



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 26, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 26, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [15-0310](#) February 26, 2015 FMPC Meeting Minutes
Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [FMPCMeetingMinutes2-26-15](#)

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

Public Meetings for upcoming Growth Management Land Use Plan Amendments will be held May 4-6, 2015. Please mark your calendars.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [15-0305](#) Generals Retreat PUD Subdivision, site plan; extend the performance agreement for sidewalk and streets improvements for one year. (CONSENT AGENDA)
3. [15-0306](#) Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

4. [15-0317](#) Consideration of Ordinance 2015-04 AS AMENDED, "An Ordinance to Rezone 2.2 Acres from Estate Residential (ER) District to Detached Residential 2 (R-2) District for the Property Located at 1048 Carlisle Lane."; (03/26/15 FMPC 8-0; 04/14/15 BOMA 1st Reading 8-0; 06/09/15 BOMA 2nd Reading and Public Hearing 7-0 AMENDED to R-2 Zoning); Third and Final Reading

Sponsors: Ald. Ann Petersen

Attachments: [Ord 2015-04 ORDINANCE 1048 Carlisle Lane REV 061215](#)
[Ord 2015-04 ORDINANCE 1048 Carlisle Lane.docx](#)
[5778 Map Carlisle Lane, Rezoning, Section 1, Revision 2.pdf](#)
[5778 Site Layout Carlisle Lane Rezoning.pdf](#)
[5778 Affidavit of Public Notice Carlisle Lane Rezoning.pdf](#)
[DSmith_Email.pdf](#)
[5778 FullSet_CarlisleLane Subdivision. Rezoning Request.pdf](#)

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

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [5739 MAP Gateway Village PUD Subdivision, DevPlanRev5.pdf](#)
[5739 REVISED Conditions of Approval 032615](#)
[5739 Site Layout Gateway Village PUD Subdivision, Development Plan Revision](#)
[5739 Color Elevations, Gateway Village PUD Subdivision, Development Plan R](#)
[5739 Gateway Village PUD Subdivision, Development Plan Revision 5, Apollo E](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

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

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [4628 7007 Moores FP Map](#)
[#4628 Conditions of Approval 01](#)
[2014-09-04 13-134-01 Final Plat](#)

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

Attachments: [5789 Andover Park PUD Subd, FP MAP](#)
[5789 Andover Park PUD Subd, FP, Conditions of Approval edited](#)
[5789 ANDOVER FINAL PLAT](#)

8. [15-0301](#) Carawood Subdivision, final plat, 7 residential lots and 4 open space lots on 2.85 acres, located at 3150 Boyd Mill Avenue. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5777 Map Carawood Subdivision, Final Plat.pdf](#)
 [CarawoodConditions of Approval 01.pdf](#)
 [5777 Carawood PUD Subdivision, Final Plat.pdf](#)
9. [15-0311](#) Gateway Village PUD Subdivision, final plat, section 3, lot 136, abandonment of a 15 foot access easement, located at 3020 Stansberry Lane. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5741 Gateway Village PUD Subdivision, MAP FP, Section 3.pdf](#)
 [5741_GatewayVillage_FinalPlat_Conditions of Approval 01.pdf](#)
 [5741 Gateway Village PUD Subdivision, FP, Section 3.pdf](#)
10. [15-0304](#) Gateway Village PUD Subdivision, site plan, lot 137, (Touchstone Office Building) a 21,000 square foot building on 1.45 acres, located at 1360 Moher Boulevard.
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5740 Gateway Village PUD Subdivision, MAP, Site Plan, Lot 137.pdf](#)
 [5740 Conditions of Approval Gateway Village PUD Site Plan Lot 137](#)
 [5740 Gateway Village PUD Subdivision Layout Plan.pdf](#)
 [5740 Gateway Village PUD Subdivision, Site Plan, Section 1, Revision 4, Color](#)
 [5740 Gateway Village PUD Subdivision, Touchstone Imaging Architecture.pdf](#)
 [5740 Gateway Village PUD Subdivision, site plan, Lot 137, Full Set .pdf](#)
 [Architecture of Gateway Village](#)
11. [15-0314](#) The Highlands at Ladd Park PUD Subdivision, final plat, section 27, 37 residential lots and 3 open space lots on 10.07 acres, located east of Carothers Parkway along Ryecroft Lane and Newcomb Street. (CONSENT AGENDA)
- Attachments:** [Map](#)
 [5783 Conditions of Approval](#)
 [Final Plat](#)

12. [15-0265](#) The Highlands at Ladd Park PUD Subdivision, site plan, section 13, second 6-month site plan extension to October 16, 2015, for 38 detached residential units and 4 open space lots on 11.75 acres, located along Snowden Street and Alfred Ladd Road, west of Carothers Parkway. (CONSENT AGENDA)
- Attachments:** [Map](#)
13. [15-0318](#) Peak 10 Subdivision, final plat, one lot on 8.84 acres, located at 4600 Carothers Parkway. (CONSENT AGENDA)
- Attachments:** [Peak 10 Map](#)
[5784 Conditions of Approval](#)
[Final Plat](#)
14. [15-0303](#) Rizer Point PUD Subdivision, final plat, section 4, 18 residential lots and 2 open space lots on 15.47 acres, located along Reese Drive, north of Del Rio Pike. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5779 Map Rizer Point PUD Subdivision, Final Plat, Section 4.pdf](#)
[5779_RizerPointPUD_Conditions of Approval_01.pdf](#)
[5779_Rizer Point PUD Subdivision, final plat, Sec 4signedplat.pdf](#)
15. [15-0320](#) Selah Subdivision, preliminary plat, 12 detached residential lots and 4 open space lots on 9.55 acres, located at 3140 Garden Club Court.
- Attachments:** [5793 Selah Subd, PP MAP](#)
[5793Conditions of ApprovalREVISED](#)
[5793 Selah Preliminary plat](#)
16. [15-0267](#) Spencer Creek Place Subdivision, final plat, revision 7, two detached residential lots on 2.74 acres, located at 1107 Gray Fox Lane. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5780 Map, Spencer Creek Place Subdivision, FP.pdf](#)
[5780 Spencer Creek Place Subdivision Conditions of Approval_02.pdf](#)
[5780 FP, Spencer Creek Place Subdivision, Revision7.pdf](#)
17. [15-0321](#) Westhaven PUD Subdivision, final plat, Section 30 (Surety Revision), 12 detached residential homes and 3 open space lots on 17.61 acres, located along Cheltenham Ave. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King

LAND USE PLAN AMENDMENTS

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

Attachments: [CF Special Areas 9 and 10 FMPC 3 26 2015.pdf](#)
 [MAP CF SA revised 9 and new 10.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes Franklin Municipal Planning Commission

Thursday, February 26, 2015

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. **15-0205** January 22, 2015 FMPC Minutes

Attachments: [MeetingMinutes 012215](#)

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

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Ms. Powers reminded everyone that the public part of Smart Growth presentation would be on Tuesday, March 3, 2014, at 7:00 p.m., in the Board Room. Staff is hoping for a big turn out from the public for this important meeting.

March 4 is a meeting with Smart Growth representatives for stakeholders in the community.

Alderman Petersen stated that there would be a public hearing regarding Mack Hatcher, which the public is invited to attend. The Tennessee Department of Transportation is holding this hearing at Liberty School, on Thursday, March 5.

Ms. Powers reminded everyone that the flood maps would be presented on March 3, 4:00 p.m., in City Hall. The Building and Neighborhood Services Department will be in charge of this meeting.

Chair Hathaway asked if anyone wanted to bring forth anything that was not on the agenda, and no one came forward.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Initial Consent Agenda

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

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

SITE PLAN SURETIES

- 2. 15-0218** Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)
This Planning Item was approved.
- 3. 15-0219** Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

5. **15-0198** Downs Boulevard Subdivision, site plan, section 1, lot 20 (Nimmons Warehouse), 6,800 square feet of warehouse space on 0.78 acres, located on the north side of Downs Boulevard between Figuers Drive and Columbia Avenue. (CONSENT AGENDA)

Attachments: [5745 DownsBlvd SitePlan FinalMap.pdf](#)
[5745 Downs Blvd Conditions of Approval_01.pdf](#)
[5745 Downs Blvd SiteLayout.pdf](#)
[5745 Downs Blvd Elevations.pdf](#)
[5745 Downs Blvd Full Set.pdf](#)

This Planning Item was approved.

6. **15-0206** Pickering West Property, request for one-year extension of FMPC's decision regarding an appeal of DRT decision regarding hillside development and slope protection standards, for the site located at the southeast corner of Interstate-65 and East McEwen Drive. (CONSENT AGENDA)

Attachments: [Franklin Summit - DRT Appeal Approval Extension Request](#)
[Pickering WestFMPC SR 021814 Complete](#)

This Planning Item was approved.

7. **15-0213** Stream Valley PUD Subdivision, final plat, section 9, creating 24 detached residential lots and 2 open space lots on 22.95 acres. (CONSENT AGENDA)

Attachments: [ProjectMap_StreamValleySec9FinalPlat.pdf](#)
[5769 Stream Valley Sec9FP Conditions of Approval_02](#)
[Stream Valley Final Plat- Section 9.pdf](#)
[StreamValleyUnitDrawdownSec9.pdf](#)

This Planning Item was approved.

8. **15-0214** Water's Edge PUD Subdivision, final plat, section 1, creating 48 total dwelling units and 2 open space lots on 14.42 acres located along Mainstream Drive, Laughing Brook Lane, and Devinney Drive. (CONSENT AGENDA)

Attachments: [Waters Edge FP Sect 1 MAP](#)
[Conditions of Approval](#)
[Final Plat](#)

This Planning Item was approved.

9. **15-0223** Watson Glen PUD Subdivision, final plat, section 2, revision 1, two lot subdivision of lot 31, on 24.73 acres, located at 870 Oak Meadow Drive. (CONSENT AGENDA)

Attachments: [5765 Watson Glen FP MAP](#)
 [5765 Conditions of Approval 01](#)
 [2015-02-05 WATSON GLEN SUB PLAT](#)

This Planning Item was approved.

Approval of the Secondary Consent Agenda

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

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

Recused: 1 - Commissioner Gregory

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

4. **15-0217** Berry Farms Town Center PUD Subdivision, final plat, section 8, 1 lot on 7.90 acres. (CONSENT AGENDA)

Attachments: [5743_BFTC_Sec8_FinalPlat_Map.pdf](#)
 [5743 BFTC Sec8 FinalPlat Conditions of Approval 01.pdf](#)
 [5743_BFTC_Sec 8 FinalPlat.pdf](#)

This Planning Item was approved.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. 15-0224 Watson Glen PUD Subdivision, site plan with one Design Modification (DM1-Building Length), section 2, Assisted Living Facility of 208 beds and 225,000 SF on 11.66 acres, located at 870 Oak Meadow Drive.

Attachments: [5766 Watson Glen SP Sec 2](#)
[5766 Conditions of Approval 01](#)
[2015.02.05 Somerby Site Plans Condensed Set](#)
[2015.02.05 Elevations](#)
[DM request letter](#)

Watson Glen PUD Subdivision, site plan with one Design Modification (DM1 Building Length), section 2, Assisted Living Facility of 208 beds and 225,000 SF on 11.66 acres, located at 870 Oak Meadow Drive.

Ms. Hunter stated that item 10 is a site plan for the Watson Glen Planned Unit Development (PUD) Subdivision for an Assisted Living facility with 208 beds. Staff recommends approval of the site plan. The applicant is also requesting one design modification with this site plan in order to increase the maximum allowable building length from 200 feet, as permitted by the Zoning Ordinance, to 440 feet. Due to the increased level of detail in the architecture, staff was recommending approval of this modification of standard.

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

Chair Hathaway asked if there is an applicant present.

Mr. Scotty Bernick, of Ragan Smith & Associates, stated that he represented the applicant, they are in agreement with all conditions of approval, and he requested approval.

Alderman Petersen moved to approve the design modification, Vice Chair Lindsey seconded the motion, and it passed unanimously (8-0).

Alderman Petersen stated that she did not realize that this was part of Watson Glen. This was a long time ago, and she was surprised to see this.

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

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:16 p.m.

Chair, Mike Hathaway

**ORDINANCE 2015-04
AS AMENDED**

**TO BE ENTITLED “AN ORDINANCE TO REZONE 2.2 ACRES
FROM ESTATE RESIDENTIAL (ER) DISTRICT TO DETACHED
RESIDENTIAL 2 (R-2) DISTRICT FOR THE PROPERTY
LOCATED AT 1048 CARLISLE LANE.”**

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed R-2 zone would allow for responsible residential development by permitting a maximum residential density based on provision of services and infrastructure.

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

SECTION I: The following described property shall be, and are hereby, zoned Detached Residential 3(R-3):

A certain tract or parcel of land located in the Fifth Civil District of Williamson County, Tennessee, and bound in general by Old Charlotte Road on the North, Chrisman on the East, and McLemore on the West being further described as follows, to-wit:

A triangular tract lying wholly within the Fifth Civil District of Williamson County, Tennessee and bound in general by Old Charlotte Road on the North, Chrisman on the East, and McLemore on the West.

Beginning in the center of Old Charlotte Road in Chrisman’s west line; thence along the center line of said road with the following four calls: South 48 degrees 10 minutes West 90 feet; South 66 degrees 45 minutes West 45 feet, South 74 degrees, 45 minutes West 270 feet, and South 66 degrees 45 minutes West 45 feet; thence along a new staked line South 48 degrees 45 minutes East 512 feet to Chrisman's West line; thence along his West line North 2 degrees 25 minutes East 530 feet to a point of beginning and containing 2.20 acres, more or less.

Zoning Reference Number: 14-02:

Map-Group-Parcel	Acres
064-01400	±2.2
TOTAL	±2.2

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:	03/26/2015
PASSED FIRST READING:	05/12/2015
PUBLIC HEARING HELD:	06/09/2015
PASSED SECOND READING:	06/09/2015
PASSED THIRD READING:	07/14/2015

**ORDINANCE 2015-04
AS AMENDED 6/9/2015**

**TO BE ENTITLED “AN ORDINANCE TO REZONE 2.2 ACRES
FROM ESTATE RESIDENTIAL (ER) DISTRICT TO DETACHED
RESIDENTIAL 3 (R-3) DISTRICT FOR THE PROPERTY
LOCATED AT 1048 CARLISLE LANE.”**

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

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Zoning Reference Number: 14-02:

Map-Group-Parcel	Acres
064-01400	±2.2
TOTAL	±2.2

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: March 26, 2015

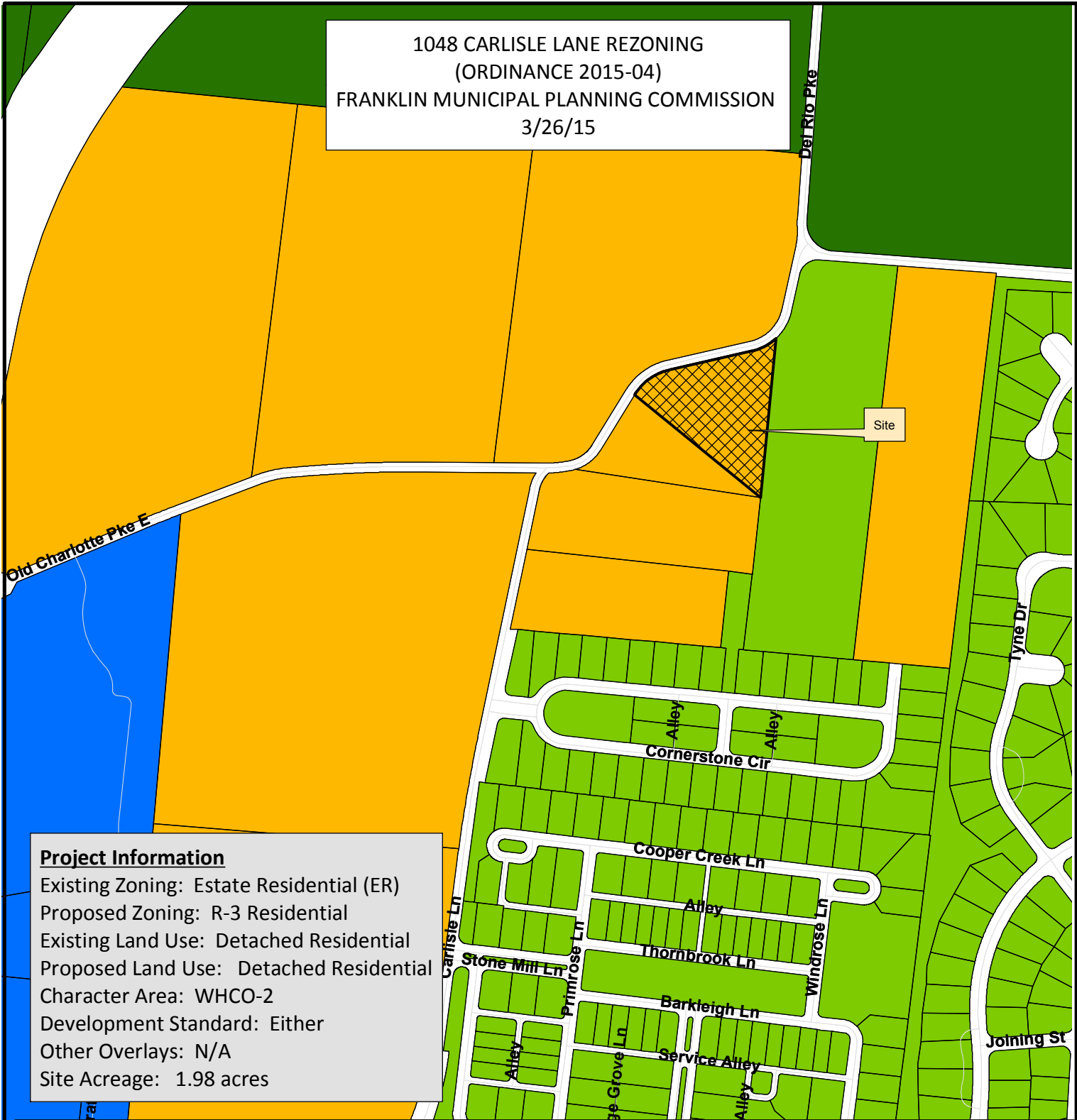
PASSED FIRST READING: May 26, 2015

PUBLIC HEARING HELD: June 9, 2015

AMENDED AND PASSED SECOND READING: June 9, 2015

PASSED THIRD READING:

1048 CARLISLE LANE REZONING
(ORDINANCE 2015-04)
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/26/15



Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: R-3 Residential
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Either
Other Overlays: N/A
Site Acreage: 1.98 acres

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



0 250 500 1,000
Feet

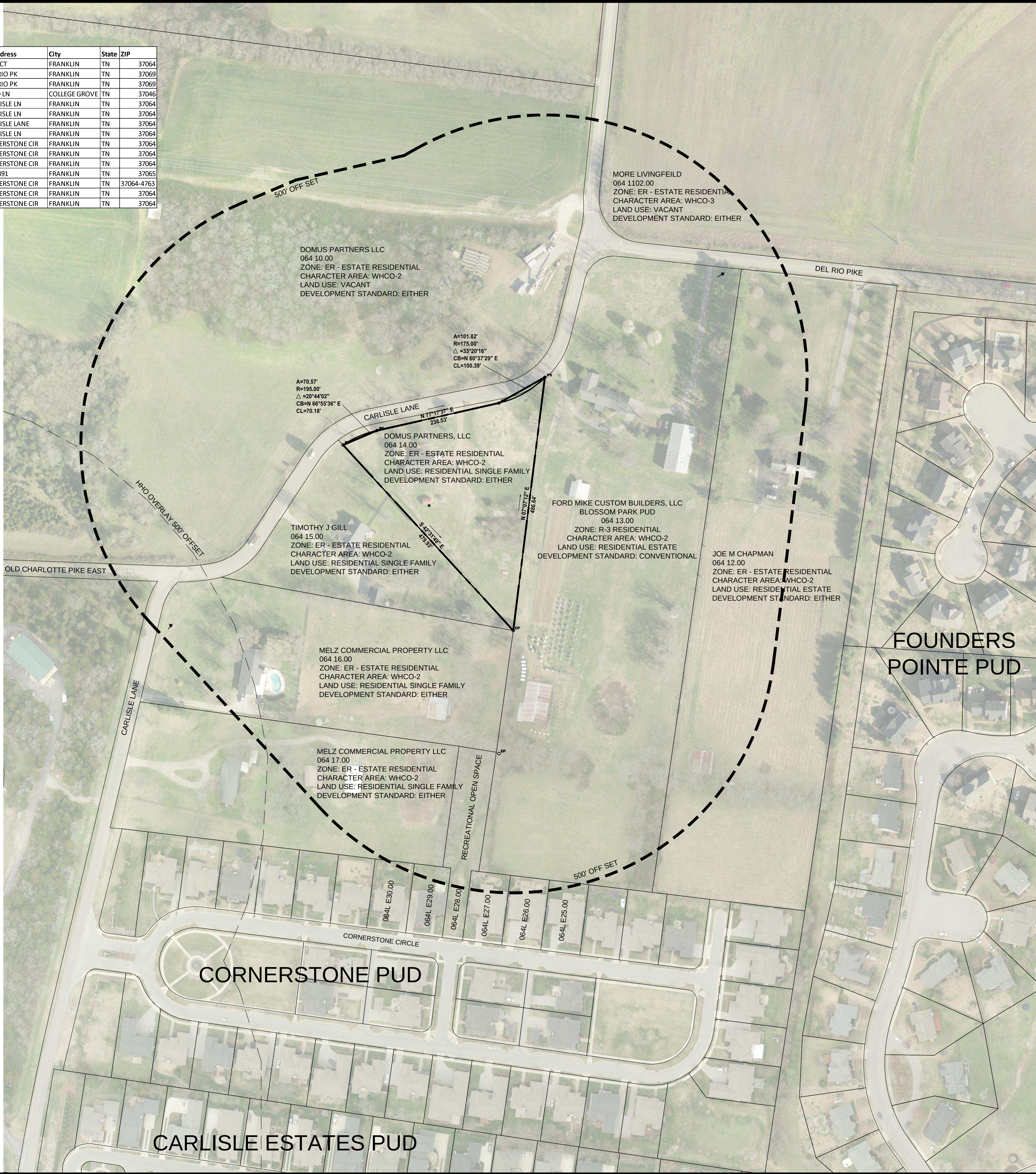
This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

PRCLID	Owner	Property Address	Owner Address	City	State	ZIP
064---01000	CARLISLE WALTER O III ETAL	OLD CHARLOTTE PK E	108 BASIL CT	FRANKLIN	TN	37064
064---01102	MORE LIVINGFIELD	2984 DEL RIO PK	3050 DEL RIO PK	FRANKLIN	TN	37069
064---01200	CHAPMAN JOE M	3001 DEL RIO PK	3001 DEL RIO PK	FRANKLIN	TN	37069
064---01300	LYNCH DWIGHT	3003 DEL RIO PK	4811 BYRD LN	COLLEGE GROVE	TN	37046
064---01400	LYNCH BILLY TODD	1048 CARLISLE LN	1048 CARLISLE LN	FRANKLIN	TN	37064
064---01500	GILL TIMOTHY J	1044 CARLISLE LN	1044 CARLISLE LN	FRANKLIN	TN	37064
064---01600	MELZ COMMERCIAL PROP LLC	1040 CARLISLE LN	1025 CARLISLE LANE	FRANKLIN	TN	37064
064---01700	MELZ COMMERCIAL PROP LLC	1034 CARLISLE LN	1025 CARLISLE LN	FRANKLIN	TN	37064
064L-E02500	COLVIN GEORGE E	143 CORNERSTONE CIR	143 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E02600	ROBESON JULIA M	145 CORNERSTONE CIR	145 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E02700	DARBY WILLIAM	147 CORNERSTONE CIR	147 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E02800	CORNERSTONE HOMEOWNERS ASSOC INC	CORNERSTONE CIR	PO BOX 1391	FRANKLIN	TN	37065
064L-E02900	BEAM PHYLLIS	151 CORNERSTONE CIR	151 CORNERSTONE CIR	FRANKLIN	TN	37064-4763
064L-E03000	RYAN DOUGLAS J	153 CORNERSTONE CIR	153 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E03100	PERRY KENNETH D	155 CORNERSTONE CIR	155 CORNERSTONE CIR	FRANKLIN	TN	37064

BOUNDARY:

BEGINNING IN THE CENTER OF OLD CHARLOTTE ROAD, IN CHRISMAN'S WEST LINE, THENCE ALONG THE CENTERLINE OF SAID ROAD WITH THE FOLLOWING FOUR CALLS: SOUTH 48 DEGREES 10 MINUTES WEST 90 FEET; SOUTH 66 DEGREES 45 MINUTES WEST 45 FEET, SOUTH 74 DEGREES 45 MINUTES WEST 270 FEET, AND SOUTH 66 DEGREES 45 MINUTES EAST 512 FEET TO CHRISMAN'S WEST LINE; THENCE ALONG HIS WEST LINE NORTH 2 DEGREES 25 MINUTES EAST 530 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.20 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. LYNCH AND HIS WIFE IMOGENE LYNCH, BY DEED OF MARION D. ROBINSON ET UX, OF RECORD IN BOOK 485, PAGE 523, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.



SITE DATA:

PROJECT NAME:	1048 CARLISLE LANE REZONING REQUEST
PROJECT NUMBER:	----
SUBDIVISION:	----
LOT NUMBER:	----
ADDRESS:	1048 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64, PARCEL 14.00
EXISTING ZONING:	ESTATE RESIDENTIAL - ER
CHARACTER AREA OVERLAY:	WHCO-2
OTHER APPLICABLE OVERLAYS:	----
PROPOSED ZONING:	R2 RESIDENTIAL DISTRICT
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	1.98 AC
SQUARE FOOTAGE OF SITE:	86,336 SF
MINIMUM REQUIRED SETBACKS:	----
FRONT YARD: 15'	
SIDE YARD: 5'	
REAR YARD: 20'	

OWNER / APPLICANT:	DOMUS PARTNERS, LLC
ADDRESS	2043 HUNTERWOOD DRIVE
	BRENTWOOD, TN 37027
PHONE	615.268.3686
CONTACT	PHIL STINSON
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY
	SUITE 230
	FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	2.02 DU/A (4 UNITS)
TREE CANOPY:	.22 AC EXISTING
PARKLAND:	N/A
OPEN SPACE:	N/A

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A 12" MAIN IN DEL RIO PIKE.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. 8" PIPE AND MANHOLE FOR SEWER MAIN CONNECTION AT TERMINAL MANHOLE LOCATED AT ADJACENT BLOSSOM PARK SUBDIVISION DEVELOPMENT TO EAST.

RE-PURIFIED WATER
THIS SERVICE IS NOT AVAILABLE AT THIS LOCATION.

STREET NETWORK
THE PROJECT CONSISTS OF 1 DRIVEWAY SERVING 4 HOMES. THIS WILL NOT ALTER THE STREET NETWORK AND WILL CREATE MINIMAL TRAFFIC IMPACT.

DRAINAGE FACILITIES
THE PROPERTY DRAINS EAST TO THE ADJACENT BLOSSOM PARK SUBDIVISION. STORM DRAINAGE CONTINUES FROM THERE ACROSS DEL RIO PIKE DOWN AN UNNAMED BRANCH AND ON TO THE HARPETH RIVER.

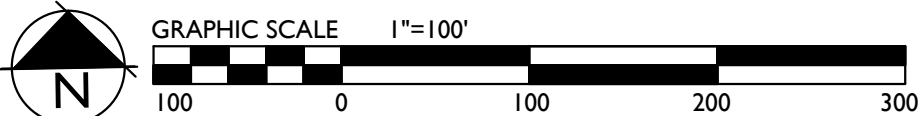
POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1, 500 NEW HWY 96 WEST - 2.0 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION, 900 COLUMBIA AVE - 2.5 MILES DRIVING DISTANCE

RECREATION FACILITIES
JIM WARREN PARK - 2.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME (4 x .64 = 2.56 STUDENTS)
FRANKLIN HIGH SCHOOL 2.12 MILES
GRASSLAND MIDDLE 6.11 MILES
WALNUT GROVE ELEMENTARY 9.15 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

RESTRICTIVE COVENANTS
THE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

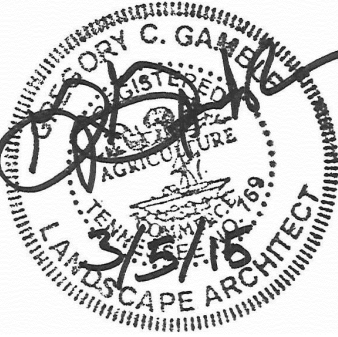


Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: FEB 9TH, 2015

1048 CARLISLE LANE
Rezoning Request
Being Parcel 14 on Tax Map 64
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb209@gmail.com
615.975.5765

BOUNDARY
MAP

C 1.0
COF #5778

Affidavit of Public Notice

PUBLIC NOTICE AFFIDAVIT City of Franklin, Tennessee

We/I Paul Lebovitz
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are), acting as the
authorized agent on all matters pertaining to the processing of the development
application for the property described as:

Map 64 Parcel 14 Lynch Property
(Property Parcel/Tax ID Number)

and located at:

1040 Carlisle Lane
(Street Address)

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

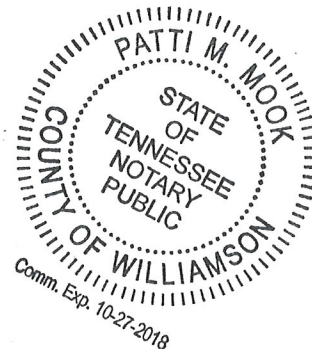
1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing;
Nature, scope, and purpose of submittal;
4. Information on where the public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

Paul Lebovitz
Signature

Subscribed and sworn to before me this

24 day of Feb 2015
Patti M. Mook
Notary Public

My Commission Expires: 10-27-18



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Public Notice Affidavit prior to submittal.

Josh King

From: Dorinda Smith <dorcsmith@verizon.net>
Sent: Sunday, March 08, 2015 5:10 PM
To: Josh King
Cc: greggamble209@gmail.com
Subject: 1048 Carlisle Lane Development, Map 64, Parcel 14

Follow Up Flag: Follow up
Flag Status: Flagged

I am in receipt of a notice from Gamble Design Collaborative of development of the referenced parcel described as southwest of Carlisle Lane and Del Rio Pike. This concerns me as I own the property located southwest of Carlisle Lane and Del Rio Pike and have no interest in developing it. Specifically, I own the land west of Carlisle Lane from the point Del Rio intersects Carlisle lane southward to the point Carlisle Lane intersects with Old Charlotte. I am further concerned at any additional development of land in that area because of the narrow road to support the additional traffic as a result of that development.

I look forward to getting clarification from you on the tract being considered for development.

Dorinda Carlisle Smith
804-672-8656 home
804-357-2358 cell
804-291-0092 work

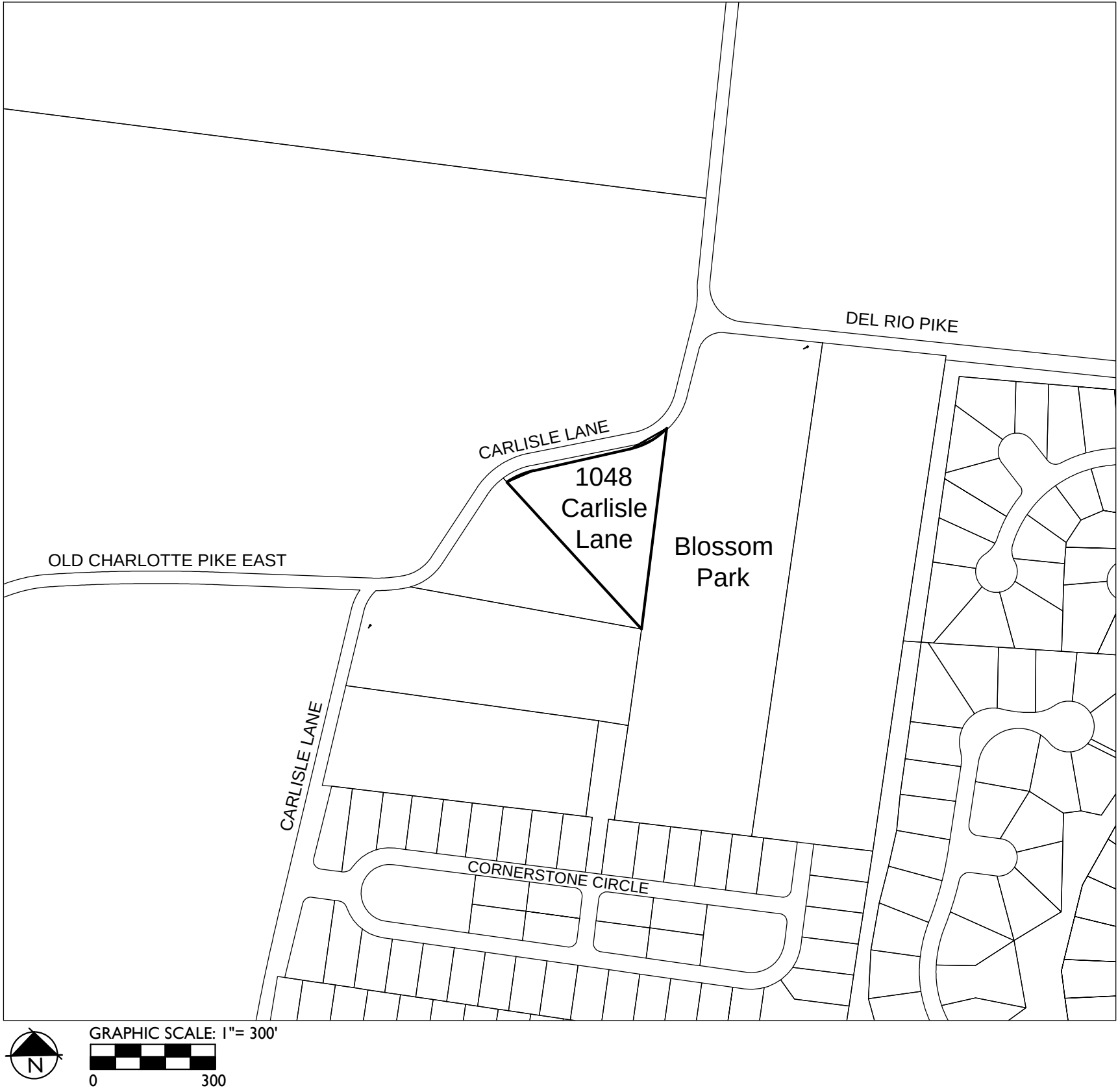
Rezoning Request For 1048 Carlisle Lane

MAP 064 PARCEL 14.00
FRANKLIN, TN

OWNER / APPLICANT:
DOMUS PARTNERS, LLC
2043 HUNTERWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: PHIL STINSON
pmstinson@comcast.net
615.268.3686

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
greggamble209@gmail.com
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064

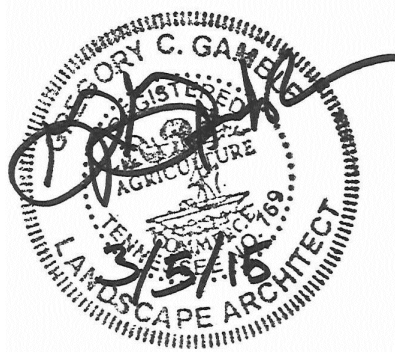
SURVEYOR:
TIM TURNER
tim@t2-eng.com
BLAKE TURNER
blake@t2-eng.com
615.579.2389
7101 SHARONDALE COURT, SUITE 200
BRENTWOOD, TN 37027



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

INDEX OF SHEETS

SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS



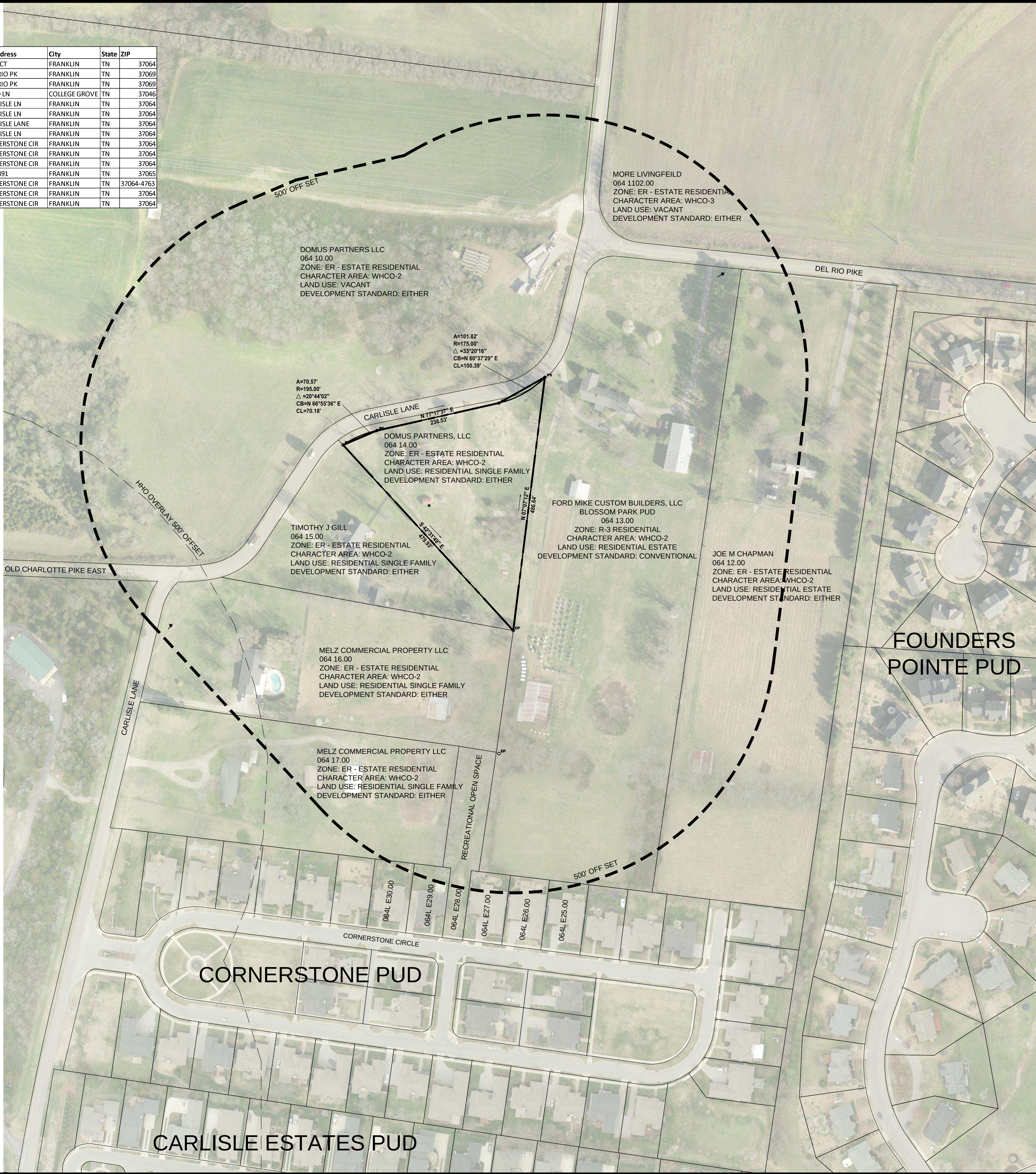
March 5, 2015
February 9, 2015
COF # 5778

PRCLID	Owner	Property Address	Owner Address	City	State	ZIP
064---01000	CARLISLE WALTER O III ETAL	OLD CHARLOTTE PK E	108 BASIL CT	FRANKLIN	TN	37064
064---01102	MORE LIVINGFIELD	2984 DEL RIO PK	3050 DEL RIO PK	FRANKLIN	TN	37069
064---01200	CHAPMAN JOE M	3001 DEL RIO PK	3001 DEL RIO PK	FRANKLIN	TN	37069
064---01300	LYNCH DWIGHT	3003 DEL RIO PK	4811 BYRD LN	COLLEGE GROVE	TN	37046
064---01400	LYNCH BILLY TODD	1048 CARLISLE LN	1048 CARLISLE LN	FRANKLIN	TN	37064
064---01500	GILL TIMOTHY J	1044 CARLISLE LN	1044 CARLISLE LN	FRANKLIN	TN	37064
064---01600	MELZ COMMERCIAL PROP LLC	1040 CARLISLE LN	1025 CARLISLE LANE	FRANKLIN	TN	37064
064---01700	MELZ COMMERCIAL PROP LLC	1034 CARLISLE LN	1025 CARLISLE LN	FRANKLIN	TN	37064
064L-E02500	COLVIN GEORGE E	143 CORNERSTONE CIR	143 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E02600	ROBESON JULIA M	145 CORNERSTONE CIR	145 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E02700	DARBY WILLIAM	147 CORNERSTONE CIR	147 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E02800	CORNERSTONE HOMEOWNERS ASSOC INC	CORNERSTONE CIR	PO BOX 1391	FRANKLIN	TN	37065
064L-E02900	BEAM PHYLLIS	151 CORNERSTONE CIR	151 CORNERSTONE CIR	FRANKLIN	TN	37064-4763
064L-E03000	RYAN DOUGLAS J	153 CORNERSTONE CIR	153 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E03100	PERRY KENNETH D	155 CORNERSTONE CIR	155 CORNERSTONE CIR	FRANKLIN	TN	37064

BOUNDARY:

BEGINNING IN THE CENTER OF OLD CHARLOTTE ROAD, IN CHRISMAN'S WEST LINE, THENCE ALONG THE CENTERLINE OF SAID ROAD WITH THE FOLLOWING FOUR CALLS: SOUTH 48 DEGREES 10 MINUTES WEST 90 FEET; SOUTH 66 DEGREES 45 MINUTES WEST 45 FEET, SOUTH 74 DEGREES 45 MINUTES WEST 270 FEET, AND SOUTH 66 DEGREES 45 MINUTES EAST 512 FEET TO CHRISMAN'S WEST LINE; THENCE ALONG HIS WEST LINE NORTH 2 DEGREES 25 MINUTES EAST 530 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.20 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. LYNCH AND HIS WIFE IMOGENE LYNCH, BY DEED OF MARION D. ROBINSON ET UX, OF RECORD IN BOOK 485, PAGE 523, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.



SITE DATA:	
PROJECT NAME:	1048 CARLISLE LANE REZONING REQUEST
PROJECT NUMBER:	----
SUBDIVISION:	----
LOT NUMBER:	----
ADDRESS:	1048 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64, PARCEL 14.00
EXISTING ZONING:	ESTATE RESIDENTIAL - ER
CHARACTER AREA OVERLAY:	WHCO-2
OTHER APPLICABLE OVERLAYS:	----
PROPOSED ZONING:	R2 RESIDENTIAL DISTRICT
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	1.98 AC
SQUARE FOOTAGE OF SITE:	86,336 SF
MINIMUM REQUIRED SETBACKS:	----
FRONT YARD: 15'	
SIDE YARD: 5'	
REAR YARD: 20'	

OWNER / APPLICANT:	DOMUS PARTNERS, LLC
ADDRESS:	2043 HUNTERWOOD DRIVE
PHONE:	BRENTWOOD, TN 37027
CONTACT:	615.268.3686
PLANNER/LANDSCAPE ARCHITECT:	PHIL STINSON
ADDRESS:	GREG GAMBLE
	144 SOUTHEAST PARKWAY
	SUITE 230
	FRANKLIN, TN 37064
	615.975.5765
OFFICE PHONE:	GREG GAMBLE
CONTACT:	greggamb209@gmail.com
EMAIL ADDRESS:	

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	2.02 DU/A (4 UNITS)
TREE CANOPY:	.22 AC EXISTING
PARKLAND:	N/A
OPEN SPACE:	N/A

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COLUMBIA AVE POLICE STATION, 900 COLUMBIA AVE - 2.5 MILES DRIVING DISTANCE

RECREATION FACILITIES
JIM WARREN PARK - 2.1 MILES DRIVING DISTANCE

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REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

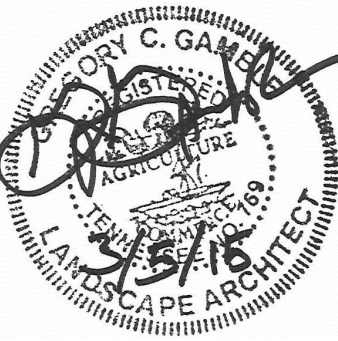
RESTRICTIVE COVENANTS
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Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: FEB 9TH, 2015

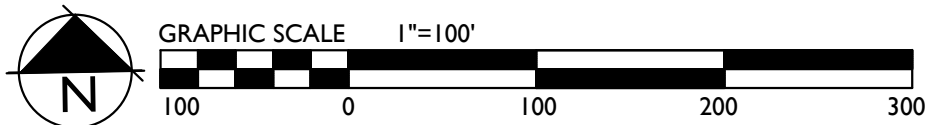
1048 CARLISLE LANE
Rezoning Request
Being Parcel 14 on Tax Map 64
Franklin, Williamson County, Tennessee

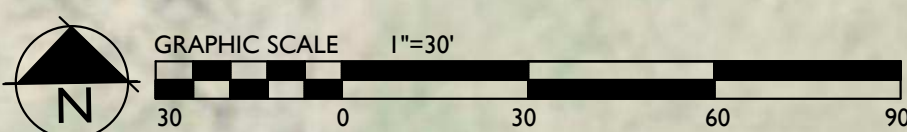


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb209@gmail.com
615.975.5765

BOUNDARY
MAP

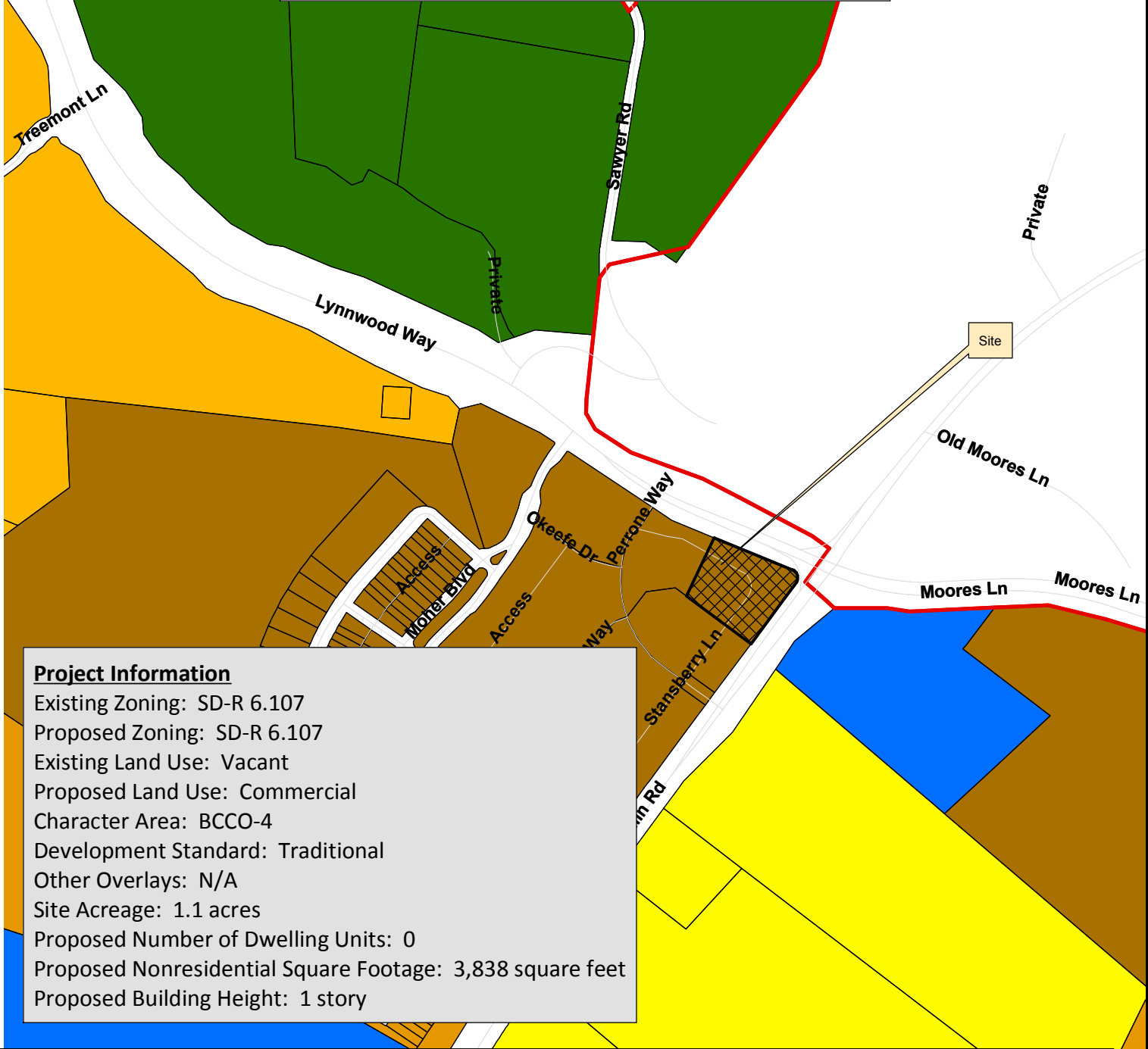
C 1.0
COF #5778





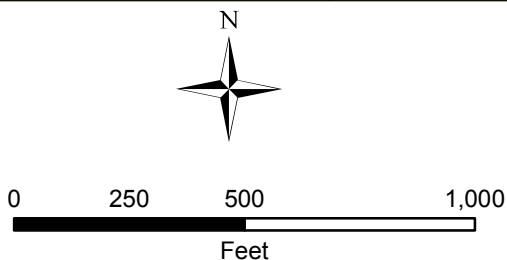
C 2.0
COF # 5778

GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN
 REVISION 5
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 3/25/15



Project Information
 Existing Zoning: SD-R 6.107
 Proposed Zoning: SD-R 6.107
 Existing Land Use: Vacant
 Proposed Land Use: Commercial
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 1.1 acres
 Proposed Number of Dwelling Units: 0
 Proposed Nonresidential Square Footage: 3,838 square feet
 Proposed Building Height: 1 story

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. F. Development Plan

- For the proposed one-way access easement, the site plan will require BEGIN ONE WAY and WRONG WAY signs back-to-back on both sides of the access easement at its intersection with Stansberry Lane. For the 24-feet wide access easement shared between Apollo Burger and Camden Commons Plaza LLC, Apollo Burger will need to obtain and submit a mutual property owner agreement for two elements:

- Agree to the one-way designation
- Agree to allow Apollo Burger to install signing at the Stansberry Lane corner of Camden Commons Plaza LLC stating "BEGIN ONE WAY" facing Stansberry Lane and "WRONG WAY" facing the interior of the site.

The required agreement is to be provided prior to the approval of the Apollo Burger site plan. Apollo Burger is to install the above signing on their corner with Stansberry Lane, and set off the drive-thru lane with a 12-inch wide solid thermoplastic white line.

2. F. Development Plan

- the previous comment "The drive thru lane must not be located in the access easement. Reduce the width of the drive thru lane to 9 or 10 feet. Provide a raised curb between the access drive and the drive thru lane. The drive aisle width between the parking bays on the Franklin Road side of the building can be reduced by 2 feet" has been addressed however the one-way access brings up the following issue.

The parking on lot 145 adjacent to the one-way access must be changed to discourage wrong way traffic. The 90 degree parking must be changed to 60 degree parking stalls. These changes are the responsibility of the developer of lot 136. Agreements must be obtained for these changes prior to issuance of a grading permit.

Planning

General Comments

3. Final Plat Revision

- The final plat to revise the access easement onsite shall be approved by FMPC prior to the approval of this development plan, and the final plat shall be recorded prior to the submittal of the site plan for this lot.

PROPOSED SITE LEGEND

- ⑧ PARKING STALL COUNT - SEE PLANS
LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET FOR SECTION
CONCRETE SIDEWALK - SEE DETAIL SHEET
HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET FOR SECTION
HANDICAP PARKING
DIRECTIONAL ARROWS

SITE DATA
FRANKLIN PROJECT #5739
SUBDIVISION/DEVELOPMENT: GATEWAY VILLAGE MIXED USE:
PROJECT NO. TBD
LOT NUMBER: 136
SOUTHWEST CORNER FRANKLIN ROAD AND LYNNWOOD WAY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8th
MAP, PARCEL NUMBER: PARCEL 48.01, 49, 50 AND 51 OF MAP 36
EXISTING ZONING/AREA DESIGNATION: PC6.93/MIXED USE CENTER
COMMERCIAL LOTS TO BE ADDRESSED OFF OF TOWN CENTER CIRCLE

ACREAGE OF SITE +/- 60.50 ACRES
SECTION 3, LOT 136: +/- 1.16 ACRES
SQUARE FOOTAGE OF SITE +/- 2,635,380 SF
SECTION 3, LOT 136: +/- 50,591 SF

OWNER: APOLLO BURGER
ADDRESS: 2140 ALBANY DRIVE
FRANKLIN, TENNESSEE 37067
PHONE NO: (801) 891-4399
FAX NO: (615) 371-0686
CONTACT: BRIAN KUBRICKY

APPLICANT: CIVIL ENGINEERING SERVICES, PC
ADDRESS: 7705 SPICER FARM LANE
FAIRVIEW, TN 37062
PHONE NO: (615) 533-0401
EMAIL: RAY@CIVILENGINEERINGSERVICES.NET
CONTACT: RAY G. FLAKE, PE

BUILDING SQUARE FOOTAGE: 3,894 S.F.

MAXIMUM BUILDING HEIGHT: 25'-0" ON FRANKLIN ROAD,
30'-0" ALL OTHER AREAS
MAXIMUM FLOOR AREA RATIO: 0.60
FLOOR AREA RATIO OF SITE: 0.05

MINIMUM PARKING REQUIREMENT: 54
MAXIMUM PARKING REQUIREMENT: 70
PARKING PROVIDED: 58
EXISTING ZONING & AREA DESIGNATION:
ZONING = ML
ACREAGE OF SITE: 1.16 ACRES
DISTURBED ACRES = 1.16 ACRES
IMPERVIOUS AREA = 0.81 ACRES

MINIMUM REQUIRED SETBACK LINES:
FRONT YARD = 3' FROM PROP. LINE
SIDE STREET = 10' FROM PROP. LINE
REAR YARD = 10' FROM PROP. LINE

OF PARKING STALLS = 58 STALLS

EIGHTH CIVIL DISTRICT, WILLIAMSON COUNTY,
TENNESSEE; TAX MAP 36, PARCEL 51.06, LOT
136 1.16 ACRES ±. THIS PROPERTY IS
CURRENTLY ZONED "SD-X6.64/144258".

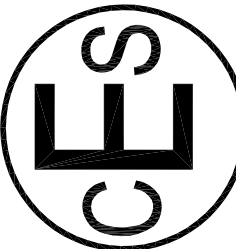


APOLLO BURGER
Brian Kubricky
Vineyard Productions
2140 Albany Dr. Franklin,
TN 37067
PH# (801) 891-4399

Civil Engineering Services, PC

7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
email: ray@civilengineeringservices.net

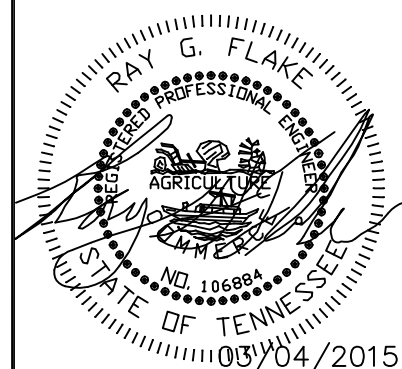
Engineering, Land Planning



REVISIONS

DATE

NO.



INITIAL DATE:

DRAWN BY: YWH

CHECKED BY: RGF

APPROVED BY:

DEVELOPMENT PLAN

APOLLO BURGER
3020 STANSBERRY LANE
LOT 136 CAMDEN COMMONS
FRANKLIN, TENNESSEE

SHEET NO.

C1.0

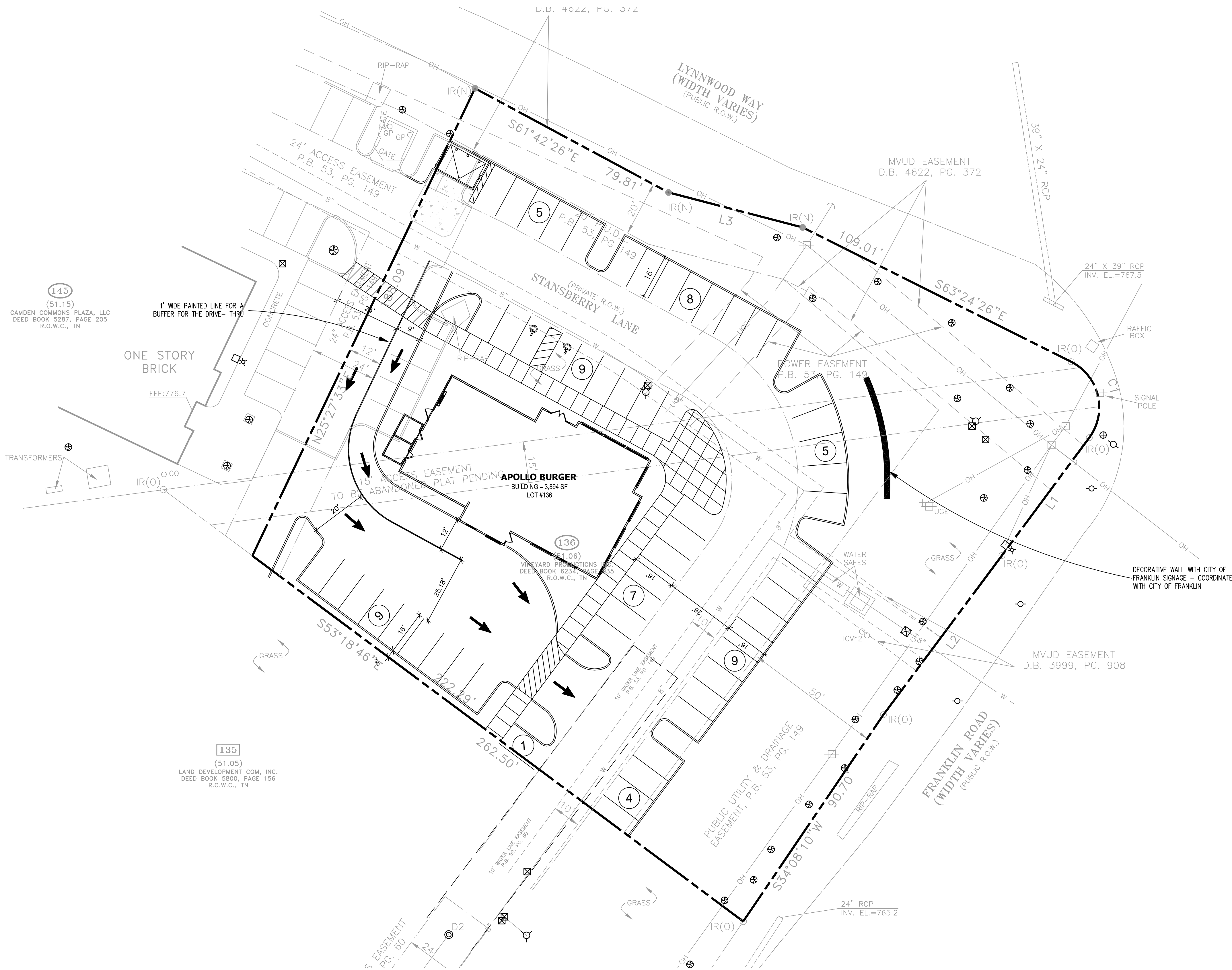
JOB NO.: 2012-1016

NOTE:
CITY OF FRANKLIN IS NOT A MEMBER OF
TENNESSEE ONE CALL. G.C. TO CONTACT:
COF WATER MANAGEMENT DEPARTMENT
ATTN: UTILITY INSPECTOR
124 LUMBER DR, FRANKLIN, TN
(615)794-4554



FLOOD STATEMENT

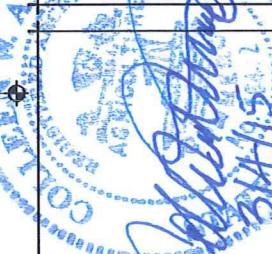
NO PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS
A PORTION OF THE 100 YEAR FLOOD ZONE IN ACCORDANCE WITH FEMA
PANEL NUMBER 4718C 0212F, DATED: SEPTEMBER 29, 2006.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

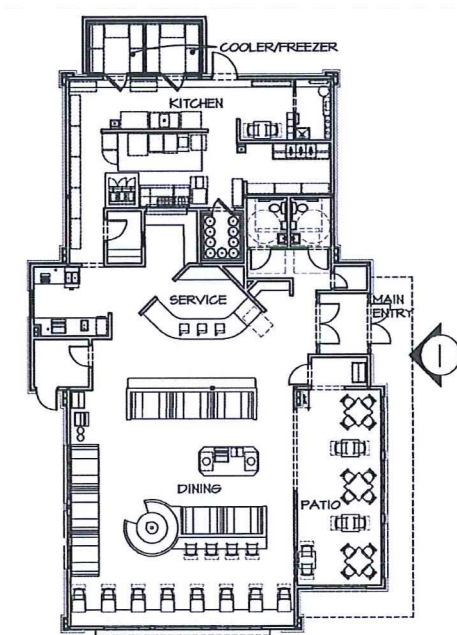


REVISIONS TO LOTS #135, 136, AND 145
GATEWAY VILLAGE
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 5 (APOLLO)
3020 STANBERRY LANE
FRANKLIN, TENNESSEE



Job Number: 24-0002
COF no 5739
Revisions:
2/4/25 DEVELOPMENT PLAN
3/5/25 DEVELOPMENT PLAN
COF COMMENTS

11-10-14
A-4
EXTERIOR ELEVATIONS



EAST ELEVATION

	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	1874	N/A
NET* OF WALL	1294	N/A
NET* BRICK (LIGHT GRAY)	745	75%
NET* BRICK (DARK GRAY)	184	14%
NET* BRICK (WHITE)	50	6%
NET* BRICK (TOTAL)	980	76%
NET* CEMENTITIOUS BOARD	307	24%

EXTERIOR FINISHES

A	LIGHT BRICK PALMETTO BRICK COMPANY COLOR: 125 GREYSTONE (LIGHT GRAY)
B	DARK BRICK KANSAS BRICK AND TILE CO. COLOR: 500 CHARCOAL MODULAR (DARK GRAY)
C	CEMENTITIOUS PANEL NICHIA COLOR: VINTAGE WOOD/CEDAR (WOOD SIMULATED)
D	BRICK ROWLOCK OR SOLDIER COURSE, WHITE PALMETTO BRICK COMPANY COLOR: WHITESTONE (WHITE)
E	PAINT, DARK GRAY SHERWIN WILLIAMS COLOR: MANOR HOUSE SNT505
F	PRE-FINISHED BLACK METAL CORNICE AND COPING - 4" DEEP PROFILE UNA-CLAD COLOR: KYNAR 500/MATTE BLACK
G	PRE-FINISHED WHITE METAL CORNICE AND COPING - 4" DEEP PROFILE UNA-CLAD COLOR: KYNAR 500/BONE WHITE

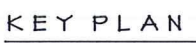
SOUTH ELEVATION

	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	425	N/A
NET* OF WALL	542	N/A
NET* BRICK (LIGHT GRAY)	301	55%
NET* BRICK (DARK GRAY)	214	40%
NET* BRICK (WHITE)	27	5%
NET* BRICK (TOTAL)	542	100%
NET* CEMENTITIOUS BOARD	N/A	N/A

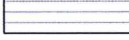
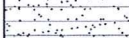
- GENERAL NOTES**
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
 - CONTRACTOR TO CONSTRUCT A MOCK-UP PANEL OF THE EXTERIOR MATERIALS FOR THE OWNER TO REVIEW & APPROVE BEFORE ORDERING ALL MATERIAL.
 - COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
 - SEE SHEET A-11 FOR WINDOW AND DOOR TYPES.

BUILDING (CONDITIONED) 3686 SQ. FT.
COOLER/FREEZER 152 SQ. FT.
TOTAL FOOTPRINT 3838 SQ. FT.
*CALCULATIONS BASED ON AREA TO OUTSIDE FACE OF EXTERIOR STUD WALL

HVAC UNITS, COOLING, AND/OR MECHANICAL UNITS ARE LOCATED ON THE:
(X) ROOFTOP
() GROUND
() NONE PROVIDED



WEST ELEVATION		
	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	1870	N/A
NET* OF WALL	1593	N/A
NET* BRICK (LIGHT GRAY)	990	61%
NET* BRICK (DARK GRAY)	173	14%
NET* BRICK (WHITE)	63	5%
NET* BRICK (TOTAL)	1226	77%
NET* CEMENTITIOUS BOARD	367	23%

	A	LIGHT BRICK PALMETTO BRICK COMPANY COLOR: 125 GREYSTONE (LIGHT GRAY)
	B	DARK BRICK KANSAS BRICK AND TILE CO. COLOR: 500 CHARCOAL MODULAR (DARK GRAY)
	C	CEMENTITIOUS PANEL NICHHA COLOR: VINTAGE WOOD/CEDAR (WOOD SIMULATED)
	D	BRICK ROWLOCK OR SOLDIER COURSE, WHITE PALMETTO BRICK COMPANY COLOR: WHITESTONE (WHITE)
	E	PAINT, DARK GRAY SHERWIN WILLIAMS COLOR: MANOR HOUSE SWT505
	F	PRE-FINISHED BLACK METAL CORNICE AND COPING - 4" DEEP PROFILE UNA-CLAD COLOR: KYNAR 500/MATTE BLACK
	G	PRE-FINISHED WHITE METAL CORNICE AND COPING - 4" DEEP PROFILE UNA-CLAD COLOR: KYNAR 500/BONE WHITE

NORTH ELEVATION		
	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	840	N/A
NET* OF WALL	732	N/A
NET* BRICK (LIGHT GRAY)	328	45%
NET* BRICK (DARK GRAY)	121	16%
NET* BRICK (WHITE)	30	4%
NET* BRICK (TOTAL)	489	67%
NET* CEMENTITIOUS BOARD	245	33%

- ## GENERAL NOTES
1. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
 2. CONTRACTOR TO CONSTRUCT A MOCK-UP PANEL OF THE EXTERIOR MATERIALS FOR THE OWNER TO REVIEW & APPROVE BEFORE ORDERING ALL MATERIAL.
 3. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
 4. SEE SHEET A-II FOR WINDOW AND DOOR TYPES.

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

☒ (X) ROOFTOP
☐ () GROUND
☐ () NONE PROVIDED

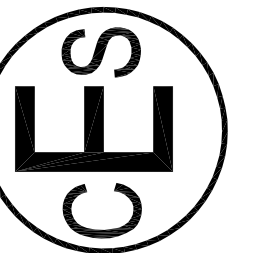
BUILDING (CONDITIONED)	3,686 SQ. FT.
COOLER/FREEZER	152 SQ. FT.
TOTAL FOOTPRINT	3,838 SQ. FT.
*CALCULATIONS BASED ON AREA TO OUTSIDE FACE OF EXTERIOR STUD WALL	

LOCATED AT
3020 STANSBERRY LANE
LOT 136 CAMDEN COMMONS
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAY FLAKE
CIVIL ENGINEERING SERVICES
P.O. BOX 1302
FAIRVIEW, TN 37062
615-533-0401



SHEET	DESCRIPTION
COV	COVER SHEET
CO.0	EXISTING CONDITIONS
C1.0	SITE PLAN
C2.0	UTILITY PLAN
C4.0	ELEVATION
C4.1	ELEVATION



INITIAL DATE:
DRAWN BY: YWH
CHECKED BY: RGF
APPROVED BY:

SHEET NO.
C0.0
JOB NO.: 2012-1016

NO PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS A PORTION OF THE 100 YEAR FLOOD ZONE IN ACCORDANCE WITH FEMA PANEL NUMBER 4718C 0212F, DATED: SEPTEMBER 29, 2006.

NOTE:
CITY OF FRANKLIN IS NOT A MEMBER OF
TENNESSEE ONE CALL. G.C. TO CONTACT:
COF WATER MANAGEMENT DEPARTMENT
ATTN: UTILITY INSPECTOR
124 LUMBER DR, FRANKLIN, TN
(615)794-4554



PRELIMINARY

EXISTING CONDITIONS NOTE:
EXISTING BASE IS COMPILED OF EXISTING SURVEYS AND PROPOSED BASES. A FINAL SURVEY WILL BE REQUIRED TO CONFIRM EXISTING CONDITIONS.

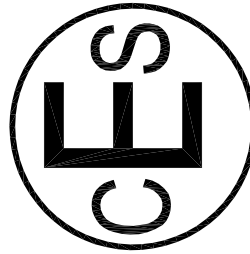


APOLLO BURGER
Brian Kubricky
Vineyard Productions
2140 Albany Dr. Franklin,
TN 37067
PH# (801) 891-4399

Civil Engineering Services, PC

7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineservices.net

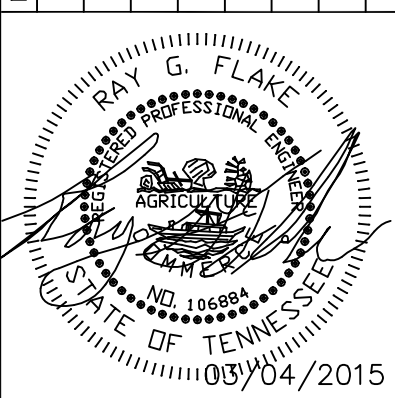
Engineering, Land Planning



REVISIONS

DATE

NO.



INITIAL DATE:

DRAWN BY: YWH

CHECKED BY: RGF

APPROVED BY:

EXISTING CONDITIONS

APOLLO BURGER
3020 STANSBERRY LANE
LOT 136 CAMDEN COMMONS
FRANKLIN, TENNESSEE

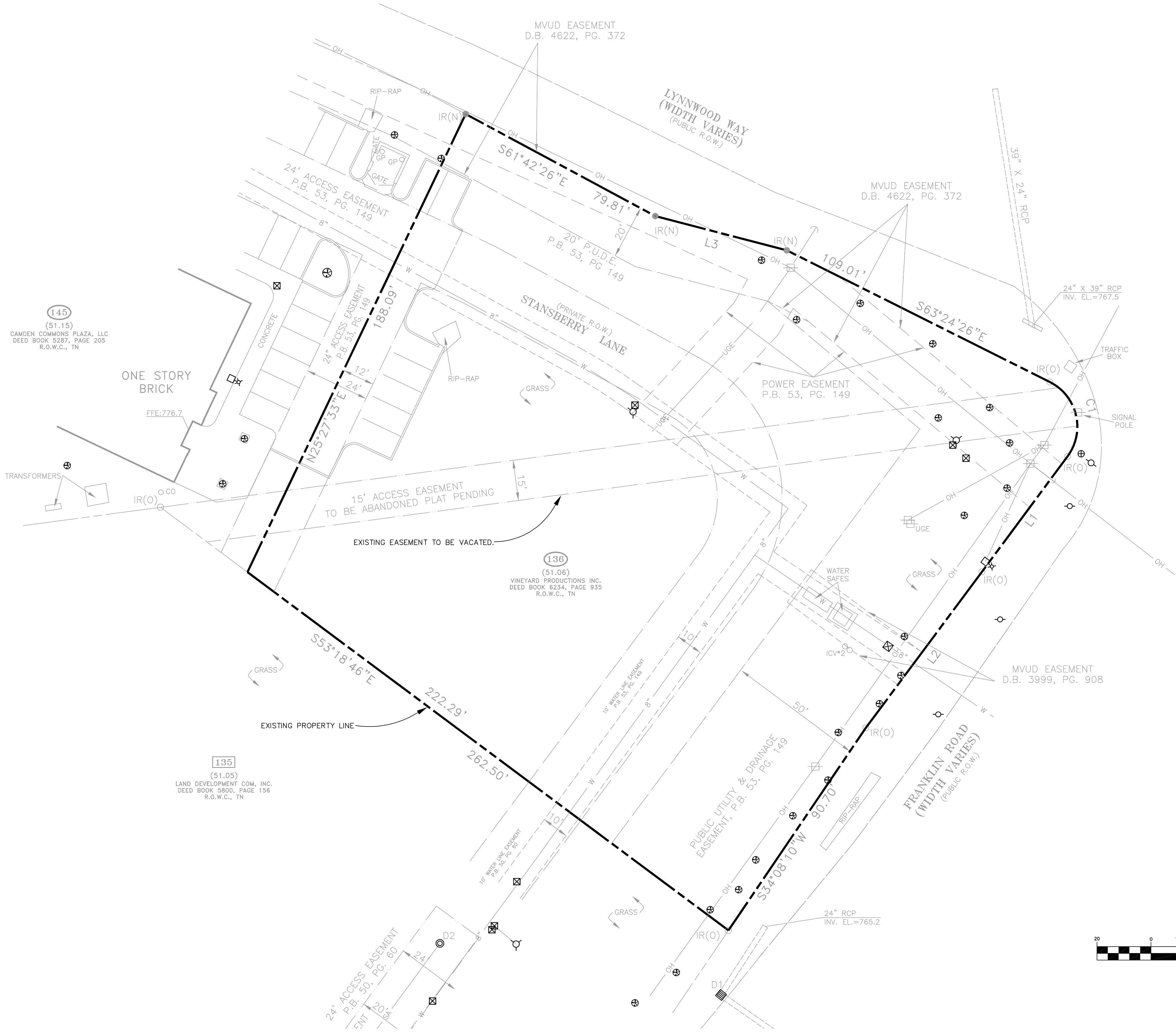
SHEET NO.

C0.0

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ATTN: UTILITY INSPECTOR
124 LUMBER DR, FRANKLIN, TN
(615)794-4554



PROPOSED SITE LEGEND

- ⑧ PARKING STALL COUNT - SEE PLANS
LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET FOR SECTION
CONCRETE SIDEWALK - SEE DETAIL SHEET
HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET FOR SECTION
HANDICAP PARKING
DIRECTIONAL ARROWS

SITE DATA
FRANKLIN PROJECT #5739
SUBDIVISION/DEVELOPMENT: GATEWAY VILLAGE MIXED USE:
PROJECT NO. TBD
LOT NUMBER: 136
SOUTHWEST CORNER FRANKLIN ROAD AND LYNNWOOD WAY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8th
MAP, PARCEL NUMBER: PARCEL 48.01, 49, 50 AND 51 OF MAP 36
EXISTING ZONING/AREA DESIGNATION: PC6.93/MIXED USE CENTER
COMMERCIAL LOTS TO BE ADDRESSED OFF OF TOWN CENTER CIRCLE

ACREAGE OF SITE +/- 60.50 ACRES
SECTION 3, LOT 136: +/- 1.16 ACRES
SQUARE FOOTAGE OF SITE +/- 2,635,380 SF
SECTION 3, LOT 136: +/- 50,591 SF

OWNER: APOLLO BURGER
ADDRESS: 2140 ALBANY DRIVE
FRANKLIN, TENNESSEE 37067
PHONE NO: (801) 891-4399
FAX NO: (615) 371-0686
CONTACT: BRIAN KUBRICKY

APPLICANT: CIVIL ENGINEERING SERVICES, PC
ADDRESS: 7705 SPICER FARM LANE
FAIRVIEW, TN 37062
PHONE NO: (615) 533-0401
EMAIL: RAY@CIVILENGINEERINGSERVICES.NET
CONTACT: RAY G. FLAKE, PE

BUILDING SQUARE FOOTAGE: 3,894 S.F.

MAXIMUM BUILDING HEIGHT: 25'-0" ON FRANKLIN ROAD,
30'-0" ALL OTHER AREAS
MAXIMUM FLOOR AREA RATIO: 0.60
FLOOR AREA RATIO OF SITE: 0.05

MINIMUM PARKING REQUIREMENT: 54
MAXIMUM PARKING REQUIREMENT: 70
PARKING PROVIDED: 58
EXISTING ZONING & AREA DESIGNATION:
ZONING = ML
ACREAGE OF SITE: 1.16 ACRES
DISTURBED ACRES = 1.16 ACRES
IMPERVIOUS AREA = 0.81 ACRES

MINIMUM REQUIRED SETBACK LINES:
FRONT YARD = 3' FROM PROP. LINE
SIDE STREET = 10' FROM PROP. LINE
REAR YARD = 10' FROM PROP. LINE

OF PARKING STALLS = 58 STALLS

EIGHTH CIVIL DISTRICT, WILLIAMSON COUNTY,
TENNESSEE; TAX MAP 36, PARCEL 51.06, LOT
136 1.16 ACRES ±. THIS PROPERTY IS
CURRENTLY ZONED "SD-X6.64/144258".

NOTE:
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TENNESSEE ONE CALL. G.C. TO CONTACT:
COF WATER MANAGEMENT DEPARTMENT
ATTN: UTILITY INSPECTOR
124 LUMBER DR, FRANKLIN, TN
(615)794-4554

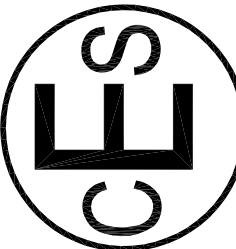


APOLLO BURGER
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Civil Engineering Services, PC

7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
email: ray@civilengineeringservices.net

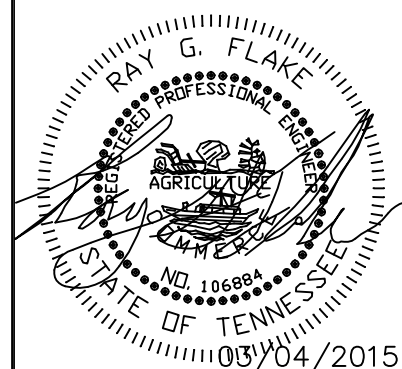
Engineering, Land Planning



REVISIONS

DATE

NO.



INITIAL DATE:

DRAWN BY: YWH

CHECKED BY: RGF

APPROVED BY:

DEVELOPMENT PLAN

APOLLO BURGER
3020 STANSBERRY LANE
LOT 136 CAMDEN COMMONS
FRANKLIN, TENNESSEE

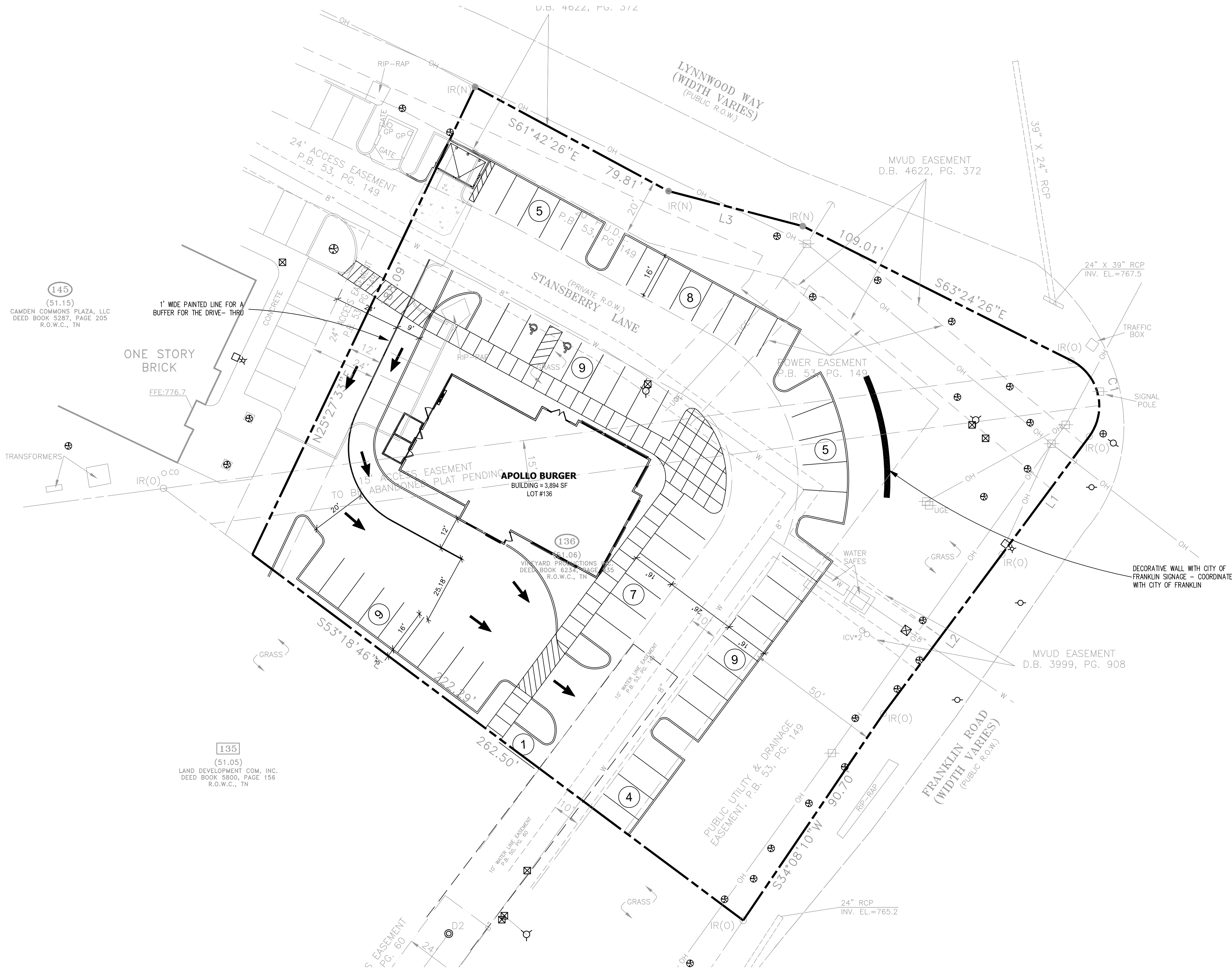
SHEET NO.

C1.0

JOB NO.: 2012-1016

FLOOD STATEMENT

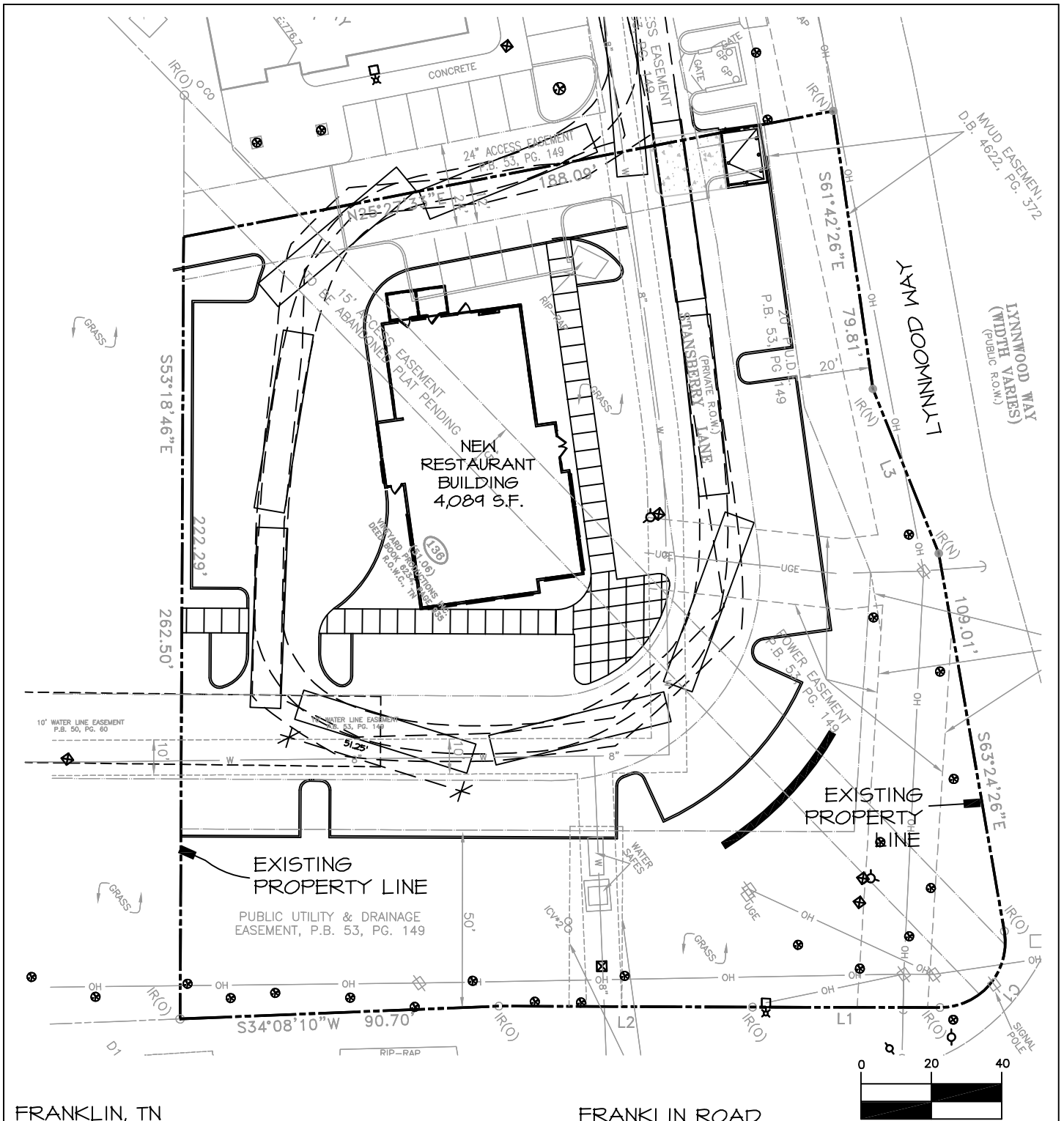
NO PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS
A PORTION OF THE 100 YEAR FLOOD ZONE IN ACCORDANCE WITH FEMA
PANEL NUMBER 4718C 0212F, DATED: SEPTEMBER 29, 2006.



GRAPHIC SCALE



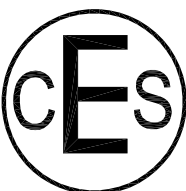
(IN FEET)
1 inch = 20 ft.



FRANKLIN, TN
(GATEWAY VILLAGE LOT 136) 3/4/2015
FIRE TRUCK TURNING

FRANKLIN ROAD

(IN FEET)
1 inch = 40 ft.



Civil Engineering Services

7705 Spicer Farm Lane
Fairview, Tennessee
37062

phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineeringservices.net

Engineering, Land Planning

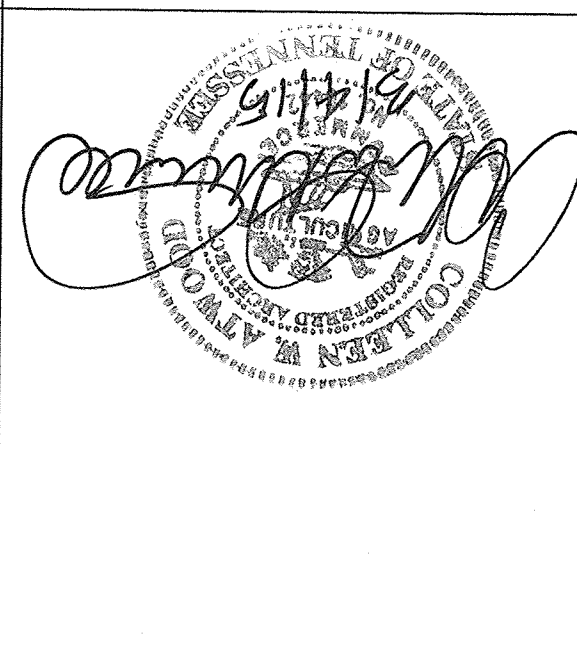
REVISIONS

DATE

DESIGN
and
ENGINEERING
INC

ARCHITECTS
STRUCTURAL AND CIVIL ENGINEERS

1645 Westgate Circle
Brentwood, Tennessee 37027
615-370-1779 fax: 370-9108
www.dandinc.us



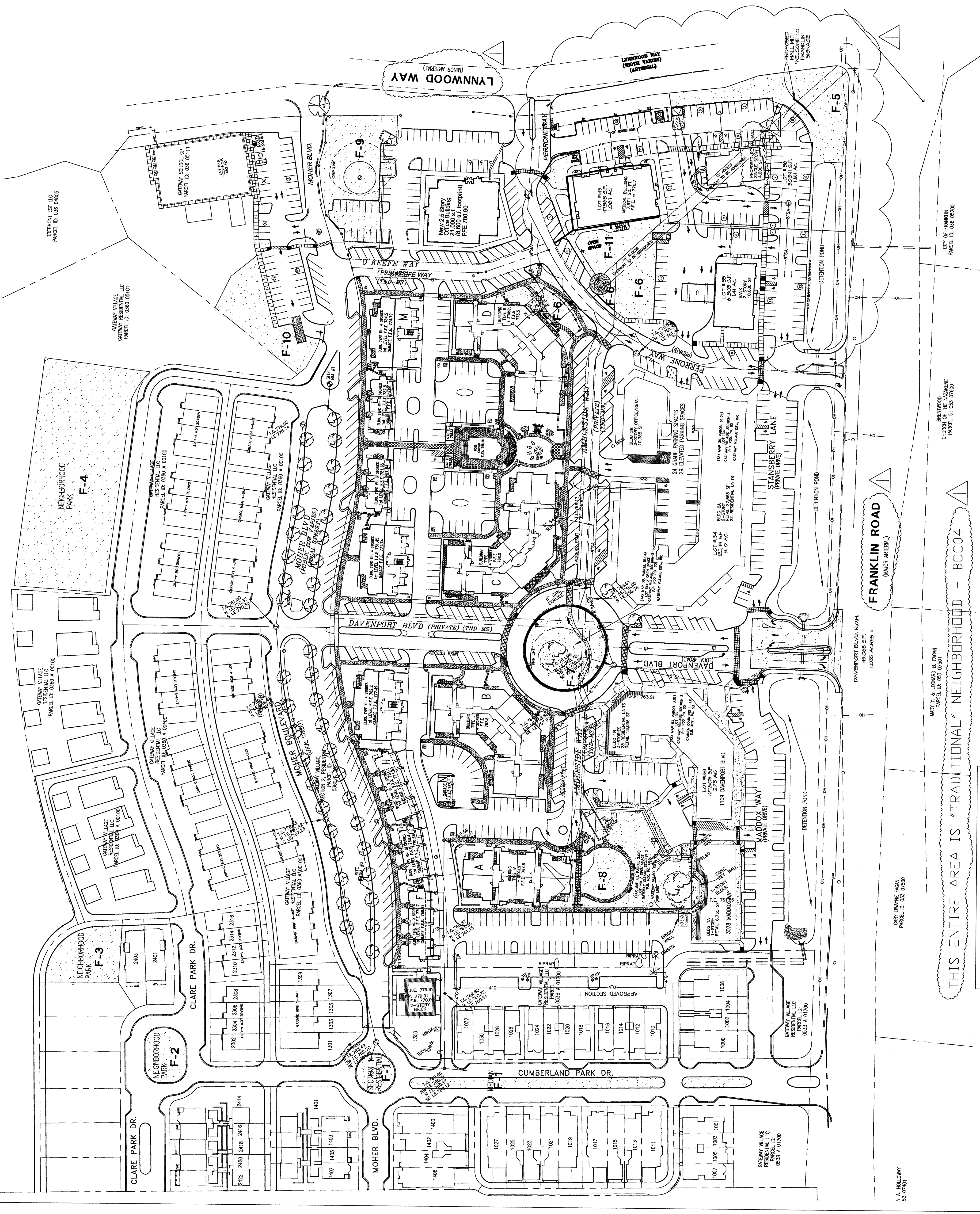
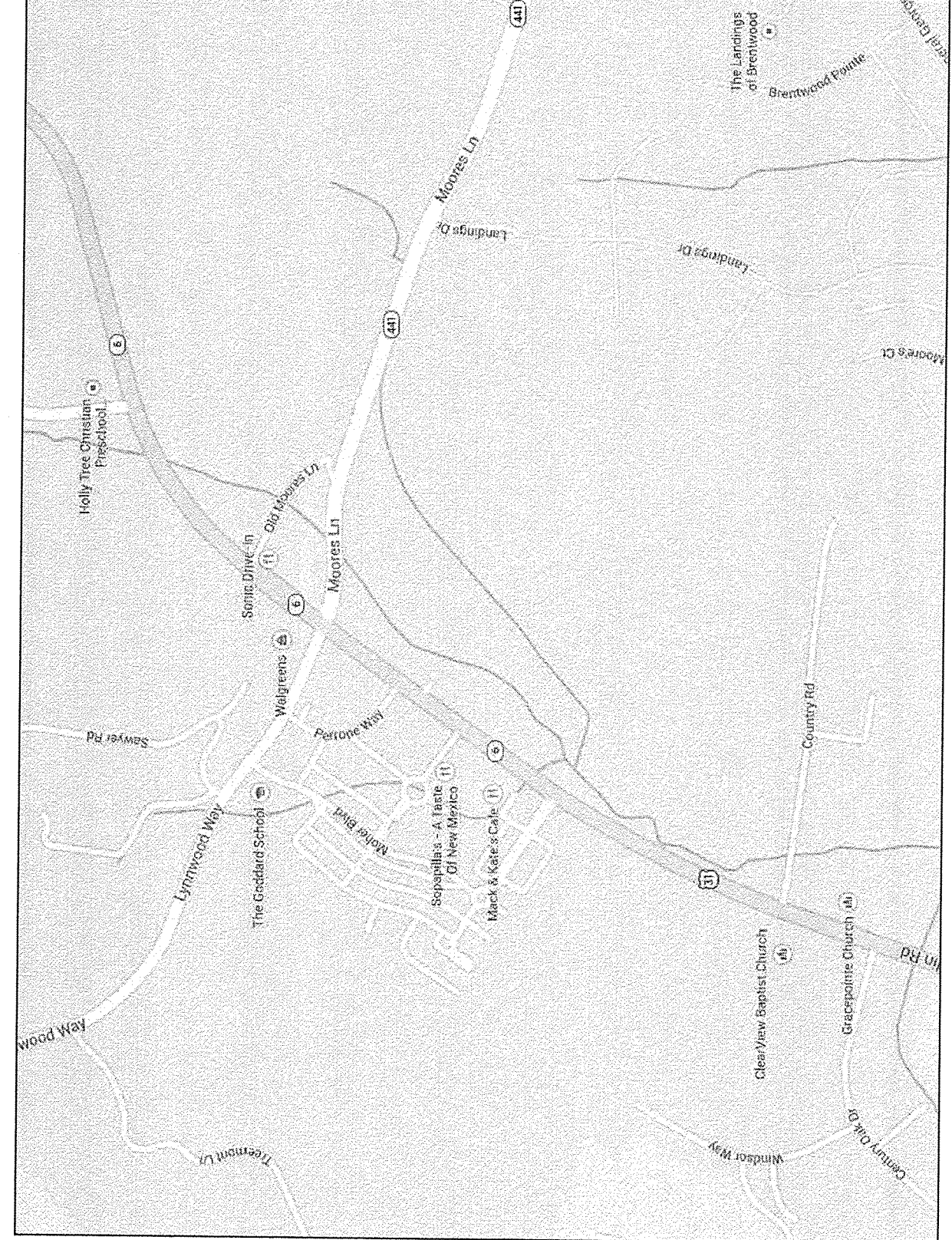
REVISED PARKING EXHIBIT AND SITE CONCEPT PLAN

GATEWAY VILLAGE
REVISIONS TO LOTS #135, 136, AND 145

3020 STANSBERRY LANE
FRANKLIN, TENNESSEE

Job Number: COF 5139
DandE #24-002
Revisions:
△ REVISION
△ 5/5/15 DEVELOPMENT PLAN
△ COF COMMENTS

NOVEMBER 10, 2014
PUD DEVELOPMENT
PLAN SHEET



11/10/14 DOCUMENT

LANDUSE TABULATIONS

APPROVED ZONING	PROPOSED ZONING	PROPOSED LOT AREA (S.F.)	PROPOSED LOT AREA (ACRES)	PROPOSED LOT AREA (S.F.)	PROPOSED LOT AREA (ACRES)
RESIDENTIAL	RESIDENTIAL	1,452,517	32.92	1,452,517	32.92
COMMERCIAL	COMMERCIAL	1,452,517	32.92	1,452,517	32.92
INDUSTRIAL	INDUSTRIAL	1,452,517	32.92	1,452,517	32.92
OFFICE	OFFICE	1,452,517	32.92	1,452,517	32.92
RETAIL	RETAIL	1,452,517	32.92	1,452,517	32.92
RECREATION	RECREATION	1,452,517	32.92	1,452,517	32.92
AGRICULTURE	AGRICULTURE	1,452,517	32.92	1,452,517	32.92
UTILITY	UTILITY	1,452,517	32.92	1,452,517	32.92
TRANSPORTATION	TRANSPORTATION	1,452,517	32.92	1,452,517	32.92
OTHER	OTHER	1,452,517	32.92	1,452,517	32.92

INFORMAL OPEN SPACE

LOT	CLASSIFICATION	TYPE	AREA OF OPEN SPACE (S.F.)	AREA OF OPEN SPACE (ACRES)
135	INFORMAL	THESURE	1,072,610	24.53

NOTE:
THIS CONCEPT PLAN
INFORMATION SHOWN WAS
TAKEN FROM AVAILABLE
PUBLIC INFORMATION
PROVIDED BY THE CITY OF
FRANKLIN. DESIGN AND
ENGINEERING, INC. AND
THIS ARCHITECT ACCEPT
NO LIABILITY AS THE
EXACTNESS OF THE
DEVELOPMENT OUTSIDE OF
THE PROPOSED PLAN
SHOWN.

- GENERAL NOTES:
- SECTIONS 1, 2, AND 6 OF GATEWAY VILLAGE DESIGNED BY LANDSCAPE, INC. THE REVISION COMMERCIAL VILLAGE DESIGNED BY LANDSCAPE, INC. SECTION 3 AND POSITION OF SECTION 6 DESIGNED BY LITTLEJOHN ENGINEERING ASSOCIATES.
 - THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
 - ALL TREE PRUNING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL PROTECTION FENCING.
 - THE PLANT MATERIAL PROPOSED FOR THE BOREDETION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE.
 - MAINTENANCE GUIDELINES FOR THE PLANT MATERIAL SHALL BE PROVIDED BY THE CITY OF FRANKLIN.
 - SITE CONCEPT PLAN INCLUDED HAS BEEN PROVIDED BY KIRNE SWINERY ARCHITECTS AND HAS BEEN EDITED BY LANDSCAPE, INC. TO INCLUDE THE ADDITION OF SINGLE FAMILY LOTS WITHIN THE SECTION 1 AND THE REVISION OF LOTS 135, 136, AND 145.
 - DATE: 11/10/14
- PROPOSED REVISIONS TO THE CONCEPT PLAN AND PARKING EXHIBIT FOR LOTS 135, 136, AND 145 HAVE BEEN REVISED BY DESIGN AND ENGINEERING, INC. AND THE ASSOCIATED TABULATIONS ARE PROVIDED. UPDATES WERE MADE TO THE LATEST KNOWN APPROVED CONCEPT PLAN AND PARKING EXHIBIT DATED OCTOBER 12, 2010 INCLUDING LATEST REVISION 3, DATED FEBRUARY 16, 2011.

- STORMWATER NOTES:
- THIS SITE WILL PROVIDE ADEQUATE ON SITE DETENTION FOR PRE AND POST DETENTION.
 - NO PORTION OF THIS SITE LIES WITHIN A FLOODWAY (FW) OR FLOODWAY FRINGE (FF) BOUNDARY. MAP #47 67020205F.
 - THE STORM WATER DETENTION FACILITIES WILL MINIMIZE IMPACTS OF INCREASED FLOODING ON DOWNSTREAM PROPERTIES. THE EXISTING DETENTION AREAS WILL BE MAINTAINED AND IMPROVED TO PROVIDE A MINIMUM OF 24 HOURS OF DETENTION. STORMWATER DETENTION FACILITIES WILL PROVIDE A MINIMUM OF 24 HOURS OF DETENTION.
 - REFER TO PLAN FOR APPROXIMATE LOCATIONS FOR DETENTION. THIS IS SHOWN FOR INFORMATION ONLY. FINAL SIZES AND LOCATIONS TO BE DETERMINED WITH SITE PLAN.
 - STORMWATER MANAGEMENT PLAN.
 - ALL WATER QUALITY DEVICES EAST OF THE WATER QUALITY CELL ON WATER SHALL BE MAINTAINED AND IMPROVED TO PROVIDE A MINIMUM OF 24 HOURS OF DETENTION.
 - STRUCTURAL TREATMENT SHALL BE PROVIDED FOR APPROVED DETENTION FACILITIES.
 - RECALCULATIONS OF STORM WATER STUDY NOT REQUIRED PRE-APPLICATION MEETING.

THIS ENTIRE AREA IS "TRADITIONAL" NEIGHBORHOOD - BCC04

SECTION	LOT NUMBER	LOT AREA (S.F.)	LOT AREA (ACRES)	LOT AREA (S.F.)	LOT AREA (ACRES)
135	135	1,072,610	24.53	1,072,610	24.53
136	136	1,072,610	24.53	1,072,610	24.53
145	145	1,072,610	24.53	1,072,610	24.53

SECTION 1 - LOT 135

SECTION	LOT NUMBER	LOT AREA (S.F.)	LOT AREA (ACRES)	LOT AREA (S.F.)	LOT AREA (ACRES)
135	135	1,072,610	24.53	1,072,610	24.53
136	136	1,072,610	24.53	1,072,610	24.53
145	145	1,072,610	24.53	1,072,610	24.53

SECTION 1 - LOT 135

SECTION	LOT NUMBER	LOT AREA (S.F.)	LOT AREA (ACRES)	LOT AREA (S.F.)	LOT AREA (ACRES)
135	135	1,072,610	24.53	1,072,610	24.53
136	136	1,072,610	24.53	1,072,610	24.53
145	145	1,072,610	24.53	1,072,610	24.53



102 Hazel Path, Ste. 6, Office F • Hendersonville, TN 37075
Office 615.348.8282 Fax 615.447.5314
Visit us at www.gam-engineering.com

February 10, 2015

Mr. Ray Flake, P.E.
Civil Engineering Services, PC
P.O. Box 1302
Fairview, TN. 37062

**RE: Fire Hydrant Flow Test
Gateway Village Section 3 – Lot 136
GAM Project No. 15-041**

Dear Mr. Flake:

A two hydrant fire flow test was performed on February 10, 2015. The fire hydrant flowed was located on the southerly side of the proposed Stansberry Lane. The pressure readings were taken at the fire hydrant located on the easterly side of Stanberry Lane. The fire hydrants are installed on a private water line that serves this project; see the attached map for hydrant locations. The following are the results of the test:

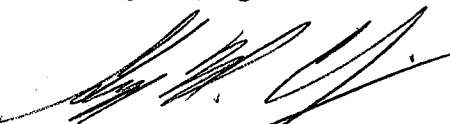
Fire Hydrant Test Results

Flowed Hydrant
Water Main - 8" Ductile Iron
Flow – 1,200 ± gpm
Time of Test: 8:22 A.M.

Pressure Hydrant
Static Pressure – 68± psi
Residual Pressure – 58± psi

If you have any questions or need additional information, please feel free to contact me.

Sincerely,
GAM Engineering, Inc.



Gregg M. Clingerman, P.E.

1. TOTAL AREA OF SITE: 1.16 ACRES
2. ALL GAS, ELECTRIC, AND TELEPHONE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANIES' PROPERTY LINES. THE DISCREPANCY SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
3. THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS, AND WHERE NECESSARY, THE CONTRACTOR SHALL REQUEST RECORDS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH

IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

4. BEFORE INSTALLATION OF WATER LINES, STORM SEWERS OR SANITARY SEWERS, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD RESPONSIBLE IF THE CONTRACTOR IS NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

5. ALL WATER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WATER DISTRICT'S SPECIFICATIONS AND DETAILS, LATEST REVISIONS. AS WELL AS ALL SEWER CONSTRUCTION SHALL CONFORM TO THE COUNTIES SPECIFICATIONS AND DETAILS.

6. BEFORE CONNECTING TO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR. ALL LINES TO BE TIED INTO EXISTING UTILITIES ARE TO BE INSPECTED BY THE CITY BEFORE EACH TIE-IN IS MADE.

7. ALL SEWER LINES, INCLUDING SERVICE LINES, SHALL BE TESTED BY THE CONTRACTOR. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF A COUNTIES SEWER AND WATER REPRESENTATIVE.
8. THE CONTRACTOR SHALL PAY ANY APPLICABLE WATER AND SEWERAGE SERVICES INSPECTION FEES.
9. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES WHEN IN THE SAME TRENCH.
10. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE, AND COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND GAS LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES

OR STORM SEWERS.

12. SEWER SERVICES SHALL BE 4" DIAMETER PVC (SDR 35) AND INSTALLED IN THE LOCATIONS SHOWN HEREON.

13. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST STOP WORK IN THE PROXIMITY OF THE ABOVE-NOTED WIRES. THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.

ETC.

14. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN

MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.

15. AT LOCATIONS WHERE UTILITY LINES OR SERVICES ARE UNDERNEATH PROPOSED PAVEMENT, THE TRENCH SHALL BE BACKFILLED TO SUBGRADE WITH CRUSHED STONE.

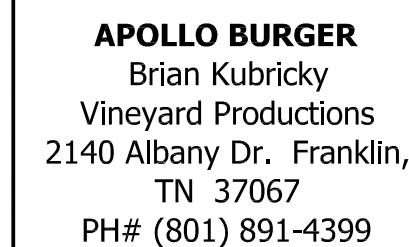
16. DEVELOPER IS TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE CONTRACTOR, THE DEVELOPER'S ENGINEER, THE COUNTIES REPRESENTATIVE AND THE COUNTIES ENGINEER.

17. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION

18. REMOVE ALL FOUNDATIONS, UNDERGROUND TANKS, PAVING, BASE ETC. IF REMAINING, BEFORE BEGINNING CONSTRUCTION.

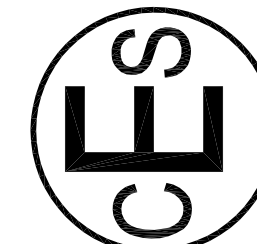
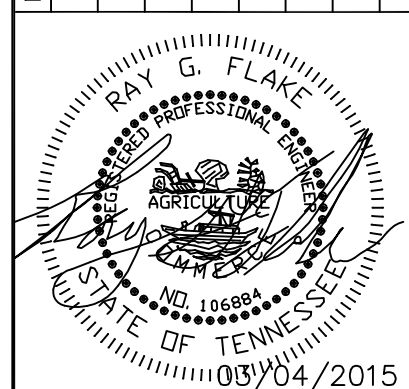
19. FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL. TOPSOIL TO BE CLEAN AND FREE OF DEBRIS,

	PARKING STALL COUNT - SEE PLANS
	LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET FOR SECTION
	CONCRETE SIDEWALK - SEE DETAIL SHEET
	HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET FOR SECTION
	HANDICAP PARKING
	DIRECTIONAL ARROWS



Civil Engineering Services, PC

Civil Engineering Services, Inc.
77705 Spicer Farm Lane
Airview, Tennessee
377062
phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineering-services.net

[illegible]

APPROVED BY _____

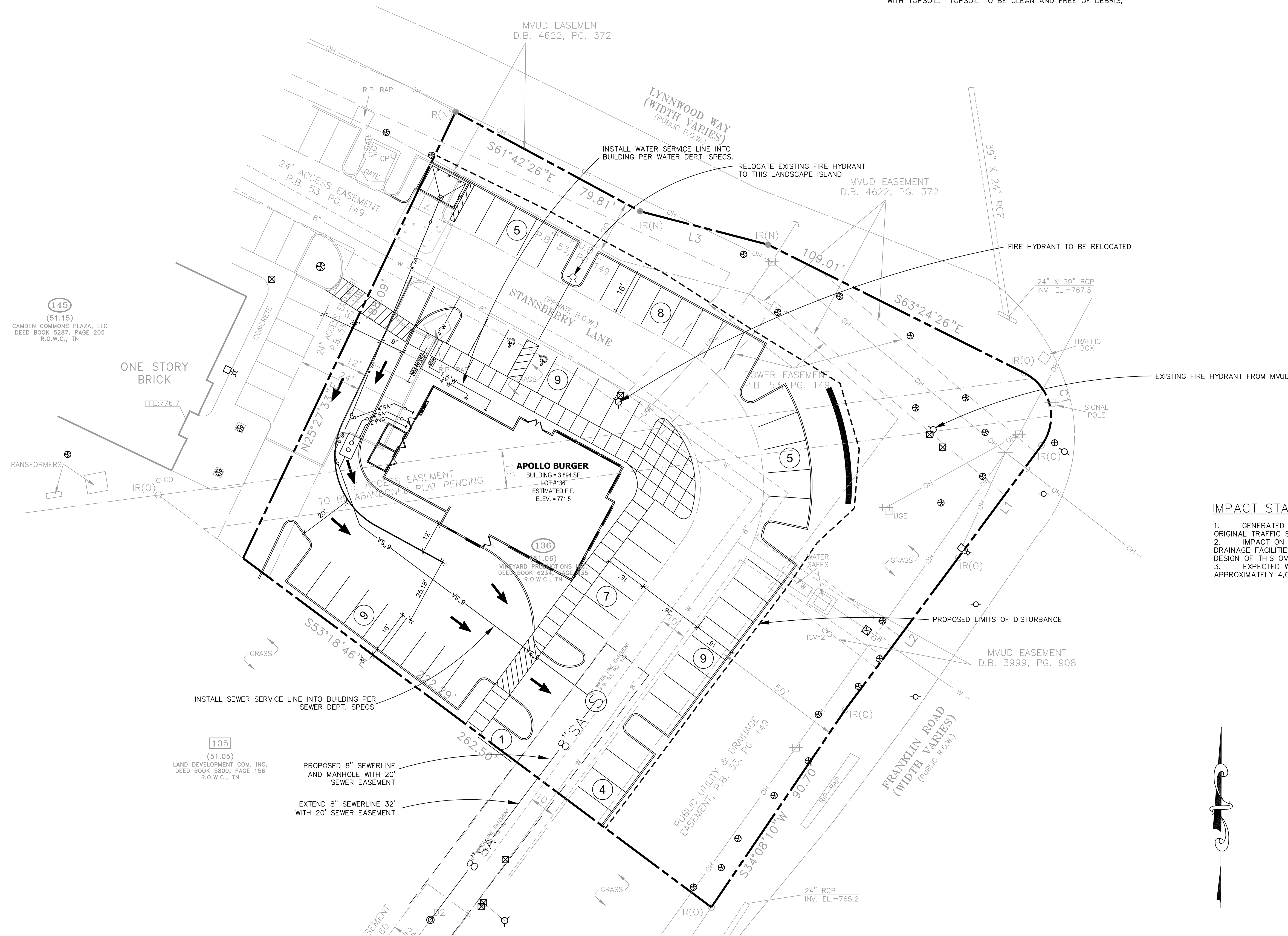
UTILITY

APOLLO BURGER
3020 STANSBERRY LANE
LOT 136 CAMDEN COMMONS
FRANKLIN, TENNESSEE

C2.0

JOB NO.: 2012-1014

PREFIMINARY



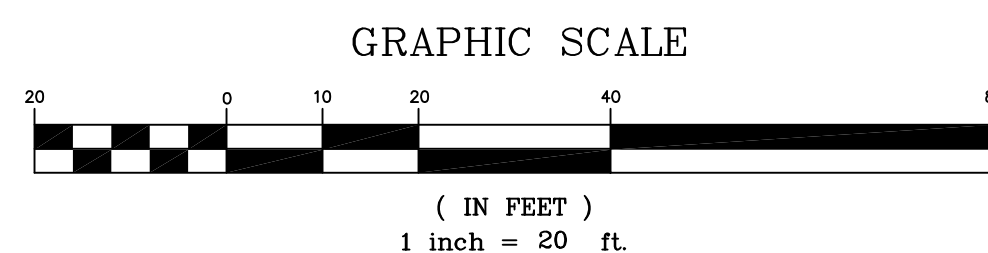
1. GENERATED TRAFFIC DOES NOT DEVIATE FROM THE ORIGINAL TRAFFIC STUDY
2. IMPACT ON WATER, SEWER, RE-CLAIMED WATER, AND DRAINAGE FACILITIES DOES NOT DEVIATE FROM THE ORIGINAL DESIGN OF THIS OVERALL PROJECT.
3. EXPECTED WATER AND SEWER FLOWS ARE APPROXIMATELY 4,000 GPD.

EIGHTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE; TAX MAP 36, PARCEL 51.06, LO 136 1.16 ACRES ±. THIS PROPERTY IS CURRENTLY ZONED "SD-X6.64/144258".

NOTE:
CITY OF FRANKLIN IS NOT A MEMBER OF
TENNESSEE ONE CALL. G.C. TO CONTACT:
COF WATER MANAGEMENT DEPARTMENT
ATTN: UTILITY INSPECTOR
124 LUMBER DR, FRANKLIN, TN
(615)794-4554



NO PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS
A PORTION OF THE 100 YEAR FLOOD ZONE IN ACCORDANCE WITH FEMA
PANEL NUMBER 4718C 0212F, DATED: SEPTEMBER 29, 2006.



INSTALL (2) 4" PVC CONDUITS UNDER DRIVES FOR IRRIGATION AT ALL PAVEMENT CROSSINGS TO LANDSCAPE ISLANDS - PROVIDE 2 MINIMUM COVER - CAP OFF AND MARK - COORDINATE WITH IRRIGATION CONTRACTOR PRIOR TO ANY WORK DONE

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

24'-0"
T.O. ROOF

20'-0"
T.O. PARAPET

14'-6"
T.O. ROOF

0'-0"
T.O. FINISHED FLOOR

NOTE: F.F.E. IS 31.74. SEE CIVIL PLANS.

1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

24'-0"
T.O. ROOF

20'-0"
T.O. PARAPET

14'-6"
T.O. ROOF

0'-0"
T.O. FINISHED FLOOR

NOTE: F.F.E. IS 31.74. SEE CIVIL PLANS.

2 EAST ELEVATION

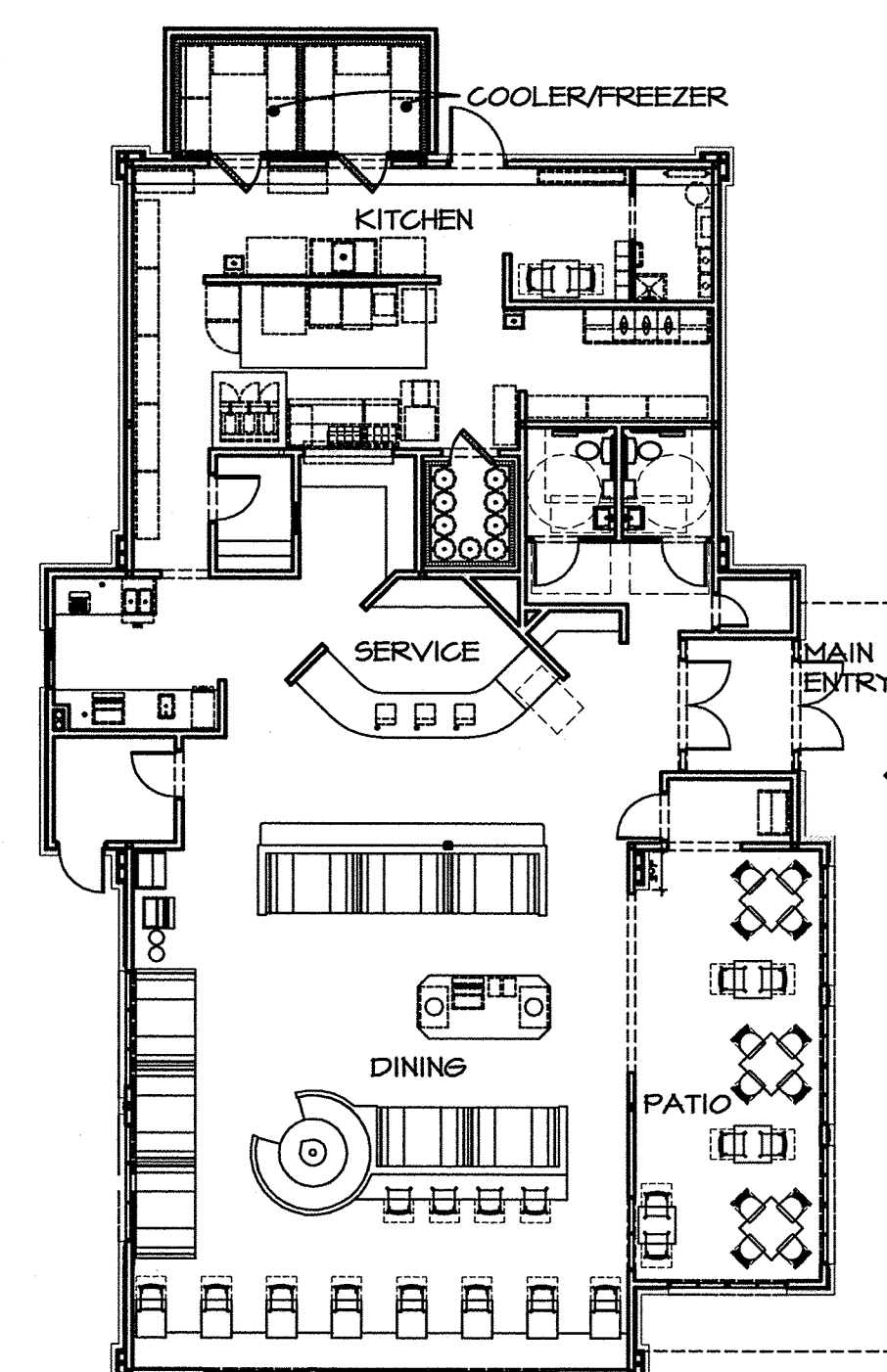
SCALE: 1/4" = 1'-0"

BUILDING (CONDITIONED) 3686 SQ. FT.
COOLER/FREEZER 152 SQ. FT.
TOTAL FOOTPRINT 3838 SQ. FT.
*CALCULATIONS BASED ON AREA TO OUTSIDE FACE OF EXTERIOR STUD WALL.

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

(X) ROOFTOP
() GROUND
() NONE PROVIDED

METAL REVEAL IN CEMENTITIOUS PANEL, TYP.



KEY PLAN

SOUTH ELEVATION

	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	425	N/A
NET* OF WALL	542	N/A
NET* BRICK (LIGHT GRAY)	301	55%
NET* BRICK (DARK GRAY)	214	40%
NET* BRICK (WHITE)	27	5%
NET* BRICK (TOTAL)	542	100%
NET* CEMENTITIOUS BOARD	N/A	N/A

GENERAL NOTES

- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- CONTRACTOR TO CONSTRUCT A MOCK-UP PANEL OF THE EXTERIOR MATERIALS FOR THE OWNER TO REVIEW & APPROVE BEFORE ORDERING ALL MATERIAL.
- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
- SEE SHEET A-11 FOR WINDOW AND DOOR TYPES.

EAST ELEVATION

	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	1874	N/A
NET* OF WALL	1294	N/A
NET* BRICK (LIGHT GRAY)	745	75%
NET* BRICK (DARK GRAY)	184	19%
NET* BRICK (WHITE)	58	6%
NET* BRICK (TOTAL)	987	76%
NET* CEMENTITIOUS BOARD	307	24%

EXTERIOR FINISHES

A	LIGHT BRICK PALMETTO BRICK COMPANY COLOR: 125 GREYSTONE (LIGHT GRAY)
B	DARK BRICK KANSAS BRICK AND TILE CO. COLOR: 500 CHARCOAL MODULAR (DARK GRAY)
C	CEMENTITIOUS PANEL NICHHA COLOR: VINTAGE WOOD/CEDAR (WOOD SIMULATED)
D	BRICK ROWLOCK OR SOLDIER COURSE, WHITE PALMETTO BRICK COMPANY COLOR: WHITESTONE (WHITE)
E	PAINT, DARK GRAY SHERVIN WILLIAMS COLOR: MANOR HOUSE SNT505
F	PRE-FINISHED BLACK METAL CORNICE AND COPING - 4" DEEP PROFILE UNA-CLAD COLOR: KYNAR 500/MATTE BLACK
G	PRE-FINISHED WHITE METAL CORNICE AND COPING - 4" DEEP PROFILE UNA-CLAD COLOR: KYNAR 500/BONE WHITE

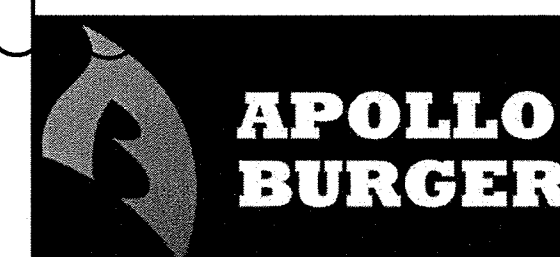


REVISIONS TO LOTS #135, 136, AND 145

GATEWAY VILLAGE

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 5 (APOLLO)

3020 STANBERRY LANE
FRANKLIN, TENNESSEE



Job Number: 24-0002

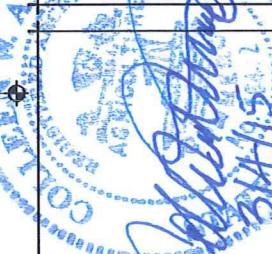
COF no 5739

Revisions:

2/4/15 DEVELOPMENT PLAN
RESUBMITTAL
3/5/15 DEVELOPMENT PLAN
COF COMMENTS

11-10-14

A-4
EXTERIOR ELEVATIONS



REVISIONS TO LOTS #135, 136, AND 145
GATEWAY VILLAGE
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 5 (APOLLO)
3020 STANBERRY LANE
FRANKLIN, TENNESSEE

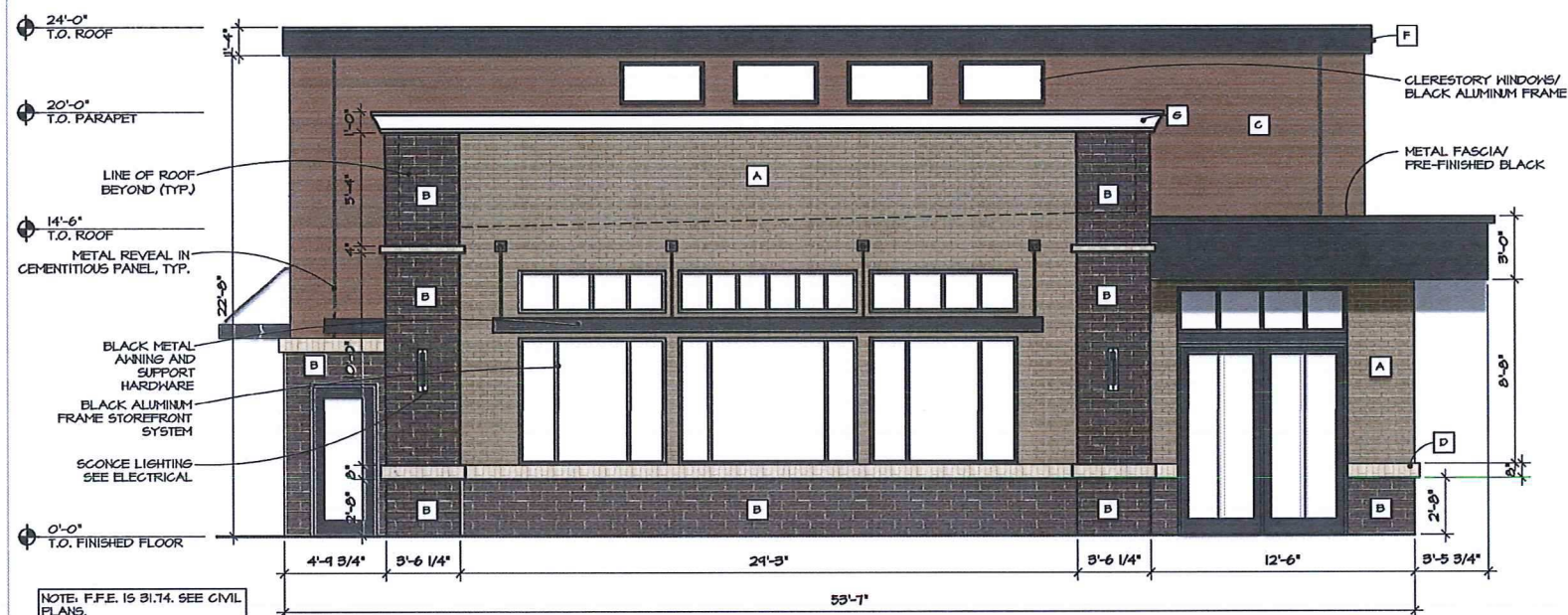


Job Number: 24-0002
COF no 5739
Revisions:
2/4/25 DEVELOPMENT PLAN
3/5/25 DEVELOPMENT PLAN
COF COMMENTS

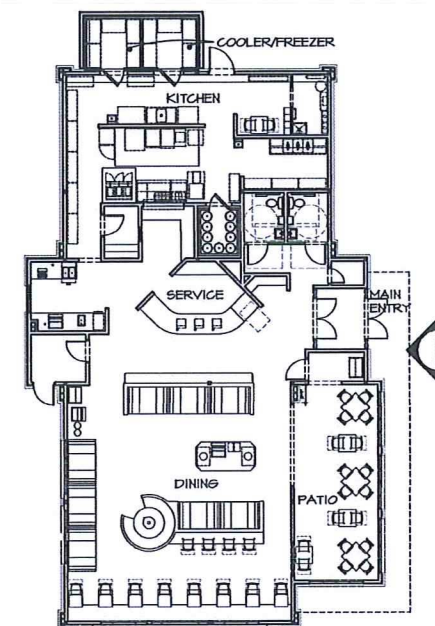
11-10-14
A-4
EXTERIOR ELEVATIONS



(1) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



(2) EAST ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN

EAST ELEVATION

	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	1874	N/A
NET* OF WALL	1294	N/A
NET* BRICK (LIGHT GRAY)	745	75%
NET* BRICK (DARK GRAY)	184	14%
NET* BRICK (WHITE)	50	6%
NET* BRICK (TOTAL)	980	76%
NET* CEMENTITIOUS BOARD	307	24%

EXTERIOR FINISHES

A	LIGHT BRICK PALMETTO BRICK COMPANY COLOR: 125 GREYSTONE (LIGHT GRAY)
B	DARK BRICK KANSAS BRICK AND TILE CO. COLOR: 500 CHARCOAL MODULAR (DARK GRAY)
C	CEMENTITIOUS PANEL NICHIA COLOR: VINTAGE WOOD/CEDAR (WOOD SIMULATED)
D	BRICK ROWLOCK OR SOLDIER COURSE, WHITE PALMETTO BRICK COMPANY COLOR: WHITESTONE (WHITE)
E	PAINT, DARK GRAY SHERWIN WILLIAMS COLOR: MANOR HOUSE SNT505
F	PRE-FINISHED BLACK METAL CORNICE AND COPING - 4" DEEP PROFILE UNA-CLAD COLOR: KYNAR 500/MATTE BLACK
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SOUTH ELEVATION

	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	425	N/A
NET* OF WALL	542	N/A
NET* BRICK (LIGHT GRAY)	301	55%
NET* BRICK (DARK GRAY)	214	40%
NET* BRICK (WHITE)	27	5%
NET* BRICK (TOTAL)	542	100%
NET* CEMENTITIOUS BOARD	N/A	N/A

GENERAL NOTES

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- SEE SHEET A-11 FOR WINDOW AND DOOR TYPES.

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

(X) ROOFTOP
() GROUND
() NONE PROVIDED

BUILDING (CONDITIONED) 3686 SQ. FT.
COOLER/FREEZER 152 SQ. FT.
TOTAL FOOTPRINT 3838 SQ. FT.
*CALCULATIONS BASED ON AREA TO OUTSIDE FACE OF EXTERIOR STUD WALL

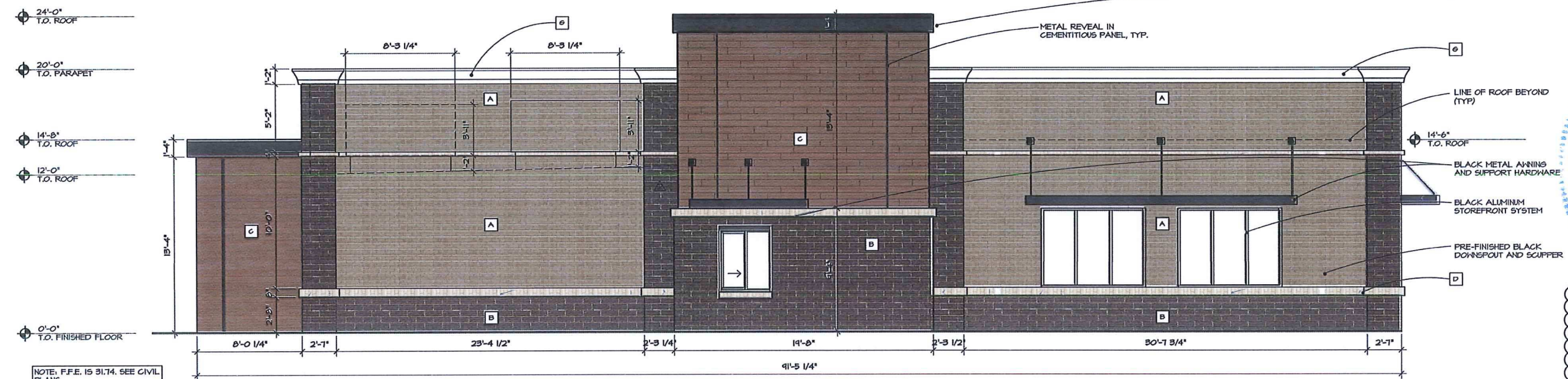


REVISIONS TO LOTS #135, 136, AND 145
GATEWAY VILLAGE
 PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 5 (APOLLO)
 3020 STANBERRY LANE
 FRANKLIN, TENNESSEE

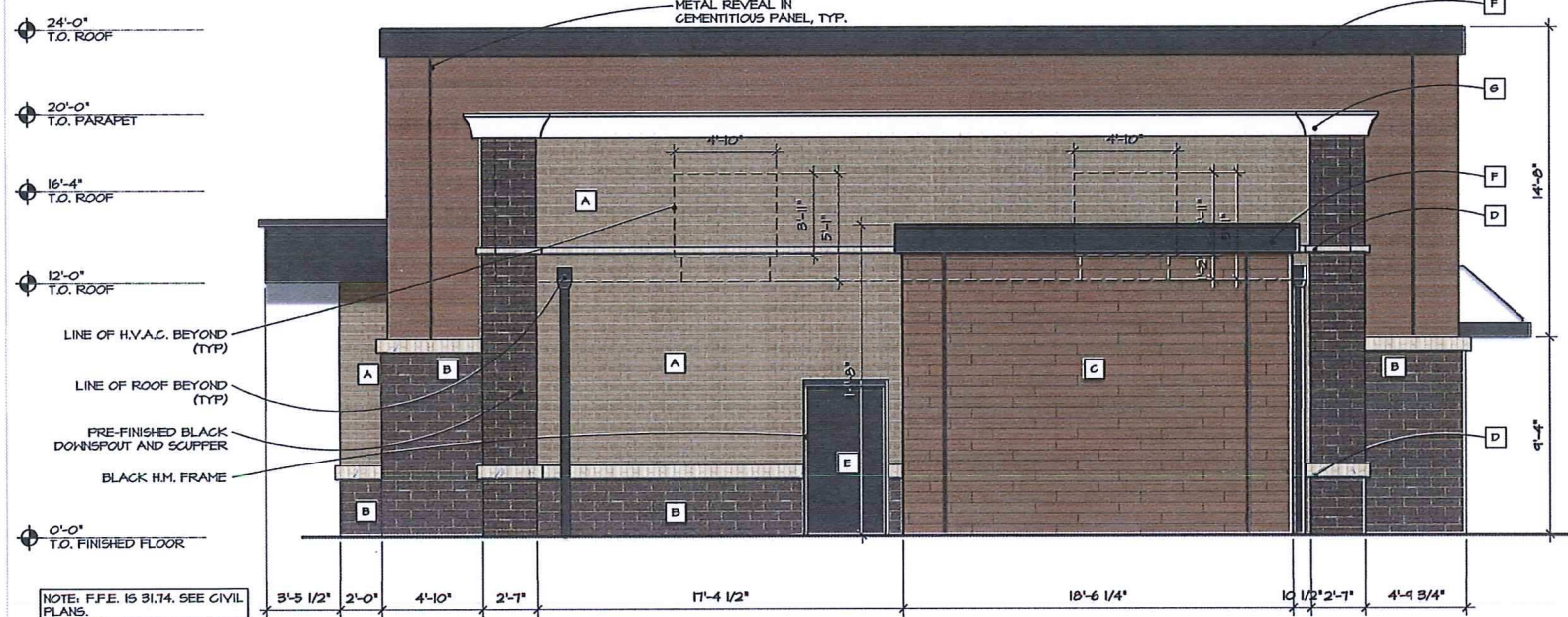


Job Number: 24-0002
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 Revisions:
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 COF COMMENTS

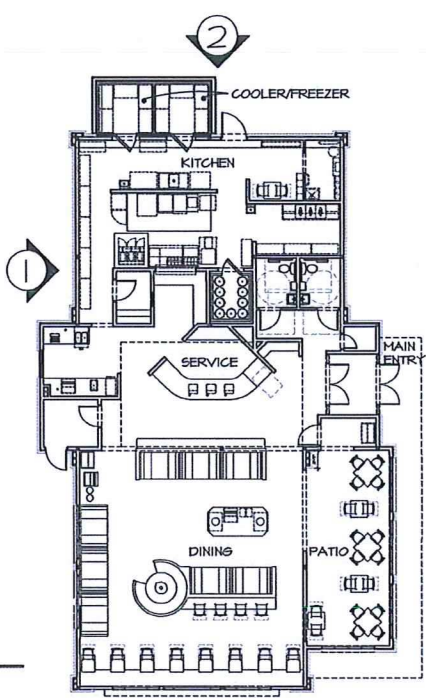
11-10-14
A-4.1
 EXTERIOR ELEVATIONS



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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



KEY PLAN

WEST ELEVATION

	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	1870	N/A
NET* OF WALL	1543	N/A
NET* BRICK (LIGHT GRAY)	440	28%
NET* BRICK (DARK GRAY)	173	11%
NET* BRICK (WHITE)	63	4%
NET* BRICK (TOTAL)	1226	79%
NET* CEMENTITIOUS BOARD	367	23%

EXTERIOR FINISHES

A	LIGHT BRICK PALMETTO BRICK COMPANY COLOR: 125 GREYSTONE (LIGHT GRAY)
B	DARK BRICK KANSAS BRICK AND TILE CO. COLOR: 500 CHARCOAL MODULAR (DARK GRAY)
C	CEMENTITIOUS PANEL NICHHA COLOR: VINTAGE WOOD/CEDAR (WOOD SIMULATED)
D	BRICK ROWLOCK OR SOLDIER COURSE, WHITE PALMETTO BRICK COMPANY COLOR: WHITESTONE (WHITE)
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F	PRE-FINISHED BLACK METAL CORNICE AND COPING - 4" DEEP PROFILE UNA-CLAD COLOR: KYNAR 500/MATTE BLACK
G	PRE-FINISHED WHITE METAL CORNICE AND COPING - 4" DEEP PROFILE UNA-CLAD COLOR: KYNAR 500/BONE WHITE

NORTH ELEVATION

	SURFACE AREA (SQ. FOOTAGE)	PERCENT OF NET
GROSS OF WALL	840	N/A
NET* OF WALL	732	N/A
NET* BRICK (LIGHT GRAY)	328	45%
NET* BRICK (DARK GRAY)	121	16%
NET* BRICK (WHITE)	30	4%
NET* BRICK (TOTAL)	489	67%
NET* CEMENTITIOUS BOARD	245	33%

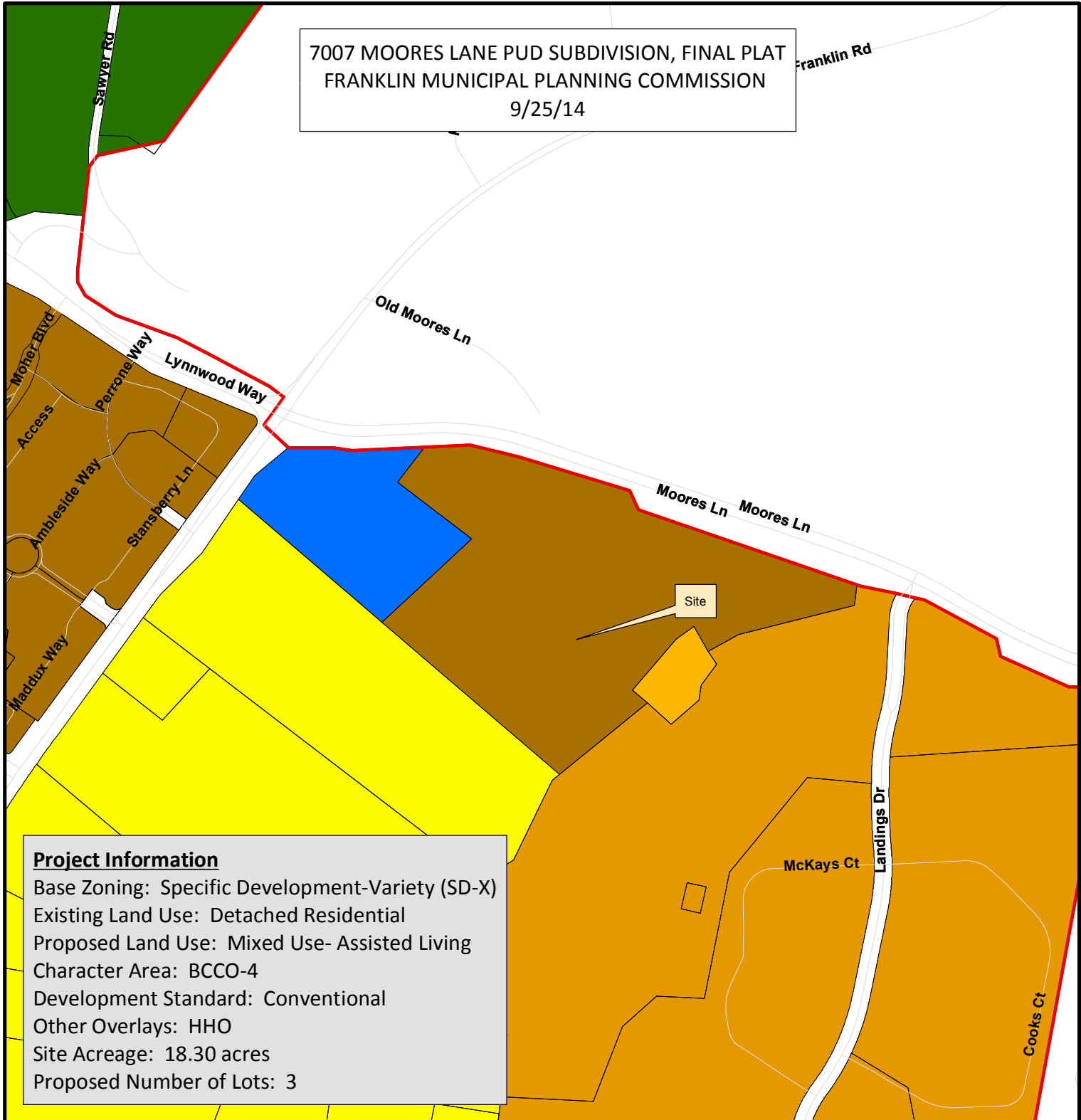
- GENERAL NOTES**
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 - SEE SHEET A-II FOR WINDOW AND DOOR TYPES.

BUILDING (CONDITIONED) 3,686 SQ. FT.
 COOLER/FREEZER 152 SQ. FT.
 TOTAL FOOTPRINT 3,838 SQ. FT.
 *CALCULATIONS BASED ON AREA TO OUTSIDE FACE OF EXTERIOR STUD WALL

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

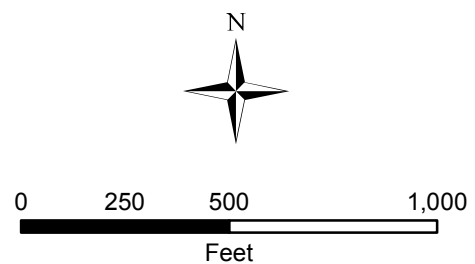
(X) ROOFTOP
 () GROUND
 () NONE PROVIDED

7007 MOORES LANE PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/25/14



Project Information
 Base Zoning: Specific Development-Variety (SD-X)
 Existing Land Use: Detached Residential
 Proposed Land Use: Mixed Use- Assisted Living
 Character Area: BCCO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 18.30 acres
 Proposed Number of Lots: 3

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

CONDITIONS OF APPROVAL:

Planning

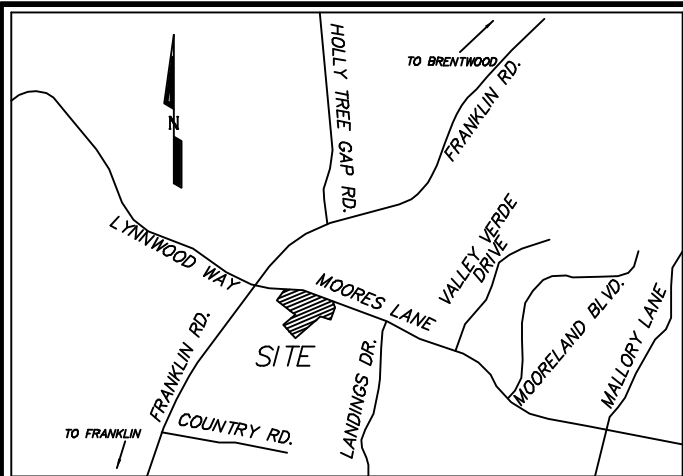
General Comments

1. Lot 3

- Applicant shall include Lot 3 on the Lot Area Table instead of labeling it "Open Space".

2. Notes

- Applicant shall update Note 1 to create the appropriate number of lots. (3)



VICINITY MAP
(N.T.S.)

UTILITY NOTE:

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN
SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE
WITH CITY SPECIFICATIONS, OR

A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF
\$ _____ FOR STREETS, \$ _____ FOR DRAINAGE,
AND \$ _____ FOR SIDEWALKS HAS BEEN POSTED WITH THE
CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH
IMPROVEMENTS.

DIRECTOR, STREET DEPARTMENT
CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS,
IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE
DAY OF _____, 20____, AND THIS PLAT HAS BEEN
APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

NOTES:

1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE 2 LOTS.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000 AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3 (OFFICIAL RULES) ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
4. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83 (1995).
5. THIS PROPERTY IS CURRENTLY ZONED SD-X 5.25/11,000.
SETBACKS: OBTAINED FROM APPROVED DEVELOPMENT PLAN.
FRONT YARD AND STREET: 50-FEET, SIDE: 25-FEET, REAR: 40-FEET.
6. MAP AND PARCEL NUMBERS REFER TO WILLIAMSON COUNTY TAX ASSESSOR'S MAPS.
7. BY GRAPHIC PLOTTING ONLY, PART OF THE SUBJECT SITE IS WITHIN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0205F, REVISED SEPTEMBER 29, 2006.
8. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL 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 THE DIRECTION OF MTEM.
10. CHARACTER OVERLAY IS BERRY'S CHAPEL (BCCO-4).

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

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

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

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY

DATE

CITY OF FRANKLIN

DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE
PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 4368, PAGE 300, 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., TN.

OWNER(S)
PARCEL 46

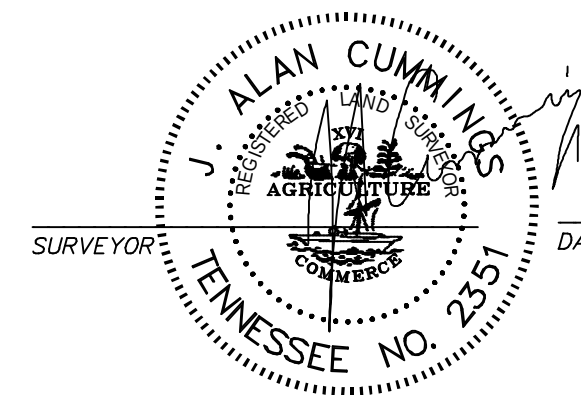
DATE

OWNER(S)
PARCEL 47

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 14TH DAY OF APRIL, 2014.



SURVEYOR

DATE

9-4-2014

CERTIFICATE OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- (1) THE SEWER SYSTEMS DESIGNATED IN 7007 MOORES LANE PUD 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 SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

I HEREBY CERTIFY THAT:

- (1) THE WATER SYSTEMS DESIGNATED IN 7007 MOORES LANE PUD SUBDIVISION
HAVE BEEN INSTALLED IN ACCORDANCE WITH MALLORY VALLEY UTILITY DISTRICT
SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF
\$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY
OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR MALLORY VALLEY UTILITY DISTRICT

DATE

TAX MAP 36, PARCEL 52
CSP ASSOCIATES, L.P.
RECORD BOOK 1992 PG. 739
R.O.W.C., TN

TAX MAP 53, PARCEL 76
GREGORY ALAN &
TRESSIA MYRA GRANT
DEED BOOK 2740, PAGE
43,
R.O.W.C., TN

MALLORY VALLEY UTILITY DISTRICT ESMT
DEED BOOK 1180, PAGE 916,
R.O.W.C., TN

TAX MAP 53, PARCEL
77.07
REVISION 1,
THE LANDINGS
PLAT BOOK 10, PAGE 68,
R.O.W.C., TN

WATER
TANK

WATER
TANK

TAX MAP 53, PARCEL 77.02
MALLORY VALLEY UTILITY
DISTRICT
DEED BOOK 2460, PAGE 404,
R.O.W.C., TN

TAX MAP 53, PARCEL 77.07
REVISION 1,
THE LANDINGS
PLAT BOOK 10, PAGE 68,
R.O.W.C., TN

AREA TABLE:

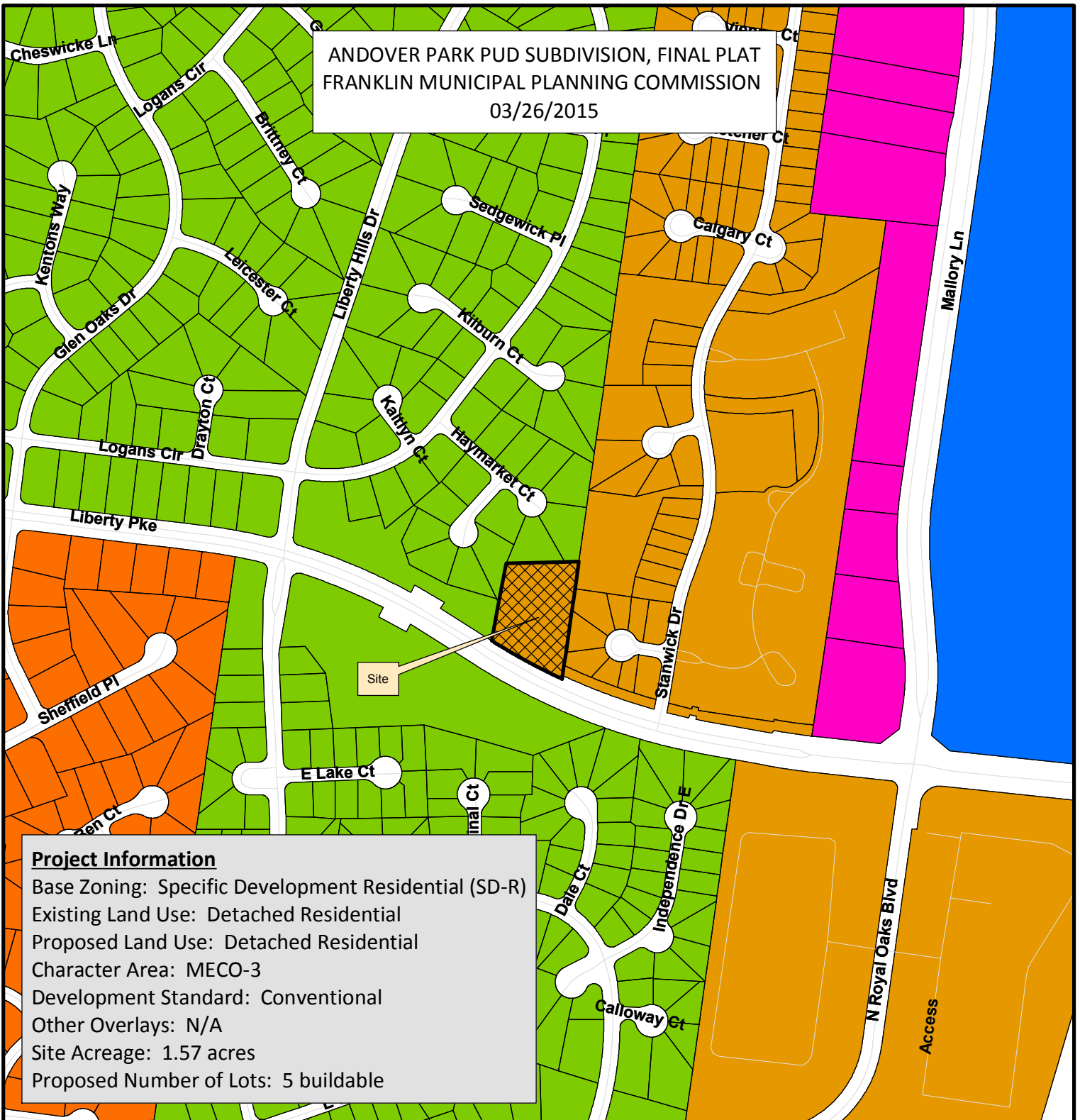
LOT 1 = 48,957 ± S.F. OR 1.12 ± AC.
LOT 2 = 235,332 ± S.F. OR 5.40 ± AC.
OPEN SPACE = 513,063 ± S.F. OR 11.78 ± AC.
TOTAL = 797,352 ± S.F. OR 18.30 ± AC.

PROPERTY MAP REFERENCE
PARCEL 55 ON WILLIAMSON COUNTY
PROPERTY TAX MAP 36.

DEED REFERENCE
TO: WILLIAM F. MADDUX, ET UX
FROM: WILLIAM F. MADDUX, ET UX
RECORD: BOOK 4368, PAGE 300,
R.O.W.C., TENNESSEE.

LEGEND			
(00) PARCEL NUMBER	IRON ROD (OLD)	— W —	WATER LINE
(0) LOT NUMBER	IRON ROD (NEW)	— SS —	SEWER LINE
☐ CATCH BASIN	IRON PIPE (OLD)	— G —	GAS LINE
⊙ STORM MANHOLE	CONCRETE MONUMENT (OLD)	— OHE —	UTILITY LINE
⊙ SANITARY MANHOLE	PROPERTY LINE	✱	LIGHT POLE
⊙ FIRE HYDRANT	FENCE LINE		
⊙ WATER VALVE	911 ADDRESS		
R.O.W.C. - REGISTER'S OFFICE OF WILLIAMSON COUNTY			

ANDOVER PARK PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
03/26/2015



Project Information

Base Zoning: Specific Development Residential (SD-R)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: MECO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 1.57 acres
Proposed Number of Lots: 5 buildable

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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

FINAL PLAT SUBMITTAL CITY OF FRANKLIN 2-9-15.pdf

1. 0. General Information

- Applicant shall post sureties in the following amounts:

I. City Water: \$10,000
II. City Sewer: \$43,000
III. Streets (including private streets): \$132,000
V. Sidewalks: \$14,000
VI. Drainage: \$10,000
VII. Green Infrastructure: \$13,000
VIII. ITS Elements: \$9,000

Planning

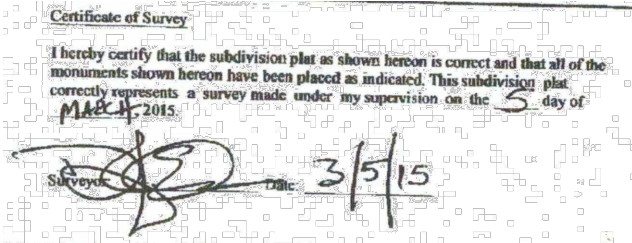
FINAL PLAT SUBMITTAL CITY OF FRANKLIN 2-9-15.pdf

2. ROW and property lines

- The applicant shall label the 2'-0" strip of land on the west open space, similar to how they have labeled it on the east open space area.

FLOOD INSURANCE NOTE:

By graphics plotting only, this property is in **ZONE** X of the Flood Insurance Rate Map, Community Panel No. **47187C0212F** effective date of 9-29-2006. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property **NOT** in a Special Flood Hazard Area.



Certificate of Approval of Sewer Systems

I hereby certify that:

- (1) the Sewer systems designated in Andover Park PUD 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 systems.

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

Certificate of Approval of Water

I hereby certify that the water system outlined or indicated on the Plat entitled Andover Park P.U.D Subdivision has been installed in accordance with current local and/or State Government requirements or a surety bond in the amount of _____ has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.

Mallory Valley Utility District: _____
Date: _____

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

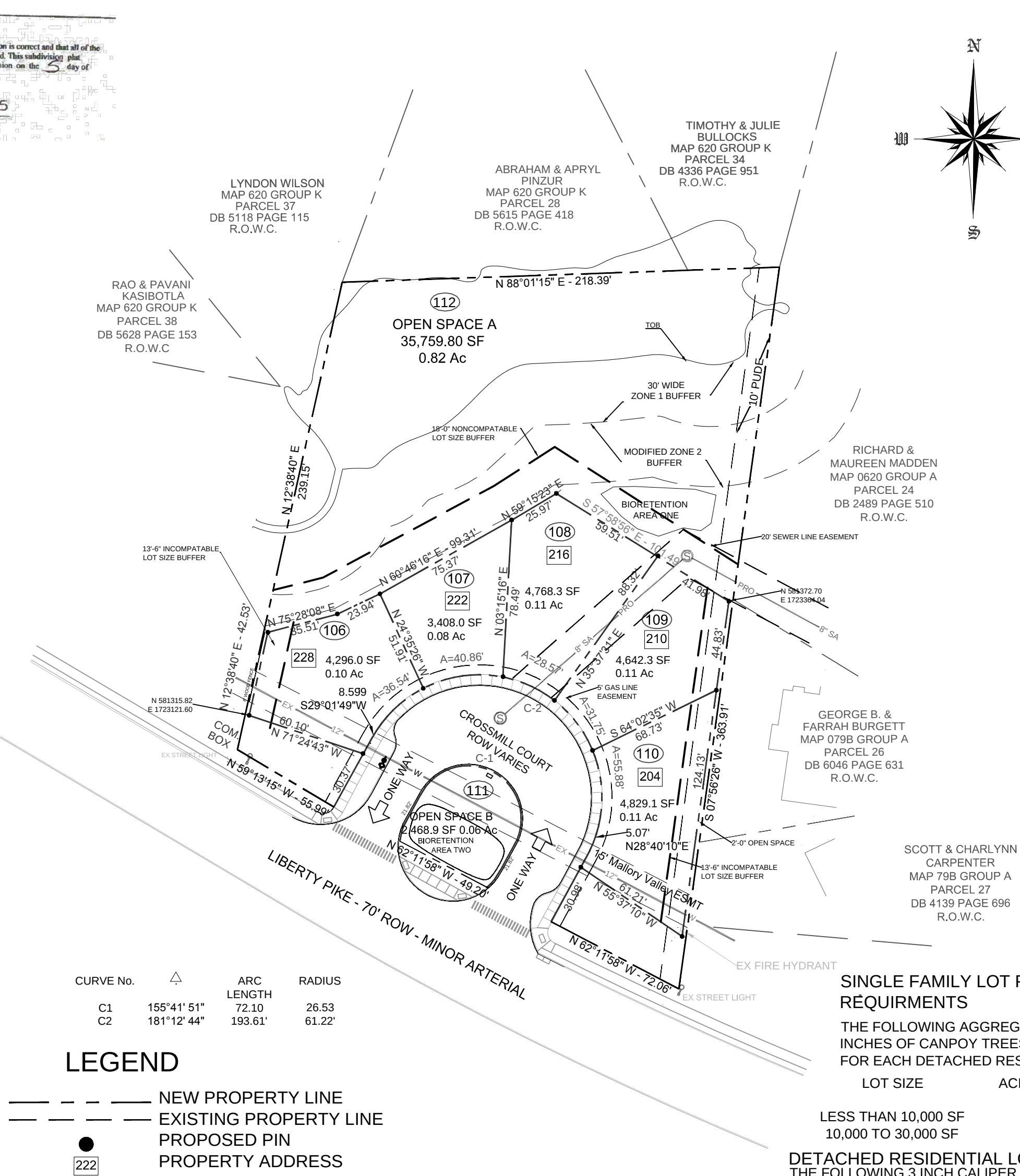
- (1) the streets, drainage, and sidewalks designated in Andover Park PUD Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department: _____ Date: _____

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 6076, Page 407, 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.

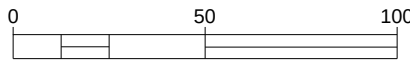
Owner(s): _____ Date: _____



CURVE No.	ARC LENGTH	RADIUS
C1	155°41' 51"	72.10
C2	181°12' 44"	193.61'

LEGEND

- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PIN
- PROPERTY ADDRESS



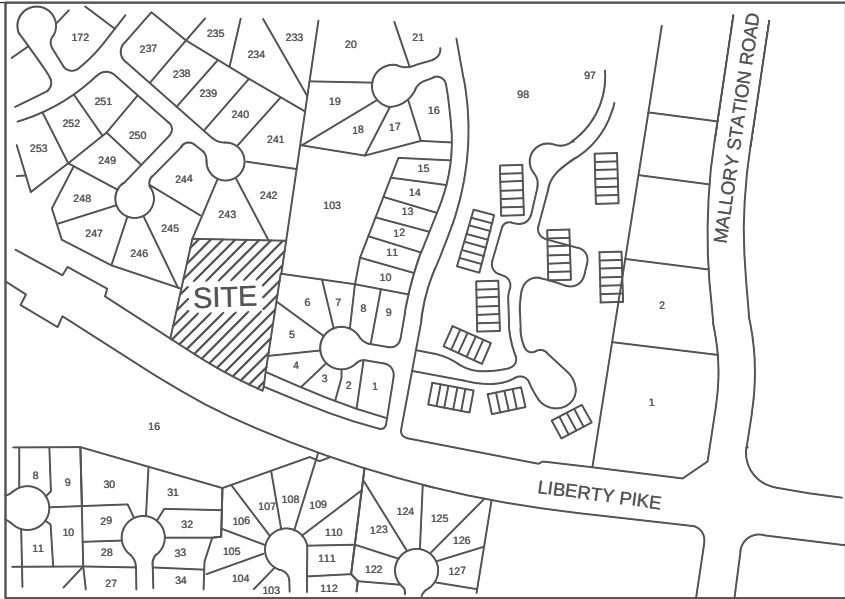
SINGLE FAMILY LOT PLANTING REQUIRMENTS

THE FOLLOWING AGGREGATE CALIPER INCHES OF CANPOY TREES ARE REQUIRED FOR EACH DETACHED RESIDENTIAL LOT:

LOT SIZE	ACI CANOPY TREES REQUIRED
LESS THAN 10,000 SF	6
10,000 TO 30,000 SF	12

DETACHED RESIDENTIAL LOT TREE CHART: THE FOLLOWING 3 INCH CALIPER TREES ARE REQUIRED FOR EACH LOT:

LOT#	LOT SIZE	ACI	# OF TREES
106	4,296	6	2
107	3,408	6	2
108	4,768	6	2
109	4,642	6	2
110	4,829	6	2



Vicinity Map
NOT TO SCALE
MAP AND PARCEL 62 N - 25

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE FIVE (5) BUILDABLE LOTS AND TWO (2) OPEN SPACE LOTS IN A PLANNED UNIT DEVELOPMENT.
2. AREA OF ORIGINAL TRACK 1.57 ACRES (68,268.00 SF).
3. SURVEY BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83.
4. DEVELOPMENT COMPLIES WITH CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN.
5. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
6. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL
7. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
8. ALL LOTS ARE TO HAVE A 5' MINIMUM BUILDING SETBACK FOR FRONT, SIDE AND REAR AT ALL PROPERTY LINES.
9. 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.
10. OWNER: OLD SOUTH CONSTRUCTION OF TENNESSEE, LLC; 245 NOAH DRIVE FRANKLIN, TENNESSEE; J.C. FRANKS, MEMBER; TELEPHONE 615-794-7415; E-MAIL FRANCO314@AOL.COM.
11. EXISTING BASE AND OVERLAY ZONING -SD- R.
12. CHARACTER AREA OVERLAY - McEWEN 3 - WITH CONVENTIONAL DEVELOPMENT STANDARDS.
13. AREA AND LF OF NEW STREETS - 7,998 SF (0.184 Ac) - 205 LF.
14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEM.
15. MINERAL RIGHTS ARE HELD BY OWNER.
16. PROPERTY DOES NOT LAY IN THE 100 YEAR FLOOD PLAIN OR IN FLOODWAY FRINGE OVERLAY ZONING DISTRICT BOUNDARY (FFO).
17. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
18. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
19. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT NOT RESPONSIBLE FOR LANDSCAPING, CONCRETE SIDEWALKS, CONCRETE DRIVEWAYS OR ANY OTHER FEATURES THAT MAY BE IN/ON THE SEWER EASEMENT DURING MAINTENANCE OR EMERGENCY OPERATIONS PERFORMED ON THE SEWER LINE.



Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

610 West College St., Suite 135
Murfreesboro, TN 37130

Phone (615) 907-8625
Fax (615) 907-5956
Cell (931) 636-2414
Email: elkinsdoyle@gmail.com

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION (CLOSURE) FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

FINAL PLAT
ANDOVER PARK P.U.D.
SUBDIVISION
MAP 62N GROUP A PARCEL 25
1126 LIBERTY PIKE, FRANKLIN
9TH CIVIL DIST. WILLIAMSON COUNTY, TN
CITY OF FRANKLIN PROJECT No. 5789

PREPARED FOR: OLD SOUTH CONSTRUCTION OF TENNESSEE, LLC

DATE	SCALE	SHEET	DRAWN BY	PROJECT
DEC 19, 2014	1" = 50'	1 OF 1	DME	14160

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: _____

Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2015, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: _____
Date: _____
Franklin Municipal Planning Commission

COF# 5777

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

[FINAL PLAT 2-9-15 REVISED landscape.pdf](#)

1. B. General Information

- Applicant shall post sureties in the following amounts:

- I. City Water: \$32,000
- II. City Sewer: \$49,000
- III. Streets (including private streets): \$322,000
- V. Sidewalks: \$27,000
- VI. Drainage: \$11,000
- VII. Green Infrastructure: \$30,000
- VIII. ITS Elements: \$14,000

These sureties shall void the TBD sureties placed on site plan 2942

Planning (Landscape)

General Comments

2. Detached Single Family Lot Tree Chart

- This chart shall be added to the Final Plat.

FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. **47187C0192F**.
effective date of **9-29-2006**. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property **NOT** in a Special Flood Hazard Area.

Certificate of Survey
I 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 3 day of March, 2015.
Subscribed and sworn to before me this 3/5/15 day of March, 2015.

Notary Public
State of Tennessee

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

- (1) the water and sewer systems designated in Carawood Subdivision have been installed in accordance with City specifications, or
- 2) a performance agreement and surety in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

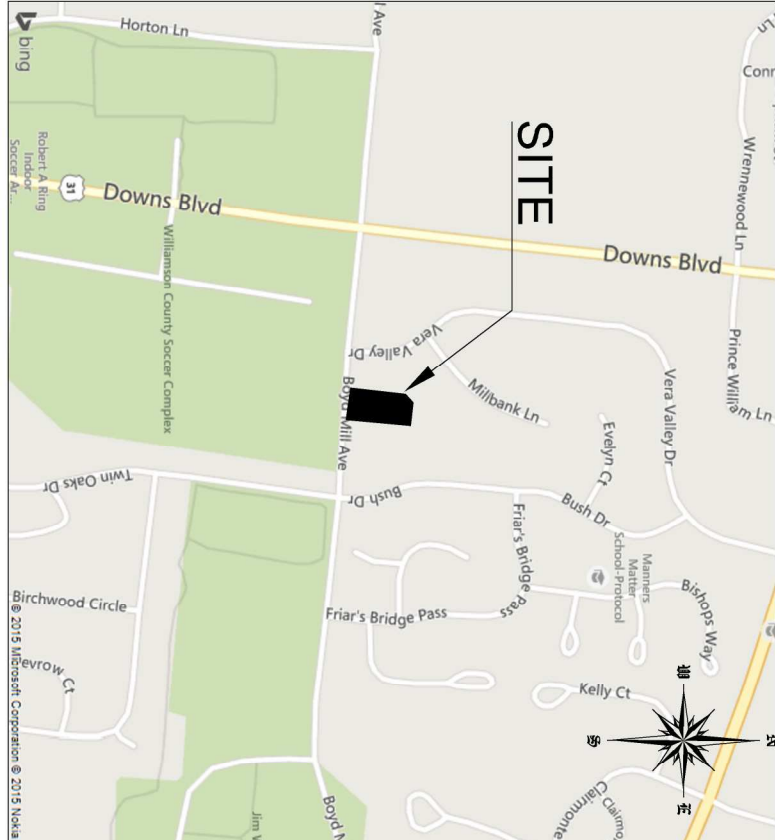
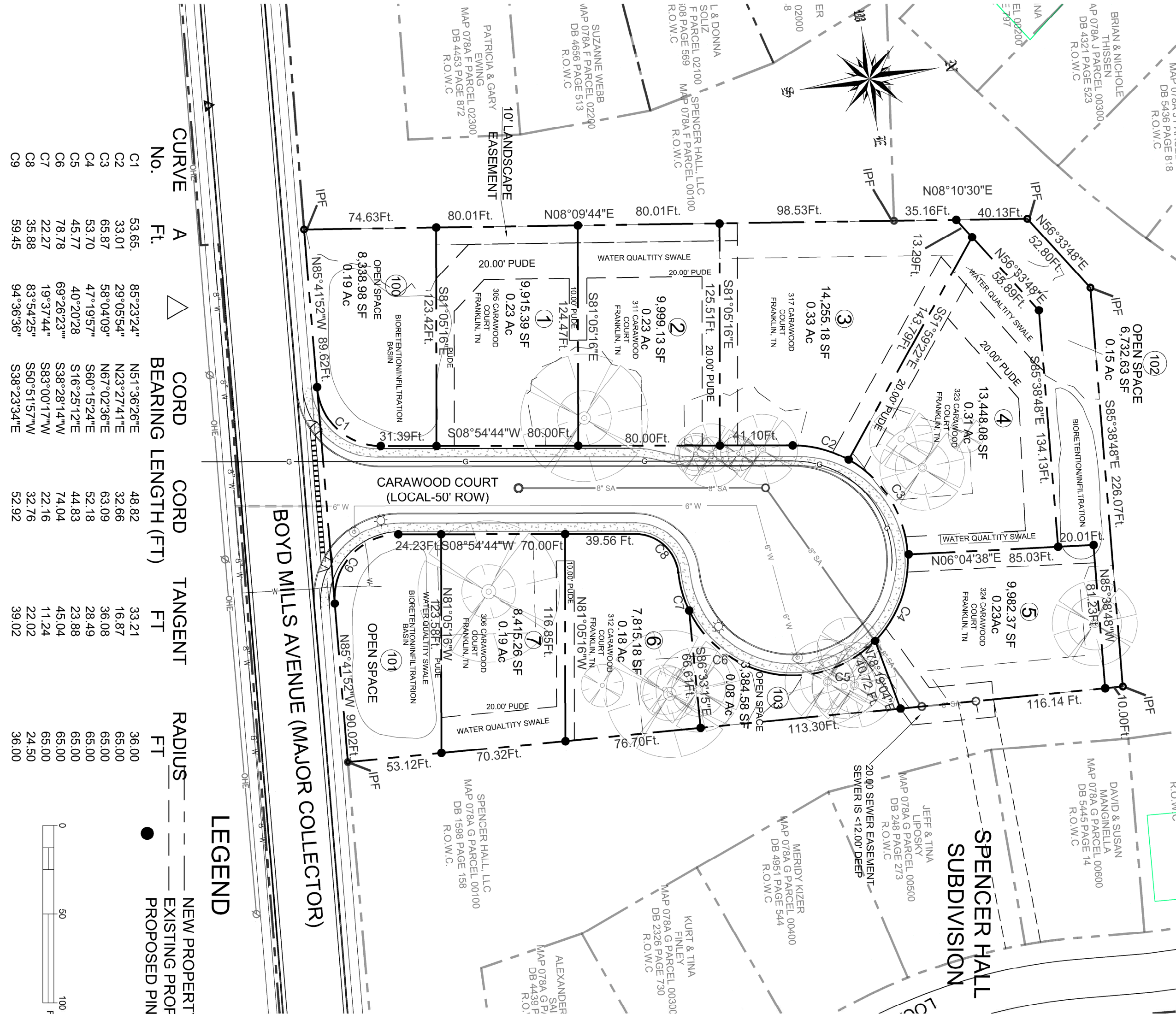
- (1) the streets, drainage, and sidewalks designated in Andover Park PUD Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department: _____ Date: _____

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 5909, Page 122, 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: _____



VICINITY MAP
SCALE: NONE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE SEVEN (7) BUILDABLE LOTS AND FOUR (4) OPEN SPACE LOTS IN A PLANNED UNIT DEVELOPMENT.
2. ALL LOTS ARE CRITICAL TREE LOTS.
3. AREA OF ORIGINAL TRACK 2.85 ACRES (124,193.6 SF).
4. SURVEY BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FPSZONE 4100, NAD 83.
5. DEVELOPMENT COMPLIES WITH CITY OF FRANKLIN MAJOR THROUGHFARE PLAN.
6. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
7. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO ALL FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
8. ALL LOTS ARE TO HAVE THE FOLLOWING SETBACKS: FRONT-15.00'; SIDE-10.00'; AND REAR-20.00'.
9. 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.
10. OWNER: CROCKETT WOODS 501 CORPORATE CENTER DRIVE SUITE 400 FRANKLIN, TENNESSEE TELEPHONE 615-394-7434; BWWOODS@GMAIL.COM.
11. EXISTING BASE AND OVERLAY ZONING - R3.
12. CHARACTER AREA OVERLAY -WHCO-S WITH TRADITIONAL DEVELOPMENT STANDARDS.
13. AREA AND LF OF NEW STREETS -24,804.3 SF (0.57 Acre) - 277.7 LF.
14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
15. MINERAL RIGHTS ARE HELD BY OWNER.
16. PROPERTY DOES NOT LAY IN THE 100 YEAR FLOOD PLAIN OR IN FLOODWAY FRINGE OVERLAY ZONING DISTRICT BOUNDARY (FFO).
17. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS) OR HOA.

Dovle Elkins
Professional Land Surveyor
Registered in TN & AL
610 West College St., Suite 135
Multirestion, TN 37130
Phone (615) 907-8675
Fax (615) 907-5956
Cell (931) 536-2414
Email: elkinsdovle@gmail.com

3/5/2015

Notary Public
State of Tennessee

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION (CLOSED) FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

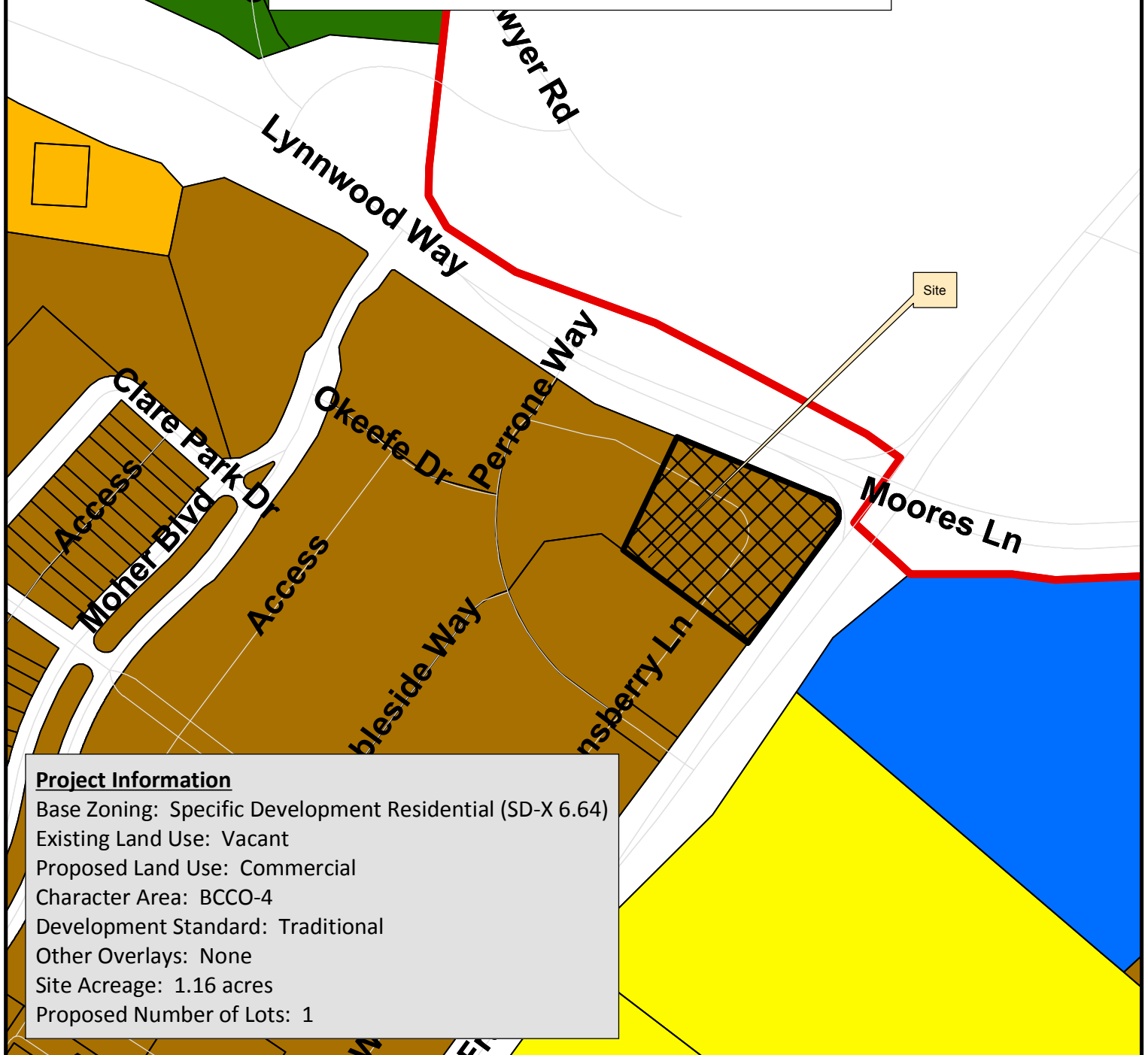
FINAL PLAT
CARAWOOD
SUBDIVISION

3150 BOYD MILL AVENUE, FRANKLIN
9TH CIVIL DIST. WILLIAMSON COUNTY, TN
MAP 078 PAR. 00100

PREPARED FOR: CROCKETT WOODS

DATE	SCALE	SHEET	DRAWN BY	PROJECT
FEBRUARY 1, 2015	1" = 50'	1 OF 1	DME	14001

GATEWAY VILLAGE PUD SUBDIVISION, FINAL PLAT, SECTION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/26/15



Project Information

Base Zoning: Specific Development Residential (SD-X 6.64)

Existing Land Use: Vacant

Proposed Land Use: Commercial

Character Area: BCCO-4

Development Standard: Traditional

Other Overlays: None

Site Acreage: 1.16 acres

Proposed Number of Lots: 1

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



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

Engineering

General Comments

1. one way access

- This is a new issue based on the one-way access shown on the site plan as proposed. Provide an agreement document with the owner of lot 145 for the one-way access. The parking on lot 145 adjacent to the one-way access must be changed from 90 degree parking to 60 degree parking. The parking changes are the responsibility of the lot 136 developer and must be approved by the lot 145 owner in the previously stated agreement.

Provide a note on the plat referring to the agreement. Indicate on the plat the location of the one-way access.

Engineering - Final Plat Checklist

General Comments

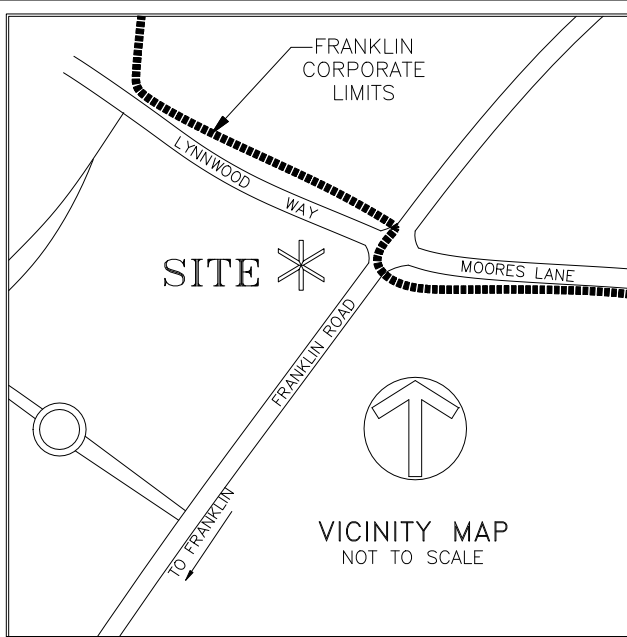
2. Sureties

- Project was approved for Final Plat submittal prior to site plan submittal. No sureties have been approved for this Final Plat.

[14185PLT-signed.pdf](#)

3. C. Final Plat

- Under the one-way proposal for the western access easement, the applicant will need to provide an access easement through lot 136 for connecting the western access easement southeastward to Stansberry Lane. This is a new issue based on the current submittal.



CERTIFICATE OF OWNERSHIP

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

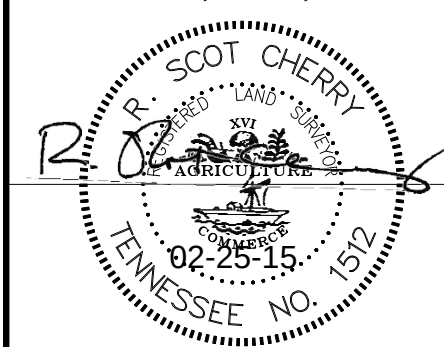
VINEYARD PRODUCTIONS, INC. (OWNERS) Date
** Book 6234, Page 935

PLAT NOTES

- Existing Zoning and Area Designation: SD-X 6.64/144258
"BCCO-4" character area overlay
"TRADITIONAL" development standard
- Minimum Required Setback Lines:
Yard Fronting any street 3'
Side Yard 10' min. between buildings
Rear Yard 10'
- Owner/Subdivider: VINEYARD PRODUCTIONS, INC.
Address: 2140 ALBANY DRIVE
FRANKLIN TN 37067
TEL. NO: 801-891-4399 FAX NO:
CONTACT: BRIAN KUBRICKY
- THE PURPOSE OF THIS PLAN IS TO ABANDON THE 15' ACCESS EASEMENT ON LOT 136.
- Surveyor: CHERRY LAND SURVEYING
Address: 622 W. IRIS DRIVE
NASHVILLE, TENNESSEE 37204
TEL. NO: 269-3972 FAX NO: 269-9345
CONTACT: Scot Cherry rsc-cls@comcast.net
- Engineer: Ray Flake
Address: Civil Engineering Services, PC
P.O. Box 1302 Fairview TN 37062
TEL. NO: 615 533-0401
CONTACT: Ray Flake
- THE SUBJECT PROPERTY IS CURRENTLY KNOWN AS MAP 36, PARCEL 51.06.

CERTIFICATE OF SURVEY

We hereby certify that the plan shown and described hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 1st day of July, 2010



DEED REFERENCE

WILLIAMSON COUNTY MAP 36, PARCEL 51.06
OWNER: VINEYARD PRODUCTIONS, INC.
BOOK 6234, PAGE 935
REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

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 , 2014, and this plat has been approved for recording in the Register's Office for Williamson County.

Secretary: Franklin Municipal Planning Commission Date

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	32.30	18.51	S13°25'00"E	28.36	99°58'53"

NOTES

- THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 47187C0205 F, DATED SEPTEMBER 29, 2006, IT HAS BEEN DETERMINED THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNER OF RECORD.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

STREET LIGHT NOTE

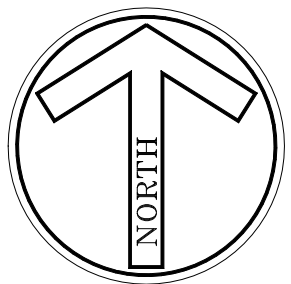
Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC, and quantity shall be at direction of MTEMC,

UTILITY NOTE

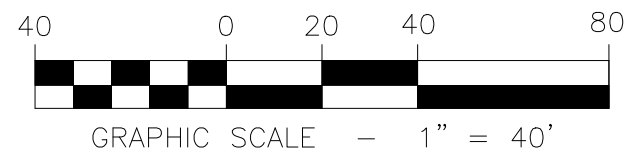
Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.

ACCESS EASEMENT NOTE

The transfer of lots shall be subject to the provision of the shared access easement(s). Said easement(s) shall provide for a guaranteed, unrestricted right of access to all owners providing such easement(s) and owners of lots adjacent to said easement(s). The owners shall also be required to execute and agreement specifying responsibility for construction and perpetual maintenance of the shared access.



GATEWAY VILLAGE, SECTION THREE
PLAT BOOK 50, PAGE 60

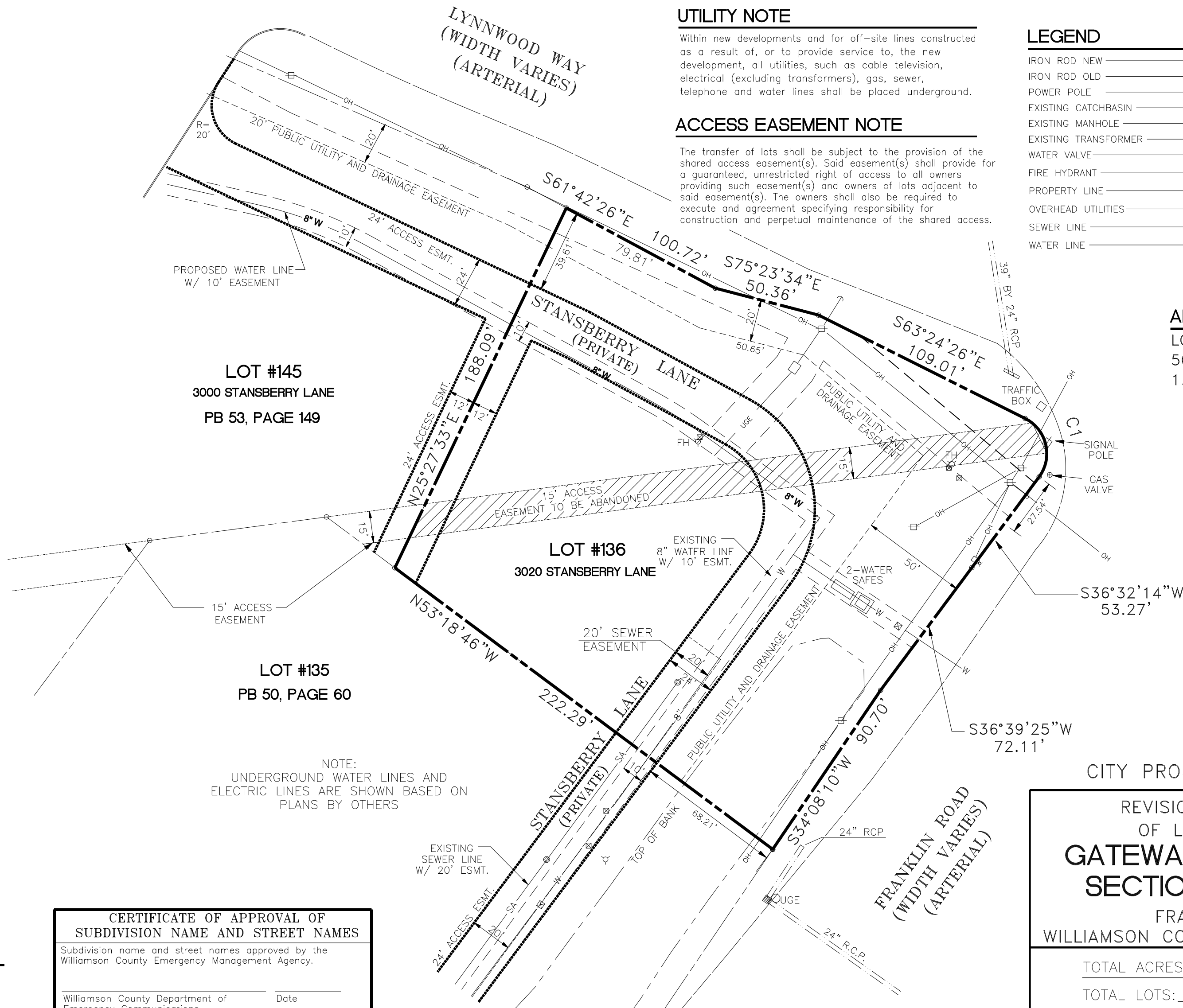


LEGEND

IRON ROD NEW	→ ○
IRON ROD OLD	→ ● IR(0)
POWER POLE	→ □
EXISTING CATCHBASIN	→ □
EXISTING MANHOLE	→ ⊙
EXISTING TRANSFORMER	→ □
WATER VALVE	→ ⊗
FIRE HYDRANT	→ ♀
PROPERTY LINE	→ ————
OVERHEAD UTILITIES	→ OH ———— OH
SEWER LINE	→ SA ———— 8"
WATER LINE	→ W ———— 12"

AREA TABULATION

LOT 136
50,591 SQ. FT. OR
1.161 ACRES ±



NOTE:
UNDERGROUND WATER LINES AND
ELECTRIC LINES ARE SHOWN BASED ON
PLANS BY OTHERS

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Department of Emergency Communications Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

- The sewer systems designated in Gateway Village, Section Three Subdivision have been installed in accordance with City specifications, or
- a performance bond in the amount of \$ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt. of Water and Sewer Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

- The water systems designated in Gateway Village, Section Three Subdivision have been installed in accordance with City specifications, or
- a performance bond in the amount of \$ for the water system has been posted to assure completion of such systems.

Gateway Utility Company Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

- the streets and drainage designated in Gateway Village Section Three Subdivision have been installed in accordance with City specifications, or
- a performance bond in the amount of \$ for streets and \$ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

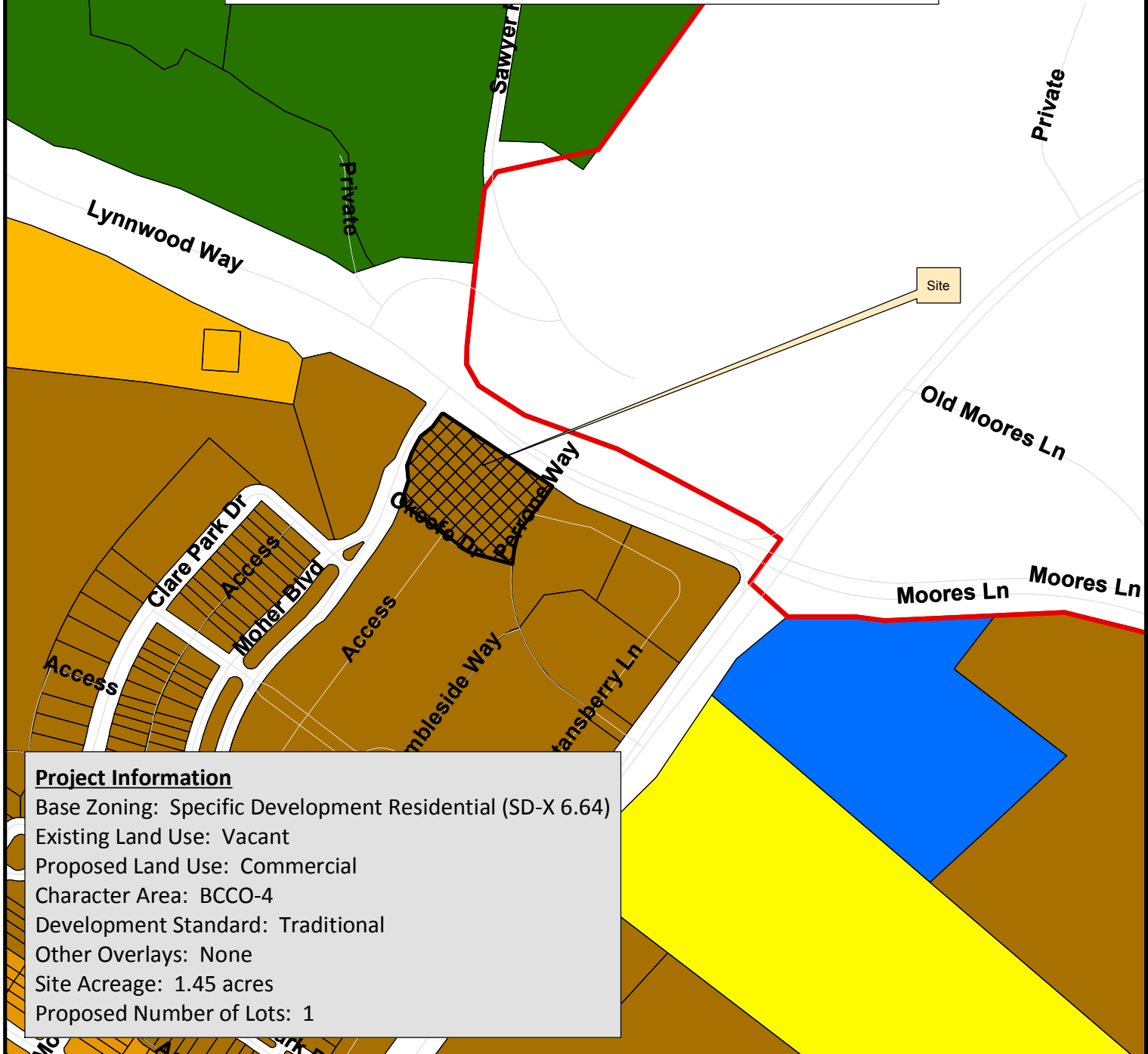
Supt., Streets, Franklin, Tennessee Date

CITY PROJECT# 5741

REVISION THREE
OF LOT 136
**GATEWAY VILLAGE
SECTION THREE**
FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

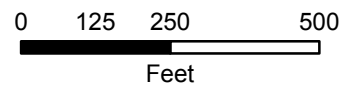
TOTAL ACRES: 1.16 ±
TOTAL LOTS: 1
ACRES NEW STREETS: 0.00
FEET NEW STREETS: 0.00
CIVIL DISTRICT: 8TH
CLOSURE ERROR: 1:10,000
SCALE: 1" = 40'
DATE: OCTOBER 30, 2014
REVISED DATE: FEBRUARY 25, 2015

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



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

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. B. General Information

- Sureties to be posted in the amount of:

V. Sidewalks: \$2,500 (min. threshold)

VII. Green Infrastructure: \$16,000

2. V. Site Permits

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

Fire-Planning

General Comments

3. Fire Protection

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

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

Performance Agreement and Surety

General Comments

4. Landscape

- Landscape Surety #31,000.00

Planning

General Comments

5. Architecture

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

Stormwater

General Comments

6. EPSC

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



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-368-1987
TENNESSEE ONE CALL
IT'S THE LAW

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



H. Michael Hindman
Architects, P.C.

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

OFFICE BUILDING FOR

Touchstone
Medical
Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

LAYOUT NOTES

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

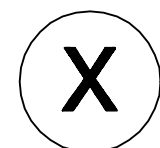
SITE DATA:

SUBDIVISION/DEVELOPMENT:	GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4, TOUCHSTONE OFFICE BUILDING
ADDRESS:	1360 MOHER BLVD.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL\MAP:	PARCEL 49 MAP 064B GROUP B
ACREAGE OF SITE:	1.45± ACRES
SQUARE FOOTAGE OF SITE:	63,245± S.F.
NEW IMPERVIOUS AREA:	0.76± ACRES
DISTURBED ACREAGE:	1.20± ACRES
CIVIL DISTRICT:	3 RD
ZONING DISTRICT:	SD-X 6.64/144, 258
CHARACTER AREA	BERRY'S CHAPEL-4
DEVELOPMENT STANDARD	TRADITIONAL
EXISTING USE	VACANT
PROPOSED USE	OFFICE
APPLICANT:	ARCHITECT MR. MICHAEL HINDMAN, A.I.A. H. MICHAEL HINDMAN ARCHITECTS, PC. 1607 WESTGATE CIRCLE, SUITE 100 BRENTWOOD, TN 37027 (615) 370-3252
ENGINEER:	MR. JARED R. GRAY, P.E. CIVIL DESIGN CONSULTANTS, LLC. 8170 COLEY DAVIS RD. NASHVILLE, TN 37221 (615) 638-8207
LANDSCAPE ARCHITECT	MR. CONNOR BALL, RLA HEIBERT + BALL LAND DESIGN 1894 GENERAL GEORGE PATTON DR. FRANKLIN, TN 37067 (615) 378-2421

BUILDING SQUARE FOOTAGE:	21,000 S.F. (MEDICAL OFFICE)
PARKING REQUIRED:	60 SPACES
PARKING PROVIDED:	60 SPACES
ALL 90' PARKING ADJACENT TO THE PROPOSED BUILDING SHALL BE 9'X18' UNLESS OTHERWISE NOTED	
ALL PERIMETER SPACES ARE 9'X16' UNLESS OTHERWISE NOTED ALL DRIVE AISLES ARE 24' WIDE	
ALL PARKING ADJACENT TO ISLANDS SHALL BE 10'X18'	
SEE LANDSCAPE ARCHITECTURE PLAN FOR ADDITIONAL LAND DISTURBANCE AND GREEN SPACE CALCULATIONS.	

PAVEMENT LEGEND

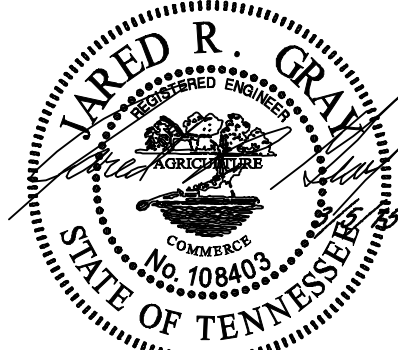
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT\FILTER STRIP
	CONCRETE WALK
	CONCRETE PAVERS



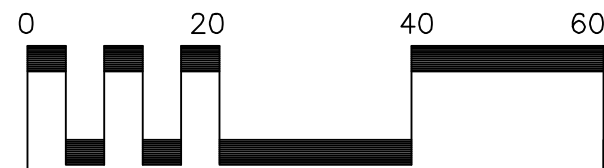
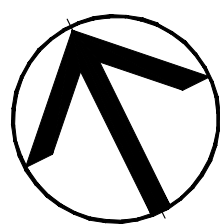
PARKING COUNT



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND PLANNERS
CIVIL DESIGN CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN 37221
PHONE: (615) 318-2744HARDING, CON/CONSULTANTS/RE/DESIGN/TYPE



COF #5740



MOHER BLVD.

LYNWOOD WAY
(RIGHT OF WAY VARIES)

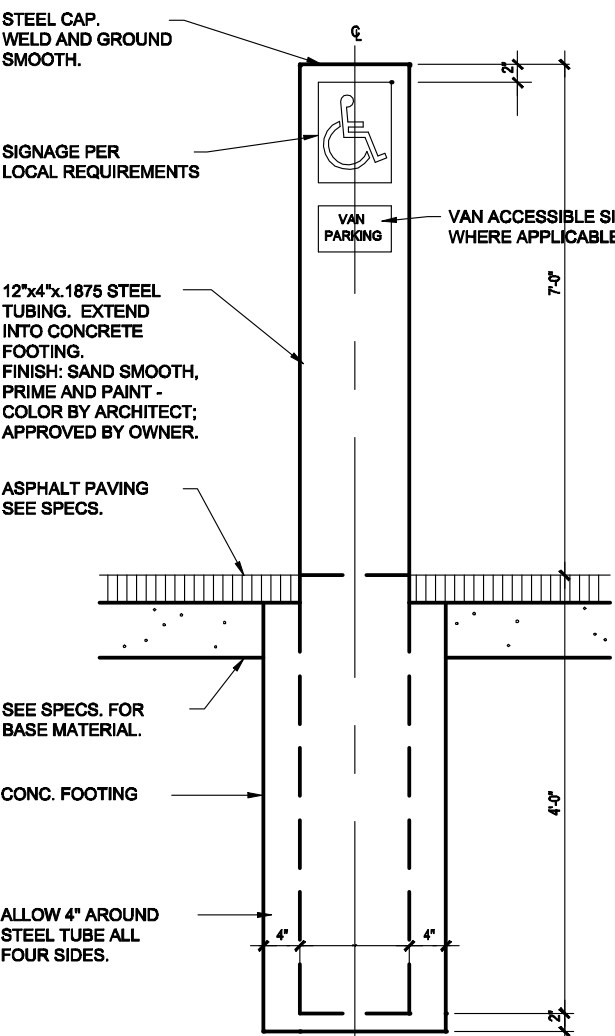
PERRONE WAY

O'KEEFE WAY

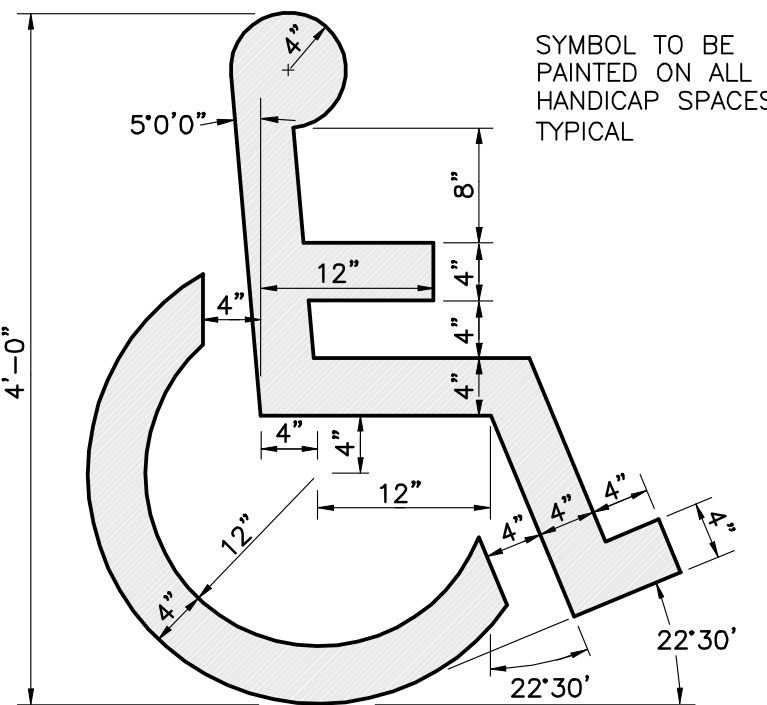
New 2.5 Story
Office Building
21,000 s.f.
(8,600 s.f. footprint)
FFE 780.90

BELL FUND IV FRANKLIN GATEWAY, LLC
D.B. 5895, PAGE 904
TAX MAP 36, PARCEL 51.08

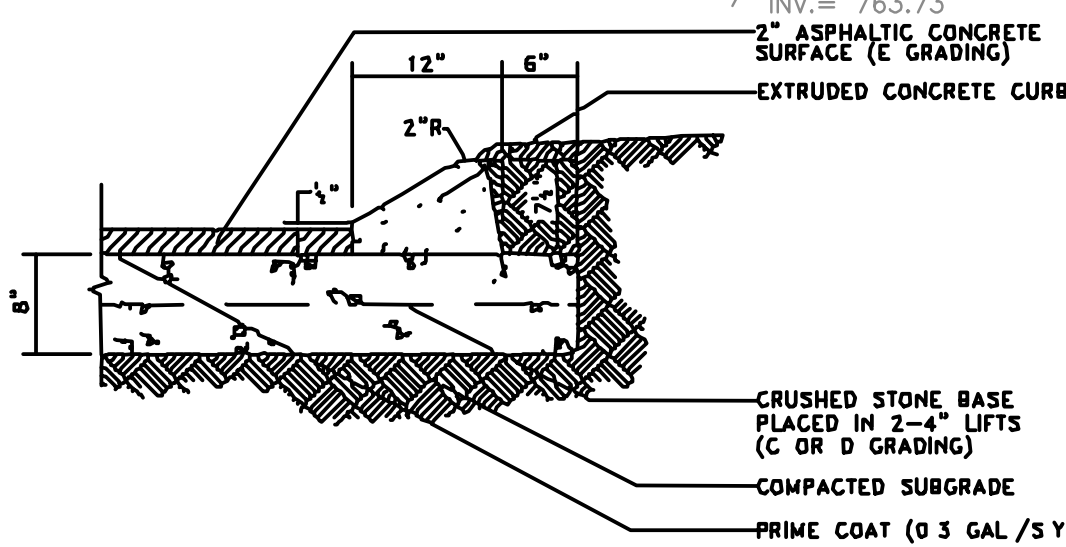
CAMDEN COMMONS PLAZA, LLC
D.B. 5287, PAGE 205
TAX MAP 36, PARCEL 51.15



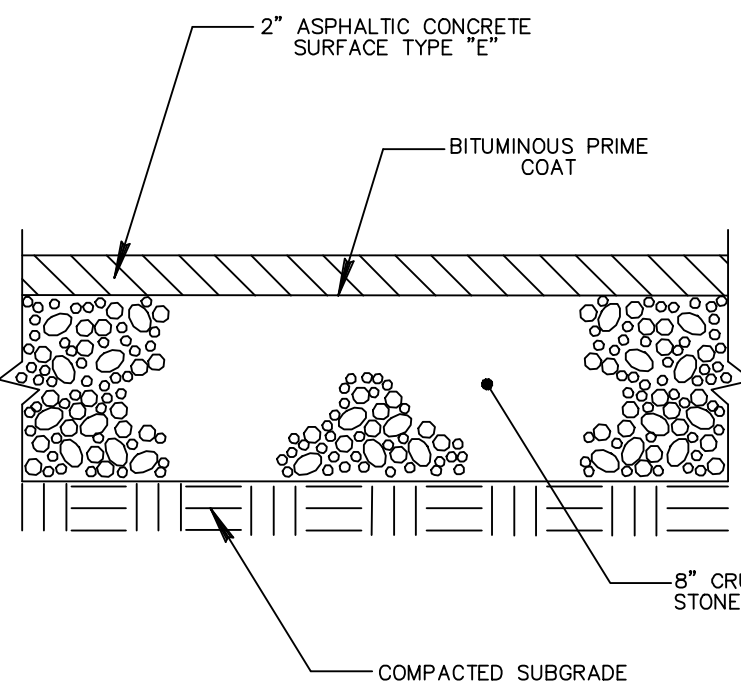
EXTERIOR HANDICAP SIGN
NOT TO SCALE



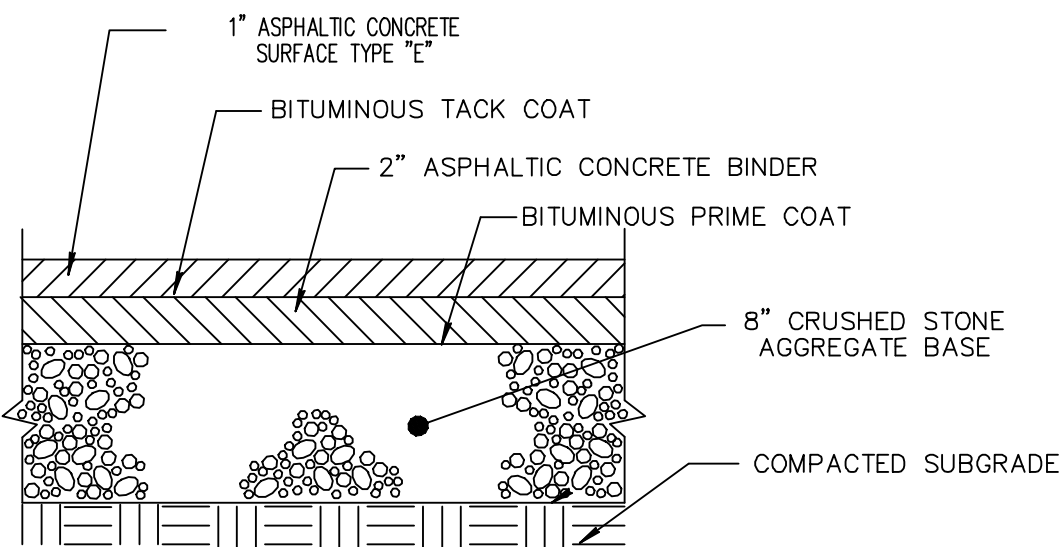
PAINTED HANDICAP SYMBOL
NOT TO SCALE



EXTRUDED CURB DETAIL
NOT TO SCALE



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE



HEAVY DUTY ASPHALT DETAIL
NOT TO SCALE

NOTE: SEE STORMWATER PLANS FOR PAVER AND FILTER STRIP DETAILS

Revisions

HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing

LAYOUT PLAN

C1.0

NOTES

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

EXTERIOR FINISH LEGEND

BRICK	UTILITY
STYLE/SIZE:	RED/BROWN
COLOR:	TBD
MANUFACTURER:	TBD
MORTAR:	TYPE N, STANDARD
MORTAR MANUF.:	TBD
MONUMENTAL CAST STONE	
STYLE/SIZE:	TRENDSTONE PLUS MONUMENTAL SERIES
COLOR:	MW WHITE
MANUFACTURER:	TRENWYTH
MORTAR:	TBD
MORTAR MANUF.:	TBD
ALTERNATE:	BRICK OR CAST STONE OF SIMILAR COLOR
CAST STONE LINTEL & ACCENT BAND	
STYLE/SIZE:	SMOOTH
COLOR:	BUFFSTONE, GP-A
MANUFACTURER:	ROCK CAST
MORTAR:	SAME AS ADJACENT MASONRY
CAST STONE BASE	
STYLE/SIZE:	SPLIT/STPS-304 (3.625"x23.625")
COLOR:	ASH
MANUFACTURER:	PRAIRIE STONE
MORTAR:	TBD
MORTAR MANUF.:	TBD
ALTERNATE:	NATURAL STONE/PEWTER MIST
EIFS CORNICE	
STYLE/SIZE:	SAND FINE LB. THICKNESS PER DWGS
COLOR:	10402 LIMESTONE
MANUFACTURER:	PAREX, OR EQUAL
STOREFRONT & CURTAIN WALL	
STYLE/SIZE:	ALUMINUM RECTANGULAR
COLOR:	KYNAR CHARCOAL GRAY OR ANODIZED DARK BRONZE
MANUFACTURER:	TUBELITE OR EQUAL
GLAZING	
STYLE/SIZE:	1" INSULATED LOW-E
COLOR:	SOLAR BLUE + SOLARBAN 70XL (3)
MANUFACTURER:	PPG OR EQUAL
PREFINISHED METAL PARAPET COPING	
COLOR:	SIERRA TAN & SLATE GRAY
MANUFACTURER:	BERRIDGE OR EQUAL
METAL PANEL CANOPY & HAT	
STYLE/SIZE:	SMOOTH METAL PANEL, 18"
COLOR:	PEWTER/TITANIUM
MANUFACTURER:	CENTRIA/ALUCOBOND OR EQUAL
PAINT	
COLOR:	TBD

MATERIAL AREA NOTES

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

MATERIAL CALCULATIONS

NORTH ELEVATION

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

WEST ELEVATION

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



1

A1

North Elevaton

1/8" = 1'-0"

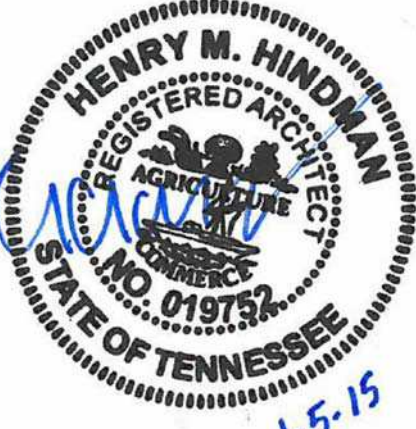


2

A1

West Elevation

1/8" = 1'-0"



NOTES

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7. CAVITY WALL CONSTRUCTION SHALL BE USED WHEREVER INTEGRALLY COLORED, UNPAINTED, SPLIT FACE CONCRETE BLOCK IS USED TO PREVENT WATER PENETRATION.

EXTERIOR FINISH LEGEND

BRICK	UTILITY
STYLE/SIZE:	RED/BROWN
COLOR:	TBD
MANUFACTURER:	TBD
MORTAR:	TYPE N, STANDARD
MORTAR MANUF.:	TBD
MONUMENTAL CAST STONE	
STYLE/SIZE:	TRENDSTONE PLUS MONUMENTAL SERIES
COLOR:	MW WHITE
MANUFACTURER:	TRENWYTH
MORTAR:	TBD
MORTAR MANUF.:	TBD
ALTERNATE:	BRICK OR CAST STONE OF SIMILAR COLOR
CAST STONE LINTEL & ACCENT BAND	
STYLE/SIZE:	SMOOTH
COLOR:	BUFFSTONE, GP-A
MANUFACTURER:	ROCK CAST
MORTAR:	SAME AS ADJACENT MASONRY
CAST STONE BASE	
STYLE/SIZE:	SPLIT/STPS-304 (3.625"x23.625")
COLOR:	ASH
MANUFACTURER:	PRAIRIE STONE
MORTAR:	TBD
MORTAR MANUF.:	TBD
ALTERNATE:	NATURAL STONE/PEWTER MIST
EIFS CORNICE	
STYLE/SIZE:	SAND FINE LB. THICKNESS PER DWGS
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STYLE/SIZE:	ALUMINUM RECTANGULAR
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MANUFACTURER:	PPG OR EQUAL
PREFINISHED METAL PARAPET COPING	
COLOR:	SIERRA TAN & SLATE GRAY
MANUFACTURER:	BERRIDGE OR EQUAL
METAL PANEL CANOPY & HAT	
STYLE/SIZE:	SMOOTH METAL PANEL, 18"
COLOR:	PEWTER/TITANIUM
MANUFACTURER:	CENTRIA/ALUCOBOND OR EQUAL
PAINT	
COLOR:	TBD

MATERIAL AREA NOTES

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

MATERIAL CALCULATIONS

EAST ELEVATION

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

SOUTH ELEVATION

GROSS WALL AREA	AREA	% OF NET
NET WALL AREA	5570 S.F.	NA%
BRICK AREA	3602 S.F.	100%
CAST STONE AREA	1542 S.F.	46%
METAL PANEL/CANOPY	1477 S.F.	41%
EIFS	128 S.F.	3%
	355 S.F.	10%



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



CAST STONE BASE

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

Revisions
11.13.14
01.05.15

HMH Job Number
14035

Drawn By
TT

Date
01.05.15

Drawing
Elevations

A2



1
A3 View from North



2
A3 View from East



3
A3 View from South



4
A3 View from West

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



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



0 125 250 500
Feet

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**Touchstone
Medical
Imaging**

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCING SHOWN THUS  ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. PER THE ATTACHED DETAILS.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. A STONE ACCESS ENTRANCE IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. ENTRANCE IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION. ENTRANCE SHALL BE GEOTEXTILE REINFORCED.
11. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.

POST CONSTRUCTION BMP/WATER QUALITY NOTE:

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

EROSION CONTROL SCHEDULE:

- STAGE #1: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. STRAW CHECK DAMS AND INLET PROTECTION AROUND ALL EXISTING DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. TREE PROTECTION, IF REQUIRED BY LANDSCAPE PLAN, IS TO BE INSTALLED AT THIS TIME. A GRADING PERMIT CAN BE OBTAINED FROM BRENTWOOD CODES AND ENGINEERING DEPARTMENT AFTER STAGE #1 HAS PASSED THEIR INSPECTION.
- STAGE #2: CONSTRUCT SITE IMPROVEMENTS PROVIDING INLET PROTECTION AND ALL OTHER EROSION CONTROL MEASURES AS THE DRAINAGE SYSTEM IS CONSTRUCTED.
- STAGE #3: REMOVE EROSION CONTROL DEVICES ONLY AFTER A PROPER STAND OF GRASS IS OBTAINED AND ONLY UPON APPROVAL FROM THE FRANKLIN STORMWATER DEPARTMENT AND ENGINEER.

BUILDING DRAINAGE NOTE:

ALL DOWNSPOUTS SHALL BE DIRECTED TO THE RAIN GARDEN AREAS.

Q=CIA

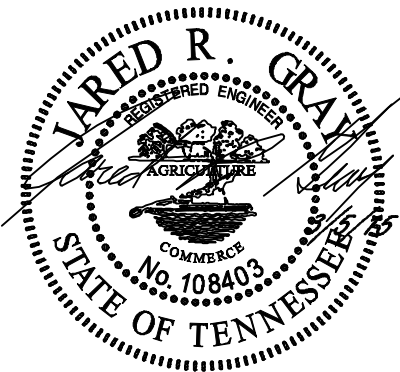
I=6.97 in/hr 5 Minute Duration

10



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS

CIVIL-DESIGN-CONSULTANTS, LLC
8710 COLLEY DAWS RD., NASHVILLE, TN 37221
PHONE: (615) 319-2740 FAX: (615) 319-2741



HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing

FLOW WORKSHEET

FLOW

AREA 2 PARKING
12596 S.F. OR .29 ACRE
C= .95 Q=1.91 CFS

AREA 2 GREEN
9201 S.F. OR .21 ACRE
C= .40 Q=0.59 CFS

AREA 3 GREEN
1973 S.F. OR .04 ACRE
C= .40 Q=0.13 CFS

AREA 3 PARKING
9296 S.F. OR .21 ACRE
C= .95 Q=1.40 CFS

BYPASS AREA 5
2584 S.F. OR .06 ACRE
C= .40 Q=0.17 CFS

New 2.5 Story
Office Building
21,000 s.f.
(8,600 s.f. footprint)
FFE 780.90

AREA 1 BUILDING
8600 S.F. OR .20 ACRE
C= .97 Q=1.35 CFS

AREA 1 GREEN
656 S.F. OR .015 ACRE
C= .40 Q=0.04 CFS

BYPASS AREA 4
4942 S.F. OR .11 ACRE
C= .90 Q=0.70 CFS

TIME OF CONCENTRATION:

TR-55
AREA 1 TIME OF CONCENTRATION 14.54 MINUTES
AREA 2 TIME OF CONCENTRATION 12.2 MINUTES
AREA 1 TIME OF CONCENTRATION 1.6 MINUTES

STORMWATER NARRATIVE:

WATER FLOWS FROM NORTHWEST TO SOUTHEAST ACROSS PERVIOUS PAVERS AND INTO RAIN GARDEN AREAS. THESE AREAS THEN FILTER THE WATER AND DISCHARGE INTO THE INLET FOR AREA 1 AND INTO STORMWATER QUALITY STRUCTURES FOR AREAS 2 AND 3 AND THEN INTO THE EXISTING STORMWATER CONVEYANCE SYSTEM INTO A REGIONAL POND SIZED TO ACCOMMODATE THE RUNOFF FROM THE SITE.

GATEWAY VILLAGE PUD SUBDIVISION

SECTION 4 - LOT 137

SITE PLANS - TOUCHSTONE MEDICAL IMAGING OFFICE HEADQUARTERS



H. Michael Hindman
Architects, P.C.

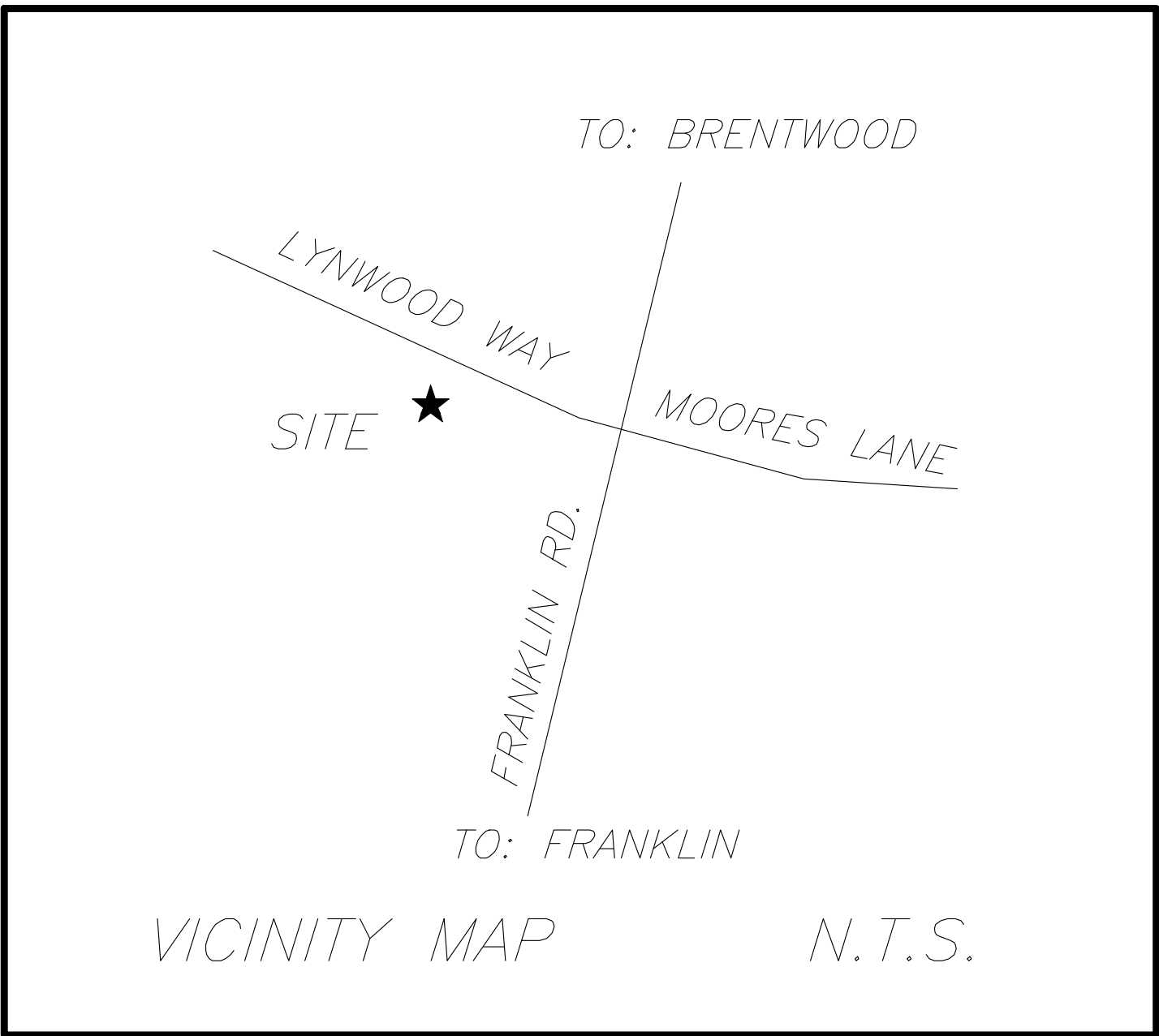
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6170 COLEY DAVIS RD., NASHVILLE, TN 37221
PHONE: (615) 319-2734 EMAIL: CIVILCONSULTANTS@BELLSOUTH.NET



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



1360 MOHER BLVD

CITY OF FRANKLIN PROJECT NUMBER 5740

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PLAN SHEET INDEX

SHEET	DESCRIPTION
CS	COVER SHEET
C0.0	EXISTING CONDITIONS PLAN
C1.0	PROPOSED LAYOUT PLAN
C2.0	PROPOSED GRADING DRAINAGE PLAN
C2.0A	PROPOSED UTILITY PLAN
C3.0	STORMWATER PLAN INITIAL
C3.0A	STORMWATER PLAN INTERMEDIATE/FINAL
E1.1	SITE PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
A1	ARCHITECTURE PLAN
A2	ARCHITECTURE PLAN
A3	ARCHITECTURE PLAN
A4	ARCHITECTURE PLAN
G1.01	CONCEPT PLAN OF RECORD (FOR INFORMATION ONLY)
PCP	CONCEPT PLAN AS APPROVED

SITE DATA:

SUBDIVISION/DEVELOPMENT:	GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4, TOUCHSTONE OFFICE BUILDING
ADDRESS:	1360 MOHER BLVD.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL\MAP:	PARCEL 49 MAP 064B GROUP B
ACREAGE OF SITE:	1.45± ACRES
SQUARE FOOTAGE OF SITE:	63,245± S.F.
DISTURBED ACREAGE:	1.20± ACRES
CIVIL DISTRICT:	3 RD
ZONING DISTRICT:	SD-X 6.64/144, 258
CHARACTER AREA	BERRYS CHAPEL-4
DEVELOPMENT STANDARD	TRADITIONAL
EXISTING USE	VACANT
PROPOSED USE	OFFICE
APPLICANT:	ARCHITECT MR. MICHAEL HINDMAN, A.I.A. H. MICHAEL HINDMAN ARCHITECTS, P.C. 1607 WESTGATE CIRCLE, SUITE 100 BRENTWOOD, TN 37027 (615) 370-3252 ENGINEER MR. JARED R. GRAY, P.E. CIVIL DESIGN CONSULTANTS, LLC. 8170 COLEY DAVIS RD. NASHVILLE, TN 37221 (615) 638-8207 LANDSCAPE ARCHITECT MR. CONNOR BALL, RLA HEIBERT + BALL LAND DESIGN 1894 GENERAL GEORGE PATTON DR. FRANKLIN, TN 37067 (615) 376-2421

BUILDING SQUARE FOOTAGE:	21,000 S.F. (MEDICAL OFFICE)
PARKING REQUIRED:	60 SPACES
PARKING PROVIDED:	60 SPACES
ALL 90° PARKING ADJACENT TO THE PROPOSED BUILDING SHALL BE 9'X18' UNLESS OTHERWISE NOTED	
ALL PERIMETER SPACES ARE 9'X16' UNLESS OTHERWISE NOTED ALL DRIVE AISLES ARE 24' WIDE	
ALL PARKING ADJACENT TO ISLANDS SHALL BE 10'X18'	
SEE LANDSCAPE ARCHITECTURE PLAN FOR ADDITIONAL LAND DISTURBANCE AND GREEN SPACE CALCULATIONS.	

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

COF #5740



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LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

Revisions

HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing

COVER SHEET

CS

EXISTING TREE SURVEY:

TREE	SIZE	HEALTH
OAK	60"	GOOD

TREE HEALTH VERIFIED BY HEIBERT, BALL & ASSOCIATES

LEGEND

- ○

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N.T.S.

—SA—

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PROPERTY CORNER FOUND

IRON PIN SET

UNMONUMENTED POINT

PROPERTY LINE

BUILDING SETBACK LINE

NOT TO SCALE

OVERHEAD UTILITY LINE

SANITARY SEWER LINE GRAVITY

APPROXIMATE GAS LINE AS MARKED

SANITARY SEWER MANHOLE

UTILITY POLE

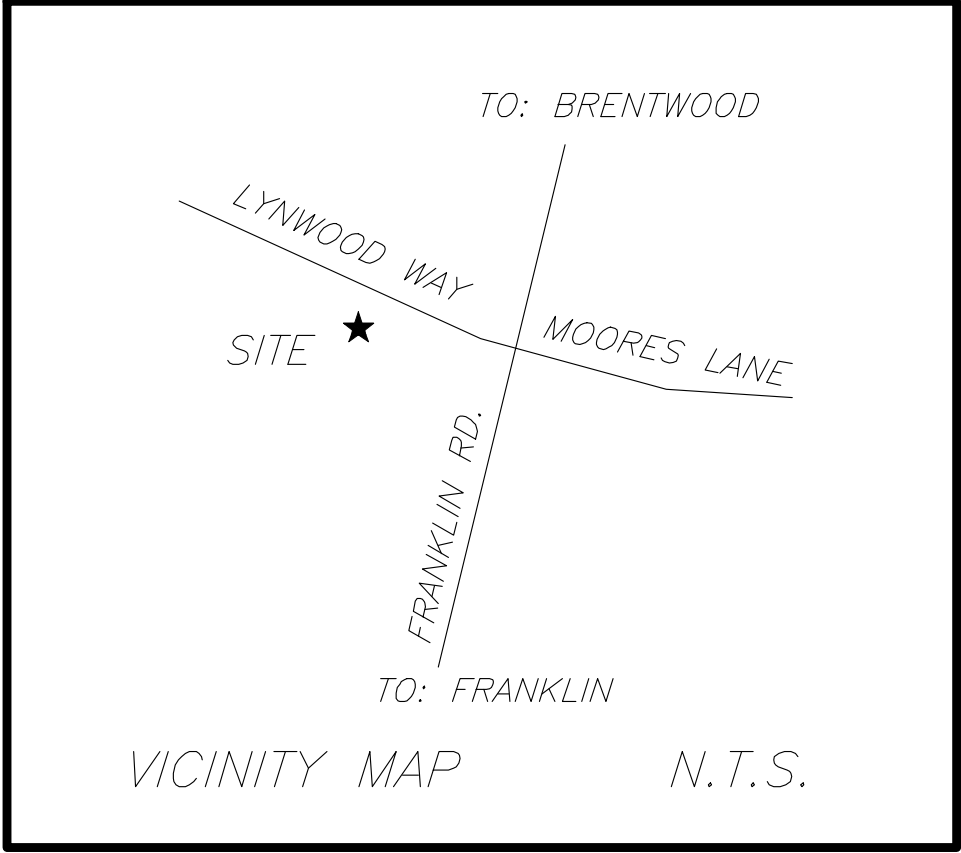
GAS VALVE

WATER METER

WATER VALVE

FIRE HYDRANT

LOT NUMBER



- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON TSPC.

2. PARCEL NUMBERS PERTAIN TO WILLIAMSON COUNTY TAX MAPS.

3. PROPERTY IS ZONED "PC 6.93 SUBURBAN". (PER SURVEY BY SCOTT CHERRY DATED 2/20/2008.)

4. NO ABSTRACT OF TITLE PROVIDED TO SURVEYOR. THERE MAY EXIST OTHER EASEMENTS (WRITTEN OR UNWRITTEN) OR DOCUMENTS OF RECORD THAT COULD EFFECT THIS PROPERTY.

5. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.

6. UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE ONLY. BROWN LAND SURVEYING, LLC. DOES NOT CERTIFY THE EXACT LOCATION OF UTILITIES OR THAT ALL THE UTILITIES PRESENT ARE SHOWN ON THE SURVEY. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY. CALL TN-ONE CALL.

7. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE HEREON DESCRIBED PROPERTY APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 4718702205F FOR WILLIAMSON COUNTY TENNESSEE UNINC. & INC. AREAS. DATED 9/29/2006.

8. PROPERTY IS SUBJECT TO EASEMENTS SHOWN ON RECORDED PLAT AND SURVEY PREPARED BY SCOTT CHERRY DATED 2/20/2008.

EXISTING CONDITIONS NOTE:

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

PURPOSE NOTE:

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

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

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

GEOTECHNICAL NOTE:

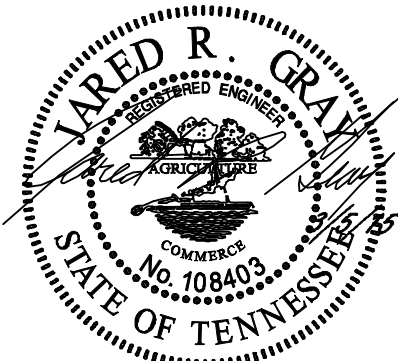
NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE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



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CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS & LAND PLANNERS
CIVIL DESIGN CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN, 37221
PHONE: (615) 215-2150 MAIL: CIVILCONSULTANTS@BELLNET.ATLANTA.GA



COF #5740

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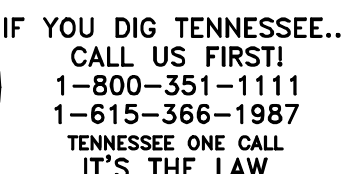
Drawn By
HMM

Date
07.28.14

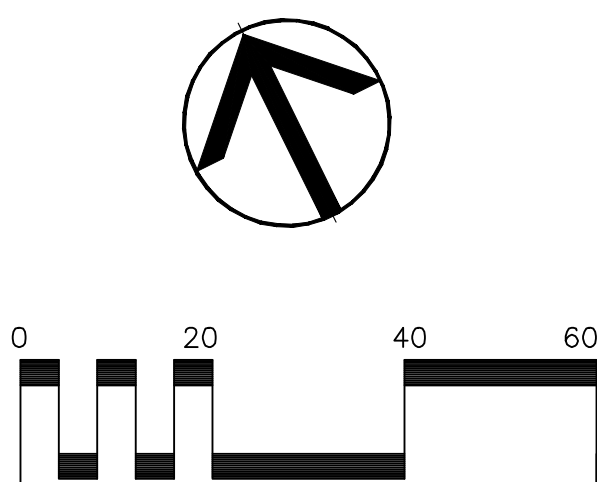
Drawing

EXISTING COND.

C0.0



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TENNESSEE ONE CALL
IT'S THE LAW



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

<u>SITE DATA:</u>	
SUBDIVISION/DEVELOPMENT:	GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4, TOUCHSTONE OFFICE BUILDING
ADDRESS:	1360 MOHER BLVD.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL\MAP:	PARCEL 49 MAP 064B GROUP B
ACREAGE OF SITE:	1.45± ACRES
SQUARE FOOTAGE OF SITE:	63,245± S.F.
NEW IMPERVIOUS AREA:	0.76± ACRES
DISTURBED ACREAGE:	1.20± ACRES
CIVIL DISTRICT:	3 RD
ZONING DISTRICT:	SD-X 6.64/144, 258
CHARACTER AREA	BERRY'S CHAPEL-4
DEVELOPMENT STANDARD	TRADITIONAL
EXISTING USE	VACANT
PROPOSED USE	OFFICE
APPLICANT: <u>ARCHITECT</u>	
	MR. MICHAEL HINDMAN, A.I.A. H. MICHAEL HINDMAN ARCHITECTS, PC. 1807 WESTGATE CIRCLE, SUITE 100 BRENTWOOD, TN 37027 (615) 370-3252
<u>ENGINEER</u>	<u>LANDSCAPE ARCHITECT</u>
MR. JARED R. GRAY, P.E. CIVIL DESIGN CONSULTANTS, LLC. 8170 COLEY DAVIS RD. NASHVILLE, TN 37221 (615) 638-8207	MR. CONNOR BALL, RLA HEIBERT + BALL LAND DESIGN 1894 GENERAL GEORGE PATTON DR. FRANKLIN, TN 37067 (615) 376-2421
BUILDING SQUARE FOOTAGE:	21,000 S.F. (MEDICAL OFFICE)
PARKING REQUIRED:	60 SPACES
PARKING PROVIDED:	60 SPACES
ALL 90° PARKING ADJACENT TO THE PROPOSED BUILDING SHALL BE 9'X18' UNLESS OTHERWISE NOTED	
ALL PERIMETER SPACES ARE 9'X16' UNLESS OTHERWISE NOTED ALL DRIVE AISLES ARE 24' WIDE	
ALL PARKING ADJACENT TO ISLANDS SHALL BE 10'X18'	
SEE LANDSCAPE ARCHITECTURE PLAN FOR ADDITIONAL LAND DISTURBANCE AND GREEN SPACE CALCULATIONS.	

	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT\FILTER STRIP
	CONCRETE WALK
	CONCRETE PAVERS



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Brentwood, Tennessee 370
615.370.32
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Touchstone
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LYNWOOD WA
LOT 137 GATEWAY
VILLAGE SECTION
FRANKLIN, TENNESSEE

Revision

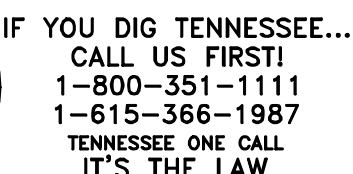
Drawn B
HMH

Date
07 28 14

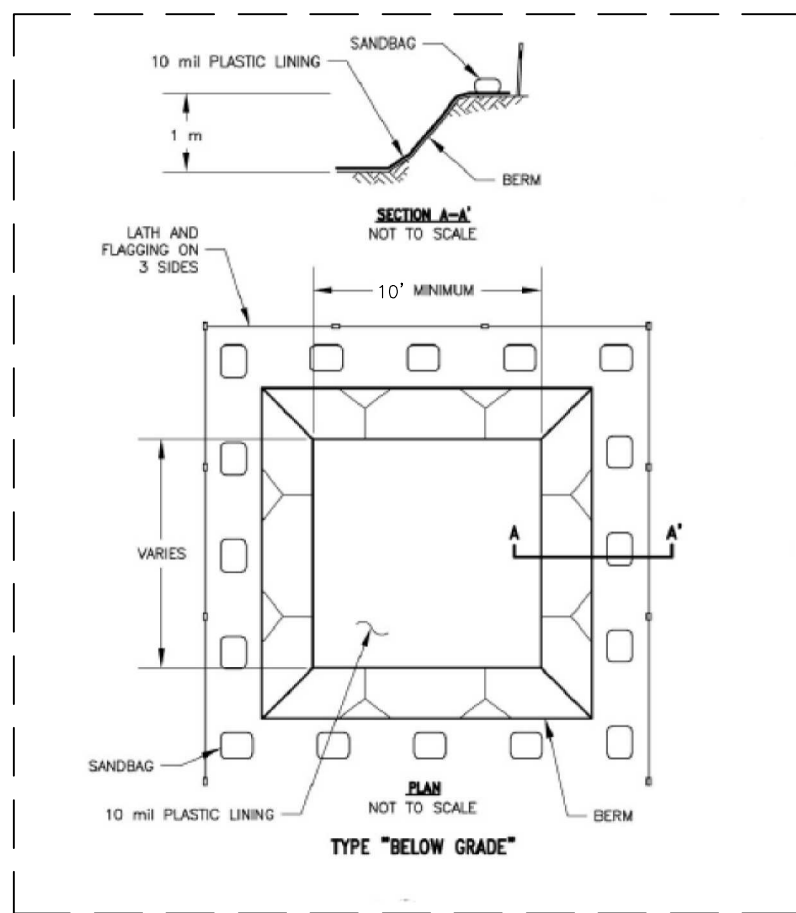
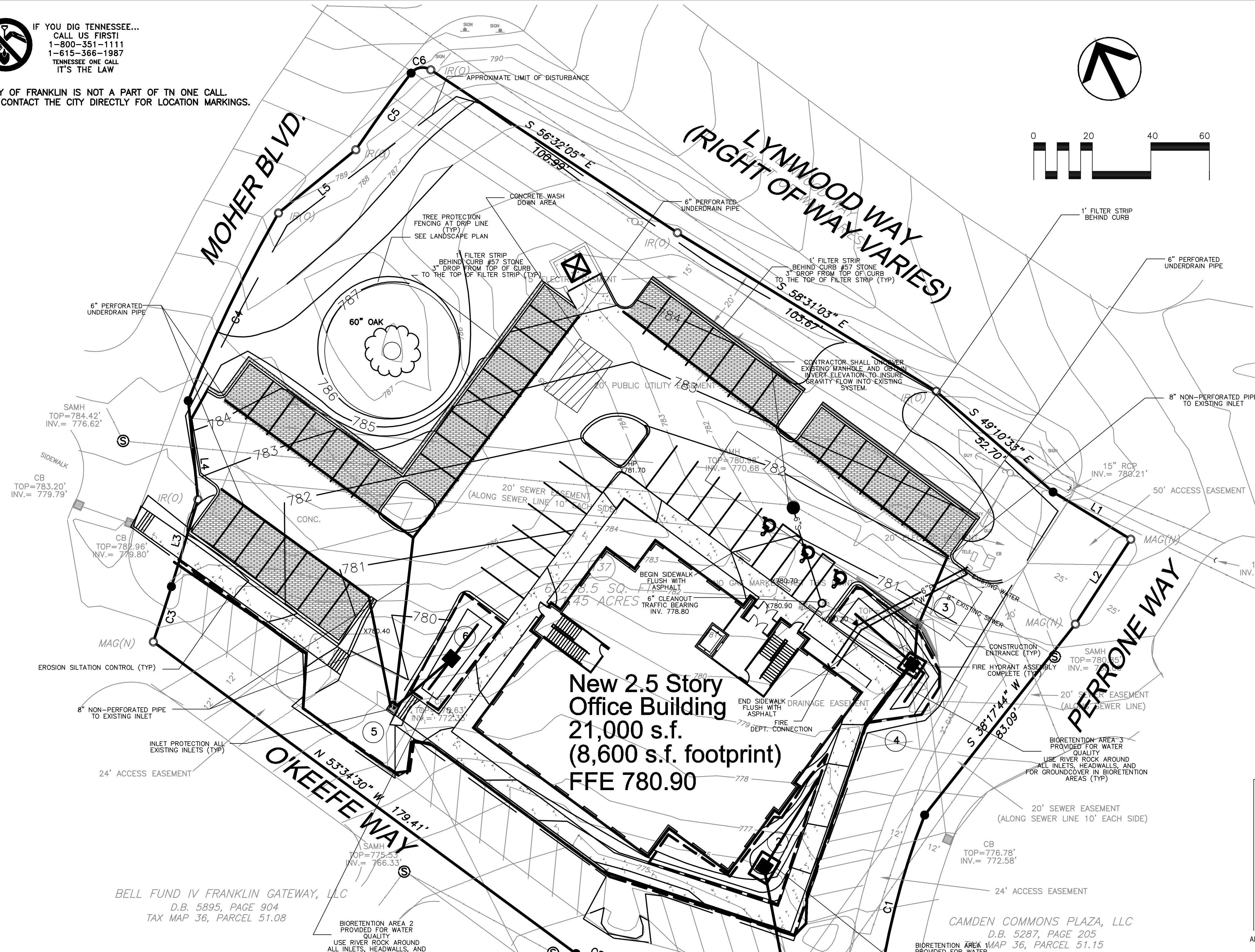
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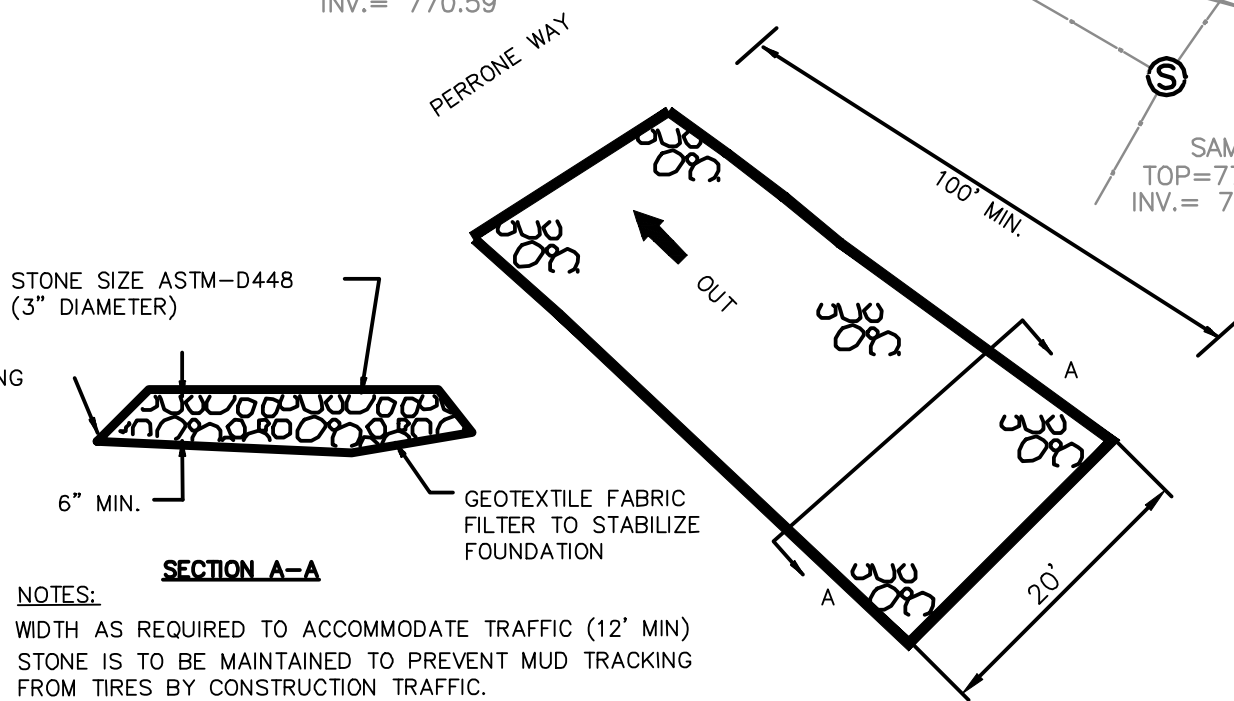




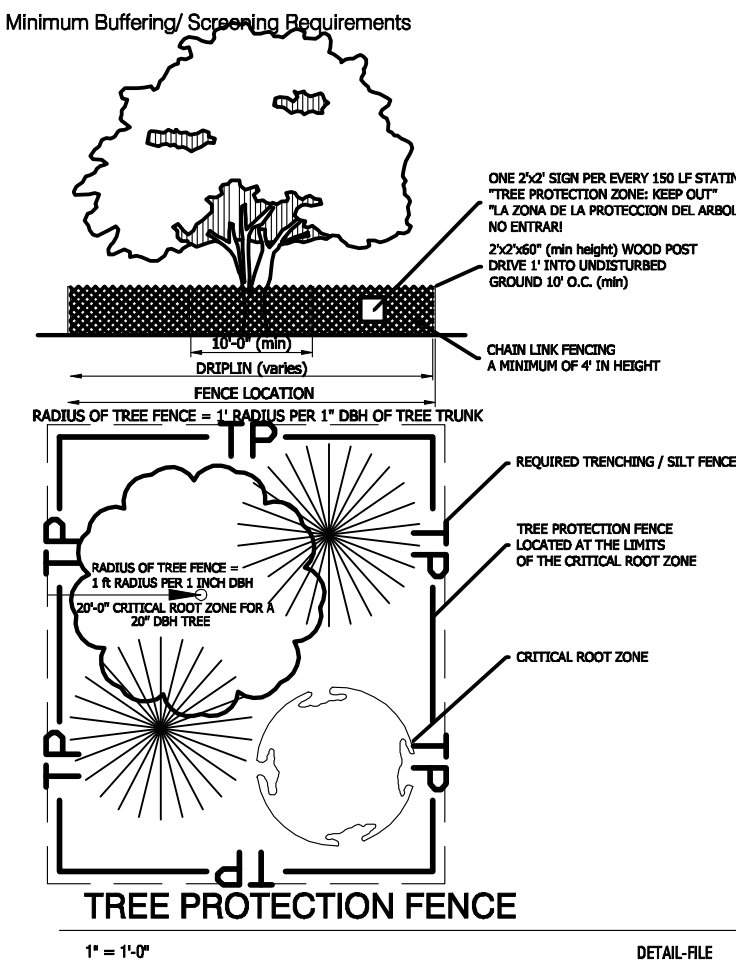
THE CITY OF FRANKLIN IS NOT A PART OF TN ONE CALL.
PLEASE CONTACT THE CITY DIRECTLY FOR LOCATION MARKINGS.



CONCRETE WASH DOWN AREA DETAIL
NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

**DETAIL-RULE**

GENERAL, GRADING AND DRAINAGE NOTES:

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

MEMBRANE LINER NOTE:

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

WATER QUALITY BMP NOTE:

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

DRAINAGE DATA

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

ALL CASTINGS SHALL BE JOHN BOUCHARD AND SONS OR EQUIVALENT

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

ALL PIPES SHALL BE RCF

Revisions

HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing
GRADING/DRAINAGE



CIVIL DESIGN CONSULTANTS, LLC
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COF #5740

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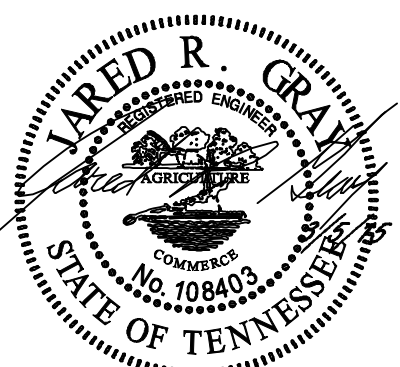
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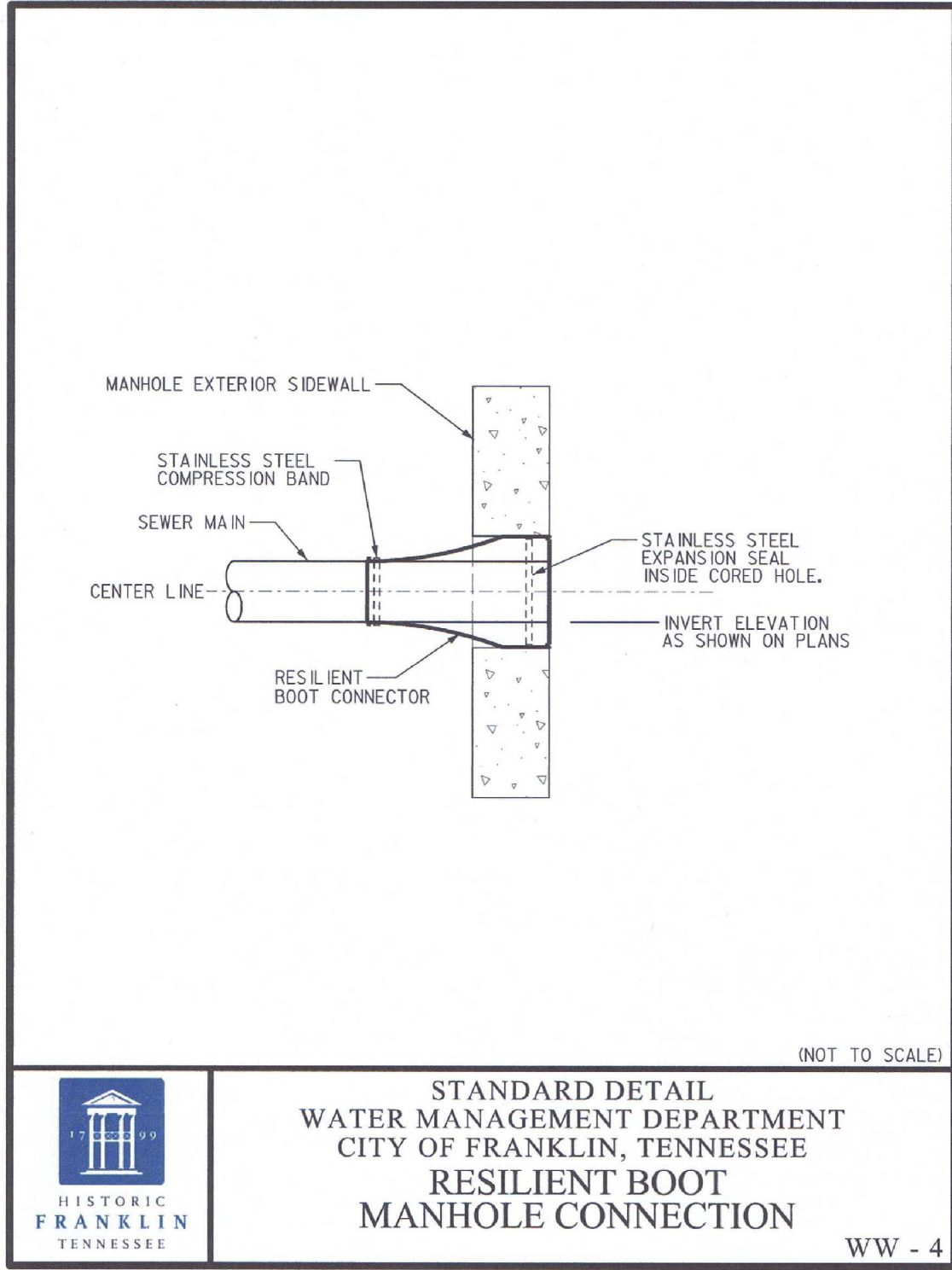
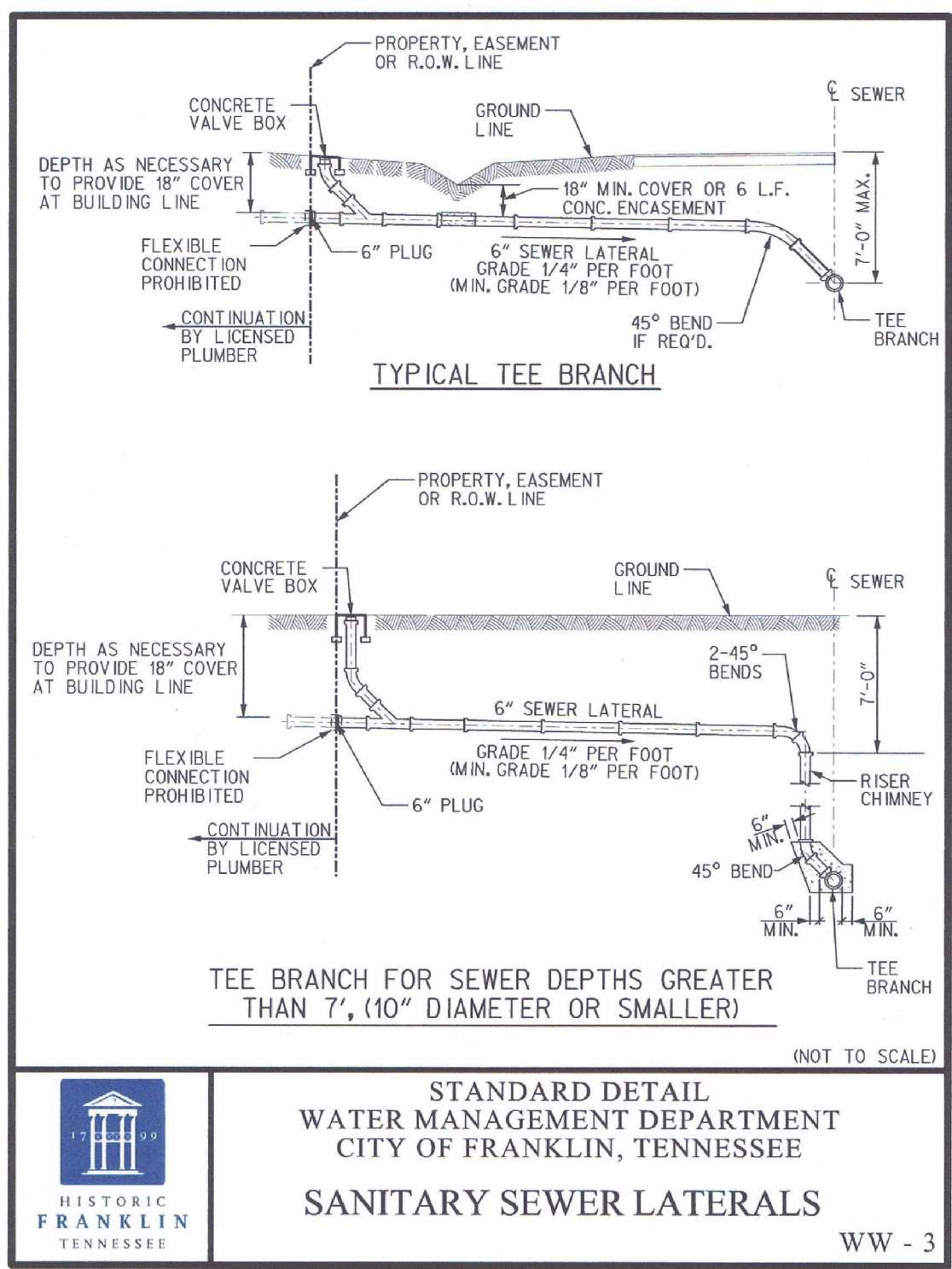


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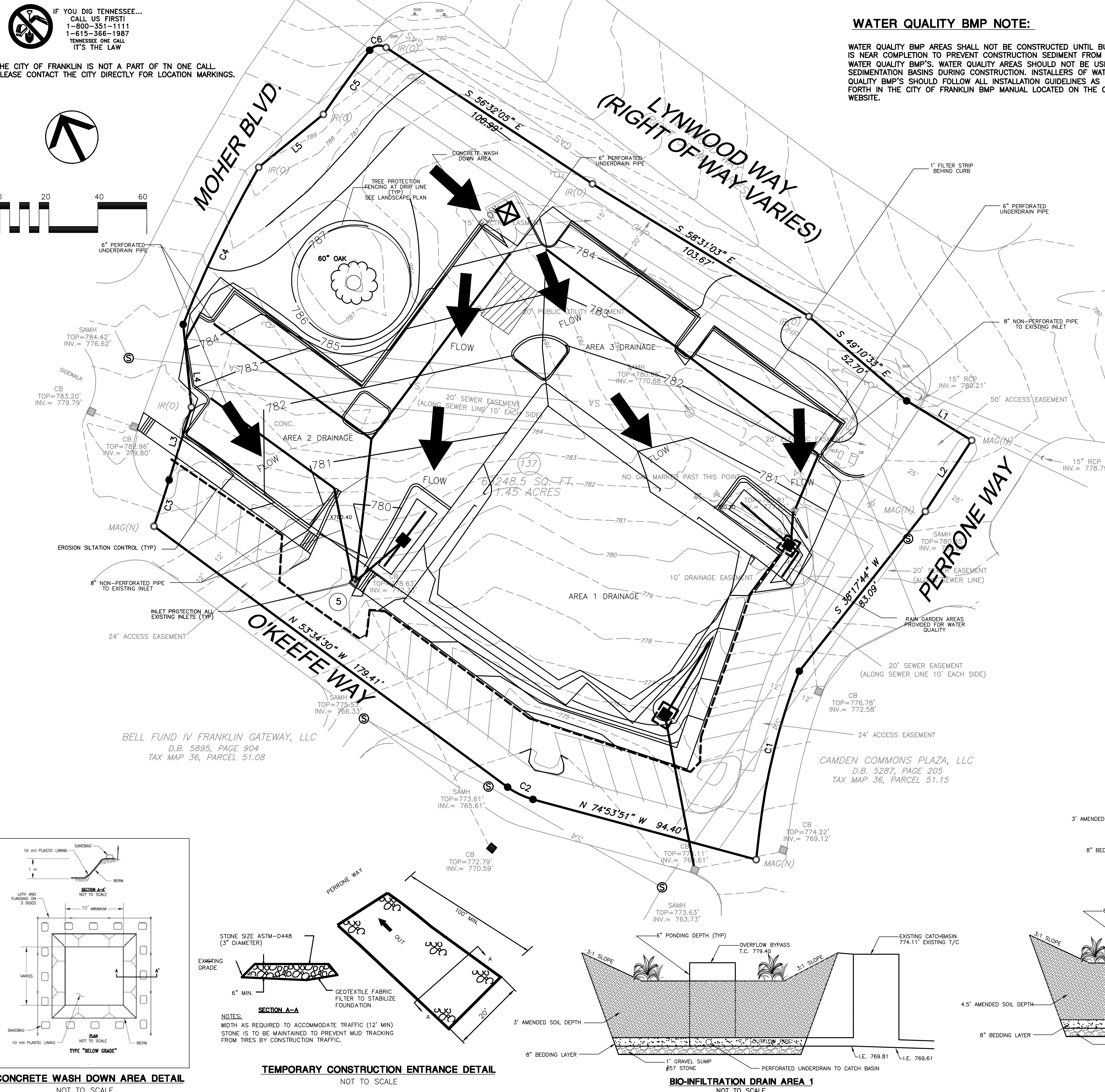
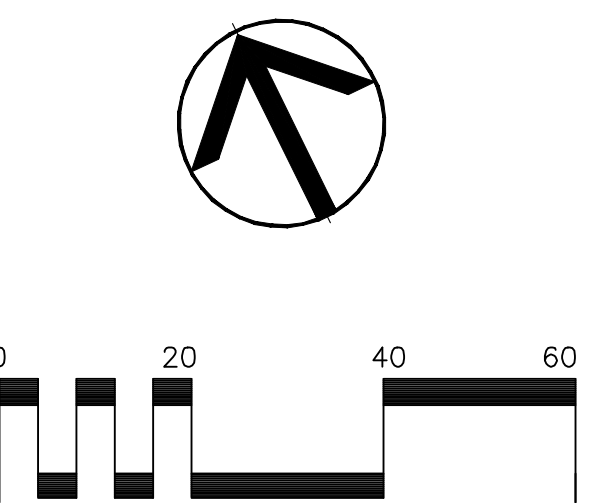
Drawing
UTILITY

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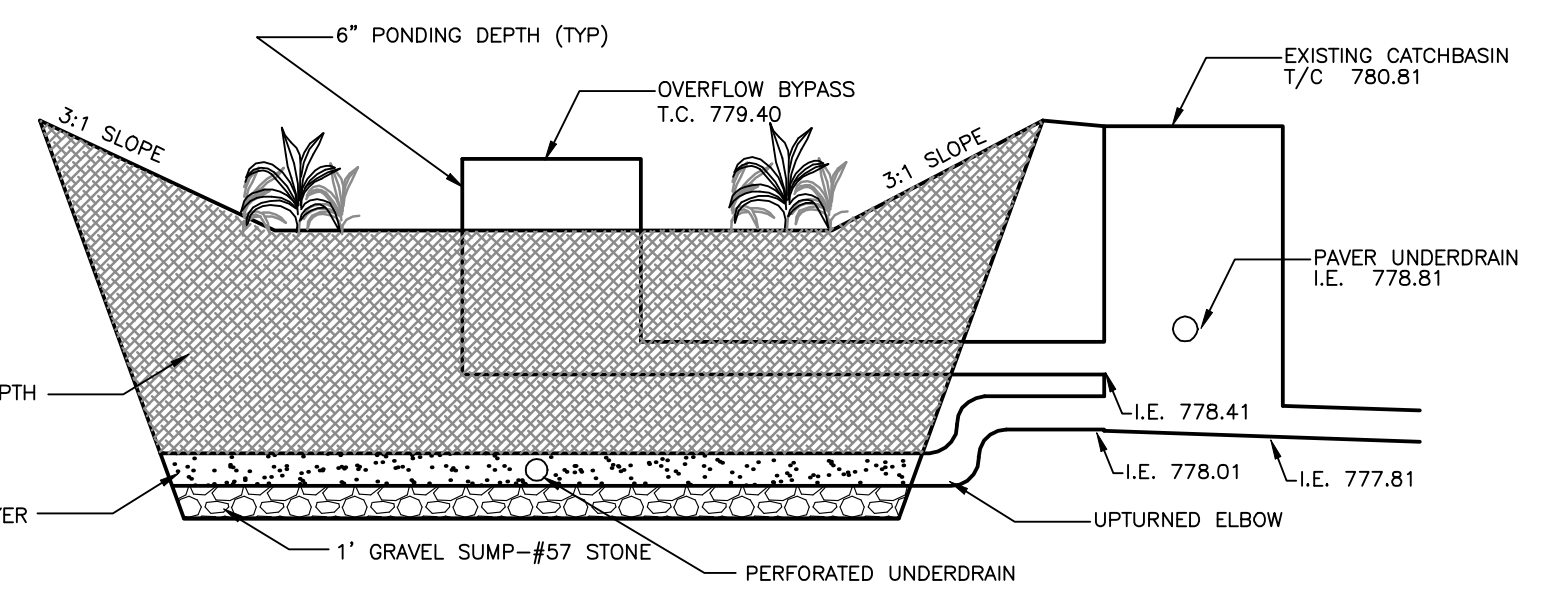
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BUILDING DRAINAGE NOTE:

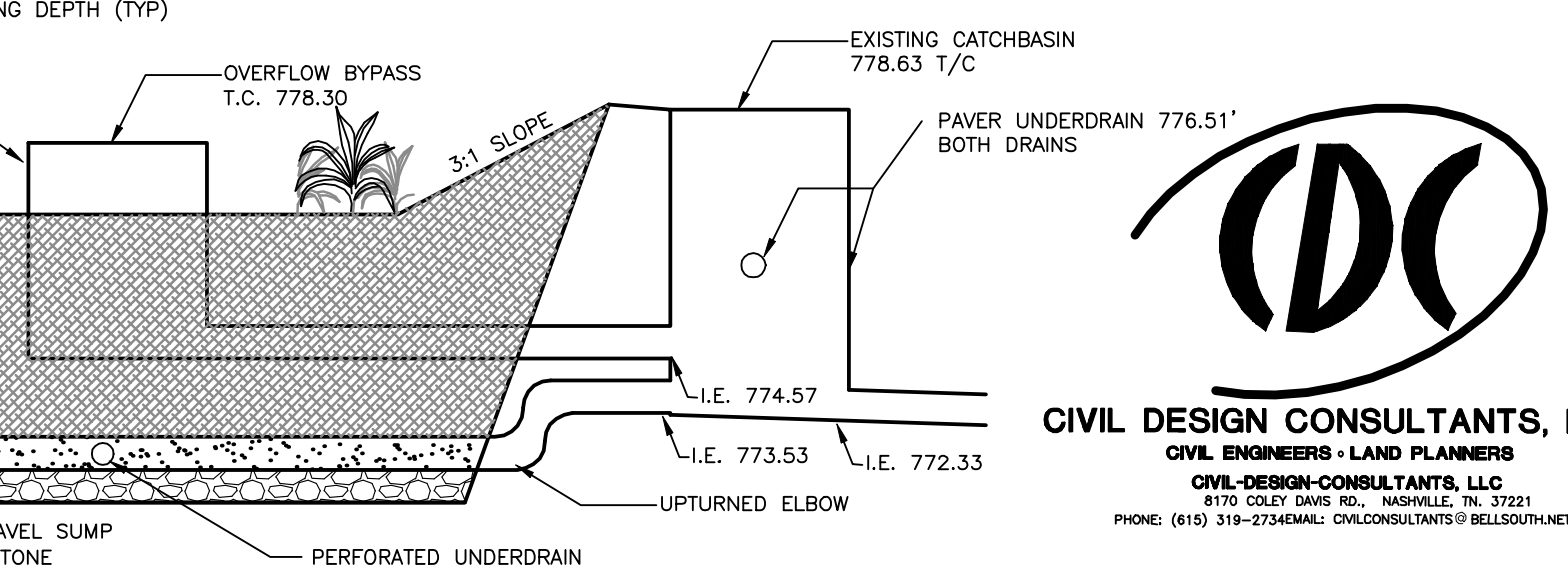
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CONCRETE WASHOUT NOTE:

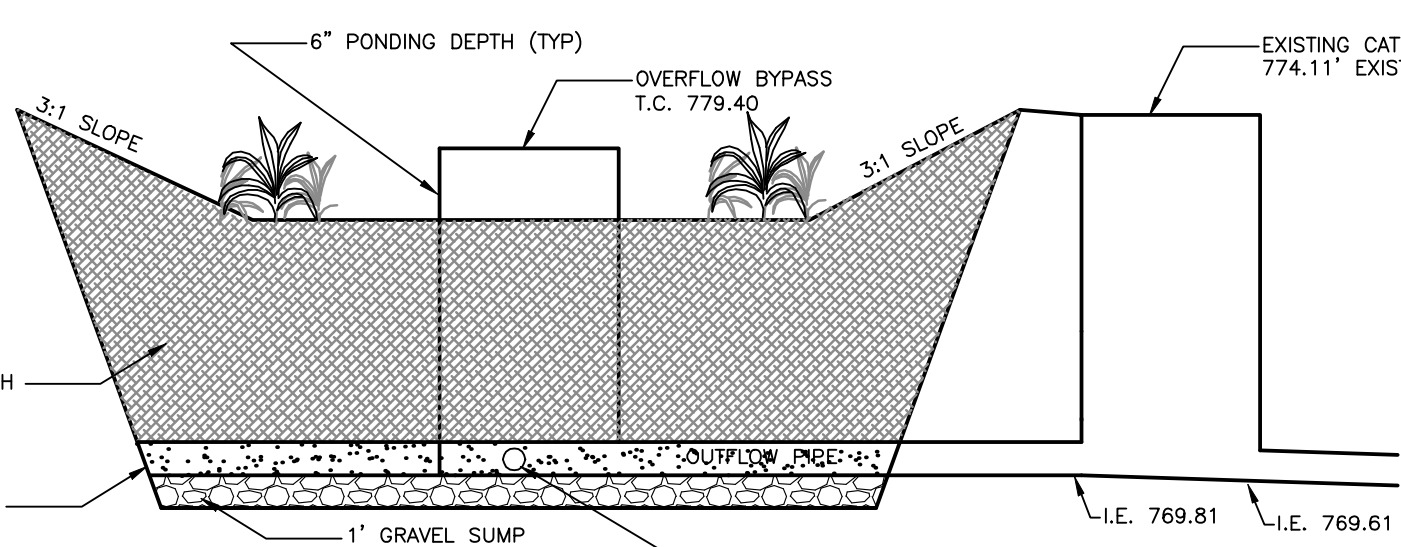
CONCRETE WASH OUT AREAS SHALL BE INSTALLED IN THE AREAS SHOWN AND PER THE REGULATIONS OF THE CITY OF FRANKLIN. THE AREA SHALL BE SIGNED AND SHALL BE LINED WITH AN APPROPRIATE LEACHATE LINER MATERIAL.



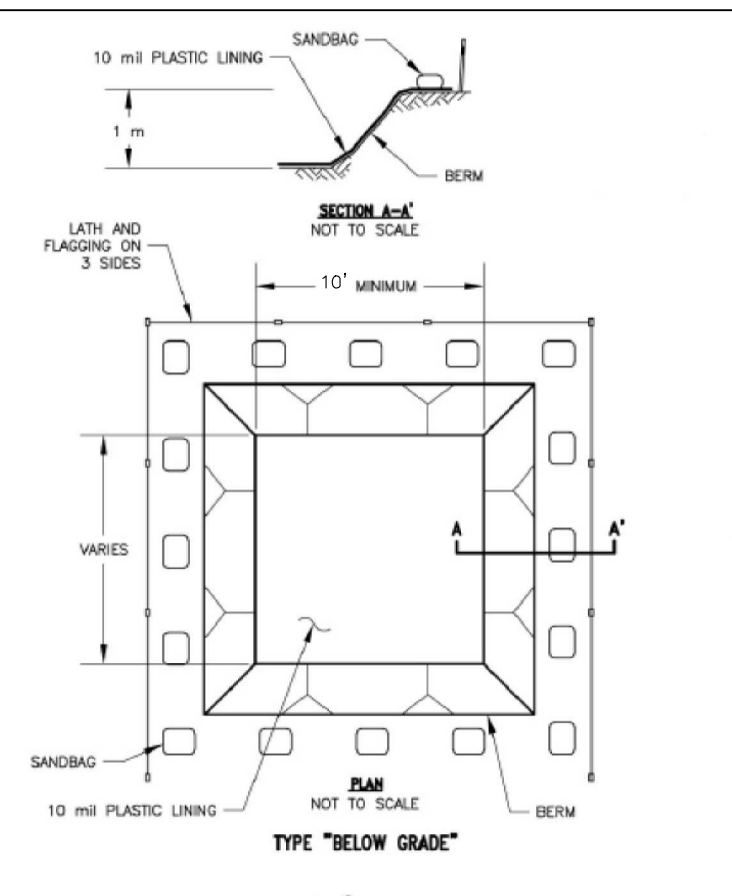
BIO-INFILTRATION DRAIN AREA 3
NOT TO SCALE



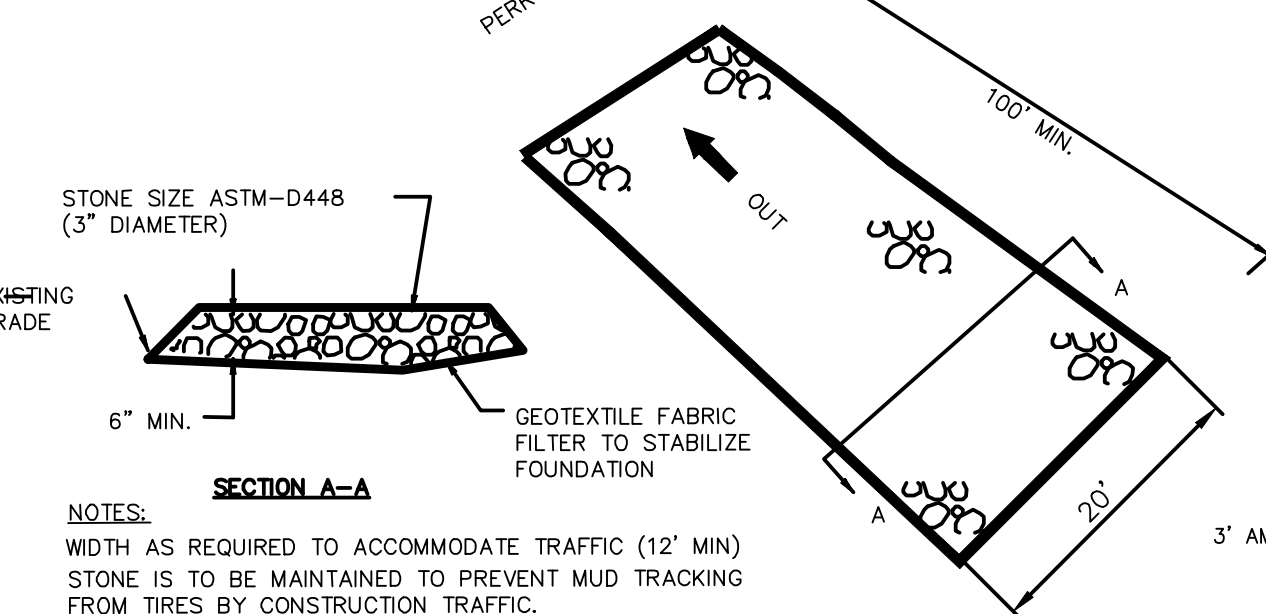
BIO-INFILTRATION DRAIN AREA 2
NOT TO SCALE



BIO-INFILTRATION DRAIN AREA 1
NOT TO SCALE



CONCRETE WASH DOWN AREA DETAIL
NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

HMH

A

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OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY

LOT 137 GATEWAY

VILLAGE SECTION 3

FRANKLIN, TENNESSEE



Revisions

HMH Job Number

14035

Drawn By

HMH

Date

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Drawing

STORMWATER INITIAL

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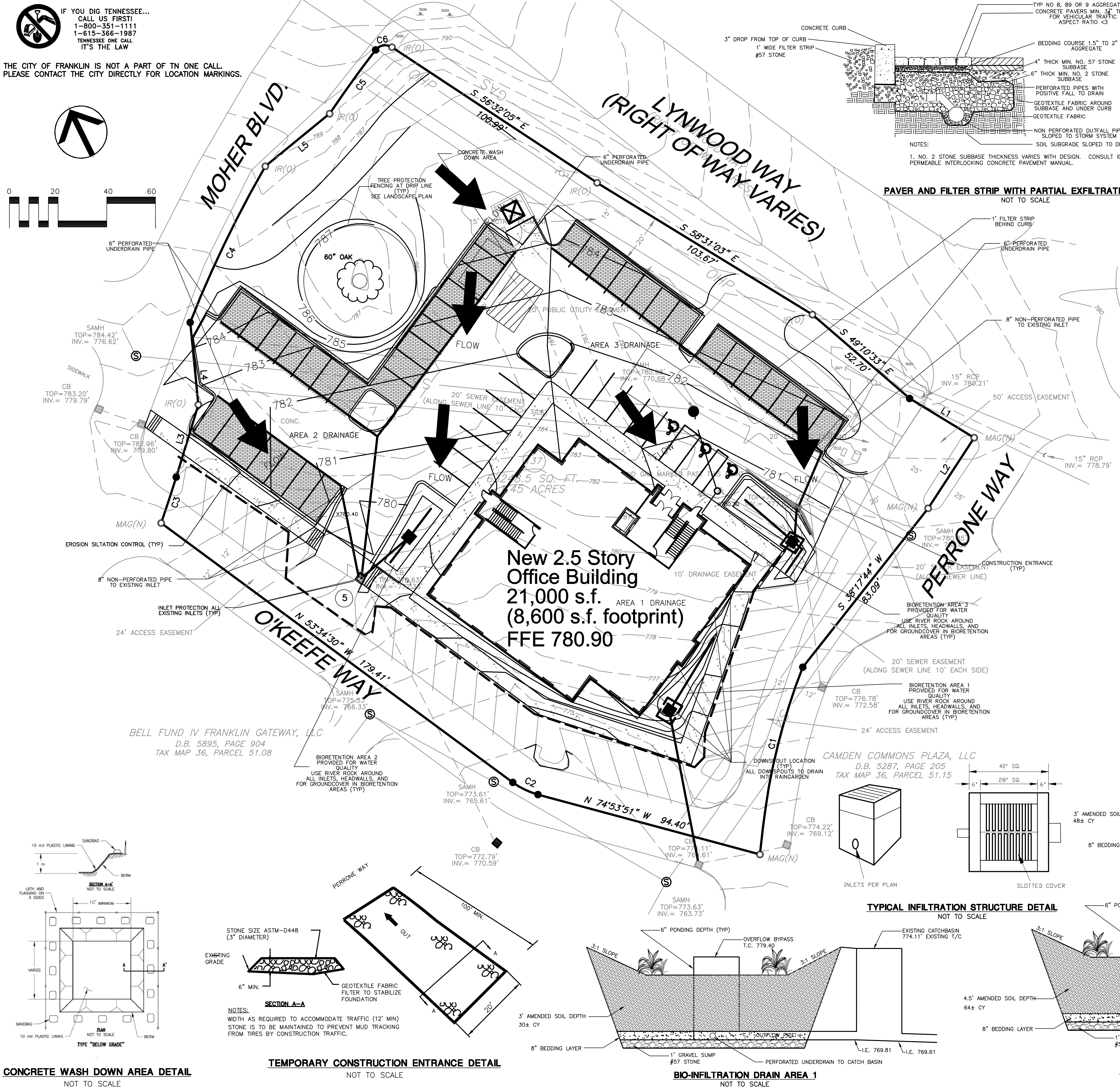
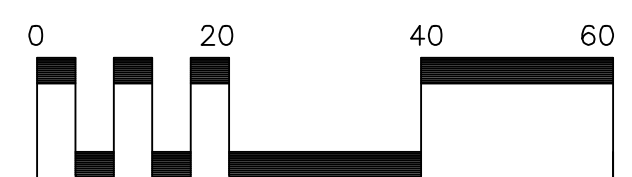
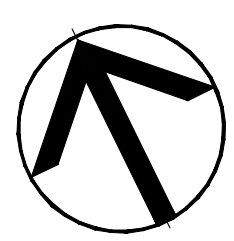
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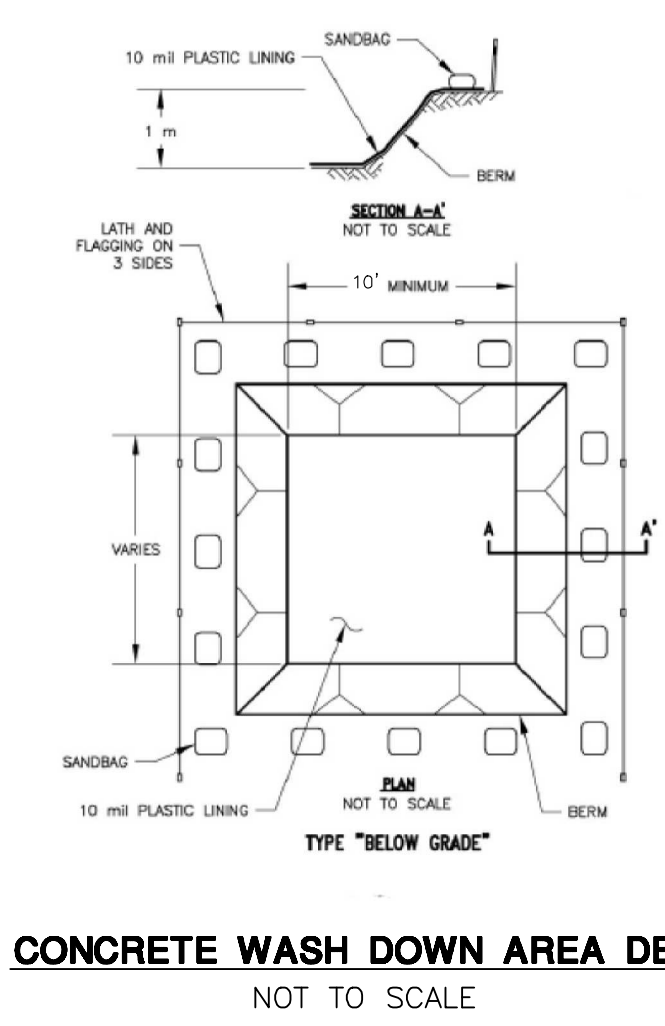
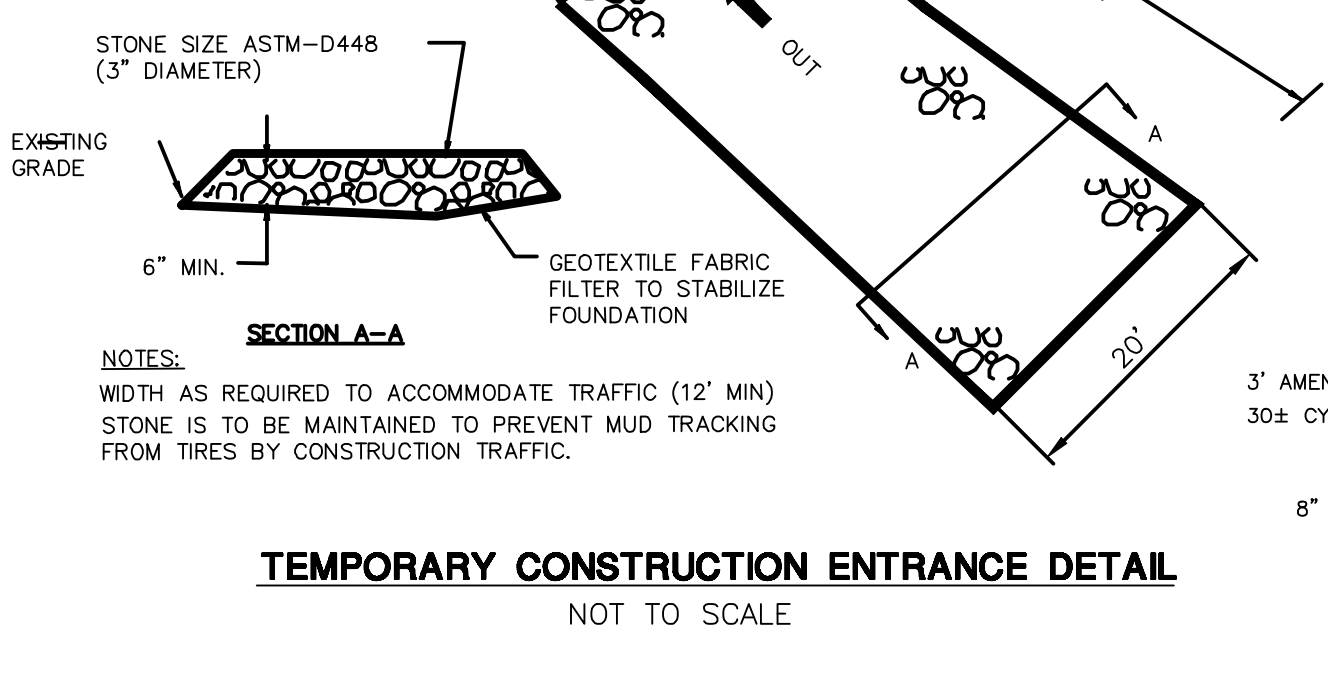
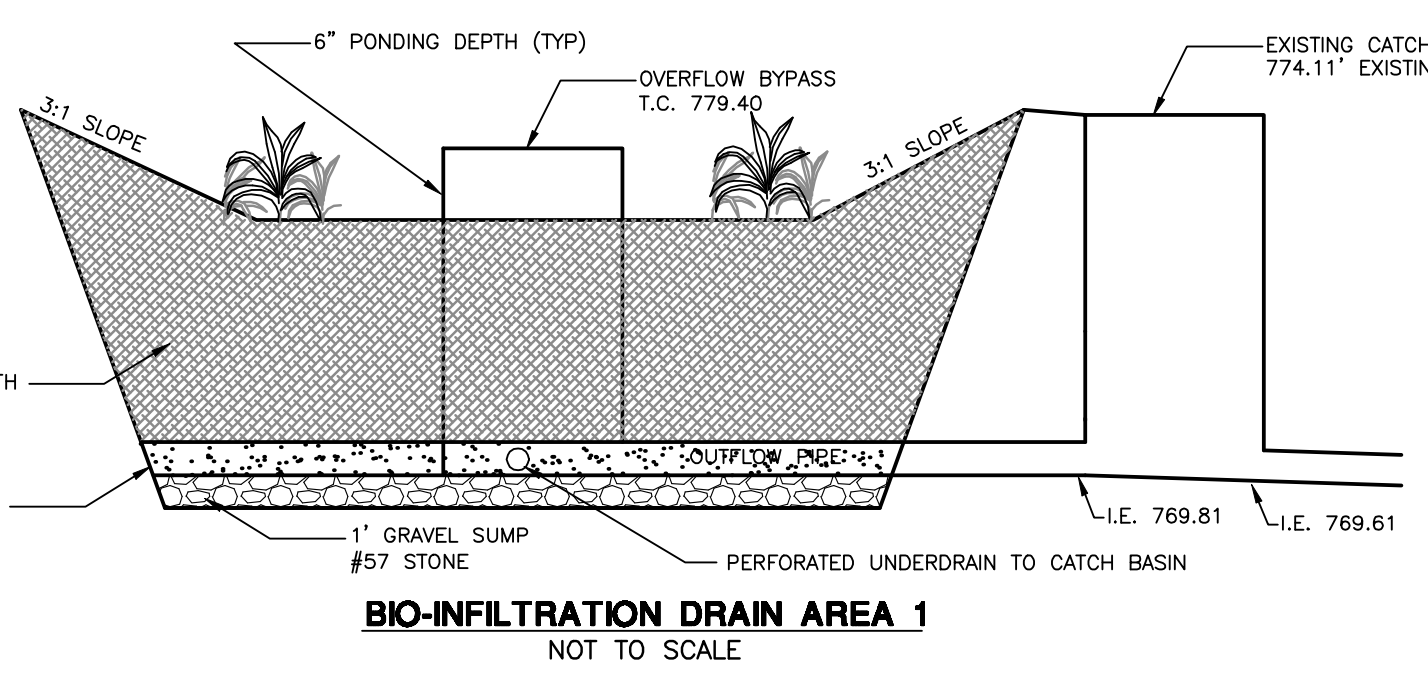
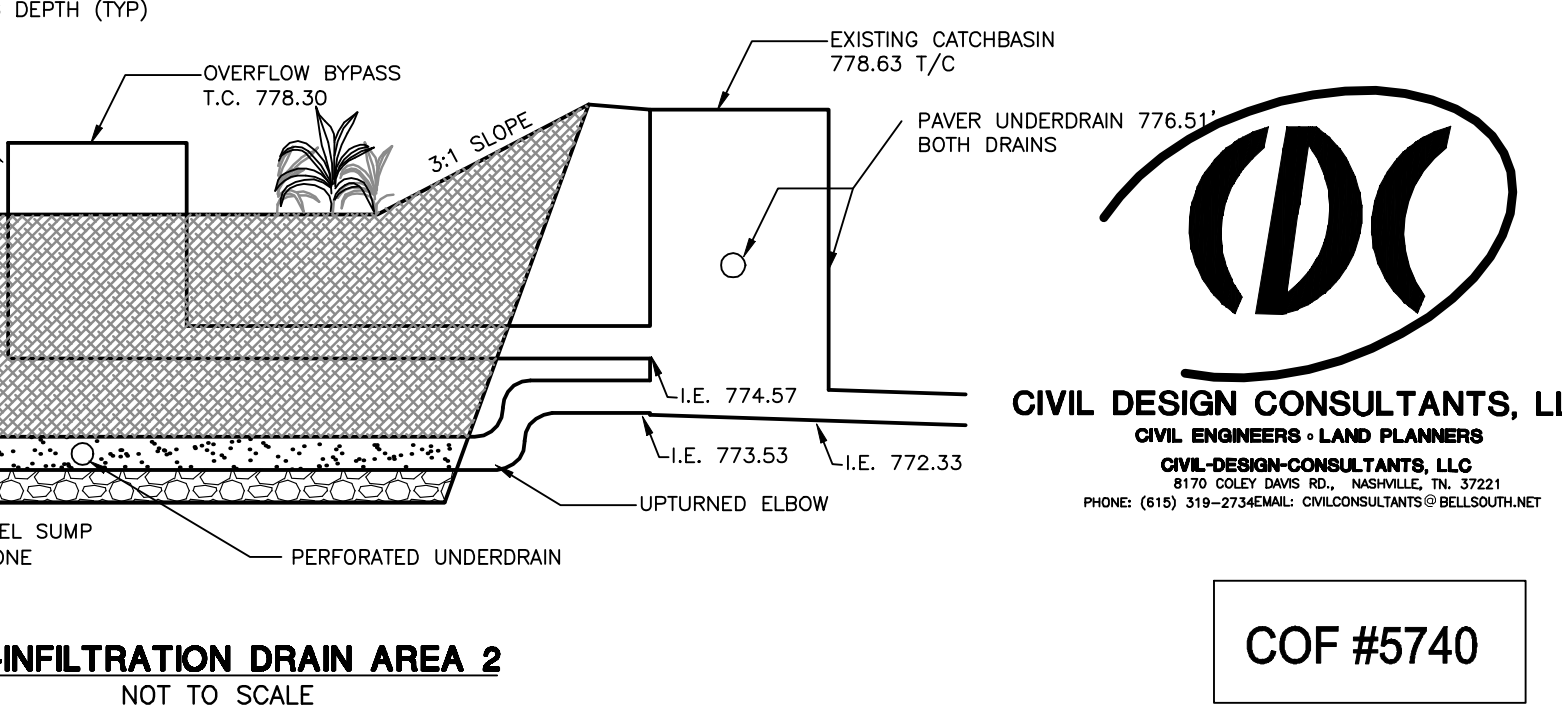
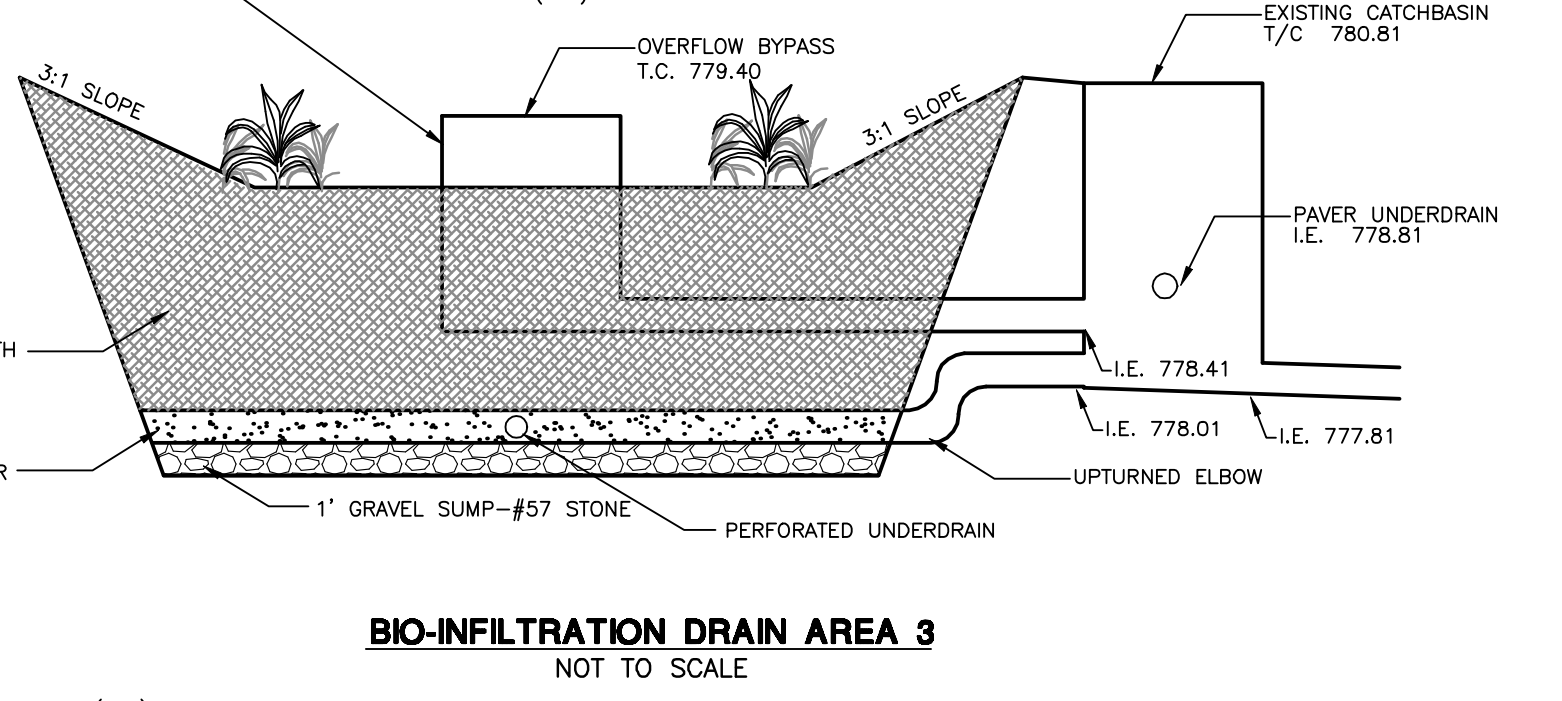
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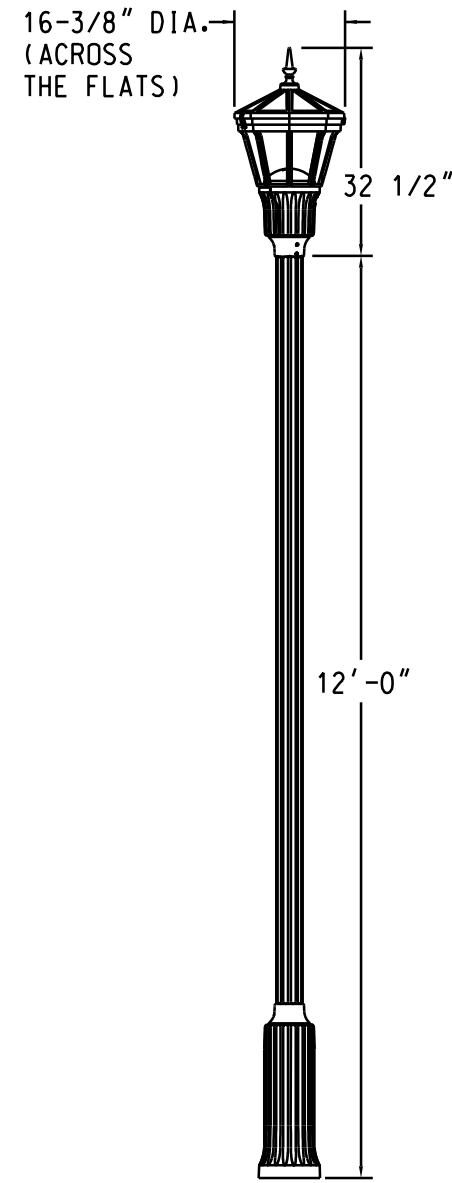
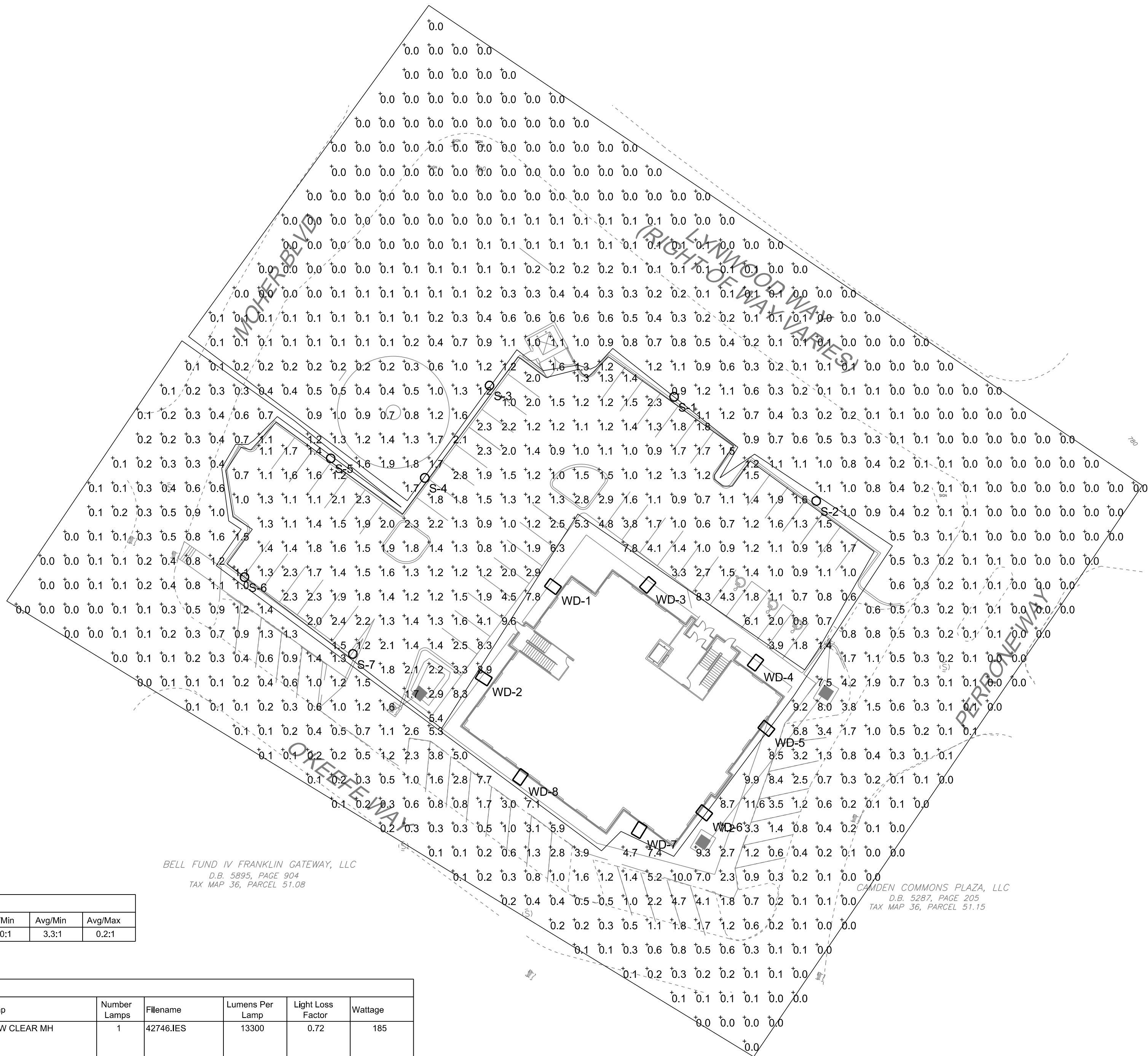
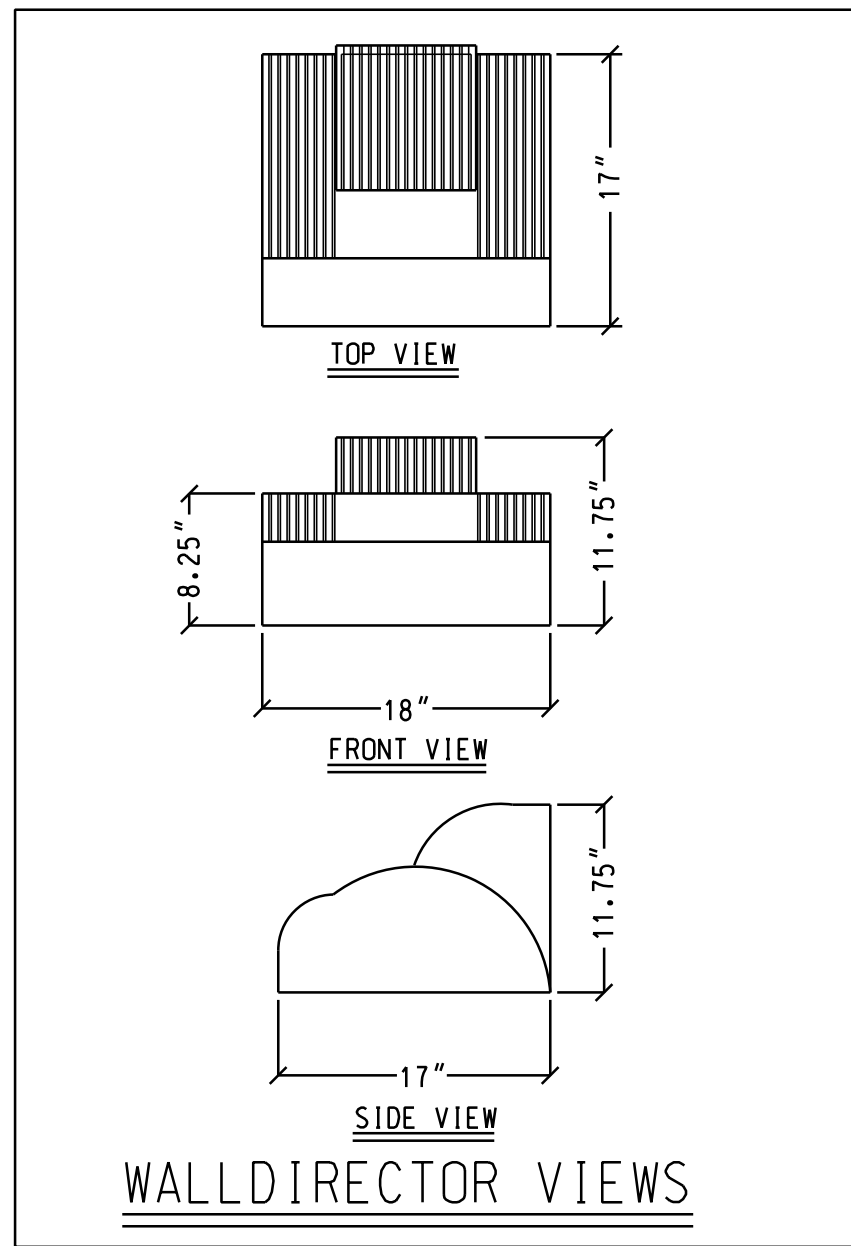
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COF #5740

STORMWATER FINAL
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12/12/2014 12:21:36 PM

300' = 1" / m.
elevation



HOLOPHANE ARLINGTON UTILITY
SCALE: NONE

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

Luminaire Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp
	S	7	HOLOPHANE	ARU 15DMH MA B G3 S H P27 S-64402 WDA 12 FSJ 17 P07 ABG BK	Utility Arlington (ARU): ARU, 150W Metal Halide, Medium Base, Multivolt 120,208,240 & 277V, Factory wired for 120V only, UL Only, Black, Asymmetric Glass Refractor, Spike Finial, NEMA twistlock photocontrol receptacle, DTL Twistlock photocontrol 120-277 Wadsworth Aluminum Pole (WDA), Wadsworth Aluminum Pole, 12 feet, 5 inch diameter Fluted, .25 wall, 17 inch Round Base, 3 X 3 Tanon, Anchor bolts, galvanized steel, Powder Coat Paint Finish, Black with Sylvania (MP150/U/MED) 150MH Clear Medium Lamp	150W CLEAR MH	1	42746.IES	13300
	WD	8	KIM LIGHTING	WD18x2/250PMH-ED28	WALL DIRECTOR WALL MOUNTED LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH HIGH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS	250 WATT CLEAR, PMH ED28 LAMP, HORIZONTAL POSITION, RATED AT 22000 INITIAL LUMENS	1	wd1842-250p.ies	23000

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

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

**PHOTOMETRIC
SITE PLAN**
SCALE: 1" = 30'

Revisions
CITY COMMENTS
12-12-14

HM Job Number
14035
Drawn By

Date
08.01.14
Drawing
PHOTOMETRIC
SITE PLAN
E.01

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

PLANT SCHEDULE

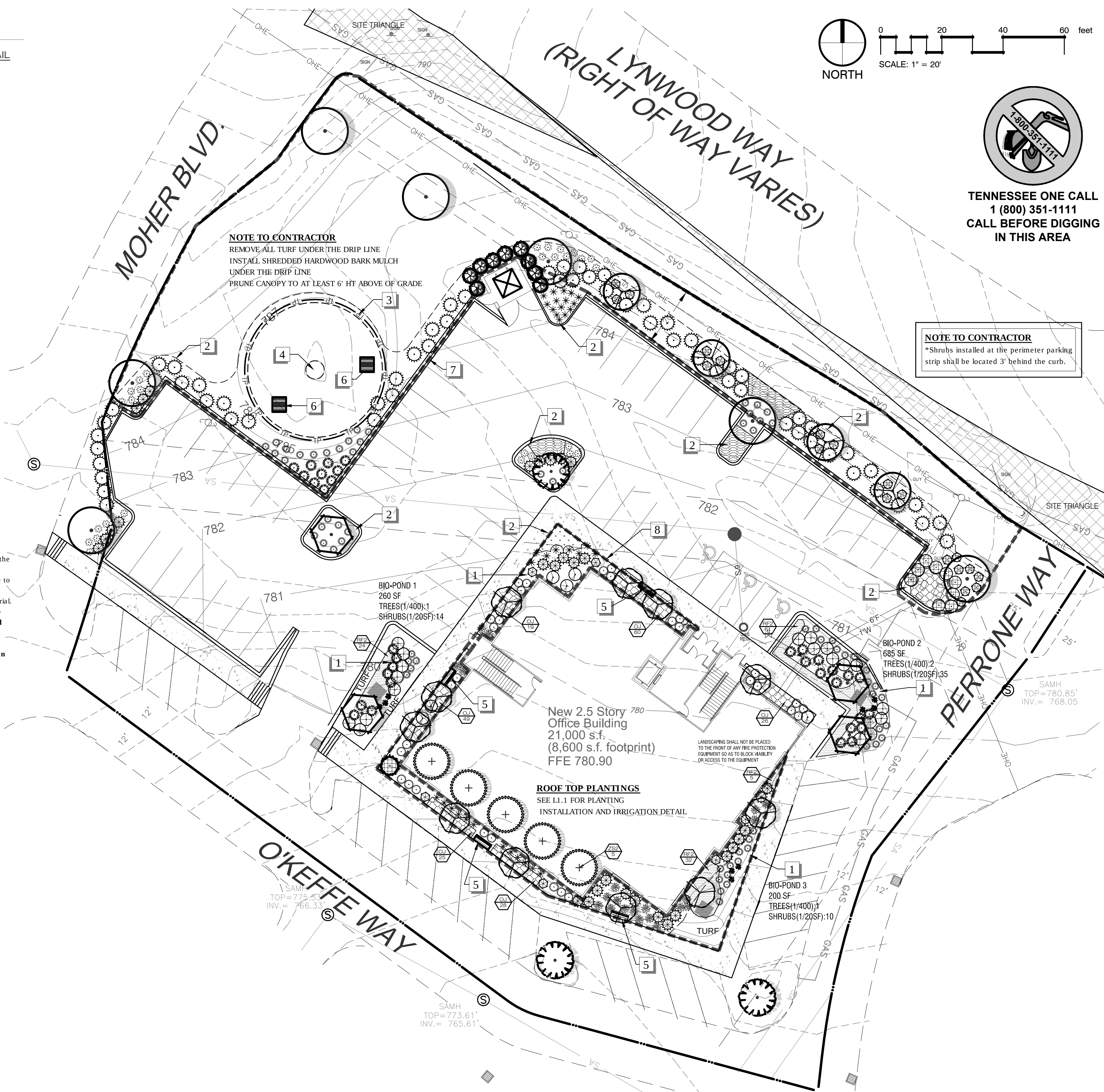
1" UNDERSTORY TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	TO	9	Emerald Green Upright Arborvitae / Thuja occidentalis 'Emerald Green' Full, Dense Upright Form	B & B	1.5" Cal	8' HT
2" REPLACEMENT TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	BN	4	Duraheat River Birch / Betula nigra 'Duraheat' Single Trunk, 4" Clear Trunk, Single, Straight Central Leader, Evenly Branched, Full Symmetrical Crown. See Tree Specifications.	B & B	2" Cal	10'-12' HT
	LA	3	Arnold Tulip Poplar / Liriodendron tulipifera 'Arnold' 5" Clear Trunk, Single, Straight Central Leader, Full Upright Branching, Even Branching. See Tree Specifications. Matched	B & B	2" Cal	12'-14' HT
	MG	1	Mig Tig Magnolia / Magnolia grandiflora 'Mig Tig' Full, Dense Upright Form.	B & B	2" Cal	10' HT
	SJ	11	Japanese Pink Snowbell Dwarf / Syringa japonica 'Pink Chimes' Perfect Form, Perfect Match, 5" Clear Trunk, Evenly Branched, Full Symmetrical Crown. See Tree Specifications.	B & B	2" Cal	12' HT
REPLACEMENT TREE - ROOFTOP	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	ZS2	5	Musashino Zelkova / Zelkova serrata 'Musashino' Upright Form, 5" Clear Trunk, Evenly Branched, Full Symmetrical Crown. See Tree Specifications	24" box	2" Cal	12'-14' HT
STREET TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	CA	4	Oklahoma Redbud / Cercis canadensis 'Oklahoma' 5" Clear Single Trunk, Full Symmetrical Crown. See Tree Specifications	B & B	2" Cal	10'-12' HT
	ZS	7	Green Vase Zelkova / Zelkova serrata 'Green Vase' 5" Clear Trunk, Evenly Branched, Full Symmetrical Crown. See Tree Specifications	B & B	2" Cal	12'-14' HT
ALL SHRUBS INSTALLED BY CURBS ALONG DRIVES AND IN PARKING AREAS SHALL BE PLANTED 36" FROM THE BACK OF CURB						
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	AG	21	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek' Full, Dense	15"x15"		
	BG	32	Littleleaf Boxwood / Buxus microphylla 'Glencoe' Full, Dense	15"x16"		
	HM	6	Nikko Blue Hydrangea / Hydrangea macrophylla 'Nikko Blue' Full, Dense Form	#5 Container		
	IN	62	Needlepoint Holly / Ilex cornuta 'Needlepoint' Full 30" HT, Heavy	30" HT Min.		
	IS	6	Sky Pencil Japanese Holly / Ilex crenata 'Sky Pencil' Full, Dense Upright	48" HT		
	IV	20	Virginia Sweetspire / Ilex virginica 'Little Henry' TM Full, Dense Form	30" HT		
	PE	35	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny' Full, Dense Form	#1 Container		
	PL	9	Schipka Laurel / Prunus laurocerasus 'Schipkaensis' Full, Dense Form	42" HT		
	SB	30	Neon Flash Spirea / Spiraea x bumalda 'Neon Flash' Full, Heavy, Well Branched	#1 Container		
	TM	32	Dense Yew / Taxus x media 'Densiformis' Full, Heavy, Well Branched, Not Sheared	30" HT Min.		
BIO-RETENTION SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	CL	33	Summerweet Clethra / Clethra alnifolia 'Hummingbird' Full, Dense Form	18" HT		
	IG	20	Inkberry Holly / Ilex glabra Full, Dense Form	18" HT / 15" SP		
	MF	9	Bee Balm / Monarda fistulosa 'Pink Supreme'	1 Pint Container		
	SS	67	The Blues Little Bluestem / Schizachyrium scoparium 'The Blues' Full, Dense	#1 Container		
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	OJ	254	Dwarf Black Mondo Grass / Ophiopogon japonicus 'Nigra' Install in Triangular Spacing	4" pot		
	RF2	122	Black-eyed Susan & Purple Coneflower / Perennial Mix Quantity is for total plants. Groups of 5, Randomly Spaced.	1 Quart		
	PA	29	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire' TM Full.	1 Quart		
	SC	32	Selection of Perennial, Annuals, and Grasses / Seasonal Color	4" pot		

REFERENCE NOTES SCHEDULE

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

ATTENTION OWNER/INSTALLER:

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



TREE TABLE

NO.	SIZE	TYPE
1	60"	OAK
Total Healthy Trees to Remain >14": 1		
Total ACI of Trees >14" to Remain: 60		
Total Healthy Trees to be Removed >24": 0		
Total Caliper Inch of Replacement: 0		
EXISTING TREE CANOPY: 0.03 AC. (2% of Site)		
PROPOSED TREE CANOPY RETENTION: 0.03 AC. (100% OF EXISTING COVER)		
PROPOSED REPLACEMENT CALIPER INCHES FROM FOR LOT 137		
48		

LANDSCAPE DATA CHART - LOT 137

SITE ACREAGE: 1.45 AC.
SITE ZONING: (ML) W/ CAO - BCCO-4
Traditional Area
MIN. REQ. LSA: 30.0% (0.435 AC.)
PROVIDED LSA: 31.4% (0.456 AC.)
EXISTING TREE CANOPY: 1.5204f AC.
PROPOSED TREE CANOPY: 1.5205f AC.
MIN. REQ. FORMAL OPEN SPACE: 0.0% (0sf) (0.0AC)
PROVIDED FORMAL OPEN SPACE: 0.28% (17,495sf) (0.4AC)

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

SEE L1.1 FOR NOTES AND DETAILS



GATEWAY VILLAGE TREE TAKEDOWN CHART

Site Specimen Tree Replacement Required

TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 1	189
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 2	354
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 6	17.75
TOTAL REPLACEMENT CALIPER INCHES FOR SEC 3 LOT 133	105.0
TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 143	55.0
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145	9.0
TOTAL REPLACEMENT CALIPER INCHES FOR SECTION 3 & 6 LOTS 138, 139, 140, 141, 142	198.0
PROPOSED REPLACEMENT CALIPER INCHES FROM FOR LOT 137	48

DEVELOPMENT REPLACEMENT CALIPER INCHES REMAINING: 865.25

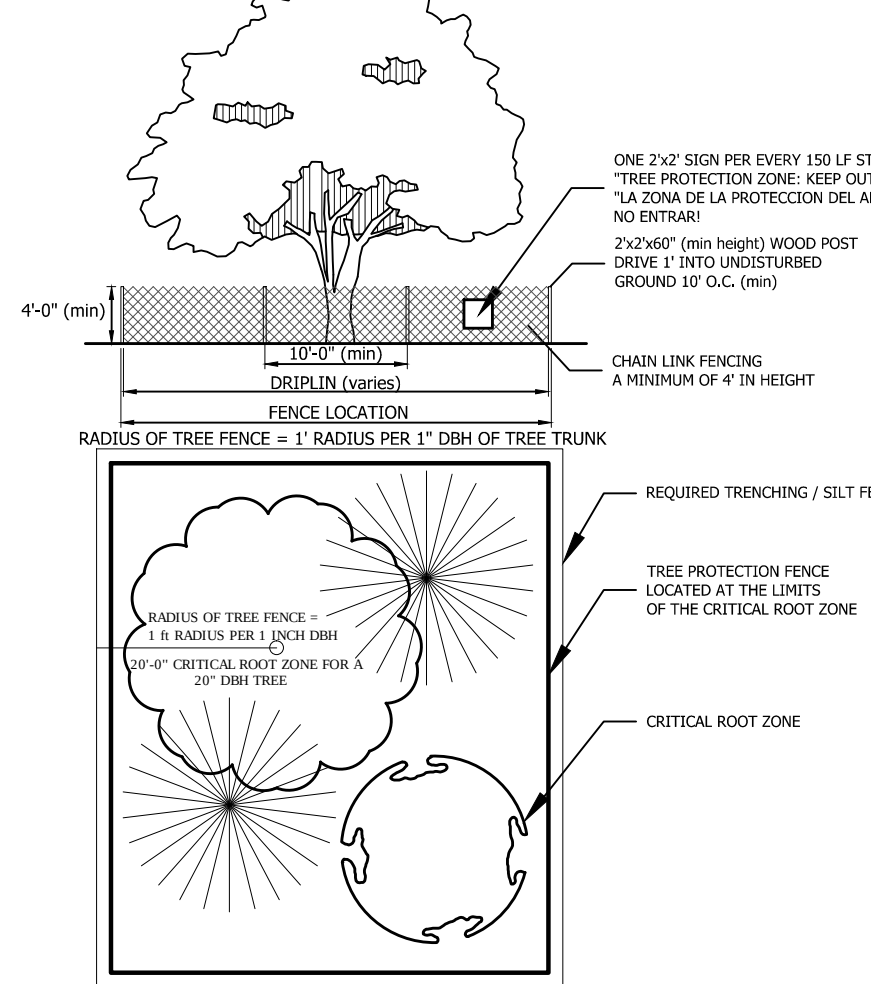
MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL FORMAL OPEN SPACE

AREA	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED MAXIMUM 25% PAVED AREA	PROPOSED AREA OF OPEN SPACE	PROPOSED MAXIMUM 25% PAVED AREA
F-1	Section 1 Median/Circle	9,996 SF	2,499 SF	9,170 SF	2,292 SF
F-2	Section 2 Median/Green	6,624 SF	1,656 SF	3,981 SF	995 SF
F-3	Section 2 Park	11,623 SF	2,906 SF	7,150 SF	1,787 SF
F-4	Neighborhood Park	42,171 SF	10,527 SF	42,334 SF	10,583 SF
F-5	Gateway Monument	14,908 SF	3,727 SF	13,041 SF	3,260 SF
F-6 (LOT 135)	Focal Point	12,073 SF	3,018 SF	5,059 SF	1,264 SF
F-6 (LOT 138)	Focal Point			7,491 SF	1,872 SF
F-6 (LOT 145)	Focal Point			1,225 SF	306 SF
F-7	Traffic Circle	8,659 SF	2,165 SF	11,804 SF	2,951 SF
F-8	Plaza	19,528 SF	4,882 SF	24,115 SF	6,028 SF
F-9 (Lot 137)	Park	16,076 SF	4,019 SF	17,495 SF	4,029 SF
F-10	Park	7,852 SF	1,963 SF	12,453 SF	3,113 SF
F-11 (LOT 135)	Plaza	12,701 SF	3,175 SF	482 SF	120 SF
F-11 (LOT 136)	Plaza			2,837 SF	709 SF
F-11 (LOT 145)	Plaza			12,640 SF	3,160 SF
		162,211 SF	(3.72 Acres)	171,277 SF	(3.93 Acres)

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

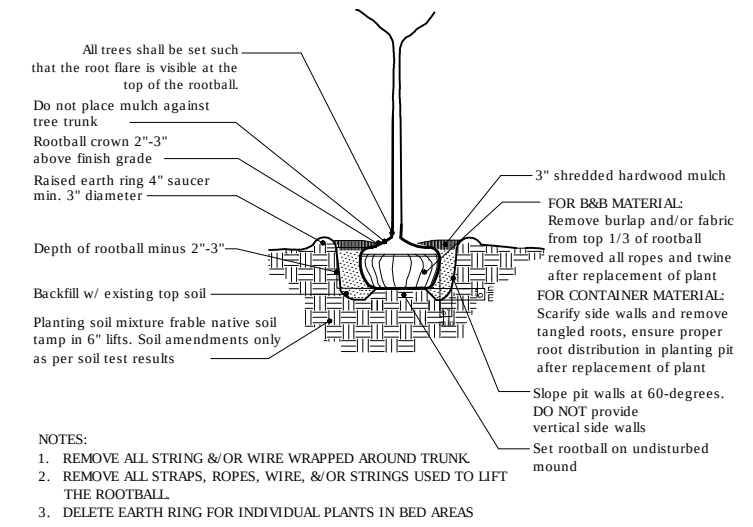
NOTE: PLANNING COMMISSION APPROVED MINIMUM 160,533 SF

Minimum Buffering/ Screening Requirements



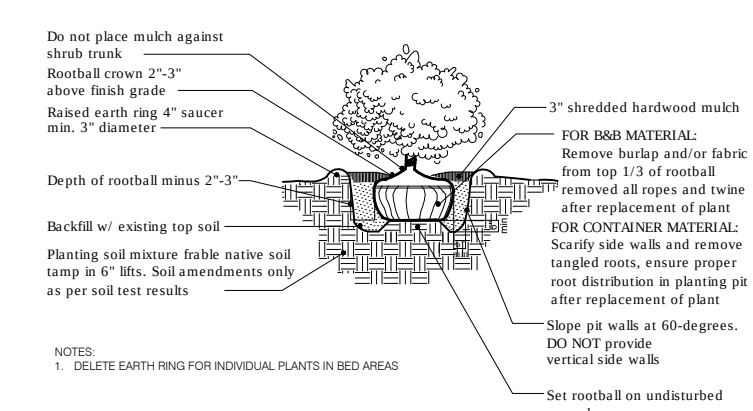
1 TREE PROTECTION FENCE

1" = 1'-0"



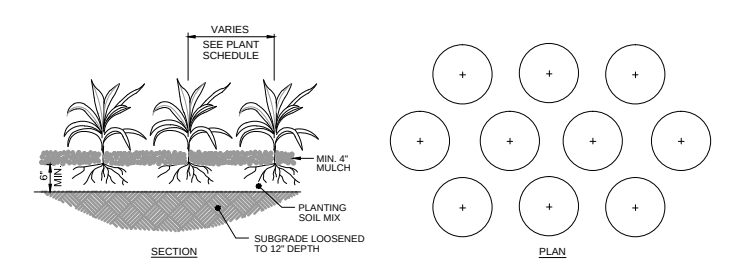
2 TREE PLANTING

P-302-01



3 SHRUB PLANTING

P-302-02



4 GROUND COVER PLANTING

P-302-03

5.2.7 Tree Protection During Construction

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

Hvac units, cooling and/or mechanical equipment are mounted on the:

- Roof
- Ground
- Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS

Buffer/ Screening Type:

- Not Applicable
- Foundation planting
- Perimeter Planting Strip
- Interior VUA Planting
- Utility Box Screen
- HVAC Screen
- Dumpster Screen
- Loading/service Area
- Incompatible Use Buffer
- 30-foot Front Yard Buffer
- 40-foot Front Yard Buffer
- Street Trees
- Other:

LANDSCAPE ARCHITECT:

Purpose:

- Buffering/ Screening not required
- Along primary facade
- Screen VUAs and to create "modules"
- Create VUA "modules"
- Screen from view
- Screen HVAC from view
- Screen Dumpster from view
- Buffer the street or residential property
- Buffer the adjacent less intensive use
- Buffer the adjacent Hatcher Bypass
- Buffer the adjacent Interstate 65
- Spatial Definition/ Environmental Mitigation

Heibert+ Ball Land Design

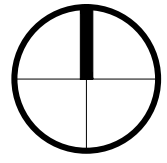
Connor Ball, PLA

615.376.2421

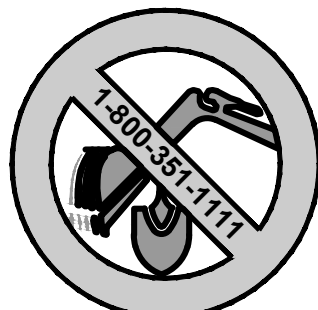
FRANKLIN PLANNING DEPARTMENT:

615.791.3212 phone

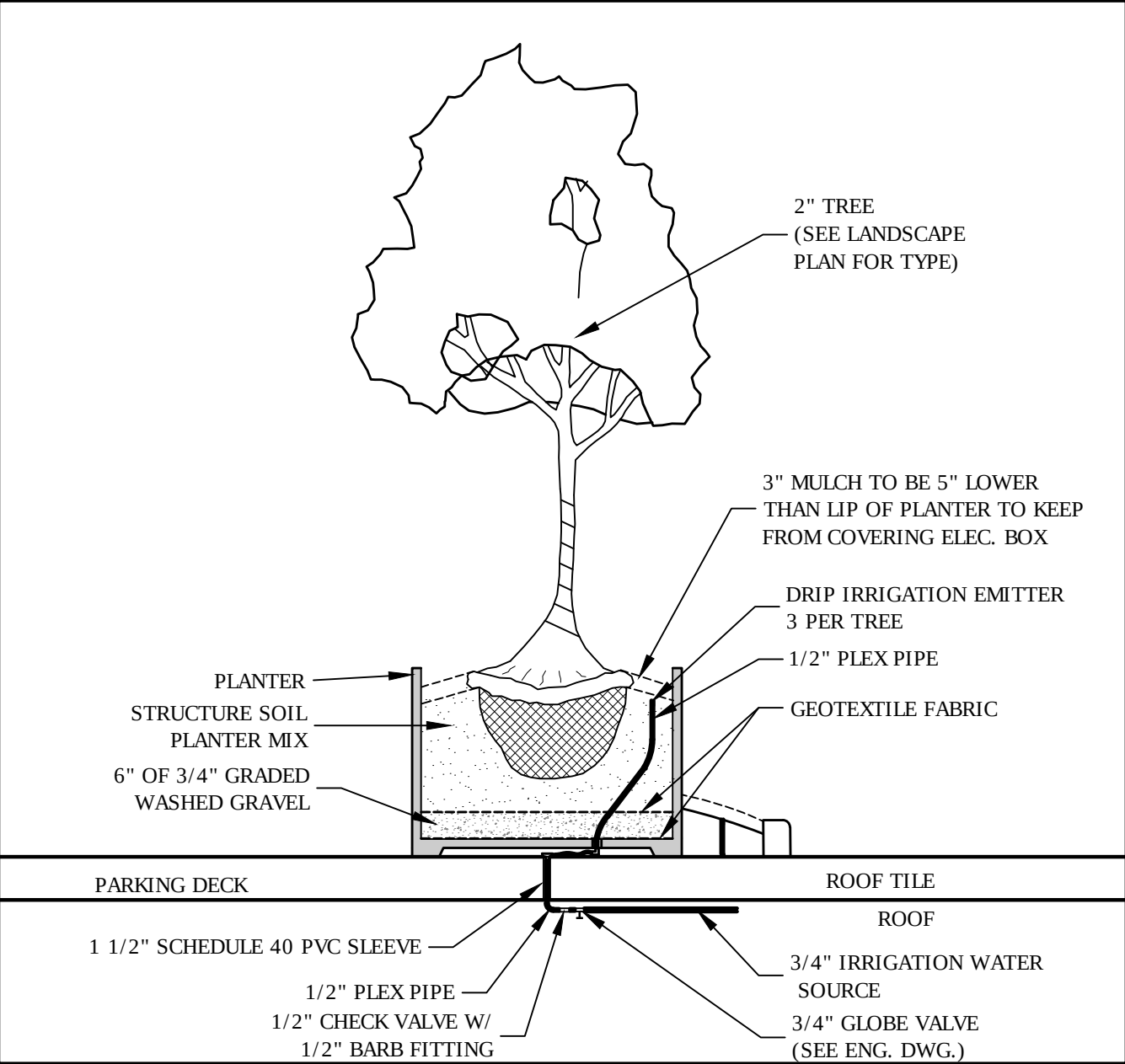
615.791.3257 fax



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



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



SCALE: 1/2" = 1'-0"

SECTION

City Landscape Notes

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

SUBSTITUTION NOTE:

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4. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

TO AVOID OVERHEAD UTILITY CONFLICTS:

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

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

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UTILITY SCREEN

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7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree.
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury.
10. Root ball meets all ANSI standards and is appropriately sized.

DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/sparsely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

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BUT NOT LIMITED TO, FIRE HYDRANTS
AND FIRE DEPARTMENT CONNECTIONS



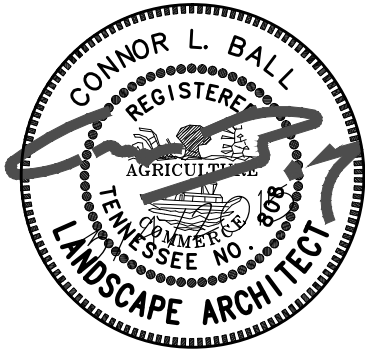
H. Michael Hindman
Architects, P.C.

1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3525
www.hmarchitects.com

OFFICE BUILDING FOR

Touchstone
Medical
Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE



COF# TBD

Revisions

HMH Job Number
14035

Drawn By

Date
08.01.14

Drawing
LANDSCAPE PLAN
NOTES & DETAILS

L1.1



NOTES

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

EXTERIOR FINISH LEGEND

BRICK	UTILITY
STYLE/SIZE:	RED/BROWN
COLOR:	TBD
MANUFACTURER:	TBD
MORTAR:	TYPE N, STANDARD
MORTAR MANUF.:	TBD
MONUMENTAL CAST STONE	
STYLE/SIZE:	TRENDSTONE PLUS MONUMENTAL SERIES
COLOR:	MW WHITE
MANUFACTURER:	TRENWYTH
MORTAR:	TBD
MORTAR MANUF.:	TBD
ALTERNATE:	BRICK OR CAST STONE OF SIMILAR COLOR
CAST STONE LINTEL & ACCENT BAND	
STYLE/SIZE:	SMOOTH
COLOR:	BUFFSTONE, GP-A
MANUFACTURER:	ROCK CAST
MORTAR:	SAME AS ADJACENT MASONRY
CAST STONE BASE	
STYLE/SIZE:	SPLIT/STPS-304 (3.625"x23.625")
COLOR:	ASH
MANUFACTURER:	PRAIRIE STONE
MORTAR:	TBD
MORTAR MANUF.:	TBD
ALTERNATE:	NATURAL STONE/PEWTER MIST
EIFS CORNICE	
STYLE/SIZE:	SAND FINE LB. THICKNESS PER DWGS
COLOR:	10402 LIMESTONE
MANUFACTURER:	PARTEX, OR EQUAL
STOREFRONT & CURTAIN WALL	
STYLE/SIZE:	ALUMINUM RECTANGULAR
COLOR:	KYNAR CHARCOAL GRAY OR ANODIZED DARK BRONZE
MANUFACTURER:	TUBELITE OR EQUAL
GLAZING	
STYLE/SIZE:	1" INSULATED LOW-E
COLOR:	SOLAR BLUE + SOLARBAN 70XL (3)
MANUFACTURER:	PPG OR EQUAL
PREFINISHED METAL PARAPET COPING	
COLOR:	SIERRA TAN & SLATE GRAY
MANUFACTURER:	BERRIDGE OR EQUAL
METAL PANEL CANOPY & HAT	
STYLE/SIZE:	SMOOTH METAL PANEL, 18"
COLOR:	PEWTER/TITANIUM
MANUFACTURER:	CENTRIA/ALUCOBOND OR EQUAL
PAINT	
COLOR:	TBD

MATERIAL AREA NOTES

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

MATERIAL CALCULATIONS

NORTH ELEVATION

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

WEST ELEVATION

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



1

A1

North Elevaton

1/8" = 1'-0"



2

A1

West Elevation

1/8" = 1'-0"

Revisions

11.13.14

01.05.15

HMH Job Number

14035

Drawn By

TT

Date

01.05.15

Drawing

Elevations

A1



NOTES

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

EXTERIOR FINISH LEGEND

BRICK	UTILITY
STYLE/SIZE:	RED/BROWN
COLOR:	TBD
MANUFACTURER:	TBD
MORTAR:	TYPE N, STANDARD
MORTAR MANUF.:	TBD

MONUMENTAL CAST STONE	
STYLE/SIZE:	TRENDSTONE PLUS MONUMENTAL SERIES
COLOR:	MW WHITE
MANUFACTURER:	TRENWYTH
MORTAR:	TBD
MORTAR MANUF.:	TBD
ALTERNATE:	BRICK OR CAST STONE OF SIMILAR COLOR

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

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

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

STOREFRONT & CURTAIN WALL	
STYLE/SIZE:	ALUMINUM RECTANGULAR
COLOR:	KYNAR CHARCOAL GRAY OR ANODIZED DARK BRONZE
MANUFACTURER:	TUBELITE OR EQUAL

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

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

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

PAINT	
COLOR:	TBD

MATERIAL AREA NOTES

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

MATERIAL CALCULATIONS

EAST ELEVATION

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

SOUTH ELEVATION

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



1

A2

East Elevation

1/8" = 1'-0"



2

A2

South Elevation

1/8" = 1'-0"

Revisions

11.13.14

01.05.15

HMH Job Number

14035

Drawn By

TT

Date

01.05.15

Drawing

Elevations

A2



1
A3 View from North



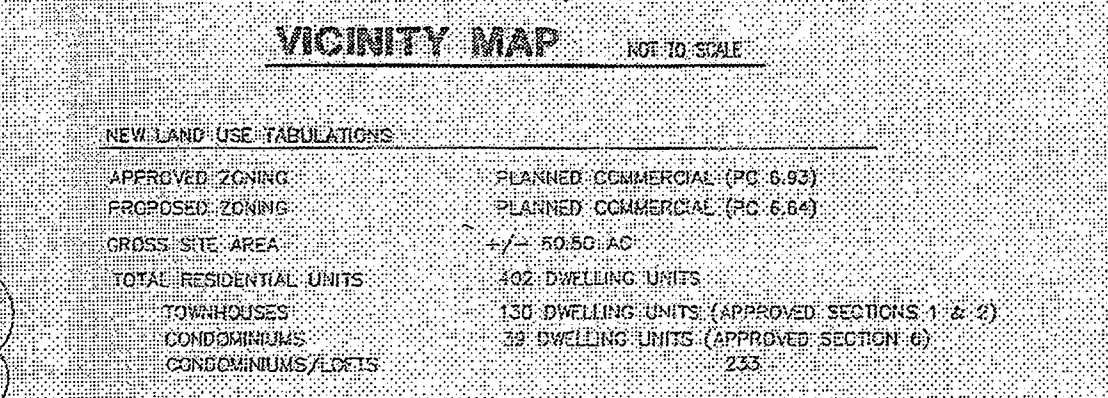
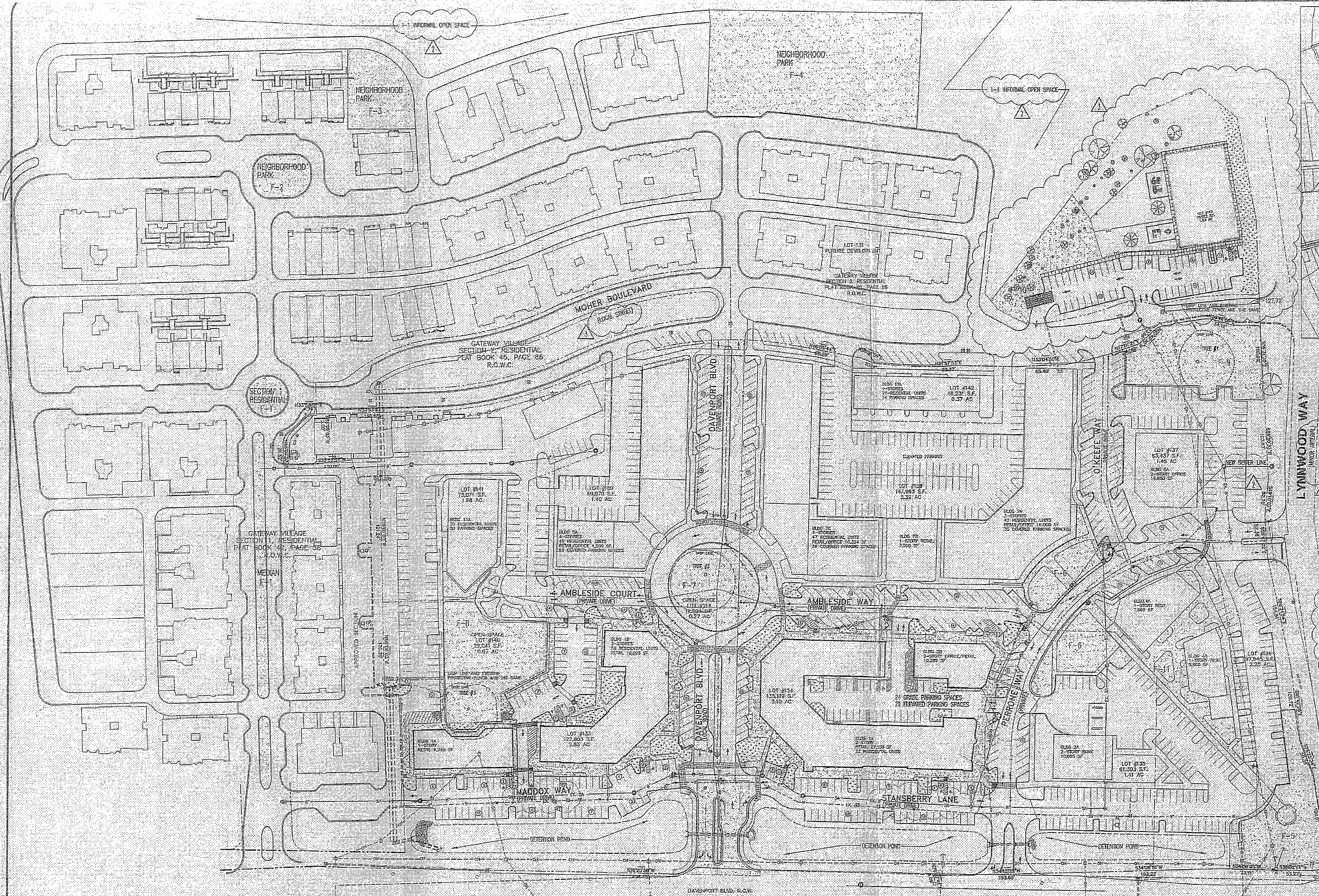
2
A3 View from East



3
A3 View from South



4
A3 View from West



NEW LAND USE REGULATIONS

APPROVED ZONING	PLANNED COMMERCIAL (PC 6.83)
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.84)
CROSS SITE AREA	~ 10,800 AC
TOTAL RESIDENTIAL UNITS	402 DWELLING UNITS
TOWNHOUSES	130 DWELLING UNITS (APPROVED SECTIONS 1 & 4)
CONDOMINIUMS	39 DWELLING UNITS (APPROVED SECTION 4)
CONDOMINIUMS/LOFTS	233
CROSS SITE DENSITY	6.84 DUA
TOTAL SF OF RETAIL/RESTAURANT	65,082 SF
TOTAL SF OF OFFICE	61,176 SF
TOTAL RETAIL/OFFICE/RESTAURANT	144,258 SF
PROPOSED FLOOR AREA RATIO	0.050
MAX. ALLOWED FLOOR AREA RATIO	0.050

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL

5% of Developable Area Required for Formal Open Space
Total Developable Area = 41.82 AC, 5% of 41.82 AC = 2.091 AC (2.09 AC)
Formal Open Space = 2.09 AC (2.09 AC)

KEY	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED AREA OF OPEN SPACE	PROPOSED MAXIMUM OF OPEN SPACE (25% PAVED AREA)
Area 1-1	Section 1 Median/Circle	6,060 SF	2,499 SF	6,060 SF
Area 1-2	Section 2 Median/Circle	6,824 SF	1,656 SF	6,824 SF
Area 1-3	Section 3 Circle	11,223 SF	1,895 SF	11,223 SF
Area 1-4	Neighborhood Park	42,171 SF	10,522 SF	42,171 SF
Area 1-5	Gateway Monument	14,908 SF	3,727 SF	14,908 SF
Area 1-6	Front Point	12,073 SF	3,018 SF	12,073 SF
Area 1-7	Totter Circle	8,436 SF	2,109 SF	8,436 SF
Area 1-8	Front Point	19,528 SF	4,882 SF	19,528 SF
Area 1-9	Park	16,079 SF	4,019 SF	16,079 SF
Area 1-10	Front Point	12,833 SF	3,208 SF	12,833 SF
Area 1-11	Front Point	12,701 SF	3,175 SF	12,701 SF
		182,211 SF (3.72 Acres)	45,561 SF (1.04 Acres)	182,211 SF (3.72 Acres)

INFORMAL OPEN SPACE

10% Developable Area Required for Informal Open Space
Total Developable Area = 41.82 AC, 10% of 41.82 AC = 17.268 AC (1.73 AC)
Informal Open Space = 17.268 AC (1.73 AC)

CURRENTLY APPROVED GATEWAY VILLAGE LAND USE DATA

DEVELOPMENT	FIPIC Approved	PC Zoned Acres	Total Dwelling Units	RETAIL OFFICE	MIXED USE
Development	5/25/03	60.00	1419	133,958	185 multiplier
Section 1	6/6/04	4.83	33		
Section 2	3/24/05	11.42	97		
Section 3	7/27/08	1.12	38		
Approved Section 3	3/28/09	7.07	50	57,235	346

OWNER/DEVELOPER VILLAGE CENTER, CODA COMPANIES & GATEWAY VILLAGE DEVELOPMENT, INC.
ADDRESS: 3042 THORNTON DRIVE, SUITE 200
BRENTWOOD, TN 37027
PHONE NO. (615) 832-5427
E-MAIL: LYNN@LYNNELLSWORTH.COM
CONTACT NAME: LYNN ELLSWORTH

OWNER/DEVELOPER SECTION 1,2&6: GATEWAY VILLAGE DEVELOPMENT, INC.
ADDRESS: 3628 TROUSDALE DRIVE, SUITE 1
NASHVILLE, TN 37204
PHONE NO. (615) 832-0779
FAX NO. (615) 832-0779
E-MAIL: DYL@GATEWAYVILLAGE.COM
CONTACT NAME: DAVID A. FLOW

APPLICANT:
KLINE SWINNEY ASSOCIATES
22 MIDDLETON STREET
NASHVILLE, TN 37210
PHONE NO. 615.333.1834
E-MAIL: DKLINE@KSWINNEYARCHITECTS.COM
CONTACT: DAVID KLINE

CIVIL ENGINEER:
CIVIL ENGINEERING SERVICES
PO BOX 186
FAIRVIEW, TN 37062
PHONE NO. 615.333.0031
E-MAIL: RAY@CIVILENGINEERINGSERVICES.NET
CONTACT: RAY FLAKE

REVISED SITE CONCEPT PLAN

SECTION 3 LOT 43 REVISIONS PROJECT NO. 1661

GATEWAY VILLAGE
FRANKLIN ROAD AND LYNNWOOD WAY
101 MOYER BLVD.
FRANKLIN, TENNESSEE

REVISIONS

1	01 MAR 08
2	29 APR 08
3	19 AUG 08

PROJECT NO. 080601

DATE 07 MAR 08

SHEET NO.

G1.01

POST 9/11/08

REC'D AUG 29 2008

GATEWAY VILLAGE IMPROVEMENTS

PROPOSED CONCEPT PLAN FOR SECTION 3, LOT 43 CHANGE

SECTION 3 LOT NUMBER	LAND ALLOCATIONS BY PARCEL	CONDO/LOFTS	RETAIL/OFFICE AND BANQUE	RESTAURANT	ACREAGE	SQUARE FOOTAGE	PARKING SHOWN	PARKING/CODE WITH 45 MULTIPLIER
134	A, B	22	22,861		2.25	310	135,110	107
135	A, B	22	10,120		1.41	61,300	92	28
136	A, B			12,500	2.25	32,340	91	15
137	A		16,800		2.25	63,627	92	48
138	A		10,300		1.42	20,320	46	39
139	A, B, C	87	20,564		3.30	147,063	273	232
140	Formal Open Sp	46	4,500		0.67	29,071	71	12
141	A	30			1.58	73,071	76	57
142	A	21			0.97	16,391	27	40
Totals		224	151,784	12,500	20.44	663,168	1,354	1,085

Notes: Shared parking allows .85 multiplier of required parking per City.
Full section 3 down restaurant use to provide 10 spaces per 1,000 SF, plus 1 per employee at maximum shift.
Study units shall require only 1 space per unit.

STORMWATER NOTES

- This site will provide adequate on-site detention for one and a half (1.5) times the peak runoff rate.
- No portion of this site lies within a floodway (FW) or floodway fringe (FF) boundary. Map #1717000000.
- The stormwater detention facilities will minimize the potential of increased runoff on construction properties. The detention facilities will be used for all of the detention & water quality requirements for 2-100 year storms. Water quality will provide a minimum of 60% TSS (total suspended solids) removal.
- Refer to Plan for appropriate locations for detention. This is shown in conceptual only. Final size and location to be determined with site plan development.
- Expected Pollutant Removal Efficiency taken from City of Franklin Stormwater Management Plan.
- All Water Quality Devices east of the Water Quality Cell on meter shall drain toward the Existing Detention facilities.
- Structural treatment shall be City of Franklin approved devices.
- Resuspension of storm water study not required per pre-application meeting.

GENERAL NOTES

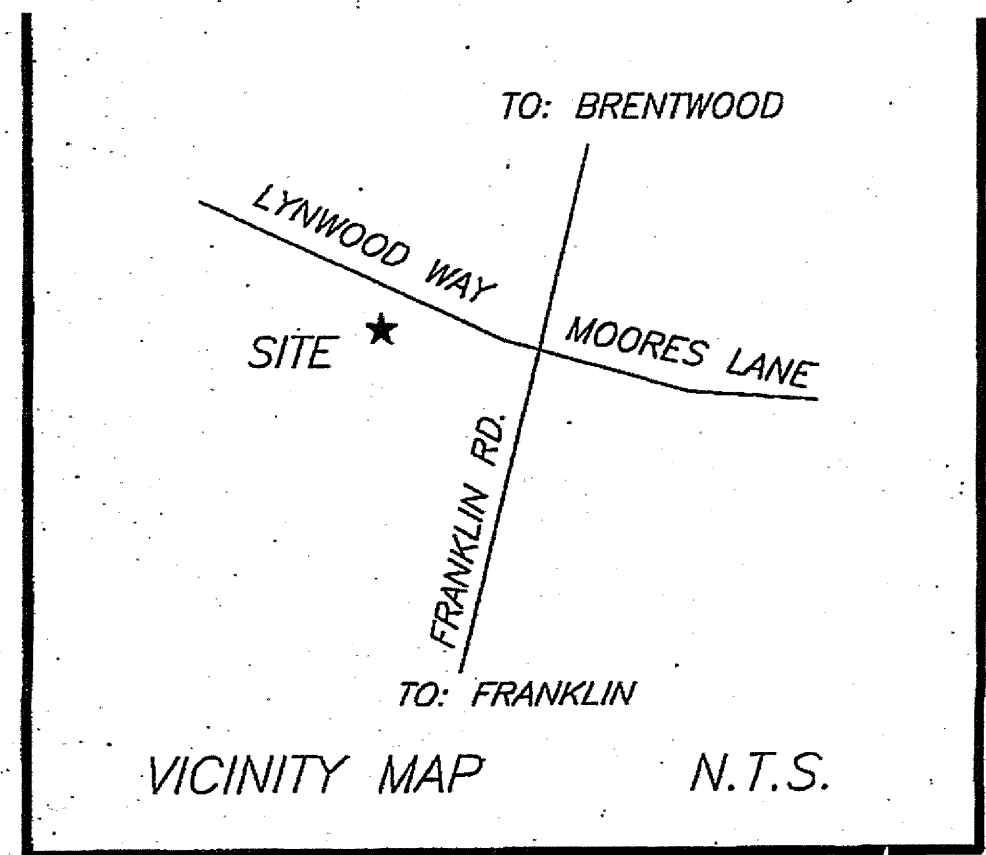
- SECTIONS 1, 2 & 3 OF GATEWAY VILLAGE DESIGNED BY LANDSCAPE INC. THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSWINNEY ASSOCIATES.
- THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
- ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED PROTECTIVE MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
- THE PLANT MATERIAL PROPOSED FOR THE DETENTION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE. MAINTENANCE GUIDELINES FOR THESE AREAS SHALL BE PROVIDED.

TREES TO BE SAVED/PROTECTED

ID#	SIZE	TYPE	CONDITION
#1	60" CAL.	CAK	FAIR
#2	48" CAL.	ELM	GOOD
#3	40" CAL.	ELM	GOOD

GATEWAY VILLAGE TREE TAKE DOWN CHART

SITE SPECIMEN TREE REPLACEMENT REQUIRED	1,341
TOTAL SITE INCHES REQUIRED TO BE REPLACED	189
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 1	189
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 2	354
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 3	17,725
TOTAL REPLACEMENT CALIPER INCH FROM SECTION 3, LOT 133 & 134	214.9
REMAINING SPECIMEN CALIPER INCHES TO BE REPLACED PER FUTURE SECTIONS	565.25



SPECIAL NOTE:

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

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

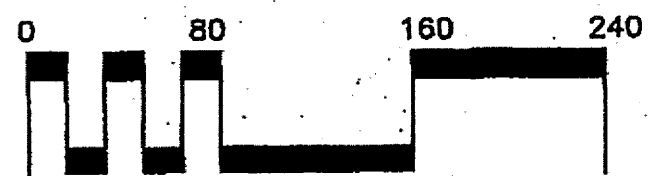
GATEWAY VILLAGE TREE TAKEDOWN CHART	
SITE SPECIMEN TREE REPLACEMENT REQUIRED	
TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
TOTAL REPLACEMENT CALIPER INCH SECTION 1	189
TOTAL REPLACEMENT CALIPER INCH SECTION 2	354
TOTAL REPLACEMENT CALIPER INCH SECTION 6	17.8
TOTAL REPLACEMENT CALIPER INCHES SECTION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

LAND USE TABULATIONS
APPROVED ZONING

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

GROSS DENSITY
TOTAL S.F. OF RETAIL RESTAURANT
TOTAL S.F. OF OFFICE
TOTAL RETAIL OFFICE/RESTAURANT
PROPOSED FLOOR AREA RATIO
MAX. ALLOWED FLOOR AREA RATIO

6.64 DUA
83,082 S.F.
61,176 S.F.
144,258 S.F.
0.055
0.6



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

Gateway Village Section III Detailed Analysis
October 7, 2014

		"Traditional"				
	# of Units	Required	Required Spaces		0.85	Actual
Lot 133						
Camden Commons I Apartments						
Studio	2	1	2			
one bed	12	2	24			
two bed	14	2.5	35			
	sq. ft.					
Restaurants						
Mack and Kates	3,077	7.5/1000	23			
Employees	9		7			
Wall Street Pizza	2,612	7.5/1000	20			
Employees	6		5			
Sopapillas	4,387	7.5/1000	33			
Employees	25		19			
Barter & Co.						
Employees	10		10			
Stations	10		10			
Lunatic Frig						
Employees	10		10			
Stations	10		10			
True-i-Care	1,467	2.5/1000	3.67			
RD's Grocery	2,554	2.5/1000	6.41			
Xtend & Whitley	2,732	2.5/1000	7			
Amish excellence	1,248	2.5/1000	3			
Applied from sec. I	(37)					
sub total				228.08	193.87	191
Lot 134						
Residential						
Studio	15	1	15			
1 bed	25	2	50			
2 bed	14	2.5	35			
sub total						
Commercial						
Retail	15,861	3.33	52.82			
Restaurant	4,136	10	41.36			
sub total				194.18	165.05	188
Lot 135 (Bank)						
sq. ft.	5,000	5/1000	25			
Stacking			5	30	25.50	45

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

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

FRANKLIN ROAD
(MAJOR ARTERIAL)

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL FORMAL OPEN SPACE
5% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE
TOTAL DEVELOPABLE AREA=41.82 ACRE, 5% OF 41.82 ACRE=209,081 S.F.
CONCEPT PLAN STAFF COMMENTS: EXPAND FORMAL OPEN SPACE

KEY	TYPE	APPROVED AREA OF OPEN SPACE SF	APPROVED MAXIMUM PAVED AREA SF	PROPOSED OPEN SPACE AREA	PROPOSED MAXIMUM PAVED AREA S.F.
AREA F-1	SECTION 1 MEDIUM CIRCLE	9,096	2,499	9,096	2,499
AREA F-2	SECTION 2 MEDIUM/GREEN	6,624	1,656	6,624	1,656
AREA F-3	SECTION 3 PARK	11,623	2,906	11,623	2,906
AREA F-4	NEIGHBORHOOD PARK	42,371	10,592	42,371	10,544
AREA F-5	GATEWAY MONUMENT	14,909	3,727	14,916	3,737
AREA F-6 LOT 135, 136	FOCAL POINT	32,079	8,019	32,084	8,019
AREA F-7 LOT 143	FOCAL POINT	8,659	2,165	8,659	2,165
AREA F-8	TRAFFIC CIRCLE	18,328	4,582	18,328	4,582
AREA F-9	PARK	16,076	4,019	16,076	4,019
AREA F-10	PARK	7,852	1,963	7,852	1,963
AREA F-11	PLAZA	13,701	3,425	13,707	3,425
		182,211	45,572	182,211	45,572

NOTE: PLANNING COMMISSION APPROVED MIN 140,533 S.F.

INFORMAL OPEN SPACE
10% DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE
TOTAL DEVELOPABLE AREA=41.82 ACRE, 10% OF 41.82 ACRE=209,081 S.F.

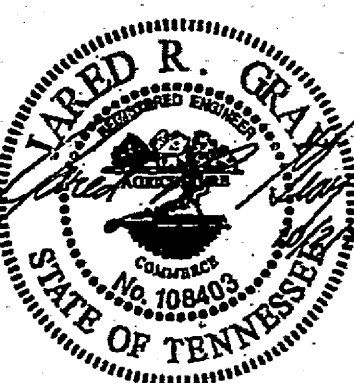
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA F-1	INFORMAL	HILLSIDE	1,017,610	—

CURRENTLY APPROVED GATEWAY VILLAGE LAND USE DATA				
DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED ACRE	TOTAL DWELLING UNITS	RETAIL OFFICE S.F.
CONCEPT PLAN	6/2/2003	60.5	419	142,258
CONCEPT PLAN REV. 3	5/22/2008	60.5	402	144,258
SECTION 1	8/8/2004	4.83	33	
SECTION 2	3/24/2005	11.42	95	
SECTION 6	7/27/2008	1.12	39	
SECTION 6 LOT 141 (REV 6)	9/23/2010	0.18	6	
APPROVED SECTION 3				
LOT 143	9/27/2007	2.93	28	22,851
LOT 144	11/20/2008	1.92	10,276	
SECTION 3 LOTS 138, 140, 144	9/23/2010	7.74	186	N/A (6,500 S.F. LEASING)
TOTAL			348	33,127

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



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS & LAND PLANNERS
CIVIL DESIGN CONSULTANTS, LLC
8100 GOLF COURSE RD., SUITE 200
FRANKLIN, TN 37067
PHONE: (615) 318-2500 FAX: (615) 318-2501



Revisions

HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing

PROP. CONCEPT
AND PARKING PLAN

PCP

Architecture of Gateway Village

City of Franklin Planning

3/20/2015

Gateway Village

Existing Retail Buildings



Touchstone Imaging- East facade



Gateway Village

Goddard School Building



Touchstone Imaging- West facade



Gateway Village

Medical Office Building



Touchstone Imaging- South facade



Gateway Village

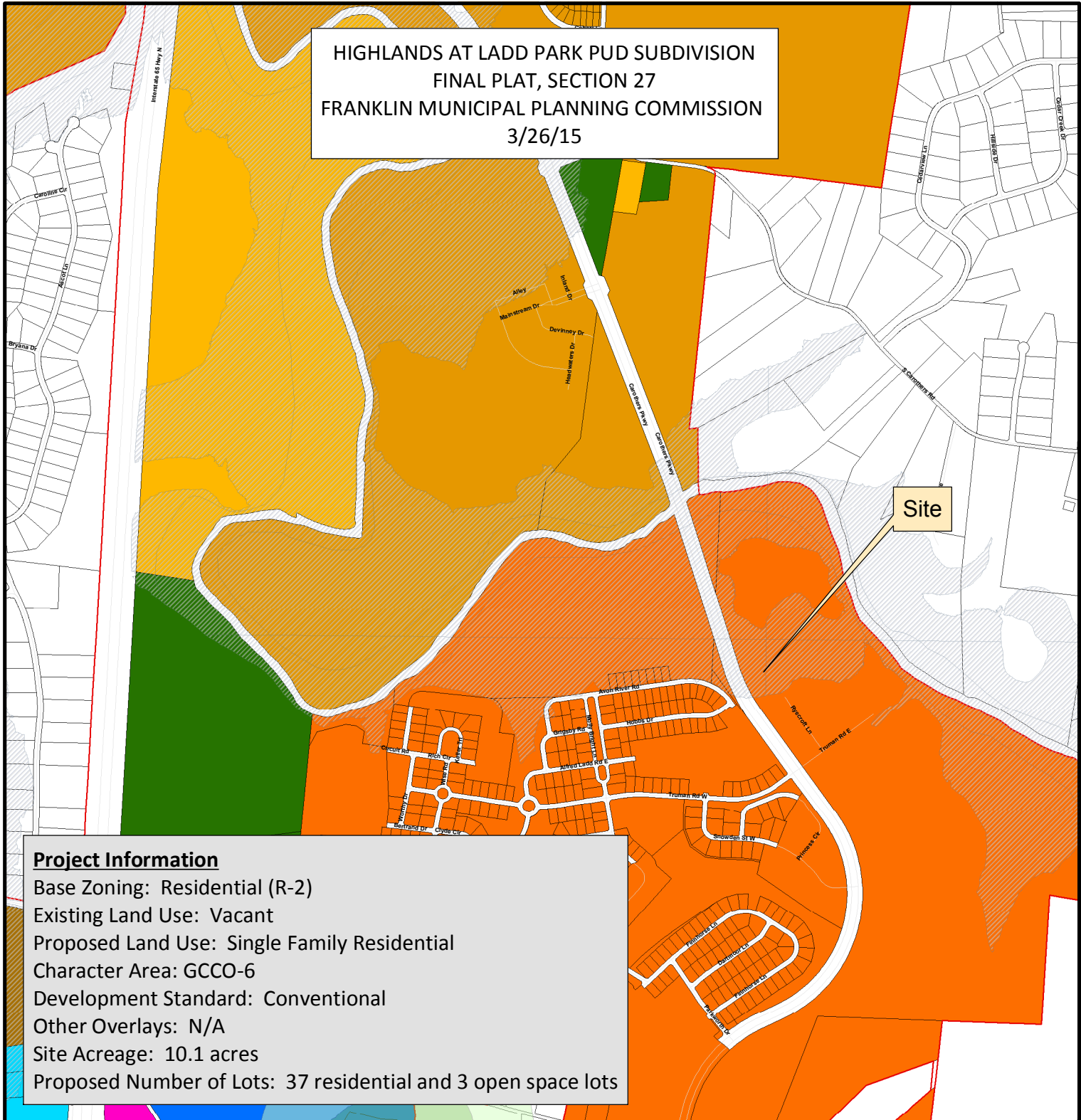
Camden Commons @ Gateway Village



Touchstone Imaging- North facade

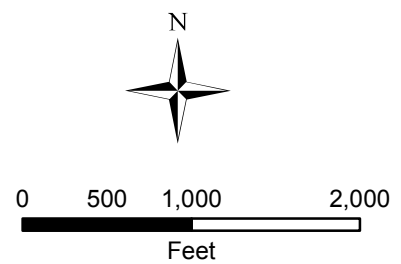


HIGHLANDS AT LADD PARK PUD SUBDIVISION FINAL PLAT, SECTION 27 FRANKLIN MUNICIPAL PLANNING COMMISSION 3/26/15



Project Information
 Base Zoning: Residential (R-2)
 Existing Land Use: Vacant
 Proposed Land Use: Single Family Residential
 Character Area: GCCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 10.1 acres
 Proposed Number of Lots: 37 residential and 3 open space lots

- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | Ladd Park Section 27 |



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CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

[Highlands at Ladd Park Section 27 - submittal 001.pdf](#)

1. 0. General Information

- Any unposted sureties associated with this development from site plan(s) 4697, shall be transferred to this final plat as a condition of approval.

Engineering - Site Plan Checklist

General Comments

2. B. General Information

- Applicant shall post sureties in the following amount:

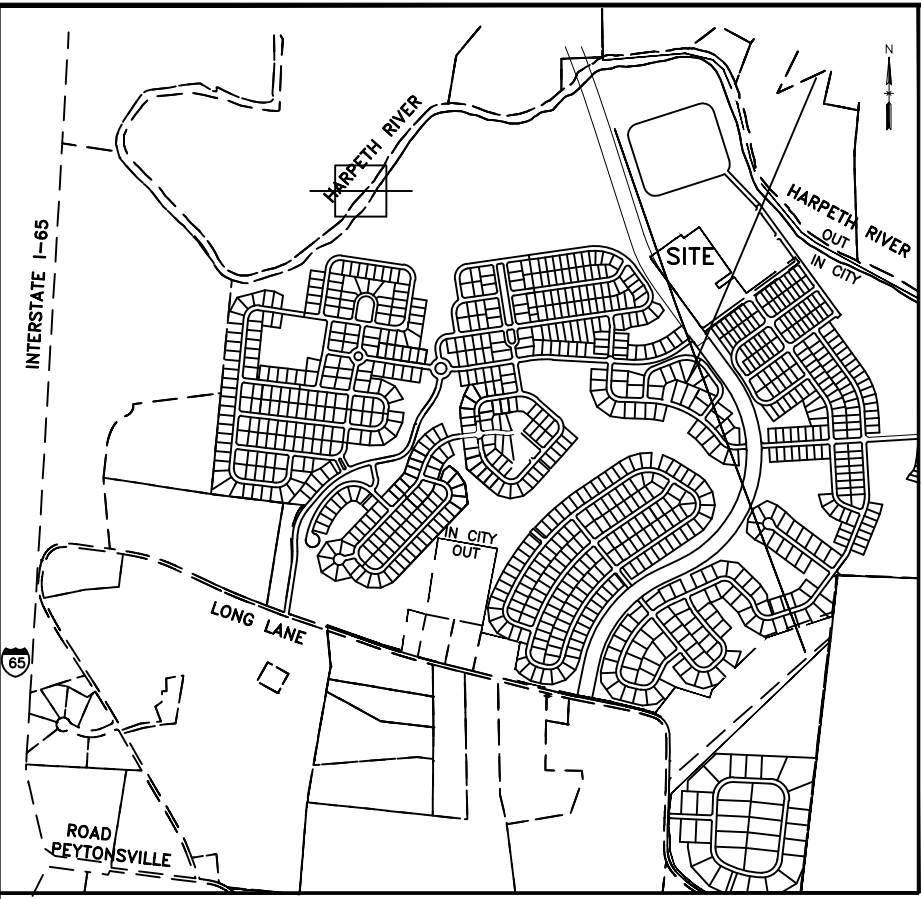
II. City Sewer: \$173,000
III. Streets (including private streets): \$361,000
V. Sidewalks: \$171,000
VI. Drainage: \$386,000
VII. Green Infrastructure: \$221,000

Stormwater

General Comments

3. Plats

- Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".



VICINITY MAP

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 37 RESIDENTIAL LOTS 3 OPEN SPACE LOTS AND DEDICATE ROW FOR SECTION 27 HIGHLANDS AT LADD PARK PUD SUBDIVISION.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0360F DATED: 9-29-06.
- 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 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.
- DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS FOLLOWS: PORTION OF PARCEL 181.00 THE JONES COMPANY OF TENNESSEE, LLC IN BOOK 6297, PG. 12 AND BEING ON TAX MAP 106.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEM.
- THIS PROPERTY IS PORTIONS OF WILLIAMSON COUNTY TAX MAP 106, PARCEL 181.00.
- THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
- THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
- ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
- THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 17).
- MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURE WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTINGS OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNERS EXPENSE ON THE HOMEOWNER'S LOT DISTURBED BY MILCROFTON AT THE HOMEOWNERS EXPENSE ON THE HOMEOWNER'S LOT.
- ALL CORNERS FALLING ALONG RIGHT OF WAY THAT FALL WITHIN THE PROPOSED CONCRETE WALKS AS SHOWN HEREON WILL BE SET 3' OFFSET FROM THE PROPERTY LINE BEHIND THE WALK AS A WITNESS PIN.

SINGLE FAMILY LOT PLANTING REQUIREMENTS: The following canopy trees are required for each single-family lot: There shall be a total of 96 trees required in Section 27.	
Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

PREPARED BY:

HFR DESIGN

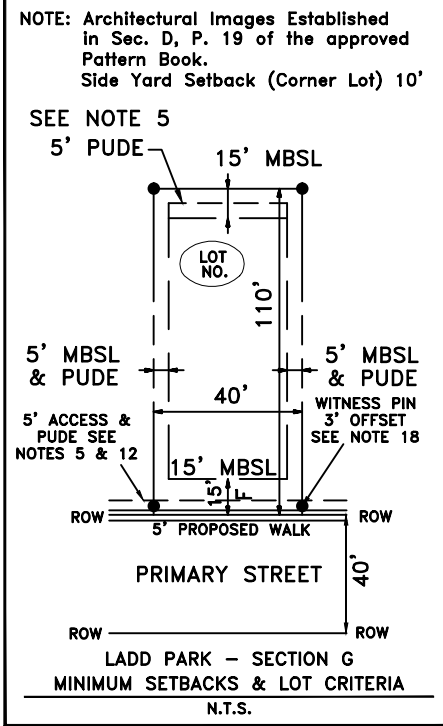
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
hfrdesign.com



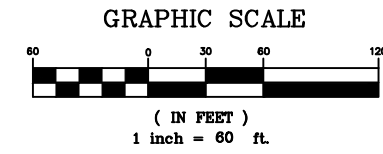
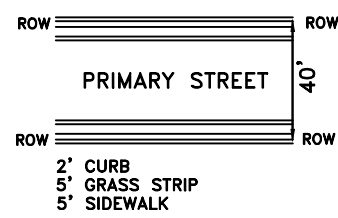
SURVEY DIVISION mwilliams@hfrdesign.com

LEGEND	
FIRE HYDRANT PROPOSED	○
LIGHT POLE PROPOSED	□
EXISTING POWER POLE	⊕
CURB INLET PROPOSED	■
IRON PIN FOUND	● (F)
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	1000
SEWER MANHOLE PROPOSED	○
PROPERTY/R.O.W. LINE	---
PUBLIC UTILITY & DRAINAGE EASEMENT	PUDE
PROPOSED 16" WATER LINE	16" W
PROPOSED 8" SEWER LINE	8" S
PROPOSED 16" SEWER LINE	16" S
PROPOSED CURB LINES	---
SANITARY SEWER EASEMENT	20' SSE
MILCROFTON EASEMENT	MUDE
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	5' AE & PUDE
HOME OWNERS ASSOCIATION EASEMENT	HOA ESMT
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTE 16	

TYPICAL LOT DETAIL N.T.S.



TYPICAL ROADWAY DETAIL N.T.S.



S.P.C.S.

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations of MTEMC 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.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING
Subdivision name and street names approved by the Williamson County Emergency Management Agency.
Date
Williamson County Emergency Management Agency
Date
City of Franklin, Tennessee
Date

CERTIFICATE OF OWNERSHIP
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ Page _____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows: Book _____ Page _____, R.O.W.C., Tennessee.
By: DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC Date:

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 27, 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 systems.
Director Sewer Management Date
Department City of Franklin, TN
(Where applicable)
(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.
General Manger Milcrofton Date
Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 27, 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 _____, 20____, and this plat has been approved for

LOT AREA TABLE		REQUIRED # OF 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	3" TREES
658	9,573.04	0.220	2
659	7,560.00	0.174	2
660	7,560.00	0.174	2
661	7,560.00	0.174	2
662	10,356.98	0.238	3
663	11,838.24	0.272	3
666	8,674.13	0.199	2
667	7,560.00	0.174	2
668	9,713.96	0.223	2
669	7,717.53	0.177	2
670	7,560.00	0.174	2
671	7,560.00	0.174	2
672	7,560.00	0.174	2
673	9,529.55	0.219	2
674	9,529.55	0.219	2
675	7,560.00	0.174	2
676	7,560.00	0.174	2
677	7,560.00	0.174	2
678	7,560.00	0.174	2
679	8,144.61	0.187	2
680	7,560.00	0.174	2
681	8,738.95	0.201	2
682	8,355.24	0.192	2
683	7,560.00	0.174	2
684	7,560.00	0.174	2

CERTIFICATE OF SURVEY
I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.
Michael R. Williams TN RLS # 1906
HFR Design, Inc.

LOT AREA TABLE		REQUIRED # OF 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	3" TREES
685	7,560.00	0.174	2
686	7,560.00	0.174	2
687	7,560.00	0.174	2
688	7,560.00	0.174	2
689	7,560.00	0.174	2
690	7,560.00	0.174	2
691	7,560.00	0.174	2
692	7,560.00	0.174	2
705	7,560.00	0.174	2
706	10,714.16	0.246	3
707	10,714.16	0.246	3
764	8,777.18	0.201	2
TOTAL LOTS	305,608.86	7.016	
O.S. 2018	10,114.16	0.232	
O.S. 2019	48,883.72	1.122	
O.S. 2020	4,421.87	0.102	
TOTAL OPEN SPACE	63,419.75	1.456	
ROW	69,442.90	1.594	
TOTAL	438,471.51	10.066	

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	83-40-43	20.00'	17.91'	29.21'	26.68'	S84-15-07E
C2	95-19-17	20.00'	33.62'	33.62'	29.80'	N05-44-53E
C3	08-19-17	190.00'	10.49'	20.96'	20.95'	N89-15-07W
C4	06-19-17	150.00'	8.28'	16.55'	16.54'	S39-15-07E
C5	90-00-00	20.00'	20.00'	31.42'	28.28'	N81-05-28W
C6	90-00-00	20.00'	20.00'	31.42'	28.28'	N08-54-32E
C7	90-00-00	20.00'	20.00'	31.42'	28.28'	S08-54-32W
C8	90-00-00	20.00'	20.00'	31.42'	28.28'	S81-05-28E
C9	90-00-00	20.00'	20.00'	31.42'	28.28'	N08-54-32E
C10	90-00-00	20.00'	20.00'	31.42'	28.28'	N81-05-28W
C11	22-18-23	130.00'	25.63'	50.61'	50.29'	S24-56-17E
C12	00-52-56	1.00'	1.00'	2.00'	2.00'	S15-20-37E
C13	23-11-21	90.00'	18.47'	36.43'	36.18'	N24-29-48W
C14	01-51-46	130.00'	2.11'	4.23'	4.23'	N13-50-01W
C15	20-10-11	130.00'	23.12'	45.76'	45.53'	N24-51-00W
C16	01-09-23	130.00'	1.31'	2.62'	2.62'	N35-30-47W
C17	21-31-06	90.00'	17.10'	33.80'	33.60'	S23-39-40E
C18	01-40-15	90.00'	1.31'	2.62'	2.62'	S35-15-21E
C19	90-00-00	20.00'	20.00'	31.42'	28.28'	S81-05-28E
C20	90-00-00	20.00'	20.00'	31.42'	28.28'	N08-54-32E
C21	12-00-19	1,150.00'	120.92'	240.96'	240.52'	N30-03-10W
C22	89-59-59	20.00'	20.00'	31.42'	28.28'	N08-54-31E

Owner/Subdivider:

THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439

LINE TABLE

NO.	BEARING	DIST.
1	S31-55-58W	43.13'
2	S70-36-29W	41.76'

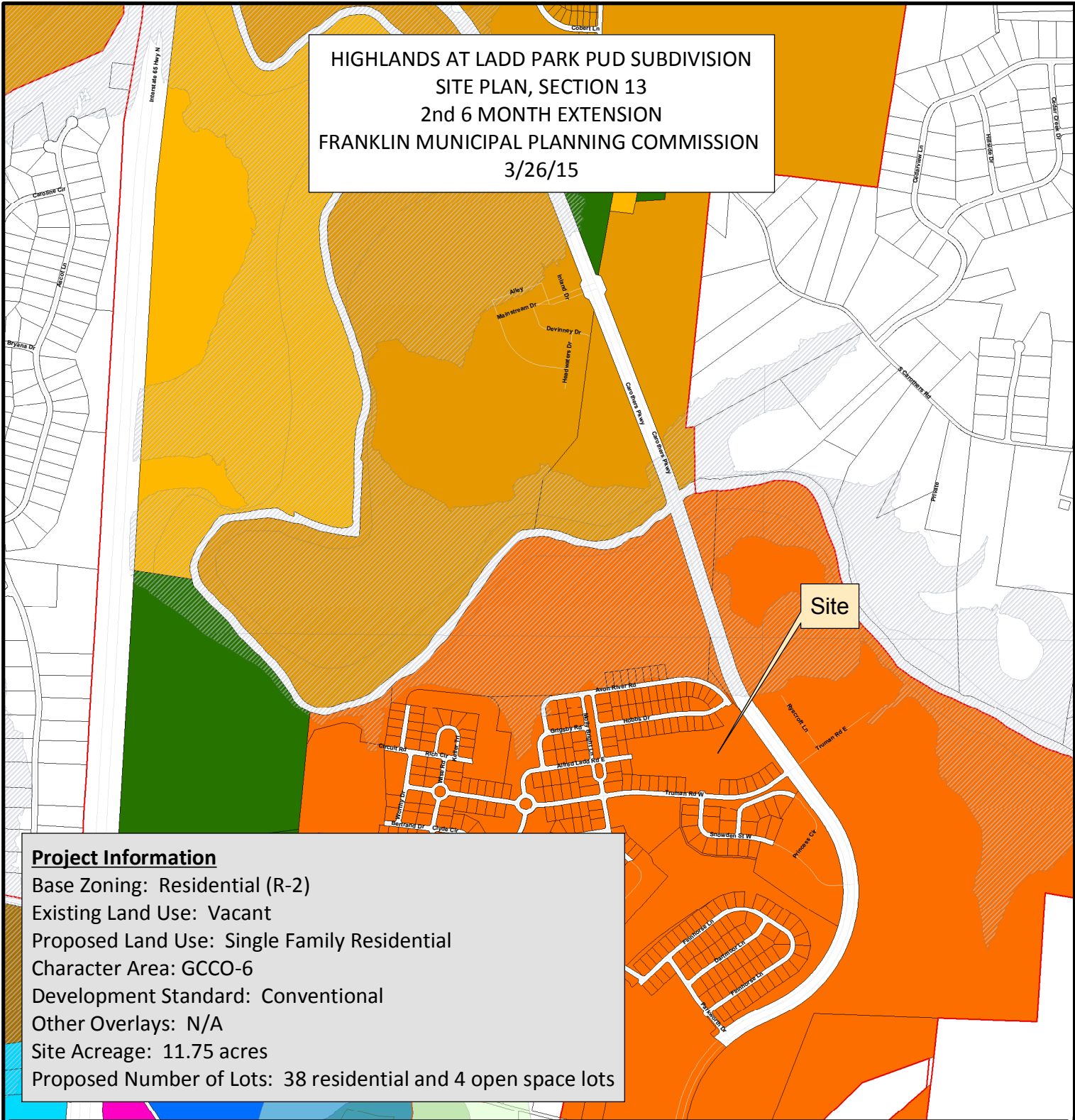
COF PROJECT # 5783

THE HIGHLANDS AT LADD PARK
PUD SUBDIVISION, FINAL PLAT,
Section 27

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 10.066 TOTAL LOTS: 40
ACRES NEW STREETS: 1.594 FEET NEW STREETS: 1,600'±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 2-09-15

HIGHLANDS AT LADD PARK PUD SUBDIVISION SITE PLAN, SECTION 13 2nd 6 MONTH EXTENSION FRANKLIN MUNICIPAL PLANNING COMMISSION 3/26/15



Project Information

Base Zoning: Residential (R-2)
 Existing Land Use: Vacant
 Proposed Land Use: Single Family Residential
 Character Area: GCCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 11.75 acres
 Proposed Number of Lots: 38 residential and 4 open space lots

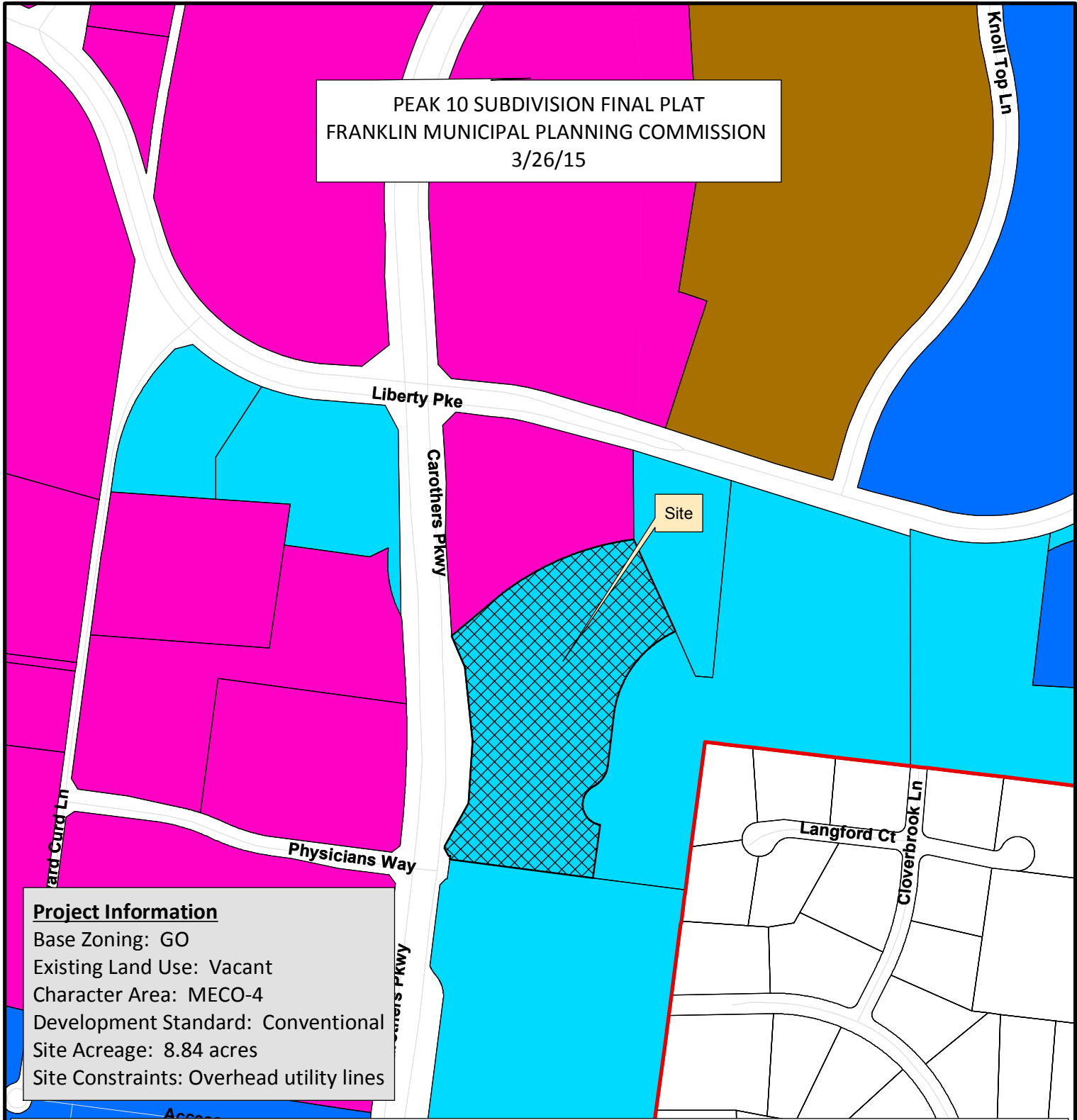
- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | Ladd Park Section 13 |



0 500 1,000 2,000
 Feet

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PEAK 10 SUBDIVISION FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/26/15



Project Information
 Base Zoning: GO
 Existing Land Use: Vacant
 Character Area: MECO-4
 Development Standard: Conventional
 Site Acreage: 8.84 acres
 Site Constraints: Overhead utility lines

Legend

Parcels selection

- | | |
|--|---------------------------------------|
| 4600 Carothers Pkwy | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

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CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. Storm drainage easements

- The previous comment "Provide storm drainage easements for stormwater runoff from adjacent properties that crosses the plated property. Do not provide drainage easements for the drainage that is initiated on the plated property" was not completely addressed. Storm drainage easements for stormwater runoff from adjacent properties must completely cross the plated property.

Engineering - Site Plan Checklist

General Comments

2. B. General Information

- Any uposted sureties from site plan COF#5754 shall be transferred to this plat as a conditions of approval.
- Any uposted sureties from site plan COF#5754 shall be transferred to this plat as a conditions of approval.

Clarification of Condition of Approval on COF 5754, surety amounts in the following amount:

III. Streets (including private streets): \$594,000

V. Sidewalks: \$1,000

VI. Drainage: \$56,000

VII. Green Infrastructure: \$132,000

Planning

General Comments

3. Zoning District

- Applicant shall state the correct zoning district on the plat, which is GO, not GC.

4. Cross Access Agreement

- The City has not received a cross access agreement to-date. Applicant shall provide a cross access agreement with the property to the south as part of the post pc submittal, per section 5.10.4 of the zoning ordinance. There is a template agreement in the Administrative Manual.

5. Character area

- Applicant shall correct the character to MECO-4.

Planning (Landscape)

General Comments

6. Landscape Easements

- Applicant shall consult with Landscape Architect to determine the landscape easements and shall provide them on the final plat.

GENERAL NOTES:

- 1.) THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL LOT OF RECORD AND SHOW THE DRAINAGE EASEMENTS, BIO-POND EASEMENTS AND 25' ACCESS EASEMENTS WHICH CROSS OVER AND THROUGH THE SUBJECT PROPERTY.
- 2.) EXISTING ZONING: GC (GENERAL COMMERCIAL DISTRICT)
CHARACTER AREA: MECO-5
DEVELOPMENT STANDARD: CONVENTIONAL
- 3.) ALL MINIMUM SETBACK REQUIREMENTS SHALL COMPLY WITH THE CITY OF FRANKLIN, TN ZONING ORDINANCE.
- 4.) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 41.04 ON WILLIAMSON COUNTY TAX MAP NO. 78.
- 5.) STREET ADDRESS ARE SHOWN THUS [4600]
- 6.) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 7.) OWNER/SUBDIVIDER: CENTURY INVESTMENT PARTNERS, INC.
ADDRESS: 103 FOREST CROSSING BLVD.
FRANKLIN, TENNESSEE 37064
CONTACT: JIM CROSS
TELEPHONE: (615) 656-4407
EMAIL: _____
- 8.) SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 2926 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREG.JT@comcast.net
- 9.) o IRON ROD (FOUND)
- 10.) o IRON ROD (SET)
- 11.) o CONCRETE MONUMENT (FOUND)
- 12.) ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 13.) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
- 14.) THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON FEMA FLOOD INSURANCE NUMBER 47187C 0212 I, WHICH BEGINS AN EFFECTIVE DATE OF SEPTEMBER 26, 2006.
- 15.) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED BY THE SUBDIVIDER, THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- 16.) LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- 17.) NO MINERAL RIGHTS FOUND BY THIS SURVEYOR, ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
- 18.) BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
- 19.) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

OWNER: CENTURY INVESTMENT PARTNERS, INC.
ADDRESS: 103 FOREST CROSSING BLVD.
FRANKLIN, TENNESSEE 37064
CONTACT: JIM CROSS
TELEPHONE: (615) 656-4407
EMAIL: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

- I HEREBY CERTIFY:
- (1) THE WATER SYSTEMS DESIGNATED IN "PEAK 10 SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
 - (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE WILCOFFTON UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.

WILCOFFTON UTILITY DISTRICT _____ DATE _____

CERTIFICATE OF OWNERSHIP

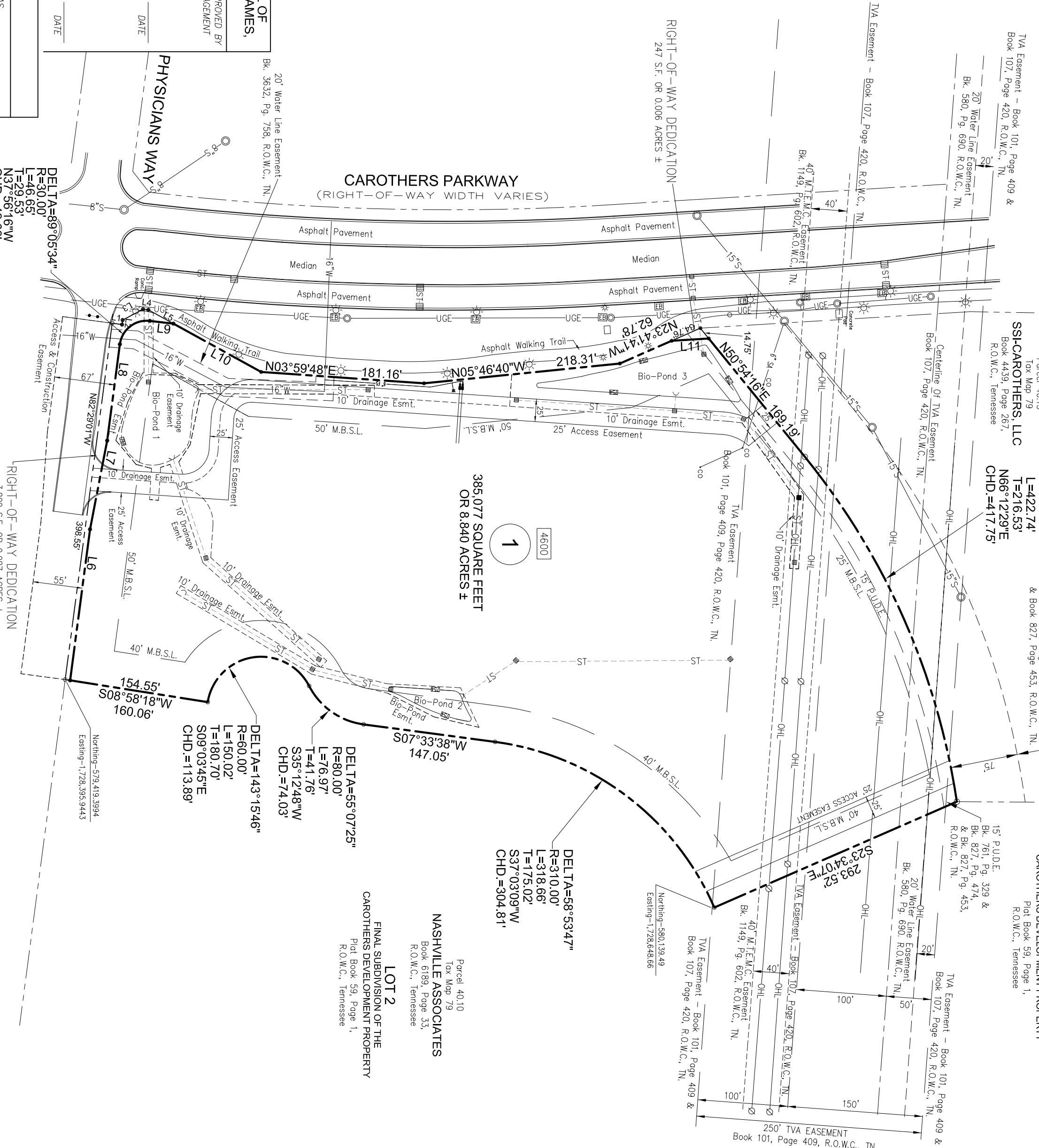
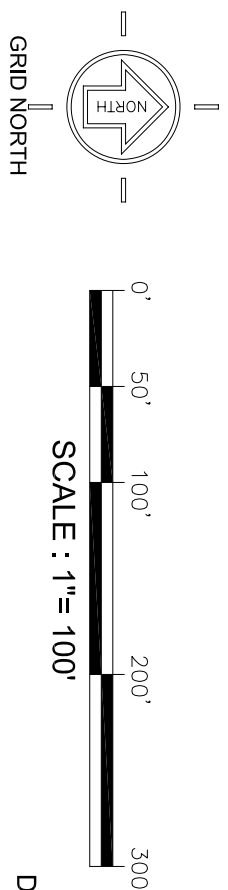
I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 383, PAGE 636, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE 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 ESTABLISHED BY THIS DEED. THE DEED, RECORD, AND RECORD BOOK _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY, (WE) FURTHER CERTIFY THAT THERE ARE NO LENS ON THE PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

BY: E. WARNER BASS, TRUSTEE _____ DATE _____

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 3741, PAGE 191, 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 LENS ON THE PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

BY: CENTURY INVESTMENT PARTNERS, INC. _____ DATE _____
JIM CROSS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°38'59\"	11.00
L2	N82°21'01\"	5.00
L3	N28°05'01\"	25.58
L4	N06°36'31\"	6.07
L5	N28°49'48\"	31.73
L6	N82°29'03\"	168.91
L7	N79°03'02\"	100.18
L8	N82°29'03\"	107.80
L9	N06°36'31\"	26.36
L10	N28°49'48\"	1111.09
L11	N03°30'00\"	41.21

FRANKLIN COF # 5784
FINAL PLAT

PEAK 10 SUBDIVISION

4600 Carothers Parkway
Parcel 41.04 On Tax Map 79
Franklin, Williamson County, TN,
9th Civil District

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 8.840 TOTAL LOTS: 1

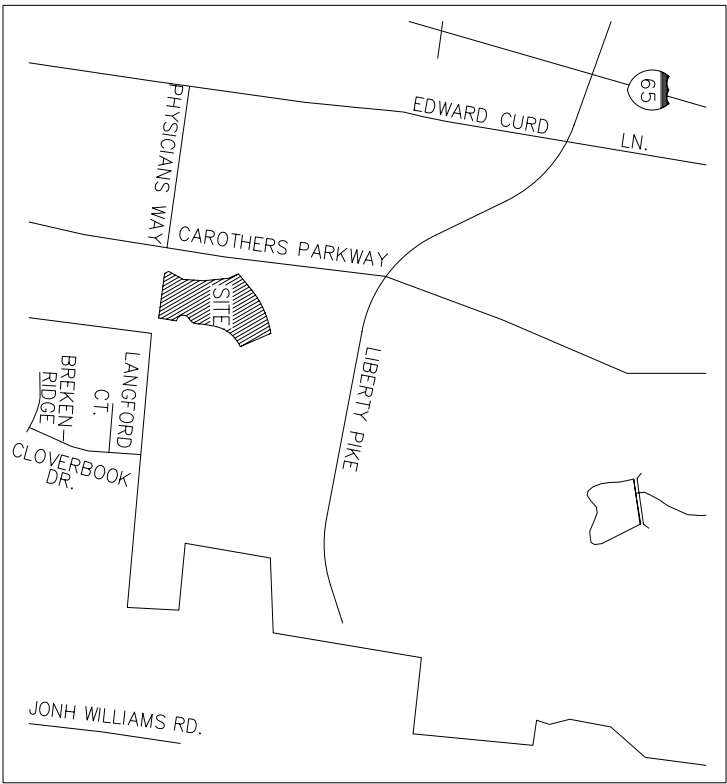
ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000

SCALE: 1"= 100' DATE: FEBRUARY 9, 2015

LOCATION MAP

(Not to Scale)



DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO JAMES W. CROSS, JR., TRUSTEE BY SPECIAL WARRANTY DEED AS OF RECORD IN BOOK 3741, PAGE 191, REGISTER'S OFFICE FOR WILLAMSON COUNTY, TENNESSEE.



Surveyor No. 287
Term, License No. _____

DIRECTOR, SENIOR DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

Ⓛ Revised 3-5-2015 Per Staff Comments & Engineering Corrections

RIZER POINT PUD SUBDIVISION, FINAL PLAT, SECTION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/26/15

Site

Project Information

Base Zoning: Specific Development Residential (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Conventional
Other Overlays: Floodplain Fringe Overlay
Site Acreage: 4.13 acres
Proposed Number of Lots: 18

- ction 4
- | | |
|--|---------------------------------------|
| Rizer Point Section 4 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

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

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Any unposted sureties associated with this development from site plan(s) 4633, shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

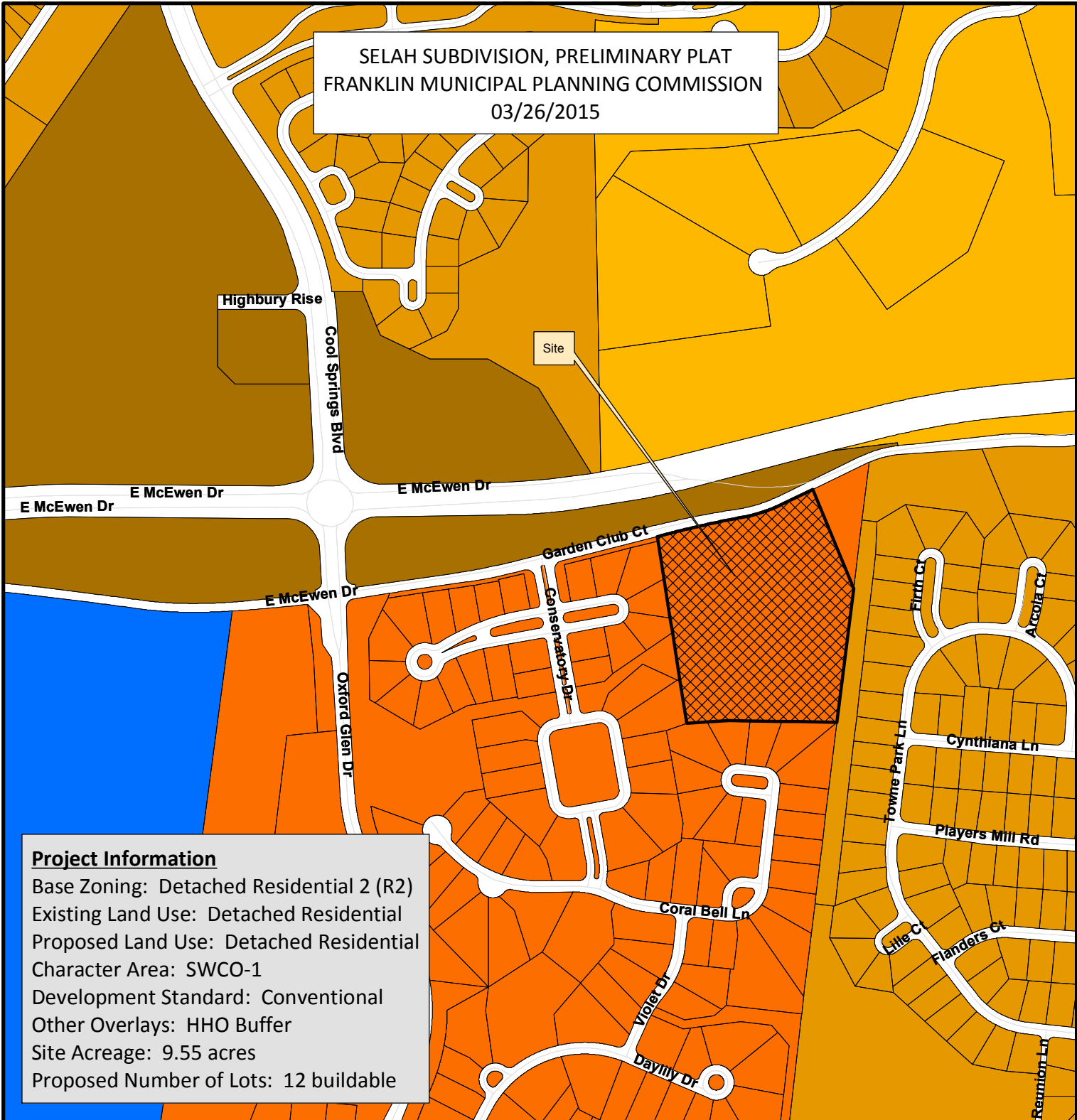
Planning (Landscape)

General Comments

2. Detached Single Family Residential Tree Chart

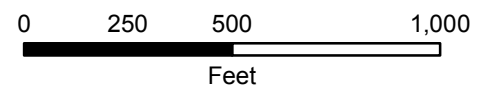
- Applicant shall provide the correct Detached Residential Lot Tree Chart from the Administrative Manuel. Note: each tree required shall be 3" caliper.

SELAH SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
03/26/2015



Project Information
 Base Zoning: Detached Residential 2 (R2)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: SWCO-1
 Development Standard: Conventional
 Other Overlays: HHO Buffer
 Site Acreage: 9.55 acres
 Proposed Number of Lots: 12 buildable

- | | |
|--|---------------------------------------|
| 3140 Garden Club Court | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
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REVISED CONDITIONS OF APPROVAL (3/20/15):**Addressing****General Comments****1. Addressing**

- Ruskin Park can't be used

Engineering - Preliminary Plat Checklist**General Comments****2. Stream buffer and lot lines**

- The previous comment "Stream buffers must be located in an open space. No property lines are permitted in the stream buffers" was not completely addressed. Proposed lot lines cross into the stream buffers.

3. Stream buffer and utility easements

- The previous comment "Utility easements are not permitted in the stream buffer. Stream crossings must disturb the least amount of stream buffer possible and all utilities and access must cross the stream in one location" was not completely addressed. Easement boundaries cross into the buffers.

4. Sidewalk location

- Addressing the previous comment "Provide the location of the sidewalks" has brought up another comment. The box culvert must be extended for the sidewalks.

5. Stormwater quality and detention access

- The previous comment "Provide access easements to all water quality and detention. The easements must be at least 10 feet wide. There must be no walls or fences in the access easements." was not completely addressed. The access easements must allow access of construction equipment and no drainage channel or headwalls are permitted in the access easement.

6. E. Preliminary Plat

- The applicant shall give and show the length of the east segment of the wedge for ROW dedication.

Planning**McEwen Meadow Subdivision, preliminary plat - submittal 003.pdf****7. open space lot labeling**

- The applicant shall label the open space lots consistent with the rest of the lot labeling; they should be labeled 13-16.

8. Buffer zone labeling

- The applicant shall hatch the area of incompatible lot size buffer, and should dimension said buffer. A note should be provided identifying the required width of the buffer, and whether the buffer is being reduced with the installation of a fence or berm.

Planning (Landscape)**General Comments****9. Detached Residential Lot Tree Chart**

- The Detached Residential Lot Tree Chart shall be provided.

Stormwater**General Comments****10. Plats**

- The applicant shall add the following note to the plat:

"Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

11. Stream Buffer

- The applicant shall add the following note to the plat:

"There shall be no clearing, grading, construction, storage, or disturbance of vegetation allowed in the stream buffer except as permitted by the City Engineer."

12. Stream Buffer

- Not addressed. There are still lot lines that overlap with the stream buffer. Applicant shall revise lot lines to remove any stream buffer from residential lots.

13. Stream Buffer

- Staff recently (3/17/2015) received a letter from TDEC regarding the Hydrological Determination conducted on the water resources on the proposed project McEwen Meadows COF5793. In this letter the HD that was conducted onsite determined the southern channel onsite was jurisdictional up to the spring house. On the submitted plans this is called out as a WWC and thus only a 30' riparian buffer is applied. Since this has been determined to be jurisdictional this riparian buffer width shall increase to 60' on this feature up to where the HD determines it to transition.

STATEMENT OF EXPECTED PROJECT IMPACT:

-THE PROJECT IS 9.55 ACRES AND IS LOCATED ON GARDEN CLUB COURT, JUST SOUTH OF McEWEN DRIVE. THE PROJECT CONSISTS OF 12 SINGLE FAMILY, DETACHED HOMES. ALL PROPOSED ELEMENTS HAVE BEEN DESIGNED WITHIN THE BOUNDS OF ITS CURRENT ZONING DISTRICT (R-2).

-THE SUBJECT PROPERTY IS LOCATED WITHIN THE MALLORY VALLEY UTILITY DISTRICT FOR WATER SERVICE WITH AN EXISTING 8" WATERMAIN ON THE WEST SIDE OF THE PROPERTY STUBBED TO THE PROPERTY LINE IN AN EXISTING 15' WIDE EASEMENT FROM GARDEN CLUB ESTATES. HISTORICAL DATA IS NOT AVAILABLE FOR THIS PORTION OF THE WATER SYSTEM, THUS, A PRESSURE/FLOW TEST IS BEING SCHEDULED TO BE PERFORMED BY THE APPLICANT (WITNESSED BY THE CITY WATER DEPT. AND MWUD) TO VERIFY PRESSURE AND FLOW CAPACITIES OF THE SYSTEM. THERE IS REASON TO BELIEVE THAT PRESSURE AND CAPACITY WILL BE ADEQUATE TO SERVICE THE PROPOSED DEVELOPMENT.

-THE PROPOSED DEVELOPMENT CONSISTS OF 12 SINGLE FAMILY HOMES, ASSUMING 4-BEDROOM STRUCTURES WILL BE CONSTRUCTED AT A MINIMUM. ESTIMATED WATER USAGE FOR A 4 BEDROOM HOME IS 350 GPD. THEREFORE, THE TOTAL WATER USAGE ANTICIPATED (12 * 350) IS 4,200 GPD. THIS IS TYPICAL FOR A SINGLE-FAMILY HOME IN TERMS OF WATER USAGE. THE WATER AND SANITARY SEWER SYSTEMS HAVE ADEQUATE CAPACITY TO HANDLE THESE ADDITIONAL DEMANDS. THIS WILL BE FURTHER VERIFIED DURING THE COURSE OF FINAL ENGINEERING DESIGN OF THE FACILITY. NO RE-USE WATER IS PROPOSED FOR THIS FACILITY, OTHER THAN THE POTENTIAL FOR RAINWATER HARVESTING FROM ROOFTOP DRAINAGE THAT IS BEING CONSIDERED FOR IRRIGATION PURPOSES. THE STORMWATER DRAINAGE FACILITIES WILL CONSIST OF BIO-RETENTION/RAIN GARDEN AREAS, AND OTHER ITEMS IN THE TREATMENT TRAIN TO ENSURE THAT THE POST-DEVELOPED RUNOFF RATES DO NOT EXCEED THE CURRENT CONDITIONS.

-THE SUBJECT PROPERTY IS LOCATED ON GARDEN CLUB COURT WHICH IS CONSIDERED A LOCAL STREET BY THE CITY'S DESIGNATION. THERE ARE NO FUTURE PLANS AT THIS TIME TO IMPROVE THIS ROAD AS IT WAS "DISCONNECTED" AND LEFT AS A DEAD END STREET BY THE REALIGNMENT OF E. McEWEN DRIVE. CURRENTLY, THERE ARE NO SIDEWALKS ALONG THE STREET AND THERE IS OPEN CHANNEL DRAINAGE DITCHES ON EITHER SIDE OF THE ROAD IN THIS AREA. THE PROPOSED DEVELOPMENT IS GOING TO ENCLOSE THIS OPEN DITCH AND INSTALL SIDEWALKS ALONG THE PROPERTY FRONTAGE WHICH WILL IMPROVE BOTH PEDESTRIAN AND VEHICULAR SAFETY IN THE AREA. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON TRAFFIC COUNTS IN THIS AREA.

-THE PROPOSED DEVELOPMENT CONSISTS OF 12 SINGLE FAMILY HOMES. WITH THIS NUMBER OF UNITS, IT IS NOT ANTICIPATED THAT A MAJOR IMPACT WILL BE GENERATED FOR POLICE, FIRE, AND OTHER SAFETY PERSONNEL. THE PROJECT IS LOCATED NEAR A MAJOR ROAD INTERSECTION WHICH PROVIDES GOOD INGRESS/EGRESS TO THE DEVELOPMENT AND IS CLOSE IN PROXIMITY TO THE POLICE STATION AND A FIRE STATION (1700'+/- TO FIRE STATION). THERE WILL BE STREETS BUILT TO CITY STANDARDS TO ALLOW FOR EFFICIENT COLLECTION OF SOLID WASTE GENERATED BY THE HOMES, AND THE SMALL INCREASE IN THE NUMBER OF RESIDENTS THAT UTILIZE PUBLIC RECREATIONAL FACILITIES WILL NOT POSE AN UNDUE BURDEN. LIBERTY PARK IS LESS THAN 1 MILE FROM THE PROPOSED DEVELOPMENT'S LOCATION.

-THE SUBJECT PROPERTY IS LOCATED WITHIN THE MALLORY VALLEY UTILITY DISTRICT FOR WATER SERVICE WITH AN EXISTING 8" WATERMAIN ON THE WEST SIDE OF THE PROPERTY STUBBED TO THE PROPERTY LINE IN AN EXISTING 15' WIDE EASEMENT FROM GARDEN CLUB ESTATES. HISTORICAL DATA IS NOT AVAILABLE FOR THIS PORTION OF THE WATER SYSTEM, THUS, A PRESSURE/FLOW TEST IS BEING SCHEDULED TO BE PERFORMED BY THE APPLICANT (WITNESSED BY THE CITY WATER DEPT. AND MWUD) TO VERIFY PRESSURE AND FLOW CAPACITIES OF THE SYSTEM. THERE IS REASON TO BELIEVE THAT PRESSURE AND CAPACITY WILL BE ADEQUATE TO SERVICE THE PROPOSED DEVELOPMENT.

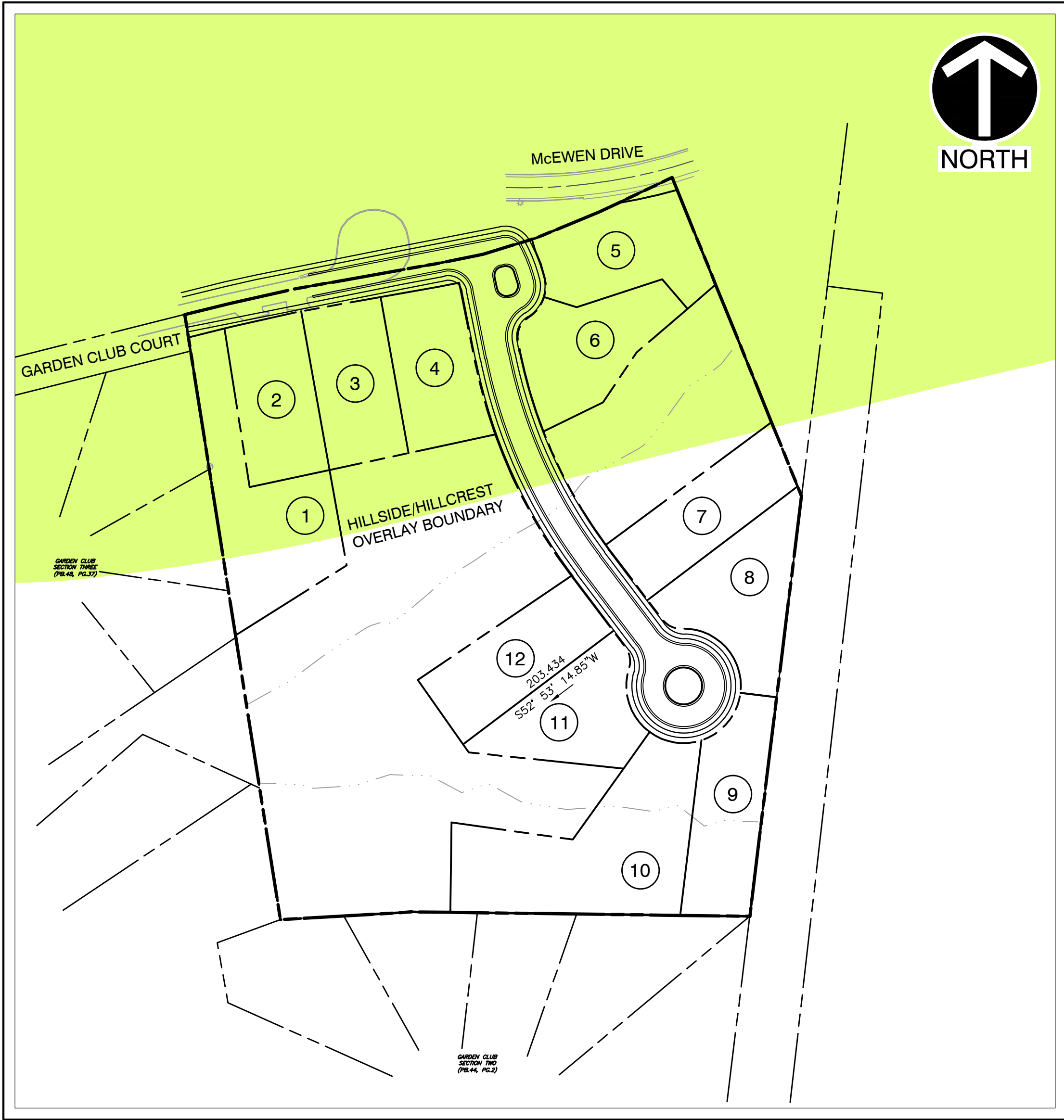
-THE PROPOSED DEVELOPMENT CONSISTS OF 12 SINGLE FAMILY HOMES. WITH THIS NUMBER OF HOMES, IT IS NOT ANTICIPATED THAT A MAJOR IMPACT WILL BE GENERATED FOR THE LOCAL SCHOOLS. THE PROJECTED RESIDENTS FOR THIS DEVELOPMENT WILL BE FAMILIES AND RETIREES LOOKING TO DOWNSIZE FROM LARGER HOUSES/YARDS. IT IS NOT ANTICIPATED THAT MORE THAN 20-30 STUDENTS WOULD BE ADDED TO THE SURROUNDING SCHOOLS.

LEGAL DESCRIPTION BY DEED:

BEGINNING AT A POINT LOCATED IN THE CENTER OF McEWEN LANE (LIBERTY PIKE); SAND POINT BEING THE NORTHEAST CORNER OF THE GARDEN CLUB AT COOL SPRINGS, LLC (DEED BOOK 2577, PAGE 503) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE WITH THE CENTER OF McEWEN LANE (LIBERTY PIKE) AS FOLLOWS: N 76° 24' 28" E A DISTANCE OF 50.20 FEET TO A POINT; N 77°50' 46" E A DISTANCE OF 73.00 FEET TO A POINT; N 80° 16' 04" E A DISTANCE OF 152.72 FEET TO A POINT; N 78° 59' 41" E A DISTANCE OF 54.13 FEET TO A POINT; N 73° 14' 16" E A DISTANCE OF 58.78 FEET TO A POINT; N 68° 04' 59" E A DISTANCE OF 74.13 FEET TO A POINT; N 65° 01' 58" E A DISTANCE OF 87.65 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF THE WAYNE SEBOA PROPERTY (DEED BOOK 2046, PAGE 595); THENCE WITH SEBOA'S LINE S 21° 42' 30" E PASSING AN IRON PIN AT 13.50 FEET, A TOTAL DISTANCE OF 372.13 FEET TO A POINT LOCATED IN THE EASTERLY LINE OF THE MCKAYS MILL P.U.D. SUBDIVISION, SECTION 10, PLAT BOOK P35, PAGE 34; THENCE WITH THE SUBDIVISION AS FOLLOWS: S 7° 24' 54" W A DISTANCE OF 369.68 FEET TO AN IRON PIN; S 7° 14' 07" W A DISTANCE OF 88.44 FEET TO AN IRON PIN LOCATED AT THE NORTHEAST CORNER OF GARDEN CLUB, SECTION TWO (PLAT BOOK P44, PAGE 2); THENCE WITH THE GARDEN CLUB'S LINE AS FOLLOWS: N 88° 50'46"11 W A DISTANCE OF 364.65 FEET TO AN IRON PIN; S 86° 57'11"4 W A DISTANCE OF 143.61 FEET TO A POINT LOCATED AT A CORNER OF THE GARDEN CLUB AT COOL SPRINGS, LLC PROPERTY; THENCE WITH THE GARDEN CLUB N 8° 35' 46" W PASSING AN IRON PIN AT 648.06 FEET, A TOTAL DISTANCE OF 663.06 FEET TO THE POINT OF BEGINNING CONTAINING 9.55 ACRES MORE OR LESS ACCORDING TO A SURVEY BY RONNY G. BROWN SURVEYING, RLS# 763, FRANKLIN, TENNESSEE, DATED APRIL 3, 2006 AND REVISED SEPTEMBER 15, 2006.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM CARTER CONWAY AND WIFE, ANN LACEY CONWAY BY DEED FROM THOMAS E. DAVIS AND WIFE, BETTY S. DAVIS, OF RECORD IN BOOK 268, PAGE 56 AND BY DEED FROM JESSE J. JAMES AND WIFE, MALINDA RAY JAMES, OF RECORD IN BOOK 313, PAGE 98, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

RUSKIN PARK
PRELIMINARY PLAT SUBMITTAL
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
C.O.F. PROJECT #5793
MARCH 5, 2015



VICINITY MAP
N.T.S.

OWNER
TIM HILL
P.O. BOX 172
THOMPSONS STATION, TN 37179

APPLICANT
SCOTT & DONNA WILSON
317 MAIN ST, SUITE 202
FRANKLIN, TN 37064
PHONE: (615)377-9131
EMAIL: SCOTT@SWALLC.COM

LANDSCAPE ARCHITECT/PLANNER
THE ADDISON GROUP, LLC
1224 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
PHONE: (615)440-7804
CONTACT: DANIEL WOODS, RLA, UII
EMAIL: dwoods@addison-group.com

SITE DATA CHART
PROJECT NAME: RUSKIN PARK
ACREAGE: 9.55 ACRES (415,998 SF)
COF PROJECT #: 5793
SUBDIVISION: N/A
LOT #: N/A
ADDRESS: 3140 GARDEN CLUB COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TN
CIVIL DISTRICT: 9

EXISTING ZONING: R-2 (MEDIUM RESIDENTIAL DISTRICT)
OTHER APPLICABLE OVERLAYS: CHARACTER AREAS SH-1 AND SH-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
MINIMUM REQ'D SETBACK LINES:
Min. Front Setback: 40'
Min. Side Yard: 8' (20' BETWEEN BUILDINGS)
Min. Rear Yard: 40'
DENSITY ALLOWED: 2 UNITS/AC = 19 UNITS
DENSITY PROPOSED: 1.26 UNITS/AC = 12 UNITS

TREE CANOPY
EX. TREE CANOPY COVERAGE = 86,224 SF (1.98 AC)
% OF TREE COVERAGE ON SITE = 20.7%

OPEN SPACE CHART
NOT APPLICABLE

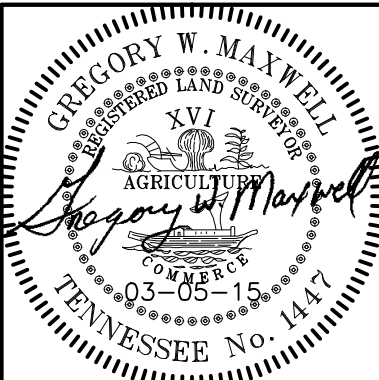
Verde Green 100 Watt HPS Acorn
Post Light with 12' Post



Light: Hadco #S6430 MTE Item: #6150
Pole: Hadco #SP6430 MTE Item: #6152
MTE Unit Number: M27-10-12B Foundation Drawing: SLF-6

SURVEYOR'S CERTIFICATION:

I, GREGORY W. MAXWELL, HAVE, TO THE BEST OF MY ABILITY, DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY OF FRANKLIN, AND WITH THE FRANKLIN LAND USE PLAN, WITH WHICH I AM FAMILIAR.



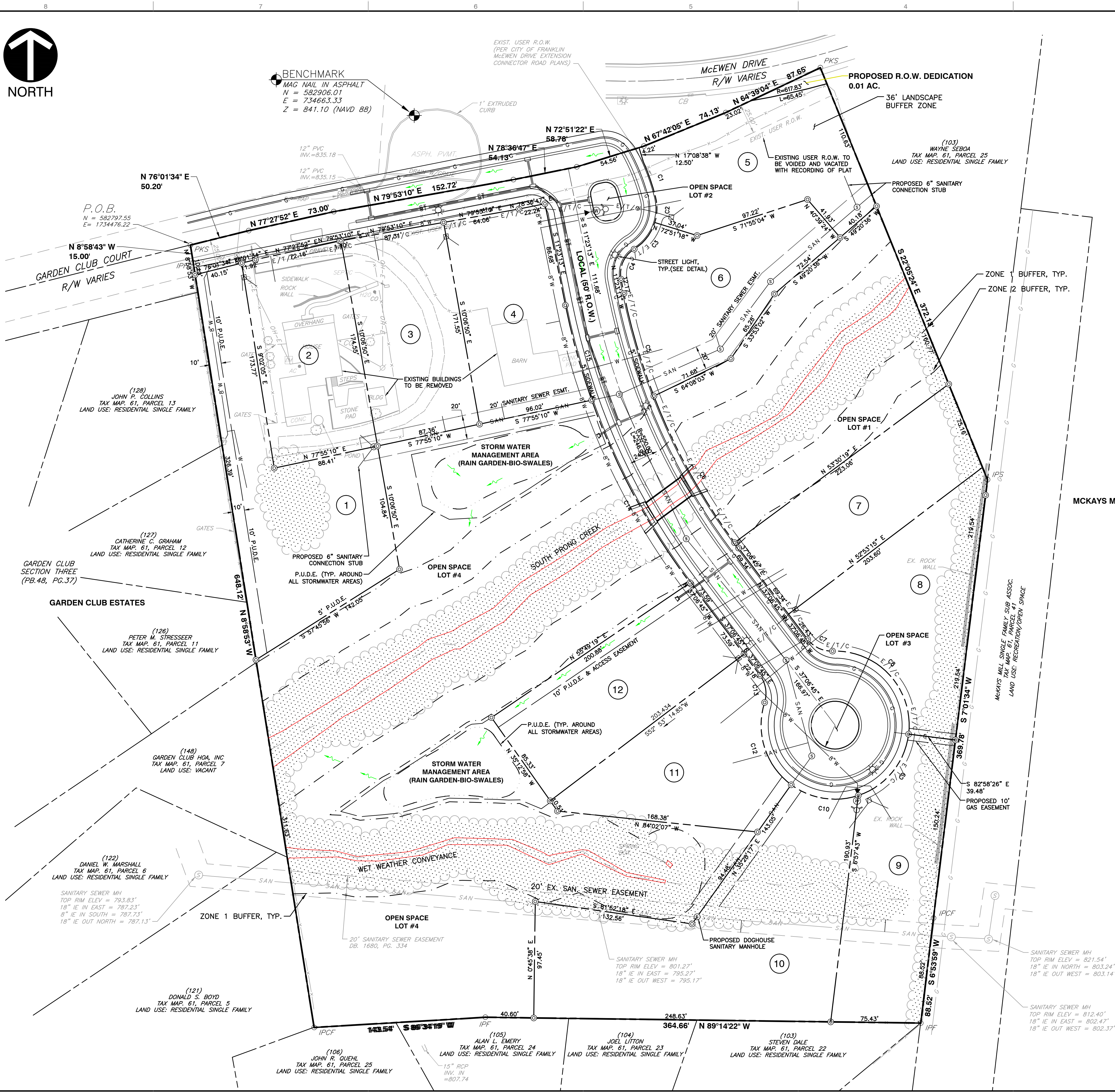
CEC
Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

RUSKIN PARK SUBDIVISION
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5793

DRAWN BY: BPH CHECKED BY: JCM APPROVED BY: DATE: MARCH 5, 2015 DWG SCALE: AS SHOWN PROJECT NO: 150-058

PRELIMINARY PLAT

DRAWING NO.: PP01
SHEET OF



LEGEND

	EXISTING CONTOURS		PROPOSED LOT LINE
	PROPERTY LINE		PROPOSED IRON PIN SET
	RIGHT-OF-WAY LINE		PROPOSED R.O.W.
	ADJOINING PROPERTY LINE		PROPOSED EASEMENT
	EASEMENT		PROPOSED ROAD CENTERLINE
	EXISTING EDGE OF PAVEMENT		PROPOSED CURB & GUTTER
	12" EXTRUDED CURB		PROPOSED GAS
	FENCE		PROPOSED ELEC./TELE./CABLE
	DITCH		PROPOSED STORM SEWER
	TREE LINE		PROPOSED SANITARY SEWER
	PK NAIL SET		PROPOSED WATER
	IRON PIN SET		PROPOSED WATER SERVICE
	IRON PIN FOUND		
	IRON PIN W/CAP FOUND		
	CONCRETE HEADWALL		
	UTILITY POLE		
	GUY WIRE		
	OVERHEAD ELECT.		
	SANITARY SEWER		
	SANITARY SEWER MANHOLE		
	WATER METER		
	CLEANOUT		
	ELECTRIC METER		
	AIR CONDITION UNIT		
	LIGHT POLE		

LOT AREA TABLE

LOT NO.	AREA (S.F.)	AREA (AC.)
1	23,723	0.54
2	15,109	0.35
3	15,109	0.35
4	15,162	0.35
5	16,332	0.37
6	16,065	0.37
7	15,755	0.36
8	17,921	0.41
9	16,777	0.39
10	31,737	0.73
11	15,486	0.36
12	16,198	0.37
O.S. #1	33,381	0.77
O.S. #2	644	0.01
O.S. #3	1,257	0.03
O.S. #4	120,972	2.78

CURVE DATA TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	31.00'	170.00'	102°56'
C2	21.71'	40.00'	31°05'49"
C3	28.84'	40.00'	41°18'21"
C4	29.25'	24.00'	69°50'10"
C5	89.56'	525.00'	94°46'26"
C6	140.50'	525.00'	152°02'02"
C7	23.96'	25.00'	54°55'14"
C8	107.19'	62.00'	99°03'33"
C9	70.03'	62.00'	64°43'15"
C10	59.14'	62.00'	54°39'10"
C12	77.27'	62.00'	71°24'28"
C13	23.96'	25.00'	54°55'14"
C14	174.23'	575.00'	172°14'40"
C15	82.53'	575.00'	81°13'26"

SITE DATA CHART:

PROJECT NAME: RUSKIN PARK
ACREAGE: 9.55 ACRES (415,998 SF)
COF PROJECT #: 5793
SUBDIVISION: N/A
LOT #: N/A
ADDRESS: 3140 GARDEN CLUB COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TN
CIVIL DISTRICT: 9

EXISTING ZONING: R-2 (MEDIUM RESIDENTIAL DISTRICT)
OTHER APPLICABLE OVERLAYS: CHARACTER AREAS SCHD-1
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
MINIMUM REQ'D SETBACK LINES:
Min. Front Setback: 40'
Min. Side Yard: 8' (20' BETWEEN BUILDINGS)
Min. Rear Yard: 40'
DENSITY ALLOWED: 2 UNITS/AC = 19 UNITS
DENSITY PROPOSED: 1.26 UNITS/AC = 12 UNITS

TREE CANOPY
*NOTE: NO SPECIMEN TREES ARE PROPOSED FOR REMOVAL.
EX. TREE CANOPY COVERAGE = 86,224 SF (1.98 AC)
% OF TREE COVERAGE ON SITE = 20.7%
REQUIRED FOR PRESERVATION = 48.0% OF EXISTING TREES
PROPOSED FOR PRESERVATION = 95.0% OF EXISTING TREES

OPEN SPACE CHART
NOT APPLICABLE

— DEVELOPMENT COMPLIES WITH THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN.

—CONNECTIVITY INDEX SCORE = 1.0 (1.65 REQUIRED), DUE TO THE UNIQUE CONFIGURATION OF THE PROPERTY AND THE FACT THAT ALL SURROUNDING LANDS ARE FULLY DEVELOPED, THERE IS NO OPPORTUNITY TO PROVIDE STUB STREET TO CONNECT TO ADJOINING PROPERTIES, AND MCEWEN DRIVE IS A LIMITED-ACCESS ROAD WHICH DISCOURAGES INTERCONNECTION BY LOCAL STREET AND/OR INDIVIDUAL LOT DRIVEWAYS.

GENERAL NOTES:

- THE PURPOSE OF THIS SUBMITTAL IS TO CREATE 12 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS, WITHIN THE GUIDELINES OF ITS CURRENT ZONING, R-2 RESIDENTIAL DISTRICT.
- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)
- THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
- ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. PHONE: 1-800-351-1111.
- NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- PARCEL NUMBERS SHOWN REFER TO WILLIAMSON COUNTY TAX MAP 61.
- THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 184, PAGE 298 AND BOOK 200, PAGE 582, ROWCT.
- THE PROPERTY IS SUBJECT TO A SANITARY SEWER EASEMENT OF RECORD IN BOOK 1680, PAGE 334, ROWCT.
- THE PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORD IN BOOK 306, PAGE 626, ROWCT.
- RESIDENTIAL FIRE SPRINKLERS (NFPA 13D) TO BE PROVIDED IN ALL RESIDENTIAL STRUCTURES.
- THE PROPERTY OWNER RETAINS MINERAL RIGHTS

MINERAL RIGHTS

OWNER OF THE PROPERTY HAS MINERAL RIGHTS TO THE PROPERTY.



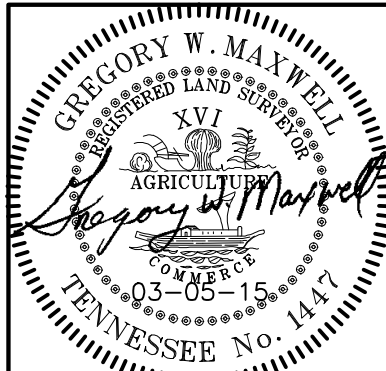
Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

RUSKIN PARK SUBDIVISION
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5793

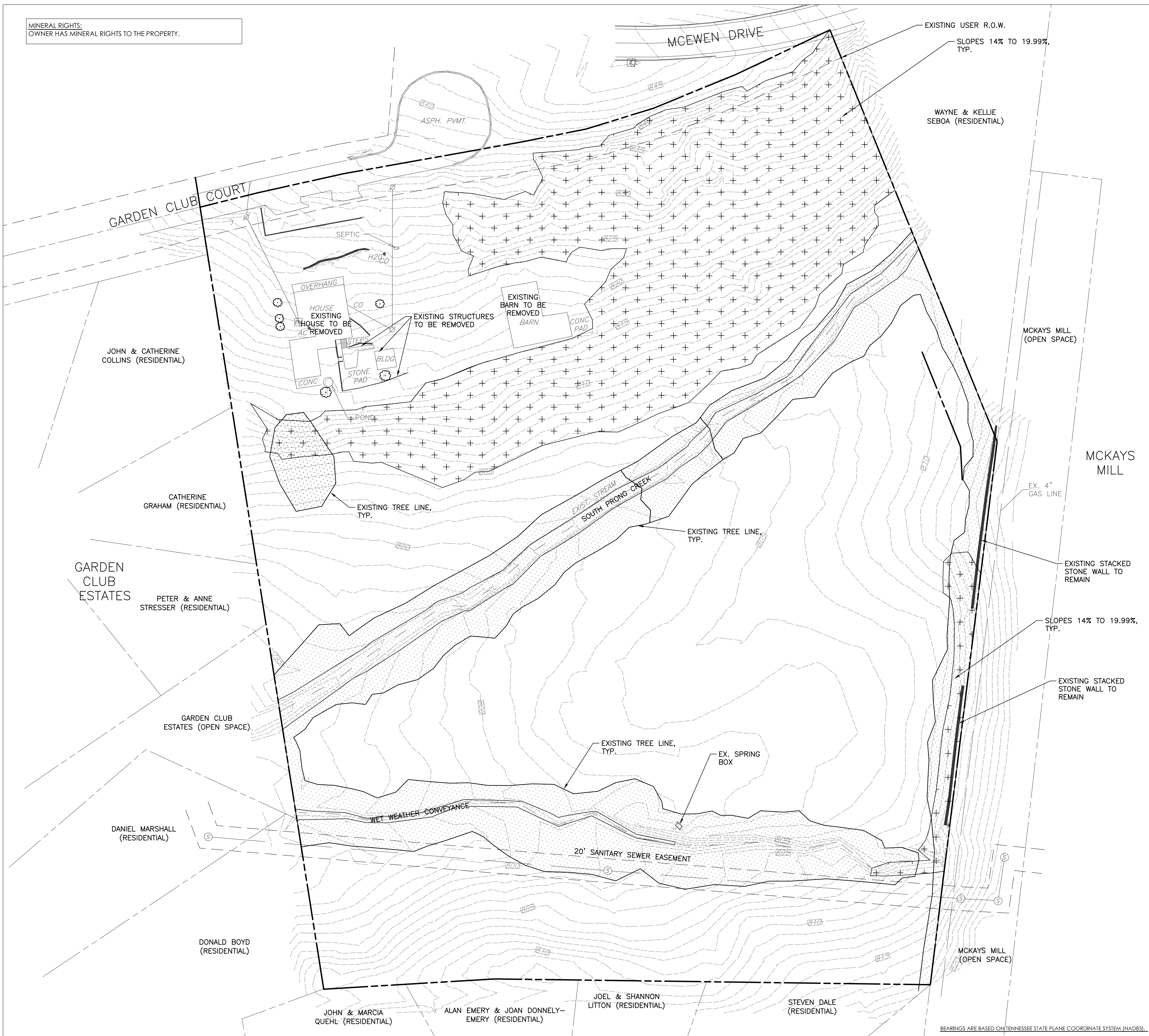
DRAWN BY: BPH CHECKED BY: JCM APPROVED BY: JCM
DATE: MARCH 5, 2015 DWG SCALE: 1"=40' PROJECT NO: 150-058

PRELIMINARY PLAT

DRAWING NO.:
PP02
SHEET OF



MINERAL RIGHTS:
OWNER HAS MINERAL RIGHTS TO THE PROPERTY.



OWNER
TIM HILL
P.O. BOX 172
THOMPSONS STATION, TN 37179

APPLICANT
SCOTT & DONNA WILSON
317 MAIN ST. SUITE 202
FRANKLIN, TN 37064
PHONE: (615)377-9131
EMAIL: SCOTT@SWALLC.COM

LANDSCAPE ARCHITECT/PLANNER
THE ADDISON GROUP, LLC
1224 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
PHONE: (615)440-7804
CONTACT: DANIEL WOODS, RLA, UII
EMAIL: dwoods@addison-group.com

-OWNER OF THE PROPERTY RETAINS MINERAL RIGHTS.

-NO GEOLOGIC FORMATIONS WERE ENCOUNTERED
UPON VISUAL INSPECTION OF THE SUBJECT PARCEL.
ALL PHYSICAL FEATURES ARE SHOWN/LOCATED ON
THE EXISTING SURVEY INCLUDED WITH THIS SUBMITTAL
PACKAGE.

-THE SUBJECT PROPERTY IS LOCATED IN THE SOUTH PRONG
DRAINAGE BASIN.

SITE DATA CHART
PROJECT NAME: MCEWEN MEADOW
ACREAGE: 9.55 ACRES (415,998 SF)
COF PROJECT #: TBD
SUBDIVISION: N/A
LOT #: N/A
ADDRESS: 3140 GARDEN CLUB COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TN
CIVIL DISTRICT: 9

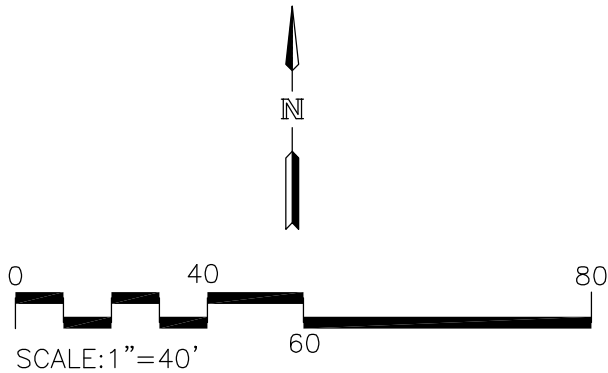
EXISTING ZONING: R-2 (MEDIUM RESIDENTIAL DISTRICT)
OTHER APPLICABLE OVERLAYS: CHARACTER AREAS SHCO-1
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
MINIMUM REQ'D SETBACK LINES:
Min. Front Setback: 40'
Min. Side Yard: 5' (20' BETWEEN BUILDINGS)
Min. Rear Yard: 40'
DENSITY ALLOWED: 2 UNITS/AC = 19 UNITS
DENSITY PROPOSED: 1.26 UNITS/AC = 12 UNITS

TREE CANOPY
EX. TREE CANOPY COVERAGE = 86,224 SF (1.98 AC)
% OF TREE COVERAGE ON SITE = 20.7 %

OPEN SPACE CHART
NOT APPLICABLE

- DEVELOPMENT COMPLIES WITH THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN.

-EXISTING & PROPOSED EASEMENTS FOR UTILITIES ARE SHOWN ON THE ATTACHED SUBMITTAL.
IT IS ANTICIPATED THAT A 5' WIDE SIDE YARD AND 10' WIDE REAR YARD PUBLIC UTILITY &
DRAINAGE EASEMENT WILL BE PROVIDED ON ALL PARCELS. IN ADDITION TO THIS, ALL
STORMWATER FACILITIES WILL BE ENCUMBERED BY A DRAINAGE EASEMENT FOR ACCESS
AND MAINTENANCE. A 20' WIDE EASEMENT IS PROVIDED FOR SANITARY SEWER LINES
ANYWHERE THEY ARE OUTSIDE OF THE PUBLIC R/W FOR THE CITY OF FRANKLIN, MVUD,
MTEM, ATMOS, & ATT WILL BE IN A UTILITY EASEMENT ONCE THE FINAL DESIGN AND
LOCATION OF THEIR FACILITIES ARE DETERMINED.



BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).

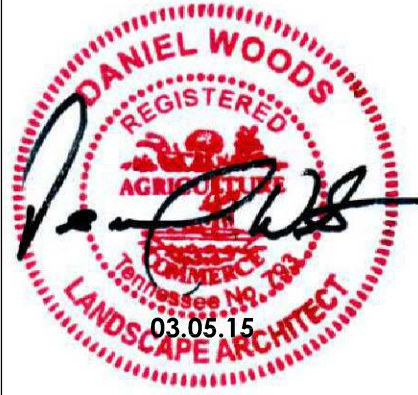
EXISTING CONDITIONS PLAN

The Addison Group, LLC 2015

PRELIMINARY PLAT

RUSKIN PARK

3140 GARDEN CLUB COURT
FRANKLIN, TENNESSEE



2015 The Addison Group LLC Drawings,
written material, and design concepts shall not
be used or reproduced in whole or part in any
form or format without prior written consent of
The Addison Group, LLC

COF #: 5793

DATE: 02.09.15

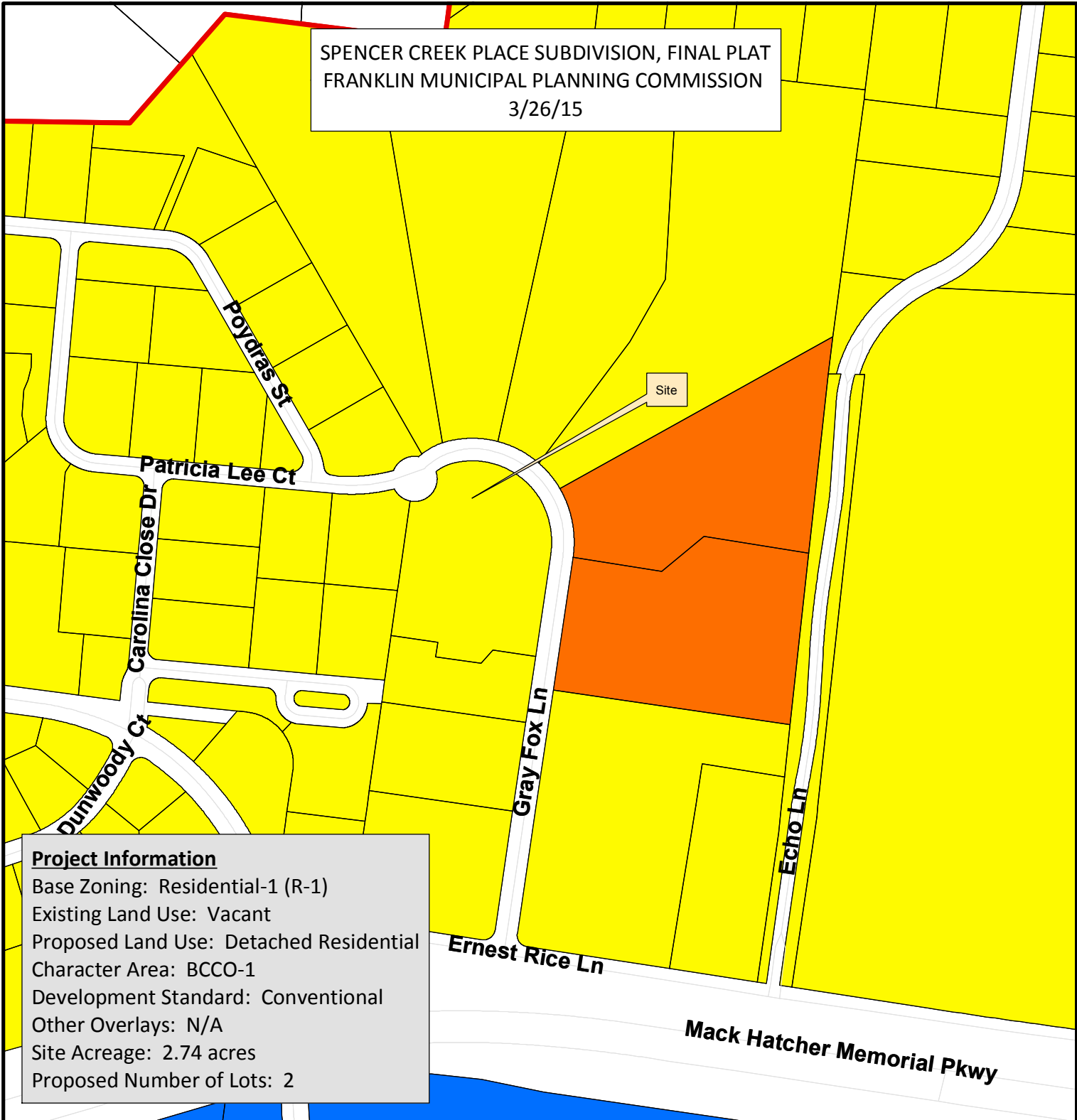
REVISIONS:

03.05.15

SHEET NO.
SP1.0

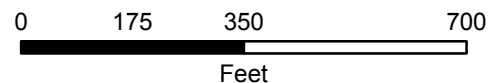
theaddisongroup
DESIGN + DEVELOPMENT
dwoods@addison-group.com
Office 615.440.7804 • www.theaddisongroup.com

SPENCER CREEK PLACE SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/26/15



Project Information
 Base Zoning: Residential-1 (R-1)
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: BCCO-1
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 2.74 acres
 Proposed Number of Lots: 2

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



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CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The previous comment "Applicant shall show location and description of all existing and proposed utility features, including: water lines, fire hydrants, sanitary sewer, storm sewers, culverts, outfalls, and ground-based utility vaults larger than 10 square feet" was not completely addressed. The fire hydrant must be located on the final plat.

Engineering - Site Plan Checklist

General Comments

2. B. General Information

- No sureties associated with this Plat.

Planning

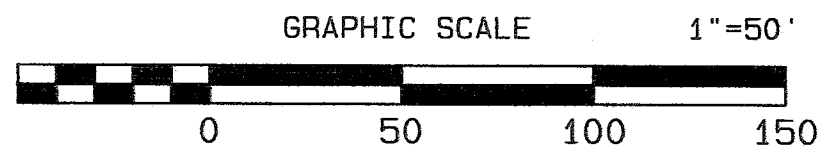
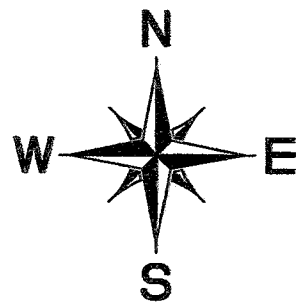
General Comments

3. Mineral rights

- Applicant shall add note on final plat regarding mineral rights.

4. Project title

- Applicant shall revise the project title to: Spencer Creek Place Subdivision, final plat, revision 7, Lot #13



NOTES

- 1) THE PURPOSE FOR THIS PLAT IS TO SUBDIVIDE LOT 13 AND CREATE TWO LOTS.
- 2) BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE, NAD83, REFERENCED FROM PLAT BOOK 58, PAGE 93.
- 3) SUBJECT PARCEL: MAP 52, PARCEL 078.00.
- 4) SUBJECT PROPERTY ZONED: R1-RESIDENTIAL. MINIMUM REQUIRED SETBACKS ARE AS FOLLOWS:
FRONT 60'
SIDE 25'
REAR 50'
- 5) SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 47187C0203F, MAP REVISED SEPTEMBER 29, 2006.
- 6) THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF SPENCER CREEK PLACE SUBDIVISION, REVISION 5, AS OF RECORD IN PLAT BOOK 58, PAGE 93.
- 7) WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- 8) THE SEPTIC TANK AND FIELD LINES AS DEPICTED IN PLAT BOOK 58, PAGE 93 HAVE BEEN REMOVED.
- 9) ALL UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE TAKEN FROM VISIBLE LOCATIONS AND MAPPING PROVIDED BY THE FOLLOWING AGENCIES:
ATMOS ENERGY-GAS- 2" LINE
MIDDLE TENNESSEE ELECTRIC-POWER
MALLORY VALLEY UTILITY DISTRICT-WATER 8" LINE
NOTE:
THIS PLAT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION EVENT, DIAL 811, TENNESSEE ONE CALL.
- 10) PROPERTY OWNER INFORMATION:
JAMES J. & DONNA H. HONEYCUTT
1107 GRAY FOX LANE
FRANKLIN, TN. 37069
DEED BOOK 454, PAGE 402
PLAT BOOK 58, PAGE 93

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED "RESUBDIVISION OF LOT 13, SPENCER CREEK SUBDIVISION REVISION 5", HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT, LOCAL, AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CARE OF DEFAULT.

MALLORY VALLEY UTILITY DISTRICT
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 454, PAGE 402, 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: JAMES J. HONEYCUTT

DATE _____

OWNER: DONNA H. HONEYCUTT

DATE _____

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE DAY OF 2014.
#1974
SURVEYOR TENN. LICENSE NO. _____

DATE 1-30-15

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY
FRANKLIN, MUNICIPAL PLANNING COMMISSION.

DATE _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

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

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE.

DATE _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREETS, AND ADDRESSING

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

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY

DATE _____

CITY OF FRANKLIN

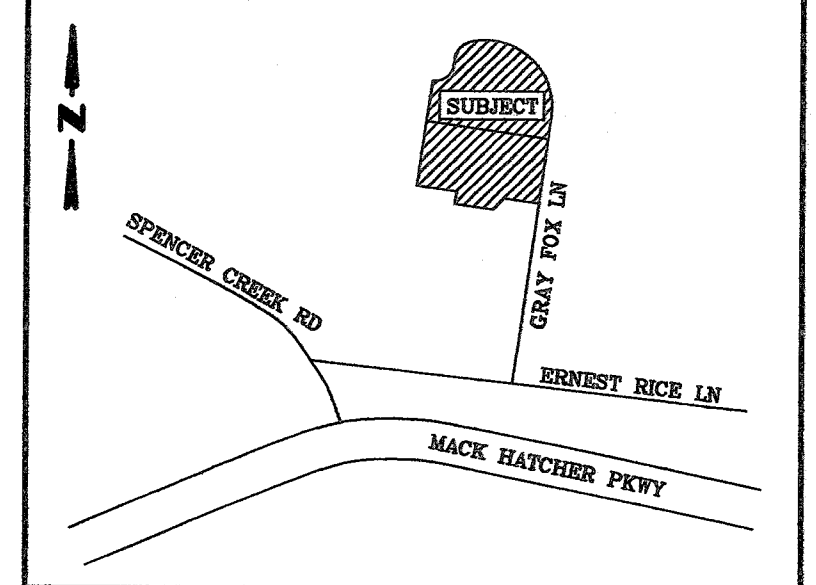
DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

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

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

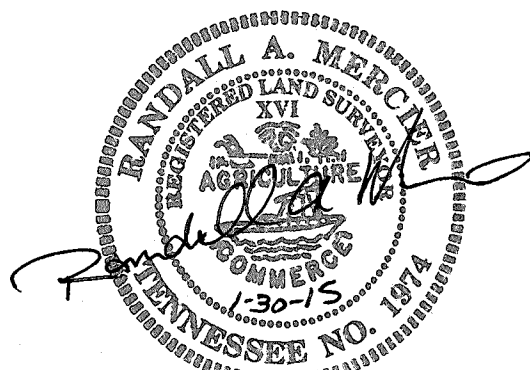
DATE _____



VICINITY
MAP
(NOT TO SCALE)

LEGEND

- IRON PIN (SET)
- IRON PIN (FOUND)
- E— ELECTRIC LINE
- G— GAS LINE
- S— SANITARY SEWER LINE
- W— WATER LINE
- Ⓢ SANITARY SEWER MANHOLE



ARROWHEAD SURVEY
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
615-599-7347

RESUBDIVISION OF LOT 13 SPENCER CREEK PLACE SUBDIVISION REVISION 5

TOTAL ACRES = 2.74	TOTAL LOTS = 2
ACRES NEW STREETS: 0	FEET NEW STREETS: 0
CIVIL DISTRICT: 8TH	CLOSURE ERROR: 1:22,500
SCALE: 1"=50	DATE: 1-30-15

SPECIAL AREA 9

The New Hwy 96 W/5th Avenue N Key Area encompasses the entirety of Special Area 9. See below.

Key Area –New Highway 96 West/5th Avenue N

This area represents an important corridor leading into the historic downtown core. The community desires to improve upon the area and transform the character of the built environment to promote a vibrant downtown core while protecting the residential character of the surrounding areas.

Most of these properties are located within the 100-year floodplain and have redevelopment constraints due to local and Federal floodplain regulations that are intended to protect against significant risk of life and property. Much of this area was developed prior to these regulations.

In certain instances, local restrictions should be given flexibility in order to support and enhance community-valued resources. A study was completed by the American Planning Association Community Planning Assistance Team (CPAT) that provided recommendations for this gateway into historic downtown Franklin: both redevelopment of commercial uses in the shallower floodplain and conservation of the deeper floodway fringe and floodway. This FLUP reflects those recommendations. Because the topography changes significantly across this small geographical area, recommendations have been broken down at the block and mid-block level.

5th Avenue N between N Margin St/Mt Hope St and Del Rio Pike

Much of this area is located in the deeper floodplain and floodway and properties should be preserved as open space so that they may serve as storm water capacity during flood events and reduce risk to life safety.

New uses for the “hill property” should be limited to low-scale, low-impact public uses that respect the adjacent historic cemetery. If the BOMA decides to declare this property surplus, low-scale commercial and civic/institutional uses would be appropriate.

5th Avenue N between New Highway 96 W/Bridge St and N Margin St/Mt Hope St

This area is currently underutilized in terms of development potential. Future redevelopment should follow standards for traditional areas and meet the City’s floodplain construction standards. Commercial, retail, and civic/institutional uses should be concentrated in this area.

Land aggregation and redevelopment of properties of a half block size or greater is highly encouraged in order to achieve the development form recommendations of this Key Area. Shared parking site design and shared parking agreements are also highly encouraged. Additional street and pedestrian interconnectivity should better integrate the site with the existing network. Flat roofs with parapet walls are recommended with the intent to de-emphasize the overall building height. Zero side yard setbacks with architectural features

such as an arcade to span the mid-block driveway entrances are appropriate. Open space will be limited to small greens or outdoor plaza spaces, highly accessible and visible and in prominent locations that encourage continued active use.

Northern Half of Block (Buildings D and E)

Buildings may be at a scale of up to three stories with structured parking on the ground (first) floor below the Base Flood Elevation. The first floor should appear as a building façade using architectural features and landscaping with parking to serve the second and third stories. The functional second story should be located above the Base Flood Elevation with the third floor stepped back 20 feet from the front façade to reduce the overall sense of height. An internal vestibule is appropriate for the staircase/elevator that would serve both 5th Avenue N and the first floor parking. An elevated walkway above the BFE may be appropriate to connect the building second floor entrances. The design of buildings adjacent to the National Register historic cemeteries should be contextually sensitive. Building I may be a small scale transitional use, such as a transit shelter.

Note the future connection to Glass Street, linking the Hard Bargain neighborhood west of the site and enhancing the grid street network.

Southern Half of Block (Buildings B and C)

Buildings may be one to two stories above the Base Flood Elevation with an architectural feature at the intersection of Bridge Street/New Highway 96 W and transitions in height to the northern half of the block. Parking should be located behind the building, not underneath the first floor elevation due to the shallow floodplain depth.

The recent rehabilitation of an existing building to further address the street fits within this recommended framework.



Redevelopment and conservation opportunities along 5th Avenue N. Note the shared parking is employed to maximum building square footage across the block.



Potential redevelopment looking southward toward Bridge St. Note the building scale, recessed third floor, and first floor parking integrated into the building design.

Open Space

If the west side of 5th Avenue north is redeveloped, open space should be provided along Sharp's Branch at the western boundary, associated with stream restoration and enhancement while maintaining 100-year flood storage capacity. Additional capacity can be provided within the stream restoration corridor along Sharp's Branch as a series of meanders and wetland overflow areas. This is intended to reduce the horizontal distance of the FFO District. Sites nearby provide additional opportunities to pick up capacity if integrated into the design.

4th Avenue N/N Margin St (Buildings F, G, and H)

Redevelopment should consist of a series of smaller buildings with traditional residential character to continue the established rhythm and scale and to be in context with the adjacent cemeteries. Building height should not exceed two stories above the BFE. Parking should be located behind the buildings and on-street parking is encouraged.

Special thanks to local volunteers Ben Johnson, Dwight Kiser, Roger Lindsey, Kate Reynolds, and Gary Vogrin for providing the conceptual plan and streetscape rendering.

SPECIAL AREA 10

Character

1. The area adjacent to (north of) the downtown core primarily consists of established historic, single family residential structures with a traditional development pattern. The community desires to maintain this historic residential character and scale. The area is within the Downtown Franklin Local Historic District and is also listed in the National Register of Historic Places. This area contains a mixture of office and residential uses, Bicentennial Park, two historic cemeteries, and significant amounts of floodplain along the Harpeth River. Floodplain regulations represent a constraint for future development in the area.

Land Use

2. The objective for properties within the floodplain should be maintained and protected to enhance the current neighborhood pattern and character. Rehabilitation and flood-proofing for the City's cultural resources should be paramount, as well as restoration of historic features of modified historic buildings.
3. Areas outside of the 100-year floodplain may be developed with detached single family residential uses, accessory dwellings, or small office uses and civic institutional uses in buildings respecting the established residential character and building scale.
4. Parking lots are appropriate uses for the existing vacant parcels in the floodplain fronting the south side of North Margin. These lots could be utilized by businesses, Bicentennial Park, the cemeteries, and for special event overflow for downtown.

Development Form

5. The area should follow standards for traditional areas. Residential should consist of detached residential housing types at a scale of up to 2 stories.
6. Non-residential uses should maintain the residential design and scale related to the construction of new buildings or the expansion of existing buildings.
7. Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged.

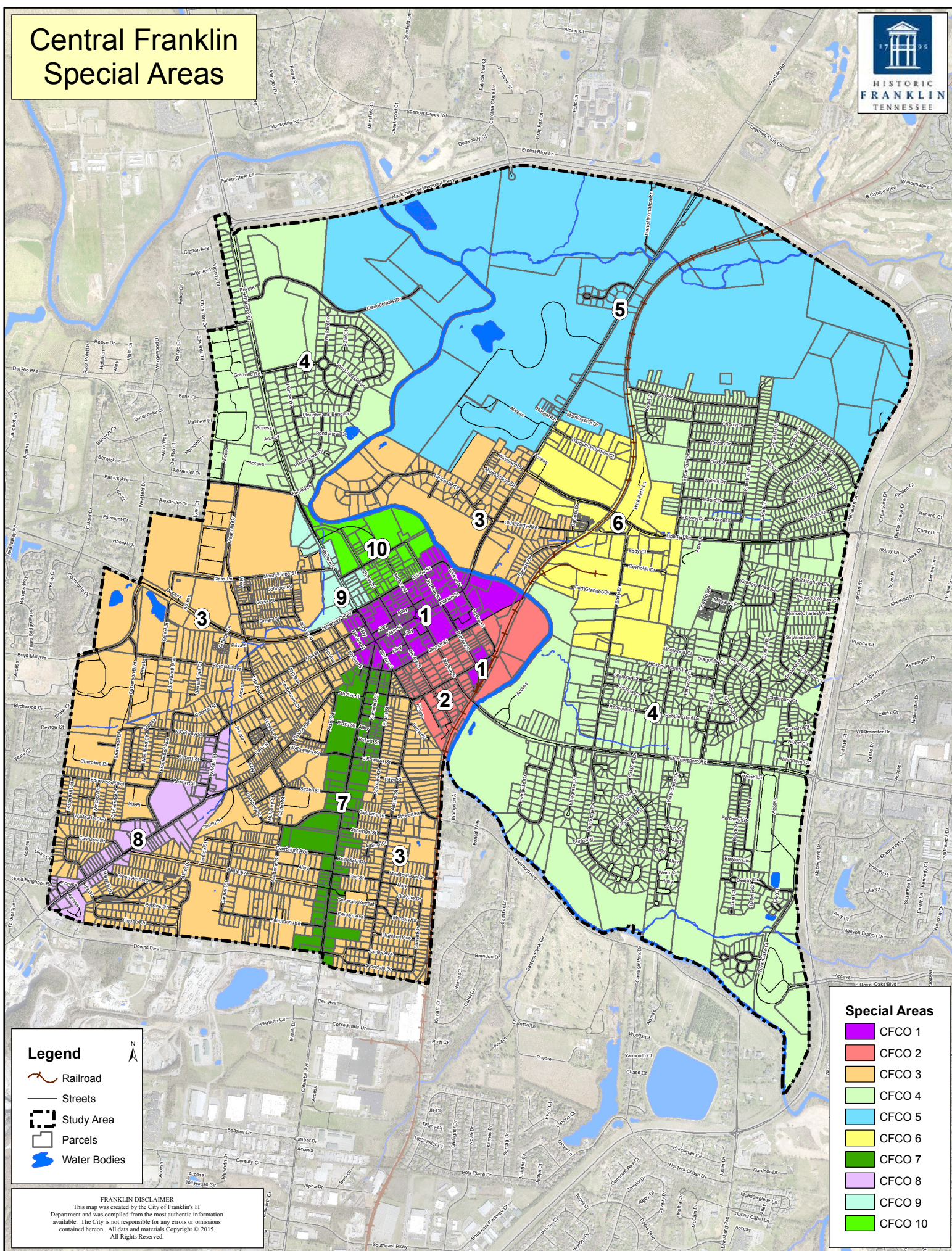
Connectivity

8. The street and sidewalk network should be enhanced. A street linkage should be provided extending 1st Avenue N to connect with N Margin. Improvements are desired to the sidewalk system and pedestrian crossings, including along Bridge, North Margin, and cross streets. The multi-use path along the Harpeth River should be extended.

Open Space

9. Bicentennial Park, the historic cemeteries, and the Harpeth River provide significant open space for this area. Additional properties within the floodplain may be appropriate for the continuation of Bicentennial Park. The Harpeth River is intended to have a public edge that is physically and visually accessible to the public. The purpose is to provide points for passive recreation, small informal gatherings, environmental education opportunities and scenic vistas.

Central Franklin Special Areas



Legend

- Railroad
- Streets
- Study Area
- Parcels
- Water Bodies

Special Areas

- CFCO 1
- CFCO 2
- CFCO 3
- CFCO 4
- CFCO 5
- CFCO 6
- CFCO 7
- CFCO 8
- CFCO 9
- CFCO 10

FRANKLIN DISCLAIMER

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