



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 28, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 28, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [19-0165](#) Approval of the January 24, 2019 Minutes.

Attachments: [DRAFT FMPC Minutes 1-24-19](#)

ELECTION OF OFFICERS

2. [19-0110](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2019.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

3. [19-0186](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
4. [19-0187](#) Franklin Park Subdivision, site plan, (One Franklin Park Office Building); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [19-0188](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for drainage improvements to February 27, 2020. (CONSENT AGENDA)
6. [19-0189](#) Lockwood Glen PUD Subdivision, site plan, sections 8-11 (Mass Grading); extend the performance agreement for drainage improvements to February 27, 2020. (CONSENT AGENDA)

7. [19-0190](#) Watson Glen Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
8. [19-0191](#) Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for water and sewer improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

9. [19-0202](#) Berry Farms Reams Fleming Tract PUD subdivision, Development Plan, Revision 2, (Ramsey Headquarters), A Revision to 650,000 Square Feet of Office and Conference Space in 4 Buildings on 45.17 Acres, North of the Intersection of Reams Fleming Blvd and Pratt Lane.

Sponsors: Franklin Municipal Planning Commission and Josh King
Attachments: [MAP_RamseyHQ.pdf](#)
[RAMSEY_Conditions of Approval_01.pdf](#)
[Layout_RamseySite.pdf](#)
[A1.1 ARCHITECTURAL MASSING AND ELEVATIONS.pdf](#)
[A1.2 ARCHITECTURAL MASSING AND ELEVATIONS.pdf](#)
[FULLPLAN_Ramsey.pdf](#)
10. [19-0197](#) PUBLIC HEARING: Consideration Of Resolution 2019-09, "A Resolution Approving A Development Plan For Huffines Property PUD Subdivision With 2 Modifications Of Development Standards (Maximum Retaining Wall Height, Evergreen Shrubs), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway. (02/28/19 FMPC 9-0; 03/26/19 WS)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King
Attachments: [MAP_Huffines.pdf](#)
[2019-09 RES HuffinesPropertyPUD_DevPlan_with Exhibits.Law Approved](#)
[Conditions of Approval_FINAL](#)
[Layout_Huffines.pdf](#)
[Arch_Huffines.pdf](#)
[Historic+Park.pdf](#)
[FullPlan_Huffines.pdf](#)

11. [19-0195](#) Consideration of Ordinance 2019-03 As Amended, An Ordinance To Rezone 12.67 Acres From General Commercial (GC) District To Specific Development -Variety (SD-X) (18.8,150000,170) District For The Property Located South Of East McEwen Drive And West Of Carothers Parkway (Huffines Property PUD Subdivision). (02/28/19 FMPC 9-0, 03/26/19 BOMA 1st Reading 8-0; 2nd BOMA Reading 4/23/19 7-0) THIRD AND FINAL READING

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

Attachments: [MAP_Huffines.pdf](#)
[2019-03 ORD huffinespropertyPUDSUBDIVISION_with Map and Survey.Law A](#)

12. [19-0196](#) Consideration Of Ordinance 2019-02, As Amended, An Ordinance To Rezone 10.03 Acres From General Commercial (GC) District To Civic-Institutional (CI) District For The Property Located South Of East McEwen Drive And West Of Carothers Parkway (Future City Park). (02/28/19 FMPC 9-0, 03/26/19 1st BOMA Reading 8-0, 2nd BOMA Reading 4/23/19 7-0) THIRD AND FINAL READING

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

Attachments: [MAP_Huffines.pdf](#)
[2019-02 ORD FutureCityPark_with Map and Survey.Law Approved 2](#)

13. [18-0808](#) PUBLIC HEARING: Consideration Of Resolution 2018-64: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)." (11/27/18 WS; 1/08/19 BOMA Referred to 2/12/19 for Public Hearing 7-0; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2; 03/12/19 WS)

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

Attachments: [MAP - 6772 - 6773 - Carothers Chase PUD Development Plan](#)
[RES 2018-64 - Carothers Chase PUD Development Plan_with Map and Survey](#)
[6773-COA-Carothers Chase \(4338 and 4340 S Carothers\) PUD Subdivision De](#)
[Carothers Chase - Survey](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)
[Carothers Chase Letter](#)
[Resident Letter - JoAnn Verbanic and Joseph Patrick](#)
[Resident Letter - Orlowski - Opposed](#)
[Resident Letter - Gomoljak](#)
[Resident Letter - Cobb](#)
[Carothers Chase - Development Plan - Typical Elevations - FMPC](#)
[Carothers Chase - Development Plan \(3-29-19\)](#)
[18-0808 email from Dennis Smith.pdf](#)

Legislative History

10/25/18	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
11/15/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
11/27/18	Work Session	referred as a Public Hearing Item to the Board of Mayor & Aldermen
1/8/19	Board of Mayor & Aldermen	referred to the Board of Mayor & Aldermen
2/12/19	Board of Mayor & Aldermen	referred to the Franklin Municipal Planning Commission

14. [18-0809](#) Consideration Of Ordinance 2018-43: "An Ordinance To Rezone 22.07 Acres From The Detached Residential 1 District (R-1) To The Specific Development - Residential (SD-R 2.04) District For The Property Located North Of South Carothers Road And East Of Carothers Parkway, 4338 And 4340 South Carothers Road (Carothers Chase)." (11/15/18 FMPC 7-0, 11/27/18 WS & BOMA 1st Reading 8-0; 1/08/19 BOMA 7-0, deferred Third Reading to 2/12/19 BOMA Old Business; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2; 03/12/19 WS & 1st BOMA Reading 7-0; 04/09/19 2nd BOMA Reading & Public Hearing 5-3) THIRD AND FINAL READING

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

Attachments: [MAP - 6772 - 6773 - Carothers Chase PUD Development Plan](#)
[ORD 2018-43 -Carothers Chase Rezoning_ with Map and Survey.Law Approver](#)
[Carothers Chase - Survey](#)
[Public Notice Affidavit \(10-30-18\)](#)
[Alicia Claxton - Falcon Creek Resident - Letter](#)
[Carothers Chase Letter](#)
[Resident Letter - JoAnn Verbanic and Joseph Patrick](#)
[Resident Letter - Orlowski - Opposed](#)
[Resident Letter - Gomoljak](#)
[Resident Letter - Cobb](#)
[Carothers Chase - Development Plan \(3-29-19\)](#)

Legislative History

10/25/18	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
11/15/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
11/27/18	Work Session	acknowledged
11/27/18	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen
1/8/19	Board of Mayor & Aldermen	referred to the Board of Mayor & Aldermen
2/12/19	Board of Mayor & Aldermen	referred to the Franklin Municipal Planning Commission

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. [19-0118](#) Avondale Cottages PUD Subdivision, Final Plat, Creating 40 Single-Family Residential Lots And Five Open-Space Lots On 5.31 Acres, Located At 302 Avondale Drive. (CONSENT AGENGA)
- Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments: [MAP - 6907 - Avondale Cottages PUD Subdivision, Final Plat](#)
 [6907 - COA - Conditions of Approval_01](#)
 [FINAL PLAT - 15-095 Avondale Cottages Final Plat \(02-07-2019\)](#)
16. [19-0204](#) Battle Ground Park Subdivision, Site Plan, Lots 35 & 36 (Bed and Breakfast), A Bed And Breakfast Use Of 3,417 Square Feet, On 0.28 Acres, Located At 1330 Columbia Ave.
- Attachments: [6905 - MAP Battle Ground Park SP \(B&B\)](#)
 [6905 - Battle Ground Park SP \(B&B\) Conditions of Approval_01](#)
 [6905 - Battle Ground Park Subdivision, Site Plan \(Bed and Breakfast\) - submitte](#)
17. [19-0122](#) Lockwood Glen PUD Subdivision, Final Plat, Section 9, Creating 21 Single-Family Residential Lots And Three Open-Space Lots On 5.63 Acres, Located At 4315 S. Carothers Road. (CONSENT AGENDA)
- Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments: [MAP - 6901 - Lockwood Glen PUD Subdivision, Final Plat, Section 9](#)
 [COA - 6901 - Conditions of Approval_01](#)
 [FINAL PLAT - SIGNED COF 6901 Lockwood Glen, Section 9 Final Plat 2019-0](#)
18. [19-0203](#) Myles Manor Park Subdivision, Final Plat, Section B, Revision 1, Resubdivision of Lots 14-23, Consolidating 10 Properties To Create 3 Single-Family Lots, On 0.8 Acres, Located At 111 Winslow Road. (CONSENT AGENDA)
- Attachments: [6906 - MAP Myles Manor Park FP Sec B Rev 1](#)
 [6906 - Myles Manor FP SecB Rev1 Conditions of Approval_01](#)
 [6906 - MYLES MANOR PARK FINAL PLAT](#)
19. [19-0123](#) Simmons Ridge PUD Subdivision, Final Plat, Section 8, Creating 43 Residential Lots And Eight Open Space Lots On 12.24 Acres, Located At 4408 S. Carothers Road. (CONSENT AGENDA)
- Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments: [MAP - 6903 - Simmons Ridge PUD Subdivision, Final Plat, Section 8](#)
 [COA - 6903 - Conditions of Approval_01](#)
 [FINAL PLAT - SR Sect8 Final Plat 6903](#)

20. [19-0124](#) Tap Root Hills PUD Subdivision, Final Plat, Section 4, Creating 23 Single-Family Residential Lots And Two Open Space Lots On 15.85 Acres, Located South Of Clovercroft Road And East Of Market Street. (CONSENT AGENDA)
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments:** [MAP - 6904 - Tap Root Hills PUD Subdivision, Final Plat, Section 4](#)
 [COA - 6904 - Conditions of Approval_01](#)
 [FINAL PLAT - SIGNED 6904 Tap Root Hills, Section 4 Final Plat](#)
21. [19-0135](#) Woodlands Subdivision, Final Plat, Lot 17, Revision 5, Recording Infrastructure And Easements On 1.66 Acres, Located At The Southwest Corner Of The Intersection Of Murfreesboro Road And Southwinds Drive. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_WoodlandsLot17.pdf](#)
 [ChickFila_COA.pdf](#)
 [COF 6899 - Franklin, TN Hwy 96 Plat Rev 2 2-4-2019.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, January 24, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 7 - Allen, Lindsey, Hathaway, McLemore, Orr, Szilagyi, and Petersen

Absent 2 - Franks, and Harrison

MINUTES

1. Approval of the December 20, 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 12-20-18](#)

Alderman Petersen moved, seconded by Commissioner McLemore, to approve the minutes from December 20, 2018, as presented. The motion carried by the following vote:

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

Absent: 2 - Franks, and Harrison

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments.

The following citizens spoke about the annexation of property located at Long Lane:

1. Joey Blakely, 4338 Long Lane. Mr. Blakely spoke about the Envision Franklin proposal to annex property at Long Lane. This property is currently zoned residential and would be converted to a general office/commercial use. Mr. Blakely provided maps. He stated that they are requesting that the property stay zoned residential. He stated these parcels are considered the least suitable to build on, and there was a significant piece of conservation area.

He stated that this area should be looked at concerning how the map is put together for Envision Franklin. He stated this would be to determine if this was the correct designation for the regional commerce underlay (Design Concept). He stated that it seemed out of place.

He stated that there seemed to be a conflict with this property because it was tough to build on, contained a conservation area, and had an underlay of regional commerce (Design Concept) with several residential properties. He stated he would like to open a discussion about these concerns in the future.

2. Sarah Oglesby, 1001 Beamon Drive. Ms. Oglesby stated that she agreed with Mr. Blakely's comments. She also invited the Staff and Commissioners to come visit the site.

3. Michelle Sutton, 316 Irvine Lane. Ms. Sutton also agreed with the comments made by Ms. Oglesby and Mr. Blakely. She stated there will be a new elementary school at the corner of Gosey Hill Road and Arno Road. She stated this would change the amount of traffic traveling on Long Lane.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of the Planning and Sustainability Department, stated that the Planning Department would host an event, "Planapalooza", February 19-22, 2019, at City Hall. It would start with a kickoff meeting at 6 pm on February 19th. There would be several events following the kickoff. This event is to obtain feedback from the public for the Zoning Ordinance update. The full schedule of events would be posted on the City website.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Orr, to approve Items 2-28 and Items 33,35, and 36 as presented on the Initial Consent Agenda. The motion carried by the following vote:

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

Absent: 2 - Franks, and Harrison

Approval of the Consent Agenda

Chair Hathaway recused himself from Item 34.

Chair Hathaway passed the Chair to Vice-Chair Lindsey.

Vice-Chair Lindsey asked for a motion to approve Item 34.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 34 as presented on the Secondary Consent Agenda. The motion carried unanimously (6-0).

Vice-Chair Lindsey passed the Chair to Chair Hathaway.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 34 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 6 - Allen, Lindsey, McLemore, Orr, Szilagyi, and Petersen

Absent: 2 - Franks, and Harrison

Recused: 1 - Hathaway

SITE PLAN SURETIES

2. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Cool Springs Life Science Center Subdivision, site plan; accept the stormwater drainage/detention and landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

4. Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

5. Echelon PUD Subdivision, site plan, sections 1-3; accept the landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

6. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

7. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

8. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

This Planning Item was approved.

9. Highlands at Ladd Park PUD Subdivision, site plan, section 13; extend the maintenance agreement for landscaping open space improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

10. Highlands at Ladd Park PUD Subdivision, site plan, section 15; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

11. Highlands at Ladd Park PUD Subdivision, site plan, section 24; extend the maintenance agreement for streets improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

12. Highlands at Ladd Park PUD Subdivision, site plan, section 25; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. Highlands at Ladd Park PUD Subdivision, site plan, section 27; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
14. Highlands at Ladd Park PUD Subdivision, site plan, section M; accept the sewer south improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
15. Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 6 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
16. Nichol Mill Lofts PUD Subdivision, site plan; extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
17. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
18. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
19. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

20. Through the Green PUD Subdivision, site plan, section 2, revision 2; extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
21. Through the Green PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
22. Tywater Crossing PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
23. Tywater Crossing PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
24. Water's Edge PUD Subdivision, site plan, section 1, revision 1; accept the landscaping Phase 1 and landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
25. Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
26. Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
27. Westhaven PUD Subdivision, site plan, sections 40 and 41; extend the performance agreement for landscaping section 40 and landscaping section 41 improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

28. Westhaven PUD Subdivision, site plan, section 43; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

29. *Consideration of Ordinance 2018-62 - An Ordinance To Rezone 5.35 Acres From Specific Development Residential (SD-R 5.03) District To Neighborhood Commercial (NC) District For The Property Located West Of Carothers Parkway And South Of South Carothers Road, 4309 South Carothers Road (Discovery Center); Establishing a Public Hearing Date of March 12, 2019. (1/24/19 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [MAP - 6882 - Discovery Center - Rezoning](#)
[ORD 2018-62 - Discovery Center - Rezoning_with Exhibit.Law](#)
[Approved](#)
[Discovery Center Rezoning Request Resubmittal 01.02.2019](#)

Mr. Christopher Andrews, Principal Planner, stated that this item is a rezoning request for the property located at 4309 South Carothers Road. He stated that the applicant is seeking the rezoning of 5.35 acres from the Specific Development (SD-R 5.03) District to the Neighborhood Commercial (NC) District. The subject property was previously part of the Lockwood Glen PUD Subdivision, with 16 townhouses planned for the site.

The proposed use as a children's educational facility, the Discovery Center, is supported as a civic and institutional use within Envision Franklin and is permitted within the Neighborhood Commercial Zoning District. The rezoning does not include a development plan, as site details will be analyzed at the required site plan stage.

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

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

The Applicant was represented by Greg Gamble, Gamble Design Collaborative. The Applicant stated that this is an exciting opportunity to bring an educational use to anchor the new city park. He stated he was there with representatives from the Discovery Center and was happy to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner McLemore, that Ordinance 2018-62 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (7-0).

Commissioner Orr moved, seconded by Commissioner McLemore, that Ordinance 2018-62 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Franks, and Harrison

30. Consideration of Resolution 2018-107 - A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road; Establishing a Public Hearing on March 12, 2019. (1/24/19 FMPC 7-0)

Attachments: [MAP - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)
[RES 2018-107 Lockwood Glen Rev 4 with Map and Survey Law](#)
[Approved](#)
[COA - 6884 - Conditions of Approval 01](#)
[Lockwood Glen PUD Subdivision Development Plan Revision 4, Resubmittal 01.03.2018](#)

Mr. Andrews stated that this item is a request for a development plan revision for property located east of Carothers Parkway and south of South Carothers Road. He stated that the applicant is requesting a revised development plan for the Lockwood Glen PUD Subdivision to remove the property located north of the planned City park. At this time, the property to be removed is also requested to be rezoned by the Discovery Center. The applicant is making no other revisions to the previously approved Lockwood Glen PUD Subdivision development plan.

As a result of this revision, staff recognizes there remain entitlements for the 16 dwelling units originally proposed as townhouses on the site being removed from the limits of the PUD. Should the developer desire to redistribute those 16 units to other locations within the Lockwood Glen PUD Subdivision, a development plan revision would need to be approved by either the FMPC or BOMA, dependent upon revision criteria found in Section 2.4.2 (11) in the City of Franklin Zoning Ordinance. As these 16 units were intended to be attached townhouses, moving them to another location within the Lockwood Glen PUD Subdivision would serve as "major changes to typical lots in either dimension and/or number of lots revised in a section or throughout the development", and would trigger a review from the FMPC.

Staff has requested a note be added to the development plan revision document acknowledging this circumstance and has added it as a condition of approval for this item.

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

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

The Applicant was represented by Greg Gamble, Gamble Design Collaborative. The Applicant stated he was there to answer any questions. Mr. Gamble stated there were previously sixteen townhomes located on this property. With this rezoning, those sixteen townhomes do not have a place in Lockwood Glen. If they do have a role in Lockwood Glen in the future, there are only a few places left in Lockwood Glen to build. This would require a development plan amendment. He stated that the existing owners of Lockwood Glen are aware of this requirement. (Note: Mr. Gamble used the words "Ladd Park" during this time. He corrected this by stating that he meant to use the words "Lockwood Glen".)

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Lindsey, that Resolution 2018-107

be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (7-0).

Commissioner Orr moved, seconded by Commissioner Lindsey, that Resolution 2018-107 be recommended to the Board of Mayor and Aldermen for approval.

The motion carried by the following vote:

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

Absent: 2 - Franks, and Harrison

31. *Consideration of Ordinance 2018-63 - An Ordinance To Rezone 121.54 Acres From Specific Development-Residential (SD-R 5.03) District To Specific Development-Residential (SD-R 5.25) District For The Property Located East Of Carothers Parkway And South Of South Carothers Road (Lockwood Glen PUD Subdivision); Establishing a Public Hearing Date of March 12, 2019. (1/24/19 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [MAP - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)
[ORD 2018-63 Lockwood Glen Rezoning with DP revision_with Map and Survey.Law Approved](#)
[Lockwood Glen PUD Subdivision Rezoning Request Resubmittal 01.03.2019](#)

Mr. Andrews stated that the applicant is requesting a rezoning from the existing Specific Development-Residential (SD-R 5.03) District to the Specific Development-Residential (SD-R 5.25) District to modify the density of the Lockwood Glen PUD Subdivision after the removal of the property proposed for use by the Discovery Center. The change in density reflects the removal of land from the Lockwood Glen PUD Subdivision. No other modifications or changes are being requested.

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

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

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

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner Orr, that Ordinance 2018-63 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (7-0).

Commissioner Lindsey moved, seconded by Commissioner Orr, that Ordinance 2018-63 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Franks, and Harrison

32. Berry Farms Town Center PUD Subdivision, Development Plan, Section 11, Revision 1, (Rural Plains Town Center), Revising The Internal Street Network, Parking Layout, And Open Space Configuration, Located At The Intersection Of Captain Freeman Parkway And Hughes Crossing Blvd Within The Berry Farms Development.

Attachments: [MAP_BFTC](#)

[BFTC_Sec11_DPRev1_Conditions of Approval_01.pdf](#)

[BF%20Town%20Center%20PUD%20Re-Submittal%206874.pdf](#)

[Original_BFTC.pdf](#)

[ELEVATIONS_BFTC.pdf](#)

[LAYOUT_BFTC.pdf](#)

Mr. Josh King, Principal Planner, stated this was for the Town Center portion which was previously undeveloped. The internal roadway network and building layout are being modified.

Staff recommended that Item 32 be approved, with conditions.

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

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

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Item 32 be approved, with conditions.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (7-0).

Commissioner McLemore moved, seconded by Commissioner Orr, that Item 32 be approved. The motion carried by the following vote:

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

Absent: 2 - Franks, and Harrison

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

33. Bushnell Farm PUD Subdivision, Final Plat, Creating 14 Single-Family Residential Lots, One Multifamily Lot And Six Open Space Lots On 9.74 Acres, Located At 1495 And 1521 Lewisburg Pike. (CONSENT AGENDA)

Attachments: [MAP - 6881 - Bushnell Farm PUD Subdivision Final Plat](#)
[COA - 6881-Conditions of Approval_01](#)
[PLAT - COF 6881 Bushnell Farm Final Plat 2019-01-03](#)

This Planning Item was approved.

34. Shadow Green PUD Subdivision, Final Plat, Section 1, Creating 24 Lots, Seven Open Space Lots, Two Future Development Lots, And A Future Right Of Way Lot On 52.54 Acres, Located At 1152 Hillview Lane. (CONSENT AGENDA)

Attachments: [MAP - 6885 - Shadow Green PUD Subdivision Section 1 Final Plat](#)
[COA - 6885-Conditions of Approval_01](#)
[PLAT - 2nd Submittal Shadow Green Section One Final Plat 2019.01.03](#)

This Planning Item was approved.

35. Spring Street Subdivision, Final Plat, Creating Two Lots On 11.09 Acres And Located At 200 Spring Street. (CONSENT AGENDA)

Attachments: [MAP 200 Spring St Sub FP](#)
[200 Spring St Sub FP-Conditions of Approval_01](#)
[Spring Street Subdivision, Final Plat - submittal 002](#)

This Planning Item was approved.

36. Stream Valley PUD Subdivision, Final Plat, Section 19, Creating One Attached Residential Lot For 240 Units And 17 Buildings On 22 Acres, Located At The Intersection Of Verbana Drive And Ledgebrook Drive Within The Stream Valley PUD Subdivision. (CONSENT AGENDA)

Attachments: [MAP_SV_FP](#)
[SV_FP_Sec19_Conditions of Approval_01.pdf](#)
[STREAM-VALLEY-SECTION-19-COF-6878.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

37. *Consideration of Ordinance 2018-46, To Be Entitled: "An Ordinance To Amend The Franklin Municipal Code, Appendix A-Comprehensive Fees And Penalties, Chapter 14, Relating To Zoning And Land Use Application Fees For The Planning Review Process." Establishing a Public Hearing Date of March 12, 2019. (1/24/19 FMPC 7-0) FIRST OF THREE READINGS

Attachments: [ORD 2018-46 Review Fees.Law Approved 3](#)
[2018-46 Exhibit 1 Fee Comparison](#)
[2018-46 Exhibit 2 Proposed vs Existing Examples](#)
[2018-46 Exhibit 3 - 9.11.2018](#)
[Exhibit 3 from 2010 Fee Change](#)
[Sept FMPC ORD 2018-46 Review Fees.Law Approved](#)

Ms. Emily Hunter, Director of the Planning and Sustainability Department, stated that this Ordinance was last considered at the September, 2018 FMPC meeting and was discussed at a subsequent Joint Conceptual Workshop in October, 2018.

Ms. Hunter stated that the last time planning review fees were comprehensively updated was in 2010. She stated that studies had been conducted into peer cities and looked at the City of Franklin's cost in terms of review. She stated this proposal was to increase the Planning review fees.

Ms. Hunter stated that since the initial consideration, a few changes had been made. The proposed fee for a Zoning Certification Letter had been changed from \$100 to \$50. This is an increase of \$25 over the current charge. This change reflects a smaller increase than originally proposed. Fees for annexation requests had been broken down by annexation request type.

Ms. Hunter stated she would be happy to answer any questions or provide further information.

Staff recommended approval of Ordinance 2018-46 to the Board of Mayor and Aldermen.

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

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Orr, that Ordinance 2018-46 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (7-0).

Commissioner Allen moved, seconded by Commissioner Orr, that Ordinance 2018-46 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Franks, and Harrison

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

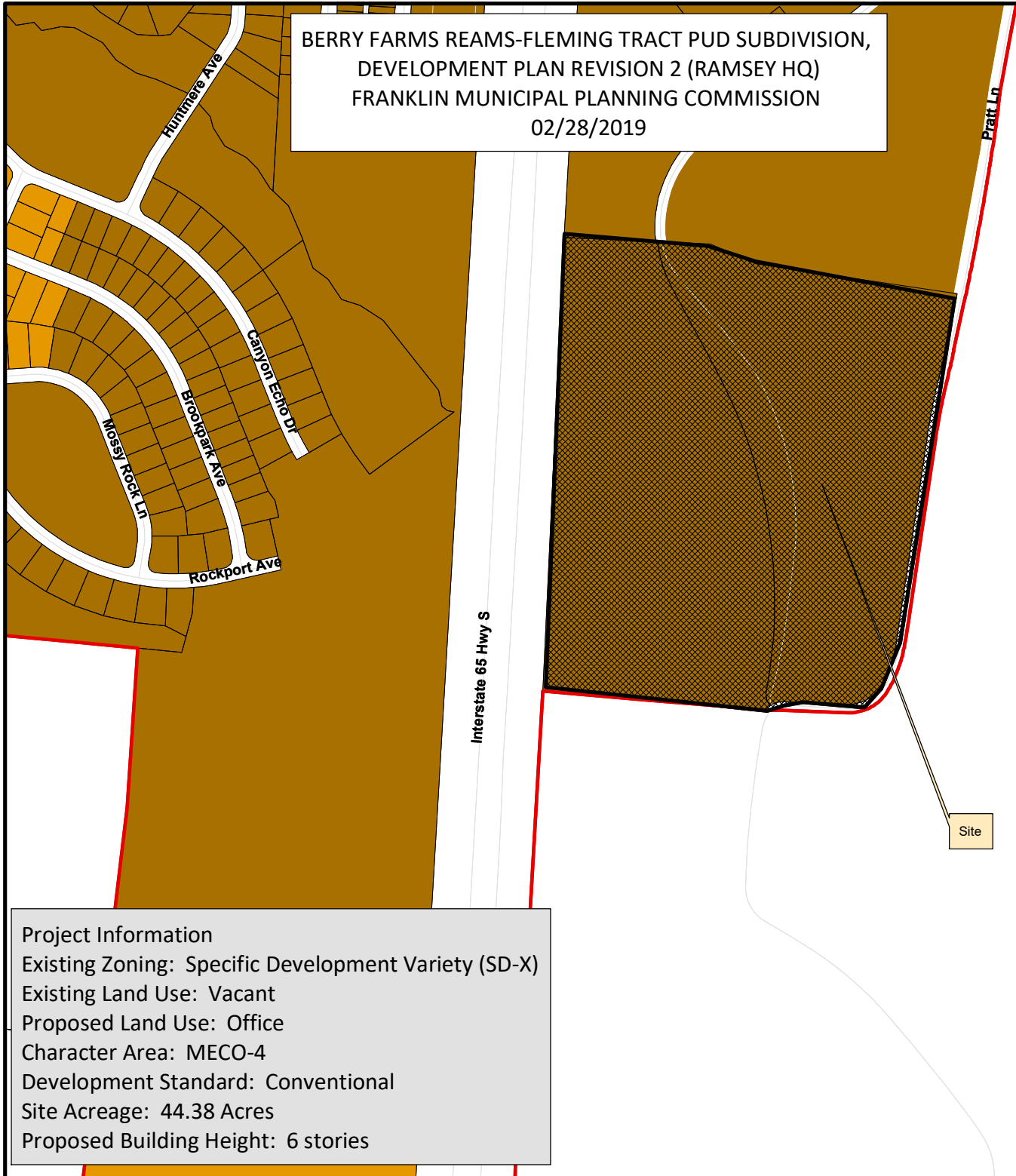
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:20 p.m.

Chair, Mike Hathaway

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION,
 DEVELOPMENT PLAN REVISION 2 (RAMSEY HQ)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 02/28/2019



Project Information
 Existing Zoning: Specific Development Variety (SD-X)
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: MECO-4
 Development Standard: Conventional
 Site Acreage: 44.38 Acres
 Proposed Building Height: 6 stories

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

0 250 500 1,000
 Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

10. Survey

joe.marlo@franklinton.gov The following Advisory Comment shall remain open as a reminder to Staff at the Site Plan, but **does not hinder approval of the PUD**.

Advisory Comment: A field-run topographic survey will be required for all site plans developing the areas to the east of the Reams Fleming Boulevard. Survey shall extend a minimum of 50 feet beyond the property limits.

15. Grading

joe.marlo@franklinton.gov **At Site Plan**, Applicant to provide six linear feet between walls (i.e. between back face of low wall and front face of high wall) to allow for the planting of vegetation, per Franklin Zoning Ordinance. No portion of walls, including drainage backfill, soil reinforcing strips, footings, etc., shall be located in ROW.

16. F. Development Plan

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

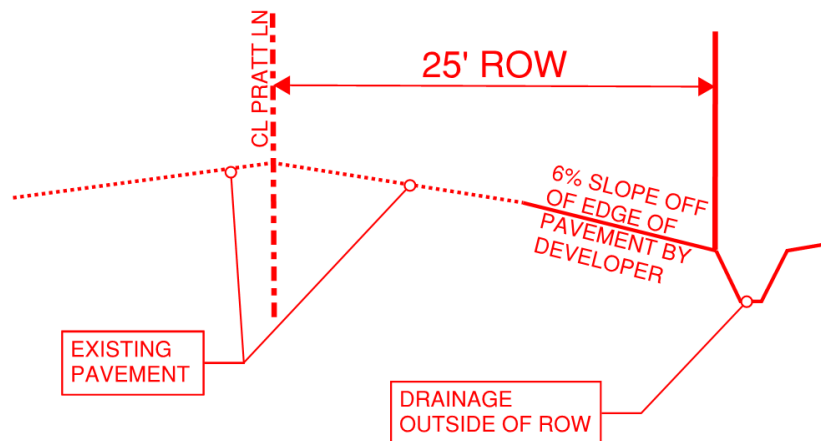
Applicant shall provide street lights along property frontage with Pratt Lane in accordance with Chapter 9 of the 2017 Transportation & Street Technical Standards.

18. Maximum Grade Slopes

joe.marlo@franklinton.gov **At Site Plan**, Applicant to provide maximum grade slopes shall not exceed 3H:1V.

19. F. Development Plan

jimmy.wiseman@franklintn.gov There is currently a twenty five (25') foot prescriptive ROW easement that encompasses the existing roadway on the western side (for a total ROW easement of 50'). With future approved site plans, this ROW easement will be dedicated as ROW to match the current 25' boundary. Under any circumstances, this ROW, or additional ROW as needed, shall accommodate a future improvement of Pratt Lane to ultimately include two 12-foot travel lanes, 2.5 foot curb and gutter on each side, and a 6 foot grass strip on each side of the roadway. The Ramsey Development shall be responsible for grading out the future Right-Of-Way starting at the existing western edge of pavement to the proposed right-of-way line at approximately a 6% slope. Material shall be compacted in place to meet City of Franklin Street Specifications.



[Edited By Jimmy Wiseman]

33. Final Plat Required

lance.fittro@franklintn.gov This is an advisory comment which **does not hinder approval of the revised Development Plan:**
All ROW dedication and public/City easements shown on the Development Plan and subsequent Site Plan submittals shall be dedicated via Final Plat prior to the issuance of the Certificate of Occupancy for any building shown on the plan.

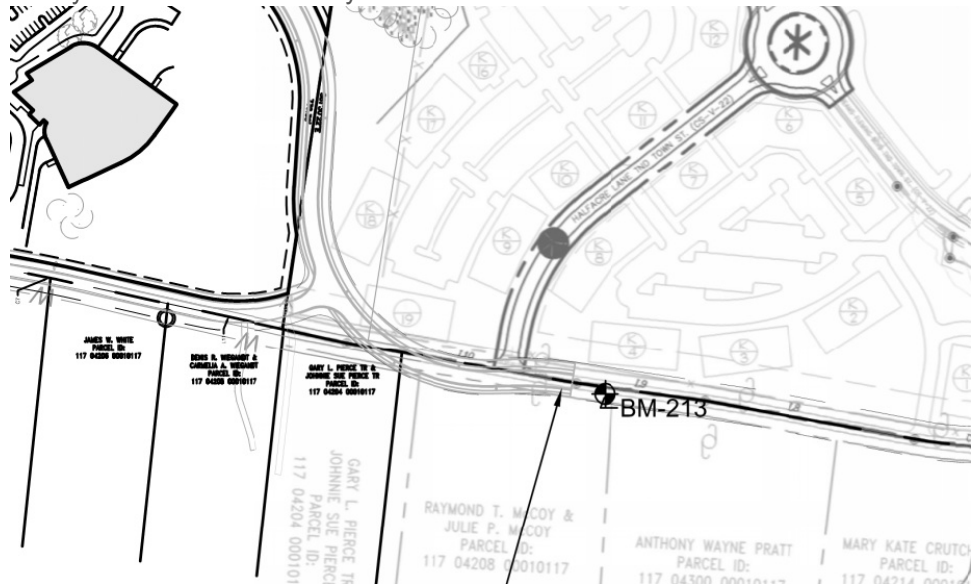
35. B. General Information

jimmy.wiseman@franklintn.gov The multi-use trail must be shown at a location that can be constructed today. Without an agreement in place with other property owners it is not yet known that the multi-use trail can be constructed along the connector road. The applicant shall show the multi-use trail along the western side of Pratt Lane.

49. F. Development Plan

jimmy.wiseman@frankltn.gov

The connector road between Reams Fleming Blvd and Pratt Lane requires easements and right-of-way from offsite properties. Prior to final approval of the site plan, the applicant shall acquire written approval from Boyle on the connector road alignment. At site plan, the developer shall be required to acquire all necessary easements and right-of-way to construct the roadway.



[Edited By Jimmy Wiseman]

Fire-Planning

General Issues

30. Fire Protection

andyk@frankltn.gov

Thank you for the update. Do we have a timeframe for the water main loop completion? This test during winter usage shows flows already below 1500gpm @ 20 psi.

Planning

General Issues

51. Lot numbers

josh.king@frankltn.gov

Applicant shall ensure through permitting and final plats that lots 1, 102, 103, 104, and 105 are used consistently on all sheets. Applicant to remain open until a final plat is submitted.

53. Multi Use Trail

josh.king@frankltn.gov

Applicant shall ensure future site plans show a pedestrian trail across the property either through the site or along Pratt Lane. See engineering comments for more details.

2018.12.21 - Ramsey - PUD Pre-App.pdf

8. Architecture

josh.king@frankltn.gov

At each individual site plan submittal, Applicant shall submit building elevations (including the parking garage) that meet COF Zoning Ordinance standards. Elevations are not approved with the Development Plan but expected to stay consistent with what was submitted.

28. External Roadway

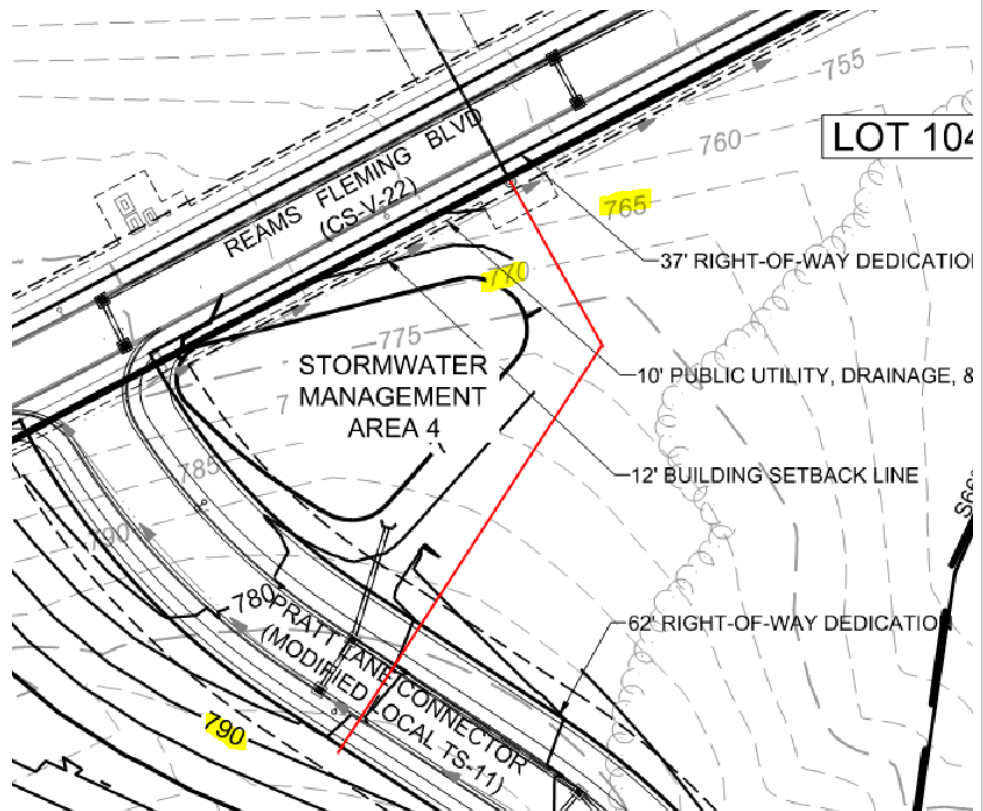
josh.king@franklinton.gov Applicant shall not submit plans for buildings or sections beyond Building #2 as identified on the plans until the roadway connection (Pratt Lane Connector) is agreed upon or a Development Plan revision has been approved by the BOMA reducing the offsite connection

Water/Sewer

General Issues

45. Sanitary sewer

ben.mcneil@franklinton.gov The applicant is showing the proposed sanitary sewer main extending to the future building at or near 20'~ in depth. The sanitary sewer shall be revised to be at the least depth possible. The Water Management department will not approve the sanitary sewer at depths that are proposed. In the latest submittal the depths have been revised by approximately 2', but Water Management will review this layout at site plan submittal and make a final determination on placement and depth. The applicant shall be aware that this layout may change to accommodate the minimum depth requirements.



STORMWATER NARRATIVE

THE PROPOSED SITE CONSISTS OF NEW ROADWAYS, BUILDINGS, PARKING AND OTHER MINOR IMPERVIOUS SURFACES. STORMWATER QUALITY MANAGEMENT IS PROPOSED TO COMPLY WITH THE CITY'S CURRENT REGULATIONS FOR EACH PHASE OF CONSTRUCTION. STORMWATER QUANTITY INCREASES ARE PROPOSED TO BE OFFSET UTILIZING DETENTION PROVIDED IN THE EXISTING (BUILT IN SECTION 1) AND FUTURE DETENTION PONDS FOR EACH OUTFALL LOCATION.

STORMWATER IMPACT STATEMENT

THROUGHOUT THE DURATION OF THE MULTIPHASE DEVELOPMENT, STORMWATER WILL BE HANDLED ON A PHASE TO PHASE BASIS. SOME STORMWATER FEATURES MAY SERVE MULTIPLE PHASES OF DEVELOPMENT, BUT IS GENERALLY NOT EXPECTED TO RELY ON A SIGNIFICANT REGIONAL CONTROL STORMWATER FACILITIES. PEAK FLOW RATES WILL BE NEGATED BY A SERIES OF STORMWATER CONTROLS, ENSURING NO IMPACT ON ADJACENT PROPERTIES.

STORMWATER ESTIMATES

STORAGE VOLUME REQUIRED BASED ON ANALYSIS OF 1 ACRE OF MEADOW (CN 65) TO IMPERVIOUS AREA (CN 98) RESULTING IN AN INCREASE OF 12,000 CF OF INCREASED VOLUME PER ACRE.

SURFACE AREA OF DETENTION BASED ON AN ASSUMED DEPTH OF 4 FT.

WATER QUALITY VOLUME REQUIRED BASED ON ANALYSIS OF 1 ACRE OF IMPERVIOUS AREA TO BIORETENTION LEVEL II DESIGN RESULTING IN A TREATMENT VOLUME OF 4,311 CF REQUIRED PER ACRE OF IMPERVIOUS SURFACE.

WATER QUALITY SURFACE AREA BASED ON AN EFFECTIVE DEPTH OF 2.5 FT.

STORMWATER MANAGEMENT AREA 2
- ADD. IMPERVIOUS AREA: 5 ACRES
- APPROX. STORAGE VOLUME REQUIRED: 60,000 CF
- APPROX. STORAGE SURFACE AREA: 15,000 SF
- APPROX. WQ TREATMENT VOLUME REQUIRED: 25,000 CF
- APPROX. WQ TREATMENT SURFACE AREA REQD: 8,500 SF
- STORMWATER AREA 2A: 21,000 SF
- STORMWATER AREA 2B: 2,500 SF

STORMWATER MANAGEMENT AREA 3
- ADD. IMPERVIOUS AREA: 3 ACRES
- APPROX. STORAGE VOLUME REQUIRED: 36,000 CF
- APPROX. STORAGE SURFACE AREA: 9,000 SF
- APPROX. WQ TREATMENT VOLUME REQUIRED: 13,000 CF
- APPROX. WQ TREATMENT SURFACE AREA REQD: 5,000 SF
- STORMWATER AREA 3A: 6,500 SF
- STORMWATER AREA 3B: 3,000 SF
- STORMWATER AREA 3C: 12,000 SF

STORMWATER MANAGEMENT AREA 4
- ADD. IMPERVIOUS AREA: 1 ACRE
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- APPROX. STORAGE SURFACE AREA: 3,000 SF
- APPROX. WQ TREATMENT VOLUME REQUIRED: 4,300 CF
- APPROX. WQ TREATMENT SURFACE AREA REQD: 1,700 SF
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R.E. ARNOLD
PARCEL ID:
01600 00010133

REEDY JR.
E. REEDY
L. ID:
00010117

EXISTING ROADSIDE SHOULDER
AND DITCH TO REMAIN

STORMWATER MANAGEMENT AREA 2B

RETAINING WALLS
8' MAX HEIGHT (TYP.)

PICKUP AND CONTROL
RUNOFF WATER FROM
PRATT LANE
TIMOTHY T. WILLIAMS &
CAROLE D. WILLIAMS
PARCEL ID:
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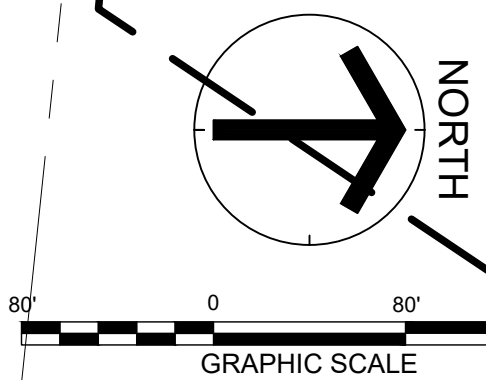
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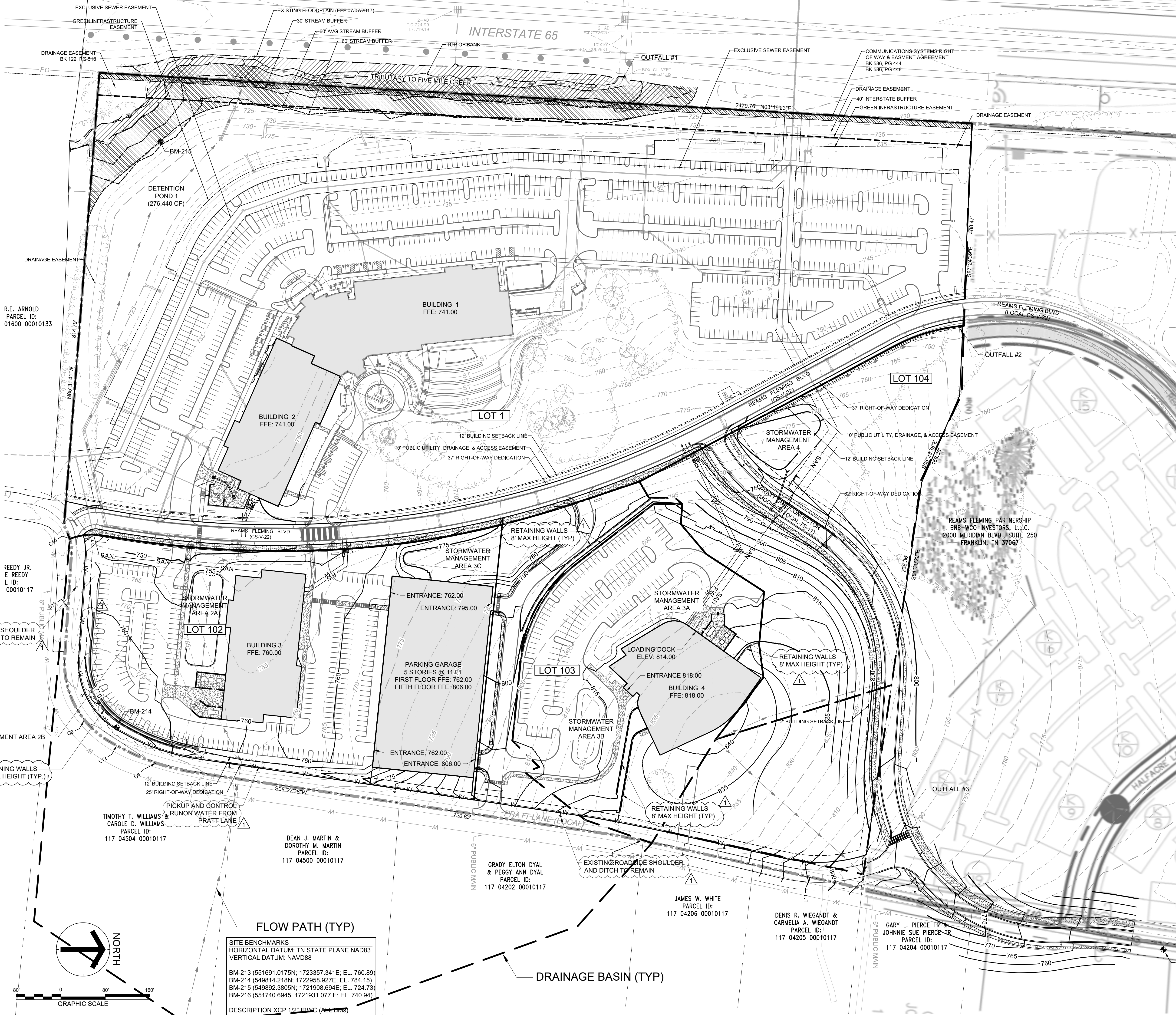
FLOW PATH (TYP)

SITE BENCHMARKS
HORIZONTAL DATUM: TN STATE PLANE NAD83
VERTICAL DATUM: NAVD88

BM-213 (551691.0175N; 1723357.341E; EL. 780.89)
BM-214 (549814.218N; 1722958.927E; EL. 784.15)
BM-215 (549892.3805N; 1721908.694E; EL. 724.73)
BM-216 (551740.6945; 1721931.077E; EL. 740.94)

DESCRIPTION XCP 1/2" IBMC (ALL DIMS)

DRAINAGE BASIN (TYP)



GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

RAMSEY
SOLUTIONS

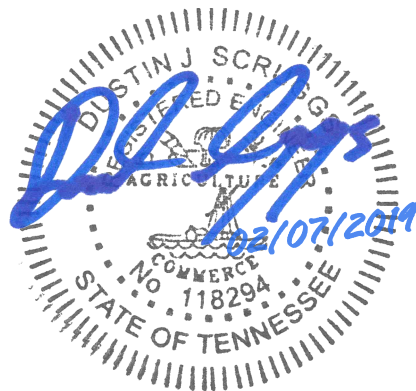
BERRY FARMS
REAMS-FLEMING
TRACT PUD
SUBDIVISION,
DEVELOPMENT
PLAN, REVISION 2

MATT 5:14-16, LLC.

1011 REAMS FLEMING BLVD
FRANKLIN, TN 37064

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE
BERRY FARMS REAMS FLEMING PATTERN BOOK.
CHANGES SHALL NOT BE MADE TO THE APPROVED
SITE PLAN UNLESS AS APPROVED BY THE BERRY
FARMS REAMS FLEMING ARCHITECTURAL REVIEW
COMMITTEE

COF #6896



Revision

No.	Date	Description
1	02/07/2019	STAFF COMMENTS

PUD GRADING, DRAINAGE, AND
STORMWATER PLAN

C3.0

41138.02
01/14/2019

This Line Is 3 Inches When Printed Full Size



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222 Second Avenue South
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REVISÉD PUD PLAN

RAMSEY
SOLUTIONS

BERRY FARMS
REAMS-FLEMING
TRACT

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COF #TBD



BUILDINGS 1, 2, 3 & 4
MASSING EXHIBIT
 SOUTH WEST FACE OF BUILDING

Revision

[illegible]

BUILDING MASSING & ELEVATIONS

A1.1

41138.02
01/14/2019

	Alcoa Architectural Products Product: Rustic Reclaimed Congaigat Color: Classic Bronze
	Alcoa Architectural Products Product: Rustic Reclaimed Congaigat Color: Classic Bronze
	Virocon Product: VUE 1-30 Insulating HS/HS Color: Spandrel HS VUE-30 #2
	Virocon Product: VUE 1-30 Insulating HS/HS Color: Clear HS VUE-30 #2
	Belden Brick Company Product: Modified 13-42 Color: Commodore Velour A
	Belden Brick Company Product: 14-10 Color: Canyon Velour A
	Artiscraft Product: Smooth Color: Oyster
	Artiscraft Product: Rough Color: Oyster

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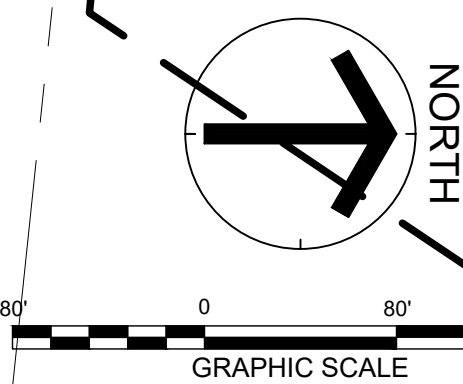
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117 04204 00010117



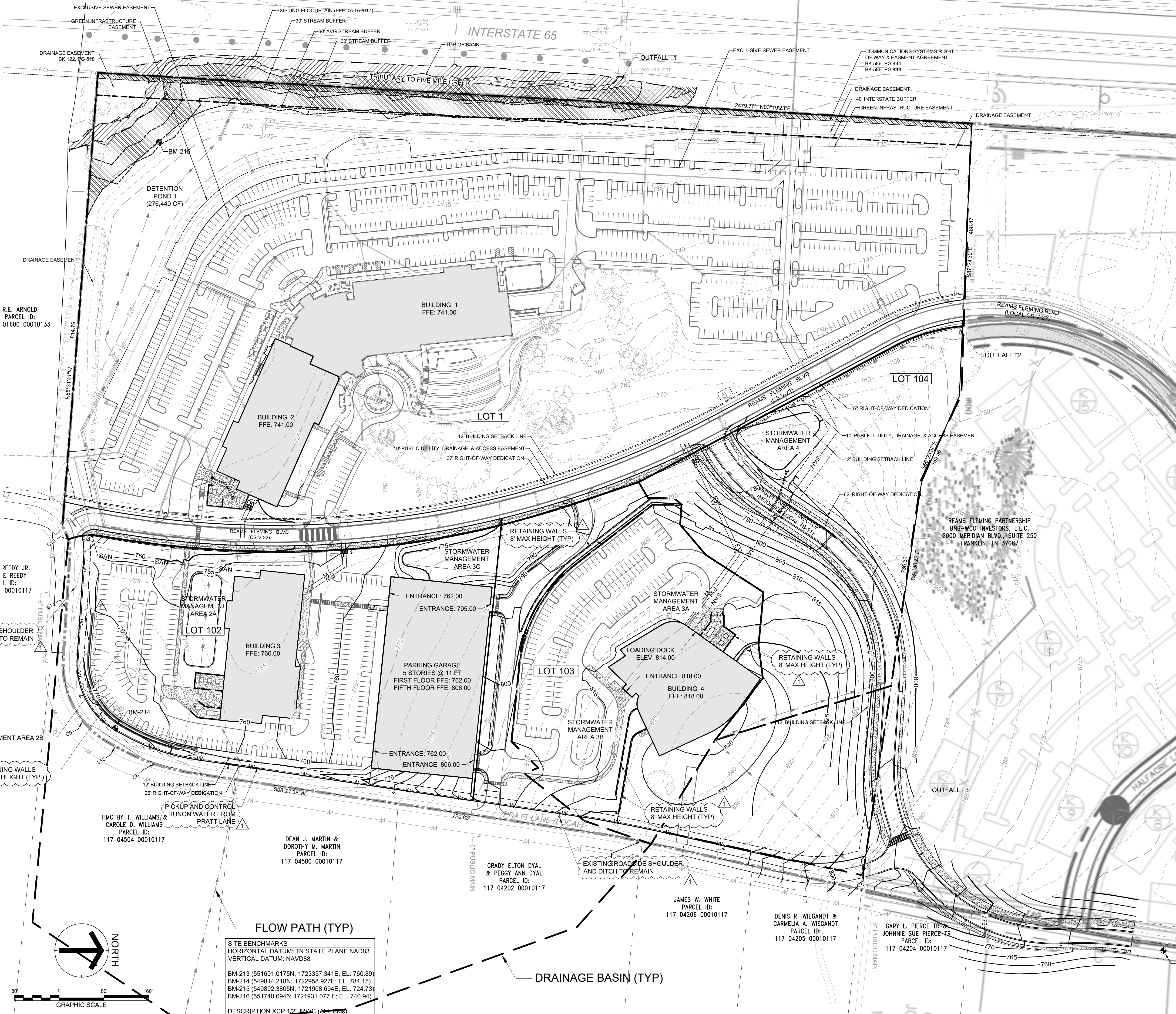
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GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

RAMSEY
SOLUTIONS

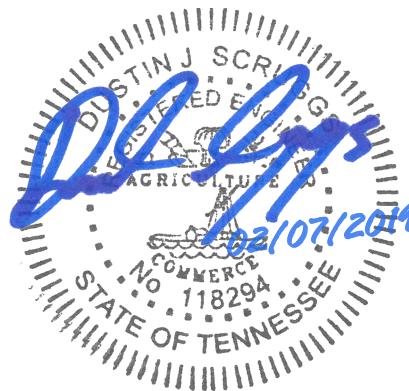
BERRY FARMS
REAMS-FLEMING
TRACT PUD
SUBDIVISION,
DEVELOPMENT
PLAN, REVISION 2

MATT 5:14-16, LLC.

1011 REAMS FLEMING BLVD
FRANKLIN, TN 37064

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE
BERRY FARMS REAMS FLEMING PATTERN BOOK.
CHANGES SHALL NOT BE MADE TO THE APPROVED
SITE PLAN UNLESS AS APPROVED BY THE BERRY
FARMS REAMS FLEMING ARCHITECTURAL REVIEW
COMMITTEE

COF #6896



Revision

No.	Date	Description
1	02/07/2019	STAFF COMMENTS

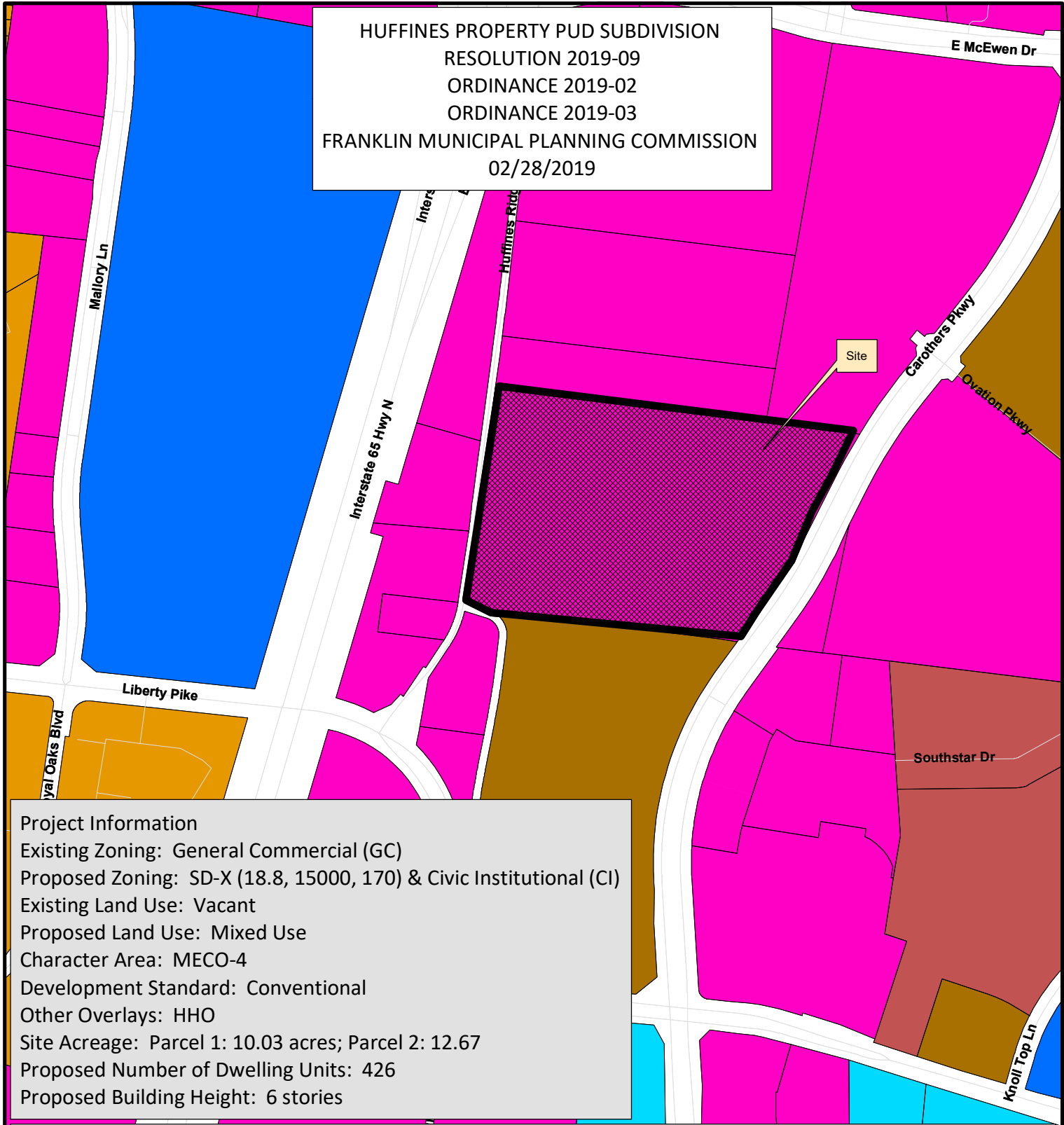
PUD GRADING, DRAINAGE, AND
STORMWATER PLAN

C3.0

41138.02
01/14/2019

This Line Is 3 Inches When Printed Full Size

HUFFINES PROPERTY PUD SUBDIVISION
 RESOLUTION 2019-09
 ORDINANCE 2019-02
 ORDINANCE 2019-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 02/28/2019



Project Information

Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-X (18.8, 15000, 170) & Civic Institutional (CI)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: Parcel 1: 10.03 acres; Parcel 2: 12.67
 Proposed Number of Dwelling Units: 426
 Proposed Building Height: 6 stories

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



0 250 500 1,000
 Feet

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

Open Issues: 33

Addressing

General Issues

11. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov	Please submit subdivision names and street names for approval. Submit to lori.jarosz@franklintn.gov
greggamble209@gmail.com	Noted. Names will be submitted before resubmittal.
lori.jarosz@franklintn.gov	Comment to remain open until street names are approved.
greggamble209@gmail.com	Noted.
josh.king@franklintn.gov	Applicant shall submit a list of proposed street names for this subdivision to Lori Jarosz no later than One Stop submittal. Site Plans will not be accepted until street names have been submitted and approved for this Development.

Engineering - PUD Plan Checklist

General Issues

23. F. Development Plan

kevin.long@franklintn.gov	<i>This is an advisory comment and does not hinder the approval of this development plan.</i> At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.
greggamble209@gmail.com	Noted
kevin.long@franklintn.gov	<i>This is an advisory comment and does not hinder the approval of this development plan.</i> At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.
greggamble209@gmail.com	Noted

kevin.long@franklintn.gov

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

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

25. F. Development Plan

kevin.long@franklintn.gov

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

The traffic study must be submitted to the City no later than the initial submittal in order for the City's third-party reviewer to complete their review prior to the 1st DRT meeting.

greggamble209@gmail.com

The traffic study has been included with this submittal. All roadway improvements required in the traffic study have been called out on the ROW and Access Plan Sheet C4.1. Additional roadway improvements are located on Liberty Pike and Huffines. These are not shown on the ROW and Access plan sheet since they are off-site significantly, but they are noted in the TIA.

kevin.long@franklintn.gov

Provide an additional sheet showing conceptually any off-site improvements to be included with this development, including the extents of the improvements along Huffines Road.

greggamble209@gmail.com

3 exhibits have been included with this submittal that provide additional detail for the improvements along Carothers Parkway and Huffines Ridge.

kevin.long@franklintn.gov

The accompanying exhibits depicting roadway improvements do not adequately address the previous comment: "Provide an additional sheet showing conceptually any off-site improvements to be included with this development, including the extents of the improvements along Huffines Road."

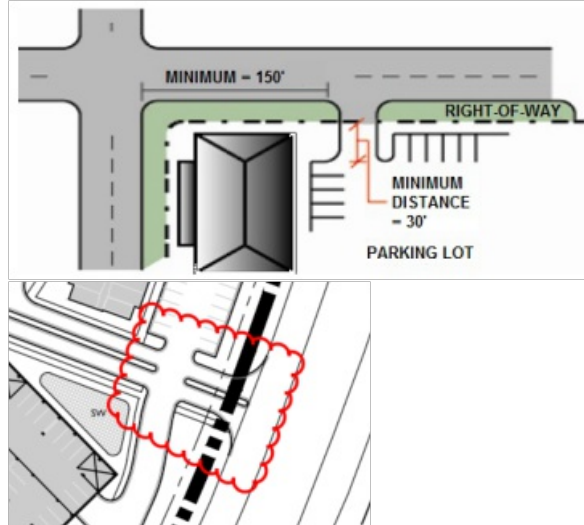
Applicant shall provide an additional ROW and Access sheet in the plan set showing conceptually all off-site improvements associated with this development and required by the traffic study. These should be shown as functional exhibits only, without dimensions or engineering design. (The exhibits included with this submittal are too detailed for this stage of approval.) Include the section of Huffines Road from the intersection of Liberty & Huffines to the northern property line and the improvements proposed on Carothers Parkway. The engineering design of roadway elements at the site plan stage will be required to meet all appropriate transportation design standards as set forth by the City, TDOT, AASHTO, et. al.

[Edited By Kevin Long]

29. Driveway Throat Depth

joe.marlo@franklintn.gov

Applicant to extend driveway a minimum of 30 feet into the property from ROW (including from Dedicated ROW) to the first intersecting parking space, aisle, or drive, including the drive from Carothers Parkway. [COF Streets 2.3.23(11)]



greggamble209@gmail.com

A formal request for modification of standards has been included with this submittal.

joe.marlo@franklintn.gov

The request for Modification of Engineering Standards for Throat Depth has been approved on 12/19/18. Please remove the Modification of Street Standards from the drawing cover sheet.

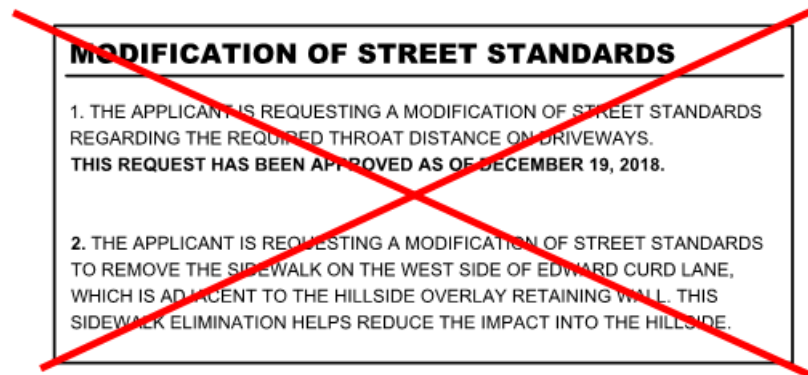
greggamble209@gmail.com

Thanks! We'd prefer not to lose the chain of events related to this item. The cover will note that a requested modification of standards related to throat depth was approved on 12-19-18.

lance.fittro@franklintn.gov

Applicant shall remove the Modification of Street Standards note block from the cover sheet.

The request for Modification of Engineering Standards for Throat Depth was been approved on 12/19/18. The request to eliminate sidewalk adjacent to the hillside preservation / undeveloped open space has likewise been approved as currently shown on the plans. Design modifications requiring City Engineer / staff level approvals are granted through the plan review process, and are not to be listed on the cover sheet with those Modifications of Standards requiring FMPC & BOMA approval.



44. F. Development Plan

lance.fittro@franklin.tn.gov	Applicant shall show general location of proposed utilities, including water, sewer and gas lines, electrical transmission lines, stormwater management facilities, and ground-based utility vaults larger than ten square feet.
greggamble209@gmail.com	General location of all proposed utilities has been provided. Approximate locations for proposed transformers has been provided and coordination with MTEMC will take place at Site Plan stage. All utilities shown on the Development Plan are conceptual and will be finalized and approved at site plan stage by each respective agency.
lance.fittro@franklin.tn.gov	This is an advisory comment: Utility layout shown on the Development Plan is understood to be conceptual. Layout and design of all utilities are to be finalized and approved at Site Plan stage by each respective agency. All City of Franklin specifications, guidelines and ordinances must be adhered to at the Site Plan stage. No exceptions will allowed based on entitlements if City of Franklin regulations and specifications cannot be met in the construction plan set.
greggamble209@gmail.com	Noted. The utility layout for the development plan is conceptual and will be finalized at Site Plan stage.
lance.fittro@franklin.tn.gov	This is an advisory comment: Utility layout shown on the Development Plan is understood to be conceptual. Layout and design of all utilities are to be finalized and approved at Site Plan stage by each respective agency. All City of Franklin specifications, guidelines and ordinances must be adhered to at the Site Plan stage. No exceptions will allowed based on entitlements if City of Franklin regulations and specifications cannot be met in the construction plan set.

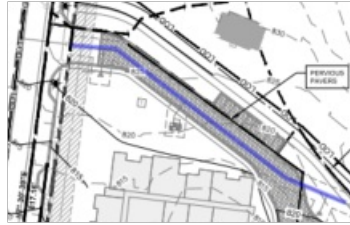
51. Private Streets and Drives

joe.marlo@franklin.tn.gov	At Site Plan, no portion of private streets or drives shall exceed 10%, including the area clouded below. (C3.1)
	
greggamble209@gmail.com	The grades have been revised to reduce the slope to less than 10%. The consultant is coordinating with the developer to the north to align Edward Curd Lane on both properties.
joe.marlo@franklin.tn.gov	<i>The submitted drawings still appear to show street grades in excess of 10% on the north end of the site.</i> At Site Plan, no portion of private streets or drives shall exceed 10%, and proposed grades are to tie to existing grades at property lines.

69. Pervious Pavers

joe.marlo@franklin.tn.gov The following is a newcomment based on new information shown.

At Site Plan, no utilities will be permitted within pervious paver areas. (C3.1)



70. Street Lights

joe.marlo@franklin.tn.gov The following is a newcomment based on new information shown (extents of Public Streets).

Applicant shall provide the following items on the drawings regarding Street Lighting per Chapter 9 of the 2017 Transportation & Street Technical Standards.

1. Show street lights on plans. Lights shall be provided at the locations noted below:
 1. A minimum of two lights at every unsignalized street intersection.
 2. A minimum of one light at every alley intersection.
 3. A minimum of four lights at every signalized intersection.
 4. A maximum of 300 feet spacing along all Local Streets.
 5. A minimum of one light at end of every cul-de-sac or dead-end street (temporary or permanent.)

71. Street Alignment

joe.marlo@franklin.tn.gov The following is a newcomment based on new information shown (shift in Edward Curd Lane).

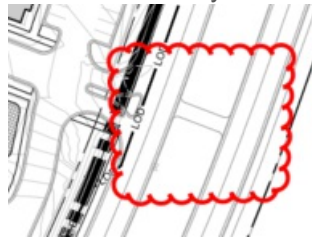
The alignment of Edward Curd Lane at the connection to the Carothers Crossing West property to the south is not approved. **At Site Plan**, Applicant to revise connection to meet City of Franklin Street Specifications.



72. Autoturn

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

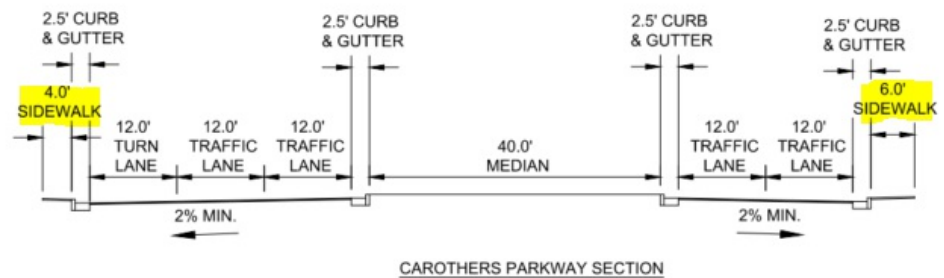
Applicant to provide a successful autoturn exhibit using the City of Franklin Fire Department Tower 2 apparatus at the emergency vehicle access through the median in Carothers Parkway.



73. Carothers Parkway Turn Lane Improvements Exhibit

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown (Exhibit).

Applicant to revise the Carothers Parkway Section to have a 6-foot grass strip behind curb, 6-foot sidewalk (west side) / 12-foot multi-use path (east side), and 2-foot grass strip behind sidewalk to edge of ROW. Include the revised section on a sheet within the Development Plans.



74. Retaining Wall

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown (Parkland Dedication immediately adjacent to Public ROW).

Applicant shall clarify location and maintenance responsibilities for the retaining wall and planting area adjacent to HHO on the Development Plan such that the retaining wall is not within ROW, and that the City of Franklin is not responsible for the maintenance of the retaining wall or its base plantings.



75. F. Development Plan

kevin.long@franklinton.gov Applicant shall design the proposed emergency median access in Carothers Parkway to match the existing emergency median crossing located on Carothers Parkway near Williamson Medical Center.



Fire-Planning

General Issues

64. On-Street Parking

andyk@franklinton.gov I recommend disapproving the sharing parking agreement between these uses. The density of the site warrants parking and the COF already uses a less stringent parking requirement in an effort to limit overparking of sites. Additionally, the site is land-locked and no other parking will be available. The grades between lots and adjacent developments will also limit the ability to share parking. If the site is allowed to be under-parked, it will cause illegal parking in areas that are needed for emergency service and other deliveries.

greggamble209@gmail.com Per discussions with COF staff, the development plan is proposing a shared parking strategy with deferred parking and a reserve parking plan as described in a shared parking study and as illustrated on C2.1 of the development plan.
[Edited By Greg Gamble]

65. Building Code Issues

andyk@franklinton.gov All buildings on this site are assumed to be of non-combustible construction. Any changes to the construction type may change the conditions of approval as the size and density of the project, hillside constraint, parking, and access challenges all impact the overall fire protection plan for the project.

greggamble209@gmail.com Comment acknowledged. All project shall be designed around Type III-B construction or greater

andyk@franklinton.gov 3B is combustible construction.

General Issue

2019-02-07 - Roadway Improvement - Carothers Parkway.pdf

66. MVUD

bnutt@mvud.org Developer needs to submit application and plans to Mallory Valley. Proposed road improvements appear to impact 18" water line running along Carothers Parkway.

2019-02-07 - Roadway Improvement - Huffines Ridge Road.pdf

68. MVUD

bnutt@mvud.org

Developer needs to submit application and plans with Mallory Valley to determine impact, easements, and routing along Huffines.

2019-02-07 Huffines Property PUD Development Plan resubmittal.pdf

67. MVUD

bnutt@mvud.org

Developer needs to submit application with Mallory Valley. Current water design not provided by MVUD.

MTEMC

2018-12-10 Huffines Property PUD Initial Submittal.pdf

57. MTEMC Requirements

ehale@mtmc.com

Developer should contact MTEMC for electric layout, installation requirements and easement information.

Bobby O'Neal

615.595.4683

greggamble209@gmail.com

Noted. An initial coordination meeting has occurred with MTEMC. Coordination will continue during site plan stage.

Parks

General Issues

18. Parkland information

kevin@franklin.tn.gov

This development shall be under the new ordinance. A copy can be found at:

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

In general $426 \text{ units} \times \$4,304 = \$1,833,504$ will be due at final plat unless offset are introduced and approved by the BOMA.

Ideally, our goal is to ensure all development agreements are drafted, reviewed by our Law Department, and travel together to FMPC and BOMA with the respective Development Plan, but there may be an occasion when an agreement isn't ready for the FMPC which isn't ideal as long as the agreement is on ready when the Development Plan is considered by BOMA.

greggamble209@gmail.com

Noted. As we continue to refine documents for the Carothers House, for trails, and for a trailhead near and in the HHO area, we plan to propose a number of offsets for BOMA approval.

kevin@franklin.tn.gov

Parks- applicant shall create a Parkland Narrative to explain fully what the intent of the parkland dedication request.

[Edited By Kevin Lindsey]

greggamble209@gmail.com

A new sheet, C2.2 Parkland Dedication Plan, has been added to the set to outline and show the proposed uses of the dedicated parkland.

kevin@franklintn.gov

The new information that is included on sheet 6, C2.2, will be updated in the Parkland Impact Fee contract and sent to the Law Dept. for approval. This can go to Planning Commission but in the event that Law has issues with the contract this could be delayed at the BOMA.

These fees are due at the final plat stage.

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

Parks will not be responsible for the maintenance of the retaining wall, fence or plantings along the border. This will be indicated in the Parkland Impact Agreement that will need to be revised.

Planning

General Issues

58. Draft elevations (development plan)

josh.king@franklintn.gov

Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

greggamble209@gmail.com

Noted.

josh.king@franklintn.gov

Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

59. Open Space

josh.king@franklintn.gov

The parkland dedication/open space that is being intended for dedication to the City of Franklin needs to be better defined on the development plan. This still needs to be approved by HZA and BOMA/Parks Department but the plan needs to show something conceptual

greggamble209@gmail.com

Sheet C2.3 detailing the Parkland Dedication Strategy has been added to the development plan submittal.

josh.king@franklintn.gov

The parkland dedication is not being approved as a part of the development plan. It is a separate agreement and action (vote) by the BOMA. The layout and improvements identified on the development plan are subject to the final BOMA vote and not indicative of what maybe approved.

60. Final Plat

josh.king@franklintn.gov

A final plat will be required to:

1. Separate the parkland dedication area
2. Define boundaries for Main development (1,2, or 3 parcels)
3. Triangle piece across Carothers Parkway

A separate shared parking easement between Apartments, hotel, office, (and park?) will be required after Development Plan approval

greggamble209@gmail.com

Noted. Legal descriptions have been provided for the CI/HPO and SD-X Parcels. An overall boundary survey has also been provided as a separate exhibit.

josh.king@franklintn.gov

Applicant is acknowledging responsibility for maintaining a retaining wall on the west side of future Edward Curd Lane. As part of a final plat submittal:

1. Applicant shall submit a Final Plat creating the separate lots
2. Applicant shall show the final location of the retaining wall outside of the ROW and area to be dedicated as part of the Parkland agreement.
3. Applicant shall submit a maintenance agreement prior to completion of the wall

76. Parking

josh.king@franklintn.gov

Deferred Parking:

Applicant shall revise the deferred parking sheet, and list the provided spaces and deferred spaces. The request is to defer a certain number of parking spaces of multifamily spaces, until a parking study can be provided that shows that the total required parking spaces for the multifamily use are not needed. As such, the development must adhere to one of the following scenarios at site plan stages:

1. The office and parking structure are built and complete prior to the completion of the multifamily use and parking structure, thus negating the need for additional/deferred parking, or
2. The multifamily use is built first, and the associated parking structure is built with 920 spaces, thus negating the need for additional/deferred parking; or
3. Phase I of the multifamily use reaches 80% and a parking study is completed and accepted by the city, which negates the need for the deferred parking; or
4. The numbers of certificates of occupancy for the multifamily structure do not exceed the required parking spots per the Zoning Ordinance until additional parking spaces are provided in the multifamily parking structure or a parking study is completed and accepted by the city, thus negating the need for the deferred parking.

[Edited By Amy Diaz-Barriga]

77. Parking

josh.king@franklintn.gov

Applicant shall update parking location sheet and shared parking analysis to reflect the changes discussed and approved in emails between Josh King, Greg Gamble, and Amy Diaz-Barriga dated 2/18/2019. Attached in project file as reference.

78. Architecture

josh.king@franklintn.gov

Applicant shall ensure at one stop all buildings are rendered. The office building did not render in 3D on all architecture sheets.

79. HPO

josh.king@franklintn.gov

Applicant shall rezone the National Register Listed structure and surrounding acreage into the Historic Preservation Overlay (HPO) after acceptance by the BOMA of the proposed improvements to the historic site and parkland improvements, and with the first final plat.

[Edited By Amy Diaz-Barriga]

Planning (Landscape)

General Issues

56. Retaining wall planting area

jason.arnold@franklintn.gov

Retaining walls are required to have evergreen shrubs or evergreen trees to soften the appearance of the wall.

Applicant shall provide 5' planting areas along the base of the wall to accommodate the plants.

greggamble209@gmail.com Retaining wall on the south side of the HHO will include 5' landscape screening. Modification of standards is requested to eliminate 5' landscape screening along the south side of the retaining wall located along the southern property line to minimize disturbance to the existing tree canopy.

jason.arnold@franklin.tn.gov Acknowledged for the retaining walls that are proposed in order to preserve the tree buffer along the Southern property line.

For the all other retaining walls, applicant shall provide a 5' planting strip and remove them from the right of way.

Preservation/HZC

General Issues

61. Historic Zoning Commission recommendations

amanda.rose@franklin.tn.gov Since the property is associated with a National Register-listed historic house, the John Henry Carothers House, the Historic Zoning Commission reviewed the proposal and has made the following recommendations for consideration by the Planning Commission and BOMA:

- 1) It is recommended that the historic house be rezoned into the Historic Preservation Overlay prior to any alterations to the house are made or any permits associated with the development are issued.
- 2) It is recommended that any historic dry-stack stone walls that are within the proposed HPO area must be preserved and/or relocated/rebuilt in the dry-stack method.
- 3) It is recommended that be maintained or rebuilt to reinforce the historic farmstead context of the property.
- 4) It is recommended that the applicant salvage any reusable historic materials from the outbuildings that are proposed to be removed. The salvaged materials are recommended to be reused on site where appropriate.

greggamble209@gmail.com These comments are noted and have been/will be incorporated into the development plan/future site plans as appropriate.

josh.king@franklintn.gov

Since the property is associated with a National Register-listed historic house, the John Henry Carothers House, the Historic Zoning Commission reviewed the proposal on December 10, 2018, and has made the following recommendations for consideration by the Planning Commission and BOMA:

- 1) It is recommended that the historic house be rezoned into the Historic Preservation Overlay prior to any alterations to the house are made or any permits associated with the development are issued.
- 2) It is recommended that any historic dry-stack stone walls that are within the proposed HPO area must be preserved and/or relocated/rebuilt in the dry-stack method.
- 3) It is recommended that the walls be maintained or rebuilt to reinforce the historic farmstead context of the property.
- 4) It is recommended that the applicant salvage any reusable historic materials from the outbuildings that are proposed to be removed. The salvaged materials are recommended to be reused on site where appropriate.

[Edited By Amy Diaz-Barriga]

Stormwater

General Issues

10. Riparian Buffer

jeff.willoughby@franklintn.gov

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

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

greggamble209@gmail.com

An approximate location for the potential wetland has been added to the Existing Conditions Plan Sheet C1.1. The Regulatory Constraints Analysis prepared by BDY on September 24, 2018 has been included with this submittal. The potential wetland is less than 0.05 acres.

jeff.willoughby@franklintn.gov

I am assuming the wetland will be mitigated. Provide all State and Federal documents showing acceptance or denial of jurisdictional features along with mitigation permits.

greggamble209@gmail.com Wetland is being delineated currently. If necessary, it will be mitigated. A TDEC ARAP permit and USACE §404 permit will be obtained.

jeff.willoughby@franklin.tn.gov Show wetland delineation and provide all State and Federal documents showing acceptance or denial of jurisdictional features along with mitigation permits.
[Edited By Jeff Willoughby]

Water/Sewer

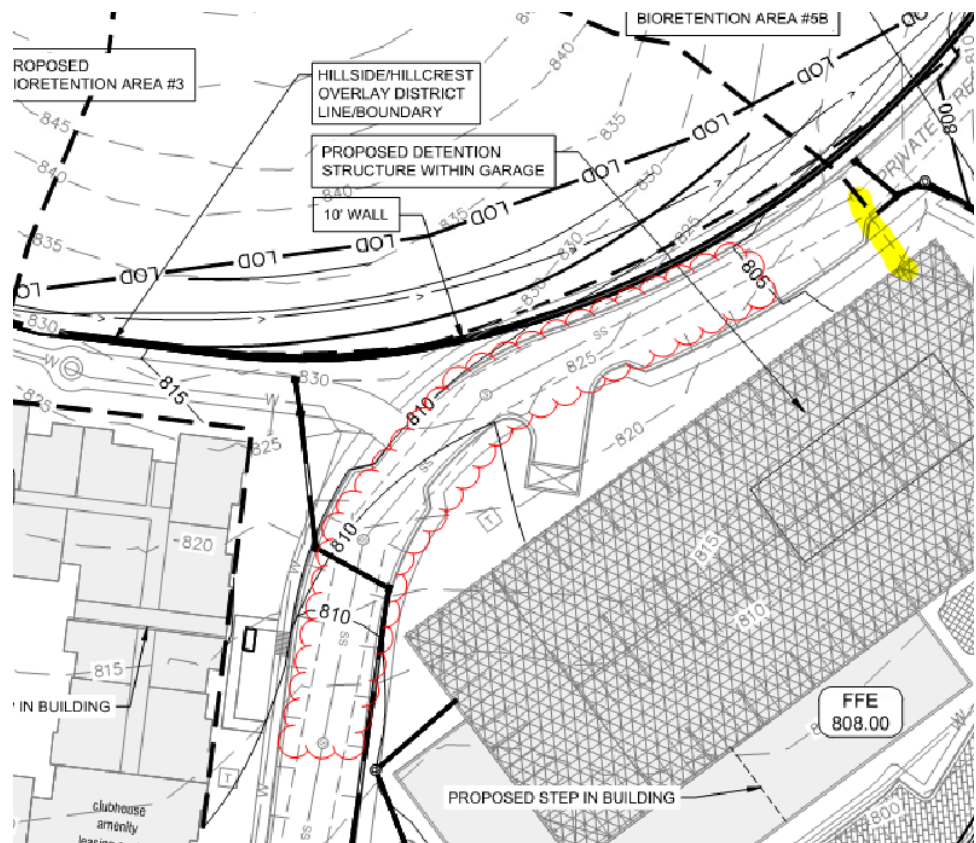
General Issues

6. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant shall note any depths that will be greater than 10' on the development plan. The contours are not clear on the depths of the proposed sanitary sewer.

greggamble209@gmail.com Per discussion with Ben McNeil, formal sewer plan and profiles will be provided at site plan stage. A note has been added to the Utility Plan Sheet C5.1 stating that the sanitary sewer will be installed at minimal depth where possible.

ben.mcneil@franklin.tn.gov As it appears to be on the development plan, the sanitary sewer main must be at least 20' in depth to serve the northern hotel. In any areas where the sanitary is 12' or greater, the Water management department will not accept the sanitary sewer at this depth, at site plan the applicant shall revise the utility layout to provide sanitary sewer at an acceptable depth. All water management specs shall be met.

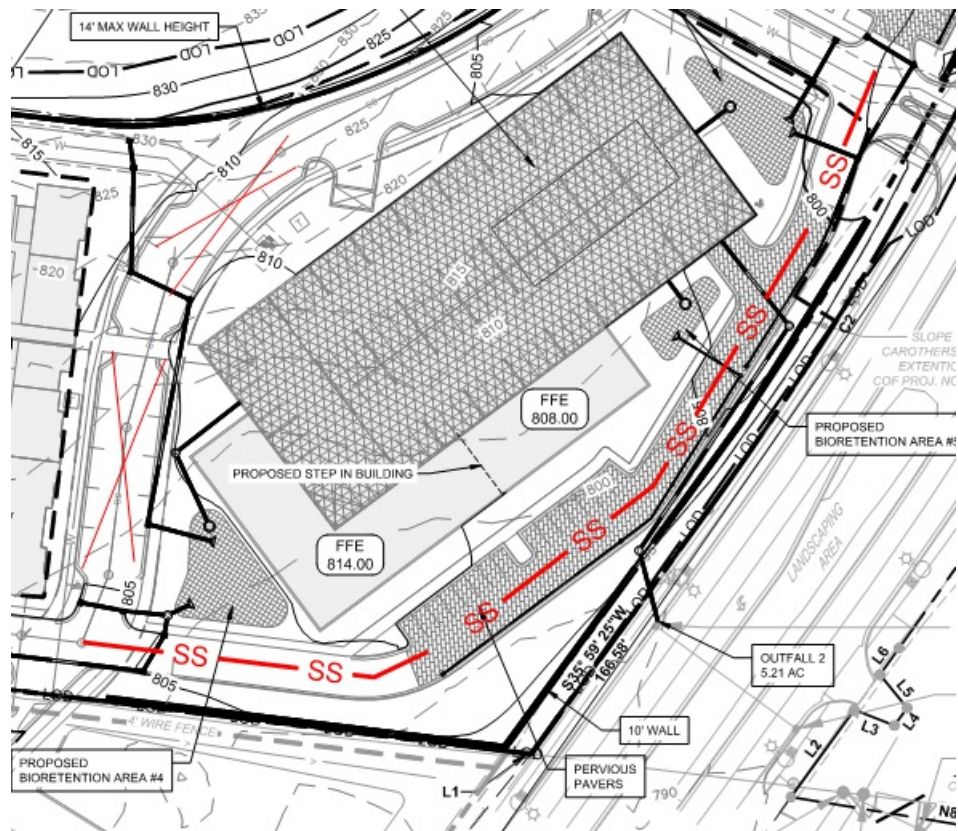


[Edited By Ben Mcneil]

greggamble209@gmail.com Prior to/during site plan stage, the sanitary sewer layout will be designed to keep the pipe at a minimum depth or alternate sanitary sewer connections will be required.

ben.mcneil@franklintn.gov

The applicant did not address the issue of the sewer depths. water management has concerns that the depths will not change at site plan. Therefore, the sanitary sewer layout shall be revised to the original sewer location. Minimum depths shall be met and all design guidelines followed for the sewer layout. The snip below shows the original layout, if the applicant has questions they may contact Franklin water.



[Edited By Joshua King]

46. MUD 30" Waterline

matt@m2groupplc.com

Applicant to demonstrate no cutting/filling is occurring within existing MUD easement or over existing 30" waterline. Details of road/utility crossings to be provided for review/approval by MUD engineer prior to the start of construction.

greggamble209@gmail.com

An initial coordination meeting with Milcrofton Utility District has occurred. Coordination will continue during site plan stage.

2018-12-10 Huffines Property PUD Initial Submittal.pdf

47. MVUD

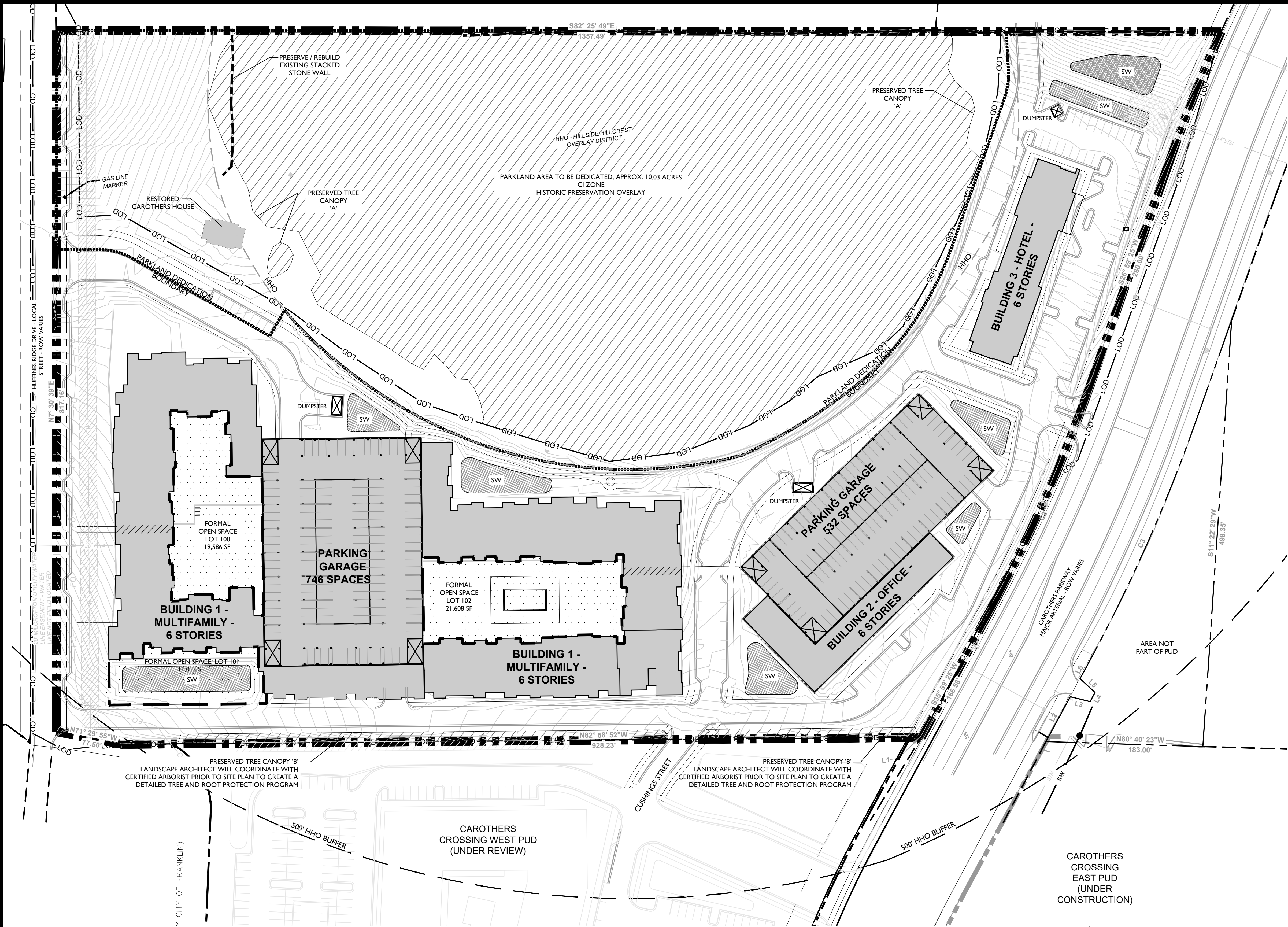
bnutt@mvud.org

MVUD has meet with the developer and discussed options to serve site.

Current plan does not include these ongoing discussions nor is approved by MVUD.

MVUD will continue to work with the developer and will prepare design plans after complete review with the development team and once application, design fees have been paid.

greggamble209@gmail.com Noted. The water layout has been updated based on the preliminary coordination with MVUD. Once final design and layout is provided by MVUD, then the plans will be updated to reflect it.



SITE DATA CHART

PROJECT NAME:

PROJECT #:

SUBDIVISION:

LOT NUMBER:

ADDRESS:

CITY:

COUNTY:

STATE:

CIVIL DISTRICT:

HUFFINES PROPERTY PUD SUBDIVISION

6876

N/A

N/A

1343 HUFFINES RIDGE DRIVE

FRANKLIN

WILLIAMSON

TENNESSEE

9

EXISTING ZONING:

PROPOSED ZONING:

GC

SD-X (18.8/150000/170)

EXISTING CHARACTER AREA:

OTHER APPLICABLE OVERLAYS:

APPLICABLE DEVELOPMENT STANDARD:

ACREAGE OF SITE:

MECO-4

HHO, HHO BUFFER

CONVENTIONAL

22.70 AC

SQUARE FOOTAGE OF SITE:

MINIMUM SETBACKS:

FRONT YARD:

SIDE YARD:

REAR YARD:

988,770 SF

OWNER:

ADDRESS:

JOHN E. CAROTHERS

1343 HUFFINES RIDGE DRIVE

APPLICANT:

ADDRESS:

GAMBLE DESIGN COLLABORATIVE

324 LIBERTY PIKE

PHONE:

EMAIL:

(615) 975-5765

greg.gamble@gdc-tn.com

CONTACT:

GREG GAMBLE

BUILDING SQUARE FOOTAGE:

BUILDING HEIGHT:

RESIDENTIAL UNITS:

REQUIRED LSR:

3 BUILDINGS - 726,706 SF TOTAL

6 STORIES

426

0.20 SD-X

PROVIDED LSR:

MINIMUM PARKING REQUIREMENT:

MAXIMUM PARKING LIMIT:

EXISTING PARKING:

PROVIDED PARKING:

RESIDENTIAL DENSITY:

TREE CANOPY:

PARKLAND:

OPEN SPACE:

1,532

N/A

1,480

18.77 D.U.A.

13.61 AC (592,698 SF)

426 UNITS X \$4,304 = \$1,833,504

1.14 AC (49,658 SF)

1.20 AC (52,207 SF)

STATEMENT OF IMPACTS

WATER FACILITIES

WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.

426 UNITS * 350 GPD = 149,100 GPD

150,000 SF OFFICE * 0.2 GPD/SF = 30,000 GPD

170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SEWER FACILITIES

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED FLOW IS 431 SFUE.

REPURIFIED (REUSE) WATER FACILITIES

NOT PRESENT OR PROPOSED ON THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)

NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)

NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION

426 * 0.64 = 273 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

TREE CANOPY RETENTION

OVERALL PROPERTY AREA = 988,770 SF (22.70 AC)

TREE AREA	EXISTING	REMOVED	PRESERVED
A	567,230 SF	229,426 SF	337,804 SF
B	25,468 SF	16,438 SF	9,029 SF
TOTAL SF	592,698 SF	245,865 SF	346,833 SF
TOTAL ACRES	13.61 AC	5.64 AC	7.96 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 13.61 AC (60% OF SITE)

REQUIRED CANOPY PRESERVATION: 22%

22% X 13.61 AC TOTAL CANOPY: 2.99 AC (130,244 SF)

PROVIDED CANOPY PRESERVATION: 58%

7.96 AC (346,833 SF)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%

5% * 22.70 AC = 1.14 AC / 49,658 SF

NOTE: ALL OPEN SPACE IS FORMAL

TOTAL OPEN SPACE PROVIDED: 1.20 SF / 52,207 SF

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	COURTYARD	19,586 SF
101	FORMAL	PLAZA	11,013 SF
102	FORMAL	COURTYARD	21,608 SF

PARKING TAKEDOWN CHART

	Proposed Development		CDF Required Parking Ratio	Subtotal	Requirements Based on Shared Parking Analysis	Provided Parking	
	Qty	Unit				Location	Qty
Phase I Residential	84	1BR	1.5/unit	126			
	106	2BR	2.5/unit	265		Garage	384
	23	3BR	3/unit	69		Surface	8
	213	TOTAL		460			392
Phase II Residential	84	1BR	1.5/unit	126			
	106	2BR	2.5/unit	265		Garage	362
	23	3BR	3/unit	69		Surface	15
	213	TOTAL		460			377
Hotel Phase	170	Rooms	1/room	170			
	18	Employee	1/ea	18		Surface	70
				188			70
Office Phase	132,500	SF	4/1000sf	530		Garage	532
						Surface	30
				530			562
Dedicated Park						Surface	15
TOTAL				1638			1388
							1416

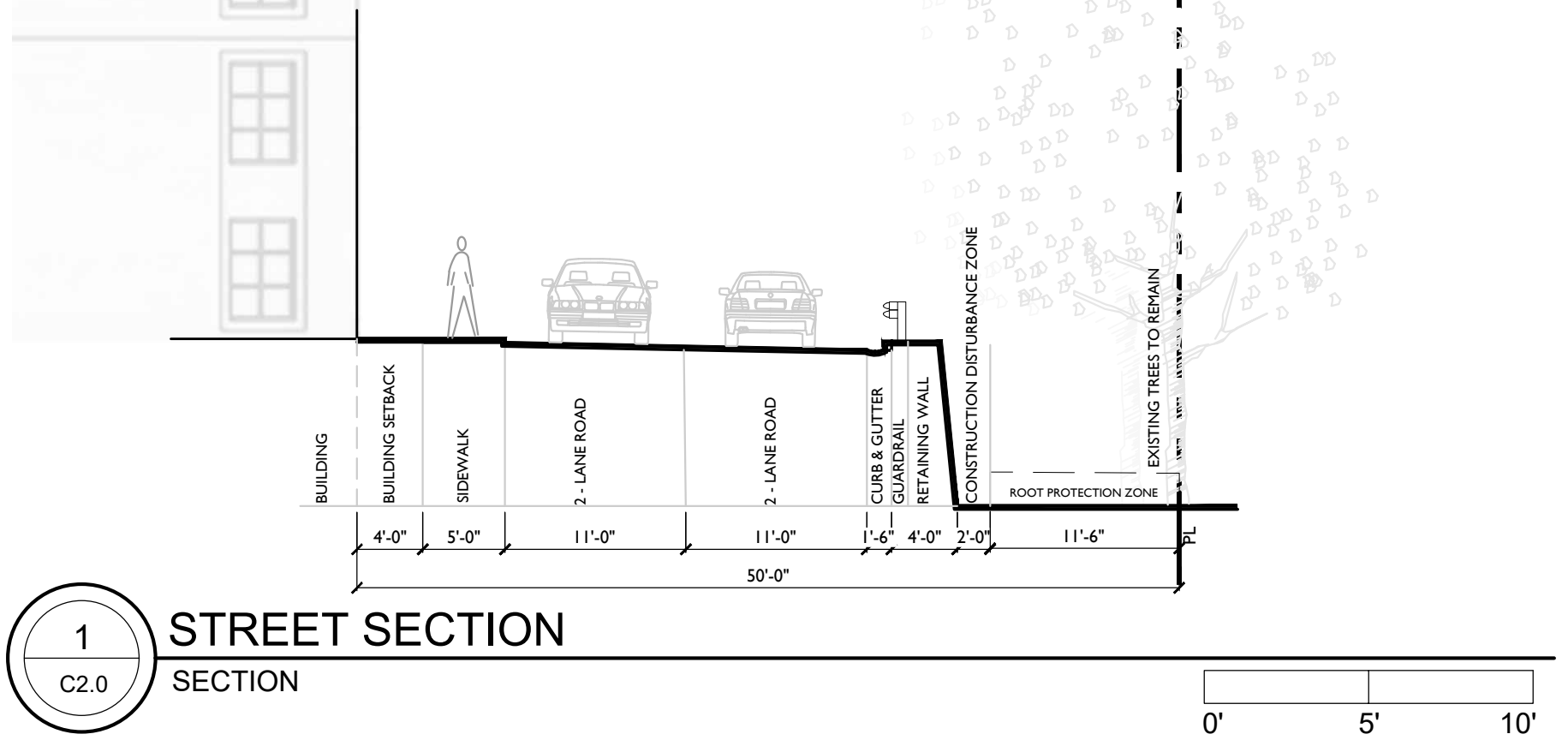
KEY

FORMAL OPEN SPACE

PRESERVED TREE CANOPY

BUILDING DATA

BUILDING	TYPE	# OF STORIES	SF
1	MULTIFAMILY	6	543,297
2	OFFICE	6	150,000
3	HOTEL	6	81,288



GDC

GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

HUFFINES PROPERTY PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Issued: Dec. 10, 2018

Revision Date

△

△

△

△

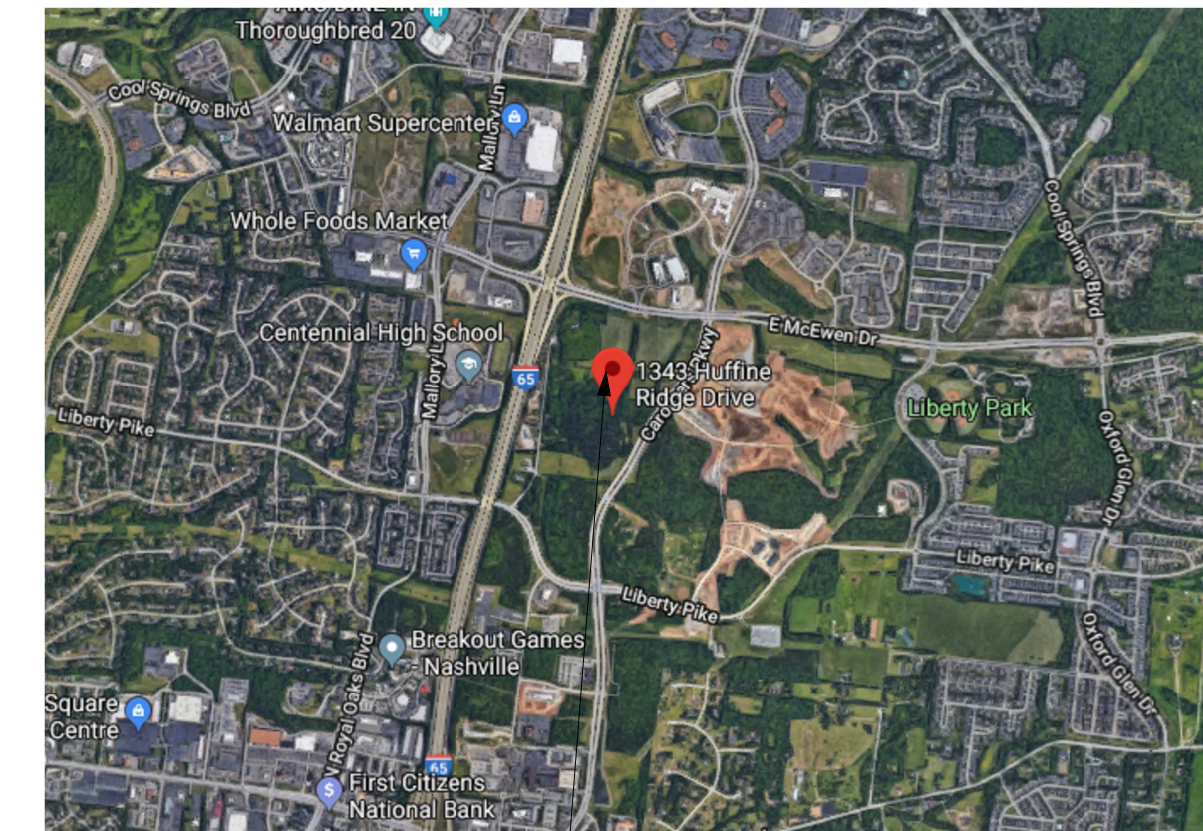
DEVELOPMENT PLAN

SHEET

C2.0

CONF # 6876

vicinity map



1343 huffine ridge road || franklin, tn 37067

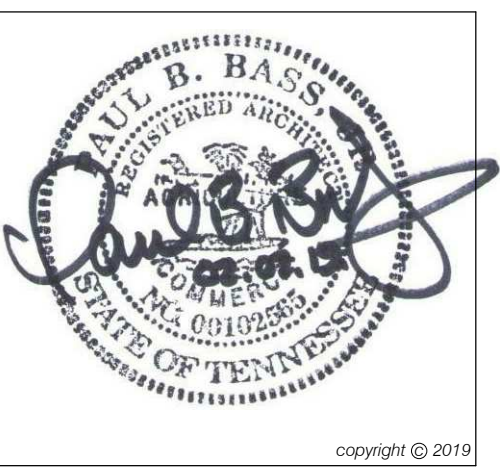
drawing index

development plan
dp100 site axonometric & general information
dp110 hotel and office floor plan axons / building data
dp120 multi-family axon floor plans & project data
dp130 site sections
dp140 site plan & site perspectives
dp150 site perspectives

legacy franklin
development plan
1343 huffine ridge drive
franklin, tn 37067

426 multi-family units
147,744 sf office bldg.
170 room hotel

development plan
07 february 2019



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1104 west main street || franklin, tn 37064 || www.b3studio.com

client



project:

1343 huffine ridge
development plan
426 unit multi-family | 147,000 sf of office |
170 room hotel
1343 huffine ridge drive || franklin, tn 37067

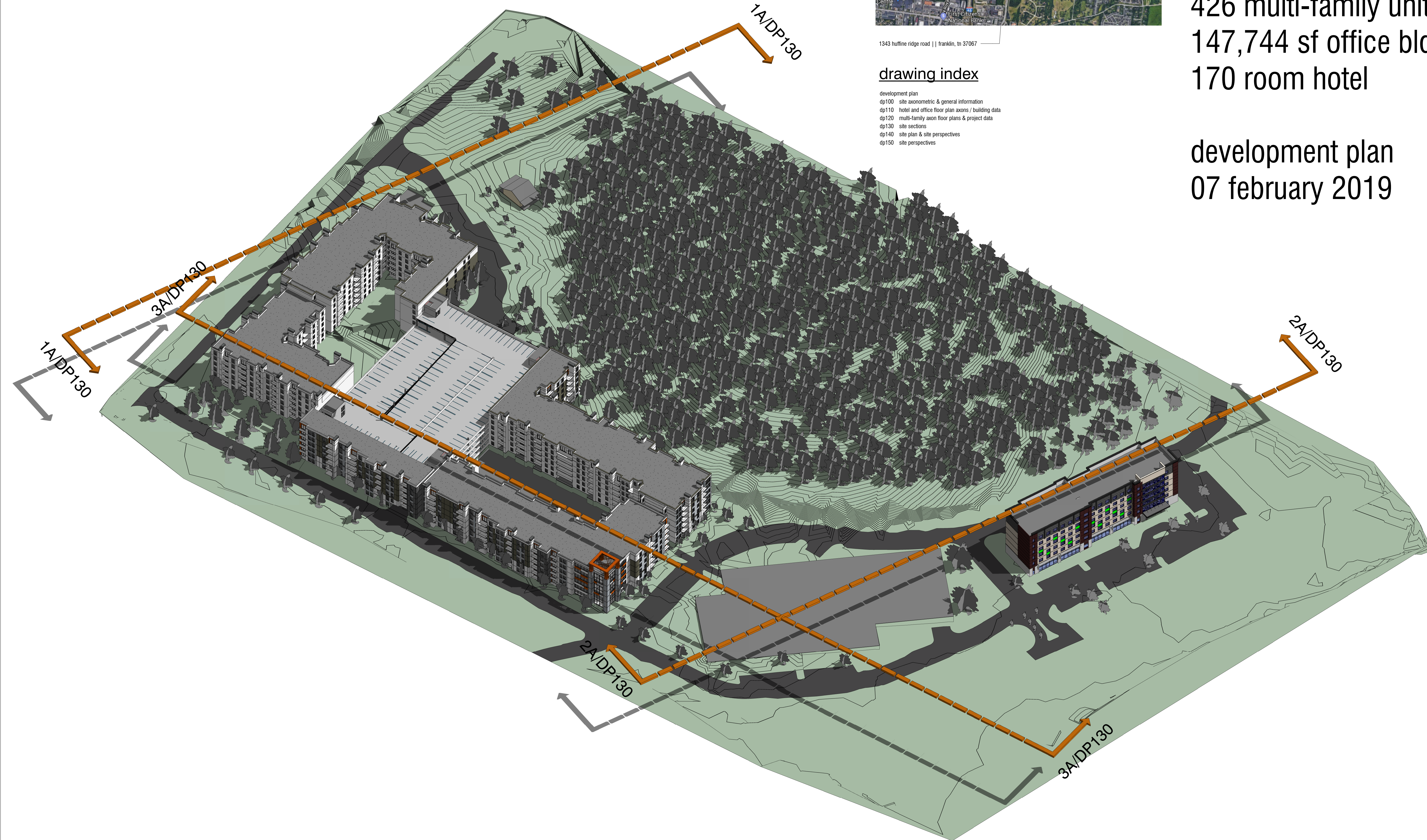
revisions



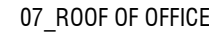
date: 02.07.2019
project no.: a18030.00

site
axonometric
& general
information

dp100



- floors one through three contain 12,578 gross sf per level
- floors four through six contain 36,670 gross sf per level
- the footprint of the parking garage is approximately 292'-0" x 125'-4" which translates to the building footprint of floors 4 through 6
- a roof terrace encompassing the footprint of floors one through three is provided on the fourth floor (12,578 gross sf), a majority of this area will be green roof.
- the parking garage is assumed to have level below grade thereby generating 524 structured parking spaces. There are an additional 30 surface parking spaces around the perimeter of the building.
- assuming a 90% factor to remove vertical circulation and accessory spaces, 532 spaces would be required to achieve a 4 per 1,000sf ratio.



- 13,548 gross square feet building footprint
- conceptual hotel building footprint is approximately 240'-0" wide x 60'-0" deep
- 81,288 total gross square feet
- 1st floor - lobby, amenities, and back of house requirements
- 2nd floor through 6th floor - 34 guest rooms per floor
- 170 parking spaces required based on room count
- 18 parking spaces required based on max. employee load by shift
- 188 overall parking spaces required
- 70 proposed surface parking spaces provide around the perimeter of the building
- 114 parking spaces to provided via a valet scenario within the office building parking garage



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Project:

170 room hotel
1343 huffine ridge drive || franklin, tn 37067

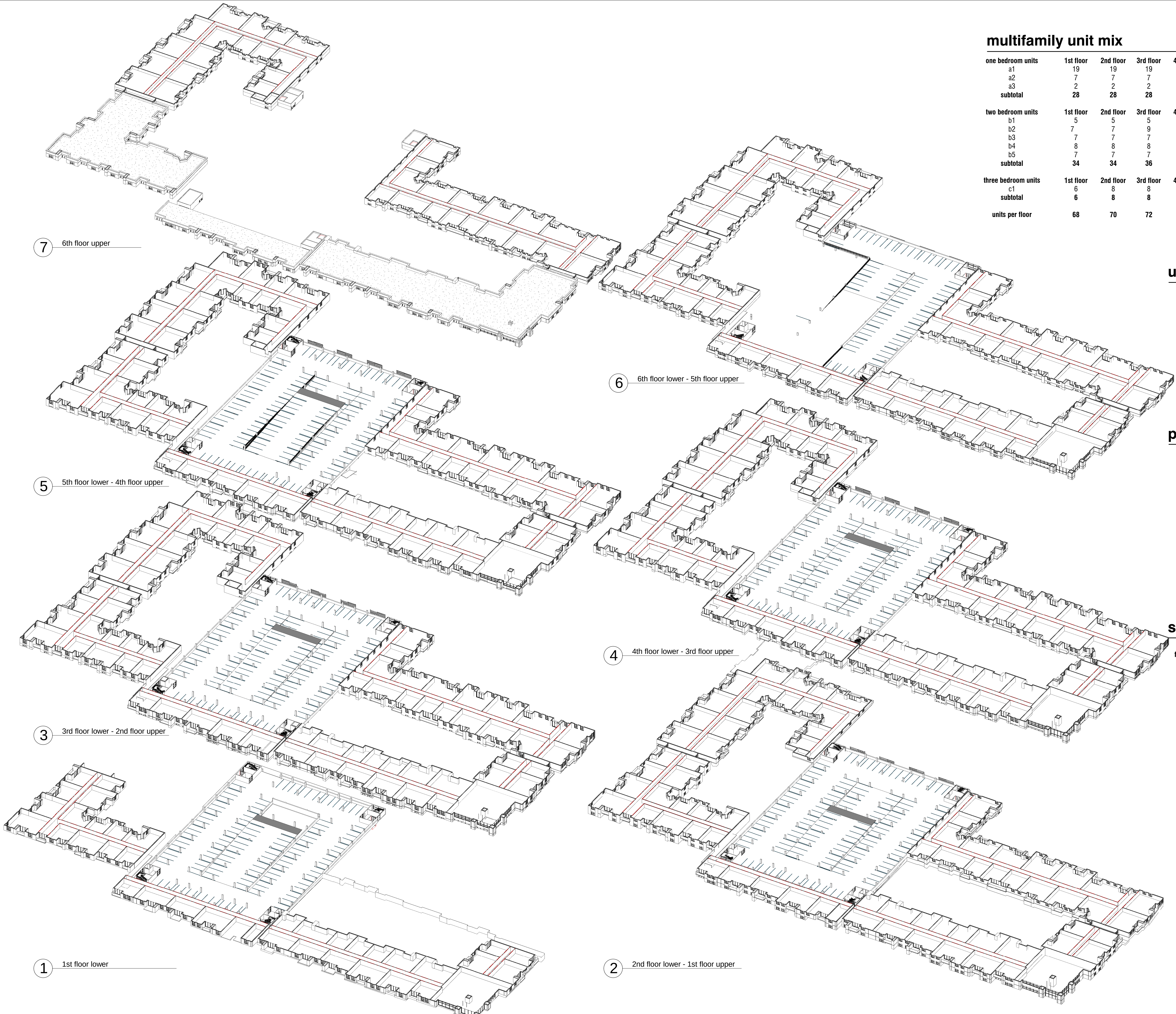
1343 huffine ridge
development plan
426 unit multi-family | 147,000 sf of office |
170 room hotel
1343 huffine ridge drive || franklin, tn 37067

sions



ate: 02.07.2019
project no.: a18030.00

1p110



multifamily unit mix

one bedroom units	1st floor	2nd floor	3rd floor	4th floor	5th floor	6th floor	total by unit	parking required
a1	19	19	19	19	19	19	114	
a2	7	7	7	7	7	7	42	
a3	2	2	2	2	2	2	12	
subtotal	28	28	28	28	28	28	168 (39.44%)	252 (27.39%)
two bedroom units	1st floor	2nd floor	3rd floor	4th floor	5th floor	6th floor		
b1	5	5	5	5	5	5		
b2	7	7	9	9	9	10		
b3	7	7	7	7	7	7		
b4	8	8	8	8	8	8	48	
b5	7	7	7	7	7	7	42	
subtotal	34	34	36	36	36	35	212 (49.77%)	530 (57.61%)
three bedroom units	1st floor	2nd floor	3rd floor	4th floor	5th floor	6th floor		
c1	6	8	8	8	8	8		
subtotal	6	8	8	8	8	8	46	
units per floor	68	70	72	72	72	72	426 (10.88%)	138 (15.00%)

920 total parking spaces
one bedroom - 1.5 per
two bedroom - 2.5 per
three bedroom - 3 per

unit outline

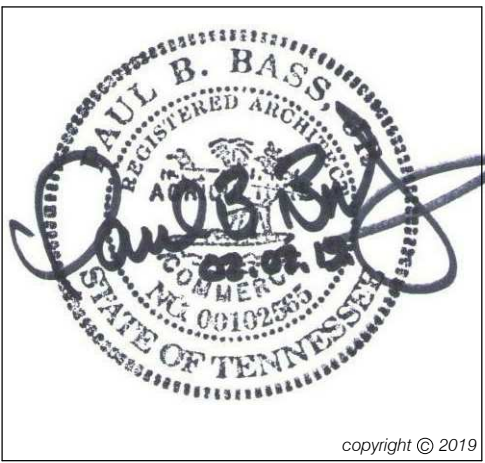
one bedroom units	living space	balcony	total unit area
a1	722 sf	70 sf	791 sf
a2	776 sf	72 sf	848 sf
a3	841 sf	121 sf	962 sf
two bedroom units	living space	balcony	total unit area
b1	1,155 sf	105 sf	1,260 sf
b2	1,278 sf	72 sf	1,350 sf
b3	1,167 sf	104 sf	1,271 sf
b4	1,300 sf	71 sf	1,371 sf
b5	1,228 sf	89 sf	1,317 sf
three bedroom units	living space	balcony	total unit area
c1	1,509 sf	74 sf	1,583 sf

parking garage outline

level	parking count
parking at 805'-0"	
ramp from 805'-0" to 815'-0"	103
parking at 815'-0"	36
parking at 815'-0"	103
ramp from 815'-0" to 825'-0"	36
parking at 825'-0"	106
phase 1 subtotal	384
ramp from 825'-0" to 835'-0"	36
parking at 835'-0"	106
ramp from 835'-0" to 845'-0"	36
parking at 845'-0"	106
ramp from 845'-0" to 855'-0"	36
parking at 855'-0"	42
phase 2 subtotal	362
total structured parking	746
estimated surface parking	23
total multifamily parking spaces	769

square footage outline

floor level	west units	garage	east units	amenity space
1st floor	45,123 sf	42,289 sf	42,941 sf	4,971 sf
2nd floor	45,123 sf	42,289 sf	42,941 sf	
3rd floor	45,123 sf	42,289 sf	42,941 sf	4,971 sf
4th floor	45,123 sf	42,289 sf	42,941 sf	
5th floor	45,123 sf	42,289 sf	42,941 sf	4,971 sf
6th floor	45,123 sf	42,289 sf	42,941 sf	
total	270,738 sf	253,734 sf	257,646 sf	14,913 sf
total multifamily gross sf:	543,297 gross sf			
total structured parking sf:	253,734 gross sf			



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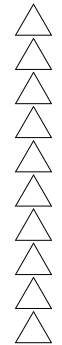
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project:

1343 huffine ridge
development plan
426 unit multi-family | 147,000 sf of office |
170 room hotel
1343 huffine ridge drive || franklin, tn 37067

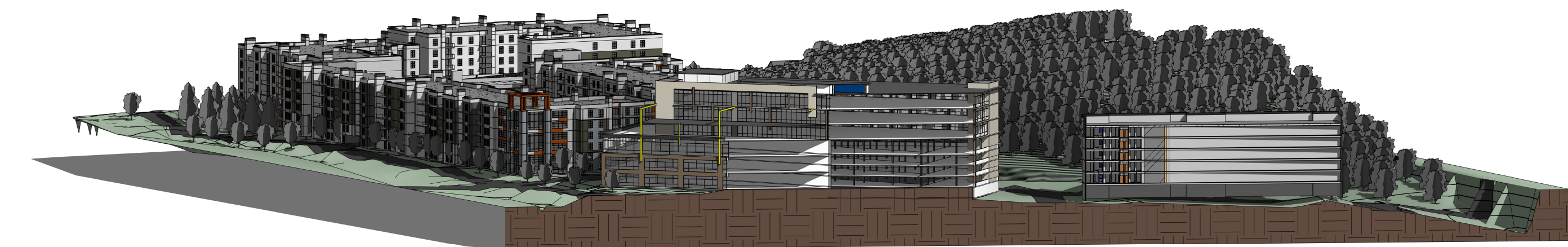
revisions



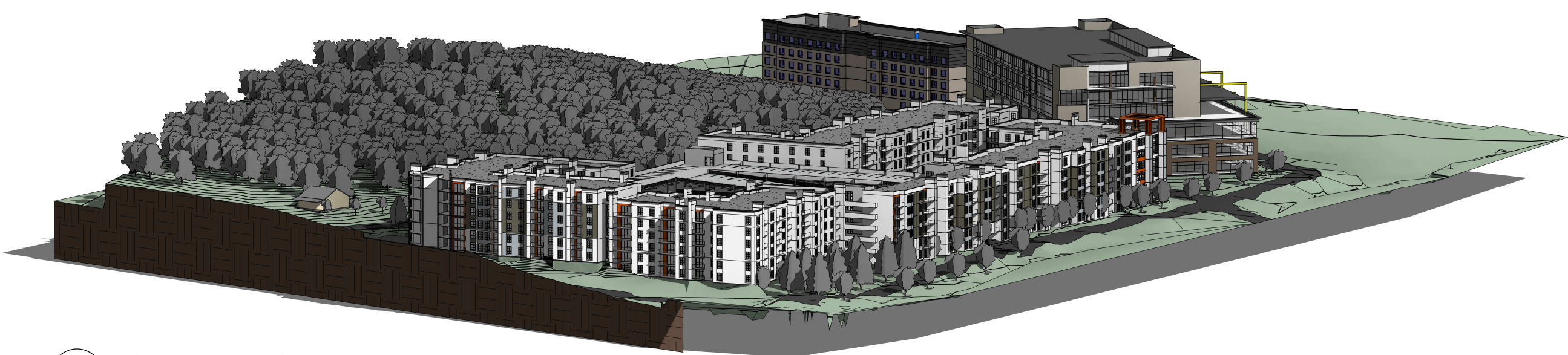
date: 02.07.2019
project no.: a18030.00

multi-family
axon floor
plans &
project data

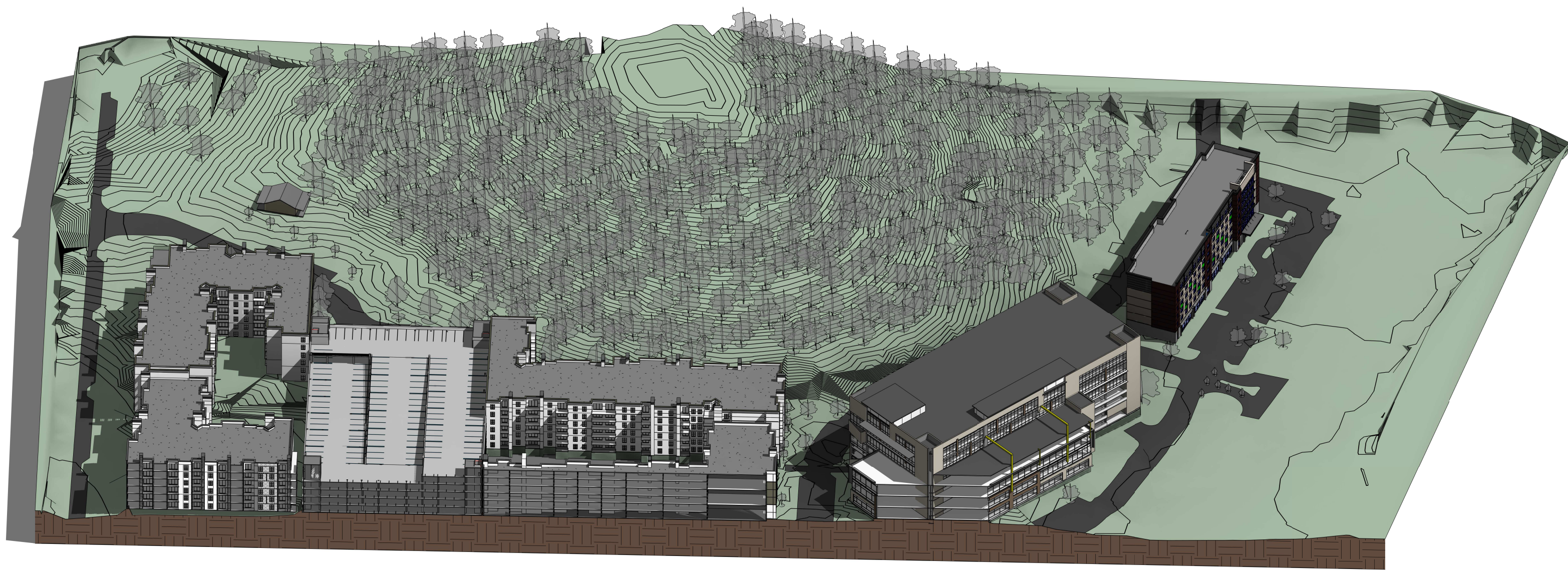
dp120



1 dp120 - perspective -1B



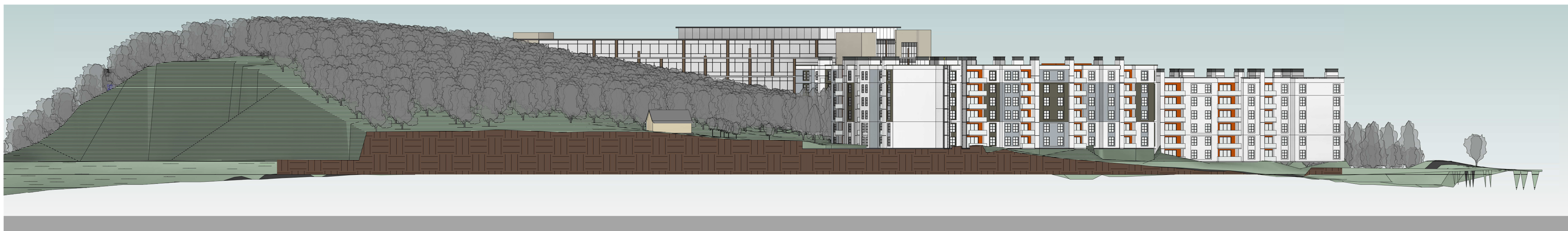
2 dp120 - perspective -1A



3 dp120 - perspective -1C



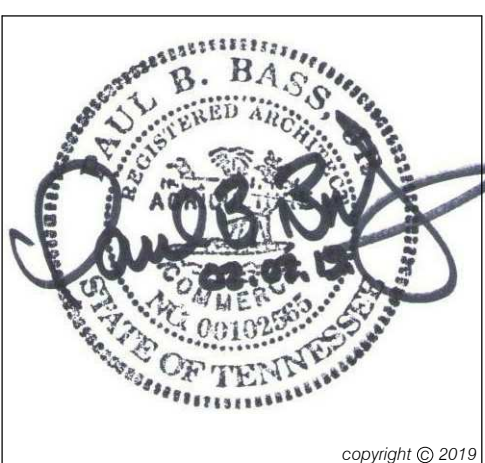
1A section 1/dp120
1" = 50'-0"



2A section 2/dp120
1" = 50'-0"



3A section 3/dp120
1" = 50'-0"



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client:

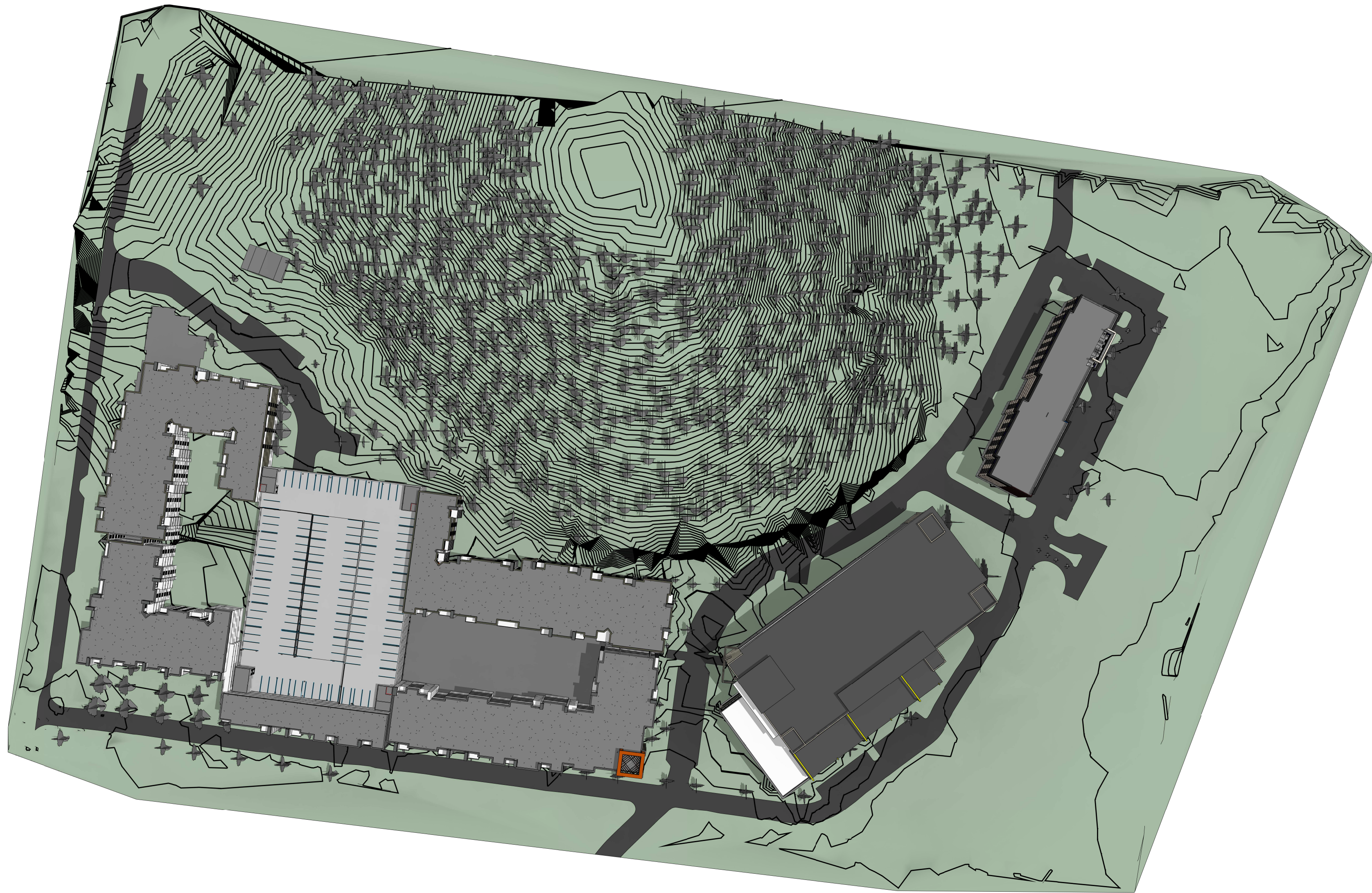
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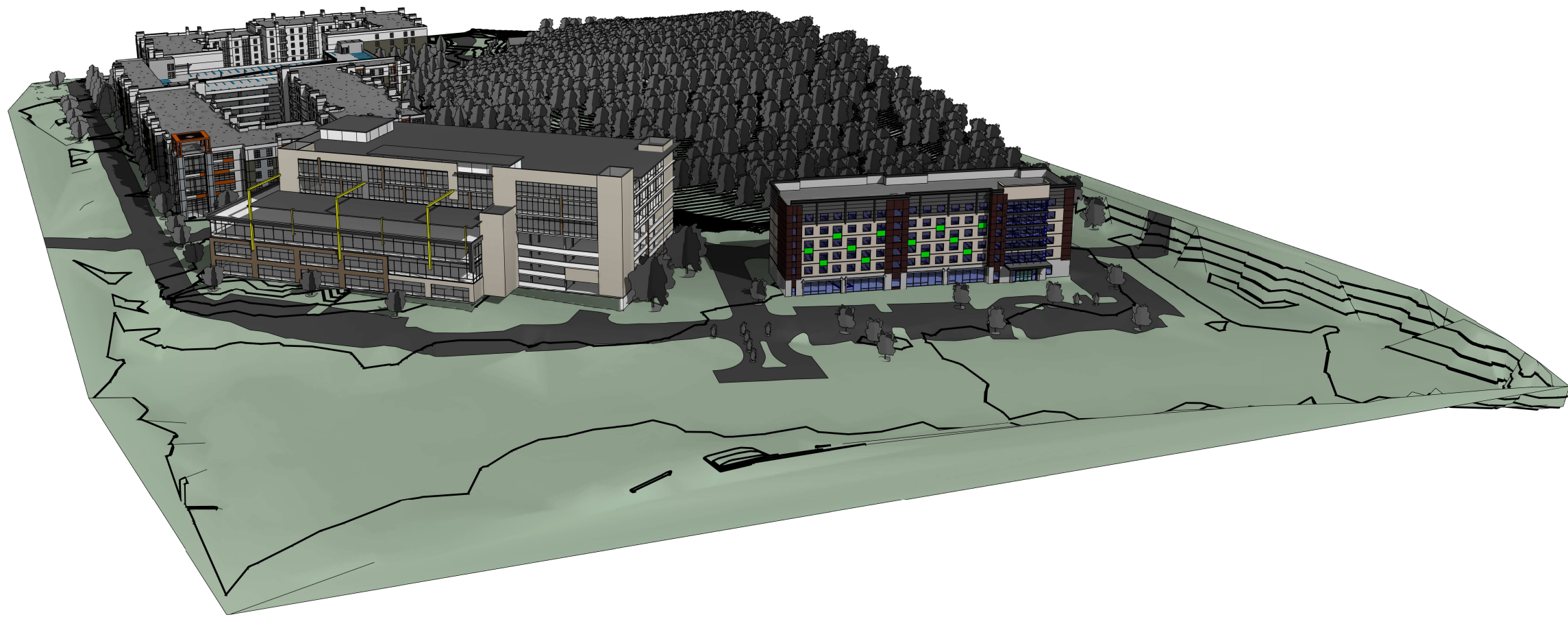
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date:	02.07.2019
project no.:	a18030.00

site sections

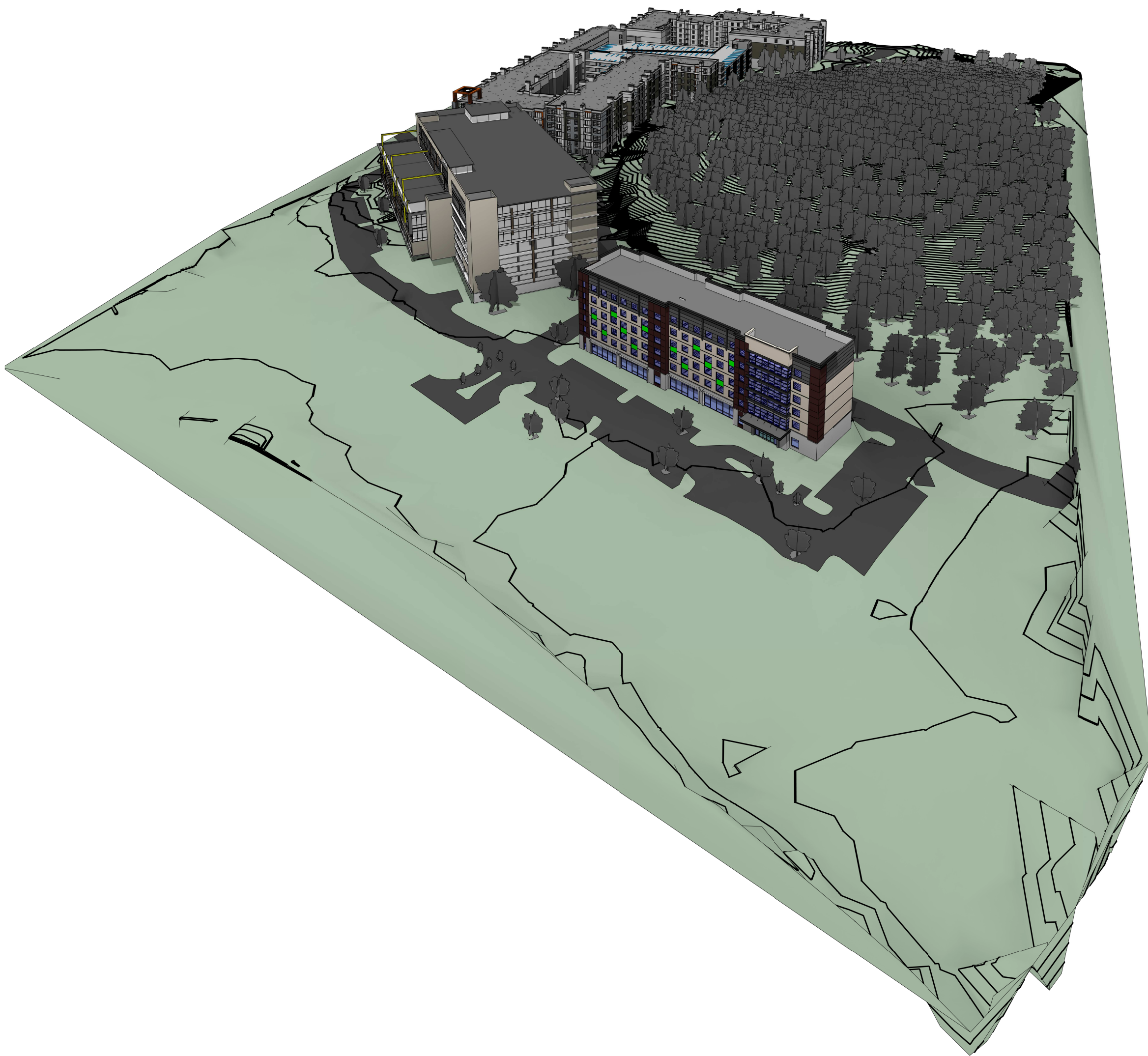
dp130



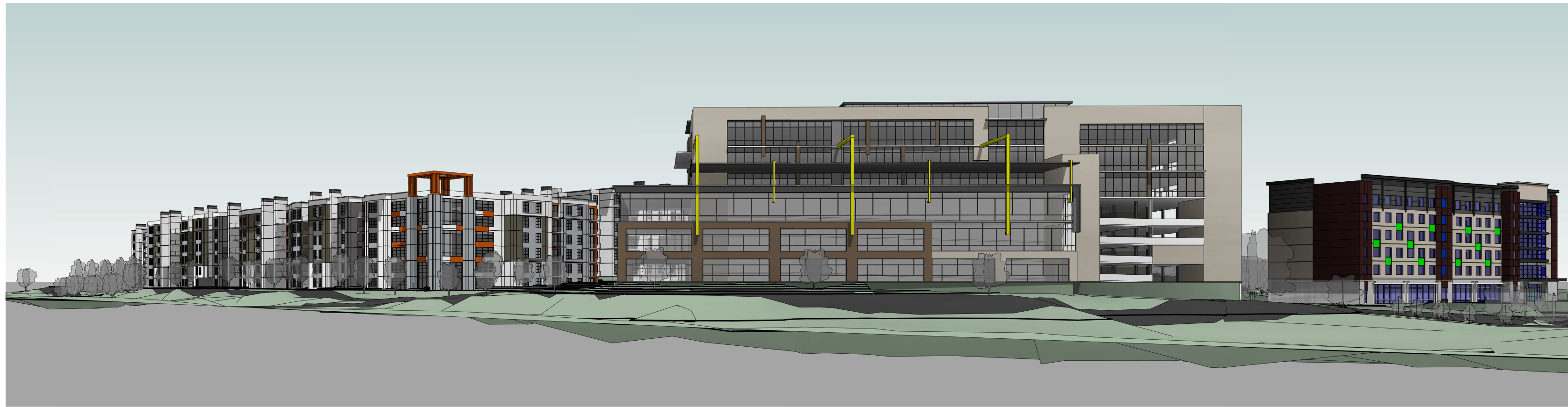
1 site perspective _ overhead



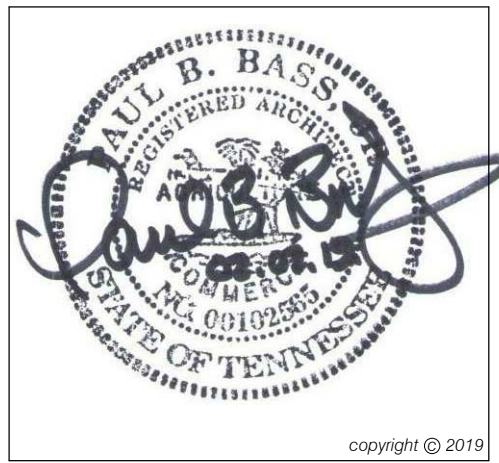
2 site perspective _ A



4 site perspective _ B



3 streetview perspective



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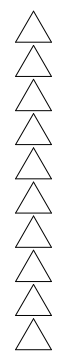


client

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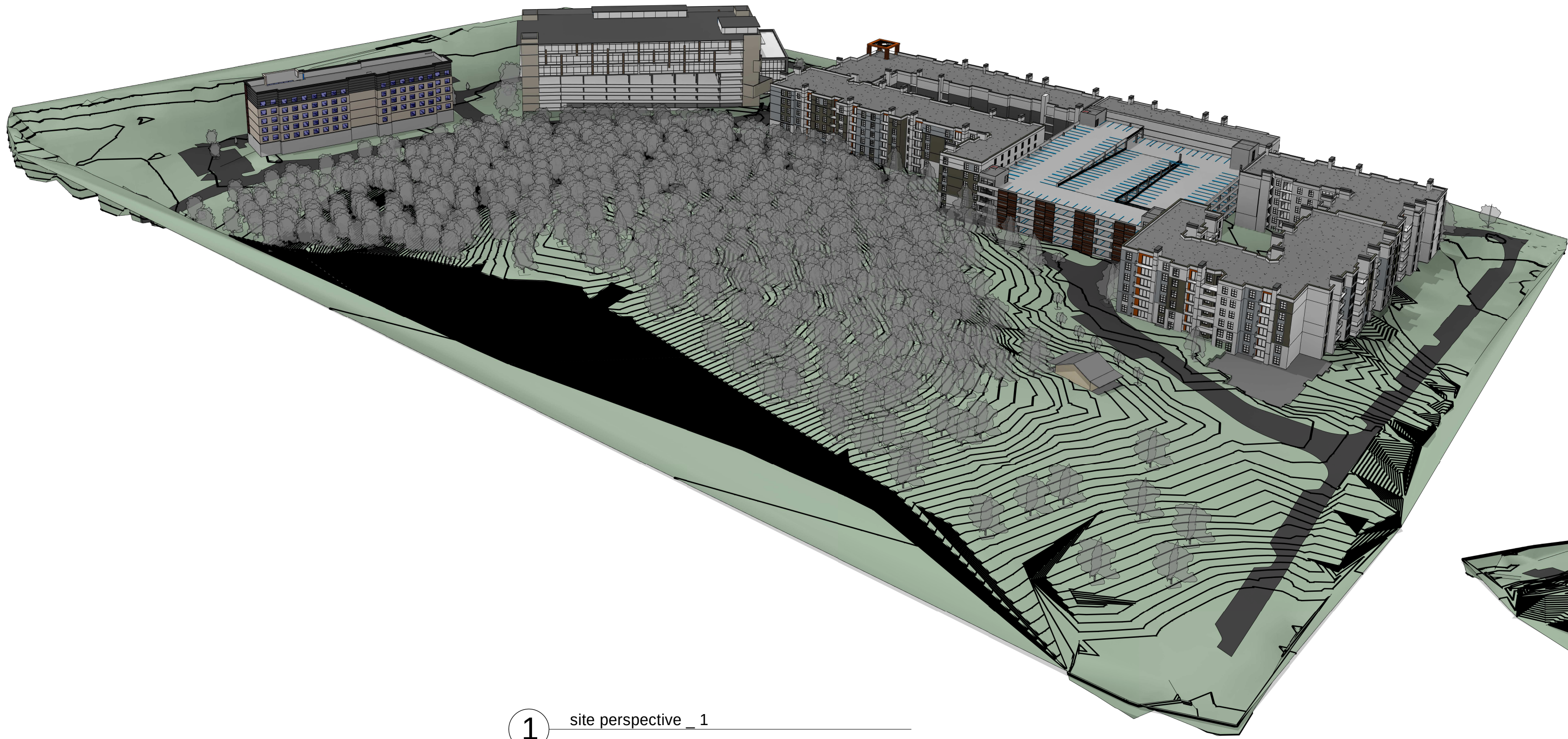
revisions



date: 02.07.2019
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site plan &
site
perspectives

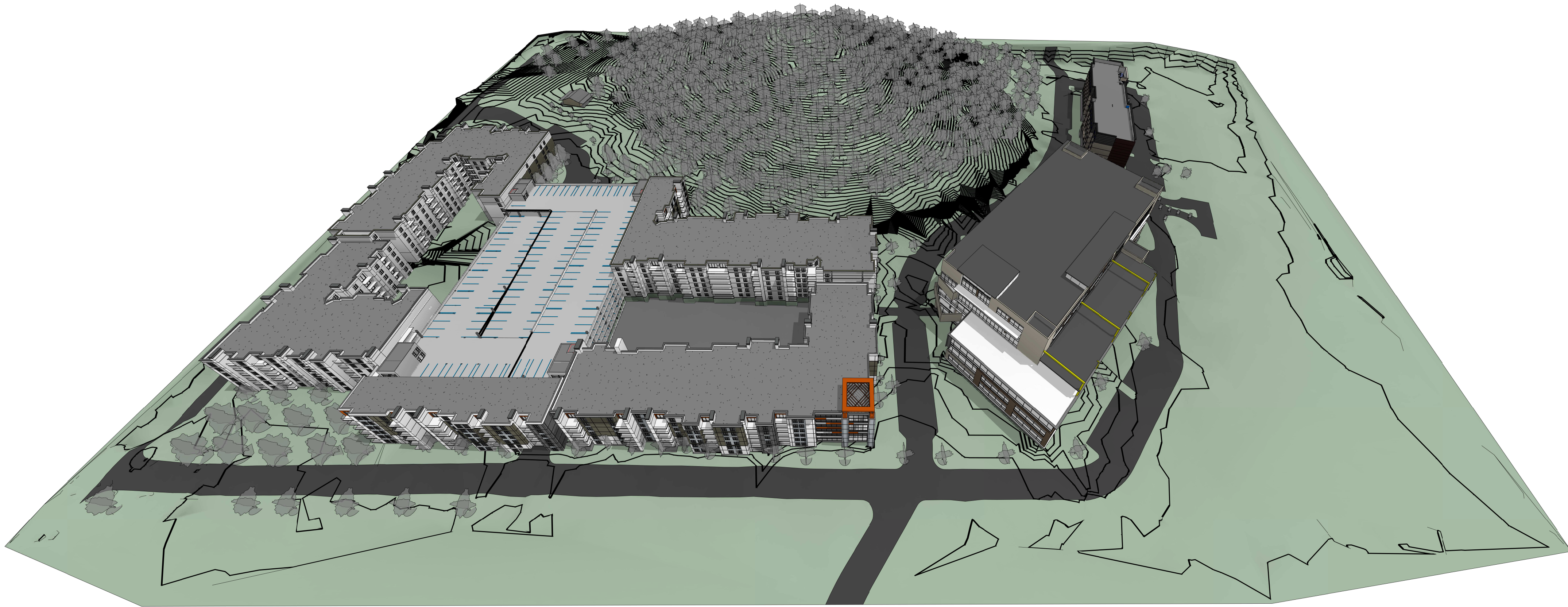
dp140



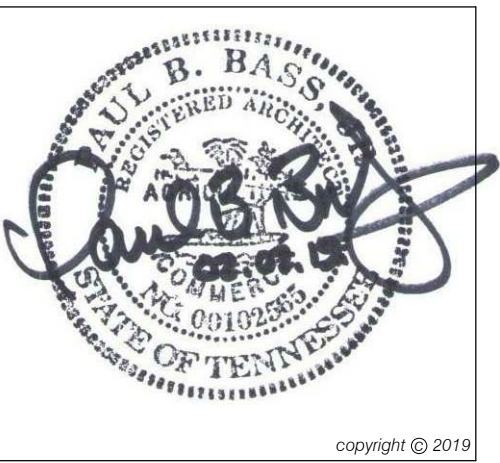
1 site perspective _ 1



2 site perspective _ 2



3 site perspective _ 3



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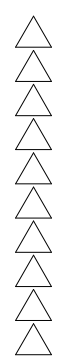
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revisions



date: 02.07.2019
project no.: a18030.00

site
perspectives

dp150



PROPOSED PARKLAND DEDICATION - CONCEPTUAL



PARK IMPACT FEE OFFSET NARRATIVE

The Huffines Property PUD Development Plan proposes 426 residential units generating \$1,833,504 in Parkland Impact Fees. The project team intends to offset these Parkland Impact Fees through a combination of land dedication and constructed improvements to the national historic registered John Henry Carothers Home site on Huffines Ridge.

Proposed Land Dedication:

The proposed development plan (COF #6876) shows a 10.03-acre parcel to be zoned Civic and Institutional (CI) with a Historic Preservation Overlay (HPO) which is home to the John Henry Carothers Home. These 10.03 acres are proposed to be dedicated to the City of Franklin as a Park. This land has an offset value of \$62,121 per acre as established in the parkland dedication ordinance.

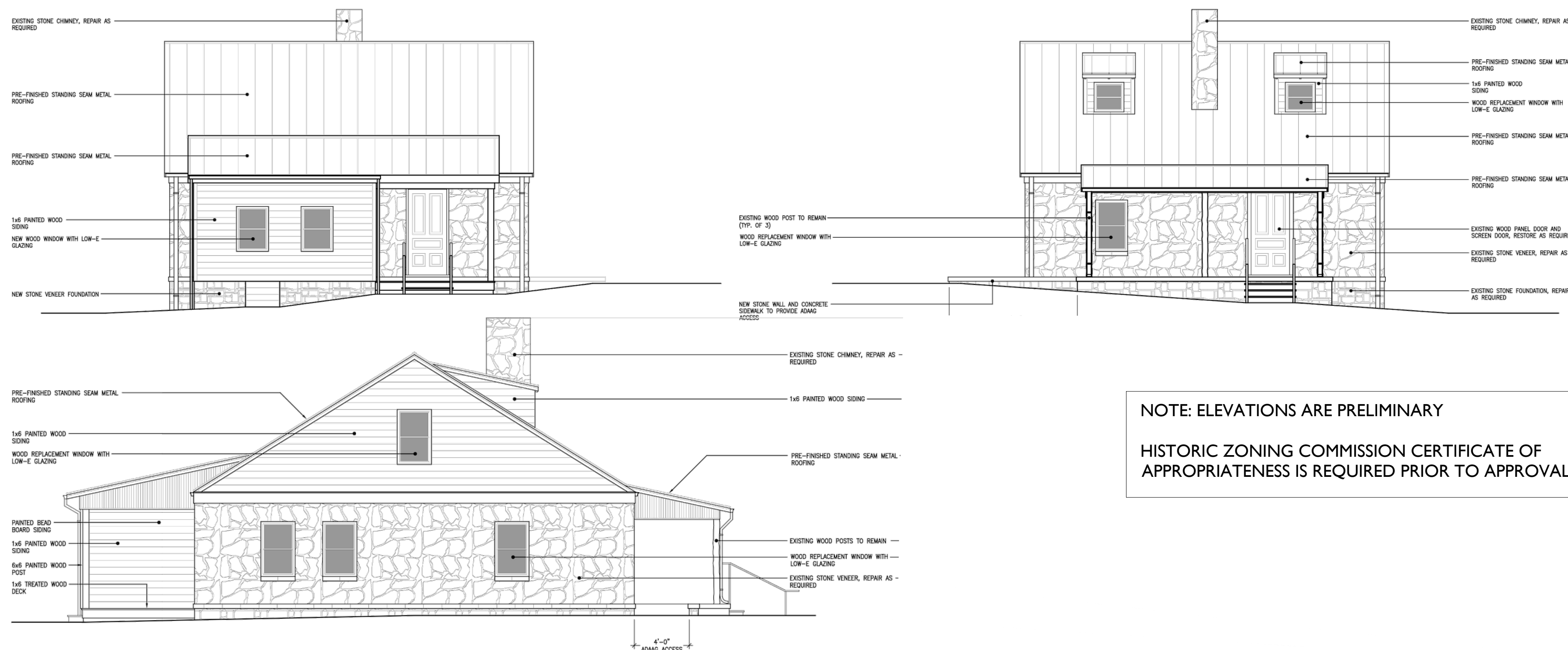
Proposed Constructed Improvements:

First and foremost, the project team intends to develop a mountain bike/hiking trail system as a continuation of trail systems proposed in development projects to the east of Carothers Parkway. In addition to trails, a trailhead, wayfinding signage, and parking are all planned. The J.H. Carothers house will be restored and will serve as a community meeting space and trailhead to the trail system. The team will work with COF parks staff to design and program this building to the standards required by the City.

The City of Franklin has expressed interest in additional improvements to the site of the historic home. The immediate surroundings of the home are proposed to be improved through the construction of an arboretum/community garden designed in partnership with Parks Staff. Additionally, a securable maintenance shed for park equipment and a covered storm shelter are to be built using reused/recycled materials from the existing outbuildings on site to the greatest extent possible. Also proposed are wayfinding and interpretive signage, and pedestrian lighting from the historic home to parking.

The development team also proposes to restore and rebuild historic stone walls where possible and to re-use stone wall materials where walls cannot be rebuilt. The project additionally includes the construction of a four-rail horse fence with wire mesh to serve as a guardrail to proposed retaining walls.

FINAL PLANS WILL BE PROVIDED AT SITE PLAN AND WILL REQUIRE HZC REVIEW.



NOTE: ELEVATIONS ARE PRELIMINARY

HISTORIC ZONING COMMISSION CERTIFICATE OF
APPROPRIATENESS IS REQUIRED PRIOR TO APPROVAL



Issued: Dec. 10, 2018

Revision Date

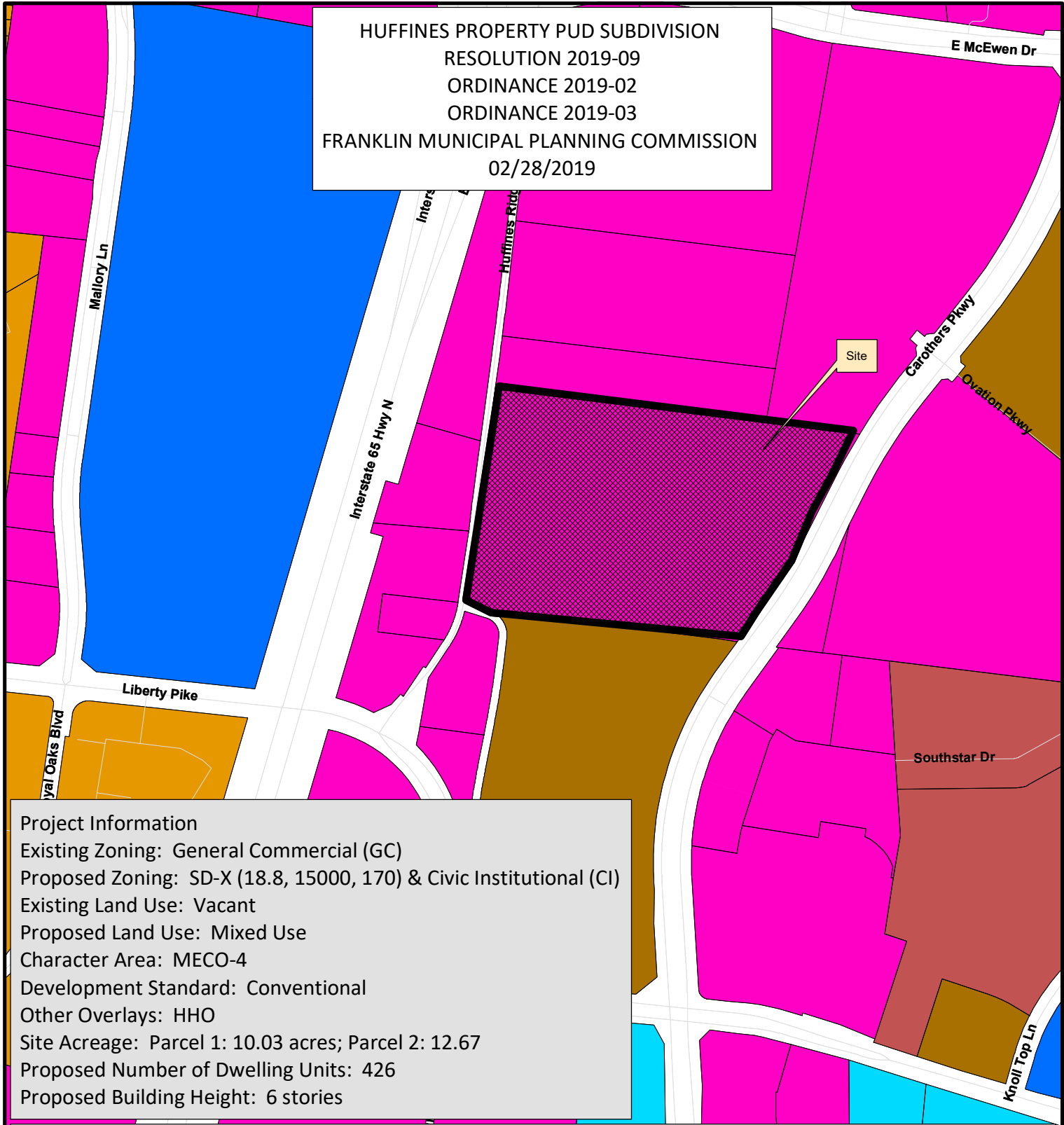
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PARKLAND
DEDICATION
PLAN
SHEET

C2.2

COF # 6876

HUFFINES PROPERTY PUD SUBDIVISION
 RESOLUTION 2019-09
 ORDINANCE 2019-02
 ORDINANCE 2019-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 02/28/2019



Project Information

Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-X (18.8, 15000, 170) & Civic Institutional (CI)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: Parcel 1: 10.03 acres; Parcel 2: 12.67
 Proposed Number of Dwelling Units: 426
 Proposed Building Height: 6 stories

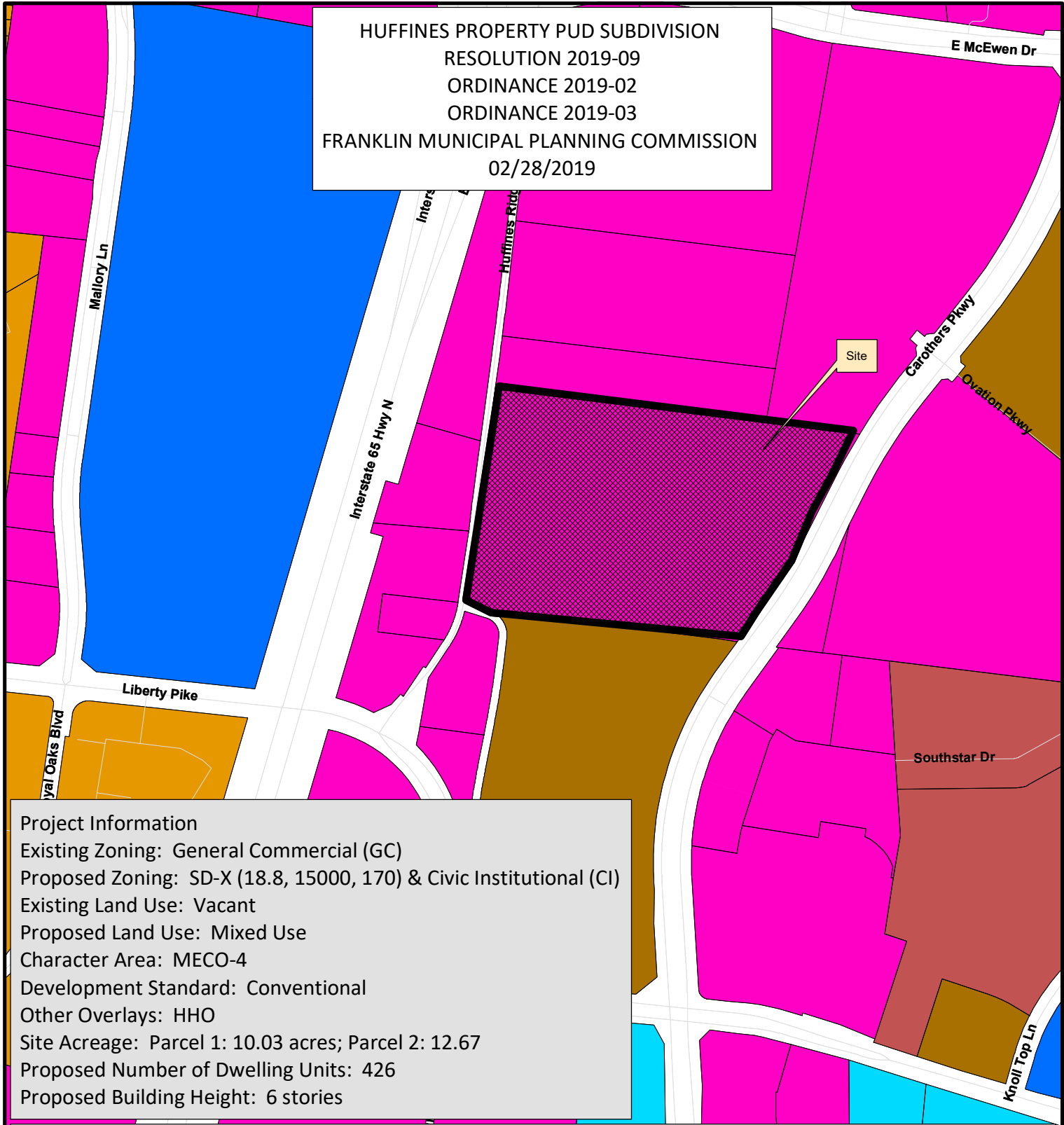
- | | |
|--|---------------------------------------|
| Legacy PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| 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.
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HUFFINES PROPERTY PUD SUBDIVISION
 RESOLUTION 2019-09
 ORDINANCE 2019-02
 ORDINANCE 2019-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 02/28/2019



Project Information

Existing Zoning: General Commercial (GC)
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 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: Parcel 1: 10.03 acres; Parcel 2: 12.67
 Proposed Number of Dwelling Units: 426
 Proposed Building Height: 6 stories

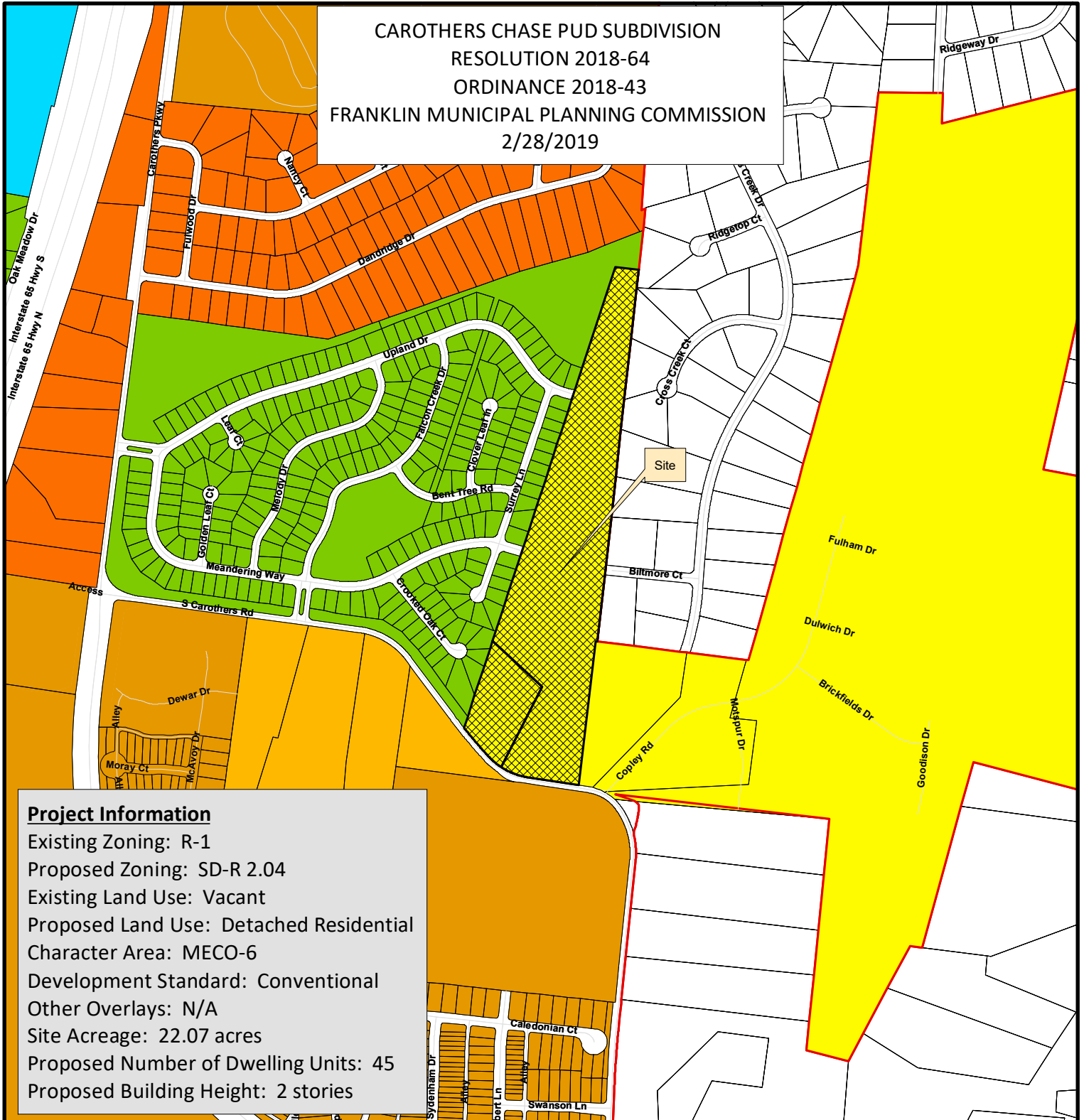
- | | |
|--|---------------------------------------|
| Legacy PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |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



0 250 500 1,000
 Feet

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

CAROTHERS CHASE PUD SUBDIVISION
 RESOLUTION 2018-64
 ORDINANCE 2018-43
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/28/2019



Project Information

Existing Zoning: R-1
 Proposed Zoning: SD-R 2.04
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 22.07 acres
 Proposed Number of Dwelling Units: 45
 Proposed Building Height: 2 stories

	Carothers Chase PUD Subdivision		SD-R Specific Development-Residential
	AG Agricultural District		SD-X Specific Development-Variety
	ER Estate Residential		OR Office Residential District
	R-1 Residential District		GO General Office District
	R-2 Residential District		CC Central Commercial District
	R-3 Residential District		NC Neighborhood Commercial District
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0 250 500 1,000
 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues

45. Subdivision and Street Name Approval

lori.jarosz@franklin.tn.gov Issue re-opened

lori.jarosz@franklin.tn.gov Would you be willing to use some veterans street names in this subdivision?

Engineering - PUD Plan Checklist

General Issues

43. D. Statement of Impacts

jimmy.wiseman@franklin.tn.gov The agreement must be fully approved by the City of Franklin Legal and Administration Departments prior to going before the plan is presented to the Board of Mayor and Alderman.

72. Storm Infrastructure

joe.marlo@franklin.tn.gov *The following comment shall be addressed at Site Plan, but **does not hinder approval of the PUD.***

Comment to be addressed at the Site Plan stage: Flow from inlets at Mahon Drive near South Carothers Road shall be routed to green infrastructure / detention, unless otherwise accounted for in calculations.

88. F. Development Plan

lance.fittro@franklin.tn.gov At site plan stage, applicant shall demonstrate that no portion of the driveway or associated access easement for Lot 2 falls on Lot 3. It should also be clearly understood that access to the bioretention area(s) must not cross over retaining walls or headwalls, and any access easement provided to these areas which cannot be traversed by maintenance equipment will not be acceptable.

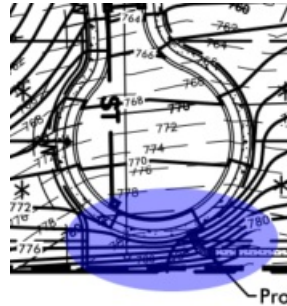
Engineering - Site Plan Checklist

General Issues

79. E. Roadway Design and Plan & Profile

joe.marlo@franklintn.gov The following comment shall be addressed at Site Plan, but **does not hinder approval of the PUD.**

Comment to be addressed at the Site Plan stage: Applicant to revise grading just outside of cul-de-sac to limit slopes to 3H:1V. If a retaining wall is required, Applicant to label the top and bottom elevations of the wall. Per Zoning Ordinance 5.6.4 (2) (a), the maximum height for retaining walls in residential uses is 6 feet. The back of wall shall be no closer to the property line than a distance equal to the height of the wall.



Fire-Planning

General Issues

86. Public Water Main

andyk@franklintn.gov see previous comments...

4338 & 4340 S Carothers Rd - Plans (4-26-18).pdf

19. Fire Protection

andyk@franklintn.gov Applicant shall plan on providing residential sprinkler system in each home until Milcrofton Utility District can provide information on water pressure.

Original Comment: "Since you cannot provide an estimate of water, we cannot recommend approval of this project. You may want to provide fire sprinkler in all homes if adequate water is not available."

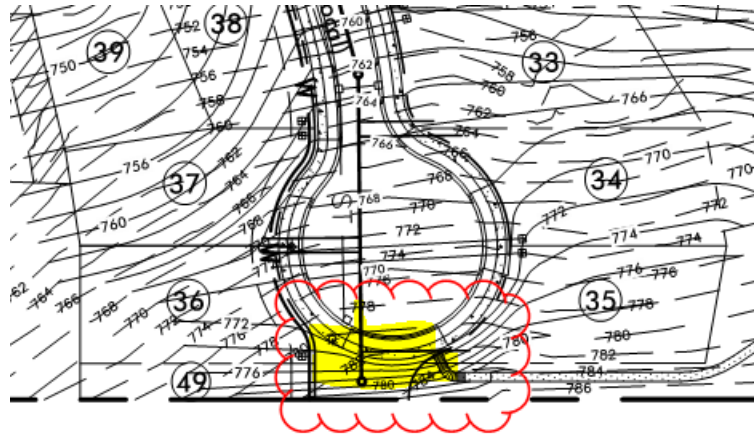
[Edited By Joshua King]

Water/Sewer

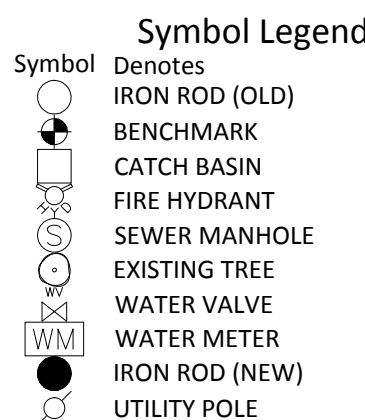
General Issues

101. Sanitary sewer

ben.mcneil@franklinton.gov The applicant has an area shown where a future wall will be required. The sewer shall not cross under the future wall.



CONC MON (OLD) CUMBERL

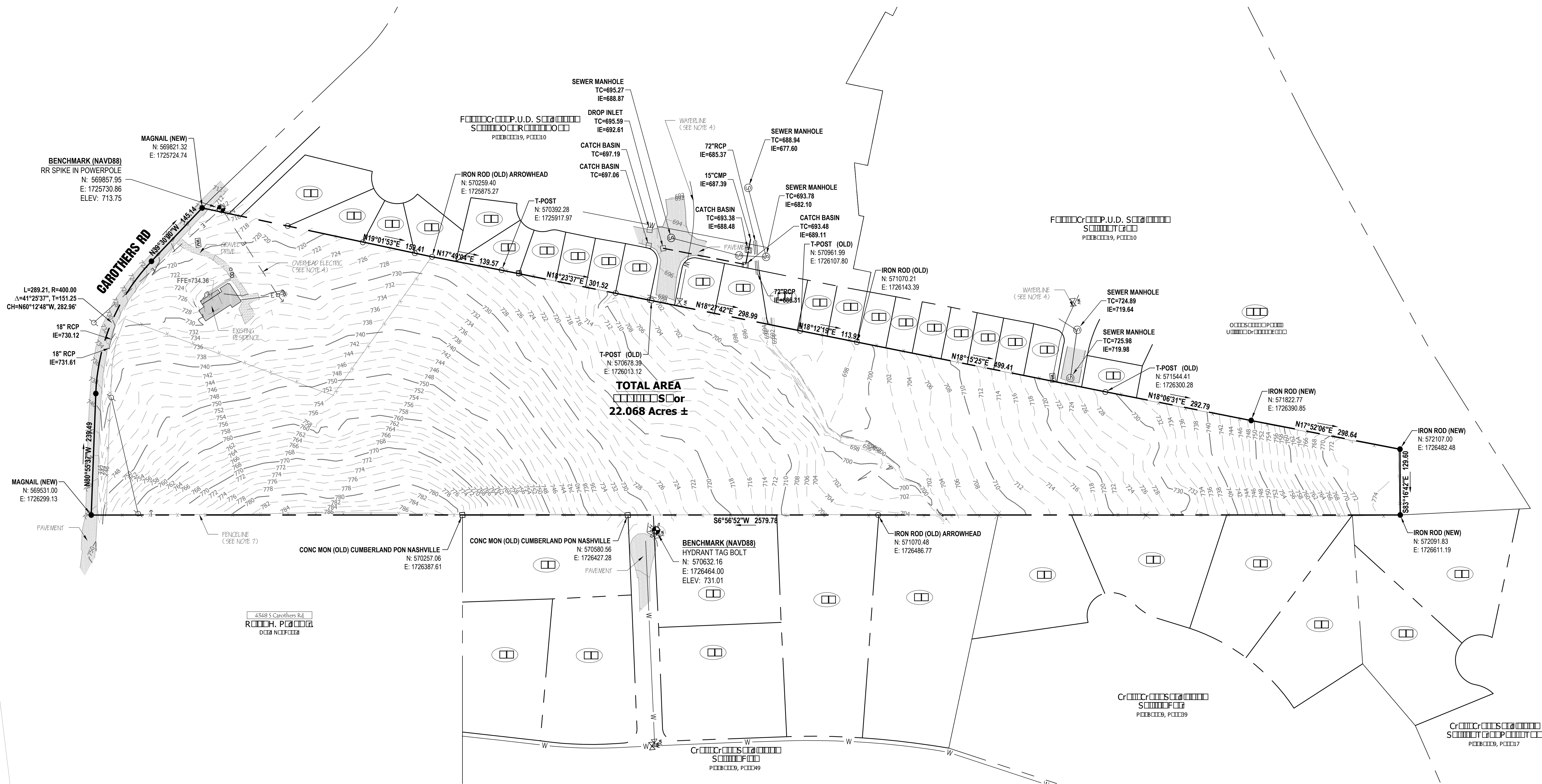


Owner : Jean Marie Giles Glass & Georgia Ann Spencer, as of record in Deed Book 4594, Page 427,
Registers Office, Williamson County, Tennessee.

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

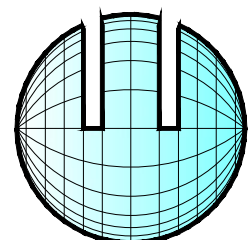
Clint T Elliott, TN RLS # 2347

1. This Property is located in the 14th Civil District of Williamson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
6. This Survey does not address the existence or non-existence of any wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned R-1. Setbacks per current zoning, verify with City of Franklin Zoning Administration.

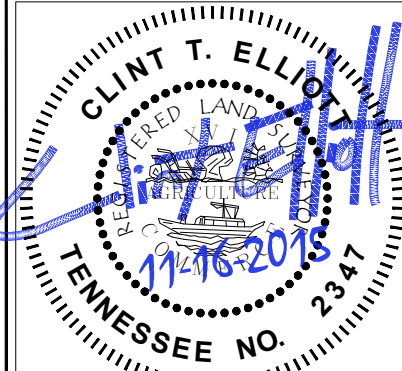


PLOT DATE: 11/06/2015 11:29:22 AM

CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
 1700 Hayes St. #301, Nashville, TN 37203
clint@clintelliottsvey.com
 (615) 490-3236



4338 S Carothers Road
Franklin, Williamson County, Tennessee

[illegible]

Issue Date:	7-23-2015
Project ID:	150916 CAROTHERS
Drafted By:	JG
Checked By:	
Sheet Title:	

Boundary & Topographic Survey

Sheet No.

V-1.00

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Michael Dewey
(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:

Parcels 30 & 30.01 on Tax Map 89

(Property Parcel/Tax ID Number)

and located at:

4338 & 4340 South Carothers Road

(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.

Michael Dewey
Signature

Subscribed and sworn to before me this

30th day of October, 20 18.

Sean Thomas Winters
Notary Public

My Commission Expires: 05/02/2022



November 7, 2018

Dear Members of the Franklin Municipal Planning Commission,

I'm a residence of Franklin living in the Falcon Creek neighborhood and I'm incredibly concerned about the plans being made in regards to the application by Dewey Engineering for the PUD at 4338 & 4340 S. Carothers Road in Franklin.

Any plans, rezoning, exceptions and approvals will directly impact our streets, our homes and our quality of life so thank you for hearing our voices and considering the struggle this development will cause us and weighing that against any potential gain the city might experience by approving this application. For starters, we already have traffic issues getting in and out of the Falcon Creek neighborhood since the extension of Carothers opened up and multiple developments were approved and built south of our existing neighborhood. I understand that this new development is attempting to gain access to Falcon Creek entrances/exits via Meandering and that 4 additional homes will be built at the top of Upland Drive that will not be a part of Falcon Creek but will certainly put strain on our streets in the development stages and in on-going traffic once things are built.

I'm begging you to please listen to us and to please take into consideration the quality of our lives. We pay taxes and contribute to this great city in a variety of ways as faithful citizens. **I spent years saving money to buy my first home here and I chose an established neighborhood because I didn't want to live through construction and development.** I have loved living here and am so concerned that this entire process is going to put unnecessary strain on an already stretched infrastructure.

We've lived patiently through all the blasting down Carothers and next to us in the Lockwood Glen development (blasting at an intensity that seems excessive and dangerous – multiple complaints by people in Falcon Creek have been filed with the Fire Marshall in regards to this blasting issue). We've waited patiently for help from the city in terms of traffic control. And now, we are completely dependent on your willingness to protect our quality of life as citizens of Franklin by not approving the aspects of this development by Dewey Engineering that will negatively impact the Falcon Creek neighborhood. Please require them to secure their own entrance/exit onto South Carothers without encroaching upon the already overcrowded streets of Falcon Creek.

It feels like a lot is being asked of our established little neighborhood if you approve this development as it stands. I'm concerned that those in decision-making positions aren't listening to the people who are directly impacted by the growth boom we are experiencing. I'm absolutely an advocate for growth and development and I have patiently endured the traffic and overcrowding issues that Franklin has experienced over the last few years. But we don't want to lose the quality of life here that we've all worked hard to build. Please don't overlook us here in Falcon Creek simply because we are a small neighborhood. Please be our voice and honor the fact that we love living here and deserve to be considered in this process.

I trust that you will read this and hear my heart - I am not a trouble maker or one who stirs up drama. I am a woman who loves Franklin and wants to continue investing in my community for many years to come. And I'm hopeful I live in a place where those in leadership positions are willing to listen and consider what is best for everyone involved as decisions are made concerning new developments in this area.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alicia Claxton', with a long horizontal flourish extending to the right.

Alicia Claxton
Falcon Creek resident

From: [patricia dalessandro](#)
To: [Christopher Andrews](#); ann.peterson@franklintn.gov; [Emily Hunter](#); [Amy Diaz-Barriga](#)
Subject: Carothers Chase
Date: Sunday, November 11, 2018 3:50:28 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Ladies and Gentlemen,

I am a current resident of Falcon Creek subdivision, specifically on Surrey Lane. My back yard borders on the property where this construction has been proposed. My husband and I purchased our home in 2001. At that time we were told the field was a grazing area for cattle. Over the years that field has been allowed to return to its natural state. It is now home to untold numbers of deer, birds and other wildlife and most certainly beautiful Monarch butterflies. Thanks to all the blasting, flattening and house building that has occurred in the past few years, this remains the last and only sanctuary for these beautiful creatures.

It distresses me, tremendously, to consider not only the destruction of this natural setting, but also the destruction of my peaceful subdivision. I am blessed with neighbors of many generations who enjoy walking our streets with children and pets, and kids and their parents riding bikes or playing catch in the quiet streets. All of that would cease with construction vehicles bumping up and down the streets tearing up the infrastructure of our subdivision roads, rattling and cracking our foundations, waking sleeping babies and potentially diverting water flow in the creek leading to further erosion and damage to property.

How is it possible that Franklin so values its history and its standing as a quiet vacation destination and yet builds house upon house, increasing traffic and the health hazards that go along with it for the profit of a few individuals?

My husband passed away this past July. After retiring back in 2013 one of his greatest joys was the peace of that field. I am asking in his memory and for the sake of all of us whose homes border the field and all of God's creatures that take refuge in the field, please do not flatten it and fill it with more houses.

Sincerely,

Patricia Dalessandro
2317 Surrey Lane
pat_dalessandro@bellsouth.net
(615) 815- 4263

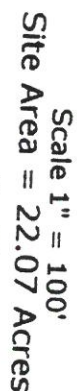
JoAnn Verbanic and Joseph Patrick
412 Cross Creek Court
Franklin, TN 37067
615-595-8611 home . jo_joe@comcast.net

As owners of the property located above, Parcel ID 089D E 01100 00009089C, we respectfully request the BOMA and the FMPC members consider two facts regarding the development of Carothers Chase, located at 4338 & 4340 S. Carothers Rd, Franklin TN. They are:

1. There is a 40 foot decline on our property, and the Carothers Chase property behind our house to the first house in their new development. No provision for drainage in the proposed development plan exists to protect the Carothers Chase homes from this run-off. We, and the Bradley and Linda Wilson's home next to us, experience significant run-off problems during rains. We are concerned the run-off will not only affect the Carothers Chase homes adversely, but also impact the Wilson's significantly, and possibly our home if there is nowhere for this water to go. Currently, the water can continue to flow on its natural course, but after the new development it will be impeded by homes, and perhaps redirected by concrete. We are certainly not civil engineers, but we believe this concern should be examined.
2. The density of the homes in the Carothers Chase development is inconsistent with the density of those surrounding Cross Creek on the East side, namely Colletta Park. Additionally, these proposed homes are extremely close to the property line of the homes on Cross Creek Court, and there is no provision for a barrier wall or any privacy barrier between the two subdivisions. Please consider reducing the density of these Carothers Chase homes, and either expand the distance between the two developments, or provide a privacy barrier between the two.

We greatly appreciate your time and consideration of these matters, and hope you can find favorable solutions for all concerned. God bless.





Site Benchmark
Railroad Spike in the Powerpole Located Near
the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.



Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

Drawing Notes:
COF Project #...

Date: April 24, 2018

From: Kris Rae Orlowski <kisraeorlowski@gmail.com>
Sent: Tuesday, March 5, 2019 11:28 AM
To: Scott Speedy; Margaret Martin; danamclendon@mac.com;
bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton;
Pearl Bransford; Clyde Barnhill; Emily Hunter; Amy Diaz-Barriga; Christopher
Andrews
Subject: Carothers Chase - Opposed

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To the Mayor & Board of Alderman, et al:

My name is Kris Orlowski. My family and I are residents at 2063 Upland Drive in the Falcon Creek Subdivision in the South Carothers area of Franklin. We are a family of four, with children. A five year-old and a seven-year-old. My wife is an employee of Dave Ramsey, and I am a partner at a business located on Harpeth Industrial Court, behind the Factory. I would estimate that 98% of our lives are conducted within Franklin & Williamson County, and are very concerned with developments within our community.

You are poised to approve or deny the plan for development of the proposed Carothers Chase PUD. *I would like to state, for the record, that my family is fervently **opposed** to the proposal for Carothers Chase as it stands.* I request that my opposition, as presented in this email, go on the public record for the proposed Carothers Chase Development Plan.

Our home is the 6th lot from the northeastern end of Upland Drive. The current C.C. PUD calls for the building of 4 new homes that will be much larger, and not keeping in character with the homes that already exist in Falcon Creek. Additionally, these homes will not be part of the Falcon Creek HoA.

The addition of these homes at the end of Upland Drive will create an odd "island" of homes that are separate from the community of Falcon Creek. With their character and governance apart from that that already exists in FC, the families that would ultimately occupy these homes would be in some way ostracized from their most immediate neighbors. Think of the long running awkwardness that will ensue on the street as a preexisting resident's children say to their new friends that they are going to the pool and the new family cannot, at-will, also choose to partake in the use of the FC HoA's pool.

Next, I am put-off by the potential construction traffic that will ensue for the next several years along Upland Drive. Both of the long streets in Falcon Creek can already be quite busy with traffic. Upland and Meandering Way are the main arteries for our community and suffer from unsafe drivers who speed along their length. Adding construction traffic will only worsen the issue.

The construction will create an unpleasant amount of noise pollution in our area. We are parents to two small children. We already suffer from lack of sleep as is common with a household of with 2 young school-age children and 2 parents who both work full-time. My wife is particularly sensitive to noise and has health issues that can be exacerbated by a lack of sleep. We can also assume there will be blasting

the area as was experienced from as the Lockwood Glen Subdivision was being developed. But, now this construction will be less than a half a mile from our home! We find this unacceptable.

Also, the removal of the natural space at the end of Upland Drive will greatly effect the deer population that resides in the woods located directly behind our home. Our children delight in learning about the deer. Their fawns often bed-down in our yard and in the tall grass behind our home. Removing more of the natural area may cause the deer to have to relocate (but where, when so much of Southeast Franklin is being developed at such a rapid pace?)

The addition of all of these new homes in Carothers Chase will only exacerbate an already growing traffic problem along South Carothers Parkway. I left my house this morning, and at the Western entrance/exit to/from Falcon Creek, traffic was backed up to our entrance/exit and even further south along S. Carothers toward the new developments of the Ladd Park area.

The opportunistic development of Franklin and surrounding areas of Williamson County, without properly growing our infrastructure are decreasing the quality of life for the residents of our community. It needs to stop. You must ensure that the growth of our community is properly supported, or you will usher in an era where Franklin is no longer Franklin.

I urge all of you to vote against the approval of the Carothers Chase PUD until such a time where the plan is modified to meet the concerns of the residents that it effects.

Thank you for your attention and consideration in this matter.

Cordially,
Kris R. Orlowski

Kris Rae Photography

www.krisrae.com

Westlight Studios

www.westlightstudios.com

1106 Harpeth Industrial Ct
Franklin TN 37064

From: A Gomoljak <lovebuzz38@hotmail.com>
Sent: Tuesday, March 5, 2019 12:31 PM
To: Scott Speedy; Margaret Martin; danamclendon@mac.com; bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton; Pearl Bransford; Clyde Barnhill; Emily Hunter; Amy Diaz-Barriga; Christopher Andrews
Subject: I request that this email go on public record for the proposed Carothers Chase Development Plan...

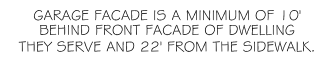
Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a resident of Falcon Creek for the past 14 years, I have to say I'm very concerned about what the Carothers Chase Development means to our neighborhood. Specifically blasting right behind our homes, construction for years, congested streets that are already too narrow, cut through traffic, and the list goes on. To date, you are being extremely dismissive about our concerns. I assume if it were your neighborhood, you'd want to protect and preserve your home values, integrity, and way of life. That blasting is going to effect my house as well as many others. The cut through traffic is going to be difficult through our neighborhood. Can you tell me what is going to be done to address any of our concerns?

Thanks,

Amy Gomoljak




$$1/8'' = 1'-0''$$

GARAGE FACADE IS A MINIMUM OF 10' BEHIND FRONT FACADE OF DWELLING THEY SERVE AND 22' FROM THE SIDEWALK.



FRONT ELEVATION

1/8" = 1'-0"

GARAGE FACADE IS A MINIMUM OF 10'
BEHIND FRONT FACADE OF DWELLING
THEY SERVE AND 22' FROM THE SIDEWALK.



FRONT ELEVATION

1/8" = 1'-0"

GARAGE FACADE IS A MINIMUM OF 1'0" BEHIND FRONT FACADE OF DWELLING THEY SERVE AND 22' FROM THE SIDEWALK.

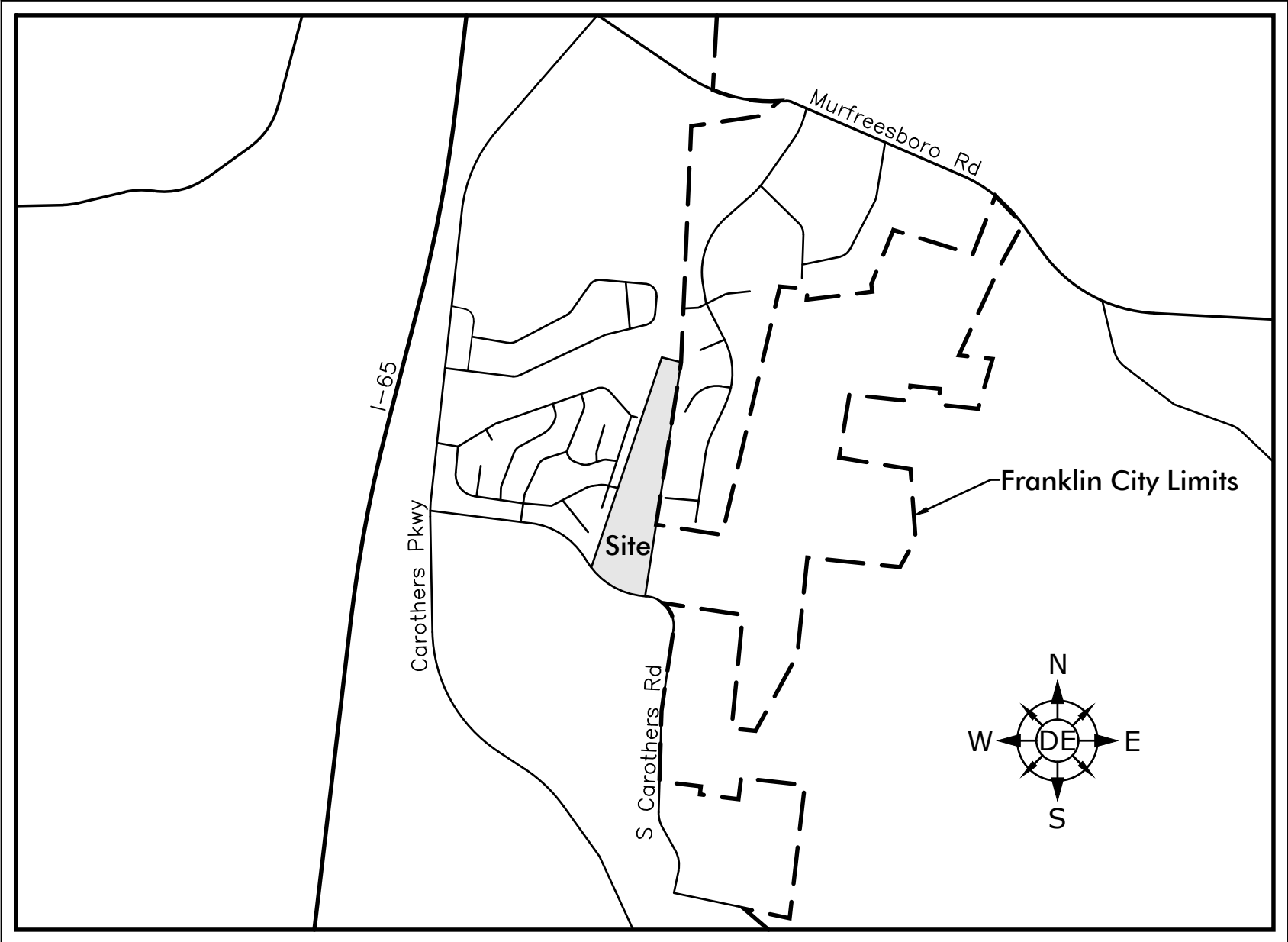
Carothers Chase

A Planned Unit Development Subdivision

Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
4338 & 4340 South Carothers Road
Franklin, Williamson County, Tennessee
COF Project #6773

Site Data	
PROJECT NAME:	Carothers Chase
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	Not Applicable



Vicinity Map
NTS

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Existing Conditions Plan
3	C1.1	Overall Tree Preservation Plan
4	C2.0	Overall Development Plan
5	C3.0	Overall Grading and Drainage Plan
6	C4.0	Overall ROW & Access Plan
7	C5.0	Overall Utility Plan
8	C5.1	Offsite Utility Plan
9	L1.0	Overall Landscape Plan
10	L1.1	Buffer Averaging Plan

OWNER
GREG GLASS
4338 SOUTH CAROTHERS ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: GREG GLASS
EMAIL: GGLASS@MAC.COM

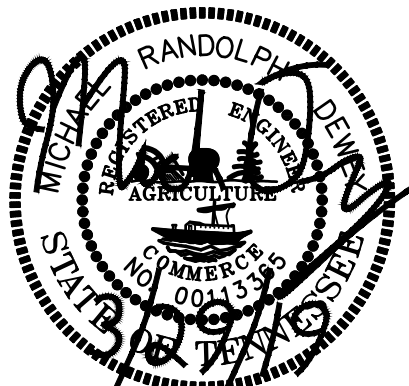
DEVELOPER
SUNNYBROOK INVESTMENT COMPANY, LLC
1724 BOXWOOD DR.
NASHVILLE, TN. 37211
CONTACT: JEREMY BOCZULAK
PHONE: (615) 579-0234
EMAIL: J-BOZ@LIVE.COM

CIVIL ENGINEER
DEWEY ENGINEERING
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL DEWEY, PE
PHONE: (615) 401-9956
EMAIL: MDEWEY@DEWEY-ENGINEERING.COM

LANDSCAPE ARCHITECT
CUMBERLAND LANDESIGN INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
CONTACT: BRIAN WRAY
PHONE: (615) 333-4636
EMAIL: CUMBERLANDESIGN@BELLSOUTH.NET

FLOODNOTE
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA
AS INDICATED BY ZONE 'X' ON FEMA MAP NUMBER 47187C0214G.
DATED: DECEMBER 22, 2016.

- Modification of Standards Request:**
1. Cul-de-sac Centerline Grade. The Applicant Requests a Modification of the Transportation & Street Technical Standards 2.3.9 (1) Which Requires the Centerline Grade in the Bulb of a Cul-de-sac Shall not Exceed Five (5.0) Percent. The Temporary Cul-de-sac is at Ten (10) Percent Grade Through the Centerline.

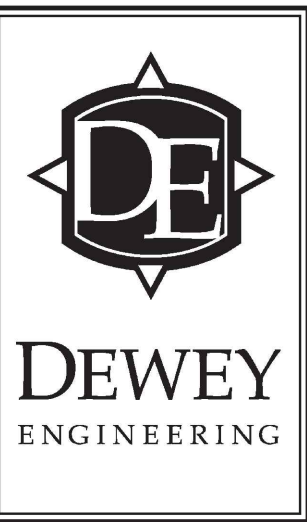


Revisions:
3/29/19-Removed Trail Behind
Lots 22-25. Added Open
Space Behind Lots 43 & 44.
Added Landscape Screening
Along Lots 42 & 45

Drawing Notes:
COF Project #6773
(Development Plan)
COF Project #6772
(Rezoning Request)

Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



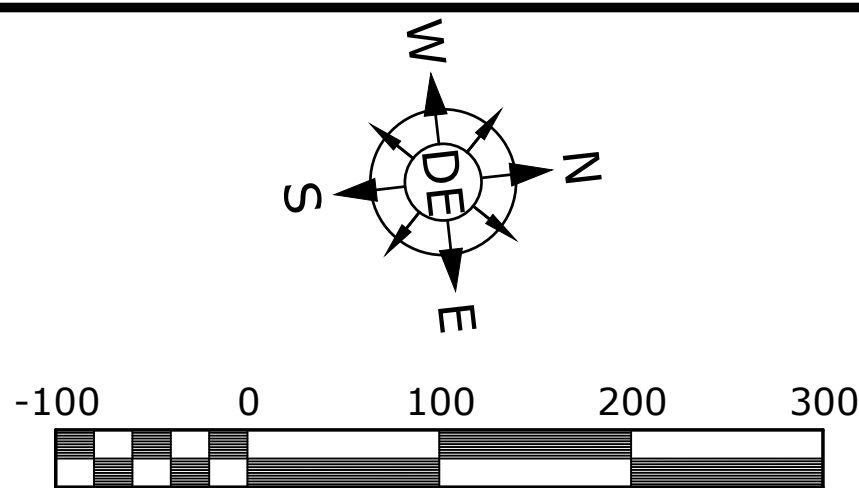
Cover Sheet

Job No. 17048

C0.0

1 of 10





Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN, 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44.
Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

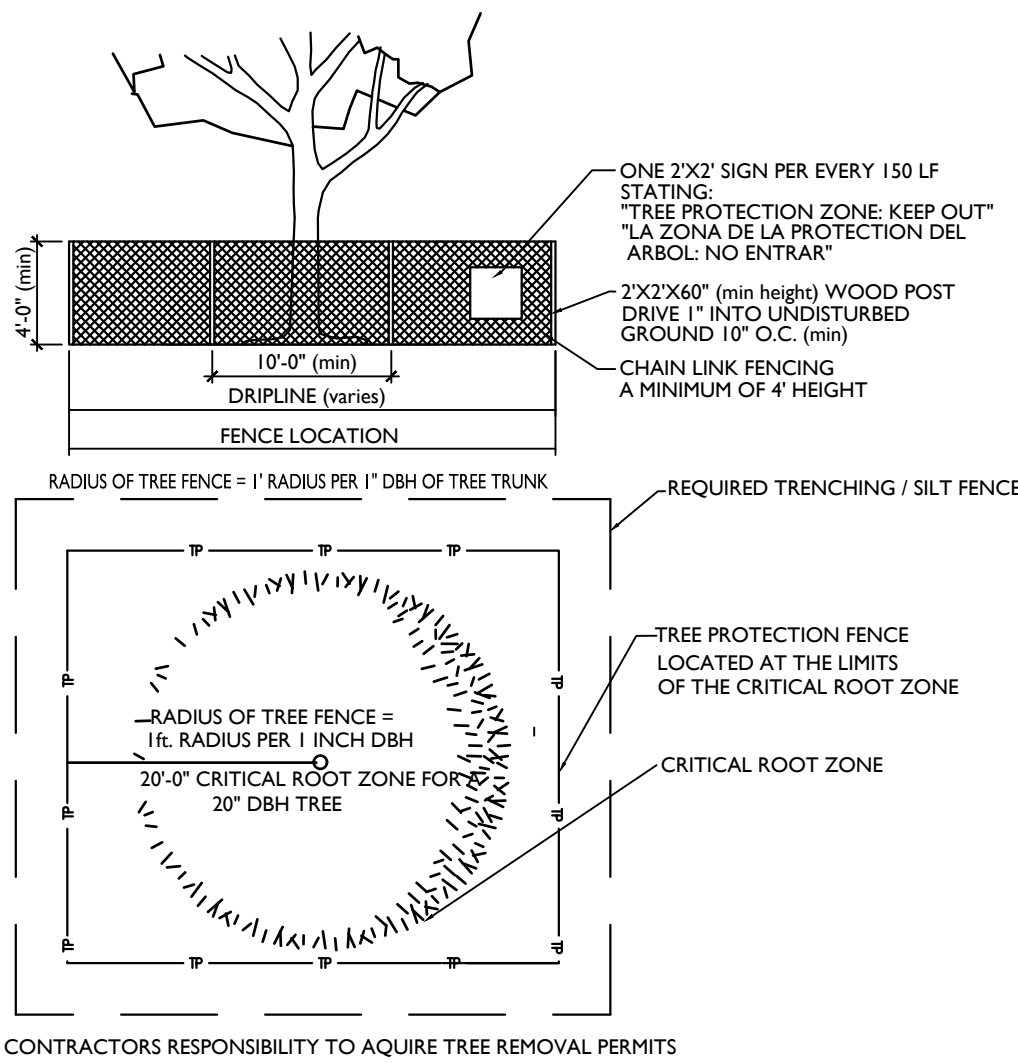
Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

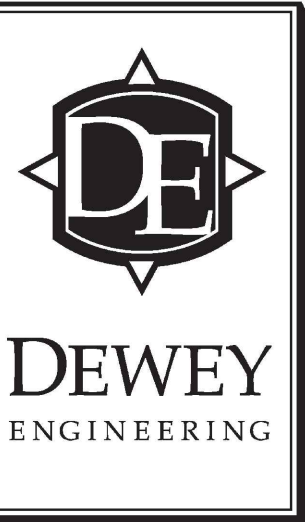
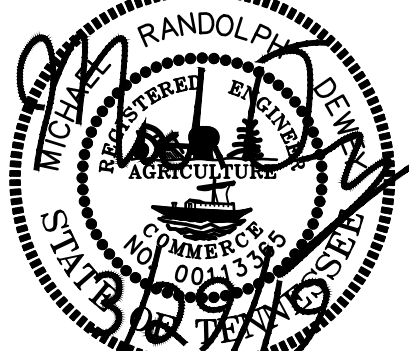
- Existing Tree Canopy
- Area of Tree Canopy Retention

Tree Protection Zone
Existing Tree Canopy - 12.35 Acres (56% of Total Site)
Tree Canopy Required - 5.56 Acres (45% of Existing Tree Canopy)
Proposed Area of Tree Canopy Retention - 5.64 Acres (46% of Existing Tree Canopy)

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



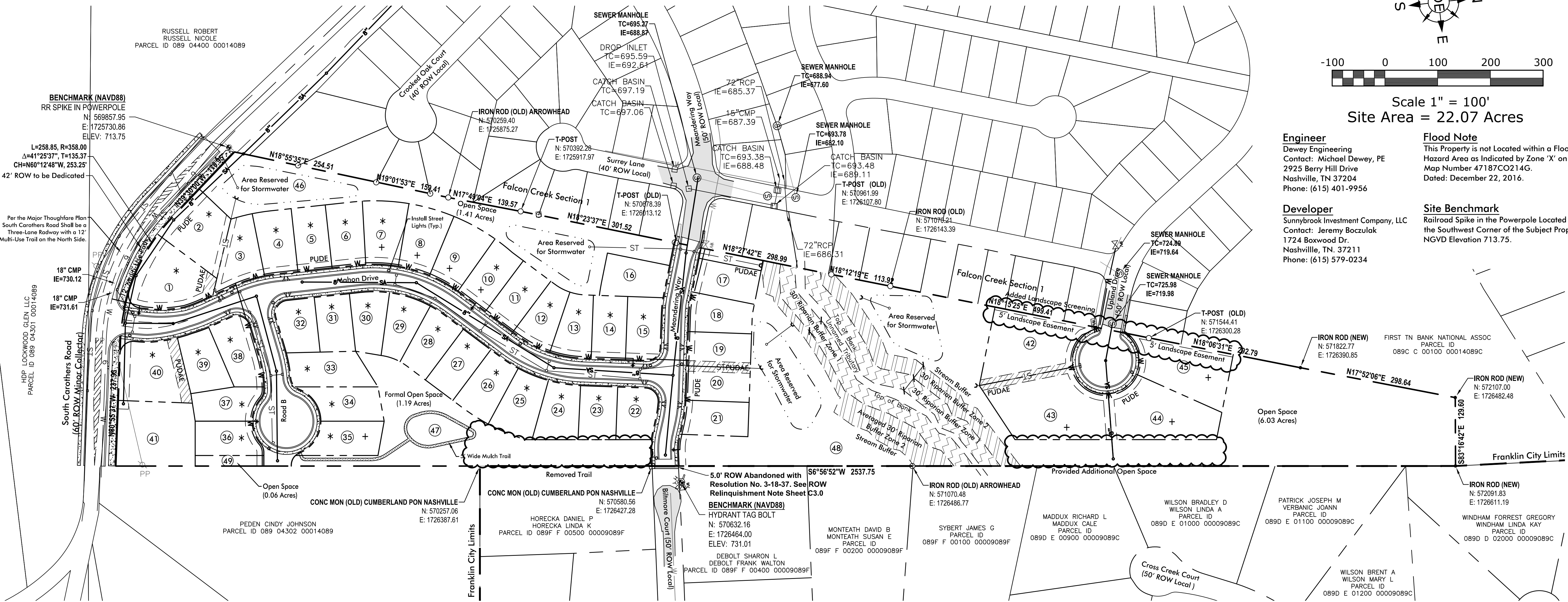
TREE PROTECTION FENCING DETAIL



Overall Tree
Preservation
Plan

Job No. 17048

C1.1



BENCHMARK (NAVD88)
RR SPIKE IN POWERPOLE
N: 56957.95
E: 1725730.86
ELEV: 713.75

L=258.85, R=358.00
Δ=41°23'37", T=135.37
CH=N60°12'48"W, 253.25'
42' ROW to be Dedicated

Per the Major Thoroughfare Plan
South Carothers Road Shall be a
Three-Lane Roadway with a 12'
Multi-Use Trail on the North Side.

HDP LOCKWOOD GLEN LLC
PARCEL ID 089 04301 00014089

18" CMP
IE=730.12

18" CMP
IE=731.61

RUSSELL ROBERT
RUSSELL NICOLE
PARCEL ID 089 04400 00014089

PEDEN CINDY JOHNSON
PARCEL ID 089 04302 00014089

CONC MON (OLD) CUMBERLAND PON NASHVILLE
N: 570257.06
E: 1726387.61

CONC MON (OLD) CUMBERLAND PON NASHVILLE
N: 570680.56
E: 1726427.28

HORECKA DANIEL P
HORECKA LINDA K
PARCEL ID 089F F 00500 00009089F

5.0' ROW Abandoned with
Resolution No. 3-18-37. See ROW
Relinquishment Note Sheet C3.0

BENCHMARK (NAVD88)
HYDRANT TAG BOLT
N: 570632.16
E: 1726484.00
ELEV: 731.01

DEBOLT SHARON L
DEBOLT FRANK WALTON
PARCEL ID 089F F 00400 00009089F

MONTEATH DAVID B
MONTEATH SUSAN E
PARCEL ID 089F F 00200 00009089F

SYBERT JAMES G
PARCEL ID 089F F 00100 00009089F

MADDUX RICHARD L
MADDUX CALE
PARCEL ID 089D E 00900 00009089C

WILSON BRADLEY D
WILSON LINDA A
PARCEL ID 089D E 01000 00009089C

PATRICK JOSEPH M
VERBANIC JOANN
PARCEL ID 089D E 01100 00009089C

IRON ROD (NEW)
N: 572091.83
E: 1726611.19

WINDHAM FORREST GREGORY
WINDHAM LINDA KAY
PARCEL ID 089D D 02000 00009089C

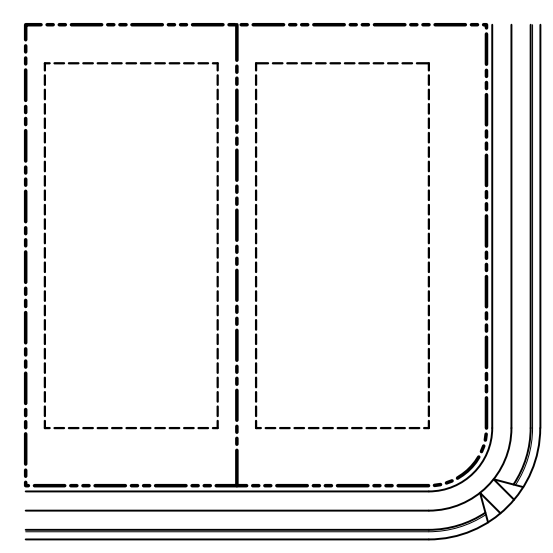
Site Data

PROJECT NAME:	Carothers Chase
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN, 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	Not Applicable

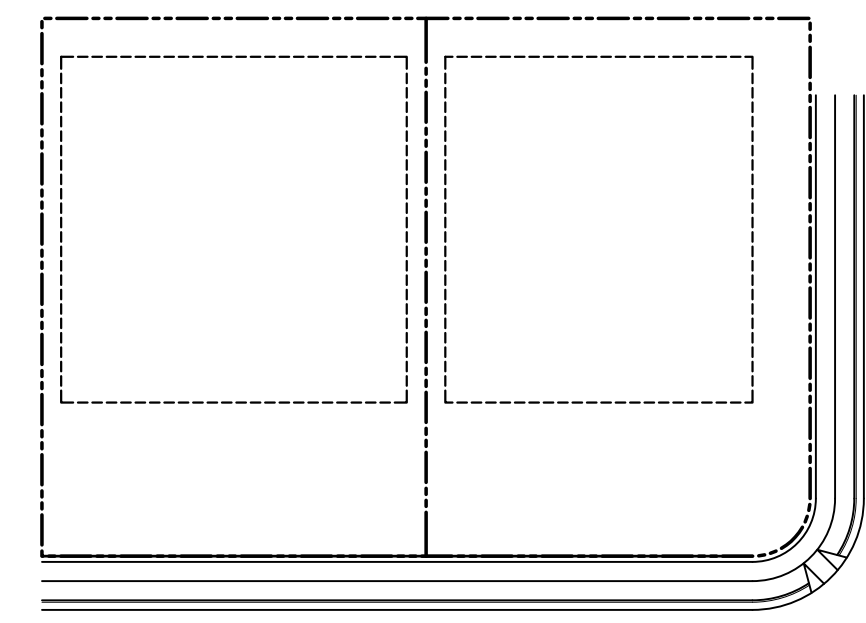
There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.

Parkland Calculations
45 Residential Units Requested
35 Residential Units x 1,200 sf = 42,000 sf
10 Residential Units x 600 sf = 6,000 sf
6,000 sf + 42,000 sf = 48,000 sf Required per Zoning Ordinance.
Fees Shall be Due at Final Plat.

- Notes:
- * Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
 - + Denotes Critical Tree Lots.
 - All Street Lights Shall Have a LED Light Source



Lot Standards (Lots 3-39 & 42-45)
Typical House Square Footage - 2,200 - 3,000 sf



Lot Standards (Lots 1, 2, 40, & 41)
Typical House Square Footage - 2,200 - 3,000 sf

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD.
45 SFUE * 350 GPD = 15,750 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS NOT AVAILABLE

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN SHOWS SOUTH CAROTHERS ROAD WILL BE UPGRADED TO CITY STANDARDS.

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO AN UNNAMED TRIBUTARY WHICH BISECTS THE SITE AND ULTIMATELY FLOWS TO THE HARPETH RIVER. THE SECOND OUTFALL IS LOCATED ALONG SOUTH CAROTHERS ROAD. STORMWATER QUANTITY CONTROLS SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOWS ARE GREATER THAN POST-DEVELOPED FLOWS.

POLICE AND FIRE
FIRE STATION, STATION 2 (96 EAST) - 2.9 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 4.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
45 X .64 = 28.80 STUDENTS

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 MAINTENANCE OF THE

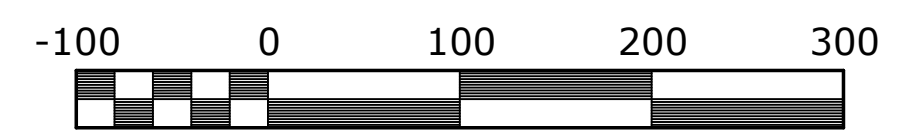
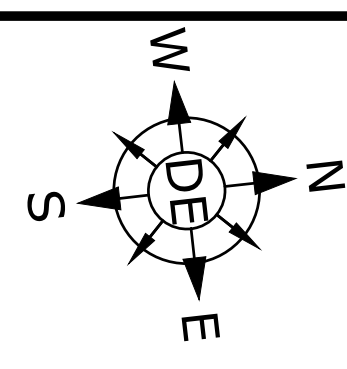
COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: MECO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
THE PROPOSED DEVELOPMENT CONSISTS OF 45 SINGLE FAMILY RESIDENCES AND OPEN SPACE.
1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE ADJACENT NEIGHBORHOOD WEST OF THE PROPOSED NEW PARCEL.
2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

LOCAL COMPATIBILITY
THE PROPOSED DEVELOPMENT IS DESIGNED WITH LOTS CONSISTENT WITH THE NEIGHBORHOODS ALONG THE SOUTH CAROTHERS ROAD CORRIDOR.

MINERAL RIGHTS:
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

TRIP GENERATION CALCULATIONS	
4 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 54	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 54	DAILY ENTER: 448
DAILY EXIT: 54	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN, 37211
Phone: (615) 579-0234

Flood Note
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Dated: December 22, 2016.

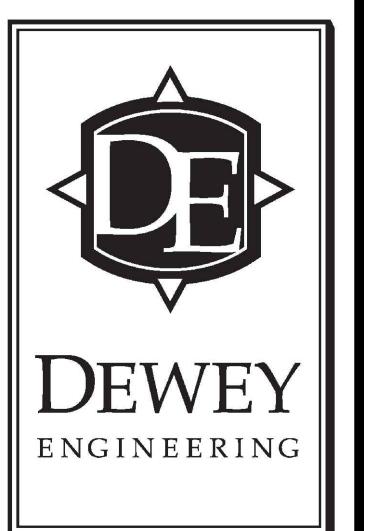
Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
3/29/19-Removed Trail Behind Lots 22-25, Added Open Space Behind Lots 43 & 44, Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase Development Plan
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



Overall Development Plan

Job No. 17048

C2.0

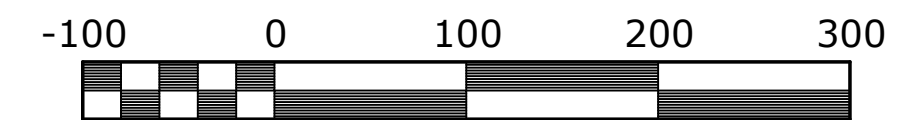
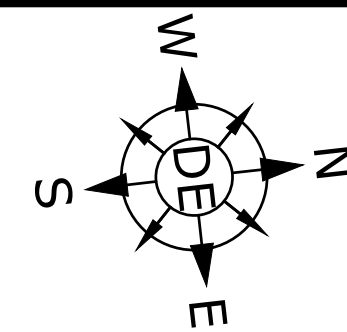
Retaining Wall 'A' Table			
Section	T.O.W.	B.O.W.	Height
A1	728.0	728.0	0.0
A2	728.0	722.0	6.0
A3	728.0	722.0	6.0
A4	728.0	722.0	6.0
A5	725.5	725.5	0.0

Retaining Wall 'B' Table			
Section	T.O.W.	B.O.W.	Height
B1	761.2	761.2	0.0
B2	766.8	762.3	4.5
B3	768.1	762.4	5.7
B4	762.2	760.3	1.9
B5	754.8	754.8	0.0

Notes:

1. Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plan.
2. There Shall be No Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.
3. 5.0' of ROW was Relinquished by Williamson County with Resolution No. 3-18-37 of Record in Bk 7371 Page 635; Bk 7371, Page 656; Bk 7373, Page 44; Bk 7373, Page 52 - All in the Register's Office for Williamson County, TN

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Scale 1" = 100'
Site Area = 22.07 Acres
Limits of Disturbance = 16.96 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
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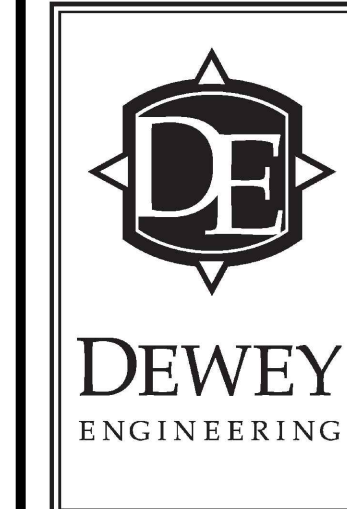
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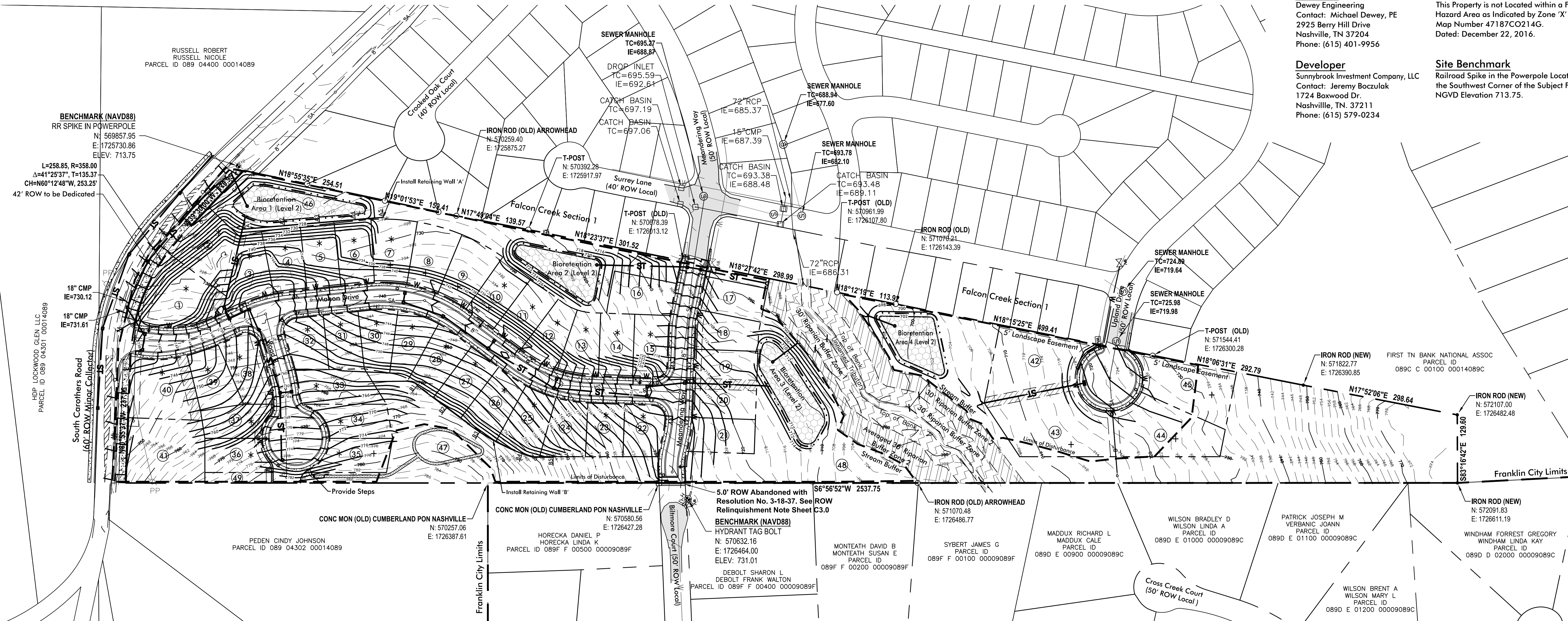


Overall
Grading and
Drainage Plan

Job No. 17048

C3.0

5 of 10



Utility Plan Legend

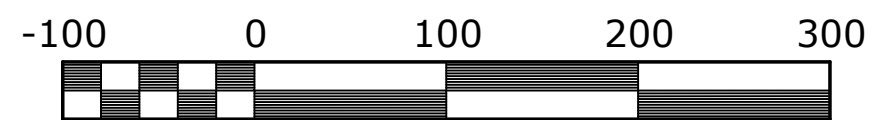
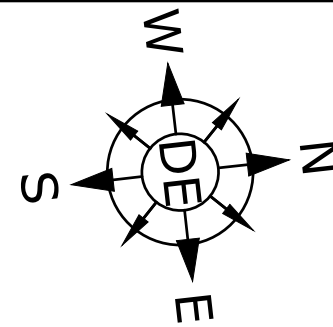
- PROP. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX

Notes:

1. * Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
2. + Denotes Critical Tree Lots.
3. All Street Lights Shall Have a LED Light Source

Modification of Standards Request:
1.

Connectivity Index:
Links: 7
Nodes: 4
 $\frac{7}{4} = 1.75$ Index



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
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Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

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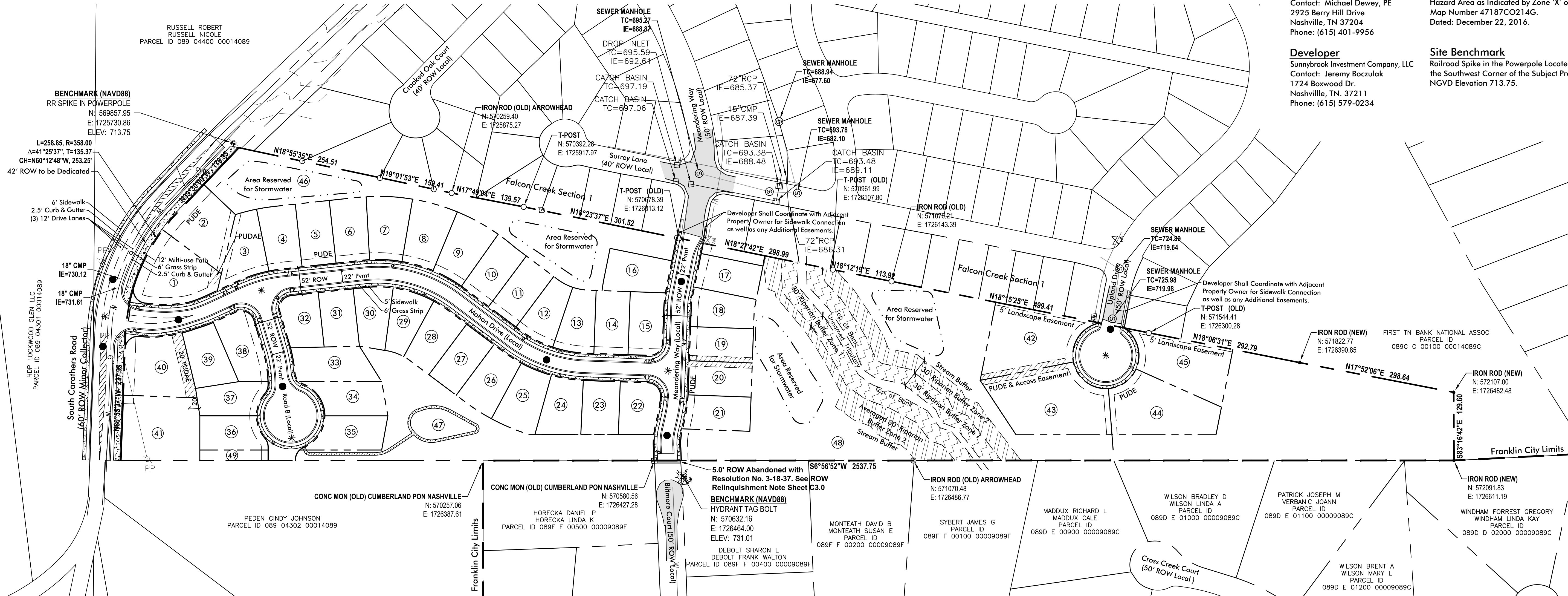
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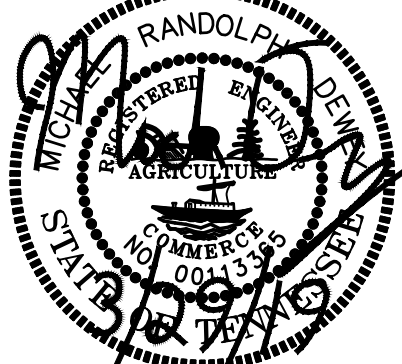
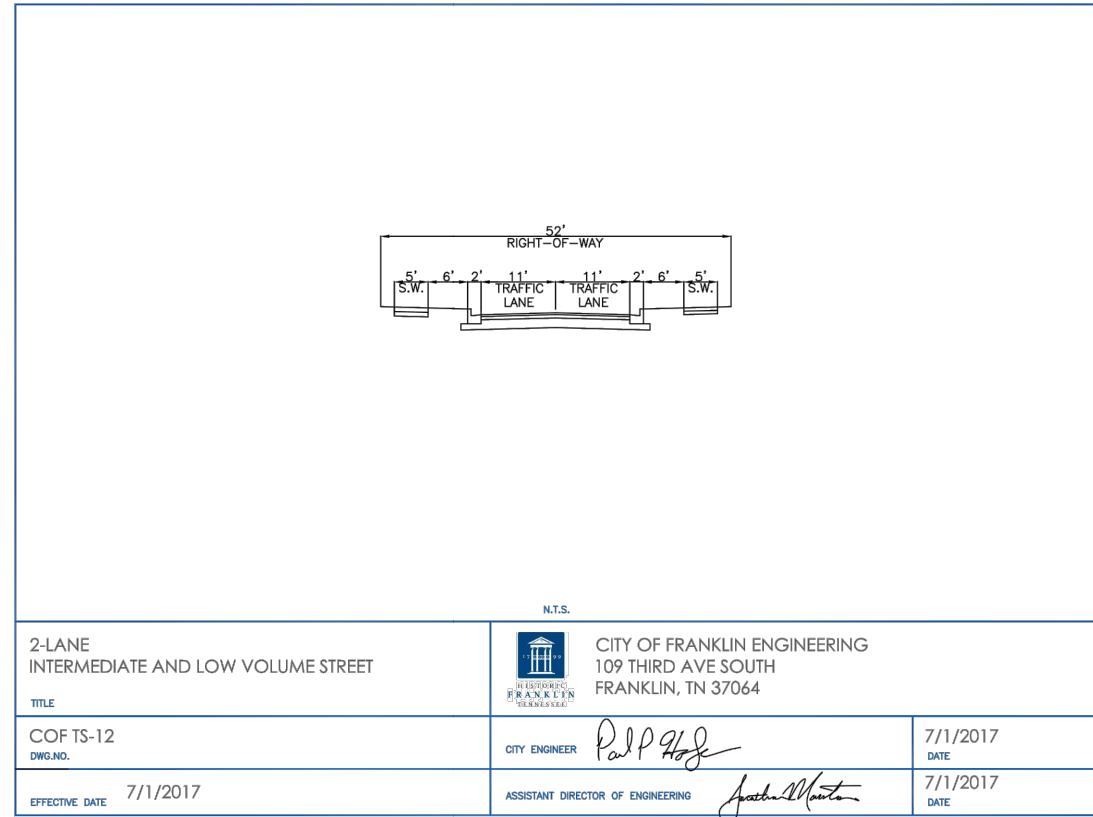
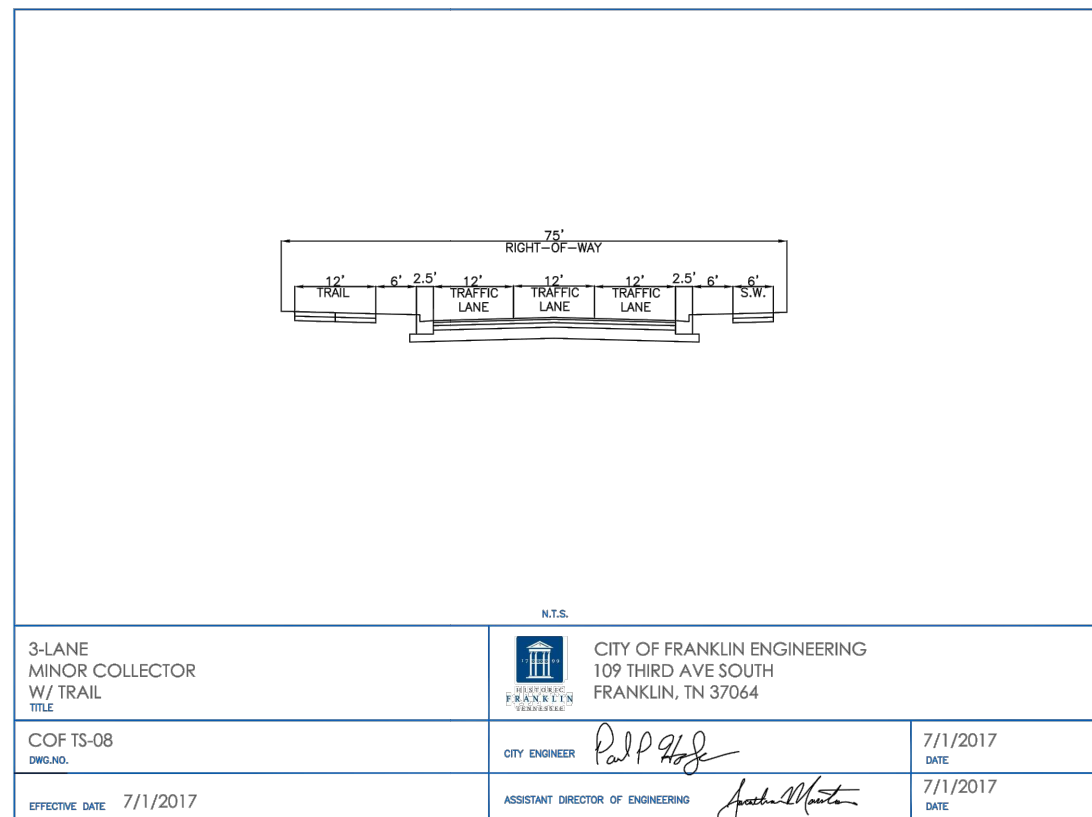
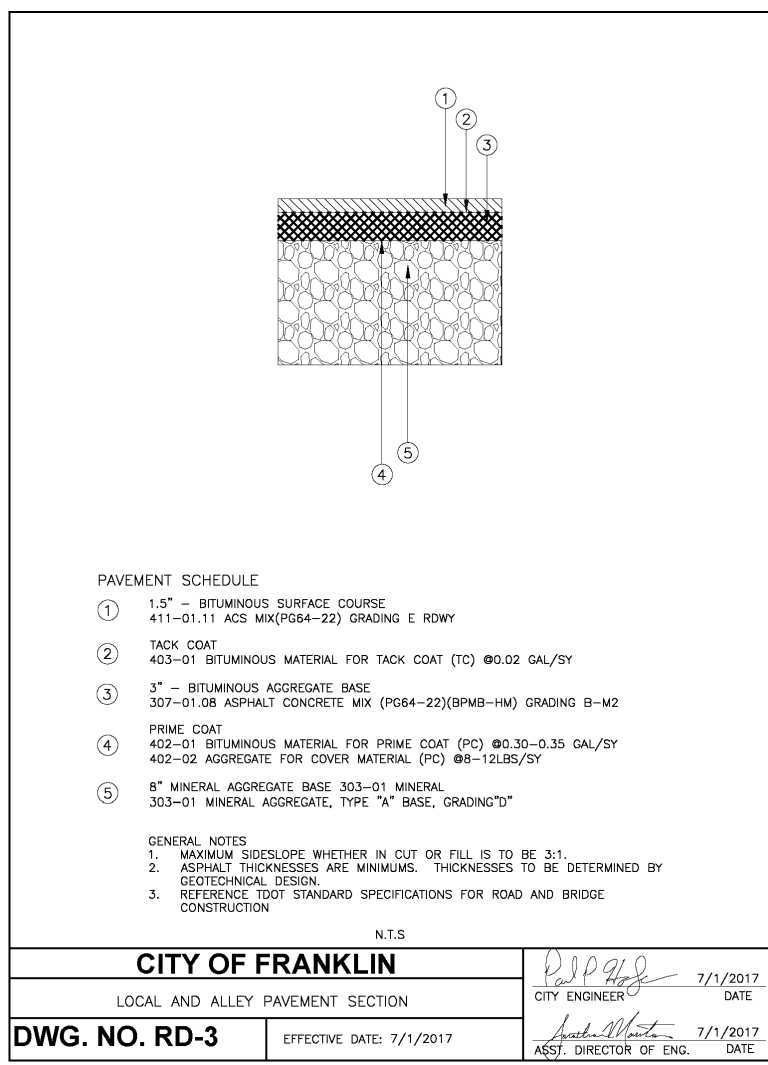
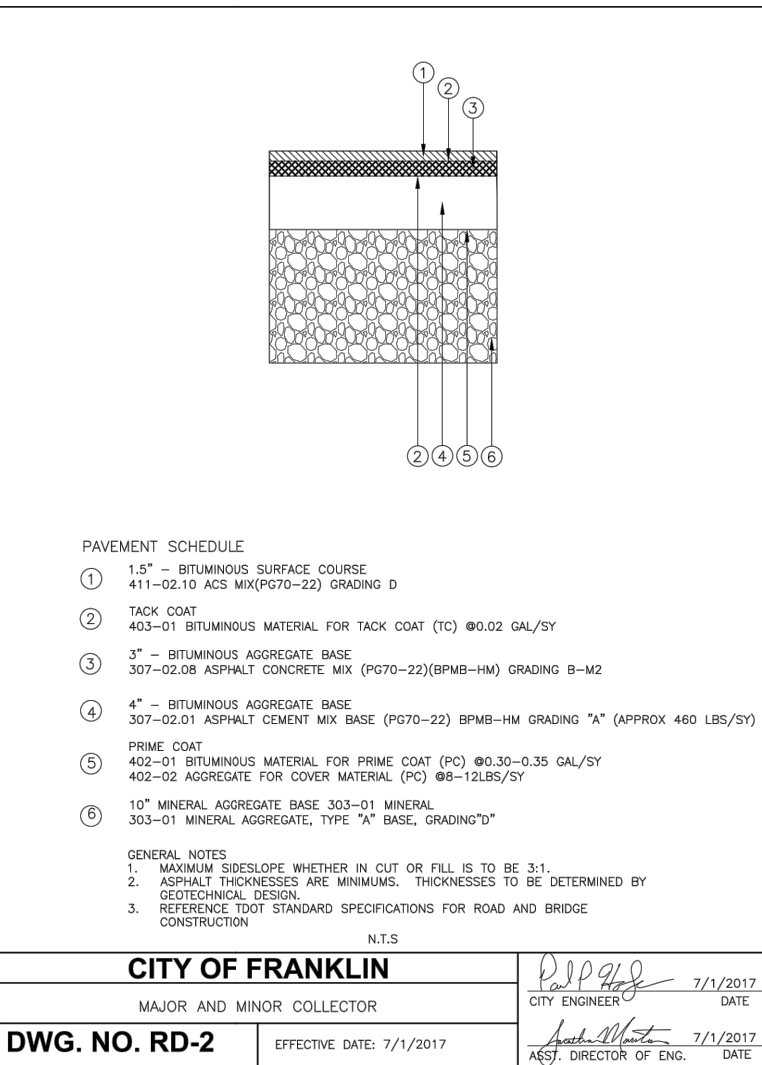
Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



ROW & Access General Notes

- Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
- Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.



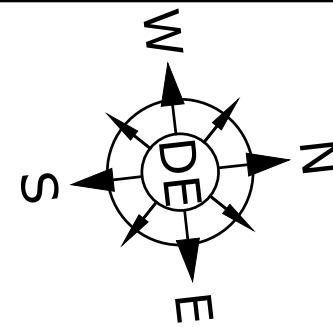
Overall ROW & Access Plan

Job No. 17048

C4.0

Note:

1. WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD. 45 SFUE * 350 GPD = 15,750 GPD
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION.
3. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.
4. 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 TRANSFORMER), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.



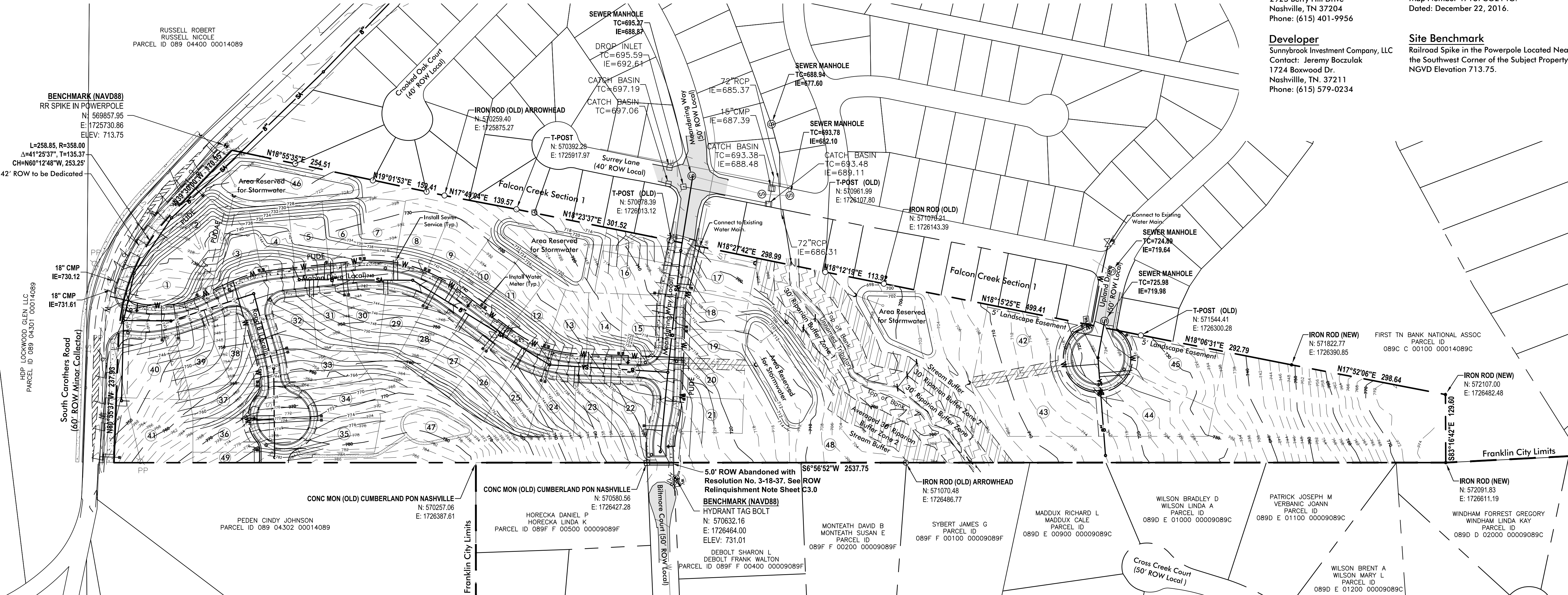
Scale 1" = 100'
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Contact: Michael Dewey, PE
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Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property. NGVD Elevation 713.75.



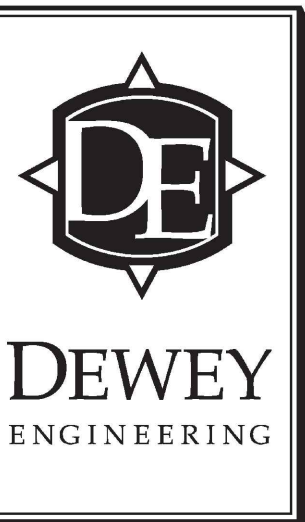
- Utility Plan Legend**
- — — — — PROP. STORM CULVERT
 - W — W — PROP. WATER MAIN
 - 8" — SA — PROP. 8" GRAVITY SEWER MAIN
 - 6" — W — EX. 6" WATER MAIN (S CAROTHERS RD)
 - W — W — EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
 - EX. UTILITY POLE
 - — — — — PROP. HEADWALL
 - PROP. DRAINAGE CATCH BASIN
 - — — — — PROP. 6" SEWER LATERAL SERVICE
 - ⊙ EX. SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - — — — — PROP. 3/4" RESIDENTIAL WATER METER
 - — — — — PROP. FIRE HYDRANT & ASSEMBLY
 - — — — — PROP. GATE VALVE & BOX

Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Overall Utility
Plan

Job No. 17048

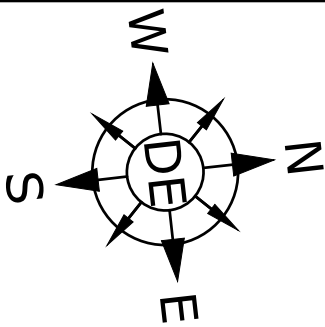
C5.0

Note:

1. WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD. 45 SFUE * 350 GPD = 15,750 GPD
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION.
3. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.
4. 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 TRANSFORMER), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

Utility Plan Legend

- PROF. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
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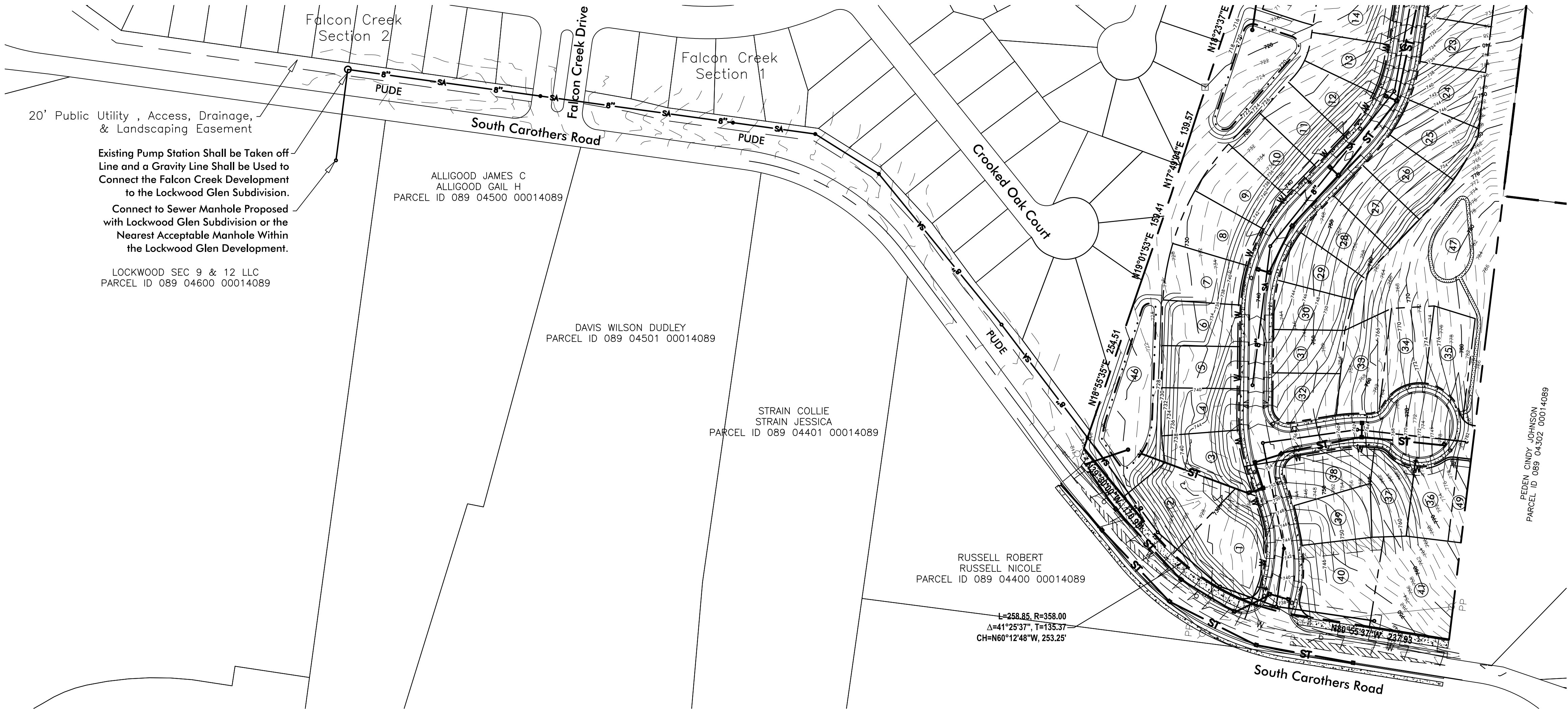
Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.



Existing Pump Station Shall be Taken off Line and a Gravity Line Shall be Used to Connect the Falcon Creek Development to the Lockwood Glen Subdivision. Connect to Sewer Manhole Proposed with Lockwood Glen Subdivision or the Nearest Acceptable Manhole Within the Lockwood Glen Development.

LOCKWOOD SEC 9 & 12 LLC
PARCEL ID 089 04600 00014089

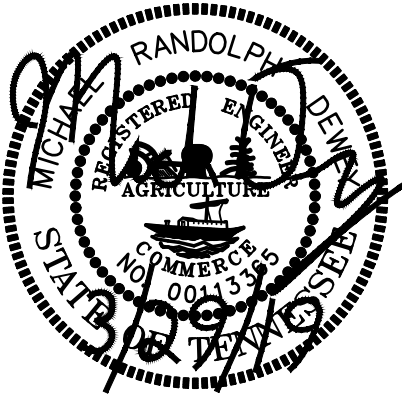
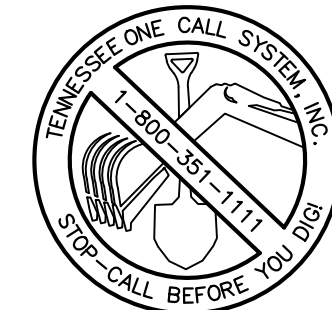
ALLIGOOD JAMES C
ALLIGOOD GAIL H
PARCEL ID 089 04500 00014089

DAVIS WILSON DUDLEY
PARCEL ID 089 04501 00014089

STRAIN COLLIE
STRAIN JESSICA
PARCEL ID 089 04401 00014089

RUSSELL ROBERT
RUSSELL NICOLE
PARCEL ID 089 04400 00014089

L=258.85, R=358.00
Δ=41°25'37", T=135.37
CH=N60°12'48"W, 253.25'

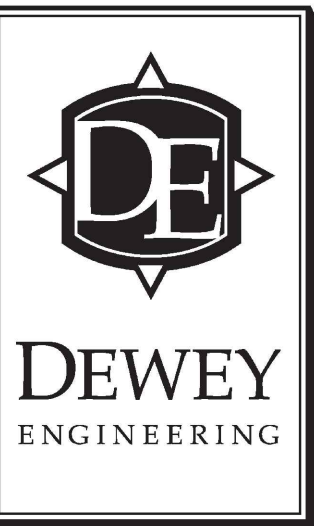


Revisions:
3/29/19-Removed Trail Behind Lots 22-25, Added Open Space Behind Lots 43 & 44, Added Landscape Screening Along Lots 42 & 45

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Date: March 29, 2019

Carothers Chase Development Plan
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



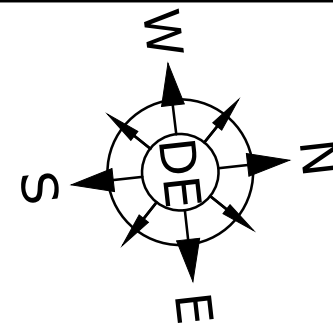
Offsite Sewer Plan

Job No. 17048

C5.1

8 of 10

There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

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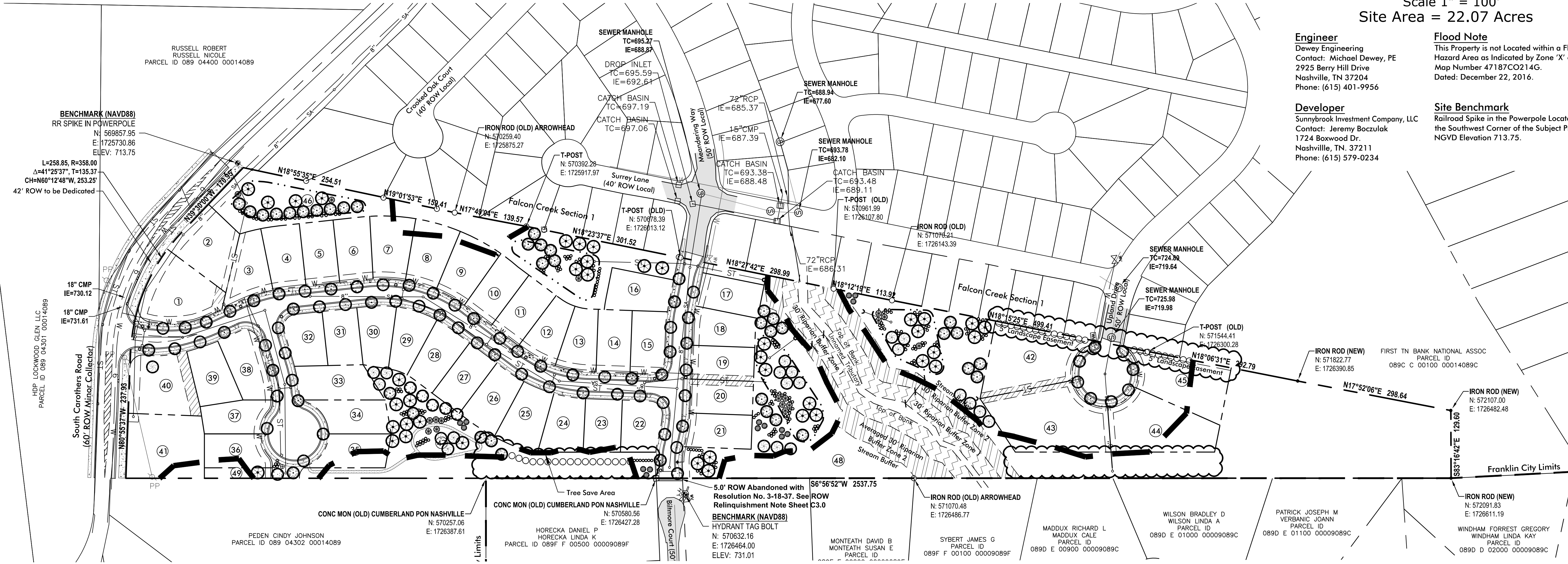
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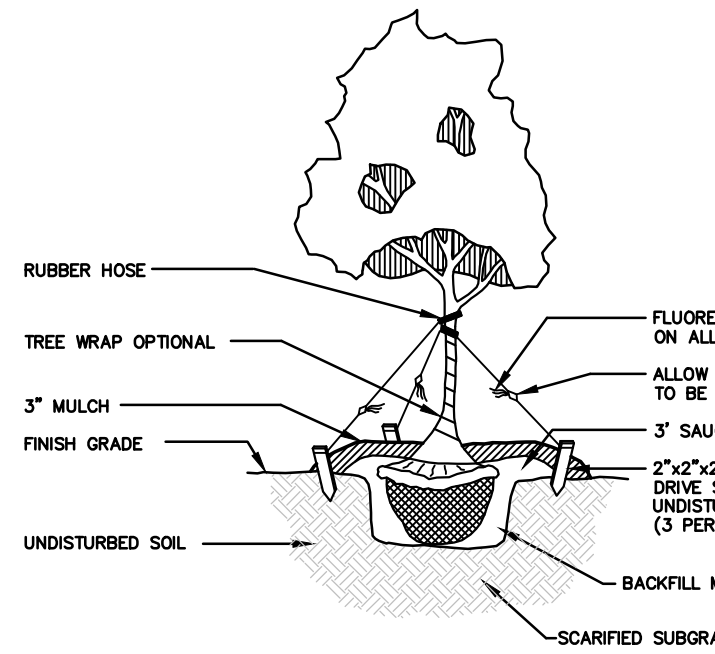
Carothers Chase Development Plan

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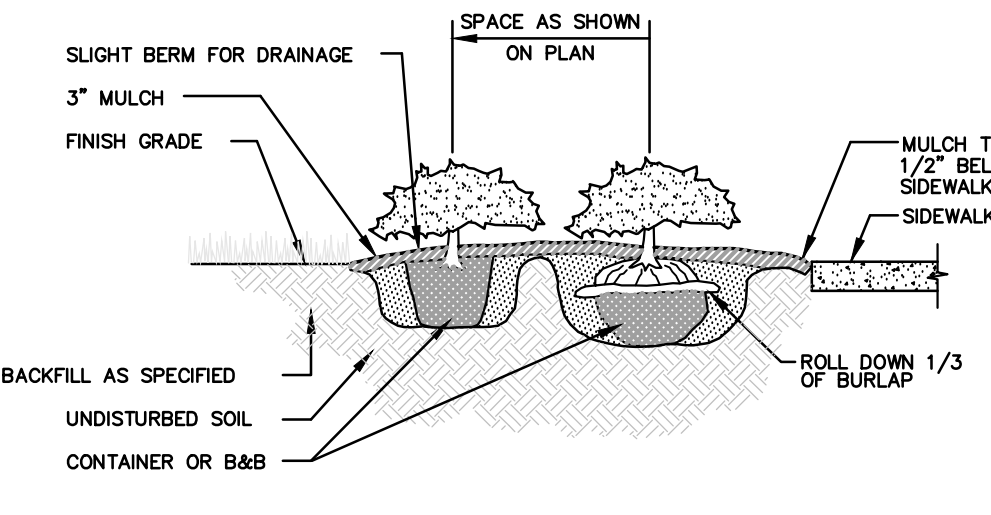


OVERALL LANDSCAPE MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK
CANOPY TREES					
	62	Acer rubrum/ Red Maple	6' Min.	2'-3'	2" Min.
	29	Acer saccharum/ Sugar maple	6' Min.	2'-3'	2" Min.
	46	Quercus acutissima/ Sawtooth Oak	6' Min.	2'-3'	2" Min.
	40	Quercus prinus/ Chestnut Oak	6' Min.	2'-3'	2" Min.
	15	Juniperus virginiana/ Eastern Redcedar	6' Min.	2'-3'	2" Min.
	42	Thuja occidentalis/ Eastern Arborvitae	6' Min.	2'-3'	2" Min.
UNDERSTORY TREES					
	18	Cornus florida x Cornus kousa Flowering Dogwood Hybrids	6' Min.	2'-3'	2" Min.
NATIVE SHRUBS					
	197	Hamamelis virginiana/ Oakeleaf Hydrangea	18" Min.	15"-18"	F.T.B.



DO NOT GUY OR STAKE TREES UNLESS ON UNSTABLE SLOPES
LARGE TREE PLANTING /
GUYING DETAIL



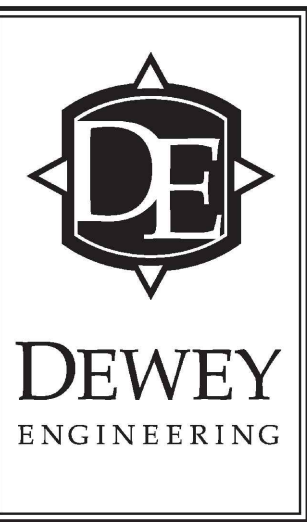
SHRUB / GROUNDCOVER
PLANTING DETAIL

LANDSCAPE NOTES

- 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.
- All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
- All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
- Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
- Tree topping is not permitted.
- Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
- All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
- Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation. The City of Franklin Administrative Manual Effective- June 26, 2017 61
- Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
- Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
- Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
- All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
- All tree-protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.
- Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
- Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.

Utility Plan Legend

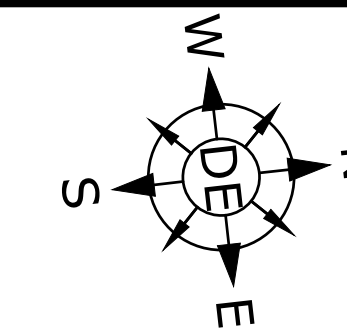
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- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX



Overall Landscape Plan

Job No. 17048

L1.0



-100 0 100 200 300

Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
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Dated: December 22, 2016.

Developer
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Contact: Jeremy Boczulak
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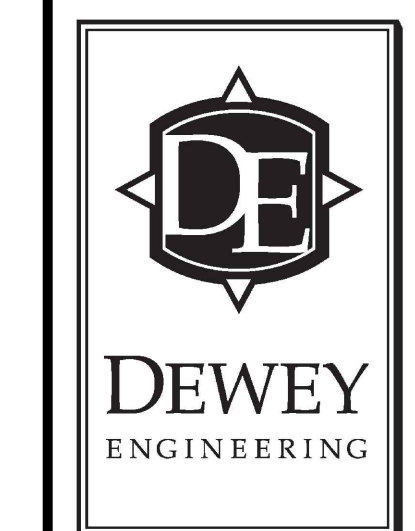
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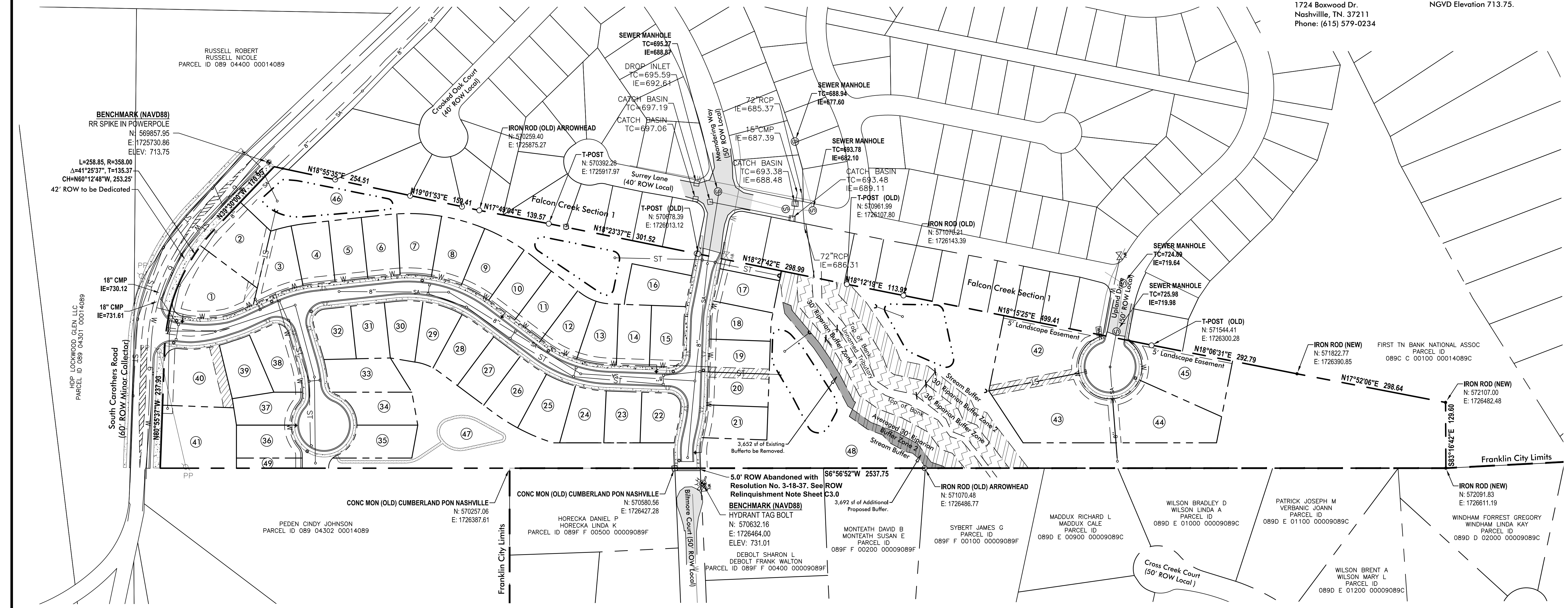


Buffer Averaging Plan

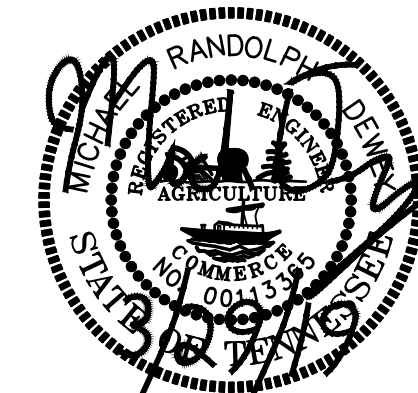
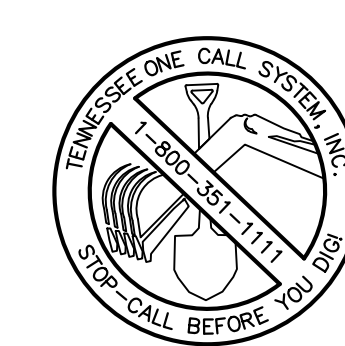
Job No. 17048

L1.1

10 of 10



Buffer Averaging Table	
Total Existing Buffer to be Removed:	3,652 sf
Total Additional Proposed Buffer:	3,692 sf



To our Board of Mayor and Aldermen:

My name is Dennis Smith, and my wife and I live at 3010 Bent Tree Road in the Falcon Creek Subdivision. I am very much opposed to the cut through from Carothers Chase through Meandering Way. One of my frustrations on Carothers Parkway is the number of deer that I have seen killed by people driving too fast. When it is dark, it is difficult to see and going at fast speeds, people will not see until they have hit. On a side note, I think the speed limit on Carothers Parkway should be lowered from 40 to 30, but that's a different matter. We now see deer in the neighborhood. I can just imagine what is going to happen if traffic is allowed to cut through on Meandering, somebody is going to hit a deer and worse somebody's child or pet. When I was driving on Meandering between Falcon Creek and upland a couple weeks ago, I was going under the speed limit and all of a sudden a boy around 12 years old came darting across Meandering on a skateboard. I was going slow enough because I turned off of Falcon Creek Dr. onto Meandering. I did talk to the boy and suggested he stop to think that a car could be going by too fast to stop before he is hit. People like to do running stops and that will happen if an access is opened up. People bought their homes in Falcon Creek because it is a quiet and safe neighborhood. This access is unnecessary, unsafe and unfair.

We have owned our house since 1996, and had rented it awhile. We moved back last year. Prior to moving back we lived on a street like Meandering in Spring Hill. The access was opened from a new development, and from that point on it became difficult to back onto the street. I understand developments will happen around us, but see no reason that Carothers Chase should be allowed to invade our subdivision. I suppose this would be a cost savings to the developer. That is the developer's problem, not ours. Please don't make it our problem by approving this measure.

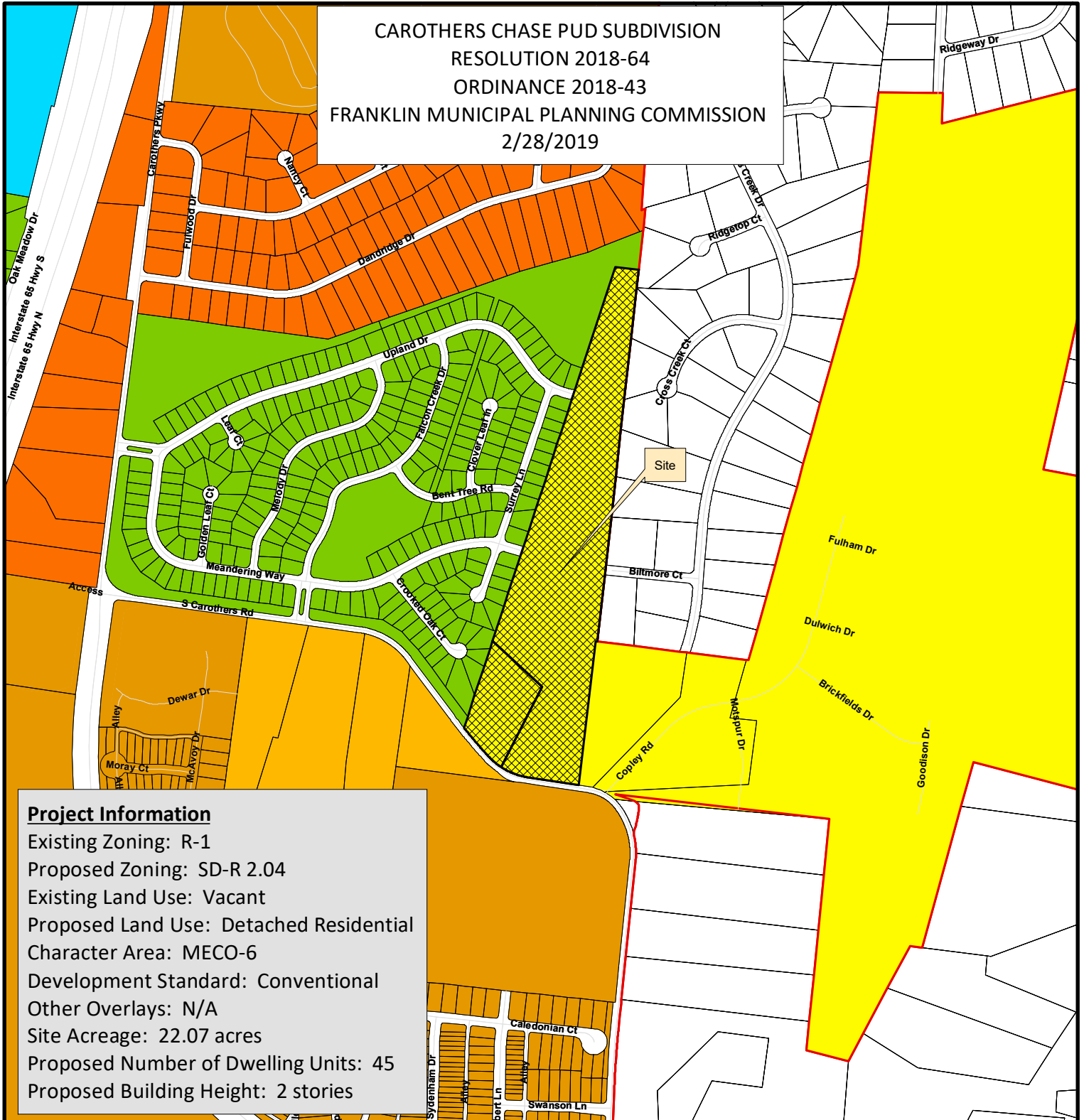
I am sending a copy of this to our HOA company that if needed, they may be able to share.

Respectfully Yours,

Dennis Smith

Dennis Smith, M.Div, D. Min
Bereavement Coordinator
Compassus Columbia and Lawrenceburg
931-981-5715
Dennis.smith@compassus.com

CAROTHERS CHASE PUD SUBDIVISION
 RESOLUTION 2018-64
 ORDINANCE 2018-43
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/28/2019



Project Information

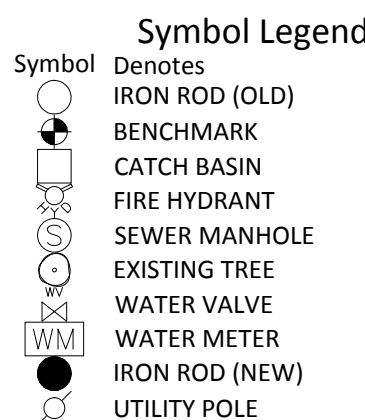
Existing Zoning: R-1
 Proposed Zoning: SD-R 2.04
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 22.07 acres
 Proposed Number of Dwelling Units: 45
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Carothers Chase PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| 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 2018. All rights reserved.

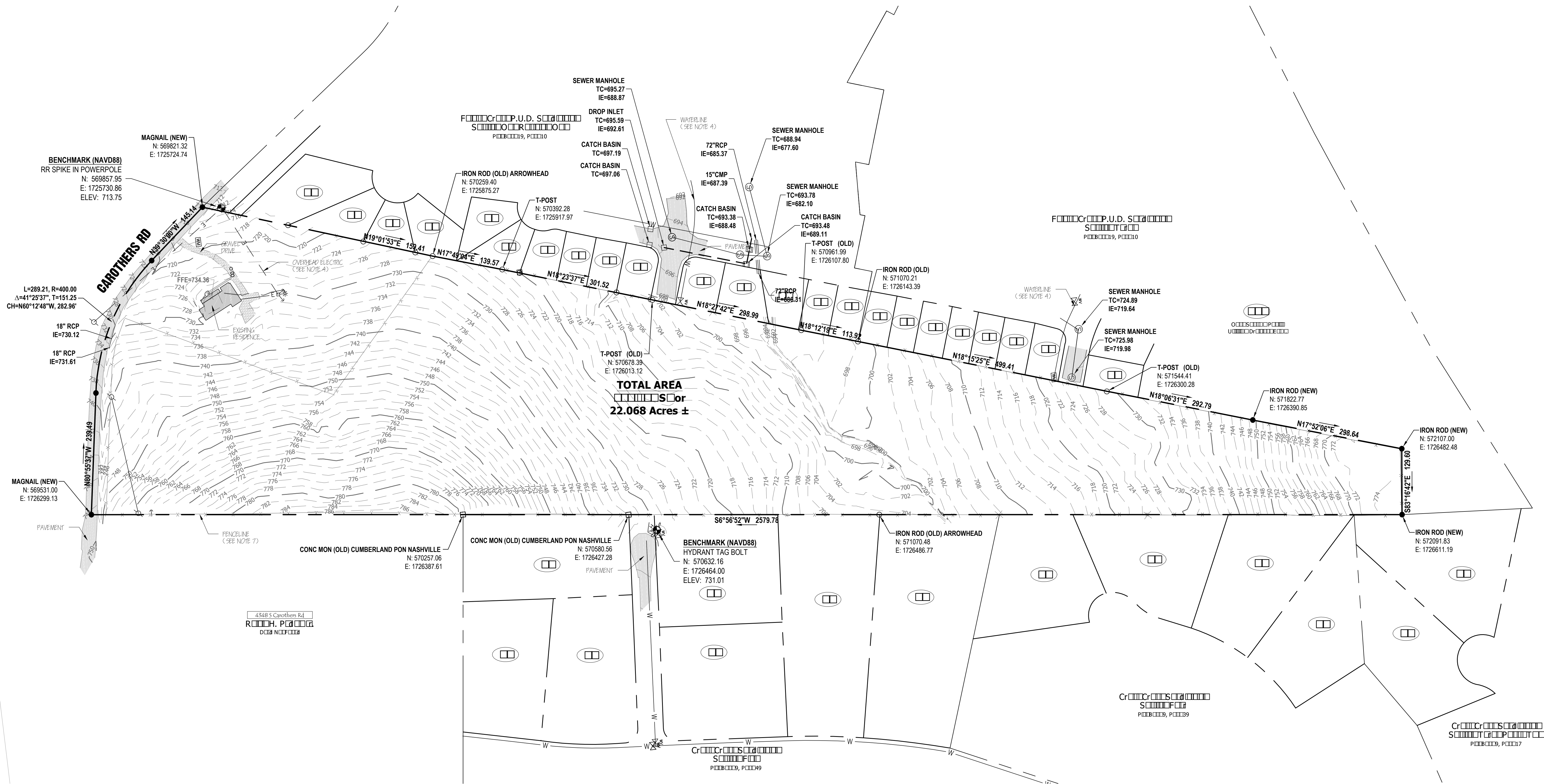


Owner : Jean Marie Giles Glass & Georgia Ann Spencer, as of record in Deed Book 4594, Page 427,
Registers Office, Williamson County, Tennessee.

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

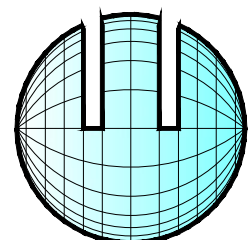
Clint T Elliott, TN RLS # 2347

1. This Property is located in the 14th Civil District of Williamson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
6. This Survey does not address the existence or non-existence of any wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned R-1. Setbacks per current zoning, verify with City of Franklin Zoning Administration.

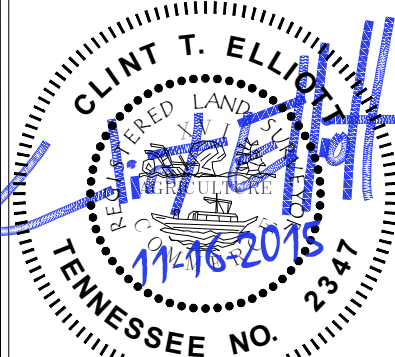


PLOT DATE: 11/06/2015 11:29:22 AM

CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
 1700 Hayes St. #301, Nashville, TN 37203
clint@clintelliottsvey.com
 (615) 490-3236



4338 S Carothers Road
Franklin, Williamson County, Tennessee

[illegible]

Issue Date:	7-23-2015
Project ID:	150916 CAROTHERS
Drafted By:	JG
Checked By:	
Sheet Title:	

Boundary & Topographic Survey

Sheet No.

V-1.00

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Michael Dewey
(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:

Parcels 30 & 30.01 on Tax Map 89

(Property Parcel/Tax ID Number)

and located at:

4338 & 4340 South Carothers Road

(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.

Michael Dewey
Signature

Subscribed and sworn to before me this

30th day of October, 20 18.

Sean Thomas Winters
Notary Public

My Commission Expires: 05/02/2022



November 7, 2018

Dear Members of the Franklin Municipal Planning Commission,

I'm a residence of Franklin living in the Falcon Creek neighborhood and I'm incredibly concerned about the plans being made in regards to the application by Dewey Engineering for the PUD at 4338 & 4340 S. Carothers Road in Franklin.

Any plans, rezoning, exceptions and approvals will directly impact our streets, our homes and our quality of life so thank you for hearing our voices and considering the struggle this development will cause us and weighing that against any potential gain the city might experience by approving this application. For starters, we already have traffic issues getting in and out of the Falcon Creek neighborhood since the extension of Carothers opened up and multiple developments were approved and built south of our existing neighborhood. I understand that this new development is attempting to gain access to Falcon Creek entrances/exits via Meandering and that 4 additional homes will be built at the top of Upland Drive that will not be a part of Falcon Creek but will certainly put strain on our streets in the development stages and in on-going traffic once things are built.

I'm begging you to please listen to us and to please take into consideration the quality of our lives. We pay taxes and contribute to this great city in a variety of ways as faithful citizens. **I spent years saving money to buy my first home here and I chose an established neighborhood because I didn't want to live through construction and development.** I have loved living here and am so concerned that this entire process is going to put unnecessary strain on an already stretched infrastructure.

We've lived patiently through all the blasting down Carothers and next to us in the Lockwood Glen development (blasting at an intensity that seems excessive and dangerous – multiple complaints by people in Falcon Creek have been filed with the Fire Marshall in regards to this blasting issue). We've waited patiently for help from the city in terms of traffic control. And now, we are completely dependent on your willingness to protect our quality of life as citizens of Franklin by not approving the aspects of this development by Dewey Engineering that will negatively impact the Falcon Creek neighborhood. Please require them to secure their own entrance/exit onto South Carothers without encroaching upon the already overcrowded streets of Falcon Creek.

It feels like a lot is being asked of our established little neighborhood if you approve this development as it stands. I'm concerned that those in decision-making positions aren't listening to the people who are directly impacted by the growth boom we are experiencing. I'm absolutely an advocate for growth and development and I have patiently endured the traffic and overcrowding issues that Franklin has experienced over the last few years. But we don't want to lose the quality of life here that we've all worked hard to build. Please don't overlook us here in Falcon Creek simply because we are a small neighborhood. Please be our voice and honor the fact that we love living here and deserve to be considered in this process.

I trust that you will read this and hear my heart - I am not a trouble maker or one who stirs up drama. I am a woman who loves Franklin and wants to continue investing in my community for many years to come. And I'm hopeful I live in a place where those in leadership positions are willing to listen and consider what is best for everyone involved as decisions are made concerning new developments in this area.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alicia Claxton', with a long horizontal flourish extending to the right.

Alicia Claxton
Falcon Creek resident

From: [patricia dalessandro](#)
To: [Christopher Andrews](#); ann.peterson@franklintn.gov; [Emily Hunter](#); [Amy Diaz-Barriga](#)
Subject: Carothers Chase
Date: Sunday, November 11, 2018 3:50:28 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Ladies and Gentlemen,

I am a current resident of Falcon Creek subdivision, specifically on Surrey Lane. My back yard borders on the property where this construction has been proposed. My husband and I purchased our home in 2001. At that time we were told the field was a grazing area for cattle. Over the years that field has been allowed to return to its natural state. It is now home to untold numbers of deer, birds and other wildlife and most certainly beautiful Monarch butterflies. Thanks to all the blasting, flattening and house building that has occurred in the past few years, this remains the last and only sanctuary for these beautiful creatures.

It distresses me, tremendously, to consider not only the destruction of this natural setting, but also the destruction of my peaceful subdivision. I am blessed with neighbors of many generations who enjoy walking our streets with children and pets, and kids and their parents riding bikes or playing catch in the quiet streets. All of that would cease with construction vehicles bumping up and down the streets tearing up the infrastructure of our subdivision roads, rattling and cracking our foundations, waking sleeping babies and potentially diverting water flow in the creek leading to further erosion and damage to property.

How is it possible that Franklin so values its history and its standing as a quiet vacation destination and yet builds house upon house, increasing traffic and the health hazards that go along with it for the profit of a few individuals?

My husband passed away this past July. After retiring back in 2013 one of his greatest joys was the peace of that field. I am asking in his memory and for the sake of all of us whose homes border the field and all of God's creatures that take refuge in the field, please do not flatten it and fill it with more houses.

Sincerely,

Patricia Dalessandro
2317 Surrey Lane
pat_dalessandro@bellsouth.net
(615) 815- 4263

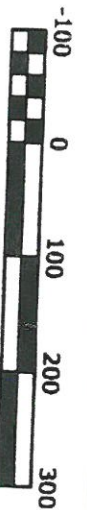
JoAnn Verbanic and Joseph Patrick
412 Cross Creek Court
Franklin, TN 37067
615-595-8611 home . jo_joe@comcast.net

As owners of the property located above, Parcel ID 089D E 01100 00009089C, we respectfully request the BOMA and the FMPC members consider two facts regarding the development of Carothers Chase, located at 4338 & 4340 S. Carothers Rd, Franklin TN. They are:

1. There is a 40 foot decline on our property, and the Carothers Chase property behind our house to the first house in their new development. No provision for drainage in the proposed development plan exists to protect the Carothers Chase homes from this run-off. We, and the Bradley and Linda Wilson's home next to us, experience significant run-off problems during rains. We are concerned the run-off will not only affect the Carothers Chase homes adversely, but also impact the Wilson's significantly, and possibly our home if there is nowhere for this water to go. Currently, the water can continue to flow on its natural course, but after the new development it will be impeded by homes, and perhaps redirected by concrete. We are certainly not civil engineers, but we believe this concern should be examined.
2. The density of the homes in the Carothers Chase development is inconsistent with the density of those surrounding Cross Creek on the East side, namely Colletta Park. Additionally, these proposed homes are extremely close to the property line of the homes on Cross Creek Court, and there is no provision for a barrier wall or any privacy barrier between the two subdivisions. Please consider reducing the density of these Carothers Chase homes, and either expand the distance between the two developments, or provide a privacy barrier between the two.

We greatly appreciate your time and consideration of these matters, and hope you can find favorable solutions for all concerned. God bless.





Scale 1" = 100'
Site Area = 22.07 Acres

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
2925 Barry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer

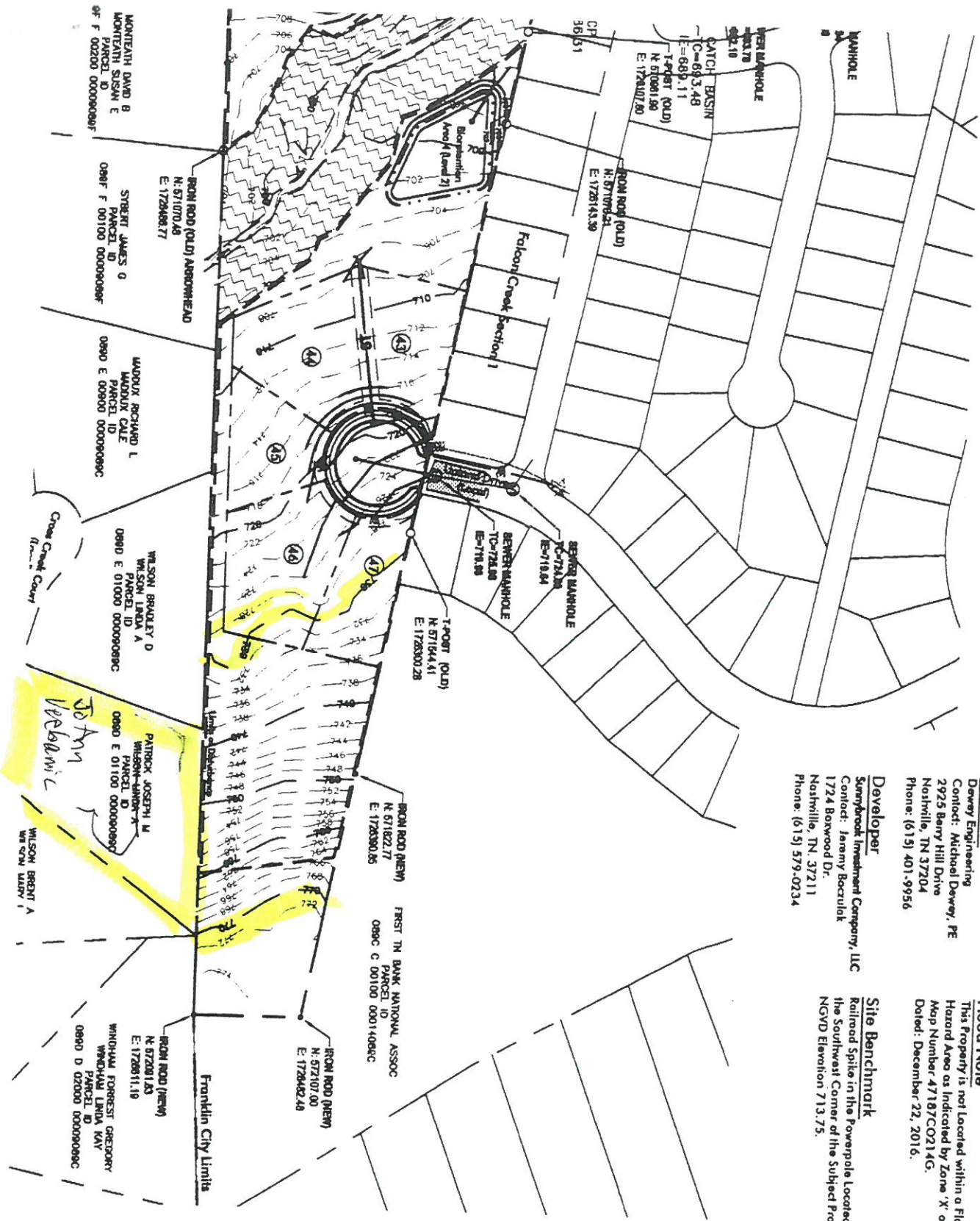
Samford Investment Company, LLC
Contact: Jeremy Bocculak
1724 Boxwood Dr.
Nashville, TN 37211
Phone: (615) 579-0234

Flood Note

This Property is not located within a Flood Hazard Area as indicated by Zone 'X' on FEMA Map Number 47187C0214G.
Dated: December 22, 2016.

Site Benchmark

Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.



4338 & 4340 South Carothers Road Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

Date: April 24, 2018

Drawing Notes:
COF Project #.....

From: Kris Rae Orlowski <kisraeorlowski@gmail.com>
Sent: Tuesday, March 5, 2019 11:28 AM
To: Scott Speedy; Margaret Martin; danamclendon@mac.com;
bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton;
Pearl Bransford; Clyde Barnhill; Emily Hunter; Amy Diaz-Barriga; Christopher
Andrews
Subject: Carothers Chase - Opposed

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To the Mayor & Board of Alderman, et al:

My name is Kris Orlowski. My family and I are residents at 2063 Upland Drive in the Falcon Creek Subdivision in the South Carothers area of Franklin. We are a family of four, with children. A five year-old and a seven-year-old. My wife is an employee of Dave Ramsey, and I am a partner at a business located on Harpeth Industrial Court, behind the Factory. I would estimate that 98% of our lives are conducted within Franklin & Williamson County, and are very concerned with developments within our community.

You are poised to approve or deny the plan for development of the proposed Carothers Chase PUD. *I would like to state, for the record, that my family is fervently **opposed** to the proposal for Carothers Chase as it stands.* I request that my opposition, as presented in this email, go on the public record for the proposed Carothers Chase Development Plan.

Our home is the 6th lot from the northeastern end of Upland Drive. The current C.C. PUD calls for the building of 4 new homes that will be much larger, and not keeping in character with the homes that already exist in Falcon Creek. Additionally, these homes will not be part of the Falcon Creek HoA.

The addition of these homes at the end of Upland Drive will create an odd "island" of homes that are separate from the community of Falcon Creek. With their character and governance apart from that that already exists in FC, the families that would ultimately occupy these homes would be in some way ostracized from their most immediate neighbors. Think of the long running awkwardness that will ensue on the street as a preexisting resident's children say to their new friends that they are going to the pool and the new family cannot, at-will, also choose to partake in the use of the FC HoA's pool.

Next, I am put-off by the potential construction traffic that will ensue for the next several years along Upland Drive. Both of the long streets in Falcon Creek can already be quite busy with traffic. Upland and Meandering Way are the main arteries for our community and suffer from unsafe drivers who speed along their length. Adding construction traffic will only worsen the issue.

The construction will create an unpleasant amount of noise pollution in our area. We are parents to two small children. We already suffer from lack of sleep as is common with a household of with 2 young school-age children and 2 parents who both work full-time. My wife is particularly sensitive to noise and has health issues that can be exacerbated by a lack of sleep. We can also assume there will be blasting

the area as was experienced from as the Lockwood Glen Subdivision was being developed. But, now this construction will be less than a half a mile from our home! We find this unacceptable.

Also, the removal of the natural space at the end of Upland Drive will greatly effect the deer population that resides in the woods located directly behind our home. Our children delight in learning about the deer. Their fawns often bed-down in our yard and in the tall grass behind our home. Removing more of the natural area may cause the deer to have to relocate (but where, when so much of Southeast Franklin is being developed at such a rapid pace?)

The addition of all of these new homes in Carothers Chase will only exacerbate an already growing traffic problem along South Carothers Parkway. I left my house this morning, and at the Western entrance/exit to/from Falcon Creek, traffic was backed up to our entrance/exit and even further south along S. Carothers toward the new developments of the Ladd Park area.

The opportunistic development of Franklin and surrounding areas of Williamson County, without properly growing our infrastructure are decreasing the quality of life for the residents of our community. It needs to stop. You must ensure that the growth of our community is properly supported, or you will usher in an era where Franklin is no longer Franklin.

I urge all of you to vote against the approval of the Carothers Chase PUD until such a time where the plan is modified to meet the concerns of the residents that it effects.

Thank you for your attention and consideration in this matter.

Cordially,
Kris R. Orlowski

Kris Rae Photography

www.krisrae.com

Westlight Studios

www.westlightstudios.com

1106 Harpeth Industrial Ct
Franklin TN 37064

From: A Gomoljak <lovebuzz38@hotmail.com>
Sent: Tuesday, March 5, 2019 12:31 PM
To: Scott Speedy; Margaret Martin; danamclendon@mac.com;
bev@aldermanburger.com; annpetersen@comcast.net; Brandy Blanton;
Pearl Bransford; Clyde Barnhill; Emily Hunter; Amy Diaz-Barriga; Christopher
Andrews
Subject: I request that this email go on public record for the proposed Carothers
Chase Development Plan...

Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a resident of Falcon Creek for the past 14 years, I have to say I'm very concerned about what the Carothers Chase Development means to our neighborhood. Specifically blasting right behind our homes, construction for years, congested streets that are already too narrow, cut through traffic, and the list goes on. To date, you are being extremely dismissive about our concerns. I assume if it were your neighborhood, you'd want to protect and preserve your home values, integrity, and way of life. That blasting is going to effect my house as well as many others. The cut through traffic is going to be difficult through our neighborhood. Can you tell me what is going to be done to address any of our concerns?

Thanks,

Amy Gomoljak

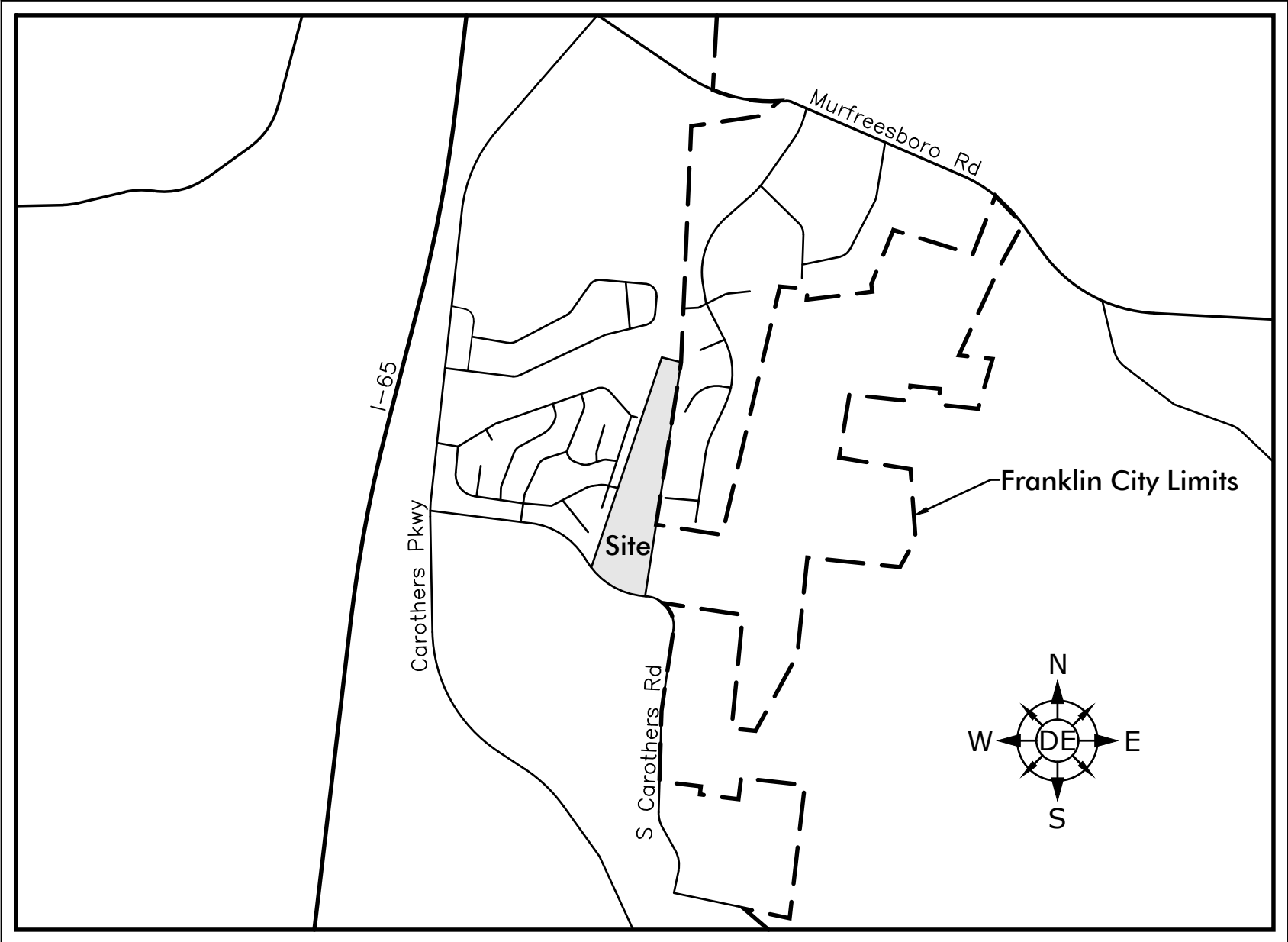
Carothers Chase

A Planned Unit Development Subdivision

Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
4338 & 4340 South Carothers Road
Franklin, Williamson County, Tennessee
COF Project #6773

Site Data	
PROJECT NAME:	Carothers Chase
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	Not Applicable



Vicinity Map
NTS

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Existing Conditions Plan
3	C1.1	Overall Tree Preservation Plan
4	C2.0	Overall Development Plan
5	C3.0	Overall Grading and Drainage Plan
6	C4.0	Overall ROW & Access Plan
7	C5.0	Overall Utility Plan
8	C5.1	Offsite Utility Plan
9	L1.0	Overall Landscape Plan
10	L1.1	Buffer Averaging Plan

OWNER
GREG GLASS
4338 SOUTH CAROTHERS ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: GREG GLASS
EMAIL: GGLASS@MAC.COM

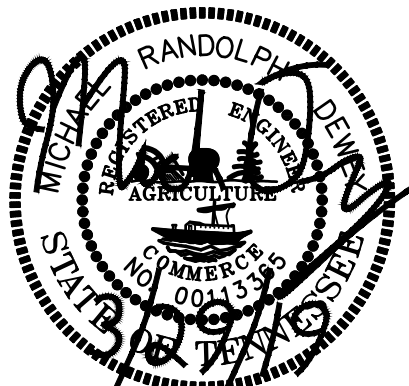
DEVELOPER
SUNNYBROOK INVESTMENT COMPANY, LLC
1724 BOXWOOD DR.
NASHVILLE, TN. 37211
CONTACT: JEREMY BOCZULAK
PHONE: (615) 579-0234
EMAIL: J-BOZ@LIVE.COM

CIVIL ENGINEER
DEWEY ENGINEERING
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL DEWEY, PE
PHONE: (615) 401-9956
EMAIL: MDEWEY@DEWEY-ENGINEERING.COM

LANDSCAPE ARCHITECT
CUMBERLAND LANDESIGN INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
CONTACT: BRIAN WRAY
PHONE: (615) 333-4636
EMAIL: CUMBERLANDESIGN@BELLSOUTH.NET

FLOODNOTE
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA
AS INDICATED BY ZONE 'X' ON FEMA MAP NUMBER 47187C0214G.
DATED: DECEMBER 22, 2016.

- Modification of Standards Request:**
1. Cul-de-sac Centerline Grade. The Applicant Requests a Modification of the Transportation & Street Technical Standards 2.3.9 (1) Which Requires the Centerline Grade in the Bulb of a Cul-de-sac Shall not Exceed Five (5.0) Percent. The Temporary Cul-de-sac is at Ten (10) Percent Grade Through the Centerline.

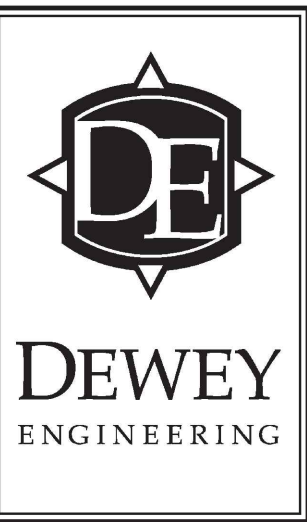


Revisions:
3/29/19-Removed Trail Behind
Lots 22-25. Added Open
Space Behind Lots 43 & 44.
Added Landscape Screening
Along Lots 42 & 45

Drawing Notes:
COF Project #6773
(Development Plan)
COF Project #6772
(Rezoning Request)

Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

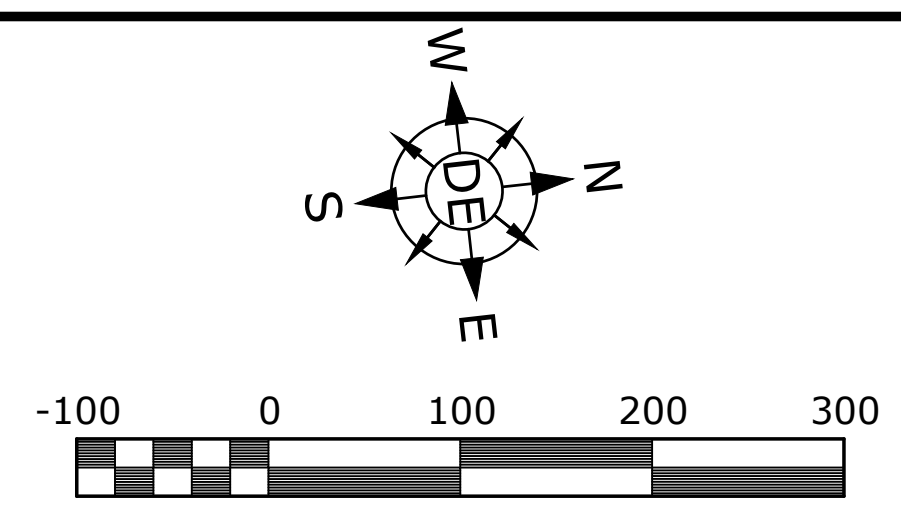
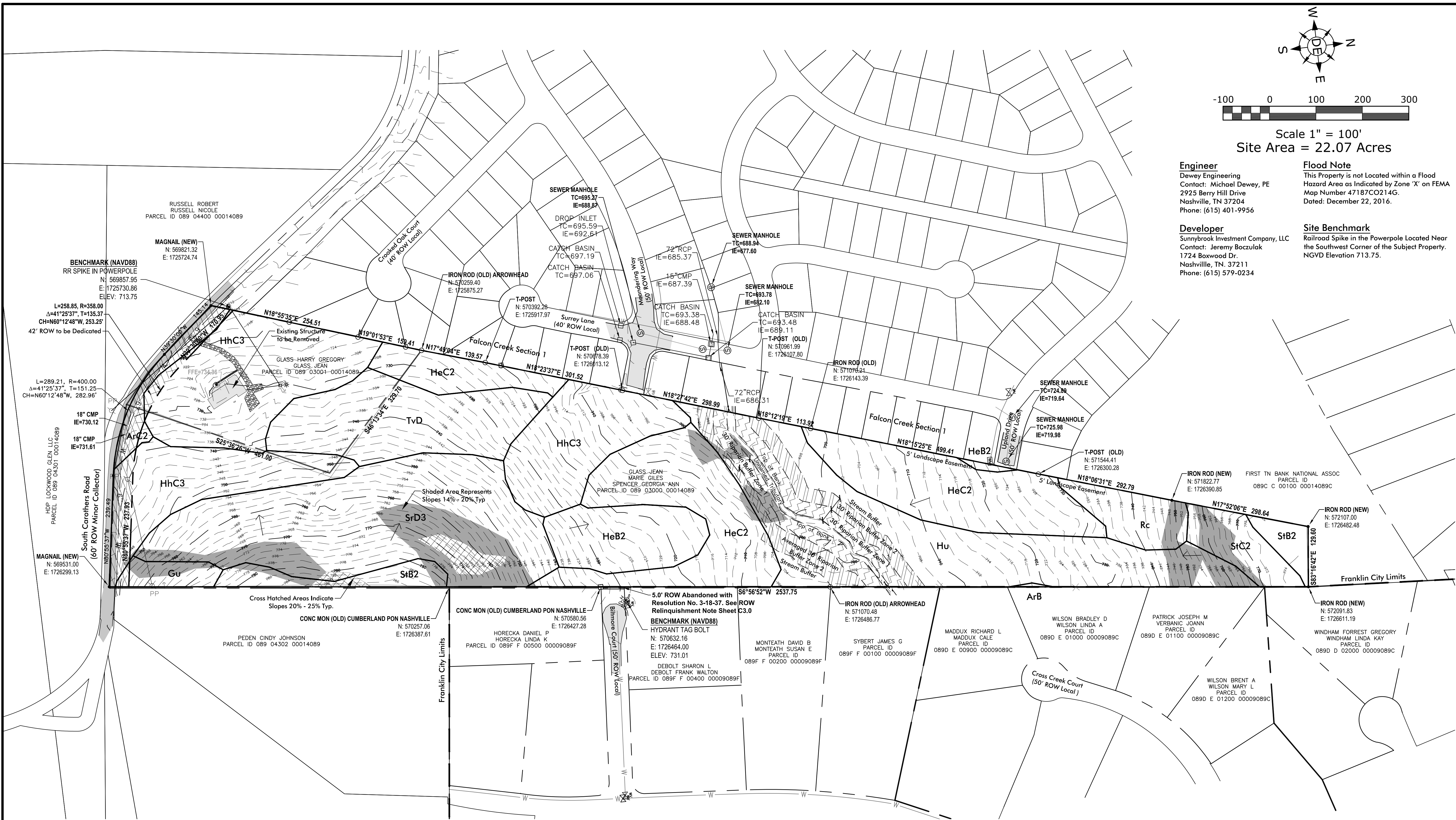


Cover Sheet

Job No. 17048

C0.0

1 of 10



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

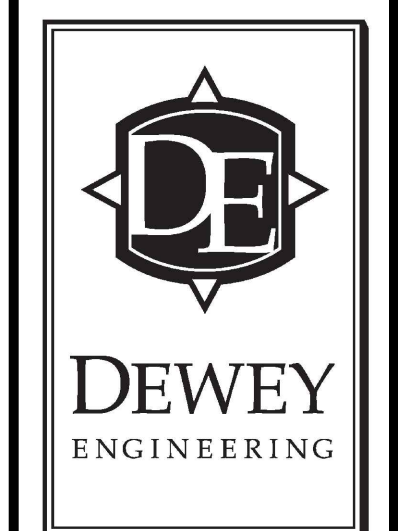
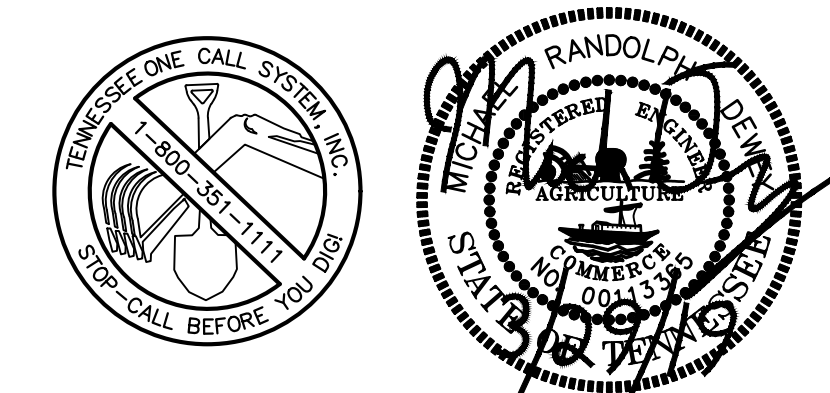
Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee

Legal Description of Property to be Rezoned:
Commencing at a Point Along the North Right-of-Way of South Carothers Road, the Same Point Being at the Southeast Corner of the Property of Jean Glass & Georgia Spencer of Tax Map 89 Parcel 30: said Point being the Point of Beginning.
Thence, N 80° 55' 37" W for a distance of 239.49 feet to the beginning of a curve,
Said curve turning to the right through an angle of 41° 25' 37", having a radius of 400.00 feet, and whose long chord bears N 60° 12' 48" W for a distance of 282.96 feet.
Thence, N 39° 30' 00" W for a distance of 145.14 feet to a point on a line.
Thence, N 18° 55' 35" E for a distance of 303.81 feet to a point on a line.
Thence, N 19° 01' 53" E for a distance of 159.41 feet to a point on a line.
Thence, N 17° 49' 04" E for a distance of 139.57 feet to a point on a line.
Thence, N 18° 23' 37" E for a distance of 301.52 feet to a point on a line.
Thence, N 18° 27' 42" E for a distance of 298.99 feet to a point on a line.
Thence, N 18° 12' 19" E for a distance of 113.92 feet to a point on a line.
Thence, N 18° 15' 25" E for a distance of 499.41 feet to a point on a line.
Thence, N 18° 06' 31" E for a distance of 292.79 feet to a point on a line.
Thence, N 17° 52' 06" E for a distance of 298.64 feet to a point on a line.
Thence, S 83° 16' 42" E for a distance of 129.60 feet to a point on a line.
Thence S 06° 56' 52" W a Distance of 2579.78 feet to the Point of Beginning

Existing Conditions Sheet Shows Field Run Survey Data Provided by Clint Elliott Surveying Dated 7/23/2015.

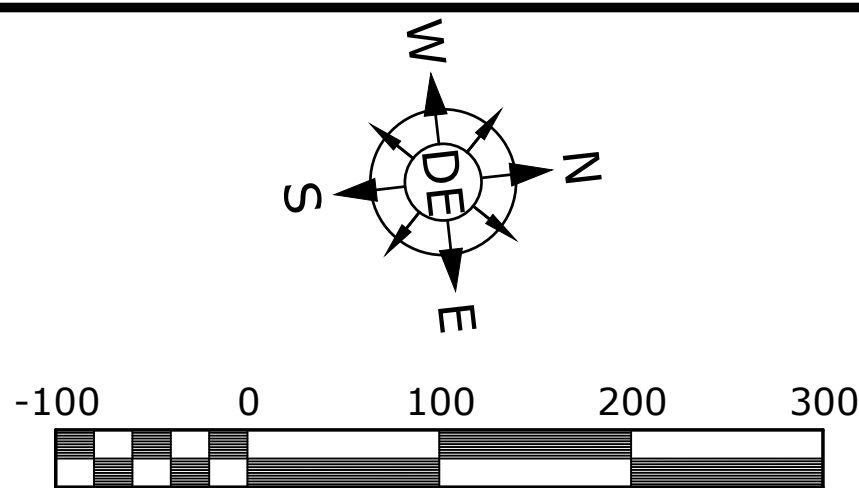
Note:
No Mineral Rights are Held by Parties Outside of the Owner.



Overall Existing Conditions Plan

Job No. 17048

C1.0



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

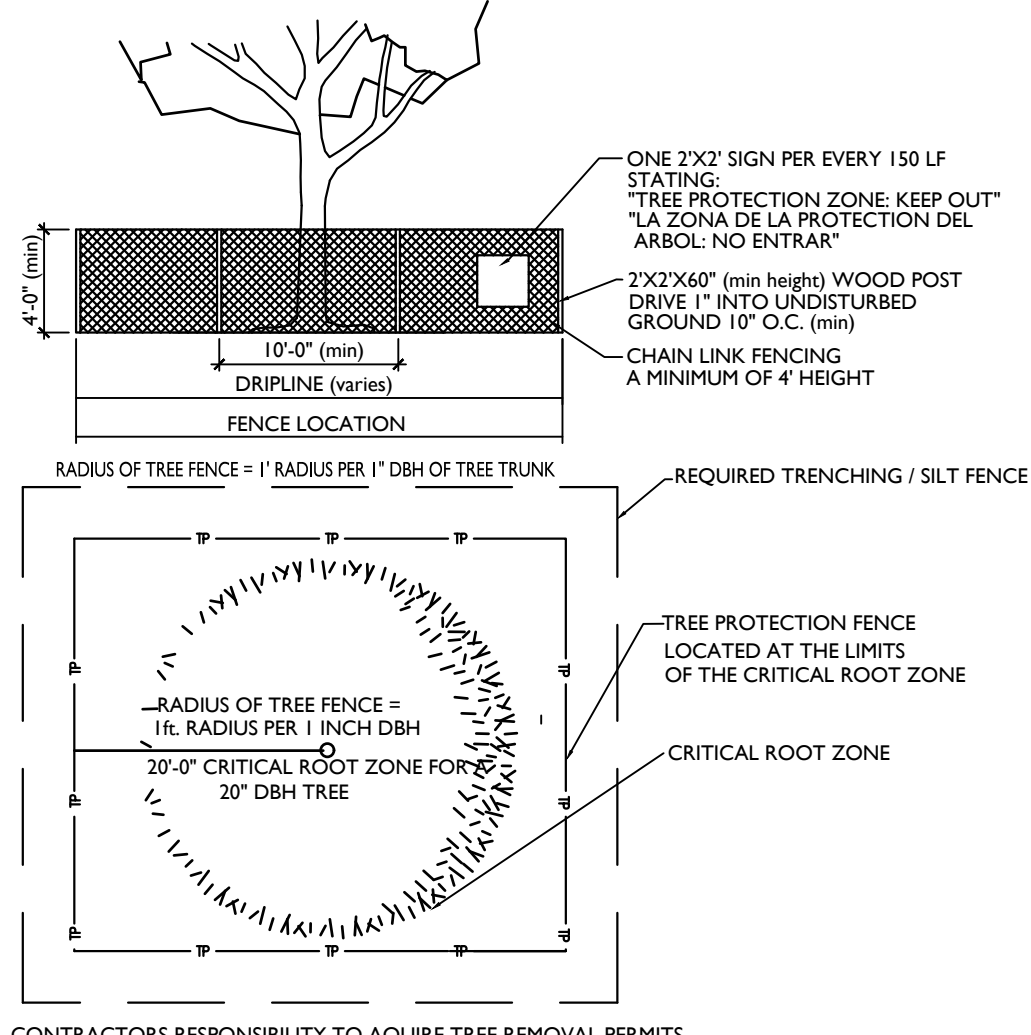
Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

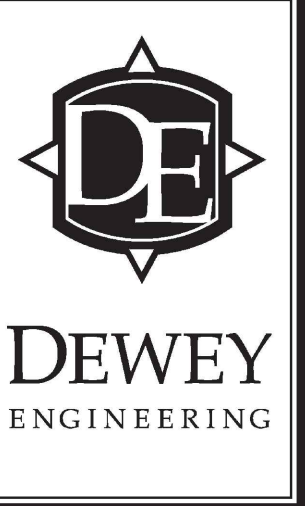
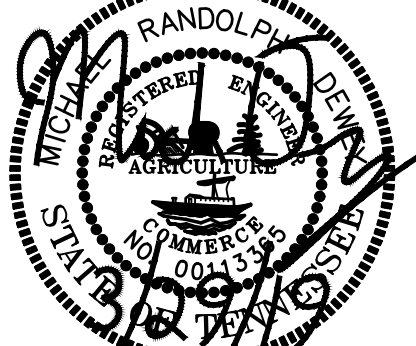
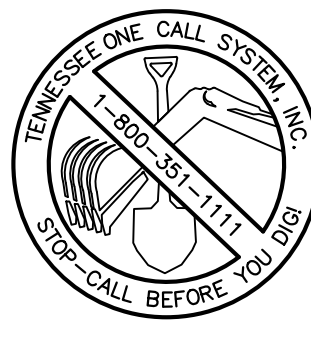


Tree Protection Zone
Existing Tree Canopy - 12.35 Acres (56% of Total Site)
Tree Canopy Required - 5.56 Acres (45% of Existing Tree Canopy)
Proposed Area of Tree Canopy Retention - 5.64 Acres (46% of Existing Tree Canopy)

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



TREE PROTECTION FENCING DETAIL



Overall Tree
Preservation
Plan

Job No. 17048

C1.1

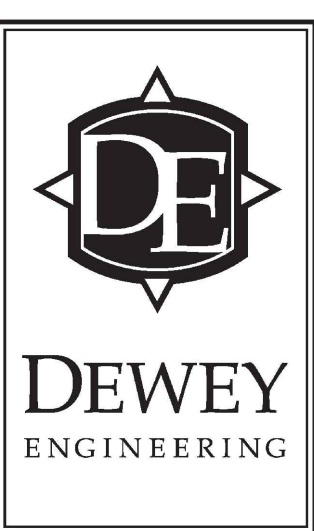
Revisions:
3/29/19-Removed Trail Behind
Lots 22-25, Added Open
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Added Landscape Screening
Along Lots 42 & 45

Drawing Notes:
COF Project #6773
(Development Plan)
COF Project #6772
(Rezoning Request)

Date: March 29, 2019

Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

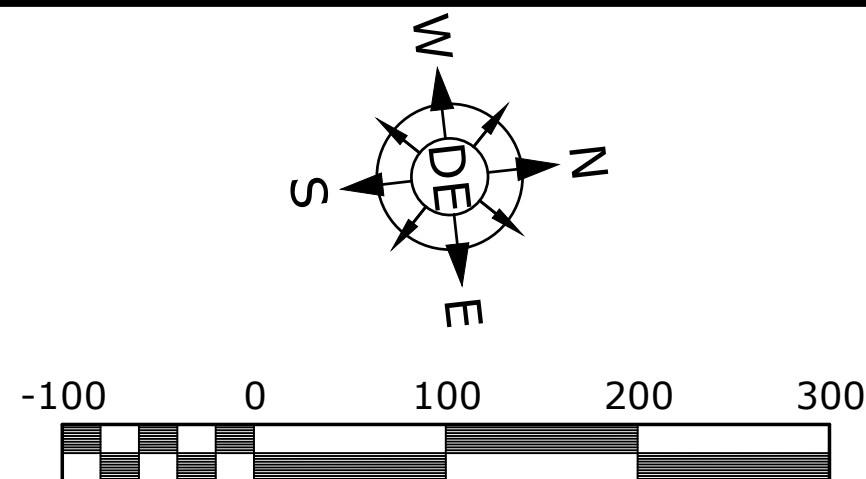


Overall
Development
Plan

Job No. 17048

C2.0

4 of 10

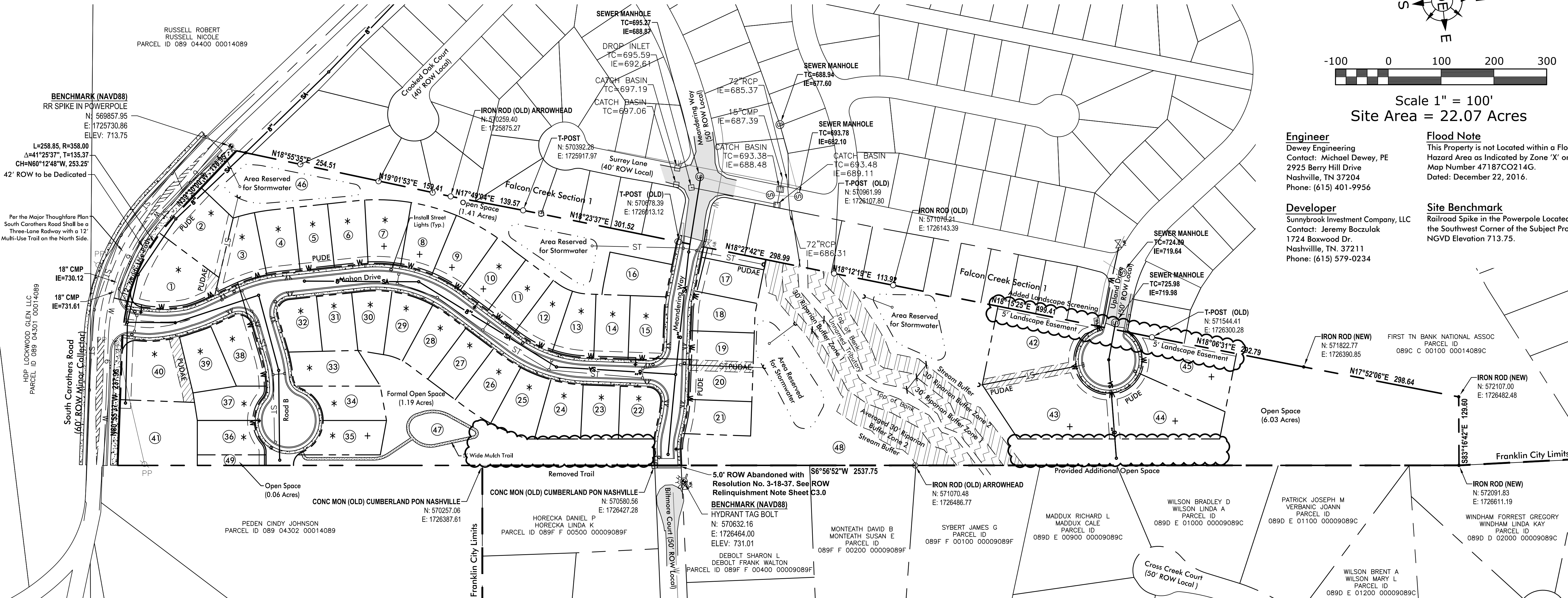


Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood
Hazard Area as Indicated by Zone 'X' on FEMA
Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near
the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.



Site Data

PROJECT NAME:	Carothers Chase
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boc@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	Not Applicable

There Shall be no Mowing, Clearing, Grading, Construction,
Storage, or Disturbance of Vegetation in Riparian Buffers
Except as Permitted by the City Engineer, or His Designee.

Parkland Calculations

45 Residential Units Requested

35 Residential Units x 1,200 sf = 42,000 sf

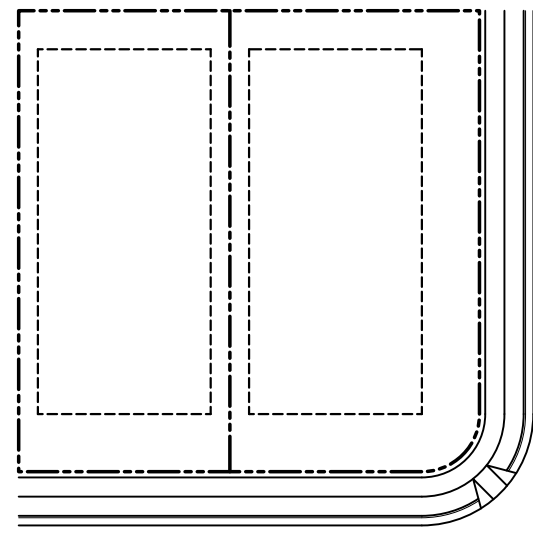
10 Residential Units x 600 sf = 6,000 sf

6,000 sf + 42,000 sf = 48,000 sf Required per Zoning Ordinance.

Fees Shall be Due at Final Plat.

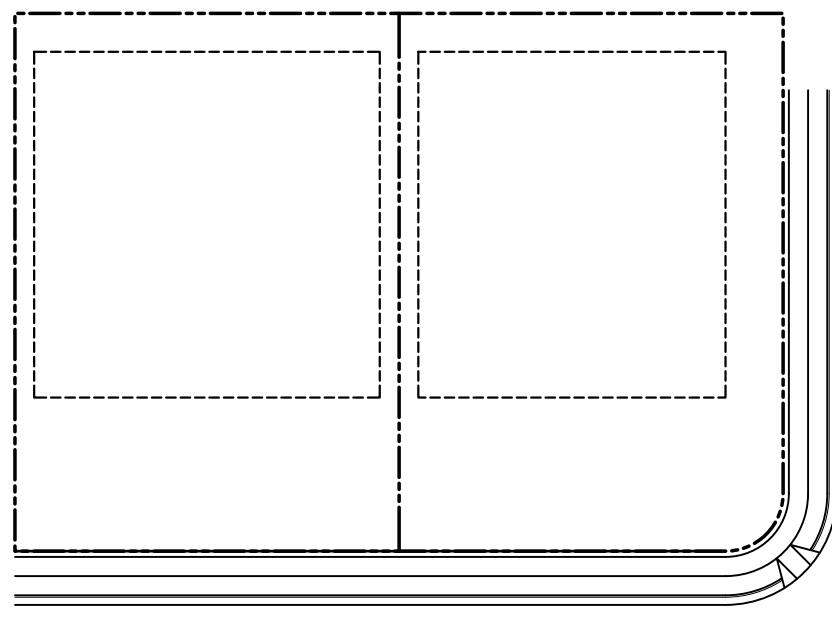
Notes:

- * Denotes a Critical Lot & will Require the Submittal
of a Critical Lot Plan with the Building Permit Submittal.
- + Denotes Critical Tree Lots.
- All Street Lights Shall Have a LED Light Source



Lot Standards (Lots 3-39 & 42-45)

Typical House Square Footage - 2,200 - 3,000 sf



Lot Standards (Lots 1, 2, 40, & 41)

Typical House Square Footage - 2,200 - 3,000 sf

STATEMENT OF IMPACTS

WATER

WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6"
WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD.
45 SFUE * 350 GPD = 15,750 GPD

SEWER

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN
WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION
OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, &
LOCKWOOD GLEN SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR
REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY
OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER
MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED
OF PROPERLY AS PART OF THE APPROVED SITE PLAN.

REPURIFIED (REUSE) WATER FACILITIES

REUSE WATER IS NOT AVAILABLE

STREET NETWORK

THE MAJOR THOROUGHFARE PLAN SHOWS SOUTH CAROTHERS ROAD WILL
BE UPGRADED TO CITY STANDARDS.

DRAINAGE FACILITIES

THE PROPERTY DRAINS TO AN UNNAMED TRIBUTARY WHICH BISECTS THE
SITE AND ULTIMATELY FLOWS TO THE HARPETH RIVER. THE SECOND
OUTFALL IS LOCATED ALONG SOUTH CAROTHERS ROAD. STORMWATER
QUANTITY CONTROLS SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED
FLOWS ARE GREATER THAN POST-DEVELOPED FLOWS.

POLICE AND FIRE

FIRE STATION, STATION 2 (96 EAST) - 2.9 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 4.8 MILES DRIVING DISTANCE

RECREATION FACILITIES

FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION

THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER
.64 HOMES.
45 X .64 = 28.80 STUDENTS

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 MAINTENANCE OF THE

COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND
RECREATION AREAS.

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: MECO-6

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

THE PROPOSED DEVELOPMENT CONSISTS OF 45 SINGLE FAMILY RESIDENCES
AND OPEN SPACE.

- THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES
CONSISTENT WITH THE ADJACENT NEIGHBORHOOD WEST OF THE
PROPOSED NEW PARCEL.
- NO RETAIL IS PLANNED FOR THIS PROPERTY.

LOCAL COMPATIBILITY

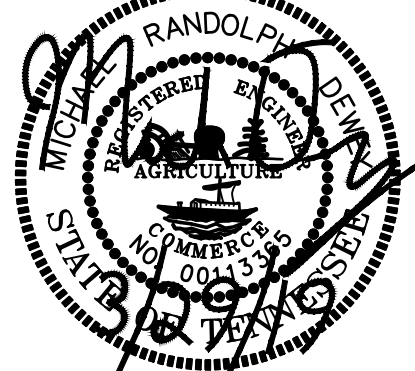
THE PROPOSED DEVELOPMENT IS DESIGNED WITH LOTS CONSISTENT WITH
THE NEIGHBORHOODS ALONG THE SOUTH CAROTHERS ROAD CORRIDOR.

MINERAL RIGHTS:

NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

TRIP GENERATION CALCULATIONS

4 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 54	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 54	DAILY ENTER: 448
DAILY EXIT: 54	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16



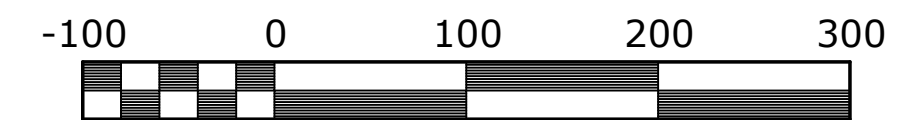
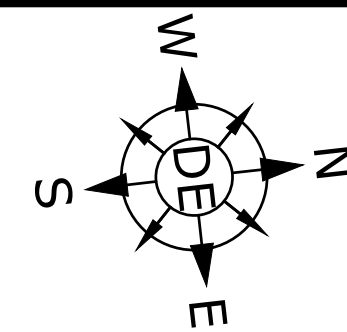
Retaining Wall 'A' Table			
Section	T.O.W.	B.O.W.	Height
A1	728.0	728.0	0.0
A2	728.0	722.0	6.0
A3	728.0	722.0	6.0
A4	728.0	722.0	6.0
A5	725.5	725.5	0.0

Retaining Wall 'B' Table			
Section	T.O.W.	B.O.W.	Height
B1	761.2	761.2	0.0
B2	766.8	762.3	4.5
B3	768.1	762.4	5.7
B4	762.2	760.3	1.9
B5	754.8	754.8	0.0

Notes:

1. Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plan.
2. There Shall be No Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.
3. 5.0' of ROW was Relinquished by Williamson County with Resolution No. 3-18-37 of Record in Bk 7371 Page 635; Bk 7371, Page 656; Bk 7373, Page 44; Bk 7373, Page 52 - All in the Register's Office for Williamson County, TN

There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.



Scale 1" = 100'
Site Area = 22.07 Acres
Limits of Disturbance = 16.96 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

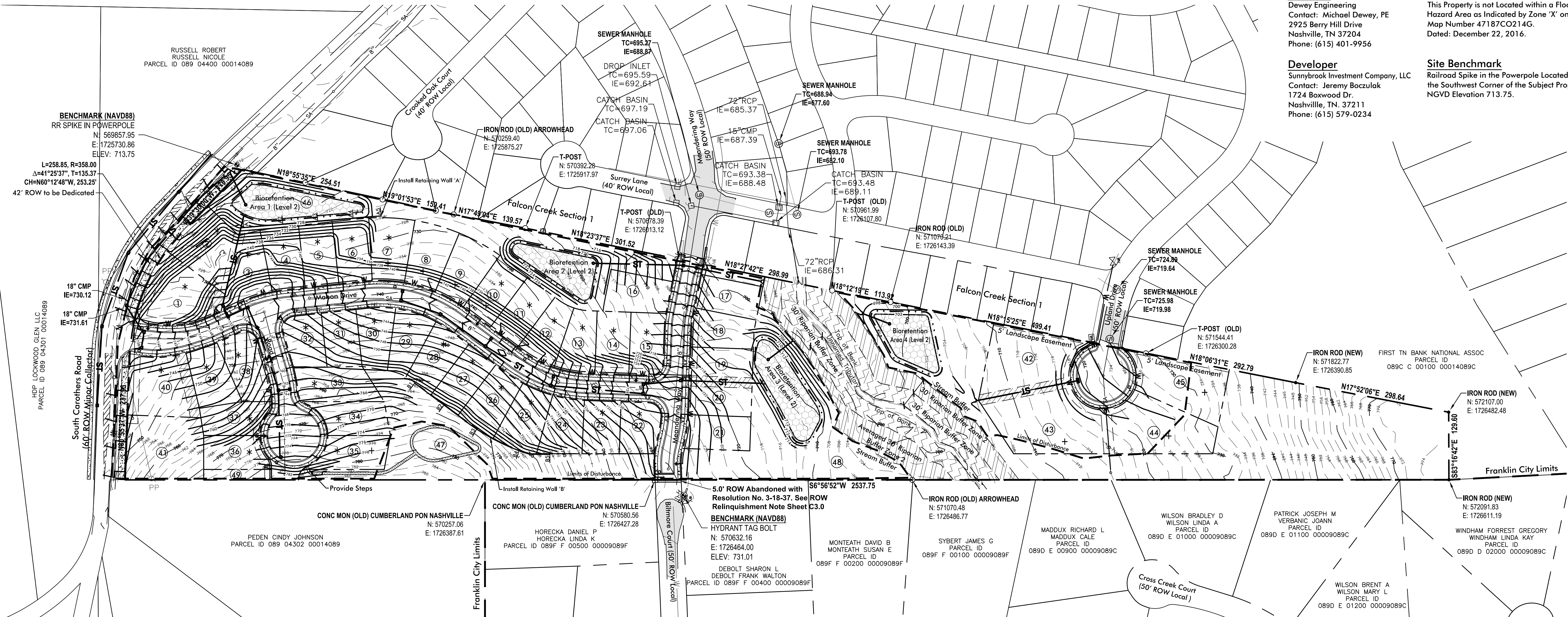
Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44. Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase
Development Plan
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

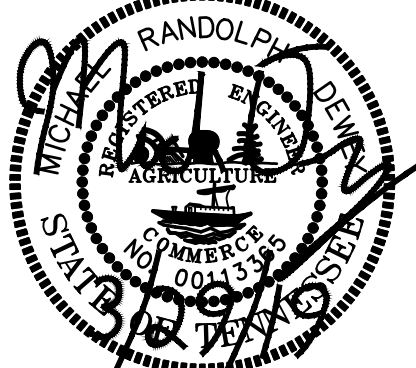


Utility Plan Legend

- PROP. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX

Notes:

1. * Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
2. + Denotes Critical Tree Lots.
3. All Street Lights Shall Have a LED Light Source



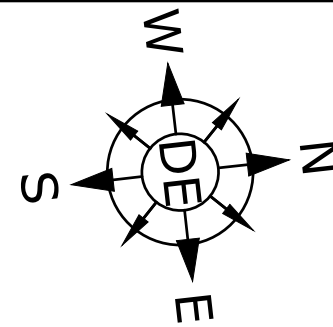
Overall
Grading and
Drainage Plan

Job No. 17048

C3.0

Modification of Standards Request:
1.

Connectivity Index:
Links: 7
Nodes: 4
 $\frac{7}{4} = 1.75$ Index



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
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Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

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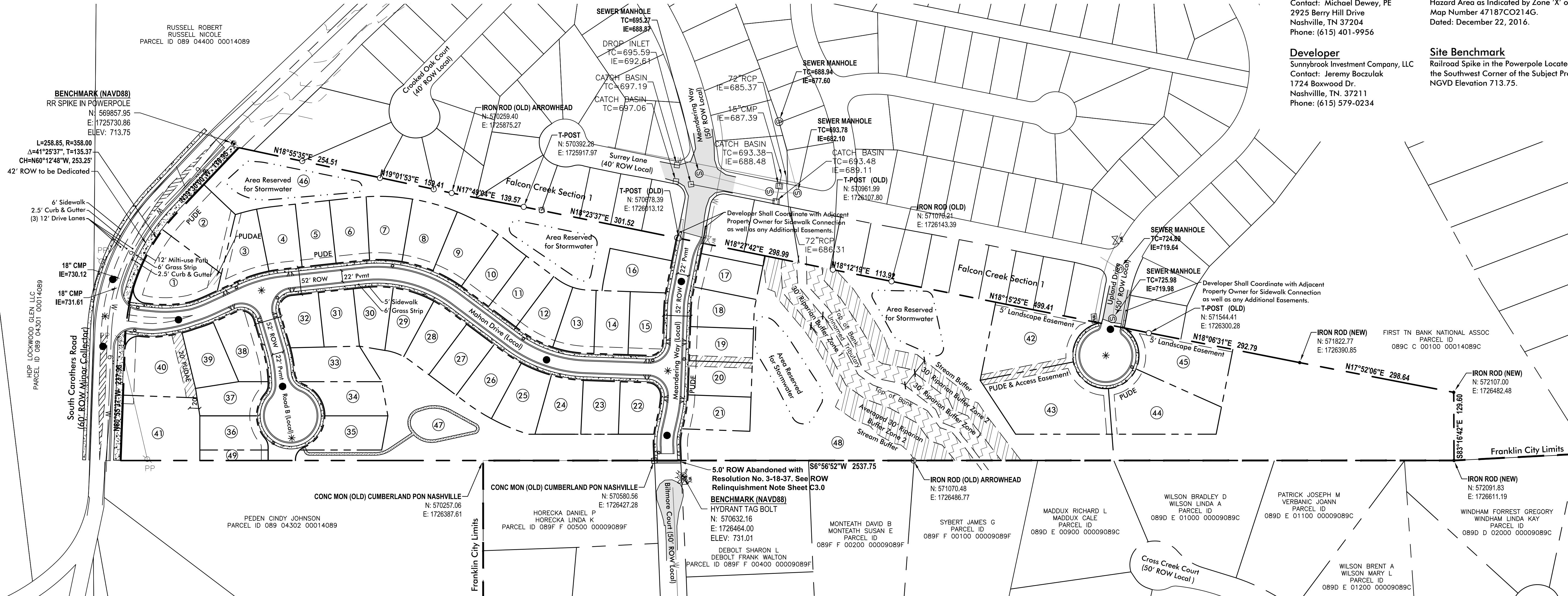
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Drawing Notes:
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Date: March 29, 2019

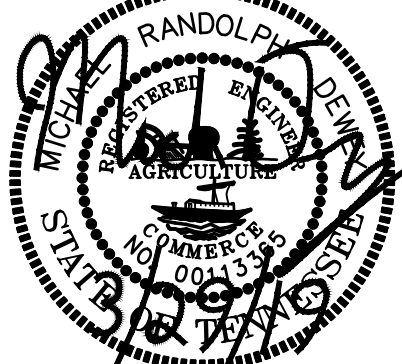
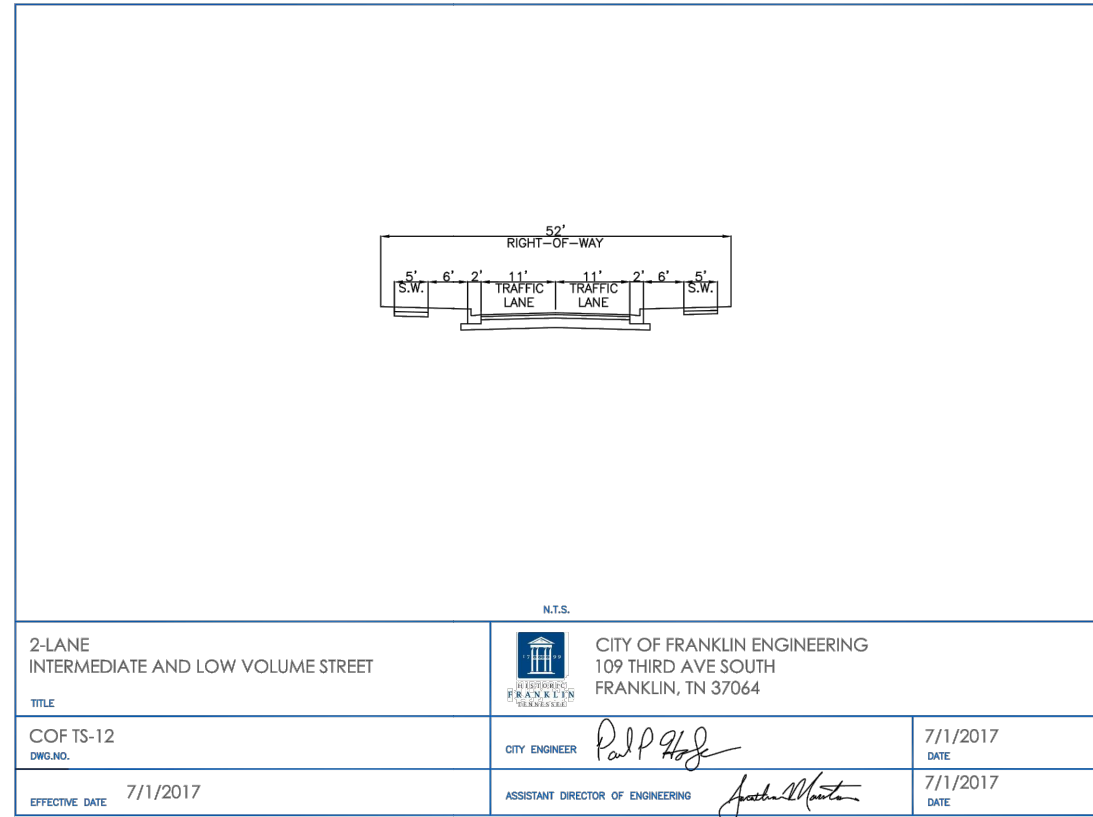
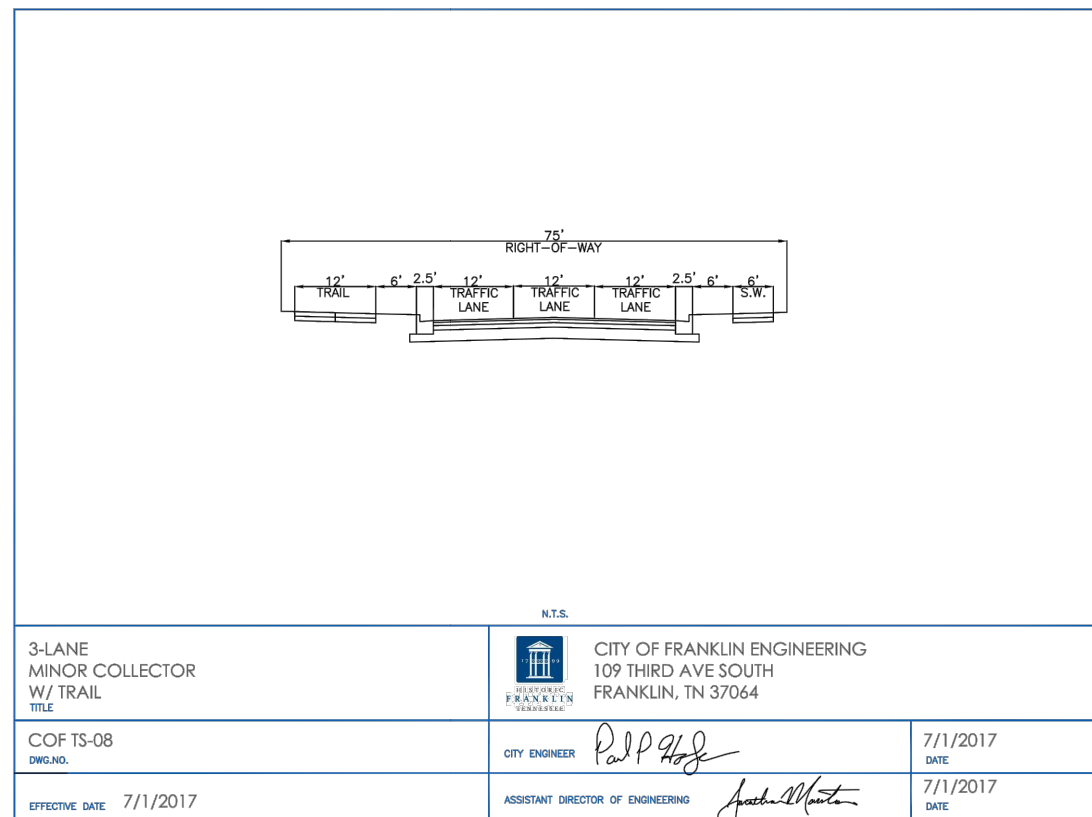
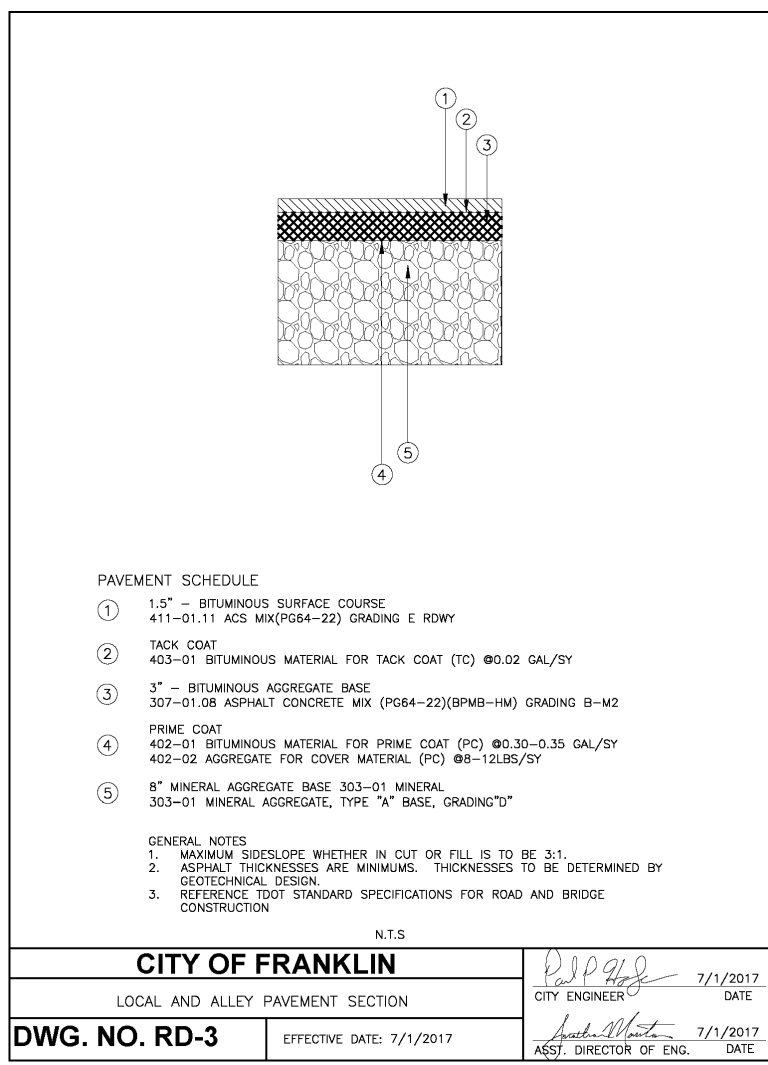
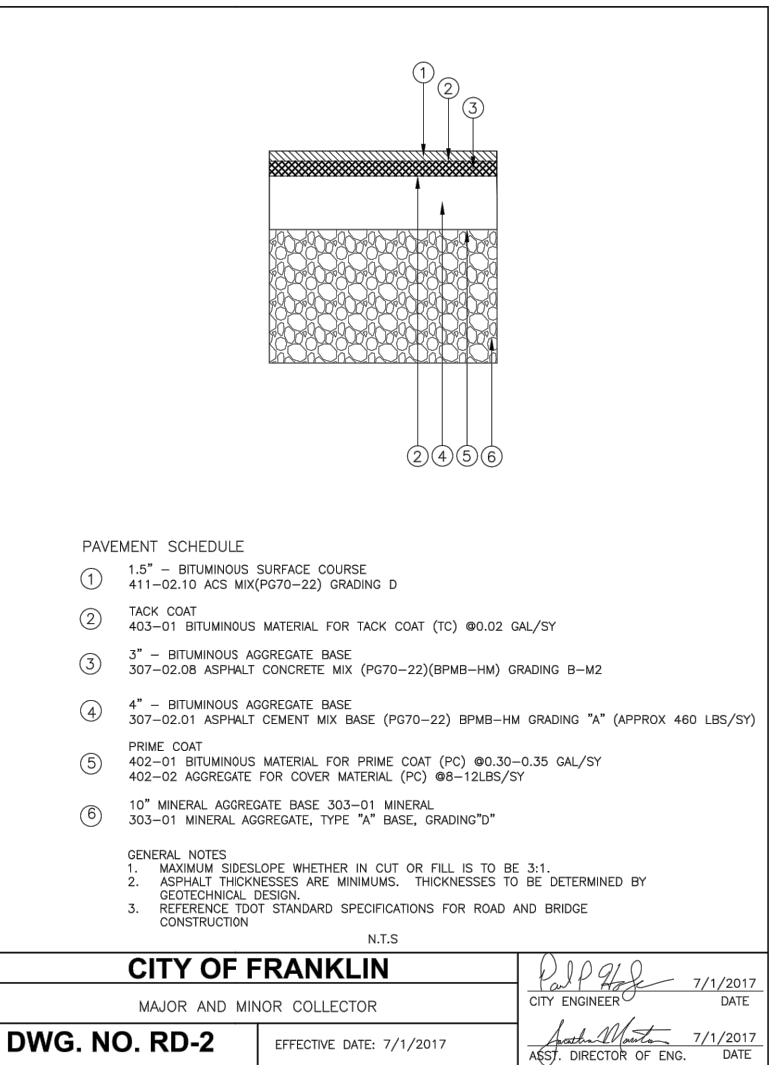
Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



ROW & Access General Notes

- Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
- Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.



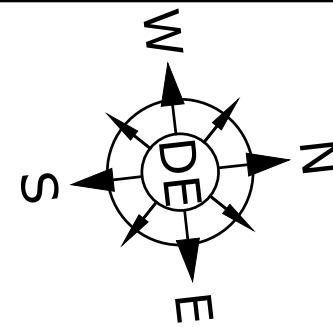
Overall ROW & Access Plan

Job No. 17048

C4.0

Note:

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2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION.
3. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.
4. 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 TRANSFORMER), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.



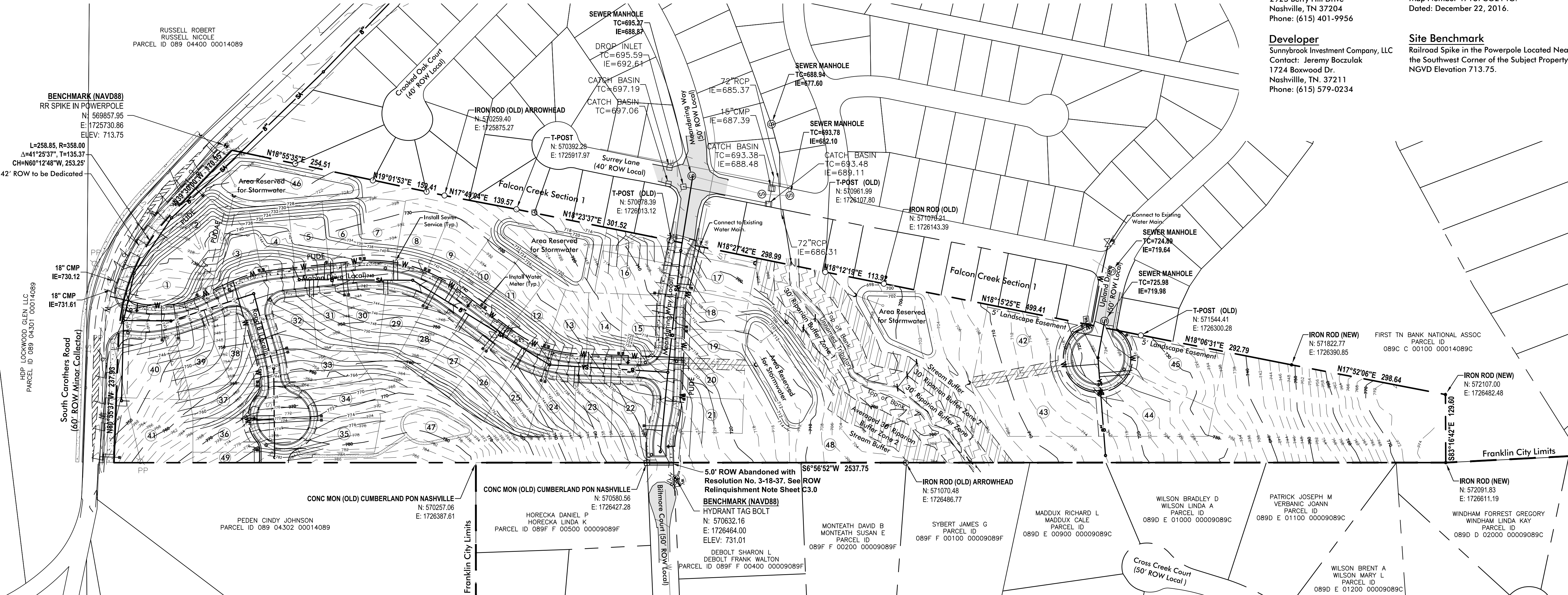
Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
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Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property. NGVD Elevation 713.75.



- Utility Plan Legend**
- — — — — PROP. STORM CULVERT
 - W — W — PROP. WATER MAIN
 - 8" — SA — PROP. 8" GRAVITY SEWER MAIN
 - 6" — W — EX. 6" WATER MAIN (S CAROTHERS RD)
 - W — W — EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
 - EX. UTILITY POLE
 - — — — — PROP. HEADWALL
 - PROP. DRAINAGE CATCH BASIN
 - — — — — PROP. 6" SEWER LATERAL SERVICE
 - ⊙ EX. SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - — — — — PROP. 3/4" RESIDENTIAL WATER METER
 - — — — — PROP. FIRE HYDRANT & ASSEMBLY
 - — — — — PROP. GATE VALVE & BOX

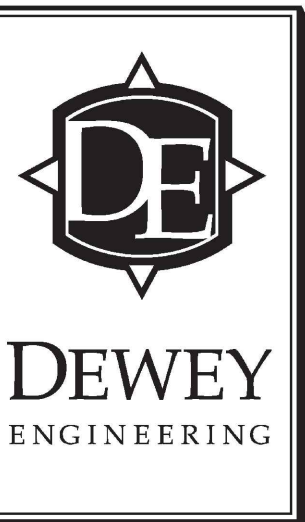
Revisions:
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Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



Overall Utility Plan

Job No. 17048

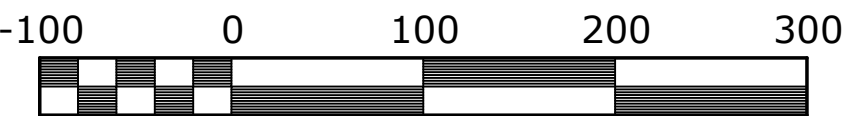
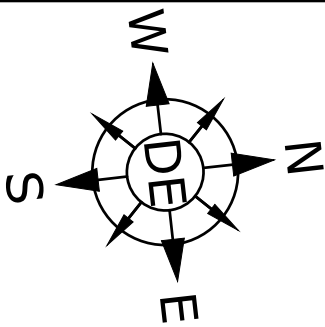
C5.0

Note:

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Utility Plan Legend

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- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
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- EX. UTILITY POLE
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Scale 1" = 100'
Site Area = 22.07 Acres

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer

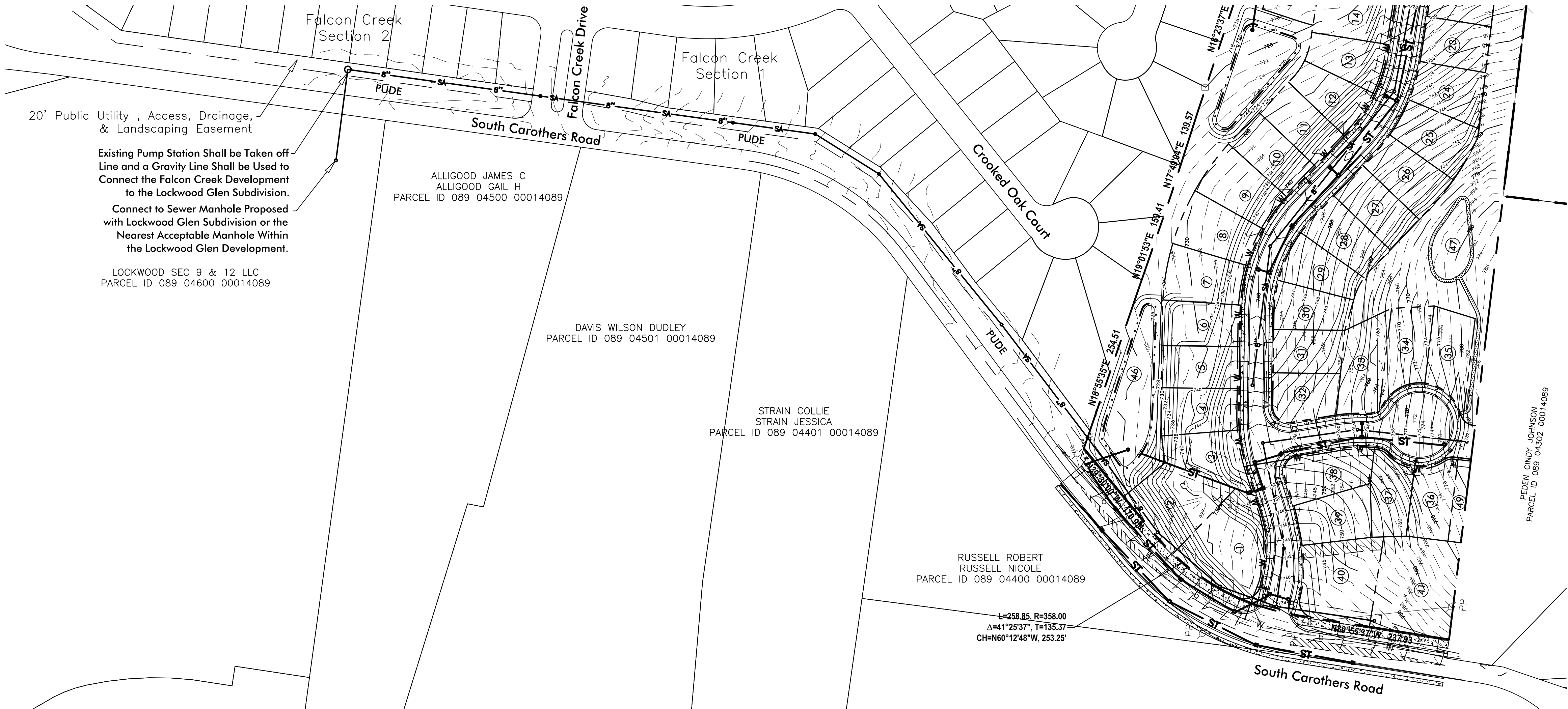
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note

This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G. Dated: December 22, 2016.

Site Benchmark

Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property. NGVD Elevation 713.75.

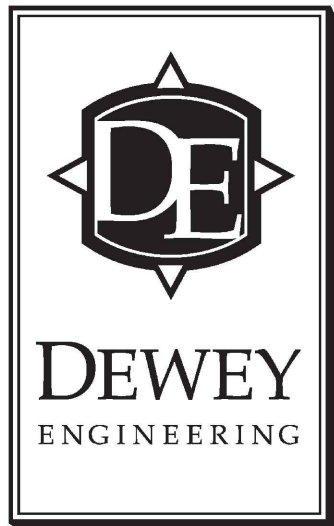


Revisions:
3/29/19-Removed Trail Behind
Lots 22-25, Added Open
Space Behind Lots 43 & 44.
Added Landscape Screening
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Drawing Notes:
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Date: March 29, 2019

**Carothers Chase
Development Plan**
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Franklin, Williamson County, Tennessee

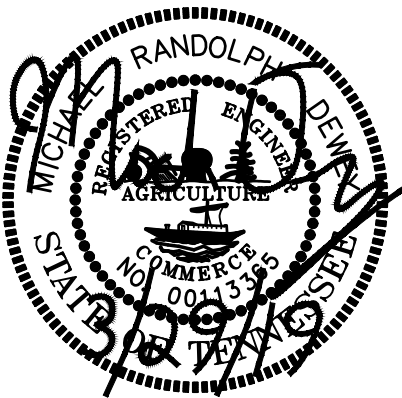


Offsite Sewer
Plan

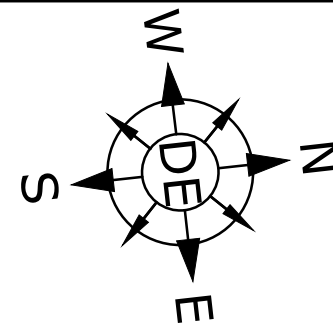
Job No. 17048

C5.1

8 of 10



There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.



Scale 1" = 100'
Site Area = 22.07 Acres

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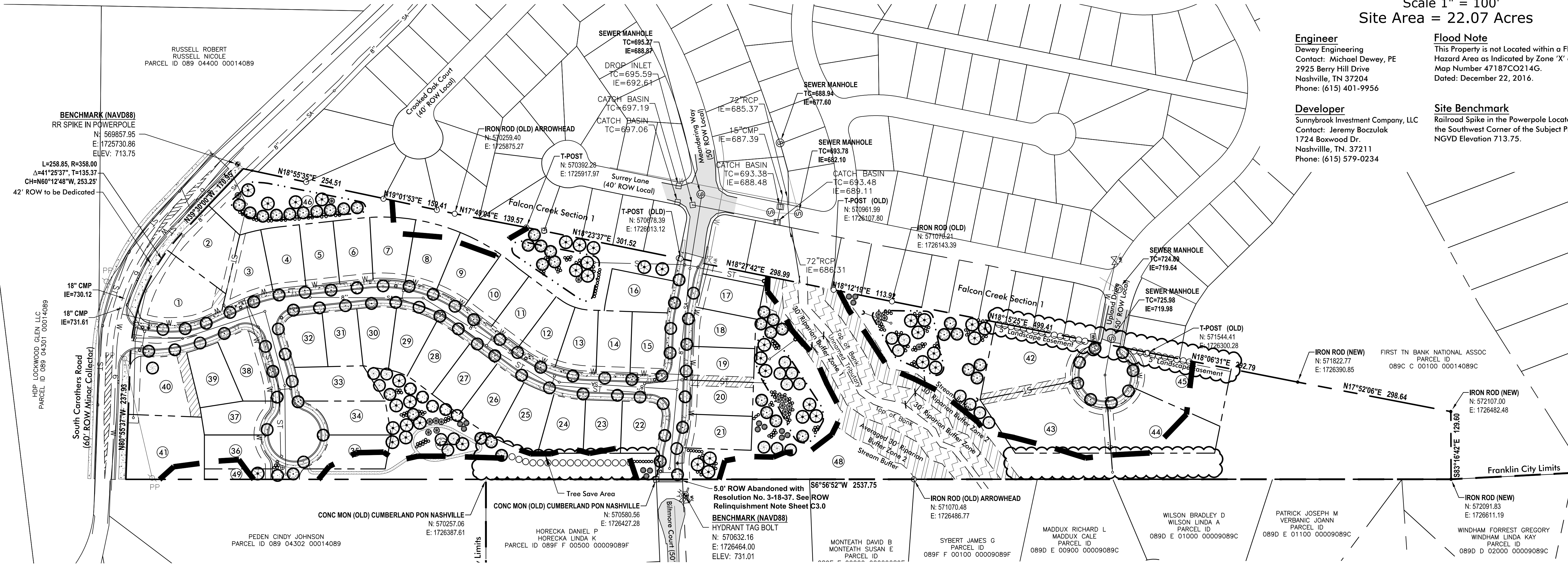
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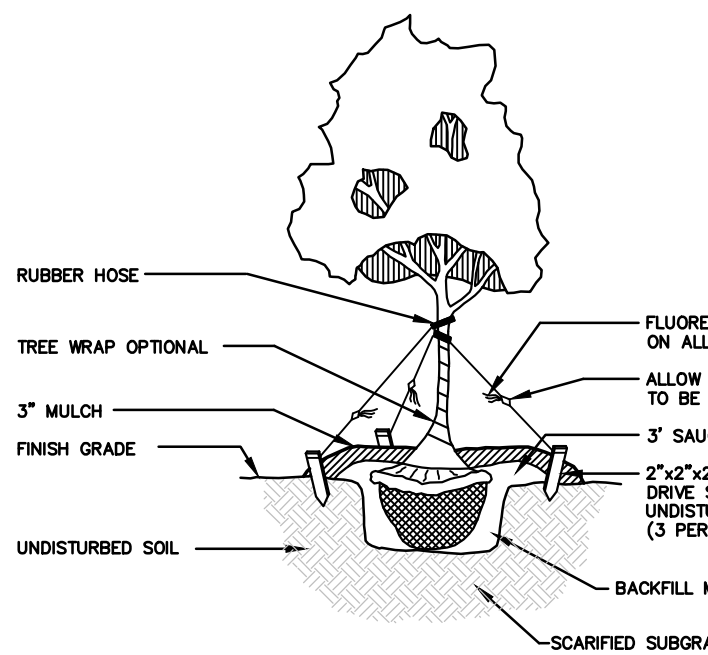
Date: March 29, 2019

Carothers Chase Development Plan

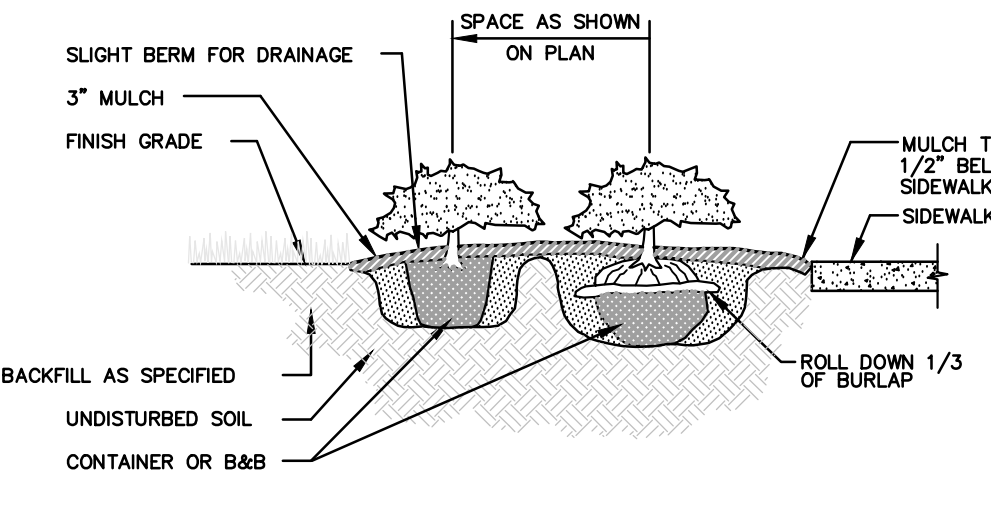
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



OVERALL LANDSCAPE MATERIALS SCHEDULE					
KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK
CANOPY TREES					
	62	Acer rubrum/ Red Maple	6' Min.	2'-3'	2" Min.
	29	Acer saccharum/ Sugar maple	6' Min.	2'-3'	2" Min.
	46	Quercus acutissima/ Sawtooth Oak	6' Min.	2'-3'	2" Min.
	40	Quercus prinus/ Chestnut Oak	6' Min.	2'-3'	2" Min.
	15	Juniperus virginiana/ Eastern Redcedar	6' Min.	2'-3'	2" Min.
	42	Thuja occidentalis/ Eastern Arborvitae	6' Min.	2'-3'	2" Min.
UNDERSTORY TREES					
	18	Cornus florida x Cornus kousa Flowering Dogwood Hybrids	6' Min.	2'-3'	2" Min.
NATIVE SHRUBS					
	197	Hamamelis virginiana/ Oakeleaf Hydrangea	18" Min.	15"-18"	F.T.B.



DO NOT GUY OR STAKE TREES UNLESS ON UNSTABLE SLOPES
LARGE TREE PLANTING /
GUYING DETAIL



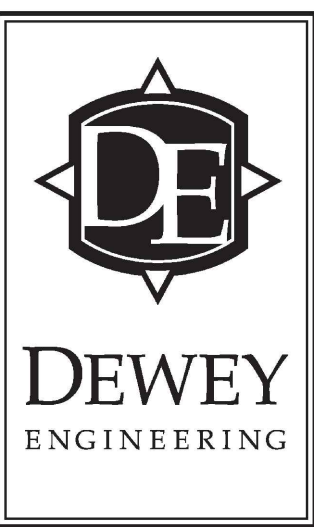
SHRUB / GROUNDCOVER
PLANTING DETAIL

LANDSCAPE NOTES

- 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.
- All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
- All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
- Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
- Tree topping is not permitted.
- Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
- All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
- Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation. The City of Franklin Administrative Manual Effective- June 26, 2017 61
- Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
- Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
- Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
- All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
- All tree-protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.
- Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
- Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.

Utility Plan Legend

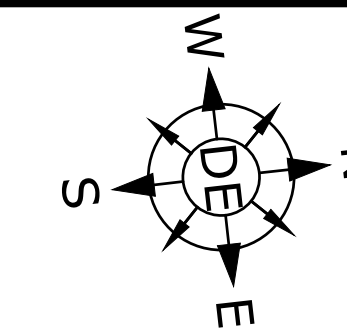
- PROP. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX



Overall Landscape Plan

Job No. 17048

L1.0



-100 0 100 200 300

Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

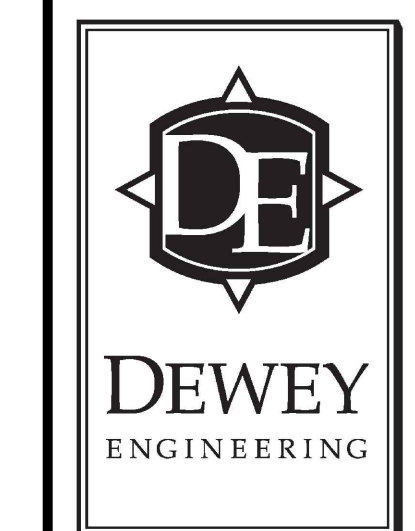
Revisions:
3/29/19-Removed Trail Behind Lots 22-25. Added Open Space Behind Lots 43 & 44.
Added Landscape Screening Along Lots 42 & 45

Drawing Notes:
COF Project #6773 (Development Plan)
COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee

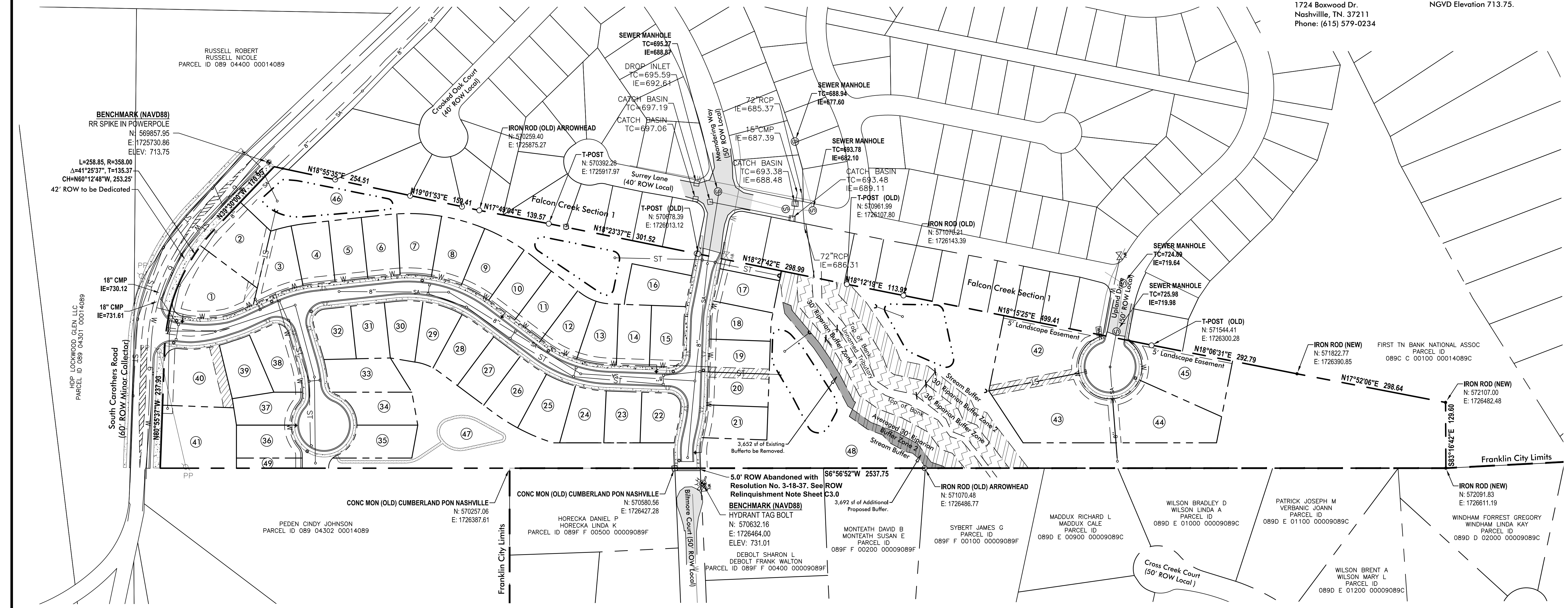


Buffer Averaging Plan

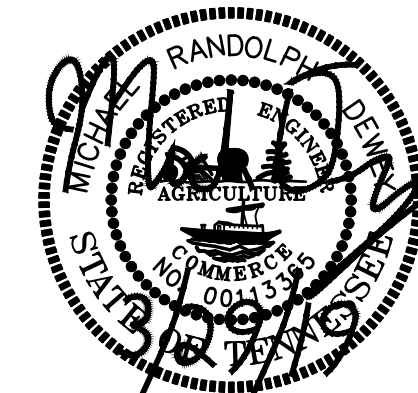
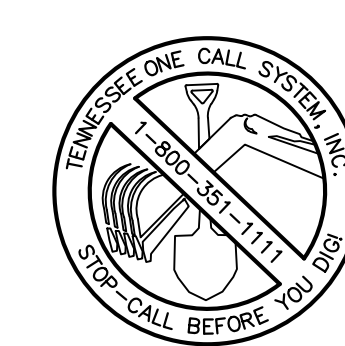
Job No. 17048

L1.1

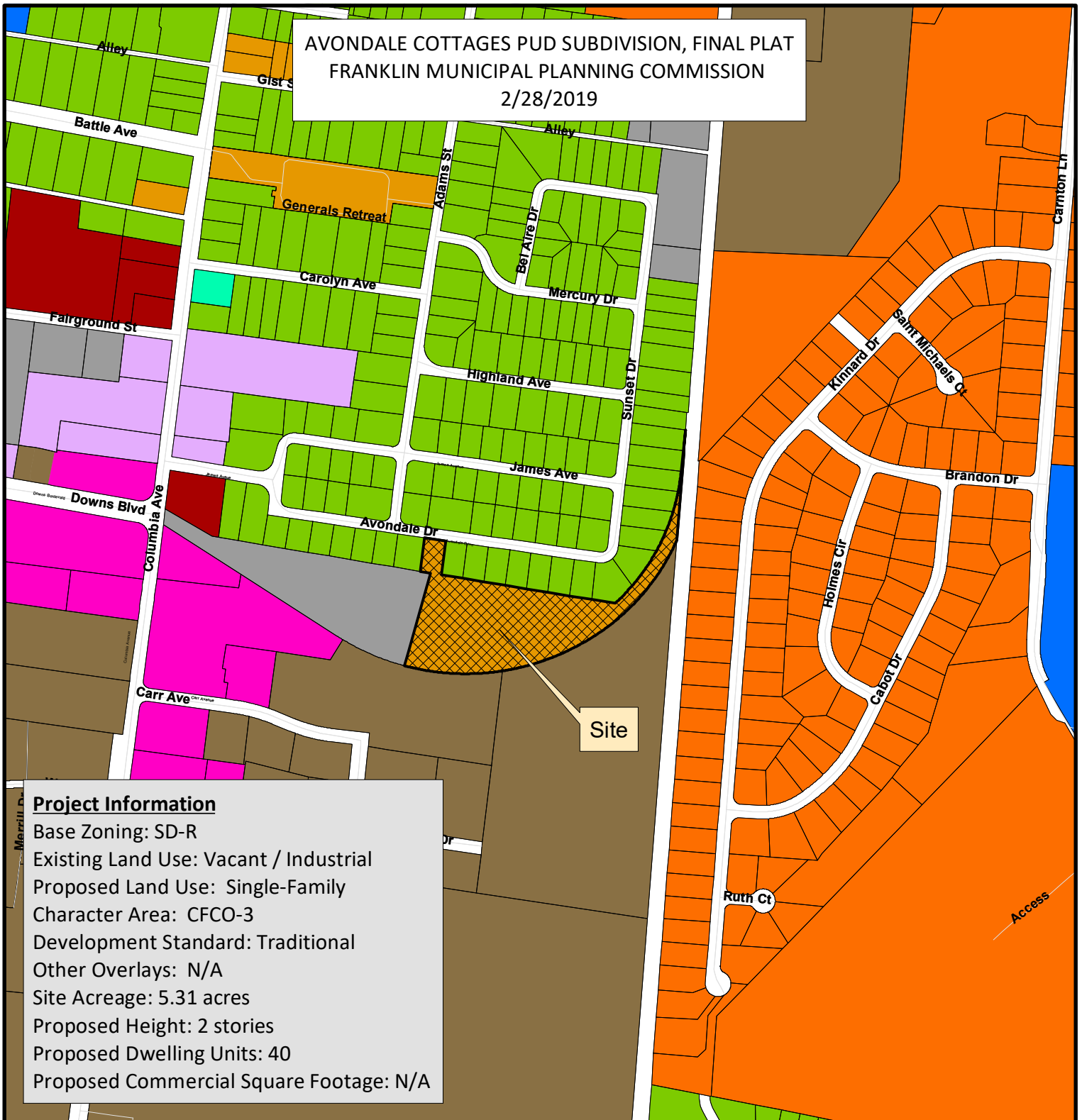
10 of 10



Buffer Averaging Table	
Total Existing Buffer to be Removed: 3,652 sf	
Total Additional Proposed Buffer: 3,692 sf	



AVONDALE COTTAGES PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/28/2019



Project Information

Base Zoning: SD-R
Existing Land Use: Vacant / Industrial
Proposed Land Use: Single-Family
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 5.31 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 40
Proposed Commercial Square Footage: N/A

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



0 125 250 500 750
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

12. C. Final Plat

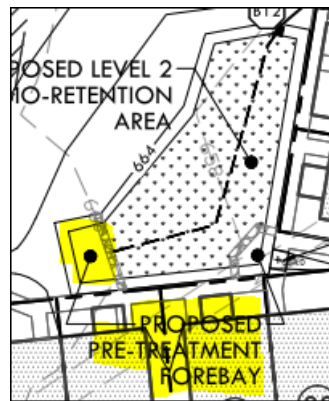
joe.marlo@franklin.tn.gov Comment not adequately addressed, as grayscale is still shown on the plat.

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale or "screened" line work does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted. Use line thickness (bold / thin) to differentiate areas instead of grayscale.

25. Easements

joe.marlo@franklin.tn.gov Comment primarily addressed (thank you).

- Applicant to label easement E:6, E:17, and E:23 locations on the final plat.
- Applicant to extend E:17 to include the pre-treatment forebay.



Parks

General Issues

2. Parkland information

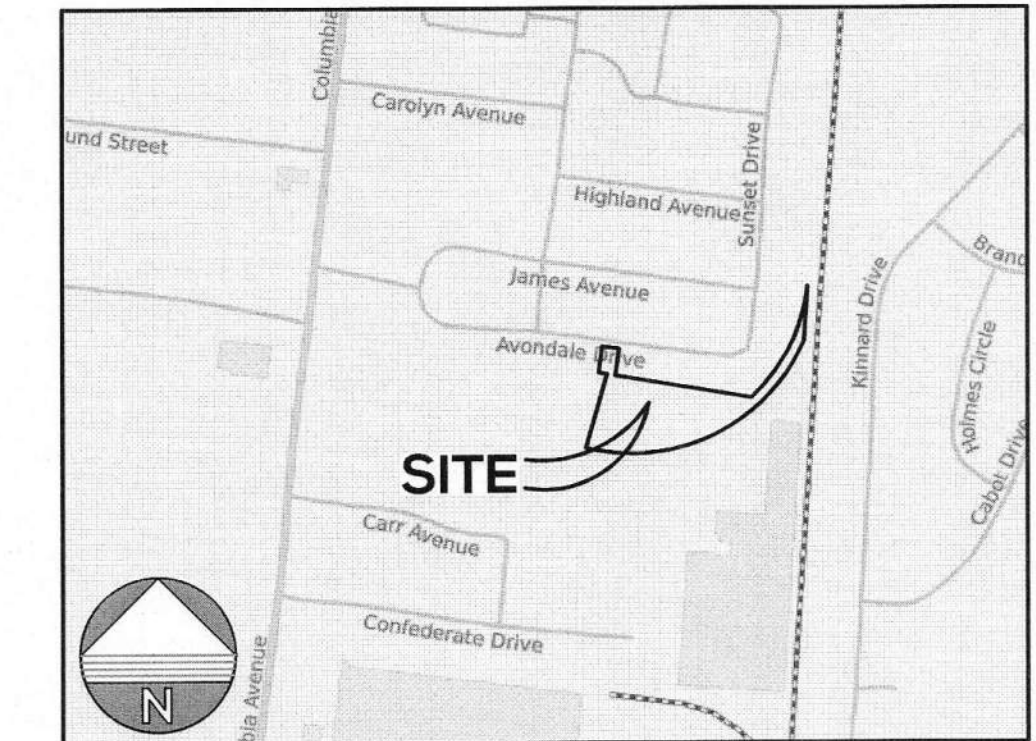
kevinl@franklin.tn.gov "Failed" will be placed on the project until fees have been received.

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [COF# 6303 \(Avondale Cottages PUD Subdivision, site plan\)](#) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.



OWNER OF RECORD:
GERALD W. ROBESON &
GENETTE C. ROBESON
2415 N. BERRY'S CHAPEL RD.
FRANKLIN, TN 37069
TAX MAP 078N GROUP "D" PARCEL 11.00
ZONED: SPECIFIC DEVELOPMENT-RESIDENTIAL
(615)790-2222 WORK
geraldrobson@aol.com

WILLIAM L. MAYO
PO BOX 65
CHAPEL HILL, TN 37034
TAX MAP 078N GROUP "D" PARCEL 12.00
ZONED: SPECIFIC DEVELOPMENT-RESIDENTIAL
WITH COLUMBIA AVENUE OVERLAY
jumpsbyfuzzy@att.net

- ABBREVIATIONS**
- (C) CALCULATED
 - CIPF CAPPED IRON PIN FOUND
 - CIPS CAPPED IRON PIN SET
 - CMF CONCRETE MONUMENT FOUND
 - CTP CRIMP TOP PIPE FOUND
 - E# EASEMENT
 - F.F.E FINISHED FLOOR ELEVATION
 - (M) MEASURED
 - M.B.L MINIMUM BUILDING LINE
 - MNF MAG NAIL FOUND
 - OS: OPEN SPACE AREA
 - OTP OPEN TOP PIPE
 - P.O.B. POINT OF BEGINNING
 - (R) RECORDED
 - R.O.W RIGHT OF WAY
 - RRS RAIL ROAD SPIKE FOUND
- LEGEND**
- MOVE
 - CONCRETE MONUMENT SET (PLS 2939)
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET (PLS 2939)
 - CALCULATED POINT
 - SUBJECT PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - FENCE
 - LOT ADDRESS (REF. PAGE 2 FOR LOT ADDRESS TABLE)

PROPOSED SETBACKS:

FRONT:	5'
SIDE:	5'
REAR:	5'

OPEN SPACE LOT TABLE

NAME	AREA (SQ. FT.)	AREA (ACRE)
900	878	0.02
901	11501	0.26
902	50245	1.15
903	2295	0.05

DETACHED RESIDENTIAL LOT TREE CHART

LOT NUMBER	LOT SIZE	CALIPER (IN.)	# TREES
1	4,990 SQ. FT.	3	1

LOT AREA TABLE

NUMBER	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRE)
1	DETACHED RESIDENTIAL	4990	0.11
2	DUPLEX	3784	0.09
3	DUPLEX	3681	0.08
4	DUPLEX	3764	0.09
5	DUPLEX	3702	0.08
6	DUPLEX	3733	0.09
7	DUPLEX	3733	0.09
8	DUPLEX	3733	0.09
9	DUPLEX	4694	0.11
10	DUPLEX	4694	0.11
11	DUPLEX	3733	0.09
12	DUPLEX	3731	0.09
13	DUPLEX	3819	0.09
14	DUPLEX	3316	0.08
15	DUPLEX	3531	0.08
16	DUPLEX	1755	0.04
17	DUPLEX	1755	0.04
18	DUPLEX	1755	0.04
19	DUPLEX	2056	0.05
20	DUPLEX	2059	0.05

LOT AREA TABLE

NUMBER	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRE)
21	DUPLEX	1755	0.04
22	DUPLEX	2160	0.05
23	DUPLEX	2160	0.05
24	DUPLEX	2160	0.05
25	DUPLEX	2158	0.05
26	TOWNHOME	1754	0.04
27	TOWNHOME	1433	0.03
28	TOWNHOME	1433	0.03
29	TOWNHOME	1433	0.03
30	TOWNHOME	1433	0.03
31	TOWNHOME	1433	0.03
32	TOWNHOME	2082	0.05
33	TOWNHOME	1822	0.04
34	TOWNHOME	1235	0.03
35	TOWNHOME	1235	0.03
36	TOWNHOME	1235	0.03
37	TOWNHOME	1235	0.03
38	TOWNHOME	1235	0.03
39	TOWNHOME	1235	0.03
40	TOWNHOME	1863	0.04

CURVE TABLE

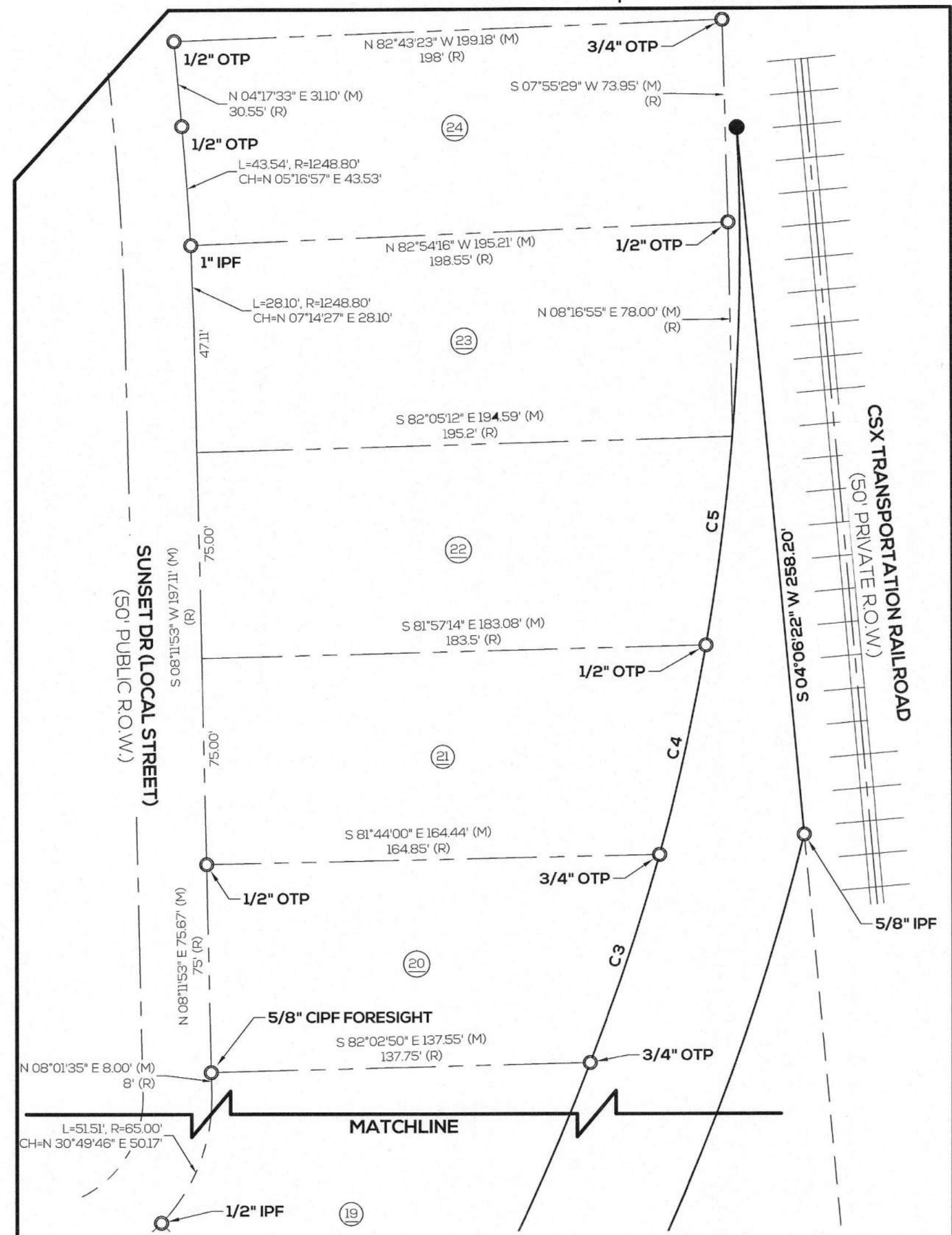
NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	92.16'	825.00'	6°24'01"	92.11'	N 43°24'35" E
C2	159.63'	825.00'	11°05'10"	159.38'	N 35°34'17" E
C3	79.60'	825.00'	5°31'41"	79.57'	N 27°57'13" E
C4	77.97'	825.00'	5°24'55"	77.94'	N 22°02'02" E
C5	189.06'	850.00'	12°44'39"	188.67'	S 12°57'10" W
C6	1237.91'	875.00'	81°03'34"	1137.22'	S 63°55'42" W
C7	251.34'	875.00'	16°27'29"	250.48'	N 67°19'55" W
C8	0.42'	3.00'	7°56'29"	0.42'	S 12°03'36" W
C9	39.00'	30.00'	74°29'35"	36.31'	N 46°46'36" E
C10	1.35'	5.00'	15°27'27"	1.34'	S 88°14'53" E
C11	38.17'	366.29'	5°58'12"	38.15'	N 12°51'24" E
C12	15.46'	276.93'	3°11'52"	15.45'	S 13°39'53" W
C13	23.72'	15.00'	90°35'19"	21.32'	S 29°15'49" E
C14	15.66'	15.00'	5°57'41"	15.66'	S 77°32'19" E
C15	30.88'	60.00'	29°29'04"	30.54'	S 65°46'37" E
C16	34.58'	60.00'	33°01'13"	34.10'	S 34°31'29" E
C17	26.21'	60.00'	25°01'58"	26.01'	N 5°29'54" W
C18	180.43'	60.00'	172°17'55"	119.73'	N 86°49'58" W

CURVE TABLE

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C19	27.99'	25.00'	64°08'20"	26.55'	N 32°45'10" W
C20	6.85'	25.00'	15°41'49"	6.83'	N 72°40'15" W
C21	15.71'	10.00'	90°00'00"	14.14'	S 54°28'51" W
C22	15.71'	10.00'	90°00'00"	14.14'	N 35°31'09" W
C23	26.59'	20.02'	76°05'44"	24.68'	N 45°57'27" E
C24	53.45'	40.00'	76°33'43"	49.56'	N 45°46'10" E
C25	10.79'	40.00'	15°27'27"	10.76'	N 88°14'53" W
C26	5.40'	20.00'	15°27'27"	5.38'	S 88°14'53" E
C27	7.85'	5.00'	89°59'58"	7.07'	N 35°31'09" W
C28	3.88'	25.00'	8°54'09"	3.88'	N 34°10'34" E
C29	3.96'	25.00'	9°04'51"	3.96'	N 15°03'39" W
C30	7.85'	5.00'	90°00'00"	7.07'	N 54°28'51" E
C31	9.56'	7.50'	73°03'52"	8.93'	N 47°51'44" E
C34	15.71'	10.00'	89°59'59"	14.14'	S 35°31'10" E
C35	4.13'	300.00'	0°47'18"	4.13'	S 9°52'30" W
C36	14.97'	300.00'	2°51'30"	14.97'	S 11°41'55" W
C37	22.61'	15.00'	86°21'11"	20.53'	S 56°18'15" W
C38	12.15'	17.16'	40°34'25"	11.90'	N 12°11'51" W

LINE TABLE

NUMBER	LENGTH	DIRECTION
L1	124.78'	N 7°52'31" E
L2	80.00'	N 82°01'32" W
L3	126.77'	S 8°05'22" W
L4	39.92'	N 80°31'24" W
L5	117.00'	S 16°01'51" W
L6	35.00'	S 9°28'51" W
L7	40.01'	N 9°27'57" E
L8	36.23'	N 9°28'51" E

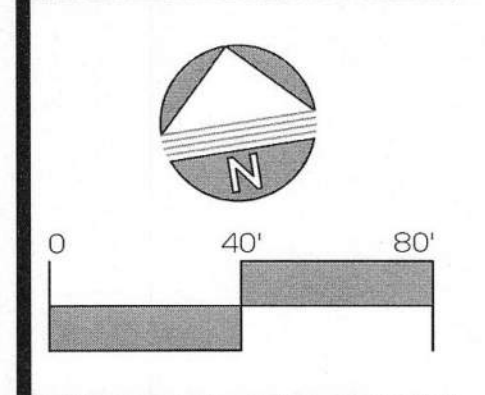


FINAL PLAT
AVONDALE COTTAGES PUD SUBDIVISION
A RESUBDIVISION OF PARCEL 12.00, MAP 078N GROUP "D" AND A PORTION OF
PARCEL 11.00 MAP 078N GROUP "D" - CITY OF FRANKLIN - TENNESSEE
NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY - C.O.F. PROJECT NUMBER 6907



REVISIONS:
03.02.2017 PER CITY REVIEW
02.07.2018 PER CITY REVIEW
02.07.2019 PER CITY REVIEW (JC)

DRAWN BY: AGILLESPIE
FIELD DATE: 12.31.2015
OFFICE DATE: 10.21.2016
CHECKED BY: AMANARY
PLOT DATE: 02.07.2019





FINAL PLAT

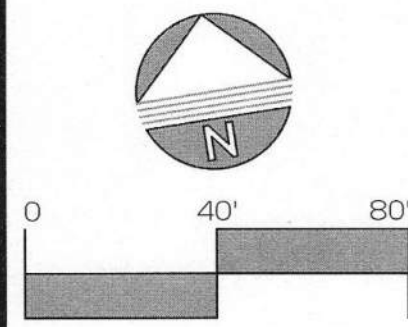
AVONDALE COTTAGES PUD SUBDIVISION

A RESUBDIVISION OF PARCEL 12.00, MAP 078N GROUP "D" AND A PORTION OF PARCEL 11.00 MAP 078N GROUP "D" - CITY OF FRANKLIN - TENNESSEE

NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY - C.O.F. PROJECT NUMBER 6907



DRAWN BY: AGILLESPIE
FIELD DATE: 12.31.2015
OFFICE DATE: 10.21.2016
CHECKED BY: AMANARY
PLOT DATE: 02.07.2019



PROJECT NO.: 15-095

<u>LOT ADDRESS TABLE</u>	
LOT#	ADDRESS
26	438 HERRINGBONE COURT
27	432 HERRINGBONE COURT
28	426 HERRINGBONE COURT
29	420 HERRINGBONE COURT
30	414 HERRINGBONE COURT
31	408 HERRINGBONE COURT
32	402 HERRINGBONE COURT
33	201 RIBBON LANE
34	207 RIBBON LANE
35	213 RIBBON LANE
36	219 RIBBON LANE
37	225 RIBBON LANE
38	231 RIBBON LANE
39	237 RIBBON LANE
40	243 RIBBON LANE
05-900	399 HERRINGBONE COURT
05-901	440 HERRINGBONE COURT
05-902	447 HERRINGBONE COURT
05-903	251 RIBBON LANE

CERTIFICATE OF OWNERSHIP

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

GERALD W. ROBESON _____ DATE _____

GENNETTE C. ROBESON _____ DATE _____

WILLIAM L. MAYO _____ 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 7th DAY OF February, 2019

ANTHONY S. MANARY
TN, REG NO. 2939
7500 S MEMORIAL PKY
SUITE 209
HUNTSVILLE AL 35802
(256) 539-1221
DATE 2/7/19

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN AVONDALE COTTAGES 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 _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

- (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN AVONDALE COTTAGES 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 OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

WILLIAMSON COUNTY EMERGENCY _____ DATE _____
MANAGEMENT AGENCY

CITY OF FRANKLIN _____ DATE _____

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

LEGAL DESCRIPTION FOR SUBJECT PROPERTY

STATE OF TENNESSEE
WILLIAMSON COUNTY

A LOT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 9, JAMES SUBDIVISION AS RECORDED IN PLAT BOOK 2 PAGE 10 IN THE OFFICE OF THE REGISTER OF DEEDS, WILLIAMSON COUNTY; LOT 9 BEING CURRENTLY OWNED BY TED & DOROTHY BEAKLEY; THENCE ALONG THE BEAKLEYS EAST PROPERTY LINE, NORTH 7 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 124.78 FEET TO A 1/2-INCH OPEN TOP PIPE (BENT) LOCATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF AVONDALE DRIVE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG THE SOUTH MARGIN OF SAID AVONDALE DRIVE, SOUTH 82 DEGREES 1 MINUTE 32 SECONDS EAST A DISTANCE OF 80.00 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) MARKING THE NORTH-WEST CORNER OF LOT 11, JAMES SUBDIVISION THAT IS CURRENTLY OWNED BY HILLARY CHAMBERS; THENCE ALONG THE WEST PROPERTY LINE OF THE CHAMBERS PROPERTY, SOUTH 8 DEGREES 5 MINUTES 22 SECONDS WEST A DISTANCE OF 126.77 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE SOUTH PROPERTY LINE OF THE CHAMBERS PROPERTY SOUTH 80 DEGREES 31 MINUTES 15 SECONDS EAST A DISTANCE OF 645.13 FEET TO A 5/8-INCH IRON PIN FOUND ON THE NORTH PROPERTY LINE OF AN ABANDONED RAILROAD SPUR; THENCE ALONG SAID ABANDONED SPUR AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 24 MINUTES 35 SECONDS EAST 92.11 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 34 MINUTES 17 SECONDS EAST 159.38 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825 FEET AND CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 57 MINUTES 13 SECONDS EAST 79.57 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 2 MINUTES 2 SECONDS EAST 77.94 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 57 MINUTES 10 SECONDS EAST 188.87 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF THE CSX TRANSPORTATION RAILROAD (50 FOOT RIGHT-OF-WAY) THENCE ALONG SAID MARGIN, SOUTH 4 DEGREES 6 MINUTES 22 SECONDS WEST A DISTANCE OF 258.20 FEET TO A 5/8-INCH IRON PIN; THENCE LEAVING SAID MARGIN AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 55 MINUTES 42 SECONDS WEST 137.22 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939); THENCE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 50.01 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE GERALD & GENETTE ROBESON'S EAST PROPERTY LINE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 311.08 FEET TO A 5/8-INCH IRON PIN; THENCE ALONG THE ROBESON'S NORTH PROPERTY LINE, NORTH 80 DEGREES 31 MINUTES 24 SECONDS WEST A DISTANCE OF 39.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.31 ACRES MORE OR LESS.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OUT-UNSHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA); FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C021G MAP REVISED SEPTEMBER 29, 2016. ZONE "X" (OUT-UNSHADED) DENOTES NO SPECIAL FLOOD HAZARDS AND IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C39	14.03'	12.31'	65°16'40"	13.28'	N 24°44'14" W
C640	15.46'	276.98'	3°11'50"	15.45'	N 13°39'53" E
C41	4.89'	3.00'	93°26'03"	4.37'	N 86°12'25" W
C42	4.49'	3.00'	85°45'15"	4.08'	N 3°23'14" E
C643	4.71'	3.00'	89°59'30"	4.24'	S 79°43'00" E
C44	1.47'	0.94'	89°44'21"	1.32'	S 76°51'52" E
C45	2.53'	3.00'	48°19'14"	2.46'	N 82°25'34" E
C46	1.53'	3.00'	29°17'38"	1.52'	S 35°34'15" E
C647	2.43'	3.00'	46°27'07"	2.37'	S 2°18'08" W
C48	0.98'	0.82'	68°28'10"	0.92'	S 46°15'53" W
C49	1.27'	1.00'	72°48'25"	1.19'	S 76°37'14" W
C650	18.51'	824.93'	1°17'09"	18.51'	N 40°51'09" E
C51	12.15'	824.86'	0°50'38"	12.15'	N 40°41'33" E
C52	30.51'	875.00'	1°59'53"	30.51'	S 42°13'03" W
C53	22.16'	875.00'	1°27'04"	22.16'	N 73°31'41" E
C54	13.94'	40.00'	19°58'07"	13.87'	S 17°28'18" W
C55	9.29'	10.00'	53°13'26"	8.96'	S 36°05'34" W
C56	18.37'	25.00'	42°06'34"	17.96'	N 59°27'52" W
C57	39.42'	79.58'	28°22'54"	39.02'	S 30°37'14" E
C58	30.17'	67.87'	25°27'57"	29.92'	S 60°13'16" E
C59	21.37'	875.00'	1°23'58"	21.37'	S 80°23'34" W
C60	9.59'	40.07'	13°42'36"	9.56'	N 77°10'06" E
C661	95.09'	875.00'	6°13'35"	95.04'	S 86°48'31" W
C662	9.56'	7.50'	73°03'52"	8.93'	N 47°51'44" E
C63	10.79'	40.00'	15°27'27"	10.76'	S 88°14'53" E
C64	7.77'	10.00'	44°32'12"	7.58'	N 57°47'16" W
C65	5.50'	19.81'	15°55'05"	5.49'	N 61°53'08" E
C66	5.66'	18.85'	17°11'32"	5.64'	N 44°55'23" E
C67	6.19'	18.13'	19°33'19"	6.16'	N 28°33'54" E
C68	3.96'	25.00'	9°04'51"	3.96'	N 15°03'39" W
C69	3.88'	25.00'	8°54'09"	3.88'	N 34°10'34" E
C70	4.03'	18.53'	12°27'11"	4.02'	N 19°57'22" W
C71	3.69'	18.53'	11°25'02"	3.69'	S 31°53'26" E
C72	6.32'	18.53'	19°33'12"	6.29'	S 47°22'32" E
C73	15.42'	16.31'	54°11'17"	14.85'	S 27°46'35" W
C74	3.64'	5.00'	41°43'19"	3.56'	N 59°38'16" W
C75	26.38'	20.02'	75°29'52"	24.51'	N 46°15'24" E
C76	9.27'	10.00'	53°07'45"	8.94'	N 17°05'03" W

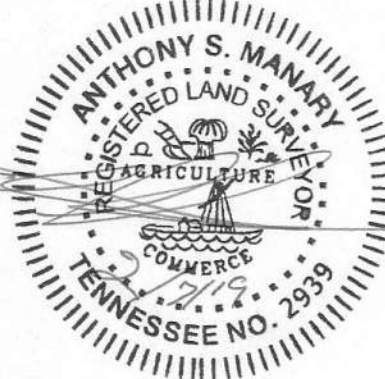
LINE TABLE		
NUMBER	LENGTH	DIRECTION
L9	8.07'	S 82°01'32" E
L610	4.62'	N 16°01'51" E
L11	10.00'	S 80°31'15" E
L610	4.62'	N 16°01'51" E
L13	10.00'	S 80°31'15" E
L14	20.00'	S 80°31'09" E
L15	10.00'	S 80°31'09" E
L16	10.00'	S 80°31'09" E
L17	14.58'	S 9°28'51" W
L18	160.01'	S 80°31'15" E
L19	20.00'	N 80°31'15" W
L20	20.00'	S 9°44'15" W
L21	20.00'	S 80°31'15" E
L22	20.00'	S 9°44'15" W
L23	76.13'	N 9°44'15" E
L24	310.86'	N 80°31'15" W
L25	11.76'	S 12°04'29" E
L26	55.42'	S 47°21'17" W
L27	13.55'	N 39°29'23" W
L28	26.56'	N 46°16'31" E
L29	26.64'	N 50°59'50" E
L30	17.17'	N 49°41'20" E
L31	49.46'	N 49°04'03" E
L32	24.45'	N 55°17'15" E
L33	59.08'	S 35°40'38" E
L34	10.47'	S 17°55'02" E
L35	47.01'	N 58°15'57" E
L36	9.47'	S 73°24'49" E
L37	1.88'	S 50°13'03" E
L38	0.65'	S 20°55'26" E
L39	13.28'	S 25°31'41" W
L40	39.87'	S 70°59'36" W
L41	2.81'	S 12°01'48" W
L42	2.30'	S 8°33'47" E
L43	3.14'	S 13°01'57" E
L44	2.28'	S 9°49'21" W
L45	3.87'	S 40°13'01" W
L46	36.07'	N 66°58'34" W
L612	10.00'	S 80°31'09" E
L48	50.92'	S 89°57'09" W
L49	49.21'	N 37°15'38" W
L50	2.24'	N 80°31'09" W
L51	116.85'	N 9°28'51" E

LINE TABLE		
NUMBER	LENGTH	DIRECTION
L52	51.53'	N 80°30'34" W
L53	49.00'	N 9°14'46" E
L54	51.73'	N 80°31'09" W
L55	49.01'	S 9°28'51" W
L56	51.77'	N 80°31'09" W
L57	52.01'	N 9°14'46" E
L58	54.00'	S 9°28'51" W
L59	16.08'	S 55°54'42" E
L60	2.26'	N 50°53'00" W
L61	2.44'	S 39°07'00" W
L62	42.83'	N 69°18'04" E
L63	14.91'	N 68°22'12" E
L64	4.26'	S 44°26'41" E
L65	4.81'	S 27°35'00" E
L66	4.09'	S 7°09'58" W
L67	58.02'	S 9°24'46" W
L68	9.00'	N 11°02'33" E
L69	11.77'	N 84°01'24" E
L70	8.78'	S 11°02'33" W
L71	106.33'	N 84°01'24" E
L72	9.73'	S 6°04'41" E
L73	6.50'	S 4°23'16" W
L74	38.01'	S 89°58'14" W
L75	11.61'	N 88°12'44" W
L76	14.33'	N 6°28'21" E
L77	108.49'	N 80°31'08" W
L78	181.98'	S 80°31'09" E
L79	52.17'	N 84°01'24" E
L80	23.79'	S 16°01'51" W
L81	20.39'	S 16°01'51" W
L82	18.72'	N 62°40'35" W
L83	21.01'	N 9°28'51" E
L84	21.16'	S 62°40'35" E
L85	56.79'	S 80°56'27" E
L86	8.76'	N 9°28'51" E
L87	4.63'	N 80°31'09" W
L647	27.09'	N 81°44'55" W
L89	10.00'	S 9°28'51" W
L90	0.38'	N 80°31'09" W
L91	0.17'	S 80°31'09" E

LINE TABLE		
NUMBER	LENGTH	DIRECTION
L92	4.68'	S 80°31'09" E
L93	4.71'	S 9°28'51" W
L94	57.05'	N 80°35'21" W
L95	86.84'	S 80°31'09" E
L96	165.47'	N 9°28'51" E
L98	55.90'	S 84°26'07" W
L99	73.70'	S 5°58'36" E
L100	10.00'	N 84°01'24" E
L101	73.77'	S 5°58'36" E
L102	58.61'	S 84°26'07" W
L103	3.91'	N 80°31'09" W
L104	4.00'	S 81°15'44" E
L105	101.88'	S 9°28'51" W
L106	93.82'	N 9°28'51" E
L107	11.69'	S 49°10'52" W
L108	49.26'	S 5°04'41" W
L109	2.22'	N 75°19'18" W
L110	10.73'	S 42°14'07" W
L111	3.44'	S 5°58'36" E
L112	28.04'	S 84°01'00" W
L113	15.39'	N 18°41'35" W
L114	19.81'	N 62°09'14" E
L115	38.59'	N 16°37'17" E
L116	15.15'	N 79°55'39" E

FINAL PLAT

AVONDALE COTTAGES PUD SUBDIVISION
A RESUBDIVISION OF PARCEL 12.00, MAP 078N GROUP "D" AND A PORTION OF
PARCEL 11.00 MAP 078N GROUP "D" - CITY OF FRANKLIN - TENNESSEE
NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY - C.O.F. PROJECT NUMBER 6907



REVISIONS:
03.02.2017 PER CITY REVIEW
02.07.2018 PER CITY REVIEW
02.07.2019 PER CITY REVIEW (JC6)

DRAWN BY: AGILLESPIE
FIELD DATE: 12.31.2015
OFFICE DATE: 10.21.2016
CHECKED BY: AMANARY
PLOT DATE: 02.07.2019

NOT TO SCALE

SHEET

S3

OF 3

PROJECT NO: 15-095

BATTLE GROUND PARK SUBDIVISION, SITE PLAN, LOTS 35 & 36 (BED & BREAKFAST)
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/28/2019

Everbright Ave

Columbia Ave

Alley

Gist St

Site

<UND><BOL>Project Information</BOL></UND>

Base Zoning: R-3
Existing Land Use: Single-Family
Proposed Land Use: Bed & Breakfast
Character Area: CFCO-7
Development Standard: Traditional
Other Overlays: CAO-2
Site Acreage: 0.8 acres
Proposed Height: 1 stories

 Battle Ground Park, Lots 35 & 36, 1330 Columbia Ave.

 AG Agricultural District

 ER Estate Residential

 R-1 Residential District

 R-2 Residential District

 R-3 Residential District

 R-6 Residential District

 RM-10 Attached 10 Residential District

 RM-15 Attached 15 Residential District

 RM-20 Attached 20 Residential District

 SD-R Specific Development-Residential

 SD-X Specific Development-Variety

 OR Office Residential District

 GO General Office District

 CC Central Commercial District

 NC Neighborhood Commercial District

 GC General Commercial District

 LI Light Industrial District

 HI Heavy Industrial District

 CI Civic and Institutional District



0 50 100 200
Feet

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

Open Issues: 14 These issues are currently being filtered

Atmos Energy

[Battle Ground Park Subdivision, Site Plan \(Bed and Breakfast\) - submittal 003.pdf](#)

41. Gas Layout

catherine.sparks@atmosenergy.com Steel line along Adams Street. Call 811 for locates.

Engineering - Site Plan Checklist

General Issues

20. D. Site Plan

joe.marlo@franklintn.gov *Comment not adequately addressed, as ROW Dedication has been shown instead of future ROW, as requested. Columbia Avenue is a State Route, and any ROW dedication would need to be coordinated with the State of Tennessee.*

Applicant to show "Future ROW" (and not "Dedicated ROW") along Columbia Avenue located 39.5 feet from the street centerline.

37. Easement

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

The sidewalk along Columbia Avenue shall be shown in a 'Public Access Easement' and not dedicated ROW, unless otherwise coordinated with the State of Tennessee. The easement is to be recorded by final plat or by instrument prior to issuance of a Building Permit.

Fire-Planning

General Issues

6. Building Code Issues

andyk@franklintn.gov I have asked Mr. Lewis to provide those requirements so if the site plan must be modified we can do that now.

Performance Agreement and Surety

General Issues

15. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ -
II. City Sewer	\$ -
III. Public Sidewalk	\$ 4,000
IV: City Streets	\$ 7,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ -
XI: Green Infrastructure	\$ -

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

42. Landscape

jason.arnold@franklintn.gov Landscape surety \$3,000

Planning

[1330 Columbia Avenue, Bed and Breakfast, Site Plan - submittal 002.pdf](#)

24. Overlay

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall include "CAO-2" as an overlay on the site data chart.

38. Character area

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall include "Central Franklin Character Area Overlay-Special District 7 (CFCO-7)" as the character area on the site data chart.

40. Lot lines

joseph.bryan@franklintn.gov Applicant shall show existing lot lines of platted lots 35 & 36 of the Battle Ground Park Subdivision.

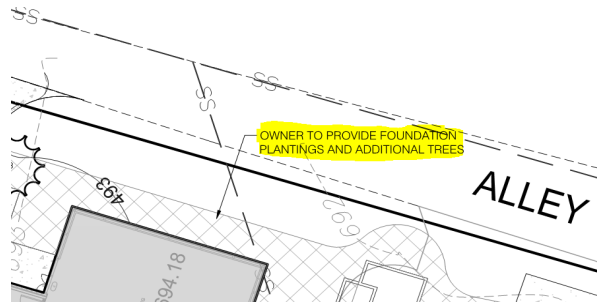
Lot must be re-platted prior to issuance of a building permit.

Planning (Landscape)

General Issues

43. Landscape Plan

jason.arnold@franklin.tn.gov



Landscape surety has been calculated with the assumption that 11 shrubs will be added to plan at One-Stop. Additional plant material may increase the surety amount.

Applicant shall show additional plantings and trees with the One-stop submission.

Stormwater

General Issues

34. Long Term Maintenance Plan

jeff.willoughby@franklin.tn.gov

The stormwater features location map is blurry. Please replace with a clear map. Include COF inspection sheets for the pervious pavers

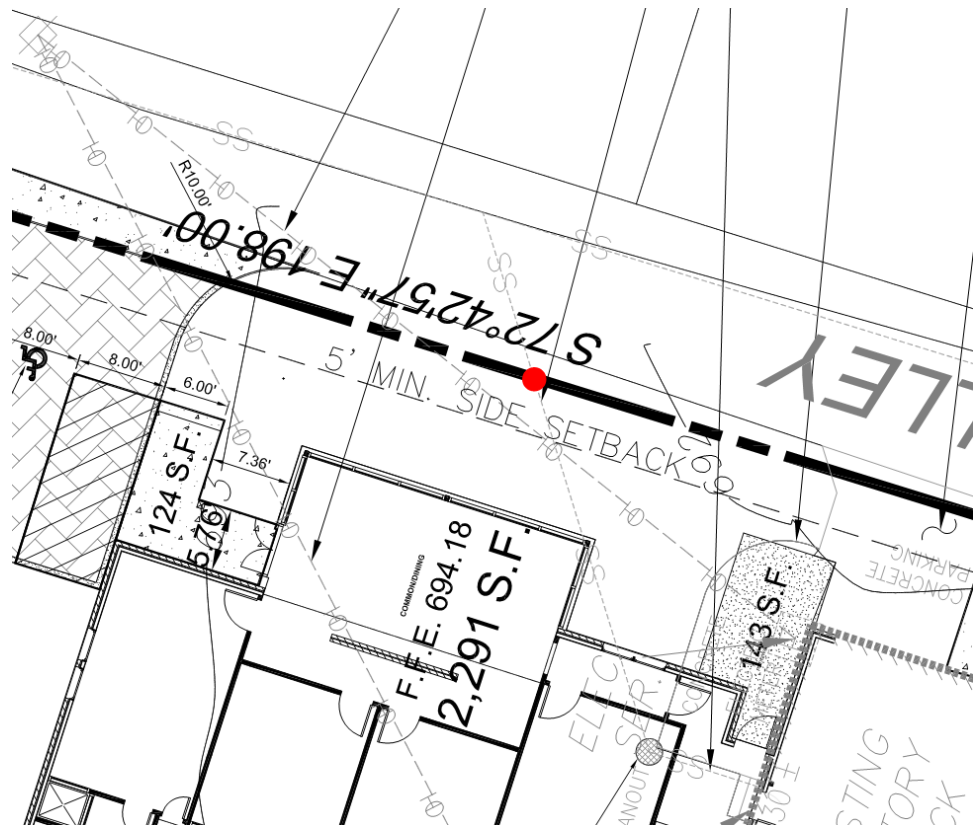
Water/Sewer

General Issues

2. Overall utility plan

scott.andrews@franklin.tn.gov

Applicant shall add a sanitary sewer cleanout at the property line as shown below.



17. Plat

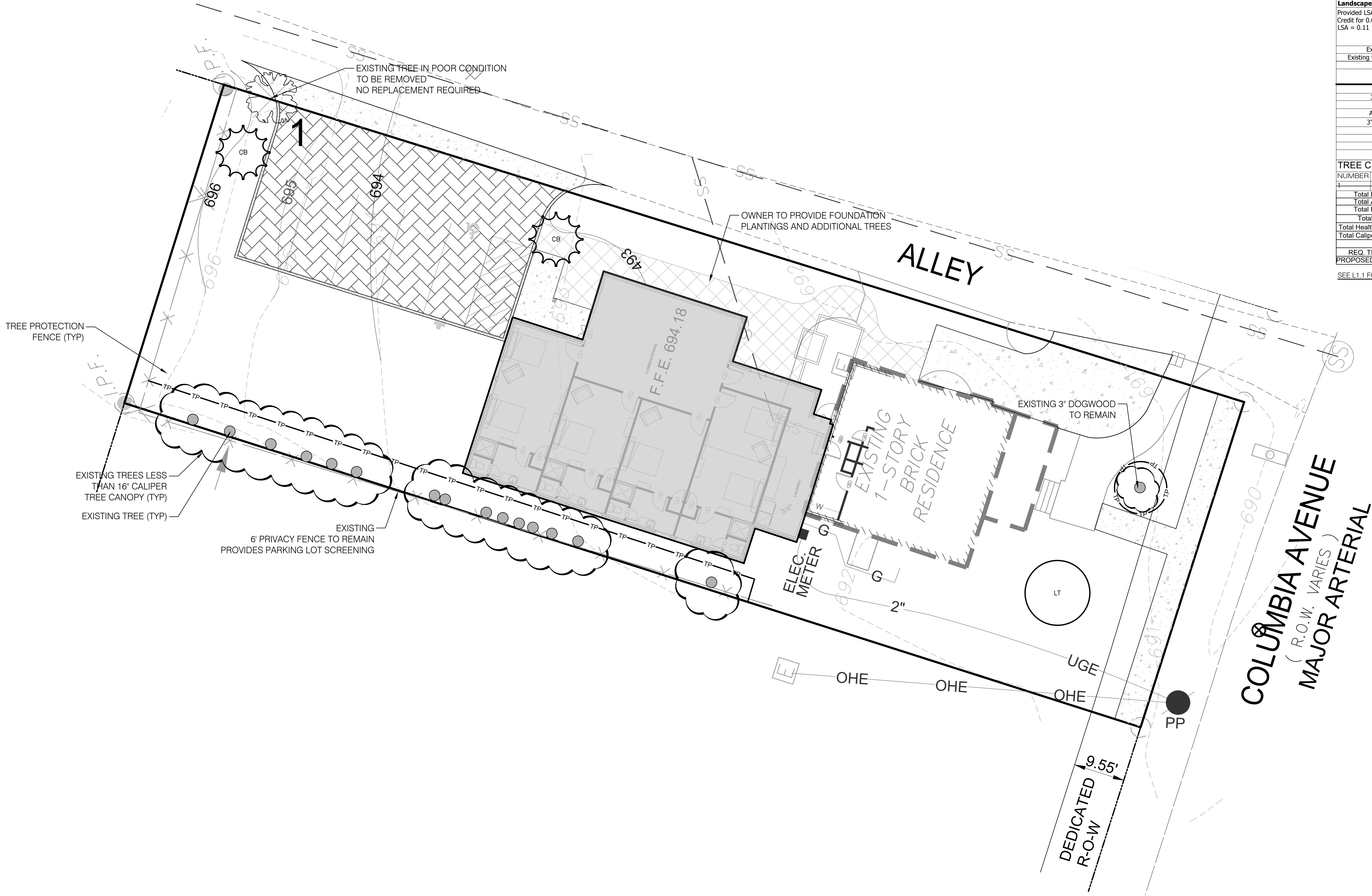
mollyp@franklintn.gov

Please provide documentation of a recorded plat creating this lot. A recorded plat is required prior to the issuance of a building permit.
[Edited By Molly Pike]

18. Residential

mollyp@franklintn.gov

This issue to remain open. Approval of this site plan for a bed and breakfast does not constitute approval of the proposed building addition. Building addition plans shall meet all applicable residential requirements prior to the issuance of a building permit.



LANDSCAPE DATA CHART - LOT 134
SITE ACREAGE: 0.28 AC.
Traditional Area:
MIN. REQ. LSA: 28.0% (0.066 AC.)
PROVIDED LSA: 30.0% (0.14 AC.)
MIN. REQ. FORMAL OPEN SPACE: 0.0% (0.00) (0AC)
PROVIDED FORMAL OPEN SPACE: 0.0% (0.00)

Landscape Requirements: (ACT)

Provided LSA: 0.14 Credit for 0.03 acres of preserved trees LSA = 0.11	Quantity Provided		Inches
	Existing Trees	Total Provided	Caliper Inches
Existing trees >14" (Dx1.25):	0	0	0"
Existing trees (See Tree Inventory):	0	0	0"
3" caliper canopy trees:	3	3	9"
Aggregate Canopy Caliper Inches Provided:			34"
Aggregate Canopy Caliper Inches Required (82x0.11):			9.02"
Existing 3" Trees:	1	1	3"
3" caliper understory trees:	0	0	0"
Aggregate Understory Caliper Inches Provided:			3"
Aggregate Understory Caliper Inches Required (21x0.11):			2.3"
3" Caliper Replacement Caliper Inches Provided:	0	0	0"
Min. 18" Height Shrubs:	0		
Min. 30" Height Shrubs:	11		
Total Shrubs Provided:	11		
Total Shrubs Required (96x0.11):	11		

TREE CHART

NUMBER	TYPE	SIZE	CONDITION
1	HACKBERRY	48"	POOR
Total Healthy Trees to Remain: 14"			
Total ACI of Trees 14" to Remain: 0			
Total Healthy Trees to Remain: 14"			
Total ACI of Trees 14" to Remain: 24			
Total Healthy Trees to be Removed: 24"			
Total Caliper Inch of Replacement: (0"x2) = 0" REPLACEMENT INCHES			
EXISTING TREE CANOPY: 0.02AC (7.1% of Site)			
REQ. TREE CANOPY RETENTION: 0.14AC (26% OF EXISTING COVER)			
PROPOSED TREE CANOPY RETENTION: 0.015AC (7% OF EXISTING COVER)			

SEE L1.1 FOR LANDSCAPE SCHEDULE, NOTES, AND DETAILS

PROPOSED SITE FOR:

BED & BREAKFAST ADDITION

AT 1330 COLUMBIA AVE

FRANKLIN, TENNESSEE

BY: cb

RELEASE DATE: 00/00/00

REV 1:

1.0

LANDSCAPE PLAN

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 the 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

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 the 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.**

NOTE TO CONTRACTOR

*Shrubs installed at the perimeter parking strip shall be located 3' behind the curb.

FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE TO MAINTAIN OR REPLACE ANY PROPOSED LANDSCAPING WITHIN THE SANITARY SEWER EASEMENT.

LANDSCAPE NOTES

- The landscape contractor shall verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
- The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for any damage to utilities.
- Topsoil shall be removed from stockpiles and spread in the areas shown on the plans. The depth of topsoil shall be a minimum of 4 inches in lawn areas and a minimum of 12 inches in landscape planting areas.
- After the topsoil is in place it shall be fine graded removing all roots, sticks, stones and debris greater than 2 inches in any dimension. The topsoil shall be fine graded to the lines and grades shown on the plans. The landscape contractor shall be responsible for the fine grading of all planting areas.
- The topsoil soil shall have a pH of 5.5 to 7.6 and an organic content of 3 to 20%. The gradation of the topsoil shall be 100% passing 2 inch sieve, 85 to 100% passing the 1 inch sieve, 65 to 100% passing the 1/2 inch sieve and 20 to 80% passing the No. 200 sieve.
- Lime of type recommended for soil conditioning shall be used to treat acidic soils.
- Lawn fertilizer shall be 55% nitrogen, 10% phosphorus and 10% potash where 50% of the nitrogen is derived from ureaform source. A) When placing by hydroseeding application fertilizer shall be placed at 80 pounds per acre, hydromulch at 1,200 pounds per acre, water at 500 gallons per acre and seed at a minimum of 220 pounds per acre. All over spray areas shall be properly cleaned and restored at no expense to the contract. B) If placing by mechanical means, fertilizer shall be placed at 25 pounds per 1,000 square feet, seed at 5 pounds per 1,000 square feet, and straw mulch at 2 tons per acre. Place fertilizer and seed, then lightly rake and the roll with 200 pound roller. Mulch the area and then water. Straw may need to be secured to prevent it blowing away.
- Water lawn areas as needed to promote growth. The contractor will be responsible to water, reseed or work when necessary to insure the growth of the lawn until a complete and uniform stand of grass has grown and been cut at least twice.
- Unless otherwise noted on the drawings, all areas not receiving structures, pavement, rip rap, landscaping or other improvements or future improvements shall be considered lawn areas and receive topsoil and seeding per drawings and above stated requirements.
- 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. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- Planting beds shall be prepared by loosening the top 1 foot of topsoil. Plants shall be located per the plans. The holes shall be excavated (per the details on the drawings) with the center slightly higher to promote drainage. Use a topsoil backfill mix of 4 parts topsoil, 1 part peat moss, 1/2 part well rotted manure, and 10 pounds 5-10-5 planting fertilizer and properly mixed per cubic yard. Berm around plants to form a bowl shape.
- All landscaping shall be guaranteed for one year after final acceptance. Any plantings in need of replacement will be guaranteed from the time of replacement if after final acceptance.

BIO-RETENTION NOTES:

- Verify that the bio retention areas have been constructed in compliance of the requirements of the Construction Documents prior to beginning work.
- Care shall be taken to minimize compaction to soils within the limits of the bio retention area(s).
- No machinery (other than walk behind roto-tillers) shall be used within the limits of the bio retention area(s).
- Dig a test percolation pit 1'x1'x1' deep and fill with water. Monitor to verify that all water has drained from the pit within a 24 hour period. If water remains after 24 hours, cease all work on the bio retention area and contact Civil Engineer for further instructions.
- The work required for construction of the bio-retention area(s) consists of removal of weeds, preparation of planting areas, mulching and clean up.
- Contractor is responsible for keeping Bio-Retention area free from sediment resulting from storm-water runoff.
- The Contractor shall conduct all site preparation activities to not allow "sediment loss" to the Bio-Retention Areas.
- Provide or verify installation of a silt fence prior to commencement of construction around the circumference of the Bio-Retention areas.
- Begin construction of Bio-Retention basins after adjacent areas have been stabilized with stone or vegetation.
- Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
- The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the Contract
- The Contractor shall assume responsibility for protection of public streets, curbs, and utilities from damages from the Contractor's operations. Plan work to avoid ponding, flooding, and sediment loss on site and upon adjacent property.
- Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
- If active utilities are encountered in the course of excavation other than those indicated on the Survey, protect them from damage and relocate them in accordance with the Engineers written instruction. Remove inactive utilities if such are encountered.
- The finish surface shall be free from any lumps of earth, rocks, stones, debris, or other improper materials, no trees, trunks, shrubs, stumps, undergrowth, or building rubbish will be permitted in the grading.
- Remove weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively growing and prior to preparing the bio retention area for planting.
- Scarify top 6" of soil by hand or with a walk behind roto-tiller prior to the planting of bio retention area. Tractors or other heavy machinery are not to be utilized at anytime within the limits of the bio retention area.

EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX

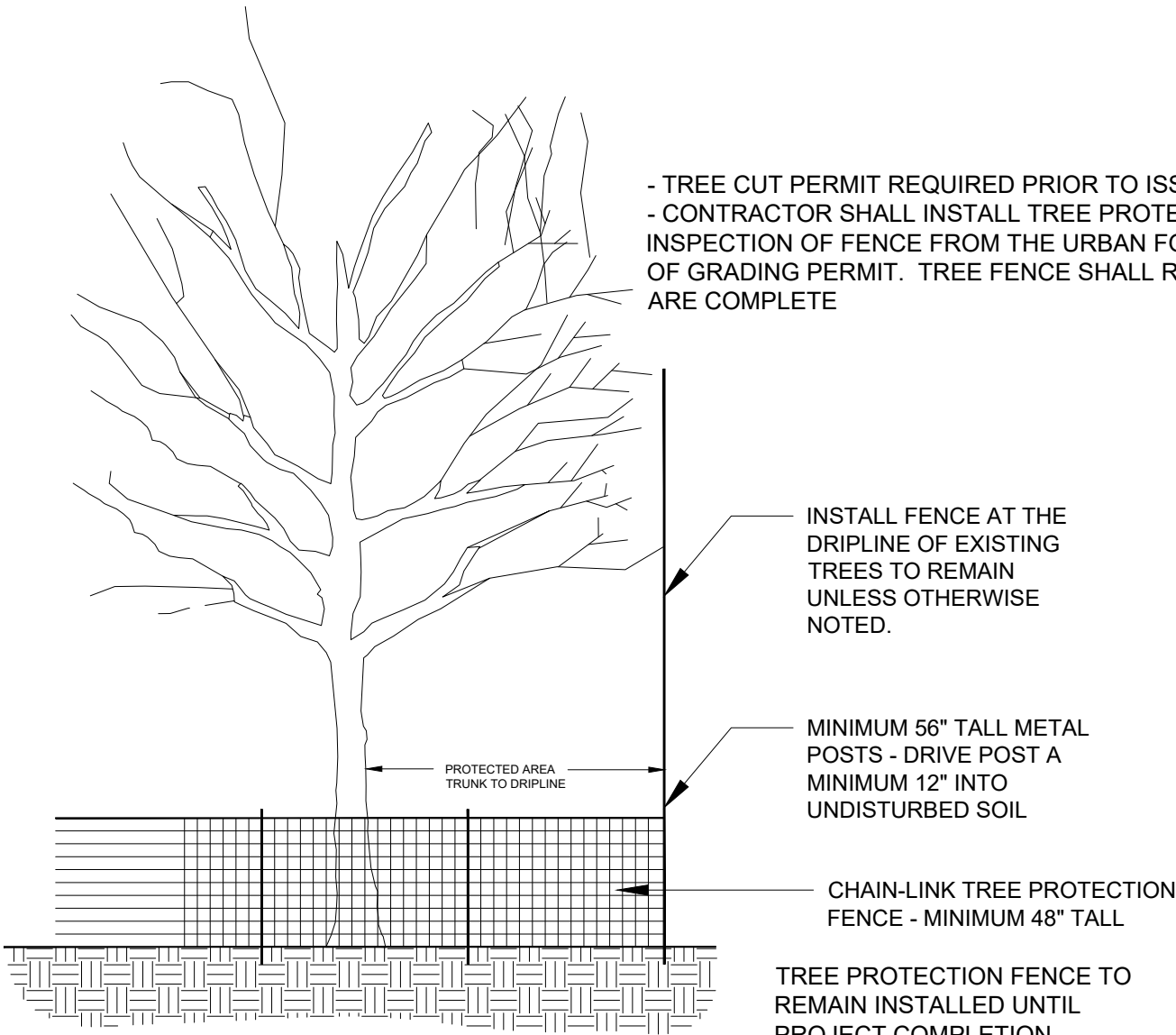
UTILITY BOX
DOOR ACCESS

NOTE: Utility boxes not shown on plans shall be identified in the field and screened with evergreen plants as shown above

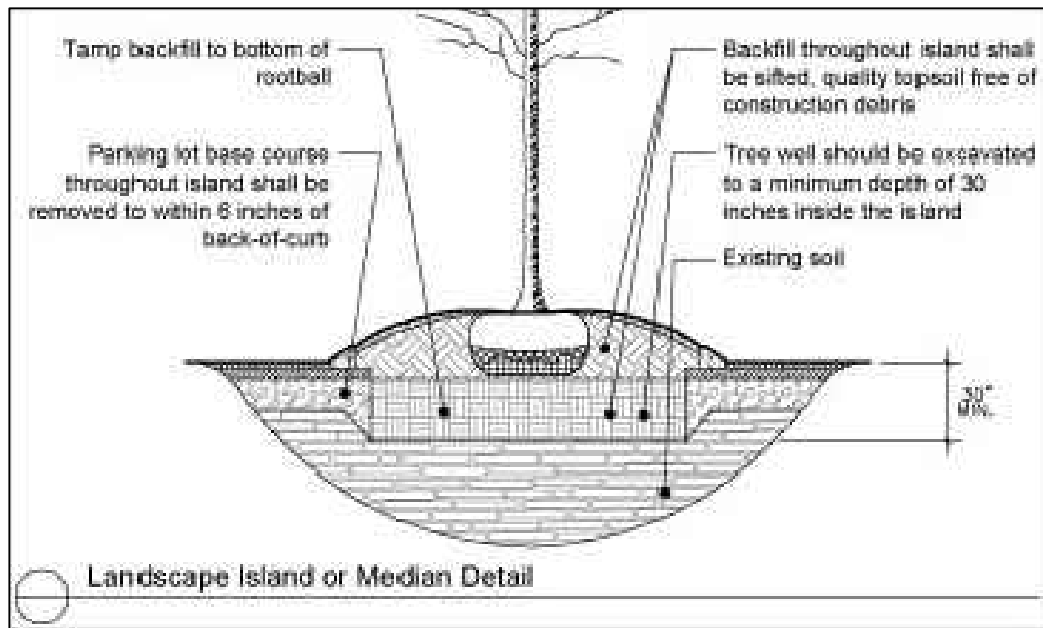
1 UTILITY SCREEN

3" - 1' 0"

S-HB-25



CHAIN LINK FENCING TREE PROTECTION



2 TREE ISLAND PLANTING

P-HB-11

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	2	European Hornbeam / Carpinus betulus 'Fastigiata' 3' Clear Trunk. Pyramidal Form. Strong Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B & B	3'Cal	12' HT
	1	Arnold Tulip Poplar / Liriodendron tulipifera 'Arnold' 5' Clear Trunk. Single; Columnar, Straight Central Leader. Full Upswept Branching. Even Branching. See Tree Specifications	B & B	3'Cal	12'-14' HT

PLAN NOTES:

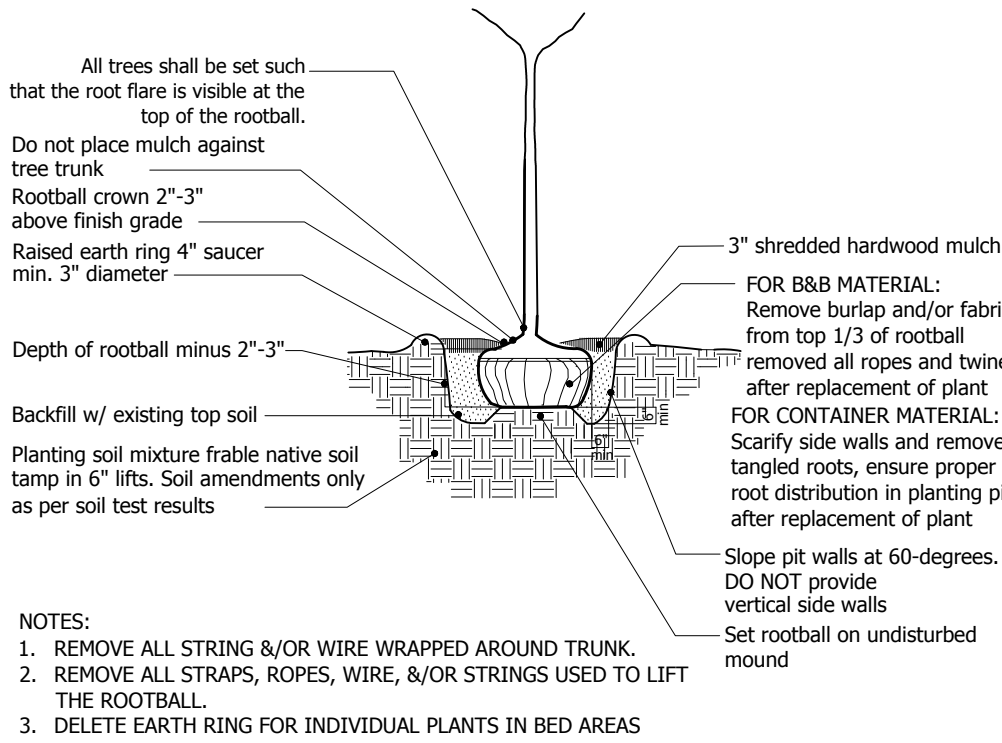
- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE
- LANDSCAPE AREAS AROUND BUILDING FOUNDATION TO BE MULCHED WITH 4"-6" ROUND RIVER STONES. SAMPLE TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
- ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS TO BE SEEDED WITH REBEL III TALL FESCUE

PLANTING SCHEDULE NOTES

- WHERE NOTED TREES ARE TO BE PURCHASED FROM BOLD SPRINGS NURSERY
- SHRUBS AND TREES TO BE OF THE HIGHEST QUALITY.
- NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
- SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
- REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE URBAN FORESTER.
- ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

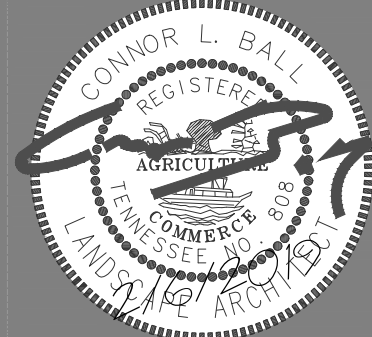
TREE PROTECTION NOTES:

- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
- The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
- Any required excavation in or around the protection zone to accommodate underground services, footings, etc. shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300 standard so as to minimize compact on the general root system. Root pruning to occur prior to grading.
- The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
- Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation.) Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
- Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
- Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility.



3 TREE PLANTING

PROPOSED SITE FOR:
BED & BREAKFAST ADDITION
AT 1330 COLUMBIA AVE
FRANKLIN, TENNESSEE



BY: cb

RELEASE DATE: 00/00/00
REV 1:

1.1

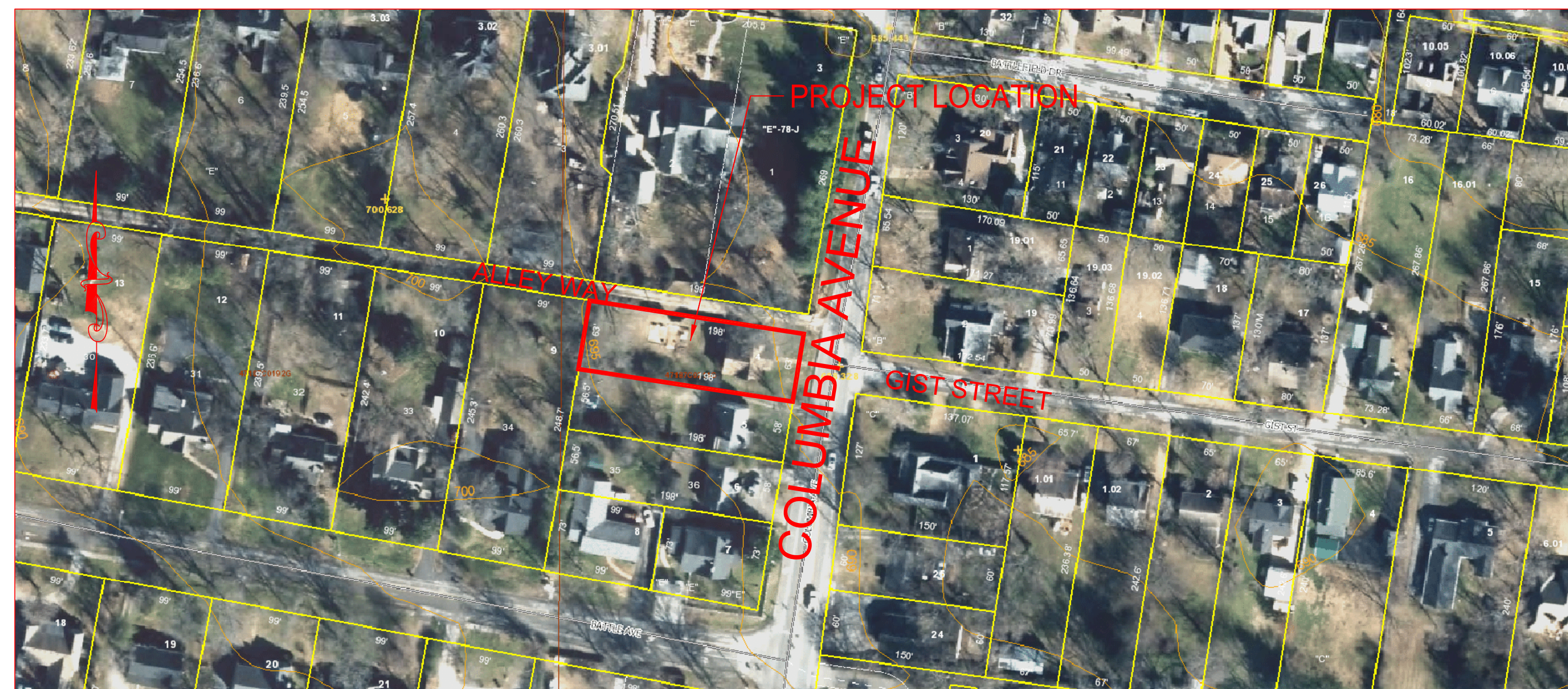
LANDSCAPE NOTES

SITE CONSTRUCTION PLANS FOR PROPOSED BED & BREAKFAST ADDITION AT

1330 COLUMBIA AVENUE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064
MAP # 78J GROUP E, PARCEL 4
PART OF LOTS 35 AND 36 BATTLE GROUND PARK ADDITION

OWNER/APPLICANT
CIVIL LLC.
C/O DANIEL PETERSEN / OWNER
106 DANIELS DRIVE, FRANKLIN, TN 37064
DANIEL@DPBUILDS.COM

CELL: 615 838 4406
OFFICE: 615 790 6700
WWW.DPBUILDS.COM



VICINITY MAP
SCALE: 1"=80'

PREPARED BY:
CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
CELL: (615) 504-9915
FAX: (615) 662-8821
masoudfathi@comcast.net

SHEET INDEX	
SHT. NO.	DESCRIPTION
C0.0	TITLE SHEET
C0.1	GENERAL NOTES
C0.2	EXISTING CONDITIONS & SOILS MAP
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING AND DRAINAGE PLAN
C2.1	PHASE I EROSION CONTROL PLAN
C2.2	PHASE II EROSION CONTROL PLAN
C2.3	EXISTING CONDITIONS DRAINAGE MAP
C2.4	PROPOSED CONDITIONS DRAINAGE MAP
C3.0	SITE DETAILS
C3.1	SITE DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES

CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
CELL: (615) 504-9915 FAX: (615) 662-8821 Fax
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COF #6905
SITE CONSTRUCTION PLANS FOR
BATTLE GROUND PARK SUBDIVISION
1330 COLUMBIA AVENUE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064
MAP # 78J GROUP E, PARCEL 4
PART OF LOTS 35 AND 36 BATTLE GROUND PARK ADDITION

General Notes		
1	CITY COMMENTS	02/05/19
No.	Revision/Issue	Date

Date:	Scale:
DEC. 07, 2018	
Sheet:	C0.0 OF
Project No. 2018-28	Prepared By: MF

GENERAL NOTES

1. BASE BOUNDARY SURVEY IS PROVIDED BY BRACKMAN LAND SURVEYING 1707 GALE LANE, NASHVILLE, TN 37212 PH (615) 476-8107, FAX (615) 298-2605, dbrack@bellsouth.net
2. ALL REFERENCES REQUIRING ACCURACY SHOULD BE DIRECTED TO THE ORIGINAL SURVEY DATA. THIS DRAWING IS BELIEVED TO CONTAIN ACCURATE BASE INFORMATION, BUT VERIFICATION AGAINST SURVEY DATA IS REQUIRED.
3. OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER AND UTILITY PROVIDERS PRIOR TO INTERRUPTING ANY EXISTING UTILITY (IE: WATER, SEWER, ELECTRICAL, OR TELEPHONE).
4. LOCATE, PROTECT AND FLAG ALL PROPERTY CORNERS AND MONUMENTS ADJACENT TO THE CONSTRUCTION AREA. DO NOT DISTURB ANY TREES OR VEGETATION OUTSIDE THE PROPERTY OR OUTSIDE THE LIMITS OF GRADING WITHOUT ANY AUTHORIZATION FROM THE OWNERS.
5. CONTRACTORS SHALL COMPLY WITH TENNESSEE EROSION AND SEDIMENT CONTROL REGULATIONS. A CERTIFIED EROSION AND SEDIMENT CONTROL PERSON SHALL BE CONTACTED FOR INSPECTION OF THE CONTROL MEASURES AS A 24 HR. P.O.C. NOTES SHALL BE POSTED "ON SITE" WITH INSPECTIONS PERFORMED EVERY 72 HRS.
6. TEMPORARY CONSTRUCTION ACCESS TO BE AT LOCATION DESIGNATED BY THE CITY OF FRANKLIN INSPECTOR. INSTALL MINIMUM 20'-0" WIDE 8" THICK GRAVEL AT EXISTING ALLEY FOR A MINIMUM LENGTH OF 100 FEET AT ANY CONSTRUCTION ACCESS. USE 2"-3" GRADED ROCK.
7. PROVIDE TEMPORARY CULVERTS TO MAINTAIN ACCESS TO WORKING AREAS. REMOVE CULVERTS WHEN DIRECTED BY ENGINEER.
8. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF TENNESSEE D. O. T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. THREE WORKING DAYS BEFORE YOU DIG, DRILL, BLAST OR BORE, CALL 1-800-351-1111. CALL ALL OTHER UTILITY OWNERS PRIOR TO WORK.
10. DURING GRADING OPERATIONS, IF DUE TO ADJUSTMENTS FOR SUBGRADE, WATER BECOMES TRAPPED, CONTRACTOR IS TO CUT A SWALE ALLOWING WATER TO DRAIN.
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE OF TENNESSEE, AND THE CITY OF FRANKLIN AND WILLIAMSON COUNTY RULES AND REGULATIONS. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL REQUIRED FEES.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR. ALL SLOPES SHALL CONFORM WITH OSHA CONSTRUCTION STANDARDS FOR EXCAVATION, 29 CFR, PART 1926, SUBPART P.
13. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY INTERFERENCE OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED TO PROCEED IN WRITING, SHALL BE AT THE CONTRACTOR'S RISK.
14. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. EXISTING UTILITIES SHOWN ON DRAWINGS ARE APPROXIMATE IN DEPTH AND LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING UTILITIES DAMAGED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
15. MAINTAIN AND PROTECT EXISTING PAVEMENT OR GRAVEL SURFACES WHICH ARE TO REMAIN. CONTRACTOR SHALL REPLACE DAMAGED AREAS, MATCHING DEPTH, MATERIAL, AND GRADE OF EXISTING SURFACES.
16. EARTHWORK INCLUDING FINAL DRESSING, BASE & SUBGRADE TREATMENT, FLEXIBLE SURFACE & RIGID PAVEMENT, AND ANY OTHER APPLICABLE WORK SHALL AS A MINIMUM MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
17. NO GEOTECHNICAL REPORT WILL BE PROVIDED ON THIS PROJECT.
18. CHECK GRADES, LINES, LEVELS, AND DIMENSIONS SHOWN BY THE DRAWINGS AND PROMPTLY REPORT TO OWNER'S REPRESENTATIVE IN WRITING DISCREPANCIES FOR CLARIFICATION BEFORE COMMENCING WORK. EMPLOY A REGISTERED SURVEYOR CONTINUOUSLY ON WORK DURING ENTIRE PERIOD WHEN SUCH GRADES, LINES, LEVELS AND DIMENSIONS ARE NECESSARY FOR WORK. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR CORRECTNESS OF GRADES, LINES, LEVELS, AND DIMENSIONS.
19. LEVEL ONE CERTIFIED EROSION CONTROL NOTES SHALL BE POSTED AT THE SITE AT ALL TIMES.
20. ALL CONCRETE SHALL BE CLASS "A" CLASS 4,000 PSI (U.N.O.)
21. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
22. ALL DAMAGE TO EXISTING PAVEMENT AND CURBS RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
23. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY.
24. THE CONTRACTOR SHALL OFFSET ALL CENTERLINE STAKES BEFORE BEGINNING THE CLEANING AND GRADING OPERATION AND SET ALL NECESSARY STAKES FOR PROPER EXECUTION OF THE WORK.
25. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC., WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
26. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, ETC.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES AND ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF WHAT WORK, CAUSED BY HIMSELF, HIS CONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
28. THE CONTRACTOR SHALL BE REQUIRED TO REIMBURSE THE CITY OF FRANKLIN, WILLIAMSON, COUNTY AND THE STATE FOR ALL INSPECTION COSTS.
29. CONTROL POINTS, GRADES AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
30. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY FIELD ADJUSTMENTS.
31. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
32. 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.
33. 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.
34. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
35. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
36. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDINGS UNLESS OTHERWISE NOTED.
37. ALL SIDEWALKS WILL HAVE A SIDEWALK HEADER AT THE JUNCTION TO PAVEMENT, UNLESS OTHERWISE DETAILED.
38. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
39. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC., AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE OR PROPERTY.

SITE WORK
CONSTRUCTION SEQUENCE

1. DISTURBED AREA IS LESS THAN ONE ACRE AND THEREFORE NPDES PERMIT IS NOT REQUIRED. CONTRACTOR SHALL APPLY FOR GRADING PERMIT FROM THE THE CITY OF FRANKLIN. WORK MAY NOT BEGIN UNTIL ALL PERMITS ARE RECEIVED.
2. CONTRACTOR, ENGINEER, AND REPRESENTATIVES FROM THE CITY OF FRANKLIN SHALL MEET AT A RE-CONSTRUCTION MEETING TO DISCUSS IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL DEVICES
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, PRIOR TO START OF ANY WORK, UNLESS OTHERWISE INSTRUCTED BY THE THE CITY OF FRANKLIN STORM WATER SECTION AND CODES DEPARTMENT OR THE OWNER.
4. INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND GRAVEL CHECK DAMS.
5. INSPECTION OF SEDIMENTATION CONTROL DEVICES BY ENGINEER AND REPRESENTATIVE OF THE LOCAL AUTHORITIES, INCLUDING INSPECTION OF THE CONSTRUCTION ENTRANCE.
6. OBTAIN GRADING PERMIT AND BEGIN EXCAVATION AND GRADING OF THE SITE. INSTALL ALL NECESSARY UTILITIES AND STORM WATER STRUCTURES. INSTALL ALL NECESSARY PAVEMENTS.
7. INSTALL ALL SPECIFIED REINFORCED MAT OR SOD, AND STABILIZE ANY GRADED AREA WITHIN AREA NOT RECEIVING PAVEMENT, GRAVEL, OR RIP-RAP. NO DISTURBED AREA SHALL BE LEFT BARE FOR MORE THAN 7 DAYS.
8. PROVIDE EVERY 72 HOUR INSPECTION AND MAINTENANCE OF SEDIMENTATION CONTROL DEVICES AND AFTER EVERY STORM EVENT.
9. COMPLETE SITE IMPROVEMENTS AND INSTALL PERMANENT EROSION CONTROL SYSTEMS. REMOVE TEMPORARY EROSION CONTROL MEASURES AND ALL DEBRIS. INSTALL FINAL DRESSING AND PERMANENT MATTING.

SOIL EROSION AND
SEDIMENTATION CONTROL NOTES

1. PERFORM ALL EARTHWORK OPERATIONS IN SUCH A MANNER AS TO CONTROL EROSION AND PREVENT SEDIMENTATION FROM ENTERING STREAMS OR BEING TRACKED ONTO ROADWAYS, COMPLY SPECIFICALLY AND COMPLETELY WITH STATE & LOCAL GOVERNMENT AGENCIES AND WITH EROSION AND SEDIMENTATION CONTROL PERMIT REQUIREMENTS.
2. INSTALL AND OBTAIN APPROVAL OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
3. ALL EROSION AND WATER QUALITY CONTROL STRUCTURES SHALL BE INSPECTED FOR STABILITY AND OPERATION FOLLOWING EVERY RUN-OFF PRODUCING RAINFALL DURING CONSTRUCTION, AS DIRECTED IN THE CITY OF FRANKLIN.
4. MAKE NEEDED REPAIRS TO CONTROL STRUCTURES IMMEDIATELY UPON DETECTION OF DEFICIENCIES. CLEAN SEDIMENT FROM BASIN(S) WHEN STORAGE CAPACITY IS DIMINISHED.
5. REMOVE SEDIMENT FROM SILT FENCES WHEN THE DEPTH REACHES APPROXIMATELY 4". SILT FENCES AND DIVERSION DITCHES SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
7. REMOVE ALL TEMPORARY SEDIMENTATION CONTROL DEVICES NOT DESIGNATED TO REMAIN UPON COMPLETION OF GRADING AND FINAL ACCEPTANCE OF GRASSING, BUT NO LATER THAN 14 DAYS AFTER FINAL SITE STABILIZATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY MEASURES NECESSARY TO PREVENT SITE EROSION AND SEDIMENTATION AS DETERMINED BY TDEC AND THE CITY OF FRANKLIN.
9. INLET PROTECTION SHALL BE PROVIDED FOR CATCH BASINS AND FOR CURB INLETS. CLEAN SEDIMENT FROM PIPE AFTER VEGETATION IS ESTABLISHED.
10. EXISTING AND PROPOSED INLETS RECEIVING DRAINAGE FROM DISTURBED AREAS SHALL HAVE INLET PROTECTION AS INDICATED ON PLANS.

SITE DEMOLITION NOTES

1. OBTAIN ALL NECESSARY LICENSES AND PERMITS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. CONTRACTOR TO PROVIDE ALL ASSOCIATED FEES AND COSTS.
2. CONTRACTOR TO CONTACT TENNESSEE "ONE CALL" LINE LOCATORS TO AID IN IDENTIFYING & LOCATING BURIED UTILITIES PRIOR TO COMMENCING WITH ANY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR TO VERIFY THE PROJECT LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE. EXCAVATION IS UNCLASSIFIED, AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS AND OBSTRUCTIONS ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT ANY REFERENCE TO ROCK, EARTH, OR ANY OTHER MATERIAL ON THE DRAWINGS IS NOT TO BE TAKEN AS AN INDICATION OF CLASSIFIED EXCAVATION OR THE QUANTITY OF EITHER ROCK, EARTH, OR ANY OTHER MATERIAL INVOLVED. THE CONTRACTOR SHALL DRAW HIS OWN CONCLUSIONS AS TO THE CONDITIONS TO BE ENCOUNTERED.
4. ANY EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR ANY OTHER EXISTING STRUCTURES THAT ARE DISTURBED AND ARE TO REMAIN, SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION AT NO EXPENSE TO THE OWNER.
5. SAW-CUT ASPHALT PAVING AND CONCRETE SIDEWALKS ON SMOOTH AND STRAIGHT LINE AT THE BOUNDARY OF EXISTING TO REMAIN AND EXISTING TO BE REMOVED.
6. THE BURNING OF CONSTRUCTION DEBRIS OR TRASH ON THE OWNER'S PROPERTY IS FORBIDDEN. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF OFF THE OWNER'S PROPERTY. ALL DEBRIS SHALL BE DISPOSED OF IN A LANDFILL LICENSED BY THE STATE TO RECEIVE THE SPECIFIC DEMOLITION DEBRIS.
7. COORDINATE REMOVAL/ADJUSTMENT OF ANY EXISTING MANHOLES, CATCH BASINS, OR OTHER STRUCTURES WITH THE LAYOUT, GRADING & UTILITY PLANS.
8. ALL TREES THAT ARE TO BE REMOVED SHALL BE CLEARLY MARKED & FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ANY TREES THAT ARE TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED.
9. ADJUST ALL M.H., C.B., INLETS, VALVE COVERS, ETC. TO NEW GRADE.

WATER SERVICES GENERAL NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE CITY WATER SERVICES THE COST OF INSPECTION.
2. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
3. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
4. ALL CONSTRUCTION TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
5. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
6. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
7. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE CONTRACTOR SHALL PROVIDE THE UTILITY OWNERS WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE. THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
8. PRESSURE REGULATING DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY AND SHALL MEET THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT STANDARDS AND REQUIREMENTS.

EPSC Signature

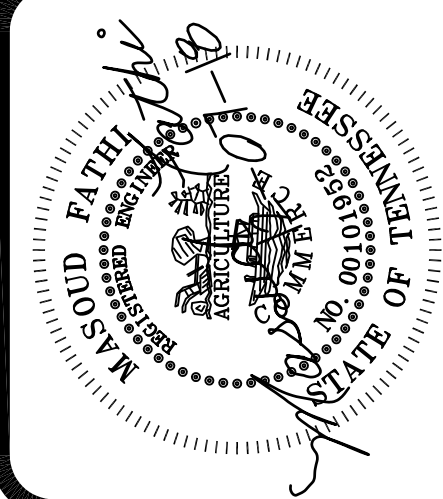
I, *Masoud Fathe*, CERTIFIED EROSION CONTROL SPECIALIST,
HAVE REVIEWED THIS PLAN FOR SUFFICIENT ONSITE EROSION AND SEDIMENT
CONTROL PROVISIONS.

Date: DECEMBER 07, 2018

NOTE:
CONTRACTOR TO EXPOSE ALL UNDERGROUND UTILITIES, VERIFY DEPTH AND IDENTIFY ANY AND ALL CONFLICTS WITH PROPOSED UTILITIES DESIGN. INFORM ENGINEER IN WRITING PRIOR TO START OF WORK. IT IS CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL PAVEMENT, RETAINING WALL, WATER AND SEWER LINES, SERVICE LINES, MANHOLES, INLETS, METERS, VALVES AND ALL OTHER STRUCTURES ARE PROPERLY INSTALLED AND ALL MATERIAL AND INSTALLATION METHODS MEET THE CITY OF FRANKLIN GOVERNMENT STANDARDS AND REQUIREMENTS.

GENERAL
NOTES

CIVIL AND ENVIRONMENTAL
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NASHVILLE, TENNESSEE 37221
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masoudfathe@comcast.net



COF #6905
SITE CONSTRUCTION PLANS FOR
BATTLE GROUND PARK SUBDIVISION
1330 COLUMBIA AVENUE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064
MAP # 78J GROUP E, PARCEL 4
PART OF LOTS 35 AND 36 BATTLE GROUND PARK ADDITION

General Notes

CITY COMMENTS		02/05/19
No.	Revision/Issue	Date

Date:	DEC. 07, 2018	Scale:	
Sheet:	C0.1	of	
Project No.	2018-28	Prepared By:	MF

EXISTING CONDITION AND SOILS MAP

Date:	Scale:
EC. 07, 2018	
Sheet:	
C0.2	
OF	
Project No. 2018-28	Prepared By: MF

NOTE:
CONTRACTOR SHALL REMOVE ALL EXISTING GRAVEL DRIVES, PADS AND EXISTING FENCES.
COORDINATE REMOVAL OF ALL TREES AND SHRUBS WITH THE CITY OF FRANKLIN.
COORDINATE ANY WORK WITHIN THE R-O-W WITH THE CITY OF FRANKLIN AND TDOT. OBTAIN
ALL NECESSARY PERMITS AND PAY ALL NECESSARY FEES.

BY GRAPHIC PLOTTING AND MAP SCALING LOCATION ONLY, THIS PROPERTY IS NOT
WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL
EMERGENCY MANAGEMENT AGENCY MAPS (FEMA) WHICH MAKE UP A PART OF THE
NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON FEMA MAP
NUMBER 47187C0211G WHICH IS THE MOST CURRENT (VIA THE FEMA WEB-SITE) FOR
WHICH THE SURVEYED PREMISES IS SITUATED IN. SURVEYED PREMISES LIES ENTIRELY
WITHIN ZONE "X", REVISED 12-22-16.

WITHIN NEW DEVELOPMENTS FOR THE 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.

NOTE:
ALL UTILITY SERVICE LINES EXCEPT THE POWER LINE SHALL BE PROVIDED FROM THE EXISTING BUILDING.
REFER TO MP&E PLANS FOR DETAILS. CONDUCT ALL DEMOLITION WORK AS DIRECTED BY THE OWNER

ENTITLEMENTS	BED & BREAKFAST ADDITION
BASE ZONE	RESIDENTIAL DISTRICT (R3)
CHARACTER AREA OVERLAY	CENTRAL FRANKLIN CHARACTER AREA OVERLAY-SPECIAL DISTRICT 7 (CFCO-7)
OTHER ZONING OVERLAY	CAO 2
NUMBER OF DWELLING UNITS	5
NUMBER OF NON-RESIDENTIAL SQUARE FOOTAGE	N/A
CONNECTIVITY INDEX	N/A
DEVELOPMENT STANDARD	TRADITIONAL
OPEN SPACE REQUIREMENTS	N/A

SURROUNDING ZONING AND LAND USE		
LOCATION	LAND USE	ZONING
NORTH	RESIDENTIAL DISTRICT	R3
SOUTH	RESIDENTIAL DISTRICT	R3
EAST	SINGLE FAMILY RESIDENTIAL	R3
WEST	SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT & PRESIDENTIAL DISTRICT	SD & R3

	ALLEYWAY RESURFACING
	PARKING ASPHALT PAVEMENT
	GRASS AREA
	PERVIOUS BRICK PAVER

SITE DATA
OWNER/APPLICANT: CIVIL LLC.
C/O DANIEL PETERSEN / OWNER
106 DANIELS DRIVE, FRANKLIN, TN 37064
daniel@dpbuilds.com
CELL: 615 838 4406
OFFICE: 615 790 6700

PROJECT NAME: BATTLE GROUND PARK SUBDIVISION
PROJECT NUMBER: 6905
SUBDIVISION: PART OF LOTS 35 AND 36 BATTLE GROUND PARK ADDITION
MAP, PARCEL NUMBERS: MAP # 78J GROUP E, PARCEL 4
SITE ADDRESS: 1330 COLUMBIA AVENUE
CITY: FRANKLIN
COUNTY WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

CURRENT ZONING & CHARACTER AREA, OVERLAY: R3, TRADITIONAL
OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARDS: TRADITIONAL
SITE ACREAGE: +/-0.28 AC.
SITE SQUARE FOOTAGE: +/-12,375 S.F.
EXISTING BUILDING & PATIO: 1,126+64 = 1,190 S.F.
EXISTING SIDEWALK: 229 S.F.
EXISTING CONC. PARKING = 851 S.F.
EXISTING REAR PATIO = 213 S.F.
EXISTING REMAINING GRASS: 9,890 S.F.

PROPOSED AND EXISTING BLDGS./GARG./PATIO/STEPS:
1,190+229+2,291+143+124 = 4,316 S.F.
PROPOSED PERVIOUS PAVEMENT: 1,531 S.F.
RIBBON CURB = 56 S.F.
CONCRETE PAVEMENT = 260 S.F. (IN THE ALLEY R-O-W)
PROP. CONC. SIDEWALK = 386 S.F.
TOTAL IMPERVIOUS SURFACE: 6,778 S.F.
REMAINING POST DEVELOPED GRASS: 5,597 S.F.

BUILDING HEIGHT: 1 STORIES
NUMBER OF BUILDINGS: 1
NO. BEDROOMS IN PROPOSED ADDITION: 4
MIN. PARKING REQUIREMENT: RESIDENTIAL = 6 SPACES
(2 SPACES PLUS 1 PER BEDROOM)
PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL

INCOMPATIBLE USE BUFFER: N/A
LANDSCAPE SURFACE RATIO: 5,981/12,375 = 0.48
TRIP GENERATION: NOT PROVIDED

NOTE: CURRENTLY THERE ARE NO PLANNED OR
EXISTING RECLAIMED WATER SYSTEM WITHIN
1000 FEET OF THIS DEVELOPMENT

"SETBACKS" (PER THE CITY OF FRANKLIN)	
FRONT	31.5'
SIDE	5'
REAR	5'

SITE LAYOUT AND UTILITIES PLAN

THE DEED TO THE SURVEYED PREMISES AS OF RECORD IN DEED BOOK 7385,
PAGE, 54, REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE.

EXISTING TREE TO BE REMOVED

2 CONCRETE DRIVEWAY
(C3.1)
PAVEMENT (RIGHT-OF-WAY)

1 PERVIOUS BRICK
PAVRS (PARKING)

MAP # 78J GROUP E
PARCEL (3.01)
YEZERSKI, JOHN & MARTHA
DB-7293 PG-827
R.O.W.C., TENNESSEE

EXISTING POWER LINES TO BE REMOVED AND RELOCATED BY MTEM.

EXISTING 6" SDR 35 SANITARY SEWER LINE

SAW CUT AND REMOVE PORTION OF
THE EXISTING CONC. PAVEMENT AS
DIRECTED BY THE OWNER

EXISTING CONCRETE PAVEMENT
TO BE REMOVED, BACKFILLED WITH #57
GRAVEL AND 6" OF TOPSOIL AND SEEDED

MAP # 78J GROUP E
PARCEL (3.00)
LEHEW, CALVIN & MARILYN
DB-7071 PG-343
R.O.W.C., TENNESSEE

ONE PARKING SPACE

EXISTING WATER SERVICE LINE

WATER
METER

LIGHT
POLE

MANHOLE

5' CONC. SIDEWALK. REFER TO SHEET C3.1 FOR DETAIL

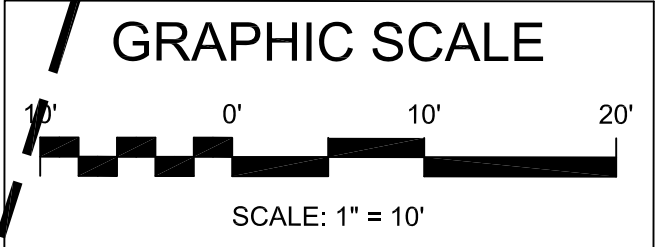
FIRE
HYDRANT

GIST STREET
LOCAL STREET

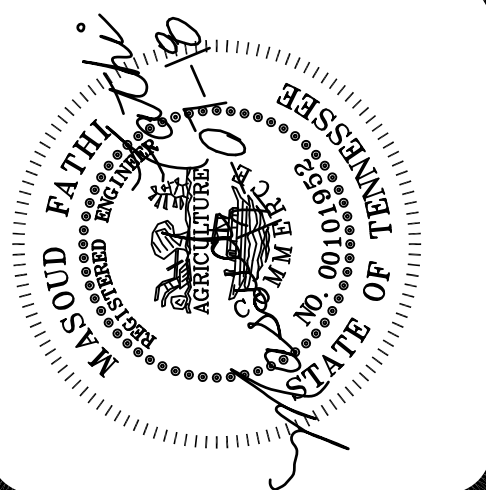
COLUMBIA AVENUE
(R.O.W. VARIES)
MAJOR ARTERIAL

UTILITY CONTACT INFORMATION
CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTENTION: UTILITY INSPECTOR
615-794-4554

UTILITY CONTACT INFORMATION
ATMOS ENERGY CORPORATION
200 NOAH DR. FRANKLIN, TN 37064
ATTENTION: ABBY SPARKS
CATHERINE.SPARKS@ATMOSENERGY.COM
615-794-2596



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MAP # 78J GROUP E, PARCEL 4
PART OF LOTS 35 AND 36 BATTLE GROUND PARK ADDITION

General Notes

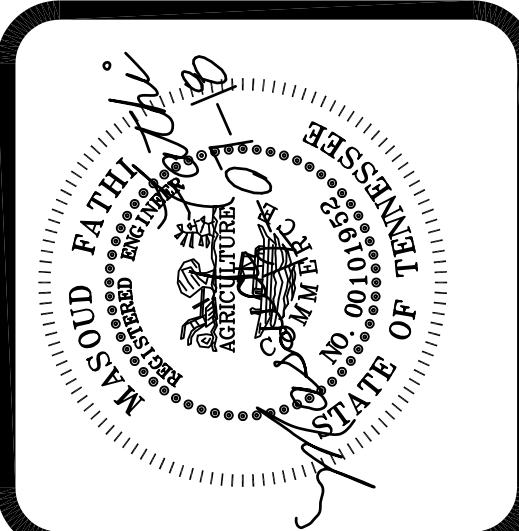
No.	Revision/Issue	Date
1	CITY COMMENTS	02/05/19

Date:	DEC. 07, 2018	Scale:
Sheet:	C1.0	OF
Project No.	2018-28	Prepared By: MF

PERVIOUS CONCRETE/PAVER CONSTRUCTION SEQUENCING:

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EPSC MEASURES MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
3. EXCAVATE THE AREA, EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE AREA.
4. CALL OUT CITY OF FRANKLIN FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE; INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS; INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE. IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
 - ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRUCK PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
 - IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS, PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
 - SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

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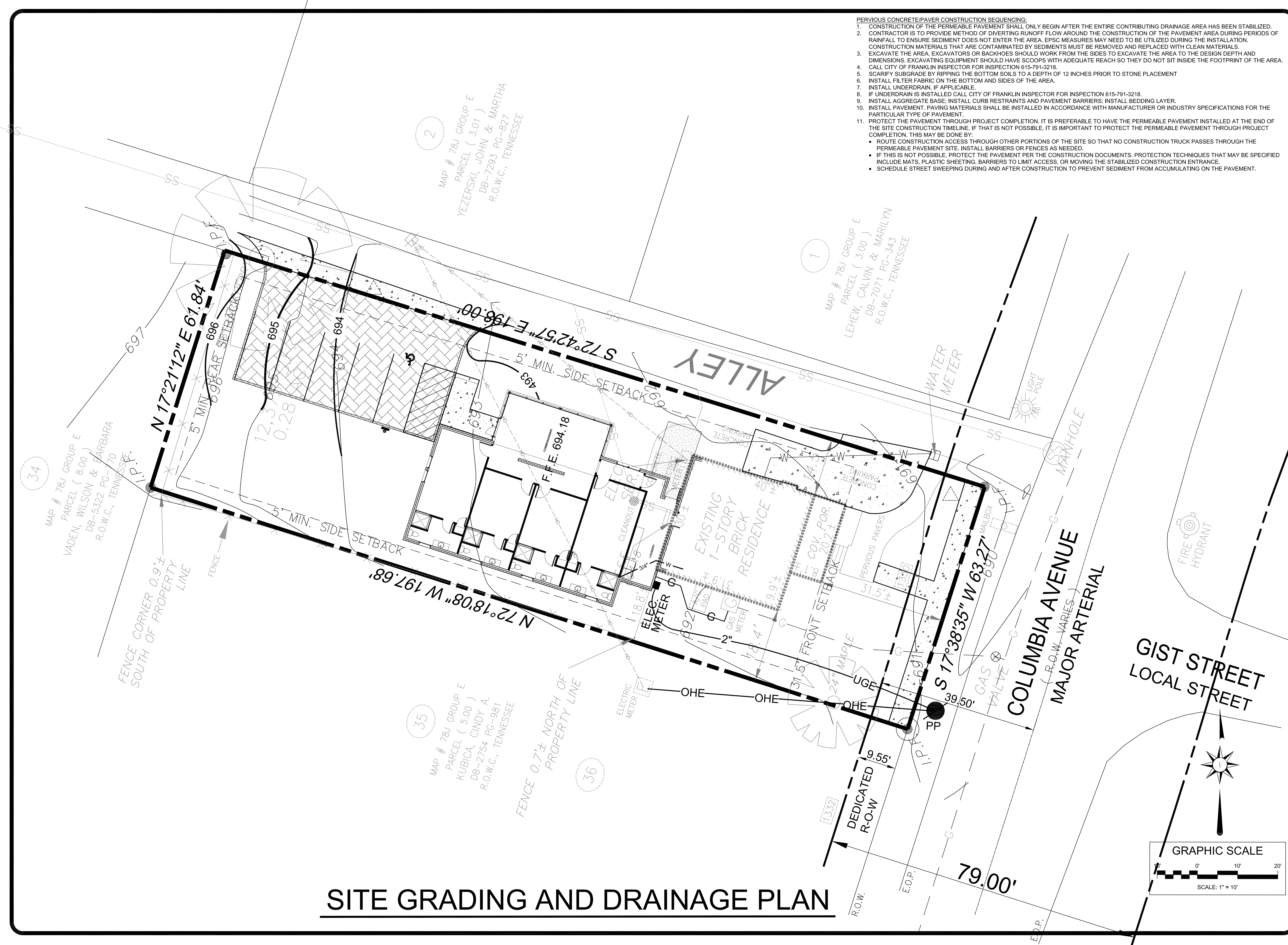


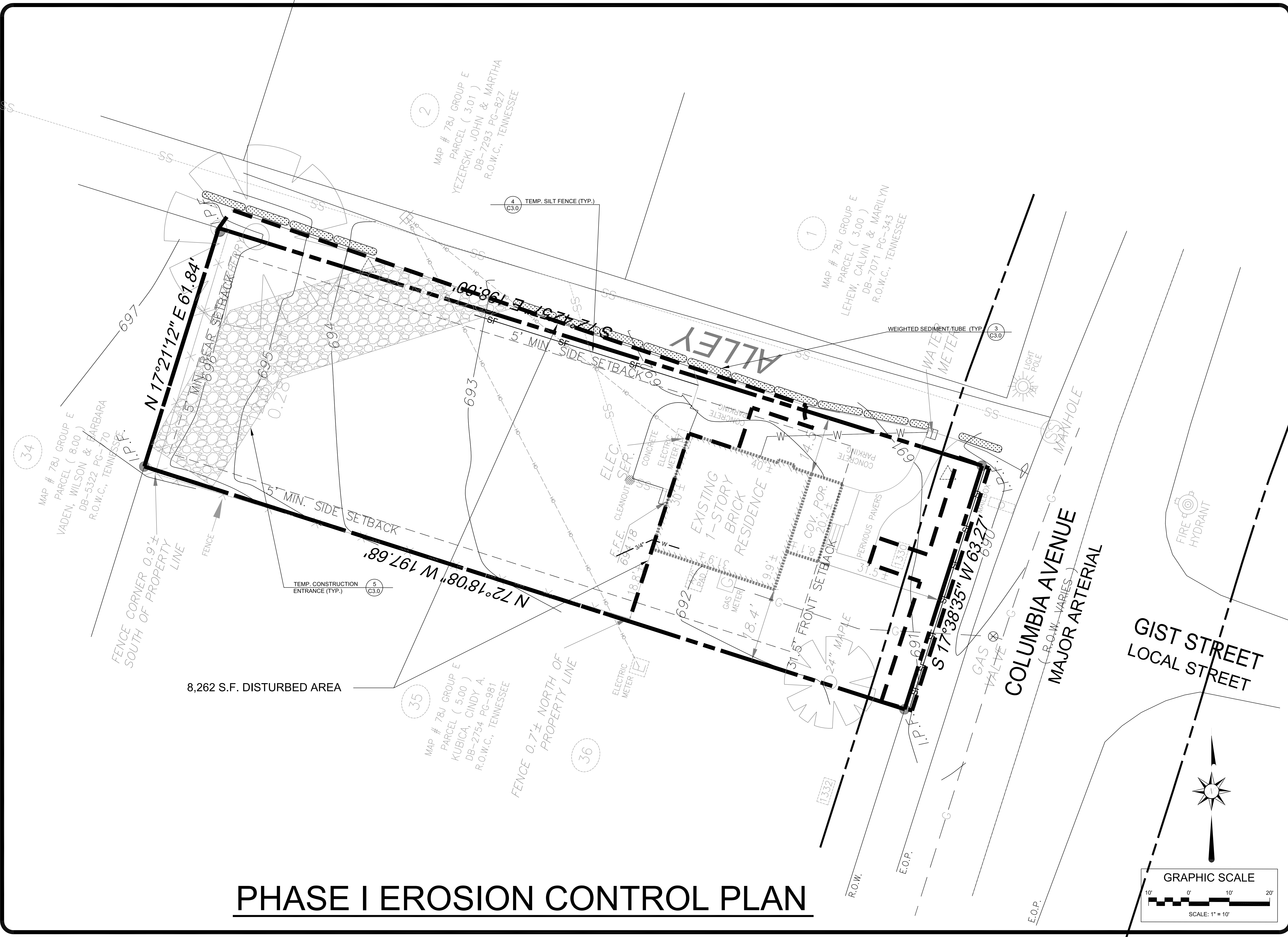
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General Notes

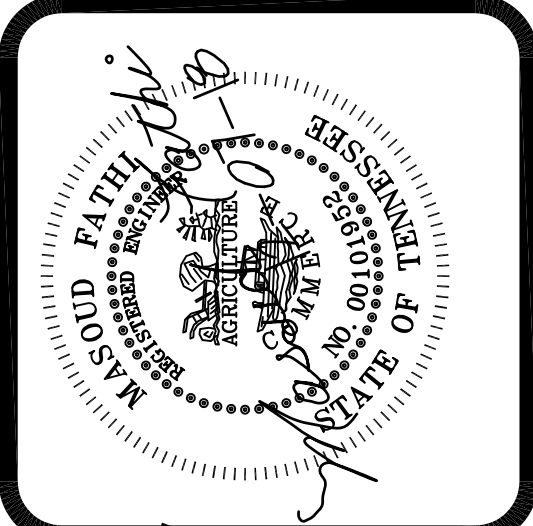
		
		
	CITY COMMENTS	02/05/19
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Date:	Scale:
DEC. 07, 2018	
Sheet:	
C2.0 OF	
Project No. 2018-28	Prepared By: MF





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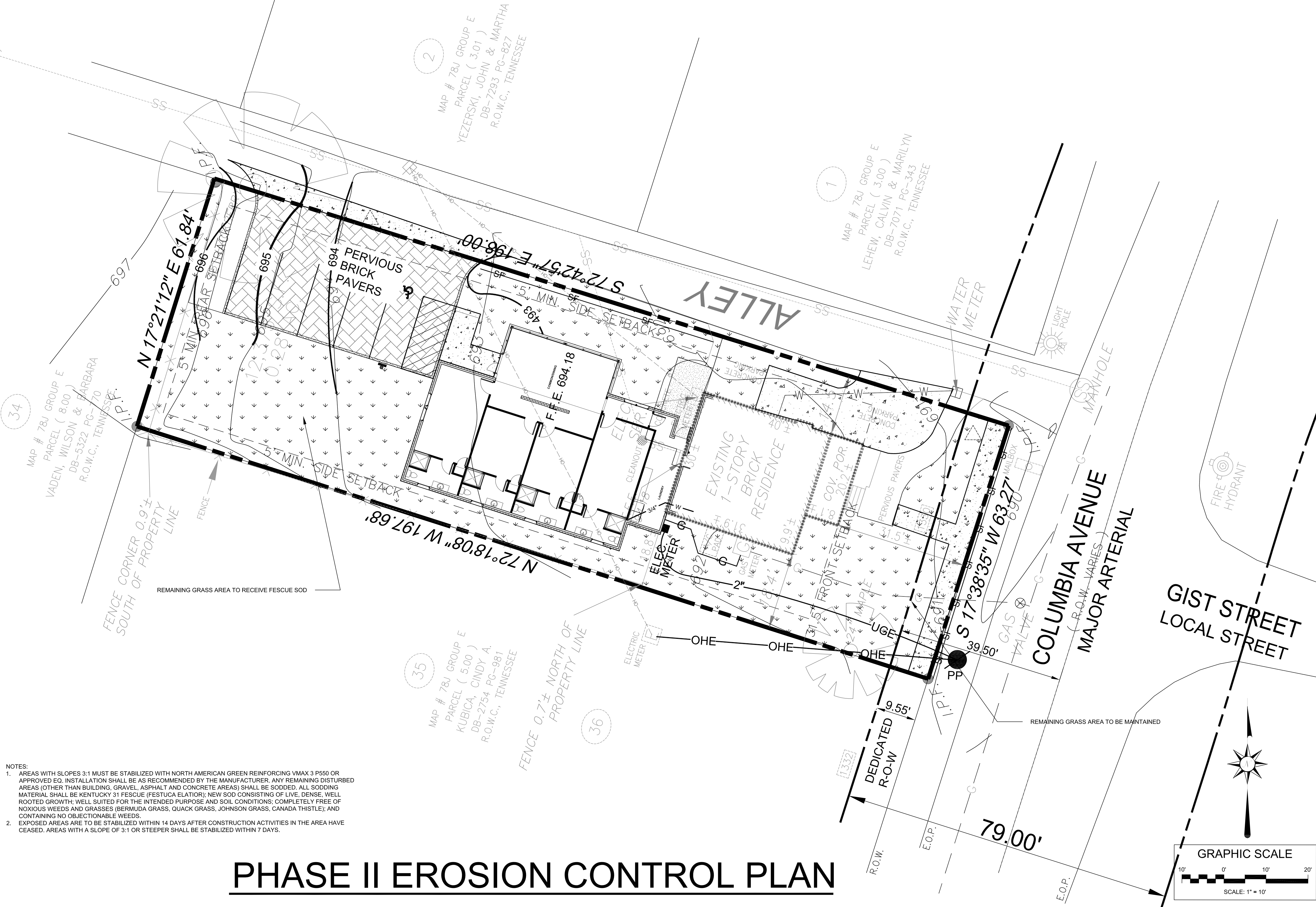
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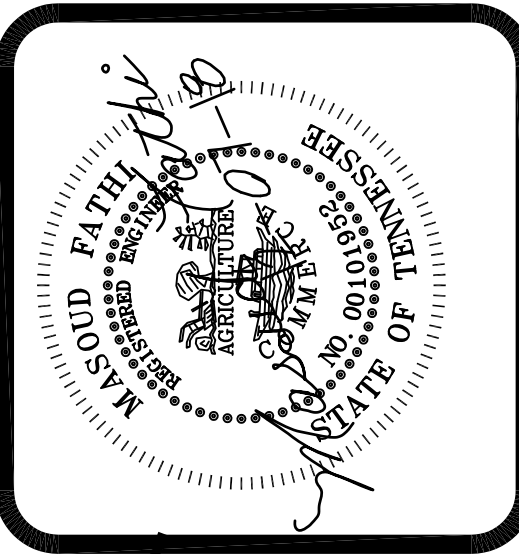
Date:	DEC. 07, 2018	Scale:
Sheet:	C2.1	OF
Project No.	2018-28	Prepared By: MF

- NOTES:
- AREAS WITH SLOPES 3:1 MUST BE STABILIZED WITH NORTH AMERICAN GREEN REINFORCING VMAX 3 P550 OR APPROVED EQ. INSTALLATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER. ANY REMAINING DISTURBED AREAS (OTHER THAN BUILDING, GRAVEL, ASPHALT AND CONCRETE AREAS) SHALL BE SODDED. ALL SODDING MATERIAL SHALL BE KENTUCKY 31 FESCUE (FESTUCA ELATIOR); NEW SOD CONSISTING OF LIVE, DENSE, WELL ROOTED GROWTH; WELL SUITED FOR THE INTENDED PURPOSE AND SOIL CONDITIONS; COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES (BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, CANADA THISTLE); AND CONTAINING NO OBJECTIONABLE WEEDS.
 - EXPPOSED AREAS ARE TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITIES IN THE AREA HAVE CEASED. AREAS WITH A SLOPE OF 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.

PHASE II EROSION CONTROL PLAN



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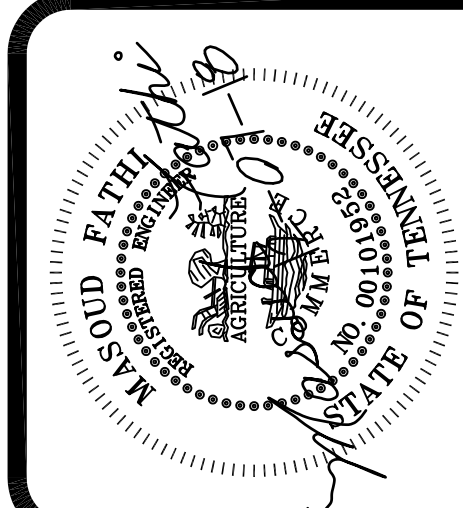
Date: DEC. 07, 2018
Sheet: C2.2 OF
Project No. 2018-28 Prepared By: MF

SITE DATA
HYDROLOGIC SOIL GROUP "D" CN=49
SITE ACREAGE: +/-0.28 AC.
SITE SQUARE FOOTAGE: +/-12,375 S.F.
CONTRIBUTING DRAINAGE AREA = 36,533 S.F. OR 0.84 AC.
EXISTING BUILDING & FRONT PATIO= 1,126+64 = 1,190 S.F.
EXISTING SIDEWALK= 229 S.F.
EXISTING CONCRETE PARKING = 851 S.F.
EXISTING CONCRETE REAR PATIO AND STEPS = 213 S.F.
EXISTING REMAINING GRASS=34,050 S.F.

STORM EVENT	RUN-OFF CFS
Q2	0.08
Q5	0.46
Q10	0.79
Q25	1.33
Q50	1.77
Q100	2.24



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C2.3 OF		
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EXISTING REMAINING GRASS=34,050 S.F.

PROPOSED AND EXISTING BLDGS./GARG./PATIO/STEPS=
1,190+229+2,291+143+124+568 = 4,545 S.F.
PROPOSED BRICK PAVERS = 1,531 S.F.
PROPOSED RIBBON CURB = 56 S.F.
PROPOSED CONCRETE DRIVEWAY = 260 S.F.
PROPOSED SIDEWALK = 386 S.F.
TOTAL IMPERVIOUS SURFACE AND BRICK PAVERS= 6,778 S.F.
REMAINING POST DEVELOPED GRASS= 29,756 S.F.

STORM EVENT	PRE-DEV CFS	POST DEV CFS	NET INCREASE CFS
Q2	0.08	0.26	0.18
Q5	0.46	0.77	0.31
Q10	0.79	1.21	0.42
Q25	1.33	1.84	0.51
Q50	1.77	2.34	0.57
Q100	2.24	2.86	0.62



PROPOSED CONDITIONS DRAINAGE MAP

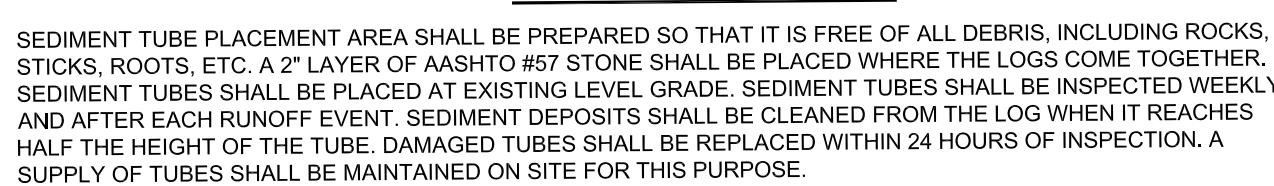
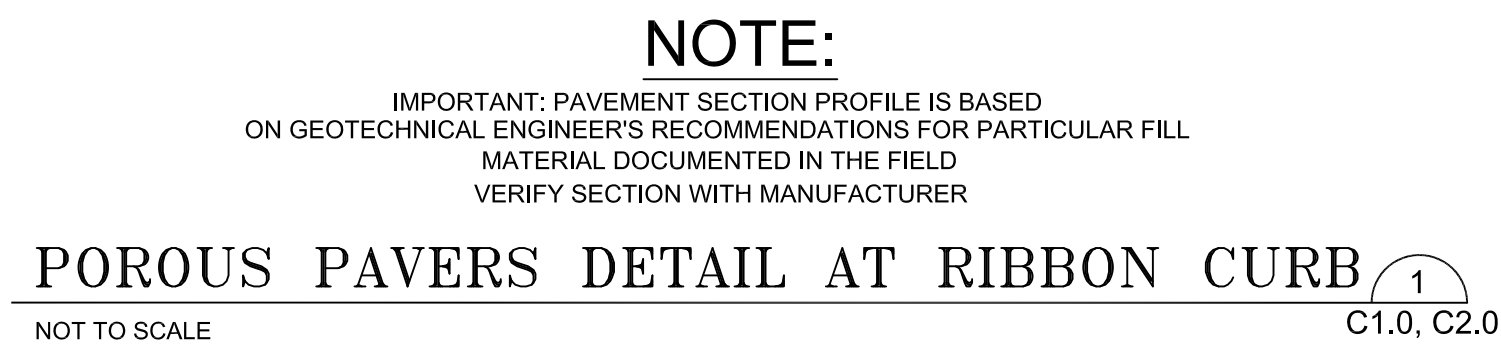
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masoudfathi@comcast.net



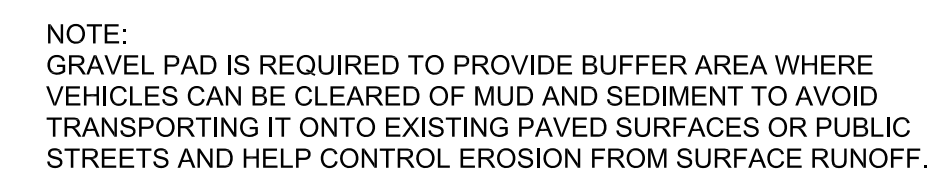
COF #6905
SITE CONSTRUCTION PLANS FOR
BATTLE GROUND PARK SUBDIVISION
1330 COLUMBIA AVENUE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064
MAP # 78J GROUP E, PARCEL 4
PART OF LOTS 35 AND 36 BATTLE GROUND PARK ADDITION

General Notes		
1	CITY COMMENTS	02/05/19
No.	Revision/Issue	Date

Date: DEC. 07, 2018
Sheet: C2.4 OF
Project No: 2018-28 Prepared By: MF



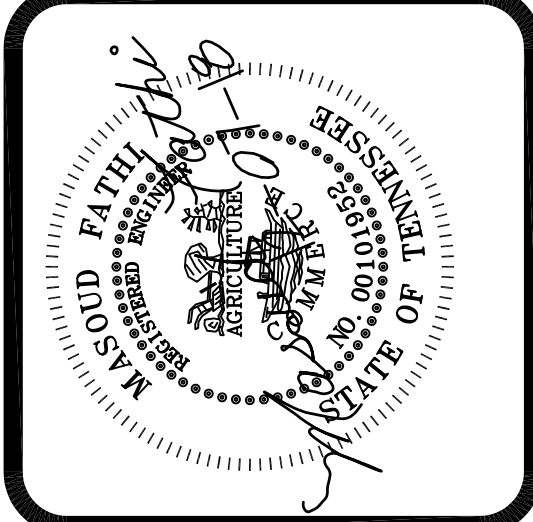
WEIGHTED SEDIMENT TUBE 3
NOT TO SCALE C2.1



TEMP. CONSTRUCTION ENTRANCE



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



COF #6905
SITE CONSTRUCTION PLANS FOR
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064
MAP # 78J GROUP E, PARCEL 4
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General Notes

		
		
	CITY COMMENTS	02/05/19
No.	Revision/Issue	Date

Date:	Scale:
DEC. 07, 2018	
Sheet:	
C3.0 OF	
Project No. 2018-28	Prepared By: MF



NOT TO SCALE



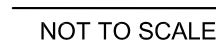
NOT TO SCALE



LEGEND AND BORDER - GREEN (REFL.)
WHITE SYMBOL ON BLUE BACKGROUND (REFL.)
BACKGROUND - WHITE (REFL.)

NOTE: ALL ACCESSABLE PARKING SPACES SHALL
BE REQUIRED BY GENERAL STATUTE TO BE
IDENTIFIED BY A R7-8A SIGN

NOT TO SCALE



TYPICAL 5' CONCRETE SIDEWALK

DWG. NO. RP-8

EFFECTIVE DATE: 7/1/2017

 7/1/201
CITY ENGINEER DATE

Asst. Director of ENG 7/1/2011
DATE



TYPICAL SIDEWALK/TRAIL EXPANSION JOINT

DWG. NO. RP-10

EFFECTIVE DATE: 7/1/2017

NOT TO SCALE

COF #6905
SITE CONSTRUCTION PLANS FOR
BATTLE GROUND PARK SUBDIVISION
1330 COLUMBIA AVENUE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064
MAP # 78J GROUP E, PARCEL 4
PART OF LOTS 35 AND 36 BATTLE GROUND PARK ADDITION

General Notes		
	CITY COMMENTS	02/05/19
No.	Revision/Issue	Date

Date:	Scale:
DEC. 07, 2018	
Sheet:	
C3.1 OF	
Project No. 2018-28	Prepared By: MF



Department of
**Commerce &
Insurance**

MONITORE'S
FIRE ALARM MONITORING.

MEMO

To: Building and Fire Officials, and Owners, Designers and Contractors of Transient Rental Homes
From: Chris Bainbridge, Director of Codes Enforcement
Gary Farley, Director of Electrical, Residential and Marina Inspections
Date: January 29, 2016
Subject: **Transient Rental Homes and Cabins**

In April 2014, the State Fire Marshal's Office ("SFMO") discovered that, in some areas of the state, transient rental homes and cabins were classified as one- and two-family dwellings. After a fatal fire with multiple victims in one of these buildings, the SFMO researched the classification of the buildings. The SFMO determined at that time that transient rental homes and cabins should not be classified as one- and two-family dwellings, subject to the International Residential Code ("IRC"), because occupants were not familiar with the building, hindering escape in the case of an emergency. Rental homes and cabins occupied on a transient basis (for no more than thirty (30) days) would be more appropriately classified under the International Building Code ("IBC") as R-1 occupancies. These occupancies require plan submission, approval and inspection by the SFMO. The SFMO authorized jurisdictions with exemptions for commercial buildings to regulate them locally. The SFMO also made special provisions for buildings that were three (3) or fewer stories and less than five-thousand (5,000) square feet.

Subsequent discussions regarding the classification of these buildings as R-1 were held with stakeholders across the state. With input from various industries and regulators, the Department of Commerce and Insurance ("Department") determined to adopt rules which balanced the risks and construction challenges specific to transient rental homes and cabins. A public rulemaking hearing to amend Tenn. R. & Regs. 0780-02-23 (One and Two Family Dwellings and Townhouses) was held on November 2, 2015. The formal rulemaking process has concluded, and the amended rules will take effect in the near future but as yet an undetermined date. However, in an effort to better serve those impacted by the regulations, the Department has chosen to provide the updated provisions listed below for these buildings. The new provisions are as follows:

1. A transient rental home ("TRH") is a building that is a single dwelling unit providing complete independent living facilities including, but not limited to, permanent provisions for living, sleeping, eating, cooking and sanitation occupied for thirty (30) days or less. These include rental cabins, buildings offered for rent on Airbnb and similar services, yurts and similar structures.
2. TRHs with three (3) or less stories, less than five-thousand (5,000) gross square feet, and twelve (12) or fewer occupants shall be classified as one- and two- family dwellings subject to Tenn. Comp. R. & Regs. 0780-02-23 (One and Two Family Dwellings and Townhouses). These buildings may be regulated by cities and counties that have received an exemption to enforce codes for one- and two-family dwellings and townhouses from the SFMO. These buildings are subject to the fire sprinkler exemptions of Tenn. Code Ann § 68-120-101(a)(8)(A).
3. TRHs with thirteen (13) or more occupants, four (4) or more stories, or five-thousand (5,000) gross square feet or more are to be classified as R-3 and subject



MEMO

to the IBC and Tenn. Comp. R. & Regs. 0780-02-03 (Review of Construction Plans and Specifications). These buildings may be regulated by cities and counties that have received an exemption to enforce codes for *commercial* buildings from the SFMO. These buildings are *not* subject to the fire sprinkler regulations of Tenn. Code Ann § 68-120-101(a)(8)(A).

4. A boarding house or congregate living facility shall meet the requirements of the applicable standards adopted pursuant to Tenn. Code Ann. § 68-120-101 and Tenn. Comp. R. & Regs. 0780-02-02 (Codes and Standards) and 0780-02-03 (Review of Construction Plans and Specifications).
5. For the purposes of this memo:
 - a. *Gross square feet* is the area of all floors within the outside perimeter of the exterior walls. *Gross square feet* includes any finished or occupied basements.
 - b. A basement counts as a story if: 1) The finished surface of the floor above the basement is more than six (6) feet above grade plane; or 2) The finished floor surface of the floor above the basement is more than twelve (12) feet above finished ground level at any point. Grade plane is a reference plane representing the average finished ground level adjoining the building at exterior walls.

These new provisions will take effect on February 1, 2016, and may be utilized by local jurisdictions. Buildings that are currently under construction may additionally meet the new provisions.

Questions about SFMO's regulations of TRHs may be directed to Chris Bainbridge at 615.741.6246 or christopher.bainbridge@tn.gov, or to Gary Farley at 615.741.7170 or gary.farley@tn.gov.

2.

services, yurts and similar structures.

TRHs with three (3) or less stories, less than five-thousand (5,000) gross square feet, and twelve (12) or fewer occupants shall be classified as one- and two- family dwellings subject to Tenn. Comp. R. & Regs. 0780-02-23 (One and Two Family Dwellings and Townhouses). These buildings may be regulated by cities and counties that have received an exemption to enforce codes for one- and two-family dwellings and townhouses from the SFMO. These buildings are subject to the fire sprinkler exemptions of Tenn. Code Ann § ~~68-120-101(a)(8)~~(A).

3. TRHs with thirteen (13) or more occupants, four (4) or more stories, or five-thousand (5,000) gross square feet or more are to be classified as R-3 and subject

Fire Prevention/State Fire Marshall's Office • 500 James Robertson Pkwy • 10th Floor

Davy Crockett Tower • Nashville, TN 37243-1162

Tel: 615-741-7190 • Fax: 615-253-3267 • tn.gov/fire

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

COF Contract Number: _____ Map 78J, Group E
Stormwater & Grading Permit # _____ COF # 6905 Map & Parcel No.: Parcels 35, 36

Project Name & Address: Battle Ground Park Subdivision, 1330 Columbia Ave., Franklin, TN
THIS AGREEMENT, made this _____ day of _____, 20____, by and between _____
hereinafter referred to as the "OWNER(S)" of the referenced property and City of Franklin, Tennessee,
hereinafter referred to as the "CITY",

WITNESSETH

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that OWNER(S) shall provide for adequate long term maintenance and continuation of the stormwater control measures described in the Long Term Maintenance Plan and shown in the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule included in the Long Term Maintenance Plan with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
2. The OWNER(S) shall submit to the CITY an annual report by July 1st of each year. The report will include the Long Term Maintenance Plan that document inspection schedule, times of inspection, remedial actions taken to repair, modify or reconstruct the system and the state of control measures.
3. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility.
4. The OWNER(S) shall grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor in accordance with the Stormwater Management Ordinance. The OWNER(S) agree that should maintenance not be properly performed, after due notice, the CITY may order the work performed. The OWNER(S) shall reimburse the CITY upon demand the costs incurred and any enforcement action costs according to the Stormwater Management Ordinance and is due upon receipt.
5. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the CITY.
6. If the OWNER fails to pay the CITY for the above expenses after forty-five (45) days written notice, the OWNER authorizes the CITY to collect said expenses from the OWNER through appropriate legal action and the OWNER shall be liable for the reasonable expenses of collection, court cost, and attorney fees.
7. The OWNER(S) shall indemnify and save the CITY harmless from any and all claims for damages to persons or property arising from OWNER(S) actions or inaction relating to the construction, maintenance, and use of the facility.
8. The Agreement and covenants contained herein shall apply to and bind the OWNER(S) and the OWNER(S)' heirs, executors, successors, and assigns, and shall bind all present and subsequent owners of the property served by the facility.
9. The OWNER(S) shall not be able to modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.
10. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
11. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the County of Williamson, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest.

FOR THE OWNER(S):

STATE OF TN
COUNTY OF Williamson

Before me, Notary of the state and county mentioned, personally appeared Daniel Petersen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Daniel Petersen, the within named bargainor, a corporation, and that such president or officer as such owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Daniel Petersen

WITNESS my hand and seal this 6 day of February, 2019.



NOTARY PUBLIC Joseph A. Scotch
My Commission Expires: 10/02/2022

FOR THE CITY OF FRANKLIN:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge themselves to be the Stormwater Management Coordinator of the City of Franklin, Tennessee and that as such Stormwater Management Coordinator, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

WITNESS my hand and seal this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

ATTEST:

FOR THE OWNER(S):

OWNER NAME

Daniel Petersen

PRINT OWNER NAME

Daniel Petersen

owner

Title

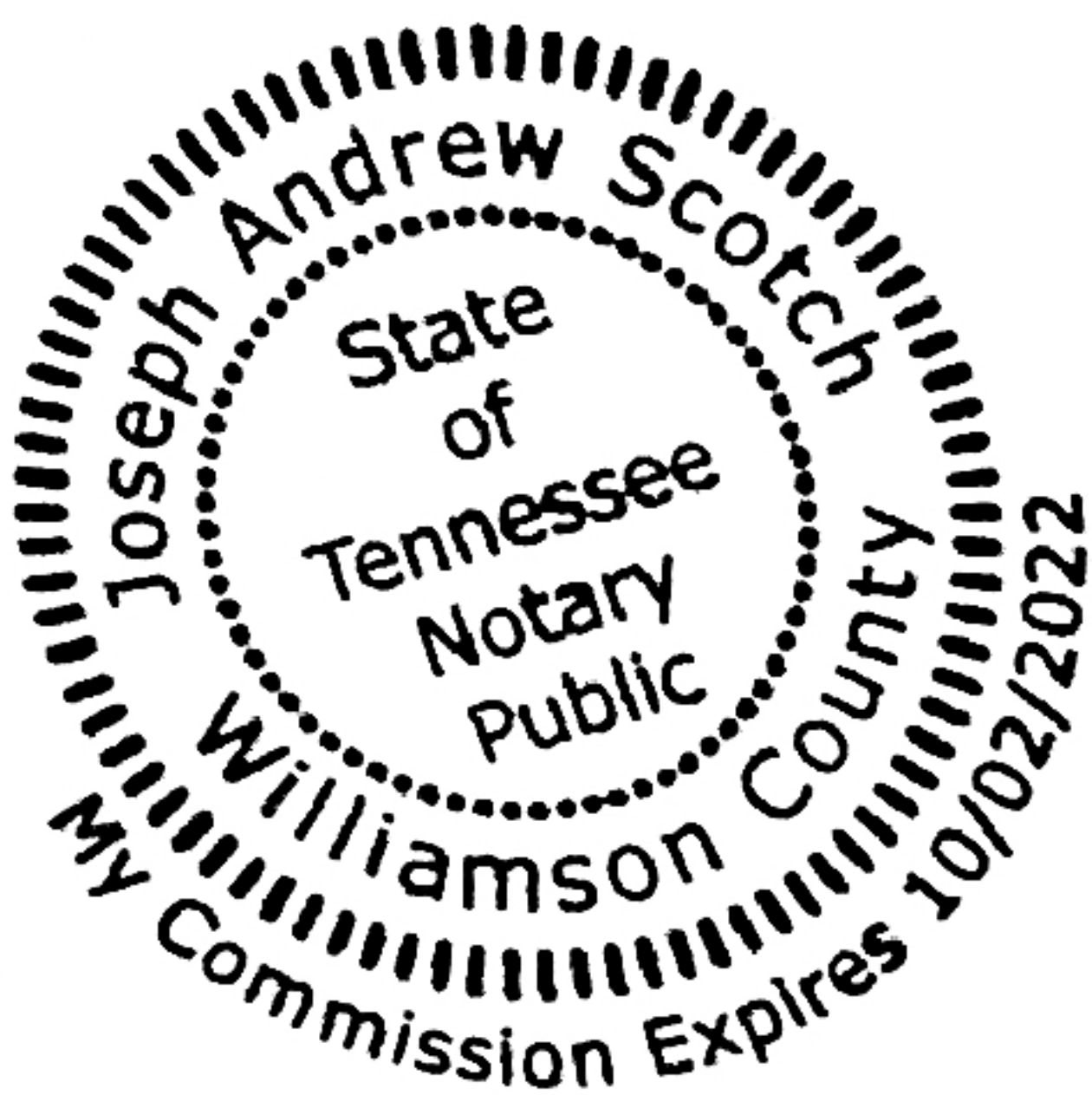
OWNER ADDRESS

106 Daniels Dr 37064

OWNER ADDRESS

PHONE NUMBER

615 838 4406



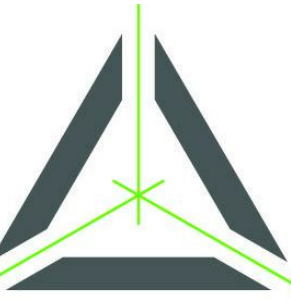
REVIEWED BY:

FOR THE CITY OF FRANKLIN
DEPARTMENT OF ENGINEERING

ATTEST:

Date

PREPARED BY:
CITY OF FRANKLIN,
DEPARTMENT OF ENGINEERING
CITY HALL MALL
1090 3rd AVENUE SOUTH
FRANKLIN, TN 37064



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CONSTRUCTION MEETS OR
EXCEEDS ALL APPLICABLE CODES

IT IS THE RESPONSIBILITY OF THE
CONTRACTOR TO COORDINATE
ALL MECHANICAL, ELECTRICAL,
PLUMBING, AND STRUCTURAL
SYSTEMS WITH THE FRAMEWORK
AND AESTHETICS OF THIS

DATE - 02-06-2019

PROJECT NUMBER - 12.XXX

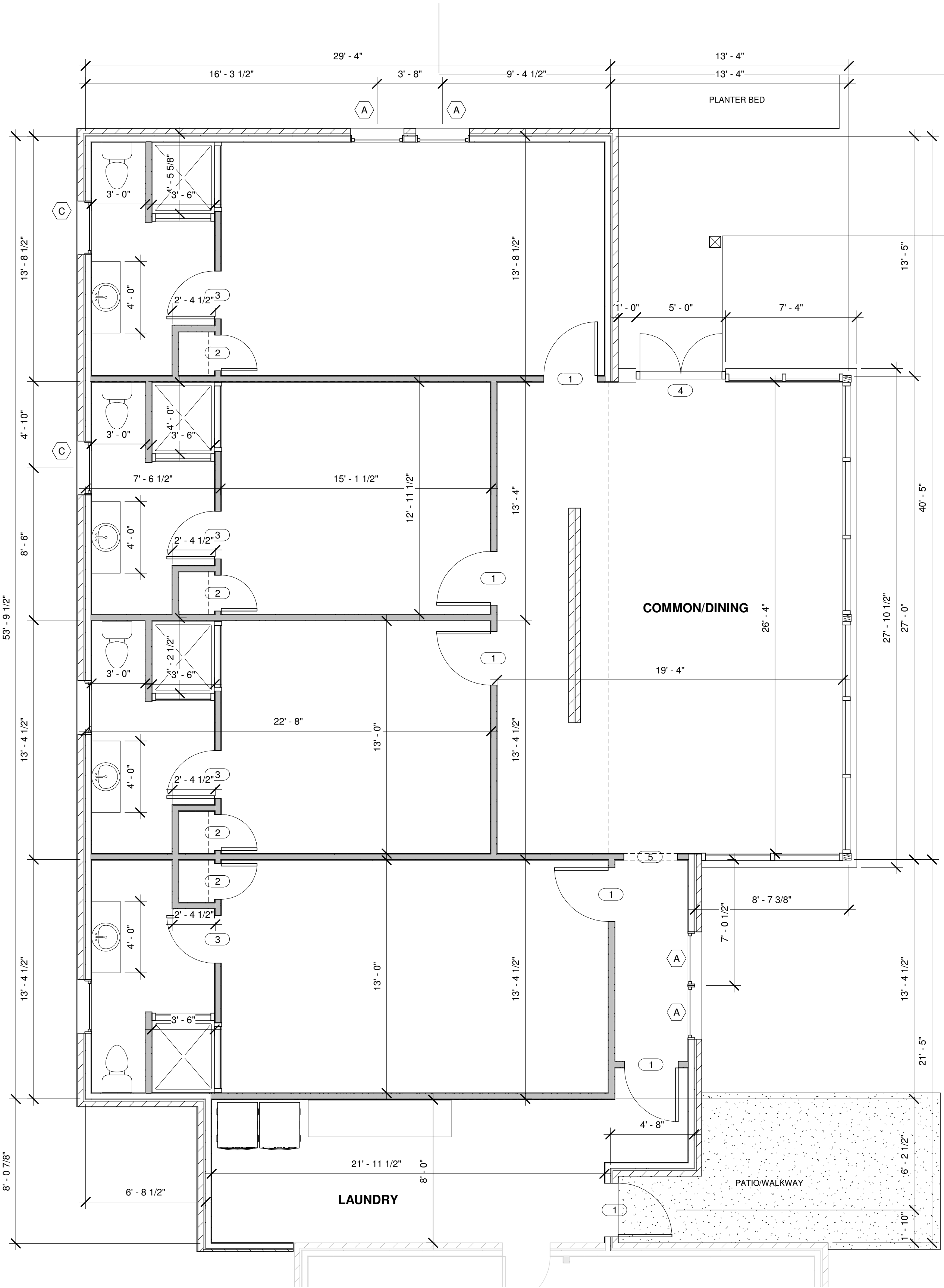


DESIGN BY

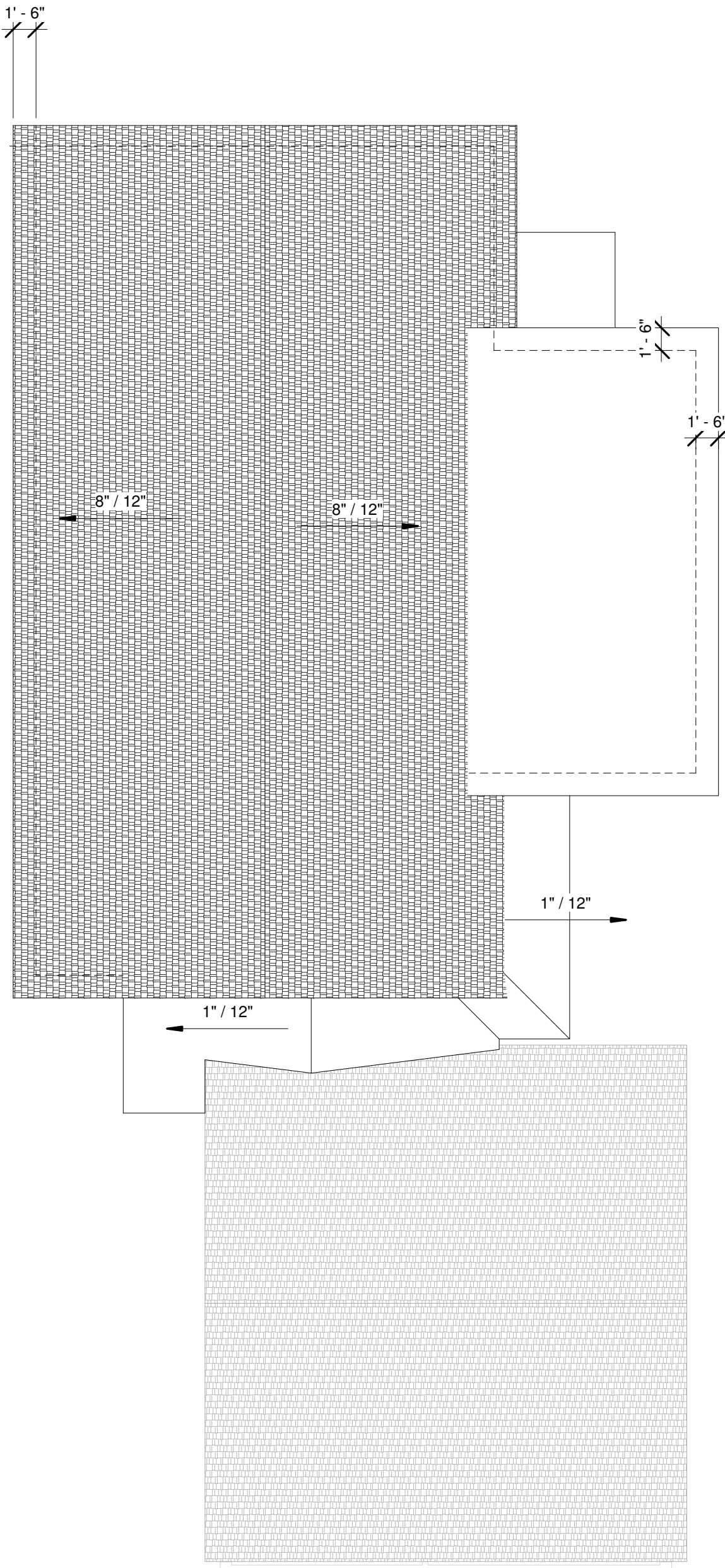
AXIS CREATIVE, LLC
2610 WESTWOOD DR.
NASHVILLE, TN 37204
615.669.0755
AXIS@AXISCREATIVEGROUP.COM

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1 01.00 - LEVEL 01 Copy 1
1/4" = 1'-0"



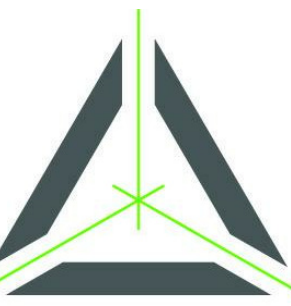
2 02.00 - ROOF PLAN
1/8" = 1'-0"

LUMBER SIZING:
WALL STUDS: 2X4 16" O.C. SPF
CEILING JOISTS: 2X8 16" O.C. #2 SYP
RAFTERS: 2X6 16" O.C. #2 SYP
FLAT ROOF RAFTERS: 2X12 16" O.C. #2 SYP
RIDGES: 2X12 #2 SYP
NO ENGINEERED LUMBER IS REQUIRED

DOOR SCHEDULE			
Type Mark	DOOR		Comments
	Width	Height	
1	3' - 0"	8' - 0"	
2	2' - 0"	8' - 0"	
3	2' - 8"	8' - 0"	
4	4' - 7"	7' - 8 1/4"	5' STOREFRONT
5	3' - 0"	8' - 0"	CASED OPENING

WINDOW SCHEDULE			
Type Mark	Width	Height	Operation
A	3' - 0"	6' - 0"	Single Hung
B	2' - 6"	4' - 0"	Single Hung
C	3' - 0"	5' - 0"	Single Hung

TOTAL SF: 2,291SF



AXIS CREATIVE
ARCHITECTURE | PLANNING | DEVELOPMENT

1330 COLUMBIA - CIVIL BNB

1330 COLUMBIA AVE
FRANKLIN, TN 37064

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DATE - 02-06-2019
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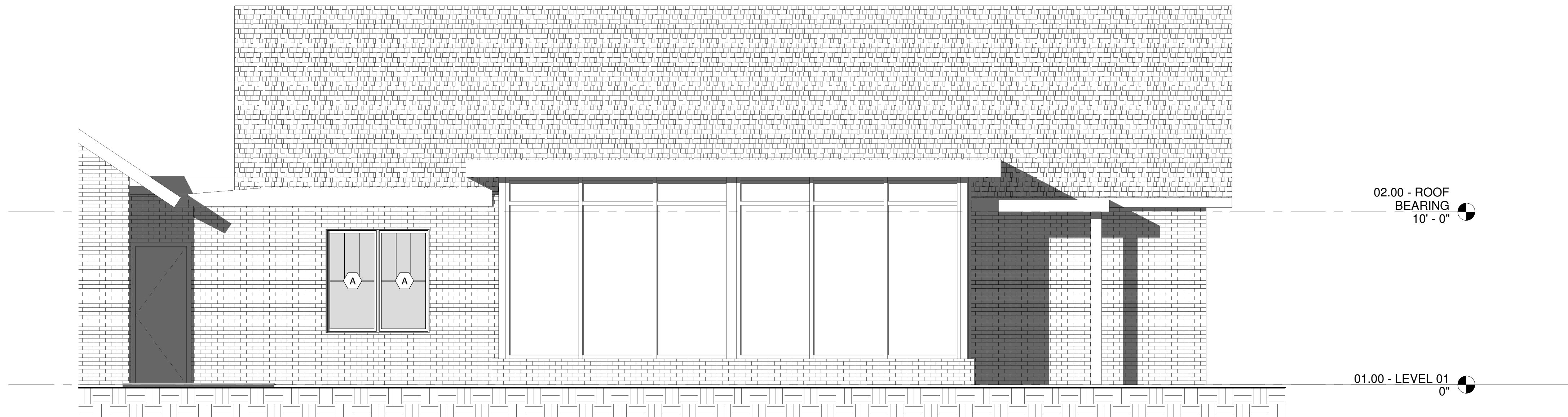
DESIGN BY

AXIS CREATIVE, LLC
2610 WESTWOOD DR.
NASHVILLE, TN 37204
615.669.0755
AXIS@AXISCREATIVEGROUP.COM

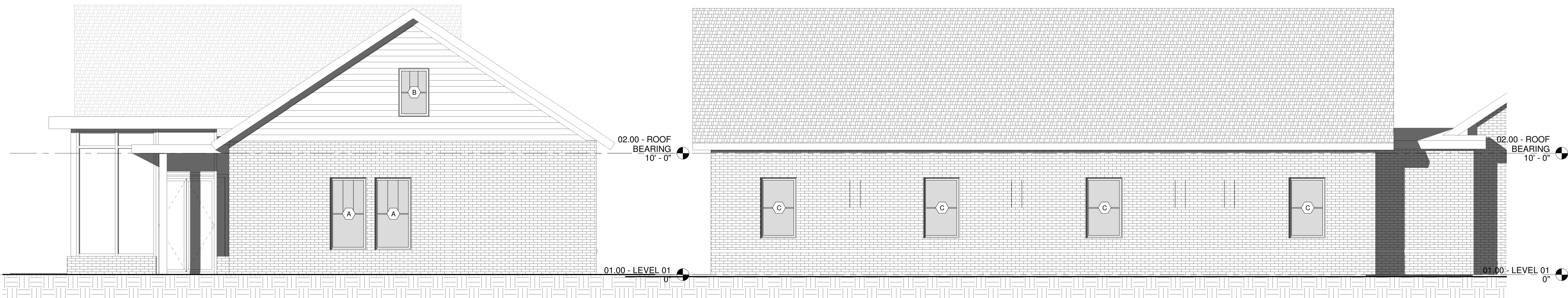
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A300
EXTERIOR ELEVATIONS



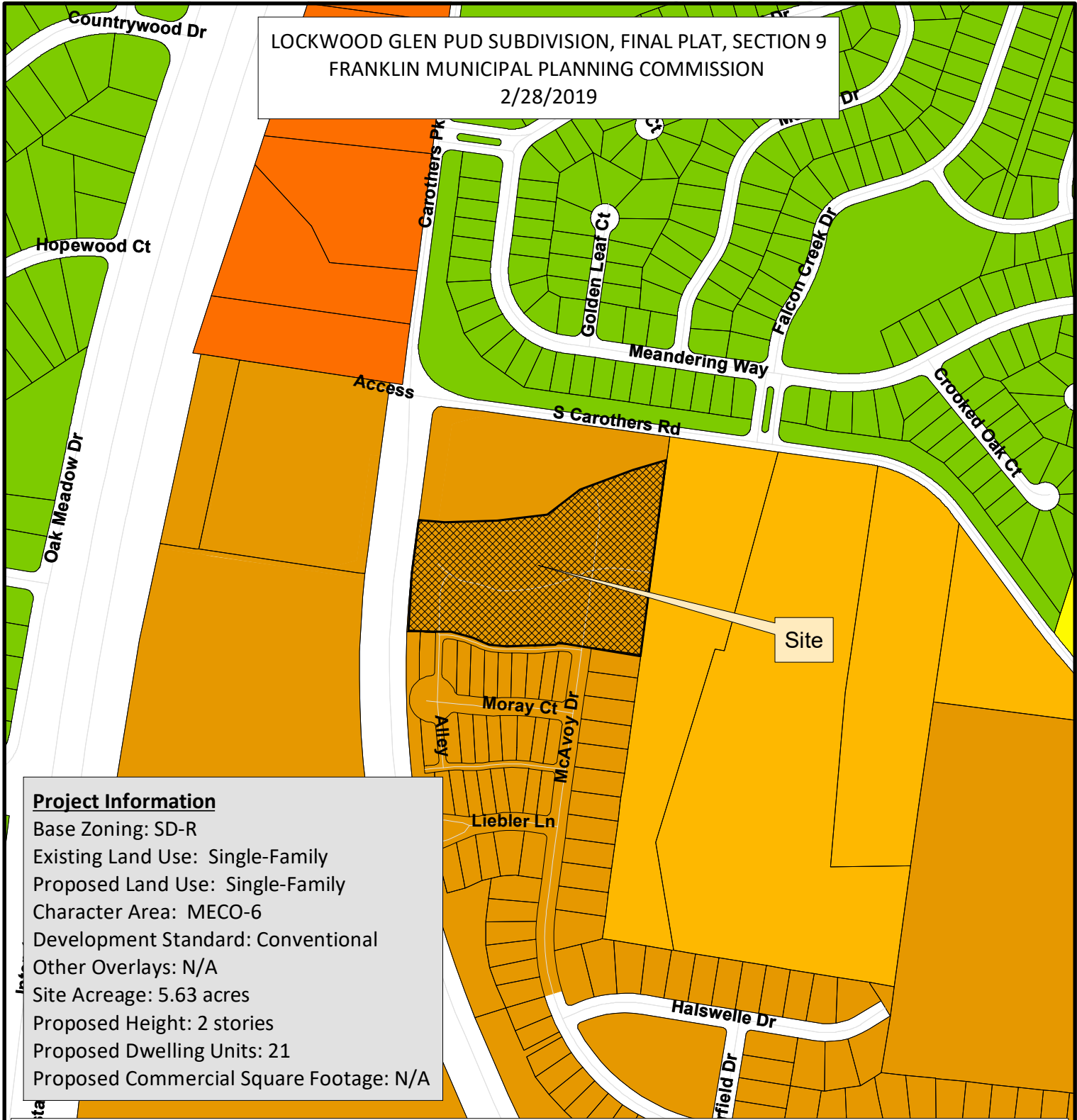
1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

3 WEST ELEVATION
1/4" = 1'-0"

LOCKWOOD GLEN PUD SUBDIVISION, FINAL PLAT, SECTION 9
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/28/2019



Project Information

Base Zoning: SD-R
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 5.63 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 21
Proposed Commercial Square Footage: N/A

- | | |
|--|---------------------------------------|
| Lockwood Glen PUD Subdivision, Final Plat, Section 9 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 125 250 500 750
Feet

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

Open Issues: 4 These issues are currently being filtered

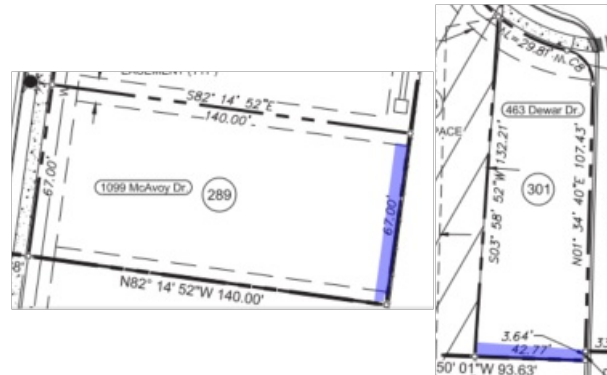
Engineering - Final Plat Checklist

General Issues

6. C. Final Plat

joe.marlo@franklintn.gov Comment partially addressed.

Applicant to show the 5-foot public drainage easements highlighted below on Lots 289 and 301.



Fire-Planning

General Issues

21. Fire Protection

andyk@franklintn.gov When did the location of the hydrants change from the approved site plan?

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Any unposted sureties associated with this development from site plan [COF#6767 \(Lockwood Glen PUD Subdivision, Site Plan, Section 9\)](#) shall be transferred to this final plat as a condition of approval.

Planning

[SIGNED_COF 6901 Lockwood Glen, Section 9 Final Plat 2019-02-07.pdf](#)

26. Addressing

christopher.andrews@franklintn.gov Please provide addresses for Open Space lots 313, 314 and 315 at One Stop submittal.

Site Data (Section 9)

SUBDIVISION/DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION, SECTION 9 (NICOLS BEND)
CITY OF FRANKLIN PROJECT NUMBER:	6801
LOT NUMBER-S:	289-300, 313-315 (OPEN SPACE LOTS)
TAX MAP & PARCELS:	MAP 89 - PARCEL 48.00
ADDRESS:	SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH
EXISTING ZONING-CHARACTER OVERLAY:	SD-R 2.82 - MIDWEN CHARACTER AREA 8
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWD)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
ACREAGE OF SITE:	5.63
CIVIL DISTRICT:	14
MINIMUM REQUIRED SETBACK LINES:	
MANOR HOMES (LOTS 289 - 291):	
FRONT YARD:	15 FEET MIN.
SIDE YARD:	5 FEET MIN.
REAR YARD:	12 FEET MIN.
FRONT GARAGE SETBACK:	3 FEET MIN. (PER APPROVED CONCEPT PLAN)
COTTAGE HOMES (LOTS 302 - 309):	
FRONT YARD:	8 FEET MIN.
SIDE YARD:	4 FEET MIN.
REAR YARD:	10 FEET MIN.
GARDEN HOMES, ALLIANCE (LOTS 292 - 301):	
FRONT YARD:	8 FEET MIN.
SIDE YARD:	5 FEET MIN.
REAR YARD:	4 FEET MIN. OR 19 FEET MIN. (PER APPROVED CONCEPT PLAN)
OWNERS REPRESENTATIVE:	
ADDRESS:	LOCKWOOD SECTION 9 & 12, LLC 572 SAVANAH HIGHWAY CHARLESTON, SC 29407 (843) 573-9555
PHONE NO.:	TED TERRY
CONTACT NAME:	t.terry@crescenthomes.net
E-MAIL ADDRESS:	
APPLICANT:	ENERGY LAND AND INFRASTRUCTURE
ADDRESS:	1420 DONELSON PIKE, SUITE A12, NASHVILLE, TN 37217
PHONE NO.:	(615) 360-6440
FAX NO.:	(615) 360-6440
CONTACT:	CLAY WALLACE - clay.wallace@ELI-LLC.com
CIVIL ENGINEER:	ENERGY LAND AND INFRASTRUCTURE
ADDRESS:	1420 DONELSON PIKE, SUITE A12, NASHVILLE, TN 37217
PHONE NO.:	(615) 360-6440
FAX NO.:	(615) 360-6440
CONTACT:	MICHAEL BONY - michael.bony@ELI-LLC.com

Notes

- The purpose of this plat is to create 21 single-family residential lots and 3 Open Space Areas.
- This property is not located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0214 G, dated December 22, 2016.
- The lots shall be served by water from Microfton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 089.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- All Microfton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or H.O.A. at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
- There shall be no mowing, clearing, grading, construction storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

Total area: 245,183 S.F. or 5.63 Acres

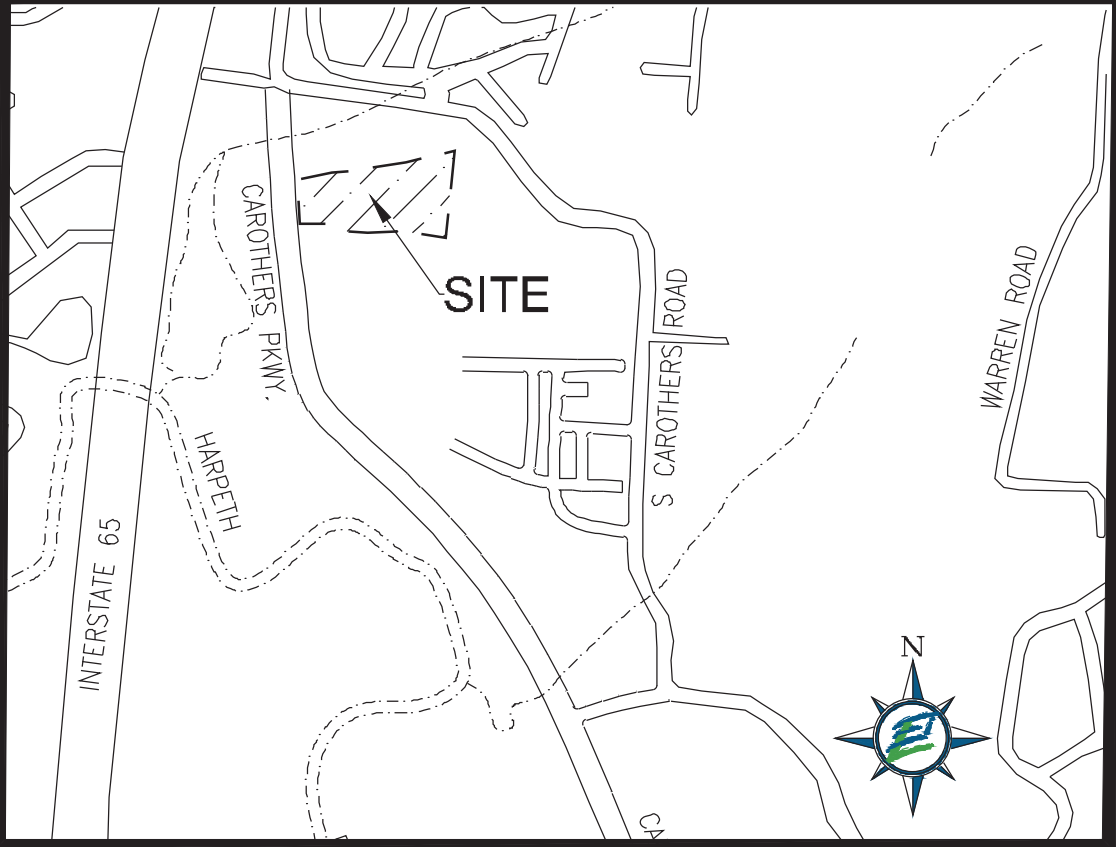
Road Data:

Acreeage in new roads 1.43 Acres
including alley right-of-ways

Linear footage of new roads 960 Feet
Linear footage of new alleys 145 Feet

Deed Reference

TAX MAP 089, PART OF PARCEL 48.01
Owner: LOCKWOOD SECTION, 9 & 12, LLC
P/O Deed Book 7288, Page 221
Register's Office for Williamson County, TN



VICINITY MAP
NOT TO SCALE

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

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

Williamson County Emergency Management Agency	Date
City of Franklin	Date

Certificate Of Approval of Sewer Systems

I hereby certify that:
(1) The sewer system designated in Lockwood Glen PUD Subdivision - Section Nine has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Lockwood Glen PUD Subdivision- Section Nine has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Microfton Utility District to assure completion of such improvements.

General Manager, Microfton Utility District	Date
---	------

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Lockwood Glen PUD Subdivision - Section Nine has been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for access, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

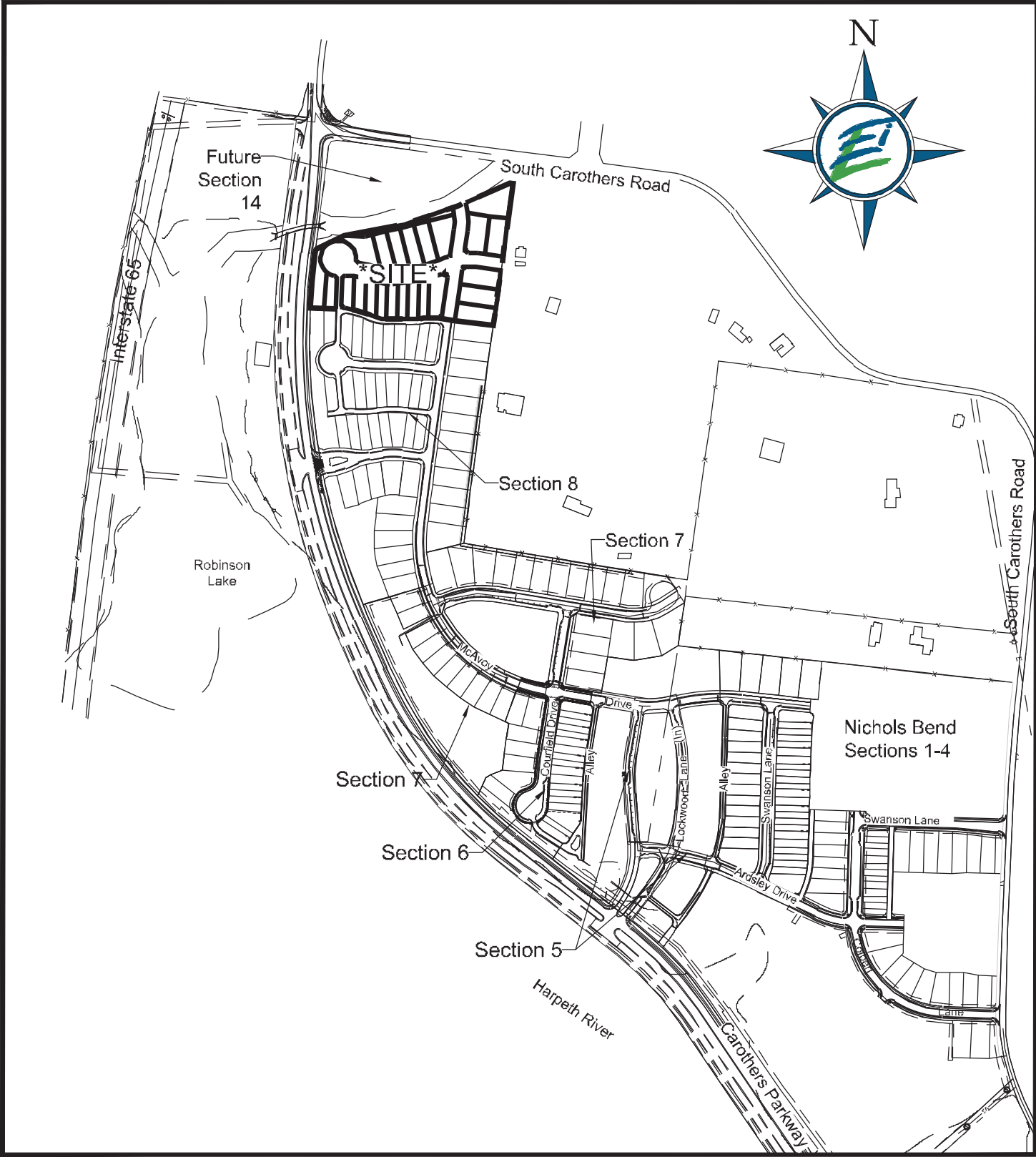
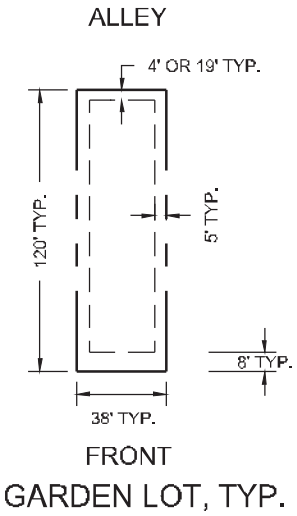
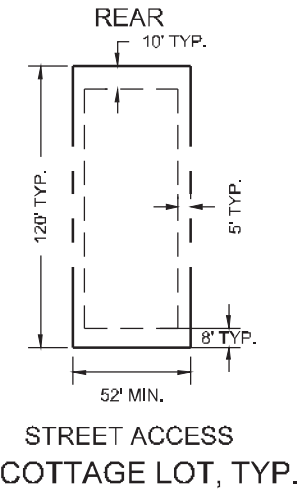
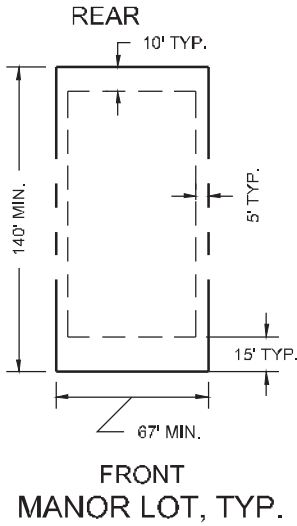
Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission	Date
---	------

**LOCKWOOD GLEN PUD
SUBDIVISION - SECTION NINE**
SHEET 1 OF 2
14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6901
DATE: January 8, 2019
REV: February 7, 2019

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



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 7288, Page 221, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner	Date:
-------	-------

Owner Information
Ted Terry
Lockwood Section 9 & 12, LLC
572 Savannah Highway
Charleston, SC 29407
Phone: (843) 573-9555
Email: t.terry@crescenthomes.net

MTEMC Certificate of Approval for Recording

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

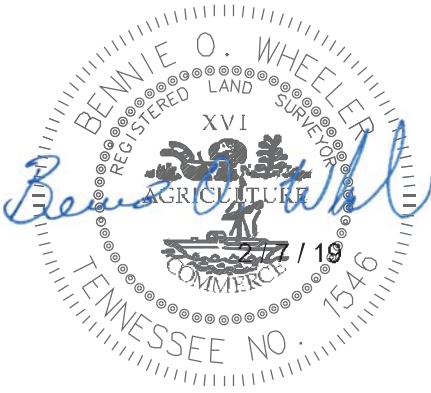
Middle Tennessee Electric Membership Corporation

Date

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

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

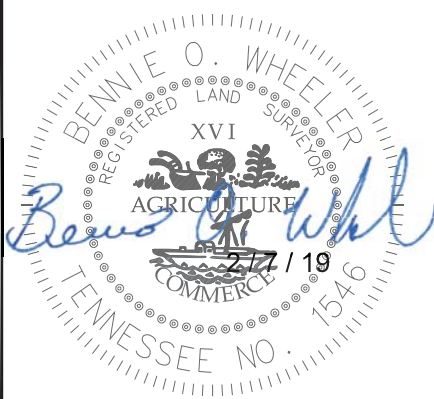


Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	51.96	210.00	14°10'39"	N89° 42' 03"W	51.83	26.12
C2	35.09	190.00	10°34'57"	S88° 30' 06"W	35.04	17.60
C3	66.08	738.50	5°07'37"	N88° 46' 14"W	66.06	33.06
C4	76.37	165.00	26°31'08"	N78° 04' 29"W	75.69	38.88
C5	88.83	260.00	19°34'29"	N74° 36' 09"W	88.40	44.85
C6	21.01	14.00	85°58'04"	S41° 24' 22"E	19.09	13.05
C7	20.72	13.00	91°18'34"	S47° 13' 58"W	18.59	13.30
C8	17.79	13.00	78°23'39"	N37° 37' 09"W	16.43	10.60
C9	293.89	65.00	259°03'39"	S52° 42' 37"W	100.27	-78.77
C10	19.62	13.50	83°15'39"	S39° 23' 38"E	17.94	12.00
C11	80.85	425.00	10°54'00"	N75° 34' 28"W	80.73	40.55
C12	28.63	75.00	21°52'29"	S81° 03' 42"E	28.46	14.49
C13	131.07	505.93	14°50'37"	N73° 07' 33"E	130.71	65.91

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C14	13.39	225.00	3°24'38"	N67° 59' 16"E	13.39	6.70
C15	14.55	13.50	61°44'34"	N38° 49' 18"E	13.85	8.07
C16	28.02	13.50	118°54'59"	N51° 30' 28"W	23.25	22.88
C17	183.72	555.00	18°58'00"	N78° 31' 03"E	182.89	92.71
C18	48.63	126.33	22°03'13"	N80° 56' 54"W	48.33	24.62
C19	111.19	375.00	16°59'17"	N78° 37' 07"W	110.78	56.00
C20	18.18	13.50	77°09'05"	S46° 31' 34"W	16.84	10.77
C21	38.82	175.00	12°42'33"	N88° 32' 37"W	38.74	19.49
C22	33.46	225.00	8°31'16"	N86° 26' 59"W	33.43	16.76
C23	23.25	13.50	98°39'38"	S41° 22' 48"E	20.48	15.71
C24	106.10	250.00	24°19'01"	N4° 12' 29"W	105.31	53.86
C25	80.66	200.00	23°06'24"	N3° 36' 10"W	80.11	40.88
C26	20.29	13.00	89°26'15"	N52° 40' 09"E	18.29	12.87

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. In. Per Tree	No. of Trees
289	9,380	0.22	6	3	2
290	9,380	0.22	6	3	2
291	9,662	0.22	6	3	2
292	8,814	0.20	6	3	2
293	5,385	0.12	6	3	2
294	5,213	0.12	6	3	2
295	4,981	0.11	6	3	2
296	4,859	0.11	6	3	2
297	4,874	0.11	6	3	2
298	5,285	0.12	6	3	2
299	5,103	0.12	6	3	2
300	5,191	0.12	6	3	2
301	4,931	0.11	6	3	2
302	9,778	0.22	6	3	2
303	7,217	0.17	6	3	2
304	7,740	0.18	6	3	2
305	7,932	0.18	6	3	2
306	7,846	0.18	6	3	2
307	10,813	0.25	12	3	4
308	10,430	0.24	12	3	4
309	9,399	0.22	6	3	2

Open Space Table		
Lot #	Square Feet	Acres
313	9,264	0.21
314	5,819	0.13
315	13,586	0.31



Utility Disclaimer

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

Legend	
	Fire Hydrant
	Street Light
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Critical Lot for Public Utilities
	Proposed Stormwater Inlet
	Concrete Sidewalk
	Lot Number
	Lot Address
	Cross Walk Striping



LOCKWOOD GLEN PUD SUBDIVISION - SECTION NINE

SHEET 2 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6901

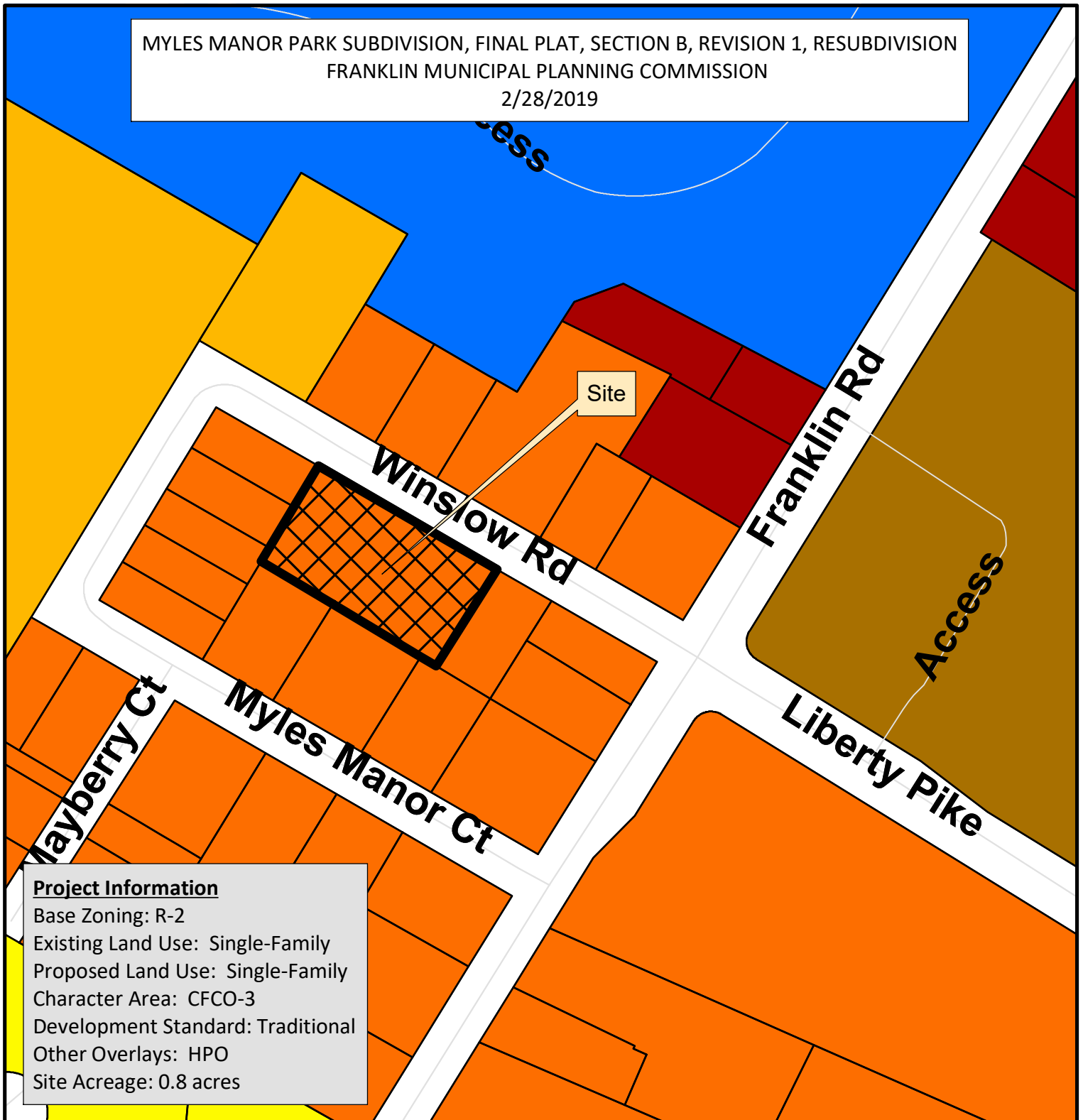
DATE: January 8, 2019
REV: February 7, 2019

Section 9
Closure Error
Greater than 1:10,000



ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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MYLES MANOR PARK SUBDIVISION, FINAL PLAT, SECTION B, REVISION 1, RESUBDIVISION
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/28/2019



Project Information

Base Zoning: R-2
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: HPO
Site Acreage: 0.8 acres

- | | |
|--|---------------------------------------|
| Myles Manor Sub., 111 Winslow Dr. | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 100 200 400
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues

30. Label

lori.jarosz@franklintn.gov Lot 15 is 111 Winslow Road not 110 Winslow Road. All addresses are required to be on final plats.
 lot 19 is 115 Winslow Road
 Lot 22 is 119 Winslow Road
 [Edited By Lori Jarosz]

Engineering - Final Plat Checklist

General Issues

31. Plat Notes

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown.

Applicant to revise the following final plat notes:

1. Note 7 is to reference the HPO, not the HOA.

7.) THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE TEN (25') LOTS INTO THREE LOTS IN THE TRADITIONAL (R-2) HISTORIC PRESERVATION OVERLAY (H.O.A.)—FRANKLIN ROAD LOCAL HISTORIC DISTRICT.

2. Note 13 is to reference the HOA, not the Historic Preservation Overlay / Historic District.

13.) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC OF RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HISTORIC PRESERVATION OVERLAY (H.O.A.)—FRANKLIN ROAD LOCAL HISTORIC DISTRICT

Fire-Planning

General Issues

23. Fire Protection

andyk@franklintn.gov Ben was not aware of my request. The concern is that the homes may be larger than 3600 SF and will require more than the 1000gpm @ 20 psi minimum requirement. A possible solution is to limit the structure size, require fire sprinklers for larger structures, or perform a flow test proving adequate water exists for fire protection.

Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov (Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)

No sureties are associated with this Final Plat.

Planning

LOTS 14-23 MYLES MANOR PARK BLOCK B.pdf

17. Project name

joseph.bryan@franklin.tn.gov Applicant shall revise project name in title bar to include "Myles Manor Park Subdivision..." for clarity when being recorded.

19. Iron Pins

joseph.bryan@franklin.tn.gov Applicant shall indicate new iron pin symbol in the chart.

20. HPO

joseph.bryan@franklin.tn.gov Applicant shall correct discrepancies between 'HOA' and 'HPO' in the plat notes.

29. Owner Contact Info

joseph.bryan@franklin.tn.gov Applicant shall include property owner contact info on the plat.

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 7338, Page 670, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by restrictive covenants as in record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner

Date

Owner

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in MYLES MANOR SUBDIVISION FINAL PLAT-SECTION "B" REVISION 1 RE-SUBDIVISION OF LOTS 14-23 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 OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in MYLES MANOR SUBDIVISION FINAL PLAT-SECTION "B" REVISION 1 RE-SUBDIVISION OF LOTS 14-23 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department

Date

CITY OF FRANKLIN (615) 794-4554

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 201____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary

Date

Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL FOR ELECTRICAL UTILITIES

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

Date

Middle Tennessee Electric Corporation

NEW ROADS 0.00 LINEAR FEET
TOTAL AREA 0.80 ACRES
34,876 SQ.FT.
CLOSURE 1/20,000

GENERAL NOTES

1.) ALL DISTANCES SHOWN ARE BASED ON FIELD-RUN SURVEY USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.

2.) UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY, TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.

3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.

4.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THE SURVEYOR.

5.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD) NOT IN 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM MAP 47187C022116 DATED DECEMBER 22, 2016.

6.) DETACHED RESIDENTIAL TRADITIONAL (R-2) ZONING MINIMUM BUILDING SETBACKS: FRONT-10'-30'; SIDE-5'; REAR-5' FRANKLIN ROAD LOCAL HISTORIC DISTRICT OVERLAY-- CHARACTER AREA OVERLAY CFCO-3

7.) THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE TEN (25') LOTS INTO THREE LOTS IN THE TRADITIONAL (R-2) HISTORIC PRESERVATION OVERLAY (H.O.A.)-FRANKLIN ROAD LOCAL HISTORIC DISTRICT.

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

9.) EXISTING STORM DRAIN SHOWN ALONG WINSLOW ROAD

10.) THERE ARE NO LINEAR FEET OF NEW STREETS WITH THIS PLAT.

11.) THERE ARE NO SIDEWALKS ON EITHER SIDE OF WINSLOW ROAD.

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

13.) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC OF RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HISTORIC PRESERVATION OVERLAY (H.O.A.)-FRANKLIN ROAD LOCAL HISTORIC DISTRICT

14.) WITHOUT FORMING A LEGAL OPINION, THE REFERENCE DEED AND CURRENT DEED OF RECORD IS A WARRANTY DEED, AND THE GRANTEE AS STATED THEREIN HAVE ALL RIGHTS TO THE PROPERTY, INCLUDING MINERAL RIGHTS.

15.) MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A.

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

17.) 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.

18.) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOTS AS SHOWN ON THE FINAL PLAT MYLES MANOR PARK LOTS 14-18 BLOCK "B" AND LOTS 19-23 BLOCK "B" AS OF RECORD IN PLAT BOOK 1 PAGE 100, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

19.) THE CLOSURE ERROR IS 1/20,000 IN PRECISION.

LOT NO.	911 STREET ADDRESS	ACREAGE
15	110 WINSLOW ROAD	0.26 ACRE 11,534 SQ.FT.
19	WINSLOW ROAD	0.30 ACRE 12,966 SQ.FT.
22	WINSLOW ROAD	0.24 ACRE 10,375 SQ.FT.

The main survey plat shows a portion of the Myles Manor Subdivision. It features three lots: Lot 15 (110 Winslow Road), Lot 19 (Winslow Road), and Lot 22 (Winslow Road). The plat includes detailed measurements for lot boundaries, street widths (50' R.O.W. for Winslow Road), and easements. Key features include: an existing iron pin monument at the intersection of Winslow Road and Franklin Road; a 15' storm drainage easement; various utility poles (UTP) and water meters (WM); and several concrete monuments. The plat also shows the original Myles Manor Subdivision lines and the location of the sewer manhole. Surrounding property owners and their deed references are noted, including William David Landrum, Michael D. Leech, Barbara G. Leech, Sharon A. Reily, John Dorris Taylor, and James W. King III.

A north arrow pointing towards the top of the page. Below it, text indicates the Tennessee State Plane Coordinate System, Zone 5301, Flupzone 4100, NAD 83 DATUM.

A site map showing the location of the property within the Myles Manor Subdivision. It includes a street grid with Winslow Road, Franklin Road, and Harpeth Industrial Ct. The property is located at the intersection of Winslow Road and Franklin Road. The map is labeled 'SITE MAP N.T.S.' (Not To Scale).

LINE	BEARING	DISTANCE
L1	N 31°40'34" E	138.79'
L2	N 30°35'44" E	140.23'

A typical layout diagram showing the minimum building setback line (M.B.S.L.) and various utility lines. It includes a 10' P.U.D.E. (Public Utility Dedication Easement) and a 10' REAR M.B.S.L. (Minimum Building Setback Line). The diagram shows a 5' DRAINAGE ESMT. (Easement) and a 5' SIDE M.B.S.L. (Minimum Building Setback Line). It also shows a 10' PUBLIC UTILITY & DRAINAGE ESMT. and a 10'-30' FRONT M.B.S.L. (Minimum Building Setback Line).

A circular surveyor's seal for Randolph L. Chapdelaine, Registered Land Surveyor, Tennessee No. 1444. The seal includes the text 'REGISTERED LAND SURVEYOR', 'AGRICULTURE', 'COMMERCE', and 'TENNESSEE NO. 1444'.

- WM = (WM) WATER METER
- UTP = (UTP) UTILITY POLE
- TEL = (TEL) TELEPHONE POLE
- CO = (CO) SEPTIC CLEAN OUT
- SEW = SEWER MAN HOLE
- FH = FIRE HYDRANT
- GM = GAS METER
- WV = WATER VALVE
- TREE = TREE
- OHE = OVERHEAD ELECTRIC LINE
- UE = UNDERGROUND ELECTRIC LINE
- LP = LIGHT POLE
- 6"W = 6 INCH WATER SERVICE LINE
- 8"S = 8 INCH SEWER SERVICE LINE

MYLES MANOR SUBDIVISION FINAL PLAT-SECTION "B" REVISION 1 RE-SUBDIVISION OF LOTS 14-23

9th CIVIL DISTRICT WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
OWNER/SUBDIVIDER: THE ESTATE OF JOHN A. BRAGG - REBECCA C. McNAMEE EXECUTRIX
111 WINSLOW ROAD, FRANKLIN, TENNESSEE 37064
PHONE (615) 476-8797
DEED BOOK 7338 PAGE 670-672
LOTS 14-23 BLOCK B MYLES MANOR PARK PLAT BOOK 1 PAGE 100
PROPERTY MAP 63-N GROUP "A" PARCEL 6
ZONED R-2 Traditional
HISTORIC PRESERVATION OVERLAY (H.O.A.)-FRANKLIN ROAD LOCAL HISTORIC DISTRICT
CHARACTER OVERLAY CFCO-3
TOTAL ACRES 0.80 ACRES IN 3 LOTS
DATE: FEBRUARY 2, 2019 SCALE 1"=50'
JOB # 5207

A graphic scale bar showing 0, 50, and 100 feet. Below the bar, text indicates 1" = 50'.

CITY OF FRANKLIN PROJECT NUMBER 6906

CHAPDELAIN
& ASSOCIATES

A compass rose showing North, South, East, and West. The rose is oriented with North at the top.

7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com

RANDOLPH L. CHAPDELAIN
TN. RLS. 1444 JOB #5207

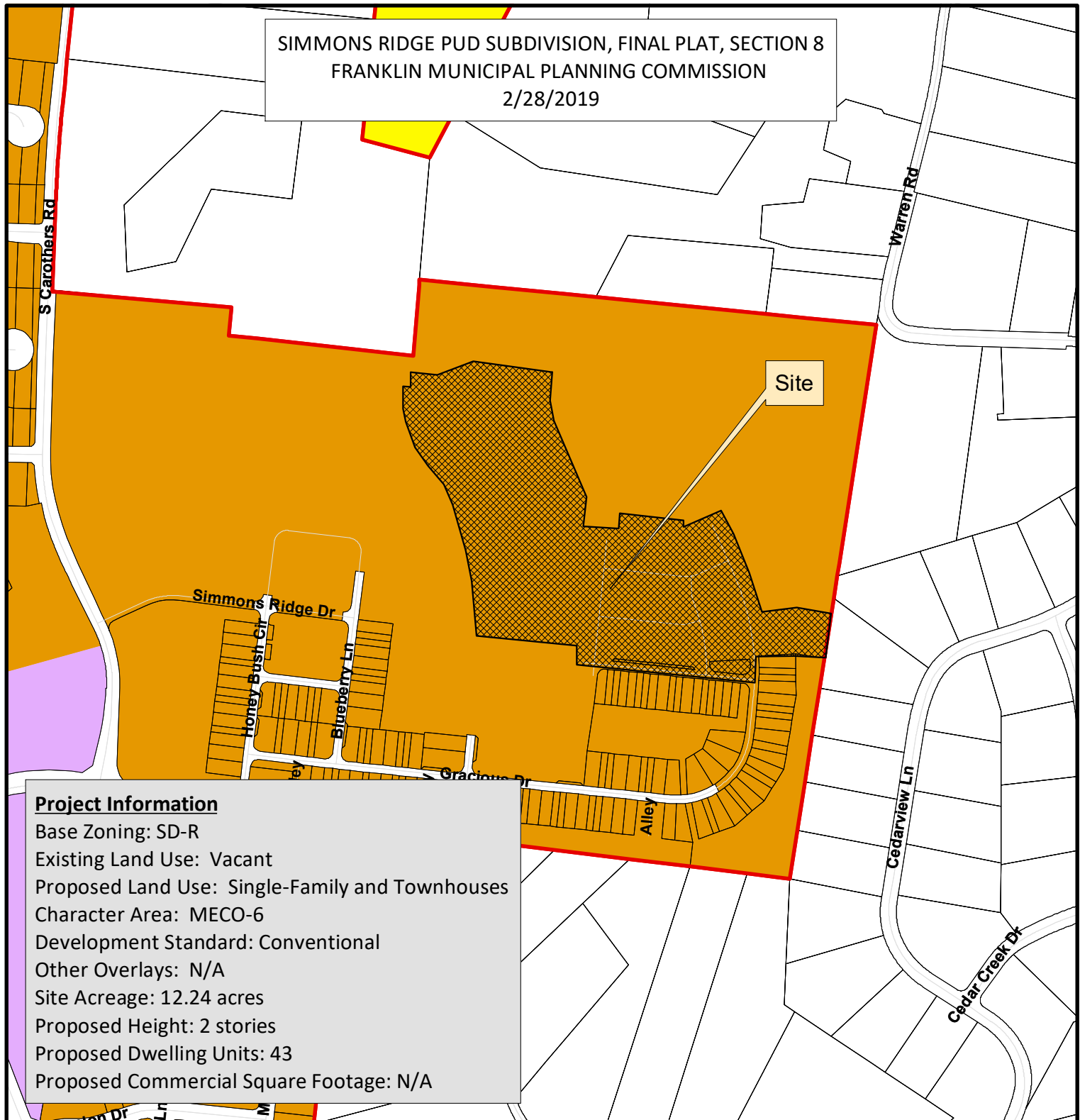
CERTIFICATE OF SURVEY

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. The subdivision plat correctly represents a survey made under my supervision on the 28th day of December, 2017. The ratio of precision of the unadjusted survey is 1/20,000 as shown hereon.

Surveyor TN License No. 1444 Date

CHAPDELAIN & ASSOCIATES 7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
PHONE (615) 799-8104 FAX# (615) 799-2017

SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 8
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/28/2019



Project Information

Base Zoning: SD-R
 Existing Land Use: Vacant
 Proposed Land Use: Single-Family and Townhouses
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 12.24 acres
 Proposed Height: 2 stories
 Proposed Dwelling Units: 43
 Proposed Commercial Square Footage: N/A

- | | |
|--|---------------------------------------|
| Simmons Ridge PUD Subdivision, Final Plat, Section 8 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 125 250 500 750
 Feet

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

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklin.tn.gov *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Any unposted sureties associated with this development from site plan [COF# 6745 \(Simmons Ridge PUD Subdivision, Site Plan Section 8\)](#) shall be transferred to this final plat as a condition of approval.

GENERAL NOTES:

- (1) THE PURPOSE OF THIS PLAT IS TO CREATE 43 BUILDABLE LOTS, 8 OPEN SPACE LOTS TOTAL, 51
(2) EXISTING ZONING: SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.61) CHARACTER OVERLAY MCD-6
(3) MINIMUM REQUIRED SETBACK LINES:
5 FEET (CORNER LOT 10 FEET)
33 FEET (LATERAL) 22 FEET (FRONTAGE)
ROAD YARD:
20 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESSES ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

OWNER/SUBOWNER: SIMMONS RIDGE JOINT VENTURES
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: JOHN FRANKS
TELEPHONE: (615) 790-2447
EMAIL: jfranks@sjv.com
8. SURVEYOR: RYDE PARK HOMES, LLC Thomas G. King III
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: TOM KING
TELEPHONE: (615) 238-4958
EMAIL: tomking3@gmail.com

9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
10. THIS SURVEY HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREIN WERE TAKEN FROM VISIBLE APPROPRIATE 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.
11. THE PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON FEMA FLOOD INSURANCE RATE MAPS.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL, EXISTING, OR TO BE PROVIDED, SHALL BE LOCATED TO PROVIDE SERVICE TO THE DEVELOPMENT, IN ACCORDANCE WITH THE TYPICAL UTILITY PLANS, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2008.

13. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL, EXISTING, OR TO BE PROVIDED, SHALL BE LOCATED TO PROVIDE SERVICE TO THE DEVELOPMENT, IN ACCORDANCE WITH THE TYPICAL UTILITY PLANS, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2008.
14. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT THE DISCRETION OF THE ENGINEER.
15. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COR STANDARDS/REGULATIONS.
16. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
17. PROJECT GEOTECHNICAL REFERENCE NETWORK BASED ON COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5201, PROJECTION 4100, PROJECT DATUM NAD 1983. CONVERSION FACTOR = 0.99991825.
18. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE FINAL SITE PLAN HAS BEEN FOR APPROVED.
19. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
20. THE OWNER/SUBOWNER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO DOCUMENTATION HAS BEEN FOUND.

21. NO BUILDINGS EXIST ON THE PROPERTY.
22. TYPICAL OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
23. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPED THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
25. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
26. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
27. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT.
28. BASE INFORMATION TAKEN FROM SIMMONS RIDGE SITE PLAN, SECTION 8

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 regulation, bylaws, policy, guidelines and operational guidelines of MTEMC, and in accordance with the plat approved 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 MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Owner(s) Simmons Ridge Joint Venture John Y. Franks (Book 2409, Page 297) Date
Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) Date

Open Space Table

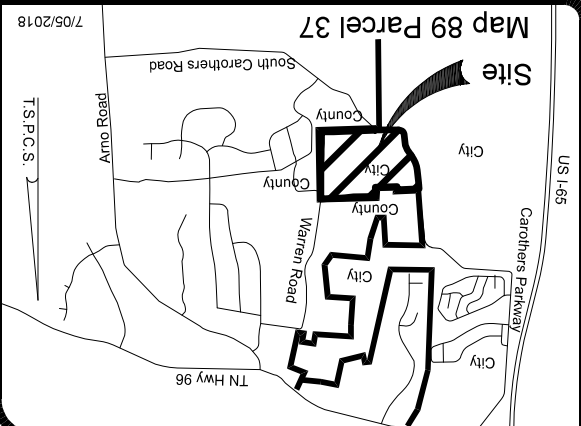
Lot	Sq. Feet	Acres
518	2,820	0.06
519	3,518	0.08
520	1,485	0.03
521	7,268	0.18
522	1,485	0.03
523	3,753	0.09
524	296,967	6.82
525	15,111	0.35
Total	333,045	7.65

RIGHTS OF WAY

ROW	Sq. Feet	Acres
566	43,316	0.99
567	43,316	0.99
568	43,316	0.99
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Tennessee State
Plane Coordinate
System, Zone 5301,
Fipszone 4100; NAD
83 Datum.



Vicinity Map
Scale: 1" = 600'

LEGEND

- Iron Rod Existing -EX IR
- Monument -
- Fence -
- Property Line -
- Utility Pole w guy wire
- Water Main
- Sanitary Sewer Main
- Storm Sewer Pipe
- Fire Hydrant
- Street Lamp
- Road Sign
- Public Utility Easement
- Public Drainage Easement
- Public Utility, Drainage & Access Easement
- Street Address
- Microton Utility District Exclusive Easement MUD

18" RCP
SS
FH
PDE
PUE

FUTURE
DEVELOPMENT

SECTION LINE

GREEN INFRASTRUCTURE
INFILTRATION BASIN
100 YEAR HIGH WATER
ELEVATION 713.7

CLEANOUT
TYPICAL
6" UNDERDRAIN

OUTLET
STRUCTURE

ENDWALL

FUTURE
DEVELOPMENT

NOTE:
REFERENCE SECTION 8 LONG
TERM MAINTENANCE AGREEMENT SET
FORTH ON INFILTRATION BASIN

FUTURE
DEVELOPMENT

SECTION LINE

GREEN INFRASTRUCTURE
INFILTRATION BASIN
100 YEAR HIGH WATER
ELEVATION 713.7

HDPE

(PUDE)
OPEN
SPACE

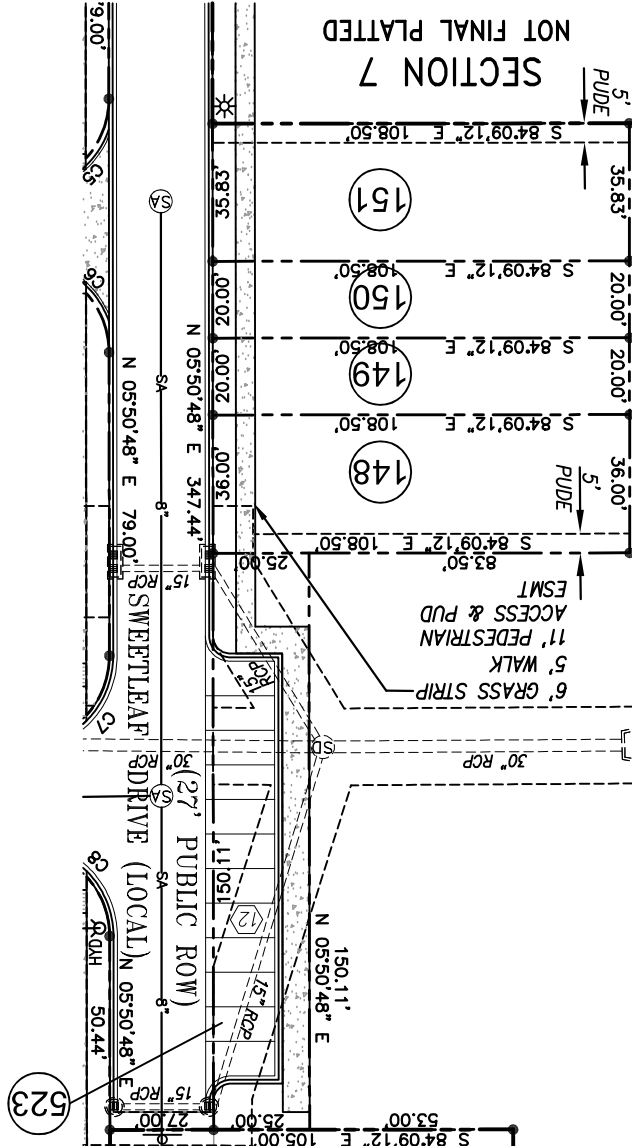
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FOREBAY

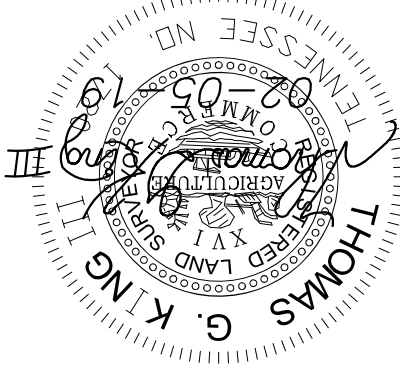
MATCH LINE
SEE SHEET 2 OF 3

MATCH LINE
SEE SHEET 2 OF 3

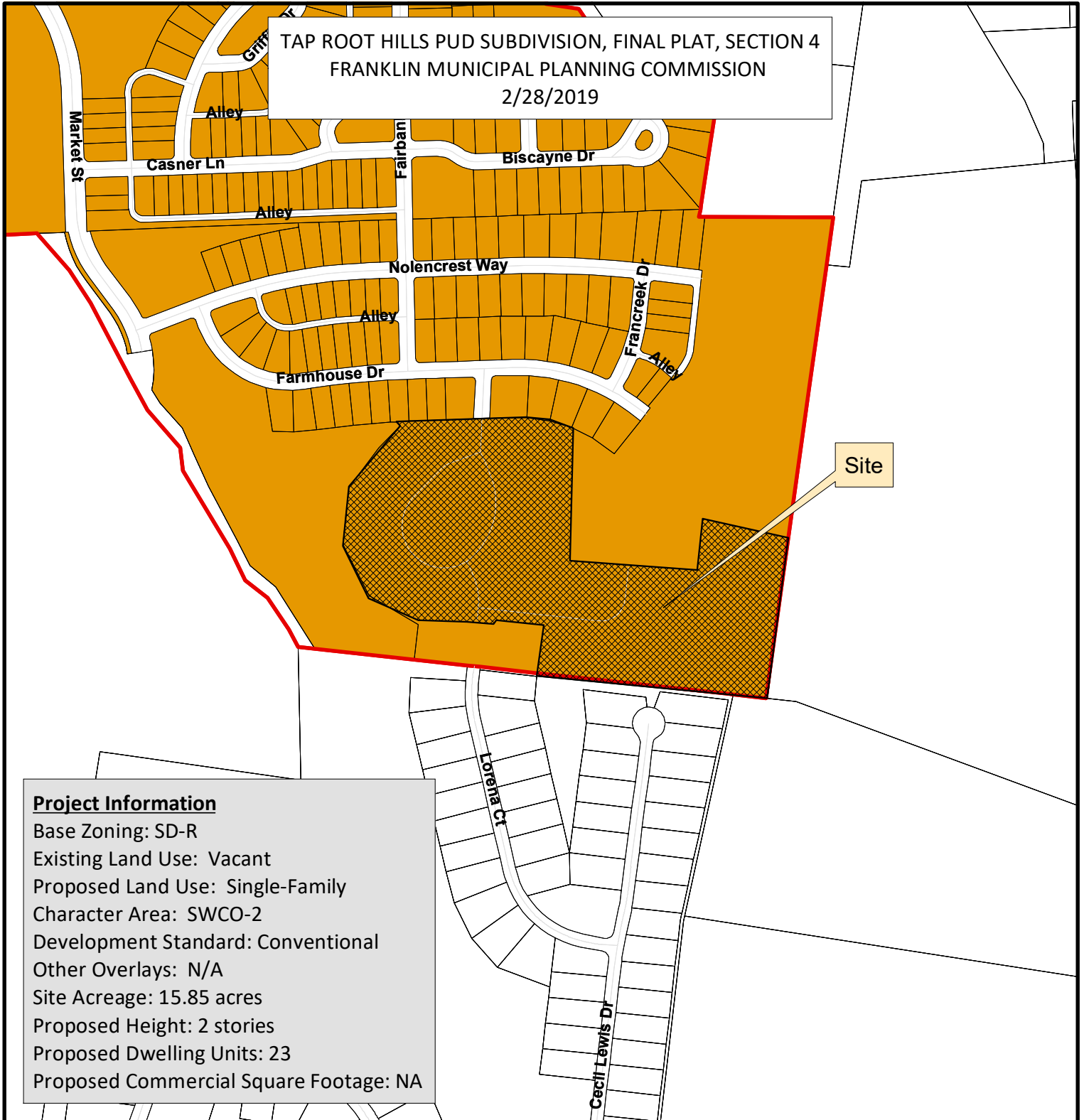
SECTION 7
NOT FINAL PLATTED



REVISION 02-05-19 CITY COMMENTS	
SECTION 8	
4408 SOUTH CAROTHERS ROAD	
FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres = 12.24	Total Lots = 51
Acres New Streets = 0.99	Feet New Streets = 1,165'
Civil District : 14th	Closure Error : 1/10,000+
Date : 01/14/19	
City Project No. 6903	
SHEET 3 OF 3	



TAP ROOT HILLS PUD SUBDIVISION, FINAL PLAT, SECTION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/28/2019



- | | |
|---|---------------------------------------|
| Tap Root Hills PUD Subdivision, Final Plat, 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 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 |



0 125 250 500 750
Feet

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

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

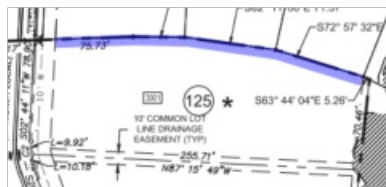
lance.fittro@franklinton.gov The Site Plan for Section 4 of Tap Root Hills indicates lots 45-48, 53-57, 120-125, and 137-139 as Critical Lots, but does not specify which lots were designated Critical Lots for Grading vs. those that were Critical Tree Lots. Reviewing the final grading shown on the site plan for Section 4 indicates lots 45-49, 120-124, and 137-139 are to be designated as Critical Lot for Grading on the plat due to the steep slopes remaining on the lots.

Applicant shall indicate Lots 45-49, 120-124 and 137-139 as Critical Lots for Grading on the plat. Consult with the COF Landscape Architect, Jason Arnold, regarding which lots are to remain Critical Tree Lots on the plat. It will be appropriate for some lots to be designated both Critical Lots for Grading and Critical Tree Lots.

8. Easements

joe.marlo@franklinton.gov Comment primarily addressed.

Applicant to show the 5-foot public drainage easement on the north side of Lot 125.



12. C. Final Plat

lance.fittro@franklinton.gov The previous comment, "Provide a legend for hatching shown on the plat, including the diagonal hatching which is called out as both Landscape Easement and Tree Save Canopy on the plat, as well as being shown on areas outside the property being platted" has not been addressed on the plat.

While the explanation provided makes sense, applicant shall provide a legend for all hatching and line types used for the plat, on the plat, for the benefit of anyone who may see the printed plat without benefit of the verbal explanation of the line types and hatching used.

Fire-Planning

General Issues

23. Public Water Main

andyk@franklinton.gov The plat references MVUD, not MUD in multiple locations.

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklin.tn.gov *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Any unposted sureties associated with this development from site plan [COF# 6823 \(Tap Root Hills PUD Subdivision, Site Plan, Section 4, Revision 1\)](#) shall be transferred to this final plat as a condition of approval.

Planning (Landscape)

General Issues

22. Critical Tree Lots

jason.arnold@franklin.tn.gov Applicant shall label lots 46,47 and 120-125 as Critical Tree Lots.

Site Data

Project Name:	Tap Root Hills PUD Subdivison - Section Four 6904
COF Project #:	Tap Root Hills PUD Subdivison
Subdivision:	Lots 42-48, 51-57, 120-125, & 137-139
Lot numbers:	Open Spaces 503 & 505
Address:	Clovercroft Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	SD-R (2.28) / SWC-02 (Seward Hall)
Applicable development standard:	Conventional
Acreage of site:	15.85 acres
Minimum required setback lines:	See this page for Setback Details
Owners representative:	Patterson Company, LLC
Address:	321 Billingsly Court, Suite 19 Franklin, TN 37067
Phone number:	615.472.1317
Email address:	WVPatterson@buypatterson.com
Contact name:	Wes Patterson
Applicant:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Email address:	Clay.Wallace@eli-llc.com
Contact name:	Clay Wallace
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Contact names:	Bennie Wheeler

Notes

- The purpose of this plat is to create 23 single-family residential lots and 2 open space lots.
- This property is not located within a flood hazard area as per FEMA NFIP FIRM MAP NUMBER 47187C0220 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 080.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All open space area to be Public Utility, Access, and Drainage Easements (PUADEs).
- The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- Residential fire sprinklers (NFPA 13D) shall be provided in all new homes until the roadway connection to Watkins Creek Subdivision is complete and accessible for emergency vehicles.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
- Any side elevation visible from a street shall have the same degree of architectural details as the front facade.
- Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Any and all mineral rights for the subject property shall transfer to the owner.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure with is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City Franklin within an easement on the homeowners' lot at the homeowners' expense.

Total area: 690,528.19 S.F. or 15.85 Acres

Road Data:

Acreage in new roads 2.23 Acres
including alley right-of-ways

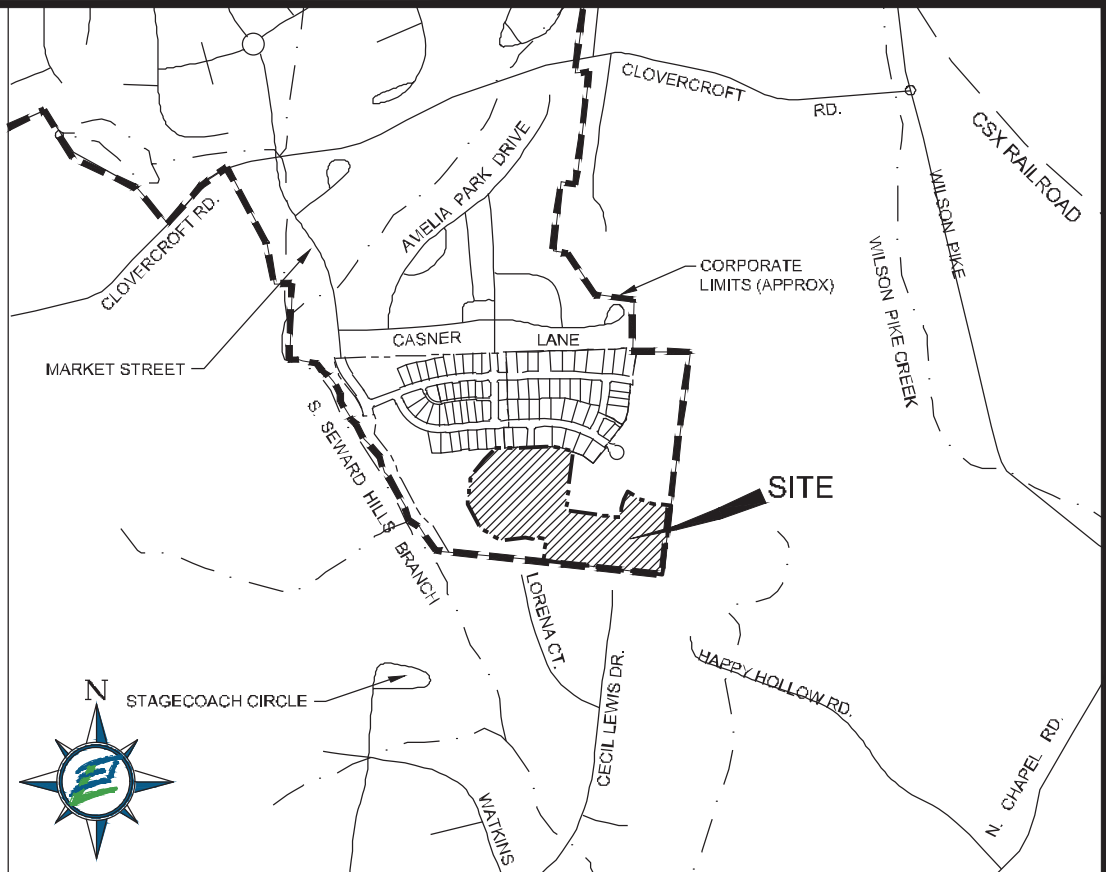
Linear footage of new roads 1828 Feet

Deed Reference

TAX MAP 080, PART OF PARCEL 44.03
Owner: Patterson Company, LLC
P/O Deed Book 6336, Page 102
Register's Office for Williamson County, TN

Parkland Information

Fees in lieu for entire development were paid prior to recording Section 1 Final Plat



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

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

Williamson County Emergency Management Agency	Date
City of Franklin	Date

Certificate Of Approval of Sewer Systems

I hereby certify that:
(1) The sewer system designated in Tap Root Hills PUD Subdivision - Section Four has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Tap Root Hills PUD Subdivision - Section Four has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District	Date
--	------

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Tap Root Hills PUD Subdivision - Section Four has been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for access, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission	Date
---	------

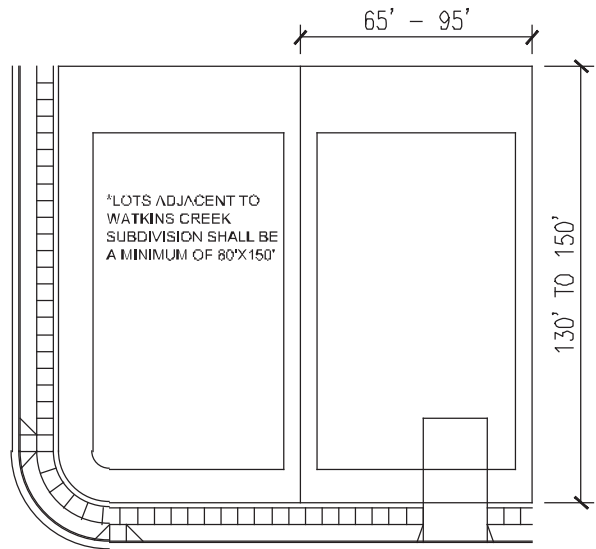
TAP ROOT HILLS PUD SUBDIVISION FINAL PLAT SUBDIVISION - SECTION FOUR SHEET 1 OF 3 14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6904
DATE: January 2, 2019
REV: February 7, 2019



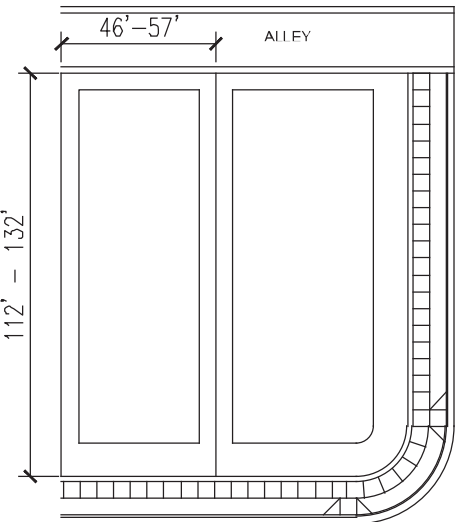
ENERGY LAND & INFRASTRUCTURE
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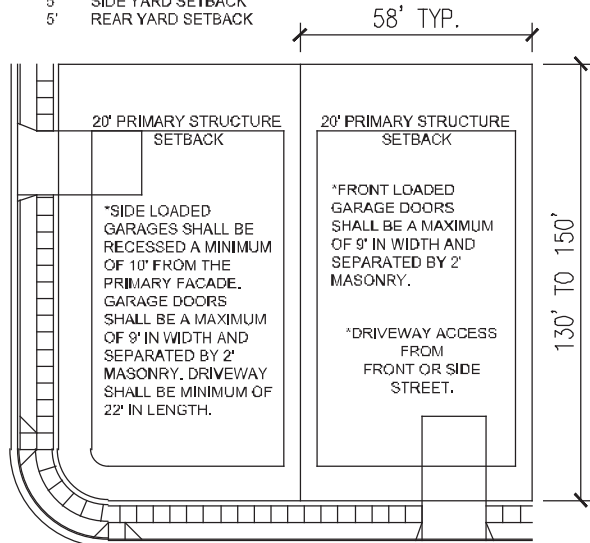
SINGLE FAMILY DETACHED B

15' FRONT YARD SETBACK
15' CORNER YARD SETBACK
5' SIDE YARD SETBACK
20' REAR YARD SETBACK



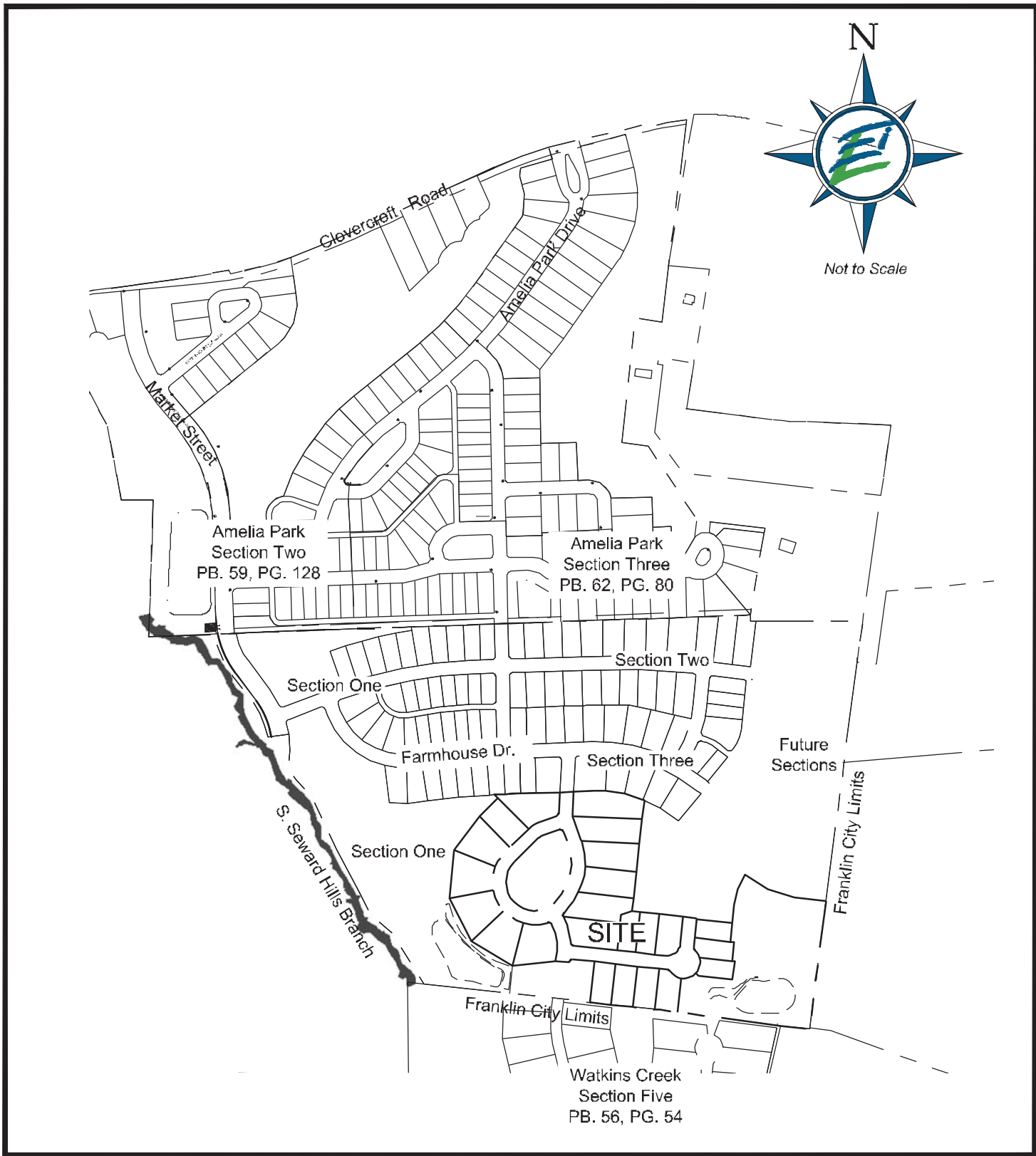
ALLEY LOADED SINGLE FAMILY DETACHED

10' FRONT YARD SETBACK
10' CORNER YARD SETBACK
5' SIDE YARD SETBACK
5' REAR YARD SETBACK



SINGLE FAMILY DETACHED A

10' FRONT YARD SETBACK
10' CORNER YARD SETBACK
5' SIDE YARD SETBACK
20' REAR YARD SETBACK FOR PRIMARY STRUCTURE



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 6336, Page 102, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 6336, Page 105, R.O.W.C., Tennessee.

Owner	Date
-------	------

Owner Information
Patterson Company LLC
321 Billingsly Ct. STE 19
Franklin, TN 37067

MTEMC Certificate of Approval for Recording

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

Middle Tennessee Electric Membership Corporation

Date	Surveyor Information Bennie O. Wheeler, R.L.S. ELI, LLC 1420 Donelson Pike, Suite A12 Nashville, TN 37217 Phone: 615-383-6300 Email: Bennie.Wheeler@eli-llc.com
------	---

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.





Lot Table/ Tree Requirement Chart					
Lot #	Square Feet	Acres	ACI	CAL. INCHES PER TREE	# OF TREES
42	8970	0.21	6	2	3
43	9581	0.22	6	2	3
44	8827	0.20	6	2	3
45	11911	0.27	12	2	6
46	12000	0.28	12	2	6
47	12000	0.28	12	2	6
48	12000	0.28	12	2	6
51	19665	0.45	12	2	6
52	19823	0.46	12	2	6
53	20267	0.47	12	2	6
54	20267	0.47	12	2	6
55	18734	0.43	12	2	6
56	15075	0.35	12	2	6
57	19770	0.45	12	2	6
120	18939	0.43	12	2	6
121	20023	0.46	12	2	6
122	18326	0.42	12	2	6
123	19648	0.45	12	2	6
124	21139	0.49	12	2	6
125	23244	0.53	12	2	6
137	12964	0.30	12	2	6
138	10350	0.24	12	2	6
139	9957	0.23	6	2	3

Open Space Table		
Lot #	Square Feet	Acres
503	50295	1.15
505	179971	4.13

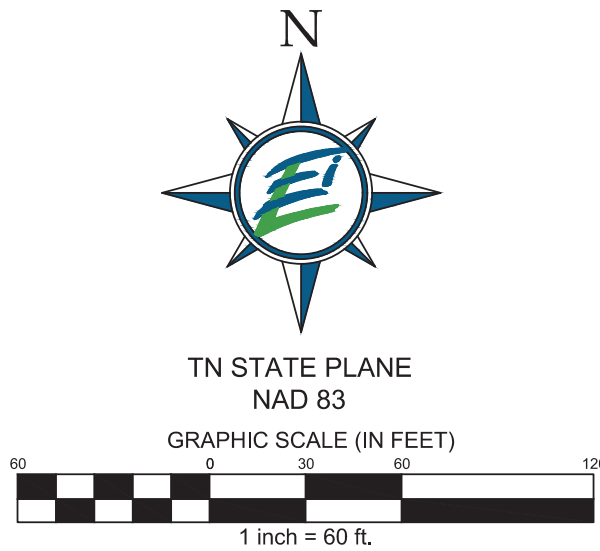
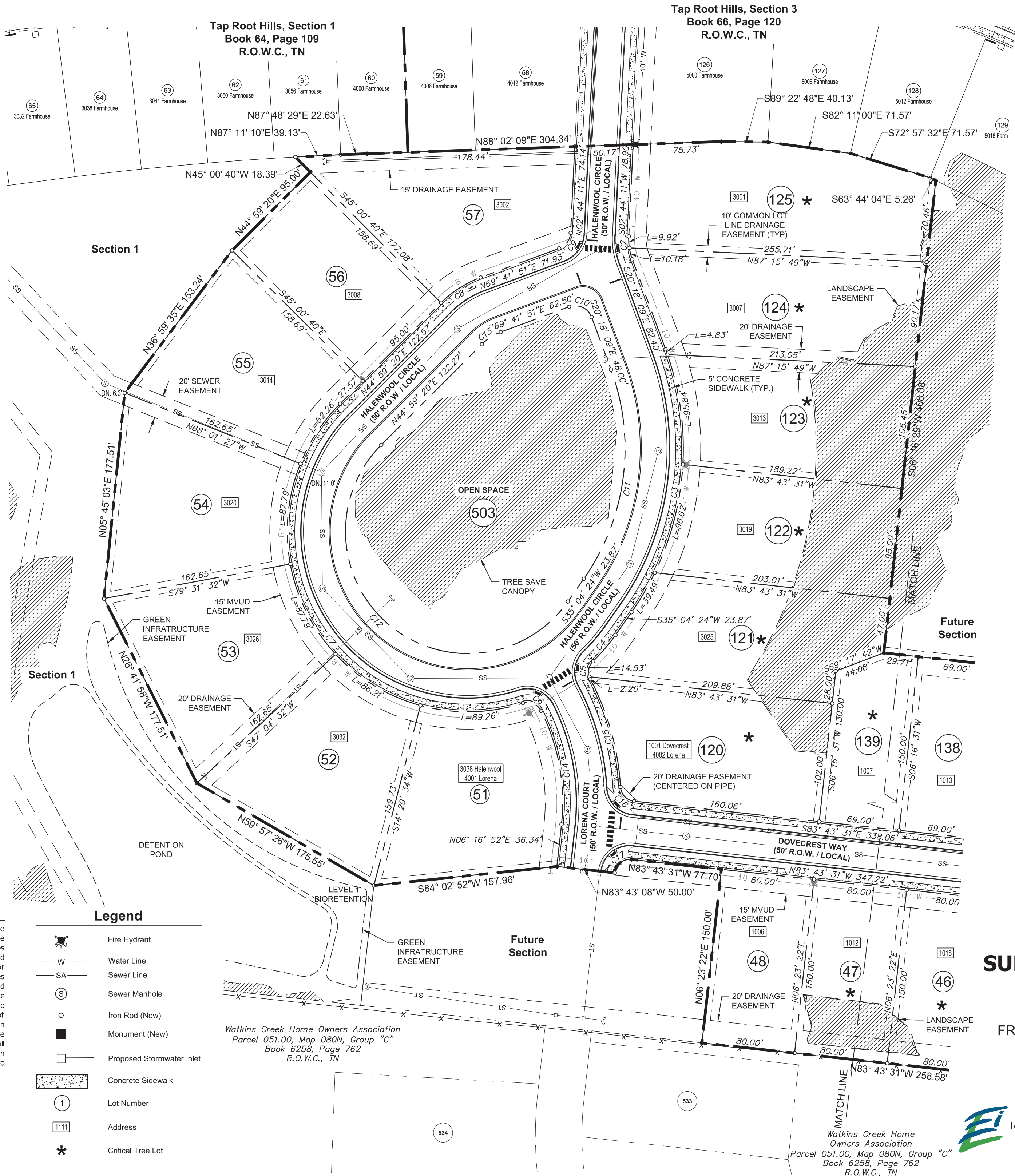
R.O.W. Table		
Lot #	Square Feet	Acres
ROW	96972	2.23

Utility Disclaimer

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



Legend	
	Fire Hydrant
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Proposed Stormwater Inlet
	Concrete Sidewalk
	Lot Number
	Address
	Critical Tree Lot



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	20.11	50.00	23° 02' 20"	S8° 46' 59"E	19.97
C3	236.79	245.00	55° 22' 33"	N7° 23' 08"E	227.68
C4	29.61	155.00	10° 56' 44"	N40° 32' 46"E	29.57
C5	16.79	13.00	74° 00' 19"	S9° 00' 58"W	15.65
C6	18.41	13.00	81° 09' 35"	N67° 12' 19"W	16.91
C7	413.29	155.00	152° 46' 27"	N31° 23' 54"W	301.29
C8	40.67	95.01	24° 31' 40"	N57° 26' 02"E	40.36
C9	17.53	15.00	66° 57' 40"	N36° 13' 01"E	16.55
C10	23.56	15.00	90° 00' 00"	S65° 18' 09"E	21.21
C11	188.47	195.00	55° 22' 33"	S7° 23' 08"W	181.22
C12	348.04	105.00	189° 54' 55"	N49° 58' 08"W	209.21
C13	19.41	45.00	24° 42' 32"	N57° 20' 36"E	19.26
C14	100.51	175.00	32° 54' 23"	N10° 10' 20"W	99.13
C15	96.90	225.00	24° 40' 31"	N15° 38' 56"W	96.15
C16	18.25	13.00	80° 24' 51"	S43° 31' 06"E	16.78
C17	20.42	13.00	89° 59' 37"	S51° 16' 40"W	18.38
C18	12.95	15.00	49° 27' 56"	N58° 59' 33"W	12.55
C19	201.16	60.00	192° 05' 31"	N49° 41' 39"E	119.33
C20	78.54	50.00	89° 59' 57"	N51° 16' 30"E	70.71
C21	13.78	15.00	52° 37' 37"	S20° 02' 17"E	13.30

**TAP ROOT HILLS
PUD SUBDIVISION
FINAL PLAT
SUBDIVISION - SECTION FOUR
SHEET 2 OF 3**
14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6904
DATE: January 2, 2019
REV: February 7, 2019

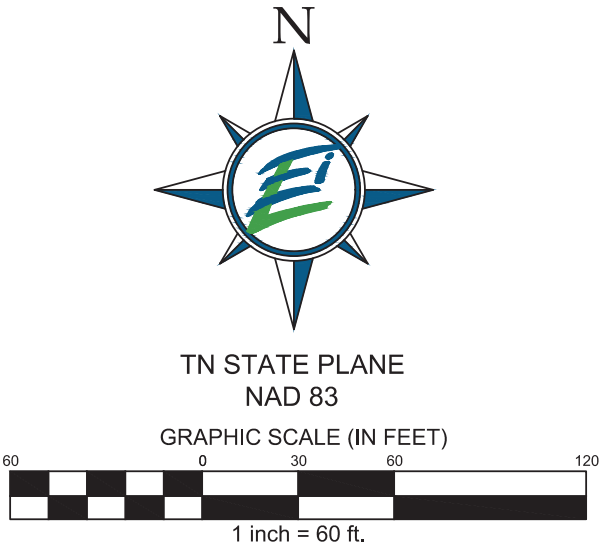
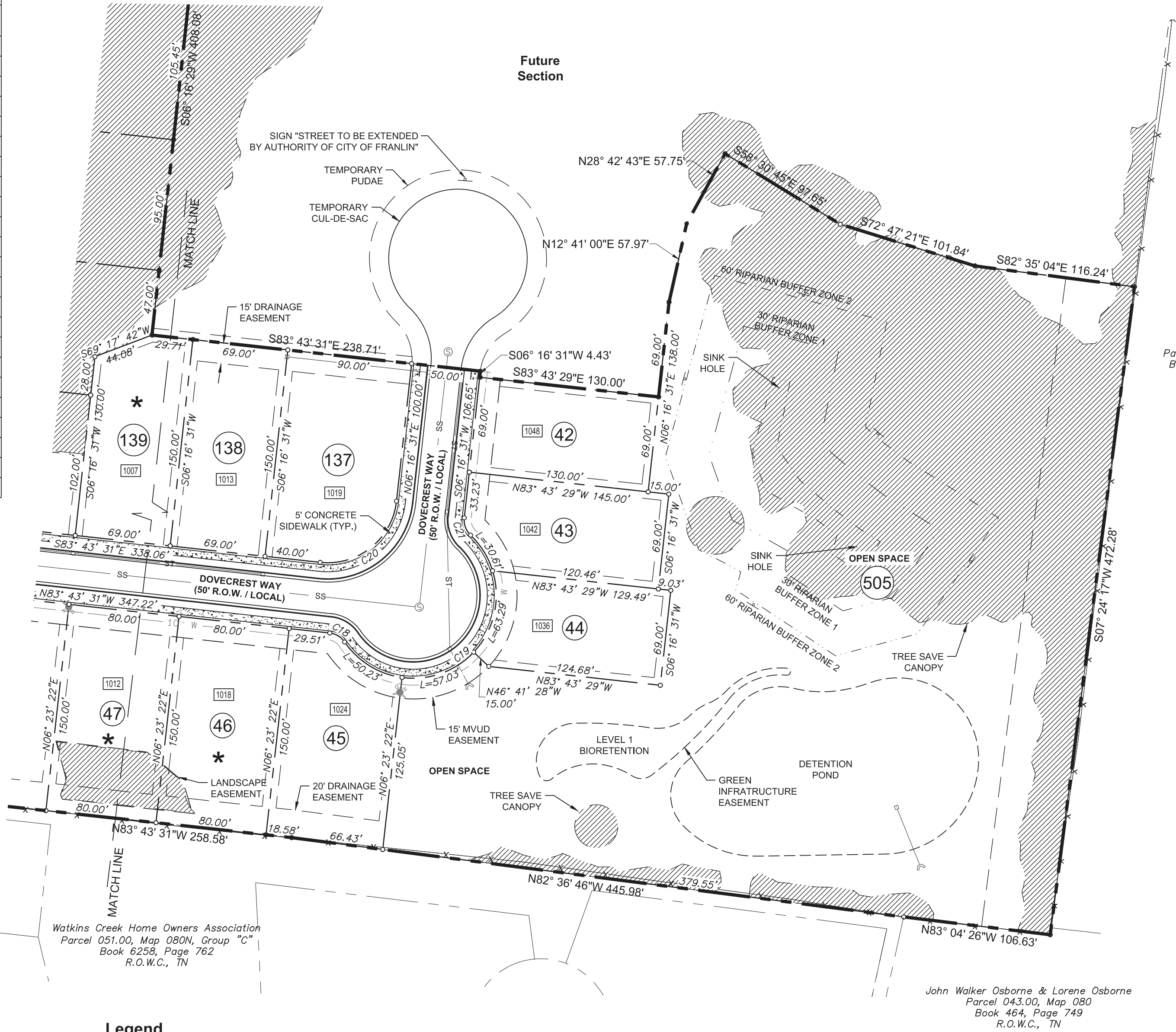


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125	23244	0.53	12	2	6
137	12964	0.30	12	2	6
138	10350	0.24	12	2	6
139	9957	0.23	6	2	3

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R.O.W. Table		
Lot #	Square Feet	Acres
ROW	96972	2.23



Darai Corp
Parcel 045.03, Map 080
Book 6622, Page 886
R.O.W.C., TN

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	20.11	50.00	23° 02' 20"	S8° 46' 59"E	19.97
C3	236.79	245.00	55° 22' 33"	N7° 23' 08"E	227.68
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C5	16.79	13.00	74° 00' 19"	S9° 00' 58"W	15.65
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C19	201.16	60.00	192° 05' 31"	N49° 41' 39"E	119.33
C20	78.54	50.00	89° 59' 57"	N51° 16' 30"E	70.71
C21	13.78	15.00	52° 37' 37"	S20° 02' 17"E	13.30

Utility Disclaimer

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Legend

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



**TAP ROOT HILLS
PUD SUBDIVISION
FINAL PLAT
SUBDIVISION - SECTION FOUR
SHEET 3 OF 3**
14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6904
DATE: January 2, 2019
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WOODLANDS SUBDIVISION, LOT 17, REVISION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
02/28/2019

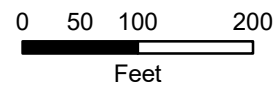
Murfreesboro Rd

Site

Project Information
Base Zoning: General Commercial (GC)
Existing Land Use: Retail
Proposed Land Use: Resteraunt
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 1.66 acres
Proposed Height: 1 story

Southwinds Dr

- | | |
|---|---|
|  Woodlands Lot 17 |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



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

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Addressing

General Issues

25. Addressing

lori.jarosz@franklin.tn.gov Please show the address on the plat before submittal to One Stop.
[Edited By Lori Jarosz]

Engineering - Final Plat Checklist

General Issues

27. C. Final Plat

lance.fittro@franklin.tn.gov With the existing building now being shown on the plat, due to conflicts with multiple easements, the existing building must be noted as "To Be Removed."

Performance Agreement and Surety

General Issues

26. Engineering Sureties

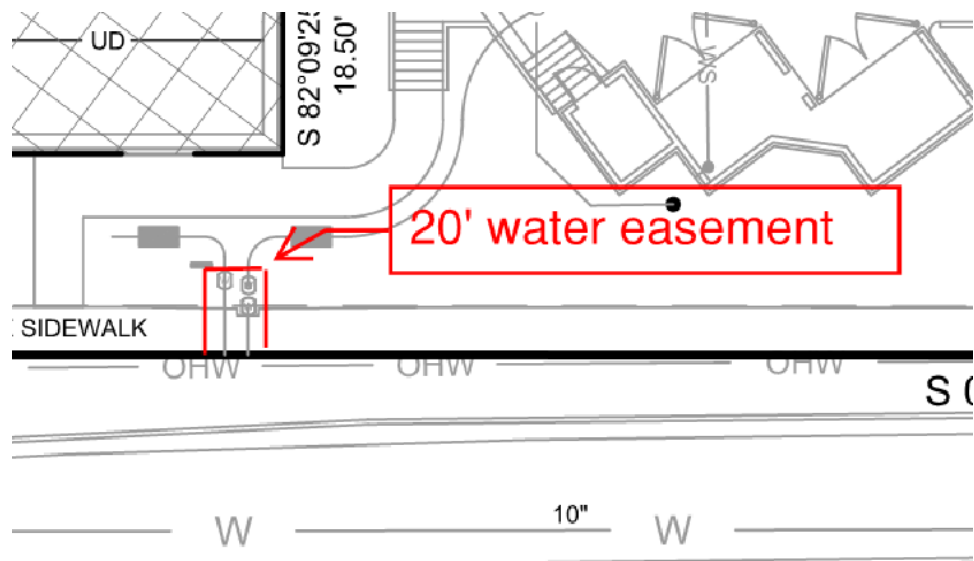
kevin.long@franklin.tn.gov **No sureties associated with this final plat.** All sureties associated with this development from site plan [COF#6797\(Woodlands Subdivision, Site Plan, Revision 1, Lot 17 \(Chick-fil-A\)\)](#) were previously posted with the site plan.
[Edited By Kevin Long]

Water/Sewer

General Issues

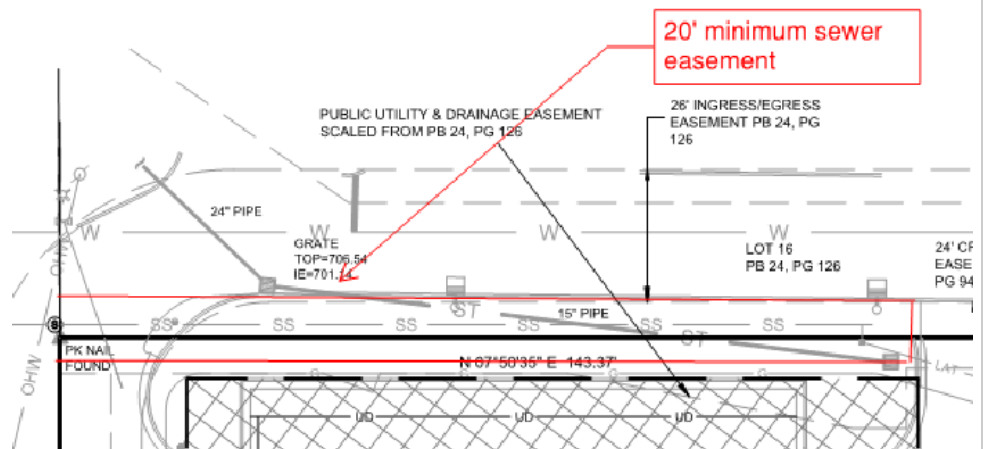
4. Water

ben.mcneil@franklin.tn.gov The applicant failed to address the issue on both sheets, the applicant shall add the minimum 20' water easement around water meters.

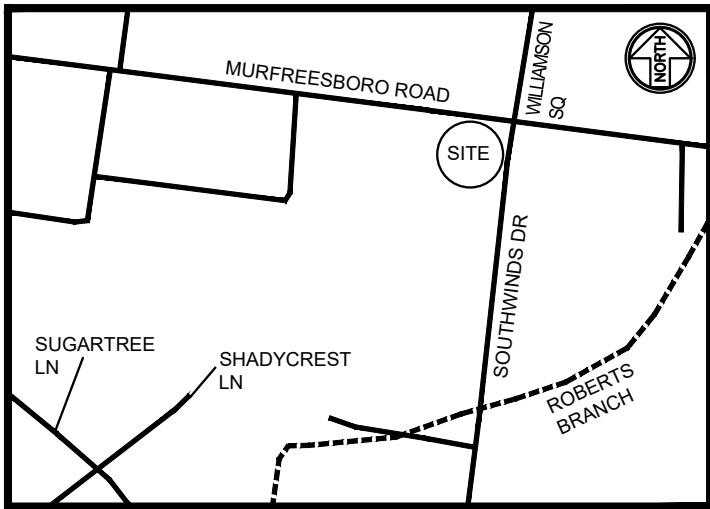


5. Sewer

The applicant failed to address the issue on both sheets, the applicant shall add the minimum 20' sanitary sewer easement to the final plat. The line size shall be added as well.



LOCATION MAP NTS

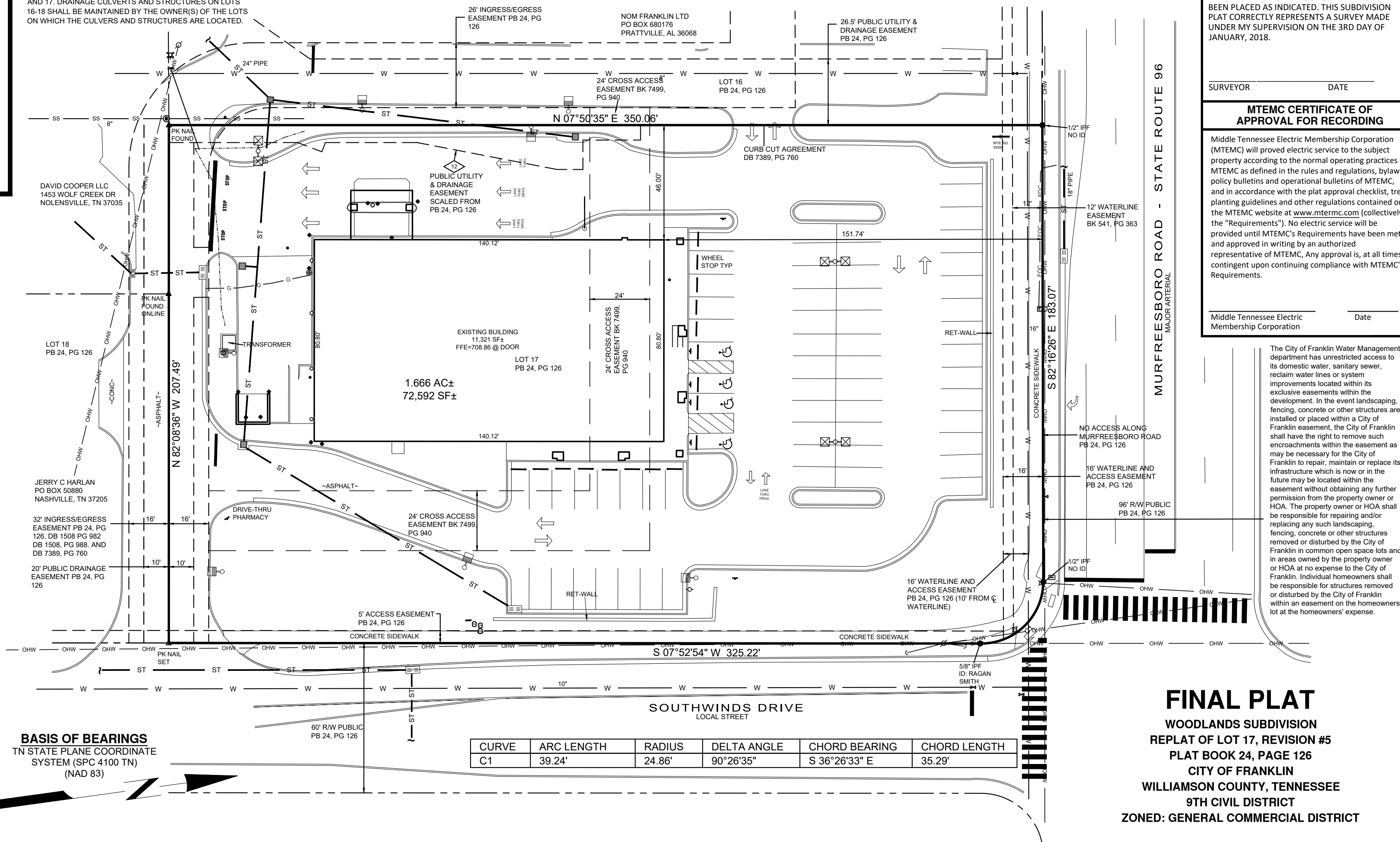


SURVEY NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE EASEMENTS.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 17, SHOWN ON THE FINAL PLAT ENTITLED "WOODLANDS SUBDIVISION, REVISION FOUR" AS RECORDED IN PLAT BOOK 24, PAGE 126, R.O.W.C.
3. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
4. PROPERTY OWNER(S) OR THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
5. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
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7. CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
8. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "C" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 47187C0212F, WITH AN MAP REVISED DATE OF SEPTEMBER 29, 2006, IN WILLIAMSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."
9. THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
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11. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.

PER PLAT BOOK 24, PAGE 126:

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2. DETENTION POND SHALL BE MAINTAINED BY OVER OF LOT 16. DETENTION POND ON LOT 16 IS TO SERVE LOTS 16 AND 17. DRAINAGE CULVERTS AND STRUCTURES ON LOTS 16-18 SHALL BE MAINTAINED BY THE OWNER(S) OF THE LOTS ON WHICH THE CULVERTS AND STRUCTURES ARE LOCATED.

SHEET 1 OF 2: EXISTING SITE IMPROVEMENTS & EASEMENT
SHEET 2 OF 2: DETAIL OF PROPOSED EASEMENT PER THIS PLAT

CERTIFICATE OF SURVEY

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SURVEYOR _____ DATE _____

MTEMC CERTIFICATE OF
APPROVAL FOR RECORDING

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

Middle Tennessee Electric
Membership Corporation

Date _____

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FINAL PLAT

WOODLANDS SUBDIVISION
REPLAT OF LOT 17, REVISION #5
PLAT BOOK 24, PAGE 126
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
9TH CIVIL DISTRICT
ZONED: GENERAL COMMERCIAL DISTRICT

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 1496, PAGE 286-289, 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 _____

NOTARIZATION

STATE OF _____ COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A
MOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM
PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT
THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT

MY COMMISSION
EXPIRES _____
NOTARY PUBLIC _____ DATE _____CERTIFICATION 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 _____ DATE _____
MANAGEMENT AGENCY

CITY OF FRANKLIN _____ DATE _____

CERTIFICATION 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, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT
DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEECERTIFICATION OF APPROVAL
OF STREETS, DRAINAGE & 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 _____ DATE _____
CITY OF FRANKLIN, TENNESSEECERTIFICATE 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 _____

YOUNG HOBBS AND ASSOCIATES

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX:(931)645-2768

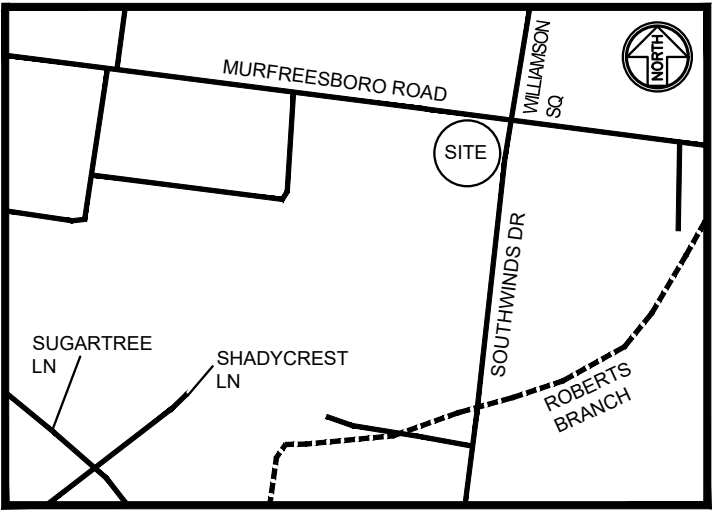
01/03/2019

DATE

OWNER: NOM FRANKLIN L.P.
BOOK 1496, PG 286-289
PARCEL: 079J-A-002.00
9TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES _____ 1.666 ACRES ±
ACRES NEW ROAD _____
ACRES OPEN SPACE _____TOTAL LOTS _____ 1 LOTS
FEET OF NEW ROAD _____SCALE: 1"=30'
SHEET 1 OF 2

LOCATION MAP NTS



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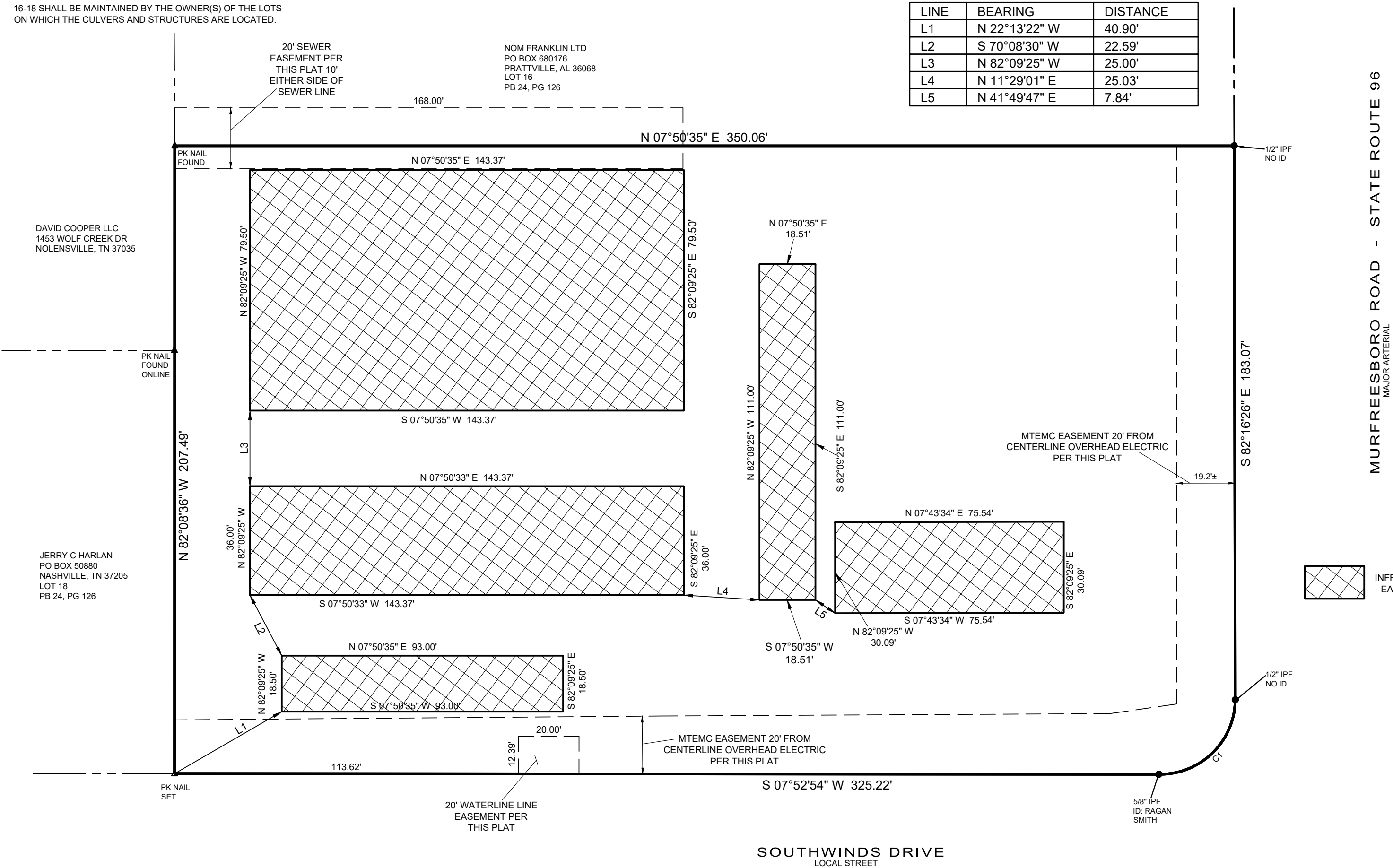
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DAVID COOPER LLC
1453 WOLF CREEK DR
NOLENSVILLE, TN 37035

JERRY C HARLAN
PO BOX 50880
NASHVILLE, TN 37205
LOT 18
PB 24, PG 126

SHEET 1 OF 2: EXISTING SITE IMPROVEMENTS & EASEMENT
SHEET 2 OF 2: DETAIL OF PROPOSED EASEMENT PER THIS PLAT



LINE	BEARING	DISTANCE
L1	N 22°13'22" W	40.90'
L2	S 70°08'30" W	22.59'
L3	N 82°09'25" W	25.00'
L4	N 11°29'01" E	25.03'
L5	N 41°49'47" E	7.84'

MURFREESBORO ROAD - STATE ROUTE 96
MAJOR ARTERIAL

CERTIFICATE OF SURVEY

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SURVEYOR _____ DATE _____

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Middle Tennessee Electric
Membership Corporation

Date _____

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CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
9TH CIVIL DISTRICT
ZONED: GENERAL COMMERCIAL DISTRICT

BASIS OF BEARINGS
TN STATE PLANE COORDINATE
SYSTEM (SPC 4100 TN)
(NAD 83)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.24'	24.86'	90°26'35"	S 36°26'33" E	35.29'

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 1496, PAGE 286-289, 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 _____	NOTARIZATION STATE OF _____ COUNTY _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT _____ MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____ DATE _____	CERTIFICATION OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY. EMERGENCY _____ DATE _____ MANAGEMENT AGENCY _____ CITY OF FRANKLIN _____ DATE _____	CERTIFICATION 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, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS. DIRECTOR WATER MANAGEMENT _____ DATE _____ DEPARTMENT _____ CITY OF FRANKLIN, TENNESSEE	CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE & 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 _____ DATE _____ CITY OF FRANKLIN, TENNESSEE	CERTIFICATE OF APPROVAL FOR RECORDING APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY. _____ DATE _____ SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION	YOUNG HOBBS AND ASSOCIATES 1202 CROSSLAND AVE. CLARKSVILLE, TN 37040 (931)645-2524 FAX: (931)645-2768 01/03/2019 DATE OWNER: NOM FRANKLIN L.P. BOOK 1496, PG 286-289 PARCEL: 079J-A-002.00 9TH CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE TOTAL ACRES 1.066 ACRES ± TOTAL LOTS 1 LOTS ACRES NEW ROAD 0 FEET OF NEW ROAD 0 ACRES OPEN SPACE 0 SCALE: 1"=30' SHEET 2 OF 2
---	---	--	---	--	--	--

From: rebecca_cbb
To: [Margaret Martin](#); [Scott Speedy](#); danamclendon@mac.com; bev@aldermanburger.com; annpetersen@comcast.net; [Brandy Blanton](#); [Pearl Bransford](#); clyde.barnhill@franklin.gov; emily.hunter@franklin.gov; [Amy Diaz-Barriga](#); [Christopher Andrews](#)
Subject: Proposed Carothers Chase Development Plan
Date: Wednesday, March 6, 2019 6:54:12 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I request that this email go on public record for the proposed Carothers Chase Development Plan.

I will be directly affected by this proposed plan for building Carothers Chase. I am extremely unhappy about this plan from looking at the maps. They will be blasting in my backyard basically. I can only imagine the damage this will do to my home because when there was blasting from Lockwood Glen my windows would rattle. I dont even want to think what is going to happen when they are blasting 15 ft from my home. I also do not believe it is fair to me as a homeowner to have to pay to have my home inspected if I think there is damage I feel like this should be the responsibility of the builder and the homeowners should get to choose who comes out to inspect there homes not the builder. I also am extremely unhappy about making connectivity between subdivisions. There are so many children that live in this subdivision that will be affected by this they will lose their places to play and ride bikes. Families will also lose their places to walk and walk their dogs because there will essentially be a main road running through our subdivision. I would like to state again I do not want this subdivision built. I feel like if this happens this will negatively affect our subdivision in so many ways.

Thank you for your time
Rebecca Cobb

Sent from my Sprint Samsung Galaxy S8+.

From: rebecca_cbb
To: [Margaret Martin](#); [Scott Speedy](#); danamclendon@mac.com; bev@aldermanburger.com; annpetersen@comcast.net; [Brandy Blanton](#); [Pearl Bransford](#); clyde.barnhill@franklin.gov; emily.hunter@franklin.gov; [Amy Diaz-Barriga](#); [Christopher Andrews](#)
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