



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 26, 2015

7:00 PM

Board Room

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

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [15-0205](#) January 22, 2015 FMPC Minutes
Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [MeetingMinutes 012215](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

NON-AGENDA ITEMS

4. [15-0217](#) Berry Farms Town Center PUD Subdivision, final plat, section 8, 1 lot on 7.90 acres. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5743_BFTC_Sec8_FinalPlat_Map.pdf](#)
 [5743 BFTC Sec8 FinalPlat Conditions of Approval_01.pdf](#)
 [5743_BFTC_Sec 8 FinalPlat.pdf](#)
5. [15-0198](#) Downs Boulevard Subdivision, site plan, section 1, lot 20 (Nimmons Warehouse), 6,800 square feet of warehouse space on 0.78 acres, located on the north side of Downs Boulevard between Figuers Drive and Columbia Avenue. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5745_DownsBlvd_SitePlan_FinalMap.pdf](#)
 [5745 Downs Blvd Conditions of Approval_01.pdf](#)
 [5745 Downs Blvd SiteLayout.pdf](#)
 [5745 Downs Blvd Elevations.pdf](#)
 [5745 Downs Blvd Full Set.pdf](#)
6. [15-0206](#) Pickering West Property, request for one-year extension of FMPC's decision regarding an appeal of DRT decision regarding hillside development and slope protection standards, for the site located at the southeast corner of Interstate-65 and East McEwen Drive. (CONSENT AGENDA)
- Sponsors:** Planning and Sustainability Dept and Emily Hunter
- Attachments:** [Franklin Summit - DRT Appeal Approval Extension Request](#)
 [Pickering WestFMPC SR 021814 Complete](#)
7. [15-0213](#) Stream Valley PUD Subdivision, final plat, section 9, creating 24 detached residential lots and 2 open space lots on 22.95 acres. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [ProjectMap_StreamValleySec9FinalPlat.pdf](#)
 [5769 Stream Valley Sec9FP_Conditions of Approval_02](#)
 [Stream Valley Final Plat- Section 9.pdf](#)
 [StreamValleyUnitDrawdownSec9.pdf](#)

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

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

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

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

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

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

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes Franklin Municipal Planning Commission

Thursday, January 22, 2015

7:00 PM

Board Room

CALL TO ORDER

- Present** 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Absent** 2 - Commissioner Franks, and Commissioner Allen

MINUTES

1. 12/18/14 FMPC Meeting Minutes

Attachments: [FMPC MeetingMinutes121814](#)

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

- Aye:** 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey
- Absent:** 2 - Commissioner Franks, and Commissioner Allen

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

ELECTION OF OFFICERS FOR 2015

2. Election of Franklin Municipal Planning Commission Officers for 2015

A motion to elect Mike Hathaway as Chair was made by Commissioner Harrison, seconded by Commissioner Orr. The motion carried unanimously.

A motion to elect Roger Lindsey as Vice-Chair was made by Commissioner Harrison, seconded by Commissioner Orr. The motion carried by the following vote:

- Aye:** 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey
- Absent:** 2 - Commissioner Franks, and Commissioner Allen

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

SITE PLAN SURETIES

Approval of the Consent Agenda

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

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Allen

- 3.** Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modification improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

- 6.** Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building Unified Plan); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

7. Cool Springs East Subdivision, site plan, section 36, revision 1, lots 700, 701 and 702 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 702 improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

9. Cool Springs West Subdivision, site plan, section 4, revision 2, lot 20 (Southern Ice Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

10. Grace Pointe Church Subdivision, site plan; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

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

This Planning Item was approved.

12. Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; extend the performance agreement for landscaping section 1 and landscaping section 1 (street trees) improvements. (CONSENT AGENDA)

This Planning Item was approved.

13. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); accept the landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

14. Hurstbourne Park PUD Subdivision, site plan, section 2, revision 1; accept the landscaping street trees and landscaping open space improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

15. McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements. (CONSENT AGENDA)

This Planning Item was approved.

16. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

17. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

18. Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 7 improvements. (CONSENT AGENDA)

This Planning Item was approved.

19. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

20. Consideration of Ordinance 2015-01 To Be Entitled "An Ordinance to Rezone +/- .56 Acres from Specific Development-Residential (SD-R 0) District to Specific Development- Residential (SD-R 8.0) District for the Property Located at 509 Hill Drive (Cottages at 509 Hill Drive PUD).

Attachments: [Cottagesat509HillDriveREZONING Map.pdf](#)
[Ord 2015-01 ORDINANCE Cottages at 509 Hill Dr Rezoning.pdf](#)
[Conditions of Approval 509 HillDr.pdf](#)
[DevPlan CottagesatHillDrive.pdf](#)
[FullSet Cottages at 509 Hill Dr Rezoning Resubmittal 15-1-5.pdf](#)

Mr. King stated that this was the Cottages at 509 Hill Drive, a Planned Unit Development (PUD). The applicant is proposing four units on approximately 0.56 of an acre on Hill Drive near the intersection with West Main Street. This site has a single stream and a 60 foot stream buffer adjacent to the most eastern boundary. The development does meet the land use plan's intentions and compliments the existing neighborhood. The proposed development would exceed the minimum requirements for a traditional neighborhood design. It adds a sidewalk link where none exists today. The proposed elevations are a compatible height with the ordinance and surrounding land uses. Staff recommends a favorable recommendation of Ordinance 2015-01 to the Board of Mayor and Aldermen.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Johnson Bullard, of Kiser-Vogrin Design, stated that he represented the applicant, they were in agreement with all of the conditions of approval, and he requested a favorable recommendation of Ordinance 2015-01 to the Board of Mayor and Aldermen.

Alderman Petersen stated that the citizens were speaking very favorably about this project at the neighborhood meeting.

Ms. McLemore stated that she thought this was a good example of a good infill development.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, that this Planning Item was recommended favorably to the Board of Mayor and Alderman, to the Work Session, and first vote at the BOMA meeting on 2/10/2015. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Allen

21. Consideration of Resolution 2015-05, To Be Entitled "A Resolution to Approve a Development Plan for Cottages at 509 Hill Drive PUD Subdivision, Located at 509 Hill Drive, by the City of Franklin, Tennessee.

Attachments: [DevelopmentPlanMap_509HillDrive.pdf](#)
[Res 2015-05 RESOLUTION Cottages at 509 Hill Drive DevPlan](#)
[5747_HillDr_DevePlan_Conditionsofapproval.pdf](#)
[DevPlan_CottagesatHillDrive.pdf](#)
[CottagesatHillDrive_FullSet.pdf](#)

Mr. King stated that he had the same comments as in item 20. The one project consideration that he had not mentioned earlier was that there was no history of flooding on this site, and there were no floodplain issues associated with it. Staff recommends a favorable recommendation of Resolution 2015-05 to the Board of Mayor and Aldermen.

Chair Hathaway asked for comments from citizens.

There were none.

Chair Hathaway asked if there was an applicant.

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, that this Planning Item was recommended favorably to the Board of Mayor and Alderman to the Work Session meeting on 2/10/2015. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Allen

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Amelia Park PUD Subdivision, final plat, section 1, revision 1, dedication of R.O.W, located at 4121 Clovercroft Road. (CONSENT AGENDA)

Attachments: [5748 Amelia Park FP, Sec 1, Rev 1 MAP](#)
[5748 Amelia Park FP, Sec 1, Rev 1 Conditions of Approval](#)
[Amelia Park FP Section 1 & 2 - Revision 1](#)

This Planning Item was approved.

23. Amelia Park PUD Subdivision, final plat, section 3, creating 37 single family lots and six open space lots on 12.41 acres, located at 4157 Clovercroft Road. (CONSENT AGENDA)

Attachments: [5749 Amelia Park FP, Sec 3 MAP](#)
[5749 Amelia Park FP, Sec 3 Conditions of Approval](#)
[Amelia Park Final Plat Section 3](#)

This Planning Item was approved.

24. Blossom Park PUD Subdivision, final plat (surety revision), 26 detached residential lots on 9.044 acres located near the intersection of Del Rio Pike and Carlisle Lane. (CONSENT AGENDA)

Attachments: [2960 Blossom Park FP Map.pdf](#)

This Planning Item was approved.

25. Berry Farms Town Center PUD Subdivision, final plat, section 8, 1 lot on 7.90 acres. (CONSENT AGENDA)

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

This Planning Item was approved.

26. DePriest Subdivision, final plat, two lot subdivision on 0.71 acres, located at 134 2nd Avenue North. (CONSENT AGENDA)

Attachments: [5758 DePriest Subd. FP MAP](#)
[5758 DePriest Subd. FP Conditions of Approval](#)
[DePriest Final Plat](#)

This Planning Item was approved.

27. Cool Springs East Subdivision, final plat, section 1, revision 2, lots 5-6, located at 9009 & 9021 Carothers Parkway.

Attachments: [4719 Cool Springs E Subd, FP, sec 1, rev 2, lots 5&6 Map.pdf](#)
[4719 Cool Springs E Subd, FP, sec 1, rev 2 lots 5&6 Conditions of Approval_01.pdf](#)
[4719 Cool Springs E Subd, FP Sec 1 plat set.pdf](#)

Mr. Anthony stated that the applicant had requested in writing for a one month deferral of item 27 to the February 26, 2015, Planning Commission meeting. They also waived their 60-day review as required by the State of Tennessee.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

No one came forward.

A motion was made by Commissioner Petersen, seconded by Commissioner Harrison, that this Planning Item was deferred until the February 26, 2014, FMPC meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Allen

28. Lockwood Glen PUD Subdivision, final plat, section 5, 27 detached residential lots and 4 open space lots on 10.57 acres, located along Lockwood Lane. (CONSENT AGENDA)

Attachments: [Location Map Lockwood Glen FP Section 5](#)
[Conditions of Approval](#)
[Signed Plat Lockwood Section 5](#)

This Planning Item was approved.

29. The Preserve at Echo Estates PUD Subdivision, final plat, section 2, 25 residential lots on 56.25 acres, located at 1230 Scramblers Knob Road. (CONSENT AGENDA)

Attachments: [5742 Preserve at Echo Estates, FP, Sec 2 Map.pdf](#)
[5742 Preserve at Echo Estates Subd, FP, Sec 2 Conditions of Approval_01.pdf](#)
[Echo Estates-Section 2 - Final Plat-Submittal.pdf](#)

This Planning Item was approved.

- 30.** Rucker Park PUD Subdivision, final plat (surety revision), section 1, 30 residential lots and 2 open space lot on 3.66 acres located near the intersection of Rucker Avenue and West Main Street. (CONSENT AGENDA)

Attachments: [RuckerParkPUD.pdf](#)

This Planning Item was approved.

- 31.** Westhaven PUD Subdivision, final plat, section 30, 12 detached residential homes and 3 open space lots on 17.61 acres, located along Cheltenham Ave. (CONSENT AGENDA)

Attachments: [Map Westhaven 30 FP](#)
[5755 Westhaven FP Sect 30 Conditions of Approval](#)
[Signed Plat Westhaven FP 30](#)

This Planning Item was approved.

32. Williamson Square Subdivision, final plat, revision to previously platted setbacks and removal of a drainage easement, on 17.29 acres, located at 1111 Murfreesboro Road.

Attachments: [4661 Williamson Square final plat MAP](#)
[4661 Williamson Square final plat Conditions of Approval](#)
[Williamson Square Final Plat](#)

Ms. Diaz-Barriga stated that this plat reduces the setback on the northern boundary from 100 feet to 50 feet. This plat was deferred at the October 23, 2014, Planning Commission meeting with a request that the Planning Commission first hear the rezoning and development plan. The Planning Commission did give a favorable recommendation to the development plan at the December 18, 2014, Planning Commission meeting. The 50 foot setback is consistent with the buffer that would be required for the use proposed in the development plan; therefore, staff is recommending approval of item 32.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Michael Garrigan, of Dale and Associates, stated that he represented the applicant, agreed with all conditions of approval, and he requested approval of item 32.

Alderman Petersen asked about the commentary on the legislation regarding reverting back if the rezoning and development plan were not approved.

Ms. Diaz-Barriga stated that the development plan was still before the Board of Mayor and Aldermen and had not been approved. There was something that the Board of Mayor and Aldermen decided to change on the development plan that would change the use. For whatever reason, the more stringent zoning ordinance would apply. If the use changes, then the buffer would need to be larger than 50 feet. If the Planning Commission did approve the 50 foot setback, but a larger buffer was required, the buffer would be the ruling standard.

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

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Allen

33. Reconsideration of Through the Green PUD Subdivision, final plat, section 2, revision 4, 5 lots containing 222 attached residential units on 14.72 acres, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to reconsider this Planning Item. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Allen

34. Through the Green PUD Subdivision, final plat, section 2, revision 4, 5 lots containing 222 attached residential units on 14.72 acres, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

Attachments: [TTGFinalplatmap.pdf](#)
[Conditions of Approval_01.pdf](#)
[20131140_2014-12-4_Final Plat.pdf](#)

Ms. Powers stated that staff comments were the same as the last time that the Planning Commission considered this item.

Chair Hathaway asked for comments from the citizens.

No one came forward.

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

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Allen

NON-AGENDA ITEMS

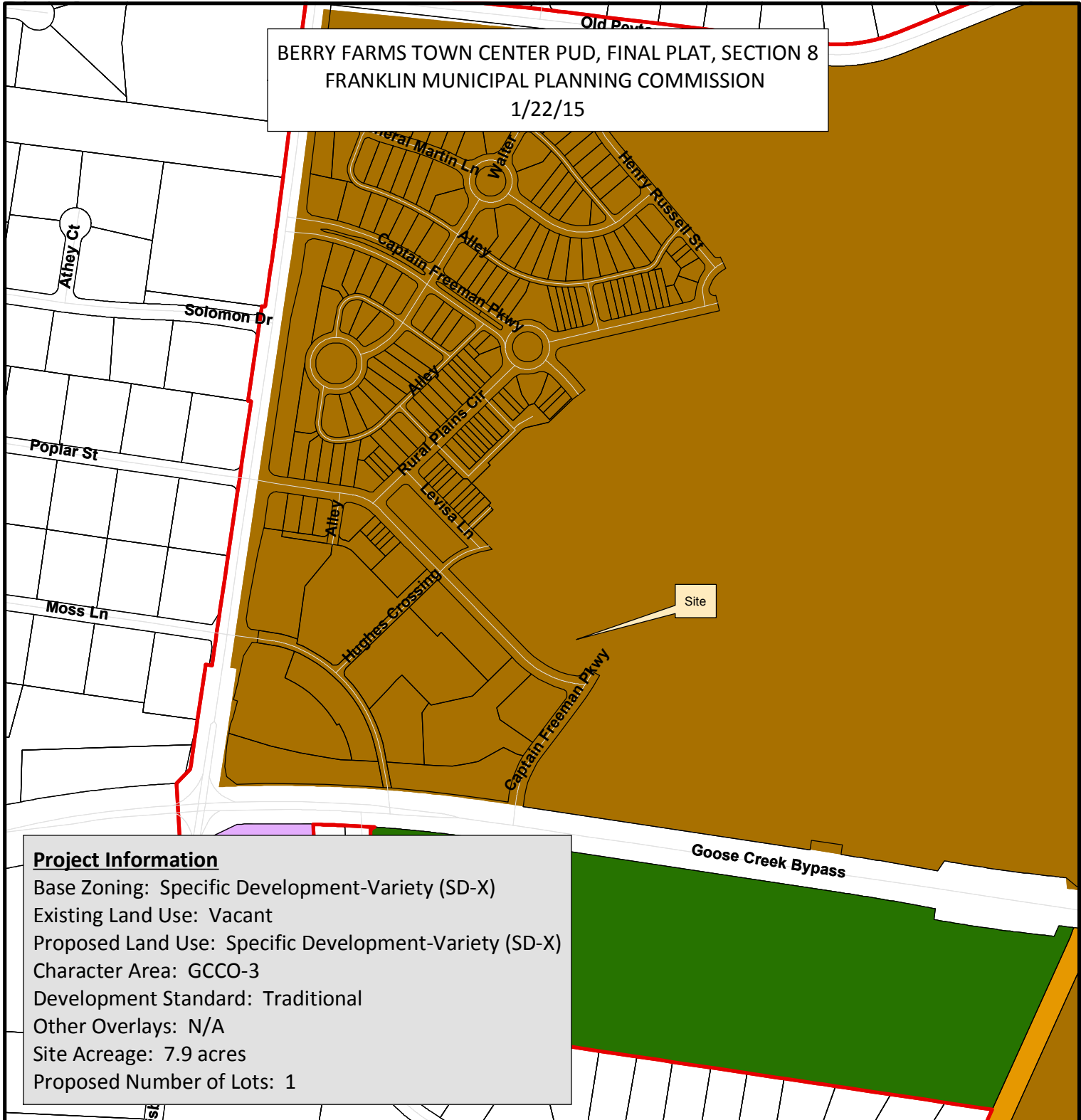
ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:13 p.m.

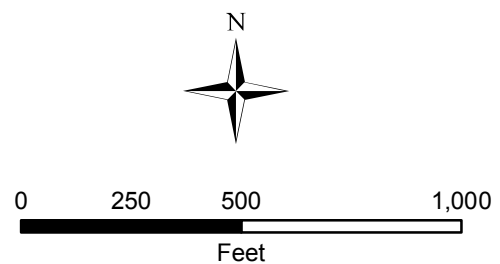
Chair, Mike Hathaway

BERRY FARMS TOWN CENTER PUD, FINAL PLAT, SECTION 8
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/22/15



Project Information
 Base Zoning: Specific Development-Variety (SD-X)
 Existing Land Use: Vacant
 Proposed Land Use: Specific Development-Variety (SD-X)
 Character Area: GCCO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 7.9 acres
 Proposed Number of Lots: 1

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



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

Addressing

General Comments

1. Addressing

- I am not finding the address on the final plat.

Engineering - Final Plat Checklist

General Comments

2. 0. General Information

- Any unposted sureties associated with this development from site plan COF#5744 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

3. C. Final Plat

- The previous comment "Applicant shall indicate all proposed easements associated with stormwater BMP's. The bioretention area must be located in an easement and there must be an access easement provided to the bioretention area. Sewer line "B" must be no less than 10 feet from the boundary of the easement to the center of the sewer line." was not completely addressed.

The bioretention area must be in a separate drainage easement and not in a P.U.D.E. Utilities are not permitted through the bioretention area.

4. 0. General Information

- The previous comment "Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan" shall remain open until the site plan is approved.

[20140985_2015-2-5_Publix Final Plat.pdf](#)

5. C. Final Plat

- The applicant shall revise General Note 10 to state:

10. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.

Water/Sewer

General Comments

6. sewer easement

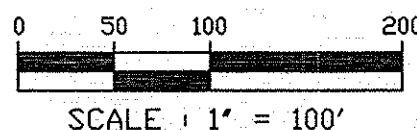
- At the south side of the site the sewer line that outfalls to the trunk line shall have a minimum of 20' sewer easement. Sewer deeper than 12' shall have a 30' easement. The width of the sewer easement depends on the depth of the sewer line. The sewer easement cannot overlap into the bio-retention easement due to maintenance issues. This is a new comment.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 1 BUILDABLE LOT.
2. EXISTING BASE ZONING: ML (LOCAL MIXED-USE DISTRICT)
CHARACTER AREA OVERLAY: GCCO-3
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106P, GROUP E, AND IS KNOWN AS PARCELS 34 AND TAX MAP 106, PARCEL 32.02.
5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
6. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, 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@leainc.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. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
11. 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".
12. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
13. PRIVATE STREETS SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
14. 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.
15. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

LEGEND

PARCEL NO.	()
LOT NUMBER	00
STREET ADDRESS	000
CONC MONUMENT (OLD)	MON(O)
IRON ROD (SET)	●
CONC MONUMENT (SET)	■
PROPERTY LINE	---
CORPORATE LIMIT LINE	---
FLOODWAY FRINGE	---
FLOODWAY	---
PROPOSED SANITARY SEWER LINE	8"SA
PROPOSED STORM SEWER LINE	ST
UNDERGROUND ELECTRIC	UGE
RECLAIMED WATER LINE	RCWL
PROPOSED WATER LINE	8"W
PROPOSED STREET LIGHT	⊕
PROPOSED FIRE HYDRANT	⊗ PROP FH
PROPOSED WATER VALVE	⊗
PROPOSED STORM STRUCTURE	■
MANHOLE	●
TRANSFORMER	⊕



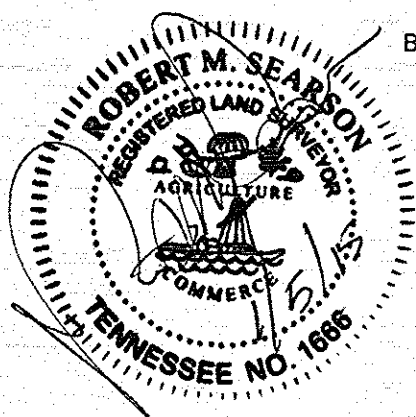
LINE	LENGTH	BEARING
L1	41.84'	S77°00'00"W
L2	88.76'	N44°05'41"W
L3	89.58'	S45°54'19"W
L4	21.00'	S44°05'41"E
L5	10.50'	N45°54'19"E
L6	87.22'	N44°05'41"W
L7	82.60'	N45°54'19"E
L8	10.50'	S44°05'41"E
L9	68.97'	N76°56'23"E
L10	50.00'	N53°20'48"E
L11	49.98'	N61°11'39"W
L12	0.77'	S45°54'19"W

BERRY FARMS TOWN CENTER SECTION 1
PBK. 55, PG. 123

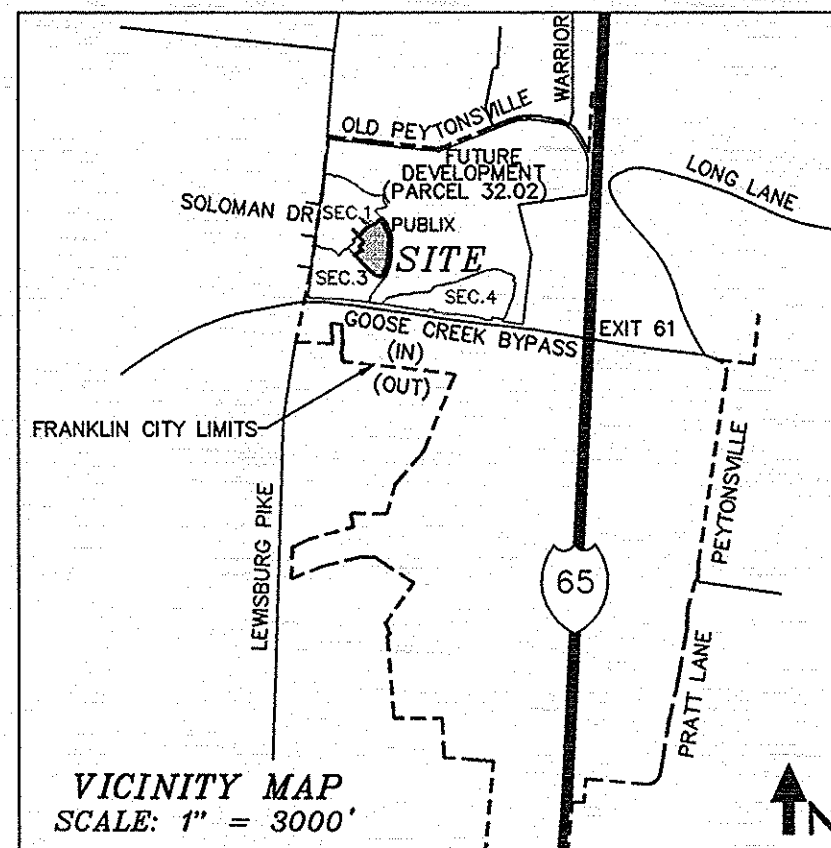
BERRY FARMS TOWN CENTER SECTION 1
REVISION 4
PBK. 57, PG. 142

BERRY FARMS TOWN CENTER SECTION 6
PBK. 60, PG. 34

BERRY FARMS TOWN CENTER SECTION 3
PBK. 56, PG. 13



BERRY FARMS TOWN CENTER SECTION 1
P.B. P55, PG. 123



AREA SUMMARY		
LOT	SQFT	ACRES
1	297,086	6.82
ROW DEDICATION	46,846	1.08
TOTAL AREA	343,932	7.90

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	112.34'	207.00'	31°05'41"	57.59'	110.97'	S61°27'09"W
C2	24.37'	45.00'	31°02'04"	12.49'	24.08'	S61°25'21"W
C3	266.39'	387.00'	39°26'20"	138.71'	261.16'	N16°56'10"W
C4	333.83'	695.90'	27°29'08"	170.19'	330.64'	N16°31'47"E
C5	23.93'	20.00'	68°32'25"	13.63'	22.52'	N64°24'10"E
C6	178.70'	275.00'	37°13'56"	92.63'	175.57'	S62°42'39"E
C7	300.80'	437.00'	39°26'20"	156.64'	294.90'	N16°56'10"W
C8	338.59'	745.51'	26°01'21"	172.27'	335.69'	N15°47'41"E
C9	315.89'	695.90'	26°00'29"	160.71'	313.18'	N15°47'28"E
C10	17.95'	695.90'	1°28'39"	8.97'	17.95'	N29°32'02"E

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, Publix - Section 8" 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

Date

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 _____, 2014, 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, Publix - Section 8" 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 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 30th day of December, 2013.

Robert M. Searson, Tenn. License No. 1666

Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 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 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.

Rural Plains Partnership
Owner

Date

Littlejohn

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

BERRY FARMS TOWN CENTER PUD SUBDIVISION FINAL PLAT PUBLIX - SECTION 8 C.O.F. NO. 5743

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	7.90	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS: ±0.56		DISTRICT:	10TH
LFT NEW PUBLIC STREETS: ±937.33		CLOSURE ERROR:	1:10000

DATE: 12-15-2014

REV: 1-5-2015

LEA PROJECT #20140985

SHEET 1 OF 1

DOWNS BLVD SUBDIVISION, SITE PLAN, SECTION 1, LOT 20
FRANKLIN MUNICIPAL PLANNING COMMISSION 2/26/15

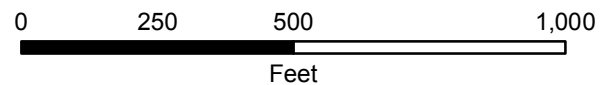


Project Information

Base Zoning: Light Industrial (LI)
Existing Land Use: Vacant
Proposed Land Use: Light Industrial (LI)
Character Area: SOCO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: .78 acres
Proposed Nonresidential Square Footage: 6,800
Proposed Building Height: 1 stories

Parcels selection

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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:**Engineering - Site Plan Checklist****General Comments****1. B. General Information**

- Sureties to be posted in the following amounts:

V. Sidewalks: \$12,000

VI. Drainage: \$10,000

VII. Green Infrastructure: \$14,000

2. J. Stormwater Managment Plan

- The input for the Water Quality tool run does not accurately reflect site conditions, and additional BMPs are necessary to meet water quality requirements.

This issue has already been discussed with the applicant, and the proposed addition of small bioretention areas at each outfall draining the rear parking area appears to be an acceptable solution. These can be added and reviewed at post-PC as they have little effect on the overall site layout.

3. K. Overall Utility Plan

- This is a new comment. The water services must make only one tap at the main line. Tee the domestic service off of the fire service line. Provide 10 feet of clearance from the service tee to the sewer main.

Fire-Planning**[Nimmons Warehouse - submittal 001.pdf](#)****4. Fire Protection**

- The applicant has not yet provided the required fire flow test results.

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

Parks**General Comments****5. sidewalk/trail system**

- Parks please reduce the easement to 20 foot from the road way.

Performance Agreement and Surety**General Comments****6. Landscape**

- Landscape surety \$22,000.00

Planning**General Comments****7. Mineral rights**

- Applicant shall add a note to the final site plan submitted for Post PC to state intended mineral rights disclaimer. Please contact staff for sample language

Planning (Landscape)**General Comments****8. Shrubs**

- There are 8 - IK on Plan, There are only 5 on the Materials Schedule. This shall be corrected and Landscape Sureties shall be re-calculated at Post PC.

Stormwater**General Comments**

9. Long Term Maintenance Plan

- LTMP incomplete.
- 1. Check storm sewer box and include inspection checklist
- 2. Include sheet C400 and L1

10. Bioretention

- The river stone ribbon could be reduced to a smaller width and depth if desired. Too much rock could add weight that overtime could reduce infiltration of amended soils by compaction. Plants should encompass the entire bioretention area to provide evapotranspiration rates and treatment throughout the bioretention area.

11. EPSC

- Applicant shall show concrete wash out area on erosion control sheet and provide detail/spec.

12. Bioretention

- A stone trench is called for in the bioretention cross section but does not appear on the grading/drainage plans. Please specify or include this on the drawings.

13. Bioretention

- Specify groundcover to be used in bioretention area in landscape sheet.

Water/Sewer

General Comments

14. Water

- Applicant addressed comment, but the water management department did not clarify what main line the 3/4 water tap should be shown. The 3/4 water tap shall be shown on the 4" fire line main prior to the PIV.

15. Reclaim Water

- Applicant did not address comment, Applicant shall show the location of the 12" reclaim water line. The city of Franklin is not a member of TN one call applicant shall contact the water management department to locate all utilities on property.

16. Utility note

- Applicant shall add a note that the City of Franklin is not a member of TN one call. Contractor responsible for contacting utility owner and Utility contact information to the utility sheets.

Utility Inspector
124 Lumber Dr.
Franklin TN,37062
615-794-4554

17. Water

- Applicant has a note on utility plan to relocate existing fire equipment per city requirements applicant shall clarify note. applicant may contact water management for questions.

Zoning

General Comments

18. Codes

- Revise all applicable sheets; the Codes Department is called the Building and Neighborhood Services (BNS) Department.

19. Setbacks

- On the site plan, show and label the building setback lines.

20. Retaining Wall

- Show and label the proposed retaining wall on the site plan. Label top and bottom of wall elevations. Provide construction details for all walls showing that the exterior/visible material is required to match the building.

[Nimmons Plans 2.1.15.pdf](#)

21. Easements

- This is a new comment. Provide documentation of permission of the adjacent property for construction proposed on the lot to the east. Document the creation of a cross access easement for the rear vehicular connection on both properties.

[Nimmons Warehouse - submittal 001.pdf](#)

22. Parking

- Provide the parking calculations on the site plan. Parking is to be provided based on the office space and the warehouse space.

23. Dumpsters

- Provide a dumpster layout detail showing the required pedestrian access. Provide construction details of the proposed dumpster screen including the access gates. The exterior of the dumpster screen is required to match the building materials. In the details show that the exterior of the walls to be faced with brick.

24. HVAC

- The mechanical screen is required to be of a height to totally block the view of the object being screened. The parapet will have to be raised on all sides in order to screen the HVAC units. The dashed lines of the HVAC should not be visible above the parapet but they should be shown as dashed lines behind the parapet.

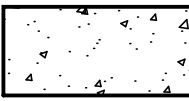
25. Service Area

- Show and label the required striped loading area of 12' x 25' next to the building. Signage is required to show no parking in this area.

SITE CONSTRUCTION NOTES

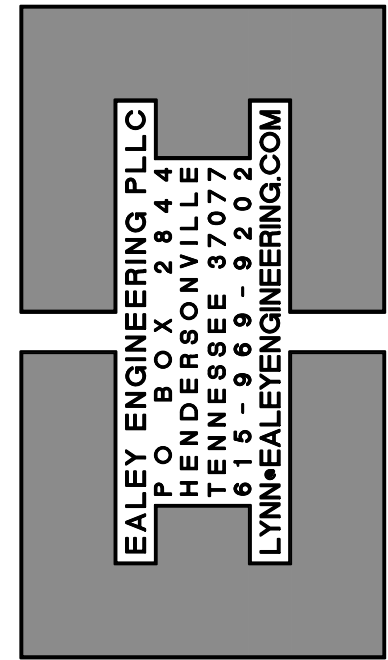
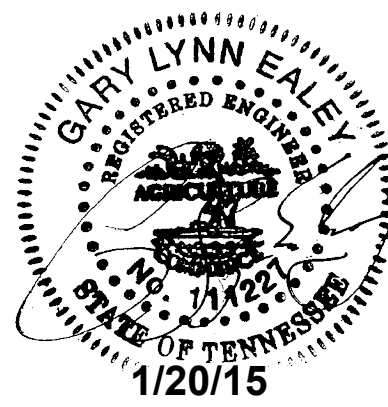
1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
6. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE AUTHORIZED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR FINAL DRESSING AND SEEDBED PREPARATION, SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
9. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
10. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95 % OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.
11. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE WITH STEEL REINFORCEMENT PER I.D.O.T. STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS OR APPROVED EQUAL.

PAVEMENT LEGEND:

	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

PROJECT GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING LOCATION AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE STATE AND LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS.



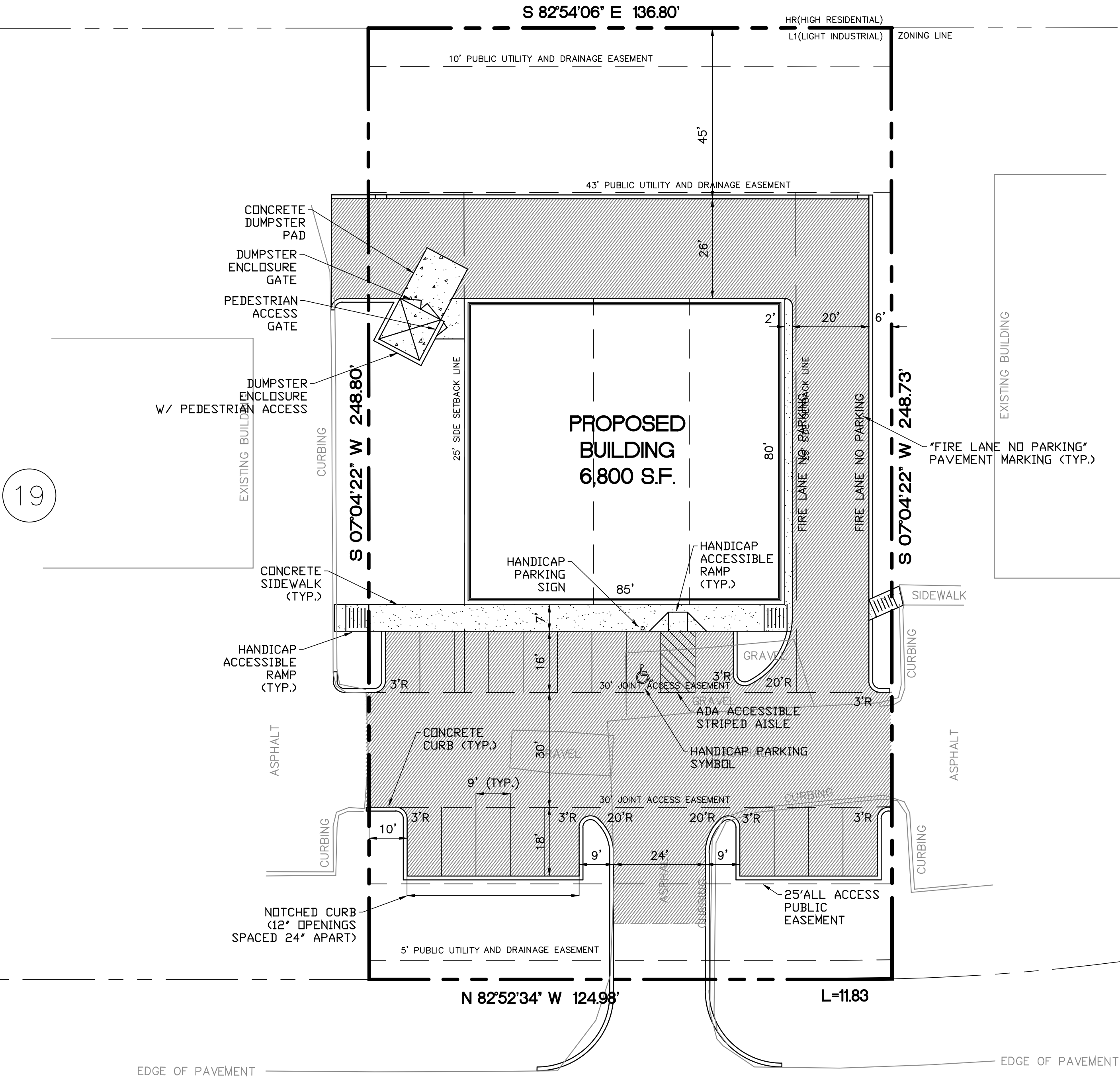
SITE CONSTRUCTION PLANS
FOR
DOWNS BOULEVARD SUBDIVISION, SITE PLAN,
SECTION 1, LOT 20 (NIMMONS WAREHOUSE)

ISSUANCE/REVISION NOTES:
- PLAN DATE DEC 15, 2014

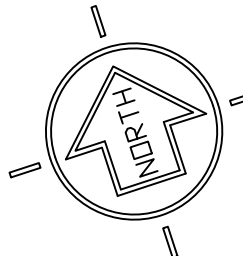
- A NONE
- B NONE
- C NONE
- D NONE

SITE
LAYOUT
PLAN

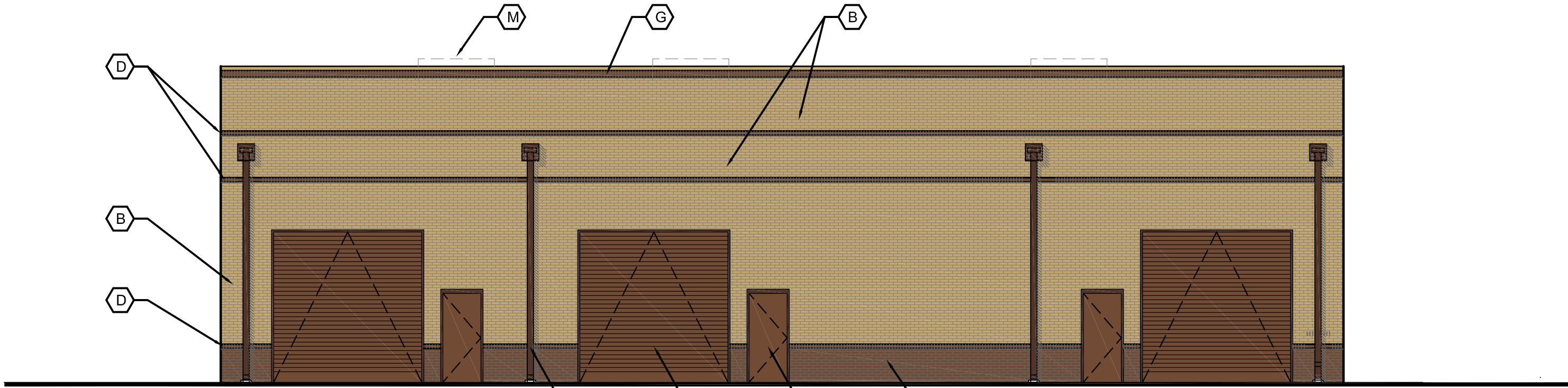
C300



21

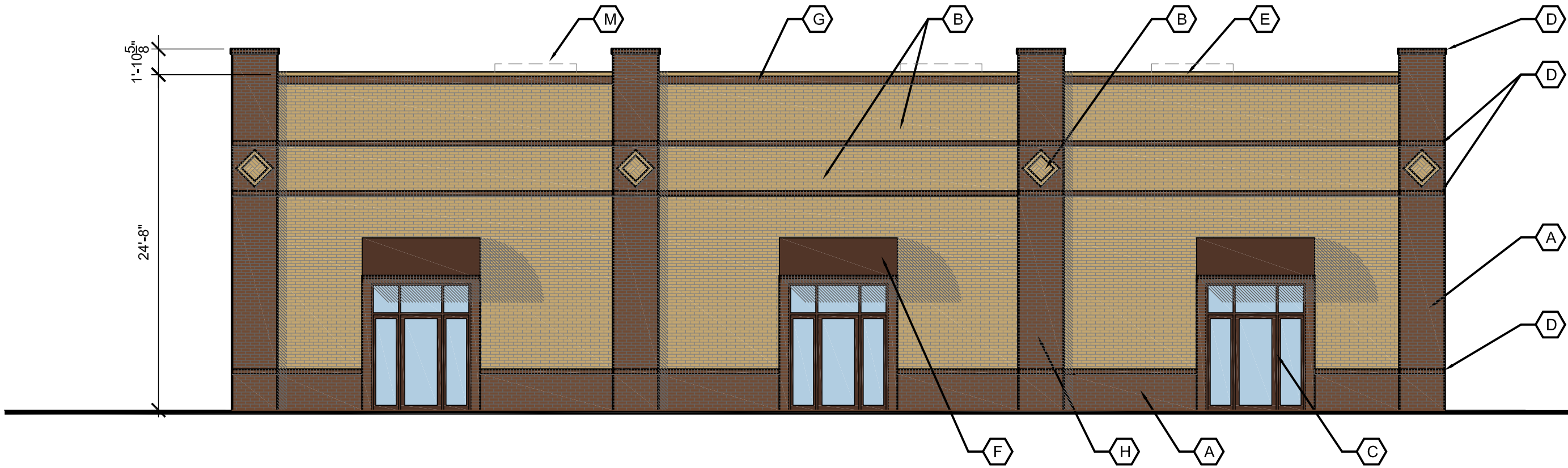


Know what's below.
Call before you dig.



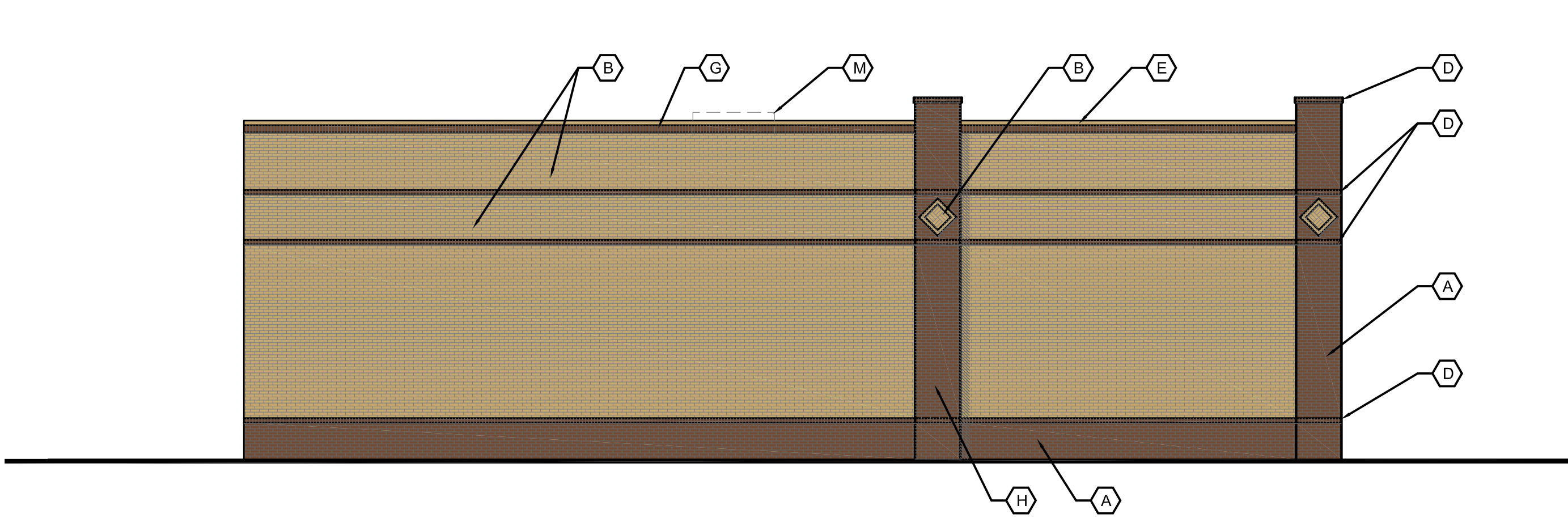
2 NORTH ELEVATION

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



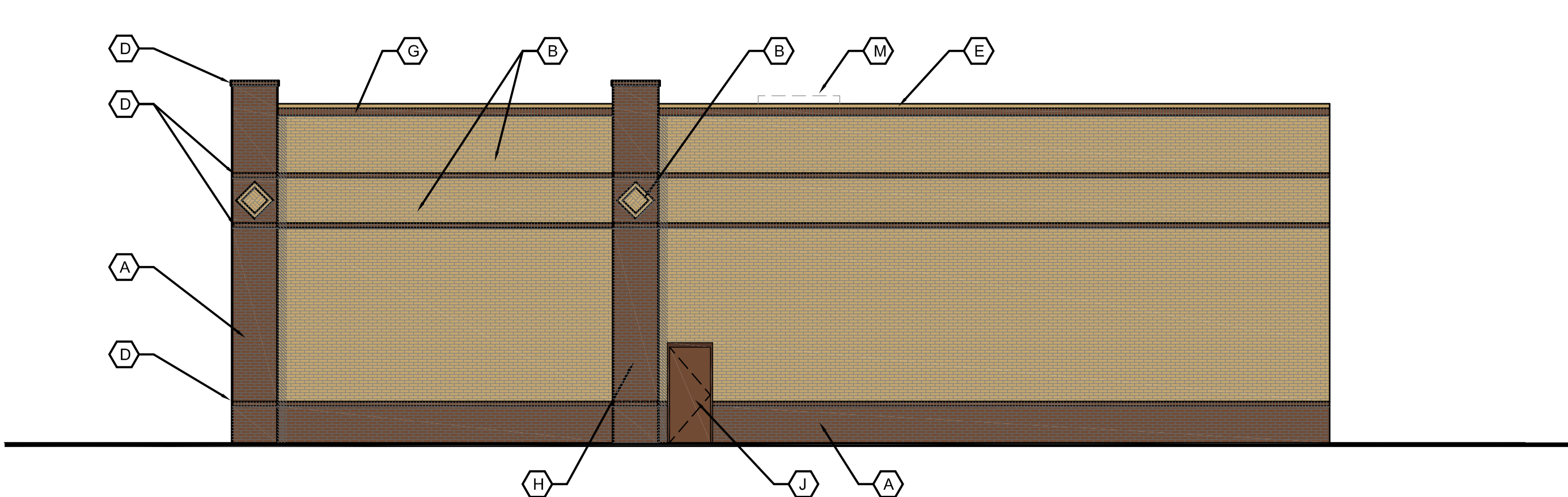
3 SOUTH ELEVATION

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



4 EAST ELEVATION

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



5 WEST ELEVATION

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"

MATERIAL LEGEND

- A BRICK 1 - HARTFORD TRADITIONAL BY HENRY BRICK.
- B BRICK 2 - 1.25 GREYSTONE BY PALMETTO BRICK CO.
- C ALUMINUM STOREFRONT WITH 1" CLEAR INSULATING GLASS (KYNAR 500 DARK BRONZE FINISH)
- D BRICK ROWLOCK COURSE (PROJECT 1/2")
- E PRE-FINISHED METAL COPING (COLOR TO MATCH BRICK 2)
- F CANVAS AWNING (COLOR TO MATCH ALUMINUM STOREFRONT)
- G BRICK SOLDIER COURSE (PROJECT 1/2")
- H BRICK PILASTER (PROJECTS 8" ON SOUTH ELEVATION AND 4" ON EAST AND WEST ELEVATIONS)
- J HOLLOW METAL DOOR & FRAME (PAINT FRAME TO MATCH ALUMINUM STOREFRONT AND DOOR TO MATCH BRICK 1)
- K OVERHEAD DOOR (PAINT TO MATCH BRICK 1)
- L PRE-FINISHED METAL COLLECTOR BOX / DOWNSPOUT (COLOR TO MATCH ALUMINUM STOREFRONT)
- M APPROXIMATE LOCATION OF ROOF-MOUNTED HVAC UNITS

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

WALL FINISH MATERIAL BREAKDOWN

	Surface Area	Percent of Net*
NORTH ELEVATION		
Gross of Wall	2200	N/A
Net* of Wall	1705	N/A
Net* Brick Veneer	1705	100%
SOUTH ELEVATION (Downs Boulevard)		
Gross of Wall	2238	N/A
Net* of Wall	1908	N/A
Net* Brick Veneer	1908	100%
EAST ELEVATION		
Gross of Wall	2018	N/A
Net* of Wall	2018	N/A
Net* Brick Veneer	2018	100%
WEST ELEVATION		
Gross of Wall	2018	N/A
Net* of Wall	2018	N/A
Net* Brick Veneer	2018	100%

*Excludes roof forms, windows, doors, awnings and similar features.

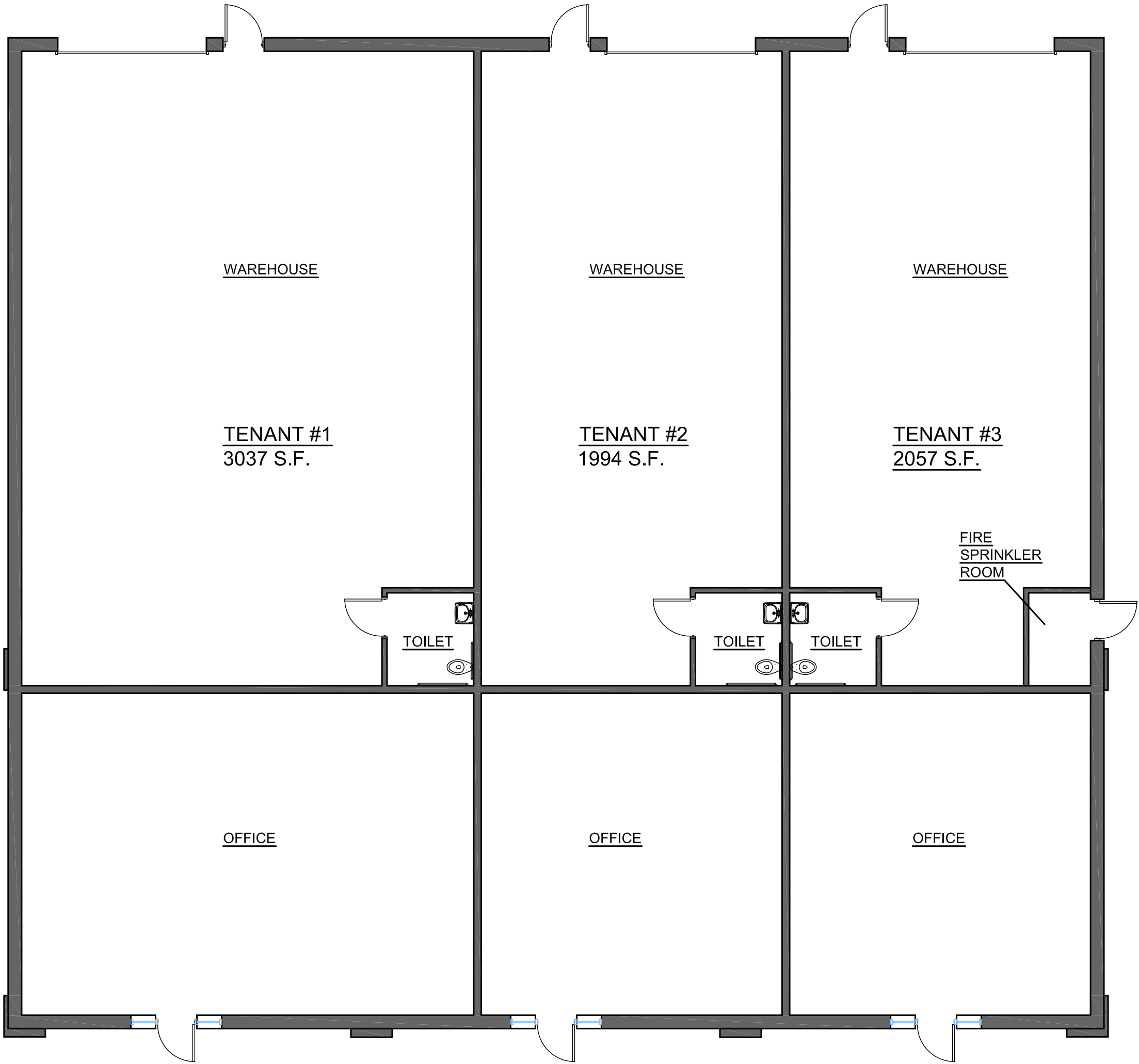
SQ. FT. CALCULATIONS

TENANT #1	3,037 SQ. FT.
TENANT #2	1,994 SQ. FT.
TENANT #3	2,057 SQ. FT.

TOTAL SQ. FT. 7,088 SQ. FT.

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

- ☒ ROOFTOP
- ☐ GROUND
- ☐ NONE PROVIDED



1 FLOOR PLAN

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



FERGUSON ARCHITECTURE
1129 Chickering Park Drive, Nashville, TN 37215
615.775.3188



Architect: Charles W. Ferguson, AIA

A NEW BUILDING FOR:
4TH QUARTER VENTURES

336 Downs Boulevard
Franklin, Tennessee

Date: 01-30-15

FOR PLANNING
COMMISSION
SUBMITTAL ONLY

COF Project No. 5745
Project No. 14026.00

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Sheet Name:
FLOOR PLAN / ELEVATIONS

Sheet Number:
A1.01



FRANKIN SPECIAL SCHOOL DIST
NEW HWY 96 W
FRANKLIN, TN 37064

S 82°54'06" E 136.80'

19

DOWN'S BOULEVARD SUBDIVISION,
SECTION 1
COLLIER RANDALL, V. SR.
123 SOUTHEAST PKWY CT #170
FRANKLIN, TN 37064

S 07°04'22" W 248.80'

PROPOSED
BUILDING
6,800 S.F.

S 07°04'22" W 248.73'

21

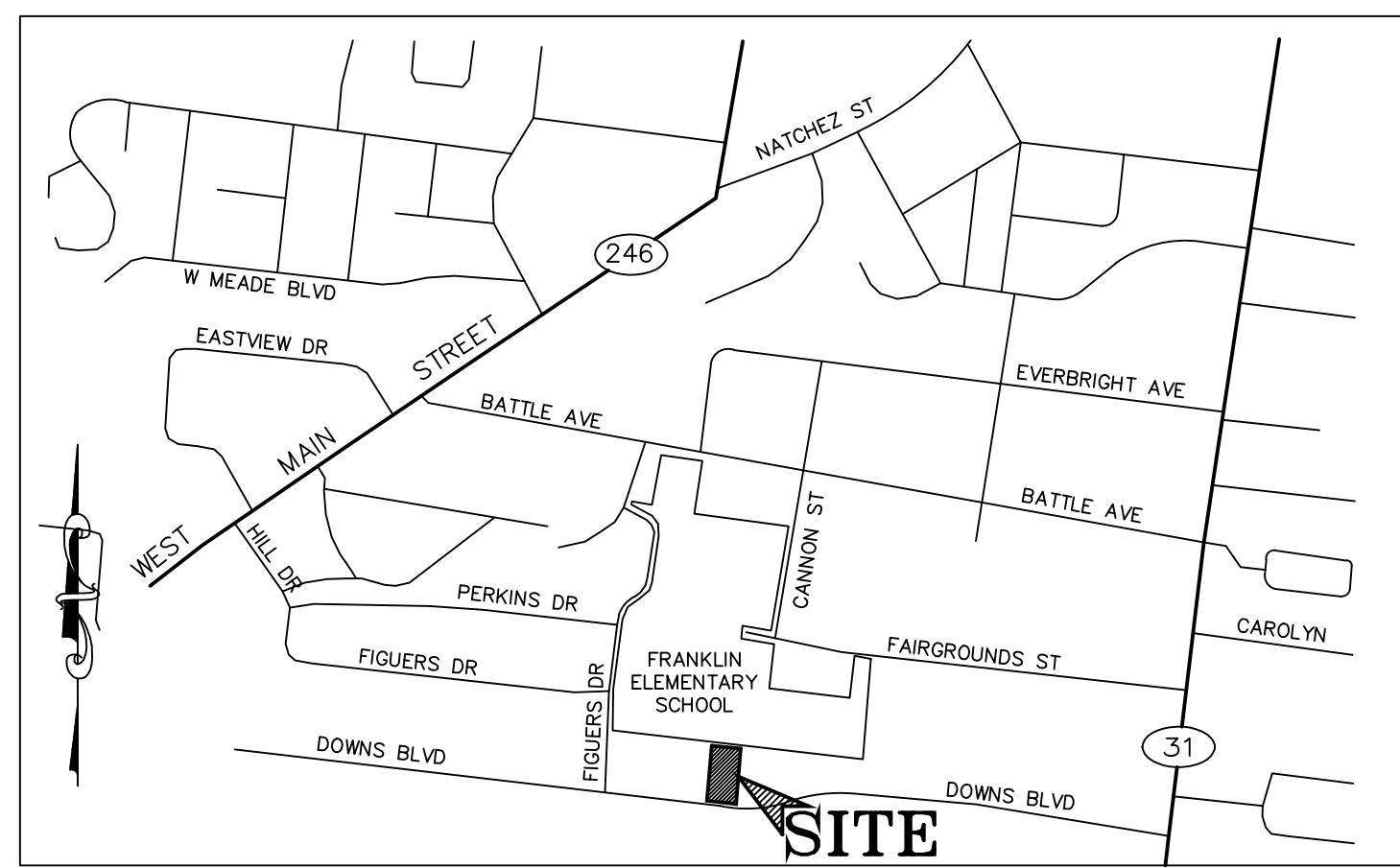
DOWN'S BOULEVARD SUBDIVISION,
SECTION 1
COLEMAN, LARRY E. AND
SHIRLEY A. REV. TR.
6711 WILDBERRY LN
MEMPHIS, TN 38119

N 82°52'34" W 124.98'

L=11.83

DOWN'S BOULEVARD (75')

SITE LOCATION MAP:



SHEET INDEX:

SHEET NUMBER	SHEET TITLE
C100	SITE INFORMATIONAL PLAN
C200	SITE EXISTING CONDITIONS & INITIAL EROSION CONTROL PLAN
C300	SITE LAYOUT PLAN
C400	SITE GRADING & DRAINAGE PLAN
C500	SITE UTILITY PLAN
C600	SITE FINAL EROSION CONTROL PLAN
C700	SITE CONSTRUCTION DETAILS
C701	SITE CONSTRUCTION DETAILS

PROJECT DATA:

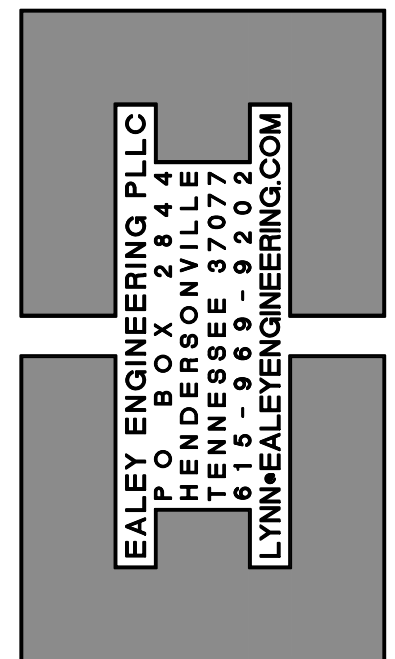
PROJECT NAME:	DOWN'S BOULEVARD SUBDIVISION, SITE PLAN, SECTION 1, LOT 20 (NIMMONS WAREHOUSE)
PROJECT #:	C.O.F. #5745
SUBDIVISION:	DOWN'S BOULEVARD PROPERTIES SUBDIVISION
LOT NUMBER:	20
ADDRESS:	336 DOWN'S BOULEVARD
CITY:	FRANKLIN
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
EXISTING ZONING AND OVERLAY:	LIGHT INDUSTRIAL (LI)
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACERAGE OF SITE:	0.78
SQUARE FOOTAGE OF SITE:	34,040
MINIMUM REQUIRED SETBACK LINES	
FRONT:	75'
SIDE:	25'
REAR:	25'
OWNER:	MR. KEN NIMMONS
CONTACT NAME:	MR. KEN NIMMONS
ADDRESS:	708 AZALEA COURT, FRANKLIN, TN 37064
PHONE NUMBER:	217-254-4428
EMAIL ADDRESS:	KWNIMMONS@MSN.COM
OWNER:	EALEY ENGINEERING PLLC
CONTACT NAME:	MR. LYNN EALEY
ADDRESS:	PO BOX 2844, HENDERSONVILLE, TN 37077
PHONE NUMBER:	615-969-9202
EMAIL ADDRESS:	LYNN@EALEYENGINEERING.COM
BUILDING SQUARE FOOTAGE:	6,800 SF
BUILDING HEIGHT:	23'-8"
LANDSCAPE SURFACE RATIO:	0.26
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
MINIMUM PARKING REQUIREMENT:	15 SPACES (2/EMP, GENERAL WAREHOUSE)
MAXIMUM PARKING LIMIT:	18 SPACES (120% OF MINIMUM)
EXISTING PARKING:	NONE
PARKING PROVIDED:	18 SPACES

PARKING NOTE:

PARKING SPACES REQUIRED ARE CALCULATED BASED ON WAREHOUSE USE ONLY. OFFICE AND RETAIL USES NOT PERMITTED UNLESS OTHERWISE APPROVED BY CITY OF FRANKLIN.

F.E.M.A. NOTE:

THIS PROPERTY IS LOCATED IN ZONE "X" WHICH IS NOT AN AREA OF FLOOD INUNDATION AS DESIGNATED BY THE CURRENT US DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM;
MAP/PANEL NUMBER: 47187C0127E EFFECTIVE DATE: JANUARY 16, 2003



SITE CONSTRUCTION PLANS FOR DOWN'S BOULEVARD SUBDIVISION, SITE PLAN, SECTION 1, LOT 20 (NIMMONS WAREHOUSE)

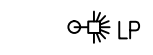
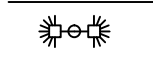
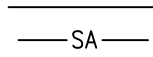
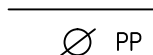
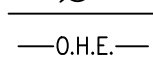
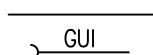
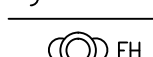
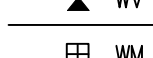
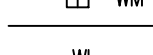
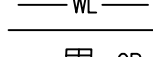
ISSUANCE/REVISION NOTES:
- PLAN DATE DEC 15, 2014

- A NONE
- B NONE
- C NONE
- D NONE

SITE
INFORMATIONAL
PLAN

C100

EXISTING CONDITIONS LEGEND:

	SINGLE LIGHT POLE		GAS METER
	DOUBLE LIGHT POLE		IRON ROD EXISTING
	MANHOLE (SEWER)		IRON ROD NEW
	SANITARY SEWER		HIGHWAY MONUMENT
	UTILITY POWER POLE		SURVEY NAIL
	OVERHEAD ELECTRIC		AIR CONDITIONING
	GUIDE WIRE (POWER POLE ANCHOR)		CORRUGATED METAL PIPE
	FIRE HYDRANT		REINFORCED CONCRETE PIPE
	WATER VALVE		CONCRETE
	WATER METER		BUILDING
	WATER LINE		MINIMUM BUILDING SETBACK LINE
	CATCH BASIN		PUBLIC UTILITY and DRAINAGE EASEMENT
	CLEANOUT		ADDRESS
	GAS VALVE		

EROSION/SILTATION CONTROL NOTES

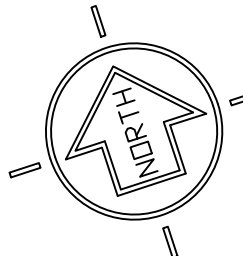
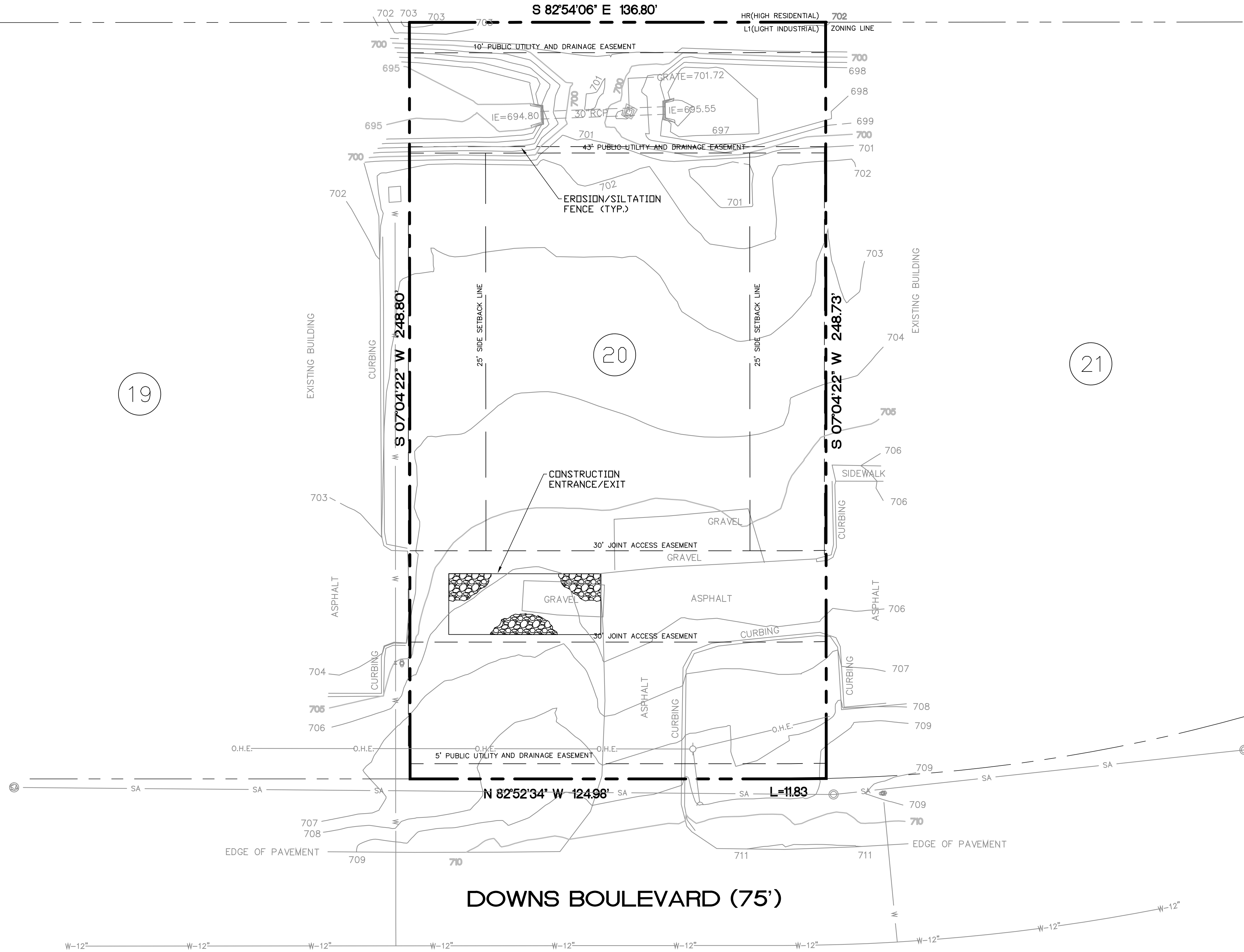
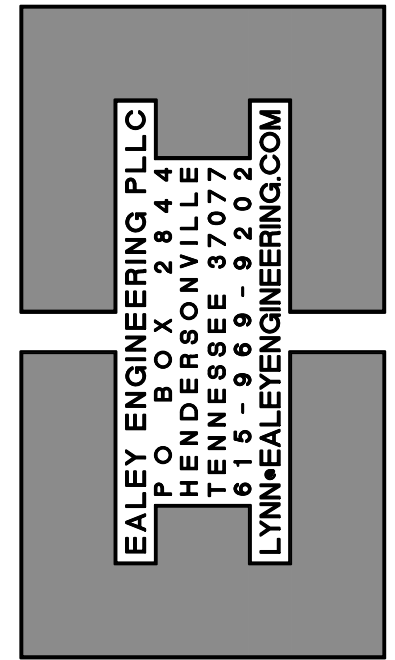
- AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
- KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
- NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
- SILT FENCE SHOWN THUS  IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
- IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
- ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
- UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSSED AREAS OF THE PROJECT.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS AND TREE PROTECTION FENCING INDICATED ON THE PLANS SHALL BE INSTALLED.

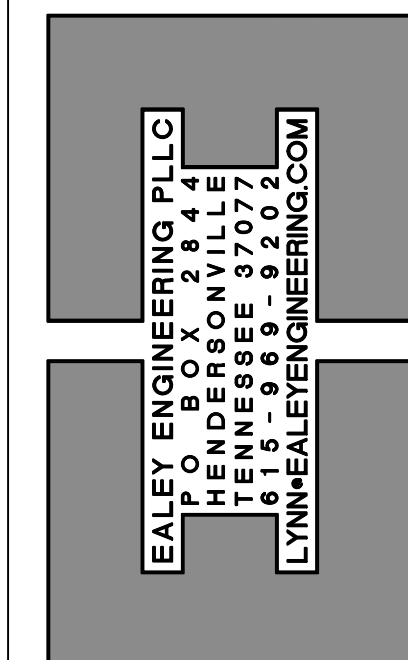
SITE CONSTRUCTION PLANS
FOR
DOWNS BOULEVARD SUBDIVISION, SITE PLAN,
SECTION 1, LOT 20 (NIMMONS WAREHOUSE)

ISSUANCE/REVISION NOTES:
- PLAN DATE DEC 15, 2014

-  NONE
-  NONE
-  NONE
-  NONE

SITE
EXISTING
CONDITIONS +
INITIAL EROSION
CONTROL
PLAN
C200





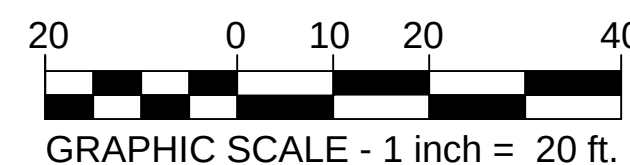
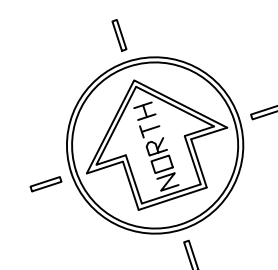
ISSUANCE/REVISION NOTES:
- PLAN DATE: DEC 15, 2014

SITE
LAYOUT
PLAN
C300

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES FOR THE SAME IN ACCORDANCE WITH THE ORDINANCES AND CODES OF ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. THE LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PLAN, SHALL BE THE BASIS FOR BEING DETERMINED TO BE THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEY OR OBTAINED FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE DISCOVERED. THE CONTRACTOR SHALL BE RESPONSIBLE TO VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS, IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND LOCATE OR TO RELOCATE THE UTILITIES TO THE NEW LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY GUARDRAILS, THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE QUESTION TO THE ATTENTION OF THE CIVIL ENGINEER. NO WORK PROCEEDING BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
6. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY TO THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO THE WORK BEING INITIATED. ALL SAFETY MEASURES TAKEN, A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED AT THE SITE AT A LOCATION TO BE DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR FINAL DRESSING AND SEEDBED PREPARATION, SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
9. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DISPERSED MATERIAL OR MATERIALS SUCH AS LOGS AND LIMBS OF THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
10. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSED MATERIAL. THE RELATIVE COMPACTION TO BE OBTAINED AT EACH LAYER SHALL BE 95 PERCENT. THE PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.
11. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE WITH STEEL REINFORCEMENT. ALL SPECIFICATIONS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED, ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS OR APPROVED EQUAL.

	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK AND FINISH GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING LOCATION AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR SHALL BE PROVIDED PER THE STATE AND LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS.



SITE GRADING NOTES:

- ALL SEDIMENT AND EROSION CONTROL MEASURES, SUCH AS SILT PONDS OR INLET SEDIMENT BARRIERS SHALL CONFORM TO THE STORM WATER PERMITTING REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AS A MINIMUM.
- EROSION CONTROL TO BE INSPECTED AND APPROVED PRIOR TO ALL OTHER WORK BEING STARTED.
- THE TIME OF EXPOSURE UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 20 DAYS. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION; SECTION TS FOR AREAS TO BE STABILIZED THAT DO NOT REQUIRE PERMANENT STABILIZATION SUCH AS BUILDING FOOTPRINTS, PARKING LOTS, ETC.
- KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, SECTION PAM. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERTY IN PLACE.
- STRAW BALES SHOWN THUS (INSERT APPROPRIATE LINE TYPE) ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. STRAW BALES ARE TO BE FIRM AND SECURELY TIED WITH PLASTIC OR WIRE BINDING. BALES ARE TO BE PLACED RANCHING AND FIRMLY ANCHORED TO THE GROUND WITH STEEL DRIFT PINS OR WOODEN STAKES AS SHOWN IN DETAIL. SILT FENCE SHALL BE INSTALLED AS PER SECTION SF OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK; LATEST EDITION. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SEDIMENT CONTROL MEASURED INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTION AS ARE NEEDED TO CORRECT THE SITUATION AT NOT ADDITIONAL COST TO THE OWNER. ALL MEASURES ARE TO BE INSPECTED AFTER EACH RAIN EVENT. ANY MEASURES NEEDING REPLACEMENT WILL BE CORRECTED WITHIN 5 DAYS OF THE RAIN EVENT.
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON GRADING PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
- ALL STRIPPED OR CUT/FILL AREAS REQUIRING PERMANENT VEGETATION ARE TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1,000 SQUARE FEET OF 6-12-12 FERTILIZER, REFER TO SECTION PS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION TO DETERMINE SEED TYPE AND SEEDING DATES ALONG WITH SEEDBED PREPARATION AND PLANT SELECTION AND STRAW MULCH OF 75% COVERAGE (APPROXIMATELY 125 POUNDS PER 1,000 SQUARE FEET) EXCEPT AS OTHERWISE SHOWN ON PLAN. AREAS SHALL BE WATERED TO NOT CAUSE RUNOFF.
- ALL STOCKPILED SOIL SHOULD BE STABILIZED USING TEMPORARY VEGETATION. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, SECTION TS.
- UPON STABILIZATION OF THE SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SEDIMENT CONTROL INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
- A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. THE RAMP IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION AND SEDIMENT CONTROL MEASUREMENTS INDICATED ON THE PLANS AND ANY ADDITIONAL MEASURES REQUESTED BY THE CITY SHALL BE INSTALLED.
- BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION SHOULD BE CLEARLY INDICATED ON THE GRADING AND DEMOLITION PLANS. BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION MUST BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRIERS TO THE DRIP LINE OF SAID TREES. THESE BARRIERS SHOULD CONSIST OF ORANGE GRID FABRIC STAKED AT THE BORDER AND/OR DRIP LINE OF PRESERVED BUFFER ZONE AND/OR TREES TO RESTRICT CONSTRUCTION ACTIVITY AND ACCESS WITHIN THE PROTECTED AREAS AND/OR TREE'S DRIP LINE. A TREE PROTECTION DETAIL MUST ALSO BE PROVIDED.

TN CONSTRUCTION GENERAL PERMIT NOTE:

I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS 0.78 ACRES.

SIGNATURE

DECEMBER 15, 2014
DATE

CIRCULAR

PROJECT ENGINEER OTHER

NOTE: PROJECTS OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE, WHILE PROJECTS OF LESS THAN ONE (1) ACRE DO NOT REQUIRE STATE PERMIT COVERAGE. ALSO, PROJECTS OF LESS THAN ONE (1) ACRE THAT ARE PART OF A TOTAL DEVELOPMENT PROJECT OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE.

BIO-RETENTION AREA NOTE:

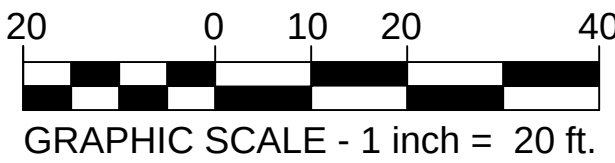
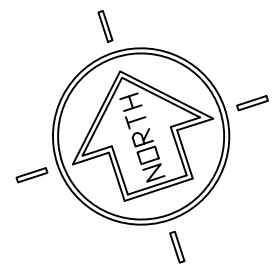
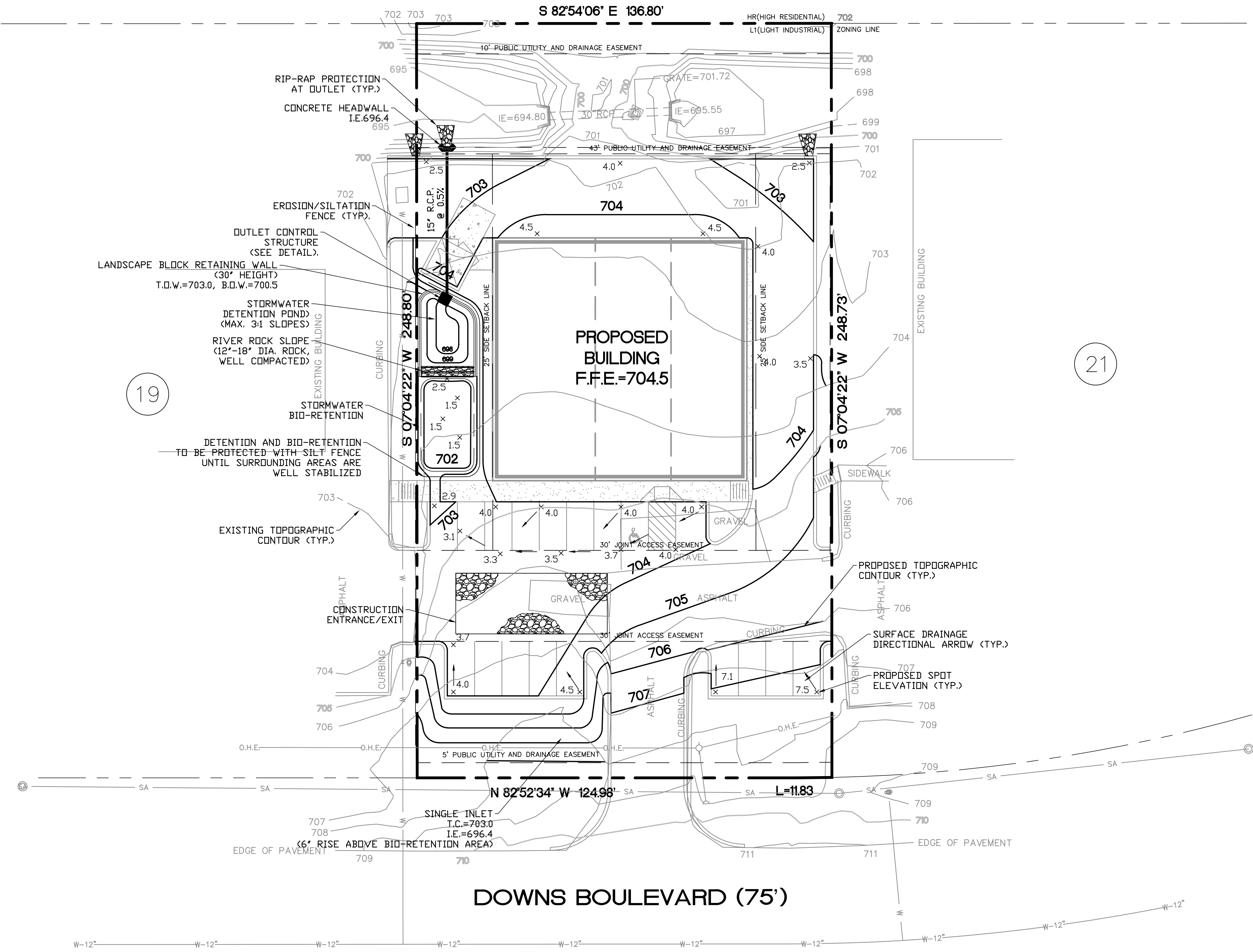
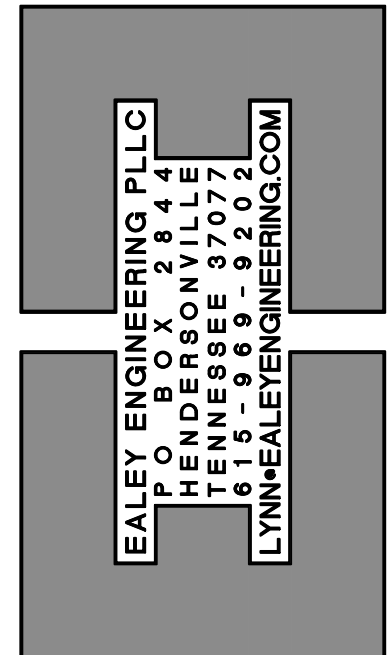
BIO-RETENTION AREA SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING BIO-RETENTION AREA. BIO-RETENTION AREA SHALL NOT BE USED AS SEDIMENT BASIN DURING CONSTRUCTION. INSTALLER'S OF BIO-RETENTION AREA SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

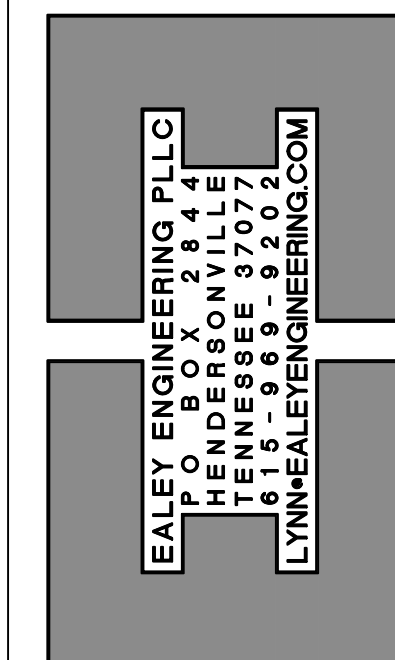
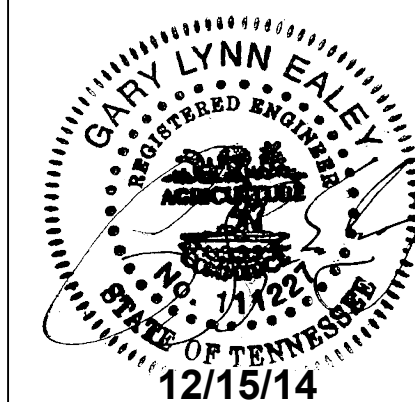
SITE CONSTRUCTION PLANS
FOR
DOWNS BOULEVARD SUBDIVISION, SITE PLAN,
SECTION 1, LOT 20 (NIMMONS WAREHOUSE)

ISSUANCE/REVISION NOTES:
- PLAN DATE DEC 15, 2014

A NONE
B NONE
C NONE
D NONE

SITE
GRADING +
DRAINAGE
PLAN
C400





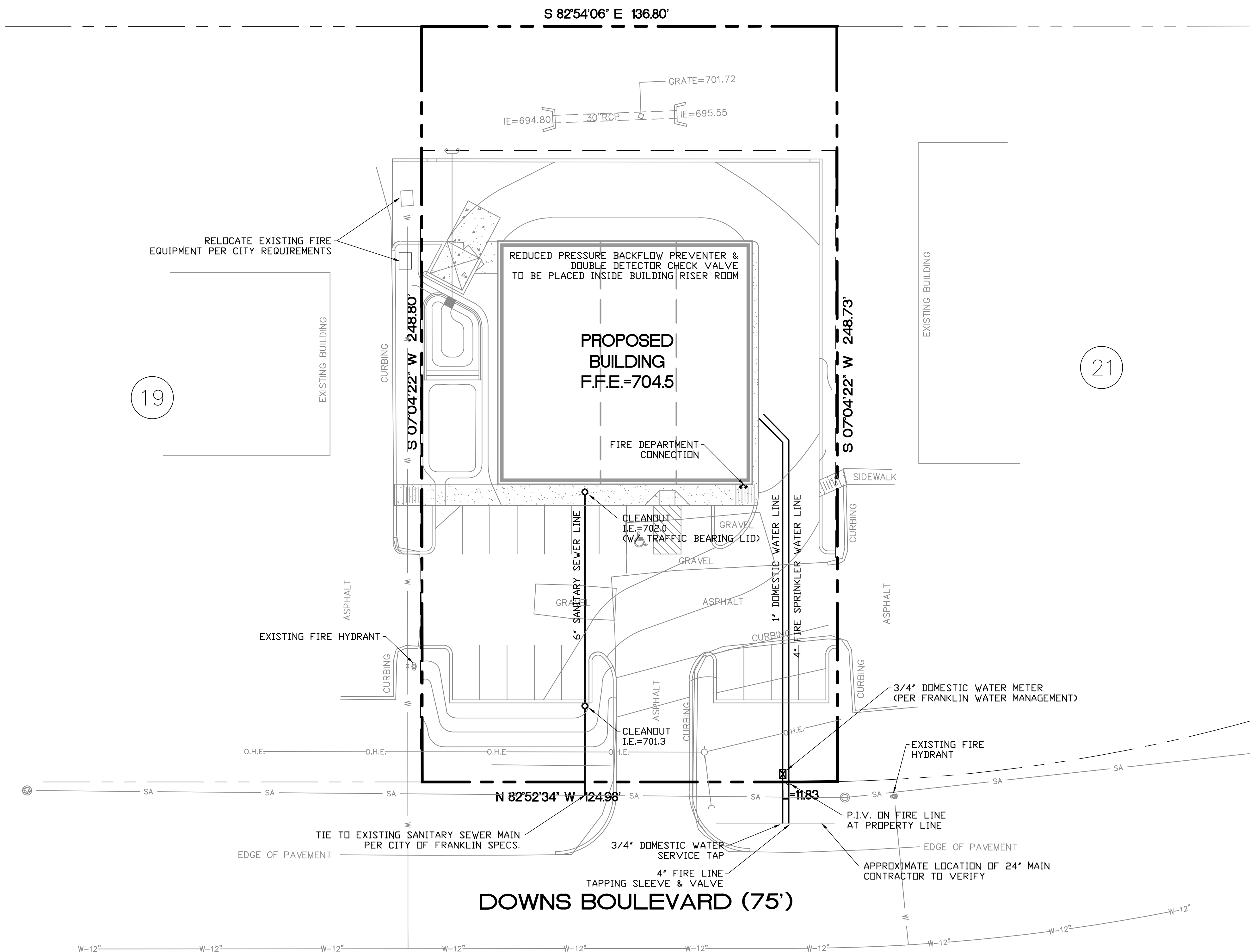
SITE CONSTRUCTION PLANS
FOR
DOWNS BOULEVARD SUBDIVISION, SITE PLAN,
SECTION 1, LOT 20 (NIMMONS WAREHOUSE)

ISSUANCE/REVISION NOTES:
- PLAN DATE DEC 15, 2014

- ☐ A NONE
- ☐ B NONE
- ☐ C NONE
- ☐ D NONE

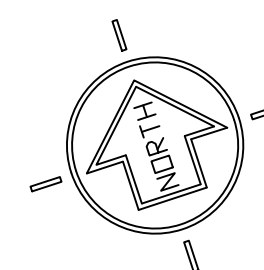
SITE
UTILITY
PLAN

C500

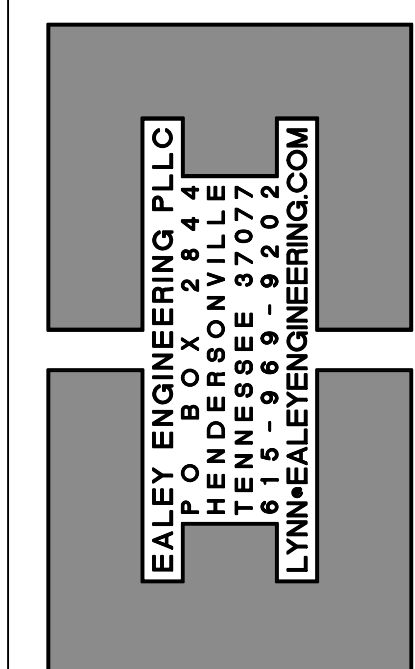
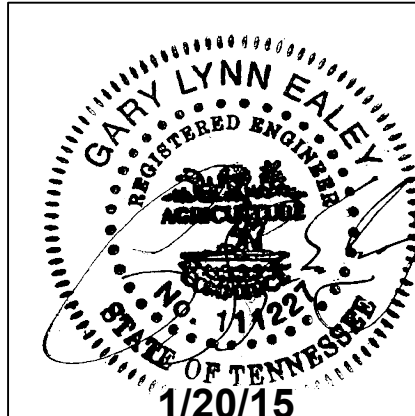


UNDERGROUND UTILITY NOTE:

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



Know what's below.
Call before you dig.



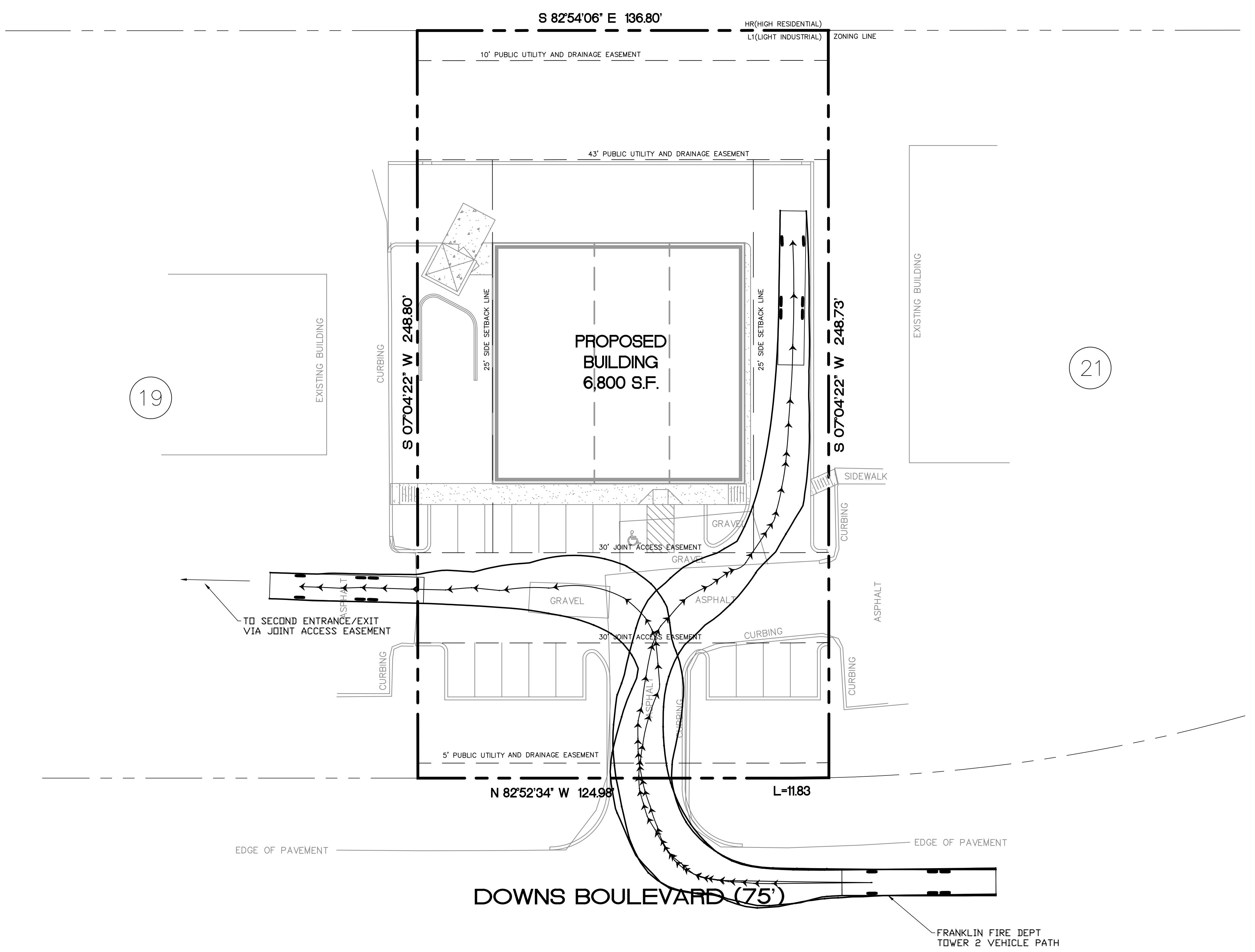
SITE CONSTRUCTION PLANS
FOR
DOWNS BOULEVARD SUBDIVISION, SITE PLAN,
SECTION 1, LOT 20 (NIMMONS WAREHOUSE)

ISSUANCE/REVISION NOTES:
- PLAN DATE DEC 15, 2014

A	NONE
B	NONE
C	NONE
D	NONE

SITE
TRUCK TURNING
PLAN

C600



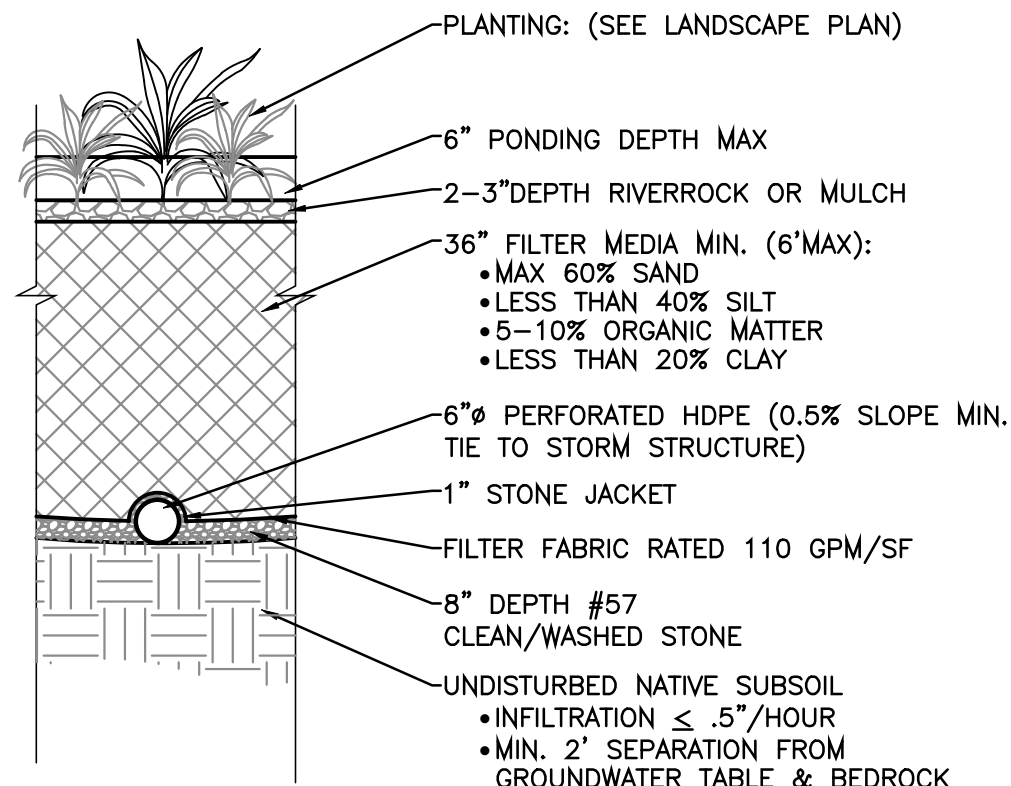
FRANKLIN FIRE DEPT TOWER 2 VEHICLE SPECIFICATIONS

LENGTH: 51.25 FT
FRONT BUMPER TO CENTERLINE FRONT AXLE: 10 FT
WHEELBASE (FRONT TO REAR): 22.25 FT
WIDTH: 8.66 FT
TRACK: 8.00 FT
LOCK TO LOCK TIME: 6 SECONDS
STEERING LOCK ANGLE: 42 DEGREES
APPROACH ANGLE: 13 DEGREES
DEPARTURE ANGLE: 8 DEGREES
TURNING RADIUS INSIDE: 22 FT
TURNING RADIUS OUTSIDE: 36 FT 7 IN
TURNING RADIUS WALL TO WALL: 42 FT
GROSS VEHICLE WEIGHT: 67,000



BIORETENTION AREA SOIL SECTION

NOT TO SCALE

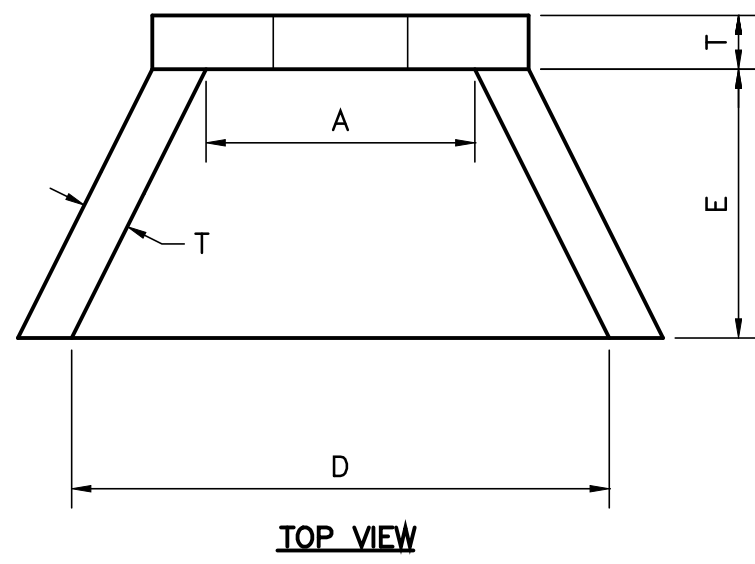


BIORETENTION AREA NOTES:

1. THE PLANTING SOIL BED MUST BE AT LEAST 3 FEET DEEP. PLANTING SOILS MUST BE SANDY LOAM, LOAMY SAND OR LOAM TEXTURE PER USDA TEXTURAL TRIANGLE WITH A CLAY CONTENT RATING FROM 10 TO 25 PERCENT. THE SOIL MUST HAVE AN INFILTRATION RATE OF AT LEAST 1.0 INCHES PER HOUR AND A pH BETWEEN 5.5 AND 6.5. IN ADDITION, THE PLANTING SOIL SHOULD HAVE A 1.5 TO 3 PERCENT ORGANIC CONTENT AND A MAXIMUM 500-PPM CONCENTRATION OF SOLUBLE SALTS.
2. THE MAXIMUM PONDING DEPTH IN THE BIORETENTION IS 6 INCHES.
3. THE RIVER ROCK LAYER (IF ANY) MUST CONSIST OF 2-4 INCHES OF COMMERCIALY AVAILABLE WASHED RIVER ROCK.
4. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A PERFORATED PIPE IN AN 12-INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED A MAXIMUM OF 10 FEET ON CENTER, AND A MINIMUM GRADE OF 1.0 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
5. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.

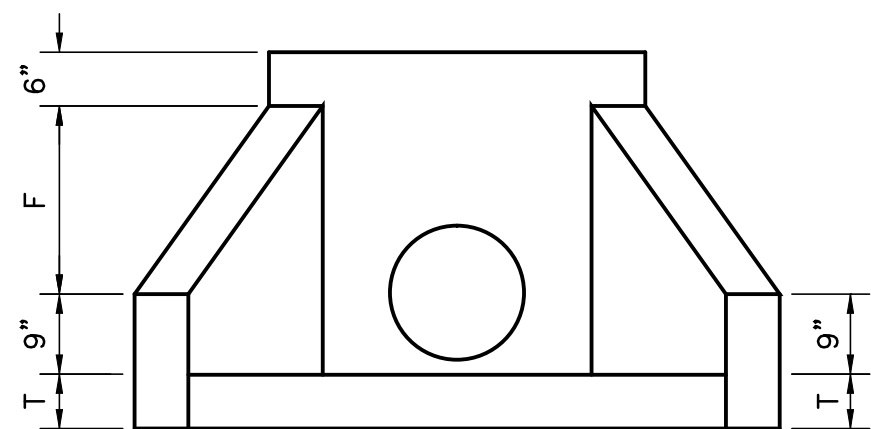
PRECAST CONCRETE HEADWALL

NOT TO SCALE
METRO STANDARD DR-160

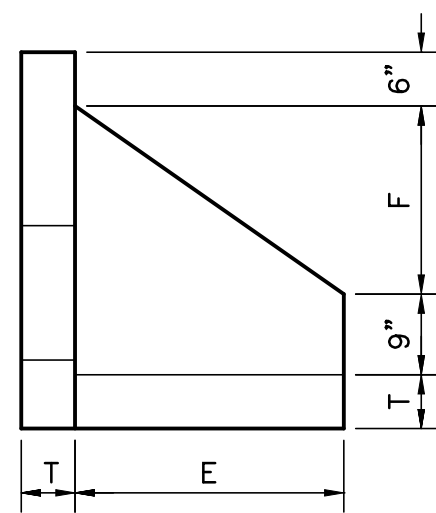


CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS 10" C/C/
EACH WAY WITH WINGS AND TOE SLAB
DOWELLED TO HEADWALL WITH NO. 5
BARS.
3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	(MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"



FRONT VIEW

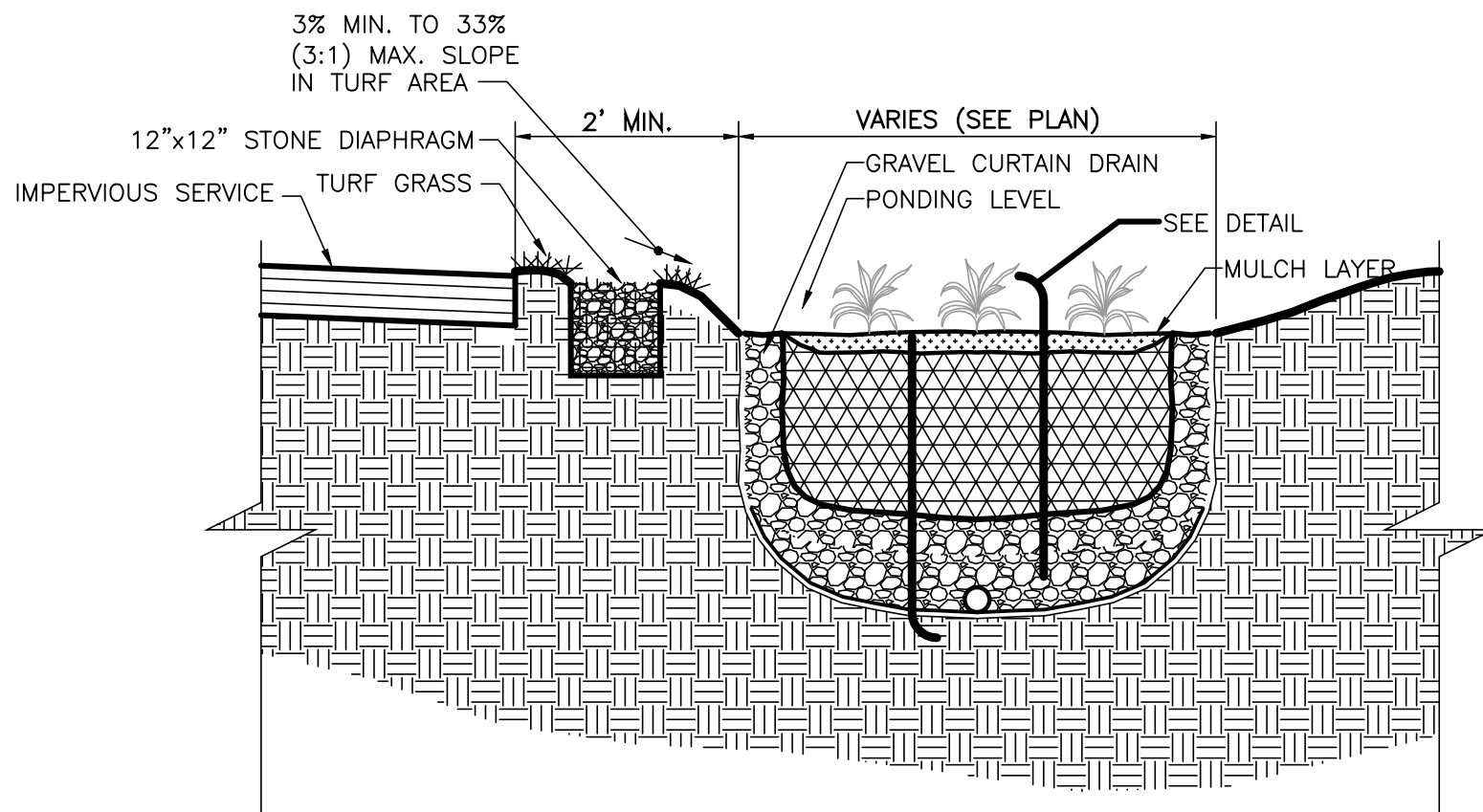


SIDE VIEW

METRO STANDARD DR-160

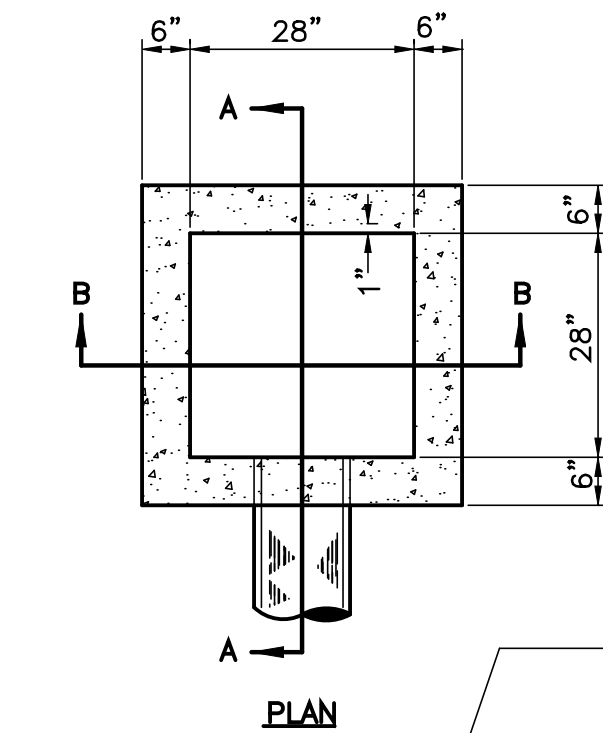
BIORETENTION AREA CROSS-SECTION

NOT TO SCALE



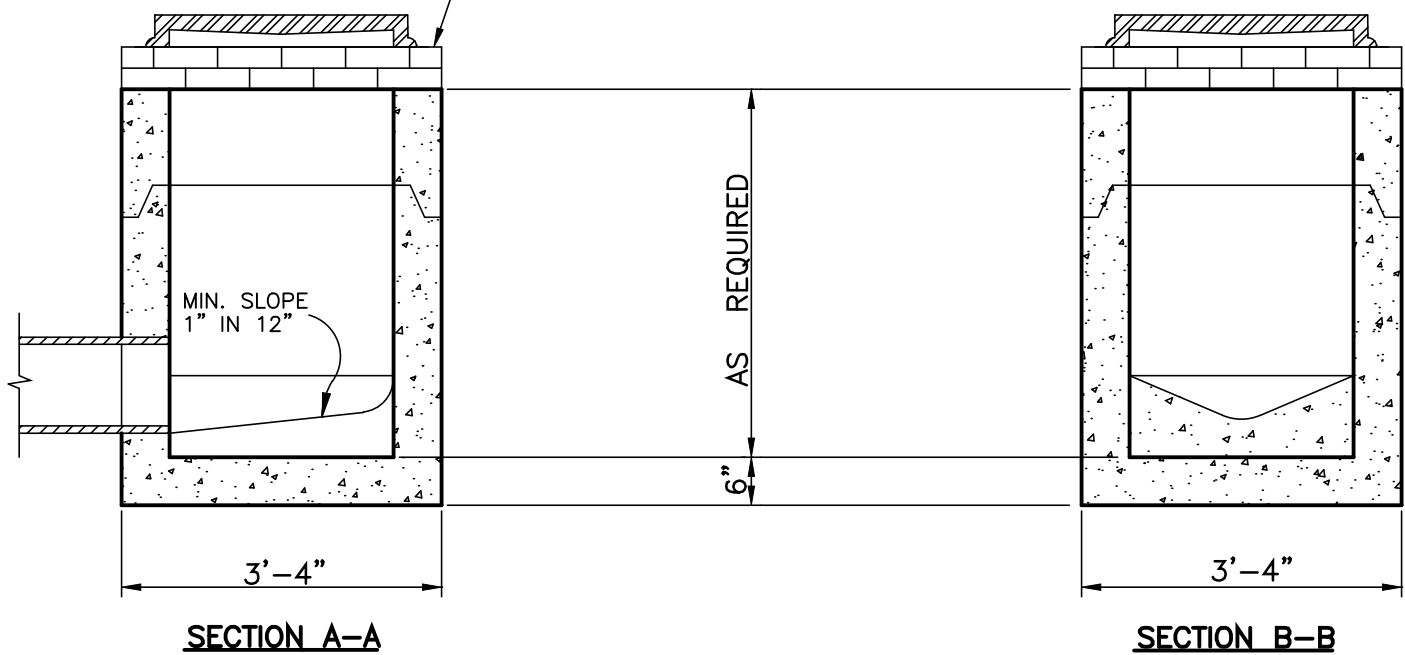
PRECAST CONCRETE INLET/JUNCTION BOX

NOT TO SCALE
METRO STANDARD DR-105



NOTE:
STANDARD TYPE "K" GRATES
TO BE INSTALLED.
BOUCHARD No. 4310

CONCRETE = 4000 PSI AT 28 DAYS
REINFORCED WITH #4, GRADE 60 BARS
BRICK ADJUSTMENT
COURSES

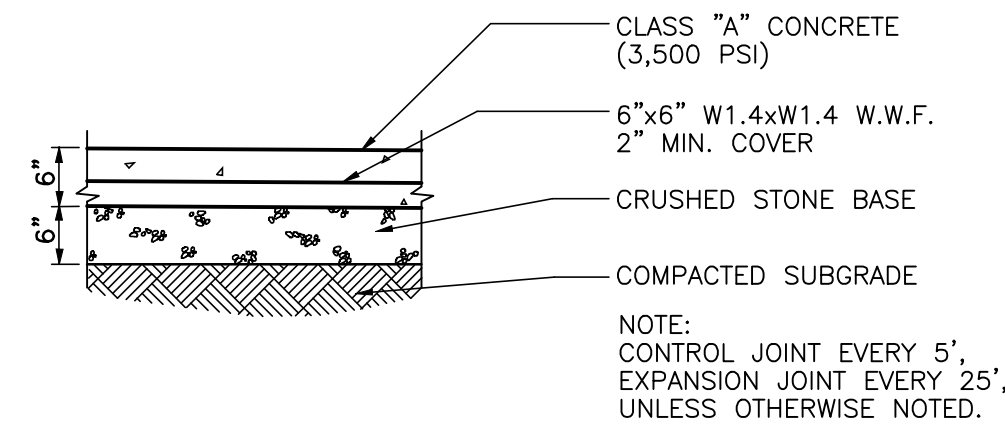


SECTION A-A

SECTION B-B

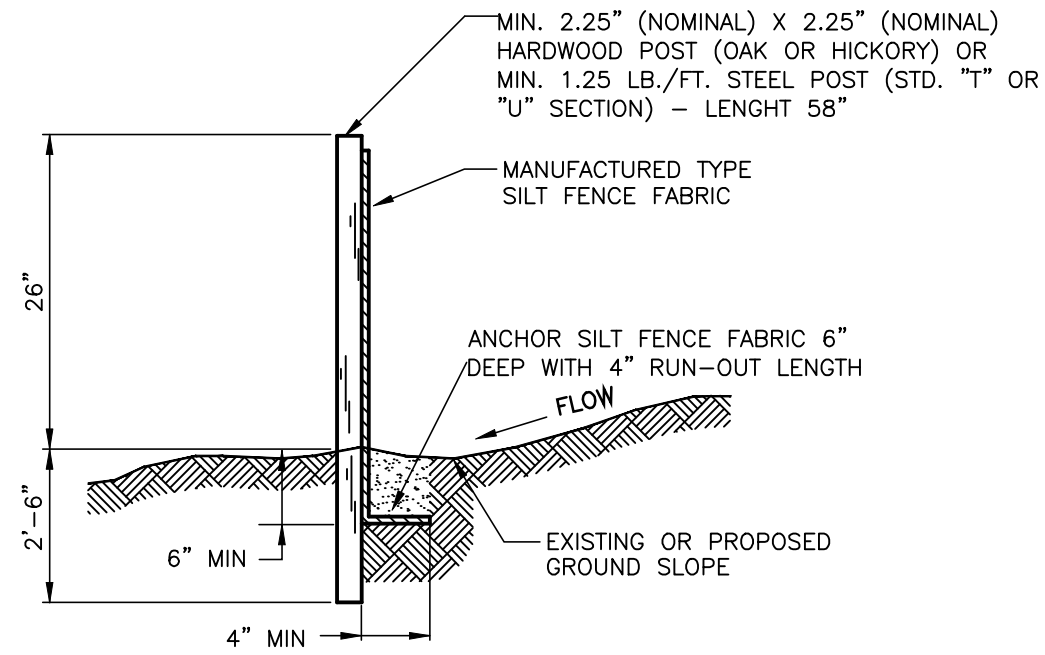
CONCRETE PAVEMENT

NOT TO SCALE



EROSION/SILTATION FENCE

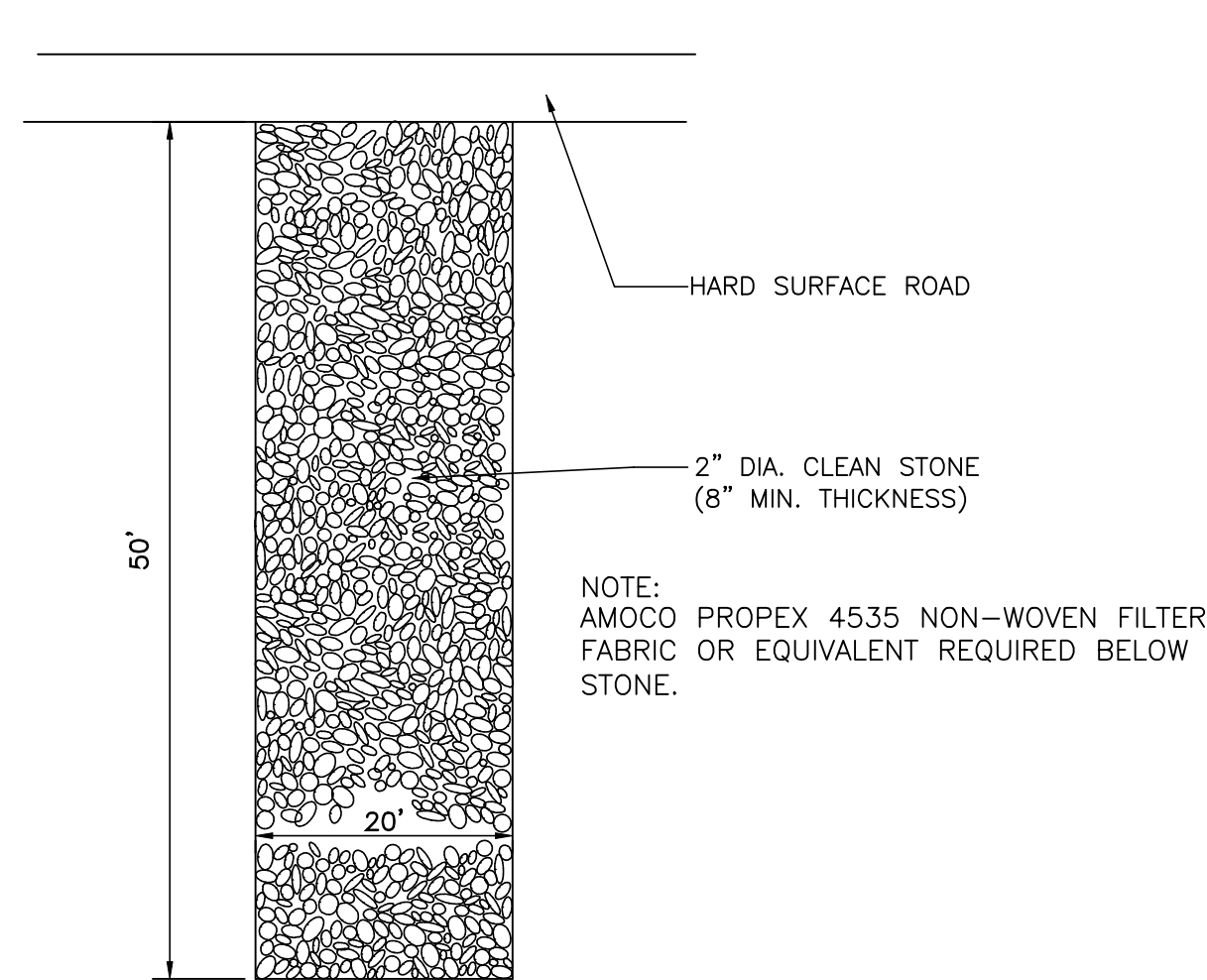
NOT TO SCALE



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING
GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND
OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

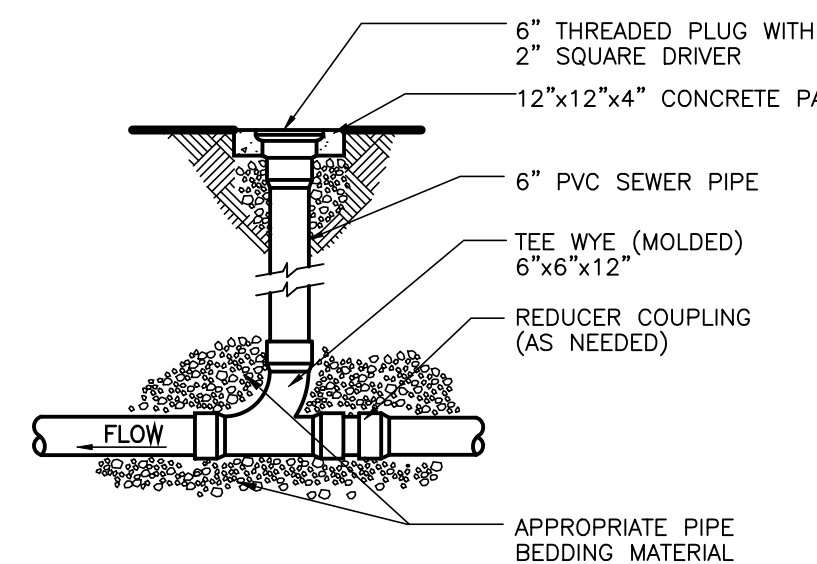
GRAVEL CONSTRUCTION ACCESS

NOT TO SCALE

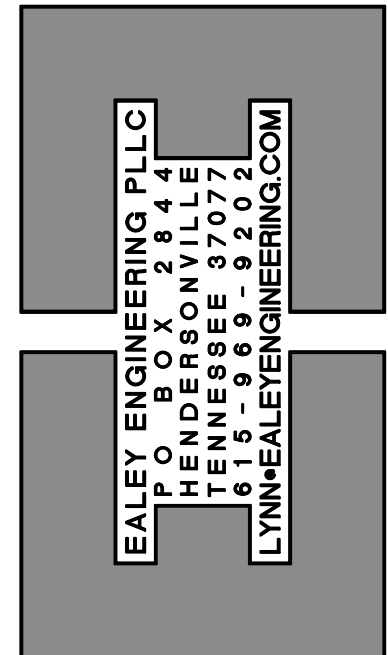


STORM SEWER CLEANOUT

NOT TO SCALE



NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR-33).



SITE CONSTRUCTION PLANS
FOR
DOWNS BOULEVARD SUBDIVISION, SITE PLAN,
SECTION 1, LOT 20 (NIMMONS WAREHOUSE)

ISSUANCE/REVISION NOTES:
- PLAN DATED DEC 15, 2014

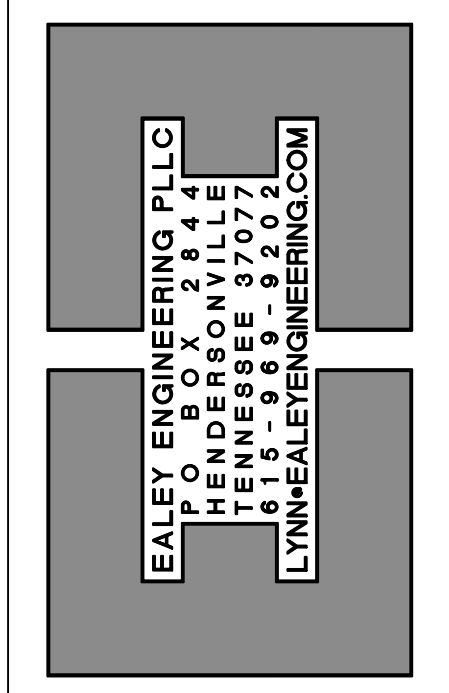
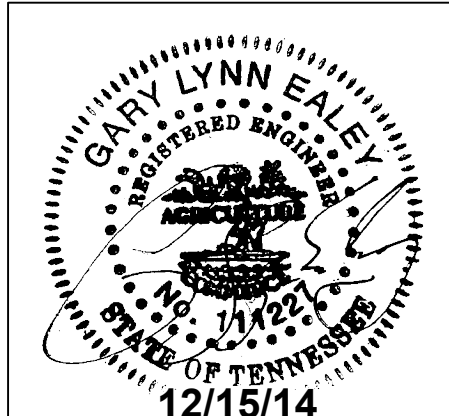
A NONE
B NONE
C NONE
D NONE

SITE
CONSTRUCTION
DETAILS

C700



Know what's below.
Call before you dig.



SITE CONSTRUCTION PLANS
FOR
DOWNS BOULEVARD SUBDIVISION, SITE PLAN,
SECTION 1, LOT 20 (NIMMONS WAREHOUSE)

ISSUANCE/REVISION NOTES:
- PLAN DATE DEC 15, 2014

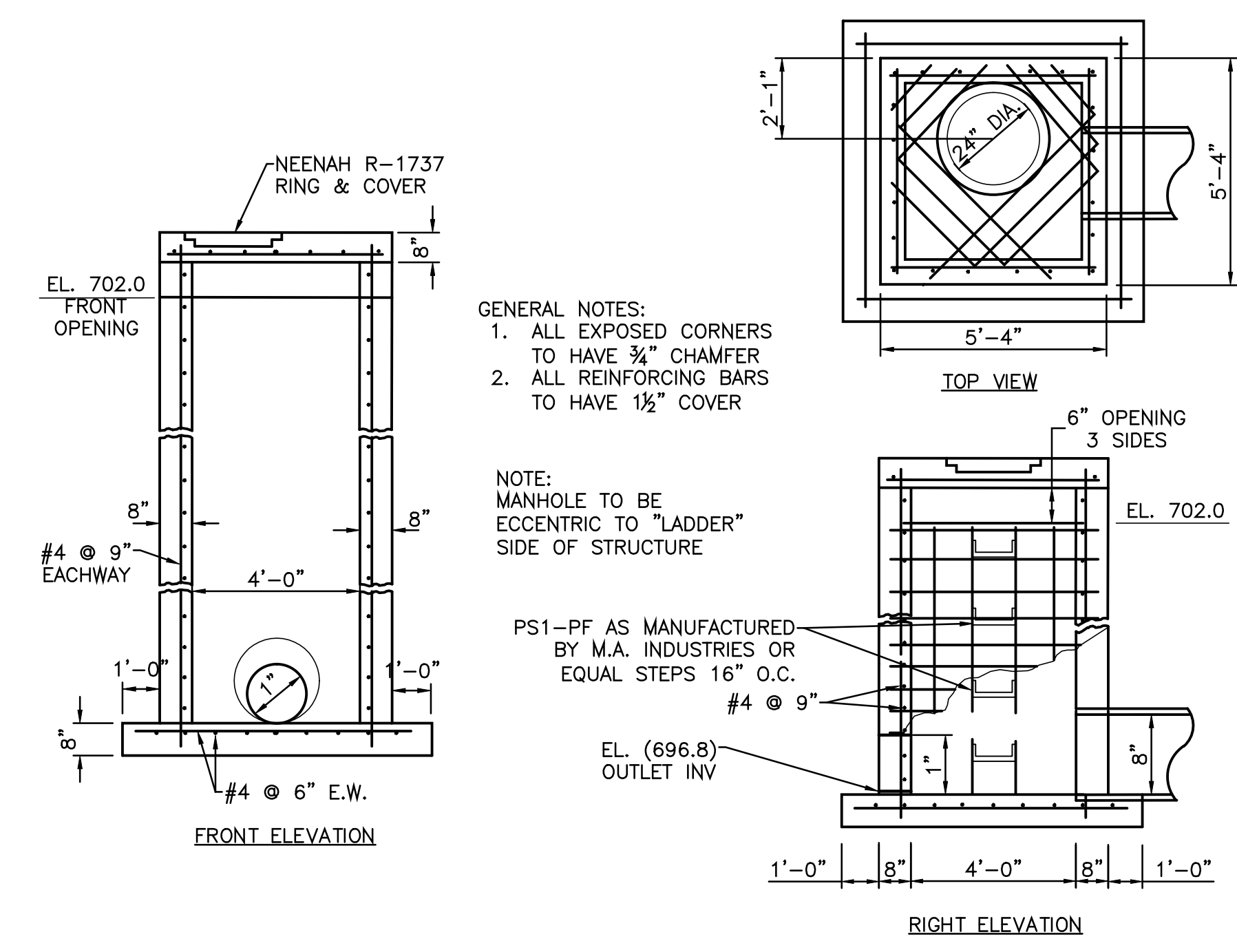
- A NONE
- B NONE
- C NONE
- D NONE

SITE
CONSTRUCTION
DETAILS

C701

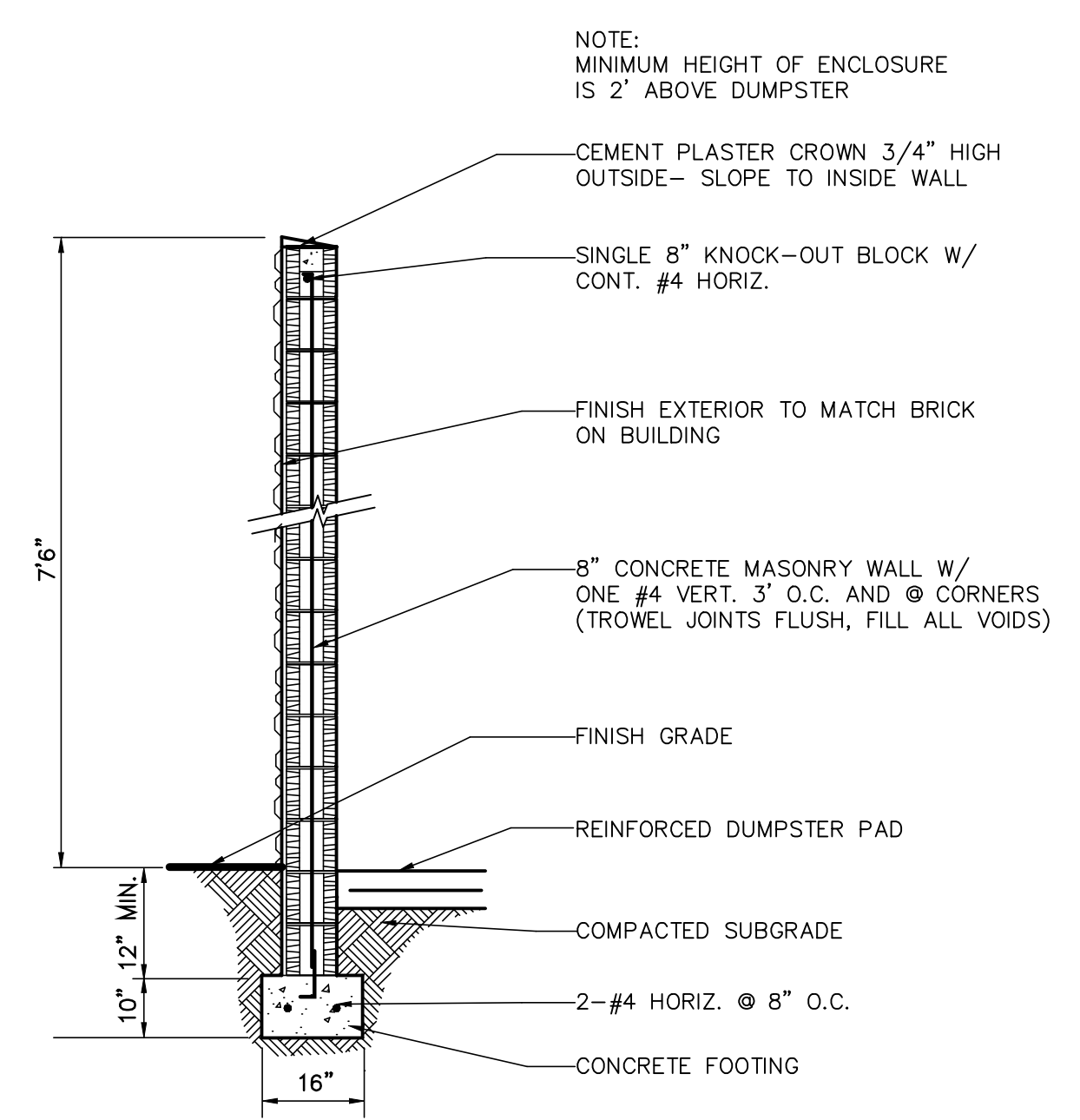
OUTLET CONTROL STRUCTURE

NOT TO SCALE



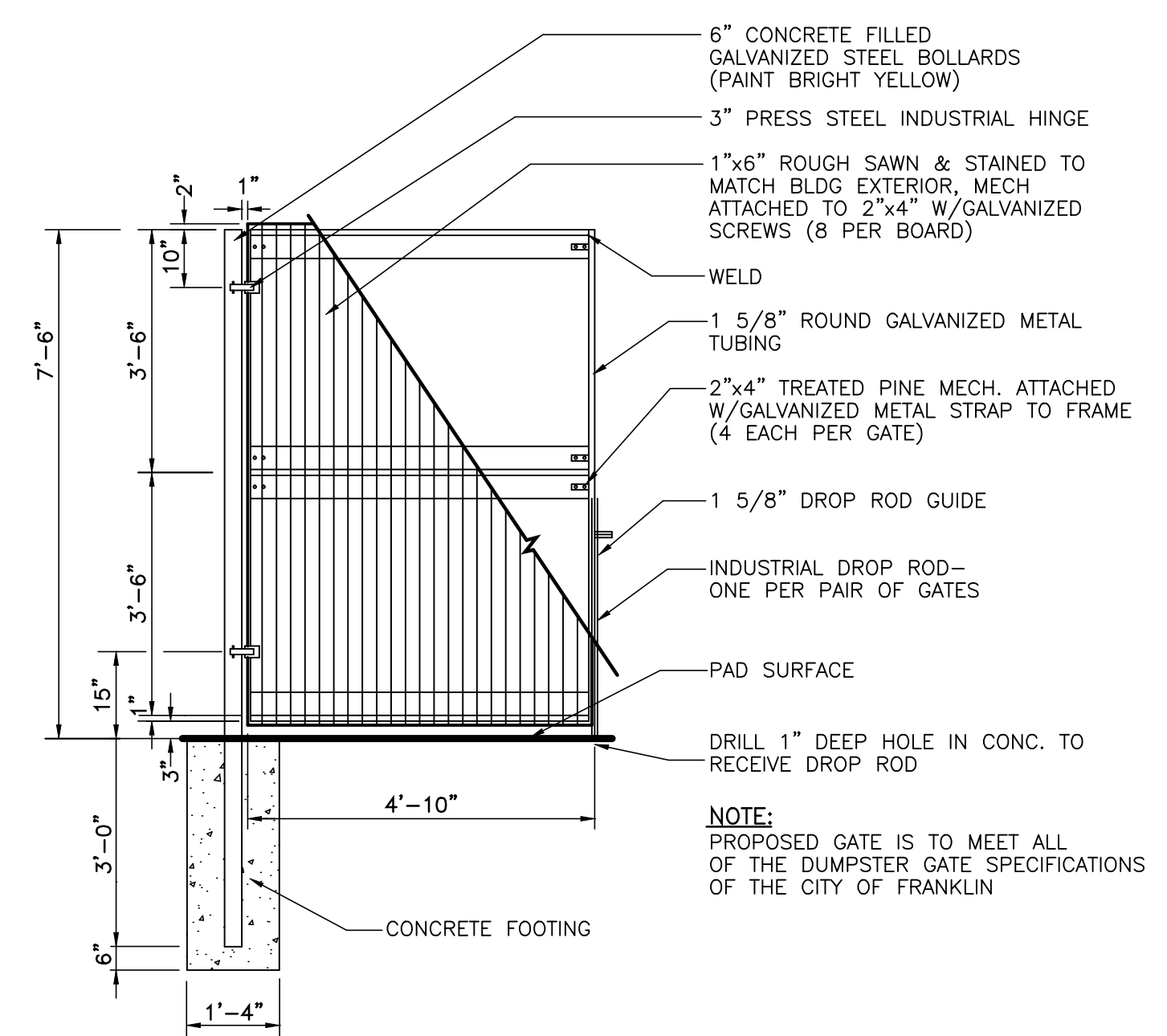
DUMPSTER ENCLOSURE WALL SECTION

NOT TO SCALE



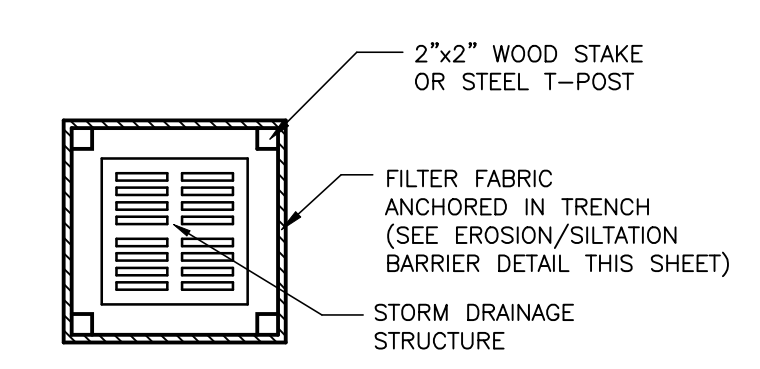
DUMPSTER ENCLOSURE GATE

NOT TO SCALE



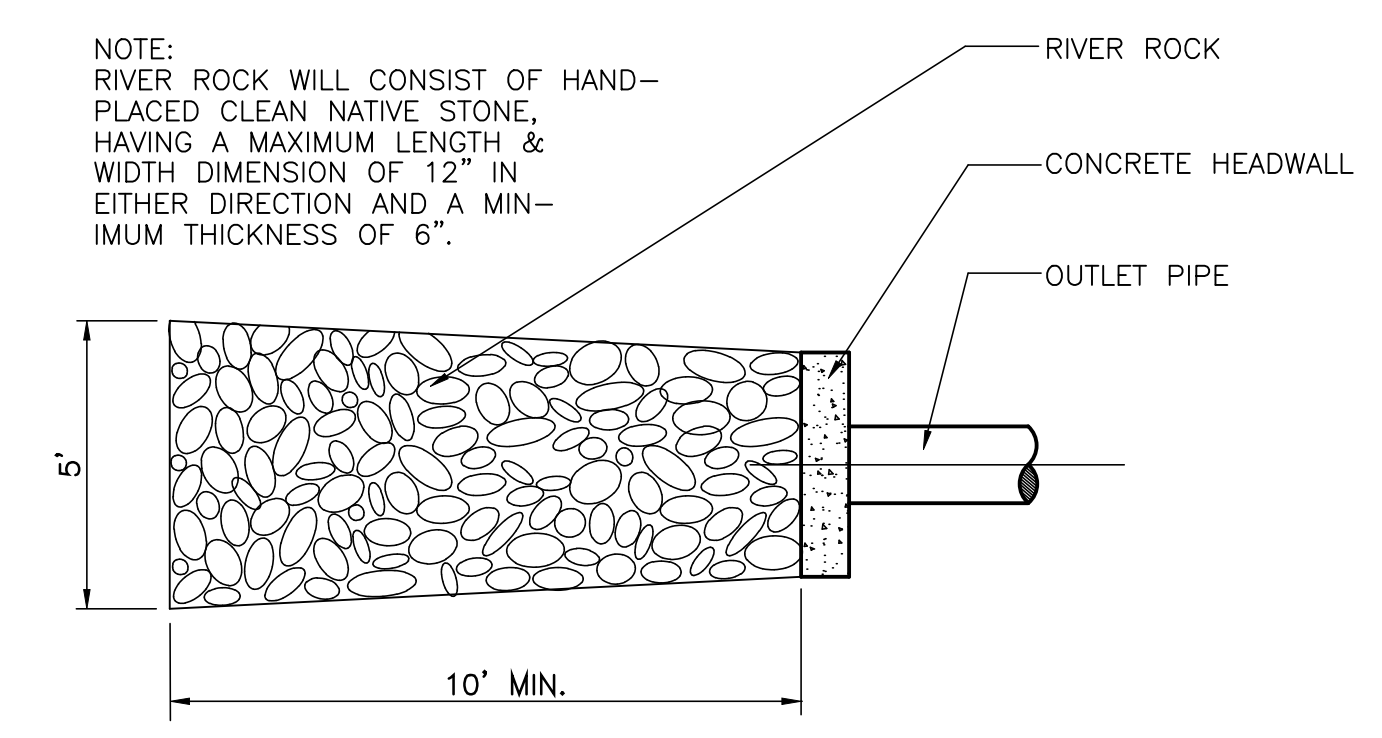
INLET PROTECTION

NOT TO SCALE



HEADWALL OUTLET PROTECTION

NOT TO SCALE



EASEMENT NOTE

THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIALS IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHT AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIALS IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/ OR REPLACING THE REQUIRED LANDSCAPE MATERIALS.

NOTES:

1. REQUIREMENTS SHOWN ARE AS PER CITY OF FRANKLIN, TN ZONING ORDINANCE. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY OF FRANKLIN.

2. LANDSCAPE MATERIALS SHALL BE MAINTAINED BY THE OWNER AFTER INSTALLATION.

3. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.

OPEN SPACE REQUIREMENTS

DISTURBED AREA: 27,000 SF

OPEN SPACE REQUIRED: 4,050 SF (15.0%)

FORMAL REQUIRED: 1,350 SF (5.0%) 265 SF PROVIDED

INFORMAL REQUIRED: 2,700 SF (10.0%) 4,475 SF PROVIDED

BENCH IS 72" PLAINWELL BY LANDSCAPE FORMS IN COLOR TO MATCH BUILDING. SURFACE MOUNT TO CONCRETE WALK BUMP-OUT. WOOD SEAT AND BACKING.

LANDSCAPE DATA

AFTER INSTALLATION THE LANDSCAPING WILL BE MAINTAINED BY: MR. KEN NIMMONS

ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.

ATTENTION OWNER/INSTALLER:
THE LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE BOND FOR LANDSCAPING. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT AND THEN OBTAINED APPROVAL FROM EITHER THE PLANNING COMMISSION OR THE PLANNING DEPARTMENT.

OWNER: MR. KEN NIMMONS 217-254-4428
CONTACT NAME & NUMBER

LANDSCAPE ARCHITECT: Robert Brian Wray (615) 333-4636
CONTACT NAME & NUMBER

FRANKLIN PLANNING DEPARTMENT: (615) 791-3212

HVAC EQUIPMENT IS ROOF MOUNTED

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING BUFFER/SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE:

PERIMETER PLANTING STRIP
LOADING/SERVICE AREA
INCOMPATIBLE USE BUFFERYARD

LANDSCAPE REQUIREMENTS

SITE ACERAGE: .78 AC.

EXISTING ZONING: LI - LIGHT INDUSTRIAL

DEVELOPMENT STANDARDS: CONVENTIONAL

LSR REQUIRED: .20 (6,795 SF)

LSR PROVIDED: .26 (8,900 SF)

ORIGINAL CANOPY COVER: 8,700 SF (25.6%)

CANOPY COVER REQUIRED: 5,436 SF (16.0%)

CANOPY COVER PRESERVED: 5,700 SF (16.7%)

SPECIMIN TREES REMOVED: NONE

ACI REQUIREMENTS:

EXISTING TREES: 0 @1.25 0 0

EXISTING TREES: 4 48 48.0

5"+ CANOPY TREES: 0 0 0

3" CANOPY TREES: 0 7 21.0

2" CANOPY TREES: 0 2 4.0

AGGREGATE CANOPY CALIPER INCHES PROVIDED: 73.0

AGGREGATE CANOPY CALIPER INCHES REQUIRED: 64.0

2" UNDERSTORY TREES: 0 3 6.0

2.5" UNDERSTORY TREES: 0 5 12.5

AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED: 18.5

AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED: 16.5

MIN. 18" HIGH SHRUBS: 44

MIN. 30" HIGH SHRUBS: 74

TOTAL SHRUBS PROVIDED: 118

TOTAL SHRUBS REQUIRED: 75

TREES REMOVED:

12" SYCAMORE (GOOD)

16" SYCAMORE (GOOD)

18" TREE (DAMAGED)

Cumberland landesign

615-333-4636

Planning ? Landscape Architecture ?

MATERIALS SCHEDULE							
KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	ACI	HEIGHT	SPREAD	TRUNK	NOTES
CANOPY TREES							
BN	1	Betula nigra 'Dura-Heat'/ River Birch	3.0	10'-12'	4'-5'	3 Cane	1"/Cane
LT	6	Liriodendron tulipifera/ Tulip Poplar	18.0	15'-16'	5'-6'	3"	Matched 5' Clear
PC	2	Pistache chinensis/ Chinese Pistache	4.0	10'-12'	4'-5'	2"	Matched
UNDERSTORY TREES							
AA	3	Amelanchier laevis/ Serviceberry	3.0	7'-8'	3'-4'	2"	
CC	5	Cercis canadensis 'Avondale'/ Avondale Redbud	12.5	8'-9'	3'-4'	2 1/2"	Matched
TOTAL:			40.5				
SHRUBS							
BP	3	Berberis thunbergii 'Cirruzam'/ Dwarf Barberry	12"	Min.	15"-18"	F.T.B.	
BS	6	Buxus x 'Glencoe'/ Chicagoland Boxwood	15"	Min.	15"-18"	F.T.B.	
CA	3	Corylus americana/ American Filbert	24"	Min.	15"-18"	F.T.B.	
CN	5	Physocarpus opulifolius/ Common Ninebark	18"	Min.	15"-18"	F.T.B.	
DZ	16	Deutzia gracilis 'Nikko'/ Dwarf Deutzia	15"	Min.	15"-18"	F.T.B.	
IB	69	Ilex cornuta 'Burford'/ Burford Holly	30"	Min.	18"-24"	F.T.B.	
IK	5	Ilex glabra/ Inkberry	18"	Min.	15"-18"	F.T.B.	
IM	3	Ilex x meserveae 'Mesdob'/ China Boy Holly	24"	Min.	15"-18"	F.T.B.	
IT	5	Itea virginica/ Itea	18"	Min.	15"-18"	F.T.B.	
SJ	6	Spiraea japonica 'Walburna'/ Magic Carpet Spirea	15"	Min.	15"-18"	F.T.B.	
TD	5	Taxus x media 'Hicksii'/ Hick's Yew	30"	Min.	18"-24"	F.T.B.	
VP	23	Viburnum x pragnense/ Prague Viburnum	24"	Min.	18"-24"	F.T.B.	
GRASSES							
PA	44	Pennisetum alopecuroides 'Moudry'/ Black Fountain Grass	Install at 24" O.C. in triangular pattern.				
LB	50	Schizachyrium scoparium/ Little Bluestem	Install at 18" O.C. in triangular pattern.				
GROUND COVER							
LM	Liriope muscari/ Liriope		Plugs at 18" O.C. in triangular pattern.				
TURF							
SOD	Rebel II Fine Bladed Sod		Install at all parking perimeters.				
SEED	Rebel II Fine Bladed Fescue		Seed at 5 lbs per 1,000 sf Install w/ weed free Straw				
MISCELLANEOUS			REMARKS				
Mulch Bed	Hardwood Bark Mulch		Minimum 3" depth throughout.				
NOTES							
FTB = Full To Bottom							
THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS							

FRANKLIN LANDSCAPE NOTES

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL-HEADED, AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES AND SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES INDICATED IN THE PLANT SCHEDULE ON THE APPROVED PLAN. ALL PLANTS SHALL BE HEALTHY, GOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE STANDARDS AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

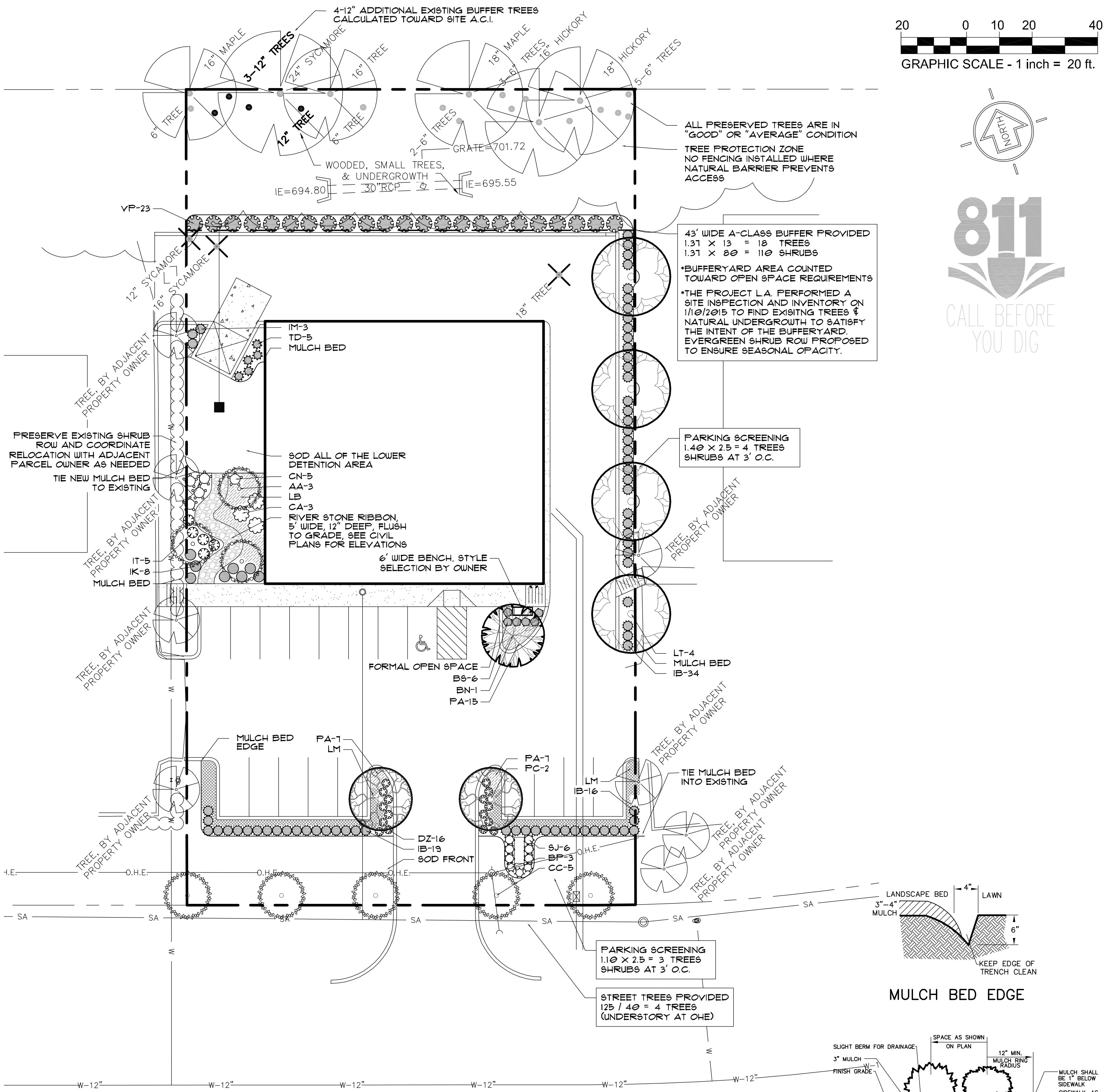
7. ALL REQUIRED TREE PROTECTION FENCING MUST BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES AND MUST BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) WILL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS, WHETHER FOR CREDIT OR NOT, THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES IN AN APPROVED LOCATION.

Photometrics



BUFFER / SCREENING REQUIREMENTS

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

☒ ROOFTOP

☐ GROUND

☐ NOT APPLICABLE

THIS DEVELOPMENT IS ALSO REQUIRED TO HAVE THE FOLLOWING BUFFER/SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE.

BUFFER/SCREEN TYPE:

☐ NOT APPLICABLE

☒ PERIMETER PLANTING STRIP

☐ HVAC SCREEN

☒ DUMPSTER/SCREEN

☒ LOADING/SERVICE AREA

☒ INCOMPATIBLE USE AREA

☐ INTERSTATE BUFFER

PROPOSE:

BUFFER/SCREENING NOT REQUIRED

SCREEN PARKING AREAS TO CREATE "MODULES"

SCREEN HVAC FROM OF VIEW

SCREEN DUMPSTER FROM VIEW

BUFFER THE STREET OR RESIDENTIAL PROPERTY

BUFFER THE ADJACENT LESS INTENSIVE USE

MACK HATCHER / I-65 BUFFERYARD

DECIDUOUS TREE PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL

SHRUB / GROUND COVER PLANTING DETAIL

LANDSCAPE PLAN FOR NIMMONS WAREHOUSE IN FRANKLIN, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE NOV 18, 2014

☐ NONE

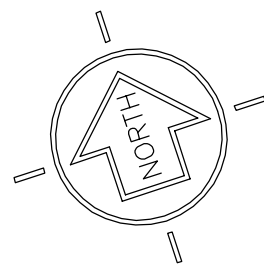
☐ NONE

☐ NONE

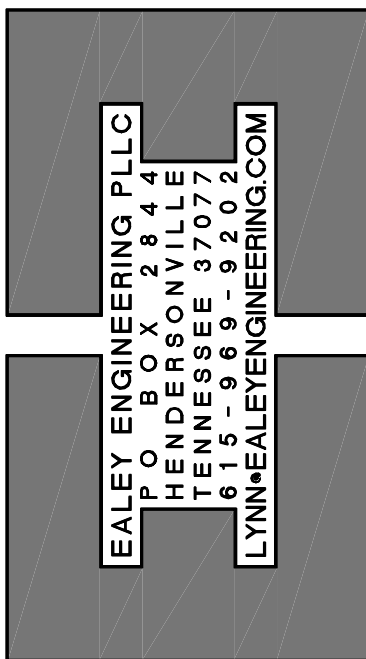
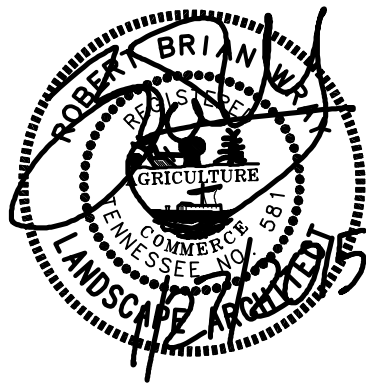
☐ NONE

LANDSCAPE PLAN

L1



CALL BEFORE
YOU DIG



PHOTOMETRIC PLAN
FOR
NIMMONS WAREHOUSE
IN
FRANKLIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: NOV 18, 2014

- ☐ NONE
- ☐ NONE
- ☐ NONE
- ☐ NONE

PHOTOMETRIC
PLAN

P1

LIGHTING NOTES

PRIOR TO INSTALLATION THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL NEW AND EXISTING UTILITIES AND BE RESPONSIBLE FOR THEIR PROTECTION DURING INSTALL. THE ELECTRICAL CONTRACTOR SHALL SIZE ALL WIRE GAUGES TO ENSURE PROPER PERFORMANCE OF EACH FIXTURE.

FOOTINGS, POLES, AND MOUNTING HARDWARE SHALL BE ACQUIRED THROUGH THE MANUFACTURER AND INSTALLED PER SPECIFICATIONS.

ALL UNDERGROUND CONDUITS FOR EXTERIOR USE LIGHTING SHALL BE 2" SCHEDULE 80 PVC WITH RIGID STEEL GALVANIZED SLEEVES FOR HOMERUNS TO 6" FROM THE BUILDING. ALL CONDUITS AND SLEEVES SHALL BE 24" BELOW FINISHED GRADE. CONTRACTOR SHALL VERIFY USE OF PVC WITH LOCAL MUNICIPALITY PRIOR TO INSTALLATION. MORE STRINGENT LOCAL STANDARDS SHALL APPLY.

ALL ASSOCIATED ELECTRICAL WORK SHALL ADHERE TO ANSI STANDARDS.

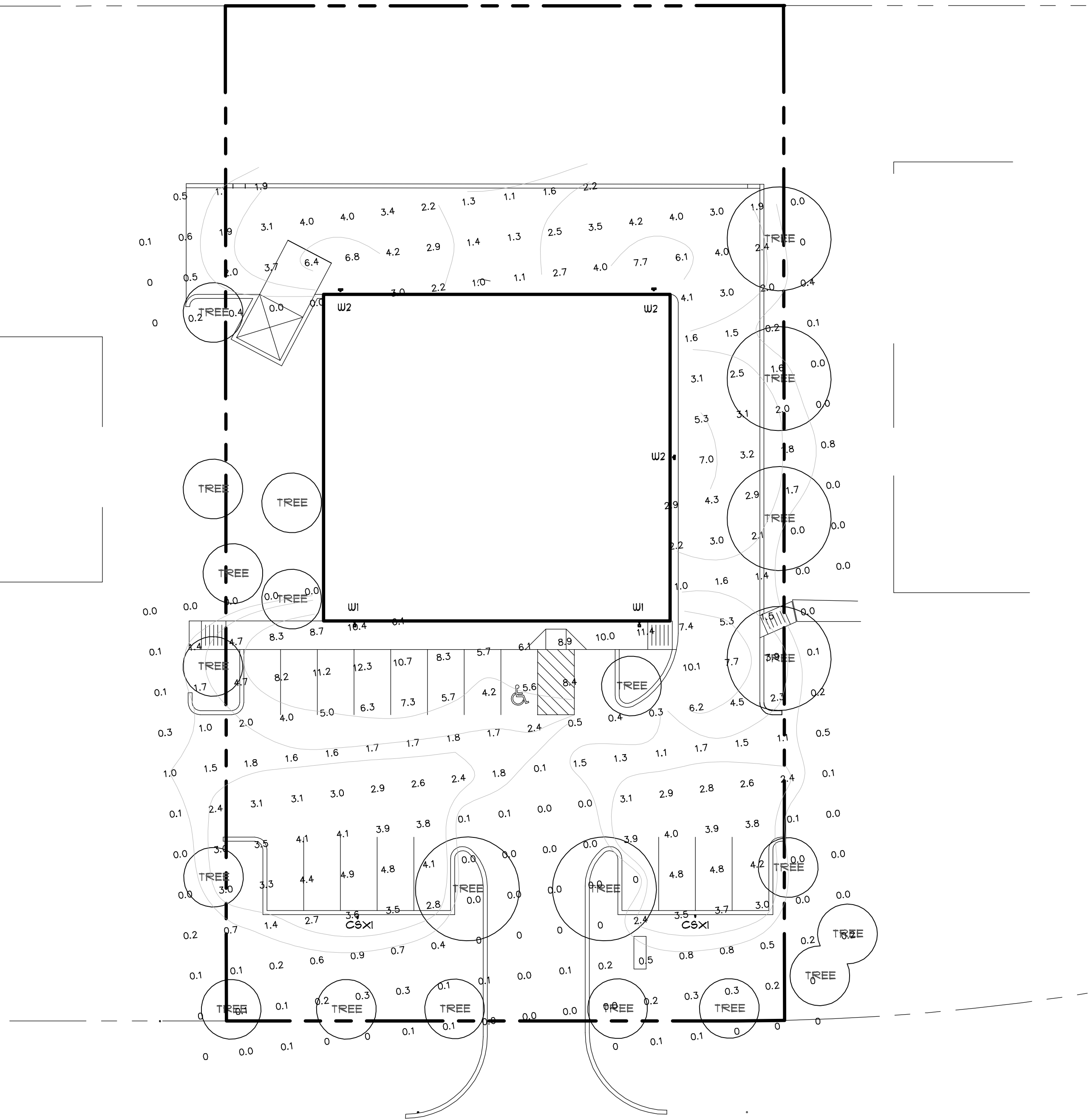
THE ELECTRICAL CONTRACTOR SHALL IDENTIFY ALL OVERHEAD UTILITIES PRIOR TO POLE RAISING AND INSTALLATION. PROVIDE CLEARANCE AND SETBACKS PER THE LOCAL UTILITY REQUIREMENTS.

ALL PARKING LOT LIGHTING SHALL BE CUT-OFF STYLE.

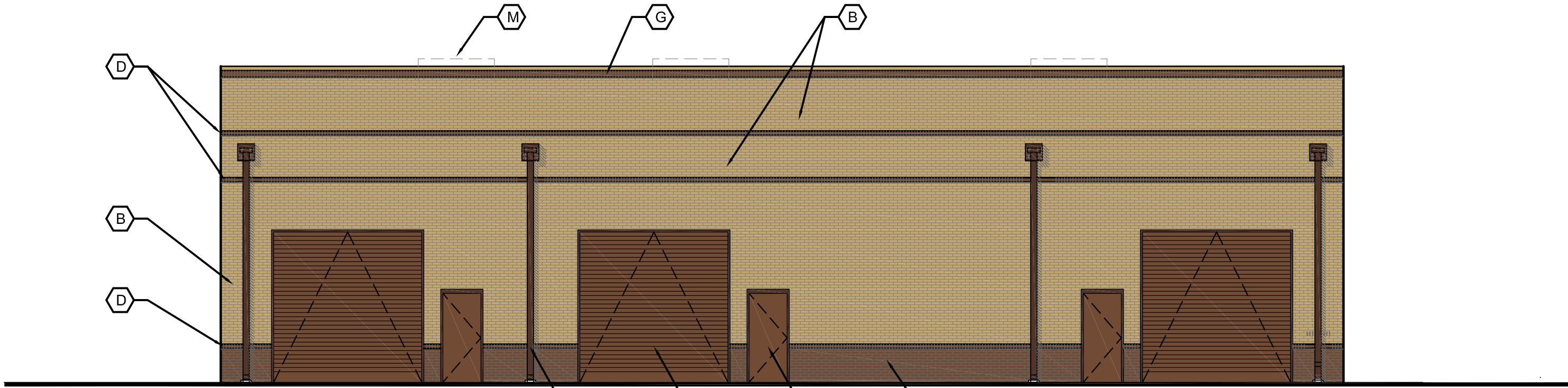
ALL LUMINAIRES SHALL BEAR UL WET LOCATION AND IBEW LABELS.

LIGHTING SCHEDULE

KEY	TYPE	BRAND	SPECIFICATIONS:
CSX1	POLE LIGHT (SMALL)	LITHONIA	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS WITH HOUSE SIDE SHIELD POLE MOUNTED 20'-0" ABOVE FINISHED GRADE. LAMP: NICHIA 219B, 4000K 120W 1P 2W OTHER: Lithonia Lighting, CSX1 LED 60C 1000 40K T3M HS All fixtures are Dark Sky or equal compliant.
KEY	TYPE	BRAND	SPECIFICATIONS:
W1	WALL PACK (SQUARE)	LITHONIA	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS WALL MOUNTED 12'-0" ABOVE FINISHED GRADE. LAMP: NICHIA 219B 120W 1P 2W OTHER: Lithonia Lighting, CSXW LED 30C 1000 40K T4M All fixtures are Dark Sky or equal compliant.
KEY	TYPE	BRAND	SPECIFICATIONS:
W2	WALL PACK (WIDE)	LITHONIA	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS WALL MOUNTED 12'-0" ABOVE FINISHED GRADE. LAMP: NICHIA 219B 120W 1P 2W OTHER: Lithonia Lighting, CSXW LED 30C 1000 40K T2M All fixtures are Dark Sky or equal compliant.

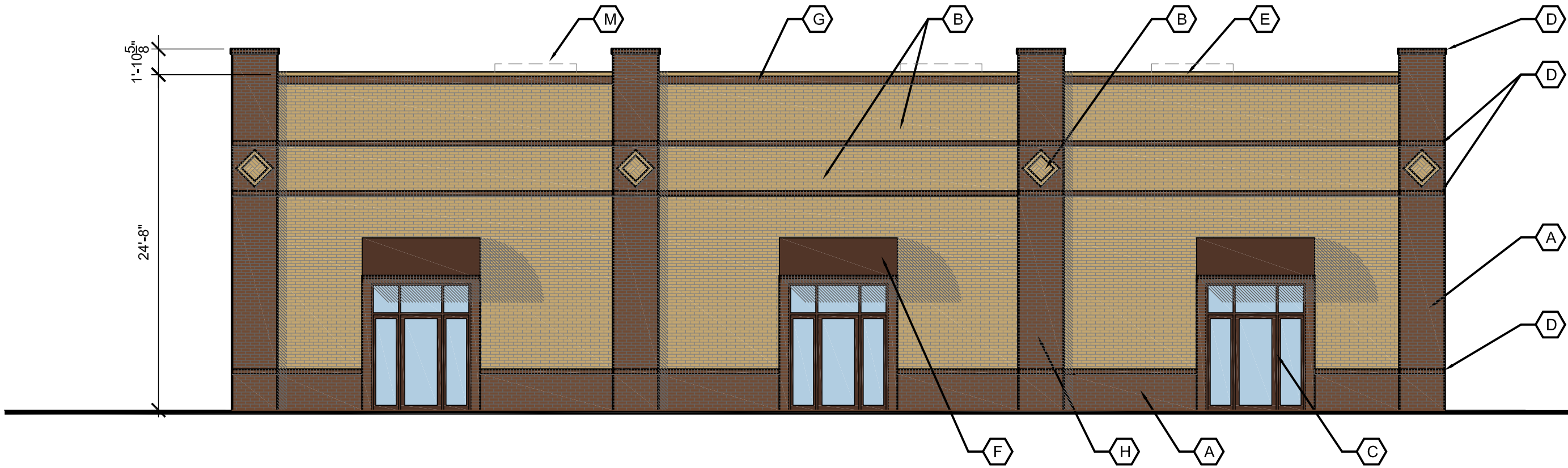


615-333-4636 Planning ? Landscape Architecture ? Photometrics



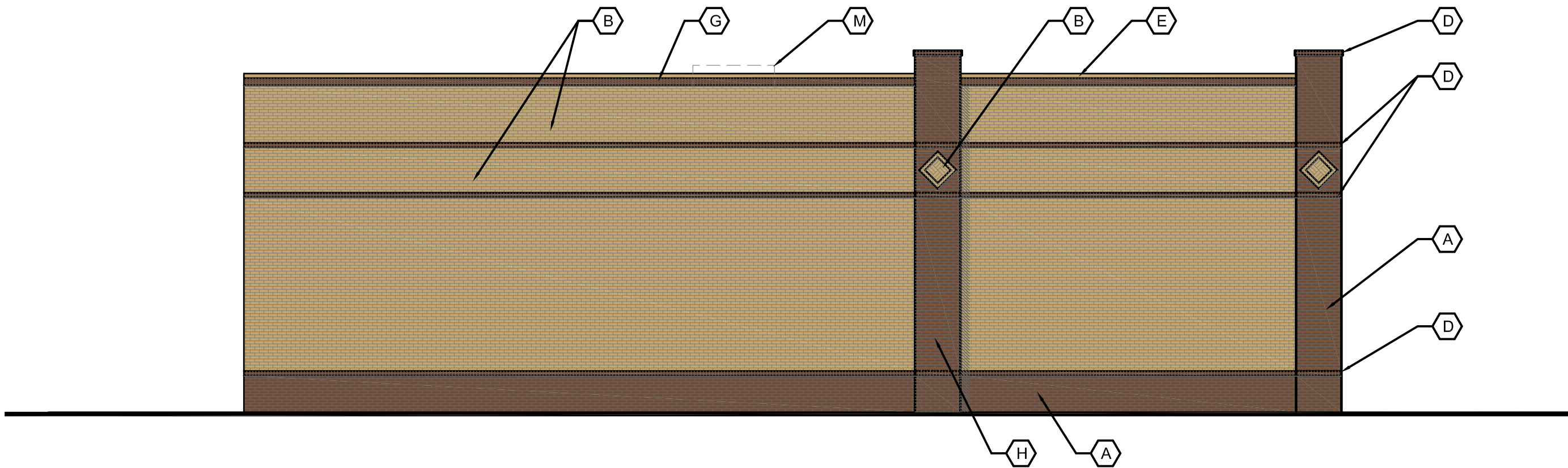
2 NORTH ELEVATION

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



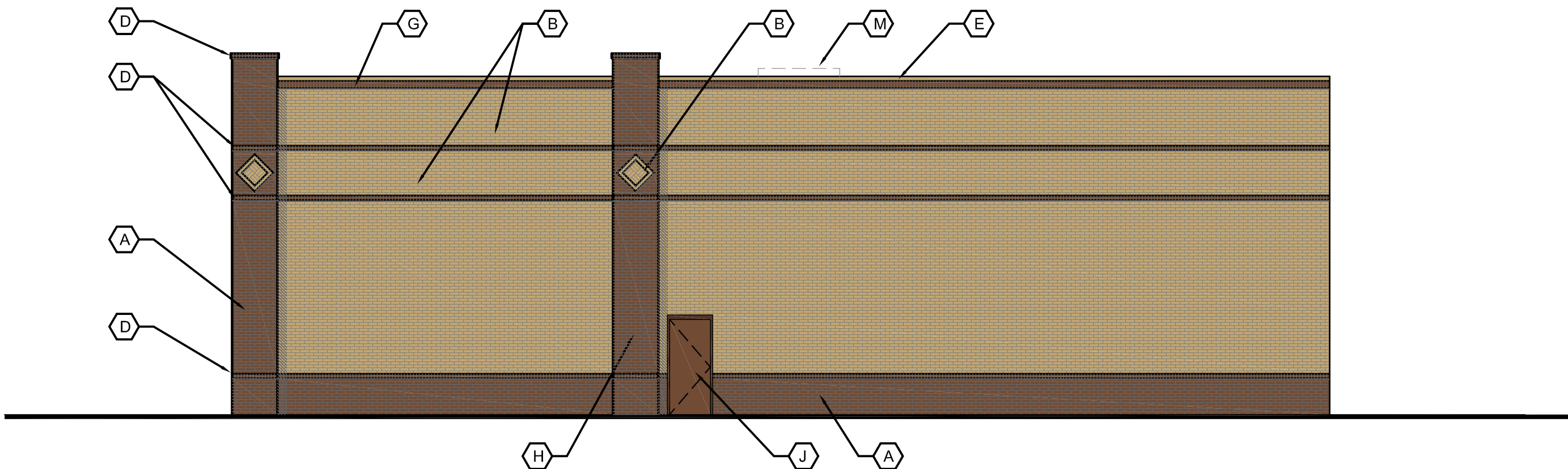
3 SOUTH ELEVATION

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



4 EAST ELEVATION

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



5 WEST ELEVATION

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"

MATERIAL LEGEND

- A BRICK 1 - HARTFORD TRADITIONAL BY HENRY BRICK.
- B BRICK 2 - 1.25 GREYSTONE BY PALMETTO BRICK CO.
- C ALUMINUM STOREFRONT WITH 1" CLEAR INSULATING GLASS (KYNAR 500 DARK BRONZE FINISH)
- D BRICK ROWLOCK COURSE (PROJECT 1/2")
- E PRE-FINISHED METAL COPING (COLOR TO MATCH BRICK 2)
- F CANVAS AWNING (COLOR TO MATCH ALUMINUM STOREFRONT)
- G BRICK SOLDIER COURSE (PROJECT 1/2")
- H BRICK PILASTER (PROJECTS 8" ON SOUTH ELEVATION AND 4" ON EAST AND WEST ELEVATIONS)
- J HOLLOW METAL DOOR & FRAME (PAINT FRAME TO MATCH ALUMINUM STOREFRONT AND DOOR TO MATCH BRICK 1)
- K OVERHEAD DOOR (PAINT TO MATCH BRICK 1)
- L PRE-FINISHED METAL COLLECTOR BOX / DOWNSPOUT (COLOR TO MATCH ALUMINUM STOREFRONT)
- M APPROXIMATE LOCATION OF ROOF-MOUNTED HVAC UNITS

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

WALL FINISH MATERIAL BREAKDOWN

	Surface Area	Percent of Net*
NORTH ELEVATION		
Gross of Wall	2200	N/A
Net* of Wall	1705	N/A
Net* Brick Veneer	1705	100%
SOUTH ELEVATION (Downs Boulevard)		
Gross of Wall	2238	N/A
Net* of Wall	1908	N/A
Net* Brick Veneer	1908	100%
EAST ELEVATION		
Gross of Wall	2018	N/A
Net* of Wall	2018	N/A
Net* Brick Veneer	2018	100%
WEST ELEVATION		
Gross of Wall	2018	N/A
Net* of Wall	2018	N/A
Net* Brick Veneer	2018	100%

*Excludes roof forms, windows, doors, awnings and similar features.

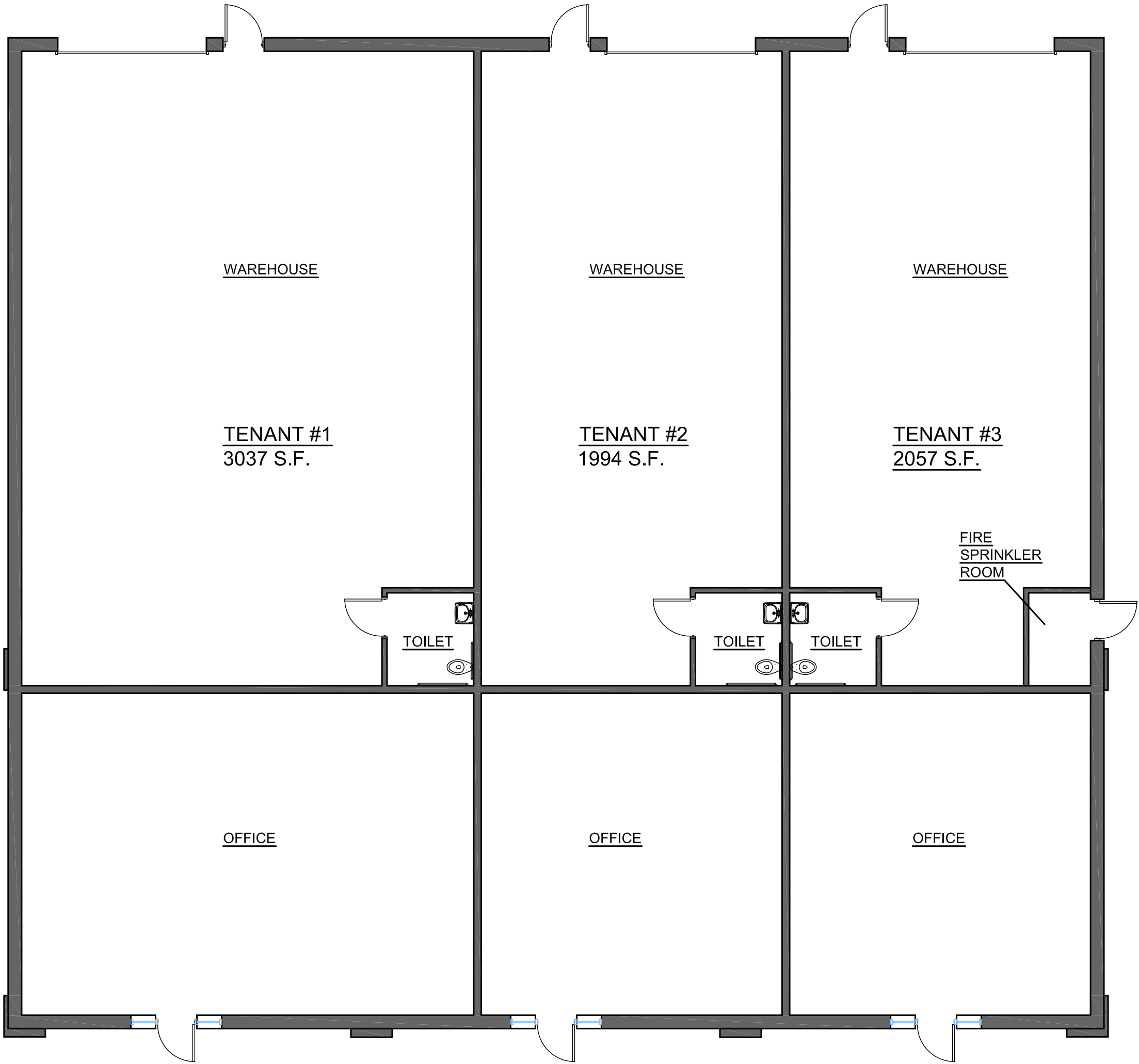
SQ. FT. CALCULATIONS

TENANT #1	3,037 SQ. FT.
TENANT #2	1,994 SQ. FT.
TENANT #3	2,057 SQ. FT.

TOTAL SQ. FT. 7,088 SQ. FT.

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

- ☒ ROOFTOP
- ☐ GROUND
- ☐ NONE PROVIDED



1 FLOOR PLAN

SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



Architect: Charles W. Ferguson, AIA

A NEW BUILDING FOR:
4TH QUARTER VENTURES

336 Downs Boulevard
Franklin, Tennessee

Date: 01-30-15

FOR PLANNING
COMMISSION
SUBMITTAL ONLY

COF Project No. 5745
Project No. 14026.00

The Architect hereby reserves its common law copyright and other property rights in these plans, ideas and designs which are not to be reproduced, changed or copied in any form or manner whatsoever; nor are they to be assigned to any third party without first obtaining the express written permission from the Architect. The drawing is not final or to be used for construction until signed by the Architect.

Sheet Name:
FLOOR PLAN / ELEVATIONS

Sheet Number:
A1.01



Commercial Real Estate Development & Investment

February 5, 2015

VIA EMAIL: Emily.hunter@franklin.gov and US Postal Service

Ms. Emily Hunter
City of Franklin Planning Department
109 3rd Avenue South
Franklin, TN 37064

**RE: PICKERING WEST PROPERTY
DRT APPEAL APPROVAL EXTENSION
CITY OF FRANKLIN, TENNESSEE**

Dear Emily,

On February 27, 2014, SouthStar was granted the above referenced DRT Appeal Approval by the Franklin Municipal Planning Commission ("FMPC") during its regularly scheduled meeting of that same date. The appeal and resulting DRT Approval was Item #23 on the FMPC Agenda for the February 27, 2014 meeting. Subsequent to and as a result of the DRT Approval, a SouthStar related entity closed on the purchase of the subject property for which the approval was granted and SouthStar has engaged in several engineering studies, site planning activities, architectural elevations, marketing activities and lease negotiations which will ultimately result in the commercial development of the property. SouthStar is currently in the process of developing its proposed final site plan for submission to the City of Franklin within the next few months with the full intention of beginning site development and grading activities on the site in the latter part of 2015.

Accordingly, SouthStar herein respectfully requests that a one (1) year extension of the above referenced DRT Appeal Approval be granted by the FMPC therein allowing SouthStar to complete its final site planning and submission and approval of same to the City of Franklin during 2015. We are making this request in order for the requested extension to be heard and approved at the February, 26, 2015 FMPC meeting.

Please advise the undersigned should you have any questions or require any additional information. Additionally, please confirm receipt of this request and acknowledge acceptance of same to be placed on the February 26th FMPC Agenda for approval.

SouthStar sincerely thanks you for your assistance with this matter.

Respectfully,

Ralph A. Knauss, Director of Development & Construction
SouthStar

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Pickering West Property, appeal of DRT decision regarding hillside development and slope protection standards

LOCATION: Southeast corner of Interstate-65 and East McEwen Drive

PROJECT DESCRIPTION: Appeal of hillside development/slope protection standards

APPLICANT: Alan Thompson, Ragan-Smith Associates

PROJECT STAFF: Emily Hunter

TYPE OF REVIEW: Appeal

PROJECT BACKGROUND

PROJECT INFORMATION	
Existing Land Use	Vacant
Existing Zoning	GC
Acreage	+/- 30 acres
Proposed Number of Lots	3 parcels--18.01,19.01,19.02
Character Area Overlay/ Development Standard	MECO-4/Conventional
Other Applicable Overlays	HHO and 500' HHO Buffer

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Office	GC
<i>South</i>	Vacant	GC
<i>East</i>	Vacant	GC
<i>West</i>	I-65	R.O.W.

COMMENTS: Section 5.8.1 of the Franklin Zoning Ordinance includes Environmental Protection Standards that limit Hillside Development. The Environmental Protection Standards for Hillside Development apply to property within the HHO District; property within the 500 Buffer of the HHO that contains natural slopes of 14% or greater; or any area of naturally-occurring slopes 14% or greater that, in the opinion of DRT, warrant protection, regardless of proximity to the HHO District. While not within the HHO District, a significant portion of the land near McEwen Drive contains slopes greater than 20%. Given the steep slopes and their proximity to the interstate, arterial streets,

and gateway points into the City, DRT has determined that an area of slope immediately south of East McEwen Drive shall be protected to maintain the viewshed from areas north of the site (see staff photo exhibits). The impact of applying Section 5.8.1 to this site is that development on slopes of 20% or greater would be prohibited within the DRT-determined slope protection boundary shown in green in the attached DRT Interpretation Exhibit. Development on slopes 20% or greater would be permitted outside of this identified boundary, as long as it is limited to areas outside of the HHO and 500' HHO Buffer. In making this determination, DRT looked to the Environmental Protection Guiding Principles in the Land Use Plan, which specifically encourages balancing the protection of environmental resources with the ability to reasonably develop a property, but not at the expense of compromising neighborhood character.

The applicant has submitted several documents and exhibits in their appeal of the DRT determination. While many of these documents provide additional illustration and conceptual design, FMPC should keep in mind that these plans are merely preliminary. Additionally, staff would like to note that Views 4 and 5 showing development under the DRT recommendation for slope disturbance do not show the intent of hillside preservation. Under the DRT determination, the natural hillside would be maintained at an elevation of approximately 860 feet. The hillside should gradually level off to a more acceptable final grade than 805 feet, as identified on the exhibits. Staff questions whether a finished grade of 805 feet is appropriate or permissible under current regulations. Furthermore, the Huffine's Ridge extension is not in a location agreeable to staff. If it were located farther south along the ridge, the finished grade of the site could be higher, which would indicate more preservation of the naturally-occurring hills. These items should be considered along with the applicant's appeal submittal.

A variety of memos, letters, and exhibits have been provided by both staff and the applicant. Relating to this item, FMPC packets include the following documents:

- 1) DRT determination regarding preservation of steep slopes, which includes:
 - a) Staff memo, 1/15/14
 - b) Subsection 5.8.1 of the Franklin Zoning Ordinance
 - c) Pickering Property Slope determination request, 12/9/13 (resubmitted 1/6/14)
 - d) Applicant's Conceptual Grading Plan, 1/16/13
 - e) DRT slope protection determination exhibit (Exhibit A), 1/15/14
 - f) Staff photo exhibits 1 & 2
- 2) Applicant Appeal documents, which include:
 - a) Appeal Narrative

- b) Exhibits 1-8 (in stapled set of plans)
- c) Conceptual Grading Plan (in stapled set of plans)
- d) Carothers Integrated Growth Plan information (in booklet)
- e) Existing and Proposed 3D images/plans (in booklet)
- f) DRT determination 3D images/plans (in booklet)

Planning Commission is tasked with determining whether the parcels in question are of limited benefit such that the area of a lot comprised of slopes 14% or greater is so small that there is no meaningful benefit from the application of Section 5.8.1 of the Zoning Ordinance. Staff has found that there are areas of 14% or greater slope on this property that provide meaningful community value and has recommended that such hillsides and hillcrests be protected against encroachment wherever possible.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

TO: Alan Thompson, Ragan-Smith Associates, Inc.

FROM: Emily Hunter, Principal Planner

DATE: January 15, 2014

SUBJECT: **Slope Determination for three parcels of property (Map 62; Parcels 18.01, 19.01, and 19.02) located at the southeast corner of I-65 and East McEwen Drive**

Pursuant to Section 5.8.1(3)(b) of the City of Franklin *Zoning Ordinance*, you have requested a determination on the Hillside Development Standards for three parcels of property (Map 62; Parcels 18.01, 19.01, and 19.02) located at the southeast corner of I-65 and East McEwen Drive in order to lower the hilltop approximately 50 feet for development of the overall site, which would include a connector road identified in the City's Major Thoroughfare Plan. After review of submitted documents and a field visit, the City of Franklin Departmental Review Team (DRT) has made the following determination as to the applicability of the Hillside Development Standards for this property (see attached exhibit for a graphic depiction of this determination):

- The area within the Hillside/Hillcrest Overlay Zoning District (HHO) and the areas of 14 and greater percent slope in the 500' buffer of the HHO fall under the requirements of the Hillside Development Standards in Section 5.8.1 of the *Zoning Ordinance*
- The areas of 14 and greater percent slope on the northeastern portion of the total property, delineated in green on the attached exhibit, are considered to be a site with area-wide benefit for slope protection, and, therefore, falls under the requirements of the Hillside Development Standards in Section 5.8.1 of the *Zoning Ordinance*
- The areas of 14 and greater percent slope outside of the HHO, the 500' HHO buffer, and the area delineated in green on the attached exhibit are considered to be a site with limited benefit and, therefore, are exempt from the Hillside Development Standards in Section 5.8.1 of the *Zoning Ordinance*.

The basis for this determination is multi-faceted. First, the Zoning Ordinance permits the DRT to waive the applicability of the Hillside Development Standards when the area of natural slopes is "so small that there is no meaningful benefit from the application of this (Hillside Development) subsection." From the submitted materials, it is clear that the area of slope exceeding 14% is quite extensive. Secondly, the hillside is located in a prominent place within the City. Both of these factors support such preservation of the City's environmental resources. It is the opinion of DRT that protection of sensitive environmental features, such as the naturally-occurring hills, is an important community value and that the City should protect these hillsides and hillcrests against encroachment wherever possible. Lastly, this determination is consistent with a previous slope determination in March 2013 for Parcel 19.02.



The Franklin Land Use Plan encourages balancing the protection of environmental resources with the ability to reasonably develop a property, but not at the expense of compromising neighborhood character. With this principle in mind, DRT has evaluated the various areas of steep slopes on these properties. DRT has concluded that the most important area of preservation is the view of the hillside and hilltop from the southbound I-65 corridor. This is currently the most scenic view of the hillside. It is likely that mid-rise buildings may be developed just east of the hill, thereby, blocking some of the view of the hill from the east. Consequently, DRT has determined that the area of 14 and greater percent slopes on the east side of the hill, not immediately facing East McEwen Drive, may be graded and developed. However, the slopes visible from the north and west should be preserved to maintain some sense of topographic integrity.

This determination is valid for one (1) year. After one year, a new determination from DRT shall be required. Additionally, please note that this determination was made utilizing a combination of the materials submitted for review by the applicant, field visits, and current City GIS information. If additional information is presented that is not consistent with the information contained in the survey or if there is an error in the survey, this determination shall be considered void.

Please keep in mind the following when utilizing this determination to plan future development for this site:

- all other requirements of the *Zoning Ordinance, Subdivision Regulations, Municipal Code*, and other City standards and policies apply;
- of particular impact to this site are the tree preservation Zoning requirements and a required street connection to Carothers Parkway, which may decrease developable area of this site;
- a geotechnical report shall be required for any development proposed on this site (testing on multiple samples and in multiple locations shall be required to detect colluvial soils, which would trigger additional engineering requirements for mitigation)
- if a PUD development plan for these parcels is submitted for approval, that decision and action of the Board of Mayor and Aldermen supersedes this DRT determination and, if appealed, any subsequent FMPC determination

I have included 4 attachments: (1) Section 5.8.1, Hillside Development Standards of the Zoning Ordinance, (2) the applicant's letter of request for slope determination, (3) the applicant's preliminary grading exhibit, and (3) a Slope Determination Exhibit from City of Franklin DRT. If you wish, you may appeal the DRT decision to the Franklin Municipal Planning Commission. Please contact me promptly if you plan to appeal in order for it to be placed on the next available FMPC Agenda. Since the next available FMPC agenda is 2/27/14, appeal documents are required to be submitted by 2/6/14 for consideration by FMPC at the February meeting.

- (e) The doors and windows on new structures shall reflect the relationship and positioning of the historic building (for example, if the doors and windows of the historic building are symmetrically positioned, and upper-floor and lower-floor openings are vertically aligned with one another, new buildings should reflect the same symmetry and alignment);
- (f) The proportion (height versus width) of the historic building's openings shall be respected in the facade design of nearby new buildings (for example, if windows and doors of the historic building have a height-to-width ratio of 2:1, then openings of nearby new building façades should be similarly proportioned);
- (g) Key architectural components of the historic building, such as porches, dormers, and arches, shall be echoed by at least three of the nearby new buildings; and
- (h) The materials of the historic building shall be respected (but not imitated entirely) by their use to some degree on nearby new buildings.

(4) Use of the Historic Building

The historic building shall retain enough prominence so that its future use is not in question. However, in those cases in which the building's prominence is particularly important, it is recommended that the building be used for purposes different than the primary use of nearby buildings.

(5) Contextual Streets and Driveways

New streets and driveways have been successfully integrated with historic lands or structures when it appears as if they were developed over time around the original historic feature as part of a natural evolution. Streets shall reflect the character of the historic resource (for example, streets without curb and gutter may be appropriate in rural or farm areas).

5.8 ENVIRONMENTAL PROTECTION STANDARDS

5.8.1 Hillside Development

(1) Purpose and Intent

Development occurring on hillsides can result in adverse effects by destruction of natural scenic beauty and unsightly developments, increased soil erosion, fire, and flood hazards, property damage from extensive soils slippage and subsidence, or traffic circulation problems. These standards are intended to regulate development in certain hillside areas as a means of preventing such adverse effects.

(2) Applicability

Except where exempted below, the standards in this section shall apply to development when any portion of the lot:

- (a) Is located within a Hillcrest/Hillside (HHO) District and in a subdivision recorded before this ordinance was adopted;
- (b) Is within 500 feet of a HHO District and contains naturally-occurring slopes of 14 percent or greater; or

- (c) Contains naturally-occurring slopes of 14 percent or greater, and in the determination of the DRT, needs protection (based on the intent of this section), regardless of its proximity to a HHO District.

(3) Exemptions

The standards in this subsection shall not apply to the following:

(a) Man-Made Slopes

Pre-existing or post-development man-made slopes of 14 percent or less or

(b) Sites with Limited Benefit

If, in the determination of the DRT, the area of a lot comprised of slopes 14 percent or greater is so small that there is no meaningful benefit from the application of this subsection, the DRT may waive the applicability of this section. If an applicant disagrees with the decision of the DRT, the applicant may appeal the decision to the FMPC.

(4) Standards

Development on lots subject to these standards shall comply with the following standards:

(a) Lots with Slopes of 20 Percent or Greater

- (i) Development on natural slopes of twenty percent or greater is prohibited.
- (ii) Slope areas of twenty percent or greater may be credited towards informal open space set-aside requirements.

(b) Minimum Lot Size

Lots subject to the standards of this section containing natural slopes of 14 percent or greater shall be a minimum of two acres, shall maintain a minimum street frontage of 150 linear feet, and a minimum side yard setback of at least 25 feet. If the required side yard setback for the base zoning district is greater than 25 feet, then the base zoning district standard shall apply. For lots on a cul-de-sac or curvilinear street, the street frontage shall be measured at the edge of the front setback. Lots shall not be mass graded to avoid this section.

(c) Critical Lot Plan Required

Prior to the issuance of a Building Permit, a Critical Lot Plan showing how graded areas will be stabilized shall be submitted to the Department of Building and Neighborhood Services for review by staff engineers. Lots shall not be mass graded to avoid this section.

(d) Cut and Fill

- (i) Cut and fill shall be minimized by following existing contours.
- (ii) In cases where fill is used in areas with natural slopes ranging from 14 percent to 19.99 percent, a geotechnical report shall be required prior to issuance of a Building Permit to ensure that proper fill and grading techniques were used.

(e) Retaining Walls

Retaining walls on lots subject to the standards of this subsection shall be provided in accordance with the standards in Section 5.6, Fences and Walls.

(f) Sidewalks

Sidewalks shall only be required along one side of the street in areas subject to the requirements of this subsection and may be waived completely if the street has a rural character and design speed conducive to pedestrian traffic.

(g) Color of Structures

Structures on lots subject to the standards of this subsection shall be designed in accordance with the standards in Subsection 5.3.5, Residential Development, and Subsection 5.3.6, Nonresidential and Mixed-Use Development.

(h) Maximum Slopes for Streets and Driveways

Streets shall not exceed the maximum permitted grades for streets in the subdivision regulations. The maximum slope permitted on a driveway shall be 14 percent and shall have landings at the top and bottom to prevent vehicles from scraping pavement. The maximum permitted grades for streets shall be in accordance with the Franklin Transportation and Street Technical Standards.

5.8.2 Riparian Setbacks

Development and land-disturbing activities shall comply with the standards in the Stormwater Management Ordinance.

5.8.3 Erosion and Sedimentation Control

Development and land-disturbing activities shall comply with the standards in the Stormwater Management Ordinance.

5.8.4 Stormwater Management Facilities

- (1) These facilities shall be designed to be an integral and aesthetic part of the site landscape.
- (2) Measures for aeration, such as fountain features, shall be used to reduce stagnation in retention ponds.
- (3) Wet detention/retention areas may be planted with moisture tolerant plant material, trees and native grasses to enhance their presence within the built environment.
- (4) Fences and walls associated with stormwater management facilities shall be provided in accordance with the standards in Section 5.6, Fences and Walls.

5.8.5 Floodplain Protection

(1) Statutory Authorization, Findings Of Fact, Purpose And Objectives

(a) Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Franklin Tennessee, Board of Mayor and Aldermen, do ordain as follows:

(b) Findings of Fact

- (i) The Franklin, Tennessee, Board of Mayor and Aldermen wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.

December 9, 2013
Resubmitted January 6, 2014



HAND DELIVERED

Ms. Emily Hunter
Planning and Codes Department
City of Franklin
109 Third Avenue, South
Franklin, Tennessee 37064

**RE: PICKERING PROPERTY
20 PERCENT SLOPE DETERMINATION REQUEST
RAGAN-SMITH 12-042 / 9545**

Dear Emily:

We are requesting a slope determination on the referenced site on behalf of our client, SouthStar. The total area of our site is approximately 30 acres as reflected on Exhibit 1. The site is located immediately southeast of East McEwen and I-65. It has frontage along Huffines Ridge Drive, I-65, and East McEwen Drive. This 30-acre site is broken up into three individual parcels, as reflected on Exhibit 2. The reason this request is being made is to understand the developability of Parcel 19.02. This parcel is currently under option by our client, SouthStar, and as a single parcel, it has limited ability from terrain, accessibility, and public infrastructure standpoints. This parcel is approximately 4.5 acres. SouthStar would propose to add this parcel to Parcel 18.01 and Parcel 19.01 with a total acreage of approximately 30 acres. The thought would be that this parcel would be part of a greater master plan for the entire 30 acres. However, its ability to be developed is essential to the success of this master plan and all the benefits that come with it.

For this reason, we are requesting a 20 percent slope determination on the slopes reflected in the northwestern corner of this overall site, as reflected on Exhibit 3. Though the 20 percent slopes are massed together in this area, we feel that the development of this high point, with the ability to grade out these slopes, would be beneficial to the development of this site, the intersection of McEwen and I-65, the office, multi-family and single family uses in the immediate area, and the City of Franklin. The preservation of this high point was not indicated through Franklin's Hilltop, Hillcrest Overlay zoning, as reflected on Exhibit 4.

Should this site have the ability to develop this high point as part of its 30-acre master plan, it would be consistent with its surrounding uses, reflected on Exhibit 5. These uses include the Drury Inn Hotel to the west of I-65, the Toyota dealership and Kohls to the west of I-65, Franklin Park Office Park immediately north of McEwen Drive, the Venue/Resource Center to the northeast of McEwen and Carothers Parkway and future Ovation development to the east of Carothers, as seen on Exhibit 5.

The development plan, as reflected on Exhibit 6, reflects future office, retail and hotel uses. Preservation of the existing tree canopy to the south of this site, as well as respect for the Hilltop, Hillcrest Overlay (HHO), has also been reflected as part of this conceptual approach. More importantly, the ability to develop this property as a single master plan provides the ability for this development to extend public infrastructure through its site providing necessary connections for this site and the immediate associated sites. This public infrastructure would include the extension of Huffines Ridge running west to east and intersecting with a public roadway north/south connection between McEwen Drive and Carothers Parkway. The improvements of these roadway systems will also allow easier routing and connection of public infrastructure including sewer, water, and associated utilities. In order to make these public improvements, the ability to develop, grade and plan this high point as part of the greater master plan is essential.

Ms. Emily Hunter
Page 2
December 9, 2013
Resubmitted January 6, 2014

In closing, we request the determination that these 20 percent slopes, as indicated on Exhibit 3, would be developable with the ability to grade out and remove. We feel that though this high point would be removed, it would not have a negative effect on the character of this immediate area and it would allow this site to develop consistently, aesthetically and appropriately with its surrounding areas. The ability to develop the mentioned slopes would allow this site to develop as a single master plan, complete well-needed public infrastructure improvements and connections, and provide services that would support surrounding uses.

Thank you for your consideration with this matter. We have enclosed 10 half-size exhibit booklets, 10 half-size slope exhibits, one full-size exhibit package, one full-size slope exhibit, and one disk with digital pdfs of all. Should you have any questions or require any additional information, please call.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.



J. Alan Thompson, RLA, LEED AP
Vice President

JAT:djb

Enclosures

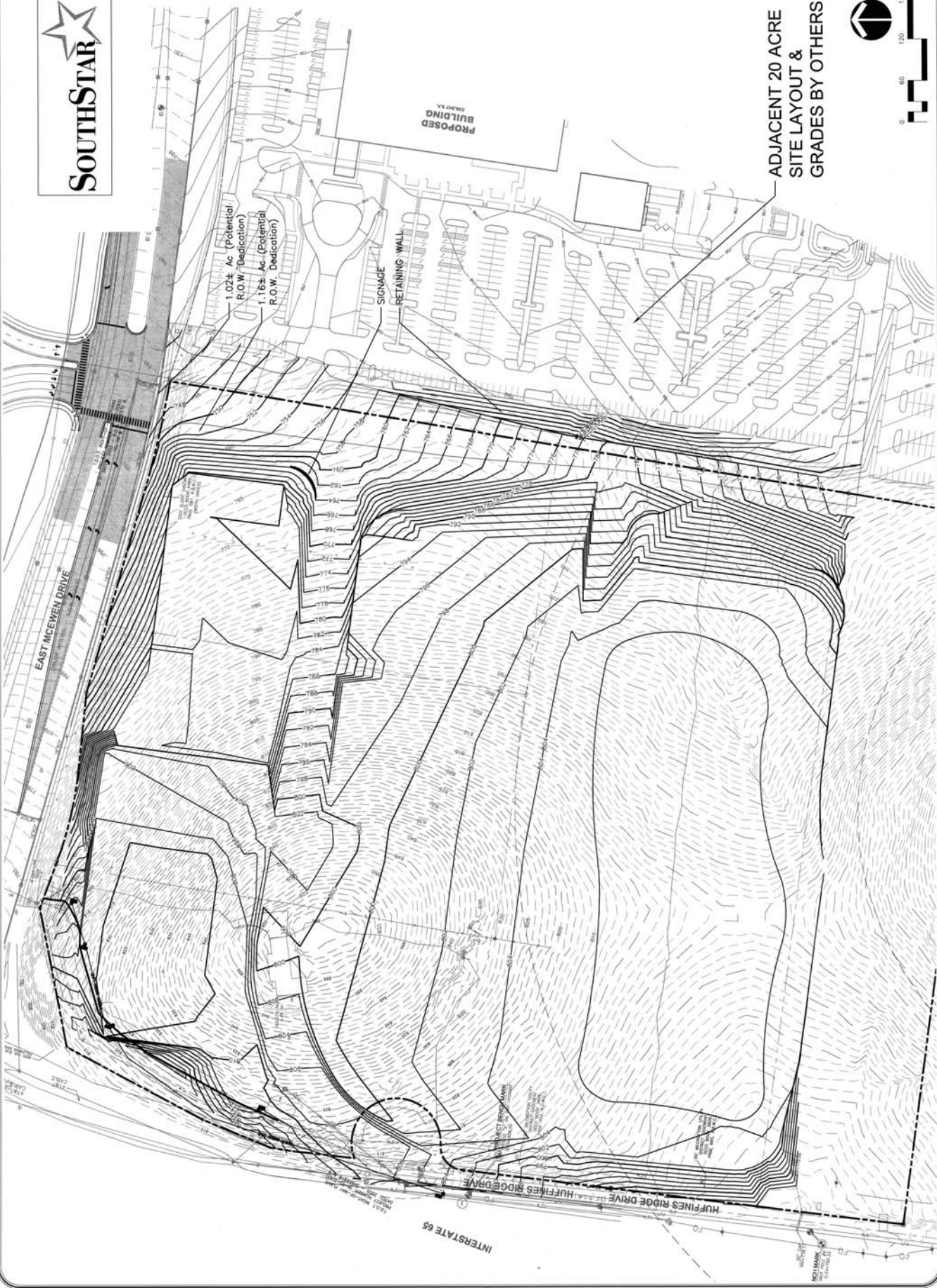
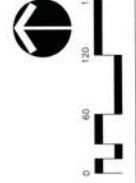
c: Mr. Glenn Wilson
Mr. Glenn McGehee

PICKERING WEST FOR SOUTHSTAR

DATE: DECEMBER 18, 2013	SCALE: 1"=40'	DRAWN: S. BERNICK	DESIGNED: A. THOMPSON	JOB NO. 12-049	WK. ORDER 9713
CONCEPTUAL GRADING & LAYOUT PLAN					



ADJACENT 20 ACRE
SITE LAYOUT &
GRADES BY OTHERS





RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
KNOXVILLE, TN 37926
TEL: 615.324.4000
FAX: 615.324.4001
WWW.RAGANSMITH.COM
DATE: 09-03-03



Pickering Property
20% Slope Determination

Looking southwest from Franklin Park site:



Looking west on McEwen Drive from Carothers (from this perspective, DRT is recommending that grading be allowed on the slopes on the east side of the hill since buildings will likely shield the view of the hillside from this angle):



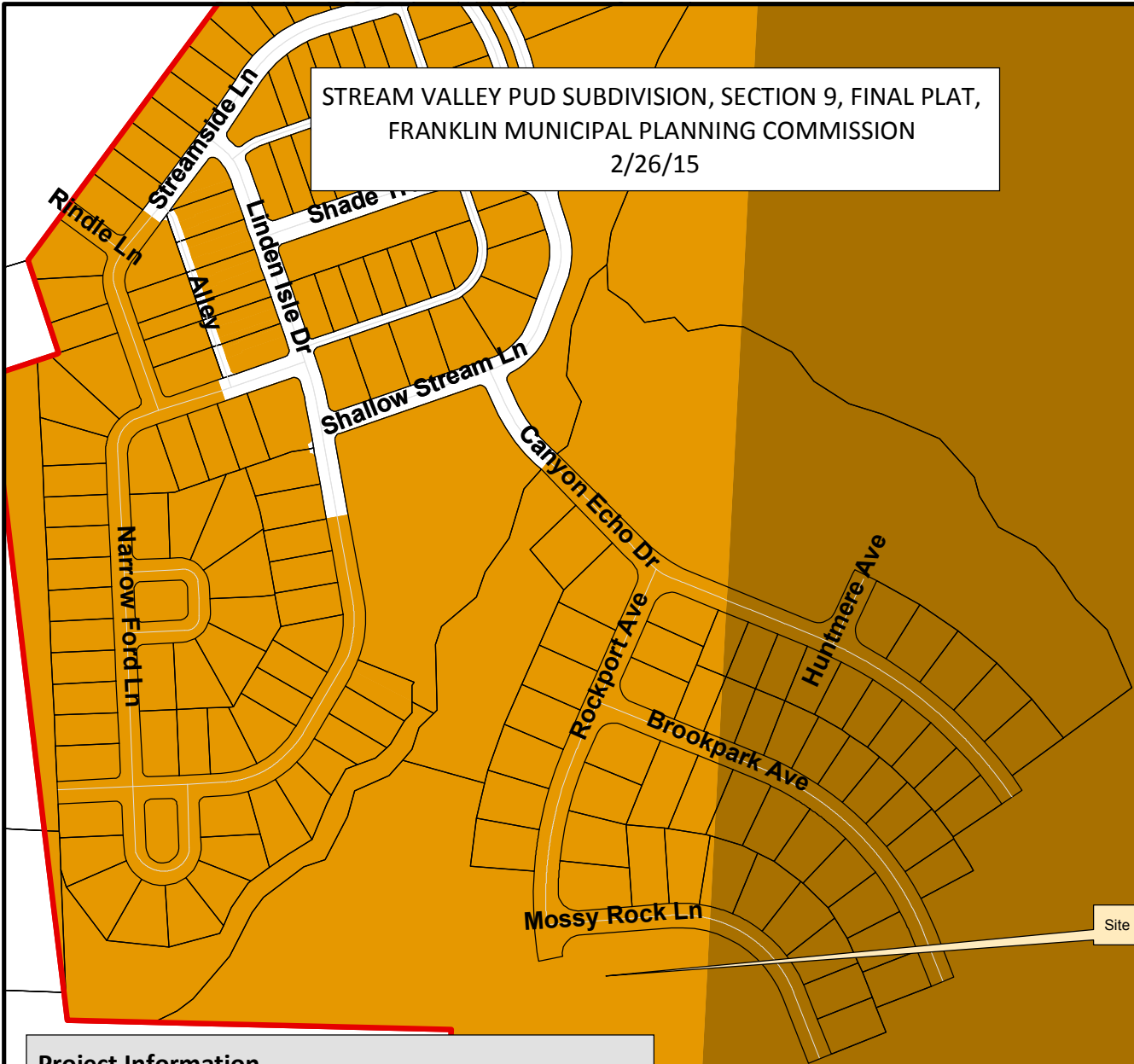
Looking northeast from I-65:



Looking south from I-65 (view DRT is recommending be preserved through hillside restrictions):



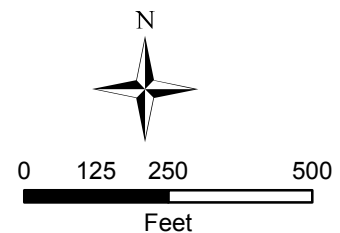
STREAM VALLEY PUD SUBDIVISION, SECTION 9, FINAL PLAT,
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/26/15



Project Information

Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: Vacant
Character Area: GCCO-5
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 22.95 acres
Proposed Number of Lots: 24

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



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

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Sureties to be posted in the following amounts:

I. City Water: n/a

II. City Sewer: \$135,000

III. Streets (including private streets): \$495,000

IV. Street Access (separate surety): n/a

V. Sidewalks: \$117,000

VI. Drainage: \$40,000

VII. Green Infrastructure: \$221,000

VIII. ITS Elements: n/a

Any unposted sureties associated with this development from site plan 2513, if there are any, shall be transferred to this final plat as a condition of approval.

Performance Agreement and Surety

General Comments

2. Landscape

- Landscape surety shall be posted in the amount of \$98,000.

Water/Sewer

General Comments

3. Sewer

- Where the sewer lines are close to the ROW lines applicant shall verify the ROW is large enough for repair. If not an additional easement shall be shown in that area with the sewer line centered in the easement. The depth of the sewer line determines the width of the easement.

Notes

1. The purpose of this plat is to create 24 single-family residential lots.
2. This entire property is located within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) on Fema Firm Community Panel No. 47187C0355 F, September 29, 2006.
3. The lots shall be served by public 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 117.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee Grid, NAD 83.
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 drainage easement.
10. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
12. Unless otherwise designated on the recorded plat, a 10' wide public 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.
13. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
14. Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
15. Current owner has no knowledge of any entity having mineral rights to the subject property. This surveyor has not been provided a current title report. Current owner claims all mineral rights.

Site Data (Section 9)

Project Name: Stream Valley - Section 9
COF Project #: 5769
Subdivision: Stream Valley
Lot numbers: Lots 271-276, 281-298
Address: Lewisburg Pike and Stream Valley Blvd.
City: Franklin
County: Williamson
State: Tennessee
Civil District: 10th

Existing zoning and charter area overlay: SD-R (Specific Development-Residential) - GCCO - 5
Other applicable overlays: N/A
Applicable development standard: Traditional
Acreage of site: 22.95 Acres

Minimum required setback lines:
Yard fronting on any street: 25 Feet
Side yard: 7.5 Feet (10 Feet on Corner Lot)
Rear yard: 15 Feet

Minimum required setback lines:
Yard fronting on any street: 15 Feet
Side yard: 5 Feet (10 Feet on Corner Lot)
Rear yard: 15 Feet

Owners representative:
Address: Stream Valley Franklin, LLC
P.O. Box 314
Franklin, Tennessee 37065-0314
615-305-1033
tylerlring@comcast.net
Tyler Ring

Applicant:
Address: Energy Land & Infrastructure
1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Fax number: (615) 383-6341
Email address: michael.ray@eli-llc.com
Contact name: Michael Ray

Engineer / Land Surveyor:
Address: Energy Land & Infrastructure
1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Fax number: (615) 383-6341
Contact names: Michael Ray

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

Legend

- FH Fire Hydrant
W Water Line
S Sewer Line
(S) Sewer Manhole
● Iron Rod (New)
■ Monument (New)
Proposed Stormwater Inlet
Concrete Sidewalk
1 Lot Number

Total area: 999,742 S.F. or 22.95 Acres

Road Data:

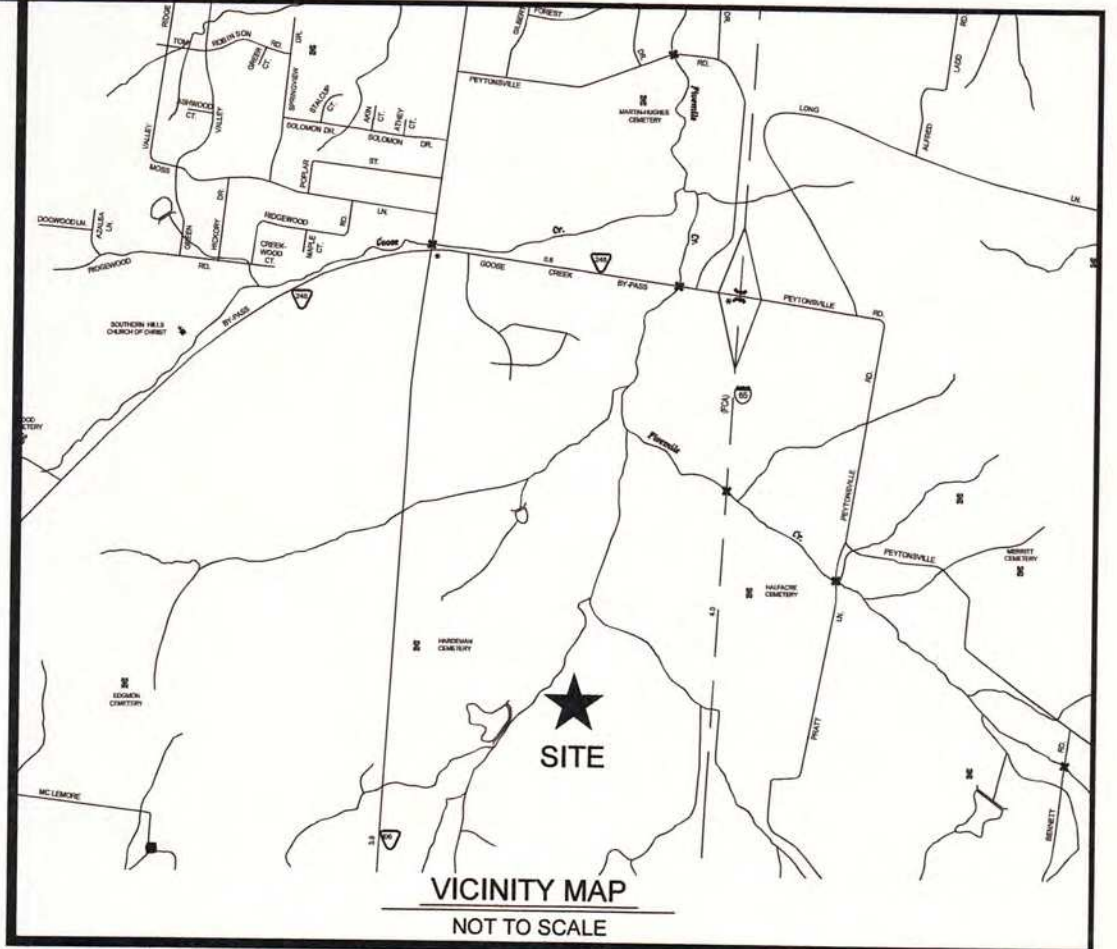
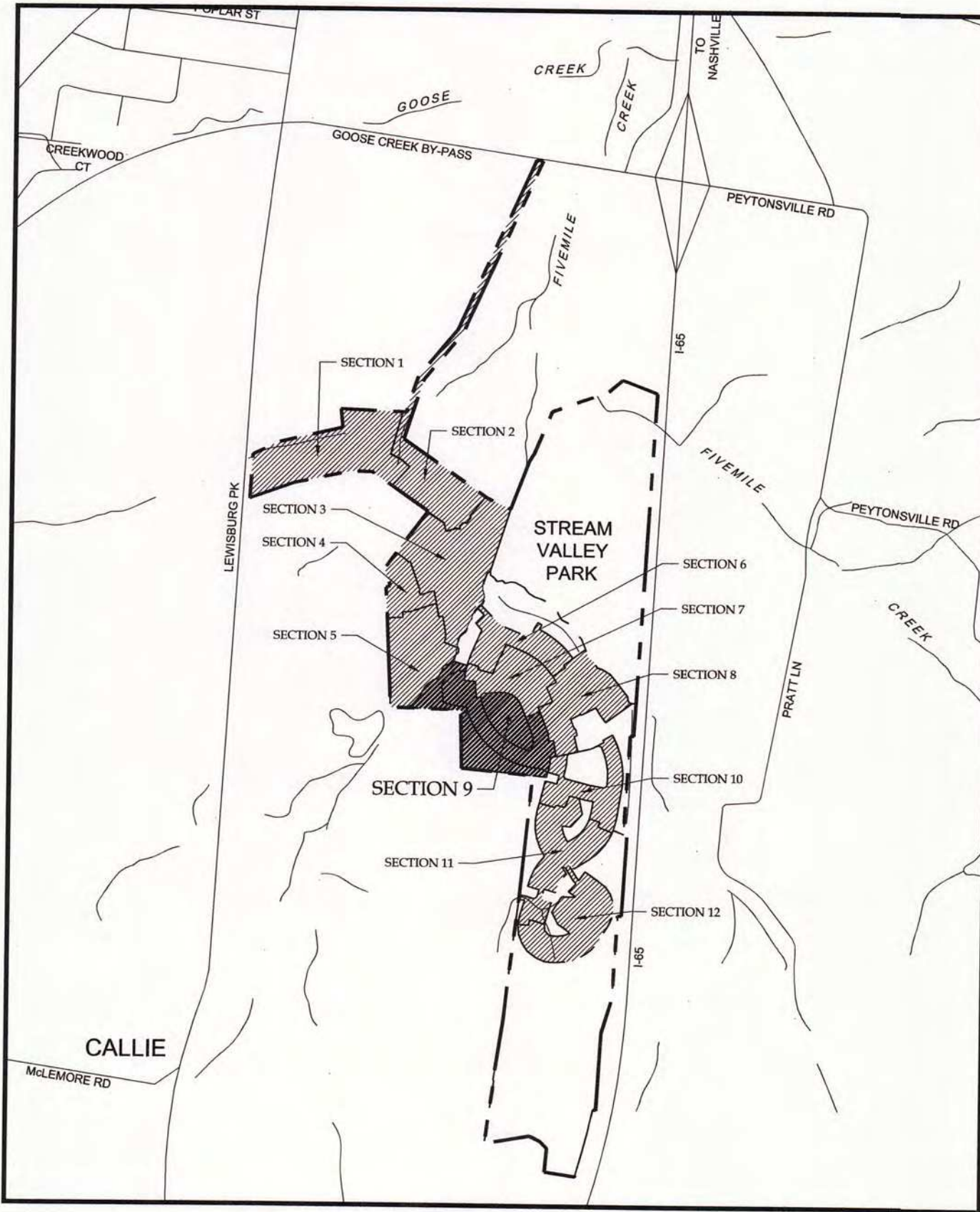
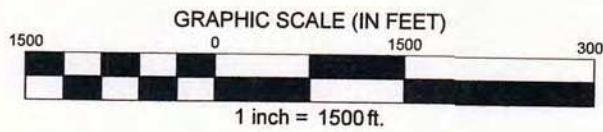
Acreage in new roads 2.31 Acres
Linear footage of new roads 1,872 Feet

Open Space Area:

Formal Open Space 5.20 Acres
Informal Open Space 8.25 Acres
Total Open Space 13.45 Acres



TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



Certificate Of Ownership

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

Owner _____ Date _____

Owner Information
Tyler Ring
Stream Valley Franklin, LLC
P.O. Box 314
Franklin, Tennessee 37065-0314
Phone: 615-305-1033
tylerlring@comcast.net

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

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(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 Streets, Drainage, and Sidewalks

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

Certificate Of Approval of Water

I hereby certify that:

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

General Manager, Milcrofton Utility District _____ Date _____

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of 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.

Surveyor _____
Jack Whitson

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com

Date

2-5-15



STREAM VALLEY
SUBDIVISION - SECTION 9

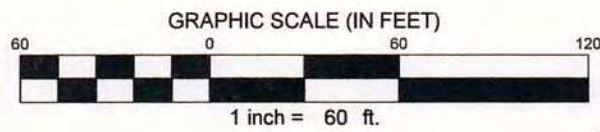
SHEET 1 OF 4

10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 5769
DATE: 2-05-2015



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





TN STATE PLANE
ZONE 5301, FIPSSZONE 4100
NAD 83 DATUM

Existing
Stream Valley Subdivision
Section 5
Plat Book 58, Page 130, R.O.W.C., Tn

168 169

N40°28'51"E 111.82'

N53°55'48"E 41.00'

N64°52'46"E 43.66'

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

Map 117, Parcel 17.01
Steven P. Westbrook
Deed Book 5532, Page 501, R.O.W.C., Tn

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission

Date

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Jack Whitson
Surveyor

2-5-15
Date

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com



- Legend**
- FH Fire Hydrant
 - W Water Line
 - S Sewer Line
 - (S) Sewer Manhole
 - Iron Rod (New)
 - Monument (New)
 - Proposed Stormwater Inlet
 - Concrete Sidewalk
 - 1 Lot Number

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Owner

Date

Owner Information
Tyler Ring
Stream Valley Franklin, LLC
P.O. Box 314
Franklin, Tennessee 37065-0314
Phone: 615-305-1033
tylertring@comcast.net

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

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

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

Director, Water Management Department
City of Franklin, Tennessee

Date

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Director, Streets Department
City of Franklin, Tennessee

Date

Certificate Of Approval of Water

I hereby certify that:

- (1) The water system designated in Stream Valley Subdivision - Section 9 has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcroft Utility District to assure completion of such improvements.

General Manager, Milcroft Utility District

Date

STREAM VALLEY SUBDIVISION - SECTION 9

SHEET 2 OF 4

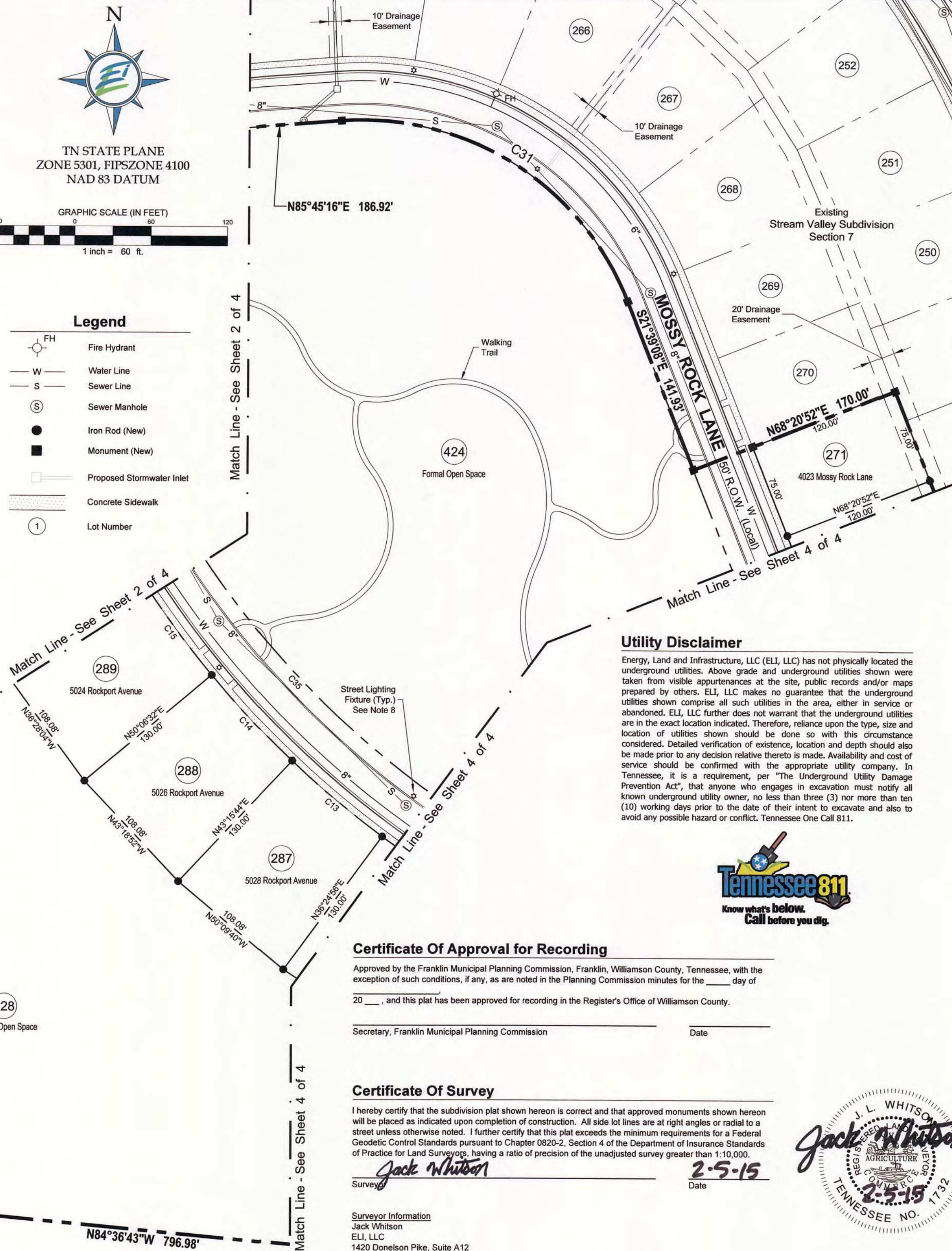
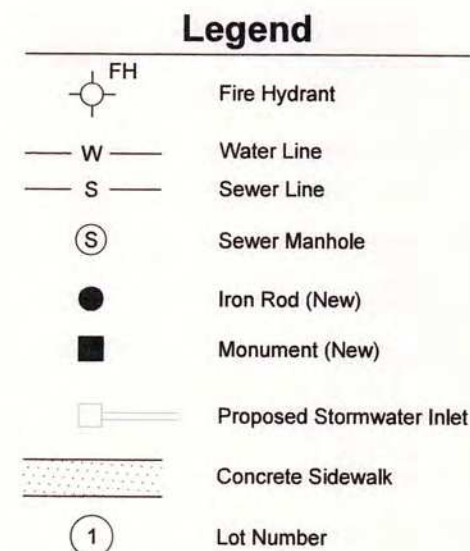
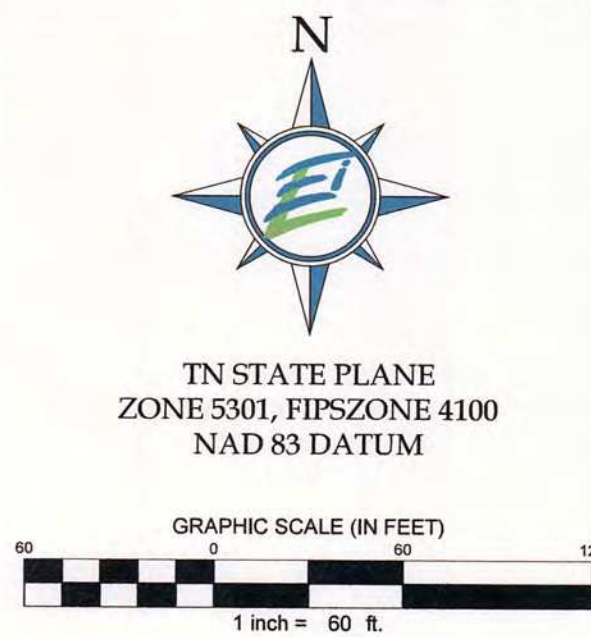
10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 5769
DATE: 2-05-2015



ENERGY LAND & INFRASTRUCTURE
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OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	275.00'	32.23'	6°42'52"	N18°17'42"W	32.21'
C2	275.00'	71.57'	14°54'41"	N7°28'55"W	71.37'
C3	275.00'	46.86'	9°45'47"	N4°51'19"E	46.80'
C4	37.00'	61.46'	95°10'13"	N37°50'54"W	54.63'
C5	725.00'	68.03'	5°22'35"	N88°07'18"W	68.01'
C6	725.00'	106.01'	8°22'40"	S85°00'05"W	105.91'
C7	775.00'	92.61'	6°50'48"	N88°45'32"E	92.55'
C8	775.00'	92.61'	6°50'48"	S84°23'40"E	92.55'
C9	775.00'	92.61'	6°50'48"	S77°32'52"E	92.55'
C10	775.00'	92.61'	6°50'48"	S70°42'04"E	92.55'
C11	775.00'	92.61'	6°50'48"	S63°51'16"E	92.55'
C12	775.00'	92.61'	6°50'48"	S57°00'28"E	92.55'
C13	775.00'	92.61'	6°50'48"	S50°09'40"E	92.55'
C14	775.00'	92.61'	6°50'48"	S43°18'52"E	92.55'
C15	775.00'	92.61'	6°50'48"	S36°28'04"E	92.55'
C16	775.00'	92.61'	6°50'48"	S29°37'16"E	92.55'
C17	775.00'	92.61'	6°50'48"	S22°46'28"E	92.55'
C18	775.00'	92.61'	6°50'48"	S15°55'40"E	92.55'
C19	775.00'	52.48'	3°52'47"	S10°33'52"E	52.47'
C20	37.00'	55.29'	85°37'14"	N51°26'06"W	50.29'
C21	65.00'	18.06'	15°55'25"	S86°17'01"E	18.01'
C22	65.00'	79.84'	70°22'50"	S43°07'54"E	74.92'
C23	65.00'	79.88'	70°24'59"	S27°16'01"W	74.95'
C24	65.00'	68.20'	60°06'45"	N87°28'07"W	65.11'
C25	65.00'	45.43'	40°02'36"	N37°23'27"W	44.51'
C26	38.50'	51.66'	76°52'35"	S55°48'26"E	47.87'
C27	37.00'	55.29'	85°37'03"	N42°56'45"E	50.29'
C28	775.00'	52.48'	3°52'48"	S2°04'24"W	52.47'
C29	775.00'	181.65'	13°25'45"	S2°42'04"E	181.23'
C30	37.00'	61.46'	95°10'12"	N38°10'09"E	54.63'
C31	225.00'	285.07'	72°35'36"	S57°56'56"E	266.38'
C32	775.00'	61.18'	4°31'24"	S83°04'27"W	61.17'
C33	225.00'	123.26'	31°23'20"	S5°57'28"E	121.73'
C34	37.00'	61.46'	95°10'13"	S57°19'19"W	54.63'
C35	725.00'	831.05'	65°40'38"	N42°15'16"W	786.30'



Certificate Of Ownership

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

Owner _____ Date _____

Owner Information

Tyler Ring
Stream Valley Franklin, LLC
P.O. Box 314
Franklin, Tennessee 37065-0314
Phone: 615-305-1033
tylerling@comcast.net

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

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- 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

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City of Franklin, Tennessee

Certificate Of Approval of Water

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- A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcroft Utility District to assure completion of such improvements.

General Manager, Milcroft Utility District _____ Date _____

Certificate Of Approval for Recording

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Certificate Of Survey

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Surveyor _____ Date 2-5-15

Surveyor Information

Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com

Utility Disclaimer

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



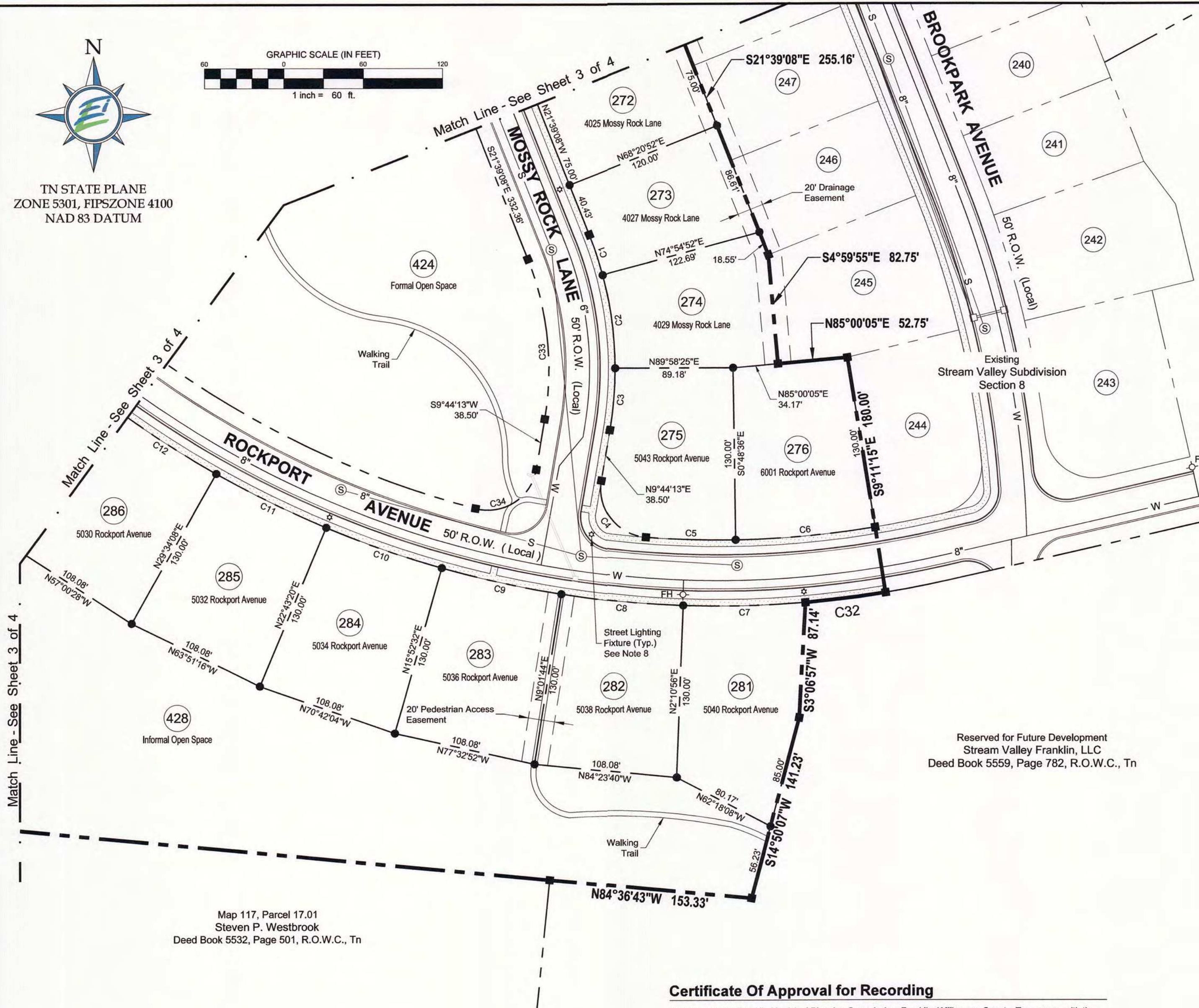
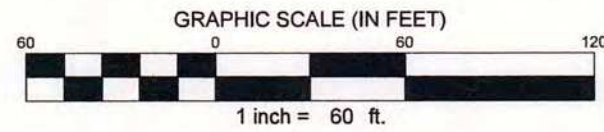
STREAM VALLEY SUBDIVISION - SECTION 9 SHEET 3 OF 4

10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 5769
DATE: 2-05-2015





TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM



Utility Disclaimer

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



Legend

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

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 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.

Surveyor

Date

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com



Certificate Of Ownership

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

Owner

Date

Owner Information

Tyler Ring
Stream Valley Franklin, LLC
P.O. Box 314
Franklin, Tennessee 37065-0314
Phone: 615-305-1033
tylerring@comcast.net

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

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

- (1) The sewer system designated in Stream Valley Subdivision - Section 9 has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department
City of Franklin, Tennessee

Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Stream Valley Subdivision - Section 9 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

Certificate Of Approval of Water

I hereby certify that:

- (1) The water system designated in Stream Valley Subdivision - Section 9 has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$_____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District

Date

STREAM VALLEY SUBDIVISION - SECTION 9 SHEET 4 OF 4

10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 5769
DATE: 2-05-2015



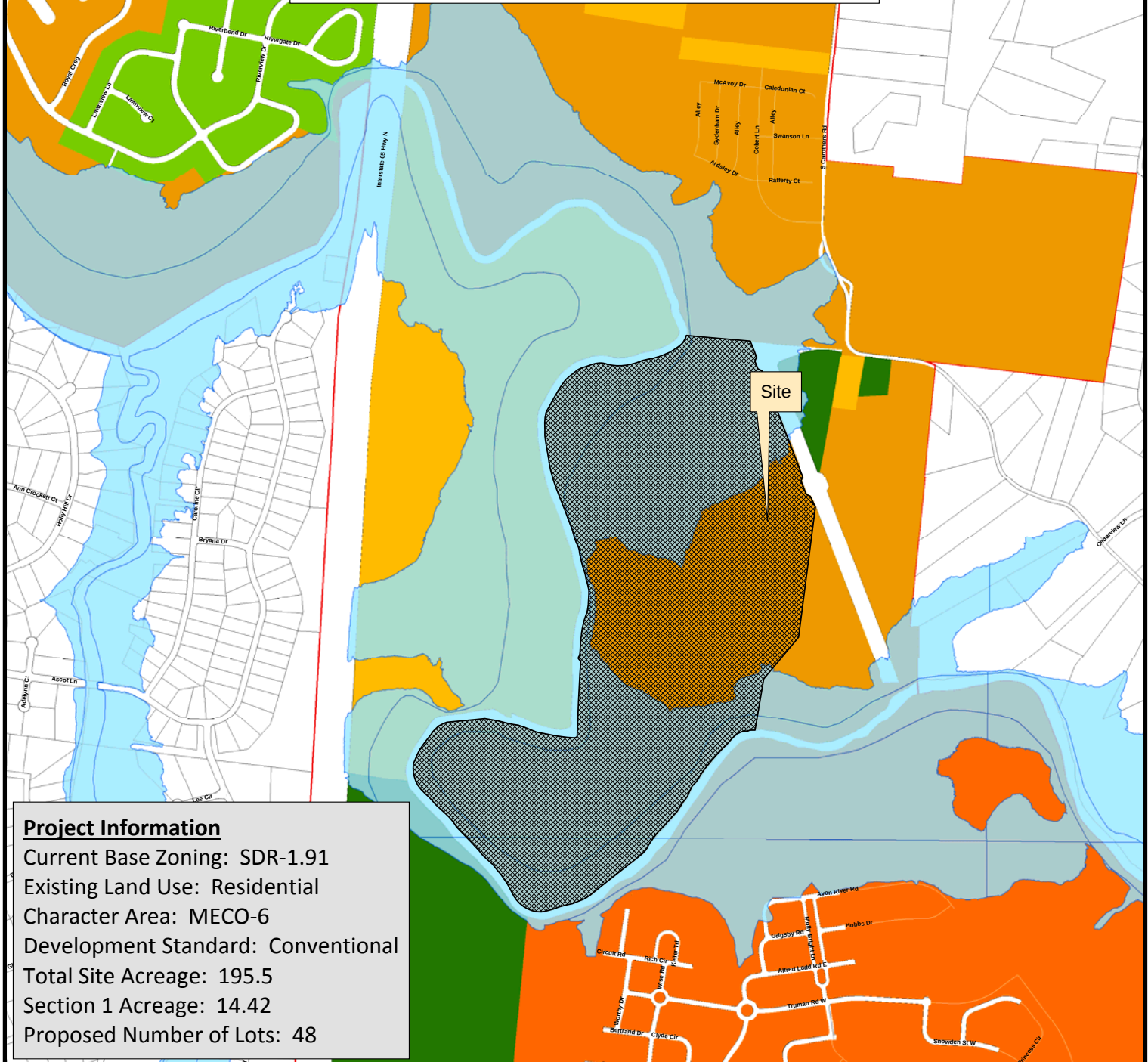
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

Stream Valley									
Platted Lots				Planned Lots					
Section Number	Platted Units	Total	Remaining	Planned	Rev Plan	Comments	Built as Planned		
1	23	23	801	23					
2	16	39	785	16					
3	62	101	723	59					
4	19	120	704	18					
5	42	162	662	42					
6	26	188	636	31					
7	31	219	605	31					
8	29	248	576	31			278		
9	24	272	552	30			308		
10			576	30			338		
11			576	42			380		
12			576	44			424	Second Connection	
13			576		33				
14			576		34				
15			576		65				
16			576		59				
17			576		45				
18			576		30				
19			576		240				

397

506

WATER'S EDGE PUD SUBDIVISION, FINAL PLAT, SECTION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/26/15



Project Information

Current Base Zoning: SDR-1.91
Existing Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Total Site Acreage: 195.5
Section 1 Acreage: 14.42
Proposed Number of Lots: 48

Legend

Water's Edge

Water's Edge

Zoning Overlays

FFO and FWO

Hillside and Hillcrest

Hillside/Hillcrest Overlay District

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Historic Core Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

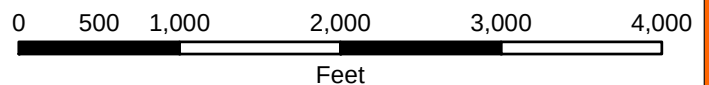
GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District

FFO and FWO



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

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The applicant shall revise the following note to read:
22. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.

Engineering - Site Plan Checklist

General Comments

2. B. General Information

- Sureties for the following to be determined at resubmittal by applicant using currently approved Surety Calculation Tool available on the [Engineering Development Services webpage](#):

- I. City Water: TBD
- II. City Sewer: TBD
- III. Streets (including private streets): TBD
- IV. Street Access (separate surety): TBD
- V. Sidewalks: TBD
- VI. Drainage: TBD
- VII. Green Infrastructure: TBD
- VIII. ITS Elements: TBD

Applicant shall provide the completed excel file with quantities at resubmittal for Sections 4 - 7 broken down into individual sections or paid in full.

- Completed Surety Calculation is included with this submittal.
- Sureties to be posted in the amount of:

- I. City Water: NA
- II. City Sewer: \$676,000
- III. Streets (including private streets): \$919,000
- V. Sidewalks: \$254,000
- VI. Drainage: \$481,000
- VII. Green Infrastructure: \$137,000

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR WATER'S EDGE PUD SUBDIVISION, SECTION 1 WHICH CONTAINS 50 LOTS WITH NEW RIGHT-OF-WAY DEDICATION.
- 2) EXISTING ZONING: S0-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)
MCO-6 CHARACTER OVERLAY
CONVENTIONAL DEVELOPMENT STANDARD
- 3) MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)
- 4) SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 49.00 ON WILLIAMSON COUNTY TAX MAP NO. 89.
- 5) STREET ADDRESSES ARE SHOWN THUS [XXX]
- 6) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 7) OWNER/SUBOWNER: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BOULEVARD
THOMPSON STATION, TN, 37179
CONTACT: ANDRE JACOCKE
TELEPHONE: (973) 641-1953
EMAIL: _____
- 8) SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREGJT@COMCAST.NET
- 9.0 IRON ROD (FOUND)
- 10.0 IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED OR UNDISCOVERED UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON SEPTEMBER 29, 2006.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS OR HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
OWNER/SUBOWNER: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BOULEVARD
THOMPSON STATION, TENNESSEE 37179
CONTACT: ANDRE JACOCKE
TELEPHONE: (973) 641-1953
EMAIL: _____
19. THERE SHALL BE A MINIMUM OF 10-FEET BETWEEN SINGLE FAMILY HOMES.
20. MICROFON UTILITY DISTRICT (MICROFON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MICROFON EASEMENT, MICROFON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MICROFON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTING OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH LANDSCAPING, FENCING, OR OTHER STRUCTURES REMOVED OR DISTURBED BY MICROFON AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNERS' LOT.
21. REAR YARD FENCES ON LOTS 228, 239 AND 240 SHALL NOT BE VISIBLE TO THE ASSOCIATION INTERSECTIONS.
22. ALL SIDEWALKS AND TRAILS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS'S ASSOCIATION.

LEGEND

- R/O Iron Rod (Found)
- R/N Iron Rod (Set)
- Concrete Monument
- ⊙ (Set)
- ⊙ Sanitary Manhole
- ⊙ Fire Hydrant
- Catch Basin
- W— Water Line
- S— Metal Light Pole
- S— Storm Line
- S— Sanitary Sewer Line

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED 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 CIRCUMSTANCES 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) RECORD AND CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ---, PAGE ---, R.O.W.C.

* OWNER(S) - REAL ESTATE SOLUTIONS GROUP, LLC
ANDRE JACOCKE

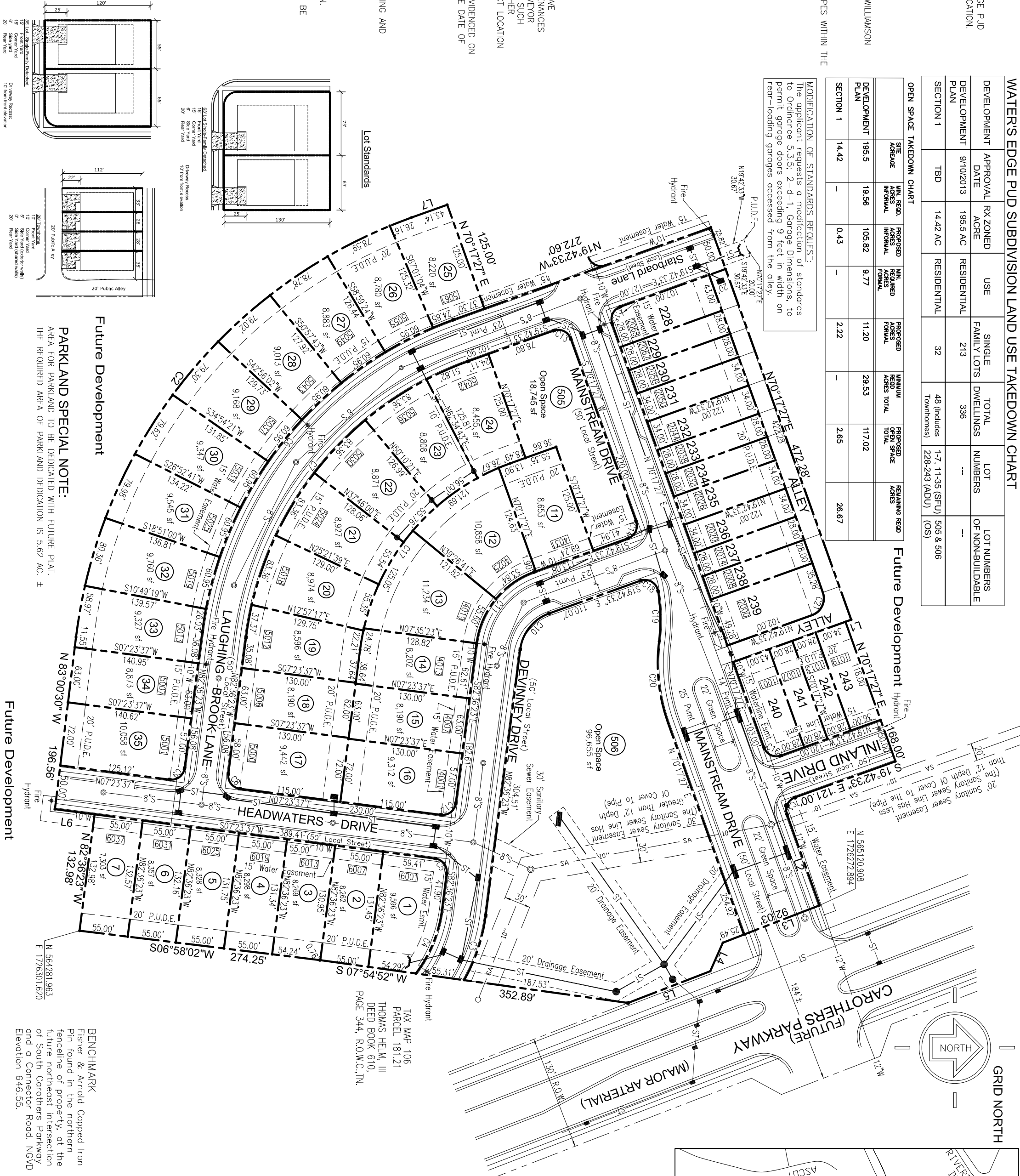
* BOOK 6155, PAGE 151, R.O.W.C., TN.

WATER'S EDGE PUD SUBDIVISION LAND USE TAKEDOWN CHART

DEVELOPMENT	APPROVAL DATE	RX ZONED ACRE	USE	SINGLE LOTS DEVELOPMENT PLAN	FAMILY LOTS DEVELOPMENT PLAN	TOTAL DWELLINGS	LOT NUMBERS	OR NON-BUILDABLE
SECTION 1	TBD	14.42 AC	RESIDENTIAL	213	32	396	---	---
						48 (includes Townhomes)	1-17, 11-35 (SPU)	505 & 506

OPEN SPACE TAKEDOWN CHART	RECEIVED ACREAGE	RECEIVED ACREAGE	RECEIVED ACREAGE	RECEIVED ACREAGE	RECEIVED ACREAGE	RECEIVED ACREAGE	RECEIVED ACREAGE	RECEIVED ACREAGE
DEVELOPMENT PLAN	195.5	19.56	105.82	9.77	11.20	29.53	117.02	26.67
SECTION 1	14.42	---	0.43	---	2.22	---	2.65	---

MODIFICATION OF STANDARDS REQUEST:
The applicant requests a modification of standards to Ordinance 5.3.5; 2-d-1, Garage Dimensions, to permit garage doors exceeding 9 feet in width on rear-loading garages accessed from the street.



TOTAL AREA: 628.054 SQUARE FEET OR 14.42 ACRES

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN WATER'S EDGE PUD SUBDIVISION, SECTION 1 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

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

SUBDIVISION NAME AND STREET NAMES APPROVED BY AGENCY:
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY
DATE: _____
CITY OF FRANKLIN
DATE: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:
(1) THE SEWER SYSTEMS DESIGNATED IN WATER'S EDGE PUD SUBDIVISION, SECTION 1 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 SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I, _____, -26-2015 REVISE PER STAFF COMMENTS

CITY OF FRANKLIN PROJECT # 41277

FINAL SUBDIVISION PROJECT # 41277

TOTAL ACRES: 14.42 ±
TOTAL LOTS: 50
AGRES NEW STREETS: 3.84
FEET NEW STREETS: 3,371
CIVIL DISTRICT: 14TH
CLOSURE ERROR: 1-10,000+

MILES OF NEW ROAD: 0
DATE: NOVEMBER 10, 2014
PREPARED BY: JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883-2918

JOB NUMBER: 2014-332
SHEET 1 OF 1

Water's Edge PUD

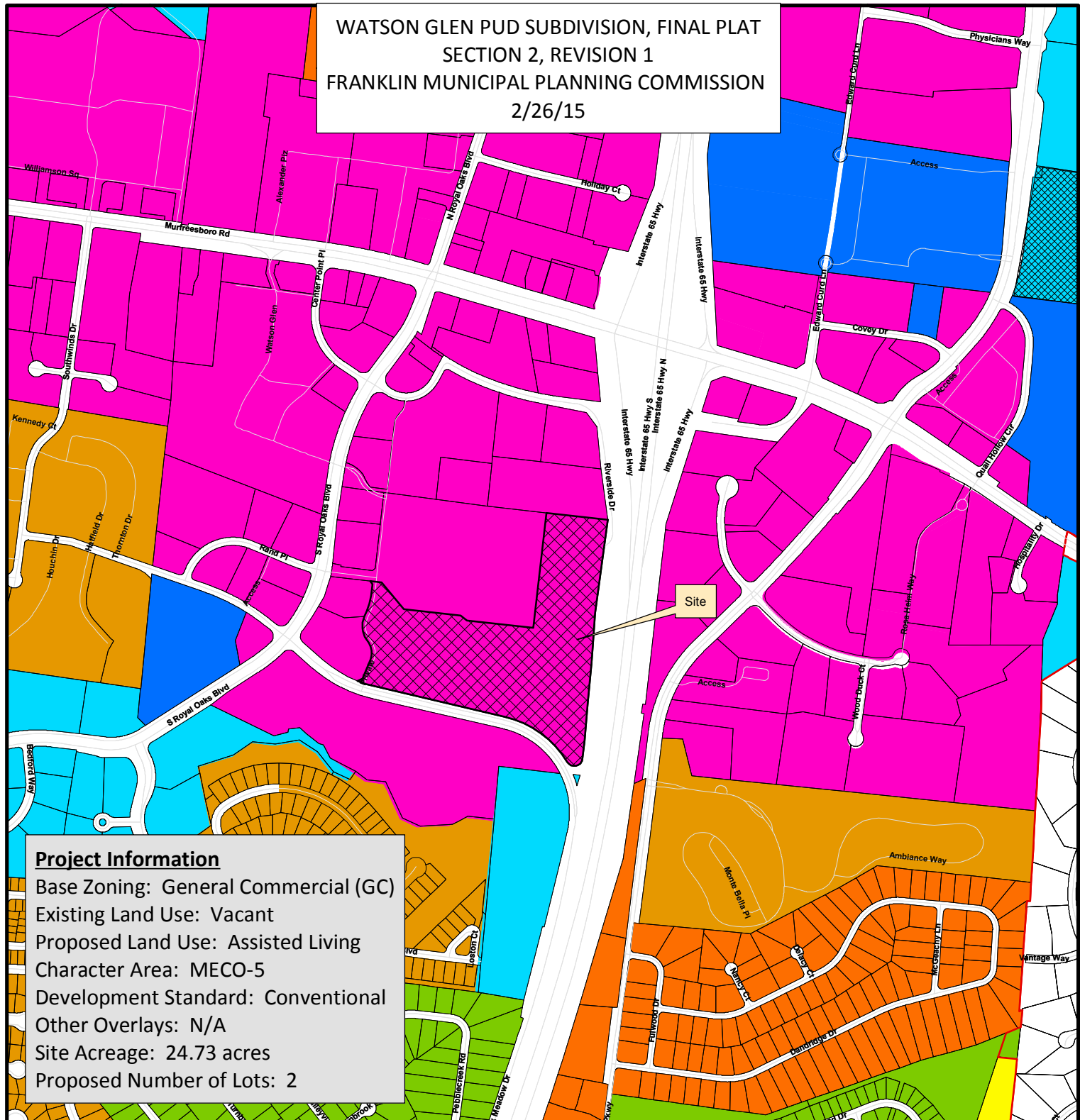
Section 1

BEING P/O PARCEL 49.00 ON TAX MAP 89
14TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE



SCALE: 1" = 100'

WATSON GLEN PUD SUBDIVISION, FINAL PLAT
SECTION 2, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/26/15



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Assisted Living
Character Area: MECO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 24.73 acres
Proposed Number of Lots: 2

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



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:**Engineering - Final Plat Checklist****General Comments****1. C. Final Plat**

•

The previous comment "Applicant shall provide access easements to the drainage easements" was not adequately addressed. Provide access easements to the bioretention areas that will allow a backhoe access for maintenance of the bioretention areas. The easements must be at least 10 feet wide. The easements must not contain any walls steps or fences. Gates must provide a 10' wide opening.

2. 0. General Information

- Any unposted sureties associated with this development from site plan(s) 5765 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Parks**General Comments****3. Parkland information**

- Parks-Fees shall be due before recording final plat. This process could take up to a month to complete. A *Conditional Approval* will be placed on the project as a reminder until fees have been received.

Planning**[2015-02-05 WATSON GLEN SUB PLAT.pdf](#)****4. Setbacks**

- Applicant shall revise the purpose note to include the fact that they are reducing the previously platted front setback. This is a new issue based on clarifications made during the resubmittal process.

Water/Sewer**General Comments****5. sewer**

- Applicant did not fully address comment, in the wetland area by the existing sewer line there are two notes that read a different width of the sewer easement. Applicant shall remove the incorrect note that doesn't apply to sewer easement width.

Zoning**[Watson Glen Subdivision-Sec 2-Rev 1-Resub of Lot 31 - submittal 002.pdf](#)****6. Setbacks**

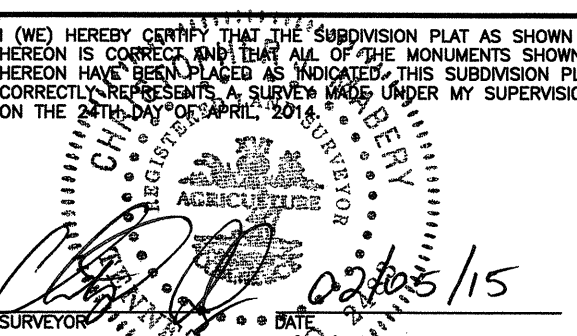
- Revise the purpose of this plat to include the setback changes.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 31 INTO TWO LOTS. LOT 31 WILL BE USED FOR AN ASSISTED LIVING FACILITY AND LOT 32 IS THE REMAINDER AREA FOR FUTURE DEVELOPMENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- THIS PROPERTY IS CURRENTLY ZONED GC - (GENERAL COMMERCIAL). CHARACTER AREA OVERLAY: MECO-5, CONVENTIONAL DEVELOPMENT. MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:
FRONT - 30'
SIDE - 15'
REAR - 25'
- SUBJECT PROPERTY IS PARCEL 101.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

OWNER/ SUBDIVIDER: **E. WARNER BASS, TRUSTEE**
CONTACT: **OWNER**
ADDRESS: **315 DEADERICK STREET SUITE 2700**
NASHVILLE, TENNESSEE 37238
TEL. NO.: **(615) 742-6210**
- SURVEYOR: **RAGAN SMITH & ASSOCIATES**
CONTACT: **CHRISTOPHER J. MABERY, RLS**
ADDRESS: **315 WOODLAND STREET**
NASHVILLE, TENN. 37206
TEL. NO.: **(615) 244-8591**
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0132E, WITH AN EFFECTIVE DATE OF JAN. 16, 2003, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0132, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
- ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.
- 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.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
- ACCORDING TO A COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 01268-19329, WITH AN EFFECTIVE DATE OF AUGUST 4, 2014 AT 8:00 A.M., THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF MINERAL RIGHTS.
- LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT RESPONSIBLE FOR THE PVIOUS PAVERS IN THE EVENT OF AN EMERGENCY OR MAINTENANCE TO THE UTILITY INFRASTRUCTURE.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 31 AS SHOWN ON THE FINAL PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2" OF RECORD IN BOOK P43, PAGE 40, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY	
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY	DATE
CITY OF FRANKLIN	DATE
CERTIFICATE OF OWNERSHIP	
I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 1347, PAGE 645, R.O.W.C. TENNESSEE, ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED 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 THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C. TENNESSEE, RUNNING WITH THE TITLE OF THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.	
E. WARNER BASS, TRUSTEE	DATE

CERTIFICATE OF SURVEY	
I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 24th DAY OF APRIL, 2015.	
	DATE
SURVEYOR	DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	
I HEREBY CERTIFY THAT:	
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "WATSON GLEN SUBDIVISION SECTION 2, REVISION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR	
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.	
DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE	DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS	
I HEREBY CERTIFY THAT:	
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN "WATSON GLEN SUBDIVISION SECTION 2, REVISION 1" 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

CERTIFICATION 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 NOTE IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____.	
AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.	
SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION	DATE

FINAL PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
NET AREA: 24.72 AC.±	TOTAL LOTS: 2
ACRES NEW ROAD: N/A	CIVIL DISTRICT: 9TH
MILES NEW ROAD: N/A	CLOSURE ERROR: 1:15000
OWNER: E. WARNER BASS, TRUSTEE	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1"= 200'	

DEED REFERENCE:

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO E. WARNER BASS, TRUSTEE, FROM NEFF/BASS FAMILY PARTNERS, L.P., AND JOHN T. GREGORY AND MARGARET G. BASS, CO-EXECUTORS OF THE ESTATE OF ELIZABETH R. NEFF, OF RECORD IN BOOK 1347, PAGE 645, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

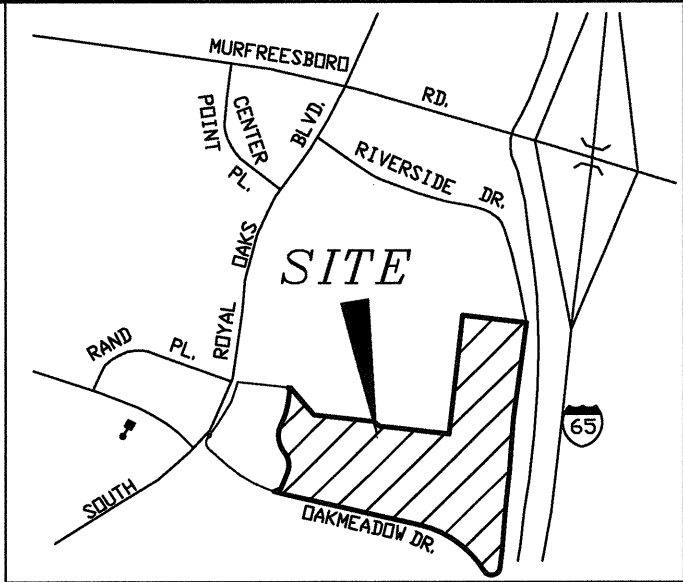
LANDSCAPE REQUIREMENTS:(ACI)				
LSR = .301 LSA = 3.498 AC.	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
EXISTING TREES=14"+:	6	0	6	202.5
EXISTING TREES=<14":	11	0	11	68
4" CALIPER CANOPY TREES:	0	87	87	348
3" CALIPER CANOPY TREES:	0	99	99	297
2" CALIPER CANOPY TREES:	0	21	21	42
AGGREGATE CANOPY CALIPER INCHES PROVIDED:				957.5
AGGREGATE CANOPY CALIPER INCHES REQUIRED (11.66X82):				956.12
2" CALIPER UNDERSTORY TREES:	0	123	123	0
1.5" CALIPER UNDERSTORY TREES:	0	0	0	0
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:				246
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED (11.66X21):				244.86
MIN. 18" HEIGHT SHRUBS:				72
MIN. 24" HEIGHT SHRUBS:				617
MIN. 30" HEIGHT SHRUBS:				732
TOTAL SHRUBS PROVIDED:				1,421
TOTAL SHRUBS REQUIRED (11.66X96):				1,119.36

PLAT REFERENCE:

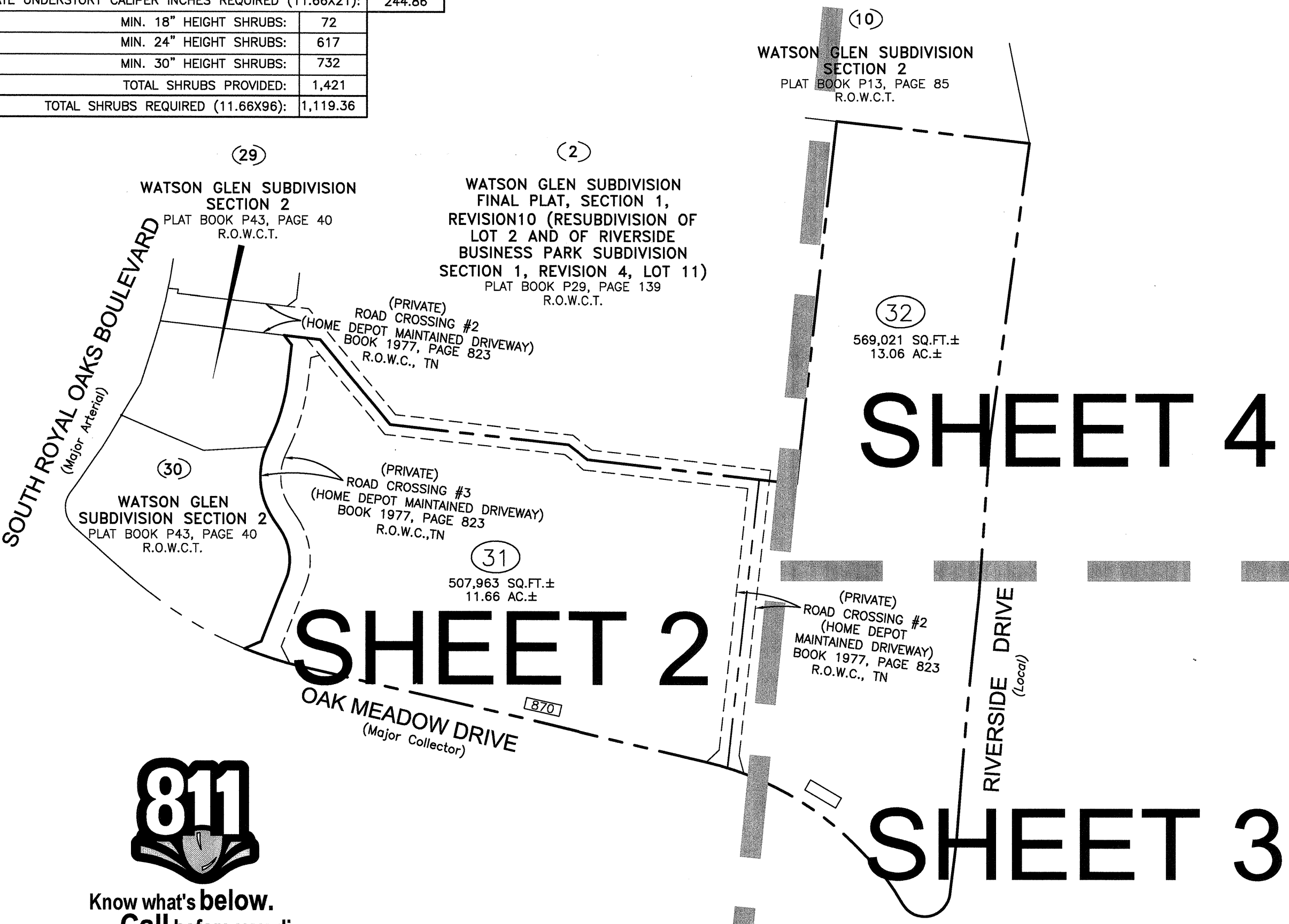
BEING LOT 31 AS SHOWN ON THE FINAL PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2" OF RECORD IN PLAT BOOK P43, PAGE 40, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811



LOCATION MAP
(NOT TO SCALE)



RECORDER'S INFORMATION

REVISED: FEBRUARY 5, 2015
WATSON GLEN SUBDIVISION
SECTION 2 - REVISION 1
RESUBDIVISION OF LOT 31
COF NO. 5765 DRAWN BY: DDB
JOB NO. 14-034 W.O. 9903
DATE: JANUARY 12, 2015
SHEET 1 OF 4

SCALE: 1" = 60'

G:\14034-9903\1-Survey\Plat\RESUB LOT 31\PLAT.DWG



GENERAL NOTES:

- SEE SHEET 1 OF 4 FOR ALL GENERAL NOTES AND REFERENCES.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

SEE SHEET 4
MATCHLINE

RECORDER'S INFORMATION

LEGEND

CM(N)	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊙	FIRE HYDRANT
IR(O)	IRON ROD (OLD)	—W—	WATER LINE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN-SMITH & ASSOCIATES")	-UGE-	UNDERGROUND ELECTRIC LINE
ST	STORM MANHOLE	-X-X-	FENCE
■	CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
*	LIGHT STANDARD	ST	STORM PIPE
—●—	SIGN	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
1234	STREET ADDRESS	P.U.D.E.E.	PUBLIC UTILITY, DRAINAGE & ELECTRIC EASEMENT
XXX	LOT NUMBER	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C5	11300.00'	470.04'	2°23'00"	235.06	470.01'	S05°13'09"W
C6	11300.00'	112.73'	0°34'18"	56.37	112.73'	S06°41'48"W
C7	50.00'	123.89'	141°58'19"	145.10	94.54'	S77°58'06"W
C8	607.96'	486.74'	45°52'19"	257.26	473.85'	N53°58'54"W
C9	607.96'	443.66'	41°48'42"	232.23	433.88'	S51°57'06"E
C10	607.96'	43.08'	4°03'37"	21.55	43.07'	S74°53'15"E

REVISED: FEBRUARY 5, 2015
**WATSON GLEN
SUBDIVISION**
SECTION 2 REVISION 1,
RESUBDIVISION OF LOT 31
COF NO. 5765 DRAWN BY: DDB
JOB NO. 14-034 W.O. 9903
DATE: JANUARY 12, 2015
SHEET 3 OF 4

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 CITY OF FRANKLIN		CERTIFICATE OF SURVEY I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND TRUTHFUL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 24TH DAY OF APRIL, 2015. SURVEYOR: [Signature] 02/05/15		CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS I HEREBY CERTIFY THAT: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1" 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		CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1" 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		CERTIFICATION 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 NOTE 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		FINAL PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE NET AREA: 24.72 AC.± TOTAL LOTS: 2 ACRES NEW ROAD: N/A CIVIL DISTRICT: 9TH MILES NEW ROAD: N/A CLOSURE ERROR: 1:15000 OWNER: E. WARNER BASS, TRUSTEE SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC. SCALE: 1" = 60' 0' 30' 60' 120'	
E. WARNER BASS, TRUSTEE DATE		DATE		DATE		DATE		DATE		DATE	

GENERAL NOTES:

- SEE SHEET 1 OF 4 FOR ALL GENERAL NOTES AND REFERENCES.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM.

RECORDER'S INFORMATION

LEGEND

○IR(O)	IRON ROD (OLD)	⊙	SANITARY SEWER MANHOLE
●IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	○CO	SEWER CLEAN-OUT
○PK(O)	PK NAIL (OLD)	✱	LIGHT STANDARD
●PK(N)	PK NAIL (NEW)	-X-X-	FENCE
⊙	FIRE HYDRANT	-SA-	SANITARY SEWER LINE
⋈	WATER VALVE	-UGE-	UNDERGROUND ELECTRIC LINE
■	CATCH BASIN	====	REINFORCED CONCRETE PIPE
○B	BOLLARD	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	P.U.D.E.E.	PUBLIC UTILITY, DRAINAGE & ELECTRIC EASEMENT
		XXX	LOT NUMBER
		1234	STREET ADDRESS

SEE SHEET 2
MATCH LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S51°35'24"E	47.17'

CROSS-ACCESS EASEMENT
ROAD CROSSING #2
(HOME DEPOT MAINTAINED DRIVEWAY)
BOOK 1977, PAGE 823
R.O.W.C., TN

20' SANITARY SEWER
EASEMENT PER FRANKLIN
ENGINEERING DEPT.

ACCESS
EASEMENT

NO BUILD AREA
BOOK 1977, PAGE 823
R.O.W.C., TN

31
507,963 SQ.FT.±
11.66 AC.±

2
WATSON GLEN SUBDIVISION
SECTION 1, REVISION 10
PLAT BOOK 29, PAGE 139,
R.O.W.C., TENNESSEE

MAP 79, PARCEL 101.10
HD DEVELOPMENT OF
MARYLAND, INC.
BOOK 4406, PAGE 792,
R.O.W.C., TENNESSEE

N06°24'16"E 708.89'

20' P.U.D.E.

32
569,021 SQ.FT.±
13.06 AC.±

WATSON GLEN SUBDIVISION
SECTION 2
PLAT BOOK P13, PAGE 85
R.O.W.C.T.

S83°32'35"E 377.77'

20' P.U.D.E.

CM(O)
RIVERSIDE DRIVE PAVEMENT
ENDS AT THIS POINT.
RIVERSIDE DRIVE
(LOCAL) (RIGHT-OF-WAY VARIES)

S07°40'29"W 577.88'

20' P.U.D.E.

CHAIN LINK FENCE

S04°01'39"W 310.67'

MATCH LINE
SEE SHEET 3

REVISED: FEBRUARY 5, 2015

WATSON GLEN
SUBDIVISION
SECTION 2 REVISION 1,
RESUBDIVISION OF LOT 31

COF NO. 5765 DRAWN BY: DDB
JOB NO. 14-034 W.O. 9903
DATE: JANUARY 12, 2015
SHEET 4 OF 4

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

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

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY

DATE

CITY OF FRANKLIN

DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND
DESCRIBED HEREON AS EVIDENCED IN BOOK 1347, PAGE 645, R.O.W.C. TENNESSEE, ADOPT
THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED 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 OF THE
PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY,
EXCEPT AS FOLLOWS: BOOK PAGE R.O.W.C.

E. WARNER BASS, TRUSTEE DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN
HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN
HEREON HAVE BEEN PLACED AS INDICATED THIS SUBDIVISION PLAT
CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION
ON THE 24TH DAY OF APRIL, 2014.

SURVEYOR
E. WARNER BASS, TRUSTEE
DATE 02/05/15

CERTIFICATE OF APPROVAL OF
WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- THE WATER AND SEWER SYSTEMS DESIGNATED IN "WATSON GLEN SUBDIVISION,
SECTION 2, REVISION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY
SPECIFICATIONS, OR
- A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ FOR
THE WATER SYSTEM AND \$ FOR THE SEWER SYSTEM HAS BEEN POSTED
WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF
STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

- THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN "WATSON GLEN
SUBDIVISION, SECTION 2, REVISION 1" HAVE BEEN INSTALLED IN ACCORDANCE
WITH CITY SPECIFICATIONS, OR
- A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ FOR
STREETS, \$ FOR DRAINAGE, AND \$ FOR
SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO
ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE DATE

CERTIFICATION 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 NOTE IN THE PLANNING
COMMISSION MINUTES FOR THE DAY OF 20
AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE
REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NET AREA: 24.72 AC.± TOTAL LOTS: 2
ACRES NEW ROAD: N/A CIVIL DISTRICT: 9TH
MILES NEW ROAD: N/A CLOSURE ERROR: 1:15000

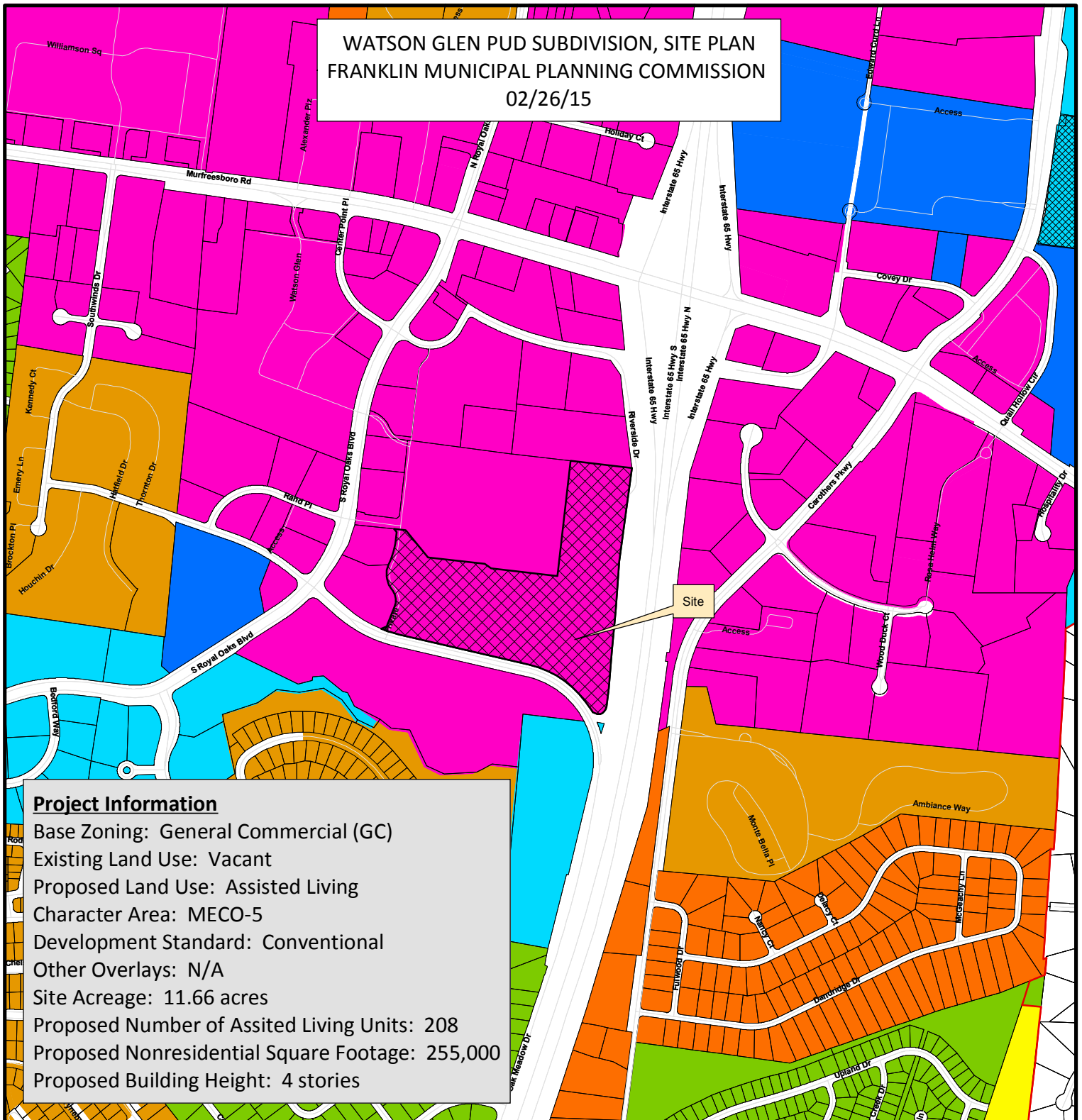
OWNER: E. WARNER BASS, TRUSTEE

SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

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

G:\14034-9903\1-Survey\Plat\RESUB LOT 31\PLAT.DWG

WATSON GLEN PUD SUBDIVISION, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
02/26/15



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Assisted Living
Character Area: MECO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 11.66 acres
Proposed Number of Assited Living Units: 208
Proposed Nonresidential Square Footage: 255,000
Proposed Building Height: 4 stories

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



0 250 500 1,000
Feet

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

CONDITIONS OF APPROVAL:**Engineering - Site Plan Checklist****General Comments****1. B. General Information**

- Sureties to be posted in the amount of:

I. City Water: \$125,000

III. Streets (including private streets): \$12,000

V. Sidewalks: \$3,000

VI. Drainage: \$275,000

VII. Green Infrastructure: \$494,000

2. I. Grading Plan

- Thank you for the clarification. Numbered label for Structure 16 appears to have been deleted or obscured from the plan views, though callout line is still visible. Please show the numbered label.

3. J. Stormwater Management Plan

- A soil infiltration test report will be required for all soils where Level 2 water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates and to determine whether an upturned elbow in the underdrain may be necessary to increase the internal wet storage volume and promote enhanced infiltration.

The added note regarding post-installation testing is acceptable.

Parks**General Comments****4. Parkland information**

- Parks-Fees shall be due before recording final plat. This process could take up to a month to complete.

Performance Agreement and Surety**General Comments****5. Landscape**

- Landscape surety shall be posted prior to issuance of building permit in the amount of \$270,000.

Stormwater**General Comments****6. Bioretention**

- Applicant shall call out protected bio-retention areas in initial erosion control sheet.

7. EPSC

- Applicant shall show concrete washout in initial erosion control sheet.

8. EPSC

- Applicant shall show where de-watering device point and outfall from temporary sediment basin is located, in Erosion Control Plan.

9. Stream Buffer

- Note 3 of the stream buffer enhancement note can read to include herbicide treatment of invasive species if desired.

10. Bioretention

- Label or call out bioretention areas on the landscape sheet.

Water/Sewer**General Comments****11. Sanitary sewer**

- Comment closed.
- The size of the western most sewer service shall be labeled as 6". Applicant shall revise sewer service size.

12. Water

- Agreed to private water line feeding fire hydrants tee behind fire meter and double detector check. The private 6" water line will not be allowed to enter public water line easement to access fire hydrants. This easement is for the 10" public line only. A note shall be added that the private fire hydrants are to be painted silver.

13. Water line design

- Applicant did not fully address comment.
 - Minimize areas where the public water line is under curbs. The water line is not permitted to be under the curb line, a minimum of 3' shall be maintained between water and curbs.
 - The water line fittings (vertical and horizontal) shall be minimized. Pipe deflection shall be shown to align pipe. Pipe deflection shall not exceed maximum manufactures specifications or exceed acceptable depth for water management.
 - Applicant shall label engineered fill areas on plan and profile. and add geo-tech note from General requirement and specifications on engineered fill.

Zoning

[2014.11.14_SOMERBY.pdf](#)

14. Retaining Wall

- Provide a construction detail of the proposed walls. If more than one type of wall is proposed, provide additional details. The details should indicate the type of wall proposed and the proposed wall face material.

15. Lighting

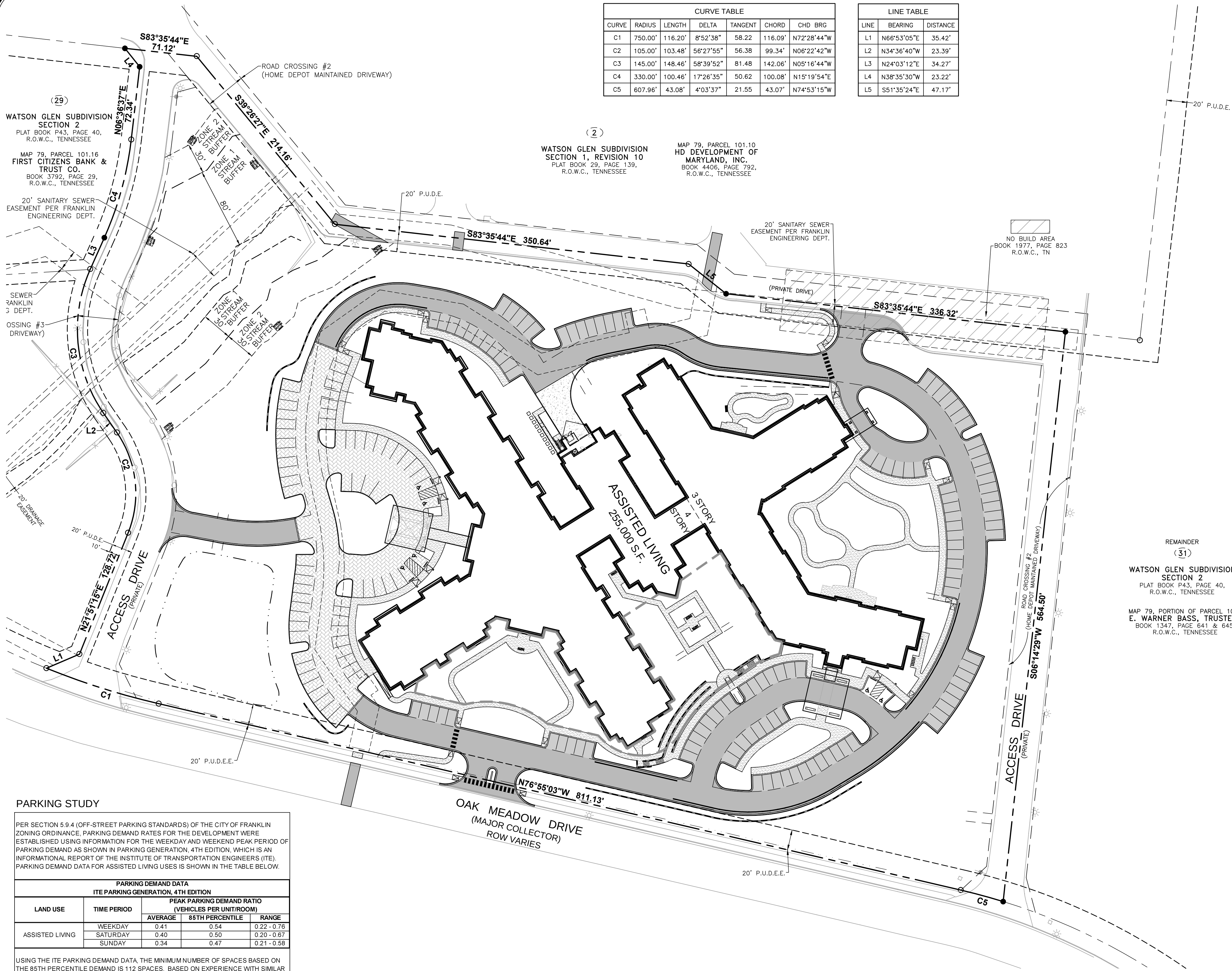
- Please clarify whether any exterior building lighting is proposed. If so, these lights and details need to be added to the photometric plan.

16. Color Elevations

- The material charts showing the SF and % of materials is based on the net façade area (excludes doors, glazing, awnings and similar treatments). Please stipulate if the SF in the chart is the net SF. The gross SF should also be listed. Revise the charts to meet this requirement.

17. HVAC

- Provide additional screening of the HVAC from all directions. Also please clarify that these are the only mechanical units proposed.



PARKING STUDY

PER SECTION 5.9.4 (OFF-STREET PARKING STANDARDS) OF THE CITY OF FRANKLIN ZONING ORDINANCE, PARKING DEMAND RATES FOR THE DEVELOPMENT WERE ESTABLISHED USING INFORMATION FOR THE WEEKDAY AND WEEKEND PEAK PERIOD OF PARKING DEMAND AS SHOWN IN PARKING GENERATION, 4TH EDITION, WHICH IS AN INFORMATIONAL REPORT OF THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE). PARKING DEMAND DATA FOR ASSISTED LIVING USES IS SHOWN IN THE TABLE BELOW.

PARKING DEMAND DATA ITE PARKING GENERATION, 4TH EDITION				
LAND USE	TIME PERIOD	PEAK PARKING DEMAND RATIO (VEHICLES PER UNIT/ROOM)		
		AVERAGE	85TH PERCENTILE	RANGE
ASSISTED LIVING	WEEKDAY	0.41	0.54	0.22 - 0.76
	SATURDAY	0.40	0.50	0.20 - 0.67
	SUNDAY	0.34	0.47	0.21 - 0.58

USING THE ITE PARKING DEMAND DATA, THE MINIMUM NUMBER OF SPACES BASED ON THE 85TH PERCENTILE DEMAND IS 112 SPACES. BASED ON EXPERIENCE WITH SIMILAR PROJECTS, THE DESIRED PARKING TO BE PROVIDED HAS BEEN ESTABLISHED AT 185 SPACES. THE PARKING SUMMARY IN THE SITE DATA TABLE INCLUDES A TABULATION OF REQUIRED PARKING ELEMENTS (SIZE, ACCESSIBLE SPACES, PERVIOUS/IMPERVIOUS SURFACES).

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 5 % Required
Site Acreage: 11.66 Acres Open Space Acreage Required: .58 Acres
Formal Open Space (5% of gross development area): 25,265 square feet
Informal Open Space (0% of gross development area): 0 square feet

Formal Open Space Provided:					
Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	25,265 s.f.	5,287 s.f.	21%(80% Permitted)
Total Provided:			25,265 s.f.		

TRIP GENERATION:							
Description	Daily	A.M. Peak Hour			P.M. Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
207 Units (Based on 259 Beds)	484	23	13	36	25	32	57

⁽¹⁾ Trip Generation is based on ITE Trip Generation Manual, 9th Edition

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	750.00'	116.20'	8°52'38"	58.22	116.09'	N72°28'44"W
C2	105.00'	103.48'	56°27'55"	56.38	99.34'	N06°22'42"W
C3	145.00'	148.46'	58°39'52"	81.48	142.06'	N05°16'44"W
C4	330.00'	100.46'	17°26'35"	50.62	100.08'	N15°19'54"E
C5	607.96'	43.08'	4°03'37"	21.55	43.07'	N74°53'15"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°53'05"E	35.42'
L2	N34°36'40"W	23.39'
L3	N24°03'12"E	34.27'
L4	N38°35'30"W	23.22'
L5	S51°35'24"E	47.17'

SITE DATA:

PROPERTY INFORMATION:

SUBDIVISION: WATSON GLEN SECTION 2
LOT: 31
STREET ADDRESS: 870 OAK MEADOW DRIVE
CIVIL DISTRICT: NINE
TAX MAP: 79
PARCEL: 10100
LOT SIZE: 11.66 AC. (507,963 S.F.)

ZONING INFORMATION:

ZONING CLASSIFICATION: CC - GENERAL COMMERCIAL DISTRICT
ZONING OVERLAY: NONE PRESENT WITHIN 500' OF SITE
CHARACTER AREA: MECO-5
DEVELOPMENT STANDARDS (500' FROM SITE): BOTH ARE APPLICABLE
PROPOSED DEVELOPMENT STANDARDS: CONVENTIONAL
EXISTING LAND USE: VACANT LAND
INCOMPATIBLE USE BUFFER: N/A
BUILDING SETBACKS (PER ZONING):
FRONT: 30'
SIDE: 15'
REAR: 25'

OWNER:

E. WARNER BASS
NEFF/BASS FAMILY PARTNERS, LP
150 3RD AVE S #2800
NASHVILLE, TN 37201

PROJECT ENGINEER:

LEE HORN, P.E.
RAGAN-SMITH & ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
lhorn@ragansmith.com

PROJECT INFORMATION:

CITY OF FRANKLIN PROJ. # ----
BUILDING HEIGHT PROVIDED: 4 STORIES (60'-0" FROM F.F.E.)
BUILDING AREA/NO.# OF ROOMS: 255,000 S.F./208 ROOMS
PARKING SUMMARY:
REQUIRED:
SIZE: 9'X18', 9'X16' ADJ. TO 7' WALK, & 10' WIDE SPACES NEXT TO ISLANDS)
CODE: 112 SPACES (VARIABLE PARKING DEMAND: 5.9.4(4) PER ITE)
MAX. PARKING LIMIT: 134 SPACES (120% OF REQUIREMENT)
PERVIOUS SPACES REQ: 51 SPACES (185 PROVIDED-134 MAX)

PROVIDED:
PERVIOUS: 69 SPACES
IMPERVIOUS: + 116 SPACES
TOTAL PROVIDED: 185 (INCLUDES 6 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIRED: 10 SPACES (@ 1/20 PARKING SPACES)
BICYCLE PARKING PROVIDED: 10 SPACES
LANDSCAPE SUMMARY:
MIN. REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): 0.30 (3.5 AC.)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): 0.59 (6.89 AC.)
FORMAL OPEN SPACE REQUIRED (5% OF DEV. AREA): .58 AC
FORMAL OPEN SPACE PROVIDED: .58 AC
ALLOWABLE PERCENT OF FORMAL OPEN SPACE TO BE PAVED: 80% (.46 AC.)
PERCENT OF FORMAL OPEN SPACE PAVED: 21% (.12 AC.)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER: 15.95% (1.86 AC.)
PERCENT AND ACREAGE TREE COVER REQUIRED: 4.15% (.48 AC.)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED: 6.00% (0.70 AC.)
NUMBER AND DBH OF SPECIMEN TREES REMOVED: (3) 88"
PARKLAND DEDICATION: SEE BELOW

SURVEY INFORMATION:

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES, INC.

MINERAL RIGHTS NOTE:

ACCORDING TO A COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 01288-19329, WITH AN EFFECTIVE DATE OF AUGUST 4, 2014 AT 8:00 A.M., THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF MINERAL RIGHTS.

FLOOD INFORMATION:

FEMA MAP #: 47187C0212F
EFFECTIVE DATE: SEPT. 29, 2006
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FLOOD EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED; SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOTECHNICAL INFORMATION:

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY TERRA NOVA ENGINEERING, PLLC DATED DECEMBER 21, 2014. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ANY/ALL GEOTECHNICAL REPORT & LETTER OF SUPPLEMENTAL TEST PITS EXPLORATION & ADDITIONAL GEOTECHNICAL RECOMMENDATIONS AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT.

ANTICIPATED DEVELOPMENT SCHEDULE

ALL DEVELOPMENT TO BE CONSTRUCTED IN ONE PHASE.
EXPECTED COMMENCEMENT DATE: SPRING/EARLY SUMMER 2015
ESTIMATED DATE OF COMPLETION: 17-18 MONTHS FROM COMMENCEMENT

NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSSZONE 4100; NAD 83 DATUM.

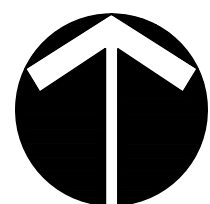
PARKLAND DEDICATION CALCULATIONS:

TOTAL UNITS: 208
STATE LICENSED UNITS: 72 (DOES NOT COUNT TOWARD PARKLAND DEDICATION)
UNLICENSED UNITS: 136
35 UNITS x 1200sf= 42,000 SF
101 UNITS x 600sf= 60,600 SF
TOTAL OF 102,600 SF OR 2.355 AC REQUIRED FOR PARKLAND DEDICATION***

***FEES IN LIEU OF PARKLAND DEDICATION IS REQUESTED/PROPOSED FOR THIS DEVELOPMENT. A CERTIFIED APPRAISAL WILL BE PROVIDED TO THE PARKS DEPT.



Know what's below.
Call before you dig.

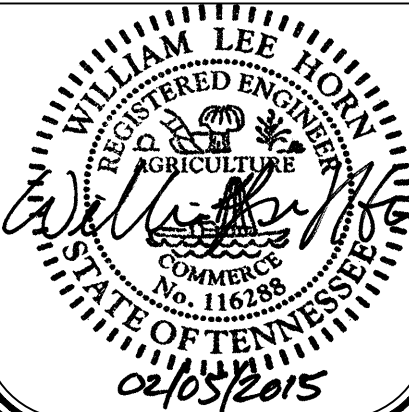


FRANKLIN PROJECT #5766

WATSON GLEN SUBDIVISION SECTION 2,
SITE PLAN (SOMERBY)
DOMINION PARTNERS, LLC

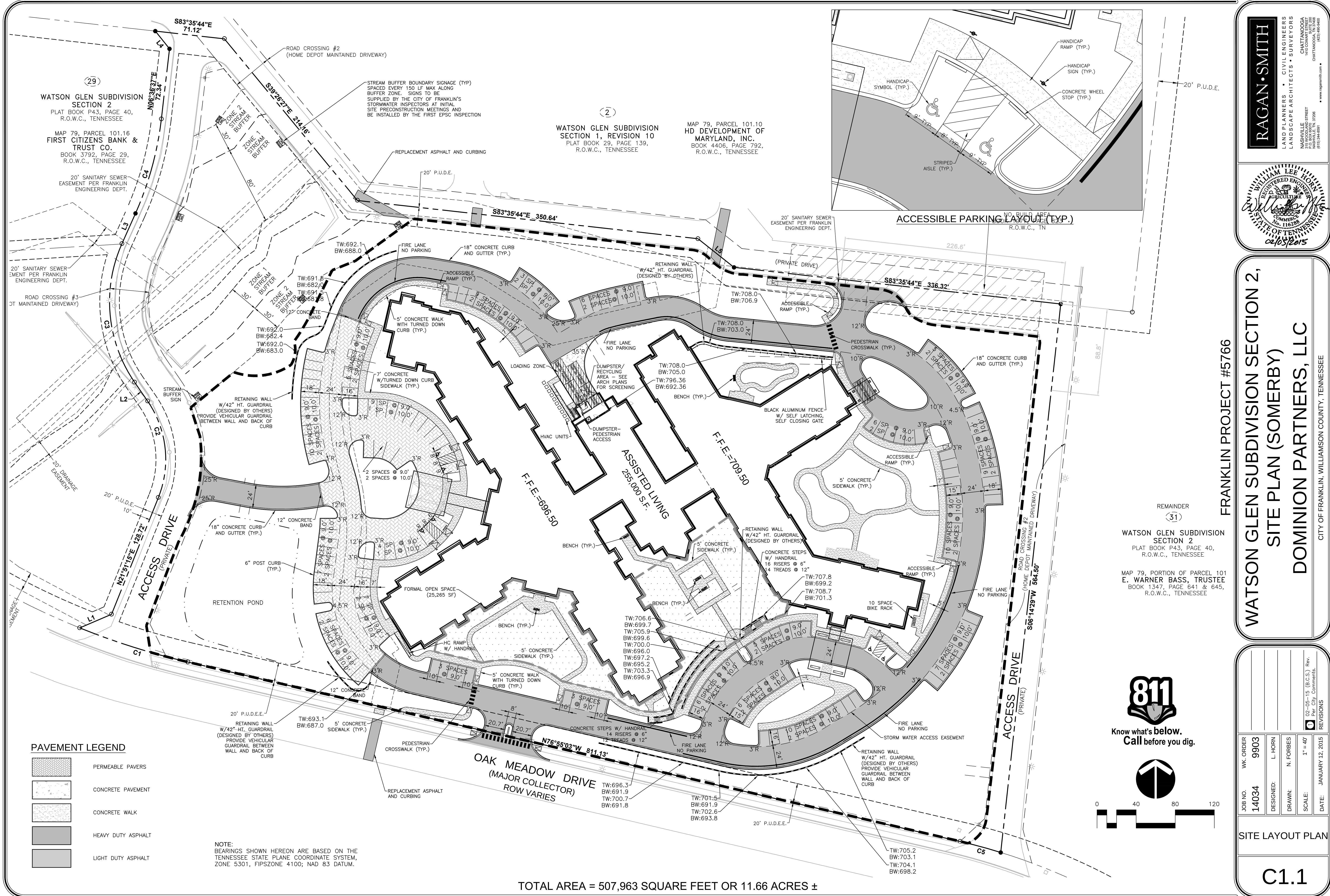
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN-SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
1415 COMMERCE STREET
NASHVILLE, TN 37203
(615) 244-8591
www.ragansmith.com



WK. ORDER	9903	DESIGNED:	L. HORN	DRAWN:	B. SHRUM	SCALE:	1" = 50'	DATE:	JANUARY 12, 2015
JOB NO.	14034	OVERALL SITE LAYOUT PLAN							

C1.0

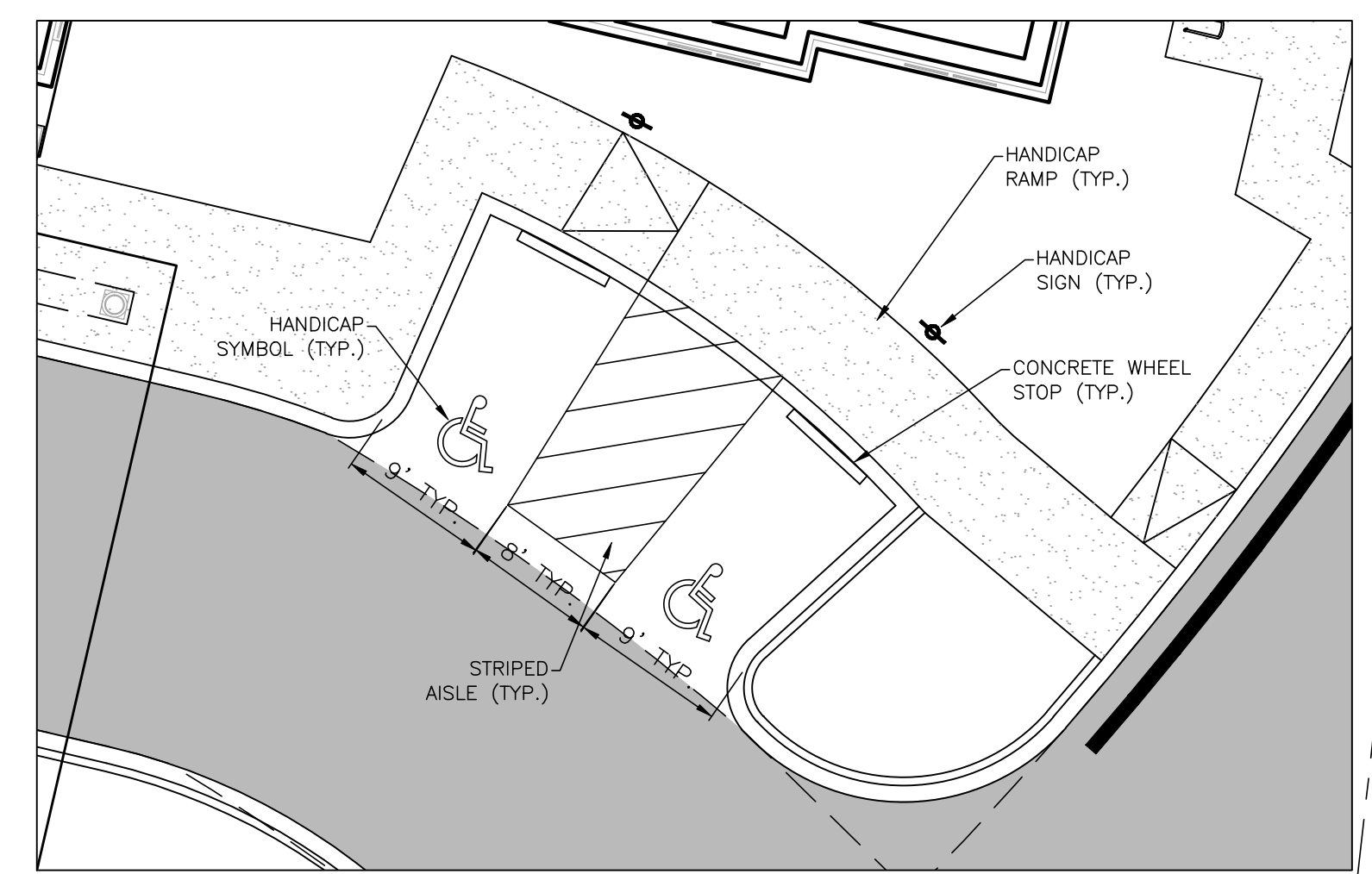


PAVEMENT LEGEND

[Pattern]	PERMEABLE PAVERS
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE WALK
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	LIGHT DUTY ASPHALT

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

TOTAL AREA = 507,963 SQUARE FEET OR 11.66 ACRES ±



Know what's below.
Call before you dig.

0 40 80 120

FRANKLIN PROJECT #5766

**WATSON GLEN SUBDIVISION SECTION 2,
SITE PLAN (SOMERBY)
DOMINION PARTNERS, LLC**

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01/12/2015	N. FORBES	ISSUED FOR PERMIT

WK. ORDER: 14034
DESIGNED: L. HORN
DRAWN: N. FORBES
SCALE: 1" = 40'
DATE: JANUARY 12, 2015

SITE LAYOUT PLAN

C1.1

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
1415 COBBLESTONE BLVD., SUITE 200
NASHVILLE, TN 37203
(615) 244-8571
www.ragan-smith.com

WILLIAM LEE HORN
REGISTERED ENGINEER
AGRICULTURE
No. 1166
EXPIRES 12/31/2015
02/05/2015



MATERIAL	SF	%
BRICK	1,174	16%
SIDING	3,196	45%
SHAKE	1,332	19%
STONE	1,451	20%
TOTAL	7,153	100%

1 ASSISTED LIVING: EAST ELEVATION
SCALE: 3/32"=1'-0"

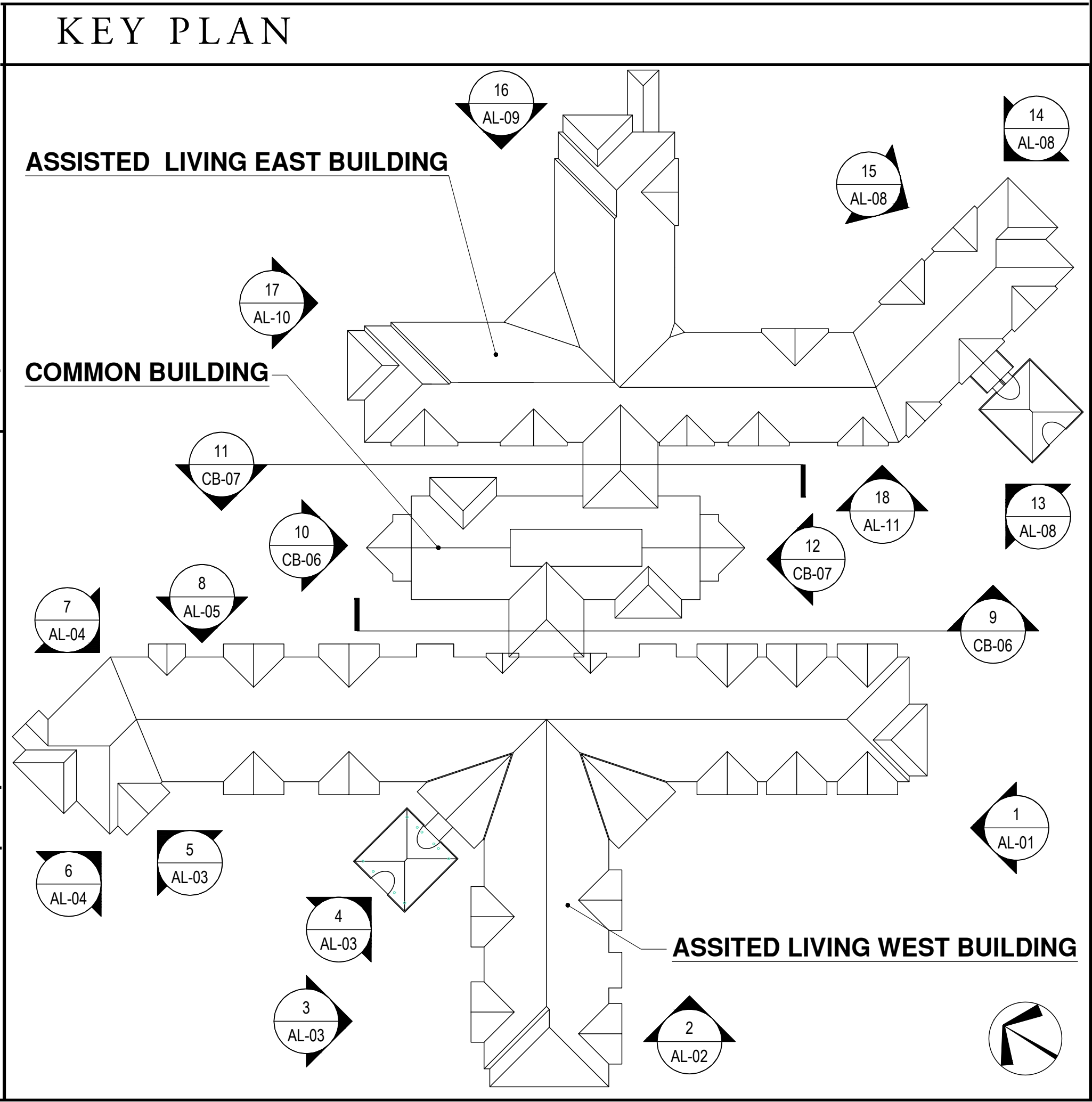
COLOR LEGEND		
1		(Trim) White - tan
2		(Body 1) Light gray
3		(Body 2) Medium gray
4		(Body 3) Soft bronze
5		(Gutters, Downspouts & louvers) Bronze

MATERIAL LEGEND		
A		cementitious lap siding with 6" exposure
B		cementitious lap "shingle style" siding w/ 6" exposure
C		brick veneer - gray -tan
D		cultured stone - brown, tan, gray blend
E		Roof shingles - charcoal
F		standing seam metal roof - bronze

STAMP

SHEET NO.

AL - 01





399'-1"

MATERIAL	SF	%
BRICK	2,402 SF	21%
SIDING	5,650 SF	50%
SHAKE	1,847 SF	17%
STONE	1,293 SF	12%
TOTAL	11,192 SF	100%

2

ASSISTED LIVING: SOUTH ELEVATION

SCALE: 3/32"=1'-0"

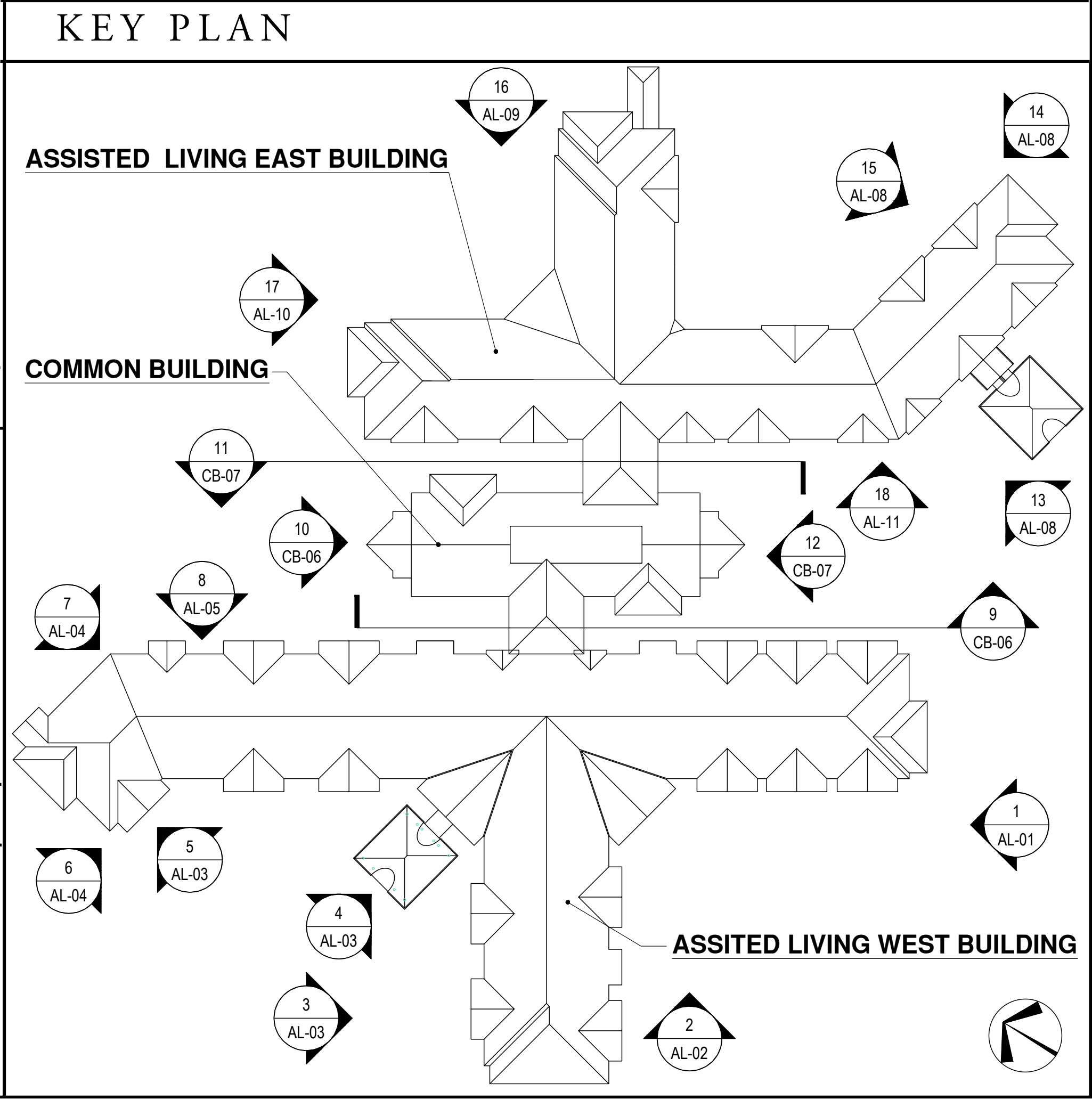
COLOR LEGEND		
1		(Trim) White - tan
2		(Body 1) Light gray
3		(Body 2) Medium gray
4		(Body 3) Soft bronze
5		(Gutters, Downspouts & louvers) Bronze

MATERIAL LEGEND		
A		cementitious lap siding with 6" exposure
B		cementitious lap "shingle style" siding w/ 6" exposure
C		brick veneer - gray -tan
D		cultured stone - brown, tan, gray blend
E		Roof shingles - charcoal
F		standing seam metal roof - bronze

STAMP

SHEET NO.

AL - 0 2





5 ASSISTED LIVING:
SW ELEVATION

SCALE: 3/32"=1'-0"

MATERIAL	SF	%
BRICK	208 SF	13%
SIDING	769 SF	47%
SHAKE	252 SF	15%
STONE	403 SF	25%
TOTAL	1632 SF	100%



4 ASSISTED LIVING:
ENTRY ELEVATION

SCALE: 3/32"=1'-0"

MATERIAL	SF	%
BRICK	563 SF	20%
SIDING	1,313 SF	46%
SHAKE	550 SF	19%
STONE	406 SF	14%
TOTAL	2,832 SF	100%



3 ASSISTED LIVING: WEST ELEVATION

SCALE: 3/32"=1'-0"

MATERIAL	SF	%
BRICK	927 SF	23%
SIDING	2,191 SF	54%
SHAKE	503 SF	12%
STONE	463 SF	11%
TOTAL	4,084 SF	100%

KEY PLAN

ASSISTED LIVING EAST BUILDING

COMMON BUILDING

ASSITED LIVING WEST BUILDING

COLOR LEGEND

1		(Trim) White - tan
2		(Body 1) Light gray
3		(Body 2) Medium gray
4		(Body 3) Soft bronze
5		(Gutters, Downspouts & louvers) Bronze

MATERIAL LEGEND

A		cementitious lap siding with 6" exposure
B		cementitious lap "shingle style" siding w/ 6" exposure
C		brick veneer - gray -tan
D		cultured stone - brown, tan, gray blend
E		Roof shingles - charcoal
F		standing seam metal roof - bronze

STAMP



SHEET NO.

AL - 03



ASSISTED LIVING:
NW ELEVATION

7

SCALE: 3/32"=1'-0"

MATERIAL	SF	%
BRICK	403 SF	17%
SIDING	1,068 SF	46%
SHAKE	155 SF	7%
STONE	713 SF	30%
TOTAL	2339 SF	100%



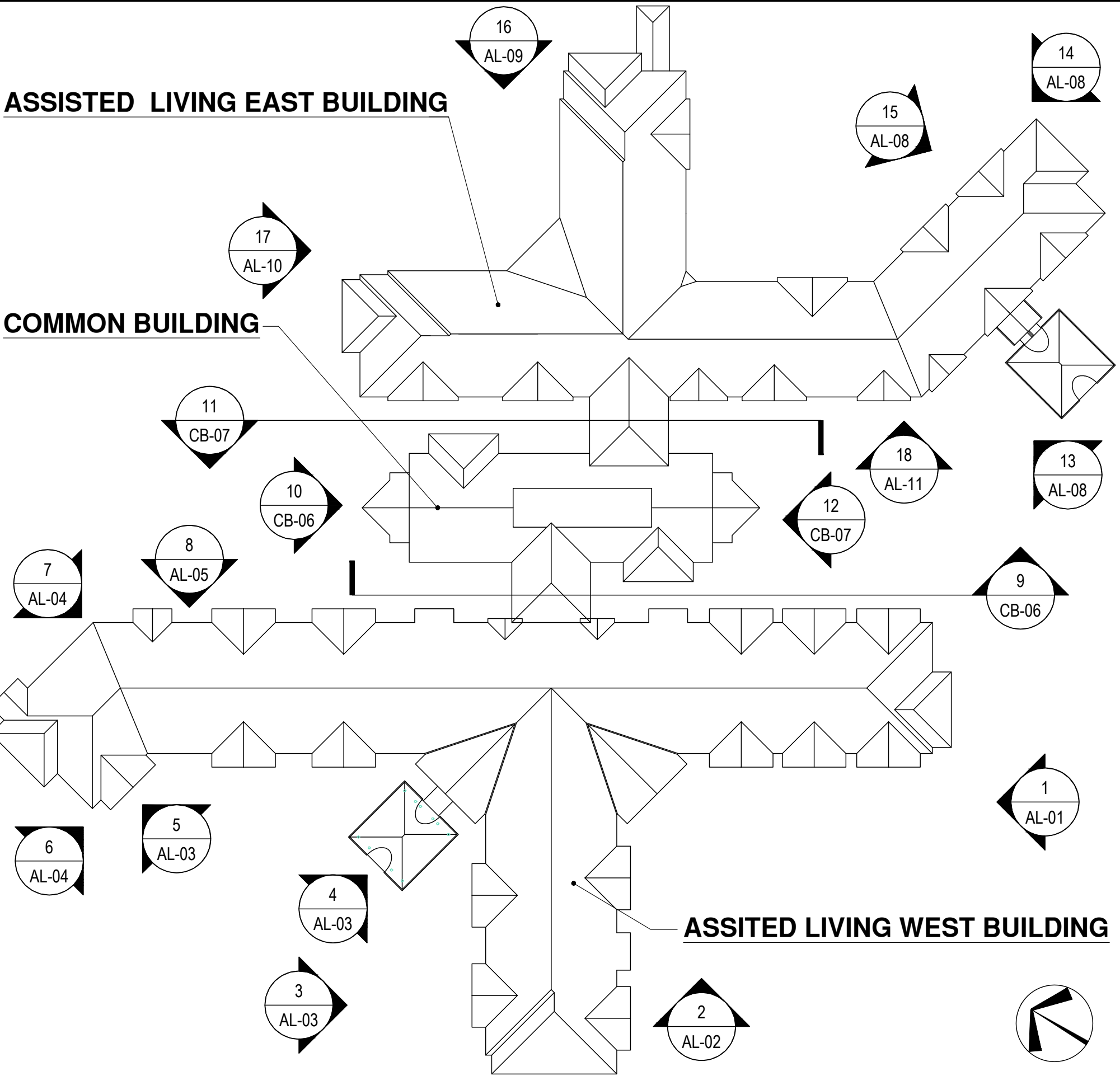
ASSISTED LIVING:
WEST ELEVATION

6

SCALE: 3/32"=1'-0"

MATERIAL	SF	%
BRICK	366 SF	11%
SIDING	1,233 SF	38%
SHAKE	767 SF	23%
STONE	900 SF	28%
TOTAL	3,266 SF	100%

KEY PLAN



COLOR LEGEND		
1		(Trim) White - tan
2		(Body 1) Light gray
3		(Body 2) Medium gray
4		(Body 3) Soft bronze
5		(Gutters, Downspouts & louvers) Bronze

MATERIAL LEGEND		
A		cementitious lap siding with 6" exposure
B		cementitious lap "shingle style" siding w/ 6" exposure
C		brick veneer - gray -tan
D		cultured stone - brown, tan, gray blend
E		Roof shingles - charcoal
F		standing seam metal roof - bronze

STAMP
SHEET NO.
AL - 04



437'-1"

MATERIAL	SF	%
BRICK	2,619 SF	20%
SIDING	6,793 SF	53%
SHAKE	1,725 SF	13%
STONE	1,764 SF	14%
TOTAL	12,901 SF	100%

8

ASSISTED LIVING: NORTH ELEVATION

SCALE: 3/32"=1'-0"

COLOR LEGEND

1

(Trim) White - tan

2

(Body 1) Light gray

3

(Body 2) Medium gray

4

(Body 3) Soft bronze

5

(Gutters, Downspouts & louvers) Bronze

MATERIAL LEGEND

A

cementitious lap siding with 6" exposure

B

cementitious lap "shingle style" siding w/ 6" exposure

C

brick veneer - gray -tan

D

cultured stone - brown, tan, gray blend

E

Roof shingles - charcoal

F

standing seam metal roof - bronze

STAMP

SHEET NO.

AL - 05

KEY PLAN

ASSISTED LIVING EAST BUILDING

COMMON BUILDING

ASSITED LIVING WEST BUILDING



MATERIAL	SF	%
BRICK	1,080 SF	41%
SIDING	1,034 SF	39%
SHAKE	0 SF	0%
STONE	509 SF	19%
TOTAL	2,623 SF	100%

COMMON BUILDING:
SOUTH ELEVATION

10

SCALE: 3/32"=1'-0"



MATERIAL	SF	%
BRICK	1,441 SF	45%
SIDING	1,098 SF	34%
SHAKE	315 SF	10%
STONE	367 SF	11%
TOTAL	3,221 SF	100%

COMMON BUILDING: EAST ELEVATION

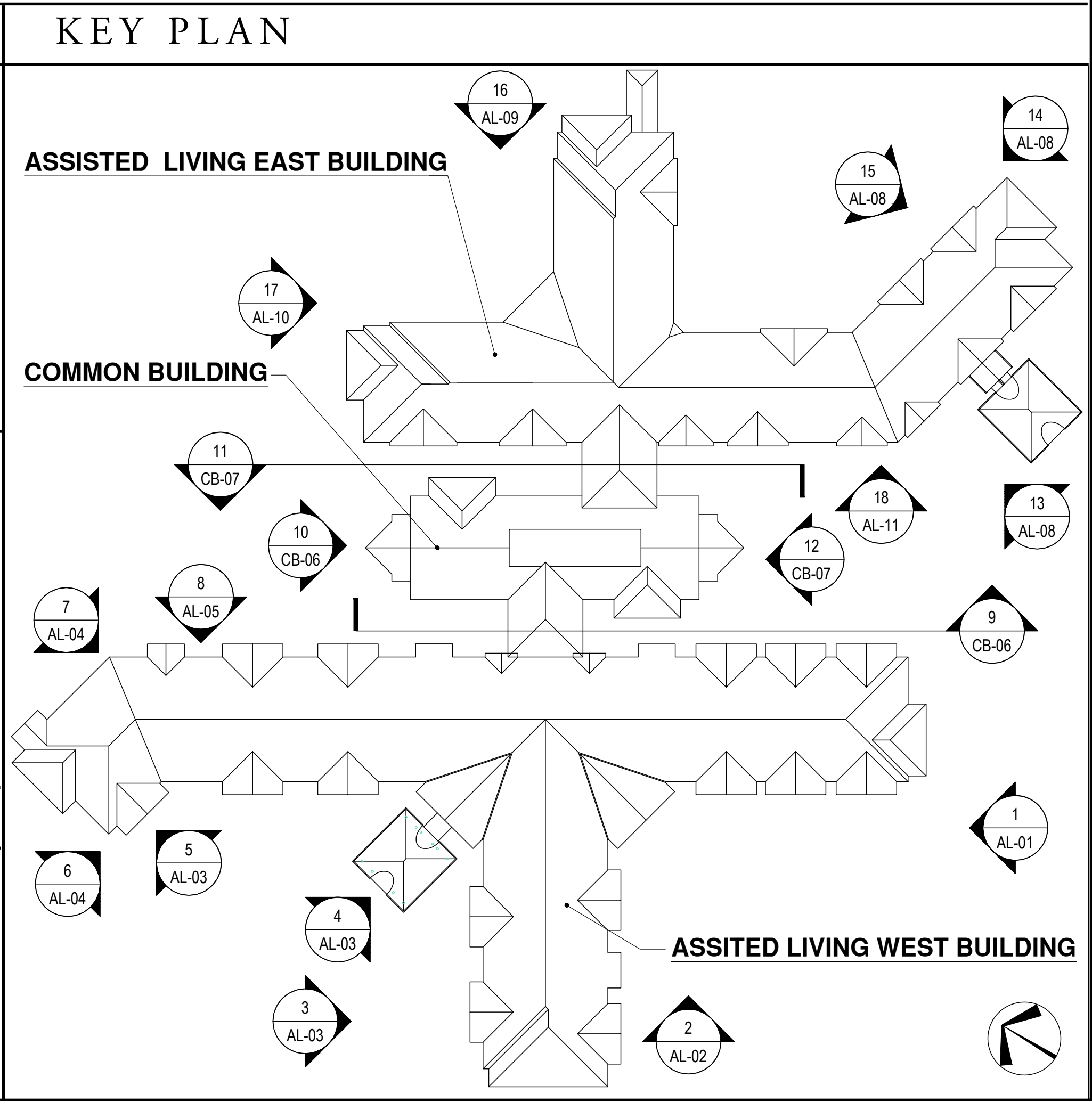
9

SCALE: 3/32"=1'-0"

COLOR LEGEND		
1		(Trim) White - tan
2		(Body 1) Light gray
3		(Body 2) Medium gray
4		(Body 3) Soft bronze
5		(Gutters, Downspouts & Louvers) Bronze

MATERIAL LEGEND		
A		cementitious lap siding with 6" exposure
B		cementitious lap "shingle style" siding w/ 6" exposure
C		brick veneer - gray -tan
D		cultured stone - brown, tan, gray blend
E		Roof shingles - charcoal
F		standing seam metal roof - bronze

STAMP	
SHEET NO.	
CB - 06	





MATERIAL	SF	%
BRICK	587 SF	24%
SIDING	1,618 SF	67%
SHAKE	0 SF	0%
STONE	204 SF	8%
TOTAL	2,409 SF	100%

12 COMMON BUILDING:
NORTH ELEVATION
SCALE: 3/32"=1'-0"



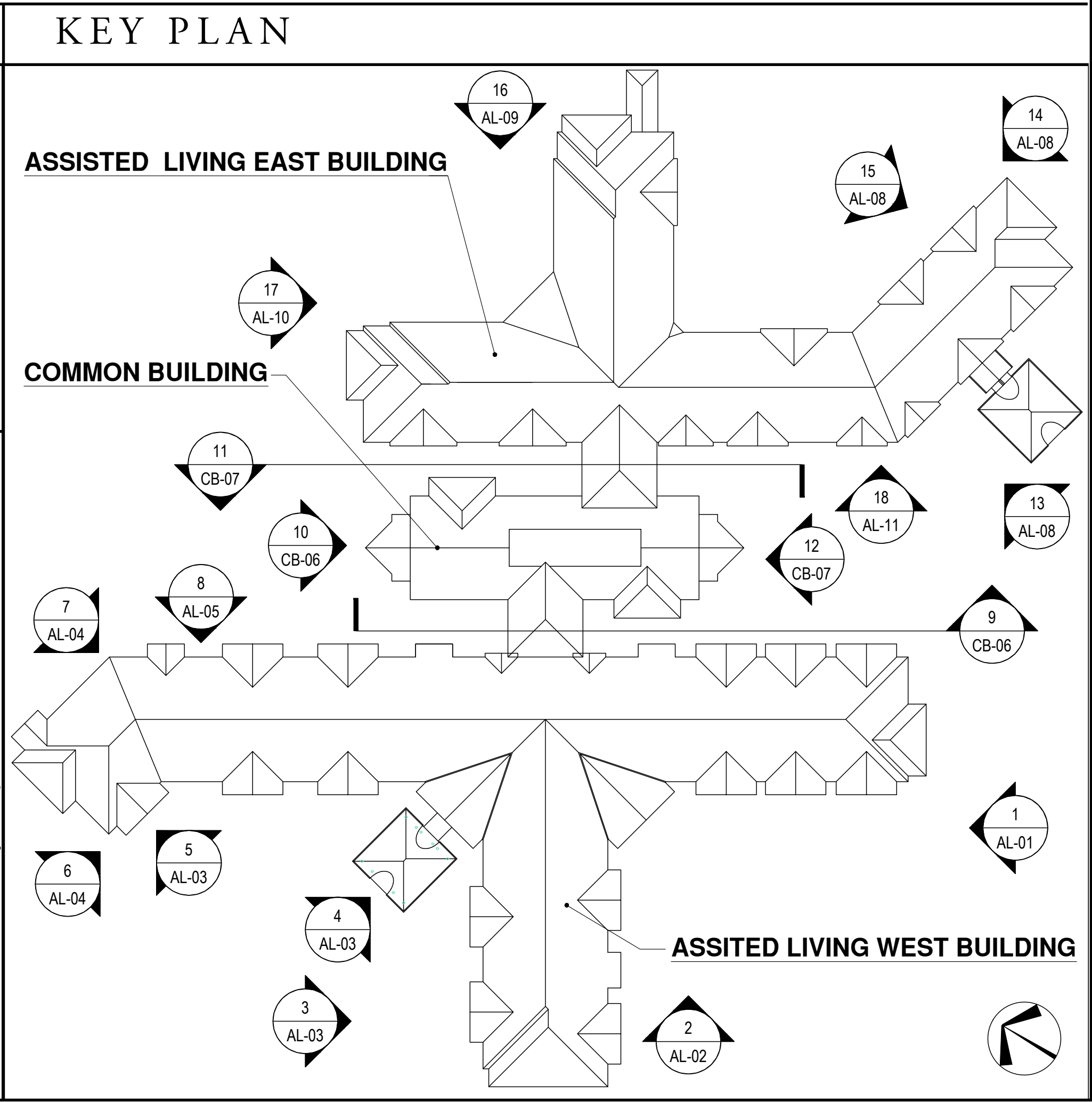
MATERIAL	SF	%
BRICK	1,313 SF	46%
SIDING	630 SF	22%
SHAKE	553 SF	19%
STONE	367 SF	13%
TOTAL	2,863 SF	100%

11 COMMON BUILDING: WEST ELEVATION
SCALE: 3/32"=1'-0"

COLOR LEGEND		
1		(Trim) White - tan
2		(Body 1) Light gray
3		(Body 2) Medium gray
4		(Body 3) Soft bronze
5		(Gutters, Downspouts & Louvers) Bronze

MATERIAL LEGEND		
A		cementitious lap siding with 6" exposure
B		cementitious lap "shingle style" siding w/ 6" exposure
C		brick veneer - gray -tan
D		cultured stone - brown, tan, gray blend
E		Roof shingles - charcoal
F		standing seam metal roof - bronze

STAMP	
SHEET NO.	
CB - 07	





MATERIAL	SF	%
BRICK	813 SF	29%
SIDING	1,311 SF	47%
SHAKE	518 SF	18%
STONE	160 SF	6%
TOTAL	2,802 SF	100%

15 ASSISTED LIVING:
NORTHEAST ELEVATION
SCALE: 3/32"=1'-0"

MATERIAL	SF	%
BRICK	308 SF	16%
SIDING	1,353 SF	71%
SHAKE	153 SF	8%
STONE	90 SF	5%
TOTAL	1,904 SF	100%

14 ASSISTED LIVING:
EAST ELEVATION
SCALE: 3/32"=1'-0"

MATERIAL	SF	%
BRICK	759 SF	31%
SIDING	1,166 SF	47%
SHAKE	447 SF	18%
STONE	100 SF	4%
TOTAL	2,472 SF	100%

13 ASSISTED LIVING:
SOUTHEAST ELEVATION
SCALE: 3/32"=1'-0"

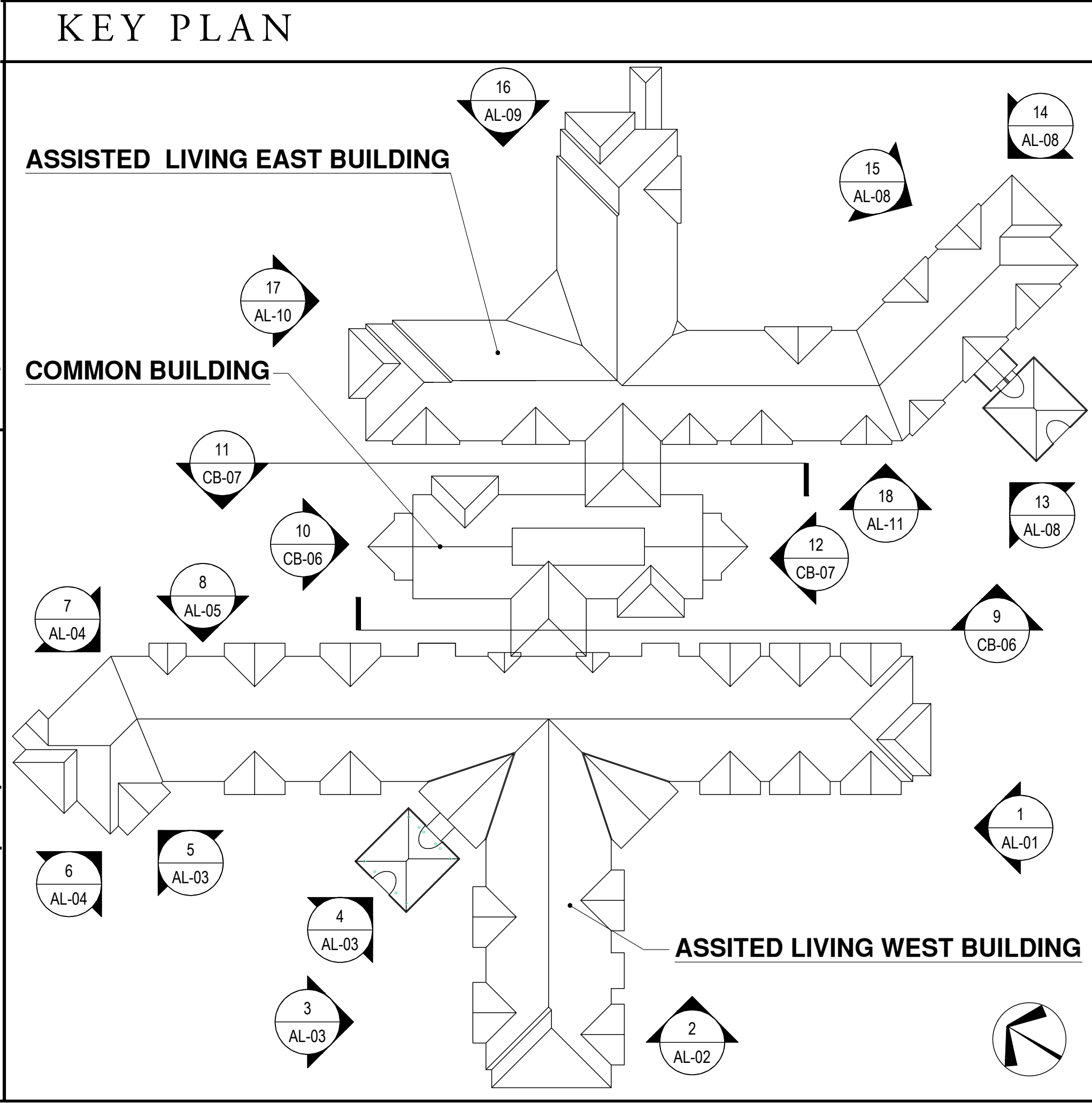
COLOR LEGEND		
1		(Trim) White - tan
2		(Body 1) Light gray
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MATERIAL LEGEND		
A		cementitious lap siding with 6" exposure
B		cementitious lap "shingle style" siding w/ 6" exposure
C		brick veneer - gray -tan
D		cultured stone - brown, tan, gray blend
E		Roof shingles - charcoal
F		standing seam metal roof - bronze

STAMP

SHEET NO.

AL - 08





MATERIAL	SF	%
BRICK	1,223 SF	33%
SIDING	2,139 SF	58%
SHAKE	148 SF	4%
STONE	204 SF	5%
TOTAL	3,714 SF	100%

17

ASSISTED LIVING: NORTHWEST ELEVATION

SCALE: 3/32" = 1'-0"

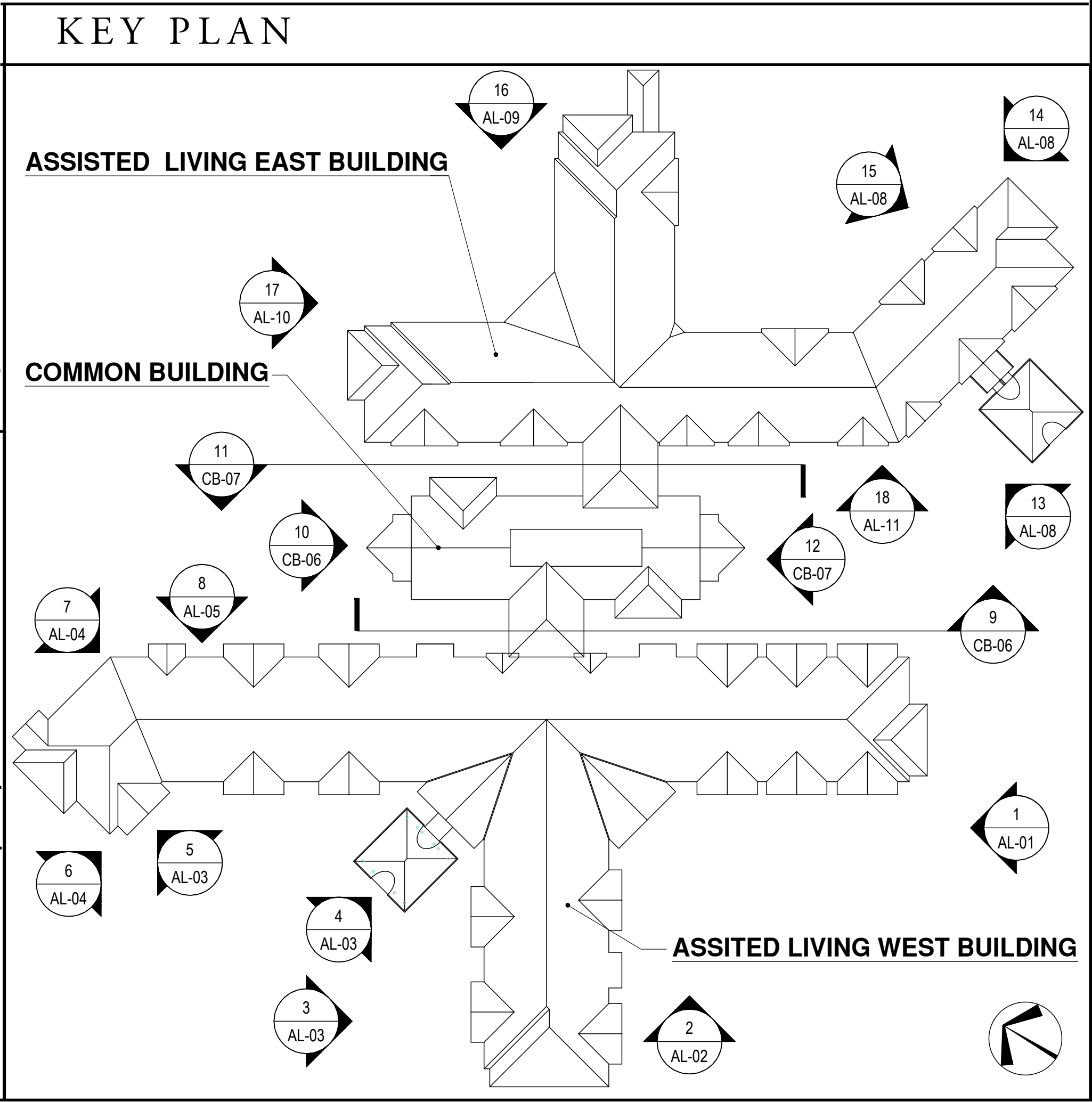
COLOR LEGEND		
1		(Trim) White - tan
2		(Body 1) Light gray
3		(Body 2) Medium gray
4		(Body 3) Soft bronze
5		(Gutters, Downspouts & louvers) Bronze

MATERIAL LEGEND		
A		cementitious lap siding with 6" exposure
B		cementitious lap "shingle style" siding w/ 6" exposure
C		brick veneer - gray -tan
D		cultured stone - brown, tan, gray blend
E		Roof shingles - charcoal
F		standing seam metal roof - bronze

STAMP

SHEET NO.

AL - 010





294'-8"

MATERIAL	SF	%
BRICK	1,908 SF	35%
SIDING	2,853 SF	52%
SHAKE	708 SF	13%
STONE	0 SF	0%
TOTAL	5,469 SF	100%

18

ASSISTED LIVING: WEST ELEVATION

SCALE: 3/32"=1'-0"

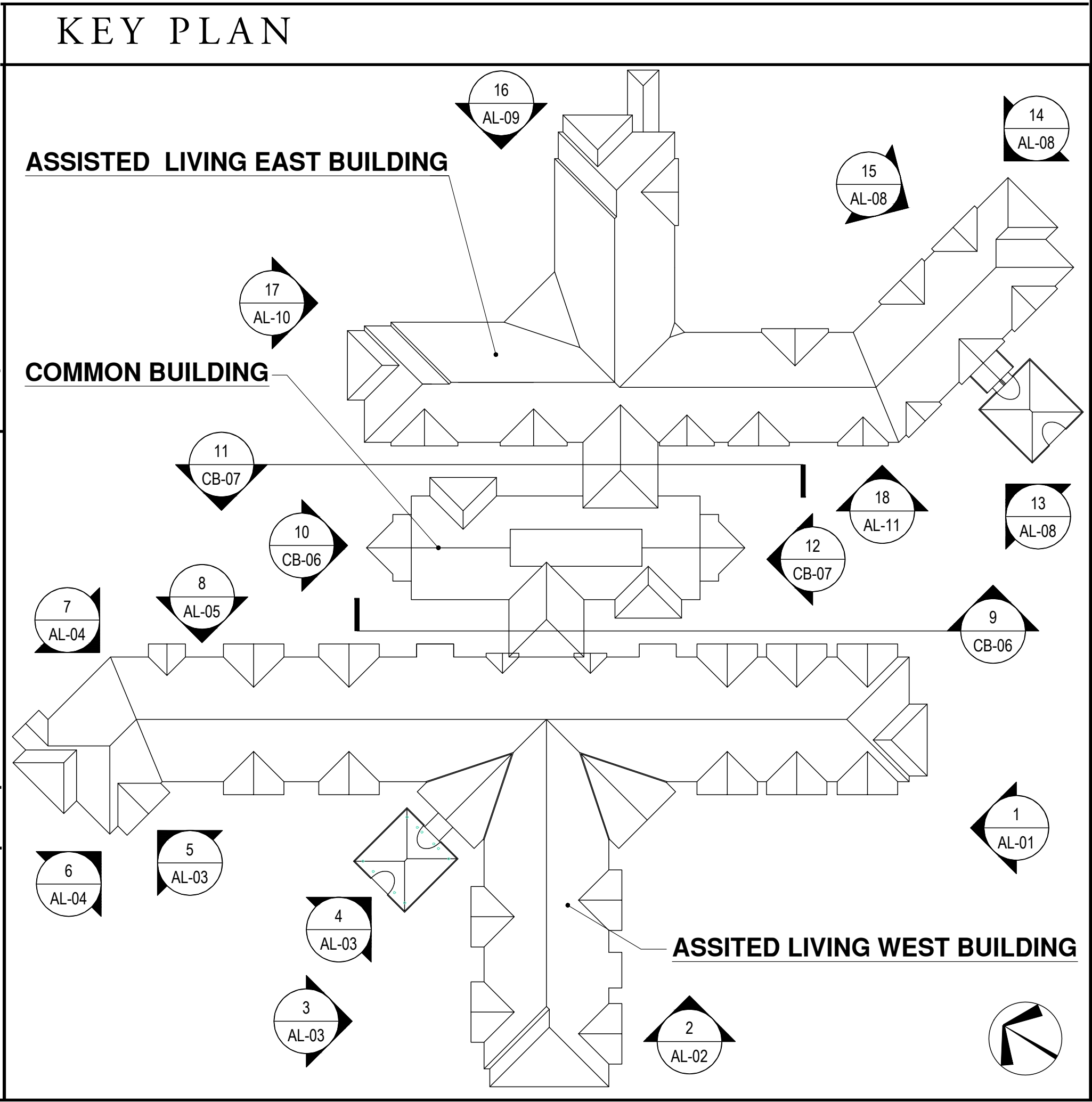
COLOR LEGEND		
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MATERIAL LEGEND		
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B		cementitious lap "shingle style" siding w/ 6" exposure
C		brick veneer - gray -tan
D		cultured stone - brown, tan, gray blend
E		Roof shingles - charcoal
F		standing seam metal roof - bronze

STAMP

SHEET NO.

AL - 011



February 10, 2015

HAND DELIVERED

Ms. Amy Diaz-Barriga
Planning and Codes Department
City of Franklin
109 Third Ave. South
Franklin, TN 37064

**RE: WATSON GLEN SUBDIVISION SEC. 2
SITE PLAN (SOMERBY) – DESIGN MODIFICATION REQUEST
COF #5766
FRANKLIN, TENNESSEE**

Dear Amy:

We are requesting a Design Modification for the above referenced project to allow approximately 440 LF of building frontage along Oak Meadow Drive. Currently, the ordinance allows a maximum length of 200 LF. This request is necessary to allow the proposed Assisted Living Facility, currently within the General Commercial District, to be constructed as shown within the Site Plans accompanying this letter.

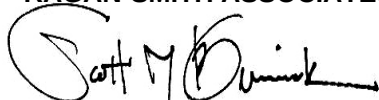
This design modification will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located. Several conditions specific to the site and building prototype are unique to the design intent for the development and are not generally applicable to other property. Examples of these conditions include: The proposed lot is linear in nature with the lot's largest side/s fronting on Oak Meadow Drive and the rear on the adjacent parcel to Home Depot. The addition of a private access drive around the building for fire/safety reasons further reduces the ability to orient the building in other directions to minimize building frontage. Existing grades and access requirements also control the orientation of the building and the layout/dimensions of the building are programmed for the Assisted Living Use proposed for the site. The design intent and layout of the proposed building is shaped to provide character by varying the depth of building frontage, provide usable formal open space in the front yard, and to minimize one long wall that parallels Oak Meadow Drive. Since the building is not rectangular in nature, the design intent of the building requires a design modification and would not be achievable if strict adherence to the ordinance requirements were carried out.

Lastly, the design modification will not vary the provisions of the Franklin Land Use Plan.

Should you have any further questions or require additional information please don't hesitate to call.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.



Scotty Bernick, RLA
Project Manager

SMB:cmm

Enclosures

c: Dave Rodgers