City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 28, 2019 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 28, 2019, 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. 19-0308 Approval of the February 28, 2019 FMPC minutes.

Attachments: DRAFT FMPC Minutes 2-28-19

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. 19-0255 Franklin First United Methodist Church PUD Subdivision, site plan, section 1; release the maintenance agreement for water, sewer and streets improvements. (CONSENT AGENDA)

3. 19-0256 Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements to September 26, 2019. (CONSENT AGENDA)

4. 19-0257 Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements to March 26, 2020. (CONSENT AGENDA)

5. 19-0258 Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); extend the performance agreement for drainage improvements to March 26, 2020. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. 19-0298 McEwen Place Town Center PUD Subdivision, Development Plan, Revision 5, Section 3, (Block D & E), Constructing 347,900 Square Feet Of Commercial, Office, And Retail Space On 10.21 Acres, Located Near The Intersection Of Rush Street And W. McEwen Drive.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: map_6915- MCEWEN TOWN CENTER.pdf
McEwenPlace_Conditions of Approval_01.pdf
LAYOUT_MCEWEN.pdf
ARCH_MCeWEN.pdf
FULLSET_19004 McEwen Blocks D E PUD Re-Submittal COF 6915.pdf

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. 19-0301 Berry Farms Reams-Fleming Tract PUD Subdivision, Final Plat, Revision 3, Lots 6-8, Creating Three Buildable Lots And One Open Space Lot On 45.16 Acres, Located At The Intersection Of Pratt Lane And Reams Fleming Boulevard. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAP_ReamsFleming.pdf
Ramsey_Conditions of Approval_01.pdf
FULLPLAT_41138.02 V-Survey Plat - Sealed.pdf

8. 19-0281 Central East Middle School, Interplanning Commission Review, Constructing A 196,999 Square Foot School Within The City's Urban Growth Boundary, On 34.98 Acres, Near The Intersection Of Lewisburg Pike And Henpeck Lane. (CONSENT AGENDA)

Attachments: SITE LAYOUT ONLY Central East Middle School Henpeck 022719
Central East Middle School Henpeck 022719

9. 19-0274 Echelon PUD Subdivision, Final Plat, Section 2, Revision 1, Lot 51, Creating A Public Utility And Drainage
Easement On 0.15 Acres, Located At 217 Newtonmore Ct. (CONSENT AGENDA)

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

Attachments: MAP - 6900 - Echelon PUD Subdivision, Final Plat, Section 2, Revision 1 - Lot 5
COA - 6900 Echelon Sec 2 Conditions of Approval_01
PLAT - SIGNED-COF 6900 Echelon, Section 2 Final Plat Rev 1 - Lot 51, OS 6,

10. 19-0275 Echelon PUD Subdivision, Final Plat, Section 4, Revision 1, Lot 122, Revising The Width And Location Of
The Public Utility, Drainage And Access Easement Within Lot 122, On 5.73 Acres, Located At 2099
Moultrie Circle. (CONSENT AGENDA)

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

Attachments: MAP - 6916 - Echelon PUD Subdivision Final Plat Section 4, Revision 1, Lot 12:
PLAT - SIGNED_Echelon, Section 4_Final Plat Revision 1 Lot 122

11. 19-0276 The Standard at Cool Springs Subdivision, Final Plat, Revision 2 (Resubdivision of Lot 2 and Lot 3),
Creating 30 Lots, Including One Multifamily Lot, 28 Townhouse Lots, And One Open Space Lot, On
22.51 Acres, Located at 1222 Liberty Pike. (CONSENT AGENDA)

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

Attachments: MAP - 6917 - The Standard at Cool Springs Subdivision, Final Plat, Revision 2 (
COA - 6917 The Standard Conditions of Approval_01
PLAT - 3546124_STANDARD_RESUB_PLAT_2019_0306

12. 19-0277 Stream Valley PUD Subdivision, Final Plat, Section 17, Creating 51 Lots, Including 48 Single Family Lots
And Three Open Space Lots, On 14.71 Acres, Located North Of Verbena Drive. (CONSENT AGENDA)

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

Attachments: MAP - 6918 - Stream Valley PUD Subdivision Final Plat, Section 17
COA - 6918 Stream Valley sec 17 Conditions of Approval_01
PLAT - SIGNED_Stream Valley, Section 17_Final Plat

FMPC BYLAWS TEXT AMENDMENTS

13. 19-0270 Consideration Of Resolution 2019-26: A Resolution Approving An Amendment To The Franklin Municipal Planning Commission Bylaws, regarding the months during which performance and maintenance agreements and sureties for landscaping shall be released, reduced, or extended.

Attachments: Res 2019-26 AMENDMENT TO THE FRANKLIN MUNICIPAL PLANNING BYL/

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, February 28, 2019 | **7:00 PM** | **Board Room**

CALL TO ORDER

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

MINUTES

1. Approval of the January 24, 2019 Minutes.

Attachments: DRAFT FMPC Minutes 1-24-19

Alderman Petersen moved, seconded by Commissioner McLemore, to approve the minutes from January 24, 2019, as presented. The motion carried by the following vote:

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

ELECTION OF OFFICERS

2. Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2019.

Commissioner Harrison moved, seconded by Commissioner Allen, to elect Commissioner Hathaway as Chair. The motion carried unanimously (9-0).

Commissioner Harrison moved, seconded by Commissioner Orr, to elect Commissioner Lindsey as Vice-Chair. The motion carried unanimously (9-0).

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of the Planning and Sustainability Department, thanked everyone for attending the recent Planapalooza event.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Chair Hathaway stated that the applicant for Item 9 had requested a one month deferral. Due to this request, Chair Hathaway added Item 9 to the Initial Consent Agenda.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Items 3,4,5,7,8,9,17,18,20, and 21 on the Initial Consent Agenda, as presented. The motion carried by the following vote:

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

Approval of the Consent Agenda

Chair Hathaway recused himself from Item 15. Commissioner Franks recused himself from Items 6 and 19. Chair Hathaway passed the Chair to Vice-Chair Lindsey for the vote on the Secondary Consent Agenda.

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Items 6,15, and 19 on the Secondary Consent Agenda, as presented. The motion carried by the following vote:

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

Recused: 2 - Hathaway, and Franks

SITE PLAN SURETIES

3. Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Franklin Park Subdivision, site plan, (One Franklin Park Office Building); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

5. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for drainage improvements to February 27, 2020. (CONSENT AGENDA)

This Planning Item was approved.

6. Lockwood Glen PUD Subdivision, site plan, sections 8-11 (Mass Grading); extend the performance agreement for drainage improvements to February 27, 2020. (CONSENT AGENDA)

Commissioner Franks recused himself from Item 6.

This Planning Item was approved.

7. Watson Glen Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for water and sewer improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

9. Berry Farms Reams Fleming Tract PUD subdivision, Development Plan, Revision 2, (Ramsey Headquarters), A Revision to 650,000 Square Feet of Office and Conference Space in 4 Buildings on 45.17 Acres, North of the Intersection of Reams Fleming Blvd and Pratt Lane.

Attachments: MAP_RamseyHQ.pdf

RAMSEY_Conditions of Approval_01.pdf

Layout_RamseySite.pdf

A1.1 ARCHITECTURAL MASSING AND ELEVATIONS.pdf

A1.2 ARCHITECTURAL MASSING AND ELEVATIONS.pdf

FULLPLAN_Ramsey.pdf

The Applicant requested that Item 9 be deferred for one month until the next Planning Commission meeting on March 28, 2019.

Chair Hathaway added this item to the Initial Consent Agenda. The request to be deferred until the next Planning Commission meeting on March 28, 2019 was approved on the Initial Consent Agenda by the following vote (9-0).

The motion was approved on the Initial Consent agenda to defer the item to the Planning Commission Meeting on March 28, 2019.

10. Consideration Of Resolution 2019-09: "A Resolution Approving A Development Plan For Huffines Property PUD Subdivision With 2 Modifications Of Development Standards (Maximum Retaining Wall Height, Evergreen Shrubs), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway." Establishing a Public Hearing Date of _____ (02/28/19 FMPC 9-0)

Attachments: MAP_Huffines.pdf

2019-09 RES HuffinesPropertyPUD_DevPlan_with Exhibits.Law Approved

Conditions of Approval_FINAL

Layout_Huffines.pdf

Arch_Huffines.pdf

Historic+Park.pdf

FullPlan_Huffines.pdf

Mr. Josh King, Principal Planner, stated that Envision Franklin recommends a Regional Commerce Design Concept for this parcel. The intent of the Regional Commerce design concept is to contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

Regional Commerce areas have a high level of visibility along I-65 and primary arterial streets and are important gateways into Franklin. New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor.

The intended building layout maximizes the building frontage on the internal road in a manner like what was done on Carothers Crossing West PUD subdivision immediately to the South. The mix of uses (attached residential, office, and hotel) helps enforce the mixed-use node north of Liberty Pike and south of McEwen Drive while complementing the existing built environment.

Under a separate agreement with the BOMA, the applicant is proposing renovations to the existing National Register listed homesite (Carothers House), including preservation of an approximately 10-acre parcel on which the applicant intends to supplement with native vegetation and the construction of hiking and biking trails.

He stated that there were two Modification of Standards Requests.

MOS 1: Maximum Wall Height
City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested one wall with a maximum total height of 14 feet in one wall. The wall would be located in the Hillside Protection Overlay (HPO). Staff finds this larger wall is needed to balance slope concerns on roadways on-site, reduce the visual impact to the preserved hillside, and allow for greater preservation of existing trees on site.

Staff Recommended Approval of Modification of Standards #1.

MOS 2: Evergreen Shrubs at Base of wall
City of Franklin Zoning Ordinance 5.6.4(2)(a)([4] specifies a row of evergreen shrubs at the base of every retaining wall. The applicant is requesting a MOS to eliminate the requirement for the wall at the southernmost edge of the property.

The intent of both this development and the adjacent development is to present a solution to Historic Zoning Commission that will allow for a better grading plan for this area, that will remove these trees but will supplement the area with new trees and shrubs. If Historic Zoning Commission provides favorable guidance to this solution, any new walls associated with this revision should abide by the planting requirements for retaining walls.

Staff Recommended Approval of Modification of Standards #2 for the Site Cross Section as shown in the plans.

Staff recommended a favorable recommendation, with conditions, to the Board of Mayor and Aldermen.

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

The Applicant was represented by Greg Gamble, Gamble Design. He stated that they were excited to bring this proposal to the Commission. This property is located between Carothers Parkway and Huffines Ridge, just north of Liberty Pike. They are proposing a mixed use development which is consistent with Envision Franklin in the regional commerce area. They are proposing a mix of apartments, hotel and office designed in a campus to work together. He stated what makes this property unique is the existing history of the property. Mr. Gamble gave a summary of the history about John Henry Carothers, an African American farmer who constructed a 1200 square foot home in the 1930's. There are seven structures that are on the National Historic Registry. Unfortunately 6 of the 7 (barns and sheds) need to be removed because they are unsafe structures. The Park Land Dedication fee for this property comes to a total of $1.8 million. They are proposing that the historic home be renovated and used as a park facility. He also proposed that ten acres be set aside for mountain bike and hiking trails. Mr. Gamble referred to a graphic (added to the record) that shows the trails that would extend to Liberty Park. This development will generate approximately $9.5 million in fees to the City of Franklin, with $3.7 million of that total being from traffic impact fees. They are asking for two Modifications of Standards. Mr. Gamble handed out the Development Plan. He showed the locations of the two MOS requests. He stated they would be able to save more trees with the taller retaining wall. He discussed other details for the two requests. For MOS 2, Mr. Gamble stated that they presented a proposal to remove the existing trees to the Historic Zoning Commission (HZC) earlier in February. The HZC will vote on this proposal at their next meeting. The current plan before the Commission does not include the removal of the trees. In the event, the HZC allows for the removal of the trees, Mr. Gamble stated they would need to come back before the Planning Commission.

The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-09 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for a motion for MOS 1.

Commissioner Harrison moved, seconded by Commissioner Franks, to approve MOS 1.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi asked what material was being used to construct the retaining wall. Mr. Gamble stated it was a segmental block.

Commissioner Orr asked if there would be any fall prevention at the top of the wall. Mr. Gamble stated that they would construct a non-climbable fence at the top of the wall. The fence and retaining wall would be maintained by the business association or apartment development, not the Parks Department.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Chair Hathaway asked for a motion for MOS 2.

Commissioner Allen moved, seconded by Commissioner Orr to approve MOS 2.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously.

Chair Hathaway asked for any discussion on the main motion, as amended.

Chair Hathaway stated he would like to see a more integrated connection from the architecture to the adjacent street.

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

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-09 be recommended to the Board of Mayor and Aldermen for approval, with conditions. Commissioner Harrison moved, seconded by Commissioner Franks, to approve MOS 1 (9-0). Commissioner Allen moved, seconded by Commissioner Orr to approve MOS 2 (9-0). The main motion, as amended, carried by the following vote:

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

11. *Consideration of Ordinance 2019-03, "An Ordinance To Rezone 12.67 Acres From General Commercial (GC) District To Specific Development -Variety (SD-X) (18.8,150000,170) District For The Property Located South Of East McEwen Drive And West Of Carothers Parkway (Huffines Property PUD Subdivision)." Establishing a Public Hearing Date of _____ (02/28/19 FMPC 9-0)

Attachments: MAP_Huffines.pdf

2019-03 ORD_huffinespropertyPUDSUBDIVISION_with Exhibits.Law Approved

Mr. Josh King stated that for this portion of the parcel, Envision Franklin recommends a Regional Commerce design concept. The SDX zoning, with accompanying PUD Development Plan, meets the intent of Envision Franklin.

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

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

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

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2019-03 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2019-03 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

12. *Consideration Of Ordinance 2019-02, "An Ordinance To Rezone 10.03 Acres From General Commercial (GC) District To Civic-Institutional (CI) District For The Property Located South Of East McEwen Drive And West Of Carothers Parkway (Future City Park)." Establishing a Public Hearing Date of _____ (02/28/19 FMPC 9-0)

Attachments: MAP_Huffines.pdf

2019-02 ORD FutureCityPark_with Exhibits.Law Approved

Mr. Josh King stated that this property is currently a 10.03 acre parcel that the applicant intends on dedicating this piece of land to the City of Franklin, with improvements, as part of the developer's requirements to meet the City's parkland dedication Ordinance. There is a separate agreement going through the Board of Mayor and Aldermen that will catch up with this rezoning and development plan which is specifically related to the park land. This zoning covers the land that would be a future City park.

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

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

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble asked to make a clarification to Staff. He stated that after the property is zoned, if the Park Land Dedication proposal is accepted by the Board of Mayor and Aldermen (BOMA), they would come back to the Planning Commission and BOMA requesting a Historic Protection Overlay over the entire ten acres giving the Historic Zoning Commission (HZC) review over any future construction.

Mr. King stated that the Historic Preservation Overlay was a condition of approval for the development plan. He stated there was not sufficient time to develop an application to the HZC for the HPO overlay. Staff worked with the Applicant and the HZC to make sure this would be completed after the approval of the Park Land Dedication.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2019-02 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen stated that she wanted to clarify that this would be a City of Franklin Park, not a private park.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2019-02 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

13. Consideration Of Resolution 2018-64: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)." Establishing a Public Hearing for April 9, 2019. (11/27/18 WS; 1/08/19 BOMA Referred to 2/12/19 for Public Hearing 7-0; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2)

Attachments: MAP - 6772 - 6773 - Carothers Chase PUD Development Plan

RES 2018-64 - Carothers Chase PUD Development Plan_with Map and Survey.Law Approved 2

6773-COA-Carothers Chase (4338 and 4340 S Carothers) PUD Subdivision Development Plan

Carothers Chase - Survey

Public Notice Affidavit (10-30-18)

Alicia Claxton - Falcon Creek Resident - Letter

Carothers Chase Letter

Resident Letter - JoAnn Verbanic and Joseph Patrick

Resident Letter - Orlowski - Opposed

Resident Letter - Gomoljak

Resident Letter - Cobb

Carothers Chase - Revised Development Plan (1-18-19)

Carothers Chase - Development Plan - Typical Elevations - FMPC

Mr. Christopher Andrews, Principal Planner, stated that this item was previously presented before the Franklin Municipal Planning Commission on November 15, 2018, with a 7-0 recommendation for approval. It was presented to the Board of Mayor and Aldermen on January 8, 2019 and deferred until February 12, 2019. The item was referred back for FMPC reconsideration to allow for proper public notification.

The applicant is requesting the approval of a development plan for the Carothers Chase PUD Subdivision. The proposed subdivision is 22.07 acres and is planned to contain 45 single family lots and four open space lots. The Carothers Chase PUD Subdivision is within the Single Family Residential design concept designated in Envision Franklin. The lot sizes are comparable to the adjacent city subdivision and meet the guidelines in Envision Franklin.

In keeping with connectivity standards established within the City of Franklin Zoning Ordinance, staff has requested that the applicant provide connections to adjoining lands. To the west, the applicant has provided both right of way and pavement connections to the existing Falcon Creek subdivision as an extension of Meandering Way. This extension and connection are consistent with the standards found in Section 5.10.4.2 (a), External Street Connectivity, of the City of Franklin Zoning Ordinance.

In early 2018 Williamson County approved the abandonment of five feet of right of way from Biltmore Court adjacent to the proposed Carothers Chase PUD Subdivision eastern boundary. The applicant has not proposed providing pavement all the way to the property line, but has provided right of way dedication for any future extension of Meandering Way

into the Cross Creek subdivision. Should a connection to Biltmore Court be provided in the future, the City of Franklin would provide additional pavement.

As a result of discussion at the January 2019 Board of Mayor and Aldermen meeting the applicant has made modifications to add evergreen screening and modify the alignment of the walking trail within the subdivision's open space. The modified landscape plan and trail layout is depicted within the submitted plans.

Staff recommended a favorable recommendation, with conditions, to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke in opposition to Item 13:

1. Dan Horecka, 505 Biltmore in Cross Creek Subdivision - Concerns included the lots size for the four potential homes that would border his property and the proposed walking trail behind his property.

2. Bill Munson, 2011 Upland Drive in Falcon Creek- Concerns included proposed homes "towering" over one story homes in Falcon Creek and stated that four proposed homes should be part of the Falcon Creek HOA.

3. Andrew Friday, 2303 Surrey Lane in Falcon Creek - Concerns included the transition from the current Falcon Creek homes to the much larger proposed homes and that these homes should be part of the Falcon Creek HOA. He requested that a landscape screening be included in the plan.

4. Kendra Corrida, 1070 Meandering Way in Falcon Creek- Concerns included increased traffic and requested signs to help divert any non-residential traffic.

5. Christopher Caffin Parsons, 2301 Surrey Lane in Falcon Creek- Concerns included who would be responsible for the resurfacing of the roads if damaged and recourse for homes if damaged from blasting.

6. Al Gleason, 1157 Cross Creek Drive in Cross Creek - Concern included the zoning for the proposed development. Mr. Gleason stated that they should follow the same standards that were required for Colletta Park.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2018-64 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi stated she had three concerns:
1.The proposed density.
2. Is there a HOA proposed for this section?
3.Will construction equipment enter and exit through Falcon Creek?

Chair Hathaway stated that he had gone out of order and asked for the discussion to be

suspended. He then redirected the meeting to ask if the Applicant would like to speak.

The Applicant was represented by Michael Dewey, Dewey Engineering. He stated that the project was approved by the Planning Commission at an earlier meeting. He stated the project was referred to BOMA for first reading and was referred back to the Planning Commission because there was an issue with the mailing notifications. He stated that in reference to the density, there was an associated rezoning request to SDR.The Applicant stated he was there to answer any questions.

Chair Hathaway reintroduced the discussion back to Commissioner Szilagyi's questions.

Mr. Andrews stated that the acreage of the site is 22.07 acres and the density was 2.03 units per acre and would be the next item up for consideration.

Chair Hathaway stated that they decided to discuss the development plan before the rezoning request because they anticipated more discussion for the development plan.

Commissioner Szilagyi asked about an HOA for this development plan. Mr. Dewey stated that these homes would have their own HOA.

Commissioner Szilagyi then asked about the construction traffic and possible damage to the road. Mr. Dewey stated that adding the cul-de-sac would require minimal construction.

Commissioner Szilagyi asked what residents should do if the Falcon Creek residents had any concerns.

Mr. Jimmy Wiseman, Assistant Director of the Engineering Department, stated that there are bonds (sureties) in place to protect existing streets. Residents could send concerns to the Streets or Engineering Departments. The construction access should be from South Carothers Road.

Alderman Petersen stated that construction entrance for four of the homes would have to be through Falcon Creek. She also stated that she noticed there is a much larger buffer from the Colletta Park side.

Mr. Andrews stated that Colletta Park has much more land to work with. The buffers that are proposed currently meet the Zoning Ordinance requirements.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, also stated that this project does meet the Zoning Ordinance requirements. She stated that the requirement is a 50 ft. buffer and there are existing trees there now that will remain. They will also provide additional plantings to help screen. The Colletta Park developer went beyond the Zoning Ordinance requirements.

Alderman Petersen asked about the earlier statement which stated that the proposed lots are similar to the lots around it. Mr. Andrews stated the lots will be similar to those in Falcon Creek.

Commissioner Allen asked Staff how close the walking trail will be to Mr. Horecka's home. Mr. Michael Dewey stated that it was proposed at 25 ft. behind his lot. Now, the proposed trail would be toward the lots, and they would also provide screening along the trail.

Commissioner Franks asked what was located to the back of the four lots. Mr. Dewey stated that it was a stream. Commissioner Franks asked why they did not go with the consistent lot size of Falcon Creek. Mr. Dewey stated that, originally, the lots were smaller because five homes were proposed. They were asked to lower it to four homes. With four homes proposed now, the lots are larger. They also made lots 43 and 44 larger to be closer to the size of the lots in Cross Creek.

Commissioner Orr asked why no screening was proposed for lots 42 and 45 which are close to Falcon Creek. Mr. Dewey stated that the screening was for the incompatible lot size buffer. Lots 42 and 45 are compatible with the adjacent Falcon Creek lot sizes.

Commissioner Franks asked about the length of the side set back. Mr. Dewey stated it was five feet. Commissioner Franks asked if they could move it 15 ft. and add a row of evergreens. Mr. Dewey stated this would impact lots 43 and 44. He stated they could make the lots smaller to accommodate this request.

Commissioner Franks stated he would like to recommend adding a 5 ft. landscape buffer.

Ms. Hunter stated that they would need to add a motion to amend the main motion to include a condition of approval, and they would need to include a dimension for clarity.

Commissioner Franks moved, seconded by Commissioner Lindsey, to amend the main motion to include a landscape condition to add a row (5' wide) of evergreens (12' apart) along lots 42 and 45.

Chair Hathaway asked for a vote on the motion to amend the main motion to include a condition to add a row (5' wide) of evergreens (12' apart) along lots 42 and 45.

The motion carried unanimously.

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

Aldermen Petersen stated that there was a large riparian buffer required. She asked what happens to that when it goes into Falcon Creek.

Mr. Jimmy Wiseman stated that Falcon Creek was designed prior to some of the state regulations. He stated it goes underground and exits in the neighborhood and meanders through Falcon Creek.

Alderman Petersen stated that she went to Falcon creek. She stated that where Meandering Way ends, there was children playing. She stated in Cross Creek there were deer in the yards. She stated that these areas have been in existence for a long time. She stated that there are several things that make them different from what is proposed. She stated there was a big problem where Upland Drive goes into the cul-de-sac, where the lots do not connect. She stated she was concerned it did not fit.

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

The main motion, as amended, carried by the following vote (7-2). Alderman Petersen and Commissioner Szilagyi voted against the motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2018-64 be recommended to the Board of Mayor and Aldermen for

approval, with conditions. Commissioner Franks moved, seconded by Commissioner Lindsey, to amend the main motion to include a landscape condition (9-0). The main motion, as amended, carried by the following vote:

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

No: 2 - Petersen, and Szilagyi

14. *Consideration Of Ordinance 2018-43: "An Ordinance To Rezone 22.07 Acres From The Detached Residential 1 District (R-1) To The Specific Development - Residential (SD-R 2.04) District For The Property Located North Of South Carothers Road And East Of Carothers Parkway, 4338 And 4340 South Carothers Road (Carothers Chase)." Establishing a Public Hearing for April 9, 2019 (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading 8-0;1/08/19 BOMA 7-0, deferred Third Reading to 2/12/19 BOMA Old Business; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2)

Attachments: MAP - 6772 - 6773 - Carothers Chase PUD Development Plan

ORD 2018-43 -Carothers Chase Rezoning_with Map and Survey.Law Approved2

Carothers Chase - Survey

Public Notice Affidavit (10-30-18)

Alicia Claxton - Falcon Creek Resident - Letter

Carothers Chase Letter

Resident Letter - JoAnn Verbanic and Joseph Patrick

Resident Letter - Orlowski - Opposed

Resident Letter - Gomoljak

Resident Letter - Cobb

Mr. Christopher Andrews stated that this item was previously presented before the Franklin Municipal Planning Commission on November 15, 2018, with a 7-0 recommendation for approval. It was presented to the Board of Mayor and Aldermen on January 8, 2019 and deferred until February 12, 2019. The item was referred back for FMPC reconsideration to allow for proper public notification.

The applicant is seeking to rezone property from the Detached Residential 1 District (R-1) to the Specific Development-Residential (SD-R 2.04) District. The subject property is within the Single Family Residential design concept described in Envision Franklin, and the development is proposing only single-family dwelling units.

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

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke in opposition to Item 14:

1. Al Gleason, 1157 Cross Creek in Cross Creek Subdivision - Stated that zoning should be R-1.

2. Dan Horecka, 505 Biltmore in Cross Creek- Stated that the zoning should be R-1 and the current proposal penalizes the existing homeowners. He stated that the proposed walkway is in the middle of the 50 ft. break.

3. Bill Munson, 2011 Upland Drive in Falcon Creek - Stated that they should take a second look at the calculations stating this was 2.04 homes per acre.

4. Andrew Friday, 2303 Surrey Lane in Falcon Creek - Stated that he agreed with Mr. Munson.

The Applicant was represented by Mr. Michael Dewey, Dewey Engineering. He stated that they had been working on this project for over a year. He stated that they had worked with Staff to remove many concerns including the connectivity to Cross Creek. He stated this project was difficult because it was sandwiched between two existing subdivisions. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Ordinance 2018-43 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi stated her main concern was about the density since it was originally zoned R1. She stated there were concerns about how this would affect all of the residents in the area and the increased traffic.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-2). Alderman Petersen and Commissioner Szilagyi voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Ordinance 2018-43 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. Avondale Cottages PUD Subdivision, Final Plat, Creating 40 Single-Family Residential Lots And Five Open-Space Lots On 5.31 Acres, Located At 302 Avondale Drive. (CONSENT AGENGA)

Attachments: MAP - 6907 - Avondale Cottages PUD Subdivision, Final Plat

6907 - COA - Conditions of Approval_01

FINAL PLAT - 15-095 Avondale Cottages Final Plat (02-07-2019)

Chair Hathaway recused himself from Item 15. Chair Hathaway passed the Chair to Vice-Chair Lindsey.

16. Battle Ground Park Subdivision, Site Plan, Lots 35 & 36 (Bed and Breakfast), A Bed And Breakfast Use Of 3,417 Square Feet, On 0.28 Acres, Located At 1330 Columbia Ave.

Attachments: 6905 - MAP Battle Ground Park SP (B&B)

6905 - Battle Ground Park SP (B&B) Conditions of Approval_01

6905 - Battle Ground Park Subdivision, Site Plan (Bed and Breakfast) - submittal 003

Mr. Joseph Bryan, Planner, stated that the applicant has submitted a site plan for a rear addition to the existing home at 1330 Columbia Avenue for the purpose of using the property as a Bed & Breakfast. The applicant is proposing a 2,291 sq. ft. addition to the 1,126 sq. ft. existing structure on a 12,375 sq. ft. lot. The rear addition will contain four additional bedrooms with a full-time resident occupying the main structure. Approval of a site plan by the FMPC is required for all new bed & breakfast requests within the City.

Staff recommended that Item 16 be approved, with conditions.

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

The Applicant was represented by Daniel Petersen, DP Builds, LLC. The Applicant stated he was a Franklin resident since 2006. He stated he had two short-term vacation rentals in Franklin. This property is currently a short-term rental. He stated they will also provide vouchers for their guest to spend downtown. He stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 16 be approved, with conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi stated that she saw that the addition was in character to the original house.

Alderman Petersen asked if there would be someone on site. Mr. Petersen stated there would be a full-time operator on-site to live in the home.

Commissioner Lindsey asked if having an operator on-site full time is what made a Bed & Breakfast different from a short-term rental. Mr. Petersen stated this was one of the requirements and explained other requirements in detail.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 16 be approved, with conditions. The motion carried by the following vote:

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

17. Lockwood Glen PUD Subdivision, Final Plat, Section 9, Creating 21 Single-Family Residential Lots And Three Open-Space Lots On 5.63 Acres, Located At 4315 S. Carothers Road. (CONSENT AGENDA)

Attachments: MAP - 6901 - Lockwood Glen PUD Subdivision, Final Plat, Section 9

COA - 6901 - Conditions of Approval_01

FINAL PLAT - SIGNED_COF 6901 Lockwood Glen, Section 9 Final Plat 2019-02-07

This Planning Item was approved.

18. Myles Manor Park Subdivision, Final Plat, Section B, Revision 1, Resubdivision of Lots 14-23, Consolidating 10 Properties To Create 3 Single-Family Lots, On 0.8 Acres, Located At 111 Winslow Road. (CONSENT AGENDA)

Attachments: 6906 - MAP Myles Manor Park FP Sec B Rev 1

6906 - Myles Manor FP SecB Rev1 Conditions of Approval_01

6906 - MYLES MANOR PARK FINAL PLAT

This Planning Item was approved.

20. Tap Root Hills PUD Subdivision, Final Plat, Section 4, Creating 23 Single-Family Residential Lots And Two Open Space Lots On 15.85 Acres, Located South Of Clovercroft Road And East Of Market Street. (CONSENT AGENDA)

Attachments: MAP - 6904 - Tap Root Hills PUD Subdivision, Final Plat, Section 4

COA - 6904 - Conditions of Approval_01

FINAL PLAT - SIGNED_6904 Tap Root Hills, Section 4 Final Plat

This Planning Item was approved.

21. Woodlands Subdivision, Final Plat, Lot 17, Revision 5, Recording Infrastructure And Easements On 1.66 Acres, Located At The Southwest Corner Of The Intersection Of Murfreesboro Road And Southwinds Drive. (CONSENT AGENDA)

Attachments: MAP_WoodlandsLot17.pdf

ChickFila_COA.pdf

COF 6899 - Franklin, TN Hwy 96 Plat Rev 2 2-4-2019.pdf

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

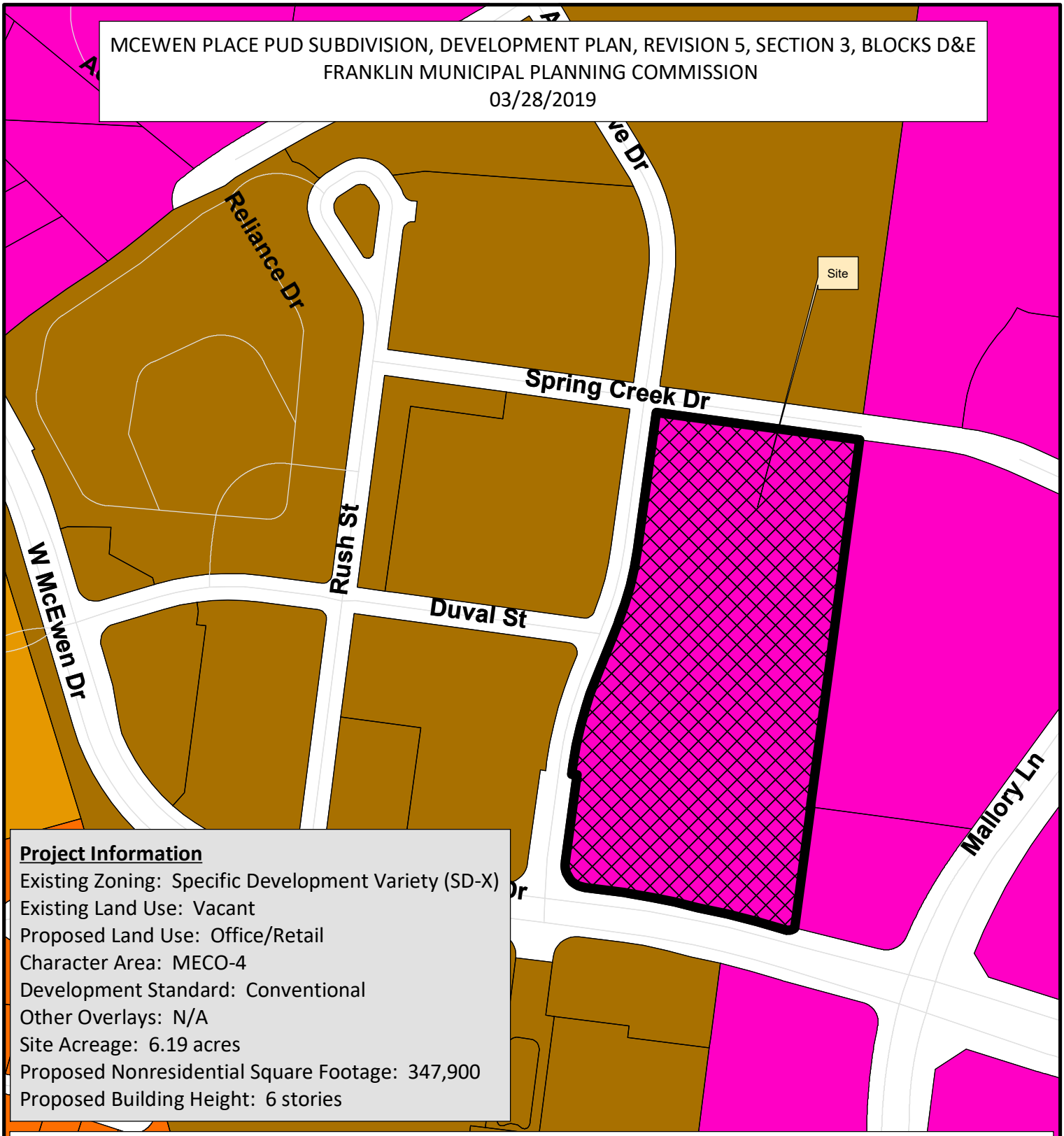
ADJOURN

There being no further business, the meeting adjourned at 8:08 p.m.

_____

Chair, Mike Hathaway

MCEWEN PLACE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 5, SECTION 3, BLOCKS D&E
FRANKLIN MUNICIPAL PLANNING COMMISSION
03/28/2019



Project Information

Existing Zoning: Specific Development Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Office/Retail
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.19 acres
Proposed Nonresidential Square Footage: 347,900
Proposed Building Height: 6 stories

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

N

0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 6915

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

11. F. Development Plan

lance.fittro@franklintn.gov

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

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

The first access on Aspen Grove Drive shall require additional analysis at site plan. The applicant shall provide the trip distribution for the known uses at Site Plan. This will allow Staff to make a recommendation regarding the safety of a westbound left turning movement at this location.
[Edited By Jimmy Wiseman]

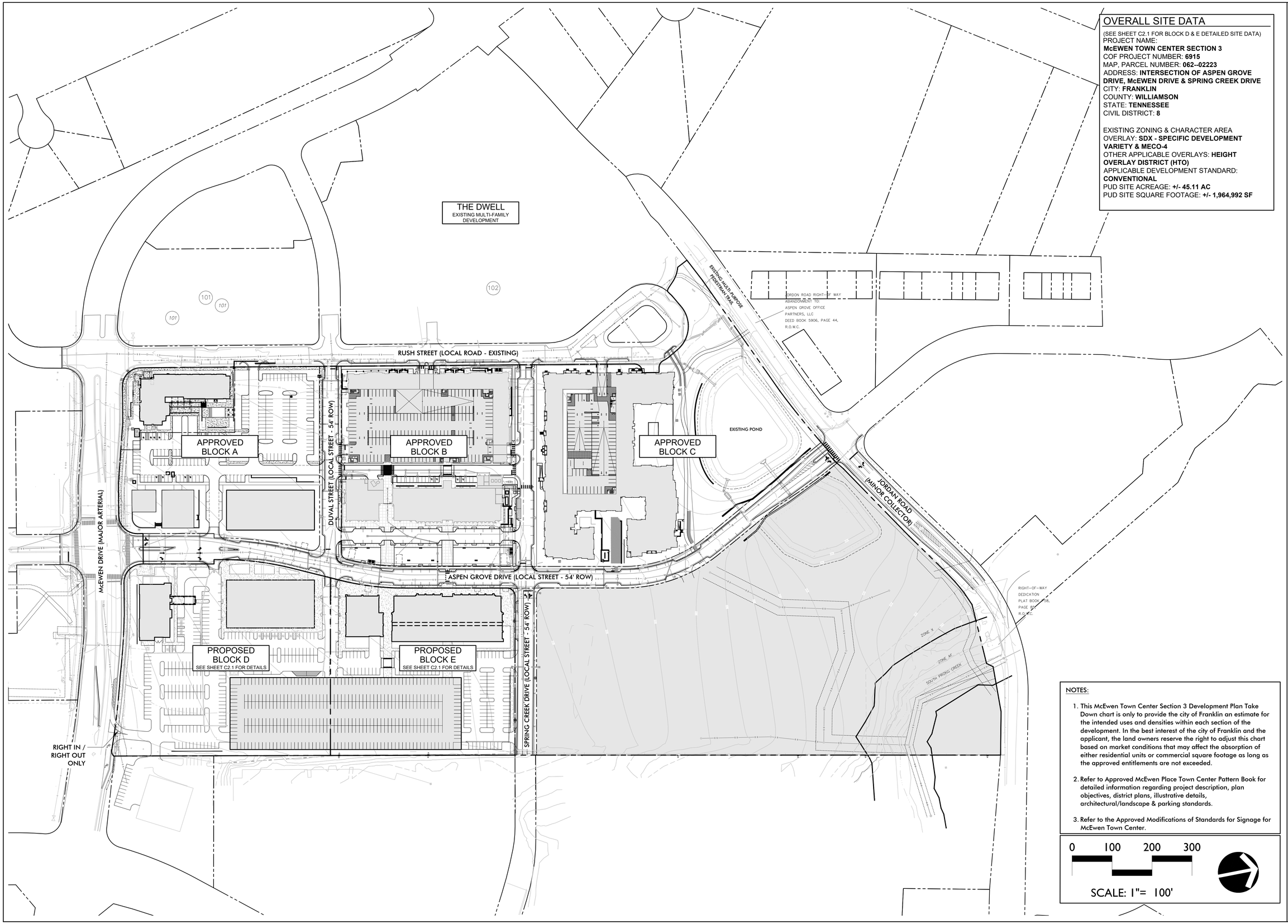
Planning

19004 McEwen Blocks D E PUD Pre-App Submittal.pdf

8. Parking

josh.king@franklintn.gov

Applicant shall, at site plan provide parking breakdown.
"Parking will be evaluated on a site plan by site plan basis. It will be based on:
Parking Analysis provided by Kimley Horn
Parking demand for existing uses (if Any)
construction timing of the parking garage(s)
availability of any surface lot parking provided"



OVERALL SITE DATA

(SEE SHEET C2.1 FOR BLOCK D & E DETAILED SITE DATA)
PROJECT NAME:
McEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: **6915**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

NOTES:

1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

0 100 200 300
SCALE: 1"= 100'

Kimley»Horn
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Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com
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KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0587
www.kiservogrin.com

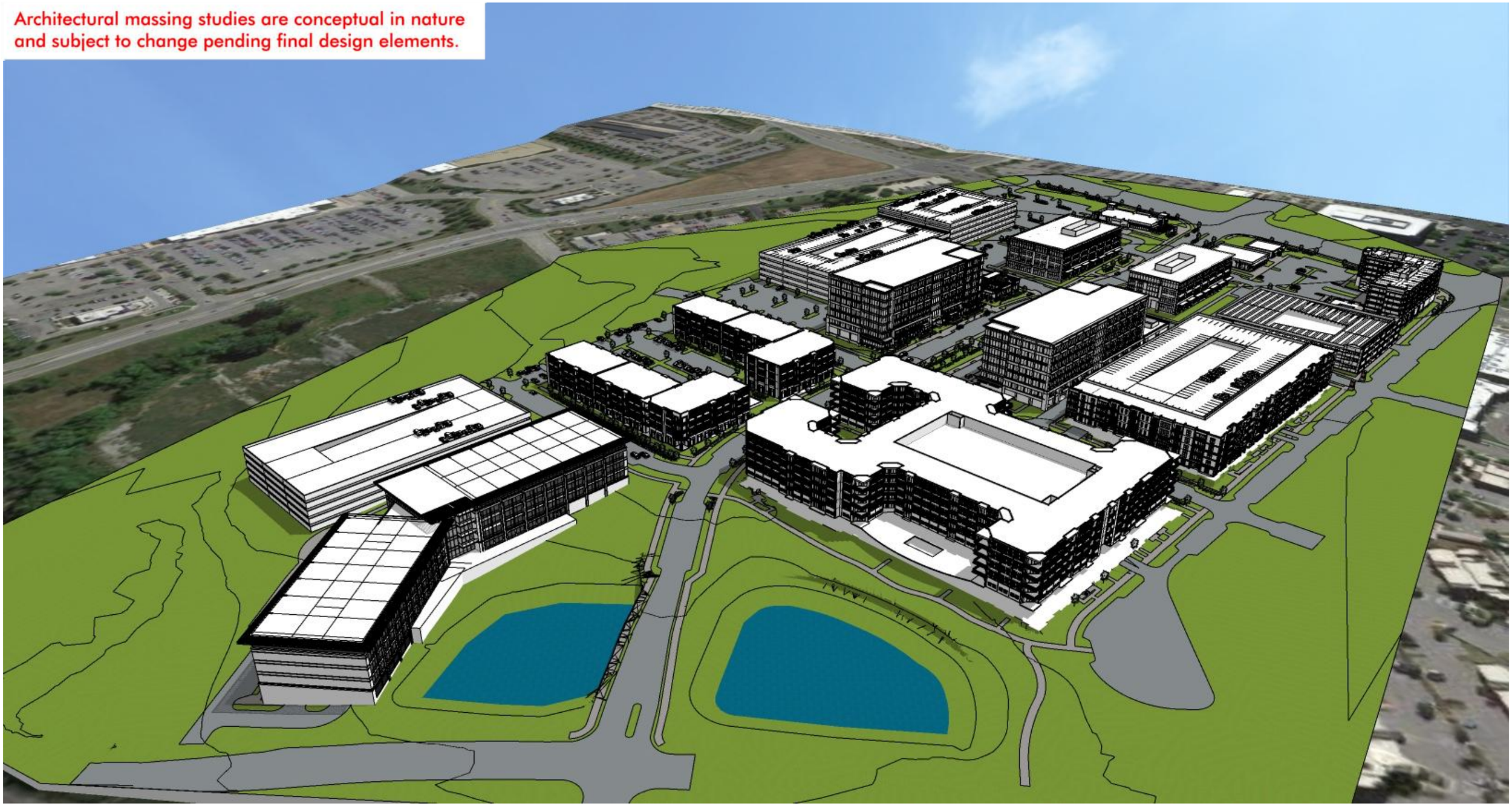
GARY MICHAEL VOGRIN REGISTERED AGRICULTURE TENNESSEE NO. 1021 LANDSCAPE ARCHITECT
03-07-2019

McEwen Place Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
BLOCKS D & E
ENLARGED DEVELOPMENT PLAN
COF# 6915 Franklin, Williamson Co, TN

REVISIONS:
02.11.2019 - COF INITIAL SUBMITTAL
03.07.2019 - COF RE-SUBMITTAL

DATE: 01.28.2019
DESIGNED BY: GMV
DRAWN BY: KMR
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=100'
PROJECT #: 119004
SHEET NUMBER:
C2.0

Architectural massing studies are conceptual in nature and subject to change pending final design elements.



BOYLE

VIEW ONE

McEWEN NORTHSIDE

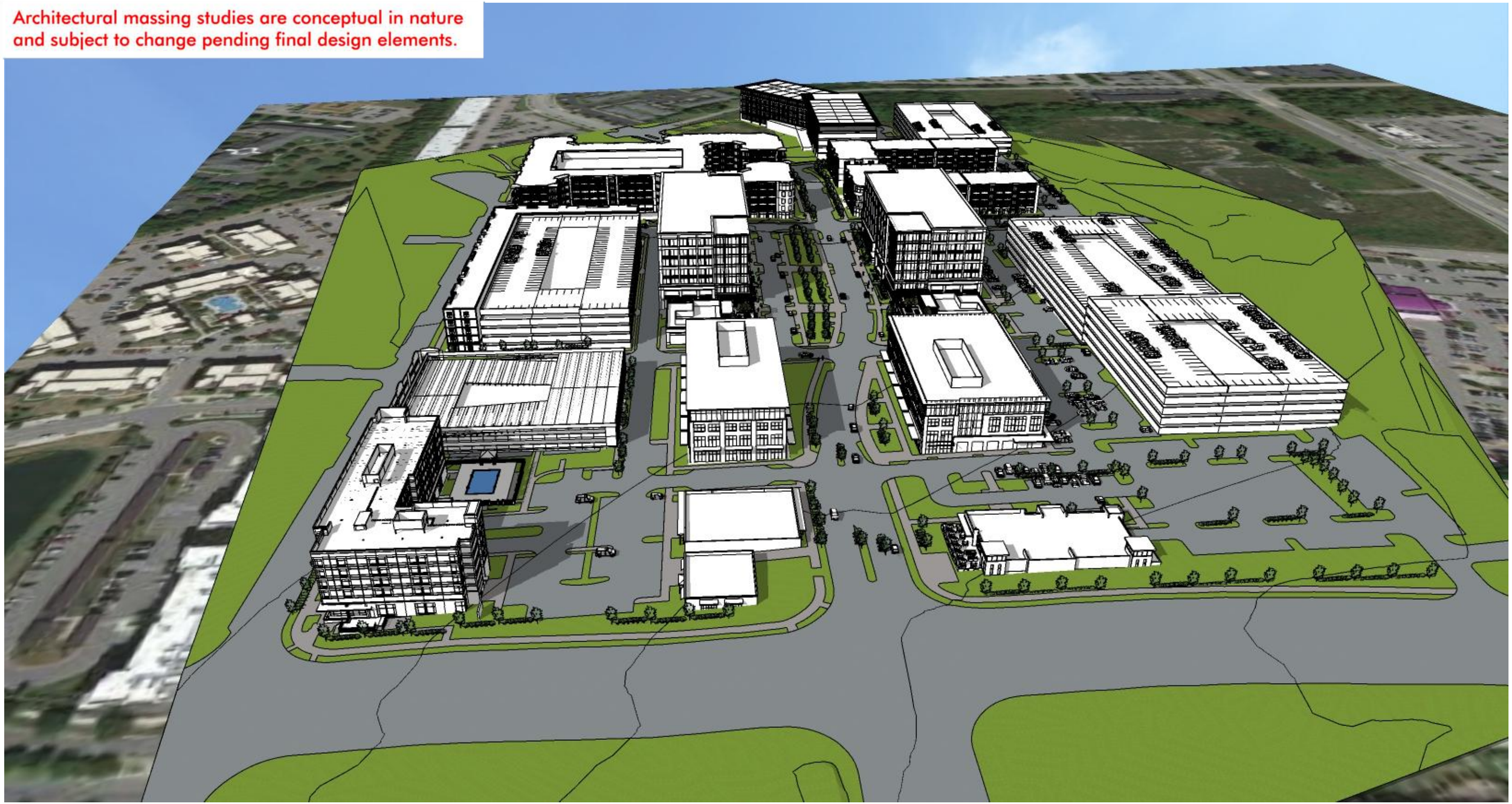
FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.



BOYLE

VIEW TWO

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW THREE

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW FOUR

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW FIVE

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW SIX

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW SEVEN

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW EIGHT

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS
906studio.com

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I NR McEwen Property Owner, LLC, Phil Fawcett, as manager
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

TAX MAP 062, PARCEL 02223
(Property Parcel/Tax ID Number)

and located at:

INTERSECTION OF ASPEN GROVE DR, McEWEN DR, & SPRING CREEK DR
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gary Vognin at Kisr Vognin Design
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Phil Fawcett, Manager
Signature

2000 Meridian Blvd #250
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this

4th day of March, 2019.

Tayler McCloud
Notary Public

My Commission Expires: 9-4-22

TAYLER MCCLOUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-4-2022

McEWEN PLACE TOWN CENTER SECTION 3
PUD DEVELOPMENT PLAN SUBMITTAL - BLOCKS D & E
APPLICATION SUBMITTAL
TAX MAP 062, PARCEL 02223
COF # 6915
INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, & SPRING CREEK DRIVE
FRANKLIN, WILLIAMSON CO., TN

SITE LOCATION MAP
N.T.S

DEVELOPER
BOYLE.
Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT
906 STUDIO ARCHITECTS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com
906Studio
143 Fifth Avenue South
Franklin, TN 37064
Contact: Mike Hathaway
615.988.9065

CIVIL ENGINEER
Kimley»Horn
Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876

SURVEYOR
Harrah & Associates
1722A General George Patton Drive
Suite 400
Brentwood, TN. 37207
Contact: Roger Harrah
615.778.0863

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal
COVER	CVR	1-28-2019	2-11-2019	3-07-2019
EXISTING CONDITIONS PLAN	C1.0	1-28-2019	2-11-2019	3-07-2019
EXISTING CONDITIONS w/ AERIAL	C1.1	1-28-2019	2-11-2019	3-07-2019
DEVELOPMENT PLAN	C2.0	1-28-2019	2-11-2019	3-07-2019
ENLARGED DEVELOPMENT PLAN	C2.1	1-28-2019	2-11-2019	3-07-2019
OVERALL GRADING, DRAINAGE, & UTILITY PLAN	C3.0	1-28-2019	2-11-2019	3-07-2019
ENLARGED GRADING, DRAINAGE, & UTILITY PLAN	C3.1	1-28-2019	2-11-2019	3-07-2019
ENLARGED ROW AND ACCESS PLAN	C4.1	1-28-2019	2-11-2019	3-07-2019
ENLARGED ROW AND ACCESS PLAN	C4.2			3-07-2019
OVERALL UTILITY PLAN	C5.0	1-28-2019	2-11-2019	3-07-2019
ENLARGED UTILITY PLAN	C5.1	1-28-2019	2-11-2019	3-07-2019
ARCHITECTURAL MASSINGS	VIEWS 1-8		2-11-2019	3-07-2019

McEwen Place Town Center Section 3
OPEN SPACE DATA
MINIMUM COMMON SPACE: 13.998 ACRES
15% (10 % INFORMAL, 5% FORMAL)

DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE ACRES PER SECTION @ (15%)	MIN. REQUIRED OPEN SPACE ACRES CUMULATIVE @ (15%)	PROPOSED OPEN SPACE ACRES PER SECTION	PROPOSED OPEN SPACE ACRES CUMULATIVE	OPEN SPACE ACRES PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL .5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
CONCEPT PLAN (REV. 1)	6/13/2006		88.041		13.206				13.206	0.66		1.321	
Lot 102 (McEwen Apartments)	9/26/2006	10.783	10.783	1.617	1.617	2.97	2.97	22.49%	10.236	0.539	0.571	1.078	1.6
Lot 101, 104-143 (McEwen Townhomes)	4/26/2007	4.03	14.813	0.605	2.222	1.831	4.801	36.36%	8.405	0.202	0.811	0.403	1.26
Lots 144-147 (Office/Retail Building)	7/26/2007	12.03	26.843	1.805	4.026	3.85	8.651	65.51%	4.555	0.602	0.293	1.203	2.4
Lots 151-154 (Town Center)	3/27/2008	13.5	40.343	2.025	6.051	0.46	9.111	68.99%	4.095	0.675	0	1.35	0.46
Lots 155 (Town Center)	7/25/2008	0.94	41.283	0.141	6.192	0.24	9.351	70.81%	3.855	0.047	0.24	0.094	0
Lots 158 (Town Center)	7/25/2008	4.51	45.793	0.677	6.869	0	9.351	70.81%	3.855	0.226	0	0.451	0
Lots 151- Rev 1 (California Pizza Kitchen)		0.31	N/A	0.047	N/A	0	9.351	70.81%	3.855	0.016	0	0.031	0
Lot 150 (Whole Foods)		5.642	51.435	0.846	7.715	1.31	10.661	80.73%	2.545	0.282	0	0.564	1.31
Required Open Space Remaining: 3.337													
NOTE: This chart above is a breakdown of open space achieved within sections of the McEwen Development of the required 13.998 acres of open space. 10.661 acres has been accommodated on approximately 51 of the 93 +/- acres within McEwen. This leaves a minimum of 3.337 acres still necessary to reach the required minimum.													
NORTHSIDE AT McEWEN DEVELOPMENT (PUD DEVELOPMENT PLAN REVISION 3)													
Lot B (Northside McEwen Town Center)	11/16/2016	4.99	56.425	0.748	8.463	0.77	11.431	86.56%	2.567	0.249	0.77	0.500	0
Lot C (Northside McEwen Town Center)	11/16/2016	7.23	63.655	1.084	9.548	5.01	16.441	100.00%	0	0.361	1.47	0.723	3.54
Lot A (Northside McEwen Town Center)	7/17/2018	4.88	68.532	0.731	10.279	0	16.441	100.00%	0	0.243	0	0.488	0
Lot D (Northside McEwen Town Center)	--	5.75	74.285	0.863	11.142	1.76	18.201	100.00%	0	0.288	0	0.575	0
Lot E (Northside McEwen Town Center)	--	4.46	78.745	0.669	11.811	1.11	19.311	100.00%	0	0.223	0	0.446	0

General Notes
1. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
2. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

CONDITIONS OF APPROVAL

(PER THE APPROVED PUD DEVELOPMENT PLAN C.O.F #2150 FMPC 01.22.09):

1. Modification of Standards:
   - 1.a. ~~MOS1 Setbacks: This modification of standards request is not necessary. The applicant is requesting to reduce the side and rear setbacks to 0' for internal property lines within the McEwen PUD boundary. Since the McEwen PUD already has established setbacks of 0'-5' for side and 0' for rear, the proposed Whole Foods site that is being added to the McEwen PUD boundary will fall under the same setback standard.~~
   - 1.b. MOS2 Parking Stall Depth for Angle Parking: Approve the request to reduce the parking stall depth to 20' for 60 degree angle parking. (Plan)
   - 1.c. MOS3 Primary Drive Aisles: Approve the request to remove the requirement for parallel parking spaces along both sides of the primary drive aisle.
   - 1.d. MOS4 Off-Street Parking Location and Building Placement in Conventional Areas: ~~Since this is the last undeveloped corner of the West McEwen Drive/Mallory Lane intersection, Planning Commission should decide whether the building should be placed on the corner with a maximum of 60 feet in parking between the building and streets along the perimeter of the site or whether the building may be located elsewhere on the corner lot with no parking limit along Mallory Lane or West McEwen Drive. (Plan)~~ Approved the request to allow off street parking lots exceeding 60 feet in width between the building and perimeter streets of the site (Plan).
   - 1.e. MOS5 Fences and Walls Used for Screening Vehicular Use Areas: Approve the request to remove the requirement for a 3'-6' solid masonry wall to be located on a major intersection to screen the vehicular use area. (Plan)
   - 1.f. MOS6 Maximum Lighting Height: Deny Approve the request to increase the maximum height limit for lighting fixtures to 30 feet.
   - 1.g. MOS7 Exterior Lighting: Deny the request to allow the wattage of architectural lighting to be proportional to the height and scale of the architectural feature and the request to allow changing light intensity and/or color for architectural enhancements. Changing light intensity and/or color may be used on a temporary basis for Special Events within Special Signage District 2 identified for MOS8. (Codes)
   - 1.h. MOS8 Signage Standards: Approve the request to allow signage detailed in Exhibit A-8 as provided by the applicant with the following conditions (Plan/Codes):
     - 1.h.a. The Modification of Standards for signage only applies to Special Signage Districts 1 and 2, as shown on the map submitted by the applicant on January 8, 2009. All signage modifications would apply to Special Signage District 2. All signage modifications with the exception of 2m. Specialty Billboards and Video Monitors, 3e. Neon/LED/Small Bulb Lighting, and 3f. Scrolling/Ticker-tape Style Signage would be allowed in Special Signage District 1.
     - 1.h.b. Signage located within Special Signage District 2 shall not be visible from Mallory Lane or West McEwen Drive.
     - 1.h.c. Deny the part of item 1c, Monument/Ground-Mounted Signs, that sets separate dimensional standards for a multi-tenant sign. The first part of this item that increases the size and height that is allowed for monument signs shall apply to single and multi-tenant signs. There is not justification to support that the standards for single and multi-tenant signs should be differentiated by a Modification of Standards.
     - 1.h.d. Deny item 2j, Building Top Signs. No rooftop or building top signs will be allowed in the McEwen PUD.
     - 1.h.e. Deny the portion of item 1b, Gateway/Entry Signage that allows gateway or entry signage to span a roadway. No signage shall be allowed to span or be located above a public roadway.
2. Street names on all sheets (including exhibits) shall be coordinated. Street names shall conform to the approved addressing plan for the McEwen PUD. (Plan)
3. Applicant shall submit a revised master stormwater management plan which encompasses the entire PUD, including the newly added parcel. (Eng)
4. The applicant shall maximize the protection of natural features, develop a site design that minimizes overall site imperviousness, and utilizes natural systems for stormwater management. (Eng)
5. Applicant shall explore green infrastructure practices in lieu of curb and gutter, and grading shall work with existing topography to the maximum extent possible. (Eng)
6. The applicant shall show the floodplain elevation for South Prong Creek. (Eng)
7. The applicant shall show and label the existing sanitary sewer line in the northeast corner of the property. (Eng)
8. The applicant shall label adjacent property owners. (Eng)
9. The applicant shall label right-of-way for McEwen Drive and Mallory Lane. (Eng)
10. On Whole Foods site preliminary layout, the applicant shall ensure that the existing sanitary sewer line that is on that lot is not built over and whoever it serves has another source of sanitary sewer. (Eng)
11. The applicant shall delete the proposed driveway connection with McEwen Drive, in accordance with the Franklin Transportation and Street Technical Standards section 3.3.25(3)a(v). (Eng)
12. The applicant shall obtain and provide documentation of agreement from the adjoining property owners for the two cross-access easements. (The southern cross-access location will require a final plat revision on the part of that adjoining property owner). (Eng)
13. The following conditions related to technical requirements shall be addressed:
    - 13.a. Twenty-eight copies of the corrected concept plan and pattern book shall be submitted to the Planning Department by the Tuesday prior to the next Board of Mayor and Aldermen meeting in order to be placed on their next regular agenda. (Plan)
    - 13.b. Upon final approval by the Board of Mayor and Alderman, the conditions listed below and any other conditions placed on the project by the Board, shall be corrected with the submittal of nine (9) copies of the revised concept plan and pattern book to the Codes Administration Department prior to the submittal of any subsequent site plans, unless otherwise expressly noted. All revisions to the approved plans shall be "clouded." A response letter, addressing each condition of approval listed below, shall be included with the first site plan submittal. (Plan/Codes)
    - 13.c. The corrected Concept Plan(s) shall be submitted at least two weeks prior to submittal of any site plans for this project. This time frame may be reduced by staff, so long as the corrected Concept Plan(s) are submitted prior to Site Plan submittal. Contact the Planning Department to discuss a reduction in this time frame (Plan/Codes).
    - 13.d. The city's project identification number shall be included in the title block of all sheets and on all correspondence with any city department relative to this project (Plan/Codes).
    - 13.e. Because the applicant is not required to submit detailed plans with the submittal of a concept plan, we reserve the right to make additional comments regarding future submittals as that we are not addressing site plan details at this stage. In addition, the applicant shall not assume that any details such as access locations, building locations, parking lot configurations and so forth, are being approved or agreed upon as part of this plan. (Eng)
14. Pedestrian connections shall be made to the sidewalks that are on both West McEwen Drive and Mallory Lane at the site plan level, or a pedestrian circulation map shall be shown so that it is clear that this has been thought out by the applicant.

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT
03-07-2019

RYAN McMASTER REGISTERED ENGINEER
3/7/19

MICHAEL A. HATHAWAY REGISTERED ARCHITECT
3.7.19

KVD PROJECT# : 19004
COF # : TBD
Sheet #:
CVR
DATE: 03-07-2019

NOT FOR CONSTRUCTION

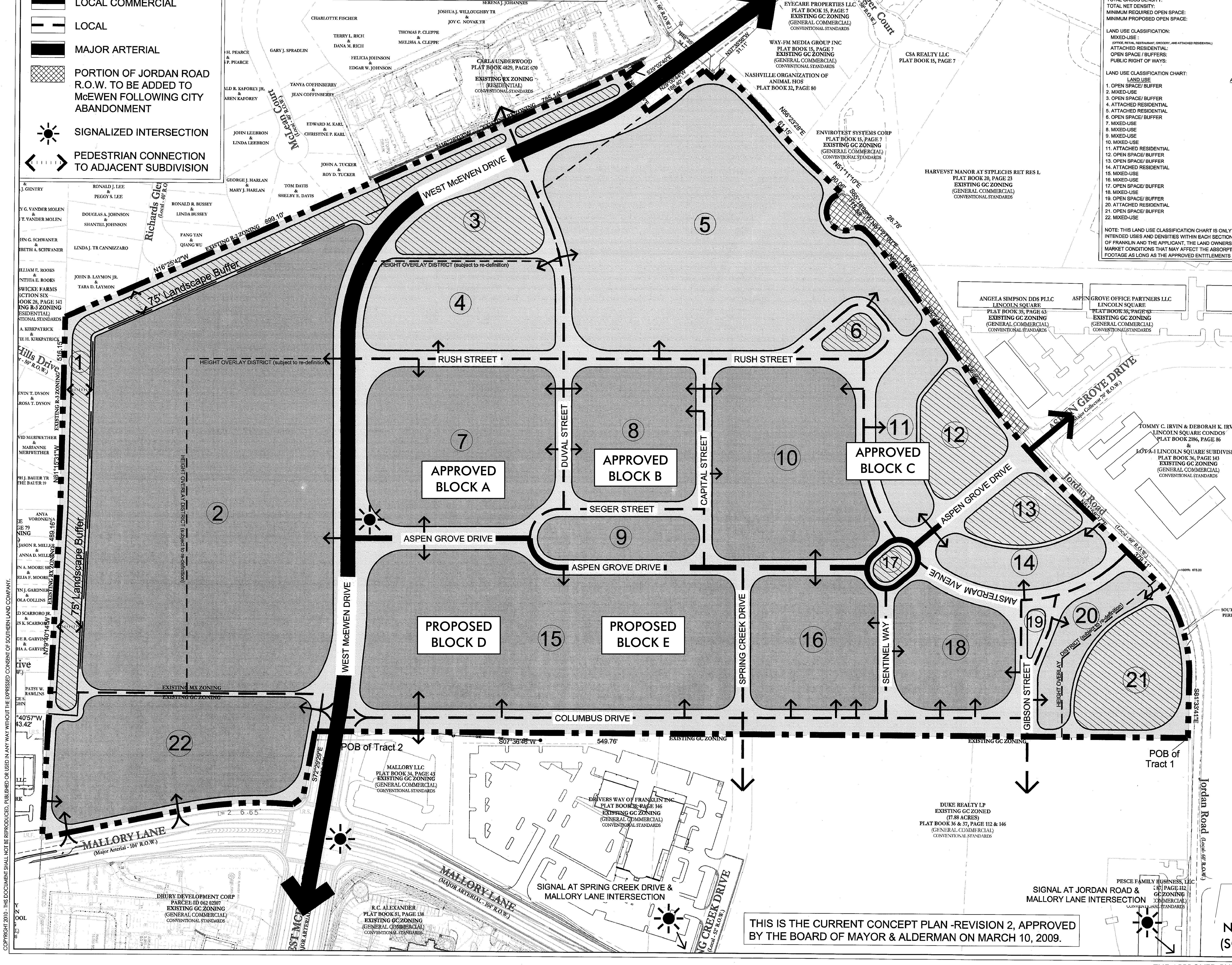
LEGEND:

- MIXED- USE
- RESIDENTIAL
- OPEN SPACE / BUFFER
- HEIGHT OVERLAY DISTRICT
- LOCAL COMMERCIAL
- LOCAL
- MAJOR ARTERIAL
- PORTION OF JORDAN ROAD R.O.W. TO BE ADDED TO McEWEN FOLLOWING CITY ABANDONMENT
- SIGNALIZED INTERSECTION
- PEDESTRIAN CONNECTION TO ADJACENT SUBDIVISION

McEWEN
OPEN SPACE DATA
MINIMUM COMMON OPEN SPACE: 13.998 ACRES
15% (10% INFORMAL, 5% FORMAL)

DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE ACRES PER SECTION @ (15%)	MIN. REQUIRED OPEN SPACE ACRES CUMULATIVE @ (15%)	PROPOSED OPEN SPACE ACRES PER SECTION	PROPOSED OPEN SPACE ACRES CUMULATIVE	OPEN SPACE ACRES PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
CONCEPT PLAN (Rev.1)	6/13/2006		88.041		13.206				13.206	0.660		1.321	
Lot 102 (McEwen Apartments)	9/28/2006	10.783	10.783	1.617	1.617	2.970	2.970	22.490%	10.236	0.539	0.571	1.078	1.600
Lot 101,104-143 (McEwen Townhomes)	4/26/2007	4.030	14.813	0.605	2.222	1.831	4.801	36.355%	8.405	0.202	0.811	0.403	1.260
Lots 144-147 (Office/Retail Building)	7/26/2007	12.030	26.843	1.805	4.026	3.850	8.651	65.508%	4.555	0.602	0.293	1.203	2.400
Lots 151-154 (Town Center)	3/27/2008	13.500	40.343	2.025	6.051	0.460	9.111	68.991%	4.095	0.675	0.000	1.350	0.460
Lots 155 (Town Center)	7/25/2008	0.940	41.283	0.141	6.192	0.240	9.351	70.809%	3.855	0.047	0.240	0.094	0.000
Lots 156 (Town Center)	7/25/2008	4.510	45.793	0.677	6.869	0.000	9.351	70.809%	3.855	0.226	0.000	0.451	0.000
Lots 151 - Rev 1 (California Pizza Kitchen)		0.310	N/A	0.047	N/A	0.000	9.351	70.809%	3.855	0.016	0.000	0.031	0.000
Lots 150 (Whole Foods)		5.642	51.435	0.846	7.715	1.310	10.661	80.728%	2.545	0.282	0.000	0.564	1.310
						Required Open Space Remaining:	3.337						

NOTE: This chart above is a breakdown of open space achieved within sections of the McEwen Development. Of the required 13.998 acres of open space, 10.661 acres has been accommodated on approximately 51 of the 93+/- acres within McEwen. This leaves a minimum of 3.337 acres still necessary to reach the required minimum. Future sections within the remaining 42+/- acres include areas 11 thru 14 and 16 thru 21 shown in the concept bubble diagram below as well as parts of 2, 7, 8, and 10. The open space within the areas 12, 13, 17, and 21 alone will exceed the 3.337 acres necessary to meet the required minimum.



THIS IS THE CURRENT CONCEPT PLAN -REVISION 2, APPROVED BY THE BOARD OF MAYOR & ALDERMAN ON MARCH 10, 2009.

NOT TO SCALE (SCALED TO FIT)

SITE DATA CHART:

PROPOSED TOTAL ACREAGE :	93.32 AC.
ZONING: (EXISTING TO REMAIN)	88.04 AC. IN REGIONAL MIXED-USE 5.28 AC. IN GENERAL COMMERCIAL
CHARACTER AREA OVERLAY :	MCEWEN CHARACTER AREA OVERLAY
OTHER APPLICABLE OVERLAY:	HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
FRONT YARD SETBACK :	0-15'
SIDE YARD SETBACK:	0-5'
REAR YARD SETBACK:	0'
MAXIMUM RESIDENTIAL UNITS:	950 UNITS (ATTACHED DWELLING UNITS) 450-750 APARTMENTS 75-200 TOWNHOMES 50-350 CONDOMINIUMS 950 MAXIMUM TOTAL UNITS
MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE:	1,144,000 S.F. + 150 ROOM HOTEL
TOTAL GROSS DENSITY:	10.17 UNITS / AC.
TOTAL NET DENSITY:	15.08 UNITS / AC.
MINIMUM REQUIRED OPEN SPACE:	13.998 AC. (5% FORMAL / 10% INFORMAL)
MINIMUM PROPOSED OPEN SPACE:	13.998 AC. (5% FORMAL / 10% INFORMAL)

LAND USE CLASSIFICATION:

MIXED-USE : (OFFICE, RETAIL, RESTAURANT, GROCERY, AND ATTACHED RESIDENTIAL)	± 50.00 AC. (AREA TO INCLUDE INFORMAL/FORMAL OPEN SPACE)
ATTACHED RESIDENTIAL:	± 17.50 AC. (AREA TO INCLUDE INFORMAL/FORMAL OPEN SPACE)
OPEN SPACE / BUFFERS:	± 9.50 AC.
PUBLIC RIGHT OF WAYS:	± 16.32 AC.

LAND USE CLASSIFICATION CHART:

LAND USE	ACREAGE (AC.)	DWELLING UNITS (DU.)	DENSITY (DU. / AC.)
1. OPEN SPACE/ BUFFER	± 3.00 AC.	0 DU.	0 DU. / AC.
2. MIXED-USE	± 16.00 AC.	30-60 DU.	1.88-3.75 DU. / AC.
3. OPEN SPACE/ BUFFER	± 1.50 AC.	0 DU.	0 DU. / AC.
4. ATTACHED RESIDENTIAL	± 2.50 AC.	30-40 DU.	12-16 DU. / AC.
5. ATTACHED RESIDENTIAL	± 11.00 AC.	258-262 DU.	23.45-23.82 DU. / AC.
6. OPEN SPACE/ BUFFER	± 0.25 AC.	0 DU.	0 DU. / AC.
7. MIXED-USE	± 5.00 AC.	40-90 DU.	8-18 DU. / AC.
8. MIXED-USE	± 2.75 AC.	60-90 DU.	21.82-32.73 DU. / AC.
9. MIXED-USE	± 1.25 AC.	0 DU.	0 DU. / AC.
10. MIXED-USE	± 5.00 AC.	65-140 DU.	13-28 DU. / AC.
11. ATTACHED RESIDENTIAL	± 1.50 AC.	10-70 DU.	6.67-46.67 DU. / AC.
12. OPEN SPACE/ BUFFER	± 1.50 AC.	0 DU.	0 DU. / AC.
13. OPEN SPACE/ BUFFER	± 1.00 AC.	0 DU.	0 DU. / AC.
14. ATTACHED RESIDENTIAL	± 1.25 AC.	10-70 DU.	8-56 DU. / AC.
15. MIXED-USE	± 9.00 AC.	120-210 DU.	13.33-23.33 DU. / AC.
16. MIXED-USE	± 3.50 AC.	80-125 DU.	22.86-35.71 DU. / AC.
17. OPEN SPACE/ BUFFER	± 0.15 AC.	0 DU.	0 DU. / AC.
18. MIXED-USE	± 2.50 AC.	50-140 DU.	20-56 DU. / AC.
19. OPEN SPACE/ BUFFER	± 0.10 AC.	0 DU.	0 DU. / AC.
20. ATTACHED RESIDENTIAL	± 1.25 AC.	15-70 DU.	12-56 DU. / AC.
21. OPEN SPACE/ BUFFER	± 2.00 AC.	0 DU.	0 DU. / AC.
22. MIXED-USE	± 5.00 AC.	0 DU.	0 DU. / AC.

NOTE: THIS LAND USE CLASSIFICATION CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE INTENDED USES AND DENSITIES WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF EITHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPROVED ENTITLEMENTS ARE NOT EXCEEDED.

CONDITIONS OF APPROVAL:

FMPC 01/22/09

1. Modification of Standards:
   a. ~~MOS1 Setbacks: This modification of standards request is not necessary. The applicant is requesting to reduce the side and rear setbacks to 0' for internal property lines within the McEwen PUD boundary. Since the McEwen PUD already has established setbacks of 0'-5' for side and 0' for rear, the proposed Whole Foods site that is being added to the McEwen PUD boundary will fall under the same setback standard.~~
   b. MOS2 Parking Stall Depth for Angle Parking: Approve the request to reduce the parking stall depth to 20' for 60 degree angle parking. (Plan)
   c. MOS3 Primary Drive Aisles: Approve the request to remove the requirement for parallel parking spaces along both sides of the primary drive aisle.
   d. MOS4 Off-Street Parking Location and Building Placement in Conventional Areas: ~~Since this is the last undeveloped corner of the West McEwen Drive/Mallory Lane intersection, Planning Commission should decide whether the building should be placed on the corner with a maximum of 60 feet in parking between the building and streets along the perimeter of the site or whether the building may be located elsewhere on the corner lot with no parking limit along Mallory Lane or West McEwen Drive. (Plan)~~ Approved the request to allow off street parking lots exceeding 60 feet in width between the building and perimeter streets of the site. (Plan)
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   f. MOS6 Maximum Lighting Height: ~~Deny~~ Approve the request to increase the maximum height limit for lighting fixtures to 30 feet.
   g. MOS7 Exterior Lighting: Deny-the request to allow the wattage of architectural lighting to be proportional to the height and scale of the architectural feature and the request to allow changing light intensity and/or color for architectural enhancements. Changing light intensity and/or color may be used on a temporary basis for Special Events within Special Signage District 2 indentified for MOS8. (Codes)
   h. MOS8 Signage Standards: Approve the request to allow signage detailed in Exhibit A-8 as provided by the applicant with the following conditions (Plan/Codes):
      1) The Modification of Standards for signage only applies to Special Signage Districts 1 and 2, as shown on the map submitted by the applicant on January 8, 2009. All signage ... gnage modific... o Monitors, 3e. Neon/L... age would be allowed...
      2) ~~Signage~~ ... ~~om Mallory Lane or~~ ... isplay Panels and Vid... ng/Ticker-tape Style Si... rectly onto Mallory...
      3) Deny th... s separate dimens... m that increase... apply to single a... the standar... a Modific...
      4) Deny ite... be allowed in the McE...
      5) Deny th... way or entry signage... located above a public roadway.

REFER TO SHEET C0.0 FOR EXISTING M.O.S.

2. Street names on all sheets (including exhibits) shall be coordinated. Street names shall conform to the approved addressing plan for the McEwen PUD. (Plan)
3. Applicant shall submit a revised master stormwater management plan which encompasses the entire PUD, including the newly added parcel. (Eng)
4. The applicant shall maximize the protection of natural features, develop a site design that minimizes overall site imperviousness, and utilizes natural systems for stormwater management. (Eng)
5. Applicant shall explore green infrastructure practices in lieu of curb and gutter, and grading shall work with existing topography to the maximum extent possible. (Eng)
6. The applicant shall show the floodplain elevation for South Prong Creek. (Eng)
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    a. Twenty-eight copies of the corrected concept plan and pattern book shall be submitted to the Planning Department by the Tuesday prior to the next Board of Mayor and Alderman meeting in order to be placed on their next regular agenda. (Plan)
    b. Upon final approval by the Board of Mayor and Alderman, the conditions listed below and any other conditions placed on the project by the Board, shall be corrected with the submittal of nine(9) copies of the revised concept plan and pattern book to the Codes Administration Department prior to the submittal of any subsequent site plans, unless otherwise expressly noted. All revisions to the approved plans shall be "clouded." A response letter, addressing each condition of approval listed below, shall be included with the first site plan submittal. (Plan/Codes)
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    d. The city's project identification number shall be included in the title block of all sheets and on all correspondence with any city department relative to this project. (Plan/Codes)
    e. Because the applicant is not required to submit detailed plans with the submittal of a concept plan, we reserve the right to make additional comments regarding future submittals as that we are not addressing site plan details at this stage. In addition, the applicant shall not assume that any details such as access locations, building locations, parking lot configurations and so forth, are being approved or agreed upon as part of this plan. (Eng)
14. Pedestrian connections shall be made to the sidewalks that are on both West McEwen Drive and Mallory Lane at the site plan level, or a pedestrian circulation map shall be shown so that it is clear that this has been thought out by the applicant.

THE APPROVED PUD DEVELOPMENT PLAN - REVISION 2 IS FOR REFERENCE ONLY.

McEWEN P.U.D. SUBDIVISION
REGULATING PLAN, SECTION ONE & TWO
EIGHTH & NINTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SOUTHERN LAND COMPANY
Southern Land Company, LLC
1550 W. McEwen Drive, Suite 200 - Franklin, Tennessee 37067
Office (615) 778-3150 - Fax (615) 778-2875 - www.southernland.com

REVISIONS:

1	12-02-10 CITY OF FRANKLIN COMMENTS
2	01-19-11 CITY OF FRANKLIN COMMENTS
3	
4	
5	
6	

DATE: 11-09-10
JOB #: 218011
C.O.F. PROJECT #: 2150

APPROVED CONCEPT PLAN

SHEET NO. RP-6

KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

Kimley»Horn
209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 623
03-07-2019

McEwen Place Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
BLOCKS D & E
ENLARGED DEVELOPMENT PLAN
COF# 6915 Franklin, Williamson Co, TN

REVISIONS:
02.11.2019 - COF INITIAL SUBMITTAL
03.07.2019 - COF RE-SUBMITTAL

DATE: 01.28.2019
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
Q.C. BY: XXX
SCALE: 1"=50'
PROJECT #: 19004
SHEET NUMBER:
C0.1

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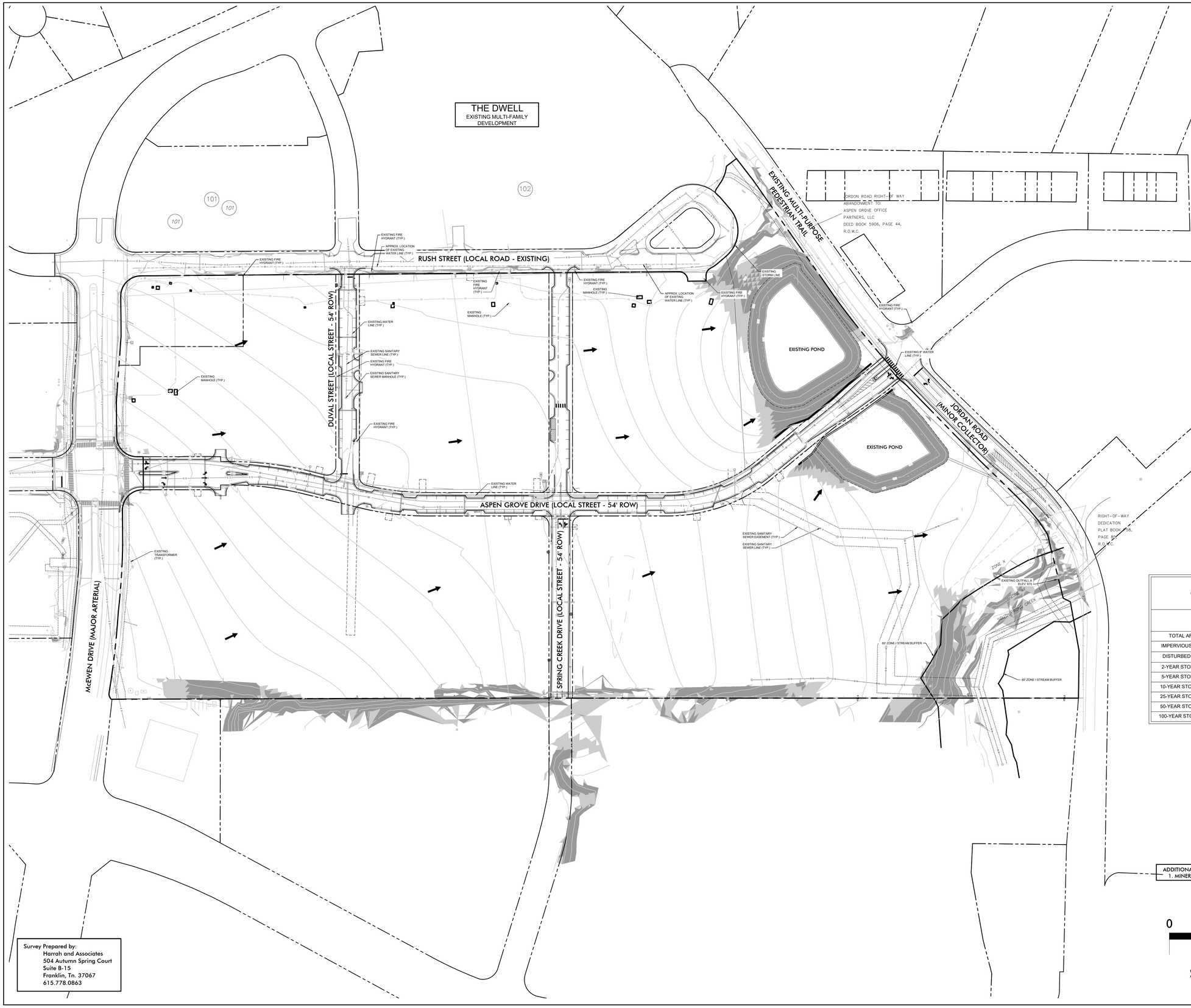

OVERALL SITE DATA

PROJECT NAME:
McEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: **TBD**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. A PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".

STORMWATER NARRATIVE

IN THE CURRENT CONDITION, DURING A STORM EVENT STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO WET RETENTION PONDS ON THE NORTHERN PORTION OF THE SITE. ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO AN EXISTING OUTLET STRUCTURE AT THE NORTH OF THE SITE AT ELEVATION = 689.3.

PLANNED ROADWAY NETWORK NOTE

1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0
DISTURBED AREA (ACRES)	0	0
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS

ADDITIONAL NOTES:
1. MINERAL RIGHTS OWNED BY OWNER.

0 100 200 300
SCALE: 1"= 100'

Survey Prepared by:
Harrah and Associates
504 Autumn Spring Court
Suite B-15
Franklin, Tn. 37067
615.778.0863

Kimley»Horn
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Franklin, TN 37067
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www.kiservogrin.com

GARY MICHAEL VOGRIN REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE NO. 1001
03-07-2019

McEwen Place Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
BLOCKS D & E
ENLARGED DEVELOPMENT PLAN
COF# 6915 Franklin, Williamson Co, TN

REVISIONS:
02.11.2019 - COF INITIAL SUBMITTAL
03.07.2019 - COF RE-SUBMITTAL

DATE: 01.28.2019
DESIGNED BY: GMV
DRAWN BY: KMR
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=100'
PROJECT #: 19004
SHEET NUMBER:
C1.0

OVERALL SITE DATA

PROJECT NAME:
McEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: **6915**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. A PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".

STORMWATER NARRATIVE

IN THE CURRENT CONDITION, DURING A STORM EVENT STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO WET RETENTION PONDS ON THE NORTHERN PORTION OF THE SITE. ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO AN EXISTING OUTLET STRUCTURE AT THE NORTH OF THE SITE AT ELEVATION = 689.3.

PLANNED ROADWAY NETWORK NOTE

1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0
DISTURBED AREA (ACRES)	0	0
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1021
03-07-2019

McEwen Place Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
BLOCKS D & E
ENLARGED DEVELOPMENT PLAN
COF# 6915 Franklin, Williamson Co, TN

REVISIONS:
02.11.2019 - COF INITIAL SUBMITTAL
03.07.2019 - COF RE-SUBMITTAL

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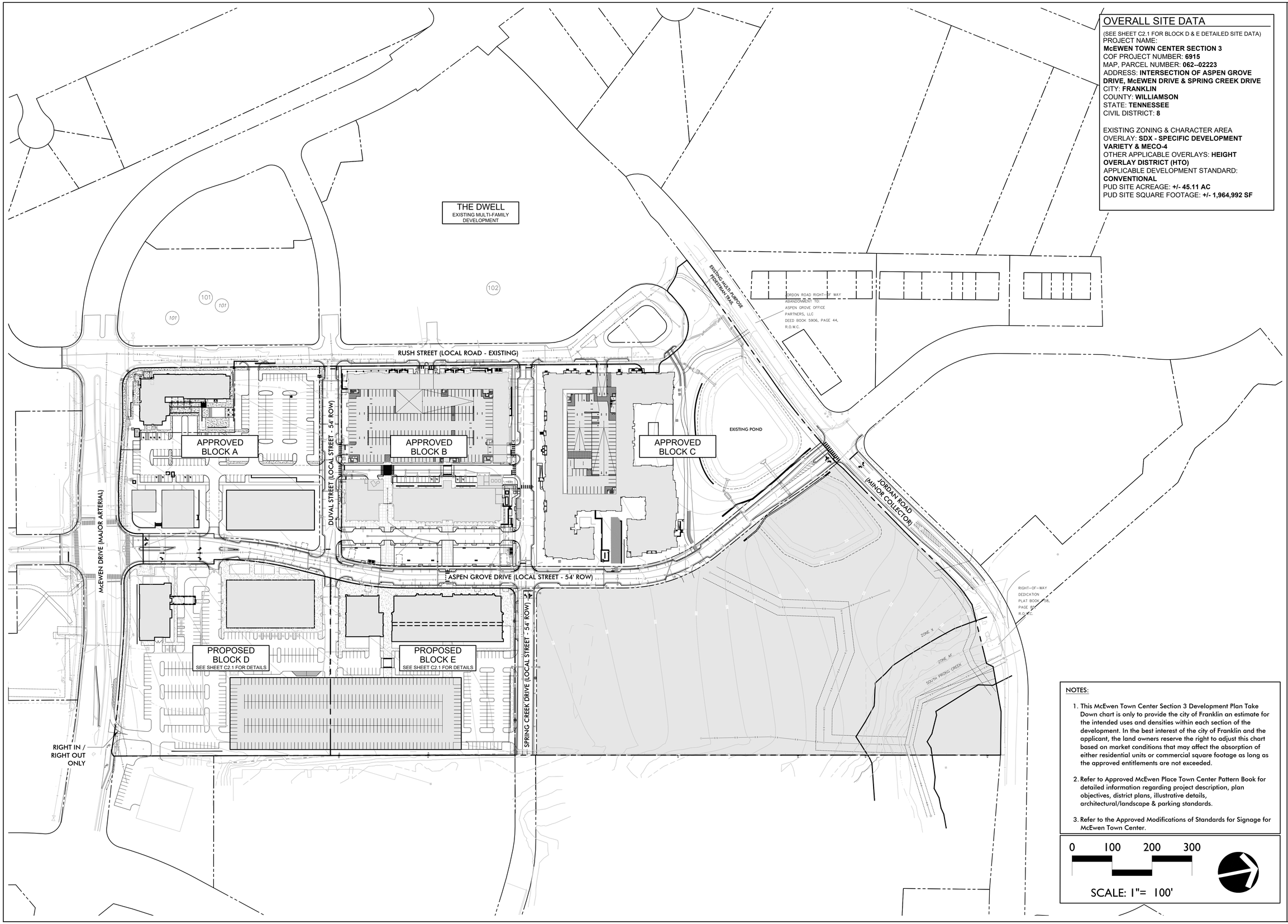
C1.1



OVERALL SITE DATA

(SEE SHEET C2.1 FOR BLOCK D & E DETAILED SITE DATA)
PROJECT NAME:
McEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: **6915**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

NOTES:

1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

0 100 200 300
SCALE: 1"= 100'

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GARY MICHAEL VOGRIN REGISTERED AGRICULTURE TENNESSEE NO. 1021 LANDSCAPE ARCHITECT
03-07-2019

McEwen Place Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
BLOCKS D & E
ENLARGED DEVELOPMENT PLAN
COF# 6915 Franklin, Williamson Co, TN

REVISIONS:
02.11.2019 - COF INITIAL SUBMITTAL
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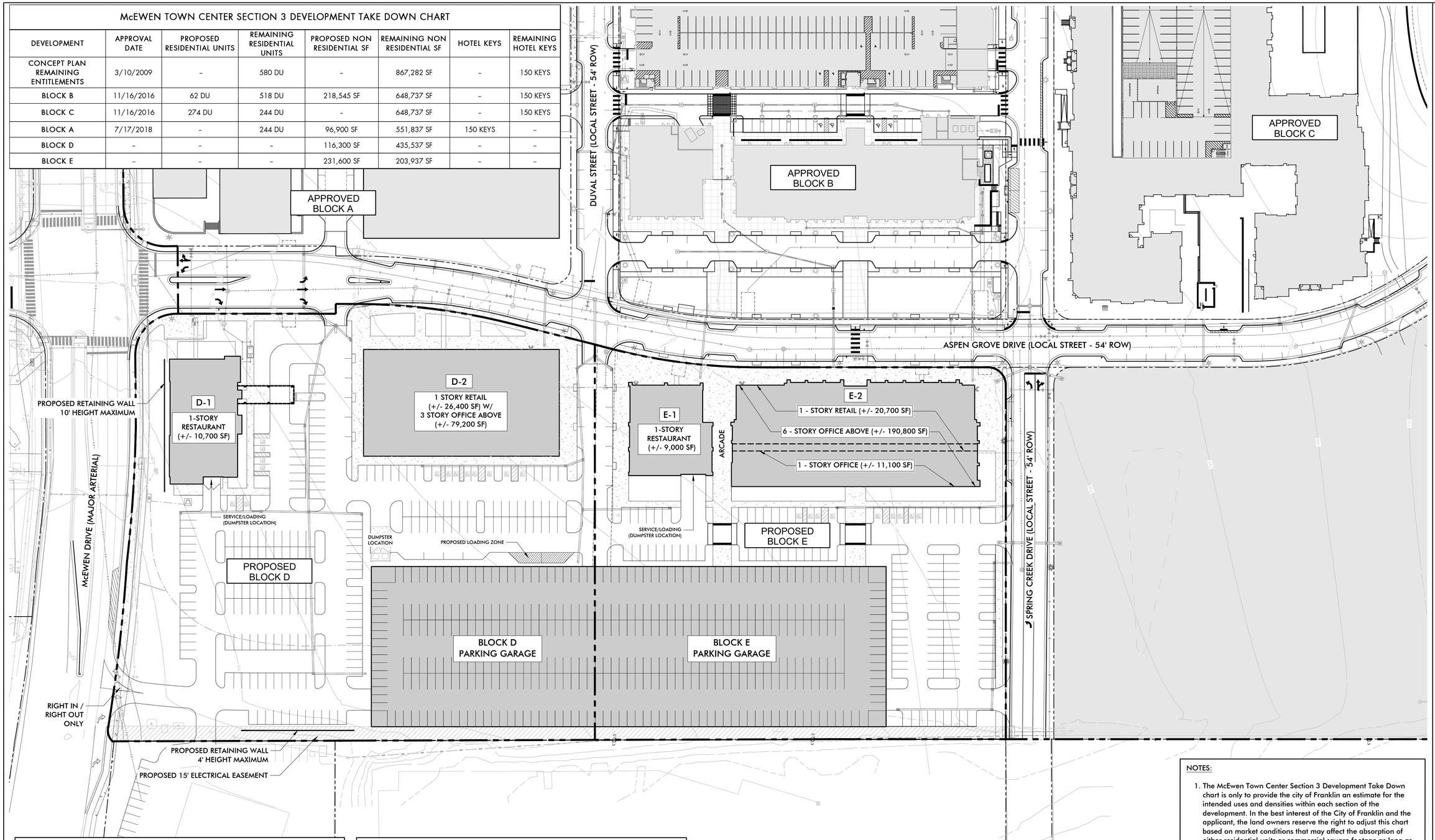
SCALE: 1"=100'
PROJECT #: 119004
SHEET NUMBER:
C2.0

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	–	580 DU	–	867,282 SF	–	150 KEYS
BLOCK B	11/16/2016	62 DU	518 DU	218,545 SF	648,737 SF	–	150 KEYS
BLOCK C	11/16/2016	274 DU	244 DU	–	648,737 SF	–	150 KEYS
BLOCK A	7/17/2018	–	244 DU	96,900 SF	551,837 SF	150 KEYS	–
BLOCK D	–	–	–	116,300 SF	435,537 SF	–	–
BLOCK E	–	–	–	231,600 SF	203,937 SF	–	–



SITE DATA - BLOCK D

PROJECT NAME: **McEWEN TOWN CENTER SECTION 3**
COF PROJECT NUMBER: **6915**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 5.75 AC**
SITE SQUARE FOOTAGE: **+/- 250,392.72 SF**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **N/A**
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **1-4 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVOGRIN.COM

SITE DATA - BLOCK E

PROJECT NAME: **McEWEN TOWN CENTER SECTION 3**
COF PROJECT NUMBER: **6915**
MAP, PARCEL NUMBER: **062--02223**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 4.46 AC**
SITE SQUARE FOOTAGE: **+/- 194,477.55 SF**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **N/A**
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **1-7 STORIES**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

APPLICANT:
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5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
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PARKING DATA - BLOCKS D & E

REQUIRED OVERALL SHARED PARKING:
*APPLYING THE ULI SHARED PARKING MODEL TO THE BASE PARKING RATES PROVIDED IN THE MCEWEN PLACE TOWN CENTER PATTERN BOOK, 1,227 PARKING SPACES ARE NEEDED.

THIS IS AN APPROXIMATE 25.5% REDUCTION IN THE NUMBER OF PARKING SPACES (I.E. A REDUCTION OF 421 PARKING SPACES PER THE McEWEN PLACE TOWN CENTER PATTERN BOOK USING A 15% SHARING FACTOR).

BLOCK D PROVIDED PARKING:
PARKING DECK = 556 SPACES
SURFACE PARKING:
PARALLEL SPACES = 22 SPACES
HEAD-IN PARKING = 182 SPACES
HANDICAP PARKING = 14 SPACES
TOTAL PARKING PROVIDED: **774 SPACES**

BLOCK E PROVIDED PARKING :
PARKING DECK = 725 SPACES
SURFACE PARKING:
PARALLEL SPACES = 23 SPACES
HEAD-IN PARKING = 105 SPACES
HANDICAP PARKING = 9 SPACES
TOTAL PARKING PROVIDED: **862 SPACES**

BLOCK D & E OVERALL PARKING:

TOTAL REQUIRED PARKING: **1,227 SPACES**
TOTAL PROVIDED PARKING: **1,635 SPACES**

* REFER TO THE KIMLEY HORN & ASSOCIATES ULI SHARED PARKING EVALUATION UPDATE DATED 02/11/2019 FOR FURTHER INFORMATION, INCLUDING TRIP GENERATION STUDIES.

NOTES:

1. The McEwen Town Center Section 3 Development Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

0 50 100 150
SCALE: 1"= 50'

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1021 LICENSED PROFESSIONAL AGRICULTURE
03-07-2019

McEwen Place Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
BLOCKS D & E
ENLARGED DEVELOPMENT PLAN
COF# 6915 Franklin, Williamson Co, TN

REVISIONS:
02.11.2019 - COF INITIAL SUBMITTAL
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DATE: 01.28.2019
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PROJECT #: 19004
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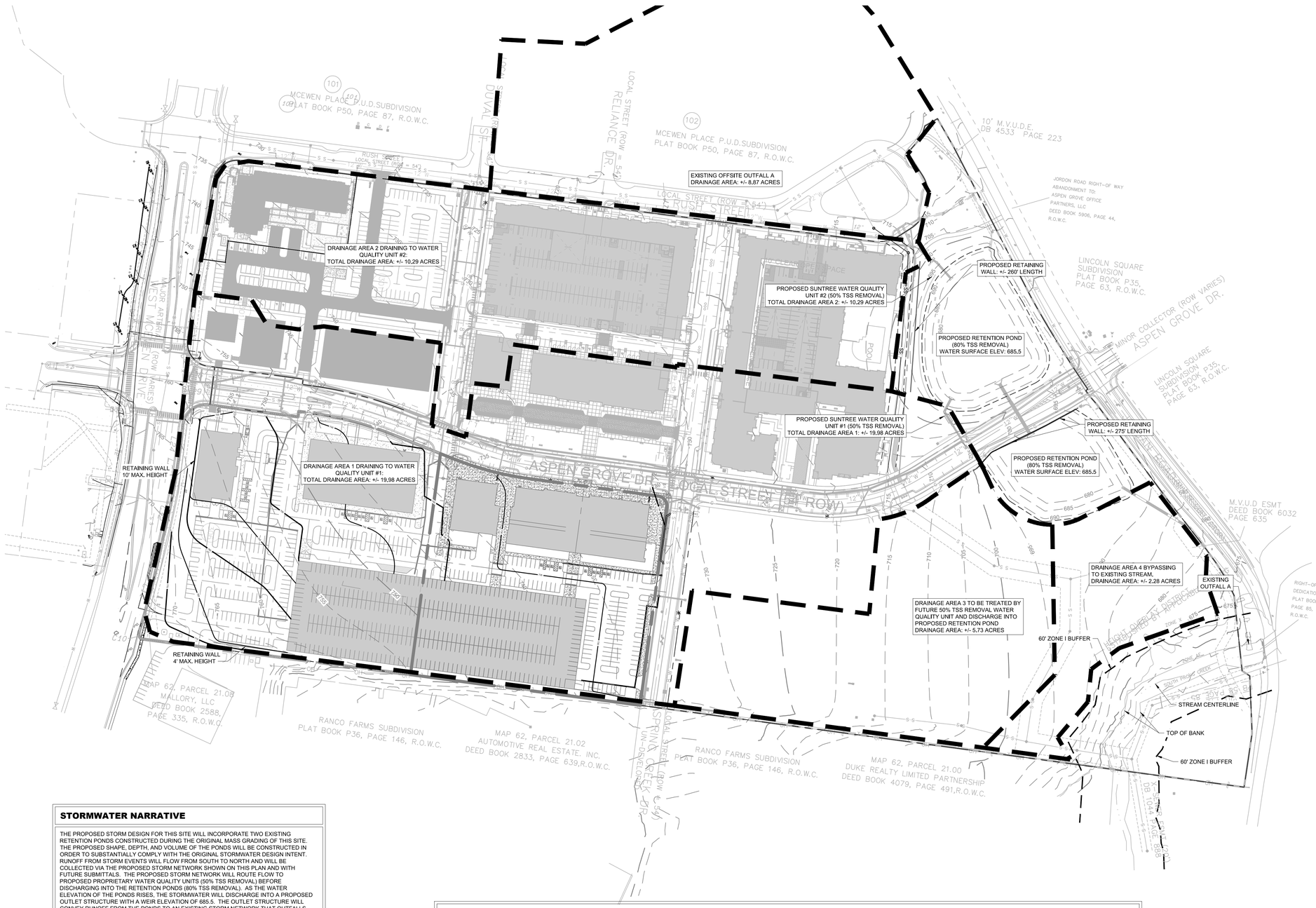

GRADING AND DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATION.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.

WATER QUALITY BMP NOTE

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

TREE PROTECTION NOTE

ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED, NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

RETENTION POND NOTE

THE RETENTION PONDS ON THIS SITE ARE DESIGNED TO HANDLE THE RUNOFF FROM EXISTING LOT 102, AND ALL OF THE FUTURE DEVELOPMENT ON SITE.

PIPE NOTE

1. ALL RCP TO BE CLASS III
2. ALL PIPES SHOWN IN THE PIPE TABLE CHART HAVE BEEN DESIGNED WITH A MANNING'S N OF 0.013. PIPE MATERIALS IDENTIFIED ABOVE, OTHER THAN PIPES WITHIN THE BUILDING FOOTPRINT, ARE SUGGESTIONS ONLY. IF THE OWNER/CONTRACTOR WISHES TO MAKE SUBSTITUTIONS, A DETAILED SUBMITTAL TO THE ENGINEER OUTLINING SUBSTITUTIONS AND PROPOSED REVISIONS MUST BE REVIEWED AND AUTHORIZED PRIOR TO ORDERING PIPE AND STRUCTURES.
3. ALL PERMANENT STORMWATER BMPS ON THIS SITE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. ALL DETENTION AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER.
5. SEE SHEET C3.4 FOR STORM PIPE & STRUCTURE CHARTS.

PROPOSED STORM NARRATIVE

THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS WILL FLOW FROM SOUTH TO NORTH AND WILL BE COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH FUTURE SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

STORMWATER NARRATIVE

THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS WILL FLOW FROM SOUTH TO NORTH AND WILL BE COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH FUTURE SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE	POST-DEV OFFSITE	POST-DEV ONSITE	POST-DEV BYPASS	POND WATER SURFACE ELEV.
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC	+/- 8.87 AC	+/- 41.33	+/- 3.56 AC	N/A
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0.00	+/- 6.20 AC	+/- 31.42 AC	0	N/A
DISTURBED AREA (ACRES)	0	0	0	+/- 40.00 AC	+/- 1.50 AC	N/A
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS	19.34 CFS	20.13 CFS	3.90 CFS	688.02
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS	25.53 CFS	38.18 CFS	6.35 CFS	688.66
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS	30.67 CFS	53.07 CFS	8.57 CFS	689.14
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS	37.64 CFS	72.82 CFS	11.97 CFS	689.80
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS	43.03 CFS	97.83 CFS	14.93 CFS	690.28
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS	49.00 CFS	123.65 CFS	18.07 CFS	690.71

STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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Main: 615.708.0567
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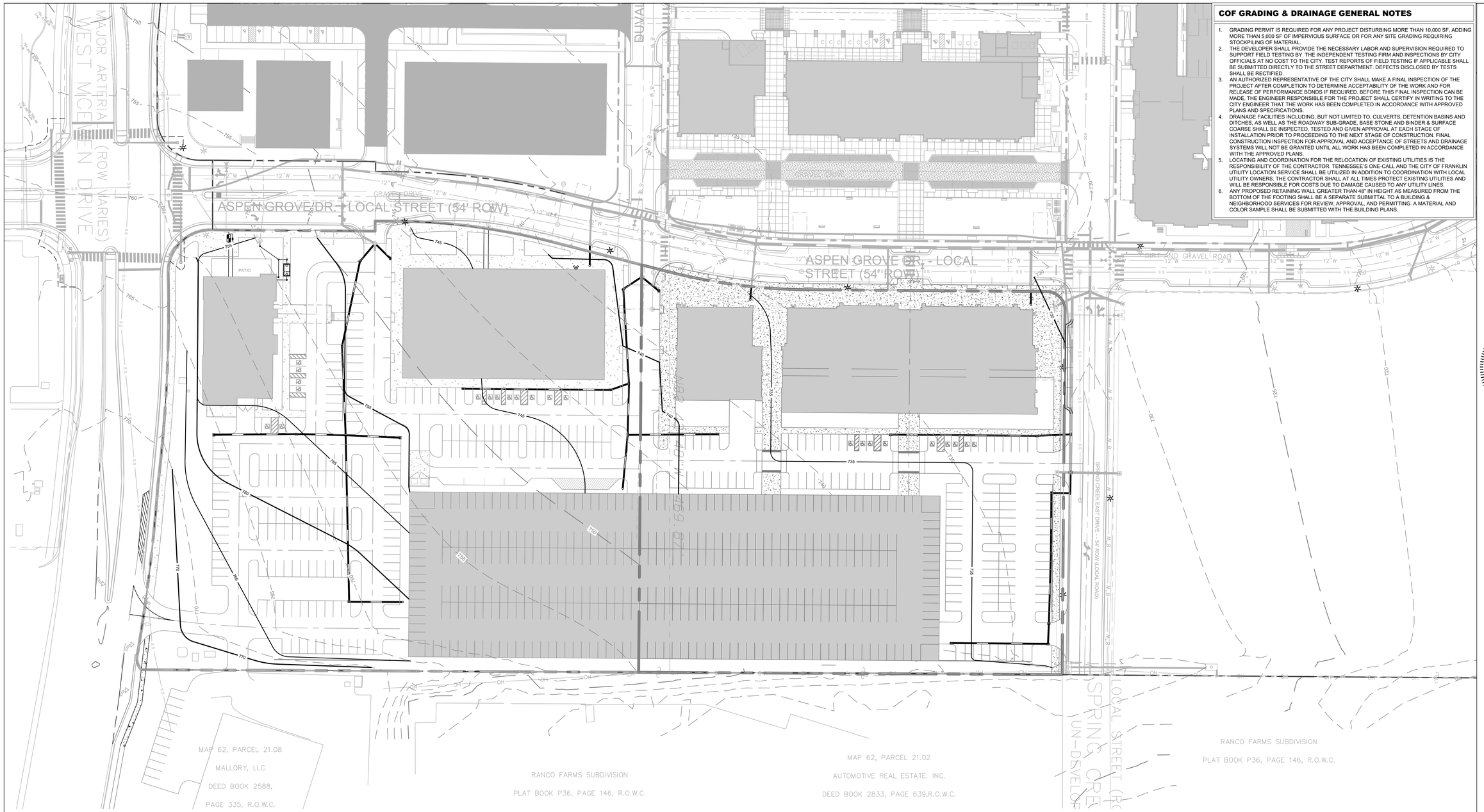
RYAN McMASTER REGISTERED ENGINEER COMMERCE No. 108582 STATE OF TENNESSEE 01/22/19

McEwen Place Town Center Section 3
PUD DEVELOPMENT PLAN SUBMITTAL
BLOCKS D & E
OVERALL GRADING & DRAINAGE PLAN
COF# TBD Franklin, Williamson Co, TN

REVISIONS:
02.11.2019 RESUBMITTAL FOR COF COMMENTS
03.07.2019 RESUBMITTAL FOR COF COMMENTS

DATE: 01.22.2019
DESIGNED BY: AYB
DRAWN BY: AYB
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=100'
PROJECT #: 118102003
SHEET NUMBER:
C3.0



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

GRAPHIC SCALE IN FEET
0 25 50 100

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www.kiservogrin.com

RYAN McMASTER
REGISTERED ENGINEER
COMMERCE
No. 108982
STATE OF TENNESSEE
03/07/19

McEwen Place Town Center Section 3
PUD DEVELOPMENT PLAN SUBMITTAL
BLOCKS D & E
ENLARGED GRADING AND DRAINAGE PLAN
COF# TBD Franklin, Williamson Co, TN

REVISIONS:
02.11.2019 RESUBMITTAL FOR COF COMMENTS
03.07.2019 RESUBMITTAL FOR COF COMMENTS

DATE: 01.22.2019
DESIGNED BY: JVB
DRAWN BY: JVB
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=50'
PROJECT #: 118102003
SHEET NUMBER:
C3.1

ASPEN GROVE DR. - LOCAL STREET (54' ROW)

ASPEN GROVE DR. - LOCAL STREET (54' ROW)

PATIO

15' U.D.E.
PB 50 PAGE 87

PROPOSED LEFT TURN LANE

PROPOSED 12' RIGHT TURN LANE

50.0' MIN. DECELERATION TURN LANE

50.0' TAPER

MAP 62, PARCEL 21.08
MALLORY, LLC
DEED BOOK 2588,
PAGE 335, R.O.W.C.

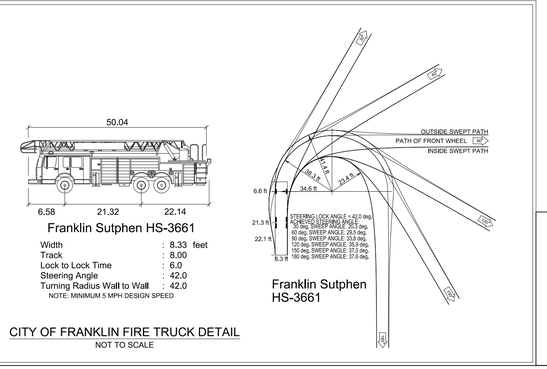
RANCO FARMS SUBDIVISION
PLAT BOOK P36, PAGE 146, R.O.W.C.

MAP 62, PARCEL 21.02
AUTOMOTIVE REAL ESTATE. INC.
DEED BOOK 2833, PAGE 639,R.O.W.C.

SPRING CREEK DR. (LOCAL STREET (ROW = 54')
UN-DEVELOPED

SPRING CREEK EAST DRIVE - 54' ROW (LOCAL ROAD)

RANCO FARMS SUBDIVISION
PLAT BOOK P36, PAGE 146, R.O.W.C.



CITY OF FRANKLIN FIRE TRUCK DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

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03/01/19

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REVISIONS:
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SCALE: 1"=50'
PROJECT #: 118102003
SHEET NUMBER:
C4.1

ASPEN GROVE DR. - LOCAL STREET (54' ROW)

ASPEN GROVE DR. - LOCAL STREET (54' ROW)

PATIO

SERVICE/LOADING PROPOSED DUMPSTER AREA

SERVICE/LOADING PROPOSED DUMPSTER AREA

PROPOSED DUMPSTER AREA

15' E.U.A. PB 50 PAGE 87

N 87°48'48" E 469.87'

SPRING CREEK EAST DRIVE - 54' ROW (LOCAL ROAD)

LOCAL STREET (ROW = 54')

SPRING CREEK DR.

UN-DEVELOPED

FEMA MAP 204F

FEMA MAP 212F

MAP 62, PARCEL 21.08

MALLORY, LLC

DEED BOOK 2588,

PAGE 335, R.O.W.C.

RANCO FARMS SUBDIVISION

PLAT BOOK P36, PAGE 146, R.O.W.C.

MAP 62, PARCEL 21.02

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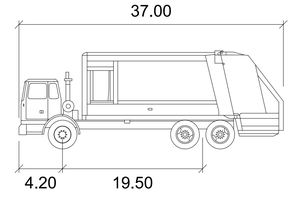
DEED BOOK 2833, PAGE 639,R.O.W.C.

RANCO FARMS SUBDIVISION

PLAT BOOK P36, PAGE 146, R.O.W.C.



PRIVATE Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

GRAPHIC SCALE IN FEET
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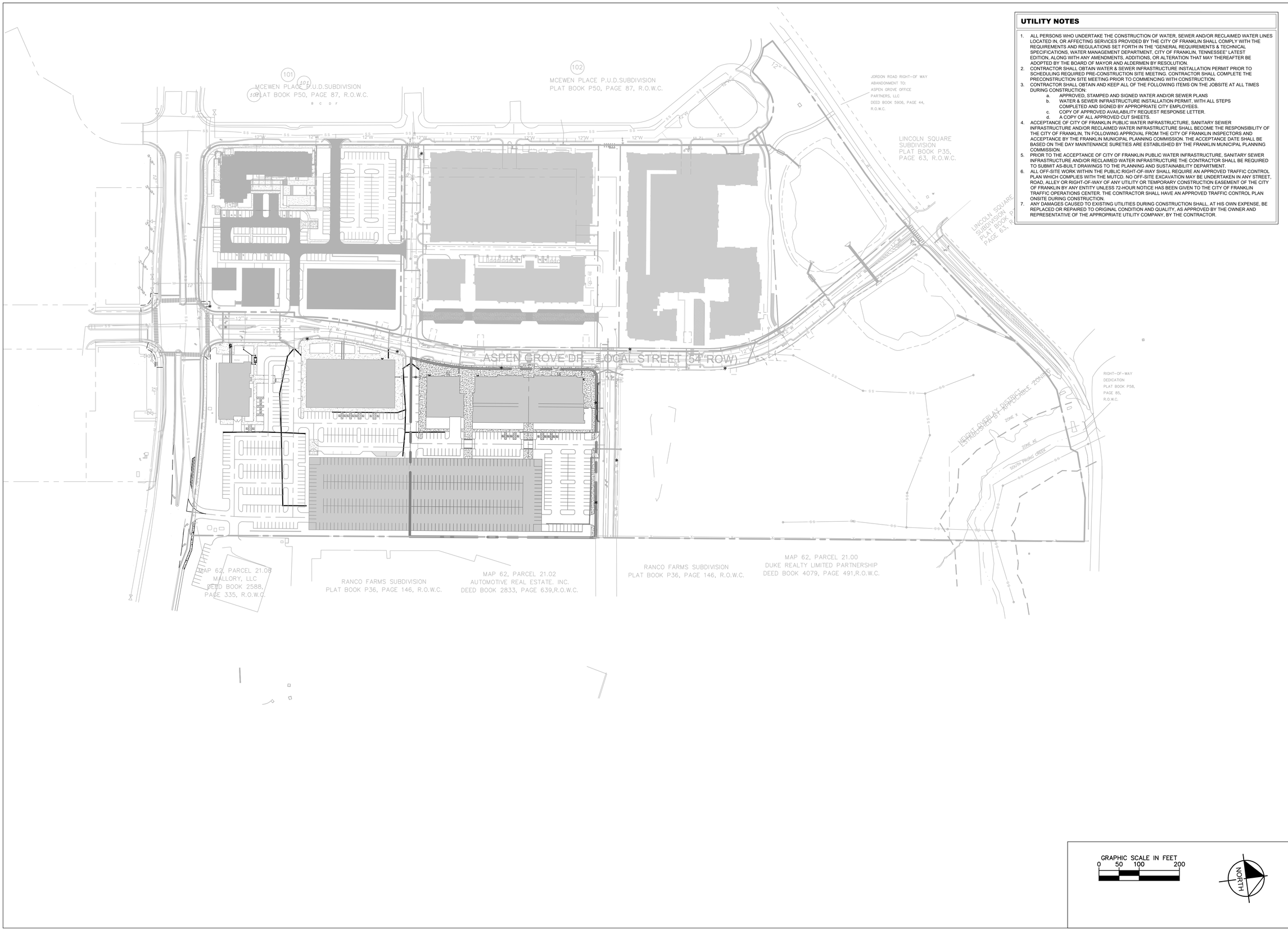
C4.2



UTILITY NOTES

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

GRAPHIC SCALE IN FEET
0 50 100 200

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01/22/19

McEwen Place Town Center Section 3
PUD DEVELOPMENT PLAN SUBMITTAL
BLOCKS D & E
OVERALL UTILITY PLAN
COF# TBD Franklin, Williamson Co, TN

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02.11.2019 RESUBMITTAL FOR COF COMMENTS
03.07.2019 RESUBMITTAL FOR COF COMMENTS

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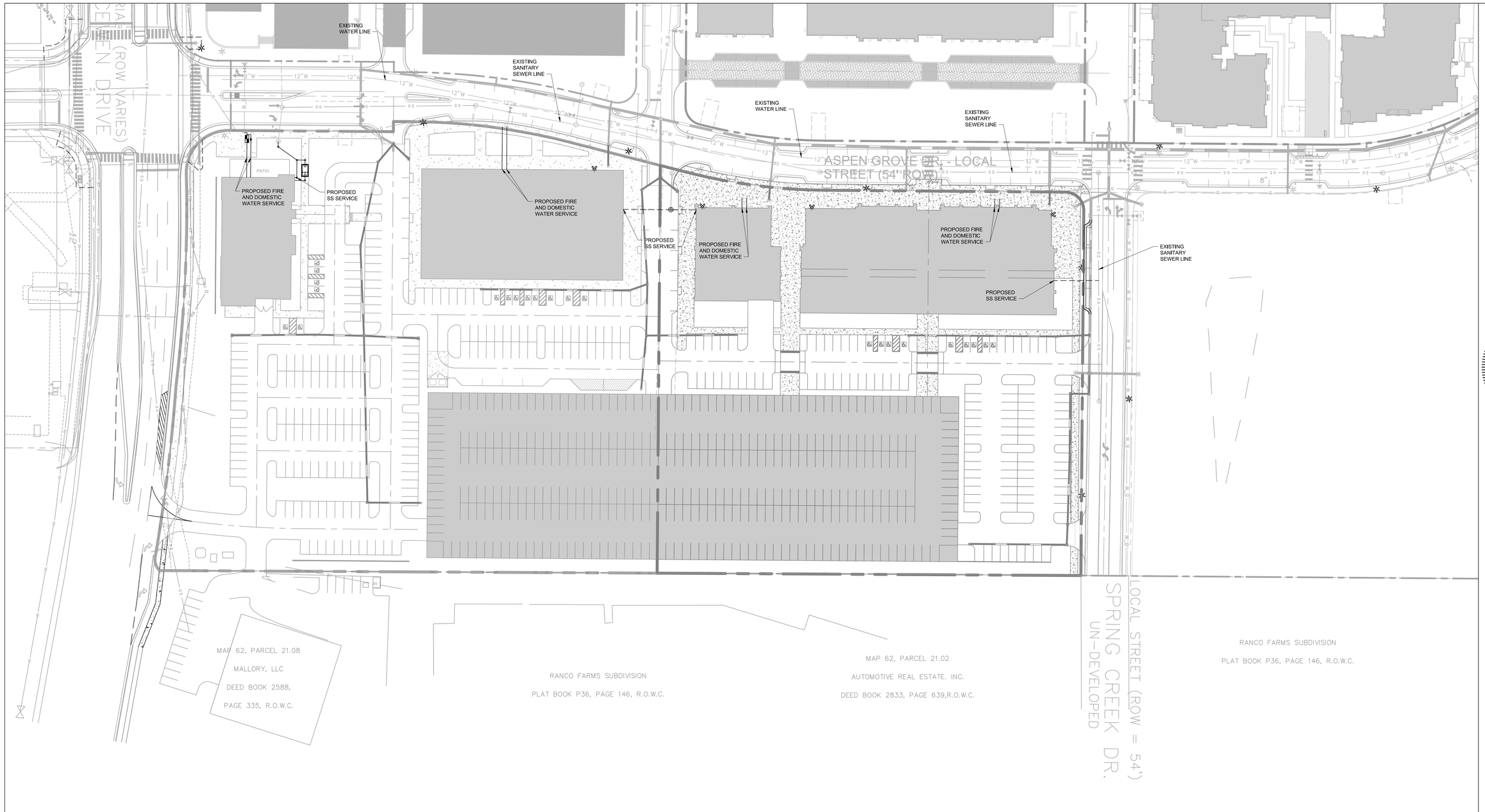
SCALE: 1"=100'
PROJECT #: 118102003
SHEET NUMBER:
C5.0



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UTILITY CONTACTS

WATER	GAS	TELEPHONE
MVUD 465 DUKE DRIVE FRANKLIN, TN 37064 PHONE: (615)628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT:	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT:	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

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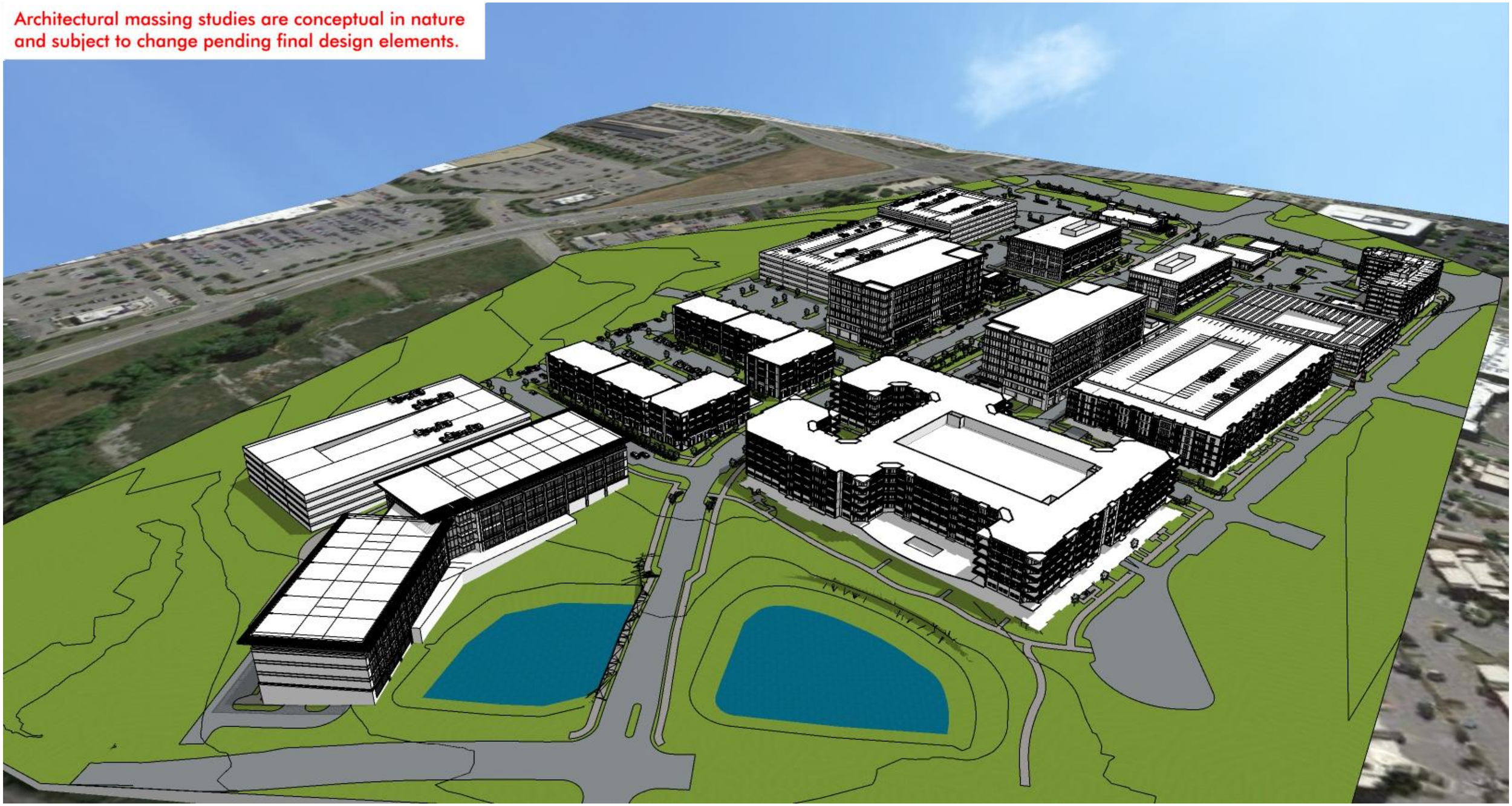
SHEET NUMBER:
C5.1

Architectural massing studies are conceptual in nature and subject to change pending final design elements.



BOYLE

VIEW ONE

McEWEN NORTHSIDE

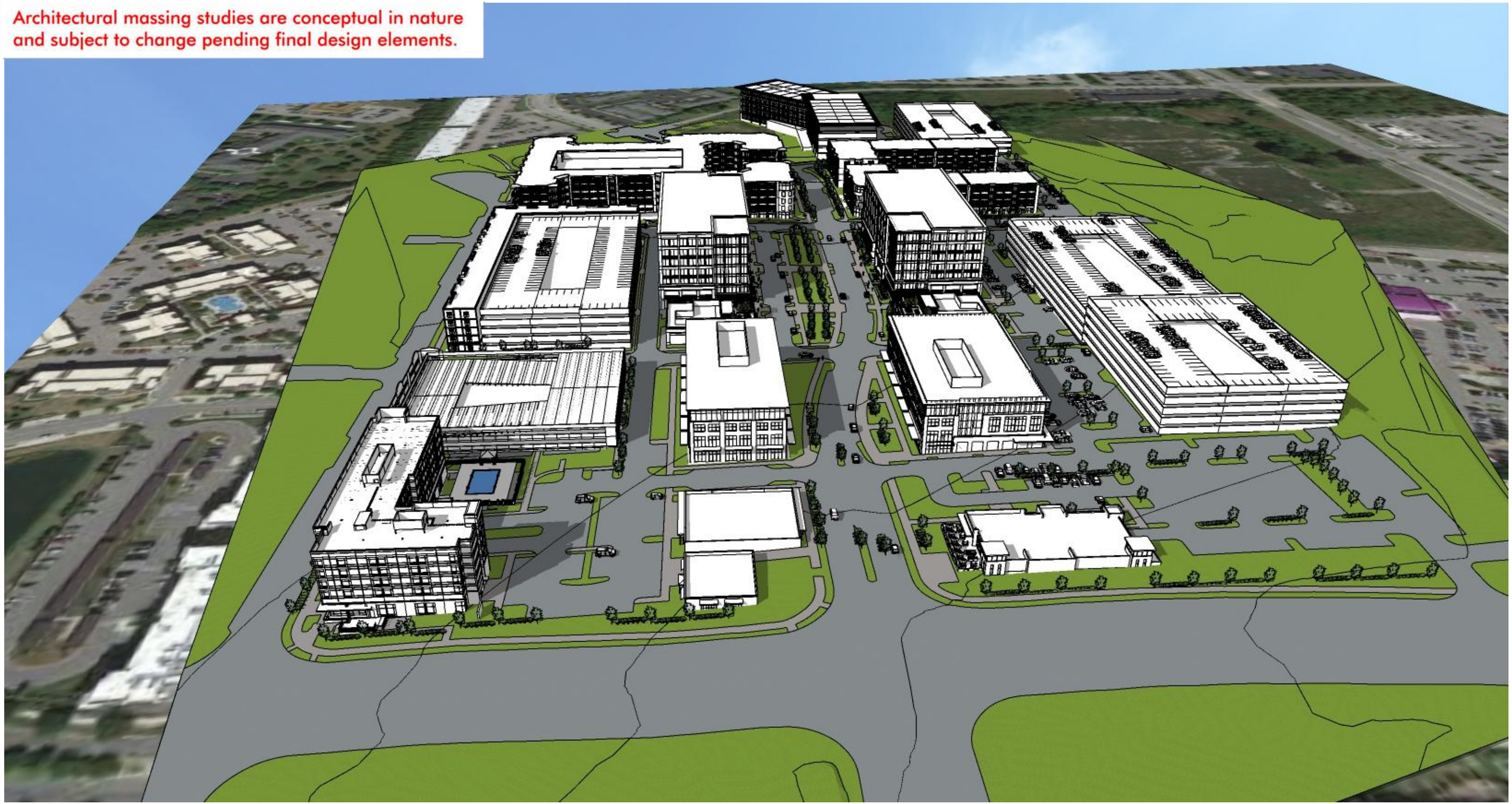
FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.



BOYLE

VIEW TWO

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW THREE

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW FOUR

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

906studio.com

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BOYLE

VIEW FIVE

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

906 STUDIO ARCHITECTS

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Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW SIX

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

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Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW SEVEN

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

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Architectural massing studies are conceptual in nature and subject to change pending final design elements.

BOYLE

VIEW EIGHT

McEWEN NORTHSIDE

FRANKLIN, TN

FEBRUARY 11, 2019

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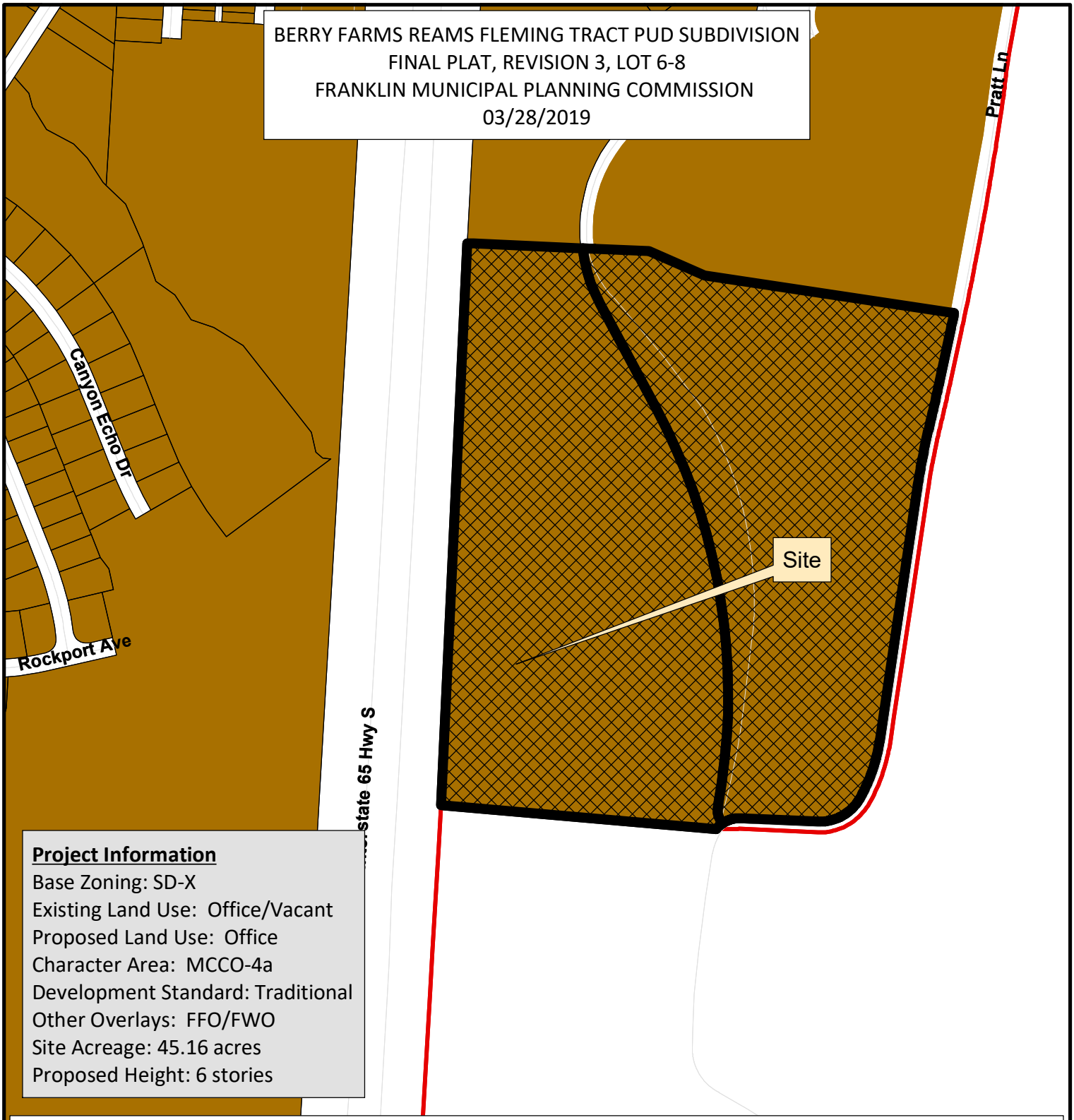
906studio.com

BERRY FARMS REAMS FLEMING TRACT PUD SUBDIVISION
FINAL PLAT, REVISION 3, LOT 6-8
FRANKLIN MUNICIPAL PLANNING COMMISSION
03/28/2019



Project Information

Base Zoning: SD-X
Existing Land Use: Office/Vacant
Proposed Land Use: Office
Character Area: MCCO-4a
Development Standard: Traditional
Other Overlays: FFO/FWO
Site Acreage: 45.16 acres
Proposed Height: 6 stories

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

N

0 250 500 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 no: 6911

CONDITIONS OF APPROVAL:

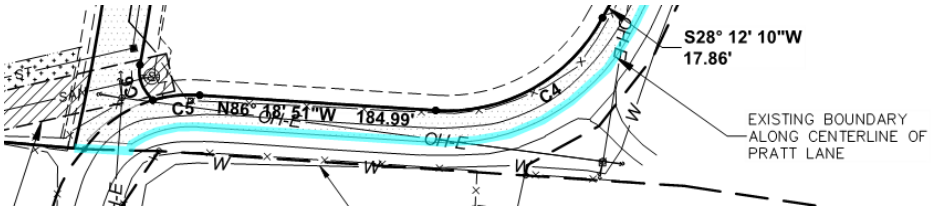
Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

16. C. Final Plat

lance.fittro@franklintn.gov Applicant shall show the lengths of the boundaries of the subdivision, measured to the nearest foot and decimals, with calls. This is to include the boundaries of the ROW being dedicated along the centerline of Pratt Lane, and at the northern and southern ends of the Reams Fleming Blvd ROW dedication.



etc.

18. C. Final Plat

lance.fittro@franklintn.gov Any easements necessary for the proposed future development of Lots 7 and 8 shall be dedicated by revision of the final plat.

19. C. Final Plat

lance.fittro@franklintn.gov As discussed in the meeting on 3/14, applicant shall provide a 20' public drainage easement from the low point of Pratt Lane and crossing Lot 7 for the off-site stormwater crossing the property. This drainage easement can be modified or abandoned as needed with the future development of Lot 7.

Performance Agreement and Surety

General Issues

10. Engineering Sureties

kevin.long@franklintn.gov **No sureties associated with this final plat.** All sureties associated with this development from site plan **COF# 6430 (Berry Farms Reams Fleming Tract PUD Subdivision, Site Plan, Section 1, (Ramsey Solutions))** were previously posted with the site plan.

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

Planning

41138.02 V-Survey Plat - Sealed.pdf

34. Final Plat

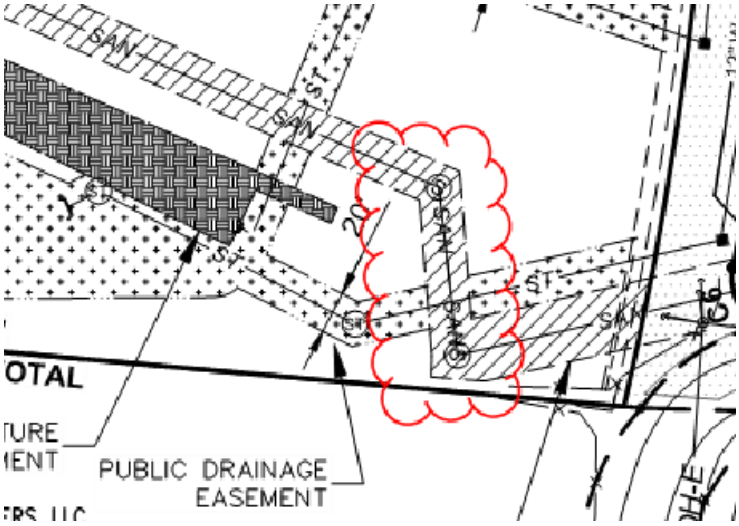
josh.king@franklintn.gov Applicant shall ensure future buildings and development on these parcels will require additional final plats to record required easements and/or improvements. Comment to stay on as a Condition of Approval

Water/Sewer

General Issues

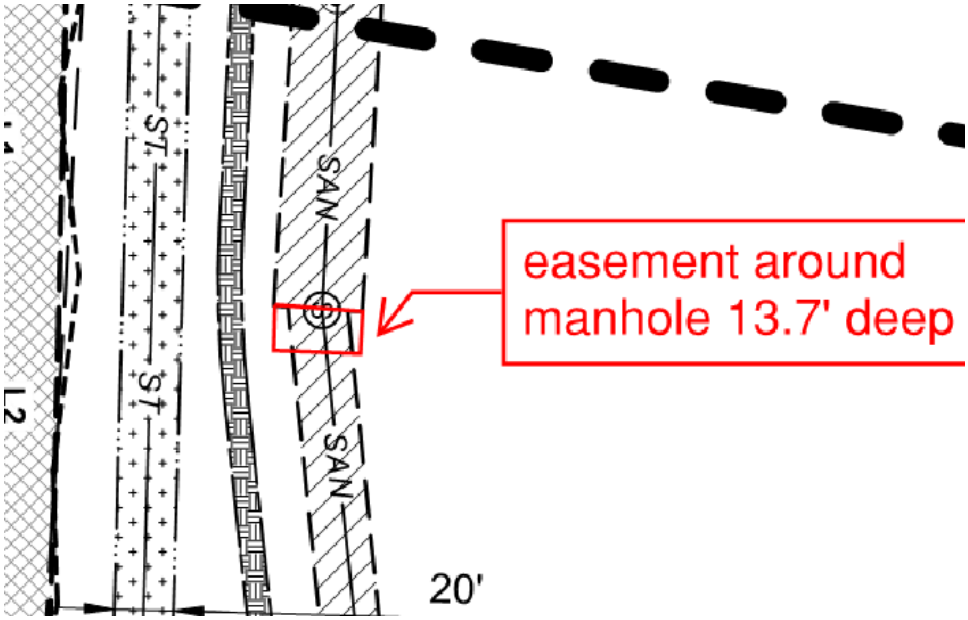
3. Utility easement

ben.mcneil@franklintn.gov The applicant did not fully address the issue, the sanitary sewer plan and profile COF# 6430 has lines shown deeper than 12' that have not been called out as a 30' easement. The applicant shall cross reference this plan and ensure the proper depths have been labeled to ensure the correct easements have been added.



33. Sanitary sewer easment

ben.mcneil@franklintn.gov The applicant shall show the 30' easement around the entire sanitary sewer manhole shown below. The applicant shall revise.



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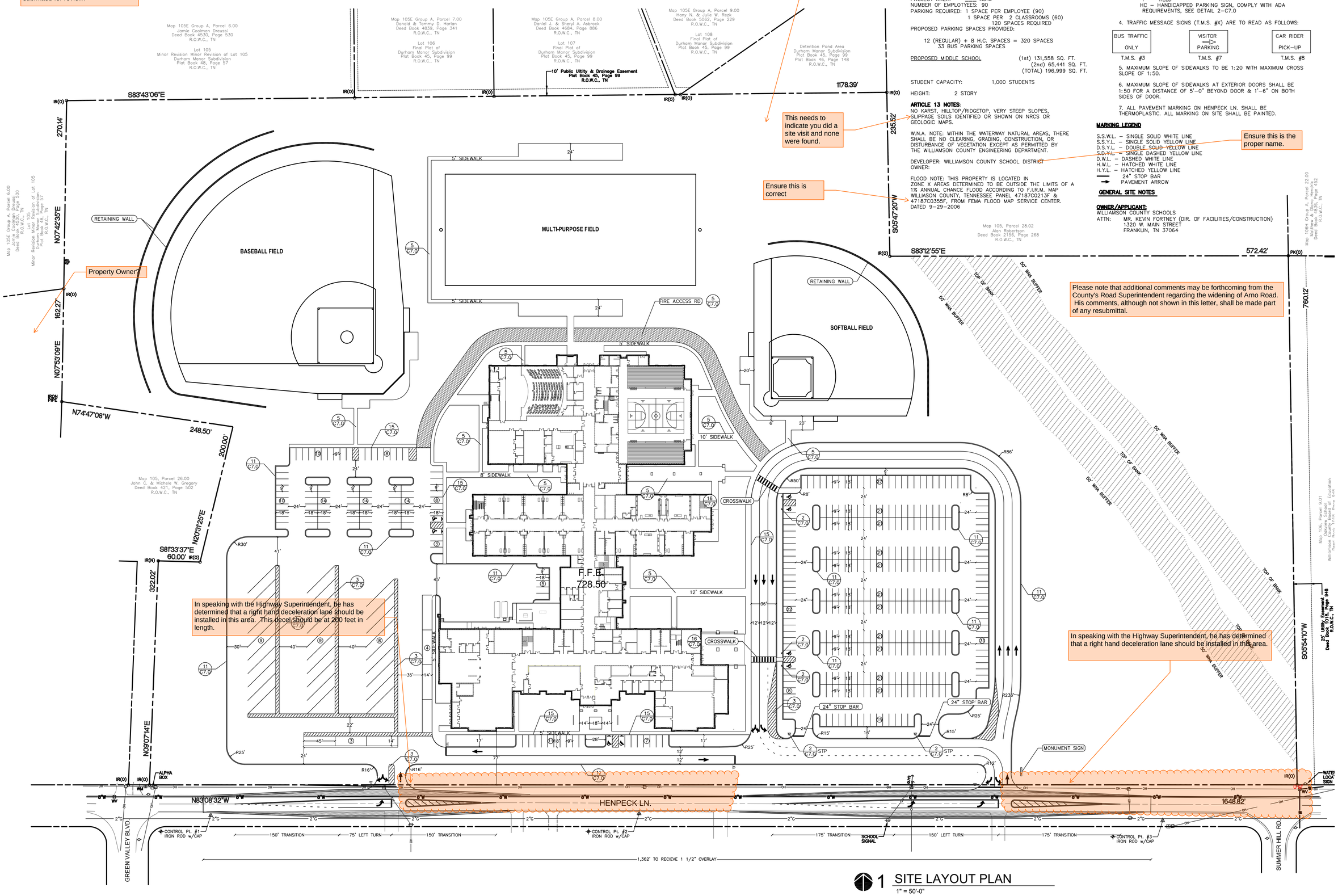

1 SITE LAYOUT PLAN

1" = 50'-0"

0 50' 100' 150' 200'

SITE DATA

TAX MAP: 105 PARCEL: 28.03
DEED BOOK: 2425 PAGE: 447
DEED BOOK: 395 PAGE: 658
CURRENT ZONING:

SETBACKS: FRONT YARD 60'
SIDE YARD 35'
REAR YARD 60'

SITE AREA: 34.98 AC.±
OPEN SPACE: (DEVELOPED AREA)
IMPERVIOUS AREA: AC / 34.98 AC = _____ OPEN SPACE
PROJECT AREA: _____ AC.±
NUMBER OF EMPLOYEES: 90
PARKING REQUIRED: 1 SPACE PER EMPLOYEE (90)
1 SPACE PER 2 CLASSROOMS (60)
120 SPACES REQUIRED
PROPOSED PARKING SPACES PROVIDED:

12 (REGULAR) + 8 H.C. SPACES = 320 SPACES
33 BUS PARKING SPACES

PROPOSED MIDDLE SCHOOL (1st) 131,558 SQ. FT.
(2nd) 65,441 SQ. FT.
(TOTAL) 196,999 SQ. FT.

STUDENT CAPACITY: 1,000 STUDENTS

HEIGHT: 2 STORY

ARTICLE 13 NOTES:
NO KARST, HILLTOP/RIDGETOP, VERY STEEP SLOPES, SLIPPAGE SOILS IDENTIFIED OR SHOWN ON NRCS OR GEOLOGIC MAPS.

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DEVELOPER: WILLIAMSON COUNTY SCHOOL DISTRICT
OWNER:

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T.M.S. #3	T.M.S. #7	T.M.S. #8

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1320 W. MAIN STREET
FRANKLIN, TN 37064

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PLANNING COMMISSION SUBMITTAL

CENTRAL EAST MIDDLE SCHOOL

HENPECK LANE
FRANKLIN, TENNESSEE

REVISIONS

PROJECT NO. 1812

DATE 02/27/19

SHEET NO. C2.0

Tree Table

No.	Size	Common Name	No.	Size	Common Name	No.	Size	Common Name	No.	Size	Common Name	No.	Size	Common Name
1	12"	HACKBERRY	70	12"	HACKBERRY	139	30"	BODOCK	208	9"	WALNUT	277	21"	CHERRY
2	15"	HACKBERRY	71	12"	HACKBERRY	140	9"	BODOCK	209	9"	ELM	278	9"	HACKBERRY
3	12"	HACKBERRY	72	18"	BODOCK	141	18"	BODOCK	210	9"	WALNUT	279	9"	CEDAR
4	18"	HACKBERRY	73	12"	HACKBERRY	142	12"	HACKBERRY	211	9"	BODOCK	280	9"	CEDAR
5	30"	HACKBERRY	74	18"	HACKBERRY	143	9"	BODOCK	212	9"	WALNUT	281	9"	HACKBERRY
6	18"	HACKBERRY	75	15"	HACKBERRY	144	9"	BODOCK	213	9"	HACKBERRY	282	15"	HACKBERRY
7	18"	ELM	76	9"	HACKBERRY	145	21"	BODOCK	214	9"	HACKBERRY	283	24"	CHERRY
8	12"	CHERRY	77	12"	TREE	146	18"	BODOCK	215	9"	HACKBERRY	284	9"	CEDAR
9	18"	HACKBERRY	78	12"	HACKBERRY	147	9"	BODOCK	216	9"	CHERRY	285	27"	CHERRY
10	8"	OAK	79	9"	HACKBERRY	148	18"	BODOCK	217	9"	HACKBERRY	286	12"	HACKBERRY
11	21"	CHERRY	80	9"	HACKBERRY	149	12"	BODOCK	218	9"	CHERRY	287	12"	HACKBERRY
12	30"	CHERRY	81	15"	HACKBERRY	150	12"	HACKBERRY	219	9"	HACKBERRY	288	9"	BODOCK
13	30"	CHERRY	82	12"	HACKBERRY	151	36"	HACKBERRY	220	9"	HACKBERRY	289	27"	ELM
14	18"	CHERRY	83	18"	HACKBERRY	152	18"	BODOCK	221	9"	BODOCK	290	12"	ELM
15	8"	MAPLE	84	9"	HACKBERRY	153	9"	BODOCK	222	9"	BODOCK	291	12"	HACKBERRY
16	15"	HACKBERRY	85	9"	HACKBERRY	154	9"	HACKBERRY	223	9"	WALNUT	292	9"	CEDAR
17	12"	HACKBERRY	86	9"	HACKBERRY	155	9"	HACKBERRY	224	12"	HACKBERRY	293	9"	CEDAR
18	8"	WALNUT	87	9"	HACKBERRY	156	9"	HACKBERRY	225	9"	HACKBERRY	294	21"	HACKBERRY
19	8"	TREE	88	12"	BODOCK	157	12"	BODOCK	226	9"	TREE	295	21"	CHERRY
20	8"	WALNUT	89	15"	HACKBERRY	158	15"	BODOCK	227	18"	TREE	296	9"	HACKBERRY
21	9"	BODOCK	90	30"	ELM	159	15"	BODOCK	228	15"	TREE	297	15"	CHERRY
22	9"	WALNUT	91	18"	HACKBERRY	160	12"	BODOCK	229	12"	CHERRY	298	12"	HACKBERRY
23	8"	CHERRY	92	18"	HACKBERRY	161	9"	HACKBERRY	230	12"	CHERRY	299	12"	HACKBERRY
24	8"	BODOCK	93	12"	HACKBERRY	162	9"	HACKBERRY	231	12"	HACKBERRY	300	9"	CEDAR
25	8"	TREE	94	18"	HACKBERRY	163	18"	BODOCK	232	15"	BODOCK	301	9"	CEDAR
26	21"	TREE	95	24"	HACKBERRY	164	15"	BODOCK	233	9"	BODOCK	302	9"	BODOCK
27	8"	HACKBERRY	96	21"	HACKBERRY	165	9"	BODOCK	234	9"	HACKBERRY			
28	18"	BODOCK	97	21"	HACKBERRY	166	9"	BODOCK	235	9"	HACKBERRY			
29	12"	TREE	98	21"	HACKBERRY	167	12"	BODOCK	236	9"	HACKBERRY			
30	18"	BODOCK	99	18"	HACKBERRY	168	12"	HACKBERRY	237	9"	HACKBERRY			
31	8"	HACKBERRY	100	9"	HACKBERRY	169	12"	BODOCK	238	15"	TREE			
32	18"	BODOCK	101	21"	BODOCK	170	9"	BODOCK	239	15"	TREE			
33	15"	CHERRY	102	9"	BODOCK	171	9"	HACKBERRY	240	15"	HACKBERRY			
34	8"	HACKBERRY	103	9"	CEDAR	172	9"	HACKBERRY	241	15"	HACKBERRY			
35	12"	BODOCK	104	12"	CEDAR	173	9"	HACKBERRY	242	12"	HACKBERRY			
36	8"	BODOCK	105	9"	HACKBERRY	174	9"	HACKBERRY	243	12"	HACKBERRY			
37	8"	HACKBERRY	106	9"	HACKBERRY	175	9"	HACKBERRY	244	9"	CHERRY			
38	8"	TREE	107	9"	CEDAR	176	9"	HACKBERRY	245	9"	BODOCK			
39	8"	HACKBERRY	108	9"	BODOCK	177	12"	HACKBERRY	246	9"	BODOCK			
40	8"	HACKBERRY	109	9"	CEDAR	178	9"	BODOCK	247	9"	BODOCK			
41	18"	TREE	110	9"	ASH	179	9"	HACKBERRY	248	30"	COTTONWOOD			
42	15"	BODOCK	111	9"	ASH	180	9"	HACKBERRY	249	9"	CHERRY			
43	15"	BODOCK	112	9"	BODOCK	181	9"	HACKBERRY	250	9"	CHERRY			
44	8"	CHERRY	113	12"	CEDAR	182	9"	HACKBERRY	251	12"	HACKBERRY			
45	12"	TREE	114	9"	CEDAR	183	9"	HACKBERRY	252	9"	HICKORY			
46	12"	CHERRY	115	12"	BODOCK	184	24"	BODOCK	253	9"	BODOCK			
47	8"	TREE	116	9"	CEDAR	185	12"	BODOCK	254	9"	BODOCK			
48	9"	BODOCK	117	9"	CEDAR	186	12"	BODOCK	255	12"	WALNUT			
49	9"	WALNUT	118	9"	CEDAR	187	12"	HACKBERRY	256	9"	CHERRY			
50	15"	CHERRY	119	9"	CEDAR	188	15"	HACKBERRY	257	9"	HACKBERRY			
51	9"	HACKBERRY	120	12"	BODOCK	189	12"	HACKBERRY	258	9"	BODOCK			
52	12"	HACKBERRY	121	12"	CEDAR	190	30"	BODOCK	259	9"	BODOCK			
53	9"	BODOCK	122	12"	BODOCK	191	12"	BODOCK	260	9"	HACKBERRY			
54	9"	HACKBERRY	123	9"	OAK	192	9"	HACKBERRY	261	9"	HACKBERRY			
55	12"	HACKBERRY	124	18"	CEDAR	193	9"	BODOCK	262	9"	HACKBERRY			
56	9"	HACKBERRY	125	9"	HACKBERRY	194	9"	BODOCK	263	9"	HACKBERRY			
57	9"	HACKBERRY	126	9"	BODOCK	195	9"	BODOCK	264	15"	HACKBERRY			
58	9"	HACKBERRY	127	12"	CEDAR	196	18"	HACKBERRY	265	18"	CHERRY			
59	18"	HACKBERRY	128	12"	CEDAR	197	9"	BODOCK	266	9"	HACKBERRY			
60	12"	HACKBERRY	129	9"	CEDAR	198	9"	HACKBERRY	267	9"	HACKBERRY			
61	15"	HACKBERRY	130	9"	CEDAR	199	9"	HACKBERRY	268	9"	TREE			
62	30"	HACKBERRY	131	9"	BODOCK	200	9"	HACKBERRY	269	9"	HACKBERRY			
63	12"	HACKBERRY	132	12"	HACKBERRY	201	15"	BODOCK	270	9"	BODOCK			
64	9"	HACKBERRY	133	30"	BODOCK	202	9"	BODOCK	271	9"	BODOCK			
65	15"	HACKBERRY	134	9"	BODOCK	203	9"	BODOCK	272	21"	OAK			
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67	9"	CHERRY	136	9"	HACKBERRY	205	15"	CHERRY	274	15"	HACKBERRY			
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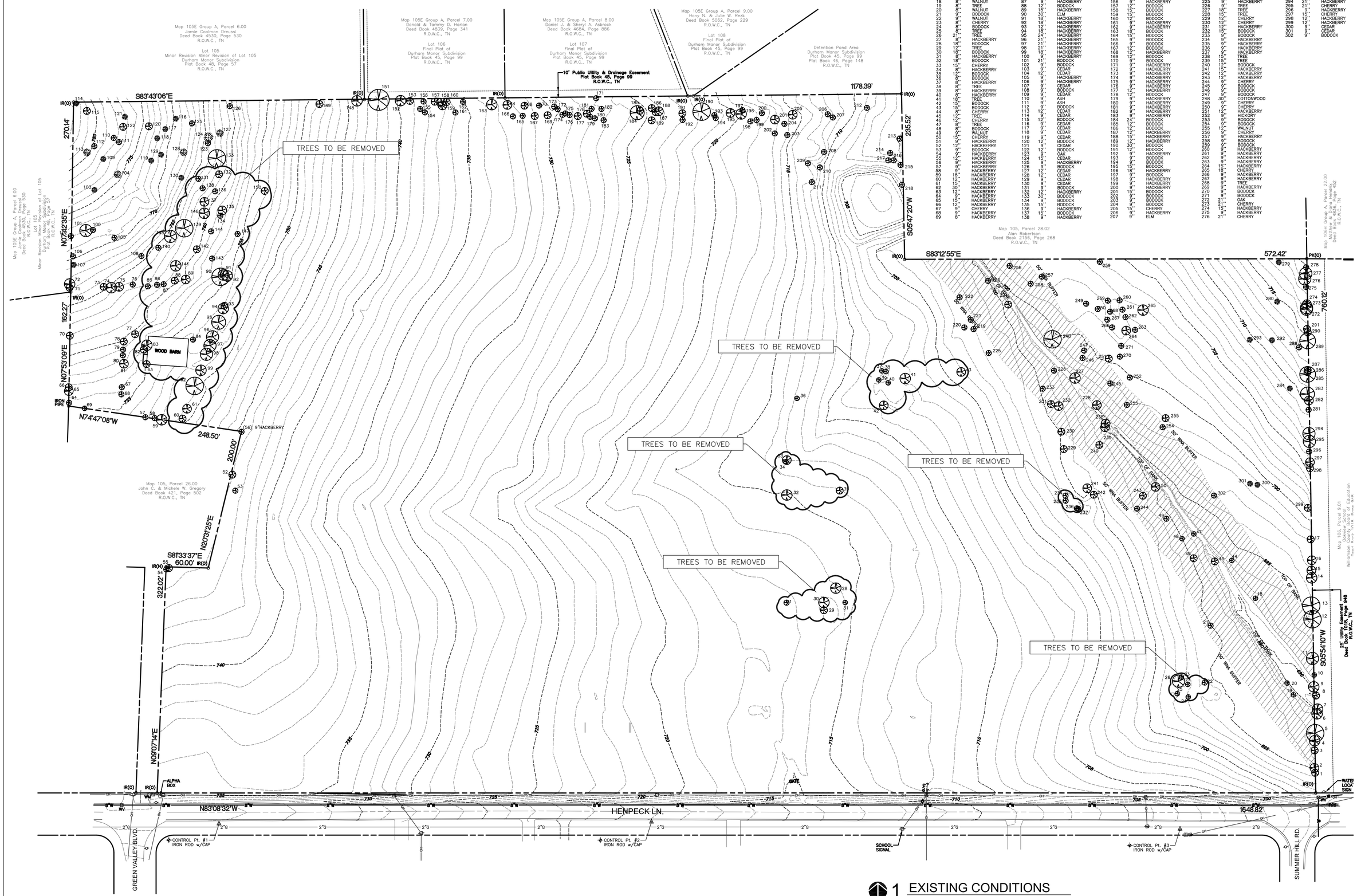

1 EXISTING CONDITIONS

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22 middleton street nashville, tennessee 37210

KLINE SWINNEY ASSOCIATES

architecture + interior design + planning

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PLANNING COMMISSION SUBMITTAL

CENTRAL EAST MIDDLE SCHOOL

HENPECK LANE
FRANKLIN, TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4084, FAX: 893 – 0080

REVISIONS

PROJECT NO. 1812

DATE 02/27/19

SHEET NO.

C1.0

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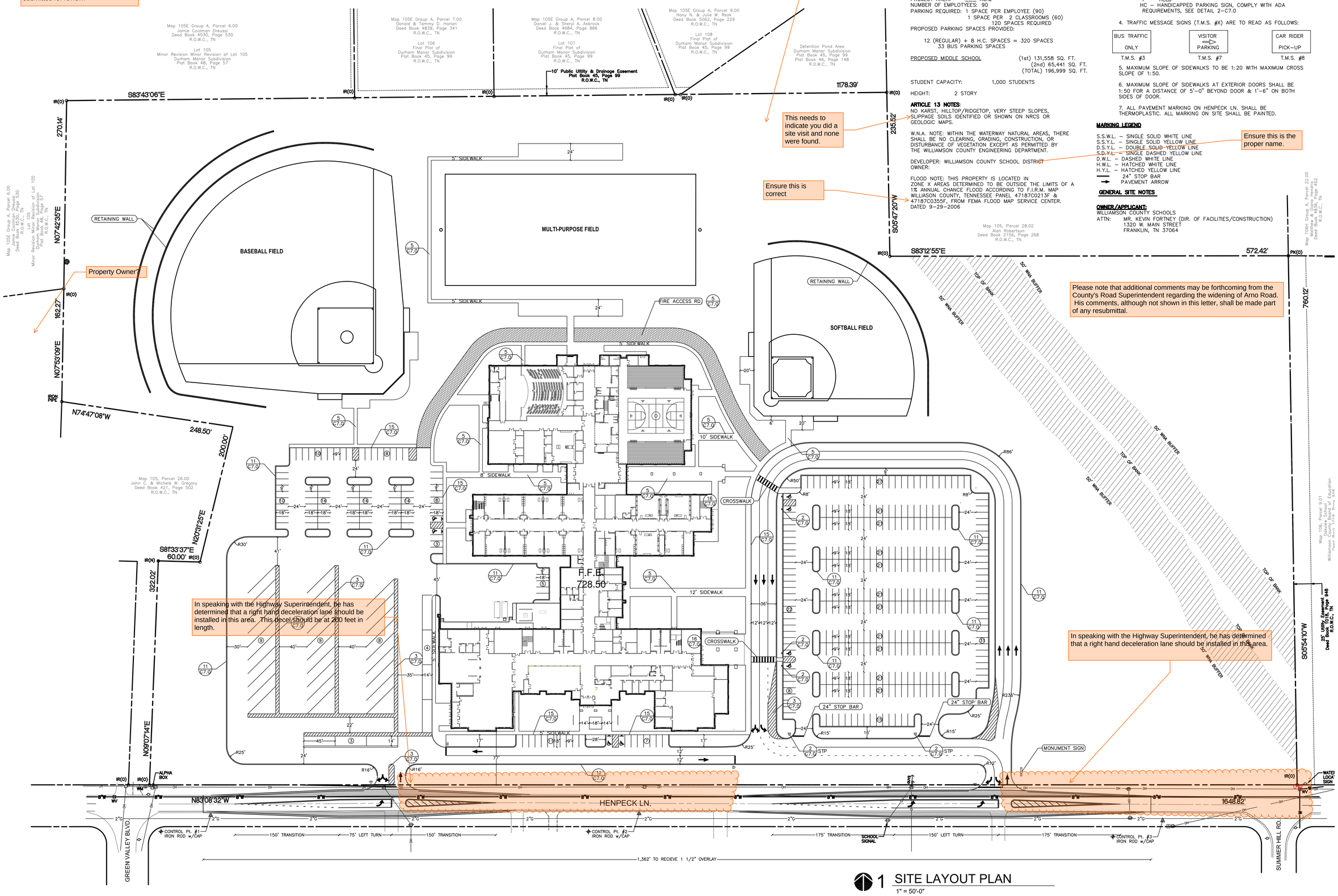

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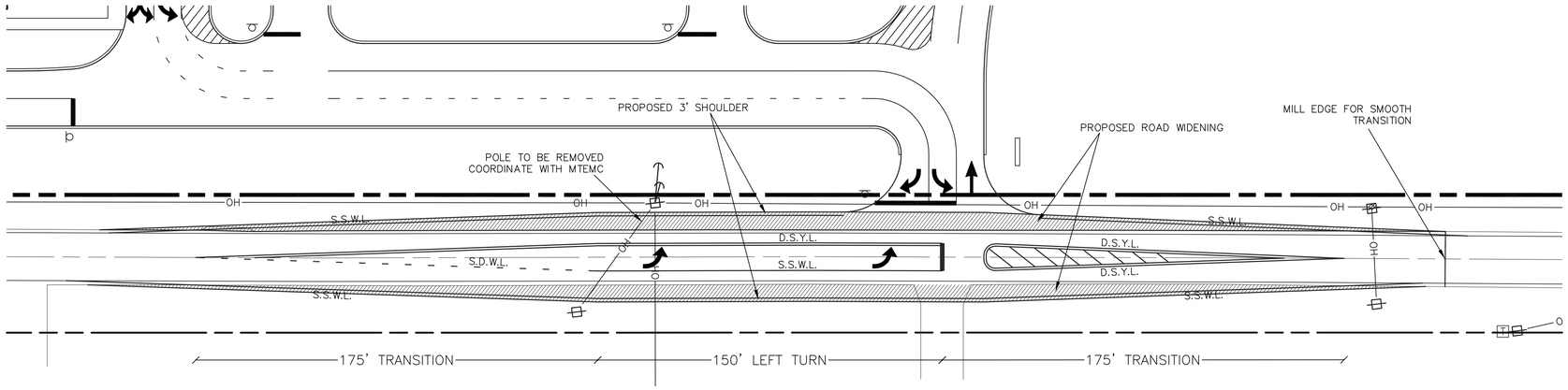
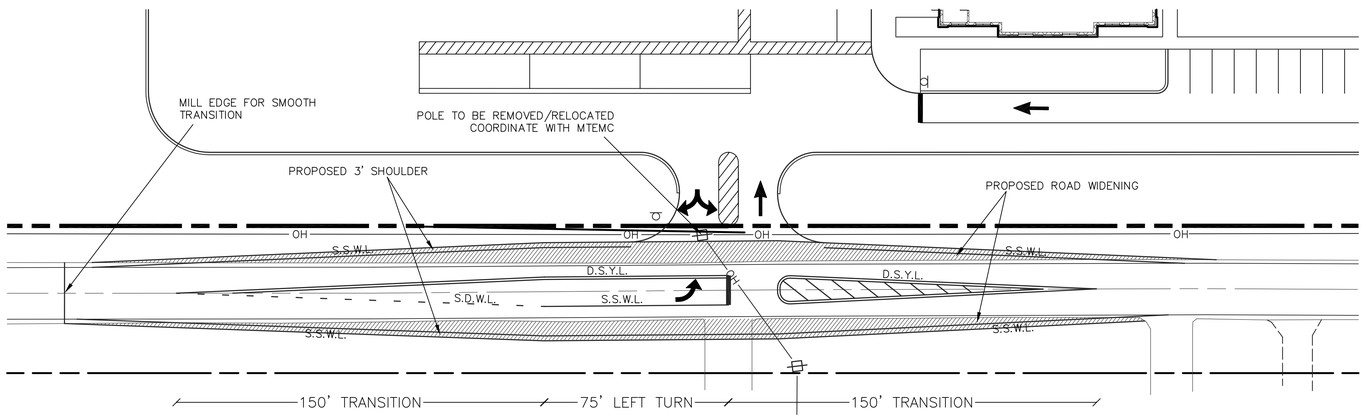


ROAD STRIPING PLAN
SCALE: N.T.S.



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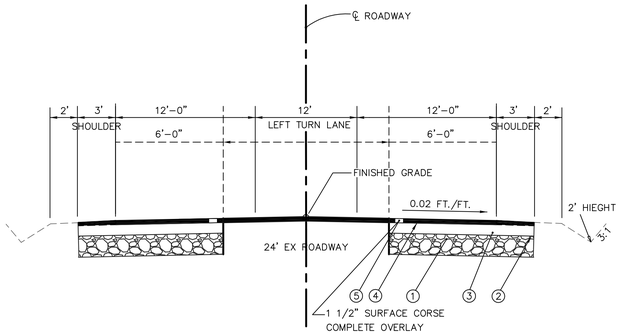
SCALE: N.T.S.

MARKING LEGEND

SSWL . . . . . SINGLE SOLID WHITE LINE (4")
SSYL . . . . . SINGLE SOLID YELLOW LINE (4")
DSYL . . . . . DOUBLE SOLID YELLOW LINE (4")
SDWL . . . . . SINGLE DASHED WHITE LINE (4")
SDYL . . . . . SINGLE DASHED YELLOW LINE (4")
DWL . . . . . DOTTED WHITE LINE (4")
DYL . . . . . DOTTED YELLOW LINE (4")
HYL . . . . . HASHED YELLOW LINE (12")
HWL . . . . . HASHED WHITE LINE (12")
. . . . . .STOP LINE (24")
. . . . . .PAVEMENT ARROW

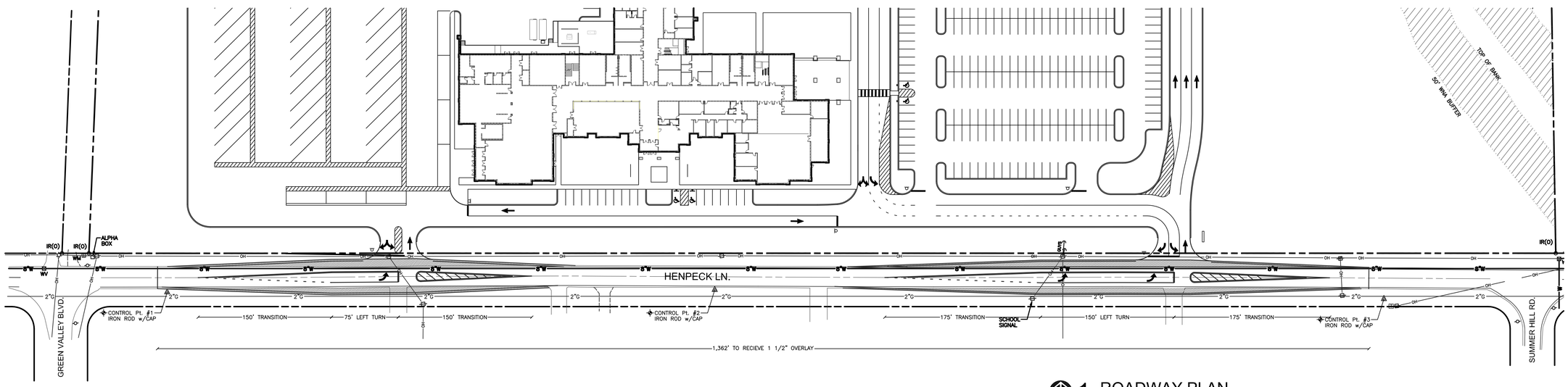


TYPICAL SECTION – HENPECK LN.

NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

1	MINERAL AGGREGATE @ 10" THICK ITEM NO. 303-01 MINERAL AGGRGATE, TYPE "A" BASE, GRADING "D"
2	PRIME COAT ITEM NO. 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (P.C.) @ 0.35± GAL./SQ.YD. ITEM NO. 402-02 AGGREGATE FOR COVER MATERIAL (P.C.) @12 LBS./SQ.YD.
3	BINDER COURSE AT 3 1/2"" THICK ITEM NO. 307-03.03 – CW BINDER
4	TACK COAT ITEM NO. 403-01 BITUMINOUS MATERIAL FOR TACK COAT (T.C.) @ 0.02 GAL./SQ.YD.
5	SURFACE COURSE @ 1 1/2" THICK (206 LBS./SQ.YD.) ITEM NO. 411-02.10 ASPHALT CEMENT (PG70-22) (ACS) GRADING E



1 ROADWAY PLAN
1" = 50'-0"
0 50' 100' 150' 200'

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PLANNING COMMISSION SUBMITTAL

CENTRAL EAST MIDDLE SCHOOL

HENPECK LANE
FRANKLIN, TENNESSEE

REVISIONS

PROJECT NO. 1812

DATE 02/27/19

SHEET NO. C2.1

EROSION CONTROL SEQUENCING

EROSION CONTROL INITIAL MEASURES:
1. TREE PROTECTION TO BE INSTALLED AS SHOWN.
2. SILTATION FENCE TO BE INSTALLED ALONG EDGES OF THE DISTURBED AREA AS SHOWN AND OUTSIDE OF ANY TREE PROTECTION
3. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.
4. CONSTRUCTION EXIT TO BE INSTALLED.
5. SEDIMENT BASIN TO BE CONSTRUCTED WITH TEMPORARY OUTLET STRUCTURE.

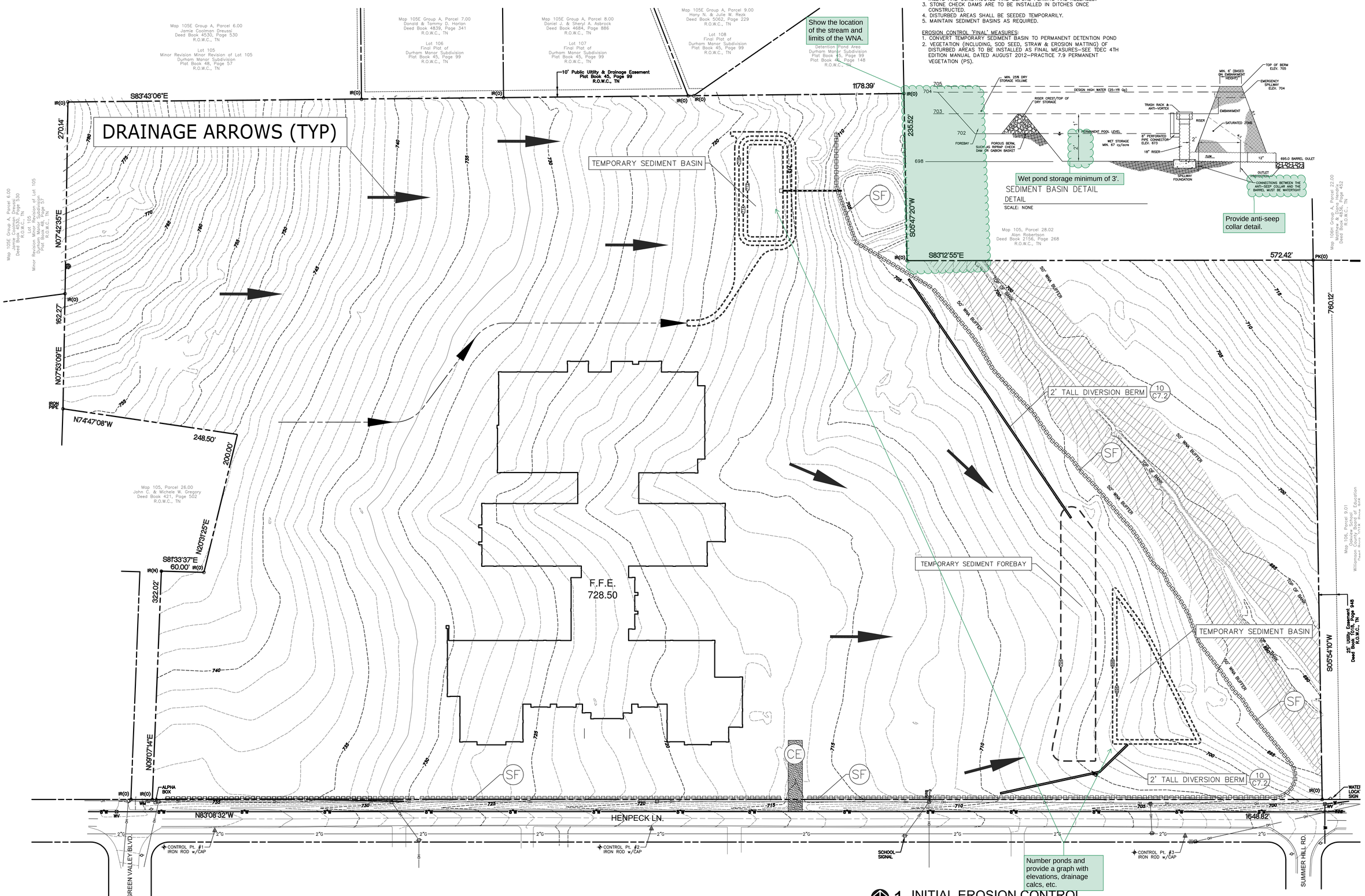
EROSION CONTROL INTERMEDIATE MEASURES:
1. SILT FENCE AND SEDIMENT LOGS TO BE INSTALLED AT TOE OF SLOPES OUTSIDE OF ANY TREE PROTECTION.
2. USE FILTER FABRIC INLET PROTECTION FOR CURB INLETS ONCE CURB INLETS ARE CONSTRUCTED AND BEFORE PERMITS ARE RELEASED.
3. STONE CHECK DAMS ARE TO BE INSTALLED IN DITCHES ONCE CONSTRUCTED.
4. DISTURBED AREAS SHALL BE SEEDED TEMPORARILY.
5. MAINTAIN SEDIMENT BASINS AS REQUIRED.

EROSION CONTROL 'FINAL' MEASURES:
1. CONVERT TEMPORARY SEDIMENT BASIN TO PERMANENT DETENTION POND
2. VEGETATION (INCLUDING, SOD SEED, STRAW & EROSION MATTING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES–SEE TDEC 4TH EDITION MANUAL DATED AUGUST 2012–PRACTICE 7.9 PERMANENT VEGETATION (PS).

EROSION CONTROL LEGEND

SEE DETAIL 9 ON SHEET C7.2 (SF) SILT FENCE

SEE DETAIL 2 ON SHEET C7.2 (CE) CONSTRUCTION ENTRACE



1 INITIAL EROSION CONTROL
1" = 50'-0"

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PLANNING COMMISSION SUBMITTAL

CENTRAL EAST MIDDLE SCHOOL

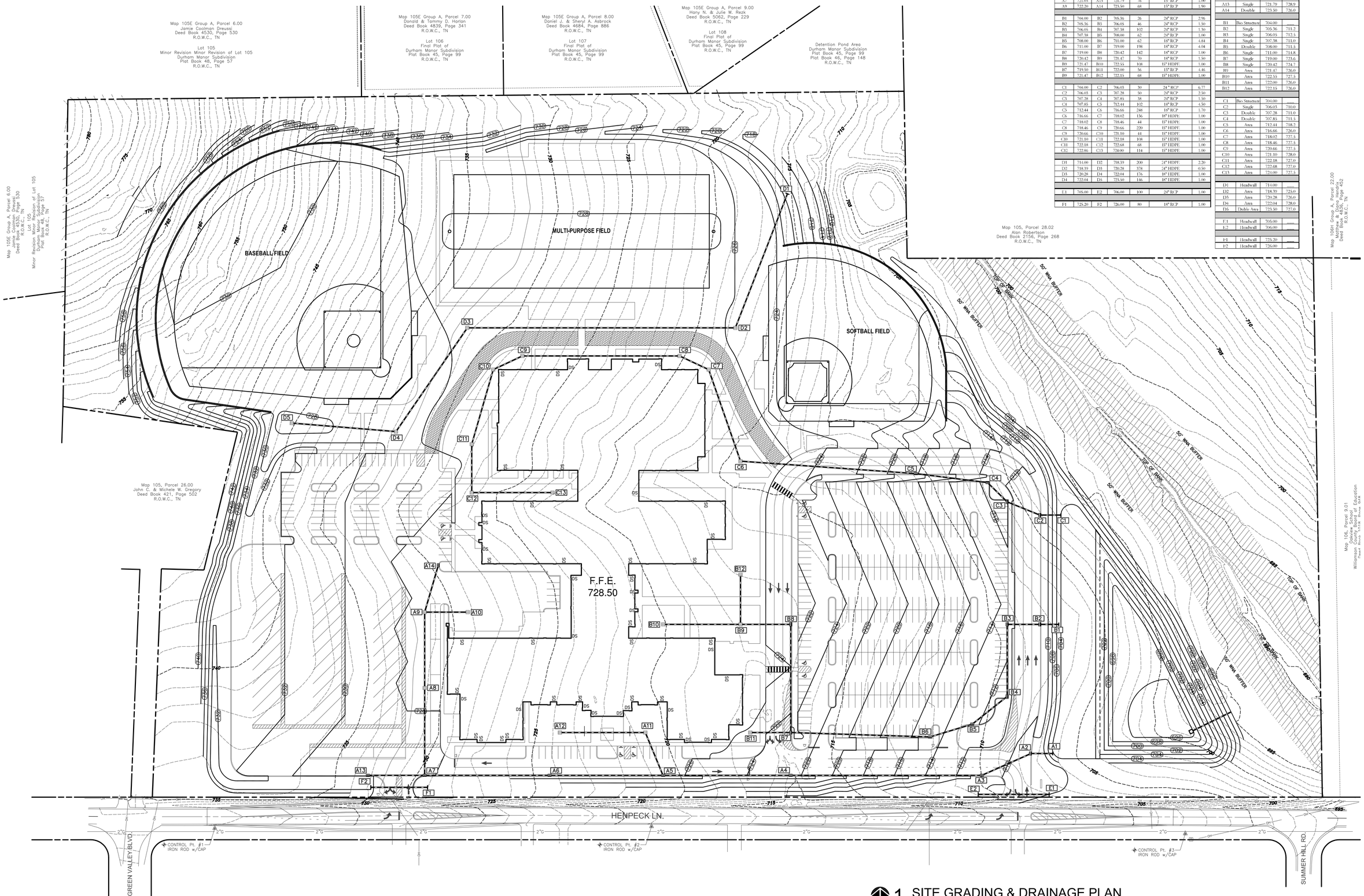
HENPECK LANE
FRANKLIN, TENNESSEE

REVISIONS

PROJECT NO. 1812

DATE 02/27/19

SHEET NO. C3.0



STORM SEWER TABLE						
FROM		TO				
ID	Invert Elev	ID	Invert Elev	Length	Pipe Size/ Type	Slope %
A.1	704.00	A.2	710.41	44	30" RCP	14.57
A.2	710.41	A.3	711.30	60	30" RCP	1.00
A.3	711.01	A.4	713.69	268	30" RCP	1.00
A.4	713.69	A.5	715.49	180	30" RCP	1.00
A.5	715.49	A.6	717.89	160	24" RCP	1.50
A.6	717.89	A.7	720.53	176	24" RCP	1.50
A.7	720.53	A.8	721.14	122	24" RCP	0.50
A.8	721.14	A.9	722.20	106	18" RCP	1.00
A.9	722.20	A.10	722.50	60	15"RCP	0.50
A.5	716.49	A.11	717.13	64	18" RCP	1.00
A.11	717.13	A.12	718.33	120	15" HDPE	1.00
A.7	721.03	A.13	721.79	76	15" RCP	1.00
A.9	722.20	A.14	723.50	68	15" RCP	1.90
B1	704.00	B2	705.36	26	24" RCP	2.96
B2	705.36	B3	706.05	46	24" RCP	1.50
B3	706.05	B4	707.38	102	24" RCP	1.30
B4	707.38	B5	708.00	62	24" RCP	1.00
B5	708.00	B6	711.00	62	18" RCP	4.84
B6	711.00	B7	719.00	198	18" RCP	4.04
B7	719.00	B8	720.42	142	18" RCP	1.00
B8	720.42	B9	721.47	70	18" RCP	1.50
B9	721.47	B10	722.55	108	15" HDPE	1.00
B7	719.50	B11	722.00	56	15" RCP	4.46
B9	721.47	B12	722.15	68	15" HDPE	1.00
C1	704.00	C2	706.03	30	24" RCP	6.77
C2	706.03	C3	707.28	50	24" RCP	2.50
C3	707.28	C4	707.85	38	24" RCP	1.50
C4	707.85	C5	712.44	102	18" RCP	4.50
C5	712.44	C6	716.66	246	18" RCP	1.70
C6	716.66	C7	718.02	136	18" HDPE	1.00
C7	718.02	C8	718.46	44	15" HDPE	1.00
C8	718.46	C9	720.66	220	15" HDPE	1.00
C9	720.66	C10	721.10	44	15" HDPE	1.00
C10	721.10	C11	722.18	108	15" HDPE	1.00
C11	722.18	C12	722.68	68	15" HDPE	1.00
C12	722.86	C13	724.00	114	15" HDPE	1.00
D1	714.00	D2	718.39	200	24" HDPE	2.20
D2	718.39	D3	720.28	378	24" HDPE	0.50
D3	720.28	D4	722.04	176	18" HDPE	1.00
D4	722.04	D5	723.50	146	18" HDPE	1.00
E1	705.00	E2	706.00	100	24" RCP	1.00
F1	725.20	F2	726.00	80	18" RCP	1.00

STORM SEWER STRUCTURE TABLE			
ID	Type	Invert Elev	Top of Grate
A1	Bio Structure	704.00	
A2	Single	709.50	709.5
A3	Single	711.30	710.4
A4	Single	713.69	722.4
A5	Single	715.49	726.3
A6	Single	717.89	726.2
A7	Single	720.53	728.0
A8	Single	721.14	727.5
A9	Single	722.20	727.5
A10	Single	722.50	723.0
A11	Area	717.13	727.0
A12	Area	718.33	727.0
A13	Single	721.79	728.9
A14	Double	723.50	736.0
B1	Bio Structure	704.00	
B2	Single	705.36	711.2
B3	Single	706.05	712.5
B4	Single	707.38	711.0
B5	Double	708.00	711.5
B6	Single	711.00	714.8
B7	Single	719.00	723.6
B8	Single	720.42	734.7
B9	Area	721.47	726.0
B10	Area	722.55	727.5
B11	Area	722.00	726.0
B12	Area	722.15	726.0
C1	Bio Structure	704.00	
C2	Single	706.03	710.0
C3	Double	707.28	711.0
C4	Double	707.85	711.5
C5	Area	712.44	718.2
C6	Area	716.66	726.0
C7	Area	718.02	727.5
C8	Area	718.46	727.5
C9	Area	720.66	727.5
C10	Area	721.10	728.0
C11	Area	722.18	727.0
C12	Area	722.68	727.0
C13	Area	724.00	727.5
D1	Headwall	714.00	
D2	Area	718.39	725.0
D3	Area	720.28	726.0
D4	Area	722.04	728.0
D5	Double Area	723.50	727.0
E1	Headwall	705.00	
E2	Headwall	706.00	
F1	Headwall	725.20	
F2	Headwall	726.00	

1 SITE GRADING & DRAINAGE PLAN

1" = 50'-0"

0 50' 100' 150' 200'

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PLANNING COMMISSION SUBMITTAL

CENTRAL EAST MIDDLE SCHOOL

HENPECK LANE
FRANKLIN, TENNESSEE

REVISIONS

PROJECT NO. 1812

DATE 02/07/19

SHEET NO.

C4.0

EROSION CONTROL SEQUENCING

EROSION CONTROL INITIAL MEASURES:
1. TREE PROTECTION TO BE INSTALLED AS SHOWN.
2. SILTATION FENCE TO BE INSTALLED ALONG EDGES OF THE DISTURBED AREA AS SHOWN AND OUTSIDE OF ANY TREE PROTECTION
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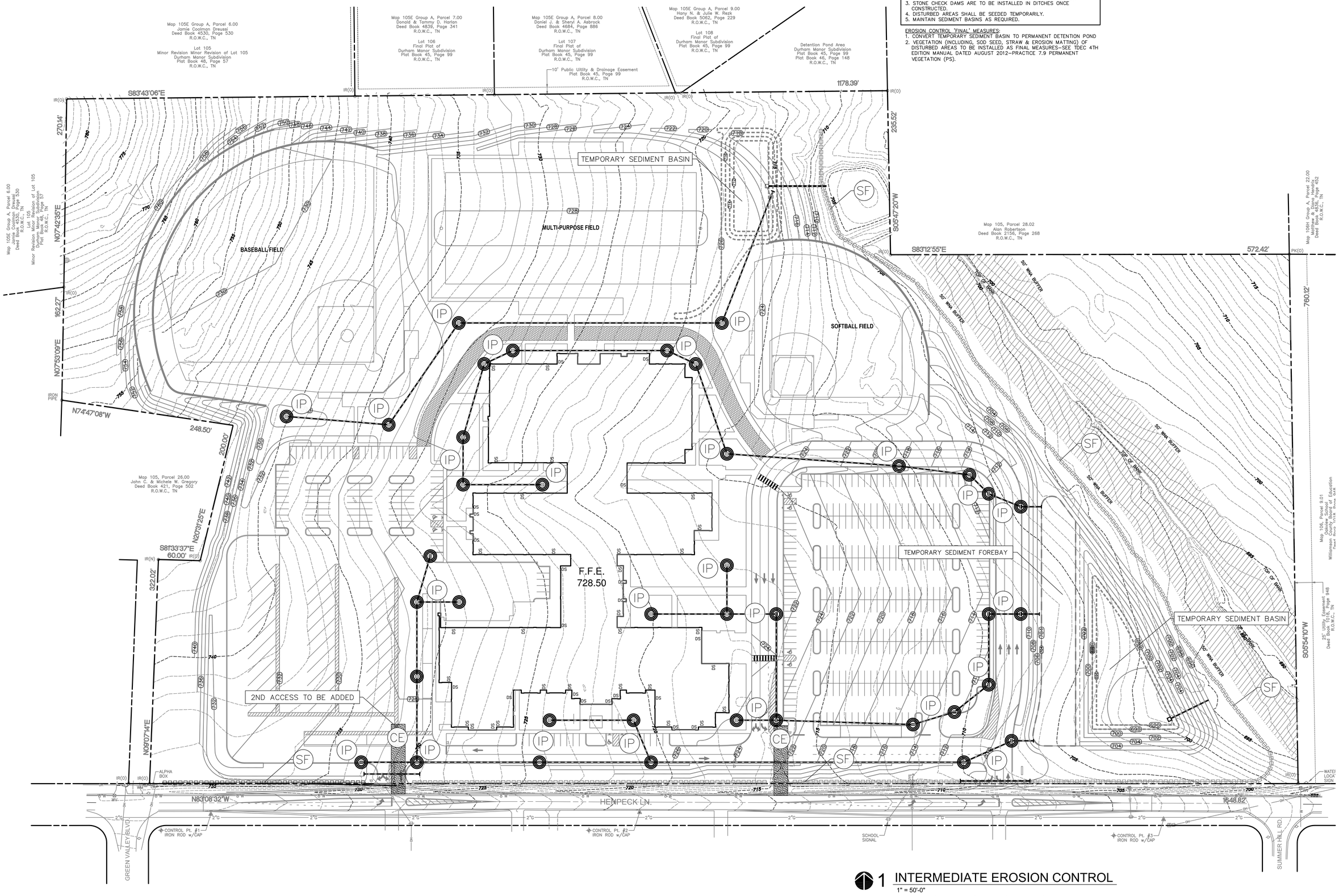
EROSION CONTROL LEGEND

SEE DTAIL 9 ON SHEET C7.2 (SF) SILT FENCE

SEE DTAIL 2 ON SHEET C7.2 (CE) CONSTRUCTION ENTRACE

SEE DTAIL 1 ON SHEET C7.2 (IP) INLET PROTECTION



1 INTERMEDIATE EROSION CONTROL
1" = 50'-0"

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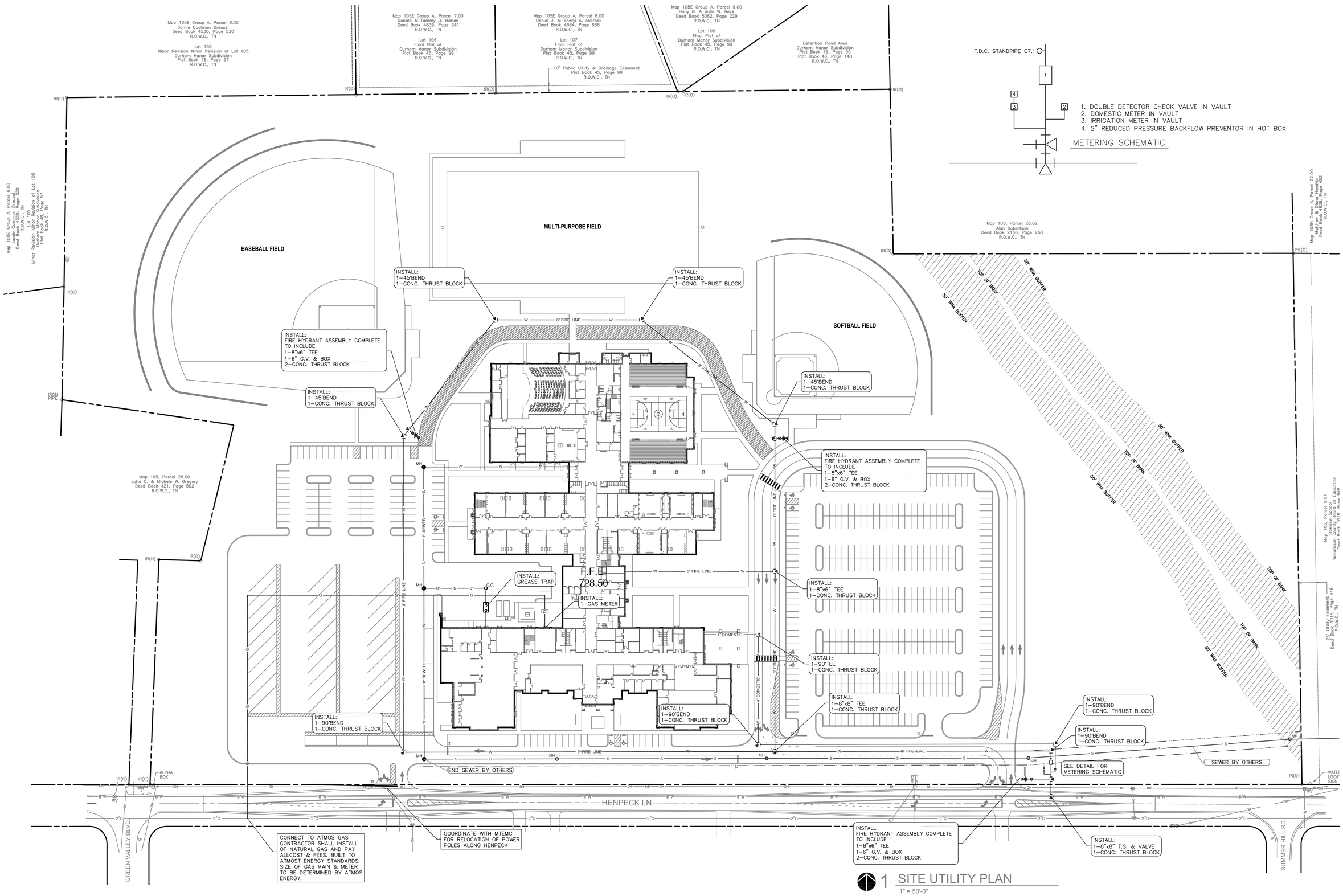
HENPECK LANE
FRANKLIN, TENNESSEE

REVISIONS

PROJECT NO. 1812

DATE 02/07/19

SHEET NO. C5.0



1 SITE UTILITY PLAN

1" = 50'-0"

0 50' 100' 150' 200'

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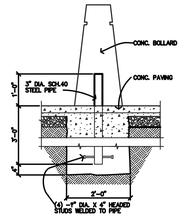
DATE 02/27/19

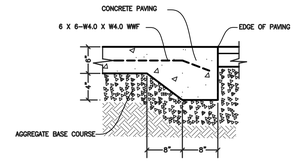
SHEET NO. C6.0



ANCHORED CONCRETE BOLLARD

DETAIL 4 / C7.0

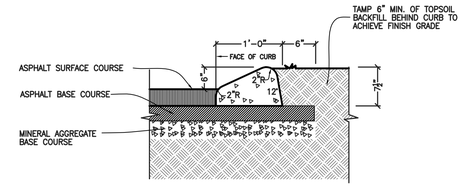
SCALE: NONE



CONC. PAVING

DETAIL 8 / C7.0

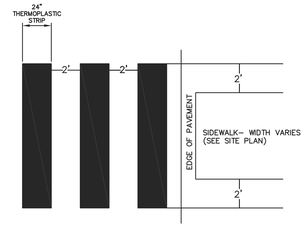
SCALE: NONE



CONC. CURB

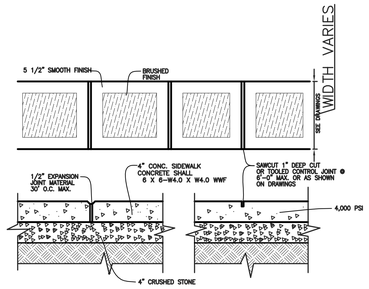
DETAIL 11 / C7.0

SCALE: NOT TO SCALE



CROSSWALK

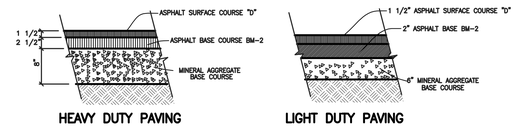
DETAIL 16 / C7.0



SIDEWALK & CONTROL JOINTS

DETAIL 5 / C7.0

SCALE: NONE



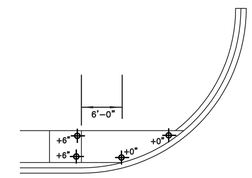
HEAVY DUTY PAVING

LIGHT DUTY PAVING

PAVING SECTIONS BASED ON GEOTECH REPORT BY TERRANOVA DATED 2-6-19

DETAIL 9 / C7.0

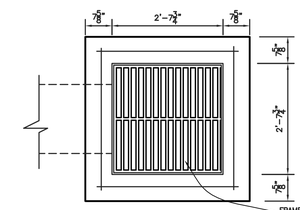
SCALE: NONE



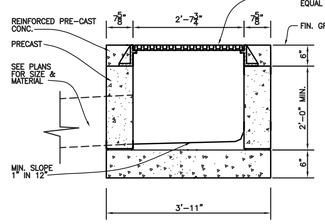
SIDEWALK RAMP AT DRIVES

DETAIL 12 / C7.0

SCALE: NONE



PLAN

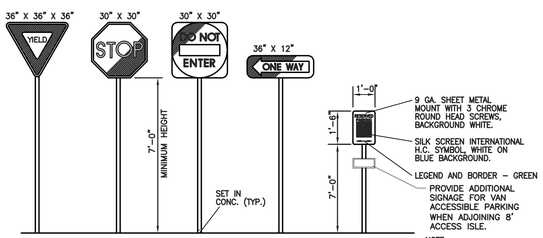


SECTION

AREA INLET

DETAIL 17 / C7.0

SCALE: NONE



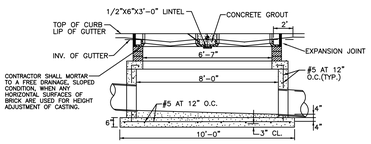
CONSTRUCTION SIGN

DETAIL 1 / C7.0

SCALE: NONE

DETAIL 2 / C7.0

SCALE: NONE

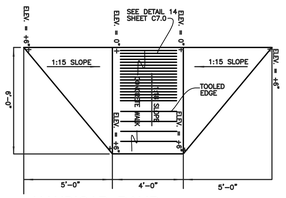


DOUBLE INLET

USE 4000 P.S.I. CONCRETE, GRADE 60 STEEL

FOR INLETS USE JOHN BOUCHARD AND SONS NO. 3101 JBS GRATE, CASTING & HOOD.

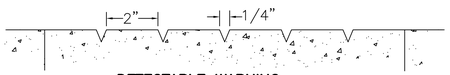
THE CONTRACTOR SHALL ADJUST THE INTERIOR DIMENSIONS AS NECESSARY FOR PIPES LARGER THAN 15" DIAMETER AND FOR PIPES ON SKEW.



HANDICAP RAMP

DETAIL 13 / C7.0

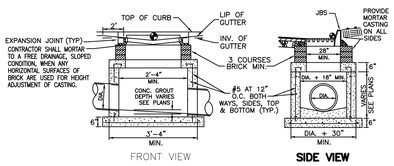
SCALE: NONE



DETECTABLE WARNING

DETAIL 14 / C7.0

SCALE: NONE



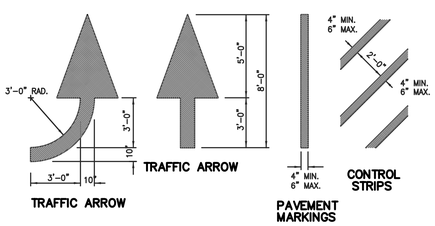
USE JOHN BOUCHARD AND SONS NO. 3101

COORDINATE POINT AND ELEVATION OF CASTING POINT.

SINGLE INLET

DETAIL 10 / C7.0

SCALE: NONE



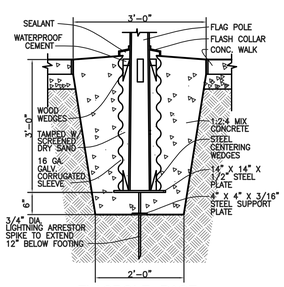
TRAFFIC ARROW

PAVEMENT MARKINGS

CONTROL STRIPS

DETAIL 3 / C7.0

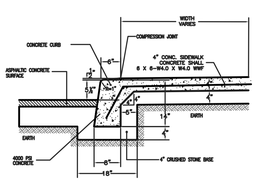
SCALE: NONE



FLAGPOLE BASE

DETAIL 7 / C7.0

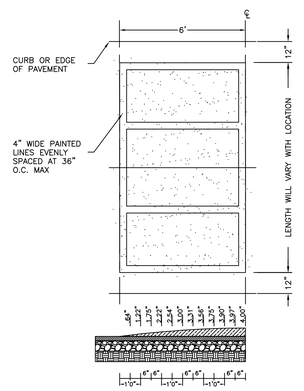
SCALE: NONE



TURN DOWN SIDEWALK DETAIL

DETAIL 15 / C7.0

SCALE: NONE



SPEED HUMP

DETAIL 18 / C7.0

SCALE: NONE

SITE DETAILS

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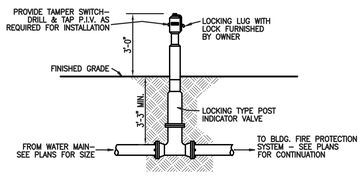
HENPECK LANE
FRANKLIN, TENNESSEE

REVISIONS

PROJECT NO. 1812

DATE 02/27/19

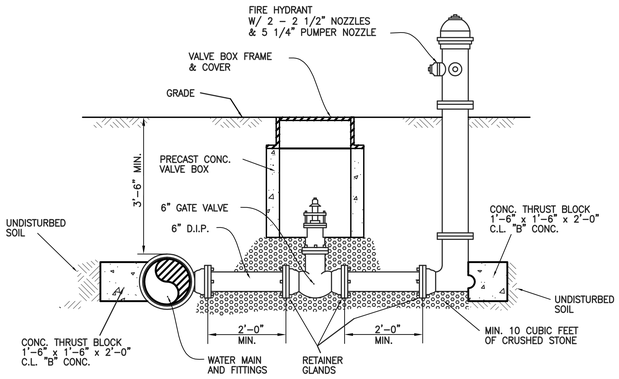
SHEET NO. C7.0



POST INDICATOR VALVE

DETAIL 1 / C7.1

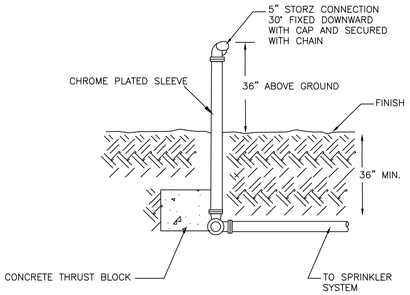
SCALE: NONE



FIRE HYDRANT

DETAIL 2 / C7.1

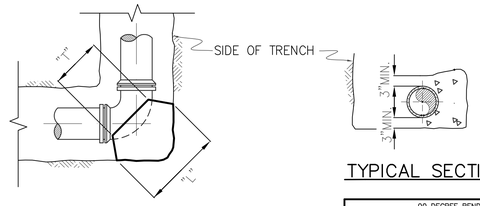
SCALE: NONE



FIRE DEPARTMENT CONNECTION

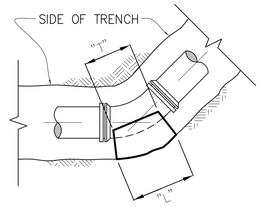
DETAIL 3 / C7.1

SCALE: NOT TO SCALE

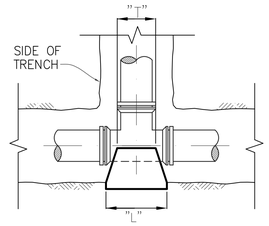


90 DEGREE BEND

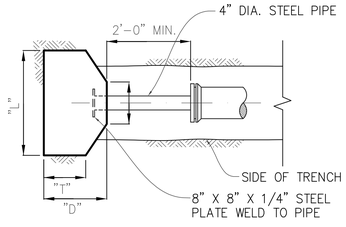
TYPICAL SECTION



45, 22 1/2 & 11 1/4 DEGREE BEND



TEE



PLUG

TYPICAL THRUST BLOCK DETAILS

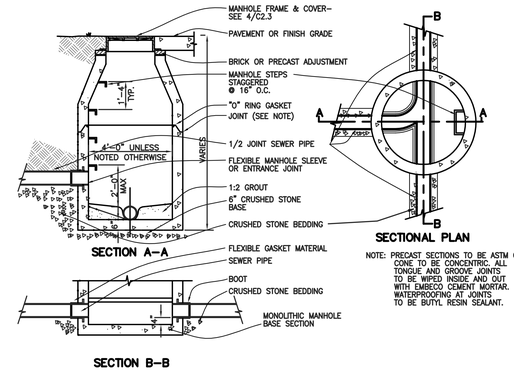
DETAIL 4 / C7.1

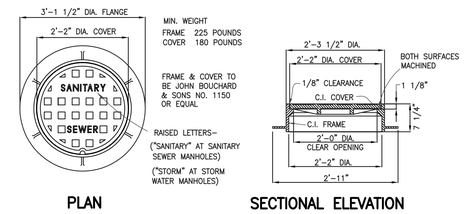
SCALE: NONE

90 DEGREE BEND						
SIZE	3"	6"	8"	10"	12"	14"	16"
D	8	8	8	10	10	12	12
L	24	24	36	48	48	60	66
W	24	24	30	36	48	60	63
T	16	16	16	18	18	24	24
45 & 22 1/2 DEGREE BEND							
SIZE	3"	6"	8"	10"	12"	14"	16"
D	8	8	8	10	10	12	12
L	18	18	24	30	36	42	48
W	12	12	18	24	30	42	48
T	16	16	16	18	18	24	24
11-1/4 DEGREE BEND							
SIZE	3"	6"	8"	10"	12"	14"	16"
D	6	6	8	10	10	12	12
L	15	18	24	24	30	33	36
W	12	18	18	18	24	27	30
T	15	15	15	15	18	21	24
TEE							
SIZE	3"	6"	8"	10"	12"	14"	16"
D	8	8	8	10	10	12	12
L	18	18	30	36	48	54	60
W	12	12	24	30	36	42	48
T	12	12	12	18	18	24	24
PLUG							
SIZE	3"	6"	8"	10"	12"	14"	16"
D	18	18	24	24	24	30	30
L	18	18	30	36	42	48	54
W	18	18	30	36	42	48	54
T	12	12	18	18	18	18	18

NOTE:

1. FOR TEE WITH BRANCH UNEQUAL TO RUN USE TEE TYPE KICKER WITH D, L & W DIMENSIONS THE SAME AS THOSE OF TEE. SELECT "T" DIMENSION FROM TEE TABLE UNDER COLUMN HEADED BY THE SIZE AS THE BRANCH.
2. IF EXACT SIZE PIPE BLOCKING IS NOT SHOWN, USE NEXT LARGER SIZE.
3. DEPTH "D" MAY BE GREATER THAN SPECIFIED. TO ALLOW WORKING SPACE PIER MUST BE PLACED AGAINST UNDISTURBED EARTH.





DETAIL 5 / C7.1

SCALE: NONE

SITE UTILITY DETAILS

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PROJECT NO. 1812

DATE 02/27/19

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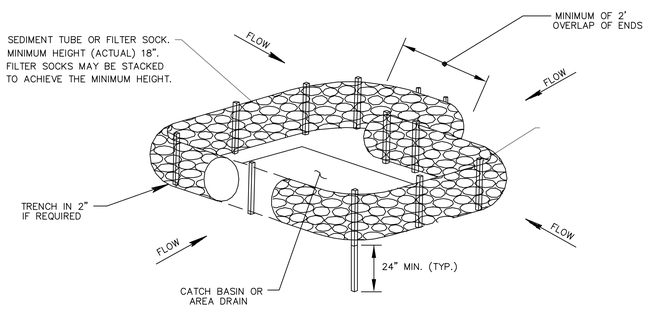
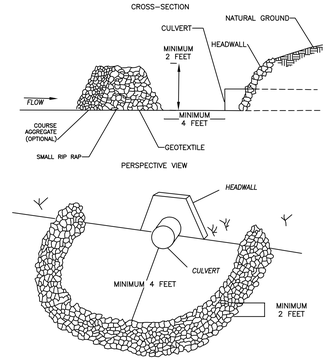


INLET PROTECTION DETAIL

DETAIL 1 / C7.2

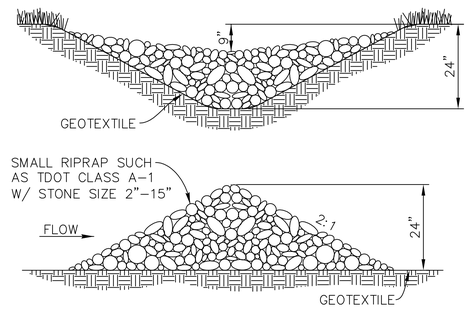
SCALE: NONE



STONE FILTER RING

DETAIL 4 / C7.2

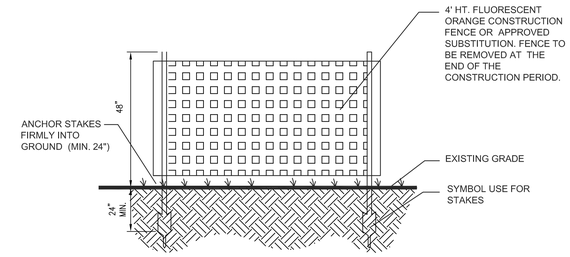
SCALE: NONE



ROCK CHECK DAM

DETAIL 7 / C7.2

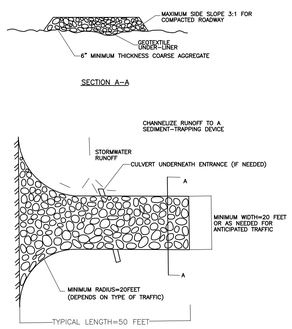
SCALE: NONE



CONSTRUCTION FENCE

DETAIL 9 / C7.2

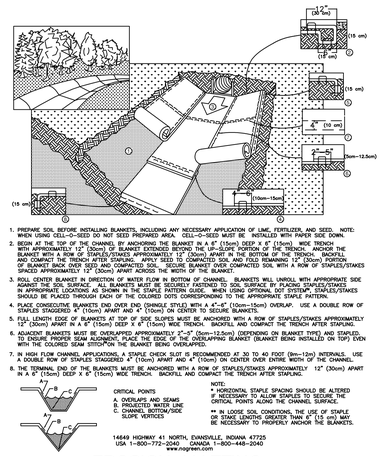
SCALE: NONE



CONSTRUCTION EXIT

DETAIL 2 / C7.2

SCALE: NONE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROXIMATE SIDE OVERLAPS OF 2" (5cm). STAPLE THE CENTER OF THE BLANKET IN A STAGGERED PATTERN TO ESTABLISH THE PROPER SPACING BY ANCHOR STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL 50T SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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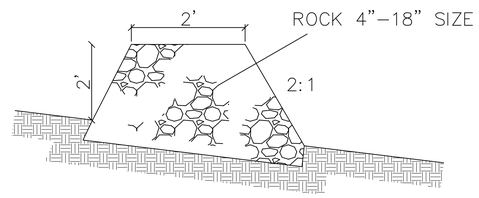
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

EROSION MATTING

DETAIL 5 / C7.2

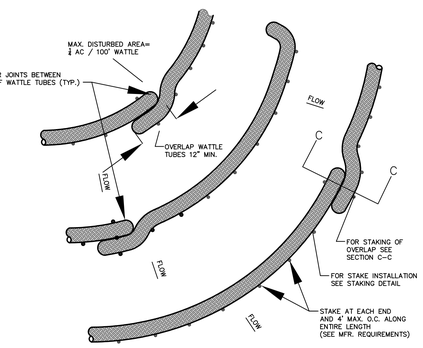
SCALE: NONE



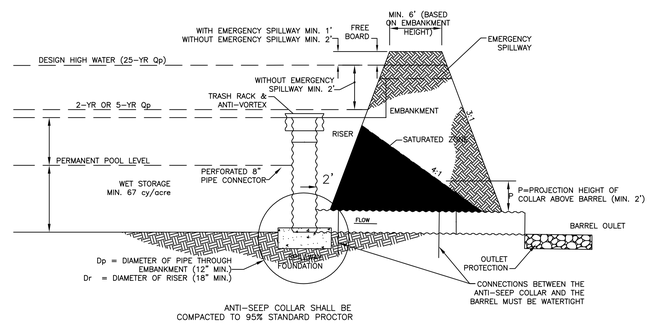
DIVERSION BERM

DIVERSION BERM 10 / C7.2

SCALE: NONE



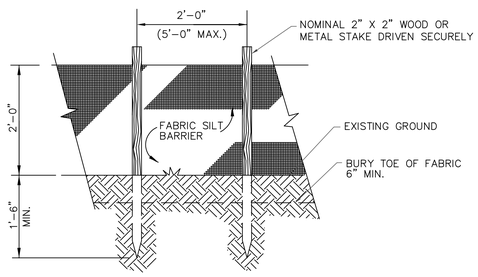
PLAN VIEW FOR SLOPE APPLICATION



TEMPORARY STRUCTURE FOR SEDIMENT BASINS

DETAIL 3 / C7.2

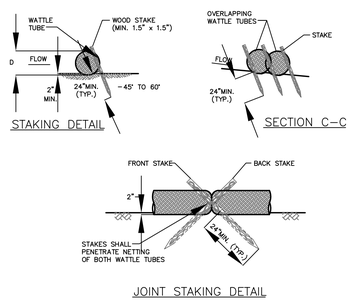
SCALE: NONE



SILT FENCE

SILT FENCE 6 / C7.2

SCALE: NONE



JOINT STAKING DETAIL

SEDIMENT CONTROL LOG

SEDIMENT CONTROL LOG 8 / C7.2

SCALE: NONE

EROSION CONTROL DETAILS

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CENTRAL EAST MIDDLE SCHOOL

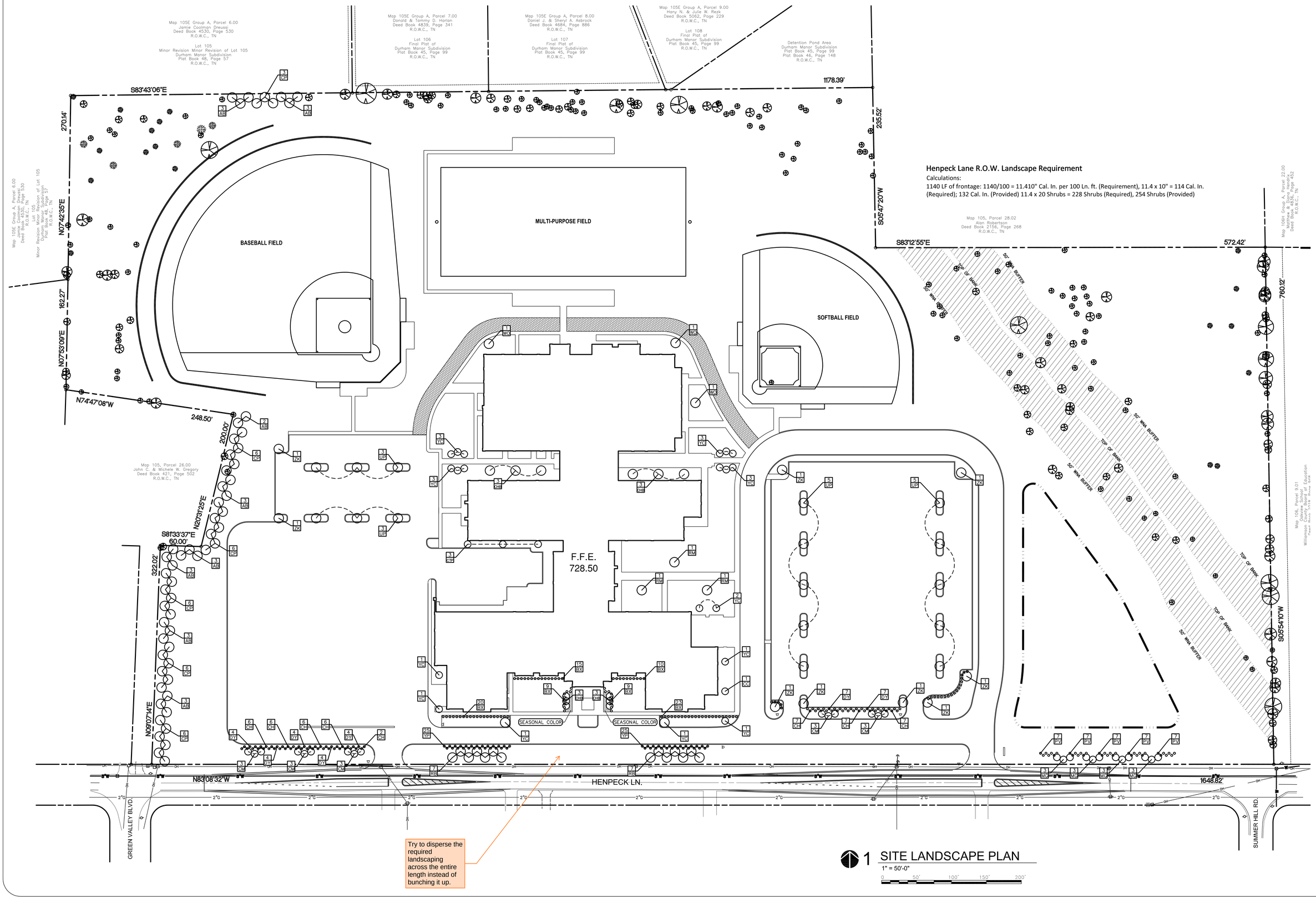
. HENPECK LANE
FRANKLIN, TENNESSEE

REVISIONS

PROJECT NO. 1812

DATE 02/27/19

SHEET NO. C7.2



Henpeck Lane R.O.W. Landscape Requirement

Calculations:

1140 LF of frontage: 1140/100 = 11.410" Cal. In. per 100 Ln. ft. (Requirement), 11.4 x 10" = 114 Cal. In. (Required); 132 Cal. In. (Provided) 11.4 x 20 Shrubs = 228 Shrubs (Required), 254 Shrubs (Provided)

Try to disperse the required landscaping across the entire length instead of bunching it up.

1 SITE LANDSCAPE PLAN

1" = 50'-0"

0 50' 100' 150' 200'

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CENTRAL EAST MIDDLE SCHOOL

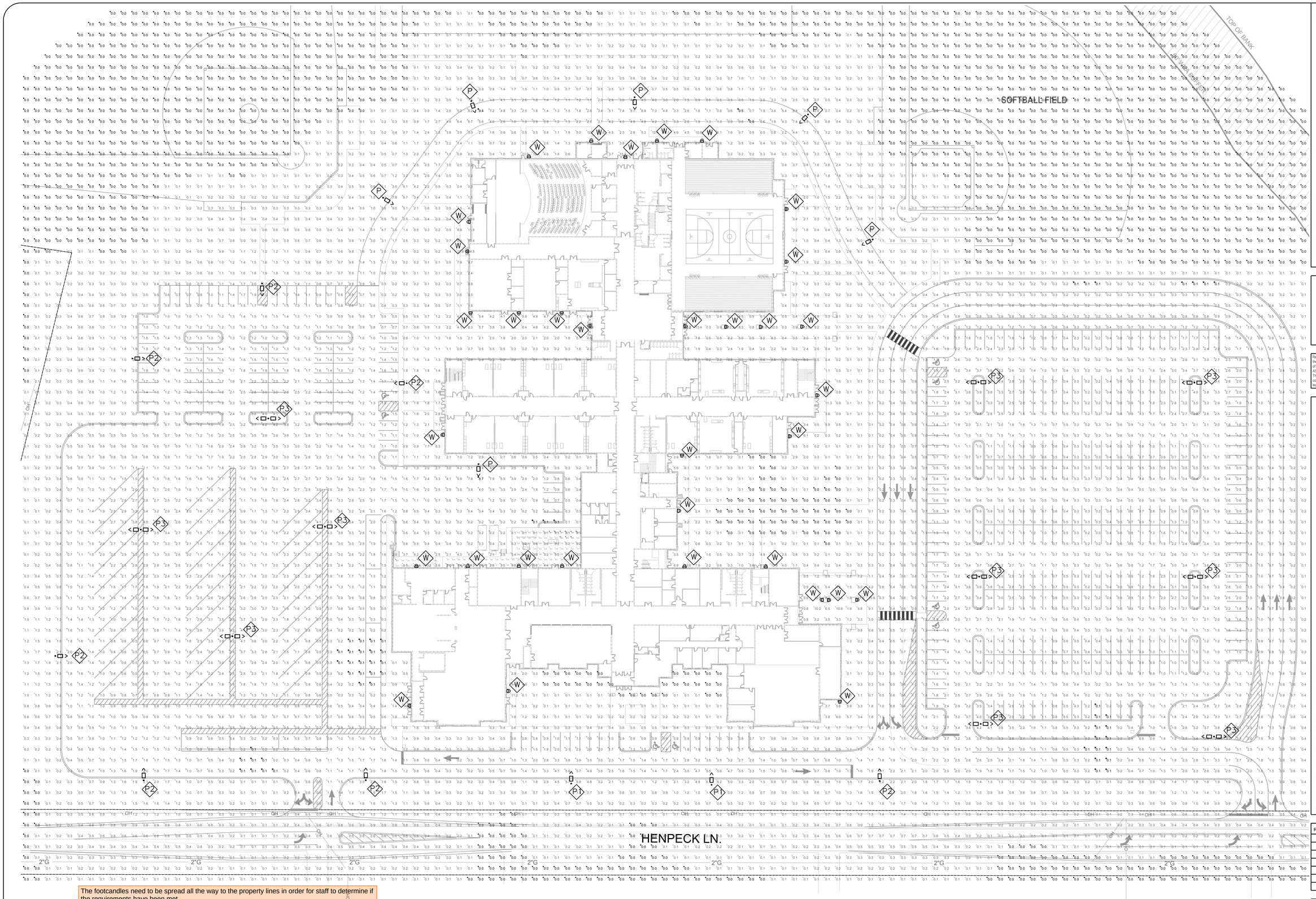
HENPECK LANE
FRANKLIN, TENNESSEE

REVISIONS

PROJECT NO. 1812

DATE 02/27/19

SHEET NO. L1.0



The footcandles need to be spread all the way to the property lines in order for staff to determine if the requirements have been met.

Note(s) indicating the sports fields will not be illuminated need to be added. If the fields will be illuminated, a photometrics plan shall be required.

SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1"=32'-0"

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Association for Learning Environments
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SITE LIGHTING PHOTOMETRIC PLAN

CENTRAL EAST MIDDLE SCHOOL

HENPECK LANE
FRANKLIN, TENNESSEE

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REVISIONS

Project No. 18009

Kurzynske & Associates
CONSULTING ENGINEERS
2900 Lebanon Pike, Ste 201
Nashville, Tennessee 37214

PROJECT NO. 1812

DATE 01/02/19

SHEET NO. **E0.02**

LITEPAK SERIES
LNC3

Cat.#
Job
Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS
Intended Use:
The midsized LNC3 is designed for perimeter illumination for safety, security and identity. No uplight and lower glare lens option offer neighbor friendly lighting at typical mounting heights of 8-30'. Units have protective polyester finish for long lasting appearance. Ideal for schools, factories, hospitals, warehouses and retail applications. Highly efficient, LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources.

Construction:
Die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments. Four 1/2" conduit entries (top, bottom, and sides) provided for surface conduit.

Electrical:
- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming drivers
- Isolated driver
- 10kA surge protection

LEDs(CCT:
- Ambient operating temperature -40°C to 40°C
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Available in 2 or 24 LED configuration, see page 2 for electrical and photometric data

Lenses:
- Zero uplight distributions using individual acrylic LED optics provide IES type II, III and IV distributions
- CD - Frosted acrylic diffuser option for reduced glare
- CDU - Frosted acrylic diffuser for inverted "up" mounting applications (lens required)

Lumen Maintenance:
L88 at 60,000 hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

Installation:
Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
Designed for direct / box mount or conduit feed on all four sides in single SKU.

Options/Controls:
- Button photocontrol for dusk to dawn energy savings
- 7 pin photo-receptacle available for twist lock photocell and controls by others
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- In addition, LITEPAK can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

Listings:
- Design Lights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- IP65 Assembly + IDA Approved (3000K configurations)

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)

DIMENSIONS

A	B	C	D	E	Weight / BBU
13.1"	10.5"	9.9"	5.8"	8.3"	19 lbs.
330.2 mm	266.7 mm	251 mm	147.3 mm	210.8 mm	8.2 kg.

SHIPPING INFORMATION

Catalog Number	E.W/bxp/ CTN	Carton Dimensions			Carton Wtg per Master Pack
		Length inch (cm)	Width inch (cm)	Height inch (cm)	
LNC3-24L	16.0 lb.0	15.5 (40)	11.0 (28)	13 (33)	1

CERTIFICATIONS/LISTINGS
CSA us LISTED, DLC, IDA

ORDERING INFORMATION – ORDERING EXAMPLE: LNC3-24L-3K-105-2-1-DB-7PR-SCP

LNC3 – _ – _ – _ – _ – _ – _ – _

FAMILY	NUMBER OF LEDS	CCT	DRIVE CURRENT	IES DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
LNC3 Medium Litepak Wallpack	**24L** 24LEDs	**3K** 3000K **4K** 4000K **5K** 5000K	**035** 350mA **050** 500mA **075** 750mA **105** 1050mA	**2** Type II **3** Type III **4** Type IV	**U** 120v-277v **1** 120v* **2** 208v* **3** 240v* **4** 277v* **5** 480v* **F** 347v*	**DB** Bronze **BL** Black **WH** White **GR** Gray **PL** Platinum **CC** Custom Color	**PCI** Universal Button PC **7PR** 7pin PCR **SCP**** Programmable occupancy sensor **SMP**** SiteSync pre-commissioned **SWPM**** SiteSync pre-commissioned w/ occupancy sensor	**F** Fusing (must specify voltage per footnote) **CD** Frosted acrylic diffuser **CSUP** Inverted/Up mounting frosted acrylic diffuser (required for up/inverted fixture installations, see page 3 for install only see page 3) **E1W** Integral battery backup rated for 0° **EH1*** Integral battery backup with heater rated for -30°C **2DBP** Dual Drivers

* Model specify voltage (120 or 277V only for ESR option)
* Factory Install Only. Not available with SCP or SMPM sensor/control options
* Must order minimum of one remote control to program dimming settings. 7-Pin fully adjustable photocell (7PR) is available with SCP or SMPM options. Not available with 120V only.
* PCI option not applicable, included in sensor (SP – up to 8ft; DSP – up to 20ft).
* Models ordered 3-4, 3-5 and 4-5 voltage will default to 347v. Contact factory for other options.
* Bronze, Gloss White, Gloss Black, Gloss Gray, Platinum (PL), Self or SMPM control options
* Model specify group and zone information at time of order. See www.hubbelllighting.com/products/sitesync for fixture details
* Not available with 2DBP, 7PR, SCP, SMP options
* EH1H and 1H1EM are interchangeable, not available with 347 voltage
* 1H1EM only, not available with 347V or 480V

STOCK ORDERING INFORMATION – 2L COB MODELS

CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	WATTAGE	LUMENS	LPW	VOLTAGE	# OF DRIVERS @ DRIVE CURRENT	WEIGHTS LBS. (KGS)
LNC3-2L4K-075	2 LED - 60W Configuration, 4000K, Dark Bronze	Type IV	62.0	5,857	94.8	120-277	1 @ 750mA	16.7 (7.6)
LNC3-2L4K-105	2 LED - 90W Configuration, 4000K, Dark Bronze		87.4	7,721	86.1		1 @ 1050mA	
LNC3-2L5K-105	2 LED - 90W Configuration, 5000K, Dark Bronze		87.4	7,288	82.0		1 @ 1050mA	
LNC3-2L4K-105-7PR	2 LED - 90W Configuration, 4000K, Dark Bronze, 7-Pin		87.4	7,721	86.1		1 @ 1050mA	
LNC3-2L4K-105-SCP	2 LED – 90W Configuration, 4000K, Dark Bronze, SCP		87.4	7,721	86.1		1 @ 1050mA	

FIXTURE CUT SHEET - TYPE 'W'

ASL LED SERIES
AREA/SITE/ROAD LIGHTER

Cat.#
Job
Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS
Construction:
- Stylish vertically finned die-cast and extruded aluminum for maximum heat dissipation

- Separate optical and electrical compartment for improved thermal management and optimum component operation

- EPA: 8L – .52ft²
  16L – .82 ft²
  24L – .74 ft²

Optics:
- Premium engineered individual acrylic lenses deliver IES Type II, III, IV and V distributions

- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning

- 3000K, 4000K, or 5000K (70 CRI) CCT

- Zero uplight

Electrical:
- Configured with 8, 16, or 24 high current and high output LEDs to replace 150, 250 and 400w HID respectively

- Universal 120-277 VAC input voltage, 50/60 Hz

- Single driver, 2100mA drive current

- Ambient operating temperature -40° to 40° C

- Drivers have greater than 90% power factor and less than 20% THD

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery

- Field replaceable surge protection device provides 10KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

Controls:
- 0-10V dimming standard photocell, occupancy sensor and wireless available for complete on/off and dimming control

- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control receivers (control accessories sold separately)

- Dimming leads can be pulled for use with remote control devices, order as special

Installation:
- Tool-less entry to wiring/driver compartment

- Universal mounting block works with #2 drill pattern (See page 4 illustration)

- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities (See page 4 illustration for dimensions)

- Mast arm fitter accessory or option available for 2-3/8" OD brackets

Finish:
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

Listings:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures

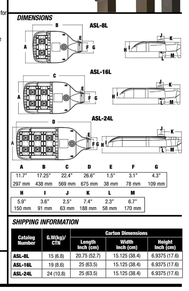
- 3G rated for ANSI C136.31 high vibration applications

- IP65 optical assembly

- IDA approved

PRODUCT IMAGE(S)

DIMENSIONS



A	B	C	D	E	F	G
11.7"	17.25"	22.4"	26.6"	1.5"	3.1"	4.3"
297 mm	438 mm	569 mm	675 mm	38 mm	78 mm	109 mm

H	I	J	K	L	M
5.9"	3.8"	3.5"	7.4"	3.5"	6.7"
150 mm	81 mm	63 mm	188 mm	58 mm	170 mm

SHIPPING INFORMATION

Catalog Number	E.W/bxp/ CTN	Carton Dimensions			
		Length inch (cm)	Width inch (cm)	Height inch (cm)	
ASL-8L	15 (6.8)	25.75 (52.7)	15.125 (38.4)	6.9375 (17.6)	
ASL-16L	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)	
ASL-24L	24 (10.8)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)	

CERTIFICATIONS/LISTINGS
CSA us LISTED, DLC

ORDERING INFORMATION - STOCK CONFIGURATIONS

Catalog Number	Description	Mtg.	Distribution	Wattage	# Drivers Drive Current	Voltage	CCT	Lumens	LPW	Weight lbs. (kg)
ASL-16L-3	Medium size 16 LED configuration, Dark Bronze	Arm	Type III	123	1@2100mA	120V-277V	4000K	11153	91	18 (8.16)
ASL-16L-4	Medium size 16 LED configuration, Dark Bronze	Arm	Type IV	123	1@2100mA	120V-277V	4000K	11417	93	18 (8.16)
ASL-24L-3	Large size 24 LED configuration, Dark Bronze	Arm	Type III	181	1@2100mA	120V-277V	4000K	16364	91	20 (9.07)
ASL-24L-4	Large size 24 LED configuration, Dark Bronze	Arm	Type IV	181	1@2100mA	120V-277V	4000K	16752	93	20 (9.07)

CONFIGURABLE ORDERING INFORMATION NEXT PAGE

FIXTURE CUT SHEET - TYPE 'P', 'P1', P2', 'P3' (PAGE 1)

ORDERING INFORMATION
ORDERING EXAMPLE: ASL-8-24L4K-210-4-U-DB

ASL – _ – _ – _ – 210 – _ – _ – _

FAMILY	MOUNTING	# LEDS	CCT	DRIVE CURRENT	DISTRIBUTION	VOLTAGE	COLOR	OPTIONS
ASL ASL Series	**A** Arm **MAF** Mast Arm Fitter	**8L** 8 High brightness LEDs **16L** 16 High brightness LEDs **24L** 24 High brightness LEDs	**3K** 3000K, 70 CRI **4K** 4000K, 70 CRI **5K** 5000K, 70 CRI	**210** 2100mA	**2** IES TYPE II **3** IES TYPE III **4** IES TYPE IV **5** IES TYPE V	**U** Universal **1** 120 **2** 208 **3** 240 **4** 277 **C[1]** Custom Color	**BL** Black **DB** Dark Bronze **GR** Gray **PS** Platinum Silver **WH** White	**F** Fusing (voltage specified and determined by voltage field) **7PR[2]** 7-pin ANSI twist-lock photocell receptacle **RPA(X)** Round pole adapter (Replace X with 3, 4, 5 or 6 indicating pole diameter) **SCPW** Programmable motion sensor with dimming control (Wireless interface not for use with 7PR receptacle option and external wireless control devices). A minimum of one SCP-REMOTE accessory is also required for configuration; Wide lens with motion detection radius equal to 1.3 X luminaire mounting height (approx. distance) **TB** Terminal block

1 – Contact factory for minimum order quantities
2 – Not avail. with 2-8L, 2-16L configurations for use with standard Twist Lock® photo controls, shorting caps, and ANSI C136.41 external wireless control devices with and without redirect/occupancy exercise

ACCESSORIES - Order Separately

Catalog Number	Description
ASL-MAF	Mast arm kit with wildlife shield for mounting to 2-3/8" OD arms
RATA-X[1]	Single round arm tenon fits 2 3/8" OD, requires ASL-MAF accessory kit for stacked configurations
SCP-REMOTE	Remote control for SCPW option. Order at least one per project to program and control
CR-RPA(X)-XX[1]	Round pole adapters are available for 3, 4, 5, and 6 inch diameter round poles. Requires universal mounting block option
WB-CR-X[1]	Wall bracket. Requires universal mounting block option
PTL-1	Photocontrol - twist-lock cell (120V) - Requires 7PR option
PTL-2	Photocontrol - twist-lock cell (120-277V) - Requires 7PR option
PSC	Shorting cap - twist-lock - Requires 7PR option
ASL8L2LENS	Type II, 2 lenses included
ASL8L3LENS	Type III, 2 lenses included
ASL8L4LENS	Type IV, 2 lenses included
ASL8L5LENS	Type V, 2 lenses included

1 - Replace XX with color choice, eg.: DB for Dark Bronze

ASL8L2LENS ASL8L3LENS ASL8L4LENS ASL8L5LENS

Product	Number of Kits	Number of Lenses
ASL8L	1	2
ASL16L	2	4
ASL24L	3	6

ASL-MAF installed
ASL-MAF – Fits 2-3/8" OD arms

Wall Mount Accessory
WB-CR-XX wall mount bracket designed for building mount applications

FIXTURE CUT SHEET - TYPE 'P', 'P1', P2', 'P3' (PAGE 2)

PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G	4K (4000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G	3K (3000K nominal, 80 CRI) LUMENS	LPW[1]	B	U	G
8	2100	62	2	6304	102	1	0	1	5775	93	1	0	1	5068	82	1	0	1
			3	6139	99	2	0	2	5624	91	2	0	2	4935	80	1	0	2
			4	6285	101	1	0	1	5757	93	1	0	1	5149	83	1	0	1
			5	6194	100	3	0	1	5674	92	3	0	1	4979	80	3	0	1
16		123	2	12502	102	2	0	2	11453	93	2	0	2	10441	85	2	0	2
			3	12175	99	2	0	2	11153	91	2	0	2	10168	83	2	0	2
			4	12463	101	2	0	2	11417	93	2	0	2	10409	85	2	0	2
			5	12283	100	4	0	2	11253	91	4	0	2	10259	83	4	0	2
24		181	2	18343	101	3	0	3	16806	93	3	0	3	15437	85	3	0	3
			3	17863	99	3	0	3	16364	90	3	0	3	15033	83	3	0	3
			4	18287	101	2	0	2	16752	93	2	0	2	15389	85	2	0	2
			5	18022	100	4	0	2	16510	91	4	0	2	15167	84	4	0	2

1 – Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
8	1@2100mA)	120	62	0.52
		208	62	0.30
		240	62	0.26
		277	62	0.22
16		120	123	1.03
		208	123	0.60
		240	123	0.52
		277	123	0.45
24		120	181	1.49
		208	181	0.86
		240	181	0.74
		277	181	0.64

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0° C	32° F	1.06
10° C	50° F	1.03
20° C	68° F	1.01
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.97
50° C	122° F	0.94

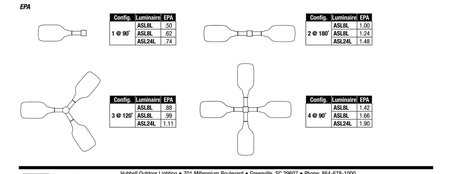
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (0-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS TM-21-11[1] 6	25,000	L80 36,000	50,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.93	0.90	0.86	0.75	>125,000
40°C / 104°F	0.99	0.90	0.86	0.81	0.67	>88,000

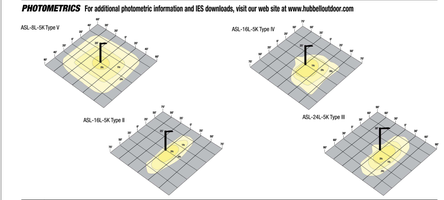
1. Projected per IESNA TM-21-11 Z Cree XP-L, 2100mA, 105°C Tc, 6,000hrs)

EPA

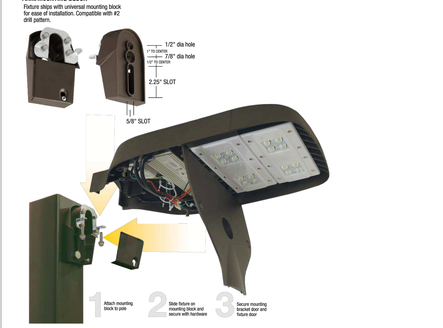


FIXTURE CUT SHEET - TYPE 'P', 'P1', P2', 'P3' (PAGE 3)

PHOTOMETRICS For additional photometric information and IES downloads, visit our web site at www.hubbelloutdoor.com



ARM/MOUNTING BLOCK
Fixture ships with universal mounting block for ease of installation. Compatible with #2 drill pattern.



FIXTURE CUT SHEET - TYPE 'P', 'P1', P2', 'P3' (PAGE 4)

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P	6	Hubbell Outdoor	ASL-24L-4K-210-2	ASL Area/Site Lighter	24 High Brightness LEDs - 4000K - 70 CRI	1	19095	1	169
	P1	2	Hubbell Outdoor	ASL-24L-4K-210-3	ASL Area/Site Lighter	24 High Brightness LEDs - 4000K - 70 CRI	1	18595	1	169
	P2	7	Hubbell Outdoor	ASL-24L-4K-210-5	ASL Area/Site Lighter	24 High Brightness LEDs - 4000K - 70 CRI	1	18761	1	169
	P3	10	Hubbell Outdoor	ASL-24L-4K-210-5	ASL Area/Site Lighter	24 High Brightness LEDs - 4000K - 70 CRI	1	18761	1	338
	W	34	HUBBELL OUTDOOR	LNC3-24L5K-075-3	Medium LNC3 Litepak	C-70-CRI	1	5824	1	59.9

ALL POLE MOUNTED FIXTURES TO BE 32' ABOVE FINISHED GRADE. SECURITY WALL SCONCE 'W' TO BE AT 11' ABOVE FINISHED GRADE AT ALL LOCATIONS.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Fire Lane		3.4 fc	9.4 fc	0.5 fc	18.8:1	6.8:1
Loading Zone - High		7.2 fc	11.7 fc	3.1 fc	3.8:1	2.3:1
Loading Zone - Low		3.9 fc	11.1 fc	0.1 fc	111.0:1	39.0:1
Parking Lot		1.4 fc	8.7 fc	0.1 fc	87.0:1	14.0:1
Property		0.6 fc	15.2 fc	0.0 fc	N/A	N/A

22 middleton street nashville, tennessee 37210
KLINE SWINSEY ASSOCIATES
architecture + interior design + planning
American Institute of Architects
United States Green Building Council
National Council of Architectural Registration Boards
Construction Specifications Institute
Association for Learning Environments
Tennessee Society of Architects

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SITE LIGHTING CUTSHEETS & SCHEDULES

CENTRAL EAST MIDDLE SCHOOL
. HENPECK LANE
FRANKLIN, TENNESSEE

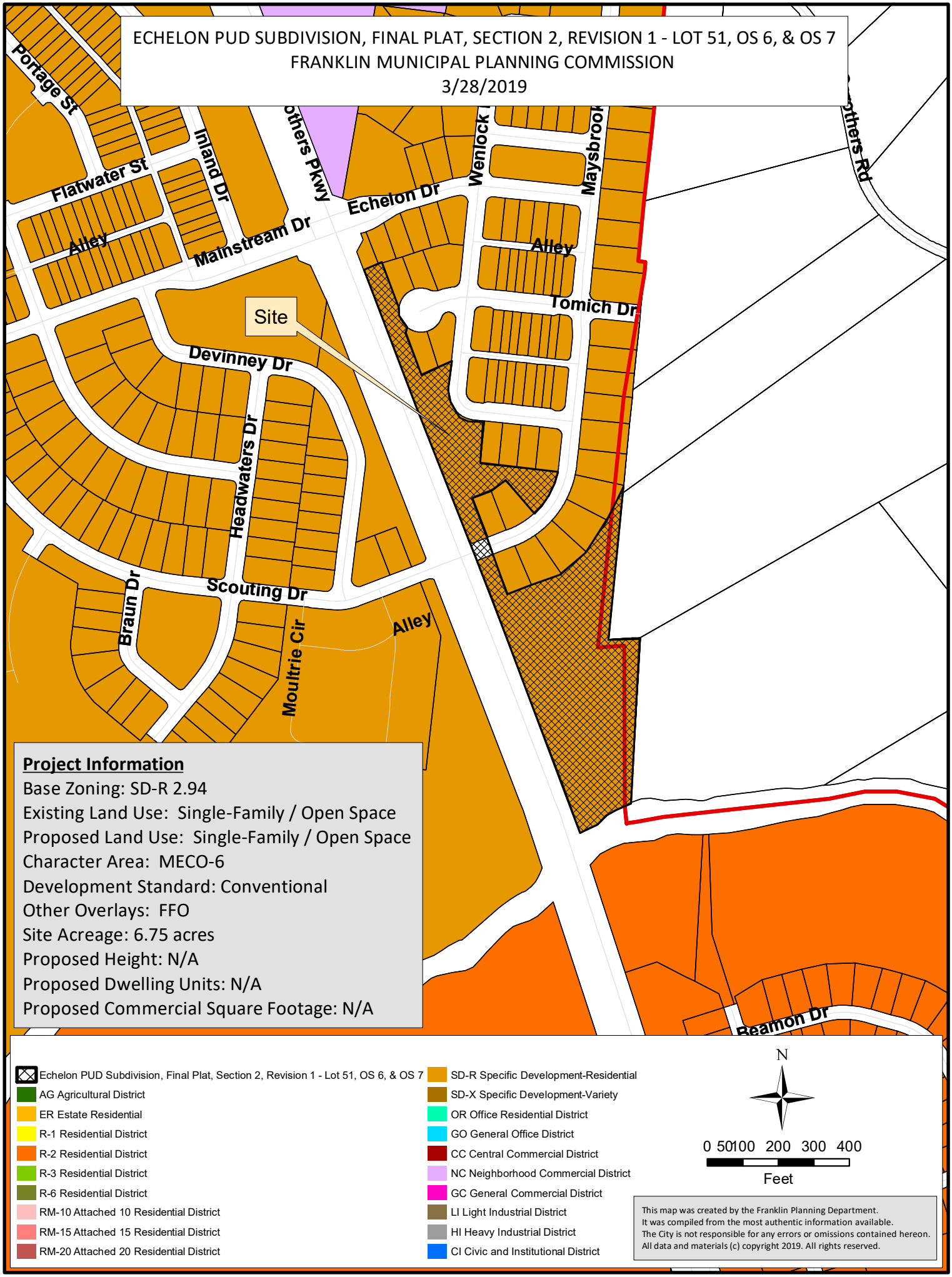
REVISIONS

Project No. 18009

Kurzynske & Associates
CONSULTING ENGINEERS
2900 Lebanon Pike, Ste 201
Nashville, Tennessee 37214

PROJECT NO. 1812
DATE 01/02/19
SHEET NO. E0.03

ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 2, REVISION 1 - LOT 51, OS 6, & OS 7
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/28/2019



Project Information

Base Zoning: SD-R 2.94
Existing Land Use: Single-Family / Open Space
Proposed Land Use: Single-Family / Open Space
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 6.75 acres
Proposed Height: N/A
Proposed Dwelling Units: N/A
Proposed Commercial Square Footage: N/A

COF no: 6900

CONDITIONS OF APPROVAL:

Open Issues: 6

Engineering - Final Plat Checklist

General Issues

9. Plat Note

joe.marlo@franklintn.gov Applicant to verify the FEMA FIRM map in Note 3 and revise as appropriate.

3. This property is not located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0355F, dated September 29, 2006.

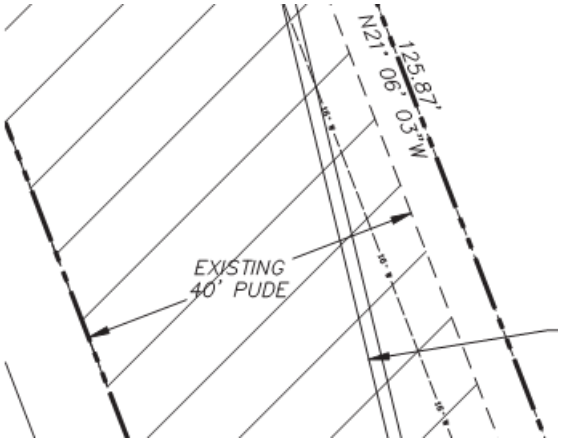
clay.wallace@eli-llc.com FEMA FIRM panel and date have been updated.

joe.marlo@franklintn.gov *Comment partially addressed, but the FEMA map still appears to have errors. The map is in section 'G' and not 'F'.*

Applicant to verify the FEMA FIRM map in Note 3 and revise as appropriate.

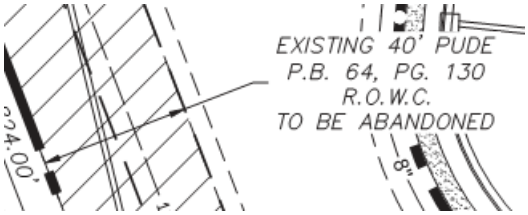
15. C. Final Plat

lance.fittro@franklintn.gov Note the location (book and page number) where the "Existing 40' PUDE" referenced on the plat was recorded.



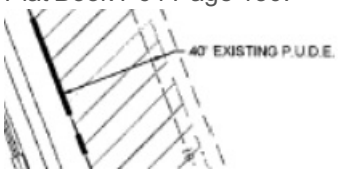
clay.wallace@eli-llc.com Plat book and page have been noted.

lance.fittro@franklintn.gov



The noted plat book and page number is the previous recording of the Echelon Section 2 plat, on which this easement was likewise called out as "existing".

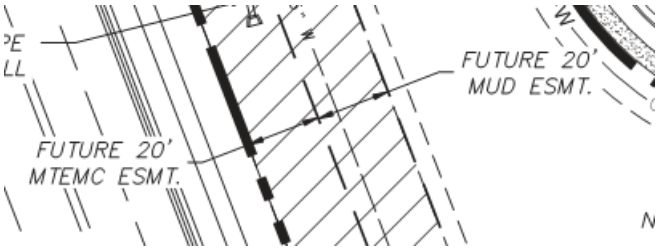
Plat Book P64 Page 130:



In order to abandon this easement, applicant shall correct the note to reference where it was created, not just a previous instance where it was called out.

23. C. Final Plat

lance.fittro@franklintn.gov Applicant shall provide reference to previous recording (book and page number) for any existing easements not being created with this plat. Applicant shall remove any "future" easements not being created with this plat such as the one shown below:



If these easements are to be recorded by separate instrument, do so, and provide the book and page number reference for the recording on this plat. Applicant shall not show easements which are intended to be created in the future on the plat on the plat.

MTEMC

SIGNED_COF XXXX Echelon, Section 2 Final Plat Rev 1 - Lot 51.pdf

20. MTEMC sign off block

ehale@mtemc.com	MTEMC sign off block is required on final plat.
clay.wallace@eli-llc.com	MTEMC block has been added.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov	No sureties are associated with this Final Plat. *(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval**.)*
clay.wallace@eli-llc.com	Acknowledged
kevin.long@franklintn.gov	No sureties are associated with this Final Plat. *(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval**.)*

Planning

SIGNED-COF 6900 Echelon, Section 2 Final Plat Rev 1 - Lot 51, OS 6, OS 7.pdf

22. Site Map Update - Include Lot OS 7

christopher.andrews@franklintn.gov	Please provide depiction of Lot OS 7 in the Site Map on the cover page.

Notes

1. The purpose of this plat is to add a Drainage Easement on lot 51 and to abandon the 40' PUDE on OS 6 and OS 7.
2. This plat voids, vacates, and supercedes all previous recordings (Book P64, Page 130) for lot 51,OS 6, and OS 7.
3. A portion of this property is located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0214F, dated December 22, 2016.
4. The lots shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
5. Parcel ID's shown thus (000) pertain to property map 106.
6. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
7. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
8. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
9. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
10. All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
11. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
12. Any and all mineral rights for the subject property shall transfer to the owner.
13. Residential fire sprinkler systems shall be provided if 1,500 gpm / 20 psi is not available.
14. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
15. Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
16. Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
17. No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
18. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
19. All lots adjacent to open space must not contain opaque fences.
20. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the futrue may by located within the easement with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or
H.O.A. at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

Site Data

Project Name:	Echelon PUD Subdivision - Section 2 Final Plat, Revision 1 - Lot 51, OS 6 & OS 7
COF Project #	6900
Subdivision	Echelon
Lot numbers:	Lot 51, OS 6 & OS 7
Address:	217 Newtonmore Ct
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	SD-R (Specific Development-Residential) - MECO-6
Other applicable overlays:	FFO
Applicable development standard:	Conventional
Acreage of site:	6.75
Approved Density:	SD-R 2.94
Minimum required setback lines:	
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	10 Feet

MTEMC Certificate of Approval for Recording

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

Middle Tennessee Electric Membership Corporation

Date

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

Tennessee811

Total area: 294,212 S.F. or 6.75 Acres

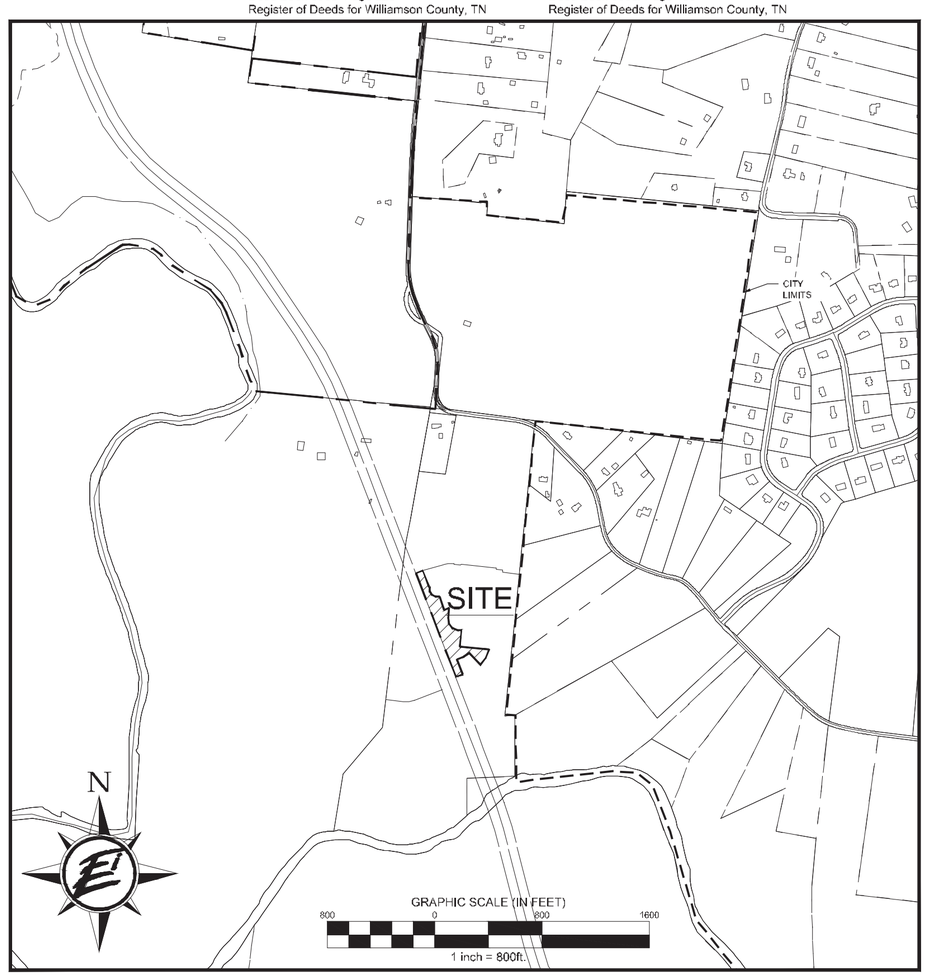
Road Data:

Acreage in new ROW	0 Acres
Linear footage of new roads	0 Feet
Linear footage of alleys	0 Feet

Deed Reference:

Parcel ID 106C B 01600
Owner: OAK DUCK GENERAL PARTNERSHIP
Deed Book 6883, Page 223
Register of Deeds for Williamson County, TN

Parcel ID 106C B 05100 & 106C B 05200
Owner: LOCKWOOD GLEN HOMEOWNERS ASSOC INC
Deed Book 6965, Page 189
Register of Deeds for Williamson County, TN



Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Echelon PUD Subdivision - Section 2 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District — Date

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission — Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Echelon PUD Subdivision - Section 2 has been installed in accordance with City specifications, or

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

Director, Streets Department
City of Franklin, Tennessee — Date

Certificate Of Approval of 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 Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Gresham, Smith and Partners.

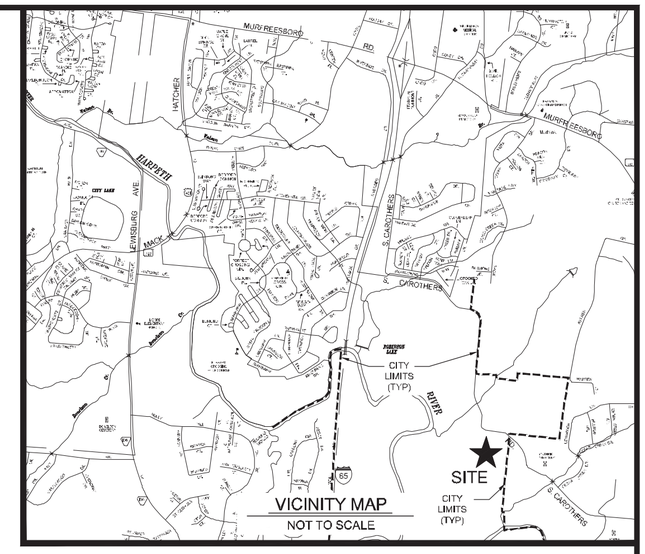
BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1546

3 / 5 / 19

Surveyor

Surveyor Information
Bennie O. Wheeler
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: bennie.wheeler@eli-llc.com

Lot 51, OS 6, & OS 7
Closure Error 1:10,000



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 6883, Page 223, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ , Page _____ , R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner — Date

Owner Information (Lot 51)
Khris Pascarella
Oak Duck General Partnership
205 Powell Place
Brentwood, TN 37027
Phone: 615-312-8242
Email: kpascarella@pearlstreetpartners.com

Owner — Date

Owner Information (OS 6 & OS 7)
Lockwood Glen Homeowners Association, Inc.
50 Vantage Way #100
Nashville, TN 37228

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Echelon PUD Subdivision - Section 2 has been installed in accordance with City specifications, or

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

Director, Water Management Department
City of Franklin, Tennessee — Date

ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 2, REVISION 1 - LOT 51, OS 6, & OS 7

SHEET 1 OF 3

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6900
DATE: January 10, 2019
REV.: February 7, 2019
REV.: MARCH 5, 2019

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

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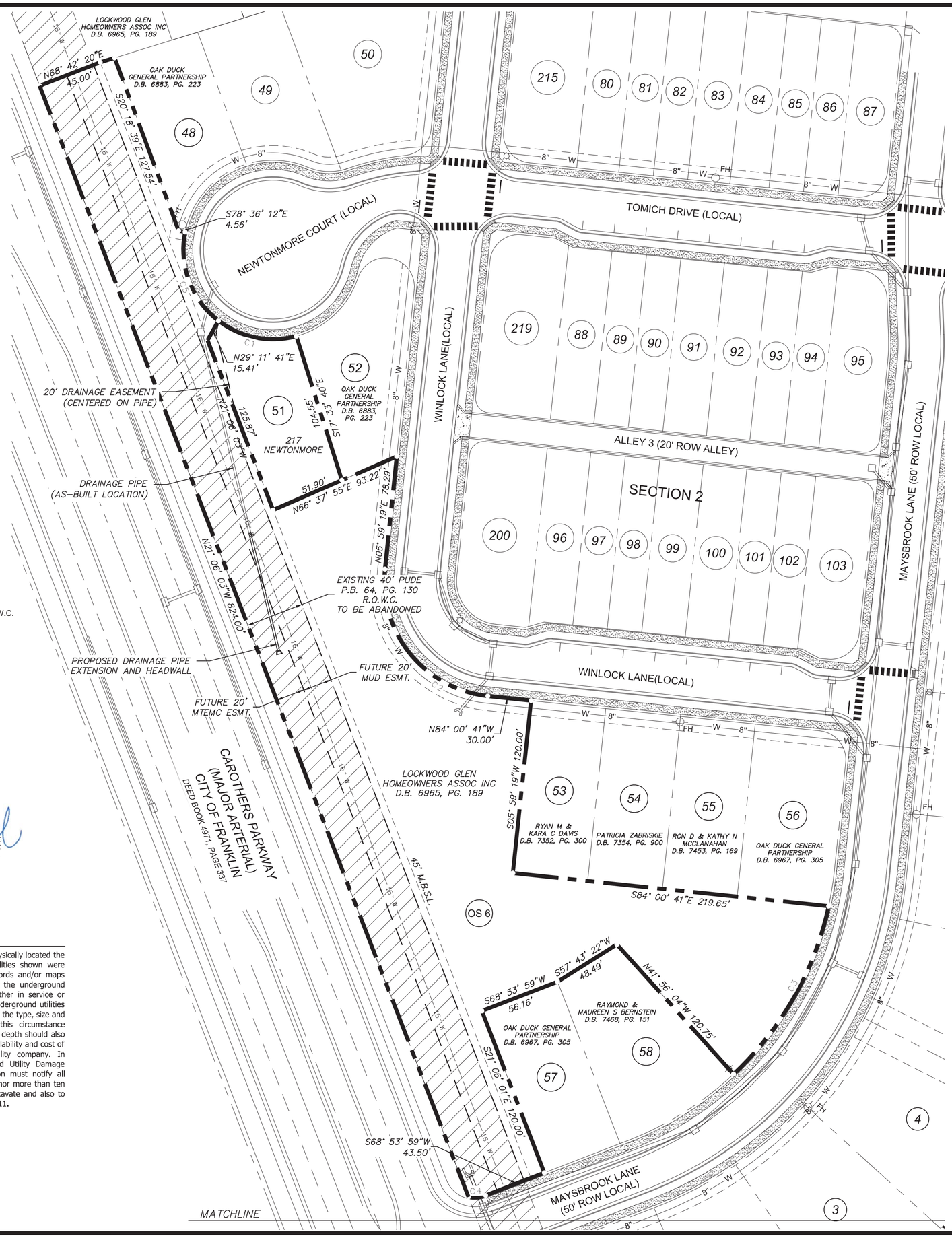
File Path: W:\8236 BN Helm Property\CAD\Final Plats\Section 2\Revision 1\COF 6900 Echelon, Section 2 Final Plat Rev 1 - Lot 51.dwg Layout: 1 OF 3
Save Date: Wednesday, March 6, 2019 1:18:02 PM

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- S — Sewer Manhole
- Iron Rod (Existing)
- Monument (Existing)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number
- 1111 — Address

EXISTING 40' P.U.D.E. - P.G. 64, PG. 130 R.O.W.C. TO BE ABANDONED



N

TN STATE PLANE
NAD 83

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

ECHELON PUD SUBDIVISION
SECTION 2
P.B. 64, PG 130

Lot Table/ Tree Requirement Chart					
Lot #	Square Feet	Acres	ACI	CAL. INCHCES PER TREE	# OF TREES
51	6534	0.15	6	2	3

Open Space Table		
Lot #	Square Feet	Acres
OS 6	82995	1.91
OS 7	204683	4.70

Curve Table						
Curve #	Radius	Length	Delta	Chord Direction	Chord Length	Tangent
C1	62.00'	56.91'	52°35'16"	N78°51'38"W	54.93'	30.63
C2	80.00'	125.66'	90°00'00"	S39°00'41"E	113.14'	80.00
C3	225.00'	135.56'	34°31'11"	S29°31'56"W	133.52'	69.91
C4	21.50'	12.13'	32°20'08"	S85°04'03"W	11.97'	6.23
C5	62.00'	69.21'	63°57'48"	S20°35'06"E	65.68'	38.71
C6	21.50'	12.13'	32°20'12"	S52°43'53"W	11.97'	6.23
C7	11524.16'	69.30'	0°20'40"	N20°55'43"W	69.30'	34.65

BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
3/5/19
TENNESSEE NO. 1546

Utility Disclaimer

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Tennessee811

ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 2, REVISION 1 - LOT 51, OS 6, & OS 7

SHEET 2 OF 3

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6900
DATE: January 10, 2019
REV.: February 7, 2019
REV.: MARCH 5, 2019

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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File Path: W:\8236 BN Helm Property\CAD\Final Plats\Section 2\Revision 1\COF 6900 Echelon, Section 2 Final Plat Rev 1 – Lot 51.dwg Layout: 2 OF 3
Save Date: Wednesday, March 6, 2019 1:18:02 PM

TN STATE PLANE
NAD 83

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

ECHELON PUD SUBDIVISION
SECTION 2
P.B. 64, PG 130

Lot Table/ Tree Requirement Chart					
Lot #	Square Feet	Acres	ACI	CAL. INCHCES PER TREE	# OF TREES
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Open Space Table		
Lot #	Square Feet	Acres
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Curve Table						
Curve #	Radius	Length	Delta	Chord Direction	Chord Length	Tangent
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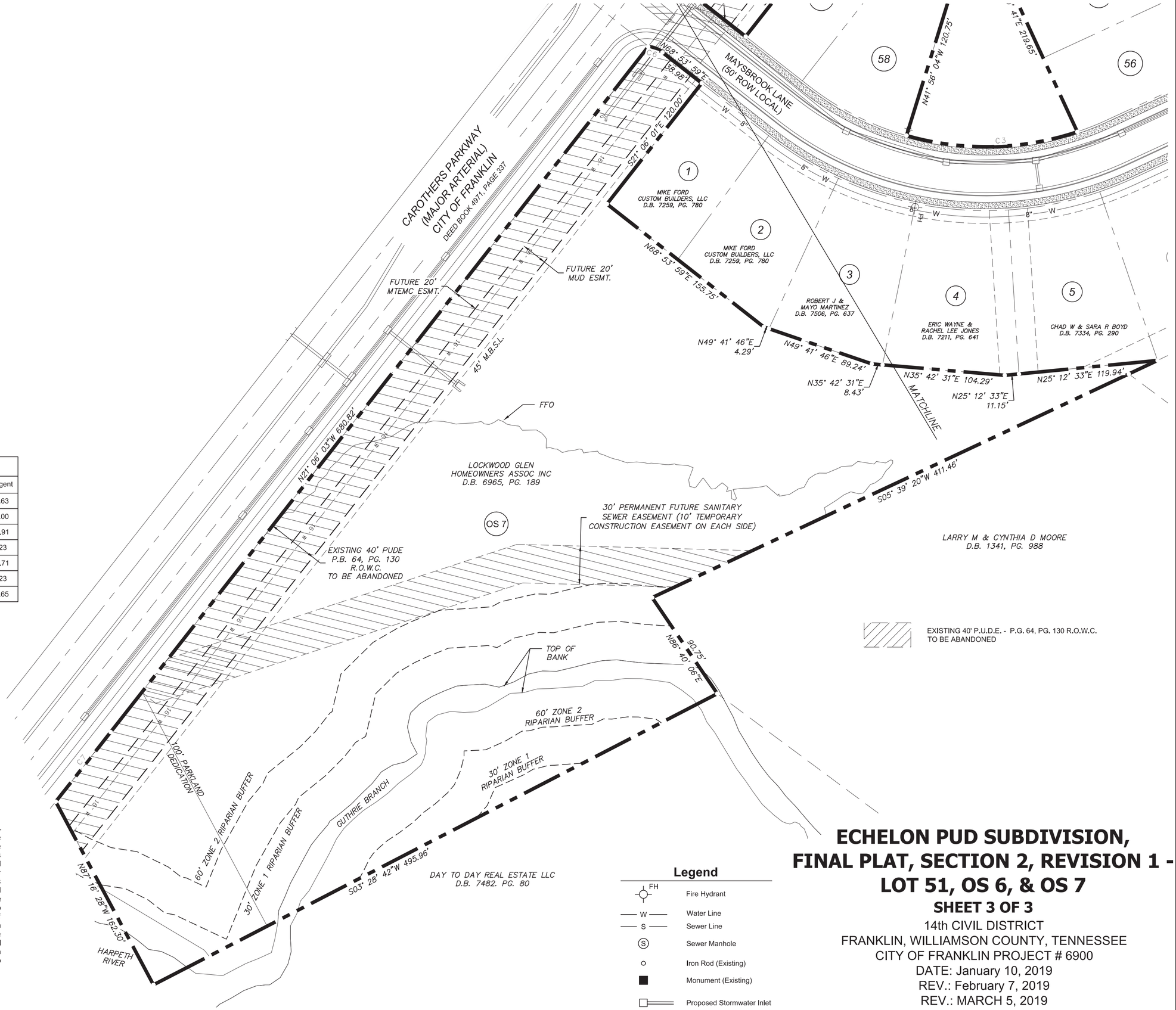
C3	225.00'	135.56'	34°31'11"	S29°31'56"W	133.52'	69.91
C4	21.50'	12.13'	32°20'08"	S85°04'03"W	11.97'	6.23
C5	62.00'	69.21'	63°57'48"	S20°35'06"E	65.68'	38.71
C6	21.50'	12.13'	32°20'12"	S52°43'53"W	11.97'	6.23
C7	11524.16'	69.30'	0°20'40"	N20°55'43"W	69.30'	34.65



EXISTING 40' P.U.D.E. - P.G. 64, PG. 130 R.O.W.C. TO BE ABANDONED

BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE COMMERCE
3 / 5 / 19
TENNESSEE NO. 1346

Utility Disclaimer

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Tennessee811

Legend

FH	Fire Hydrant
W	Water Line
S	Sewer Line
S	Sewer Manhole
	Iron Rod (Existing)
	Monument (Existing)
	Proposed Stormwater Inlet
	Concrete Sidewalk
1	Lot Number
1111	Address

ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 2, REVISION 1 - LOT 51, OS 6, & OS 7

SHEET 3 OF 3

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6900
DATE: January 10, 2019
REV.: February 7, 2019
REV.: MARCH 5, 2019

ENERGY LAND & INFRASTRUCTURE
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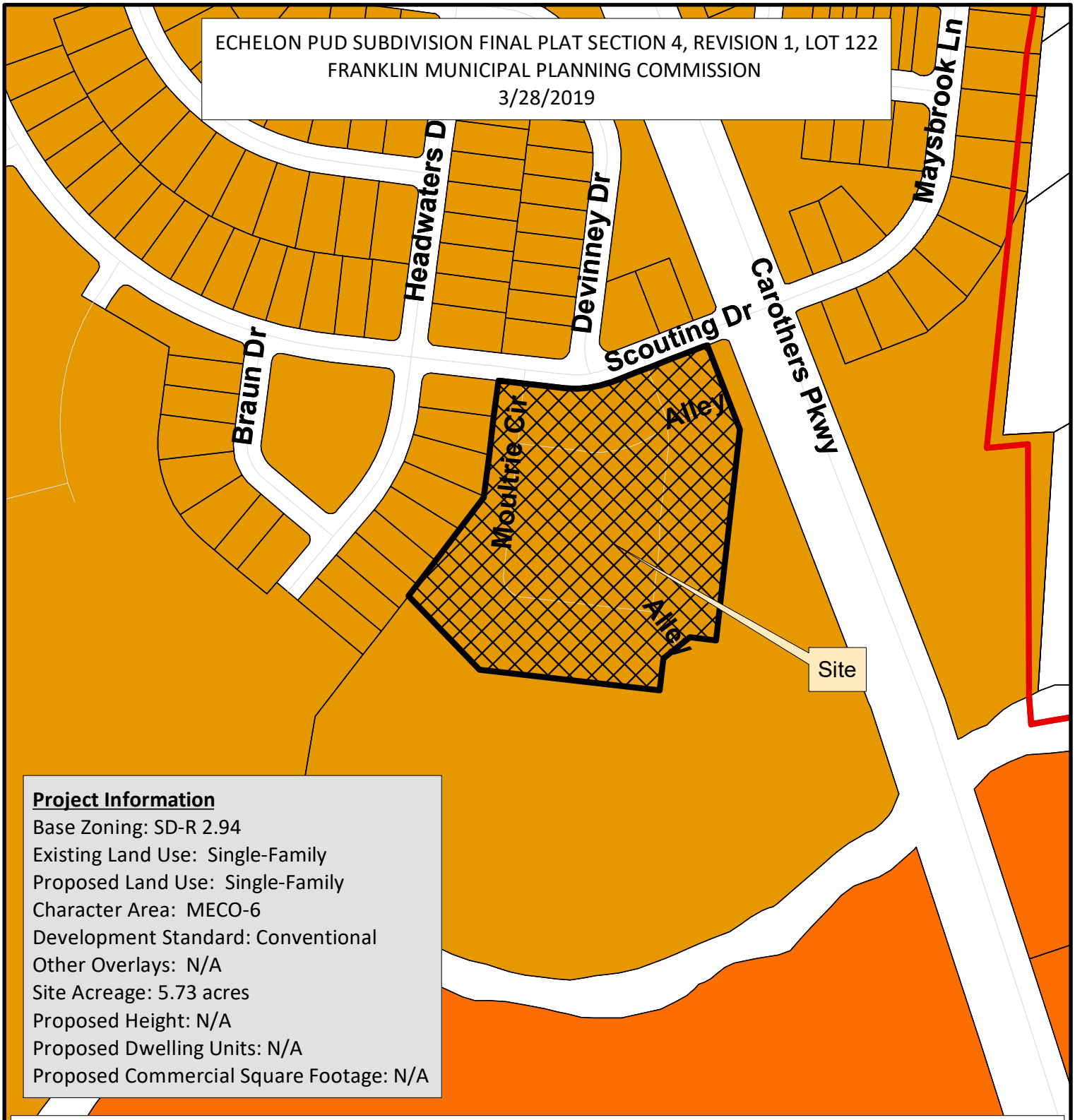
Save Date: Wednesday, March 6, 2019 1:18:02 PM

ECHELON PUD SUBDIVISION FINAL PLAT SECTION 4, REVISION 1, LOT 122
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/28/2019



Project Information

Base Zoning: SD-R 2.94
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 5.73 acres
Proposed Height: N/A
Proposed Dwelling Units: N/A
Proposed Commercial Square Footage: N/A

- Echelon PUD Subdivision Final Plat Section 4, Revision 1, Lot 122
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 50 100 200
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

Notes

1. The purpose of this plat is to revise the width and location of the Public Utility, Drainage, and Access Easement on lot 122 that extends to the bioretention basin and detention pond in lot 123.
2. voids, vacates, and supercedes all previous recordings (Book P69, page 34) for lot 122
3. The property is located within Zone "X" and Zone "AE" on Fema Firm Community Map Number 47187C0214G Panel No. 0214G, December 22, 2016.
4. The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and sanitary sewer service lines are required for each unit.
5. Parcel ID's shown thus (000) pertain to property map 089.
6. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
7. Bearings based on Tennessee State Plane Zone 5301, Fipzone 4100, NAD 83 Datum.
8. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
9. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
10. All open space area to be Public Utility, Drainage and Access easements (PUDAEs).
11. The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
12. All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.
13. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
14. There shall be a minimum of 10' between buildings.
15. Any and all mineral rights for the subject property shall transfer to the owner.
16. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
18. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure with is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City Franklin within an easement on the homeowners' lot at the homeowners' expense.
19. Greenway Easement Note: The 95' wide all access public easement located on the east side of Carothers Parkway shall be dedicated at the time of Final Plat for Section 2, approximately 2016. The 95' easement located west of Carothers Parkway shall be dedicated at the time of the Final Plat for Section 4, approximately 2018.
20. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.

Site Data

Project Name:	Echelon Subdivision - Section 4, Revision 1
COF Project #	6916
Subdivision	Echelon
Lot numbers:	Lot 122
Address:	Scouting Drive
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	N/A
Other applicable overlays:	
Applicable development standard:	Conventional
Acreage of site:	5.73
Approved Density:	SD-R 2.94
Minimum required setback lines:	(Lots 122-123o/s)
Front Yard:	5 Feet
Side Yard:	5 Feet
Read Yard:	4 Feet (Attached)
Owners representative:	Goodall Homes
Address:	393 Maple Street, Suite 100 Gallatin, TN 37066
Phone number:	615.205.2435
Email address:	mgreen@goodallhomes.com
Contact name:	Maverick Green
Applicant:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Email address:	clay.wallace@eli-llc.com
Contact name:	Clay Wallace, P.E.
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615 383-6300
Fax number:	(615) 383-6341
Contact names:	Clay Wallace

* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number
- Property Line
- DN — Manhole Depth
- Iron Rod (Old)
- Monument (Old)

Total area: 249,648 S.F. or 5.73 Acres

Road Data:

Acreage in new ROW	0 Acres
Acreage of streets to be maintained by the COF	0 Acres
Linear footage of new roads	0 Feet
Linear footage of alleys	0 Feet

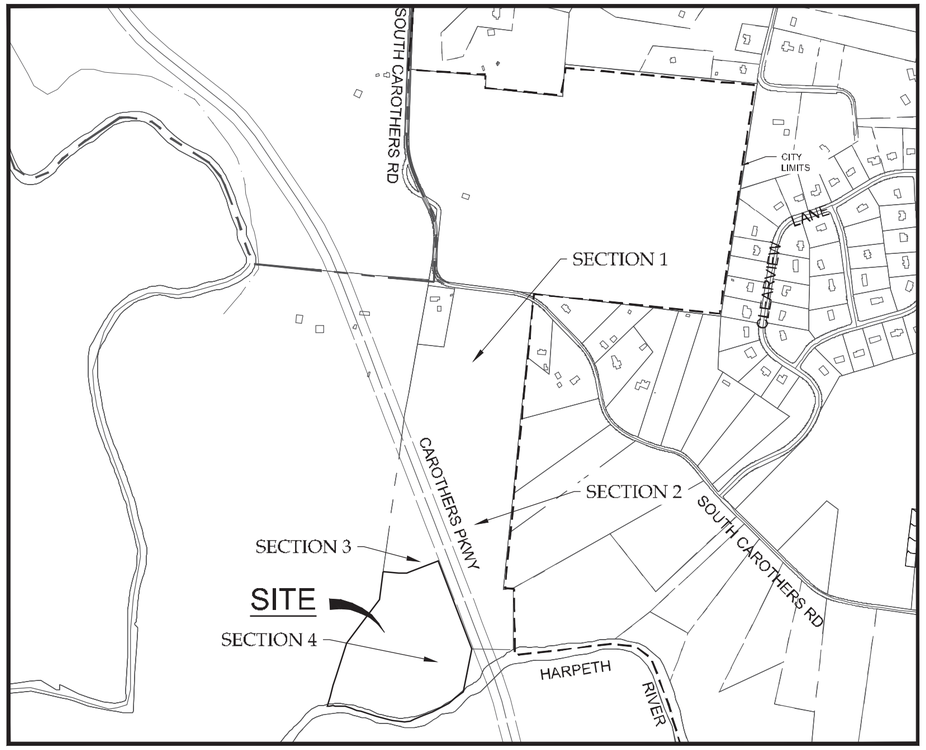
GRAPHIC SCALE (IN FEET)

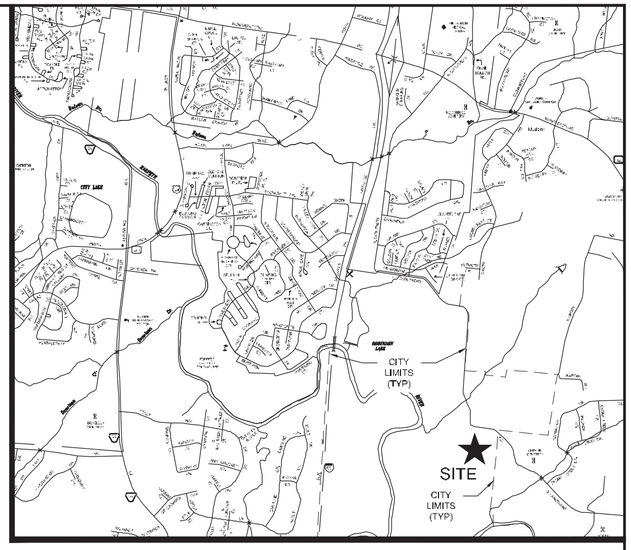
800 0 800 1600

1 inch = 800ft.

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM





VICINITY MAP
NOT TO SCALE

Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 7194, Page 111, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ , Page _____ , R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner _____ Date _____

Owner Information
Bob Goodall, Jr.
Goodall Homes

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Echelon Subdivision - Section 4 has been installed in accordance with City specifications, or

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

Director, Water Management Department _____ Date _____
City of Franklin, Tennessee

Middle Tennessee Electric Membership Corporation

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

Middle Tennessee Electric Membership Corporation _____ Date _____

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Echelon Subdivision - Section 4 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District _____ 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 will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Gresham, Smith and Partners.

BENNIE O. WHEELER REGISTERED LAND SURVEYOR 1546 AGRICULTURE COMMERCE TENNESSEE NO. 1546

Surveyor _____ February 26, 2019
Date

Closure Error 1:10,000

Surveyor Information
Bennie Wheeler
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: bennie.wheeler@eli-llc.com

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

Tennessee811 Know what's below. Call before you dig.

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Echelon Subdivision - Section 4 has been installed in accordance with City specifications, or

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

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

ECHELON PUD SUBDIVISION FINAL PLAT SECTION 4, REVISION 1, LOT 122

SHEET 1 OF 2

14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6916
DATE: FEBRUARY 11, 2019
DATE: FEBRUARY 26, 2019

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

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N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number
- Property Line
- DN — Manhole Depth
- Iron Rod (Old)
- Monument (Old)

UNIT	NUMERICAL	STREET NAME	NOTES
C3	905	SCOUTING DRIVE	
C2	911	SCOUTING DRIVE	
C1	917	SCOUTING DRIVE	
B3	923	SCOUTING DRIVE	
B2	929	SCOUTING DRIVE	
B1	935	SCOUTING DRIVE	
A3	941	SCOUTING DRIVE	
A2	947	SCOUTING DRIVE	
A1	953	SCOUTING DRIVE	

UNIT	NUMERICAL	STREET NAME	NOTES
M3	2003	MOULTRIE CIRCLE	OUTER UNITS
M2	2009	MOULTRIE CIRCLE	
M1	2015	MOULTRIE CIRCLE	
L4	2021	MOULTRIE CIRCLE	
L3	2027	MOULTRIE CIRCLE	
L2	2033	MOULTRIE CIRCLE	
L1	2039	MOULTRIE CIRCLE	
K4	2045	MOULTRIE CIRCLE	
K3	2051	MOULTRIE CIRCLE	
K2	2057	MOULTRIE CIRCLE	
K1	2063	MOULTRIE CIRCLE	
J4	2069	MOULTRIE CIRCLE	
J3	2075	MOULTRIE CIRCLE	
J2	2081	MOULTRIE CIRCLE	
J1	2087	MOULTRIE CIRCLE	
I4	2093	MOULTRIE CIRCLE	
I3	2099	MOULTRIE CIRCLE	
I2	3005	MOULTRIE CIRCLE	
I1	3011	MOULTRIE CIRCLE	
H4	3017	MOULTRIE CIRCLE	
H3	3023	MOULTRIE CIRCLE	
H2	3029	MOULTRIE CIRCLE	
H1	3035	MOULTRIE CIRCLE	

UNIT	NUMERICAL	STREET NAME	NOTES
D1	2004	MOULTRIE CIRCLE	INSIDE UNITS
D2	2010	MOULTRIE CIRCLE	
D3	2016	MOULTRIE CIRCLE	
D4	2022	MOULTRIE CIRCLE	
E1	2028	MOULTRIE CIRCLE	
E2	2034	MOULTRIE CIRCLE	
E3	2040	MOULTRIE CIRCLE	
E4	2046	MOULTRIE CIRCLE	
G4	2052	MOULTRIE CIRCLE	
G3	2058	MOULTRIE CIRCLE	
G2	2064	MOULTRIE CIRCLE	
G1	2070	MOULTRIE CIRCLE	
F4	2076	MOULTRIE CIRCLE	
F3	2082	MOULTRIE CIRCLE	
F2	2088	MOULTRIE CIRCLE	
F1	2094	MOULTRIE CIRCLE	

*SEE APPROVED SITE PLAN FOR UNIT LOCATION

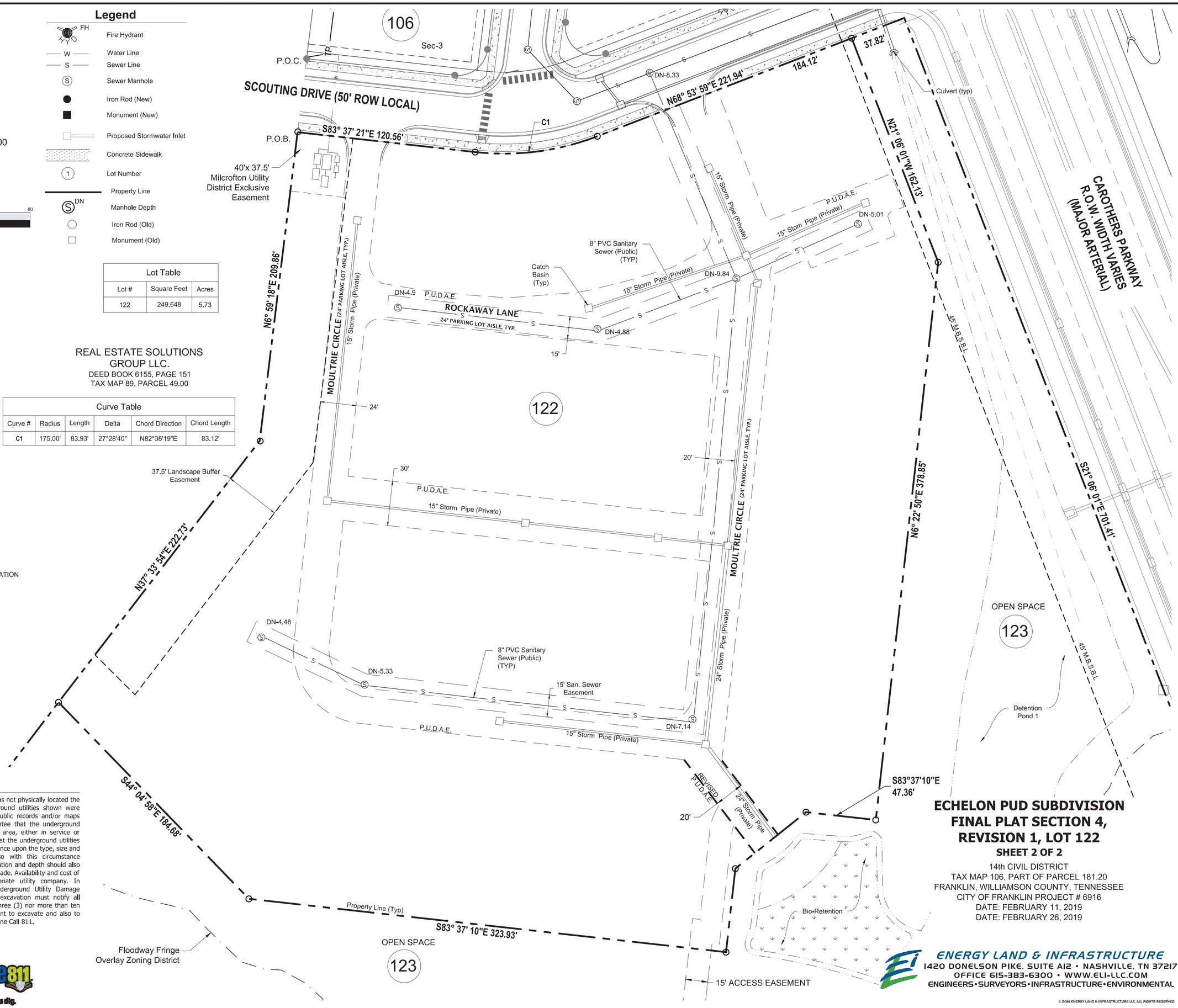
BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1546
2-26-2019

Closure Error 1:10,000

Lot Table		
Lot #	Square Feet	Acres
122	249,648	5.73

REAL ESTATE SOLUTIONS
GROUP LLC.
DEED BOOK 6155, PAGE 151
TAX MAP 89, PARCEL 49.00

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	175.00'	83.93'	27°28'40"	N82°38'19"E	83.12'



Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

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

ECHELON PUD SUBDIVISION
FINAL PLAT SECTION 4, REVISION 1, LOT 122

SHEET 2 OF 2

14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6916
DATE: FEBRUARY 11, 2019
DATE: FEBRUARY 26, 2019

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

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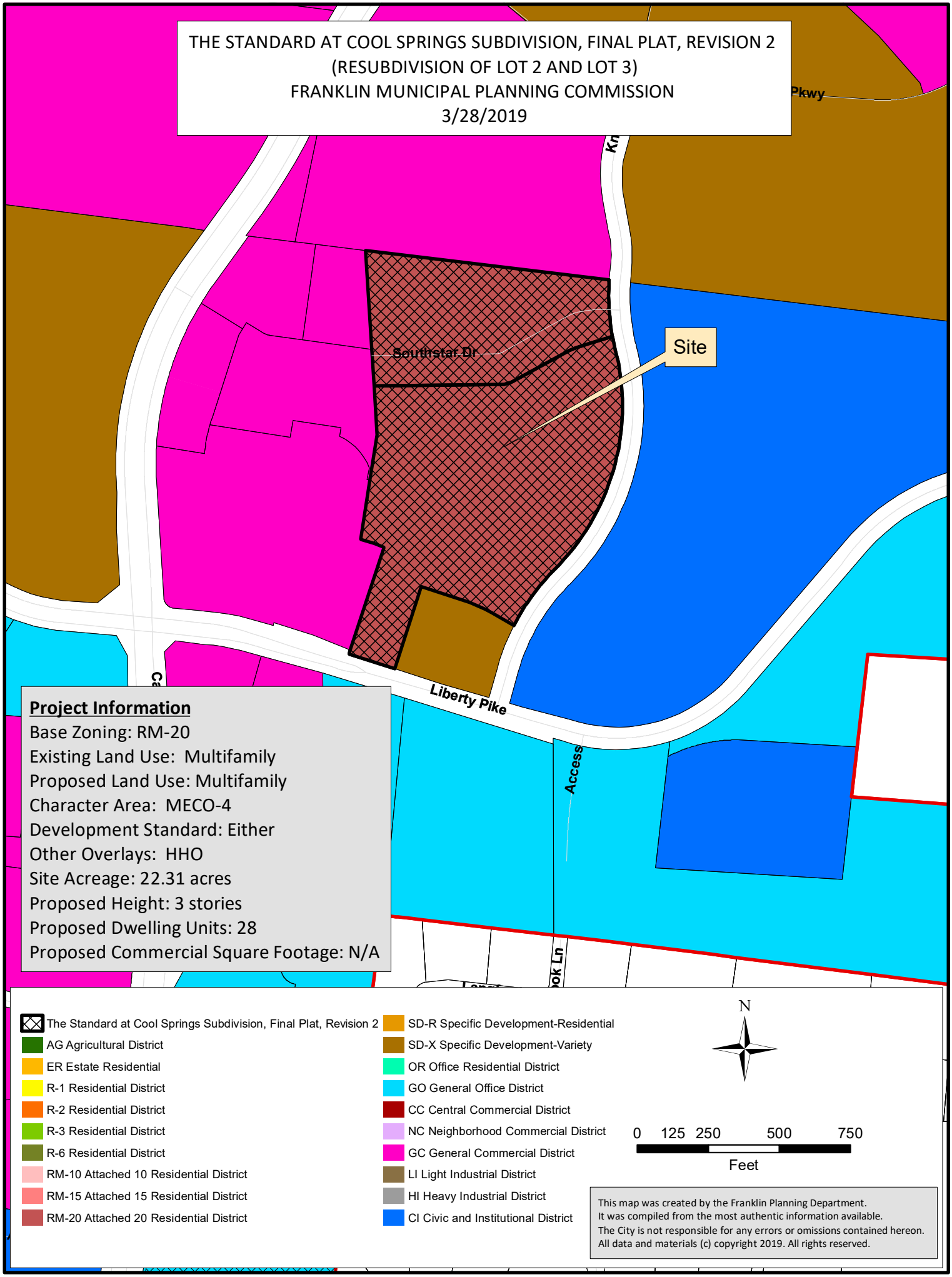
THE STANDARD AT COOL SPRINGS SUBDIVISION, FINAL PLAT, REVISION 2
(RESUBDIVISION OF LOT 2 AND LOT 3)
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/28/2019



Project Information

Base Zoning: RM-20
Existing Land Use: Multifamily
Proposed Land Use: Multifamily
Character Area: MECO-4
Development Standard: Either
Other Overlays: HHO
Site Acreage: 22.31 acres
Proposed Height: 3 stories
Proposed Dwelling Units: 28
Proposed Commercial Square Footage: N/A

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 6917

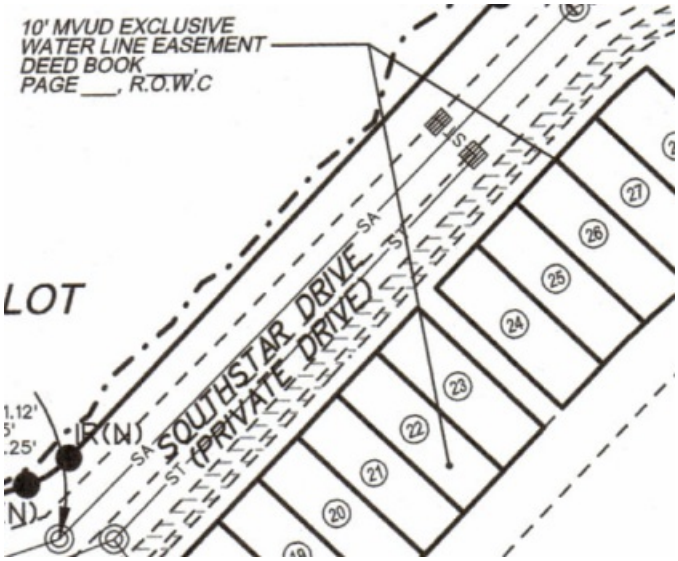
CONDITIONS OF APPROVAL:

Open Issues: 4

Engineering - Final Plat Checklist

General Issues

12. C. Final Plat

lance.fittro@franklintn.gov	Prior to final approval for recording, applicant shall fill in the deed book and page number reference for the recording of the MVUD easement shown on the plat: *10' MVUD EXCLUSIVE WATER LINE EASEMENT — DEED BOOK ____, PAGE ___, R.O.W.C*
brad.thomas@bwsc.net	Owner is working on recording this easement. It will be recorded prior to Mylar being prepared.
lance.fittro@franklintn.gov	Prior to final approval for recording, applicant shall fill in the deed book and page number reference for the recording of the MVUD easement shown on the plat: *10' MVUD EXCLUSIVE WATER LINE EASEMENT — DEED BOOK ____, PAGE ___, R.O.W.C* In addition, applicant shall correct the proposed MVUD easement call-out shown below such that it does not designate Lot 22 as an exclusive easement.  [Edited By Lance Fittro]

Parks

General Issues

15. Parkland information

kevinl@franklintn.gov	Parks: On note 20 on page 1 you make reference to lot 33. I think this is a typo and should be lot 31. Please make correction.

Performance Agreement and Surety

General Issues

10. Engineering Sureties

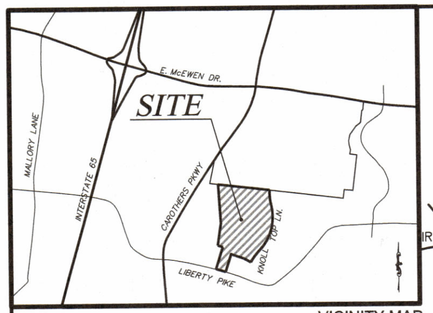
kevin.long@franklintn.gov	**No sureties associated with this final plat.** All sureties associated with this development from site plan **COF# 6394 (Standard at Cool Springs, site plan, lot 2 & 3, revision 1 (Unified Site Plan))** were previously posted with the site plan.
brad.thomas@bwsc.net	NA
kevin.long@franklintn.gov	**No sureties associated with this final plat.** All sureties associated with this development from site plan **COF# 6394 (Standard at Cool Springs, site plan, lot 2 & 3, revision 1 (Unified Site Plan))** were previously posted with the site plan. *(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval**.)*

Water/Sewer

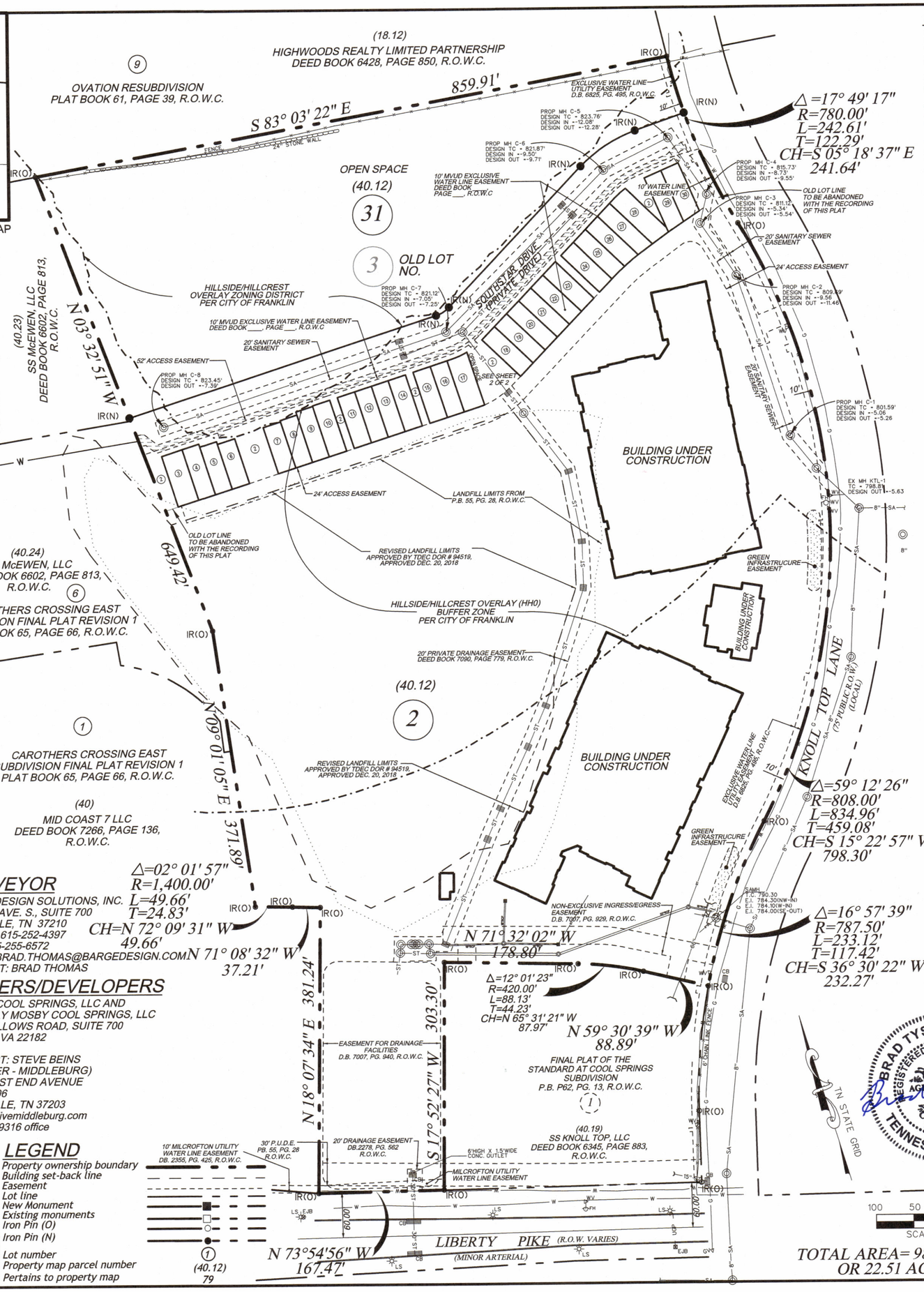
3546124RESUB_PLAT_2019_0211.pdf

1. General issues

bnutt@mvud.org	Developer must execute revised easement for recording or show the one that is recorded on the plat.
brad.thomas@bwsc.net	Owner is working on recording this easement. It will be recorded prior to Mylar being prepared.



VICINITY MAP
(N.T.S.)



MTEMC Certificate of Approval for Recording

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATION, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7007, PAGE 925, R.O.W.C. AND BOOK 7092, PAGE 966, 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(S) DATE

OWNER(S) DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 18th DAY OF FEBRUARY, 2015

SURVEYOR 3/6/2019 DATE

TN. LICENSE NO. 2431

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MVUD SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

FUTURE DEVELOPMENT ON LOTS 1-2, OR ANY RESUBDIVISION THEREOF, SHALL REQUIRE PUBLIC WATER LINE IMPROVEMENTS, CONSTRUCTION DOCUMENTS AND DEDICATION OF EXCLUSIVE WATER LINE EASEMENTS TO BE REVIEWED AND APPROVED BY THE MVUD IN ORDER TO MEET CURRENT WATER SYSTEM STANDARDS AND HYDRAULIC CONDITIONS OF THE DISTRICT WHICH MAY INCLUDE, BUT NOT LIMITED TO, EXTENSION OF PUBLIC WATER LINES INSIDE AND THROUGH LOTS 1-2.

WATER SYSTEM:

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF _____, 2018, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

SURVEYOR

BARGE DESIGN SOLUTIONS, INC.
615 3RD AVE. S., SUITE 700
NASHVILLE, TN 37210
PHONE: 615-252-4397
FAX: 615-255-6572
EMAIL: BRAD.THOMAS@BARGEDESIGN.COM
CONTACT: BRAD THOMAS

OWNERS/DEVELOPERS

MOSBY COOL SPRINGS, LLC AND
GATEWAY MOSBY COOL SPRINGS, LLC
1921 GALLOWS ROAD, SUITE 700
VIENNA, VA 22182

CONTACT: STEVE BEINS
(PARTNER - MIDDLEBURG)
3100 WEST END AVENUE
SUITE 106
NASHVILLE, TN 37203
sbeins@livemiddleburg.com
615-988-9316 office

LEGEND

- Property ownership boundary
- Building set-back line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Lot number
- Property map parcel number
- Pertains to property map

BARGE
DESIGN SOLUTIONS
615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615)254-1500 FAX (615) 255-6572

NOTES

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

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

3. PROPERTY IS ZONED "RM-20" (ATTACHED 20 RESIDENTIAL DISTRICT) WITH HHO HILLSIDE/HILLCREST OVERLAY AND A 500' BUFFER OF HILLSIDE/HILLCREST OVERLAY. CHARACTER AREA = MECO 4, DEVELOPMENT STANDARDS = EITHER.

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X".

5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.

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

7. PROPERTY SUBJECT TO STORMWATER INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN DEED BOOK 7009, PAGE 607, R.O.W.C.

8. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 2 AND 3 TO CREATE 30 LOTS.

9. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF THE FINAL PLAT OF THE STANDARD AT COOL SPRINGS IN PLAT BOOK 66, PAGE 97, R.O.W.C.

10. THE PROPERTY OWNERS AND/OR HOMEOWNER'S ASSOCIATIONS FOR LOT 2 ARE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER INFRASTRUCTURE WITHIN THE PRIVATE DRAINAGE EASEMENT.

11. LOT 2 IS PART OF A UNIFIED DEVELOPMENT PLAN.

12. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.

13. MINIMUM PARKLAND DEDICATION SHALL BE PROVIDED FOR A TOTAL OF 236,400 S.F. FEES-IN-LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO OBTAINING COA, UNLESS AN ALTERNATE APPROACH IS APPROVED BY BOMA.

14. MINIMUM BUILDING SETBACKS:
FRONT (LOCAL STREET) = 30'
SIDE (LOCAL STREET) = 30'
REAR = 25'

15. A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT APPLIES ON EACH SIDE OF THE PERMANENT EASEMENTS SHOWN ON THIS PLAT.

16. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

18. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

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

20. THE AREA LABELED AS LOT 33 IS A PERPETUAL NON-EXCLUSIVE, ALL-ACCESS PUBLIC EASEMENT GRANTED TO THE CITY OF FRANKLIN AND GENERAL PUBLIC FOR THEIR UNRESTRICTED USE AND ENJOYMENT. MAINTENANCE OF THIS EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER INTO PERPETUITY IN ACCORDANCE WITH THE PARKLAND IMPACT FEE AND MOUNTAIN BIKE TRAIL SYSTEM CONSTRUCTION AND MAINTENANCE AGREEMENT (COF CONTRACT NO. 2018-0155) AS RECORDED AT THE WILLIAMSON COUNTY REGISTER OF DEEDS. THIS USE OR PARAMETERS OF THIS EASEMENT SHALL NOT BE CHANGED, MODIFIED, OR RESTRICTED IN ANYWAY WITHOUT PRIOR APPROVAL BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN.

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR XVI
AGRICULTURE COMMERCE
TENNESSEE NO. 2431
3-06-2019

TOTAL AREA= 980,608 SQ. FT.
OR 22.51 ACRES +/-

SHEET 1 OF 2

FINAL PLAT

THE STANDARD AT COOL SPRINGS SUBDIVISION, REVISION 2 (RESUBDIVISION OF LOT 2 AND LOT 3)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
COF NO. 6917

TOTAL ACRES = 22.51+/-	CIVIL DISTRICT: 9TH
TOTAL LOTS = 31	SCALE: 1"=100'
	CLOSURE>1:10,000
	DATE: FEB. 11, 2019
DRAWN BY: JMJ	FILE NO. 3546124

LINE TABLE

LINE	BEARING	DISTANCE
L-37	N 89° 22' 51" E	23.62
L-40	N 00° 37' 09" W	66.65
L-41	N 89° 22' 51" E	24.42
L-45	N 89° 22' 51" E	24.42
L-49	N 89° 22' 51" E	23.62
L-53	N 89° 22' 51" E	23.63
L-57	N 89° 11' 01" E	24.42

AREA TABLE

LOT NO.	SQ.FT.	ACRES
2	728,138	16.72
3	2,032	0.05
4	1,670	0.04
5	1,575	0.04
6	1,535	0.04
7	1,580	0.04
8	1,571	0.04
9	1,670	0.04
10	1,741	0.04
11	1,744	0.04
12	1,670	0.04
13	1,691	0.04
14	1,750	0.04
15	1,753	0.04
16	1,698	0.04
17	2,092	0.05
18	1,734	0.04
19	1,677	0.04
20	1,677	0.04
21	1,677	0.04
22	1,677	0.04
23	1,733	0.04
24	1,728	0.04
25	1,681	0.04
26	1,804	0.04
27	1,811	0.04
28	2,322	0.05
29	1,852	0.04
30	1,813	0.04
31(OS)	203,550	4.67
TOTAL	980,608	22.51

CURVE TABLE

CURVE NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C6	10° 39' 44"	97.00	9.05	18.05	N 66° 22' 29" E	18.02
C855	13° 00' 29"	104.00	11.86	23.61	N 82° 40' 46" E	23.56
C1142	26° 46' 34"	188.03	44.75	87.87	S 74° 26' 52" W	87.07
C1144	28° 07' 24"	42.00	10.52	20.62	S 75° 07' 19" W	20.41

LEGEND

Property ownership boundary
Building set-back line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)

Lot number — 3
Property map parcel number — (40.12)
Pertains to property map — 79

MTEMC Certificate of Approval for Recording

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATION, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY, THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7007, PAGE 925, R.O.W.C., AND BOOK 7082, PAGE 868, 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(S) DATE

OWNER(S) DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 18th DAY OF FEBRUARY, 2015.

SURVEYOR DATE 3/6/2019

TN. LICENSE NO. 2431

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

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

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MVUD SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

FUTURE DEVELOPMENT ON LOTS 1-2, OR ANY RESUBDIVISION THEREOF, SHALL REQUIRE PUBLIC WATER LINE IMPROVEMENTS, CONSTRUCTION DOCUMENTS AND DEDICATION OF EXCLUSIVE WATER LINE EASEMENTS TO BE REVIEWED AND APPROVED BY THE MVUD IN ORDER TO MEET CURRENT WATER SYSTEM STANDARDS AND HYDRAULIC CONDITIONS OF THE DISTRICT WHICH MAY INCLUDE, BUT NOT LIMITED TO, EXTENSION OF PUBLIC WATER LINES INSIDE AND THROUGH LOTS 1-2.

WATER SYSTEM:

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $ FOR STREETS, $ FOR DRAINAGE, AND $ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF , 2018, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

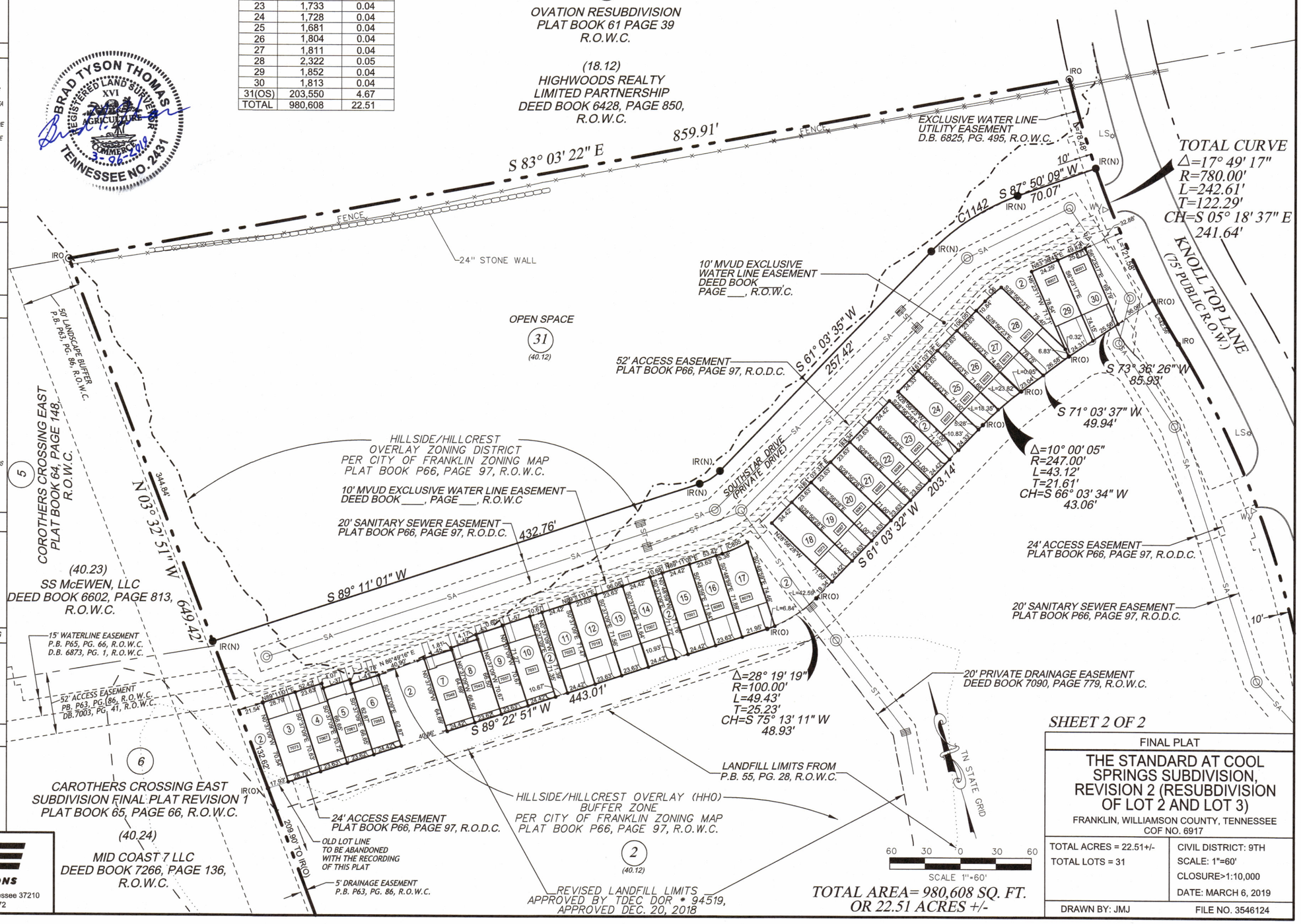
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
XVI
TENNESSEE NO. 2431
3-6-2019



SHEET 2 OF 2

FINAL PLAT

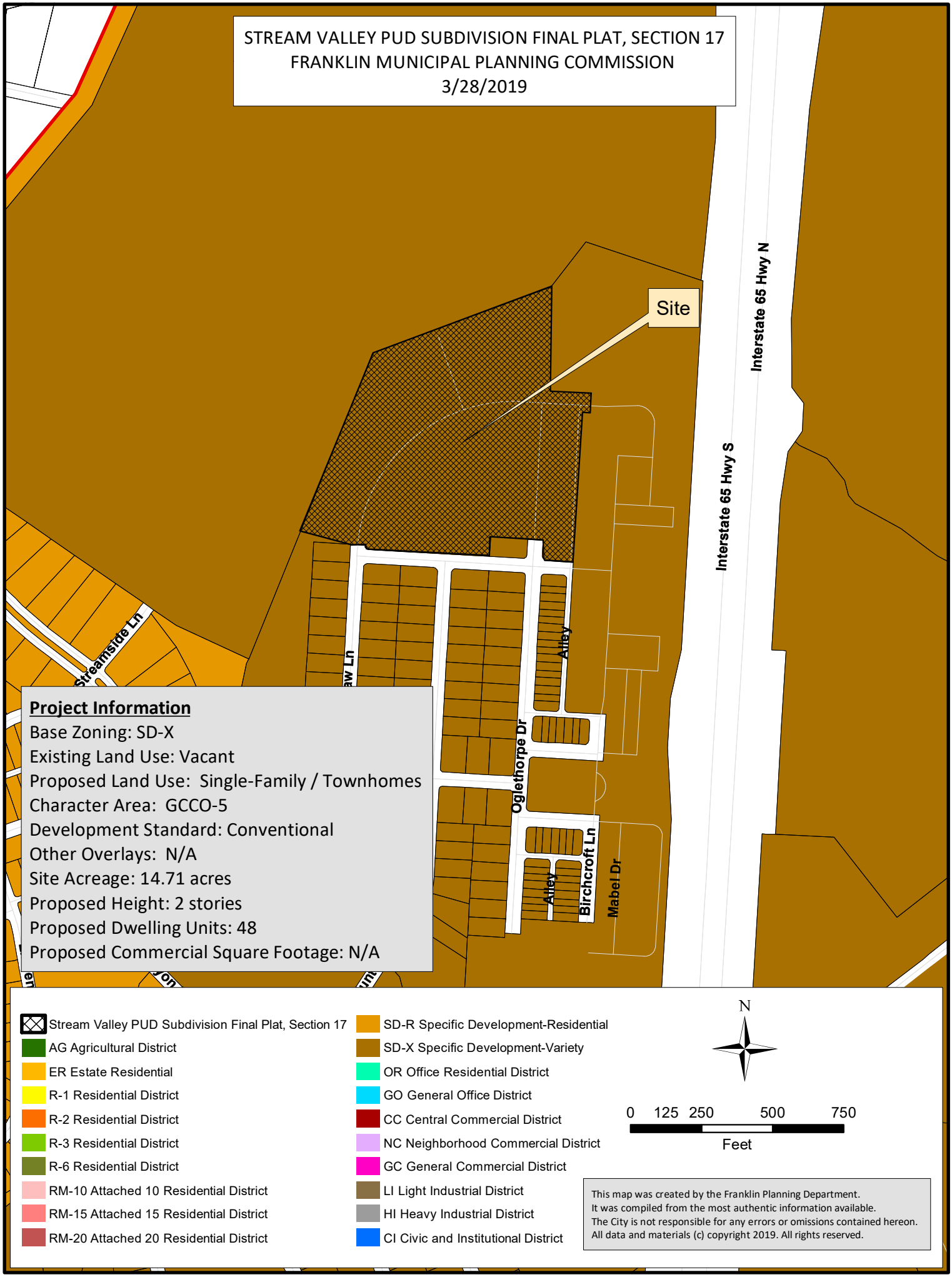
THE STANDARD AT COOL SPRINGS SUBDIVISION, REVISION 2 (RESUBDIVISION OF LOT 2 AND LOT 3)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
COF NO. 6917

TOTAL ACRES = 22.51+/-	CIVIL DISTRICT: 9TH
TOTAL LOTS = 31	SCALE: 1"=60'
	CLOSURE>1:10,000
	DATE: MARCH 6, 2019
DRAWN BY: JMJ	FILE NO. 3546124

BARGE
DESIGN SOLUTIONS
615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615)254-1500 FAX (615) 255-6572

STREAM VALLEY PUD SUBDIVISION FINAL PLAT, SECTION 17
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/28/2019



Project Information

Base Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: Single-Family / Townhomes
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 14.71 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 48
Proposed Commercial Square Footage: N/A

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 6918

CONDITIONS OF APPROVAL:

Open Issues: 3

Fire-Planning

SIGNED_Stream Valley, Section 17_Final Plat.pdf

17. Requirement for residential sprinkler systems

curt.edelmann@franklintn.gov	Delete Note 12 and replace it with the following: All buildable lots require a fire sprinkler system installed and maintained in accordance with National Fire Protection Association (NFPA) standards. [Edited By Curt Edelmann]

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 6770 (Stream Valley PUD Subdivision, Site Plan, Section 17)** shall be transferred to this final plat as a condition of approval.
clay.wallace@eli-llc.com	Acknowledged
kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 6770 (Stream Valley PUD Subdivision, Site Plan, Section 17)** shall be transferred to this final plat as a condition of approval. *(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval**.)*

5. Engineering Sureties

kevin.long@franklintn.gov	*(Comment restated from the associated site plan, for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval**.)* Due to the anticipated difficulty in maintaining the proposed bioretention areas and expense of repairing/replacing the same, the Green Infrastructure Sureties for this section of Stream Valley shall not be reduced or released to maintenance until it has been demonstrated that the bioretention facilities can maintain their intended function without scouring or blow-out of the forebay, berm, or bioretention media in significant storm events. The observation period for this determination following the bioretention installation shall be a period of 2 years or the occurrence of a 10-year 24-hour storm event, whichever is shorter. Following this observation period, the bioretention facilities shall be inspected by City of Franklin staff and any additional measures deemed necessary by the City Engineer and/or Stormwater Coordinator to maintain integrity of the bioretention facilities shall be made. Upon approved final inspection of the bioretention facilities and any additional measures installed, the Green Infrastructure Sureties may be released to maintenance according to standard City of Franklin procedures.

clay.wallace@eli-llc.com	Acknowledged
kevin.long@franklintn.gov	*(Comment restated from the associated site plan, for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval**.)* Due to the anticipated difficulty in maintaining the proposed bioretention areas and expense of repairing/replacing the same, the Green Infrastructure Sureties for this section of Stream Valley shall not be reduced or released to maintenance until it has been demonstrated that the bioretention facilities can maintain their intended function without scouring or blow-out of the forebay, berm, or bioretention media in significant storm events. The observation period for this determination following the bioretention installation shall be a period of 2 years or the occurrence of a 10-year 24-hour storm event, whichever is shorter. Following this observation period, the bioretention facilities shall be inspected by City of Franklin staff and any additional measures deemed necessary by the City Engineer and/or Stormwater Coordinator to maintain integrity of the bioretention facilities shall be made. Upon approved final inspection of the bioretention facilities and any additional measures installed, the Green Infrastructure Sureties may be released to maintenance according to standard City of Franklin procedures.

STREAM VALLEY PUD SUBDIVISION, SECTION 17

Notes

1. The purpose of this plat is to create 48 single family residential lots and three open space lots.
2. A portion of this property is located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0355F, dated September 29, 2006.
3. The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 117.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
10. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
11. Any and all mineral rights for the subject property shall transfer to the owner.
12. Residential fire sprinkler systems shall be provided until the second connection to the development is provided.
13. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
14. Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
15. Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
16. No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
18. All lots adjacent to open space must not contain opaque fences.
19. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the futrue may by located within the easement with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or
H.O.A. at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
20. Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA.

Site Data

PROJECT NAME:	STREAM VALLLEY PUD SUBDIVISION, SECTION 17
PROJECT NUMBER:	6918
SUBDIVISION:	STREAM VALLEY PUD SUBDIVISION
PROPOSED RESIDENTIAL LOTS:	48
PROPOSED OPEN SPACE LOT:	3
ADDRESS:	VERBENA DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	SD-X
CHARACTER AREA OVERLAY:	GCCO-5
OTHER OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	14.71 AC
MINIMUM REQUIRED SETBACK LINES & LOT REQUIREMENTS:	
GARDEN HOMES (605-621 & 623-634)	
FRONT:	15 FEET
SIDE:	5-10 FEET (10' ON STREET; 10' BLDG SEPARATION)
REAR:	15 FEET
TOWN HOMES (586-604)	
FRONT:	10 FEET
SIDE:	5-10 FEET (10' ON STREET; 10' BLDG SEPARATION)
REAR:	5 OR 20 FEET
OWNER / APPLICANT:	STREAM VALLEY PARTNERS, LLC
ADDRESS:	P.O. BOX 314 FRANKLIN, TN 37065
PHONE NUMBER:	(615) 305-1033
E-MAIL ADDRESS:	TYLER.RING@TENNCONTRACTORS.COM
CONTACT NAME:	TYLER RING

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

Total area: 640,926 S.F. or 14.71 Acres

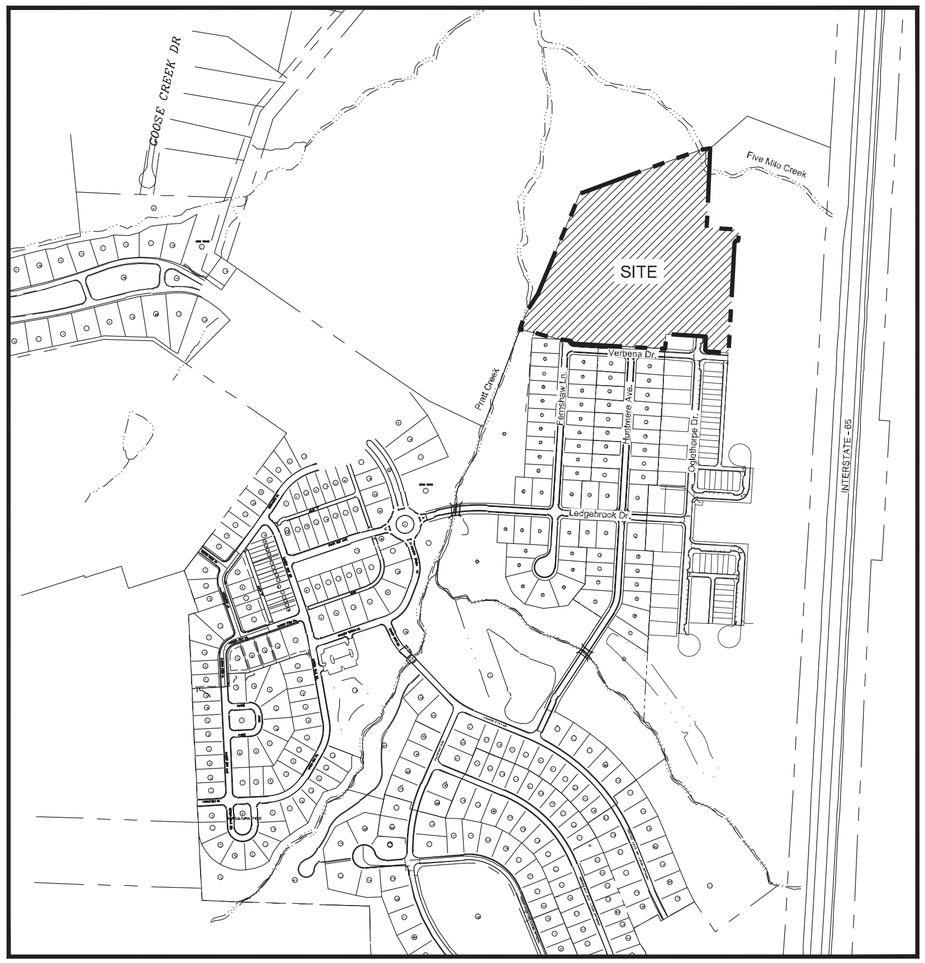
Road Data:

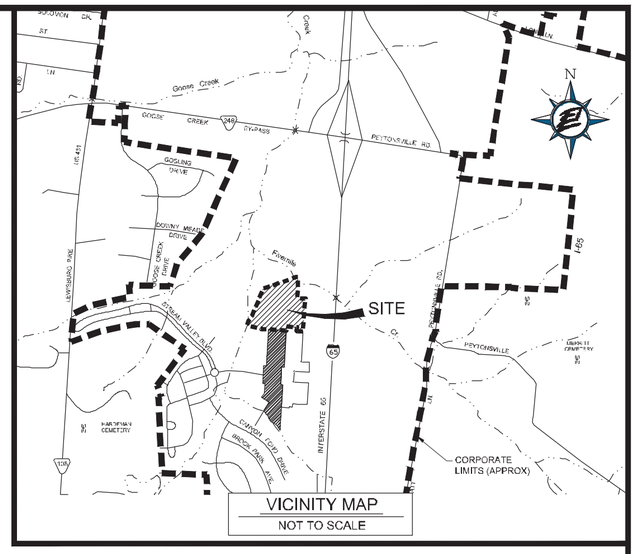
Acreage in new ROW	2.37 Acres
Linear footage of new roads	1,831 Feet
Linear footage of new alleys	560 Feet

GRAPHIC SCALE (IN FEET)
500 0 250 500 1000
1 inch = 500 ft.

N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM





Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5559, Page 782, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ , Page _____ , R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner _____ Date _____

Owner Information
Stream Valley Franklin Partners, LLC
P.O. Box 314
Franklin, TN 37065
Phone: (615) 5305-1033
Email: tyler.ring@tennconstructors.com

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Stream Valley PUD Subdivision, Section 17 has been installed in accordance with City specifications, or

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

Director, Water Management Department _____ Date _____
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Stream Valley PUD Subdivision, Section 17 has been installed in accordance with HB&TS Utility District specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the water system has been posted with HB&TS Utility District to assure completion of such improvements.

HB&TS Utility District _____ Date _____

MTEMC Certificate of Approval for Recording

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

Middle Tennessee Electric Membership Corporation _____

Date _____

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Stream Valley PUD Subdivision - Section 17 has been installed in accordance with City specifications, or

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

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

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Littlejohn Engineering Associates dated August 12, 2005.

2/27/19
Date

Surveyor Information
Bennie O. Wheeler
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300

Surveyor _____

BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE COMMERCE
TENNESSEE NO. 1546

CLOSURE ERROR 1:10,000

STREAM VALLEY PUD SUBDIVISION
SECTION 17 FINAL PLAT
SHEET 1 OF 2
10th CIVIL DISTRICT
TAX MAP 117, PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6918
DATE: FEBRUARY 11, 2019
REVISED: FEBRUARY 27,2019

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

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Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
586	3,207	0.07	6	3	2
587	2,160	0.05	6	3	2
588	2,160	0.05	6	3	2
589	2,655	0.06	6	3	2
590	2,655	0.06	6	3	2
591	2,160	0.05	6	3	2
592	2,160	0.05	6	3	2
593	2,655	0.06	6	3	2
594	2,655	0.06	6	3	2
595	2,160	0.05	6	3	2
596	2,160	0.05	6	3	2
597	2,655	0.06	6	3	2
598	2,655	0.06	6	3	2
599	1,980	0.05	6	3	2
600	2,340	0.05	6	3	2
601	2,655	0.06	6	3	2
602	2,655	0.06	6	3	2
603	2,160	0.05	6	3	2
604	3,207	0.07	6	3	2
605	9,061	0.21	6	3	2

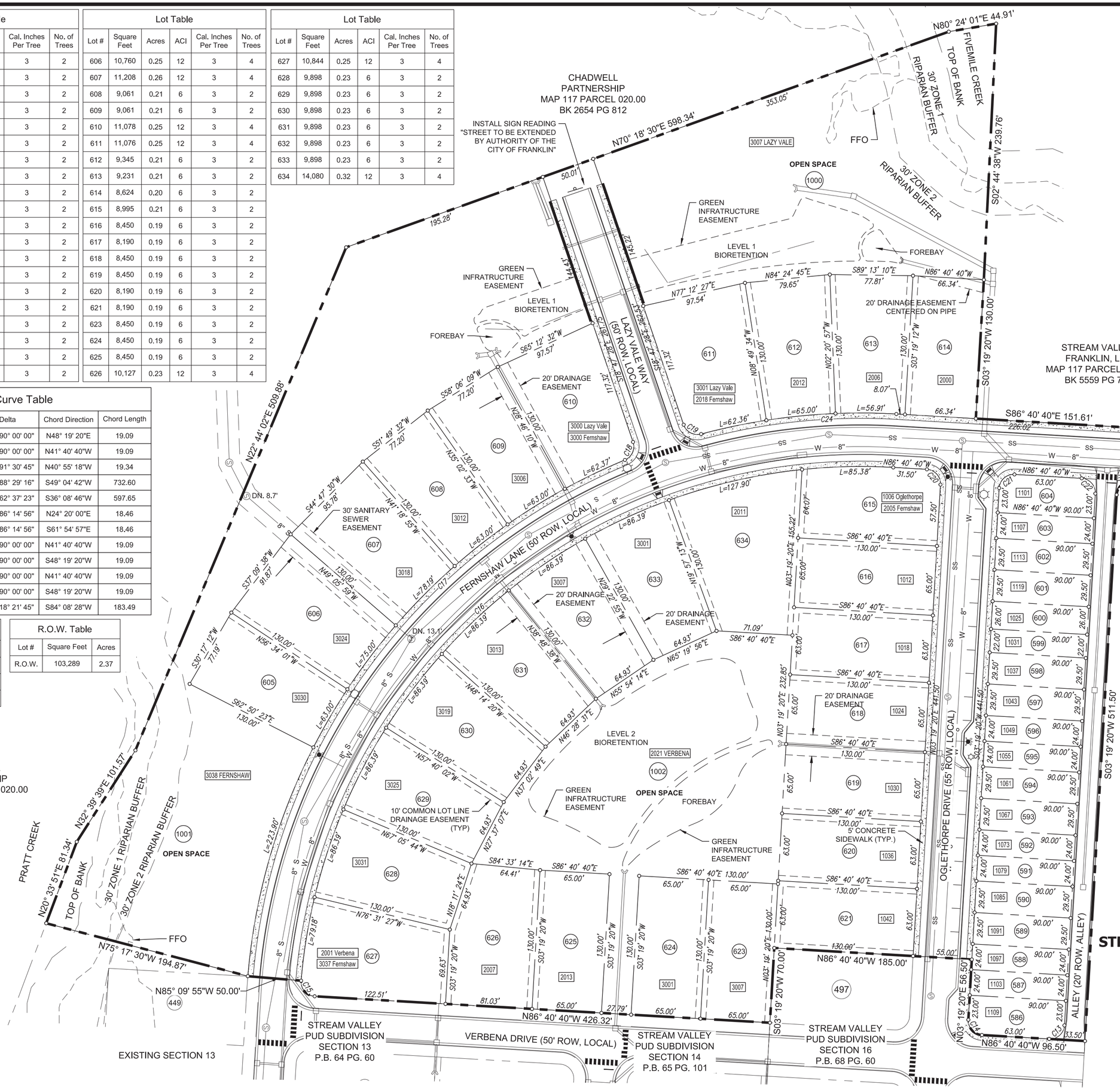
Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
606	10,760	0.25	12	3	4
607	11,208	0.26	12	3	4
608	9,061	0.21	6	3	2
609	9,061	0.21	6	3	2
610	11,078	0.25	12	3	4
611	11,076	0.25	12	3	4
612	9,345	0.21	6	3	2
613	9,231	0.21	6	3	2
614	8,624	0.20	6	3	2
615	8,995	0.21	6	3	2
616	8,450	0.19	6	3	2
617	8,190	0.19	6	3	2
618	8,450	0.19	6	3	2
619	8,450	0.19	6	3	2
620	8,190	0.19	6	3	2
621	8,190	0.19	6	3	2
623	8,450	0.19	6	3	2
624	8,450	0.19	6	3	2
625	8,450	0.19	6	3	2
626	10,127	0.23	12	3	4

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
627	10,844	0.25	12	3	4
628	9,898	0.23	6	3	2
629	9,898	0.23	6	3	2
630	9,898	0.23	6	3	2
631	9,898	0.23	6	3	2
632	9,898	0.23	6	3	2
633	9,898	0.23	6	3	2
634	14,080	0.32	12	3	4

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	21.21	13.50	90° 00' 00"	N48° 19' 20"E	19.09
C14	21.21	13.50	90° 00' 00"	N41° 40' 40"W	19.09
C15	21.56	13.50	91° 30' 45"	N40° 55' 18"W	19.34
C16	810.81	525.00	88° 29' 16"	S49° 04' 42"W	732.60
C17	628.46	575.00	62° 37' 23"	S36° 08' 46"W	597.65
C18	20.32	13.50	86° 14' 56"	N24° 20' 00"E	18.46
C19	20.32	13.50	86° 14' 56"	S61° 54' 57"E	18.46
C20	21.21	13.50	90° 00' 00"	N41° 40' 40"W	19.09
C21	21.21	13.50	90° 00' 00"	S48° 19' 20"W	19.09
C22	21.21	13.50	90° 00' 00"	N41° 40' 40"W	19.09
C23	21.21	13.50	90° 00' 00"	S48° 19' 20"W	19.09
C24	184.28	575.00	18° 21' 45"	S84° 08' 28"W	183.49

Open Space Table		
Lot #	Square Feet	Acres
1000	65,084	1.49
1001	96,033	2.20
1002	52,214	1.20

R.O.W. Table		
Lot #	Square Feet	Acres
R.O.W.	103,289	2.37



Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Street Light
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number
- Address

BENNIE O. WHEELER REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1546

2/27/19

N

GRAPHIC SCALE (IN FEET)

60 0 30 60 120

1 inch = 60 ft.
TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

STREAM VALLEY PUD SUBDIVISION SECTION 17 FINAL PLAT

SHEET 2 OF 2

10th CIVIL DISTRICT
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