City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 27, 2020 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 27, 2020, 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. 20-0210 Approval of the January 23, 2020 minutes.

Attachments: DRAFT January 2020 FMPC minutes

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

VESTED RIGHTS EXTENSION

2. 20-0163 Consideration Of Resolution 2020-07: A Resolution Amending The Aspen Grove PUD Subdivision, Section O, Lot 4, Site Plan To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And Windcross Court.

Attachments: Vesting Extension Request Letter COF 6244
EXHIBIT A MAP 6244 Vesting Extension
Exhibit B COF 6244 - Aspen Grove, Sec O, Lot 4 (The Franklin at Legends Viev
RES 2020-07 Vesting Extension Aspen Grove PUD Subdivision Section O Lot 4

REZONINGS AND DEVELOPMENT PLANS

3. 19-1224 Consideration Of Resolution 2019-111, A Resolution Approving A Development Plan For Downs Boulevard Properties PUD Subdivision With 2 Modifications Of Development Standards, For The Property Located North Of Downs Boulevard And West Of Columbia Avenue, On 2.68 Acres, Located At 1536 Columbia Avenue. (Construction Of A Gas Station) Establishing A Public Hearing On April 14, 2020. (FMPC 2/27/20, 9-0; WS 3/10/20)

Attachments: RES 2019-111 Downs Blvd Prop PUD (Twice Daily)_with Exhibits.Law Approve
MAP 7081 Downs Blvd Prop 2020
7081 Downs Blvd PUD Twice Daily_DP_Conditions of Approval_02
7081 Downs Blvd-Twice Daily_PUD Plans_archive
Fwd_ Twice Daily Development Plan Deferral Request (COF 7081)

Legislative History

12/12/19	Franklin Municipal Planning Commission	deferred

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

4. 20-0211 Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Revision 2, Creating Four Multifamily and Commercial Lots and One Open Space Lot, On 29.32 Acres, Located At Rural Plains Circle. (CONSENT AGENDA)

Attachments: MAP 7100 BFTC PUD FP Sec 11 Rev 2
7100 BFTC FP Sec 11 Rev 2_Conditions of Approval_01
Berry Farms Final Plat Section 11 Rev 2

5. 20-0199 Pray Property Subdivision, Final Plat, Creating Two Single-Family Lots On 0.19 Acres, Located At 1153 Carter Street. (CONSENT AGENDA)

Attachments: Carter St 1153 - Plat - Ver_4
MAP 7170 Pray Prop Sub FP
7170_Pray Prop Sub_FP_Conditions of Approval_01

6. 20-0212 Tap Root Hills PUD Subdivision, Final Plat, Section 5, Creating 37 Single-Family Residential Lots And One Open Space Lot, On 13.06 Acres, Located Near The Intersection Of Francreek Drive and Farmhouse Drive. (CONSENT AGENDA)

Attachments: 7174 Tap Root Hills Section 5 Final Plat
7174 Map Tap Root Sec 5
7170_Pray Prop Sub_FP_Conditions of Approval_01

7. 20-0194 Water's Edge PUD Subdivision, Final Plat, Section 5, Revision 1, Amending Setbacks On 57 Residential Lots, On Approximately 40 Acres, Located South Of Robinson Lake And West Of Carothers Parkway. (CONSENT AGENDA)

Attachments: MAP 7175 Waters Edge Final Plat, sec 5 rev 1
COF 7175 Waters Edge Conditions of Approval_01
COF 7175 Survey Waters Edge FP

8. 20-0195 Westhaven PUD Subdivision, Final Plat, Section 20, Lot 848, Creating 1 Lot On 6.1 Acres Located North Of Boyd Mill Pike And East Of Stonewater Boulevard. (CONSENT AGENDA)

Attachments: MAP 7176 Westhaven FP sec 20
COF 7176 Westhaven Amenity_Conditions of Approval_01
COF 7176 Survey FP WH Amenity Center

9. 20-0219 Westhaven PUD Subdivision, Final Plat, Section 54, Creating 37 lots, On 35.06 Acres, Located South of Calico Street and East of Elliot Road. (CONSENT AGENDA)

Attachments: MAP 7177 Westhaven FP sec 54
COF 7177 WEsthaven FP 54 Conditions of Approval_01
COF 7177 Survey WH Section 54

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 23, 2020 | **7:00 PM** | **Board Room**

CALL TO ORDER

Present 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent 1 - Lindsey

MINUTES

1. Approval of the December 12, 2019 FMPC minutes.

Attachments: DRAFT FMPC minutes 12-12-19

Commissioner Harrison moved, seconded by Commissioner Allen, to approve the minutes from December 12, 2019, as presented. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 1 - Lindsey

2. Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2020.

Commissioner Harrison moved, seconded by Commissioner Allen, to elect Commissioner Hathaway as Chair. The motion carried unanimously (8-0). Commissioner Harrison moved, seconded by Commissioner Orr, to elect Commissioner Lindsey as Vice-Chair. The motion carried unanimously (8-0).

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 1 - Lindsey

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented.

The following citizens spoke concerning Rizer Point:

1. Jennifer Longo, 1009 Reese Drive - Ms. Longo deferred her time to her husband, Michael Longo. Ms. Longo provided a handout to the Commissioners. This information has been added to the record.
2. Michael Longo, 1009 Reese Drive - Mr. Longo stated that there is a standing water issue near his home. He stated that there are mosquitos and year-round standing water. He also stated that the area smells. He stated that the area is a safety and health hazard. He asked that any Rizer Point bonds not be released until Goodall completes work.
3. Amy Black, 1001 Reese Drive - Ms. Black provided a handout to the Commissioners concerning the retention area. This information has been added to the record. She deferred her time to her husband, Mr. Kirby Binder.
4. Kirby Binder, 1001 Reese Drive - Mr. Binder referred to the handout that Ms. Black presented to the Commissioners. He stated that the document was the same one presented last year concerning the retention project. This handout has been added to the record. He stated that the area smells, has sludge and does not drain. He requested that someone take a look at the area. He stated that eighteen home owners were affected.
5. Daniel Houghton, 1017 Reese Drive - Mr. Houghton spoke about the neighborhood canoe launch ramp. He stated that it had been washed out three times, and the recent rain will wash it away again. He stated that the grading is a safety hazard. He had concerns that the canoe ramp would become the responsibility of the neighborhood Home Owner's Association (HOA) once the bond was released.

Chair Hathaway stated that the Commission could not comment because they had not had time to review the information.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that, per the original plan, there was a constructed wetlands as part of the flood plain mitigation and stormwater management facility. He stated that the bonds were not set to be released at this meeting. He stated the bond was still subject to inspection and review by the Stormwater Inspection staff. He stated they were still looking at it to make sure it would function properly. He stated because it is a wetland, there will be standing water. He stated that ultimately there would be an eco-system that would take care of the mosquitos. He stated this was part of the original plan and part of the BMP (Best Management Practices) manual and is an allowable stormwater treatment method. He stated he was not familiar with the canoe launch safety issues, but could look into it. He stated he was not certain if the launch would be turned over to the City.

Chair Hathaway stated that they were not commenting on the release of any bonds tonight.

Commissioner McLemore asked if there were sufficient funds in the bond to cover any concerns.

Ms. Paula Kortas, Surety Coordinator, stated that the wetland area was inspected by the Stormwater Quality Inspectors. The area is properly graded. She stated that the only thing they are waiting for is the vegetation to establish. She stated that the vegetation should take care of some of the mosquito problem. She stated there is enough surety

money, should repairs be required. She stated that she could assure everyone that until the construction was done to plan, the sureties would not be released. To address the concern about "lack of communication", Ms. Kortas stated that she was in constant contact with the HOA representative. She stated that he had her phone number. She stated that the HOA representative is given notice about each item on the agenda for Rizer Point. She stated that the citizens may want to touch base with their HOA. She stated that she was available for the citizens to contact her directly. Ms. Kortas stated that it was her understanding that the canoe launch would be taken over by the City at some point, and would not be the responsibility of the HOA.

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Harrison, to approve items 3-43 and items 47-52, as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 1 - Lindsey

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, site plan, section 4, revision 1; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

4. Aspen Grove PUD Subdivision, site plan, section T4 (Seaboard Office Building); release the maintenance agreement for landscaping and green infrastructure improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Berry Farms Town Center PUD Subdivision, site plan, section 4, lot 208 (Holiday Inn Express); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for water improvements to July 23, 2020; extend the performance agreement for streets, drainage, green infrastructure and sidewalks improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

6. Berry Farms Town Center PUD Subdivision, site plan, section 9; extend the performance agreement for streets improvements to January 28, 2021; extend the maintenance agreement for sewer improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

7. Carothers Development Property Subdivision, site plan, lot 2; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

8. Cool Springs East Subdivision, site plan, section 36, revision 3, lot 702 (Buffalo Wings and Rings); extend the performance agreement for streets, drainage and green infrastructure improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

9. Cool Springs Life Science Center Subdivision, site plan; release the maintenance agreement for landscaping street trees and stormwater drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

10. Dallas Downs PUD Subdivision, site plan, section 3; accept the landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

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

This Planning Item was approved.

12. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

13. Gateway Commons PUD Subdivision, site plan; extend the maintenance agreement for sewer improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

14. Get Ready Subdivision, site plan; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

15. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

16. Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

This Planning Item was approved.

17. Highlands at Ladd Park PUD Subdivision, site plan, section 27; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

18. Highlands at Ladd Park PUD Subdivision, site plan, section 28; release the maintenance agreement for landscaping and landscaping Carothers street trees improvements. (CONSENT AGENDA)

This Planning Item was approved.

19. Highlands at Ladd Park PUD Subdivision, site plan, section M; extend the maintenance agreement for sewer south improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

20. Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 7 street trees and landscaping section 7 buffer and lot 237 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping section 6 improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

21. Lockwood Glen PUD Subdivision, site plan, section 10; extend the performance agreement for drainage improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

22. Longview Subdivision, site plan, lots 11 and 12 (Universal Storage); extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

23. Pinnacle Commons Subdivision, site plan; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

24. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

25. Simmons Ridge PUD Subdivision, site plan, section 1, revision 1; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

26. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

27. Stream Valley PUD Subdivision, site plan, section 14; extend the maintenance agreement for streets improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

28. Synergy Bank Addition Subdivision, site plan, Parking Garage; extend the maintenance agreement for green infrastructure improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

29. Through the Green PUD Subdivision, site plan, section 2, revision 2; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

30. Tywater Crossing PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

31. Tywater Crossing PUD Subdivision, site plan, section 3; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

32. Tywater Crossing PUD Subdivision, site plan, section 4; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

33. Water's Edge PUD Subdivision, site plan, section 1, revision 1; release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements. (CONSENT AGENDA)

This Planning Item was approved.

34. Water's Edge PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

35. 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 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

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

This Planning Item was approved.

37. Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); accept the landscaping (future buffer) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

38. Westhaven PUD Subdivision, site plan, section 30; reduce and extend the performance agreement for landscaping improvements to September 24, 2020. (CONSENT AGENDA)

This Planning Item was approved.

39. Westhaven PUD Subdivision, site plan, section 33; reduce and extend the performance agreement for landscaping improvements to September 24, 2020. (CONSENT AGENDA)

This Planning Item was approved.

40. Westhaven PUD Subdivision, site plan, section 39; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

41. Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

42. Westhaven PUD Subdivision, site plan, sections 40 and 41; extend the performance agreement for landscaping section 40 and landscaping section 41 improvements to January 28, 2021. (CONSENT AGENDA)

This Planning Item was approved.

43. Westhaven PUD Subdivision, site plan, section 43; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

44. Consideration Of Resolution 2020-02, A Resolution Approving A Revised Development Plan For McKays Mill PUD Subdivision, For The Property Located North And South Of Liberty Pike And East Of Turning Wheel Lane. Establishing A Public Hearing On March 10, 2020. (FMPC 1/23/2020. 8-0)

Attachments: 2020-02 RES McKays Mill_animal services_with Exhibits.Law Approved

MAP 7159 MCAYS MILL _ RES 2020

COF 7159 McKays Mill Concept Plan

Ms. Dianna Tomlin, Principal Planner, stated that the resolution does not change any of the entitlements to the McKay's Mill Planned Development Subdivision. This will now include Indoor Animal Use as an allowed use. Indoor Animal Use was not specified under the SD-X zoning district for McKay's Mill. This will allow Indoor Animal Use in their commercial areas.

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

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning Item 44:

1. Alderman Beverly Burger, Representative Ward 1. In favor. Alderman Burger stated that it had taken many years to find a proper business for this property. The building has been vacant for years. The Sears Home Store, which was previously at this property, did not have the traffic to sustain the business. She stated that they had found a good neighbor in Nashville Canine. There have been no negative comments concerning this business. In fact, the HOA representative will speak in support of the business. Alderman Burger stated that this building is on a corner and is not very visible from the road. She stated that it also has high windows. Nashville Canine has been in business for fourteen years. Sound proofing will be installed and there will not be any outdoor runs. The training center will be state-of-the-art. The animals are trained to aid police, medical patients, and provide security. She stated that there will be low traffic because the animals are picked up at a different location. The training period for each animal is approximately six to eight weeks. The dogs are taken out into the community so that they are acclimated. The state-of-the-art facility provides all needs for the animals indoors. The only time the dogs will be outside the facility is when they are being loaded into the trailer. Alderman Burger stated she is in favor of this item.

2. Chad Story, 1110 Old Cameron Lane - In Favor. Mr. Story is a Williamson County Commissioner for this area. He has lived in McKay's Mill since 2003. Mr. Story stated this is a low visibility business that will stay in the facility for a long time. He urged the Commission to approve the land use for the Applicant. He stated there is no foot traffic for the facility. Mr. Story added that this property cannot be used for a restaurant.

3. Camille Brecht, 1414 Bernard Way - In favor. Ms. Brecht is President of the HOA and represents 1335 neighbors. She stated this business would be low impact. She stated that they are tired of the building being vacant. The building would now be maintained. She stated they "whole-heartedly" support this business.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr.

Gamble stated that it had been a while since the presentation for this business was presented at the Joint Conceptual Workshop.
Mr. Gamble presented a document showing some slides from that presentation. This document has been added to the record. Mr. Gamble stated that Nashville Canine is in discussion with Walgreens for a lease agreement. However, that lease agreement cannot be finalized until this use is permitted with in the PUD. Nashville Canine is also talking about purchasing the building. The high windows limit sounds and distractions for the dogs. The interior will be very high end and very clean. Mr. Gamble referred to the last page and quoted from Section 5.1.4 D2 of the newly adopted Zoning Ordinance (effective December 30, 2019). The Zoning Ordinance states that the building footprint for any animal indoor portion of animal services shall not be located within 200 feet of a property line of a residential lot, but may be reduced to 100 feet if the building is soundproofed. Mr. Gamble stated that he wanted to show how this building would respond to the new Zoning Ordinance. He stated that the building will be soundproofed and the closest residential lot line is 197 feet.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2020-02 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2020-02 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 1 - Lindsey

45. *Consideration Of Ordinance 2019-59, An Ordinance To Rezone 20 Acres From Planned District (PD) To Planned District 12.7 (PD 12.7) For The Property Located North Of Del Rio Pike And East Of Brink Place, Located At 801 Del Rio Pike (The Madison PUD); Establishing A Public Hearing On March 10, 2020. (FMPC 1/23/20, 8-0) FIRST OF THREE READINGS

Attachments: ORD 2019-59 The Madison Rez_with Exhibits.Law Approved

MAP The Madison Rez-DP

THE MADISON REZONING PLANS

Mr. Joseph Bryan, Principal Planner, stated that the multifamily development currently consists of 182 existing multifamily units and the applicant is proposing to add three buildings consisting of 72 additional units, increasing the overall number of multifamily units to 254. The Envision Franklin Land Use Plan places this parcel in the Multifamily Design Concept, which supports the request.

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

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning Item 45:

1. Thomas Jordan, 1020 Brink Place - Against. Mr. Jordan appreciates the secondary access for emergency vehicles but not at Brink Place. He stated this connection will alter the lives of the residents due to traffic concerns. He stated that the secondary access should be on the Kroger side or through Orleans Estates. This would also create a safer access for students walking to Franklin High School.

2. Jacob Stillman, 1024 Brink Place - Against. Mr. Stillman asked that Brink Place remain a dead end street. He stated that access will disrupt the lives of residents. His concerns include increased crime, traffic, disruptive people who have been drinking, people shooting bb guns, and having a parking lot so close to their home.

3. Kelley O'Brien, 1025 Brink Place - Against. Ms. O'Brien passed out a handout to the Commissioners. This has been added to the record. She stated she was concerned about the lack of communication from the developer about Neighborhood Meetings. She stated that most of the residents are not aware of the proposed access. She was concerned about increased traffic and that the owners of the apartment complex do no live in Tennessee.

4. Patricia Williams, 213 Matthew Place - Against. Ms. Williams is concerned about the increase in danger due increased traffic. She stated her neighborhood is no longer a safe place to walk. She stated this especially applies to Alexander. She stated the neighborhood needs infrastructure, traffic lights, and sidewalks.

5. Scott Hodes, 1021 Brink Place - Against. Mr. Hodes stated the dead end provides a safe haven. He stated that single family residences should be a priority over an apartment complex. He expressed concerns over increased traffic.

The Applicant was represented by Mr. Scotty Bernick, Ragan Smith Associates. The Applicant stated he was there on behalf of Mr. John Berry, Covenant Capital. Mr. Bernick stated he wanted to respond to the concerns of the citizens. He stated that the response

is more appropriate for the development plan discussion (Item 46). He stated that Covenant Capital had updated the amenity center. He stated they are keeping the same zoning district. They are requesting a net of 64 units. He stated there are three buildings with 72 units. He stated they are removing one of the buildings, so the increase would be 64 units. He stated this rezoning is consistent with the major objectives of Envision Franklin. He stated it is supported by the existing multi-family design concept. He stated this is an excellent opportunity to provide additional housing at a work force housing price point. He stated they meet all of the bulk regulations of the zoning district. He stated that they are in agreement with the Staff comments. Mr. Bernick asked for a favorable recommendation to the Board of Mayor and Aldermen. He stated he was available to answer questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2019-59 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated she wanted to make sure that the information discussed on this item was included in the next item.

Mr. Bernick confirmed that the information was included in Item 46.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2019-59 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 1 - Lindsey

46. Consideration Of Resolution 2019-134, A Resolution To Approve A Development Plan For The Madison PUD Subdivision With 2 Modifications Of Standards, Both For Reductions Of The Class C Buffer, For The Property Located North Of Del Rio Pike And East Of Brink Place, On 20 Acres, Located At 801 Del Rio Pike. Establishing A Public Hearing For March 10, 2020. (FMPC 1/23/20, 8-0)

Attachments: RES 2019-134 The Madison PUD_with Exhibit.Law Approved

MAP The Madison Rez-DP

7141 The Madison_DP_Conditions of Approval_01

THE MADISON PUD DEVELOPMENT PLANS

The Madison Franklin-Stillman Public Comment

Mr. Joseph Bryan, Principal Planner, stated that the applicant has submitted a development plan for the construction of three additional multifamily buildings for the property located at 801 Del Rio Pike. The property consists of 20 acres and is located in the Multifamily Design Concept. The plan calls for one multifamily building to be removed and three multifamily buildings to be constructed. The development currently consists of 182 multifamily dwelling units with an additional 64 units being proposed, if approved the new dwelling unit count would be 254 with a density of 12.7.

The building placement and overall plan meets the recommendations of Envision Franklin. The applicant is requesting to install an emergency access gate with the connection to Brink Place. Section 5.10.4 (2) of the Zoning Ordinance requires full connectivity to external roads outside of the development. As a condition of approval (Condition #31), the applicant shall remove the proposed emergency access gate for full access to Brink Place.

There are two Modification of Standards requests with this plan.

For MOS #1, the applicant is requesting to reduce the required Class C Buffer width of 50 feet, as required in Section 5.4.6(4)-Table 5-5 of the previous Franklin Zoning Ordinance, to accommodate for the existing parking lot and utilize the existing vegetation within the buffer rather than plant new vegetation. The existing parking area was built with the original Meadowview Apartment development prior to the adoption of the 2008 Zoning Ordinance. The new construction is located internal to the site, and new vegetation would disturb the greenery that has already established itself as a natural buffer between this development and the neighboring single-family lots to the west. Due to the existing conditions and location of the parking area, Staff recommends approval of the reduction to the Class C Buffer and the use of existing vegetation.

For MOS #2, the applicant is requesting to reduce the required Class C Buffer along the eastern property line by 12.5 feet to accommodate the existing structures and rear patios that would be prohibited within the Class C Buffer. The existing conditions were constructed with the original Meadowview Apartment complex prior to the adoption of the 2008 Zoning Ordinance and requirement of the Class C Buffer. Due to the existing conditions and placement of the original buildings, Staff recommends approval of the reduction to the Class C Buffer.

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

Chair Hathaway asked if there were any citizen comments.

Thomas Jordan, 1020 Brink Place - Against. Mr. Jordan stated that when they were notified about the access, they were told it would be emergency only. He stated that he was open to this because it would enable students to walk through the barrier without going through mud and weeds. He stated that Orleans Estates seems to be a better option for the access to the apartments. He stated that there would be increased traffic through Brink Place and there are no sidewalks.

The Applicant was represented by Mr. Scotty Bernick, Ragan Smith Associates. Mr. Bernick stated that they are proposing three new multi-family buildings on this site, 64 units. There is currently ingress/egress off of Del Rio Pike. There is Brink Place right-of-way at the northwest corner of the site. He wanted to note a few items:

1. There is an existing turn around (cul-de-sac easement) at the northwest corner of the site. This was put in as a condition of approval for the Board of Zoning Appeals (BZA) during the 1970's. He stated this was a sensitive subject then and still is. This turn around (cul-de-sac easement) was constructed so that Brink Place would not dead end into the property line, but have a cul-de-sac for emergency services. This would prevent having an emergency service vehicle from having to back up into a resident's private driveway.

2. The second reason for the cul-de-sac easement was to provide access from The Madison to Orleans Estates, with access to Brink Place. He stated, in the early 1980's, site plans were done with dead end parking for the apartment complex. After looking at this, they consulted a third party traffic engineer for a traffic study. The recommendation from the traffic study was to provide an emergency access to Brink Place. At the beginning of the project, they thought the access would just be an emergency access, and this how it was presented. The design intent, initially, was to have connectivity for emergency services and to be respectful to the existing conditions that are in place now.

Mr. Bernick stated the following reason for requesting the access:

The layout is extremely sensitive in terms of the building placement. All of the buildings are located internally to the site, which are buffered by existing buildings, vegetation or proposed vegetation. As Mr. Jordan referred to, the stub to Orleans Estates was a requirement if Orleans Estates ever expanded. Orleans Estates is a private development with no access easements or right-of-way. Brink Place is a public right-of-way which comes up to the apartment's property line. In addition, they have extended access easements to the east to go into the condo development. This will set up a framework for connectivity should an emergency need occur. The site plan will have permeable pavers, bio-retention, and the opportunity to provide updated water quality and quantity standards into the development. The development will be over 50% green space. This will allow density, but have open space while meeting the requirements of Envision Franklin. The traffic study shows a minimal increase in trips. It operates at an acceptable level of service today, and with the proposed development. In terms of site distance, it meets and exceeds the standards set forth by the Engineering guidelines. It meets all the bulk regulations set forth by the zoning code. In regard to landscape buffers, there is existing vegetation that will be kept in place. They are requesting two Modification of Standards as a result of existing conditions that were designed before the new Zoning Ordinance was approved.

In closing, Mr. Bernick stated that this was a great opportunity for having work force housing price points. The developers were communicating with the neighbors prior to the notices going out. He stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Resolution 2019-134 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that she thought Brink Place should be an emergency access only. She stated, in the case of an emergency, the access could be used. She stated that the area did not need to be a through for any extra traffic.

Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to make Brink Place an emergency access only.

Commissioner Allen stated that, according to the Zoning Ordinance, there is to be full connectivity for developments. She stated that one way in and out is a disaster for public safety for fire and police. She stated that she understood the concerns of the citizens. She stated she was concerned if they make an exception for this and send it on to BOMA. She stated they need to educate developers to stop putting emergency gate access on their plans. She stated that this sets it for when residents to come to meetings, they expect this to be what we have. She stated that not having full connectivity is a cause of many traffic issues. She stated that the Planning Commissioners need to uphold the requirements. She stated that this may not be the best place for access, but they are adding 64 more apartment units. She stated Del Rio Pike is not equipped for an emergency, and another access is needed. She stated that Brink Place is a city street. She stated this is an opportunity to meet the standards of the Zoning Ordinance. She stated that if they do not want full connectivity, the Zoning Ordinance needs to be changed. However, until it is changed, they do not need to make exceptions. Even though she understood the concerns of the neighbors, she could not support the motion to amend the main motion.

Alderman Petersen stated that the emergency access would be used in emergencies. She stated, as far as connectivity, this is not an appropriate place for full traffic access due to increased traffic. She stated that it is a place for emergency access only. She stated this would be an improvement over the current situation.

Chair Hathaway asked for a vote on the motion to amend the main motion.

The motion to amend the main motion passed with the following vote (5-3). Commissioner Allen, Commissioner McLemore, and Commissioner Szilagyi voted against the motion.

Chair Hathaway asked for a motion for MOS1.

Alderman Petersen moved, seconded by Commissioner McLemore, to amend the main motion to approve the Modification of Standards 1 .

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously.

Chair Hathaway asked for a motion for MOS 2.

Commissioner McLemore moved, seconded by Alderman Petersen, to amend the main motion to approve the Modification of Standards 2.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously.

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

The motion carried unanimously.

Commissioner McLemore moved, seconded by Commissioner Orr, that Resolution 2019-134 be recommended to the Board of Mayor and Aldermen for approval, as amended. Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to make Brink Place an emergency access only (5-3). Alderman Petersen moved, seconded by Commissioner McLemore, to amend the main motion to approve the Modification of Standards 1 (MOS-1: 8-0). Commissioner McLemore moved, seconded by Alderman Petersen, to amend the main motion to approve the Modification of Standards 2 (MOS-2: 8-0). The main motion, as amended, carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 1 - Lindsey

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

47. Avalon PUD Subdivision, Final Plat, Section 3, Revision 10, Creating 2 Lots, On 1.69 Acres, Located at Pendragron Court. (CONSENT AGENDA)

Attachments: MAP7147 Avalon PUD Sub, FP,Sec 3, rev 10

COF 7147 Avalon COA

COF 7147 Avalon FP. sec 3 rev 10

This Planning Item was approved.

48. Cool Springs West Subdivision, Final Plat, Section 4, Revision 5 (Resub. Of Lots 20 And 30), Shifting Lot Lines And Creating Two Open Space Lots, On 28.28 Acres, Located At 215 Gothic Court. (CONSENT AGENDA)

Attachments: MAP 7137 Cool Springs West FP
7137 Cool Springs West_FP_Sec4_Rev5_Conditions of Approval_01
Final Plat_Cool Springs West_Section 4_Revision 4_COF#7137

This Planning Item was approved.

49. Edgemon Subdivision and Natures Landing Subdivision, Final Plat, Revision 1, Creating 2 Lots On 5.0 Acres, Located At 1105 Lewisburg Pike. (CONSENT AGENDA)

Attachments: MAP Edgemon Subd Natures Landing Subd R1
7144 Conditions of Approval
Edgemon Subdivision FP

This Planning Item was approved.

50. Franklin Fire Station 7 Subdivision, Final Plat, Creating One New Lot And Dedicating Right-Of-Way, Located Near The Intersection Of Peytonsville Road And Long Lane, At 4416 Peytonsville Road. (CONSENT AGENDA)

Attachments: MAP Fire Station No 7
Franklin FIre Station FP Conditions of Approval_01
Franklin Fire Station 7 Subdivison, Final Plat

This Planning Item was approved.

51. Westhaven PUD Subdivision, Final Plat, Section 53, Creating 33 Lots, On 6.89 Acres, Located At Calico Street And Cheltenham Avenue. (CONSENT AGENDA)

Attachments: MAP7155 Westhave FP sec 53
COF 7155 Westhaven Sec 53, FP COA
COF 7155 Westhaven Section 53 Final Plat

This Planning Item was approved.

52. Westhaven PUD Subdivision, Final Plat, Section 25, Revision 5 (Resub of Lot 4020), Creating 1 Lot, On 0.6 Acres, Located at 188 Front Street. (CONSENT AGENDA)

Attachments: MAP 70747 Westhave FP sec 25 REV 5

COF 7047 Westhaven Lot 4020 FP, COA

COF 7047 Westhaven Lot 4020 final plat

This Planning Item was approved.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

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

integrous
ARCHITECTURE
functional creativity

3310 Aspen Grove Drive
Suite 302
Franklin TN 37067
615.778.8835

January 28, 2020

Amy Diaz Barriga
Current Planning Supervisor
City of Franklin
109 Third Ave South
Franklin, TN 37064

RE: Aspen Grove PUD Subdivision
Section O, Lot 4 (The Franklin at Legends View)
Site Plan extension request
COF Project #6244

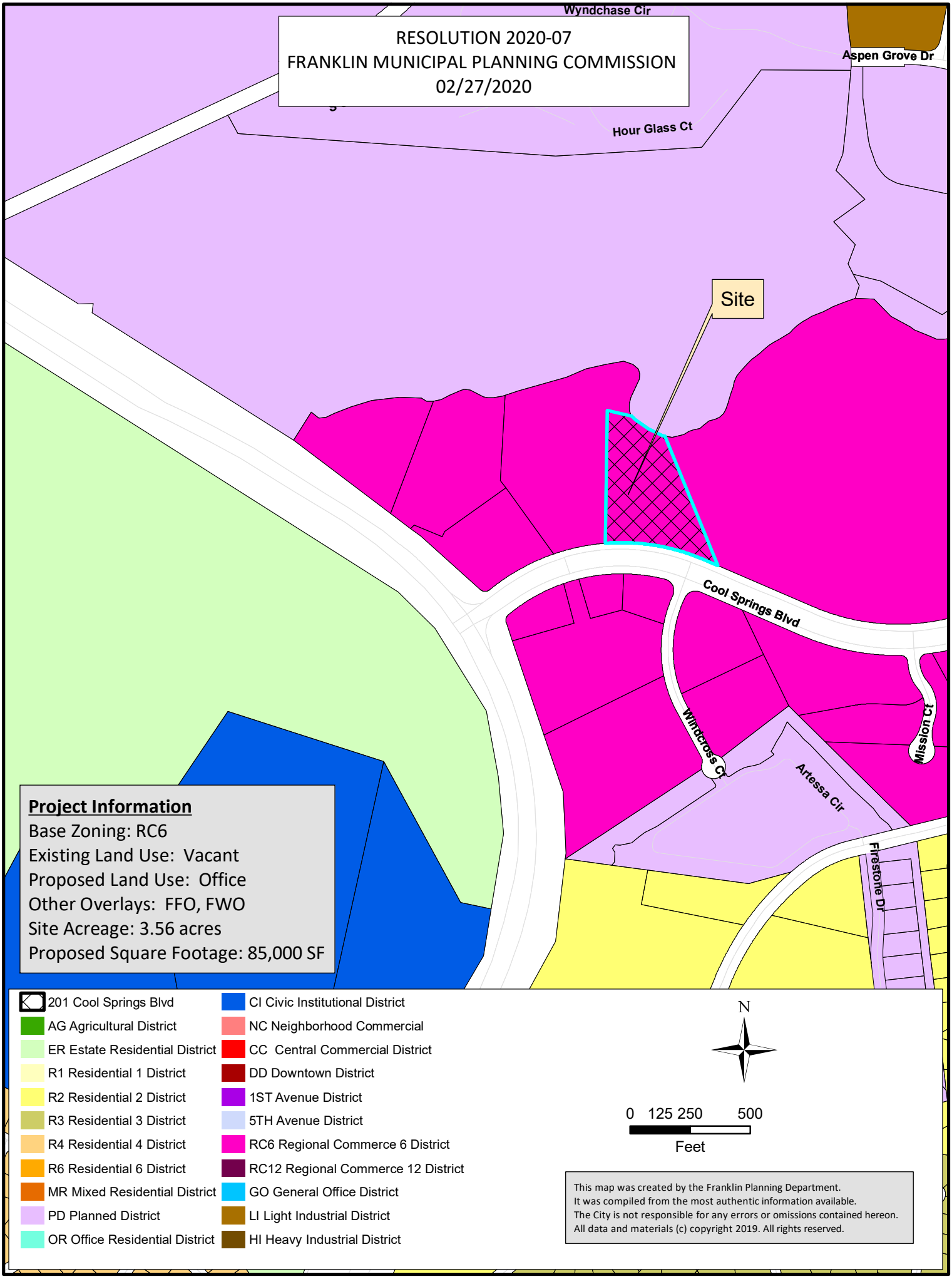
Dear Amy,

As discussed in our email correspondence the week of January 20, 2020, this letter serves as our request for the extension of the vesting period for Aspen Grove PUD Subdivision, Section O, Lot 4 (The Franklin at Legends View) site Plan that was approved on the Franklin Planning Commission's administrative agenda in March 2017.

The vesting period for the current approval is set to expire in March of 2020. P&K, LLC respectfully requests a 3 year extension of the current approval to March of 2023. We seek this extension in order to maintain the extensive work and agreements, collaborated with the City of Franklin, on the difficult site entrance, while we continue our efforts in establishing an end user.

Please feel free to contact our office if you have any questions or need any additional information.

Sincerely;
The Innovations Group, LLC DBA:
Integrous Architecture, LLC
Steve Akers
Director of Architecture


RESOLUTION 2020-07
FRANKLIN MUNICIPAL PLANNING COMMISSION
02/27/2020
Wyndchase Cir
Aspen Grove Dr
Hour Glass Ct
Site
Cool Springs Blvd
Windcross Ct
Artessa Cir
Mission Ct
Firestone Dr
Project Information
Base Zoning: RC6
Existing Land Use: Vacant
Proposed Land Use: Office
Other Overlays: FFO, FWO
Site Acreage: 3.56 acres
Proposed Square Footage: 85,000 SF
201 Cool Springs Blvd
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
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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.

REFER TO S□EET C0.01 FOR APPLICABLE NOTES

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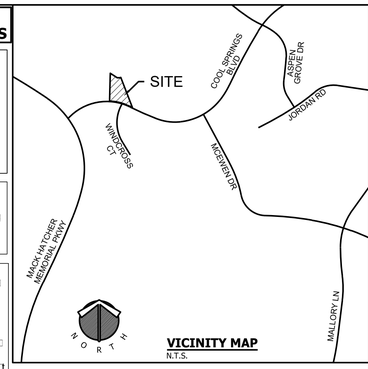

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REQUIRED PARKING

Use	Unit	Rate	Quantity	Parking Required
Office	Gross Sq. Ft.	4 sp/1,000 sf	80,769	323
PROVIDED PARKING				
BASEMENT LEVEL				
Accessible Parking Spaces				3
Standard Parking Spaces				64
Compact Parking Spaces				14
FIRST FLOOR				
Accessible Parking Spaces				3
Standard Parking Spaces				61
Compact Parking Spaces				12
SECOND FLOOR				
Accessible Parking Spaces				3
Standard Parking Spaces				63
Compact Parking Spaces				12
THIRD FLOOR				
Accessible Parking Spaces				3
Standard Parking Spaces				66
Compact Parking Spaces				16
SURFACE LEVEL				
Standard Parking Spaces				16
Total Parking Spaces				336

Compact Spaces = ±16% (54/340) of minimum number of required spaces

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= HEAVY DUTY ASPHALT

= PERMEABLE PAVERS

CITY OF FRANKLIN HAS INDICATED THAT THERE MAY BE AN ABANDONED SEWER LINE ON SITE WITHIN THE FOOTPRINT OF THE PROPOSED BUILDING. IF THE SEWER LINE IS UNCOVERED DURING EXCAVATION IT SHALL BE REMOVED FROM THE LIMITS OF THE BUILDING FOOTPRINT AT THE CONTRACTOR'S EXPENSE. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT MUST BE NOTIFIED PRIOR TO THE REMOVAL OF THE ABANDONED LINE.

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12. Minimum width for standard 90° surface parking spaces adjacent to □r□in□i□□nd□ r □r□n n□□c□ n h□□□□ 10□
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PLANNED ROAD NETWORK NOTE□
THE MAJOR THOROUGHFARE PLAN INDICATES THE FUTURE IMPROVEMENT OF COOL SPRINGS BOULEVARD FROM MACK HATCHER PARKWAY TO CAROTHERS PARKWAY. THE IDENTIFIED IMPROVEMENTS WOULD WIDEN THE ROAD FROM 4 TO □ LANES. THERE ARE NO OTHER IMPROVEMENTS NEAR THE SITE.

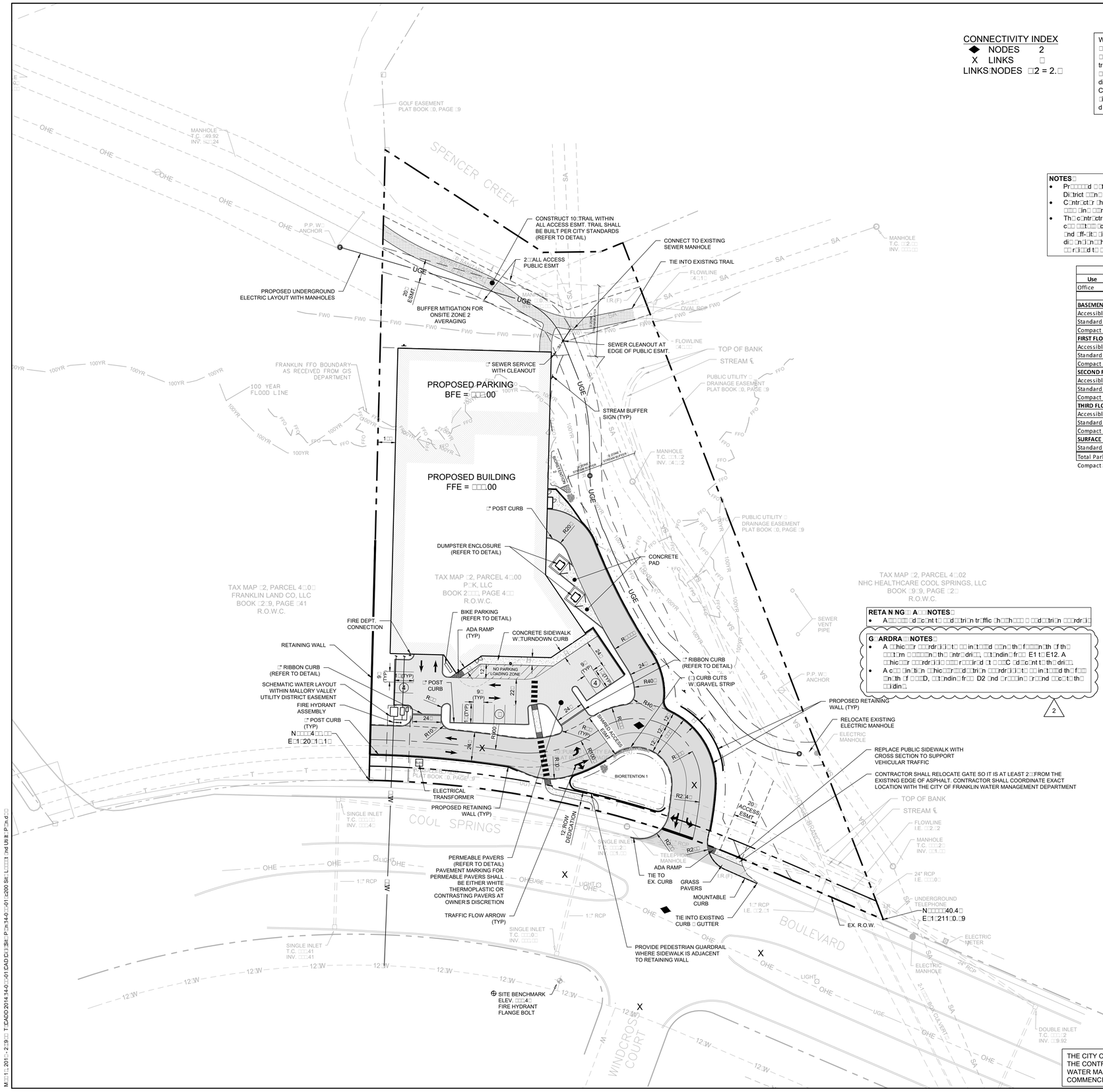
CITY OF FRANKLIN
ENGINEERING DEPT
05/18/17
This sheet is part of the APPROVED Site Plan Set.

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT FRANKLIN WATER MANAGEMENT NO LESS THAN □2 HOURS PRIOR TO COMMENCING WORK.

RETA N NG□□ A□□NOTES□
- A□□ □□□d□□nt t□ □□d□tri□n tr□ffic □h□□h□□□ □ □d□tri□n □□□rdr□□

G□ARDRA□□NOTES□
- A □hic□□r □□□rdr□i□ t□ □□□in□t□□d □□n□th f□□□□rm □□□□□n□th □f th□ □□□rm □□□□□n□ th□ □ntr□dri□□, □t□ndin□fr□□ E1 t□ E12. A □hic□r □□□rdr□i□ □□□r□□□d□t □ □□□C □d□c□nt t□th□dri□□.
- A c□□ □in□i□n □hic□□r□□d□tri□n □□rdr□i□t□ □□in□t□□d th□f□□□ □n□th □f □□□D, □t□ndin□fr□□ D2 □nd □r□□in□r□nd □c□t□th□ □□idin□.



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 • WWW.CIVILSITE.COM

SEAN □. DECOSTER
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
NO. 00106□
05.16.17

SITE LAYOUT AND UTILITY PLAN

SITE PLAN
ASPEN GROVE, SECTION O, LOT 4
T□E □RANKLIN AT LEGENDS VIEW
201 COOL SPRINGS BLVD
□RANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CK'D BY□	DRWN BY□
	SITE PLAN SUBMITTAL	09□2□16	SKO	LEB
	RESUBMITTAL	01□05□17	SKO	LEB
	RESUBMITTAL	02□02□17	SKO	LEB
	RESUBMITTAL	03□02□17	SKO	LEB
	CONDITIONS O□APPROVAL	03□24□17	SKO	LEB
	CONDITIONS O□APPROVAL	04□18□17	SKO	LEB
1	ONE STOP RESUBMITTAL	05□02□17	SKO	LEB
2	ONE STOP RESUBMITTAL	05□16□17	SKO	LEB

MAP 62 PARCEL 45.00

PROJECT BENC□MARK□
DESCRIPTION□□RE □YDRANT □ANGE BOLT
ELEVATION□677.47'

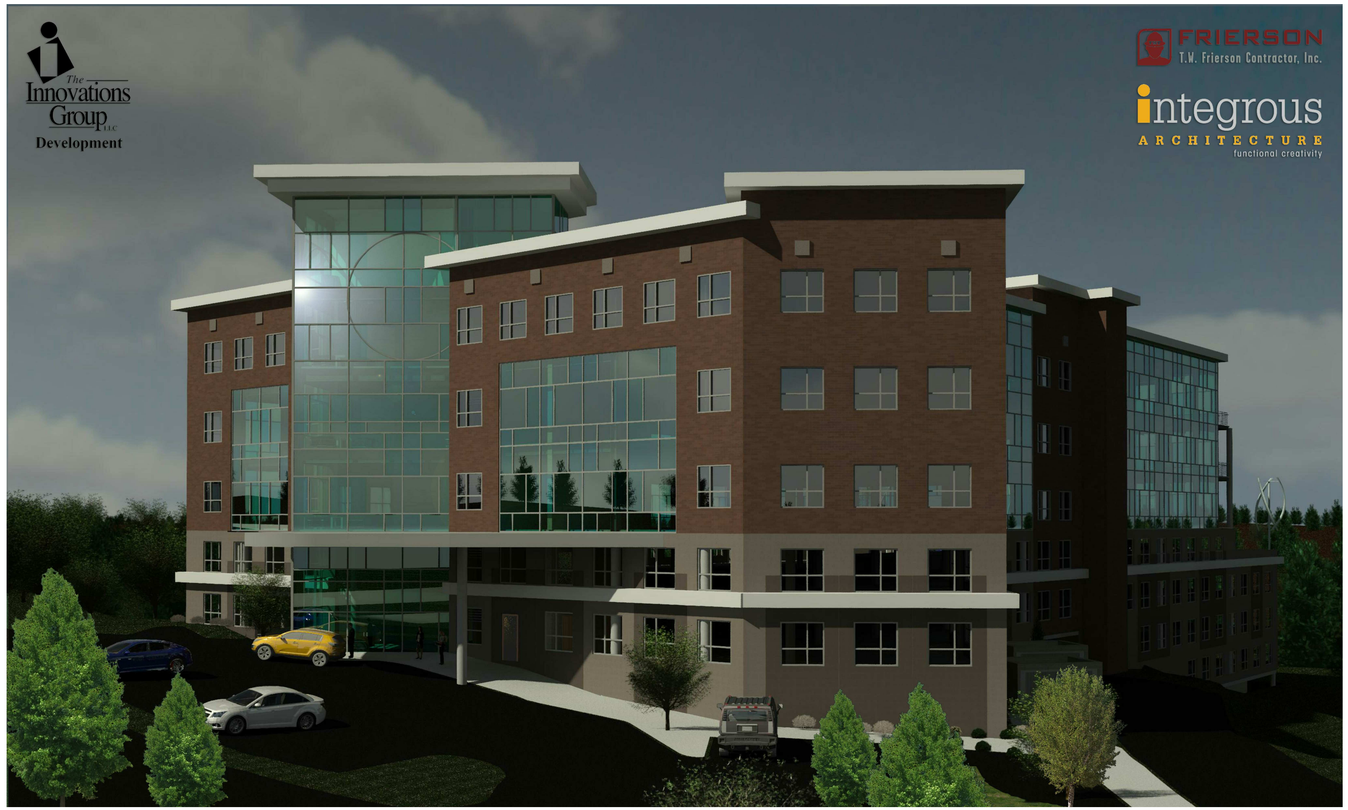
N O R T H

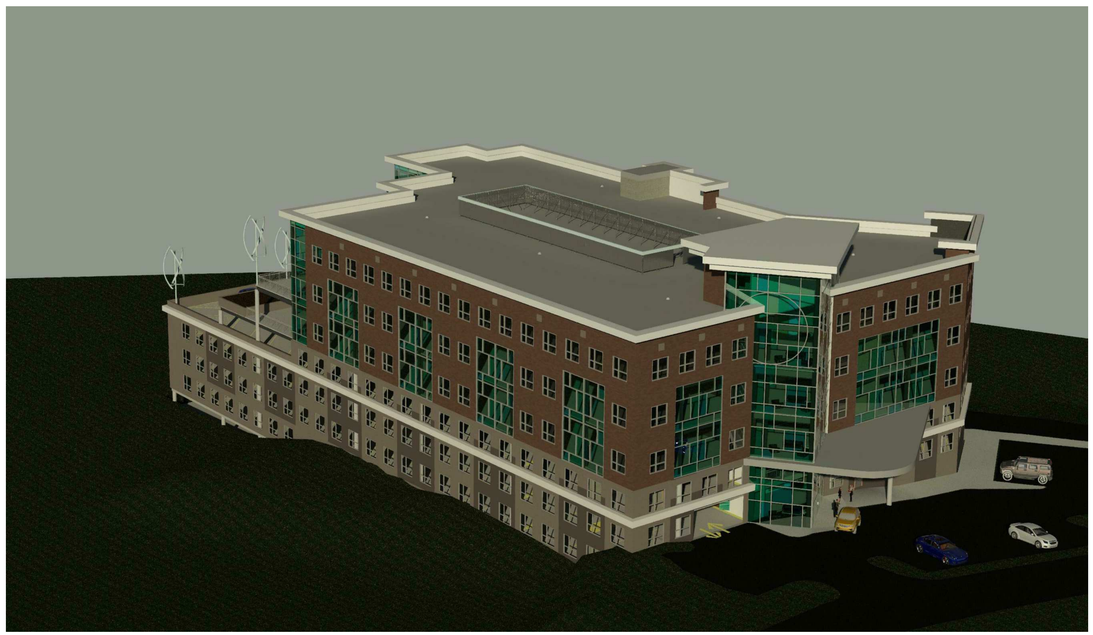
0 10 20 30 40 80 120
GRAP□IC SCALE 1"=40'

C2.00

JOB NO.□14-087-01
CO□□6244

M:□1□ 201□-2□9□ T□CAD□20141400□01 CAD□□□St□ P□n□140□□01-c200 St□ L□□□1 nd UR□ P□n□□





THE INNOVATIONS GROUP, LLC DBA:
integrous
ARCHITECTURE
functional creativity
3310 ASPEN GROVE DR STE 302 FRANKLIN TN 615 778 8835

CITY OF FRANKLIN
ENGINEERING DEPT
05/18/17
This sheet is part of the APPROVED Site Plan Set.
HISTORIC FRANKLIN TENNESSEE

CIVIL ENGINEERS
#1817
No. 023172
STATE OF TENNESSEE

consultants

CIVIL:

STRUCTURAL:

MECH, ELEC., PLUMBING:

SPECIALTY:

The Franklin at Legends View

Aspen Grove Section O Lot 4

201 Cool Springs Blvd.
Franklin, TN 37064

Project Number:
16-126

Issue Date:
04.18.17

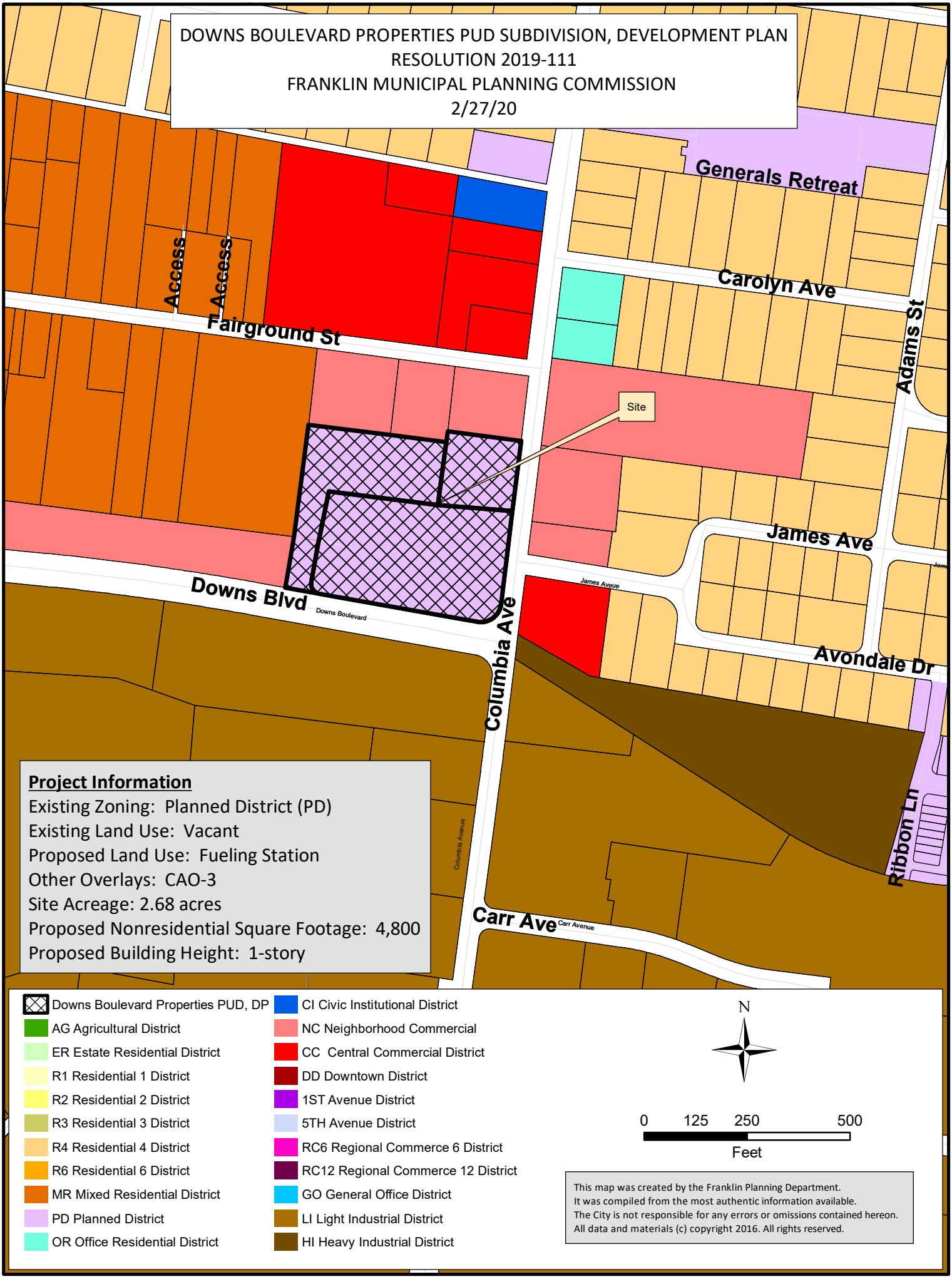
Revisions:

No.	Description	Date

Sheet Number

A-613B

4/18/2017 12:16:12 PM


DOWNS BOULEVARD PROPERTIES PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2019-111
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/27/20
Generals Retreat
Carolyn Ave
Adams St
Access
Access
Fairground St
Site
James Ave
James Aveue
Downs Blvd
Downs Boulevard
Columbia Ave
Columbia Avenue
Avondale Dr
Ribbon Ln
Carr Ave
Carr Avenue
Project Information
Existing Zoning: Planned District (PD)
Existing Land Use: Vacant
Proposed Land Use: Fueling Station
Other Overlays: CAO-3
Site Acreage: 2.68 acres
Proposed Nonresidential Square Footage: 4,800
Proposed Building Height: 1-story
Downs Boulevard Properties PUD, DP
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 7081

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

31. F. Development Plan

lance.fittro@franklintn.gov	With the first site plan, the applicant shall provide a left-turn lane from Downs Boulevard into the site. Applicant shall design turn lane per City, AASHTO, MUTCD, and other applicable standards for roadway design and verify taper and storage lengths are appropriate in functionality and capacity for the site. The turn lane shall be complementary to the TDOT Columbia Avenue project and will take into consideration the most-current design of those improvements at the time of site plan submittal. *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval**.)*

49. Sidewalks

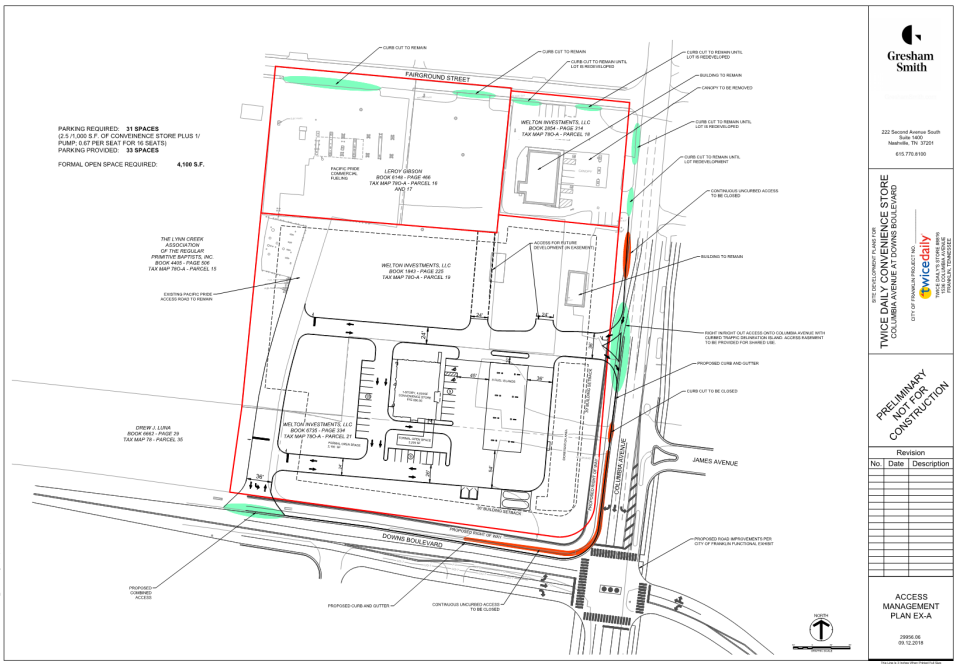
lance.fittro@franklintn.gov	**With the first Site Plan**, Applicant shall show sidewalks along Collector and Arterial streets as 6'-0" wide. Combined curb and gutters shall be 2'-6" wide. 6'-0" wide grass strip along Downs Boulevard shall be provided between sidewalk and future back of curb based on the future widening of Downs Boulevard.

57. Offsite Drainage

lance.fittro@franklintn.gov	New construction shall not aggravate upstream or downstream flooding. Where existing upstream or downstream stormwater problems exist, Applicant shall correct existing problems in conjunction with new development or redevelopment. *[COF Stormwater Ordinance Sec. 23-106 (2) (i) (iii)]* Existing offsite downstream stormwater infrastructure may have insufficient capacity to transfer flows from the site. The extents of the insufficient infrastructure is currently unknown. **With the first Site Plan**, Applicant shall analyze existing downstream stormwater infrastructure and correct deficient areas.

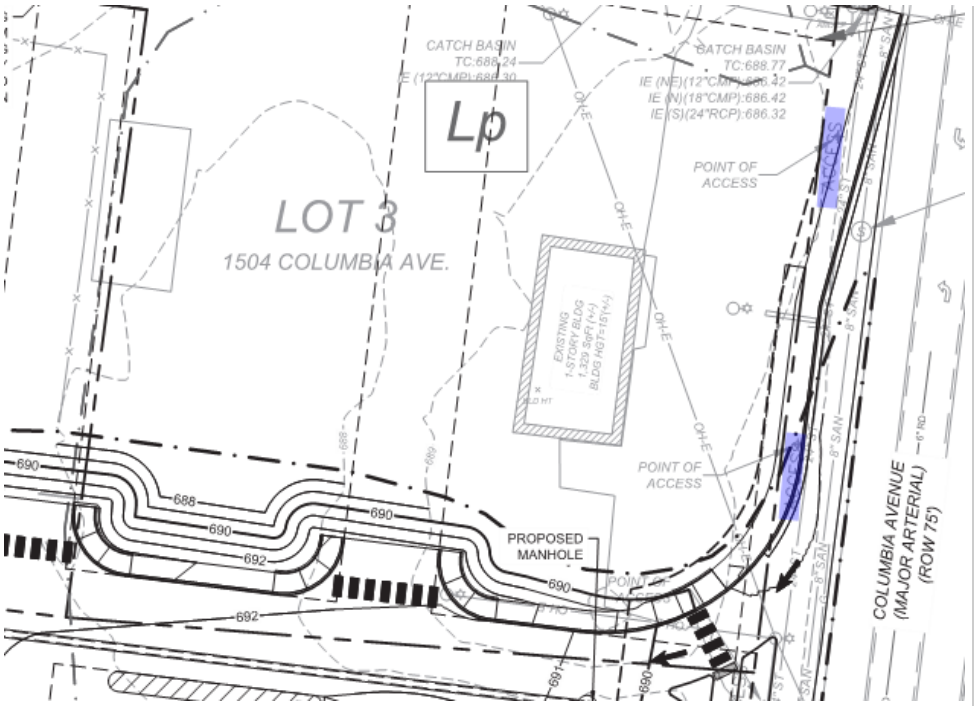
63. Access Management

lance.fittro@franklintn.gov Applicant shall provide notes on the submitted development plan referencing the previously agreed-upon closure of accesses along Columbia Avenue and Downs Boulevard in exchange for the new right-in right-out shown on the development plan. Access management for the block, including within the limits of this PUD, shall be in accordance with the previously agreed-upon "Access Management Plan Ex-A" which is copied below as well as uploaded to the project folder in IDT. As a condition of approval for the mid-block right-in right-out access shown on this development plan, the "Access Management Plan Ex-A" shall be included and referenced with all future submittals for the development of Lot 1, as well as future site plan and/or PUD submittals for development of the parcels outlined in red on the exhibit.

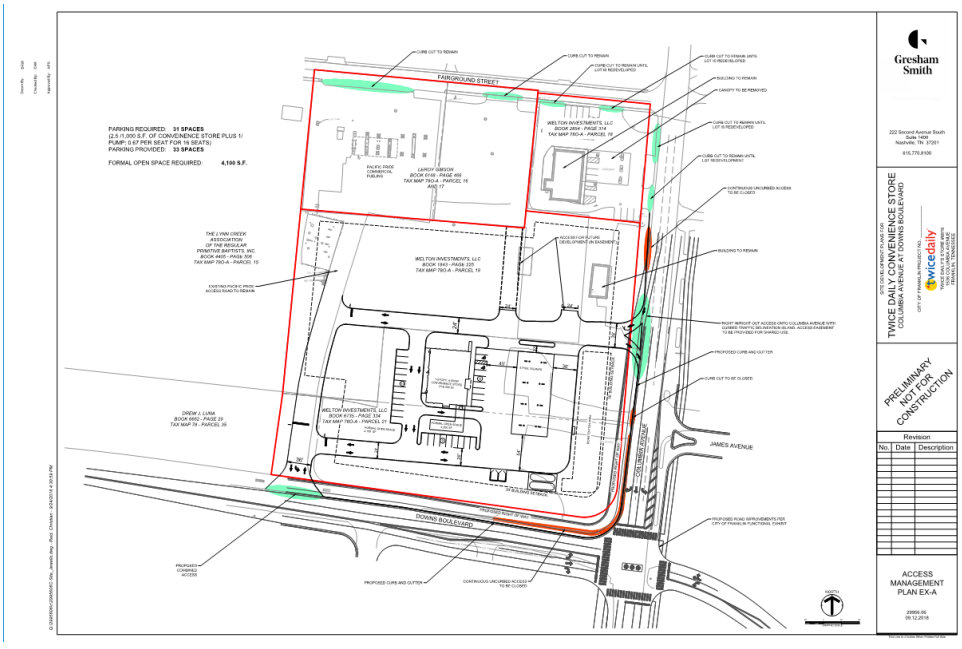


65. F. Development Plan

lance.fittro@franklintn.gov Applicant shall remove all notes such as those highlighted below identifying pre-development "Access" locations on the plan which are being closed with the redevelopment, including those highlighted below:



Any access to the redeveloped lots should be defined by the showing of physical improvements (curbing, pavement, etc) rather than notes which are easily overlooked. Any access to the reconfigured lots shall be per the previous agreement and Access Management Plan Ex-A as uploaded below.

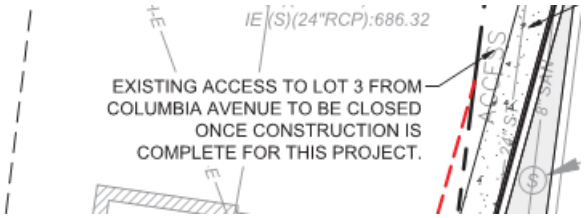


Engineering - Site Plan Checklist

General Issues

1. D. Site Plan

lance.fittro@franklintn.gov The note regarding the timing of closure of the access to Lot 3 from Columbia Avenue shall be revised to read "Existing access to Lot 3 from Columbia Avenue to be closed upon opening for of the mid-block right-in right-out shared access from Columbia Avenue for public use."



Planning

General Issues

61. Modification of Standards

joseph.bryan@franklintn.gov Staff has determined that the applicant does not need to request MOS #1 as the Ordinance only dictates minimums. Remove MOS #1 from the submittal.

Cite the specific regulations from the Zoning Ordinance on the cover sheet that correspond with the MOS requests.

MOS #1 -Staff does not recommend approval of this modification of standards..

MOS #1 - CAO-3 prohibits drive-thrus north of Downs Boulevard to create a pedestrian-oriented node. Staff does not recommend MOS #3 for approval.

The decision to approve or deny the MOSs will ultimately be decided by BOMA [Edited By Joseph Bryan]

2995606_PUD Plans.pdf

42. Lots 2 and 3

joseph.bryan@franklintn.gov Advisory comment: Future development of Lots 2 and 3 will require BOMA level development plan revisions.

Planning (Landscape)

General Issues

8. Existing Trees

jason.arnold@franklintn.gov By Site Plan, please document the location, size and health of any specimen tree on the site.

9. Formal Open Space

jason.arnold@franklintn.gov By Site Plan, please show proposed amenities for the Formal Open Space and how these spaces will be accessed and used.

PUD DEVELOPMENT PLANS FOR

DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)

1540 COLUMBIA AVENUE
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

GRESHAM SMITH PROJECT NO. 29956.06
TWICE DAILY STORE NO. 8816

NOTES - CITY OF FRANKLIN

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

MODIFICATION OF STANDARDS REQUESTS

1. THE PROPOSED CONVENIENCE STORE IS SETBACK APPROXIMATELY 235' FROM THE PROPERTY LINE ALONG COLUMBIA AVENUE. THIS MODIFICATION OF STANDARDS IS TO LOCATE THE BUILDING AWAY FROM THE LOW-POINT OF THE SITE AT THE INTERSECTION OF COLUMBIA AVENUE AND DOWNS BOULEVARD.
2. THE PROPOSED LOCATION OF THE FUEL STATION CANOPY IS TO ACCOMMODATE LOCATING THE CONVENIENCE STORE AWAY FROM THE SITE LOW-POINT.
3. THE PROPOSED CONVENIENCE STORE WILL HAVE A DRIVE-THRU TO ACCOMMODATE THE INTERNAL COFFEE SERVICE STATION.

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	R.O.W. AND ACCESS PLAN
C5.0	UTILITY PLAN
L200	LANDSCAPE PLAN
ES1.1	SITE LIGHTING PLAN
ES1.2	SITE LIGHTING CUT SHEETS
A2.0	EXTERIOR ELEVATIONS
A2.1	DUMPSTER ELEVATIONS
A2.2	FUEL PUMP CANOPY EXTERIOR ELEVATIONS

VICINITY MAP
1" = 2,000'

SITE DATA

CITY OF FRANKLIN PROJECT NUMBER	7081
MAP 0780, PARCEL 01900, 02000, & 02100	
ADDRESS	1540 COLUMBIA AVENUE
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
DISTRICT	9TH
EXISTING ZONING -	PD (PLANNED DISTRICT)
CHARACTER AREA OVERLAY	SOCO - 1 & CFCO - 7
OTHER APPLICABLE OVERLAYS	CAO - 3
APPLICABLE DEVELOPMENT STANDARD	TRADITIONAL (SOME OF THE PROPERTY FALLS WITHIN CONVENTIONAL)
ACREAGE OF SITE	4.74 ACRES
SQUARE FOOTAGE OF SITE	206,340
MINIMUM REQUIRED SETBACK LINES	
- YARD FRONTING ON ANY STREET	30'
- SIDE YARD	15'
- REAR YARD	25'
PROPOSED USE	CONVENIENCE STORE
PROPOSED GROSS BUILDING S.F.	4,800 S.F.
OCCUPANCY TYPE	IBC "MERCANTILE"
CONSTRUCTION TYPE	TYPE IV-B
PROPOSED BUILDING HEIGHT	21'-0"
PROPOSED CANOPY HEIGHT	18'-6"
PARKING REQUIRED	CONVENIENCE = 3.33 x 4.8 (4,800 SF) = 16 SPACES DRIVE THRU = 0.67 x 20 SEATS INDOOR = 14 SPACES
PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
FORMAL OPEN SPACE	
REQUIRED (5% OF 2.68 ACRES):	0.13 ACRES (5,663 S.F.)
PROVIDED:	7,000 S.F.
EXISTING TREE CANOPY COVERAGE:	30,400 S.F. (26 % OF SITE)
CANOPY COVERAGE PRESERVATION	
REQUIRED (24% OF 30,400 S.F.):	7,300 S.F.
PROVIDED:	7,600 S.F.

FLOOD NOTE: THE PROJECT DOES NOT LIE IN THE 100 YEAR FLOODPLAIN AS PER CURRENT FEMA FIRM PANEL 47187C0192F & 47187C0211F, DATED SEPTEMBER 29, 2006.

MINERAL RIGHTS STATEMENT: THERE ARE NO MINERAL RIGHTS HELD BY A 3RD PARTY.

OWNER / DEVELOPER

TRI STAR ENERGY, LLC
1740 Ed Temple Blvd.
Nashville, TN 37208
Owner Contact: Charlton Bell
Phone: (615) 313-2457
Fax: (615) 313-3612
Email: cbell@tristartn.com

CIVIL ENGINEER/LANDSCAPE ARCHITECT

Gresham Smith

222 Second Avenue South, Suite 1400
Nashville, TN 37201
Civil Contact: Jubal Parris, PE, RLS
Phone: (615) 770-8549
Email: jubal.parris@geshamsmith.com
Landscape Contact: Terence Mulvaney, RLA, CLARB
Phone: (615) 770-8674
Email: terry.mulvaney@geshamsmith.com

OWNER / DEVELOPER

CASSETTY ARCHITECTURE
901 West Main Street
Hendersonville, TN 37075
Contact: Ryan Kilpatrick
Phone: (615) 822-5711
Fax: (615) 824-9089
Email: rkilpatrick@cassettytn.com

PUD DEVELOPMENT PLANS

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

PUD DEVELOPMENT PLAN FOR
DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)
CITY OF FRANKLIN PROJECT NO. 7081
twicedaily®
TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUBAL R. PARRIS
REGISTERED ENGINEER
AGRICULTURE
2015
LICENSE NO. 120153
STATE OF TENNESSEE
10/03/19

Revision

No.	Date	Description

COVER SHEET

C0.0

29956.06
10.03.2019

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STORMWATER NARRATIVE - EXISTING CONDITIONS

STORMWATER DRAINAGE DURING THE EXISTING CONDITIONS FLOWS FROM WEST TO EAST THROUGH THE SITE. THERE ARE TWO OUTFALL LOCATIONS, NOTED AS POI-1 AND POI-2. BOTH OUTFALLS ARE LOCATED ALONG COLUMBIA AVENUE. OFFSITE RUNOFF FLOWS ONTO THE SITE FROM THE WEST VIA SHEET FLOW AND WILL BE BYPASSED VIA STORM SEWER IN THE PROPOSED CONDITIONS.

GENERAL NOTES

1. SURVEY METHOD: FIELD RUN
2. SURVEY DATE: FEBRUARY 2019
3. SURVEY PREPARED BY: GRESHAM SMITH

CITY OF FRANKLIN GRADING AND DRAINAGE DATA CHART

SITE AREA: 116,614 S.F. = 2.68 AC.
IMPERVIOUS AREA: 0 S.F. = 0.00 AC
DISTURBED AREA = 165,654 S.F. = 3.80 AC.
RV VALUE: 0.140 (FROM LID SPREADSHEET)
PEAK FLOW RUNOFF - EXISTING CONDITIONS
2 YEAR: 2.173 CFS
5 YEAR: 3.881 CFS
10 YEAR: 5.427 CFS
25 YEAR: 7.797 CFS
50 YEAR: 9.817 CFS
100 YEAR: 12.01 CFS

LEROY GIBSON BOOK 6148 - PAGE 466 TAX MAP 78-O GROUP A PARCEL 16

LEROY GIBSON BOOK 6148 - PAGE 466 TAX MAP 78-O GROUP A PARCEL 17

WELTON INVESTMENTS LLC BOOK 2854 - PAGE 314 TAX MAP 78-O GROUP A PARCEL 18

THE LYNN CREEK ASSOCIATION OF THE REGULAR PRIMITIVE BAPTISTS, INC. BOOK 4405 - PAGE 506 TAX MAP 78O-A - PARCEL 15

DREW J. LUNA BOOK 6662 - PAGE 29 TAX MAP 78 - PARCEL 35

RYER LLC TAX MAP 78-A PARCEL 37 DB. 5788, PG 602 LOT 1 TURNBOW SUBDIVISION PB. 26, PG. 1 R.O.D.C., TN

LOT 1
1540 COLUMBIA AVE.
OR
192 DOWNS BLVD.

LOT 2
198 DOWNS BLVD.

LOT 3
1504 COLUMBIA AVE.

(Not a buildable Lot until sanitary sewer service is provided)

DOWNS BOULEVARD (MAJOR COLLECTOR) (ROW 75')

COLUMBIA AVENUE (MAJOR ARTERIAL) (ROW 75')

SOIL TYPE, TYP.

SOIL TYPE DELINEATION LINE, TYP.

TREE PROTECTION FENCE, TYP.

DRAINAGE FLOW ARROWS, TYP.

CONTRACTOR TO VERIFY AND MAINTAIN THE ELECTRIC SERVICE TO THE EXISTING BILLBOARD

CONTRACTOR TO COORDINATE THE REMOVAL OF THE EXISTING ONSITE UTILITY POLES WITH MTEMC. UTILITY POLE RELOCATION AND/OR NEW UTIITY POLE LOCATIONS ARE TO BE COORDINATED WITH THE CITY OF FRANKLIN COLUMBIA AVENUE AND DOWNS BOULEVARD ROADWAY IMPROVEMENT PLANS

SITE OUTFALL POI-1

SITE OUTFALL POI-2

EXISTING HYDRANT (NON-POTABLE)

EXISTING FIRE HYDRANT

EXISTING WATERLINE SHOWN PER P.B. 26, PG. 1 R.O.W.C., TN

24" WATER MAIN SHOWN PER ONE CALL FIELD MARKS

6" RECLAIMED WATER LINE

UNITED CITIES GAS COMPANY, INC D.B. 1272, PG. 849 R.O.W.C., TN

5' ACCESS EASEMENT P.B. 54, PG. 7 R.O.W.C., TN

WATERLINE EASEMENT (PROPOSED)

WATERLINE EASEMENT D.B. 5336, PG. 874 D.C. R.O.W.C., TN

30' ACCESS EASEMENT (PROPOSED)

30' PUBLIC UTILITY ACCESS AND DRAINAGE EASEMENT BK. 6662, PG. 29, R.O.W.C. TN

20' RECLAIMED WATER & SANITAR SEWER EASEMENT BK. 6662, PG. 32 R.O.W.C. TN

5' R.O.W. DEDICATION BK. 6662, PG. 29 R.O.W.C. TN

40' ELECTRICAL EASEMENT P.B. 54, PG. 7 R.O.W.C. TN

N7° 45' 43"E 277.74'
S82° 50' 55"E 335.70'
N9° 53' 52"E 30.01'
S80° 26' 14"E 170.70'
N7° 35' 11"E 153.81'
S7° 11' 56"W 168.85' TOTAL 168.25'
S82° 59' 37"E 266.45'
S85° 24' 41"E 173.19'
N11° 45' 36"E 124.75'
N65° 37' 10"W 1.09'
N10° 05' 10"E 116.86'
N10° 02' 36"E 99.45'
N79° 58' 00"W 85.04'
62.48'
N80° 11' 19"W
N80° 08' 04"W 316.48'
S7° 03' 30"W 92.27'
S7° 49' 19"W 113.27'
LC=72.55', R=50.00'
ARC=81.17'
CH=S53° 24' 53"W

FOUND 1 INCH PIPE
FOUND 1 INCH SQUARE
FOUND 1/2 REBAR
FOUND 1/2 IRWC ANDERSON
FOUND 1/2 IRWC 148
FOUND 1/2 IRWC
FOUND MAG
FOUND 1/2 IRWC 148
306 MAG NAIL
804 MAG NAIL
106 NAIL
303 NAIL
301 MAG
201 MAG
102 5/8 IRWC BWS
POINT OF ACCESS
EMERGENCY SHUT-OFF
(3)-VENT PIPES
TANK
FUEL PUMP
PAY STATION
FUEL PUMP TP
ONE STORY BUILDING 3500 SQFT (+/-) FFE=691.0 BLDG HGT=13'(+/-)
EXISTING 1-STORY BLDG FFE=689.0 (+/-) BLDG HGT=11'(+/-)
CANOPY
EXISTING GRAVEL
EXISTING ASPHALT
GAS LINE MARKER
POSSIBLE BLIND JUNCTION
CATCH BASIN TC:689.31 IE (N)(15"CMP):687.43 IE (S)(15"CMP):687.38
CATCH BASIN TC:688.68 IE (N)(18"CMP):686.92 IE (S)(18"CMP):686.82
CATCH BASIN TC:688.24 IE (12"CMP):686.30
CATCH BASIN TC:688.77 IE (NE)(12"CMP):686.32 IE (NW)(18"CMP):686.42 IE (S)(24"RCP):686.32
SMH-11002 (BRICK) TC:689.20 IE (N)(8"CLAY):683.15 IE (S)(8"CLAY):682.93
CATCH BASIN TC:688.79 IE:686.48 (DEBRIS)
CATCH BASIN TC:688.67 IE:686.43 (DEBRIS)
CATCH BASIN TC:688.51 IE:685.95 (DEBRIS)
CATCH BASIN TC:688.48 IE (N)(12"):684.81 IE (S)(18"RCP):684.72
CATCH BASIN TC:687.45 IE (W)(24"CMP):683.88
SMH-10993 (BRICK) TC:689.00 IE (N)(8"CLAY):681.67 IE (S)(8"CLAY):681.69 IE (E)(8"CLAY):681.40
CATCH BASIN TC:688.48 IE (N)(12"):684.81 IE (S)(18"RCP):684.72
CATCH BASIN TC: 689.82 IE (12" CMP): 687.67
CATCH BASIN TC: 689.84 IE (18" CMP): 689.73 (DEBRIS)
CATCH BASIN TC: 689.22 IE: 687.22 (DEBRIS)
CATCH BASIN TC: 689.32 IE: 686.55 (DEBRIS)
12" CMP IE: 688.56
24" CMP IE: 684.37
24" RCP IE:684.76
18" RCP IE:685.37
18" RCP IE: 685.71
18" RCP IE: 700.64
18" RCP IE: 696.88
24"RCP IE: 686.07
EXISTING WATERLINE SHOWN PER P.B. 26, PG. 1 R.O.W.C., TN
EXISTING WATERLINE SHOWN PER P.B. 26, PG. 1 R.O.W.C., TN
POINT OF ACCESS
GAS LINE MARKER
24" CMP IE: 684.37
6" RECLAIMED WATER LINE
6" RECLAIMED WATER LINE
20' ACCESS
24' ST
12' ST
8" SAN
8" SAN
12" W
12" W
OH-E
OH-E
FO
UG-T
G
6" RD
24" W
24" W
12" W
12" W
8" W
8" W
TO 45
TO 45
TP
TP
TP

SITE DATA

CITY OF FRANKLIN PROJECT NUMBER	7081
MAP 0780, PARCEL 01900, 02000, & 02100	
ADDRESS	1540 COLUMBIA AVENUE
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
DISTRICT	9TH
EXISTING ZONING -	PD (PLANNED DISTRICT)
CHARACTER AREA OVERLAY	SOCO - 1 & CFCO - 7
OTHER APPLICABLE OVERLAYS	CAO - 3
APPLICABLE DEVELOPMENT STANDARD	TRADITIONAL (SOME OF THE PROPERTY FALLS WITHIN CONVENTIONAL)
ACREAGE OF SITE	4.74 ACRES
SQUARE FOOTAGE OF SITE	206,340
MINIMUM REQUIRED SETBACK LINES	
- YARD FRONTING ON ANY STREET	30'
- SIDE YARD	15'
- REAR YARD	25'
PROPOSED USE	CONVENIENCE STORE
PROPOSED GROSS BUILDING S.F.	4,800 S.F.
OCCUPANCY TYPE	IBC "MERCANTILE"
CONSTRUCTION TYPE	TYPE IV-B
PROPOSED BUILDING HEIGHT	21'-0"
PROPOSED CANOPY HEIGHT	18'-6"
PARKING REQUIRED	CONVENIENCE = 3.33 x 4.8 (4,800 SF) = 16 SPACES DRIVE THRU = 0.67 x 20 SEATS INDOOR = 14 SPACES
PARKING REQUIRED	30 SPACES
PARKING PROVIDED	30 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
FORMAL OPEN SPACE	
REQUIRED (5% OF 2.68 ACRES):	0.13 ACRES (5,663 S.F.)
PROVIDED:	7,000 S.F.
EXISTING TREE CANOPY COVERAGE:	30,400 S.F. (26 % OF SITE)
CANOPY COVERAGE PRESERVATION	
REQUIRED (24% OF 30,400 S.F.):	7,300 S.F.
PROVIDED:	7,600 S.F.

FLOOD NOTE: THE PROJECT DOES NOT LIE IN THE 100 YEAR FLOODPLAIN AS PER CURRENT FEMA FIRM PANEL 47187C0192F & 47187C0211F, DATED SEPTEMBER 29, 2006.

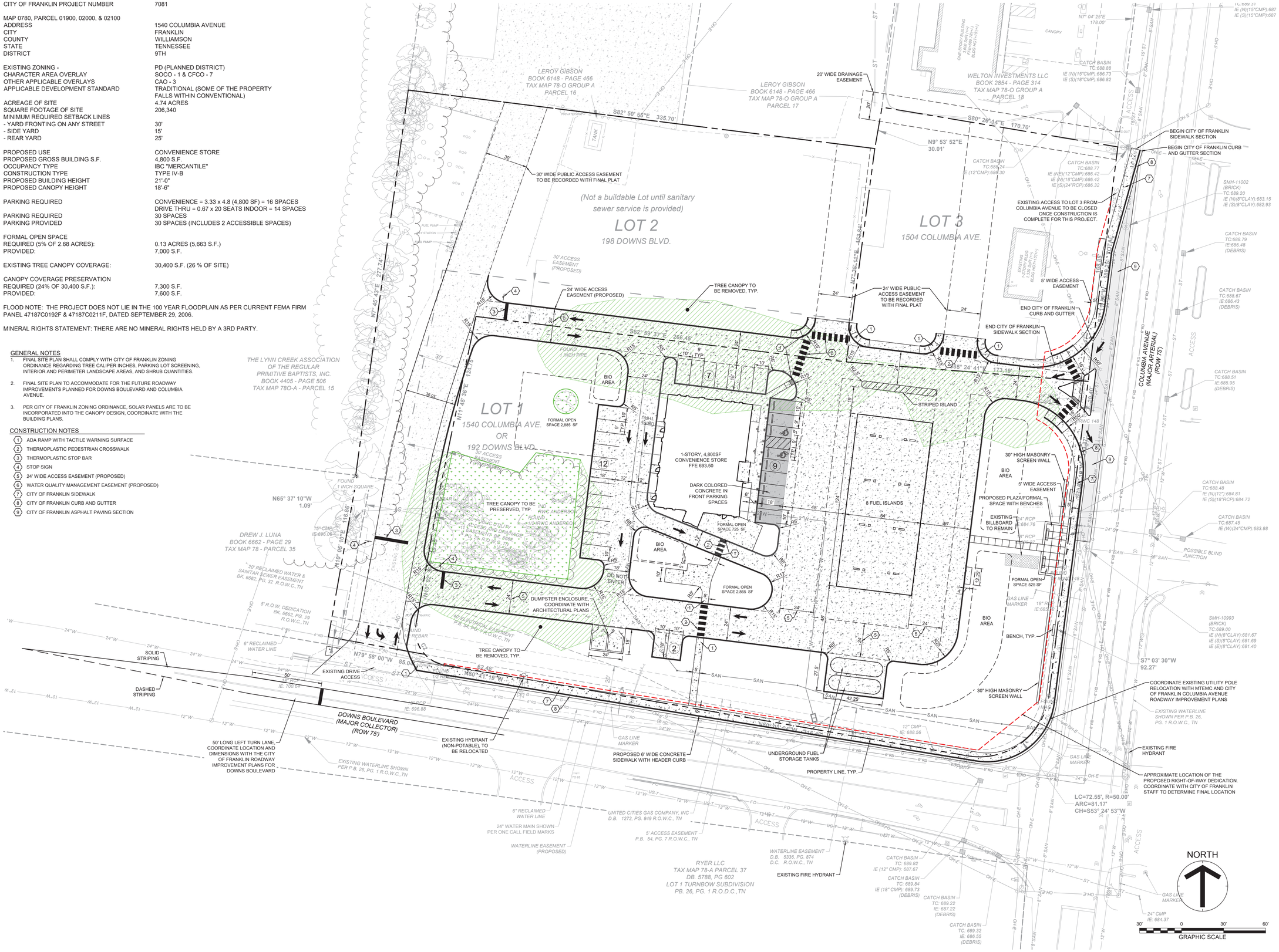
MINERAL RIGHTS STATEMENT: THERE ARE NO MINERAL RIGHTS HELD BY A 3RD PARTY.

GENERAL NOTES

1. FINAL SITE PLAN SHALL COMPLY WITH CITY OF FRANKLIN ZONING ORDINANCE REGARDING TREE CALIPER INCHES, PARKING LOT SCREENING, INTERIOR AND PERIMETER LANDSCAPE AREAS, AND SHRUB QUANTITIES.
2. FINAL SITE PLAN TO ACCOMMODATE FOR THE FUTURE ROADWAY IMPROVEMENTS PLANNED FOR DOWNS BOULEVARD AND COLUMBIA AVENUE.
3. PER CITY OF FRANKLIN ZONING ORDINANCE, SOLAR PANELS ARE TO BE INCORPORATED INTO THE CANOPY DESIGN, COORDINATE WITH THE BUILDING PLANS.

CONSTRUCTION NOTES

1. ADA RAMP WITH TACTILE WARNING SURFACE
2. THERMOPLASTIC PEDESTRIAN CROSSWALK
3. THERMOPLASTIC STOP BAR
4. STOP SIGN
5. 24' WIDE ACCESS EASEMENT (PROPOSED)
6. WATER QUALITY MANAGEMENT EASEMENT (PROPOSED)
7. CITY OF FRANKLIN SIDEWALK
8. CITY OF FRANKLIN CURB AND GUTTER
9. CITY OF FRANKLIN ASPHALT PAVING SECTION



Gresham Smith

Gresham Smith and Partners

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

PUD DEVELOPMENT PLAN FOR
DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)
CITY OF FRANKLIN PROJECT NO. 7081

twicedaily
TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUBAL R. PARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 117058
STATE OF TENNESSEE
10/03/19

Revision

No.	Date	Description

SITE LAYOUT PLAN

C2.0

29956.06
10.03.2019

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PROJECT DESCRIPTION
THE PROPOSED TWICE DAILY CONVENIENCE STORE IS LOCATED AT THE INTERSECTION OF COLUMBIA AVENUE AND DOWNS BOULEVARD IN THE CITY OF FRANKLIN, TENNESSEE. THE SITE HAS BEEN DESIGNED TO ACCOMMODATE THE CITY OF FRANKLIN POST DEVELOPMENT REQUIREMENTS FOR STORMWATER QUALITY.

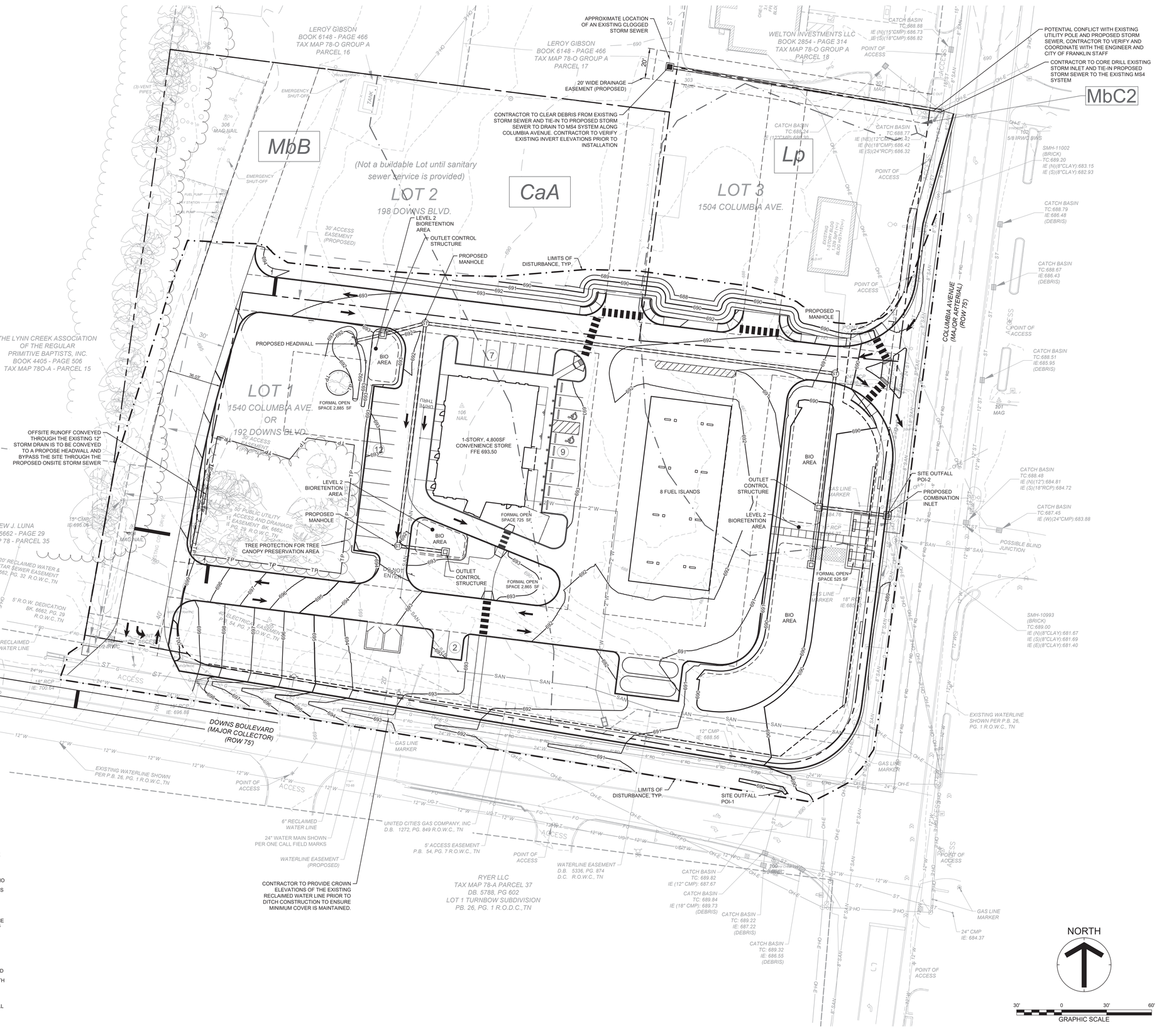
WATER QUALITY
WATER QUALITY REQUIREMENTS FOR THIS DEVELOPMENT HAVE BEEN MET WITH THE USE OF LEVEL II BIORETENTION PONDS. A LARGE PORTION OF THE SITE WILL SURFACE DRAIN TO THE BIORETENTION PONDS WHERE IT WILL BE TREATED FOR WATER QUALITY AND DISCHARGE VIA PROPOSED STORM SEWER TO TIE-IN TO EXISTING STORM SEWER INFRASTRUCTURE ALONG COLUMBIA AVENUE. EACH BIORETENTION POND WILL INCLUDE A FOREBAY AREA DESIGNED FOR THE CONTRIBUTING DRAINAGE AREA. THE REMAINDER OF THE SITE THAT BYPASSES THE BIORETENTION PONDS WILL BE COLLECTED BY THE LOCAL MS4 SYSTEM.

SENSITIVE AREAS
THERE ARE NO SENSITIVE AREAS.

STORMWATER DETENTION
UTILIZING THE CITY OF FRANKLIN LOW IMPACT DEVELOPMENT (LID) TOOL, THE BIORETENTION POND AREAS PROVIDED WILL BE SUFFICIENT ENOUGH THAT NO ADDITIONAL STORMWATER DETENTION IS REQUIRED.

CITY OF FRANKLIN GRADING AND DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 S.F., ADDING MORE THAN 5,000 S.F. OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. WHERE BEDROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BIORETENTION, AN ADDITIONAL 2 FEET OF BEDROCK SHALL BE REMOVED BELOW THE BOTTOM ELEVATION OF THE BMP SHOWN ON THE PLANS AND THE ADDITIONAL EXCAVATION BACKFILLED WITH CLEAN #57 STONE.
7. ENTIRE BIORETENTION AREA TO BE WRAPPED IN AN IMPERMEABLE LINER DUE TO POTENTIAL FUEL RUNOFF.



CITY OF FRANKLIN GRADING AND DRAINAGE DATA CHART

SITE AREA: 116,614 S.F. = 2.68 AC.
IMPERVIOUS AREA: 0 S.F. = 0.00 AC
DISTURBED AREA = 165,654 S.F. = 3.80 AC.
RV VALUE: 0.160 (FROM LID SPREADSHEET)
PEAK FLOW RUNOFF
2 YEAR: 1.502 CFS
5 YEAR: 2.881 CFS
10 YEAR: 4.128 CFS
25 YEAR: 6.043 CFS
50 YEAR: 7.683 CFS
100 YEAR: 9.506 CFS

CITY OF FRANKLIN GRADING AND DRAINAGE NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF. ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
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5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

PUD DEVELOPMENT PLAN FOR
DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)
CITY OF FRANKLIN PROJECT NO. 7081

twicedaily
TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUDAH R. PARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 117091
STATE OF TENNESSEE
10/03/19

Revision

No.	Date	Description

GRADING AND DRAINAGE PLAN

C3.0

29956.06
10.03.2019

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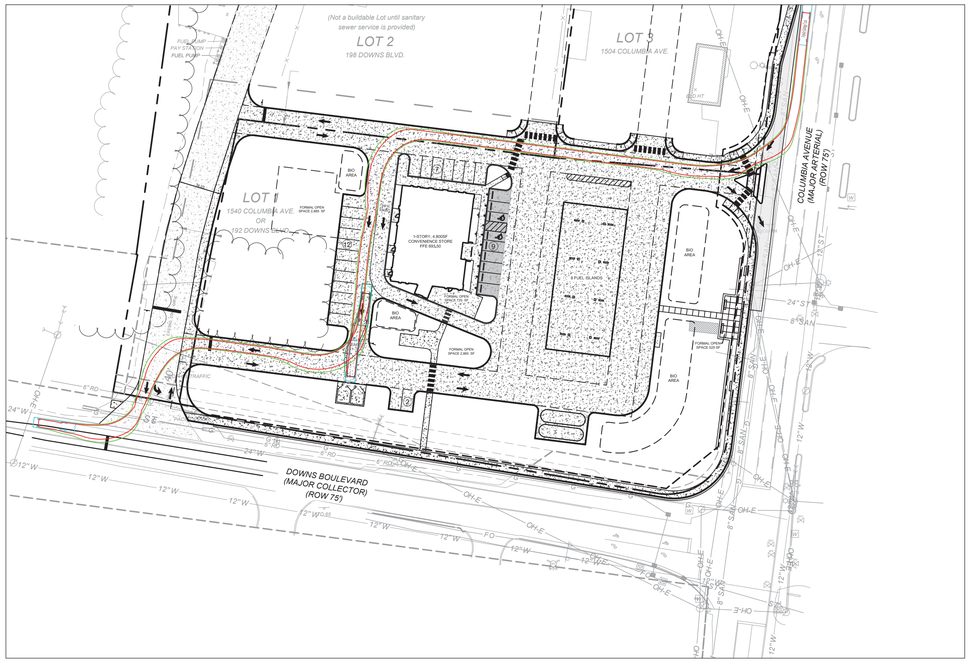
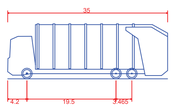
CITY OF FRANKLIN REFUSE VEHICLE TRACKING





Franklin Garbage Truck	
Overall Length	35.000ft
Overall Width	8.100ft
Overall Body Height	12.027ft
Min Body Ground Clearance	0.716ft
Track Width	6.600ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	46.000ft

IMPACT STATEMENTS - R.O.W. & ACCESS

1. BASED ON TRIP GENERATION FROM THE ITE TRIP GENERATION MANUAL, 10TH EDITION - VOLUME 2: DATA - PART 3 (LAND USES 800-999), THE FOLLOWING TOTAL DAILY TRIP COUNT IS ANTICIPATED FOR THIS DEVELOPMENT;

TOTAL STORE GROSS S.F.	4,800 S.F.
TOTAL FUEL POSITIONS	16
CONVENIENCE STORE WITH GASOLINE SALES	624.20 TRIPS PER 1,000 GROSS S.F. 624.20 TRIPS x (4,800 S.F. / 1,000 S.F.) = 2,997 TRIPS
FUEL STATIONS	322.50 TRIPS PER FUELING POSITION 322.50 TRIPS x 16 POSITIONS = 5,160 TRIPS
TOTAL DAILY TRIP COUNT	5,160 TRIPS

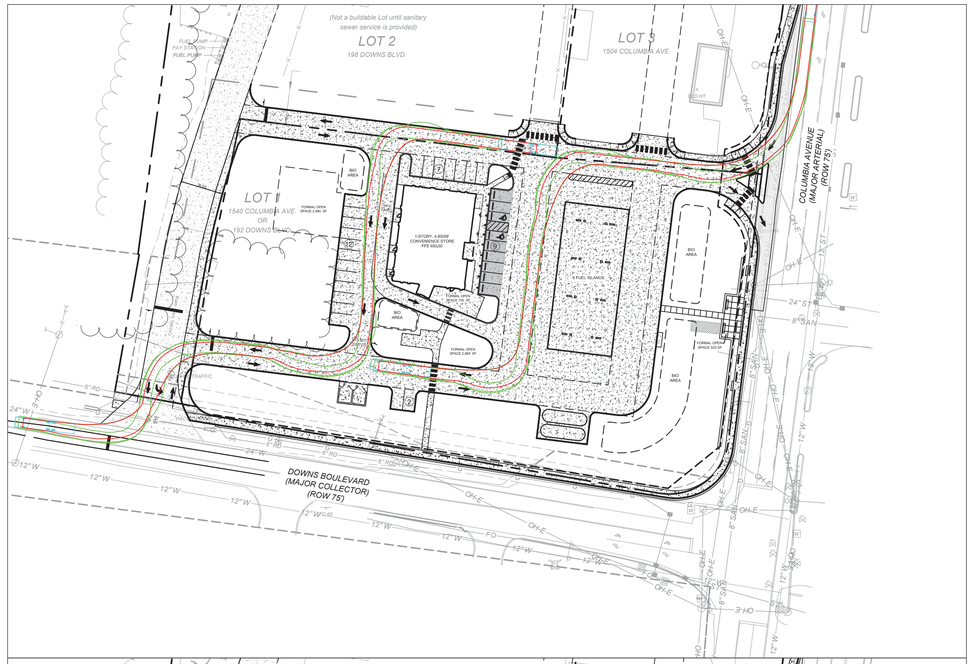
CITY OF FRANKLIN R.O.W. & ACCESS GENERAL NOTES

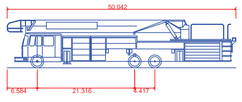
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY 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.
3. 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.
4. 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.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. 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.
7. 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.

NORTH

60' 0 60' 120'
GRAPHIC SCALE

CITY OF FRANKLIN FIRE APPARATUS VEHICLE TRACKING





Tower 2 Fire Truck	
Overall Length	50.042ft
Overall Width	8.330ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

NORTH

60' 0 60' 120'
GRAPHIC SCALE

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

PUD DEVELOPMENT PLAN FOR

DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)

CITY OF FRANKLIN PROJECT NO. 7081

twicedaily

TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUBA R. PARRISH
REGISTERED ENGINEER
AGREEMENT NO. 110053
STATE OF TENNESSEE
10/03/19

Revision

No.	Date	Description

R.O.W. AND ACCESS PLAN

C4.0

29956.06
10.03.2019

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WATER AND SEWER DATA CHART
FACILITY TYPE: CONVENIENCE STORE / SERVICE STATION
UNIT FLOW IN GPD: 1,000 GPD PER FUEL ISLAND
NUMBER OF UNITS: 8
TOTAL FLOD IN GPD: 1,000 GPD x 8 UNITS = 8,000 GPD

UTILITY CONTACTS

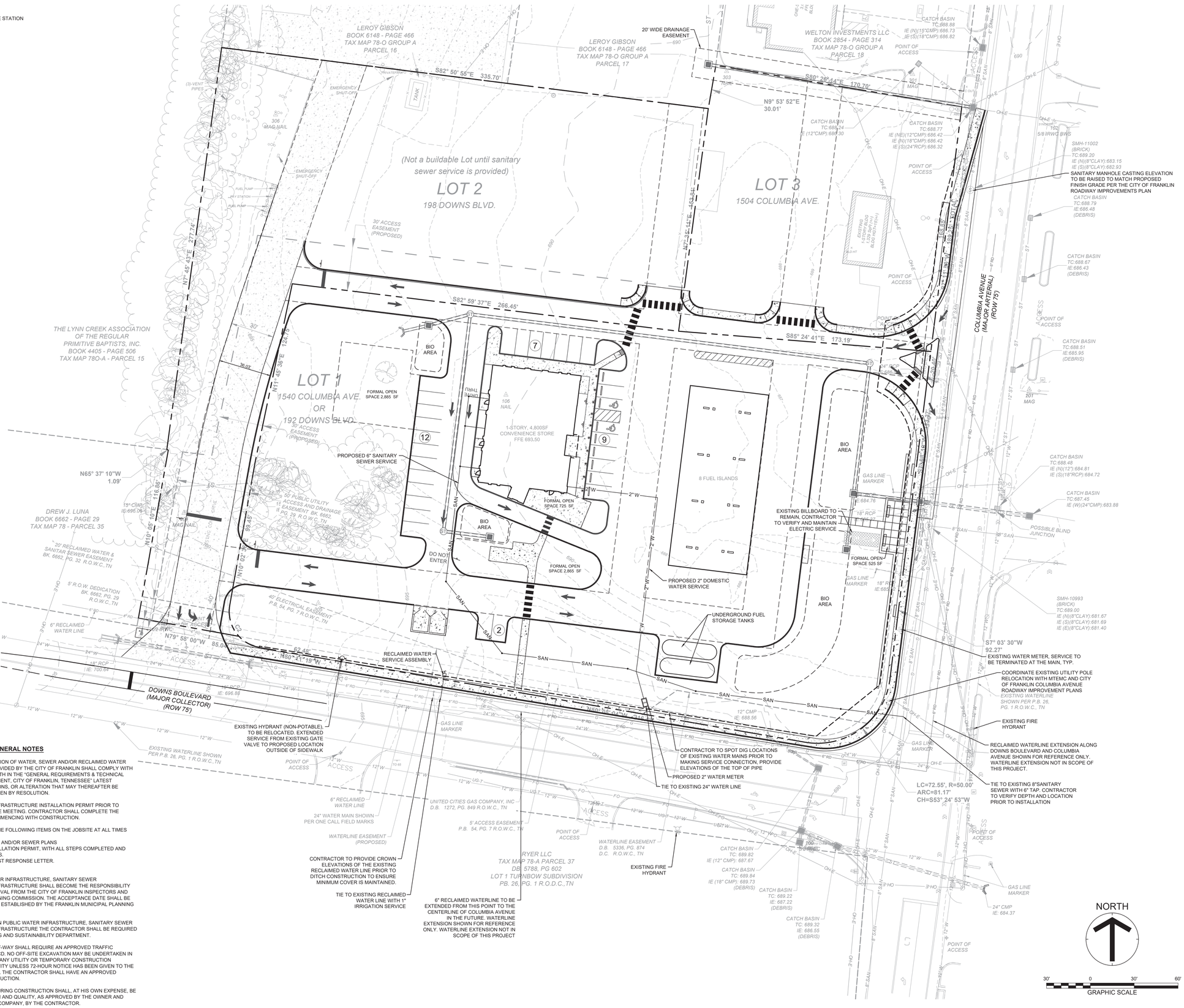
WATER AND SEWER
CITY OF FRANKLIN WATER MANAGEMENT DEPT.
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
615-794-4554

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
ATTN: BOBBY O'NEAL
bobby.o'neal@mtemc.com
615-595-4583

GAS SERVICE
PIEDMONT GAS
83 CENTURY BLVD.
NASHVILLE, TN 37214
ATTN: CRAIG OWEN
craig.owen@piedmontg.com
615-872-2403

COMMUNICATION/DATA SERVICE
AT&T
333 COMMERCE STREET, ROOM 23C10
NASHVILLE, TN 37201
ATTN: JASON ARMES
ja8744@att.com
615-585-3878

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
ATTN: RUSTY HOLLOWAY
rusty_holloway@comcast.com
615-244-7462 ext.1115471



UTILITY TERMINATION NOTE
CONTRACTOR TO VERIFY AND COORDINATE THE LOCATION OF THE EXISTING WATER AND SANITARY SEWER SERVICE LOCATIONS WITH THE ENGINEER PRIOR TO UTILITY CONSTRUCTION. UNUSED SERVICES ARE TO BE TERMINATED AT THE MAIN.

CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

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

Gresham Smith
GreshamSmith.com
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Nashville, TN 37201
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PUD DEVELOPMENT PLAN FOR
DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)
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twicedaily
TWICE DAILY'S STORE #8816
1540 COLUMBIA AVENUE
FRANKLIN, TENNESSEE

JUBAL R. PARRIS
REGISTERED ENGINEER
AGRICULTURE
10/03/19
STATE OF TENNESSEE

Revision

No.	Date	Description

UTILITY PLAN

C5.0

29956.06
10.03.2019

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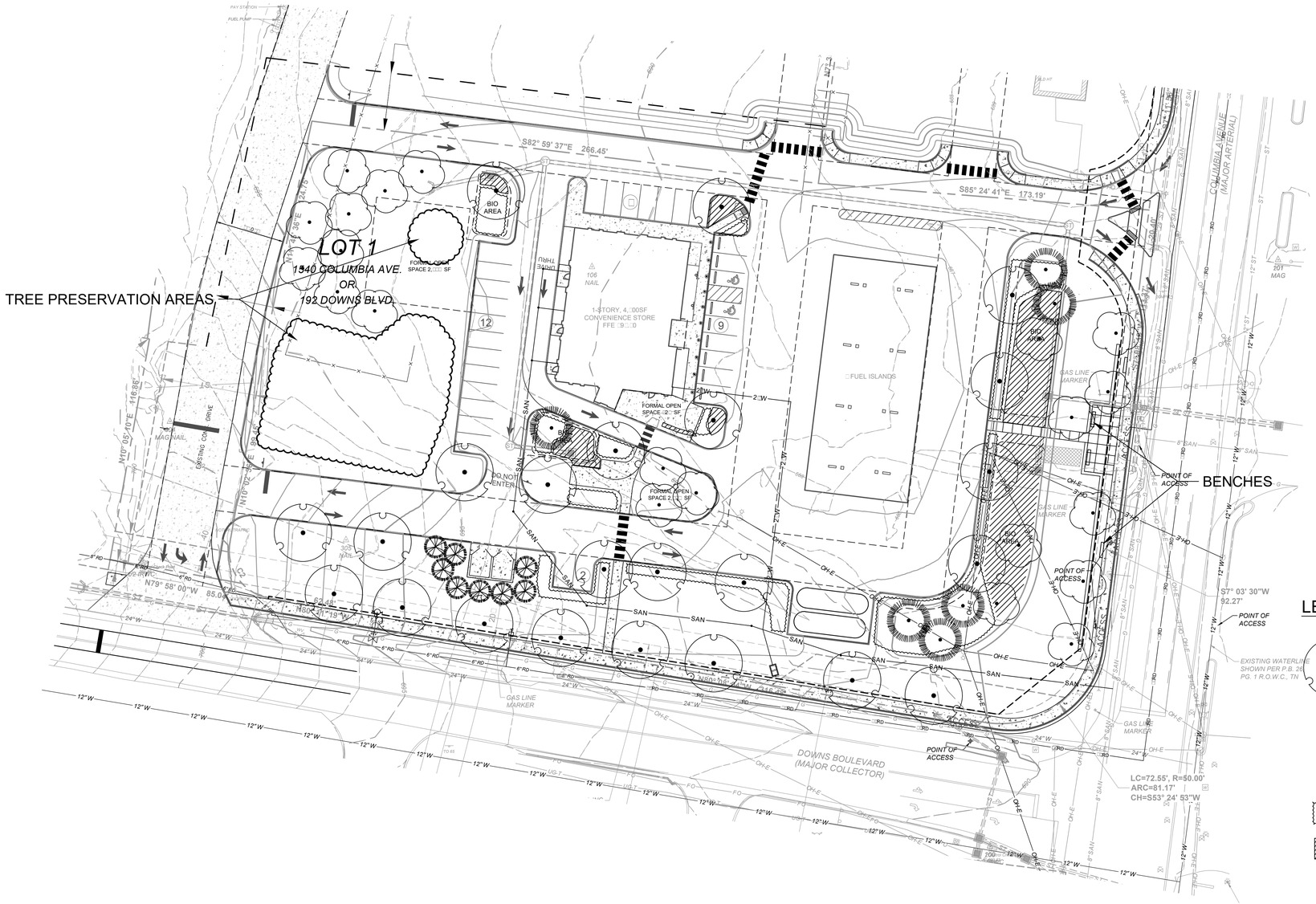

LEGEND

- CANOPY TREE (LACEBARK ELM, FRUITLESS SWEETGUM, SWAMP WHITE OAK, RED MAPLE)
- DECIDUOUS CONIFER (CANOPY) TREE (BALDCYPRESS, DAWN REDWOOD)
- EVERGREEN (CANOPY) TREE (GREEN GIANT ARBORVITAE, CRYPTOMERIA)
- UNDERSTORY TREE (HORNBEAM, HOLLY, REDBUD, CRAPEMYRTLE)
- SHRUB MASSING (HOLLY, SWEETSPIRE, VIBURNUM, JUNIPER, ABELIA)
- GROUNDCOVER (LIRIOPE, SWITCHGRASS, SOFT RUSH, SWAMP MILKWEED)

NOTE
ACTUAL PLANT MATERIAL QUANTITIES AND SIZES SHALL BE DETERMINED BY THE FINAL SITE PLAN.

Gresham Smith

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SITE DEVELOPMENT PLANS FOR
TWICE DAILY CONVENIENCE STORE
COLUMBIA AVENUE AT DOWNS BOULEVARD

CITY OF FRANKLIN PROJECT NO. □□□□□□□□□□

twicedaily

TWICE DAILY'S STORE □□□1□
1□□□ COLUMBIA AVENUE
FRANKLIN, TENNESSEE

PRELIMINARY NOT FOR CONSTRUCTION

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LANDSCAPE CONCEPT PLAN

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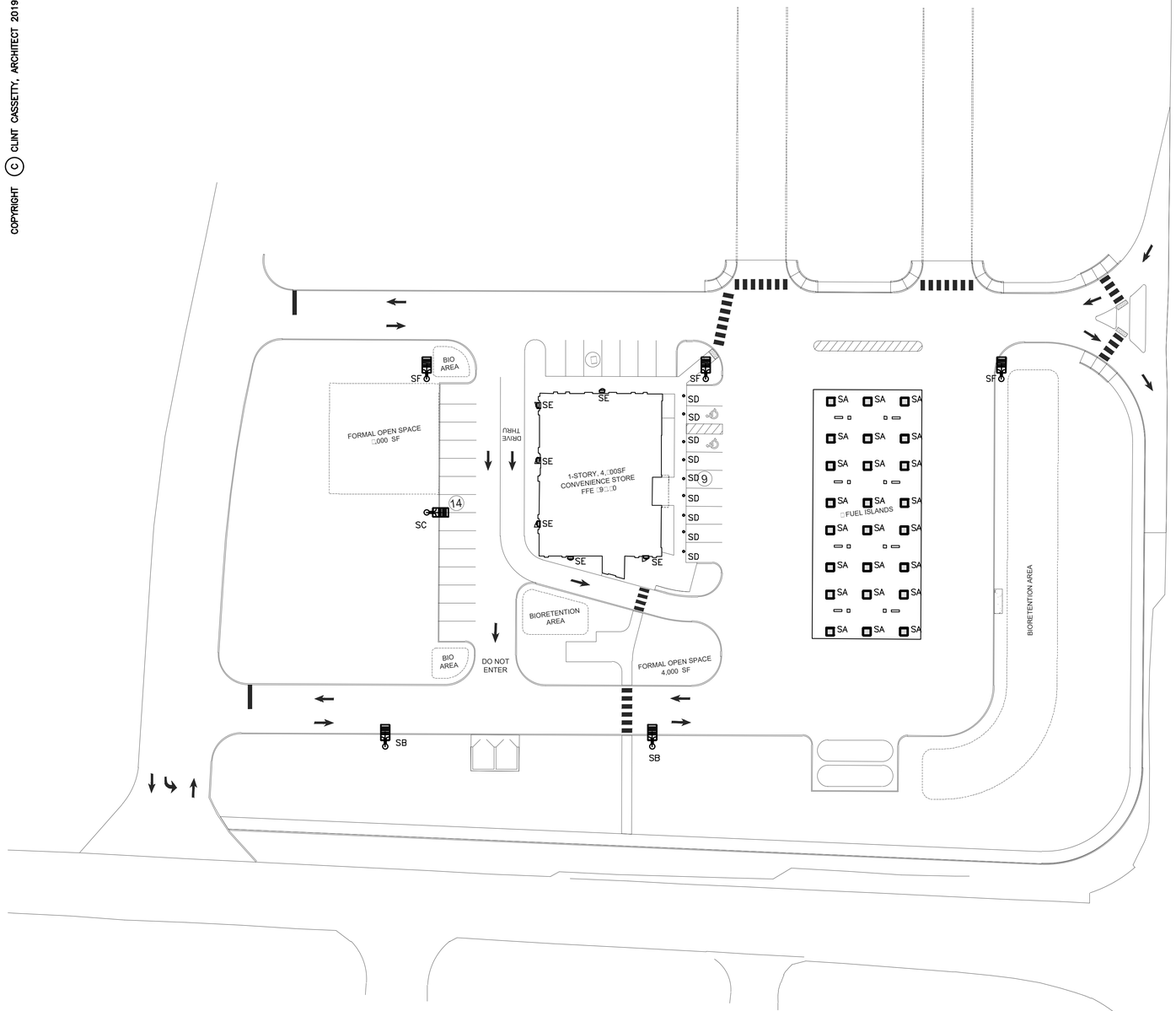

SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG #	LAMPS	VOLTAGE	MOUNTING	TYPE/REMARKS
SA	LSI	CRUS-SC-LED-HO-CW-50	(1) 132.4 WATT LED	120	SURFACE	CANOPY LIGHT
SB	LSI	XGBM-FT-LED-HO-CW-UE-BRZ-SINGLE-24'	(1) 300 WATT LED	120	POLE	MOUNT AT 24'
SC	LSI	XGBM-3-LED-HO-CW-UE-BRZ-SINGLE-24'	(1) 300 WATT LED	120	POLE	MOUNT AT 24'
SD	LSI	XBVR-ID-LED-24-400-CW-UE	(1) 38 WATT LED	120	GROUND	LED BOLLARD
SE	LSI	XPWS3-FT-LED-48-450-CW-UE	(1) 70 WATT LED	120	WALL	LED WALL MOUNT
SF	LSI	XGBM-3-LED-LW-CW-UE-BRZ-SINGLE-24'	(1) 140 WATT LED	120	POLE	MOUNT AT 24'

FIXTURE TYPE 'SB', 'SC', & 'SF'

LED AREA LIGHTS - (XGBM)

Shown with optional decal striping

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XGBM

		Lumens (Nominal)				Watts (Nominal)
		Type 3	Type 5	Type FT	Type FTA	
Cool White	LW	14080	13840	15020	16560	140
	SS	20180	18040	20700	23030	187
	HO	26750	25460	29070	31810	300
Neutral White	LW	11450	11290	12220	13470	136
	SS	16360	15170	17230	18750	188
	HO	22240	20550	23510	25410	288

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT · FC · ARBA Rating Compliant · cULus LISTED wet location · IP67 · DLC

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 3G requirements.

US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

OCCUPANCY SENSING (IMS) – Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45˚. Examples of detection – occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

ENERGY SAVING CONTROL OPTIONS – DIM – 0-10 volt dimming enabled with controls by others. BLS – Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT and FTA available - field rotatable reflectors.

HOUSING - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

TOP-ACCESS COVER - Gasketed, tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90o increments. Directional arrow on optics allows alignment without the unit being energized.

MOUNTING - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"– 5" round poles. (See Accessory Ordering Information chart.)

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC.

DRIVERS - Available in Low Watt (LW), Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - Fixture - 44.5 lbs (20 kg) Arm - 5 lbs. (2kg) arm

LISTING - UL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

Project Name _____ Fixture Type _____ Catalog # _____

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LED AREA LIGHTS - (XGBM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBM 5 LED HO CW UE WHT PCM**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGBM² - LED Greenbriar	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	LW - Low Watt SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White **Optional Color Decals** 45 – Light Gold 20 – Charcoal Metallic 55 – Black 94 – Blue Metallic 59 – Dark Green 51 – Dark Red 21 – Tomato Red 90 – White 700 – Aztec Silver Metallic	**Wireless Control System²,³** (blank) - None PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures) ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System - Host/Satellite **Stand-Alone Control** (blank) – None DIM – 0-10 volt dimming⁴ (from external signal) BLS – Bi-level Switching⁵ (from external signal – required 120-277V controls system voltage)	**Sensor** IMS - Integral Motion Sensor⁶ PC1120 - 120V Button-Type Photocell PC2208 - 208V Button-Type Photocell PC240 - 240V Button-Type Photocell PC277 - 277V Button-Type Photocell PC347 - 347V Button-Type Photocell **Options** BBK - 8' Bracket (S and D180 only) TB - Terminal Block

LUMINAIRE EPA CHART¹ - XGBM

	8' Bracket	12' Bracket
Single	2.3	2.4
D180°	4.7	4.8
D90°	12" Bracket Required	4.7
T90°		7.2
TN120°		7.3
Q90°		8.8

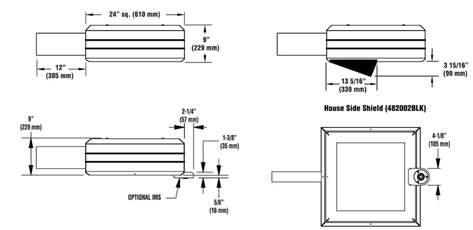
Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION² (Accessories are field installed)

Description	Order Number	Description	Order Number
XGBM-HSS House Side Shield (Black only)	482002 BLK⁷	DFK208, 240 Double Fusing (208V, 240V)	DFK208,240⁷
RPP2 - Round Pole Plate	162914BLK	DFK480 Double Fusing (480V)	DFK480⁷
BKS-BO-WM-* -CLR - Wall Mount Plate	122111CLR	FK347 Single Fusing (347V)	FK347⁷
BKA-BO-RA-8-CLR - Radius Arm	169010CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	518030CLR⁹
BKU-BO-S-19-CLR - Uptoswap Bracket for round or square poles	144191CLR	PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor	534239CLR⁹
FK120 Single Fusing (120V)	FK139⁷	PMOS277 - 277V Pole-Mount Occupancy Sensor	518029CLR⁹
FK277 Single Fusing (277V)	FK277⁷	PMOS480 - 480V Pole-Mount Occupancy Sensor	534240CLR⁹

FOOTNOTES:
1- Use with 5' traditional drilling pattern.
2- For wireless controls information and accessories, see Controls section.
3- Requires a SiteManager and override switch. Not compatible with BLS or IMS option.
4- Not compatible with IMS or BLS option.
5- Not compatible with wireless controls system, DIM or IMS option.
6- Not compatible with wireless controls system, DIM or BLS option.
7- House Side Shields add to fixture EPA. Consult factory.
8- Fusing must be located in the hand hole of pole.
9- To be used with any of the PCM/GCM wireless controls systems in the fixture. Consult factory.
10- Photocell must be ordered separately. 7 pin standard. See Accessories.

DIMENSIONS



Project Name _____ Fixture Type _____ Catalog # _____

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ARCHITECTURE

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REGISTERED ENGINEER
No. 104927
STATE OF TENNESSEE

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SITE LIGHTING PLAN
ES1.1

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LED SURFACE MOUNT - LEGACY™ (CRUS SM)

FIXTURE TYPE 'SA'

US & Int'l. patents pending.

HOUSING - One-piece, die-formed, aluminum housing with powder coated finish. One conduit knockout and four mounting holes. 2x2 housing is formed from zinc-coated steel.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI.

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Symmetrical, which directs light through a glass lens to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die cast housing, with a standard flat clear or diffused glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

DRIVER- State-of-the-art driver technology superior energy-efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

ADAPTOR PANEL - Die formed galvanized steel, with powder coat finish.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - Pre-assembled optical unit and mounting panel attaches to fixture housing via 4 fasteners. Driver is pre-mounted to back of optical assembly.

SHIPPING WEIGHT - 35 pounds.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

PHOTOMETRICS - Applications layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

LISTING - UL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ETL Listed wet location · RoHS COMPLIANT · IP67

Project Name _____ Fixture Type _____ 6/6/17
Catalog # _____ © 2017 LSI INDUSTRIES INC.

LED SURFACE MOUNT - LEGACY™ (CRUS SM)

LUMINAIRE ORDERING INFORMATION

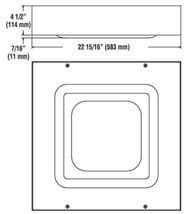
TYPICAL ORDER EXAMPLE: **CRUS SM SC LED VHO 50 UE WHT**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS SM (Surface Mount)	SC - Standard Symmetric	LED	VLW - Very Low Watt LW - Low Watt SS - Super Saver HO - High Output VHO - Very High Output	50 - 5000K	UE - Universal Voltage (120-277V) 347-480 Volt	WHT - White BRZ - Bronze BLK - Black	DFL - Diffused Lens

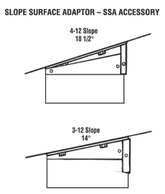
ACCESSORY ORDERING INFORMATION

Description	Order Number
SSA Slope Surface Adaptor	52152 CLR
2x2 Shallow Housing Only	540376
10' Toggle Cable Hanger	TCH10

DIMENSIONS



SLOPE SURFACE ADAPTOR – SSA ACCESSORY



TOGGLE CABLE HANGER

LIGHT OUTPUT - CRUS SM

		Lumens		Watts	LPW	
		SC	AC	SC/AC	SC	AC
Cool White	VLW - Very Low Watt	9055	7832	61	148	125
	LW - Low Watt	10525	8884	74	142	120
	SS - Super Saver	13674	11595	98	140	118
	HO - High Output	18633	15145	132	141	115
	VHO - Very High Output	22418	17262	159	141	109

Project Name _____ Fixture Type _____ 6/6/17
Catalog # _____ © 2017 LSI INDUSTRIES INC.

LED PATRIOT® WALL SCONCE (XPWS3)

FIXTURE TYPE 'SE'

US patent 7828456, 8002429 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XPWS3

			Distribution/Lumens (Nominal)			
Millilamps		# of LEDs	Type FT	Type WT	Type WW	Watts
Cool White - 5000K - 70 CRI	350 mA	28	3100	3000	3200	34
		48	5100	5100	5200	55
	450 mA	28	3700	3600	3800	44
		48	6200	6100	6300	72
Neutral White - 4000K - 70 CRI	350 mA	28	2900	2900	3100	34
		48	4900	4800	4900	55
	450 mA	28	3500	3500	3700	44
		48	5800	5700	5800	72

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT · ETL Listed wet location (downlight only) · ARRA Funding Compliant · IP65 · DLC

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM- 0-10 volt dimming enabled with controls by others.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - One-piece die-cast aluminum housing is smoothly contoured rectangular shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - ETL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. Optional Class 1 Division 2 (groups A, B, C &D) hazardous location rating is available (Select HL option). For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

Project Name _____ Fixture Type _____ 07/28/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

LED PATRIOT® WALL SCONCE (XPWS3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPWS3 FT LED 48 450 CW UE WHT BB**

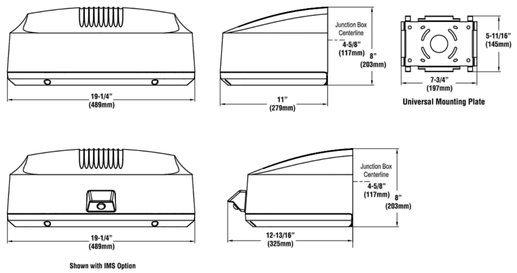
Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XPWS3 - LED Patriot Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	**Wireless Control System[1,2]** (blank) - None PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures) **Stand-Alone Control** (blank) - None DIM - 0-10 volt dimming[3] (from external signal)	**Sensor** IMS - Integral Motion Sensor[4] PC120 - 120V Button-Type Photocell[5] PC208 - 208V Button-Type Photocell[5] PC240 - 240V Button-Type Photocell[5] PC277 - 277V Button-Type Photocell[5] PC347 - 347V Button-Type Photocell[5] **Options** BB - Battery Back-up[6] CWBB - Cold Weather Battery Back-up[6] EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps[7] HL - Class 1, Division 2 Hazardous Location Rating, ETL Listed to UL844[8] XPMA - Pole Mounting Adaptor w/ Fixture Back Plate for Use with Square Poles[9] XPMAR4 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 4" O.D. Round Poles[9] XPMAR5 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 5" O.D. Round Poles[9]

ACCESSORY ORDERING INFORMATION[1] (Accessories are field installed)

Description	Order Number	Description	Order Number
XPWS3 Polycarbonate Shield	244657	DFK208, 240 - Double Fusing	DFK208,240[10]
XPWS3 SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK480 - Double Fusing	DFK480[10]
FX120 - Single Fusing	FX120[10]	FK347 - Single Fusing	FK347[10]
FK277 - Single Fusing	FK277[10]		

FOOTNOTES:
1- For wireless controls information and accessories, see Controls section.
2- Requires a SiteManager and override switch. Not compatible with battery back-up, IMS, EMR2 or HL Option.
3- Not compatible with IMS option.
4- Not compatible with wireless controls system or DIM .
5- Not compatible with ERM2 or HL option.
6- Available with UE voltage only. Not compatible with wireless controls system, EMR2 or HL option.
7- Utilizes G24 sockets. 12 volt separate circuits required. Not available with wireless controls system, battery back-up, photocell, HL, XPMA or XPMAR option.
8- Not available with wireless controls system, battery back-up, photocell or EMR2 option.
9- Not available with EMR2 option. Designed for 3" reduced drilling pattern. For 5 or D180 mounting configuration only.
10- Fusing to be installed in a compatible junction box supplied by contractor.

DIMENSIONS



Shown with IMS Option

Project Name _____ Fixture Type _____ 07/28/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

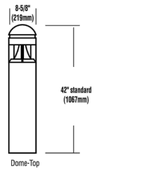
LED BOLLARD LIGHT (XBVRD)

FIXTURE TYPE 'SD'

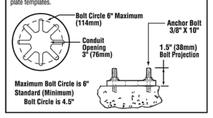
U.S. and international patents pending

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

DIMENSIONS



BASE DETAIL
Note: Base plate dimensions may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



Also available in traditional light sources

LENS/GASKET - One-piece, clear acrylic lens enclosure fully gasketed at top and bottom edge.

ANCHOR BOLTS - Requires four heavy-duty 3/8" x 10" galvanized steel anchor bolts.

ELECTRICAL - Universal voltage power supply (120-277 VAC, 50/60 Hz). 347-480V also available - 400mA is standard. Surge protector meets IEEE C62.41.2-2002, Scenario 1 Location Category C.

DRIVER - State-of-the-art driver technology designed specifically LSI LED light sources provides unsurpassed system efficiency. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Color-coordinated decal is available in 9 standard decal colors or by custom order from a selection of hundreds. Decal is guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations. DLC - not all possible distributions are DLC approved. Please refer to LSI or DLC web site for specific listings. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Funding Compliant · ETL Listed wet location

LIGHT OUTPUT - XBVR

Description	# of LEDS	Output Lumens	Output Watts
Cool White XBVR ID	24	1338	38
Neutral White XBVR ID	24	1224	38
Warm White XBVR ID	24	856	38

LED Chips are frequently updated therefore values may increase.

Project Name _____ Fixture Type _____ 10/20/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

LED BOLLARD LIGHT (XBVRD)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XBVRF ID LED 24 400 CW UE BRZ 45**

Prefix	Distribution	Light Source	# of LEDS	Drive Current	Color Temp	Line Voltage	Finish	Options
XBVRF - Flat-Top XBVRD - Round-Top	ID - Indirect	LED - Light Emitting Diode	24	400	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V 50/60Hz) 347 - 347 volt 480 - 480 volt	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	H - XX (Specify Height) [1] PC120 - Button-type Photocell PC208, 240,277 - Button-type Photocell PC347 - Button-type Photocell GFR - GFI Duplex Receptacle LAB - Less Anchor Bolts RN - Roughneck Heavy Duty Mounting Plate **Color Decals** 45 - Light Gold 20 - Charcoal Metallic 55 - Black 84 - Blue Black 59 - Dark Green 51 - Dark Red 21 - Tornado Red 50 - White 700 - Aztec Silver Metallic

1 - Taller or shorter heights available in 6" increments. Minimum height is 30". Maximum height is 60".

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
ABKIT - Anchor Bolt Kit (BVR) 3/8" x 10" - Galvanized	285560
HSS - Round Hose Side Shield	122510

BUG CHARTS

XBVR- TYPE ID

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
400	CW	1338	38	35	B1-U2-G1
	NW	1224	38	32	B1-U2-G1
	WW	856	38	23	B1-U1-G1

* Color Temperature: WW-3500K, NW-4000K, CW-5000K

Project Name _____ Fixture Type _____ 10/20/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

A NEW FACILITY FOR THE TWICE DAILY
□ □□1□
DOWNS BLVD.
□ COLUMBIA PIKE
FRANKLIN, TN
TN □□0□4

CASSETTY
ARCHITECTURE

ANTHONY DALE GIBSON
REGISTERED ENGINEER
No. 104921
COMMERCE
STATE OF TENNESSEE

CASSETTY
ARCHITECTURE
901 W□□t M□in Str□□t
H□nd□r□□n□□□, TN □□0□□
(□1□) □22-□□11
FAX □24-90□9
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TriStar Services, LLC
1740 Ed Temple Blvd. Nashville, TN 37208 Phone (615) 313-3600
Fax (615) 313-3612 1-800-779-7921

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ORIG. ISSUE DATE□
PUD.S□□□itt□□
09□0□□19
PROJECT NUMBER
□11□

SITE LIGHTING CUT SHEETS
ES1.2

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2 WEST FACING ELEVATION - FRONT

1/4" = 1'

0 1 2 4 FEET

1 EAST FACING ELEVATION - FRONT

1/4" = 1'

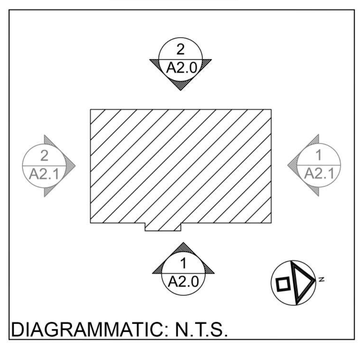
0 1 2 4 FEET

See sheet A2.1
for material legend

GENERAL SIGN NOTES

1. COORDINATE WITH OWNER AND SIGN VENDOR FOR ALL FINAL SIZES FOR BUILDING MOUNTED SIGNS. VERIFY RECESS HEIGHT, WIDTH, AND DEPTH WITH SIGN MANUFACTURER.

KEY PLAN



DIAGRAMMATIC: N.T.S.

A NEW
FACILITY
FOR THE

TWICE DAILY
8816

DOWNS BLVD.
& COLUMBIA PIKE
FRANKLIN, TN
TN 37064

CASSETTY

ARCHITECTURE

CASSETTY
ARCHITECTURE

901 West Main Street
Hendersonville, TN 37075
(615) 822-5711
FAX 824-9089

www.cassettyarchitecture.com

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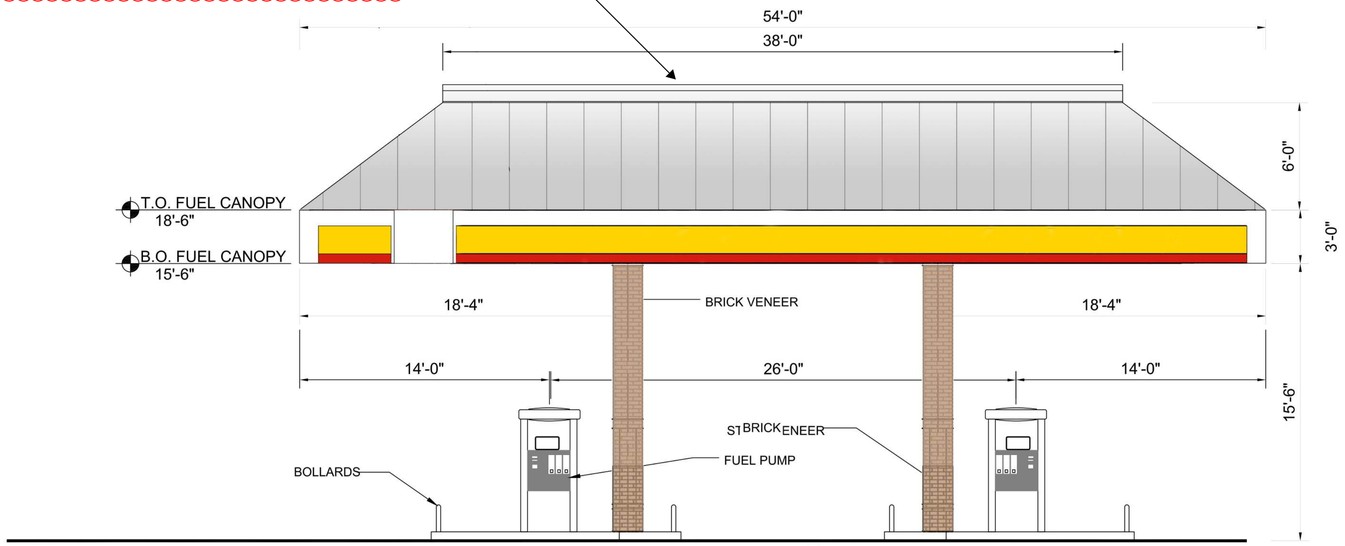
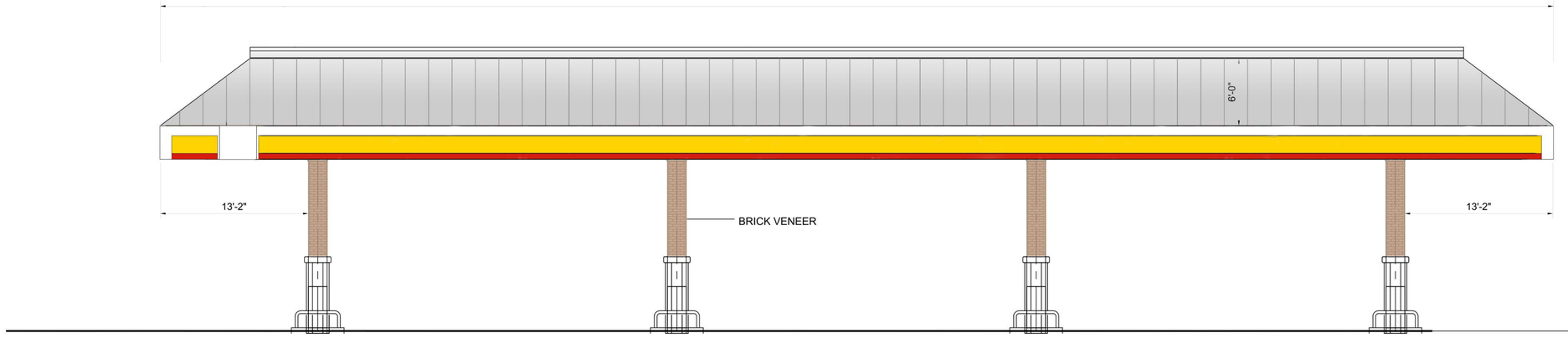
PROJECT NUMBER
5116

EXTERIOR
ELEVATIONS
A2.0

SOLAR PANELS TO BE INCORPORATED INTO THE FUEL CANOPY DESIGN TO COMPLY WITH THE ZONING ORDINANCE.



2 ELEVATION - SIDE



1 ELEVATION - FRONT

A NEW FACILITY FOR THE

TWICE DAILY # 8816

DOWNS BLVD. & COLUMBIA PIKE FRANKLIN, TN TN 37064

CASSETTY ARCHITECTURE

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FUEL PUMP CANOPY EXTERIOR ELEVATIONS

A2.2

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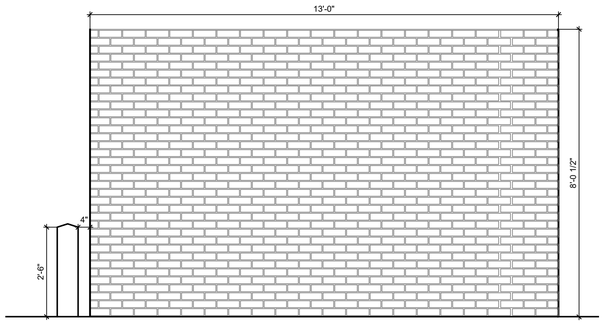
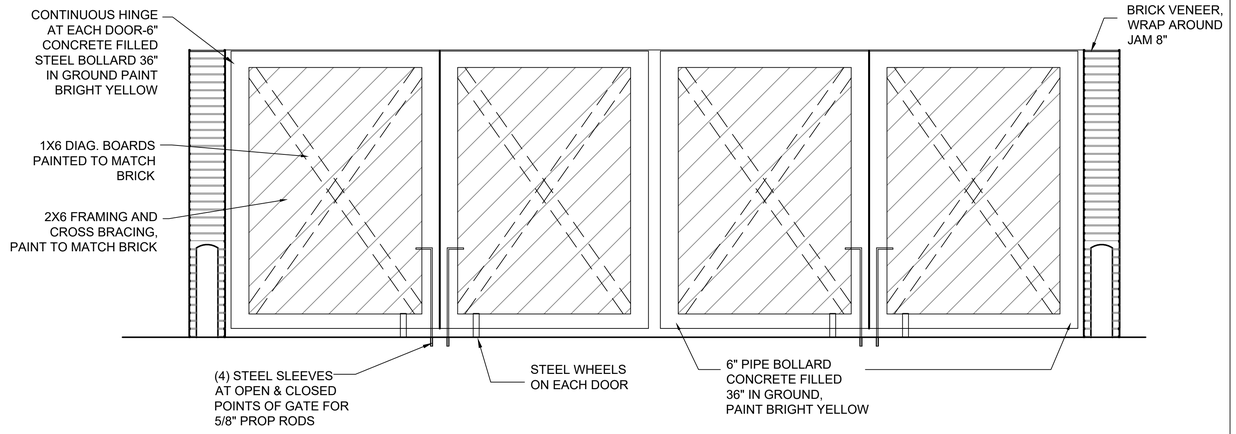


4 DUMPSTER SIDE ELEVATION

1/2" = 1'

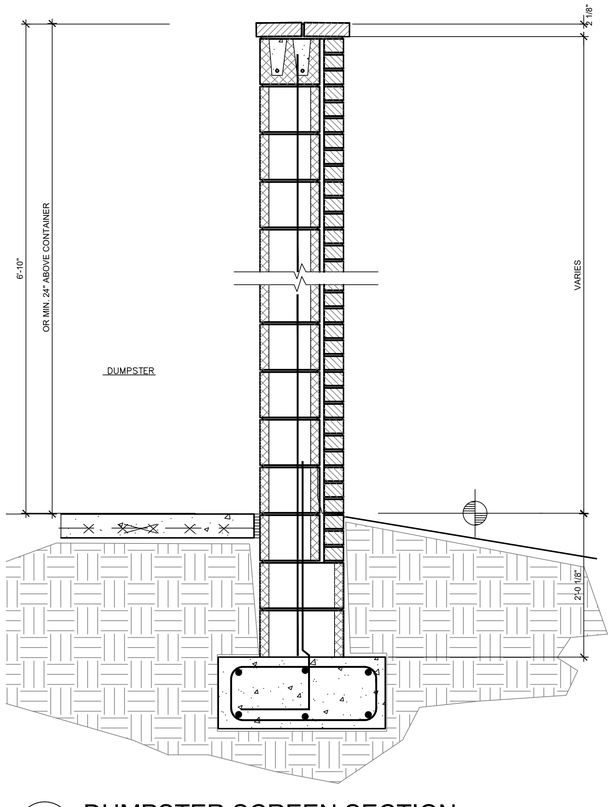
0 2 FEET



2 DUMPSTER ENCLOSURE ELEVATION

1/2" = 1'

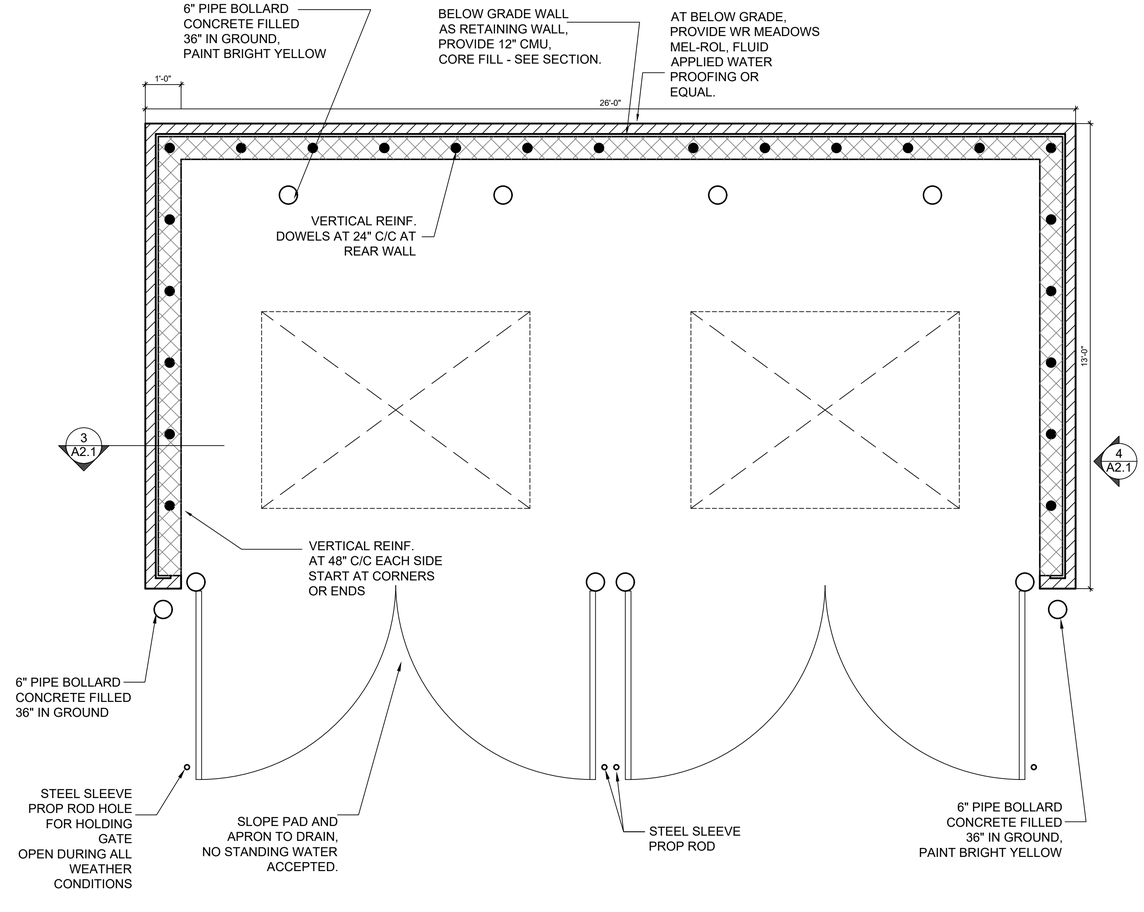
0 2 FEET



3 DUMPSTER SCREEN SECTION

1"=1'-0"

0 4 8 12 INCHES



1 DUMPSTER ENCLOSURE PLAN

1/2" = 1'

0 2 FEET

A NEW FACILITY FOR THE

TWICE DAILY # 8816

DOWNS BLVD. & COLUMBIA PIKE FRANKLIN, TN TN 37064

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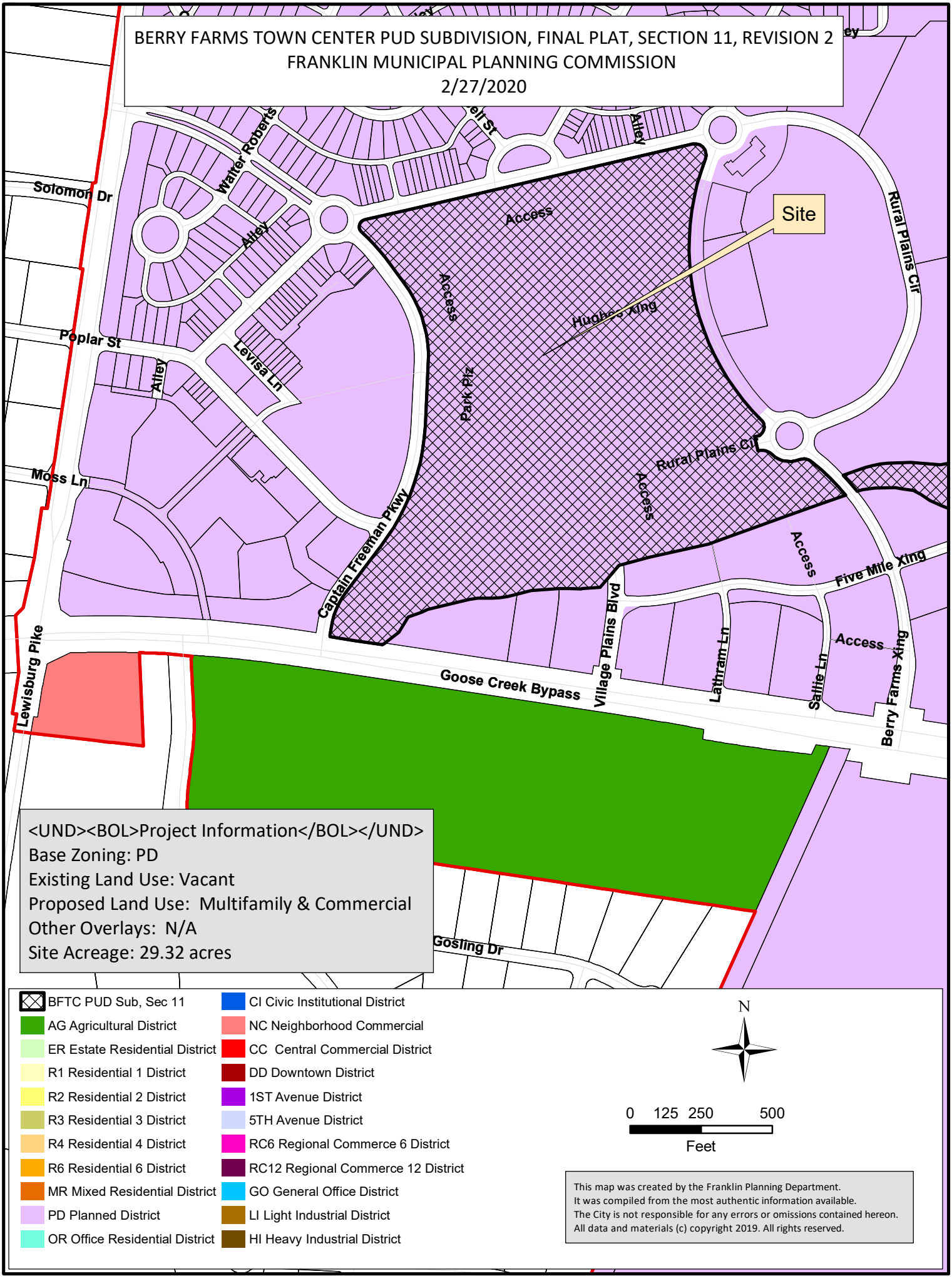
5116

DUMPSTER ELEVATIONS

A2.1


BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 11, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/27/2020
Site
Access
Hughes Xing
Park Plz
Rural Plains Cir
Captain Freeman Pkwy
Village Plains Blvd
Five Mile Xing
Lathram Ln
Sallie Ln
Berry Farms Xing
Goose Creek Bypass
Gosling Dr
Lewisburg Pike
Moss Ln
Poplar St
Levisa Ln
Alley
Walter Roberts
Solomon Dr
<UND><BOL>Project Information</BOL></UND>
Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Multifamily & Commercial
Other Overlays: N/A
Site Acreage: 29.32 acres
BFTC PUD Sub, Sec 11
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7100

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

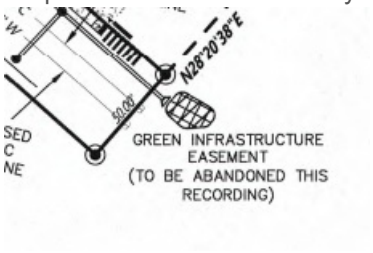
Engineering - Final Plat Checklist

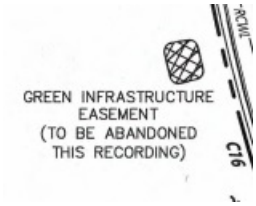
General Issues

11. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to site plan COF #7017 (Apartment Lots 1100, 1110, 1120-1122), COF #7018 (Office Lot 1111), and final plat COF #7033 (Section 11 Revision 1), none of which have passed final approval at One Stop, are reflected on this final plat.

Because the bioretention areas in the future development portion of Lot 1120 are still shown to be constructed, the associated Green Infrastructure Easements are still required. These may be relocated as necessary in conjunction with a site plan and further plat revision for the future development of Lot 1120, but cannot be abandoned with this plat. While this is one example, other inconsistencies between this plat and the plans mentioned above may exist:





[Edited By Lance Fittro]

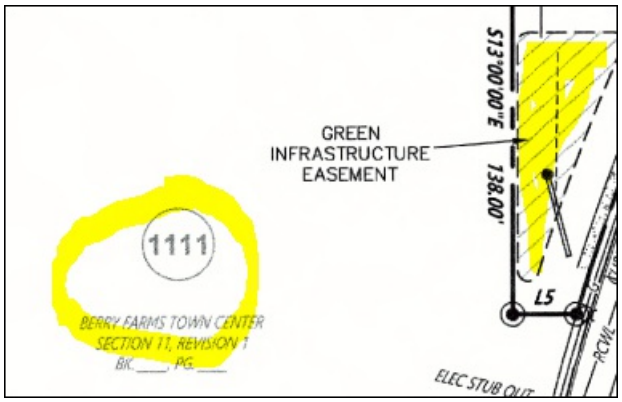
13. C. Final Plat

lance.fittro@franklintn.gov Applicant shall coordinate location and width of sidewalk running along streets depicted on the plat with those shown on the associated site plans for the lots being platted. Any portion of the sidewalk which falls outside of the ROW shall be shown within a public access easement on the plat with the property owner or owner's association noted as being responsible for maintenance.

17. C. Final Plat

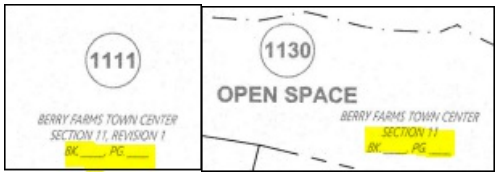
joe.marlo@franklintn.gov *Comment not adequately addressed. The previous example has been corrected, however there remain other areas of grayscale, including in the newexample shown. All linework shall be black.*

Grayscale or "shaded back" line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted. Applicant shall revise all grayscale linework to be "black" linework on the plat.



19. Lots 1111 and 1130

joe.marlo@franklintn.gov **Prior to One Stop Approval,** Applicant shall complete the reference (Plat Book and Page) where the lots shown on the final plat were created.



20. Void Vacate Note

joe.marlo@franklintn.gov **Prior to One Stop Approval,** Applicant shall provide the reference (Plat Book and Page) of lots that are being voided, vacated, and superceded with this plat. (Final Plat Note 24)

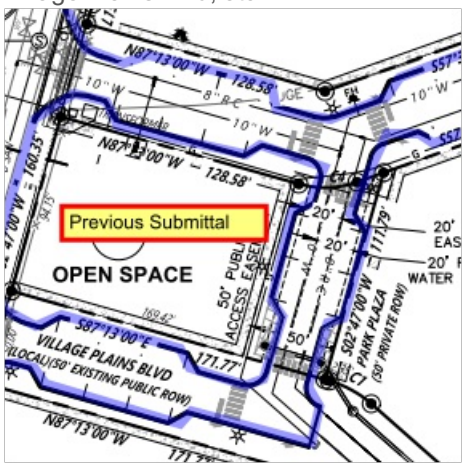
Note 24 will require two plats to be voided and vacated. Lots 1100 and 1120 from the final plat associated with COF Project #7033, and Lot 1110 from the final plat associated with COF Project #7032.

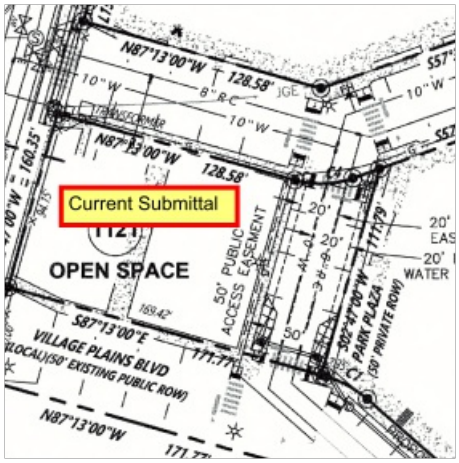
24. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 1100, 1110, AND 1120 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 11 AS RECORDED IN PLAT BOOK _____, PAGE _____ REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

29. Linework

joe.marlo@franklintn.gov *Comment not adequately addressed. See one example belowof multiple.*

Applicant shall provide the linework for the curb/gutter and sidewalks within public ROW and access easements, including in Hughes Crossing, Coleman Roberts Lane, Village Plains Blvd, etc.





Performance Agreement and Surety

General Issues

28. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water	**$ 44,000**
II. City Sewer	**$ 57,000**
III. Public Sidewalk	$ -
IV: City Streets	**$ 32,000**
V. Private Streets (includes shared access drives)	$ -
VI. Street Access	**$ 110,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	**$ 142,000**
XI: Green Infrastructure	**$ 54,000**

Sureties assigned from Site Plan COF# 7168 (Berry Farms Town Center PUD Subdivision, Site Plan, Section 11, Revision 1, Lots 1100, 1110, 1120-1122 (Apartments)).

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.*

[Edited By Kevin Long]

Planning

General Issues

30. One Stop Review

joseph.bryan@franklintn.gov Applicant shall not submit this plat to one stop review until the original plat for Section 11 and revision 1 have been approved and recorded with the County. Any submittal will be rejected until these conditions have been satisfied.
[Edited By Joseph Bryan]

L:\Projects\2019\5549-19-011_Kimley-Horn_Berry Farms - Section 11 Apartments_Final Plat.dwg-SHEET 1 Feb 07, 2020 - 10:15am zdavis
L:\Projects\2019\5549-19-011_Kimley-Horn_Berry Farms Phase 11_Franklin\CAD\Survey\554919011_2019-10-14_Berry Farms Phase 11 Apartments_Final Plat.dwg-SHEET 1 Feb 07, 2020 - 10:15am zdavis

NOTES

1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1120 INTO THREE LOTS, AND TO DEDICATE RIGHT-OF-WAY, MODIFY/ABANDON EXISTING EASEMENTS, AND CREATE NEW EASEMENTS.

2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
   CHARACTER AREA OVERLAY: GCCO-3
   OVERLAY DISTRICT: FWO
   OVERLAY DISTRICT: FFO
   LOMR CASE NO.: 15-04-8778P
   COF BZA NO.: 470206
   DEVELOPMENT AREA STANDARD: TRADITIONAL
   (SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)

3. A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, VERSION NUMBER 2.1.3.0, REVISED TO REFLECT LOMR CASE NO. 15-04-8778P, WITH EFFECTIVE DATE SEPTEMBER 30, 2016.

4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106J, GROUP A AND IS KNOWN AS PARCELS 107.00 & 110.00.

5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
   ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
   FRANKLIN, TENNESSEE 37067
   PHONE NO.: 615-550-5580
   P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)

6. SURVEYOR: S&ME, INC.
   ADDRESS: 1935 21ST AVE. SOUTH
   NASHVILLE, TENNESSEE 37212
   PHONE NO.: OFFICE. 615-385-4144 FAX. 615-385-4020
   P.O.C.: ROBERT SEARSON (rsearson@smeinc.com)

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

8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE.

9. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.

10. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.

11. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

12. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

13. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES..

14. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".

15. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.

16. MINIMUM REQUIRED SETBACK LINES:
    FRONT YARD*: 12' FROM BACK OF CURB
    SIDE YARD*: 3' FROM CURB
    REAR YARD*: 3' FROM CURB
    * SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.

17. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.

18. 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.

19. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE PROPERTY OWNERS' ASSOCIATION.

20. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY FRANKLIN. SANITARY SEWER LINES LOCATIONS MUST BE REVIEWED AND APPROVED BY FRANKLIN WATER MANAGEMENT FOR FINAL PLACEMENT. PLACEMENT OF FUTURE LINES MUST MEET ALL STATE AND LOCAL REQUIREMENTS.

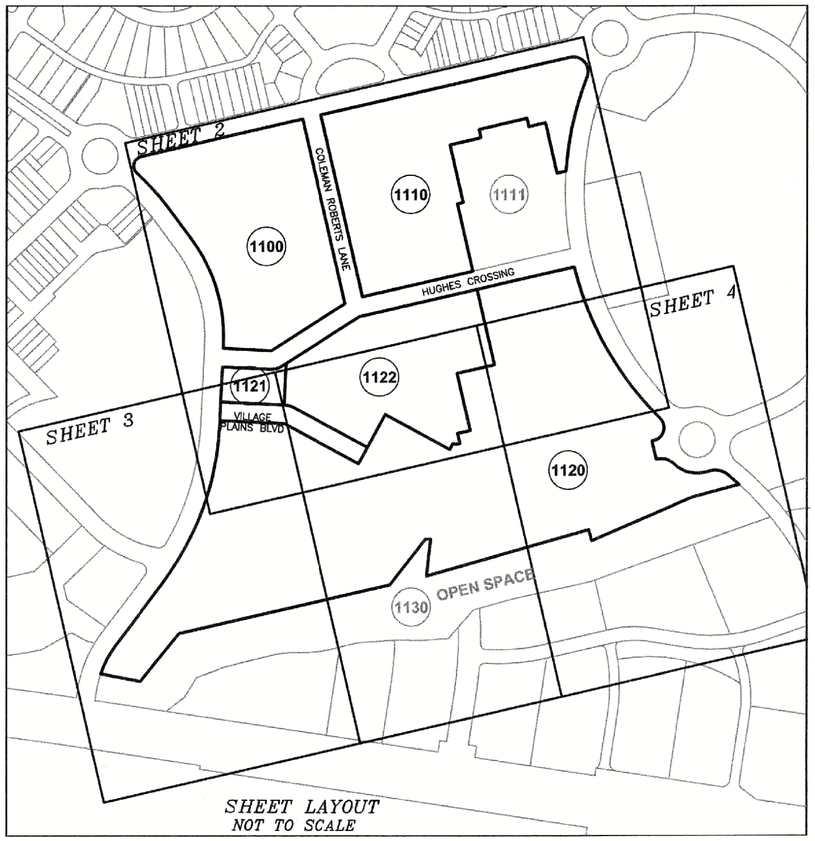
21. SURVEY FIELD DATA COLLECTED ON 10-23-2018.

22. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO, GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS NOT SHOWN ON APPROVED CITY OF FRANKLIN SITE PLANS, THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE, IN A REASONABLE AND WORKMANLIKE MANNER, ANY DAMAGE OR ALTERATIONS TO THE SITE THAT THE CITY OF FRANKLIN HAS MADE SO AS TO CLOSELY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE APPROVED SITE PLAN.

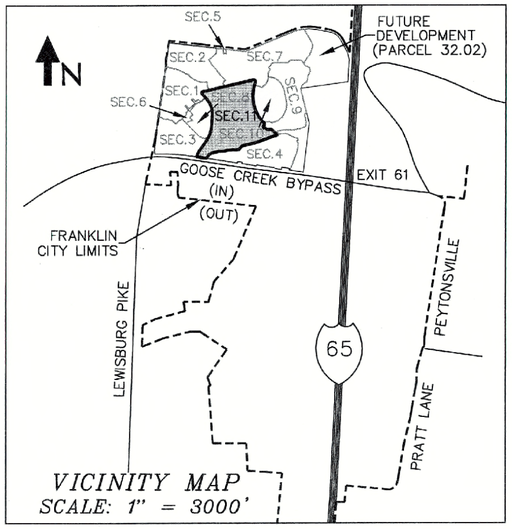
23. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING BIORETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), THE POA, OR ASSIGNS.

24. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 1100, 1110, AND 1120 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 11 AS RECORDED IN PLAT BOOK _____, PAGE _____ REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

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



SHEET LAYOUT
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 3000'

LEGEND

PARCEL NO.	( )	PROPOSED FIRE HYDRANT	FH
LOT NUMBER	00	PROPOSED WATER VALVE	
STREET ADDRESS	000	PROPOSED STORM STRUCTURE	
IRON ROD (SET)		PROPOSED MANHOLE	
CONC MON (SET)		PROPOSED TRANSFORMER	
PROPERTY LINE		PROPOSED SECTOR PAD	
CORPORATE LIMIT LINE		PROPOSED ELECTRIC MANHOLE	
WATER VALVE	WV	PROPOSED ELECTRIC PULL BOX	PB
GUY WIRE		PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE		PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE		PROPOSED WATER LINE	8"W
SIGN		PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	X	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	UGT		
PROPOSED STREET LIGHT			
PROPOSED CONCRETE	CON		

AREA TABLE		
LOT	SQ. FT.	ACRES
1100	206326	4.74
1110	220139	5.05
1120	660143	15.15
1121	16197	0.37
1122	153468	3.52
ROW	20492	0.47
TOTAL	1276765	29.31

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S13°00'00"E	22.84'
L2	N13°00'00"W	22.84'
L3	N77°00'00"E	85.08'
L4	N77°00'00"E	45.50'
L5	N77°00'00"E	24.88'
L6	N77°00'00"E	16.00'
L7	N77°00'00"E	34.43'
L8	N13°00'00"W	27.50'
L9	N77°00'00"E	3.00'
L10	N28°18'48"E	17.29'
L11	N90°00'00"W	13.51'
L12	N15°55'39"W	30.85'
L13	N13°00'00"W	50.00'
L14	S77°00'00"W	5.44'
L15	S02°47'00"W	10.87'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	24.98'	56.00'	25°33'38"	12.70'	N74°26'11"W	24.78'
C2	16.60'	36.50'	26°03'11"	8.44'	S89°58'24"E	16.45'
C3	118.86'	825.00'	8°15'17"	59.53'	N32°56'00"E	118.76'
C4	30.77'	50.00'	35°15'26"	15.89'	N75°09'17"E	30.28'
C5	52.83'	53.50'	56°34'39"	28.79'	N74°42'40"W	50.71'
C6	55.20'	53.50'	59°07'17"	30.34'	N80°11'11"W	52.79'
C7	98.36'	89.00'	63°19'28"	54.89'	S78°05'05"E	93.43'
C8	39.65'	829.50'	2°44'20"	19.83'	N49°15'22"W	39.65'
C9	88.03'	275.00'	18°20'31"	44.40'	S27°53'23"W	87.66'
C10	126.23'	635.00'	11°23'21"	63.32'	N42°20'53"W	126.02'
C11	55.76'	25.55'	125°02'33"	49.13'	S14°28'43"W	45.34'
C12	338.59'	745.51'	26°01'21"	172.27'	N15°47'41"E	335.69'
C13	300.80'	437.00'	39°26'20"	156.64'	N16°56'10"W	294.90'
C14	84.43'	39.00'	124°01'56"	73.40'	N40°59'02"W	68.88'
C15	74.65'	35.00'	122°12'35"	63.41'	N15°53'43"E	61.29'
C16	472.74'	858.00'	31°34'08"	242.54'	S29°25'31"E	466.78'
C17	259.30'	858.00'	17°18'57"	130.65'	S12°22'28"W	258.32'
C18	2.68'	6.00'	25°33'38"	1.36'	N74°26'11"W	2.65'

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1666
2/6/2020

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 11, REVISION 2" 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

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

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF APPROVAL FOR RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2019, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary, Franklin Municipal Planning Commission — Date

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

Williamson County Emergency Management Agency — Date

City of Franklin — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 11, REVISION 2" 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 SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 14th day of October, 2019.

Robert M. Searson, Tenn. License No. 1666 — Date 2/6/2020

CERTIFICATE OF OWNERSHIP
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2654, Page 823, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdi-vided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Rural Plains Partnership, Owner — Date

S&ME
1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 11, REVISION 2
RESUBDIVISION OF LOT 1120
C.O.F. NO. 7100

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 29.31 — TOTAL LOTS: 5
ACRES NEW PUBLIC STREETS: ±0.47 — DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±225 — CLOSURE ERROR: 1:10000

DATE: 10-14-2019
REV: 11-07-2019
REV: 02-06-2020

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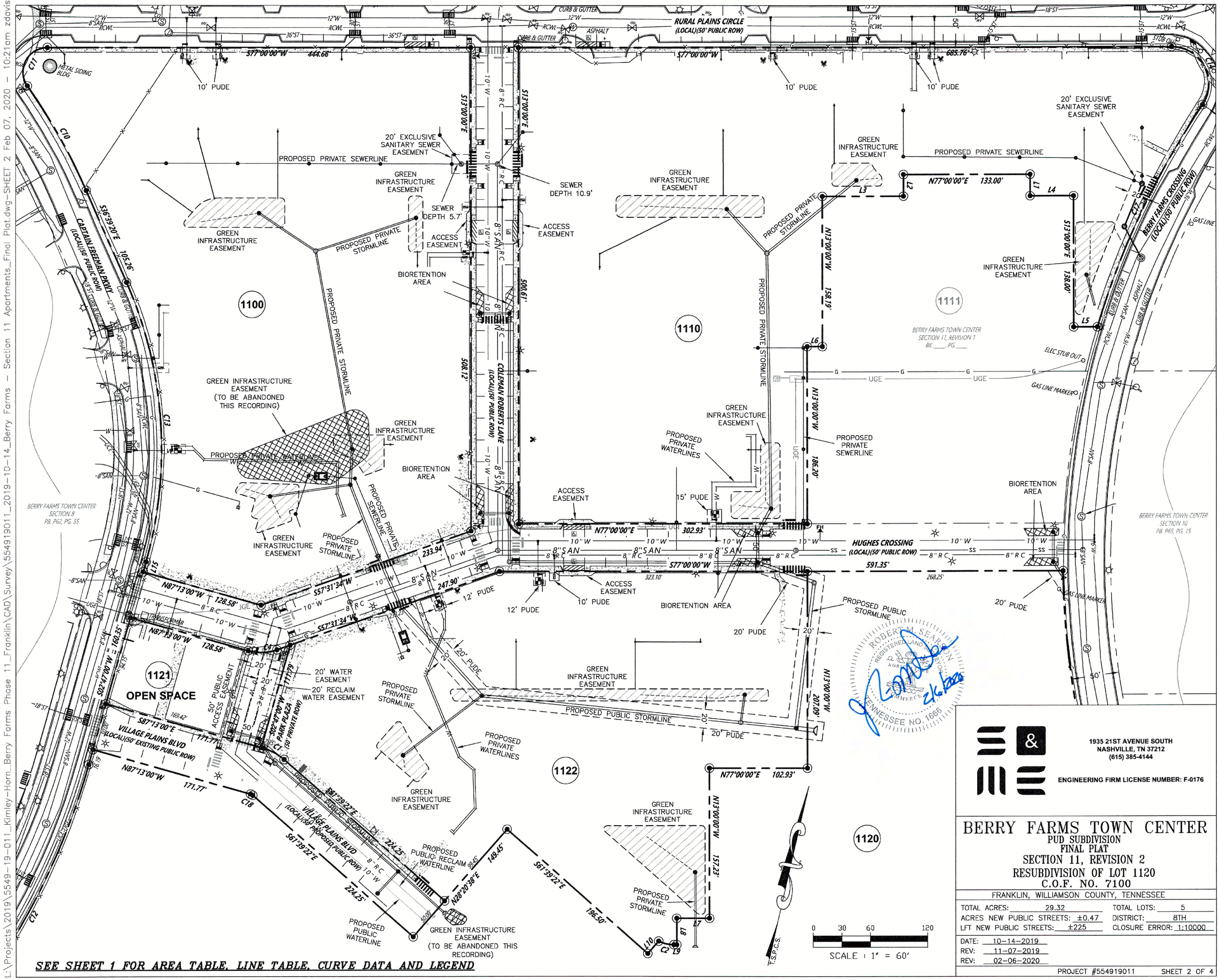

SEE SHEET 1 FOR AREA TABLE, LINE TABLE, CURVE DATA AND LEGEND

ROBERT M. SEARON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1666

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER

PUD SUBDIVISION
FINAL PLAT
SECTION 11, REVISION 2
RESUBDIVISION OF LOT 1120
C.O.F. NO. 7100

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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ACRES NEW PUBLIC STREETS:	±0.47	DISTRICT:	8TH
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DATE: 10-14-2019
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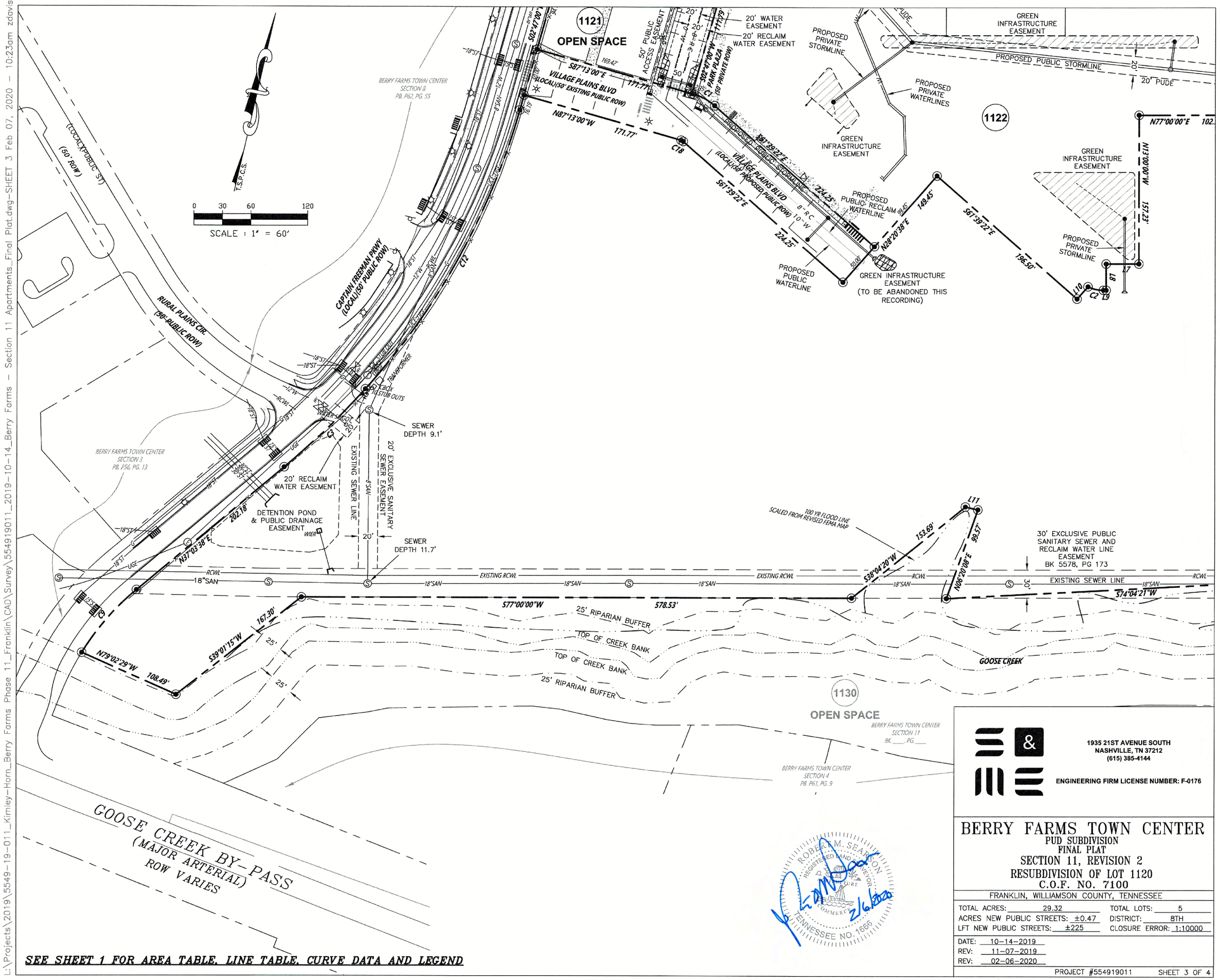

SEE SHEET 1 FOR AREA TABLE, LINE TABLE, CURVE DATA AND LEGEND

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER

PUD SUBDIVISION
FINAL PLAT
SECTION 11, REVISION 2
RESUBDIVISION OF LOT 1120
C.O.F. NO. 7100

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	29.32	TOTAL LOTS:	5
ACRES NEW PUBLIC STREETS:	±0.47	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	±225	CLOSURE ERROR:	1:10000

DATE: 10-14-2019
REV: 11-07-2019
REV: 02-06-2020

PROJECT #554919011 SHEET 3 OF 4

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
TENNESSEE NO. 1666
2/6/2020

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20' WATER EASEMENT
20' RECLAIM WATER EASEMENT
PROPOSED PRIVATE STORMLINE
PROPOSED PRIVATE WATERLINES
GREEN INFRASTRUCTURE EASEMENT
PROPOSED PUBLIC STORMLINE
20' PUDE
S02°47'00"W 111.79'
PARK PLAZA (50' PRIVATE ROW)
C1
1122
N77°00'00"E 102.93'
N13°00'00"W 207.09'
N13°00'00"W 157.23'
GREEN INFRASTRUCTURE EASEMENT
PROPOSED PRIVATE STORMLINE
L7
L10
C2
L9
87
1120
N61°39'22"E 224.25'
VILLAGE PLAINS BLVD (LOCALIZED PROPOSED PUBLIC ROW)
PROPOSED PUBLIC STORMLINE
8"RC
10"W
PROPOSED PUBLIC RECLAIM WATERLINE
@ 45°
149.45'
N28°20'38"E
561°39'22"E 196.50'
561°39'22"E 224.25'
PROPOSED PUBLIC WATERLINE
GREEN INFRASTRUCTURE EASEMENT (TO BE ABANDONED THIS RECORDING)
GREEN INFRASTRUCTURE EASEMENT (TO BE ABANDONED THIS RECORDING)
C16
BERRY FARMS TOWN CENTER SECTION 10 PB. P65, PG. 15
ELEC STUB OUT
4 STUB OUT
BERRY FARMS CROSSING (LOCALIZED PUBLIC ROW)
8"SAN
CURB & GUTTER
RCWL
16"W
EXISTING EXCLUSIVE SEWER EASEMENT AND SEWER LINE PBK. P65, PG. 15
L14
L13
C15
12"W
15 STUB OUT
6 STUB OUT
ELEC STUB
UGE
F.W. ELEV. 668.90
C5
C7
C6
C8
DETENTION POND & PUBLIC DRAINAGE EASEMENT
20' RECLAIM WATER EASEMENT
30'WATER EASEMENT
BFP
WATER VALVE
18"PVC
S74°57'38"W 130.84'
16"W
20' WATER LINE EASEMENT
L11
SCALED FROM REVISED FEMA MAP
100 YR FLOOD LINE
153.69'
99.57'
S38°04'20"W
N06°20'08"E
30' EXCLUSIVE PUBLIC SANITARY SEWER AND RECLAIM WATER LINE EASEMENT BK 5578, PG 173
EXISTING RCWL
EXISTING SEWER LINE
18"SAN
S74°04'21"W 452.53'
L12
S66°30'31"W
25' RIPARIAN BUFFER 291.85'
TOP OF CREEK BANK
25'
GOOSE CREEK
1130
OPEN SPACE
BERRY FARMS TOWN CENTER SECTION 11 BK.___ PG.___
BERRY FARMS TOWN CENTER SECTION 4 PB. P67, PG. 9

0 30 60 120
SCALE : 1" = 60'

T.S.P.C.S.

SEE SHEET 1 FOR AREA TABLE, LINE TABLE, CURVE DATA AND LEGEND

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER

PUD SUBDIVISION
FINAL PLAT
SECTION 11, REVISION 2
RESUBDIVISION OF LOT 1120
C.O.F. NO. 7100

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	29.32	TOTAL LOTS:	5
ACRES NEW PUBLIC STREETS:	±0.47	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	±225	CLOSURE ERROR:	1:10000

DATE: 10-14-2019
REV: 11-07-2019
REV: 02-06-2020

PROJECT #554919011 SHEET 4 OF 4

SURVEYOR'S NOTES

1. The purpose of this plat is to create two (2) lots.
2. Bearings and Coordinates & Elevations shown are based on Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 Datum.
3. Property is Currently Zoned R-6. Central Franklin Overlay (CFO)
4. Building setbacks determined by City of Franklin.
   - Front - 15' Setback
   - Rear - 5' Setback
   - Side - 5' Setback
5. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) as noted on FEMA FIRM panel # 47187C0192G, Effective on: 12-22-2016.
6. 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.
7. 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.
8. 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.
9. This Property is located in the 9th Civil District of Williamson County Tennessee.
10. 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, with the exception of Light Industrial (LI) and Heavy Industrial (HI) Districts, where their off-site lines may be overhead.

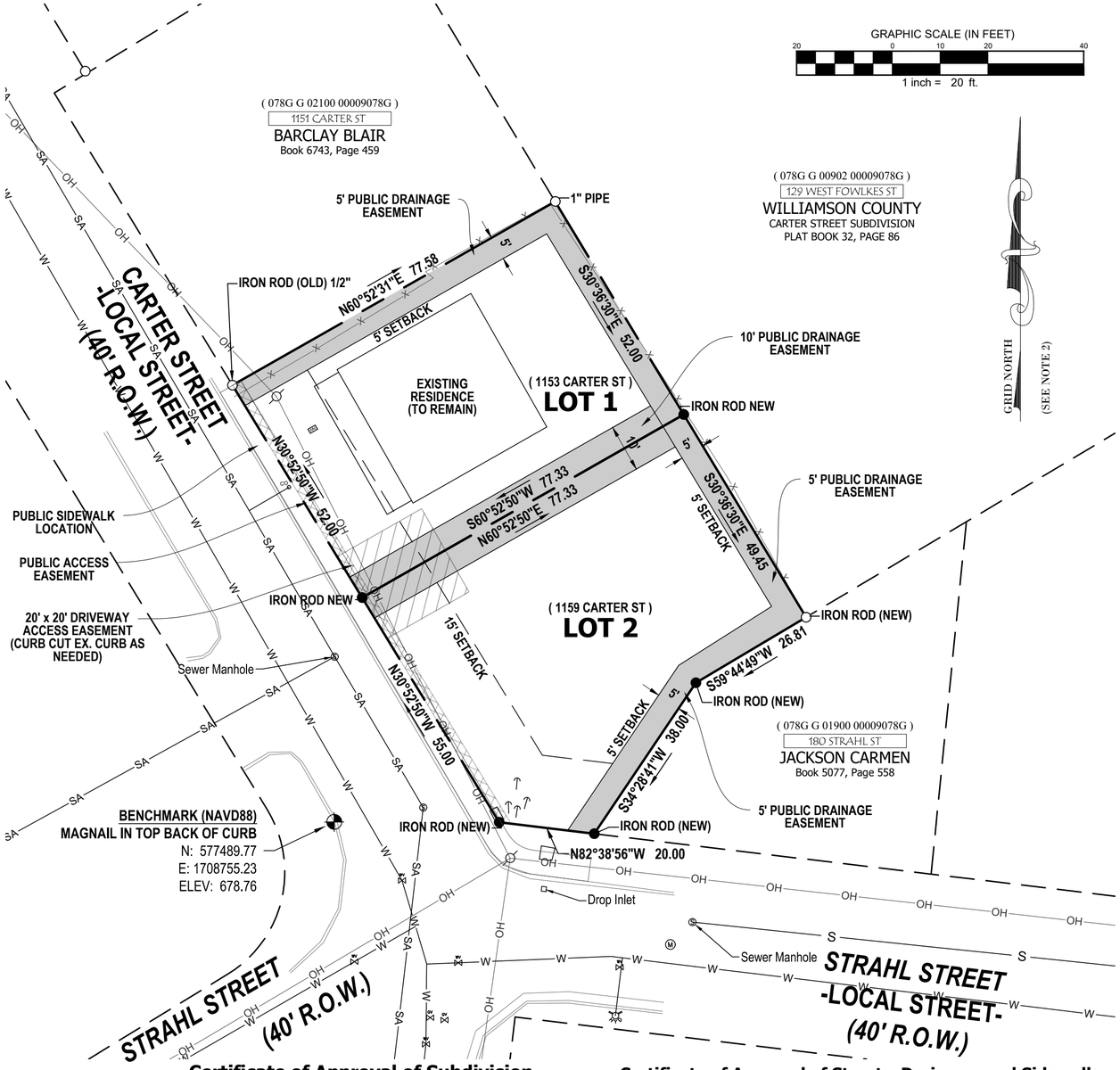
GENERAL NOTES

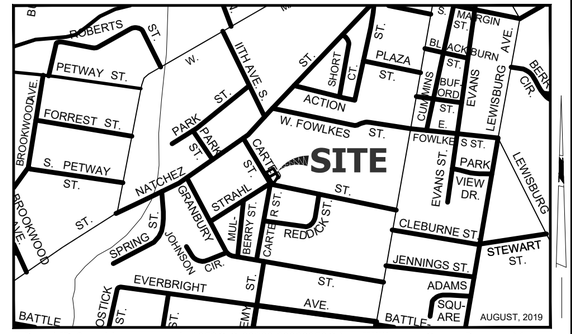
1. Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA.
2. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) of the HOA.
3. No obstruction or encroachment which impede the flow 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.
4. Vehicular access to Lots 1 and 2 shall be from Carter Street via the shared ingress/egress easement shown. There shall be no vehicular access from Strahl Street to Lot 2
5. All sidewalks in the public access easement shall be maintained by the property owner(s) and/or HOA, whichever applies.
6. 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 removes such encroachments within the easements as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
7. The owner/subdivider, Bradley Pray, attest that no one other than the owner holds mineral rights to the property. No documentation has been found.

Symbol Legend	
Symbol	Denotes
○	IRON ROD (OLD)
⊕	BENCHMARK
▭	CATCH BASIN
	FIRE HYDRANT
Ⓢ	SEWER MANHOLE
⊙	EXISTING TREE
WV	WATER VALVE
WM	WATER METER
●	IRON ROD (NEW)
	UTILITY POLE
←	GUY POLE
○CO	SEWER CLEANOUT

P.U.D.E Public Utility and Drainage Easement

Sheet 1 of 1 KW





Parcel ID for subject property is (078G G 02000 00009078G) on Williamson County Property Map.

VICINITY MAP

1" = 1000'

TOTAL AREA: 8,341 S.F. or 0.19 AC ±

LOT 1 AREA: 4,026 S.F. or 0.09 AC ±
LOT 2 AREA: 4,315 S.F. or 0.10 AC ±

SUBDIVISION #	RECORD

Owner/Developer

BRADLEY PRAY
1153 CARTER STREET
FRANKLIN, TN 37064
PHONE 719-641-1685
EMAIL: BRPRAY@GMAIL.COM

SURVEYOR'S CERTIFICATE

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments have been placed as indicated and 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.

Jason A. Garrett
TN R.L.S. NO.: 2861
12-18-18
11-04-19
01-09-20
02-04-20

JASON A. GARRETT REGISTERED LAND SURVEYOR TENNESSEE NO. 2861
Jason Garrett 2-4-2020

FINAL PLAT
SUBDIVISION OF THE PRAY PROPERTY
PROJ. #7170
9th Civil District
Franklin, Williamson County, Tennessee

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 7442, Page 397, 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.

Bradley Pray Date:_____

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

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

Williamson County Emergency Management Agency Date:_____

City of Franklin Date:_____

Certificate of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission Date:_____

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or

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

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

Certificate of Approval of Water and Sewer Services

I hereby certify that:

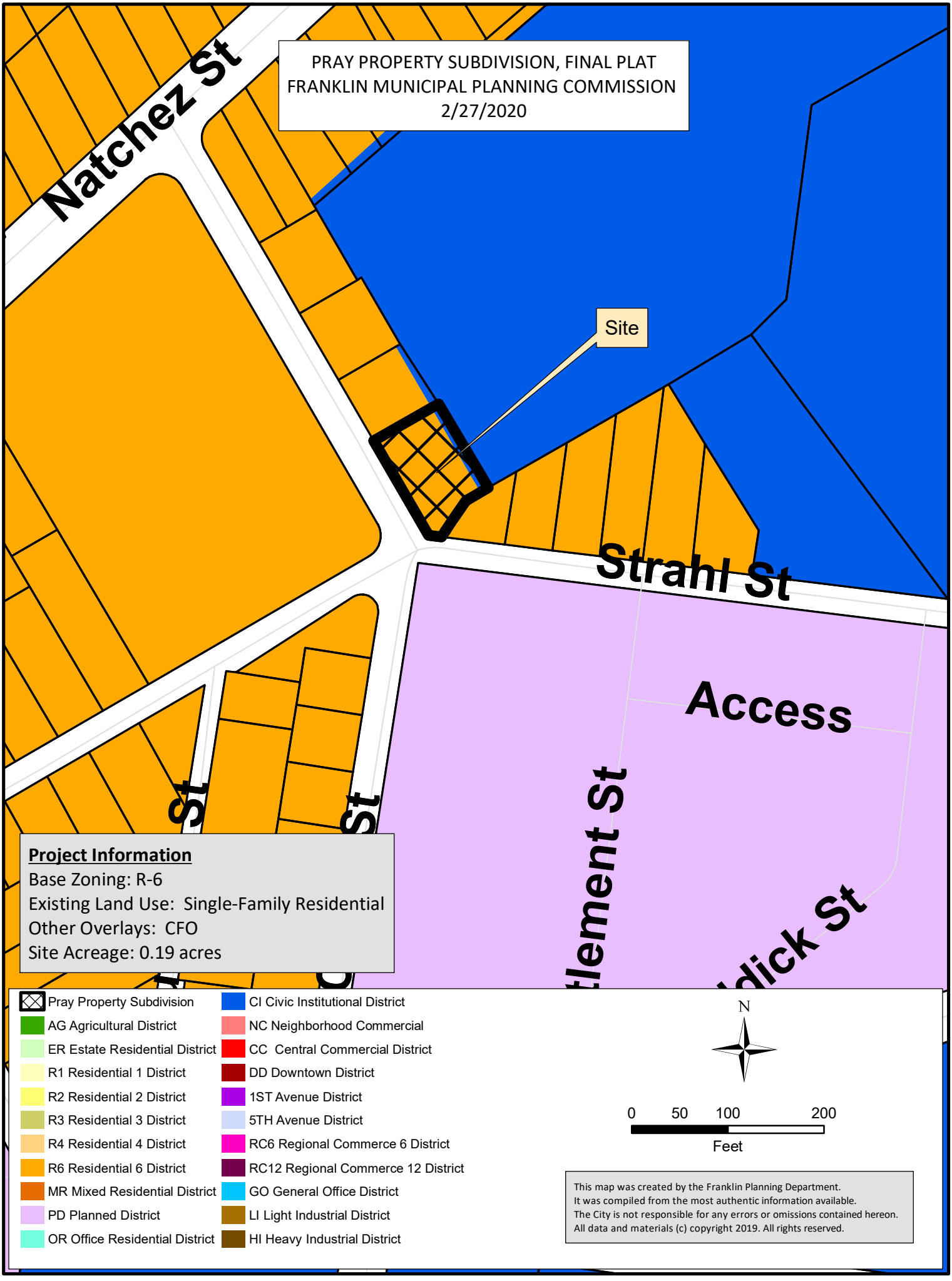
(1) the water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or

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
City of Franklin, Tennessee Date:_____

CLINT ELLIOTT SURVEY
1711 Hayes Street
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236

ALWAYS CALL 811 BEFORE YOU DIG!
IT'S FREE, IT'S EASY, AND IT'S THE LAW!
DIG - DRILL - BLAST - BORE
CALL 811, OR (800) 351-1111
(615) 367-1110
TENNESSEE - ONE CALL CENTER


PRAY PROPERTY SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/27/2020
Natchez St
Site
Strahl St
Access
Project Information
Base Zoning: R-6
Existing Land Use: Single-Family Residential
Other Overlays: CFO
Site Acreage: 0.19 acres
Pray Property Subdivision
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 50 100 200
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7170

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

21. C. Final Plat

lance.fittro@franklintn.gov The proposed access easement for sidewalk to be added is now shown on the plat (thank you), however, Applicant shall adjust the easement location for the future sidewalk to allow for the 6' grass strip shown in Typical Section TS-6 - Low Volume Local Street rather than the sidewalk being at back-of-curb as currently shown.

The applicable street typical section for this location, TS-6, can be found at: https://www.franklintn.gov/government/departments-a-j/engineering/transportation/franklin-transportation-steet-technical-standards/franklin-transportation-street-technical-standards-1364

Parks

General Issues

2. Parkland Impact Fee

kevinl@franklintn.gov These fees are $4.304 per unit or dwelling. The bold information below shall be placed on the plat and should read:

Fees in Lieu requested
1unit x $4,304=$4,304 due at the final plat

These fees shall be paid prior to recording the plat.

Performance Agreement and Surety

General Issues

22. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
III. Public Sidewalk	$ 6,000

For the construction of a 5' wide sidewalk along street frontage.

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.*

(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and ***this comment does not hinder approval****.)*

Planning

General Issues

17. Note 4

joseph.bryan@franklintn.gov Applicant shall revise rear setback to 15' to comply with R-6 Zoning in the Zoning Ordinance.

Site Data

Project Name:	Tap Root Hills PUD Subdivison - Section Five
COF Project #:	7174
Subdivision:	Tap Root Hills PUD Subdivison
Lot numbers:	Lots 22-41, 49-50, 109-117, 131-136 Open Spaces 504
Address:	Clovercroft Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	PD
Applicable development standard:	N/A
Acreage of site:	13.06 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:	WPatterson@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

1. The purpose of this plat is to create 37 single-family residential lots and 1 open space lot.
2. This property is not located within a flood hazard area as per FEMA NFIP FIRM MAP NUMBER 47187C0220 F, MAP REVISED SEPTEMBER 29, 2006.
3. 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.
4. Parcel ID's shown thus (000) pertain to property map 080.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space area to be Public Utility, Access, and Drainage Easements (PUADEs).
10. 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.
11. All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.
12. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
13. 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.
14. 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.
15. 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.
16. Any side elevation visible from a street shall have the same degree of architectural details as the front facade.
17. 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.
18. Any and all mineral rights for the subject property shall transfer to the owner.
19. 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: 568,717 S.F. or 13.06 Acres

Road Data:

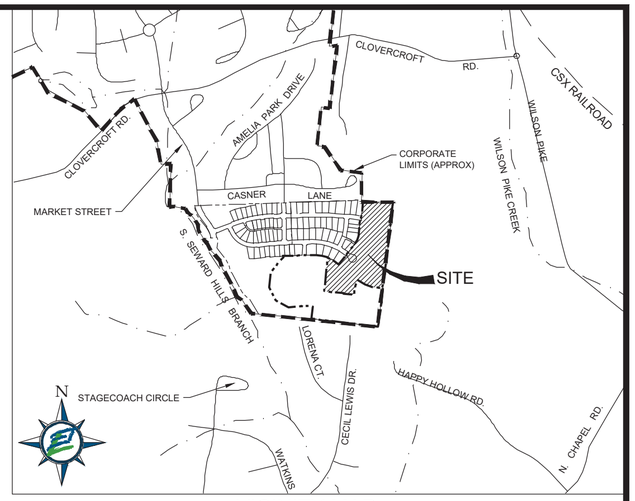
Acreage in new roads including alley right-of-ways	2.18 Acres
Linear footage of new roads	1,948 Feet

Deed Reference

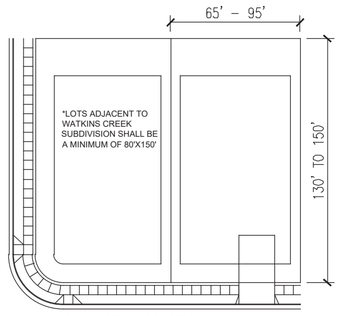
TAX MAP 080, PART OF PARCEL 44.03
Owner: Patterson Company, LLC
P/O Deed Book 6336, Page 102
Register's Office for Williamson County, TN

Parkland Information

Fees in lieu for entire development were paid prior to recording Section 1 Final Plat

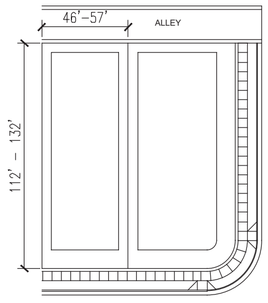


VICINITY MAP
NOT TO SCALE



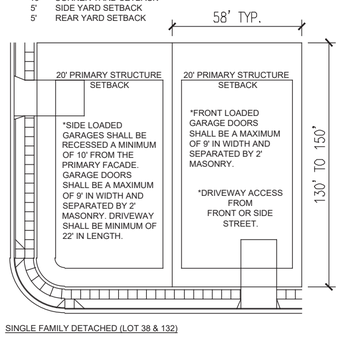
SINGLE FAMILY DETACHED B (LOTS 22-37, 39-41, 131, 133-136)

15' FRONT YARD SETBACK
15' CORNER YARD SETBACK
5' SIDE YARD SETBACK
20' REAR YARD SETBACK



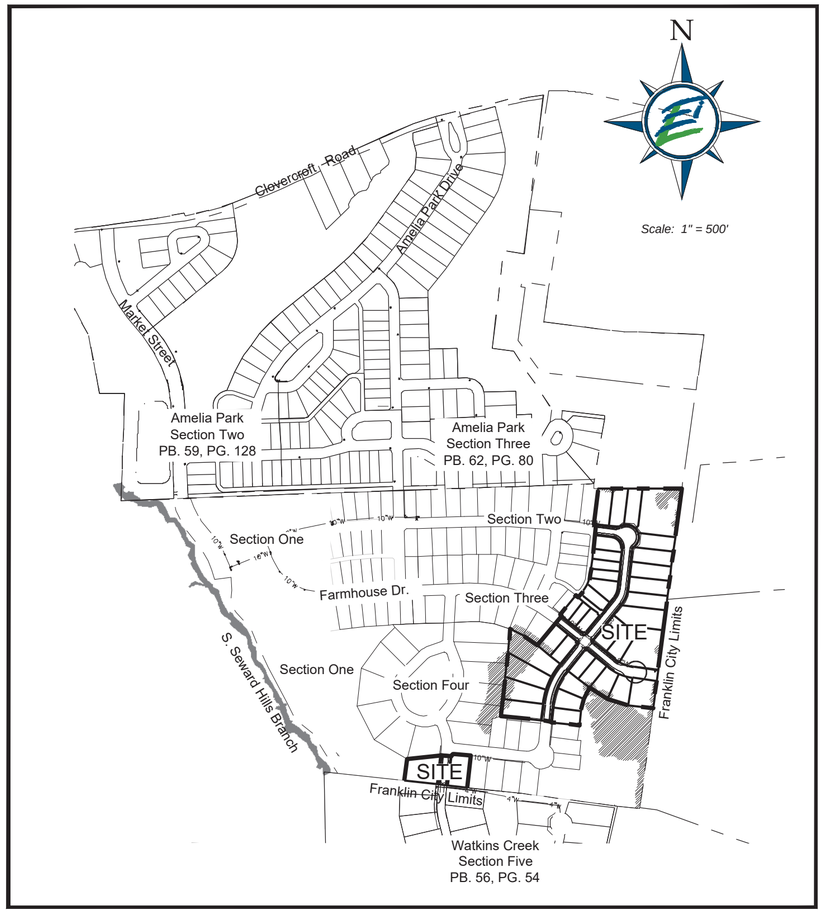
ALLEY LOADED SINGLE FAMILY DETACHED (LOTS 109-117)

10' FRONT YARD SETBACK
10' CORNER YARD SETBACK
5' SIDE YARD SETBACK
5' REAR YARD SETBACK



SINGLE FAMILY DETACHED (LOT 38 & 132)

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.

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

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

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Tap Root Hills PUD Subdivision - Section Five has been installed in accordance with MUD 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 Five 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 Date
City of Franklin, Tennessee

Certificate Of Approval for Recording

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

_____ _____
Secretary, Franklin Municipal Planning Commission Date

TAP ROOT HILLS PUD SUBDIVISION
FINAL PLAT
SUBDIVISION - SECTION FIVE

SHEET 1 OF 2

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7174
DATE: January 13, 2020
REV: February 5, 2020

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

© 2020 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Legend

- Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Street Light
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Tree Save Canopy / Landscape Easement
- Concrete Sidewalk
- (1) Lot Number
- XXXX Address
- * Critical Tree Lots
- ** Critical Grading Lots
- *** Critical Grading & Tree Lots

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.
TN STATE PLANE CORD., ZONE5301, FIPZONE 4100; NAD83 DATUM

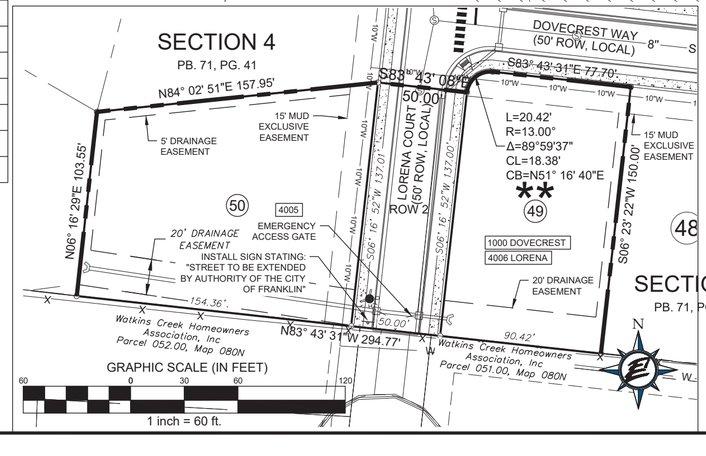
Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
22	11,743	0.27	12	3	4
23	12,129	0.28	12	3	4
24	11,908	0.27	12	3	4
25	11,673	0.27	12	3	4
26	13,041	0.30	12	3	4
27	12,974	0.30	12	3	4
28	12,881	0.30	12	3	4
29	13,360	0.31	12	3	4
30	19,864	0.46	12	3	4
31	12,127	0.28	12	3	4
32	11,792	0.27	12	3	4
33	27,478	0.63	12	3	4
34	15,017	0.34	12	3	4
35	10,543	0.24	12	3	4
36	10,340	0.24	12	3	4
37	8,710	0.20	6	3	2
38	7,764	0.18	6	3	2
39	9,970	0.23	6	3	2
40	9,992	0.23	6	3	2

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
41	8,970	0.21	6	3	2
49	13,548	0.31	12	3	4
50	18,567	0.43	12	3	4
109	8,058	0.18	6	3	2
110	6,072	0.14	6	3	2
111	6,072	0.14	6	3	2
112	6,078	0.14	6	3	2
113	9,444	0.22	6	3	2
114	7,048	0.16	6	3	2
115	6,035	0.14	6	3	2
116	5,278	0.12	6	3	2
117	5,278	0.12	6	3	2
131	10,140	0.23	12	3	4
132	7,504	0.17	6	3	2
133	23,506	0.54	12	3	4
134	19,114	0.44	12	3	4
135	16,090	0.37	12	3	4
136	14,964	0.34	12	3	4
504	38,770	0.89	12	3	4

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	171.30	300.00	32°43'00"	S22° 38' 01"W	168.99	88.06
C2	199.85	350.00	32°43'00"	S22° 38' 01"W	197.15	102.73
C3	20.42	13.00	90°00'00"	N6° 00' 29"W	18.38	13.00
C4	20.42	13.00	90°00'00"	S83° 59' 31"W	18.38	13.00
C5	20.42	13.00	90°00'00"	N83° 59' 31"E	18.38	13.00
C6	20.42	13.00	90°00'00"	S6° 00' 29"E	18.38	13.00
C7	124.04	225.00	31°35'14"	S66° 48' 06"E	122.48	63.64
C8	96.48	175.00	31°35'14"	S66° 48' 06"E	95.26	49.50
C9	20.42	13.00	89°59'59"	S6° 00' 29"E	18.38	13.00
C10	42.88	75.00	32°45'17"	N22° 36' 52"E	42.29	22.04
C11	71.46	125.00	32°45'17"	N22° 36' 52"E	70.49	36.74
C12	12.88	15.00	49°11'08"	S30° 49' 48"W	12.48	6.87
C13	187.18	60.00	178°44'37"	N33° 56' 57"W	119.99	5471.66
C14	10.52	15.00	40°11'56"	N76° 46' 43"E	10.31	5.49
C15	77.98	50.00	89°21'33"	N38° 26' 33"W	70.31	49.44

R.O.W. Table		
Lot #	Square Feet	Acres
ROW 1	8058	0.18
ROW 2	6850	0.16

Open Space Table		
Lot #	Square Feet	Acres
504	38770	0.89

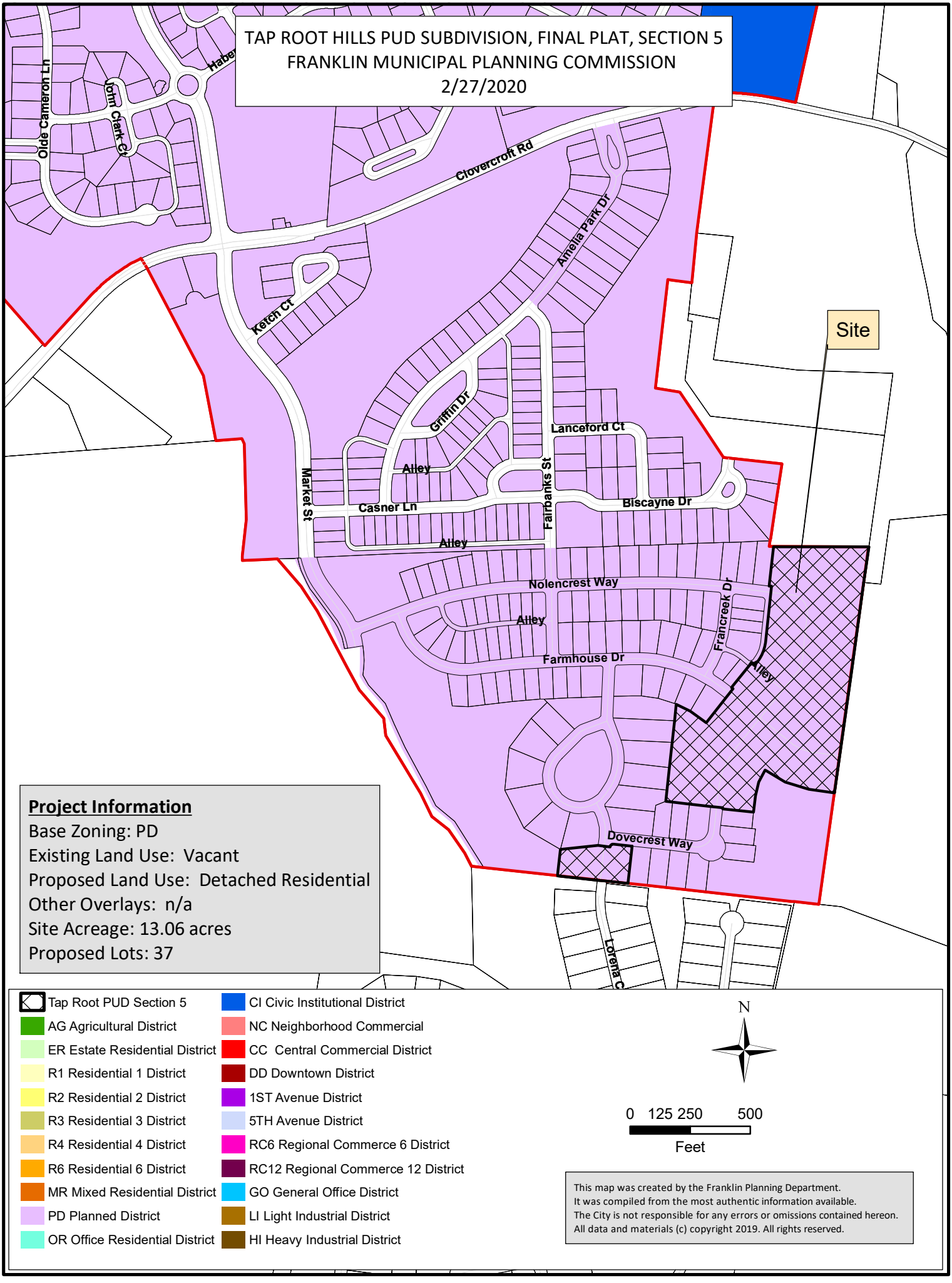


TAP ROOT HILLS PUD SUBDIVISION
FINAL PLAT
SUBDIVISION - SECTION FIVE
SHEET 2 OF 2

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7174
DATE: January 13, 2020
REV: February 5, 2020

BENNIE O. WHEELER III REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1546
2 / 5 / 2020


TAP ROOT HILLS PUD SUBDIVISION, FINAL PLAT, SECTION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/27/2020
Olde Cameron Ln
John Clark Ct
Glovercroft Rd
Amelia Park Dr
Ketch Ct
Site
Griffin Dr
Lanceford Ct
Alley
Market St
Fairbanks St
Casner Ln
Biscayne Dr
Alley
Nolencrest Way
Alley
Francreek Dr
Farmhouse Dr
Alley
Dovecrest Way
Lorena C
Project Information
Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Other Overlays: n/a
Site Acreage: 13.06 acres
Proposed Lots: 37
Tap Root PUD Section 5
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7170

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

21. C. Final Plat

lance.fittro@franklintn.gov The proposed access easement for sidewalk to be added is now shown on the plat (thank you), however, Applicant shall adjust the easement location for the future sidewalk to allow for the 6' grass strip shown in Typical Section TS-6 - Low Volume Local Street rather than the sidewalk being at back-of-curb as currently shown.

The applicable street typical section for this location, TS-6, can be found at: https://www.franklintn.gov/government/departments-a-j/engineering/transportation/franklin-transportation-steet-technical-standards/franklin-transportation-street-technical-standards-1364

Parks

General Issues

2. Parkland Impact Fee

kevinl@franklintn.gov These fees are $4.304 per unit or dwelling. The bold information below shall be placed on the plat and should read:

Fees in Lieu requested
1unit x $4,304=$4,304 due at the final plat

These fees shall be paid prior to recording the plat.

Performance Agreement and Surety

General Issues

22. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
III. Public Sidewalk	$ 6,000

For the construction of a 5' wide sidewalk along street frontage.

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.*

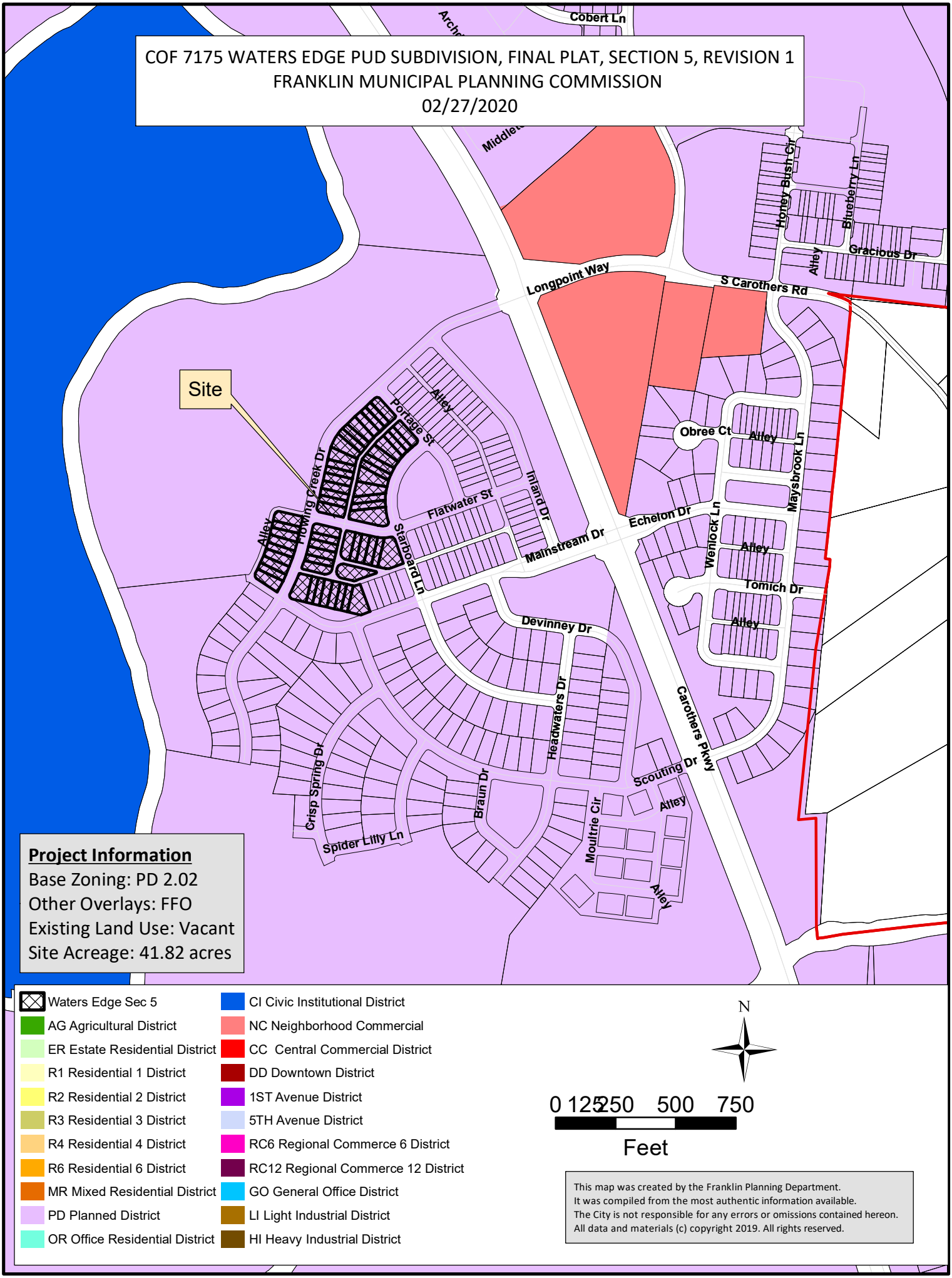
(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and ***this comment does not hinder approval****.)*

Planning

General Issues

17. Note 4

joseph.bryan@franklintn.gov Applicant shall revise rear setback to 15' to comply with R-6 Zoning in the Zoning Ordinance.


COF 7175 WATERS EDGE PUD SUBDIVISION, FINAL PLAT, SECTION 5, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
02/27/2020
Site
Cobert Ln
Longpoint Way
S Carothers Rd
Honey Bush Cir
Blueberry Ln
Gracious Dr
Alley
Obree Ct
Maysbrook Ln
Wenlock Ln
Echelon Dr
Tomich Dr
Portage St
Flowing Creek Dr
Flatwater St
Inland Dr
Starboard Ln
Mainstream Dr
Devinney Dr
Headwaters Dr
Carothers Pkwy
Scouting Dr
Braun Dr
Crisp Spring Dr
Spider Lilly Ln
Moultrie Cir
Project Information
Base Zoning: PD 2.02
Other Overlays: FFO
Existing Land Use: Vacant
Site Acreage: 41.82 acres
Waters Edge Sec 5
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500 750
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7175

CONDITIONS OF APPROVAL:

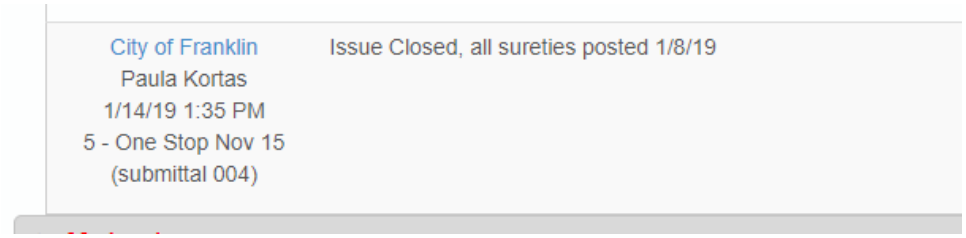
Open Issues: 3 These issues are currently being filtered

Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat. Sureties were previously transferred from site plan **COF# 6517 (Waters Edge PUD Subdivision, Site Plan, Section 5)** to final plat **COF# 6692 (Waters Edge PUD Subdivision, Final Plat, Section 5)**



*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval**.)*

Planning

General Issues

12. Project number

dianna.tomlin@franklintn.gov Applicant shall state project number 7175_ on all future correspondence.

Stormwater

General Issues

11. Riparian Buffer

jeff.willoughby@franklintn.gov On Sheet 3 the Riparian Zone shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"

SCALE: 1"=50'

0' 25' 50' 100' 150'

Graphic Scale

TENNESSEE STATE PLANE COORDINATE SYSTEM,

ZONE 5301, FIPSZONE 4100, NAD 83 DATUM

Performed for:

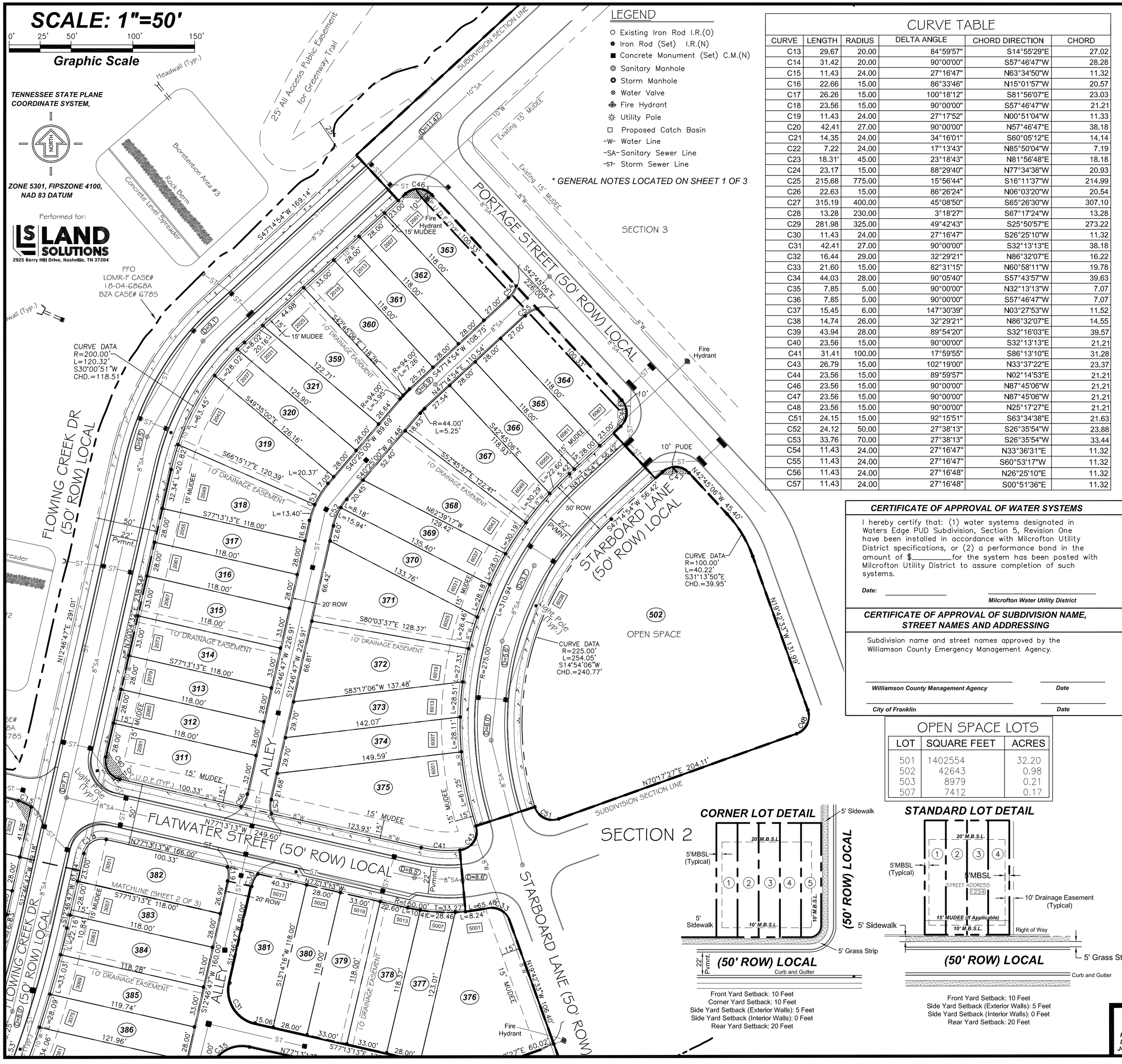
LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

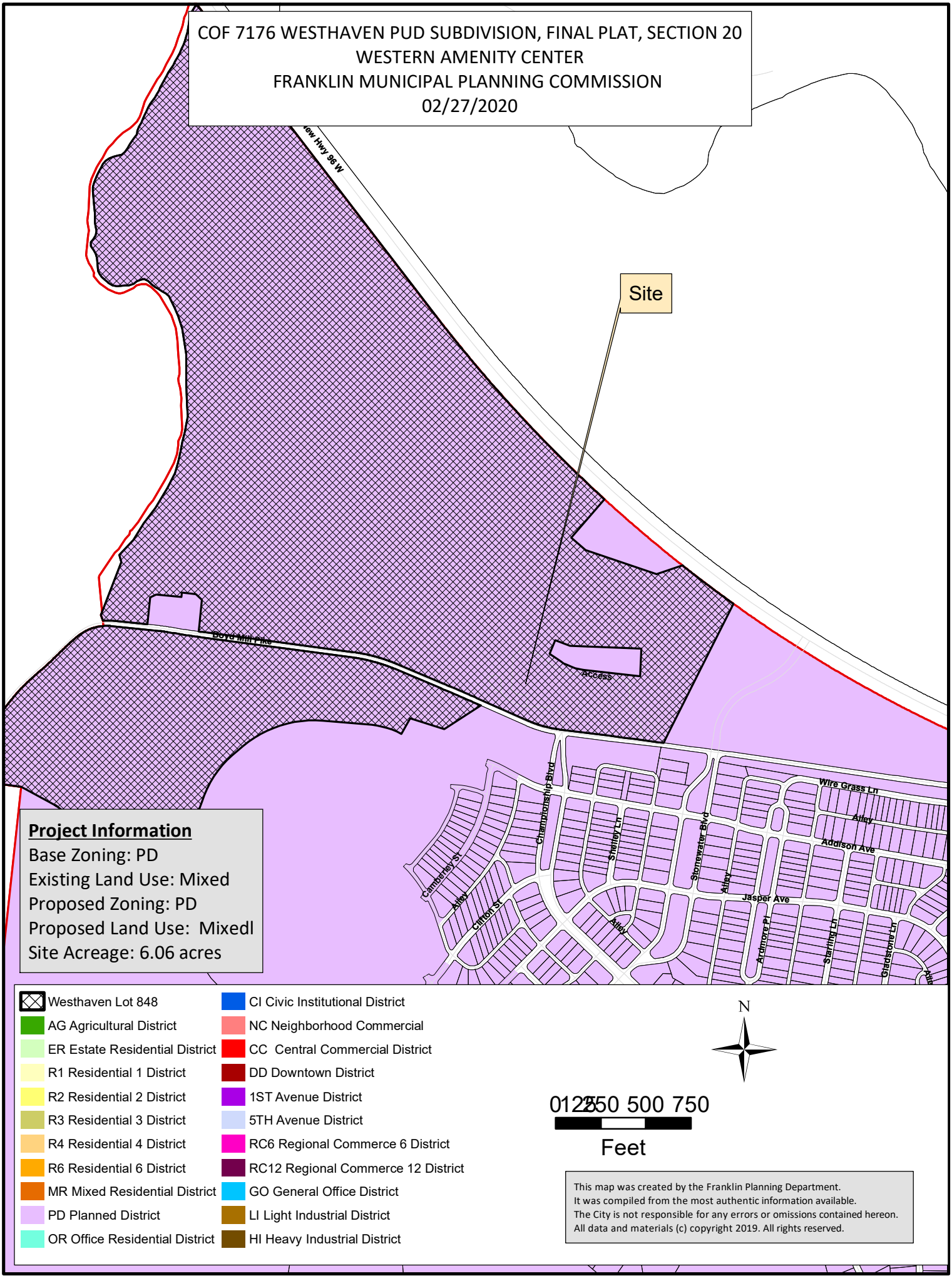
FFO
LOMR-F CASE#
18-04-6868A
BZA CASE# 6785

LEGEND

- Existing Iron Rod I.R.(O)
- Iron Rod (Set) I.R.(N)
- Concrete Monument (Set) C.M.(N)
- Sanitary Manhole
- Storm Manhole
- Water Valve
- Fire Hydrant
- Utility Pole
- Proposed Catch Basin
- -W- Water Line
- -SA- Sanitary Sewer Line
- -ST- Storm Sewer Line

* GENERAL NOTES LOCATED ON SHEET 1 OF 3


25' All Access Public Easement for Greenway Trail
Headwall (Typ.)
Bioretention Area #3
Rock Berm
Concrete Level Spreader
SUBDIVISION SECTION LINE
10"SA
10"W
Existing 15' MUDEE
8"W
8"SA
PORTAGE STREET (50' ROW) LOCAL
SECTION 3
Fire Hydrant
15' MUDEE
10' PUDE
S47°14'54"W 169.14'
S42°45'06"E 228.00'
N47°14'54"E 110.54'
N47°14'54"E 56.42'
N42°45'06"W 45.40'
CURVE DATA
R=200.00'
L=120.32'
S30°00'51"W
CHD.=118.51
CURVE DATA
R=100.00'
L=40.22'
S31°13'50"E
CHD.=39.95'
CURVE DATA
R=225.00'
L=254.05'
S14°54'06"W
CHD.=240.77'
FLOWING CREEK DR (50' ROW) LOCAL
STARBOARD LANE (50' ROW) LOCAL
50' ROW
22' Pvmnt.
OPEN SPACE
502
N19°42'53"W 131.99'
N70°17'27"E 204.11'
SUBDIVISION SECTION LINE
ALLEY
FLATWATER STREET (50' ROW) LOCAL
SECTION 2
MATCHLINE (SHEET 2 OF 3)
20' ROW
Light Pole (Typ.)
Fire Hydrant
363
362
361
360
359
321
320
319
318
317
316
315
314
313
312
311
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
TO DRAINAGE EASEMENT
S49°35'00"E 126.16'
S66°15'17"E 120.39'
S77°13'13"E 118.00'
S80°03'37"E 128.37'
S83°17'06"W 137.48'
N62°39'17"W 129.42'
S52°45'57"E 122.31'
S42°45'06"E 118.93'
N77°13'13"W 249.60'
N77°13'13"W 166.00'
N12°46'47"E 291.01'
S12°46'47"W 226.91'
S12°46'47"W 160.00'
S13°14'16"W 118.00'
N77°13'13"W 123.93'
N19°42'53"W 106.40'
S77°13'13"E 118.00'
S77°13'13"E 119.74'
N77°13'13"W 100.33'
N77°13'13"W 89.69'
S40°25'00"W 91.45'
S40°25'00"W 52.40'
S42°45'06"E 118.00'
S42°45'08"E 118.28'
N70°17'43"E 238.33'
N12°46'47"E 291.01'
S12°46'47"W 89.18'
S12°46'47"W 80.00'
S12°46'47"W 226.91'
S12°46'47"W 226.91'
S12°46'47"W 61.34'
S12°46'47"W 80.00'
S12°46'47"W 160.00'
S12°46'47"W 80.00'
S12°46'47"W 80.00'
S12°46'47"W 80


COF 7176 WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 20
WESTERN AMENITY CENTER
FRANKLIN MUNICIPAL PLANNING COMMISSION
02/27/2020
Site
Boyd Mill Pike
Access
Wire Grass Ln
Alley
Addison Ave
Jasper Ave
Championship Blvd
Stanley Ln
Stonewater Blvd
Cambridge St
Clinton St
Ardmore Pl
Starling Ln
Gladstone Ln
Project Information
Base Zoning: PD
Existing Land Use: Mixed
Proposed Zoning: PD
Proposed Land Use: Mixedl
Site Acreage: 6.06 acres
Westhaven Lot 848
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500 750
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7176

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

15. Easements

joe.marlo@franklintn.gov *Linework for easement has been shown (thank you), however the easement was not labeled.*

Applicant shall label the Public Drainage Easement on the storm pipe highlighted below.

Performance Agreement and Surety

General Issues

12. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 6953 (Westhaven PUD Subdivision, Site Plan, Section 20, Lot 848 (West Amenity Area))** and site plan **COF# 5964 Westhaven PUD Subdivision, site plan, section 20 (Tennis Courts)** shall be transferred to this final plat as a condition of approval.

Sureties assigned to COF# 6953:	
III. Public Sidewalk	**$ 38,000**
VI. Street Access	**$ 30,000**

Sureties are for street access connections and sidewalk along Golf Club Lane.

Applicant shall post sureties in the following amounts for site plan COF# 5964:

IV: Private Streets: $ 210,000

VI. Public Sidewalks: $ 57,000

VII. Stormwater Drainage: $ 8,000

VIII. Green Infrastructure: $ 41,000

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval**.)*

Stormwater

General Issues

32. Plats

jeff.willoughby@franklintn.gov Provide note:

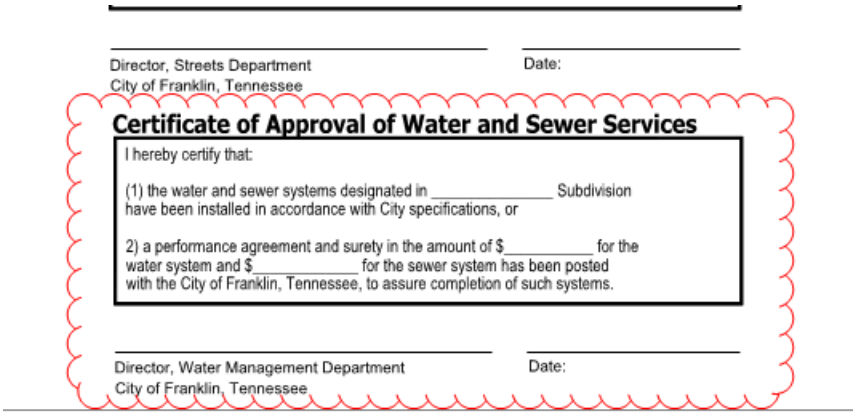
"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

Water/Sewer

General Issues

31. Water block

ben.mcneil@franklintn.gov The applicant shall show the water at this location as HBTS utility district. The applicant shall update the signature block to reflect this information.



Director, Streets Department
City of Franklin, Tennessee

Date:

Certificate of Approval of Water and Sewer Services

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
City of Franklin, Tennessee

Date:

N

W E

S

TN STATE PLANE

Lin□ T□□□		
Lin□ □	Dir□cti□n	L□n□th
L1	N86° 58' 26"W	□4.□9□
L2	N36° 58' 35"W	2□.12□
L3	N53° 01' 25"E	24.□□□
L4	N32° 58' 34"E	□0.00□

NOTES

1. Th□ □r□□□□ □f thi□ □□t i□t□ cr□□t□ □n□ □t.
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3. Pr□□□rt□ i□ C□rr□nt□ Z□n□d "PD".
4. Th□ pr□□□rt□ i□ □c□t□d in pr□□□d □□i□n□t□d □□"Z□n□ X" (□r □□□ d□t□r□ in□d t□ □□ □□t□d□ th□ 0.2□ □nn□□□ch□nc□ fl□□d□□in) □□ n□t□d □n FEMA FIRM M□□ N□□ □□r □ 4□1□□C019□F, M□□ R□vi□d S□□t□□ □□r 29, 200□.
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6. A Tit□ R□□rt □□□n□t pr□vid□d f□r th□ pr□p□rt□ □n □f thi□ □r□□□, th□r□f□r□ thi□ □r□□□ i□ n□t□ct t□ th□ findin□□ □f □n □c□r□t titl□ s□arch.
7. Th□ □□n□r □tt□st th□t n□ □th□r th□n th□ □□n□r h□d□ Min□r□□Ri□ht□t th□ pr□p□rt□.
8. Within n□□ d□□□□□□ □nt□nd f□r □ff-□it□ in□□ c□nstr□ct□d □□ □r□□□t□f, □r t□ pr□vid□ pr□ic□t□, th□n□□ d□□□□□□ □nt, □□□ti□iti□□ (inc□din□ c□□□ t□□□i□n, □□ctric□, n□t□r□□□□, □□□r, t□□□h□n□, □nd □t□r i□□) Sh□□□□ □□c□d □nd pr□vid□d.

ADDITIONAL NOTES

1. Sid□□ □□□□ □nd tr□i□ □□t□id□ □f □□□ic ri□ht-□f-□□ □h□□□□ P□□ic Acc□□E□□□□ □nt□ □nd th□□□□ □ □int□in□d □□th□ Pr□□rt□ O□n□r(□) □r th□ HOA.
2. N□ □□□tr□cti□n □r pr□cr□□ch□ □nt□ □hich i□ □□d□ th□ f□□□ □f t□r□ □□t□r th□□□□ □r□itt□d □ithin P□□ic Dr□in□□□ E□□□□ □nt□. Th□ Cit□ □f Fr□n□in i□n□t r□□□□n□□□ f□r r□□ir □r r□□□c□□ □nt □f □n □ncr□□ch□ □nt□th□t pr□d□□ □□□d □r r□□ □□d in th□ c□r□□ □f □ □int□n□nc□ □cti□it□ ithin □□□□□ □nt□.
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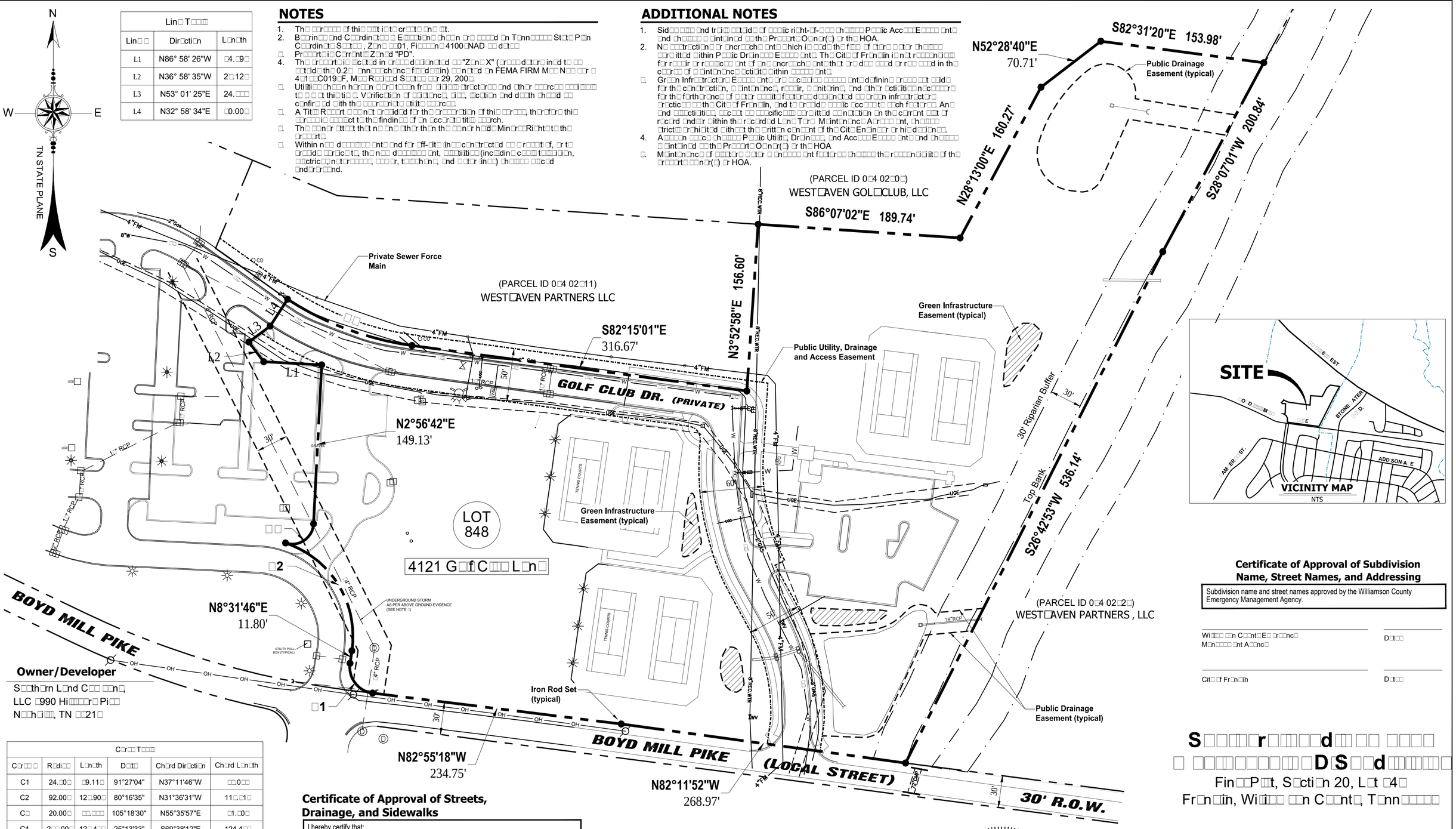
4. A□□□□n □□c□ th□□□□ P□□ic Utiliti□ Dr□in□□□, □nd Acc□□□ E□□□□ □nt□ □nd th□□□□□ □ int□in□d □□th□ Pr□□rt□ O□n□r(□) □r th□ HOA
5. M□int□n□nc□ □f □□t□r □ t□r □ n□□□□ □nt f□□t□r□□ th□r□□□□n□i□it□f th□ pr□p□rt□ □□n□r(□) □r HOA.



C□r□□ T□□□					
C□r□□ □	R□di□□	L□n□th	D□l□	Ch□rd Dir□cti□n	Ch□rd L□n□th
C1	24.□0□	□9.11□	91°27'04"	N37°11'46"W	□□.0□□
C2	92.00□	12□.90□	80°16'35"	N31°36'31"W	11□.□1□
C□	20.00□	□□.□□□	105°18'30"	N55°35'57"E	□1.□0□
C4	2□□.00□	12□.4□□	25°13'33"	S69°38'12"E	124.4□□

Owner/Developer

S□□th□rn L□nd C□□ □□n□,
LLC □990 Hi□□□□r□ Pi□□
N□□h□i□□, TN □□21□

Certificate Of Ownership

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

W□th□□□n G□f C□□, LLC □□t□□
B□□□ 4□□4, P□□□ □4

DEED REFERENCE

O□n□r □W□□th□□□n G□f C□□,LLC □f r□c□rd in In□tr□□ □nt N□□ □□r B□□□ 4□□4, P□□□ □4 (□□rt □f Tr□ct□ 1 □ 2) in th□ R□□i□tr□ Offic□ f□r D□□id□□n C□□nt□, T□nn□□□□□

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or

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

Dir□ct□r, Str□□t□ D□□□rt□ □nt — D□t□□
Cit□ □f Fr□n□in, T□nn□□□□□

Certificate of Approval of Water and Sewer Services

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.

Dir□ct□r, W□t□r M□n□□□□ □nt D□□□rt□ □nt — D□t□□
Cit□ □f Fr□n□in, T□nn□□□□□

SURVEYOR'S CERTIFICATE

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments have been placed as indicated and 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.

G. S□ott Carter TN RLS 2391 2-6-20

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.

S□cr□t□r□, — —
Fr□n□in M□nici□□□P□nnin□ C□□ □i□□n — D□t□□

G. S□OTT □ARTER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2□□1
2/11/2020

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

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

Wi□□□ □n C□□nt□ E□ □r□□nc□ — D□t□□
M□n□□□□ □nt A□□nc□

Cit□ □f Fr□n□in — D□t□□

S□□□□r□□□□d□□ □□ □□□□
□ □□□□□□□□□□□ □D□S□□d□□□□□□□□
Fin□□P□□t, S□cti□n 20, L□t □4□
Fr□n□in, Wi□i□□ □□n C□□nt□, T□nn□□□□□

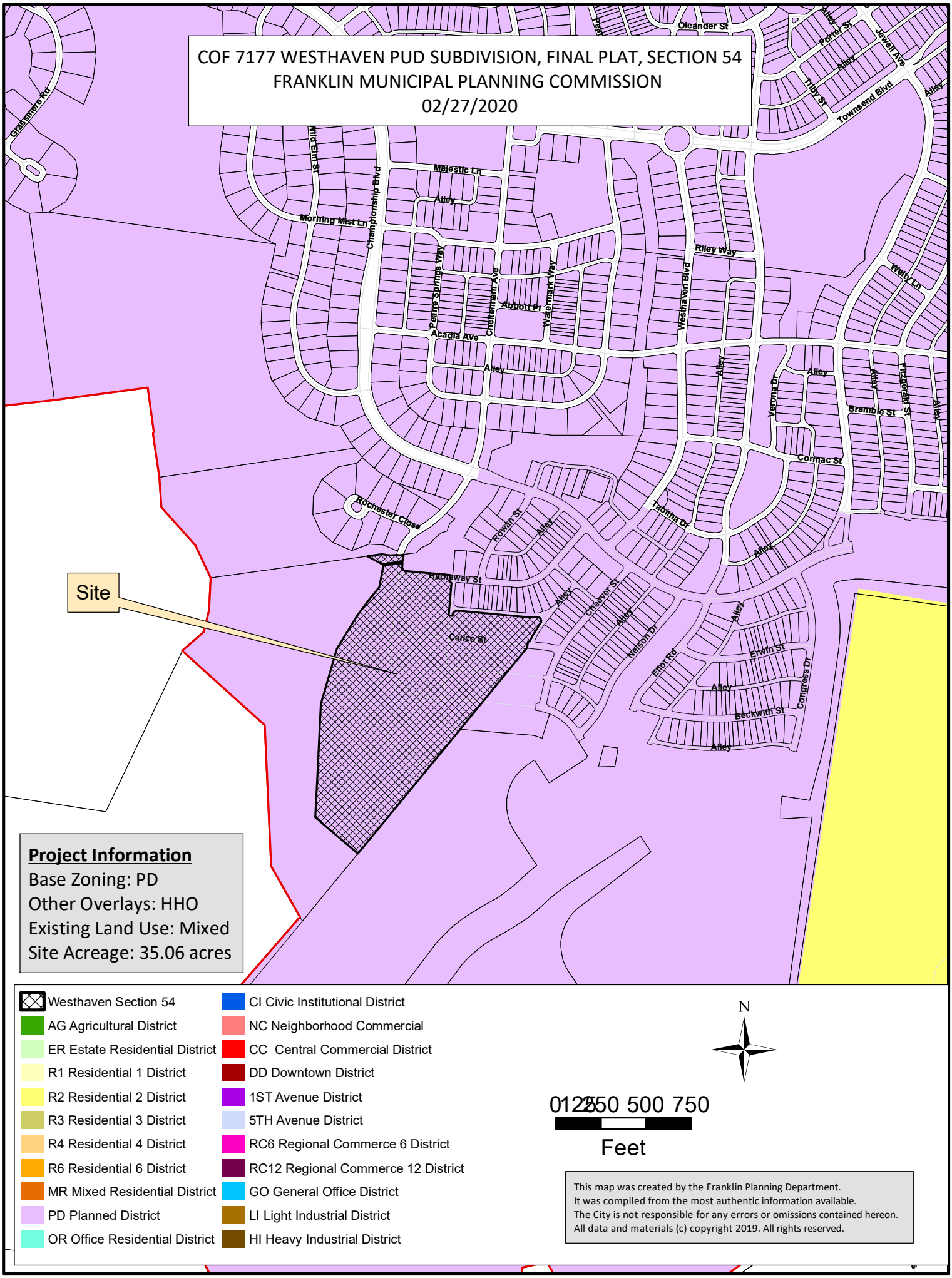
GRAPHIC SCALE (IN FEET)
□0 0 □0 □0 120
1 inch = □0 ft.

Total □cres	□□□□□	Total □o□□ots	□
□cres □e□ □oads	□	Feet o□□ e□ □oads	□
□cres □□en □□ace	□	Civil District	□th
Closure □rror	□□□□,□□□	Date	□□/□□/□□9

CLINT ELLIOTT SURVEY

1711 Hayes Street
Nashville, TN 37203

clintelliottsurvey.com
(615) 490-3236


COF 7177 WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 54
FRANKLIN MUNICIPAL PLANNING COMMISSION
02/27/2020
Site
Project Information
Base Zoning: PD
Other Overlays: HHO
Existing Land Use: Mixed
Site Acreage: 35.06 acres
Westhaven Section 54
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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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COF no: 7177

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. Recording of Adjacent Sections

joe.marlo@franklintn.gov *The final plat for Section 54 has been submitted prior to the recording of the final plat for Section 53. The final plat for Section 53 needs to be approved/recorded for access to Section 54.*

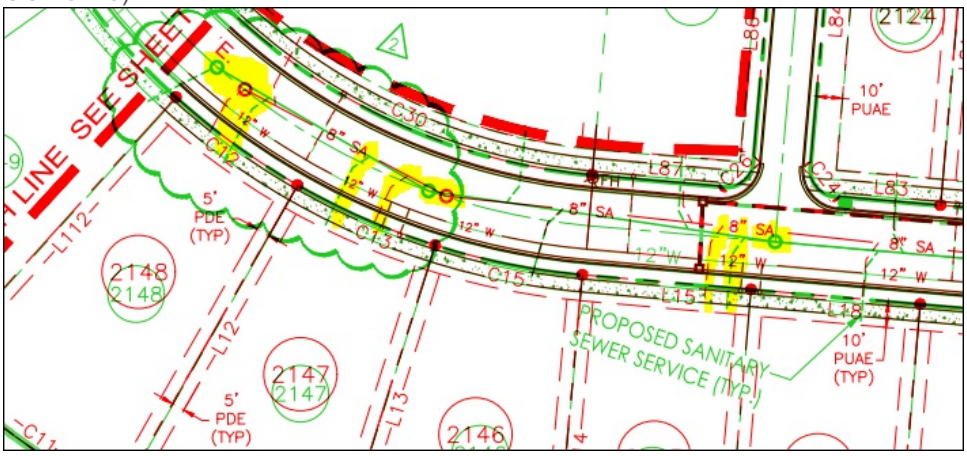
Prior to One Stop Approval of the Final Plat for Section 54, the Final Plat for Section 53 (COF 7155) shall be approved and recorded to dedicate right-of-way and create new easements on the adjacent land. The Section 53 Final Plat book and page number shall be referenced on the Final Plat for Section 54.

11. Final Plat to Match Site Plan

joe.marlo@franklintn.gov *Comment not adequately addressed. Sewer manholes and services line locations still do not match approved Site Plan.*

Applicant shall revise sanitary sewer infrastructure (manhole locations, service lines, etc.) on Final Plat to match that shown on the approved Site Plan for Section 54 (COF 6748).

See overlay example below. (Red - Submitted Final Plat; Green - Approved Site Plan COF 6748)

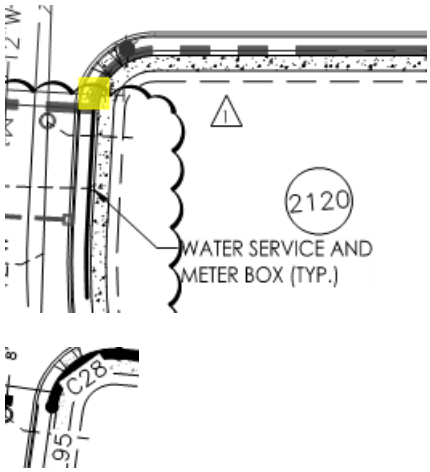


Fire-Planning

General Issues

4. Hydrants

curt.edelmann@franklintn.gov It appears that the hydrant by Lot 2120 is covered by another graphic. Please clarify.



Plat Notes:

1. The purpose of this plat is to create 37 lots (Lots 2118-2154 and 5089-090).
2. Subject property is shown as Section 54 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
3. Subject property is identified as a Parcel 1.13 and a portion of Parcels1 and 1.16 on Property Map 77.
4. Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHCO-1)
5. According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - sideyard house, cottage, or house.
   Minimum setback requirements (Section 54 lots):
   Front yard - 10'
   Side yard - 5' (min. 10' between buildings)
   (Minimum 0' between townhome units)

   Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

   Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

   Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)

6. All lots in Section 54 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, revised 02/25/17.
7. Section 54 includes the following building types and sizes: sideyard houses, cottages, houses, courtyards, courtyard apartments, townhomes, and flex houses.

   Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
   Minimum.....1,000 S.F.
   Maximum.....10,000 S.F.
   Maximum building heights....2 stories

8. Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
9. Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO195F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195F.
10. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
11. All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
12. Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
13. Stormwater quality shall be addressed with each site plan.
14. Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
15. Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
16. 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.
17. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
18. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
19. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
20. Street address numbers are assigned to the following street names: Lots 2120-2154 Cheltenham Ave. and 2118-2120 Calico Street.
21. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
22. 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.
23. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
24. Required Exterior Parking:
   A. Single Family Detached Residence
      2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	⋈
Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	□	Street Light	✲
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	◘	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

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 28th day of February, 2018.

1-13-20

Keith Ryan Brotherton Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com

KEITH RYAN BROTHERTON — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 2850

1-13-20

NOTE: THE BOUNDARY CALLS SHOWN ON THIS SHEET ARE FOR THE PHASE BOUNDARY ONLY.

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners,LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188

25. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. in the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete, or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

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

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

Williamson County Emergency Management Agency — Date

City of Franklin — Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 54 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 HB&TS Utility District to assure completion of such system.

HB&TS Utility District — Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date — Middle Tennessee Electric Membership Corporation

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 2269, Page 345, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book_____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book_____, Page_____, R.O.W.C.

Owner — Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 54 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 SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 54 has been installed in accordance with City specifications, or

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

Director Water Management Department — Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary — Date
Franklin Municipal Planning Commission

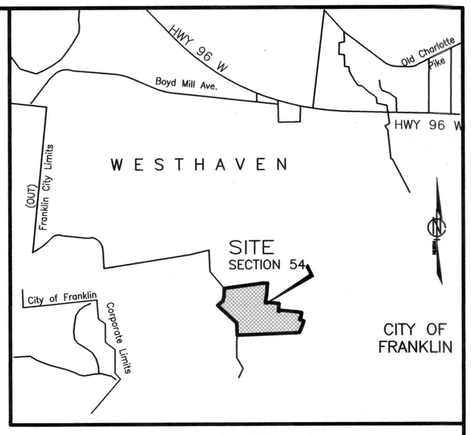
Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2118	8429.29	0.194
2119	9005.28	0.207
2120	15118.41	0.347
2121	15433.34	0.354
2122	17814.25	0.409
2124	7137.41	0.164
2125	6578.14	0.151
2126	5863.00	0.135
2127	5863.00	0.135
2128	5863.00	0.135
2129	5863.00	0.135
2130	5863.00	0.135
2131	5863.00	0.135

Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2132	5863.00	0.135
2133	5863.00	0.135
2134	5849.95	0.134
2135	8830.12	0.203
2136	9893.25	0.227
2137	9622.92	0.221
2138	9090.40	0.209
2139	9099.94	0.209
2140	9099.95	0.209
2141	9099.96	0.209
2142	9099.96	0.209
2143	9099.97	0.209
2144	9113.54	0.209

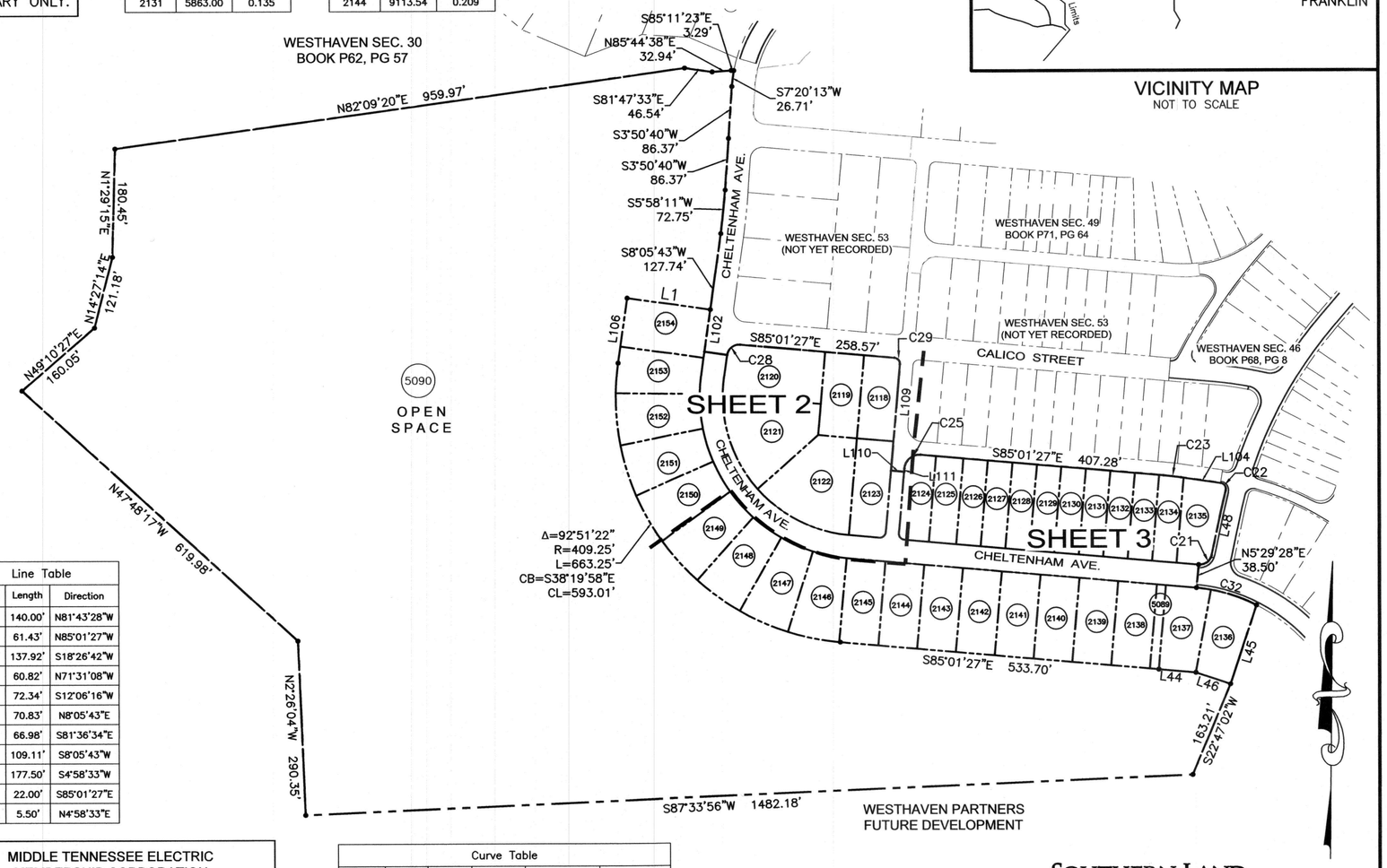
Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2145	9122.84	0.209
2146	10166.46	0.233
2147	10165.91	0.233
2148	10166.14	0.233
2149	10166.23	0.233
2150	10163.56	0.233
2151	10168.22	0.233
2152	10166.23	0.233
2153	9707.45	0.223
2154	11346.37	0.260
5089	1908.46	0.044
5090	1189751.61	27.313

Line Table		
Line #	Length	Direction
L1	140.00'	N81°43'28"W
L44	61.43'	N85°01'27"W
L45	137.92'	S18°26'42"W
L46	60.82'	N71°31'08"W
L48	72.34'	S12°06'16"W
L102	70.83'	N8°05'43"E
L104	66.98'	S81°36'34"E
L106	109.11'	S8°05'43"W
L109	177.50'	S4°58'33"W
L110	22.00'	S85°01'27"E
L111	5.50'	N4°58'33"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	29.10'	20.00'	83°22'41"	S53°47'36"W	26.60'
C22	16.84'	10.00'	96°28'11"	S33°15'40"E	14.92'
C23	29.14'	489.00'	3°24'53"	S83°19'00"E	29.14'
C25	39.27'	25.00'	90°00'00"	N49°58'33"E	35.36'
C28	30.33'	20.00'	86°52'50"	N51°32'08"E	27.50'
C29	15.71'	10.00'	90°00'00"	S40°01'27"E	14.14'
C32	104.73'	280.75'	21°22'24"	S73°49'21"E	104.12'



VICINITY MAP
NOT TO SCALE



SOUTHERN LAND COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 54

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 35.063 — TOTAL # OF LOTS 37
ACRES NEW RD/ST 1.537 (ROW) — L.F. OF NEW RD/ST 1,158.33
ACRES OPEN SPACE 27.357 — CIVIL DISTRICT 5th
DRAWN BY JAG — CLOSURE ERROR < 1:10,000
SCALE = NO SCALE — DATE = 01/09/2020

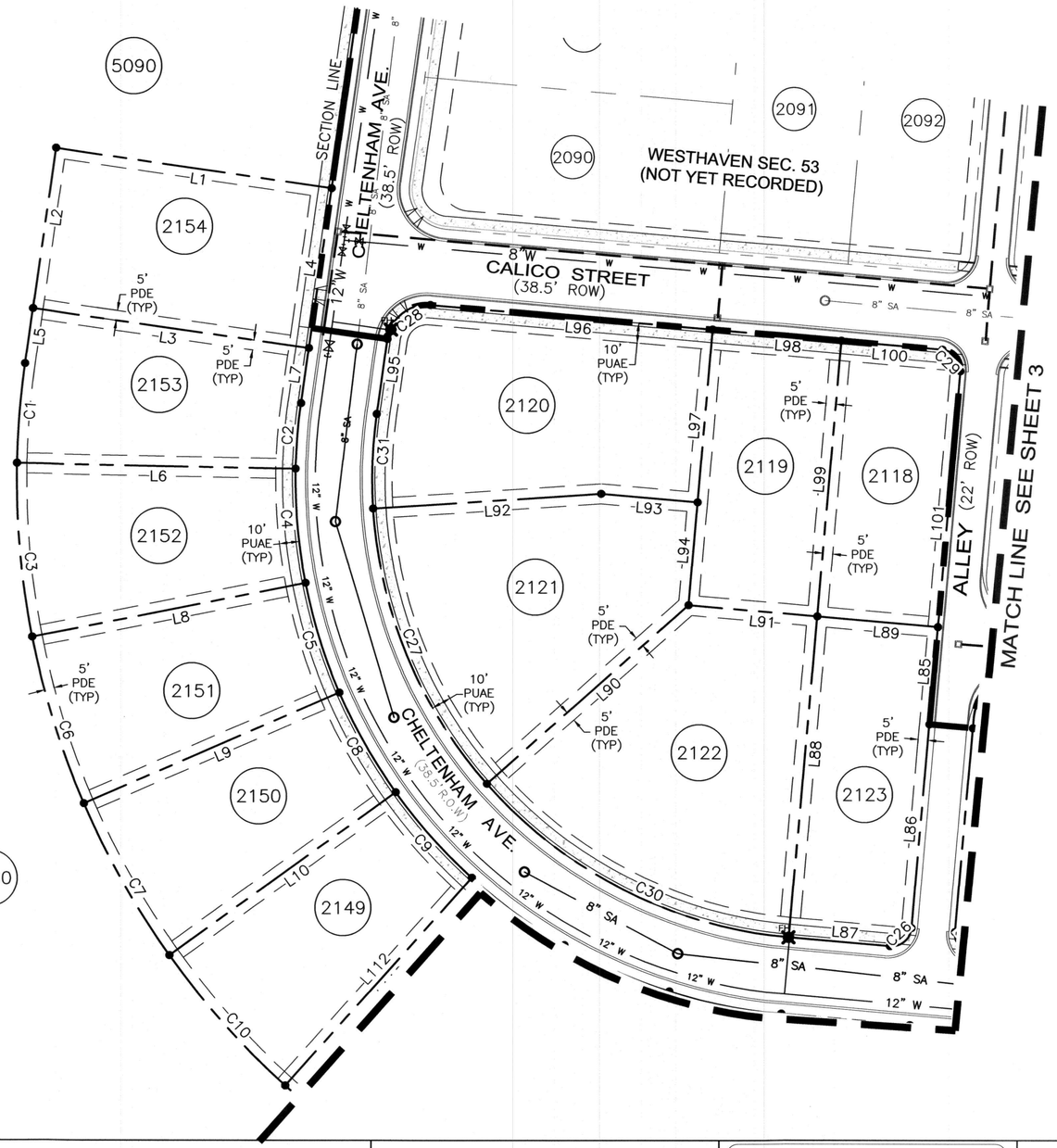
COF PROJECT # 0000 — *SHEET 1 OF 3*

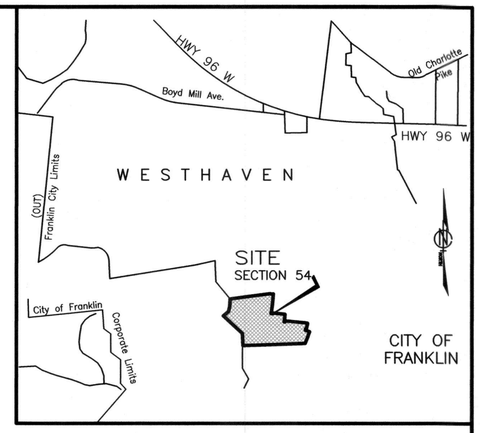
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	50.06'	409.25'	7°00'31"	S4°35'28"W	50.03'
C2	32.94'	269.25'	7°00'31"	S4°35'28"W	32.92'
C3	87.60'	409.25'	12°15'51"	S5°02'43"E	87.43'
C4	57.63'	269.25'	12°15'51"	S5°02'43"E	57.52'
C5	57.64'	269.25'	12°15'59"	S17°18'38"E	57.53'
C6	87.62'	409.25'	12°15'59"	S17°18'38"E	87.45'
C7	87.58'	409.25'	12°15'39"	S29°34'27"E	87.41'
C8	57.62'	269.25'	12°15'39"	S29°34'27"E	57.51'
C9	57.63'	269.25'	12°15'51"	S41°50'12"E	57.52'
C10	87.60'	409.25'	12°15'51"	S41°50'12"E	87.43'
C26	15.71'	10.00'	90°00'00"	S49°58'33"W	14.14'
C27	152.23'	230.75'	37°47'56"	N22°35'51"W	149.48'
C28	30.33'	20.00'	86°52'50"	N51°32'08"E	27.50'
C29	15.71'	10.00'	90°00'00"	S40°01'27"E	14.14'
C30	174.49'	230.75'	43°19'33"	N63°09'35"W	170.36'
C31	47.50'	230.75'	11°47'36"	N2°11'55"E	47.41'

Line Table		
Line #	Length	Direction
L1	140.00'	N81°43'28"W
L2	81.27'	S8°05'43"W
L3	140.00'	N81°54'17"W
L4	70.83'	S8°05'43"W
L5	27.84'	S8°05'43"W
L6	140.00'	N88°54'48"W
L7	27.84'	S8°05'43"W
L8	140.00'	S78°49'21"W
L9	140.00'	S66°33'22"W
L10	140.00'	S54°17'43"W
L85	48.96'	S4°58'33"W
L86	102.50'	S4°58'33"W
L87	50.19'	N85°01'27"W
L88	161.46'	N4°58'33"E
L89	61.00'	S85°01'27"E
L90	135.19'	N48°30'11"E
L91	65.00'	S85°01'27"E
L92	114.98'	N86°18'07"E
L93	48.64'	S85°01'27"E
L94	51.83'	S4°58'33"W

Line Table		
Line #	Length	Direction
L95	37.84'	N8°05'43"E
L96	142.57'	S85°01'27"E
L97	86.71'	S4°58'33"W
L98	65.00'	S85°01'27"E
L99	138.54'	S4°58'33"W
L100	51.00'	S85°01'27"E
L101	128.54'	S4°58'33"W
L112	140.00'	S42°01'52"W

NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.





VICINITY MAP
NOT TO SCALE

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

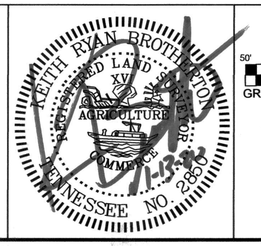
SECTION 54

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 28th day of February, 2018.

1-13-20

Keith Ryan Brotherton, Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com



50' 0' 50' 100' 150'
GRAPHIC SCALE

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	⋈
Iron Rod Set	●	Fire Hydrant	FH⊠
Existing Concrete Monument	□	Street Light	☼
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	◘	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary
Franklin Municipal Planning Commission

Date

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 35.063 TOTAL # OF LOTS 37
ACRES NEW RD/ST 1.537 (ROW) L.F. OF NEW RD/ST 1,158.33
ACRES OPEN SPACE 27.357 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = 1"=50' DATE = 01/09/2020

COF PROJECT # 0000 *SHEET 2 OF 3*

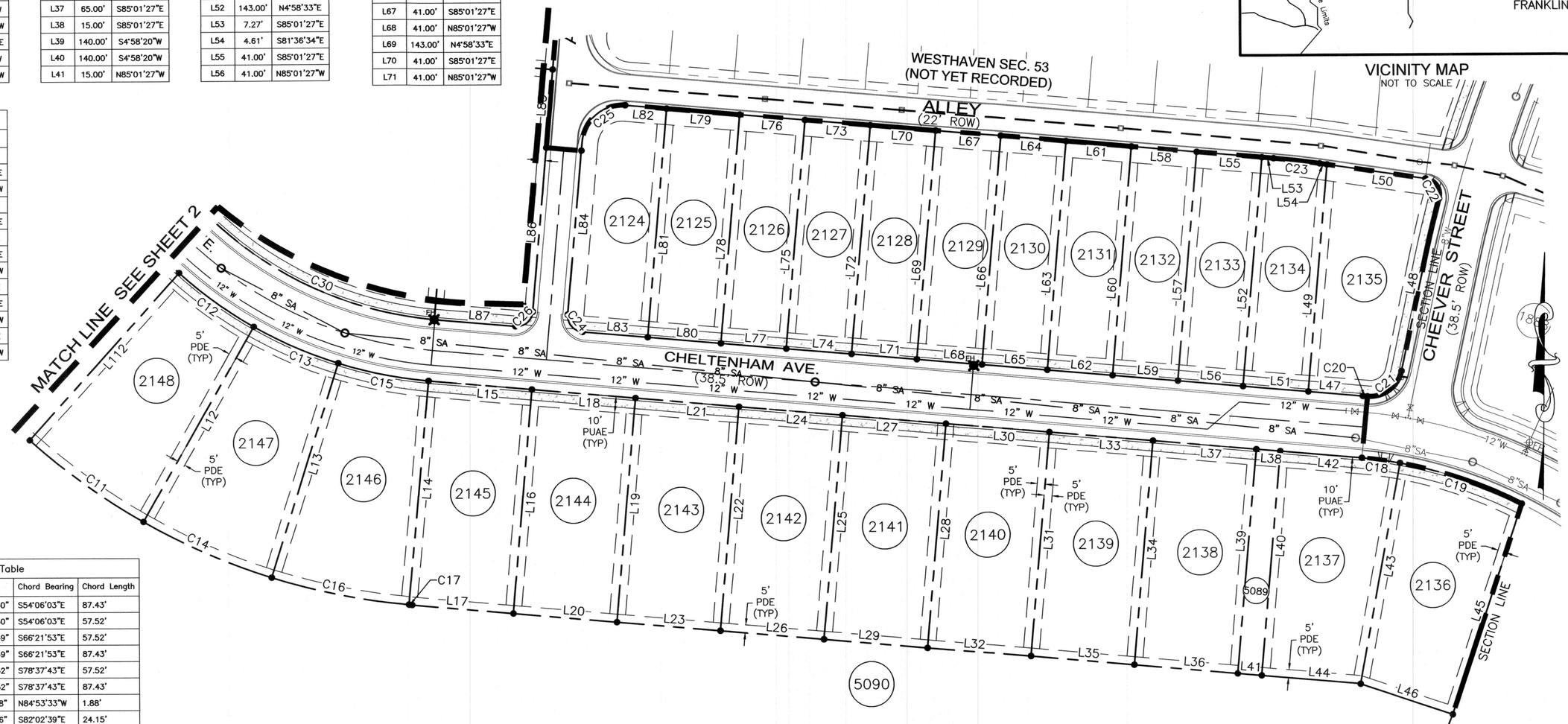
Line Table		
Line #	Length	Direction
L12	140.00'	S29°46'02"W
L13	140.00'	S17°30'13"W
L14	140.00'	S5°14'21"W
L15	63.60'	S85°01'27"E
L16	140.00'	S4°58'20"W
L17	63.61'	N85°01'27"W
L18	65.10'	S85°01'27"E
L19	140.00'	S4°58'20"W
L20	65.10'	N85°01'27"W
L21	65.00'	S85°01'27"E
L22	140.00'	S4°58'20"W
L23	65.00'	N85°01'27"W
L24	65.00'	S85°01'27"E
L25	140.00'	S4°58'20"W
L26	65.00'	N85°01'27"W

Line Table		
Line #	Length	Direction
L27	65.00'	S85°01'27"E
L28	140.00'	S4°58'20"W
L29	65.00'	N85°01'27"W
L30	65.00'	S85°01'27"E
L31	140.00'	S4°58'20"W
L32	65.00'	N85°01'27"W
L33	65.00'	S85°01'27"E
L34	140.00'	S4°58'20"W
L35	65.00'	N85°01'27"W
L36	65.00'	N85°01'27"W
L37	65.00'	S85°01'27"E
L38	15.00'	S85°01'27"E
L39	140.00'	S4°58'20"W
L40	140.00'	S4°58'20"W
L41	15.00'	N85°01'27"W

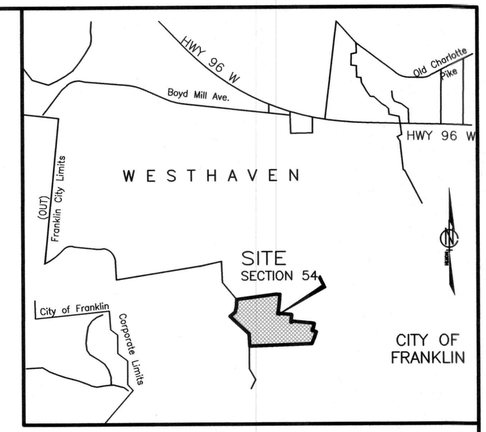
Line Table		
Line #	Length	Direction
L42	48.73'	S85°01'27"E
L43	139.53'	S10°25'14"W
L44	61.43'	N85°01'27"W
L45	137.92'	S18°26'42"W
L46	60.82'	N71°31'08"W
L47	34.24'	S85°01'27"E
L48	72.34'	S12°06'16"W
L49	141.86'	N4°58'33"E
L50	62.37'	S81°36'34"E
L51	41.00'	N85°01'27"W
L52	143.00'	N4°58'33"E
L53	7.27'	S85°01'27"E
L54	4.61'	S81°36'34"E
L55	41.00'	S85°01'27"E
L56	41.00'	N85°01'27"W

Line Table		
Line #	Length	Direction
L57	143.00'	N4°58'33"E
L58	41.00'	S85°01'27"E
L59	41.00'	N85°01'27"W
L60	143.00'	N4°58'33"E
L61	41.00'	S85°01'27"E
L62	41.00'	N85°01'27"W
L63	143.00'	N4°58'33"E
L64	41.00'	S85°01'27"E
L65	41.00'	N85°01'27"W
L66	143.00'	N4°58'33"E
L67	41.00'	S85°01'27"E
L68	41.00'	N85°01'27"W
L69	143.00'	N4°58'33"E
L70	41.00'	S85°01'27"E
L71	41.00'	N85°01'27"W

Line Table		
Line #	Length	Direction
L72	143.00'	N4°58'33"E
L73	41.00'	S85°01'27"E
L74	41.00'	N85°01'27"W
L75	143.00'	N4°58'33"E
L76	41.00'	S85°01'27"E
L78	143.00'	N4°58'33"E
L79	46.00'	S85°01'27"E
L80	46.00'	N85°01'27"W
L81	143.00'	N4°58'33"E
L82	26.00'	S85°01'27"E
L83	41.00'	N85°01'27"W
L84	102.50'	N4°58'33"E
L112	140.00'	S42°01'52"W



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	87.60'	409.25'	12°15'50"	S54°06'03"E	87.43'
C12	57.63'	269.25'	12°15'50"	S54°06'03"E	57.52'
C13	57.63'	269.25'	12°15'49"	S66°21'53"E	57.52'
C14	87.60'	409.25'	12°15'49"	S66°21'53"E	87.43'
C15	57.63'	269.25'	12°15'52"	S78°37'43"E	57.52'
C16	87.60'	409.25'	12°15'52"	S78°37'43"E	87.43'
C17	1.88'	409.25'	0°15'48"	N84°53'33"W	1.88'
C18	24.15'	280.75'	4°55'46"	S82°02'39"E	24.15'
C19	80.57'	280.75'	16°26'38"	S71°21'28"E	80.30'
C20	2.87'	319.25'	0°30'56"	S84°45'59"E	2.87'
C21	29.10'	20.00'	83°22'41"	S53°47'36"W	26.60'
C22	16.84'	10.00'	96°28'11"	S33°15'40"E	14.92'
C23	29.14'	489.00'	3°24'53"	S83°19'00"E	29.14'
C24	15.71'	10.00'	90°00'00"	N40°01'27"W	14.14'
C25	39.27'	25.00'	90°00'00"	N49°58'33"E	35.36'
C30	174.49'	230.75'	43°19'33"	N63°09'35"W	170.36'



VICINITY MAP
NOT TO SCALE

NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 54

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 28th day of February, 2018.

1-17-20

Keith Ryan Brotherton, Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com

KEITH RYAN BROTHERTON REGISTERED LAND SURVEYOR STATE OF TENNESSEE COMMERCE AGRICULTURE NO. 2850 TENNESSEE

1-17-20

50' 0' 50' 100' 150'
GRAPHIC SCALE

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	⋈
Iron Rod Set	●	Fire Hydrant	FH⊠
Existing Concrete Monument	□	Street Light	✲
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	▪	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

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_____ _____
Secretary Date
Franklin Municipal Planning Commission

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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ACRES OPEN SPACE 27.357	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=50'	DATE = 01/09/2020

COF PROJECT # 0000

From: Amy Diaz-Barriga
To: Emily Hunter
Subject: Fwd: Twice Daily Development Plan Deferral Request (COF 7081)
Date: Thursday, December 12, 2019 4:07:49 PM

Sent from my iPhone

Begin forwarded message:

From: "Spalding, Mark" <mark.spalding@greshamsmith.com>
Date: December 12, 2019 at 3:58:18 PM CST
To: Joseph Bryan <joseph.bryan@franklintn.gov>, Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Cc: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>, "John Jewell, IV" <jiv@tristartn.com>, Marcus Hardison <mhardison@tristartn.com>, Randy Alexander <ralexander@tristartn.com>, "Parris, Jubal" <jubal.parris@greshamsmith.com>, "Tocci, Davide" <davide.tocci@greshamsmith.com>
Subject: Twice Daily Development Plan Deferral Request (COF 7081)

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.

Joey/Amy,

Based on a conversation I just had with Jimmy Wiseman, we are requesting deferral of Twice Daily Development Plan COF 7081 from the December 12 FMPC to the January 23 FMPC. There are a couple of conditions of approval that we need to discuss and agree to with staff and we are all hopeful to get it worked out in short order.

We understand that we will need to send out revised notices for a public hearing on January 23.

Please advise that you have received this request and let me know if you should you need anything else.

Thanks – Mark.

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