



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 23, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 23, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [17-0162](#) Approval of the January 26, 2017 FMPC Minutes

Attachments: [DRAFT MeetingMinutes 1-26-17](#)

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

ELECTION OF OFFICERS FOR 2017

2. [17-0107](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2017.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

3. [17-0150](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for water and sewer improvements; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [17-0151](#) Franklin Park Subdivision, site plan, (One Franklin Park Office Building); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [17-0152](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. [17-0136](#) PUBLIC HEARING: Consideration Of Resolution 2017-09, To Be Entitled: "A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, With One (1) Modification of Standards (Backing onto City Streets) For The Property Located East Of Carothers Parkway And North Of South Carothers Road."; (3/23/17 FMPC 6-0, 04/11/17 WS).

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

Attachments: [MAP_SimmonsRidgeDevPlan.pdf](#)
[6339 Simmons Ridge DP rev 4 Conditions of Approval_03](#)
[2017-09 SimmonsRidgePUDSubdivisionRev4_with Map_Law Approved\(2\).pdf](#)
[LAYOUT_SimmonsRidge.pdf](#)
[ARCH_SimmonsRidge.pdf](#)
[Simmons Ridge Dev Rev 4 Resubmittal Set 3.2.2017.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. [17-0140](#) Downs Boulevard Subdivision, site plan, lot 19 and 20, 33,977 square feet of light industrial space on 0.78 acres, located at 336 Downs Boulevard. (CONSENT AGENDA)

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

Attachments: [MAP_DownsBlvdSitePlan.pdf](#)
[6336 Downs Conditions of Approval_01.pdf](#)
[LAYOUT_Downs.pdf](#)
[ARCH_DownsSitePlan.pdf](#)
[FULL_DownsSitePlan.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, January 26, 2017

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. December 15, 2016 FMPC minutes

Attachments: [DRAFT MeetingMinutes 12-15-16](#)

A motion was made by Commissioner Petersen, seconded by Commissioner Harrison, that the December 15, 2016 Minutes be approved. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chairman Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chairman Hathaway asked for announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chairman Hathaway asked in there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Petersen requested that Item 19 be pulled from the Consent Agenda.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to approve Items 2 through 14, 18 and 20 on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

SITE PLAN SURETIES

2. 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. (CONSENT AGENDA)
This Planning Item was approved.
3. Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.
5. Generals Retreat PUD Subdivision, site plan, revision 1; release the maintenance agreement for landscaping and traffic signal modifications improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. 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.
7. 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.

8. Hurstbourne Park PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping street trees and landscaping open space improvements. (CONSENT AGENDA)
This Planning Item was approved.
9. Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
10. 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.
11. 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.
12. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
14. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.

LONG RANGE PLANS

15. PUBLIC HEARING: Consideration of Franklin Municipal Planning Commission Resolution 2016-91, A Resolution to Adopt Envision Franklin.

Attachments: [RESOLUTION 2016-91 FMPC Adopt Envision Franklin](#)
[Final Draft Envision Franklin](#)
[Staff PPT for Public Hearing](#)
[Revisions List for 12 2016 Final Draft](#)
[Citizen Comment Cards Categorized](#)
[Envision Franklin Facebook Comments](#)
[Franklin Tomorrow Letter January 6 2017](#)

Ms. Kelly Dannenfelser presented the final draft of Envision Franklin and the Resolution to adopt the Plan. She stated that Envision Franklin is a general plan for physical development, in accordance with State law, and articulates the vision for the future of the City.

Ms. Dannenfelser stated the City's first Long Range Plan was adopted in 1989 and it generally focused on Central Franklin and very low densities.

The second and current plan, the Franklin Land Use Plan, was adopted in 2004 and for the first time planned for the entire Franklin Urban Growth Boundary and recognized that different parts of the City had different character. It also took the focus off of density and shifted to design statements; however, it's still pretty broad based.

Ms. Dannenfelser explained that Envision Franklin is under consideration today and builds upon the policies in the Land Use Plan and provides a higher level of specificity for property owners and developers about the types of future development that will be expected in the City.

The draft Envision Franklin streamlines the information and makes the document more user friendly. It includes recommendations on land use, building form, design, and historic preservation and scenic corridors. It also links transportation and character.

The Draft is the culmination of almost 2 years of hard work by the city staff and the consulting firm CHA/REA and it has involved numerous public meetings, open houses, workshops, one-on-one Planning Commissioner and some BOMA interviews, and community outreach.

The outreach meetings, many of which were listed on the slide, were able to reach well over 500 citizens and were able to reach thousands through social media.

Ms. Dannenfelser stated that by taking a look at the Plan itself, the vision statement includes many of the guiding principles in the document, including connected community, vibrant neighborhoods, managed growth, historic preservation, natural beauty, exceptional design, and economic vitality.

The major objectives for the Plan are to:

- Design development to create exceptional places;*
- Direct higher intensity and taller buildings toward the I 65 corridor and maintain the low scale throughout most of the city;*
- Strategically locate neighborhood commercial and mixed use nodes to serve*

surrounding neighborhoods

- *Improve connectivity with multi use paths, sidewalks, and trails;*
- *Protect character of historic areas and ensure context responsive infill; and*
- *Preserve natural beauty along scenic corridors and viewsheds.*

These objectives are weaved throughout the recommendations in the Plan's Guiding Principles and in the 17 Design Concepts, which range from Development Reserve on the edges of the UGB, to historic Main Street, to Regional Commerce along the I 65 corridor. Each design concept is mapped with desired land uses, building form, site design, transportation, and special considerations for certain key properties or corridors.

Ms. Dannenfelser stated that this meeting was the public hearing for citizen comment and then Planning Commission Discussion and a formal vote on the resolution to adopt Envision Franklin.

Ms. Dannenfelser explained that following adoption, city staff will begin the process to update the Zoning Ordinance so that it better reflects Envision Franklin. The first phase will be to update the height overlay to match what is adopted in Envision Franklin.

Staff would like to note that some projects may get caught between the Land Use Plan and Envision Franklin, especially those that are heavy into the design process. Staff reports will address those situations and be flexible on guidance where appropriate.

Staff recommends approval of the Resolution.

Chairman Hathaway asked for citizen comments and requested that all comments be contained to 2 minutes or less. The following citizens spoke:

1. Mindy Tate, 1115 Carton Lane, Franklin, TN, spoke representing Franklin Tomorrow. She stated the role of the plan was to be a guiding document, especially for a connective community. She stated there were conflicts such as setbacks, building heights, and mixed use that needed to be addressed. A letter from Franklin Tomorrow was added to the record.

2. Michael Phillips, 417 Gambrel Court, Franklin, TN. Mr. Phillips requested that the Commission vote to remove any reference to building heights above 12 stories. He suggested, per traffic studies done by Kimley Horn in 2013, that roadways in Cool Springs be widened to accommodate growing traffic. He stated that there were 66 projects on the Capital Improvement list, none of which included widening any of the necessary 31 turn lanes. Mr. Phillips discussed statistics regarding job growth, office/retail space, and gross revenue that would be affected by a building height increase to 16 stories vs. maintaining the 12 story limit. He presented the committee with documentation supporting the statistics and, also, included comments from citizens opposing the building height increase from 12 stories to 16 stories. This documentation was added to the Record.

3. Greg Gamble, 716 Hampton Cove, Franklin, TN 37064. Mr. Gamble, a developer representing property owners in the Goose Creek area, addressed the issues pertaining to Goose Creek By Pass/ Berry Farms area. He requested that specific areas be zoned for mixed use.

4. Dan Allen, 1008 Tanyard Springs Drive, Spring Hill, TN, was the former Assistant Director of Engineering for the City of Franklin and is currently Development Manager for

Pearl Street Partners. While in favor of the Envision Franklin Plan, Mr. Allen noted that viewsheds, sewer plans, and transit should be taken into consideration.

5. Kristy Williams, 4910 May Manor Circle, Nashville, TN 37205. Ms. Williams is the Director of the Downtown Franklin Association and stated that she supports how Envision Franklin relates to the Historic Downtown Franklin area.

6. Scott Black, 117 Bromlet Park Lane, specifically addressed the issue of allowing the building height increase along the I-65 corridor. He stated that this would put densities in the right place and help to protect open spaces.

7. Alan Thompson, 125 N. Berwick Lane, Franklin, TN 37069, is a Land Planner with Reagan Smith. He stated that the plan respects the city's history and addresses the vision for the future such as walkable communities.

8. Torrey Barnhill, 1228 Buckingham Circle, Franklin, TN 37064. Ms. Barnhill represents the Friends of Franklin Parks. She stated the plan is in alignment with their vision of addressing the need for open spaces, conservation of the Harpeth River, and natural beauty.

9. Ralph Knauss, a corporate citizen at 501 Corporate Centre Drive, Ste 501 Franklin, TN 37067. Mr. Knauss is a local developer with extensive experience. He stated that he had reviewed the plan, and it was something the whole city could be proud of.

10. Alderman Margaret Martin, 238 3rd Ave South, Franklin, TN 37064, approved of the plan but expressed concern in favor of using more specific, stronger language, such as "shall" in lieu of "should".

11. Alderman Dana McLendon, 400 Cannonade Circle, Franklin, TN 37069, stated that the plan is a remarkable document. The one issue he opposes is the building height increase from 12 to 16 stories and expressed concerns about inadequate infrastructure such as water, traffic and service burdens.

12. Alderman Bev Burger representing Ward 1, stated she had received 240 comments from constituents. A total of at least 50 percent of her constituents were against the building height increase from 12 to 16 stories. She stated that land elevation should be considered over the number of stories for building heights.

With no further comments, the Public Hearing portion was considered closed by Chairman Hathaway.

Commissioner Harrison moved, seconded by Marcia Allen to approve Item 15 with comments.

The following discussion ensued:

Commissioner Harrison stated that this is a conceptual plan in which some areas needed to be tweaked.

Commissioner Allen stated that she had reservations about the 16 story height increase, especially pertaining to the final building height with elevation vs. the number of stories.

Commissioner Petersen asked staff to point out the Historic Residential area on the

map. Ms. Dannenfelter said the Historic Residential area includes single family residential developments 50 years older and more and includes areas such as Downtown Franklin, Petway, Rolling Meadows, Columbia Avenue, Adams Street, Hill Estates and Cadet areas.

Commissioner Petersen and Ms. Dannenfelter further discussed the Historic Residential areas and characteristic requirements.

Commissioner Petersen asked to confirm that the Hwy 96 east area was included. Ms. Dannenfelter pointed out the specific areas north of Hwy 96 were included in Historic Residential. Ms. Dannenfelter further described the details needed for a home to be considered in the Historic Residential area. The details include special characteristics such as age, building height, and lot size. Commissioner Peterson asked what else is allowed in Historic Residential that is not allowed in Single Family. Ms. Dannenfelter indicated that Historic Residential also allows accessory dwellings as a secondary use and discussed that these areas face more infill pressures than the Single Family Design Concept areas where there is more greenfield building.

Commissioner Petersen expressed the need for neighborhood parks. She stated this issue was not included in the recreation part of the Envision Plan.

Commissioner Petersen also expressed concerns about security issues associated with having parking in the rear of buildings.

Commissioner Petersen also addressed the recommendation on page 95 (second paragraph) in Single Family Residential that if development occurs on the Green Farm on the south side of Murfreesboro Road than Ralston Lane and Welsh Lane should be extended and commented that it had been removed from the Major Thoroughfare Plan.

Commissioner Petersen then addressed Figure 4.4 on page 77 of the Envision Franklin plan that shows an example of Neighborhood Mixed Use and discussed the flood plain study recently discussed by BOMA.

Commissioner Petersen moved, seconded by Commissioner Lindsey to remove Figure 4.4, page 77.

Emily Hunter, Director of Planning, requested that Figure 4.4 be left as a place holder until the study was completed and that the special consideration text remain. Commissioner Petersen and Ms. Hunter discussed the time length of the study. Commissioner Lindsey stated this was a conceptual plan and more would be done when the study was completed and was fine with leaving the figure and language in. Commissioner Petersen also raised the issue of parking. Ms. Hunter stating that zoning still applies although this is a conceptual plan. Commissioner Petersen withdrew her motion to remove Figure 4.4. However, she stated that she believed figure 4.4 would not be appropriate.

Commissioner McLemore stated that she is not in support of the 16 story building height increase.

Commissioner McLemore moved, seconded by Commissioner Allen to amend Item 15 to retain the building height at 12 stories and remove the 16 story building height increase and come back at a later date and look at the elevation option.

Chairman Hathaway asked if there was any discussion concerning the amended motion.

Commissioner Petersen commented that she appreciated the comments about adding the aspect of the finished height elevation. Commissioner Allen stated that she wanted to approve the Envision Franklin plan with an amendment to remove the building height increase.

Ms. Hunter stated a study had been conducted about the 950 ft. elevation and only one site was affected. The one site already had a 12 story overlay in place.

Commissioner Lindsey discussed the steps put into the study including evaluating viewsheds and areas impacted.

Ms. Hunter asked Chairman Hathaway for clarification pertaining to the motion to amend to remove the references to 16 stories and asked whether the amendment was to make the 16 story maximum down to 12 story maximum for those properties that are blue on the map. It was clarified that the amendment would change the 16 story height to a 12 story height.

Commissioner Franks asked if this affected the 6 and 12 story initiatives. Commissioner Petersen commented on the 3 story building heights next to an existing residential area.

Chairman Hathaway asked for a vote on the motion to amend the plan to keep the building height at 12 stories and remove the 16 story building height increase reference. The motion was passed with the following vote: 7 in favor and 2 opposed. Commissioner Harrison and Commissioner Orr voted no.

Commissioner Petersen addressed the need to restrict some of the areas that show the 3 story building height adjoining existing residential areas. Ms. Hunter stated that the current zoning ordinance allowed some areas to have 6 stories and that 3 stories is lower than many current areas. Ms. Hunter said that the Transitional Features requirements would apply and that most of the areas in question are where properties that are zoned General office and General Commercial about single family neighborhoods. Commissioner Petersen stated that she would like to revisit this issue. Ms. Hunter reiterated that Transitional Features would still apply and that language about tapering down building height adjacent to residential is built into the Design Concepts in Envision Franklin and that staff looks closely at Transitional Features when reviewing plans next to residential neighborhoods.

Commissioner McLemore stated that the staff had done a great job working with the older neighborhoods. Commissioner Lindsey seconded it as a job well done.

Commissioner Petersen then addressed the issue of local street connectivity with new development. She stated there was a conflict with street standards and where the Envision Franklin plan said all areas would be connected. Ms. Hunter said this would be evaluated on a case by case basis.

Chairman Hathaway asked for the vote on the main motion as amended. The motioned was approved unanimously (9-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2016-91 be approved. Commissioner McLemore moved, seconded by Commissioner Allen, to amend the Plan to retain the building height at 12 stories and remove the 16 story building height increase. The motion carried by a vote

of 7-2. The motion, as amended, was approved unanimously by a vote of 9-0.

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

REZONINGS AND DEVELOPMENT PLANS

16. *Consideration of Ordinance 2016-51, To Be Entitled: "An Ordinance To Rezone 23.61 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 14.61/350,000/200) District For The Property Located North Of East McEwen Drive And East Of Carothers Parkway, (Apex Village PUD Subdivision)."; Establishing a Public Hearing for March 14, 2017. (01/27/17 FMPC) FIRST OF THREE READINGS

Attachments: [MAP_ApexVillageRezone.pdf](#)

[Ordinance 2016-51 Apex Village PUD with MapLaw Approved.pdf](#)

[Apex Village Rezoning 01.05.17.pdf](#)

Mr. Josh King stated the site is currently zoned General Commercial (GC) District. The proposed zoning is Specific Development Variety (SD X 14.61/350,000/200). The accompanying development plan is COF #6276 and is being considered as part of the January 26, 2017 FMPC agenda, as well. The land use plan places these parcels in the McEwen Character Area, Special Area 4, and supports the uses proposed with this rezoning.

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

Chairman Hathaway asked for citizen comments. There were none.

Khris Pascarella with Pearl Street Partners, representing the Applicant (Crescent Communities), stated that he was in agreement with the recommendation and was there to answer any questions.

Commissioner Harrison moved, seconded by Commissioner McLemore that Item 16 be recommended favorably to the Board of Mayor and Aldermen. The motion was passed unanimously.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, that this Ordinance be recommended favorably to the Board of Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

17. Consideration of Resolution 2016-88 To Be Entitled: "A Resolution Approving A Development Plan For Apex Village PUD Subdivision With 2 Modifications Of Development Standards (MOS 1-Attached Residential Length; MOS2- Parkland Dedication), For The Property Located North Of East McEwen Drive And East Of Carothers Parkway."; Establishing a Public Hearing on March 14, 2017. (01/26/17 FMPC 9-0)

Attachments: [MAP_ApexVillage_DP.pdf](#)
[RESOLUTION 2016-88 APEXVillage PUD Subdivision_with MapLaw Approved.pdf](#)
[APEXVillage_DevPlan_Conditions of Approval_03](#)
[OVERVIEW_Apex Village Dev Plan 01.05.17.pdf](#)
[ARCH_Apex Village Dev Plan 01.05.17-3.pdf](#)
[APEXVILLAGE_Impact Study \(11.18.16\) - 10765.pdf](#)
[FULLSET_Apex Village Dev Plan 01.05.17.pdf](#)
[APEXMOS_Parkland.pdf](#)
[Connectivity_Apex Village Dev Plan 01.05.17-2.pdf](#)

Mr. Josh King stated that the land use plan places these parcels in the McEwen Character Area, Special Area 4. He stated that the specific language was in the Commissioner's packets.

The development plan is in compliance with the land use plan recommendations.

The draft of Envision Franklin calls for the regional commerce design concept in this location. The primary use on this site is intended to be multi story office and supporting retail uses on ground floor. Secondary uses include additional retail, hotel, and multi family residential. The environmentally sensitive areas located at the intersection of East McEwen Drive and Carothers Parkway are preserved and should be enhanced to be a natural and recreational amenity for this site.

Mr. King stated that the Development plan is in compliance with Envision Franklin.

Mr. King stated there are two Modifications of Standards:

MOS 1: Attached Residential façade length

The applicant is requesting a MOS from Section 5.3.5(3)(b)(ii) Attached Residential building length. The longest façade of the attached residential building is 674 feet. The COF Zoning Ordinance states the longest permitted façade is 200 feet. The intent of this design standard is specifically targeted towards sites designed with multiple multi family structures, rather than a singular street oriented multi family building with internal corridors and access. The façades of the proposed multi family building appears to be sufficiently broken up through efficient use of building massing, façade breaks, material breaks, and natural topographic changes.

Staff recommends approval of this Modification of Standards (MOS 1).

MOS 2: Parkland dedication

The Zoning Ordinance requires that residential or mixed use developments with 10 or

more dwelling units dedicate land to the city for use as public parks or greenways/blueways. The total land dedication for parkland required for this project would be 5.23 acres or fees in lieu of that particular acreage. The applicant requests that this requirement be waived. Instead, the applicant proposes a 5.24 acre private park that includes amenities. The private park will be privately maintained by the owner. The private park shall be placed in an open space lot with a perpetual public access easement. If the property ever becomes private and the general public is not permitted access, the original fees in lieu of public parkland dedication shall apply.

Staff recommends approval of this Modification of Standards (MOS 2).

Staff recommends a favorable recommendation of Item 17 to the Board of Mayor and Aldermen.

Chairman Hathaway asked for citizen comments. There were none.

Khris Pascarella with Pearl Street Partners, representing the owners, Crescent Communities, stated that he was in agreement with all recommendations and was there to answer any questions.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend approval of the Resolution with staff conditions.

Commissioner Lindsey asked where the location of the park was and if there was an impact to the future pedestrian greenway trail.

Mr. Pascarella showed the location to the Commissioners. The Applicant confirmed that there would be public access within the total 11-acre area. Commissioner Lindsey stated there needs to be connectivity in case a Greenway is located there in the future. Discussion ensued about the need for connectivity in the future.

Commissioner Lindsey moved, seconded by Commissioner Harrison to approve MOS 1 as an amendment to the main motion. The motion was approved unanimously (9 0).

Commissioner Petersen and Commissioner McLemore commented about the need to change the façade length requirement because the number in the Ordinance isn't working.

Commissioner Allen moved, seconded by Commissioner Harrison to approve MOS 2 as an amendment to the main motion. The motion was approved unanimously (9 0).

Commissioner Petersen asked what happened to MOS 3. Mr. King stated that it was mentioned in the staff report but was not included because the Design Review Committee has the ability to address this.

Chairman Hathaway asked for the vote on the main motion.

The motion as amended was approved unanimously (9 0).

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Resolution, with two Modification of Standards (MOS-1: 9-0, MOS-2: 9-0) be recommended favorably to the Board of Aldermen . The motion carried by

the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 18.** 508 Duke Drive Subdivision, Final Plat, Four Commercial Lots on 7.29 Acres, Located At The Southeast Intersection Of Duke Drive And Mallory Station Road (CONSENT AGENDA).

Attachments: [MAP_6297_508DukeDriveFP.pdf](#)
[fullplat_2016-0167_FINAL_PLAT_REV_010407.pdf](#)
[508DukeDrive_FP_Conditions of Approval_02.pdf](#)

This Planning Item was approved.

- 19.** Medcore Medical Subdivision, Final Plat, Lot 3, Revision 3, Two Commercial Lots on 11.62 acres, Located On Carothers Parkway, Adjacent To 1001 Physicians Way. (CONSENT AGENDA)

Attachments: [6319 Medcore Medical FP.pdf](#)
[6319_Medcore.pdf](#)
[MedcoreMedical_FP_Conditions of Approval_01.pdf](#)

Item 19 was pulled from the Consent Agenda to become a Non Consent Item.

Mr. King stated that this is a final plat to record plats and subdivide a commercial parcel.

Mr. King stated that this final plat creates four commercial lots on 7.29 acres, and designates the lots as part of a unified development plan. The final plat matches the 508 Duke Drive Preliminary plat as approved by FMPC at the 09/22/2016 FMPC meeting.

Staff recommends that Item 19 be approved, with conditions.

Chairman Hathaway asked for citizen comments. There were none.

Ryan McMaster, the Civil Engineer, with Kimley Horn was there to address any questions.

Commissioner Petersen asked for further explanation about the public access (vehicular vs. pedestrian) to Breckenridge (a County subdivision). Mr. King stated there was no benefit to the City for a vehicular access and confirmed it was a pedestrian only access.

Commissioner Petersen moved, seconded by Commissioner McLemore that Item 19 be approved with conditions. The motion was approved unanimously (9 0).

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

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

- 20.** Ranco Farms Subdivision, Final Plat, Revision 4, Lot 4, Two Commercial Lots on 3.94 Acres, Located At The Southeast Corner Of The Intersection Of Spring Creek Drive And Mallory Lane (CONSENT AGENDA).

Attachments: [6320 RANCO Farms FP.pdf](#)
[RANCOFarms_Final Plat.pdf](#)
[RANCOFarms_Conditions of Approval_01.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

- 21.** *Consideration of Ordinance 2016-52, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend The Use Table And Regulations Pertaining To Self-Storage Facilities Uses."; Establishing a Public Hearing for March 14, 2017. (01/26/17 FMPC 9-0) FIRST OF THREE READINGS

Attachments: [Ordinance 2016-52 Self Storage.Law Approved.pdf](#)

Mr. Josh King stated based on two presentations to the Board of Mayor and Aldermen and Franklin Municipal Planning Commission Members, a draft Ordinance has been prepared regarding self storage uses within commercially zoned districts. The changes proposed would:

- 1. Allow self storage as a use in General Commercial (GC) and Specific Development Variety (SD X) zoned properties.*
- 2. Clarify language regarding visibility of storage unit doors.*
- 3. Establish a threshold for an internal mix of ground floor commercial uses along major commercial and mixed use corridors within the City.*

Chairman Hathaway asked for citizen comments. There were none.

Mr. King stated that Staff recommends a favorable recommendation to the Board of Mayor and Aldermen.

Alderman Bev Burger asked if this included the Carothers Parkway area and commented that storage is needed. She stated it is important for the design of the storage buildings to look like office buildings in mixed use areas.

Commissioner Harrison moved, seconded by Commissioner Lindsey that Item 21 be recommended favorably to the Board of Mayor and Aldermen. The vote passed unanimously (9 0).

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that Ordinance 2016-52 be recommended favorably to the Board of Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory,
Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks,
Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

22. *Consideration of Ordinance 2016-53, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend The Regulations For Commercial Uses For Bed And Breakfast Establishments In Order To The Increase The Maximum Number Of Permitted Guests From Six To Eight, And Increase The Maximum Number Of Sleeping Rooms Available For Transient Occupancy From Three To Four."; Establishing a Public Hearing Date of March 14, 2017. (01/26/17 FMPC 9-0) FIRST OF THREE READINGS

Attachments: [Ord 2016-53 Amend Bed and Breakfast Regulations Law Approved](#)

Mr. Svoboda stated that the purpose of this Ordinance is to amend the Zoning Ordinance to revise the maximum number of rooms and occupancy regulations for Bed and Breakfast establishments to be consistent with the requirements for Short-term Vacation Rentals.

Mr. Svoboda stated the Municipal Code permits Short term Vacation Rentals to utilize up to four sleeping rooms for rent for transient occupancy of 21 days or less, and restricts the maximum occupancy at any one time to ten occupants.

Mr. Svoboda stated the Board of Mayor and Aldermen (BOMA) discussed updating the Bed and Breakfast regulations to be consistent with the occupancy and room requirements for short term vacation rentals at its November 22nd Work Session, and directed staff to initiate the process to draft an amendment to the Zoning Ordinance.

Mr. Svoboda stated the Operators of Bed and Breakfast establishments are required to permanently reside on the property and therefore are considered as occupants that are counted when the maximum permitted occupancy is determined.

Mr. Svoboda stated the proposed B&B amendment increases the maximum number of permitted guests from 6 to 8, and increases the maximum number of sleeping rooms from 3 to 4.

Mr. Svoboda stated that both Short term Vacation Rentals and B&B's are required to comply with the International Fire Code/Life Safety Code requirements adopted by the City.

For those reasons, Staff recommends that the Planning Commission recommend approval of Ordinance 2016 53 to the Board of Mayor and Aldermen.

Chairman Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Orr that Item 22 be recommended favorably to the Board of Mayor and Aldermen.

Commissioner Petersen commented that a number of citizens have had problems with non-owner occupied short term rentals. She suggested that these issues be considered in the future.

The motion passed unanimously (9 0).

A motion was made by Commissioner Harrison, seconded by Commissioner Orr,

that Ordinance 2016-53 be recommended favorably to the Board of Aldermen.
The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory,
Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks,
Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 8:34 p.m.

Chair, Mike Hathaway

Commissioner Allen moved, seconded by Commissioner Harrison to adjourn the meeting.

**SIMMONS RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN
REVISION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/2017**

Project Information

Existing Zoning: SD-R 4.60
Proposed Zoning: SD-R 4.60
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: n/a
Site Acreage: 6.19 acres
Proposed Number of Dwelling Units: 408
Proposed Building Height: 3 stories

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



0 500 1,000 2,000
Feet

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CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. B. General Information

lance.fittro@franklin.tn.gov The previous comment to remain open pending approval of the revised Modification of Standards:

Previous wording:

Section 5.9.3 (4) (b)
Request for modification to permit cars to back out of driveways and parking spaces onto a public right-of-way by a rolled curb, shall be pervious pavers, and shall be maintained by the Homeowners Association.

Revised wording:

Section 5.9.3 (4) (b)
Request for modification to permit cars to back out of private spaces onto public right of way. Private parking spaces, both perpendicular and parallel shall be constructed of concrete or material approved by City Engineer to differentiate it from the asphalt street within the public right of way. The subject parking spaces shall be maintained by the Homeowners Association.

[Edited By Lance Fittro]

2. B. General Information

kevin.long@franklin.tn.gov Advisory comment to remain open pending submission of CAD file. This comment will not delay the approval of the development plan.

Engineering - Site Plan Checklist

General Issues

3. Multi-use Trail

jimmy.wiseman@franklin.tn.gov Per the meeting with Engineering on 02/09/2017, the applicant shall provide a note that addresses offsite roadway improvements south of the development. Coordination with Staff prior to One-Stop is required.

4. Traffic Functional Plan

jimmy.wiseman@franklin.tn.gov Per the meeting with Engineering on 02/09/2017, the applicant shall provide a note that addresses offsite roadway improvements south of the development. Coordination with Staff prior to One-Stop is required.

5. On-Street Parking Lighting

joe.marlo@franklin.tn.gov Applicant shall provide adequate lighting at intersections and at on-street parking locations, or verify that existing lighting provides illumination meeting COF Standards at these locations. This item is to be addressed at the Site Plan stage.

Planning

6. Pedestrian Crossing

josh.king@franklinton.gov The pedestrian connection between sections 13 and 14 was an original connectivity requirement in lieu of a typically required vehicular connection and shall remain. If the location of this pedestrian connection needs to be shifted due to topography, the applicant shall coordinate the new location with both Planning and Engineering prior to one-stop approval of this development plan revision.
[Edited By Amy Diaz-Barriga]

7. Multi-use path

amy.diaz-barriga@franklinton.gov Is there a reason the multi-use path has been relocated from the original location immediately adjacent to the road (South Carothers Road) in Section 13? The applicant shall provide sufficient justification for moving the path or the path shall remain in its original location along the road.

RESOLUTION 2017-09

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR SIMMONS RIDGE PUD SUBDIVISION, WITH ONE (1) MODIFICATION OF STANDARDS FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF SOUTH CAROTHERS ROAD."

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan, as amended, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
089-03700	88.65
Total	88.65

Land located in the fourteenth civil district of Franklin, Williamson County, Tennessee on South Carothers Road and being more particularly described as follows:
Beginning in the center of South Carothers Road at a southwesterly corner of Parcel 38.01 on Property Map 89; Thence with the southerly boundary of said Parcel 38.01 and Parcels 36,36.05 and 36.06 also on Map 89 as follows: S85°35'20"E, 570.99 feet; S04°39'45"W, 86.78 feet; S85°15'28"E, 572.53 feet; S84°02'53"E, 569.11 feet; S88°34'56"E, 221.77 feet; S85°25'32"E, 118.13 feet; S85°14'27"E, 141.13 feet; S86°14'23"E, 380.35 feet to the westerly boundary of Parcel 35.16 on Property Map 89; Thence with said westerly boundary as follows: S15°14'22"W, 77.92 feet; S06°52'10"W, 715.23 feet to a northwesterly corner of Cedarmon Farms Subdivision, Phase 6, of record in Plat Book 23, Page 188, R.O.W.C.;

Thence with the westerly boundary of said Subdivision S08°08'21"W, 949.95 feet to a northeasterly corner of Parcel 188 on Property Map 106;

Thence with the northerly boundary of said Parcel 188, Parcels 187 and 188.01 also on Map 106 and Parcels 52 and 53 on Property Map 89 as follows: N83°30'41"W, 130.22 feet; N84°39'32"W, 179.95 feet; N84°27'34"W, 202.51 feet; N84°47'25"W, 221.27 feet; N85°17'25"W, 660.00 feet; S21°43'33"W, 25.82 feet to the centerline of South Carothers Road;

Thence with said centerline as follows: Northwesterly with a curve to the left 138.00 feet, said curve having a central angle of 20°07'38" and a radius of 392.83 feet; N83°41'08"W, 409.76 feet; Northwesterly with a curve to the right 93.84 feet, said curve having a central angle of 10°45'13" and a radius of 500.00 feet; Northwesterly with a curve to the right 160.95 feet, said curve having a central angle of 73°46'31" and a radius of 125.00 feet;

N00°50'36"E, 221.76 feet; Northwesterly with a curve to the left 191.54 feet, said curve having a central angle of 27°26'08" and a radius of 400.00 feet; N26°35'32"W, 205.57 feet; N23°42'49"W, 89.20 feet; Northwesterly with a curve to the right 290.65 feet, said curve having a central angle of 23°57'41" and a radius of 695.00 feet; N00°14'52"E, 260.90 feet; N01°22'19"E, 233.36 feet to the beginning. Containing 88.67 acres, more or less, and being property conveyed to Simmons Ridge, LLC by deed of record in Book 2409, Page 297, R.O.W.C..

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Simmons Ridge PUD Subdivision are as follows:

Entitlements	Simmons Ridge PUD Subdivision
Base Zone District	SD-R 4.6
Character Area Overlay	MECO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	408
Open Space Requirements	13.30 Acres
Number of Phases in Development	14
Original Development Plan Approval	Resolution No. 2010-70 Date of approval: 11/23/2010
Revision Number	4

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V: That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: <u>Backing onto Public Streets</u>	
Approved: _____	Request to <u>Approve</u> _____.
Denied: _____	Staff recommended <u>Approval</u> _____.

SECTION V. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	<u>12/15/2016</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>12/15/2016</u>
NEIGHBORHOOD MEETING:	<u>1/18/2017</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

**SIMMONS RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN
REVISION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/2017**

Project Information

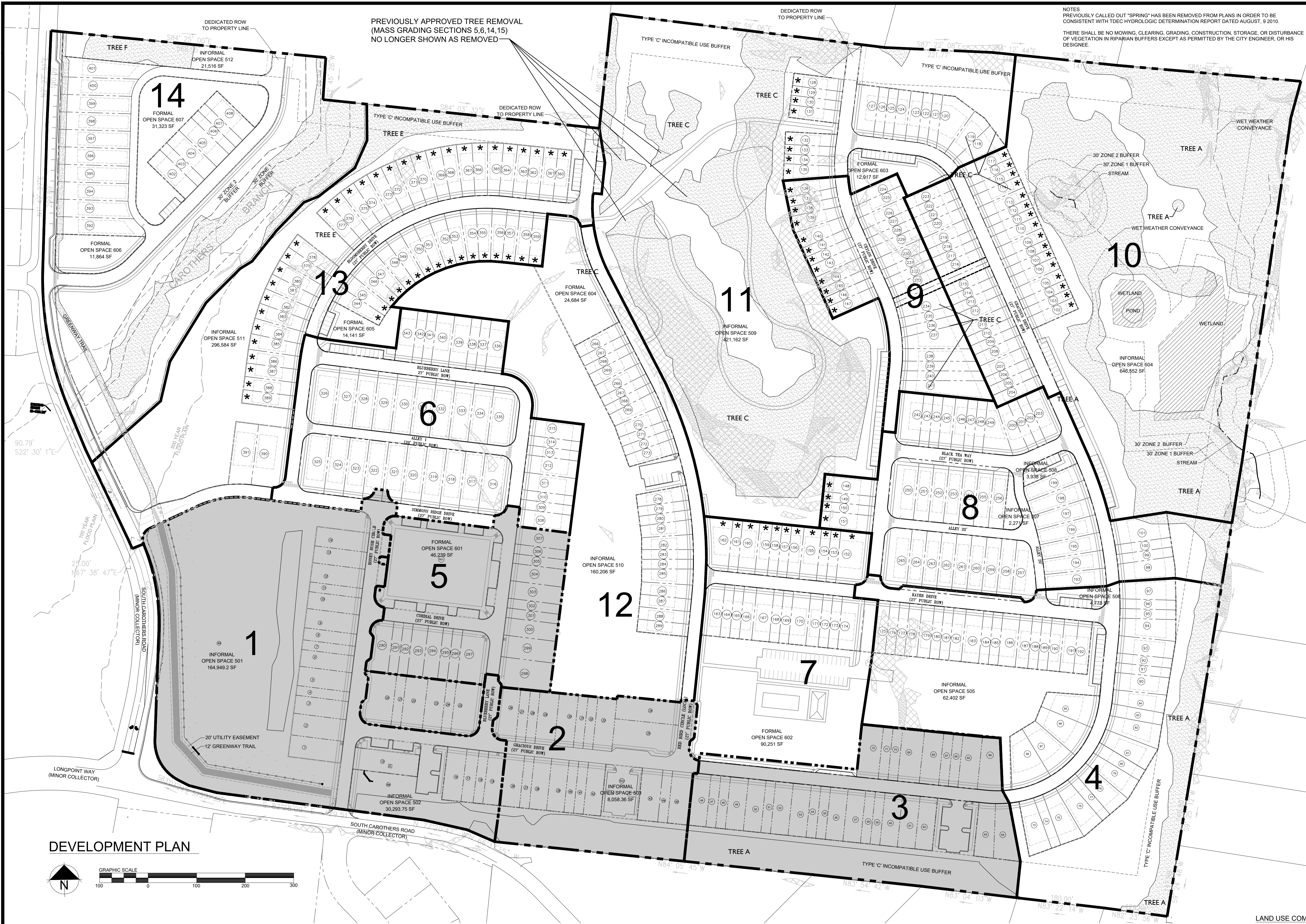
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Proposed Zoning: SD-R 4.60
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- | | |
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0 500 1,000 2,000
Feet

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NOTES
PREVIOUSLY CALLED OUT "SPRING" HAS BEEN REMOVED FROM PLANS IN ORDER TO BE CONSISTENT WITH TDEC HYDROLOGIC DETERMINATION REPORT DATED AUGUST, 9 2010.
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SITE DATA

PROJECT NAME:	SIMMONS RIDGE DEV. PLAN REV. 4
PROJECT NUMBER:	6339
SUBDIVISION:	SIMMONS RIDGE PUD SUBDIVISION
LOT NUMBER:	N/A
ADDRESS:	4408 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (4.6)
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	88.65 AC
TOTAL SF:	3,861,604 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET C2.2, C2.3)
OWNER/REQUIRED:	SIMMONS RIDGE LLC
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE:	615.207.1820
CONTACT:	JOHN FRANKS
EMAIL ADDRESS:	johnfranks@live.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY/3 STORY
LANDSCAPE SURFACE RATIO:	54
MINIMUM LANDSCAPE SURFACE RATIO:	20
PARKING REQUIREMENTS:	ATTACHED HOMES: 1 BEDROOM: 1.25 SPACES 2 BEDROOM: 2.5 SPACES 3 BEDROOM: 3 SPACES
RESIDENTIAL DENSITY:	4.60 UNITS/AC
EXISTING TREE CANOPY:	36.13 AC
REQUIRED CANOPY PRESERVATION:	16.26 AC, 45%
PARKLAND (IF APPLICABLE):	(354,200) / (375x600) = 265,800 SF PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU.
OPEN SPACE:	FORMAL REQUIRED: 4.43 AC FORMAL PROVIDED: 5.31 AC
INFORMAL REQUIRED:	8.87 AC
INFORMAL PROVIDED:	42.46 AC
TOTAL REQUIRED:	13.30 AC
TOTAL PROVIDED:	47.77 AC
OVERALL DENSITY:	4.60 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	63 SINGLE FAMILY DETACHED 345 SINGLE FAMILY ATTACHED
NONRESIDENTIAL SQUARE FOOTAGE:	N/A

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN IS LOCATED WITHIN THE ROW OF SOUTH CAROTHERS ROAD.
408"350 GPD = 142,800 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A SEWER MAIN IS ALONG THE NORTHERN EDGE OF THE TRIBUTARY TO THE HARRETH RIVER THAT BEGINS ON THE NORTH WESTERN PORTION OF SIMMONS RIDGE. THE SEWER MAIN CONNECTION FOR THE SIMMONS RIDGE PROPERTY IS ON THE EASTERN EDGE OF SOUTH CAROTHERS ROAD. ANTICIPATED SEWAGE FLOWS IN SINGLE FAMILY UNITS REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, SOUTH CAROTHERS IS A LOCAL ROAD ALONG THE WESTERN BOUNDARY AND A MINOR COLLECTOR ALONG THE SOUTHERN BOUNDARY. LOCAL ROADS FROM SIMMONS RIDGE ARE PROPOSED TO STUB OUT TO THE ADJACENT PROPERTY TO THE NORTH TO PROMOTE FUTURE CONNECTIVITY.

DRAINAGE FACILITIES
WATER TREATMENT AND DETENTION IS PROVIDED BY THE SEDIMENT FOREBAYS AND MICROPOOLS IN PONDS 1 AND 2 AND RETENTION POND 3. POST-DEVELOPED PEAK RUNOFF FLOWS FOR THE 2, 5, 10, 25, 50, AND 100 YEAR RETURN PERIODS DO NOT EXCEED THE PRE-DEVELOPED PEAK RUNOFF FLOWS AS SHOWN IN THE TABLES ON SHEET C2.2.

POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.4 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.25 MILES DRIVING DISTANCE

RECREATION FACILITIES
A NEW CITY OF FRANKLIN PARK IS PLANNED NEAR I-65 TO THE WEST
LIBERTY PARK: 4.10 MILES
PINKERTON PARK: 4.40 MILES

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 64 HOMES
408 X .64 = 262 STUDENTS

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

RESTRICTIVE COVENANTS
THE SIMMONS RIDGE HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND EXTERIOR ELEVATIONS OF THE TOWN HOMES.

LEGEND:

- PRESERVED TREE CANOPY
- SLOPES 14% TO 19%
- SLOPES 20% AND ABOVE
- ★ POTENTIAL 3-STORY TOWNHOME LOCATION

LAND USE COMPLIANCE:

THE DESIRED LAND USE PATTERN IS THE McEWEN CHARACTER AREA, SPECIAL AREA 6.

MEWEN CHARACTER AREA, SPECIAL AREA 6 GUIDELINES:
A. THE CHARACTER OF THIS AREA IS LARGELY ESTABLISHED.
B. NEW DEVELOPMENT SHALL REFLECT THE SAME CHARACTER AS THE ESTABLISHED AREA.

THE McEWEN CHARACTER AREA ALLOWS ATTACHED HOMES WITHIN THE CHARACTER AREA. SIMMONS RIDGE WILL CONFORM TO THE CHARACTER OF THE PLANNED ADJACENT PROPERTIES WITHIN THE CAROTHERS BOULEVARD CORRIDOR.

DIRECTLY TO THE WEST OF SIMMONS RIDGE IS LOCKWOOD GLEN PUD AND ITS PLANNED MULTI-FAMILY SECTION.

THE SIMMONS RIDGE PLAN IS DESIGNED WITH APPROPRIATE BUFFERS ADJACENT TO THE NORTH, SOUTH AND EASTERN BOUNDARIES. THE 75 FOOT BUFFERS ARE PLANNED FOR A TRANSITION WHERE NEW DEVELOPMENT IS PROPOSED ADJACENT TO EXISTING WILLIAMSON COUNTY SUBDIVISIONS.

SIMMONS RIDGE IS DESIGNED WITH CONVENTIONAL DESIGN STANDARDS. ROADWAYS ARE DESIGNED TO CURVE WITH THE EXISTING TOPOGRAPHY WHERE POSSIBLE TO REDUCE THE AMOUNT OF DISTURBANCE DURING DEVELOPMENT.

DEVELOPMENT PLAN



OPEN SPACE REQUIREMENT CHART - DEVELOPMENT PLAN REVISION 4
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE ACREAGE: 88.67 AC OPEN SPACE REQUIRED: 13.30 AC
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 4.43 AC
INFORMAL OPEN SPACE (10% OF RESIDENTIAL GROSS DEVELOPMENT): 8.87 AC

LOT #	CLASSIFICATION	TYPE	AREA (SF)
501	INFORMAL	DETENTION	191,778.07 SF
502	INFORMAL	PARKING / TREE SAVE	30,293.75 SF
503	INFORMAL	PARKING	8,058.36 SF
504	INFORMAL	BUFFER / TREE SAVE	648,552 SF
505	INFORMAL	GREEN SPACE	62,402 SF
506	INFORMAL	PARKING / GREEN SPACE	4,778 SF
507	INFORMAL	PARKING / GREEN SPACE	2,271 SF
508	INFORMAL	PARKING / GREEN SPACE	3,638 SF
509	INFORMAL	TREE SAVE / GREEN SPACE	421,162 SF
510	INFORMAL	GREEN SPACE	180,206 SF
511	INFORMAL	BUFFER / TREE SAVE	206,594 SF
512	INFORMAL	BUFFER	21,516 SF

LOT #	CLASSIFICATION	TYPE	AREA (SF)
601	FORMAL	PARK	46,239 SF
602	FORMAL	AMENITY	90,251 SF
603	FORMAL	PARKING / POCKET PARK	12,917 SF
604	FORMAL	PARKING / POCKET PARK	24,684 SF
605	FORMAL	PARKING / POCKET PARK	14,141 SF
606	FORMAL	POCKET PARK	11,864 SF
607	FORMAL	PARK	31,323 SF
TOTAL INFORMAL OPEN SPACE PROVIDED: 1,849,539.18 SF / 42.46 AC			
TOTAL FORMAL OPEN SPACE PROVIDED: 231,419 SF / 5.31 AC			
TOTAL OPEN SPACE PROVIDED: 2,080,958.18 SF / 47.77 AC			

TREE AREA	TOTAL EXISTING	REMOVED SEC 1-4	REMOVED SEC 5,6,14,15	REMOVED SEC 3	REMOVED SEC 5	FUTURE REMOVAL	TOTAL REMAINING
TREE A	761,818.29 SF	229,699.05 SF	0.00 SF	13,046.17 SF	0.00 SF	130,612.40 SF	388,460.67 SF
TREE B	48,327.77 SF	17,515.30 SF	30,812.47 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
TREE C	507,977.21 SF	0.00 SF	28,143.26 SF	0.00 SF	0.00 SF	249,097.33 SF	230,736.62 SF
TREE D	16,099.67 SF	0.00 SF	14,304.53 SF	0.00 SF	0.00 SF	1,795.14 SF	0.00 SF
TREE E	197,950.52 SF	0.00 SF	86,867.02 SF	0.00 SF	0.00 SF	32,357.85 SF	78,725.65 SF
TREE F	41,849.05 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	31,096.89 SF	10,752.16 SF
TOTAL SF	1,574,022.51 SF	247,214.35 SF	160,127.28 SF	13,046.17 SF	0.00 SF	444,959.61 SF	708,675.10 SF
TOTAL ACRES	36.13 AC	5.68 AC	3.68 AC	0.30 AC	0.00 AC	10.21 AC	16.27 AC

TOTAL EXISTING CANOPY: 36.13 AC
REQUIRED RETENTION: 16.26 AC
RETAINED CANOPY THROUGH SEC 5: 26.48 AC
TOTAL PLANNED CANOPY PRESERVATION: 16.27 AC

PROVIDED PARKING

PARKING REQUIREMENTS:
SINGLE FAMILY HOME: 2 SPACES PER HOME
TOTAL HOMES: 63 HOMES
REQUIRED SPACES: 126 SPACES
PROVIDED TOTAL: 126 SPACES
PROVIDED BREAKDOWN: 63 GARAGE, 63 DRIVEWAY

ATTACHED HOMES: 3 SPACES PER HOME
TOTAL HOMES: 345 HOMES
REQUIRED SPACES: 1,035 SPACES
PROVIDED TOTAL: 1,050 SPACES
PROVIDED BREAKDOWN: 345 GARAGE, 384 DRIVEWAY
281 ON-STREET/SURFACE PARKING SPACES
40 SPACES IN AMENITY CENTER LOT

* DEVELOPMENT PLAN ASSUMES ALL MULTI-FAMILY ATTACHED ARE 3 BEDROOM UNITS.

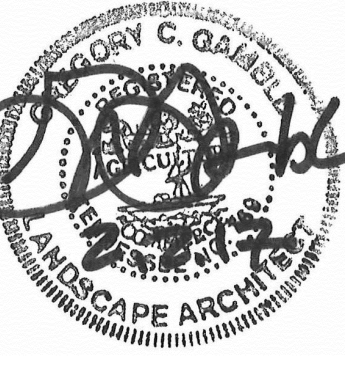
Revisions:

Drawing Notes:



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble200@gmail.com
615.975.5765

OVERALL DEVELOPMENT PLAN

C2.0

Revisions:

Drawing Notes:

TENNESSEE
VALLEY HOMES
BUILDER OF FINE CUSTOM HOMES

Mark Lynn

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GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

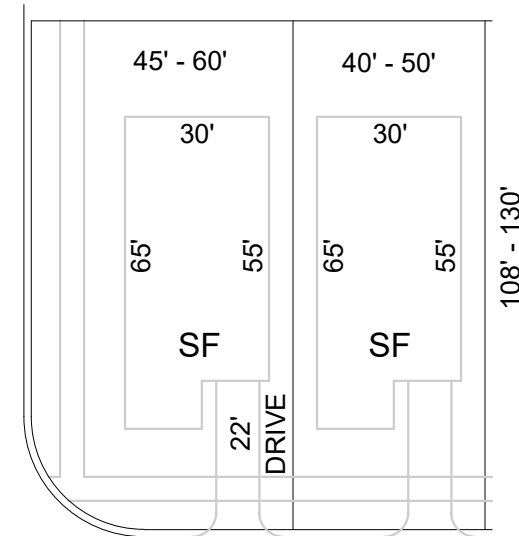
SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb1620@gmail.com
615.975.5765

TYPICAL
ARCHITECTURE

C2.2

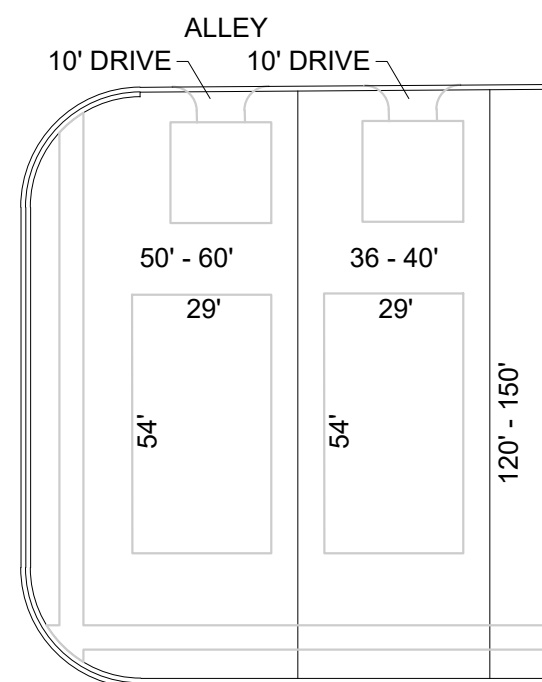
COF 6339



TYPICAL SINGLE FAMILY

23' FRONT YARD
10' CORNER YARD
5' SIDE YARD
20' REAR YARD

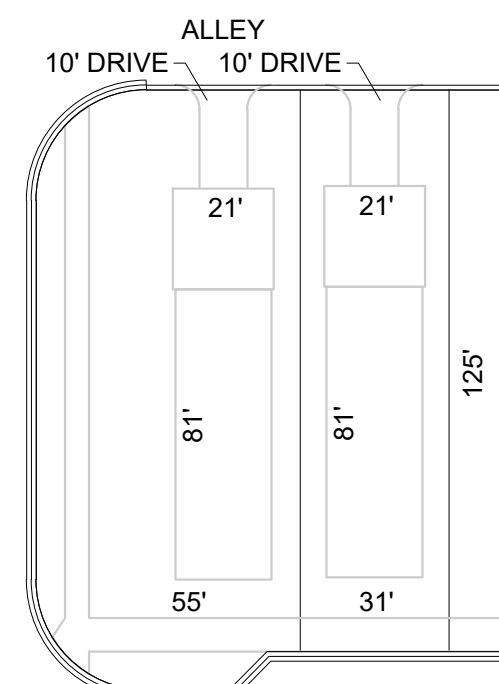
RANGE OF LOT SQ FT= 4,320 SF - 8,100 SF



TYPICAL SINGLE FAMILY ALLEY
LOADED DETACHED GARAGE

26' FRONT YARD
16' CORNER YARD
5' SIDE YARD
5' REAR YARD

RANGE OF LOT SQ FT= 4,800 SF - 7,200SF



TYPICAL SINGLE FAMILY ALLEY
LOADED ATTACHED GARAGE

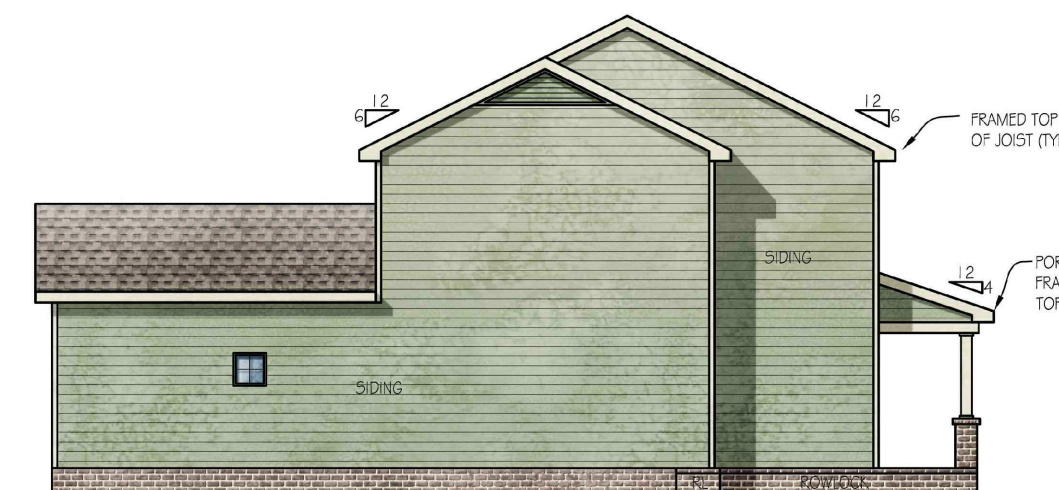
20' FRONT YARD
16' CORNER YARD
5' SIDE YARD
20' REAR YARD

RANGE OF LOT SQ FT= 4,800 SF - 7,200SF



FRONT ELEVATION

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



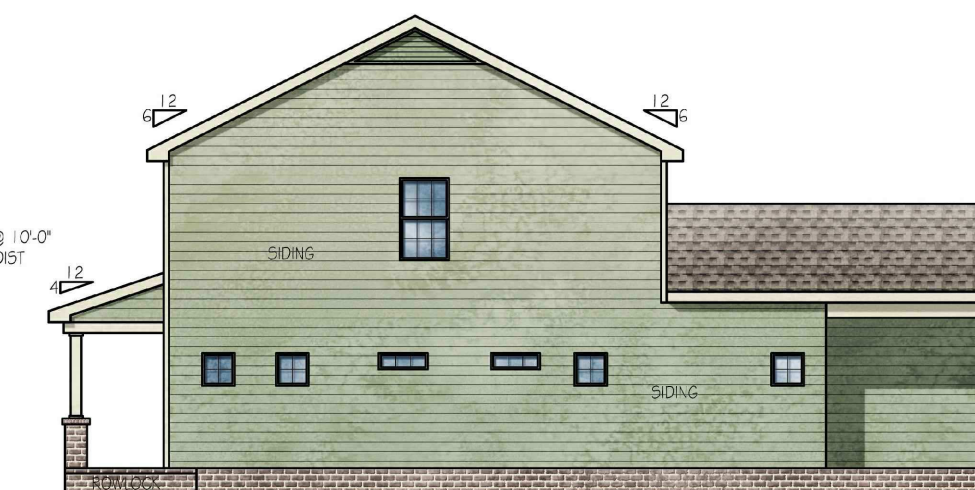
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

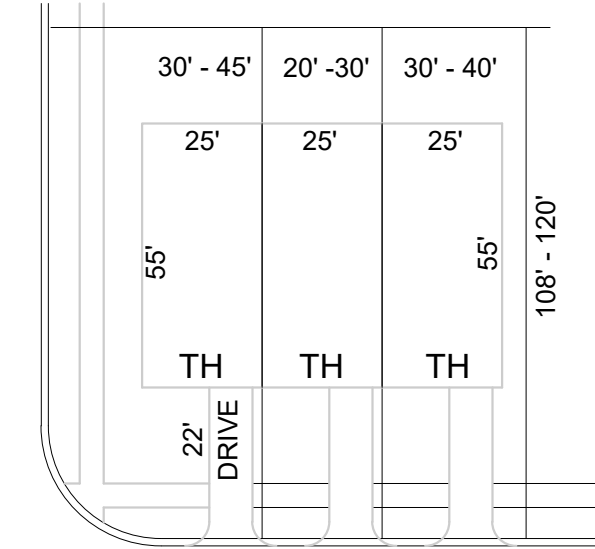
SCALE: 1/4" = 1'-0"



ELEVATION RENDERING OF SINGLE FAMILY ALLEY-LOADED ATTACHED GARAGE FRONT

BOB JOHNSON

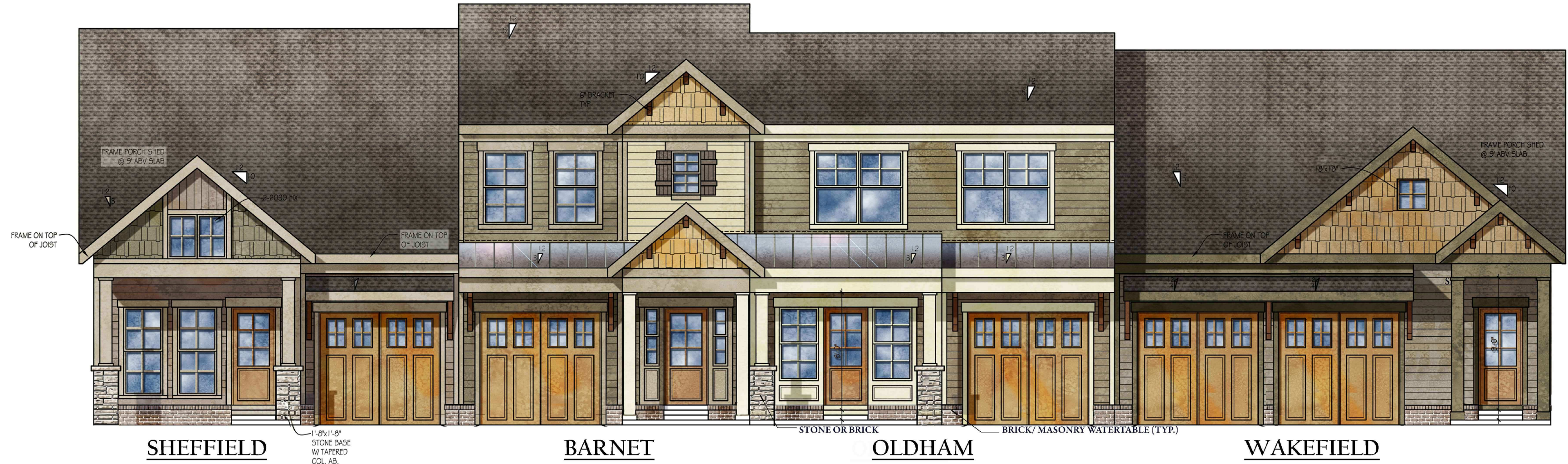
TYPICAL ARCHITECTURE



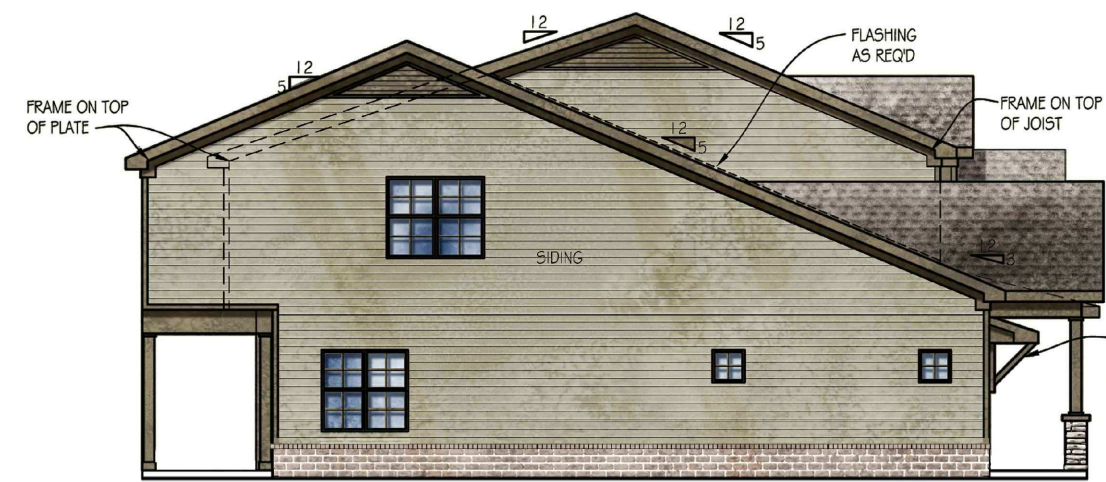
TYPICAL TOWNHOUSE FRONT LOADED
2-4 UNITS

33'	FRONT YARD
10'	CORNER YARD
5'	SIDE YARD
20'	REAR YARD

RANGE OF LOT SQ FT= 2,160 SF - 5,400 SF

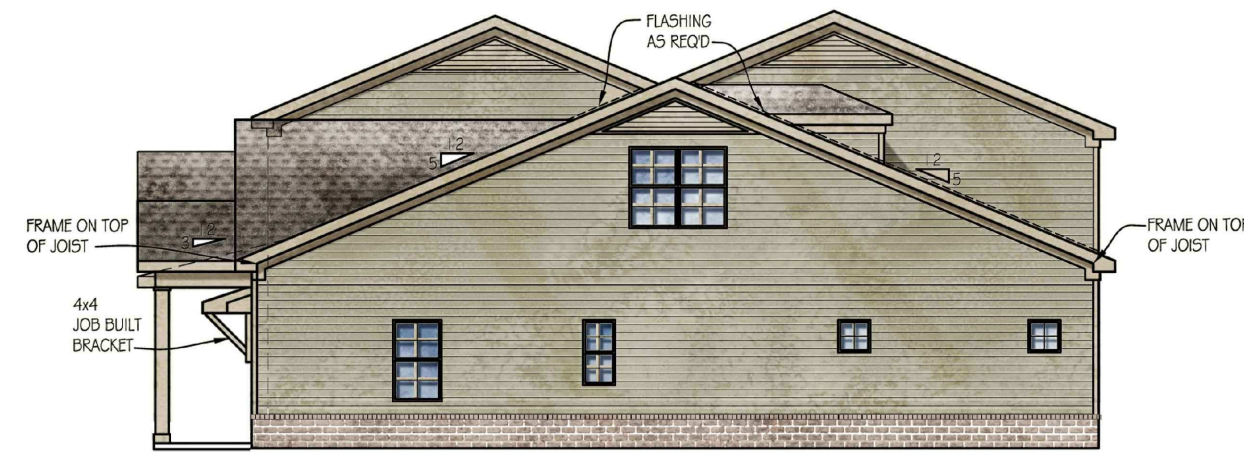


FRONT ELEVATION



LEFT SIDE ELEVATION

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



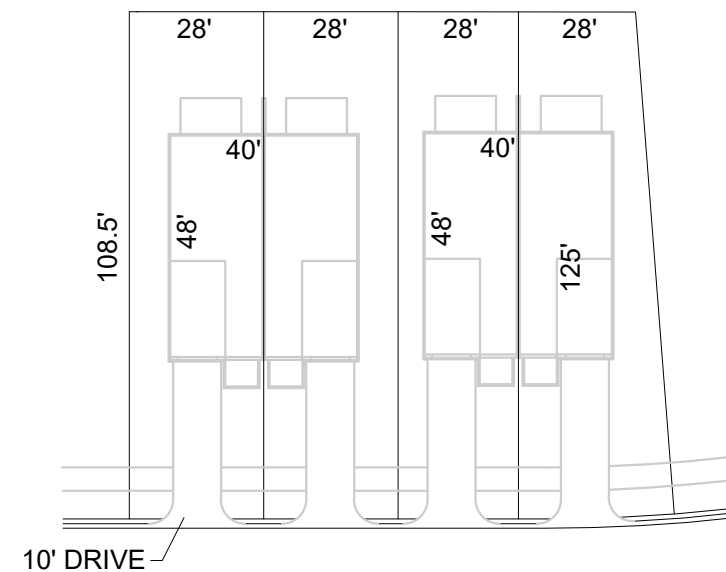
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



2 AND 3 STORY DUPLEX HOMES

33'	FRONT YARD
10'	CORNER YARD
5'	SIDE YARD
20'	REAR YARD

RANGE OF LOT SQ FT= 3,000 SF - 3,200 SF



RENDERING OF DUPLEX FRONT ELEVATION



POTENTIAL 3-STORY LOCATIONS



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Revisions:

Drawing Notes:



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
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SUITE 230
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GREG GAMBLE
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615.975.5765

TYPICAL
ARCHITECTURE

C2.3

COF 6339

TYPICAL ARCHITECTURE

SIMMONS RIDGE PUD SUBDIVISION

DEVELOPMENT PLAN

REVISION FOUR

OWNER/APPLICANT

SIMMONS RIDGE JOINT VENTURE
JOHN FRANKS
144 SOUTHEAST PARKWAY
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SURVEY

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CIVIL ENGINEER

CANNON & CANNON, INC.
HAROLD CANNON
8550 KINGSTON PIKE
KNOXVILLE, TN 37919
877.670.8555
hcannon@cannon-cannon.com

ENVIRONMENTAL

BDY ENVIRONMENTAL, LLC
Samuel K. Parish, PG, CPESC
2607 WESTWOOD DRIVE
NASHVILLE, TN 37204
615.460.9797
sparish@bdy-inc.com

PREVIOUSLY APPROVED MOS & SPECIAL CONDITIONS

DEVELOPMENT PLAN REVISION 2 - CONDITIONS OF APPROVAL

APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013
1. AFFORDABLE HOUSING
AFFORDABLE HOUSING UNITS ARE REQUIRED TO BE PROVIDED IN THIS DEVELOPMENT. WITH THE SUBMITTAL TO BOMA, THE ON SITE LOCATION OF THESE UNITS SHALL BE INDICATED FOR APPROVAL. FOR ADDITIONAL INFORMATION AND GUIDANCE ON SATISFYING THIS CONDITION CONTACT INTERIM HOUSING DEVELOPMENT COORDINATOR, KATHLEEN SAUSEDA AT 615-550-6608

2. TRAFFIC / TRANSPORTATION
THE APPLICANT SHALL BE REQUIRED TO IMPROVE SOUTH CAROTHERS ROAD TO CURRENT CITY STANDARDS BY REBUILDING THE ROADWAY ALONG THE FRONTAGE OF THEIR PROPERTY. IN PARTICULAR, CARE NEEDS TO BE GIVEN TO REDESIGNING THE HORIZONTAL AND VERTICAL DEFICIENCIES IN THE REDESIGN. THE NEW SECTION WILL BE PER TS-4 FROM THE CITY OF FRANKLIN STREET STANDARDS. EXPECT THAT NO BIKE LANE OR SIDEWALK WILL BE REQUIRED DUE TO THE DEDICATION OF THE MULTI-USE PATH ALONG THE FRONTAGE OF THE DEVELOPMENT.
DEPENDING ON THE TIMING OF WHO STARTS CONSTRUCTION FIRST (CITY OR DEVELOPER), IMPROVEMENTS WILL NEED TO BE MADE TO ACCOMMODATE THE CITY'S CONNECTOR ROAD DESIGN FOR THE NEW SOUTH CAROTHERS PARKWAY PROJECT.

3. TRAFFIC / TRANSPORTATION
AT THE RIGHT-ANGLE BEND OF SOUTH CAROTHERS ROAD, MODIFY THE INTERSECTION SO AS TO TURN IT INTO A 3-WAY STOP WITH THE CAROTHERS CONNECTOR RIGHT-OF-WAY. PER ITEM #2 OF THE TRAFFIC STUDY ADDENDUM OF 8/18/12. THIS IMPROVEMENT IS TO BE COMPLETED AND ACCEPTED PRIOR TO THE ISSUANCE OF THE SECOND 50% OF THE CERTIFICATES OF OCCUPANCY.

4. TRAFFIC / TRANSPORTATION
FOR THE SOUTHBOUND LEFT TURN ROADWAY IMPROVEMENT AT THE MAIN SIMMONS RIDGE PROJECT ACCESS, COORDINATE THIS IMPROVEMENT WITH THE NICHOLS BEND DEVELOPMENT CONSTRUCTION AS NEEDED. THIS IMPROVEMENT IS TO BE COMPLETED AND ACCEPTED PRIOR TO THE OPENING OF THE MAIN SIMMONS RIDGE PROJECT ACCESS.

5. AMENITY CENTER
THE AMENITY CENTER SHALL BE APPROVED AND CONSTRUCTED NO LATER THAN THE TIME AT WHICH 50% OF THE UNITS ARE CONSTRUCTED.

MODIFICATION OF STANDARDS

APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013

SECTION 5.9.3 (4) (a) (iv)
REQUEST FOR MODIFICATION TO PERMIT PARKING OFF OF A PUBLIC RIGHT-OF-WAY.
OFF-STREET PARKING AND DRIVEWAY PARKING FOR THE TOWN HOMES IS PROPOSED TO BE ACCESSED DIRECTLY FROM THE PUBLIC STREET RIGHT-OF-WAY. THE PARKING SPACES ARE PROPOSED BEYOND THE CURB, AND ARE DESIGNED TO AVOID CONFLICTS WITH SIDEWALKS.

SECTION 5.9.3 (4) (b)
REQUEST FOR MODIFICATION TO PERMIT CARS TO BACK OUT OF PRIVATE SPACES ONTO PUBLIC RIGHT OF WAY. PRIVATE PARKING SPACES, BOTH PERPENDICULAR AND PARALLEL SHALL BE CONSTRUCTED OF CONCRETE OR MATERIAL APPROVED BY CITY ENGINEER TO DIFFERENTIATE IT FROM THE ASPHALT STREET WITHIN THE PUBLIC RIGHT OF WAY. THE SUBJECT PARKING SPACES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TABLE 3.3B - DRIVEWAY SEPERATIONS
REQUEST FOR MODIFICATION OF THE STREET STANDARDS TO PERMIT PAIRED DRIVEWAYS FOR THE TOWN HOMES SERVING NO MORE THAN 2 GARAGE BAYS. PAIRED DRIVEWAYS SHALL MAINTAIN A MINIMUM SEPARATION OF 20 FEET. IN THE EVENT THAT A DRIVEWAY CAN NOT BE PAIRED, A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED. SINGLE FAMILY DETACHED HOMES SHALL HAVE A MINIMUM DRIVEWAY SEPARATION OF 18 FEET.

SECTION 5.3.5 (e)(i) - FOUNDATIONS
REQUEST FOR THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 8" ABOVE THE FINISHED GRADE FOR HOMES, AND SHALL BE LIMITED TO A MAXIMUM OF 25% OF THE HOMES WITHIN THE SIMMONS RIDGE PUD. THIS DESIGN IS TO SERVE HANDICAP AND ELDERLY WITH A 0" ENTRY FROM THE GARAGE TO THE LIVING LEVEL.

SPECIAL CONDITION

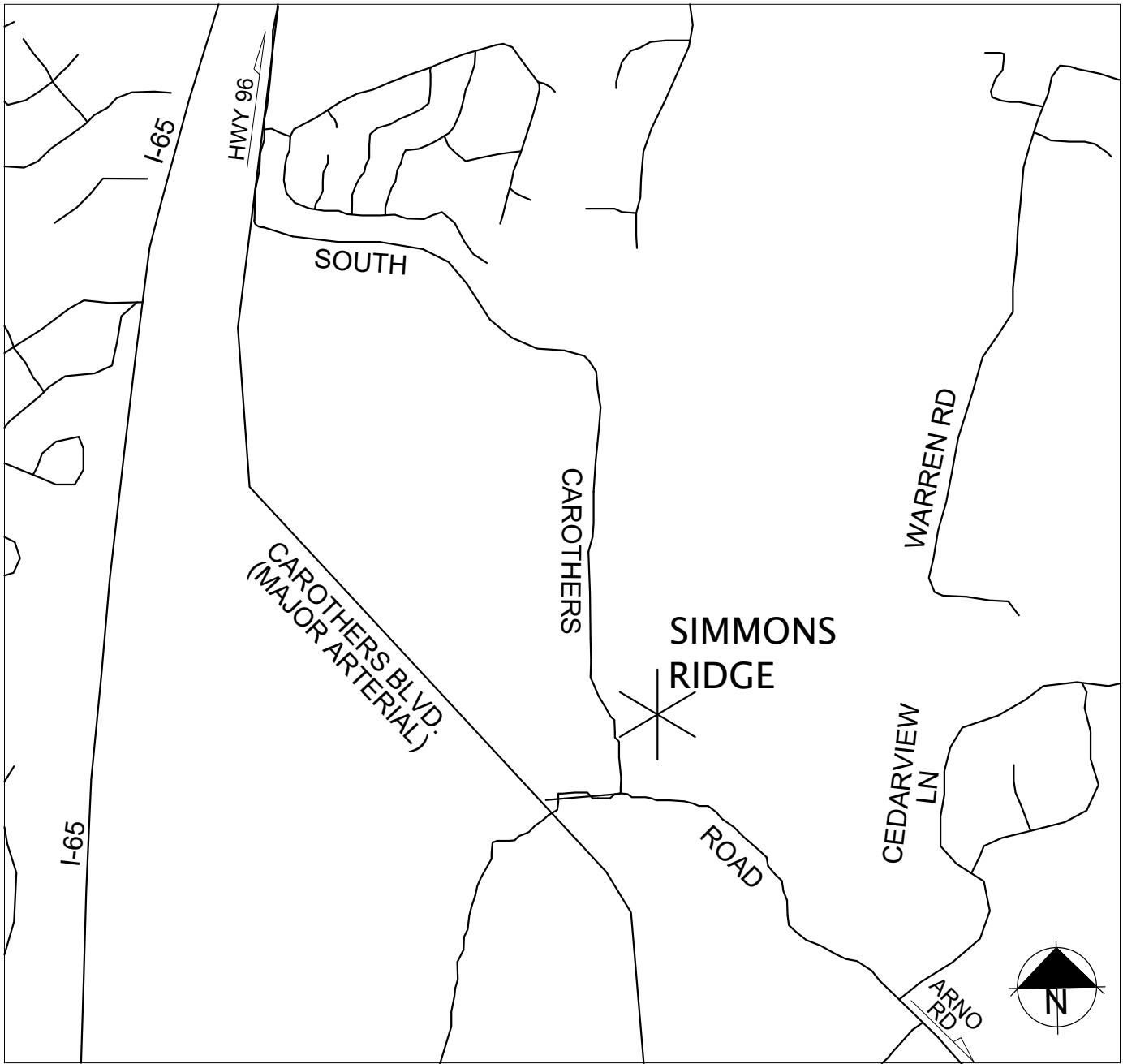
APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013

SECTION 5.3.5 (g)(i) - THE FMPC MAY ALLOW ATTACHED RESIDENTIAL STRUCTURES TO INCLUDE GARAGE DOORS THAT FACE THE PRIMARY STREET FRONTING THE STRUCTURE ONLY IN CASES WHERE IT IS NECESSARY TO RETAIN EXISTING VEGATION OR ADDRESS DIFFICULT TOPOGRAPHY. THE PROPOSED PLAN SHOWS FRONT-FACING GARAGES ACCESSED FROM THE PRIMARY STREET IN ORDER TO MAXIMIZE THE AMOUNT OF EXISTING TREE CANOPY ON THE SITE THAT MAY BE PRESERVED, PROVIDE AN INCREASED BUFFER ALONG THE WILLIAMSON COUNTY EDGES OF 75 FEET AND DUE TO THE ROLLING TOPOGRAPHY OF THE PROPERTY. THE SITE HAS 5 DIFFERENT DRAINAGE BASINS WITH SLOPES RANGING FROM 4% TO OVER 20%. THE POSITION OF THE GARAGES TOWARD THE STREET IS REQUIRED TO HAVE A PLAN THAT IS SENSITIVE TO THE TERRAIN OF THE PROPERTY. IF DESIGNED WITH ALLEYS THE MAJORITY OF THE HOMES WOULD HAVE RETAINING WALLS AND STAIRS BETWEEN THE ALLEY AND THE HOME.

A PLANNED RESIDENTIAL DEVELOPMENT

MAP 89, PARCEL 37

FRANKLIN, TENNESSEE



VICINITY MAP



14th CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TN

SUMMARY OF CHANGES

- ROAD NETWORK CHANGE FOR NORTHEAST SITE
- RELOCATION OF CLUBHOUSE TO A MORE CENTRAL LOCATION WITH BETTER ACCESS
- ADDITION OF ALLEY LOADED HOMES
- ADDITION OF NEW 3 STORY HOME

NOTE: NO CHANGE TO DENSITY OR LOT COUNT PROPOSED WITH DEVELOPMENT PLAN REVISION 4

PARK LAND DEDICATION

PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES--IN-LIEU.

INDEX OF SHEETS

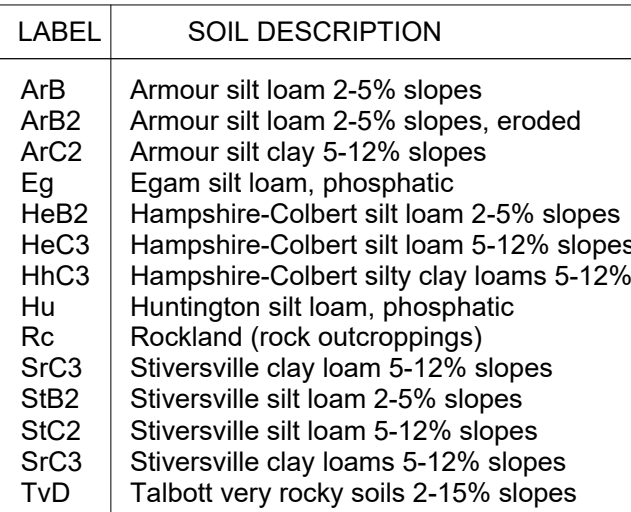
SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	ENLARGED EXISTING CONDITIONS
C 1.2	APPROVED DEVELOPMENT PLAN
C 1.3	DEVELOPMENT PLAN COMPARISON
C 2.0	DEVELOPMENT PLAN
C 2.1	PARKING LAYOUT
C 2.2	TYPICAL ARCHITECTURE
C 2.3	TYPICAL ARCHITECTURE
C 3.0	OVERALL GRADING AND DRAINAGE PLAN
C 3.1	OVERALL STORMWATER BMP MAP
C 3.2	OVERALL EXISTING DRAINAGE BASINS
C 3.3	OVERALL PROPOSED DRAINAGE BASINS
C 3.4	GRADING, DRAINAGE, AND EPSC DETAILS
C 4.0	OVERALL ROW AND ACCESS PLAN
C 4.1	OVERALL EMERGENCY ACCESS PLAN
C 4.2	ROW AND ACCESS DETAILS
C 4.3	ROW AND ACCESS DETAILS
C 4.4	SOUTH CAROTHERS ROADWAY IMPROVEMENTS
C 5.0	OVERALL SITE UTILITY PLAN
C 5.1	UTILITY DETAILS

COF PROJECT No. 6339

INITIAL SUBMITTAL: JANUARY 9, 2017
RESUBMITTAL: FEBRUARY 2, 2017
RESUBMITTAL: MARCH 2, 2017

SURVEYOR'S DESCRIPTION

OVERALL EXISTING CONDITIONS

[illegible]

C1.0

COF 6339



TREE CANOPY PRESERVATION TAKEDOWN CHART

TREE AREA	TOTAL EXISTING	REMOVED SEC 1-4	REMOVED SEC 5,6,14,15	REMOVED SEC 3	REMOVED SEC 5	TOTAL REMAINING
TA A	761,818.29 SF	229,699.05 SF	0.00 SF	13,046.17 SF	0.00 SF	519,073.07 SF
TA B	48,327.77 SF	17,515.30 SF	0.00 SF	0.00 SF	0.00 SF	30,812.47 SF
TA C	507,977.21 SF	0.00 SF	28,143.36 SF	0.00 SF	0.00 SF	479,833.95 SF
TA D	16,099.67 SF	0.00 SF	14,304.53 SF	0.00 SF	0.00 SF	1,795.14 SF
TA E	197,950.52 SF	0.00 SF	86,867.02 SF	0.00 SF	0.00 SF	111,083.50 SF
TA F	41,849.05 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	41,849.05 SF
TOTAL SF	1,574,022.51 SF	247,214.35 SF	160,127.28 SF	13,046.17 SF	0.00 SF	1,153,634.71 SF
TOTAL ACRES	36.13 AC	5.68 AC	3.68 AC	0.30 AC	0.00 AC	26.48 AC

TOTAL EXISTING CANOPY: 36.13 AC
REQUIRED RETENTION: 16.26 AC
RETAINED CANOPY THROUGH SEC 5: 26.48 AC
TOTAL PLANNED CANOPY PRESERVATION: 16.27 AC

SPECIMEN TREES

#	Description	DBH (IN)	Notes	#	Description	DBH (IN)	Notes
1	IRON PIN	25		84	POPLAR	26	REMOVED
2	CORNER PIN	25		85	MAPLE	26	REMOVED
3	OAK	28	REMOVED	86	MAPLE	28	REMOVED
4	OAK	28	REMOVED	87	MAPLE	28	REMOVED
5	OAK	28	REMOVED	88	MAPLE	30	REMOVED
6	OAK	28	REMOVED	89	MAPLE	46	REMOVED
7	OAK	30	REMOVED	90	MAPLE	38	REMOVED
8	OAK	36	REMOVED, ROW	91	OAK	36	REMOVED
9	OAK	34	REMOVED, ROW	92	CEDAR	26	REMOVED
10	OAK	44	REMOVED, ROW	93	OAK	34	REMOVED
11	OAK	28	REMOVED, ROW	94	OAK	48	REMOVED
12	HACKBERRY	38	REMOVED, ROW	95	OAK	38	REMOVED
13	OAK	40	REMOVED	96	HACKBERRY	26	REMOVED
14	OAK	38	REMOVED	97	OAK	25	REMOVED
15	HACKBERRY	30	REMOVED, ROW	98	OAK	34	REMOVED
16	OAK	46	REMOVED, ROW	99	OAK	28	REMOVED
17	OAK	66	REMOVED	100	OAK	27	REMOVED
18	OAK	36	REMOVED	101	MAPLE	48	REMOVED
19	HACKBERRY	28	REMOVED	102	OAK	38	REMOVED
20	HACKBERRY	24	REMOVED	103	MAPLE	38	REMOVED
21	HACKBERRY	30	REMOVED	104	MAPLE	38	REMOVED
22	HACKBERRY	24	REMOVED	105	OAK	26	REMOVED
23	HACKBERRY	24	REMOVED	106	MAPLE	32	REMOVED
24	HACKBERRY	26	REMOVED	107	MAPLE	30	REMOVED
25	ELM	24	REMOVED	108	OAK	36	REMOVED
26	CEDAR	24	REMOVED	109	OAK	30	REMOVED
27	HACKBERRY	24	REMOVED	110	OAK	23	REMOVED
28	OAK	26	REMOVED	111	DOGWOOD	27	REMOVED
29	HACKBERRY	24	REMOVED	112	HACKBERRY	24	REMOVED
30	HACKBERRY	36	REMOVED	113	POPLAR	30	REMOVED
31	HACKBERRY	33	REMOVED	114	ELM	30	REMOVED
32	HACKBERRY	38	REMOVED	115	OAK	25	REMOVED
33	HACKBERRY	30	REMOVED	116	OAK	25	REMOVED
34	OAK	24	REMOVED	117	OAK	25	REMOVED
35	CEDAR	26	REMOVED	118	OAK	30	REMOVED, ROW
36	HACKBERRY	24	REMOVED, ROW	119	POPLAR	28	REMOVED
37	CEDAR	24	REMOVED, ROW	120	OAK	28	REMOVED
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39	HACKBERRY	30	REMOVED	122	OAK	30	REMOVED
40	HACKBERRY	24	REMOVED	123	OAK	28	REMOVED
41	OAK	36	REMOVED	124	OAK	28	REMOVED
42	MAPLE	26	REMOVED	125	OAK	30	REMOVED
43	ELM	43	REMOVED	126	OAK	30	REMOVED
44	MAPLE	26	REMOVED	127	OAK	36	REMOVED
45	ELM	43	REMOVED	128	CHERRY	36	REMOVED
46	MAPLE	40	REMOVED	129	OAK	36	REMOVED
47	ELM	46	REMOVED	130	POPLAR	36	REMOVED
48	OAK	28	REMOVED	131	DOGWOOD	8	REMOVED
49	MAPLE	26	REMOVED	132	POPLAR	10	REMOVED, ROW
50	MAPLE	34	REMOVED	133	DOGWOOD	8	REMOVED, ROW
51	MAPLE	26	REMOVED	134	MAPLE	30	REMOVED, ROW
52	ELM	26	REMOVED	135	MAPLE	30	REMOVED, ROW
53	ASH	26	REMOVED, ROW	136	MAPLE	28	REMOVED, ROW
54	OAK	34	REMOVED	137	POPLAR	40	REMOVED
55	MAPLE	26	REMOVED	138	POPLAR	40	REMOVED
56	MAPLE	30	REMOVED	139	OAK	36	REMOVED
57	OAK	28	REMOVED	140	POPLAR	46	REMOVED
58	MAPLE	26	REMOVED	141	MAPLE	34	REMOVED
59	OAK	30	REMOVED	142	ASH	36	REMOVED
60	OAK	25	REMOVED, ROW	143	OAK	34	REMOVED
61	HACKBERRY	41	REMOVED, ROW	144	ASH	25	REMOVED
62	OAK	30	REMOVED	145	OAK	36	REMOVED
63	OAK	29	REMOVED	146	OAK	40	REMOVED
64	OAK	25	REMOVED	147	ASH	25	REMOVED
65	OAK	30	REMOVED	148	OAK	36	REMOVED
66	OAK	36	REMOVED	149	OAK	40	REMOVED
67	OAK	36	REMOVED	150	POPLAR	24	REMOVED
68	OAK	36	REMOVED	151	POPLAR	24	REMOVED
69	OAK	36	REMOVED	152	OAK	46	REMOVED
70	OAK	26	REMOVED	153	OAK	25	REMOVED
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72	OAK	25	REMOVED	155	MAPLE	38	REMOVED
73	OAK	36	REMOVED, ROW	156	MAPLE	38	REMOVED
74	OAK	36	REMOVED, ROW	157	OAK	26	REMOVED
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76	OAK	46	REMOVED, ROW	159	HICKORY	26	REMOVED
77	OAK	36	REMOVED	160	OAK	28	REMOVED, ROW
78	DOGWOOD	8	REMOVED	161	OAK	28	REMOVED
79	ELM	26	REMOVED	162	OAK	36	REMOVED
80	IRON PIN	26	REMOVED	163	OAK	36	REMOVED
81	OAK	26	REMOVED	164	OAK	46	REMOVED
82	HACKBERRY	30	REMOVED	165	OAK	30	REMOVED
83	POPLAR	30	REMOVED	166	OAK	36	REMOVED

NOTES

- NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.
- SURVEY INFORMATION PROVIDED BY:
TOM G. KING III, RLS
ENTERPRISE CONSTRUCTION, INC
615.238.4958
tomgking3@gmail.com
AND
CONTINENTAL AERIAL SURVEYS, INC
(865) 970-3115
3356 REGAL DRIVE
KNOXVILLE, TN 37902
- ENVIRONMENTAL ASSESMENTS FOR STREAMS, WETLANDS, AND CONVEYANCES PROVIDED BY:
SAMUEL K. PARISH, PG, CPESC
BDY ENVIRONMENTAL, LLC
615-460-9797
2607 WESTWOOD DRIVE
NASHVILLE, TN 37204

Revisions:

Drawing Notes:



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

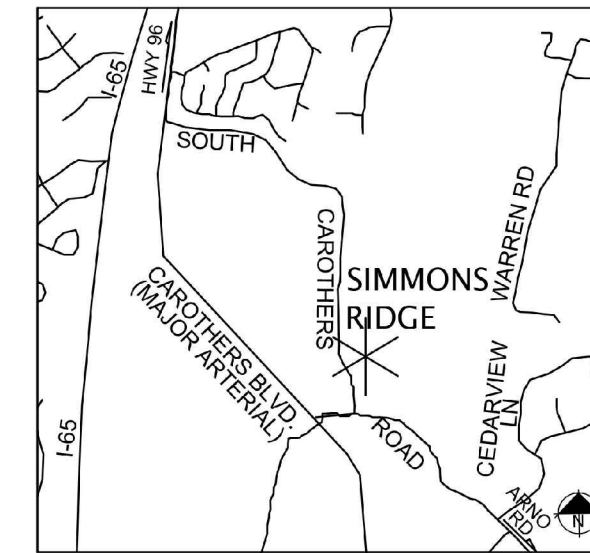
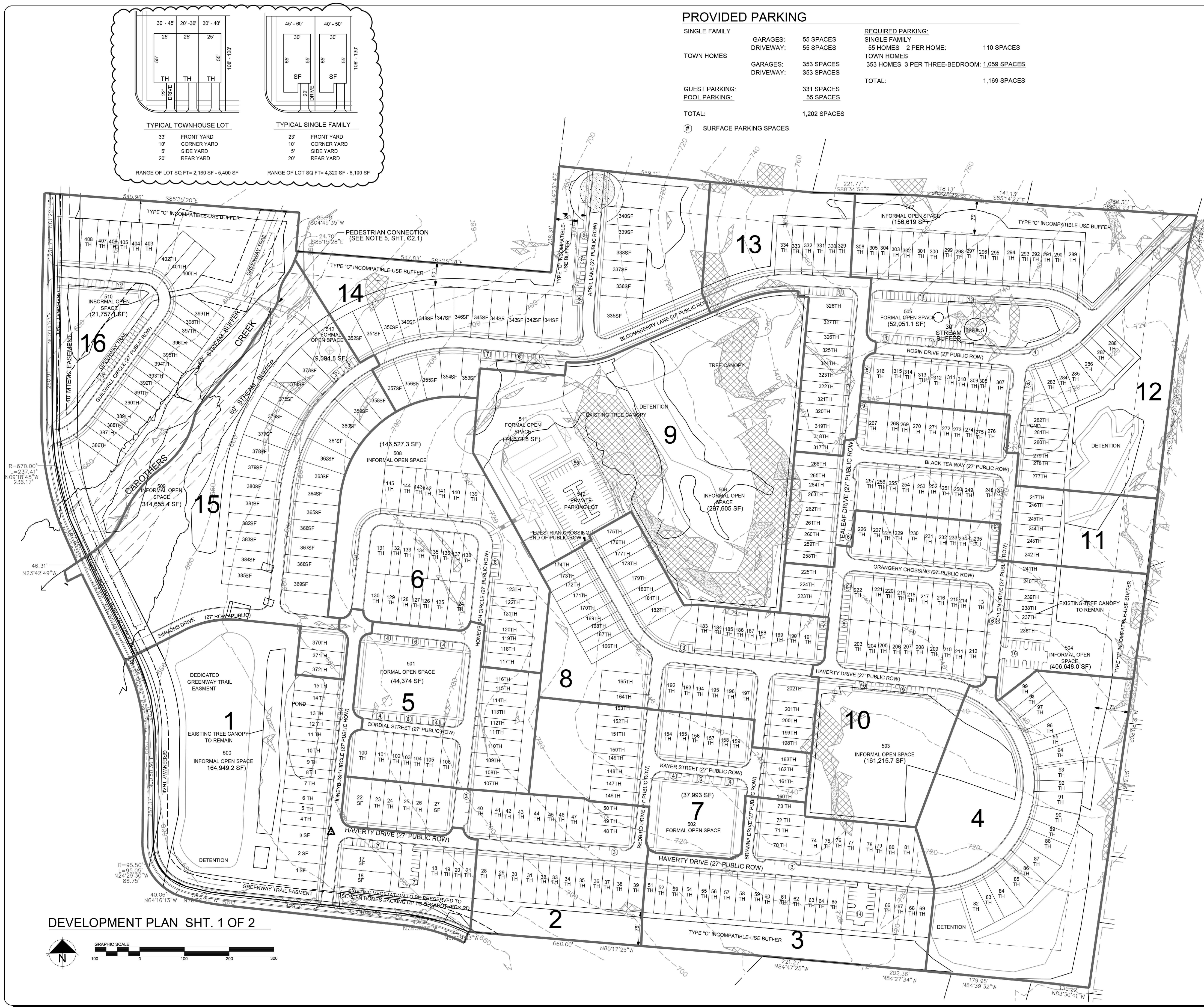


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615.975.5765

ENLARGED
EXISTING
CONDITIONS

C1.1

COF 6339



PROVIDED PARKING			
SINGLE FAMILY	GARAGES:	55 SPACES	REQUIRED PARKING:
	DRIVEWAY:	55 SPACES	
TOWN HOMES	GARAGES:	353 SPACES	55 HOMES 2 PER HOME: 110 SPACES
	DRIVEWAY:	353 SPACES	TOWN HOMES
GUEST PARKING:		331 SPACES	TOTAL:
	POOL PARKING:	55 SPACES	
TOTAL:		1,202 SPACES	1,169 SPACES
⑧ SURFACE PARKING SPACES			

SITE DATA	
PROJECT NAME:	SIMMONS RIDGE PUD SUBDIVISION
COF PROJECT NO.:	2877
SUBDIVISION:	SIMMONS RIDGE
ADDRESS:	4408 SOUTH CAROTHERS ROAD, FRANKLIN, TN 37064
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14B
MAP GROUP, PARCEL NUMBER:	MAP 89, PARCEL 37
EXISTING ZONING:	RESIDENTIAL VARIETY (RV)
PROPOSED ZONING:	RESIDENTIAL VARIETY (RV)
CHARACTER AREA OVERLAY:	NO DESIGNATED
APPLICABLE DEVELOPMENT STD:	CONVENTIONAL
TOTAL AC:	65.67 ACRES
TOTAL SF:	3,862,466 SF
OWNER/APPLICANT:	SIMMONS RIDGE LLC
ADDRESS:	236 NOAH DRIVE, FRANKLIN, TN 37064
CONTACT:	DOUG HALE
OFFICE PHONE:	615.975.1312
EMAIL ADDRESS:	dh@hairendhale.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230, FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggambledesign@gmail.com
DRAINAGE BASIN:	HARPER RIVER
DWELLING UNITS:	155 SINGLE FAMILY DETACHED HOMES, 240 SINGLE FAMILY DETACHED HOMES, 408 TOTAL HOMES, 90 SINGLE FAMILY, 318 TOWN HOMES, 408 TOTAL HOMES, 55 SINGLE FAMILY, 353 TOWN HOMES
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
FLOOR AREA RATIO OF SITE:	N/A
MINIMUM LANDSCAPE SURFACE RATIO:	1.10%
PROVIDED LANDSCAPE SURFACE RATIO:	0.91%
MINIMUM PARKING REQUIREMENT:	1 BEDROOM HOME - 1.25 SPACES, 2 BEDROOM HOME - 2.5 SPACES, 3 BEDROOM HOME - 3 SPACES
ATTACHED HOMES:	2 SPACES PER HOME
PROVIDED PARKING:	1,202 SPACES
RESIDENTIAL DENSITY:	2.71 DU/AC
EXISTING PUD PLAN:	4.60 DU/AC
PROPOSED PUD PLAN:	4.60 DU/AC
MINIMUM REQUIRED SETBACKS:	FRONT YARD: 25' DETACHED, 35' ATTACHED, 10' CORNER YARD, SIDE YARD: 5' EA SIDE, 10' TOTAL, REAR YARD: 20'
OPEN SPACE REQUIRED:	TOTAL: 15% (13.30 AC), FORMAL: 33% OF TOTAL (4.43 AC), INFORMAL: 66% OF TOTAL (8.87 AC)
OPEN SPACE PROVIDED:	TOTAL: 45.74 AC, FORMAL: 5.35 AC, INFORMAL: 38.34 AC
TREE CANOPY - EXISTING:	37.8 AC, 42.6% OF TOTAL SITE
TREE CANOPY - REQUIRED:	45% PRESERVED, 17.0 AC
PARKLAND DEDICATION:	(SEE SHEET C2.1)
AFFORDABLE HOUSING:	(SEE SHEET C2.1)
MINERAL RIGHT:	HELD BY OWNER
INCOMPATIBLE-USE BUFFER REQUIRED:	TYPE "C" ALONG NORTH, SOUTH AND EAST PROPERTY LINES
LEGEND:	SF SINGLE FAMILY DETACHED, SF/DP EITHER SINGLE FAMILY OR DUPLEX, TH TOWN HOME
SLOPES 14% TO 19%:	
SLOPES 20% AND ABOVE:	
COF PROJECT No. 2877	



REVISIONS	
DATE	DESCRIPTION
DECEMBER 5, 2013	
OCTOBER 3, 2013	
SEPTEMBER 9, 2013	

DEVELOPMENT PLAN SHT. 1 OF 2
SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TN 37064
COF PROJECT No. 2877



144 SOUTHEAST PARKWAY
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SHEET #
C 2.0
OF 16

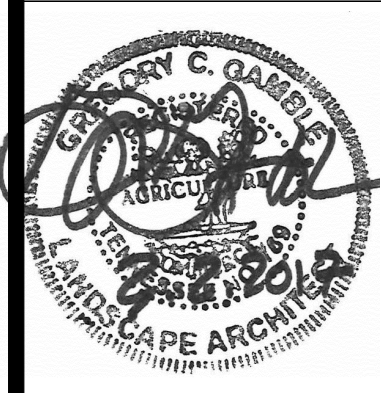
APPROVED DEVELOPMENT PLAN REVISION 3
NOT TO SCALE

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE



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APPROVED
DEVELOPMENT
PLAN

C1.2

COF 6339



APPROVED DEVELOPMENT PLAN REVISION 3, COF #2877

SINGLE FAMILY DETACHED HOMES:	55
ATTACHED TOWNHOMES:	353
TOTAL HOMES:	408



PROPOSED DEVELOPMENT PLAN REVISION 4

SINGLE FAMILY DETACHED HOMES:	63
ATTACHED TOWNHOMES:	345
TOTAL HOMES:	408

SUMMARY OF CHANGES

- ROAD NETWORK CHANGE FOR NORTHEAST SITE
- RELOCATION OF CLUBHOUSE TO A MORE CENTRAL LOCATION WITH BETTER ACCESS
- ADDITION OF ALLEY LOADED HOMES
- ADDITION OF NEW 3 STORY HOME

NOTE: NO CHANGE TO DENSITY OR LOT COUNT PROPOSED WITH DEVELOPMENT PLAN REVISION 4

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JAN 9, 2017

**SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4**
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

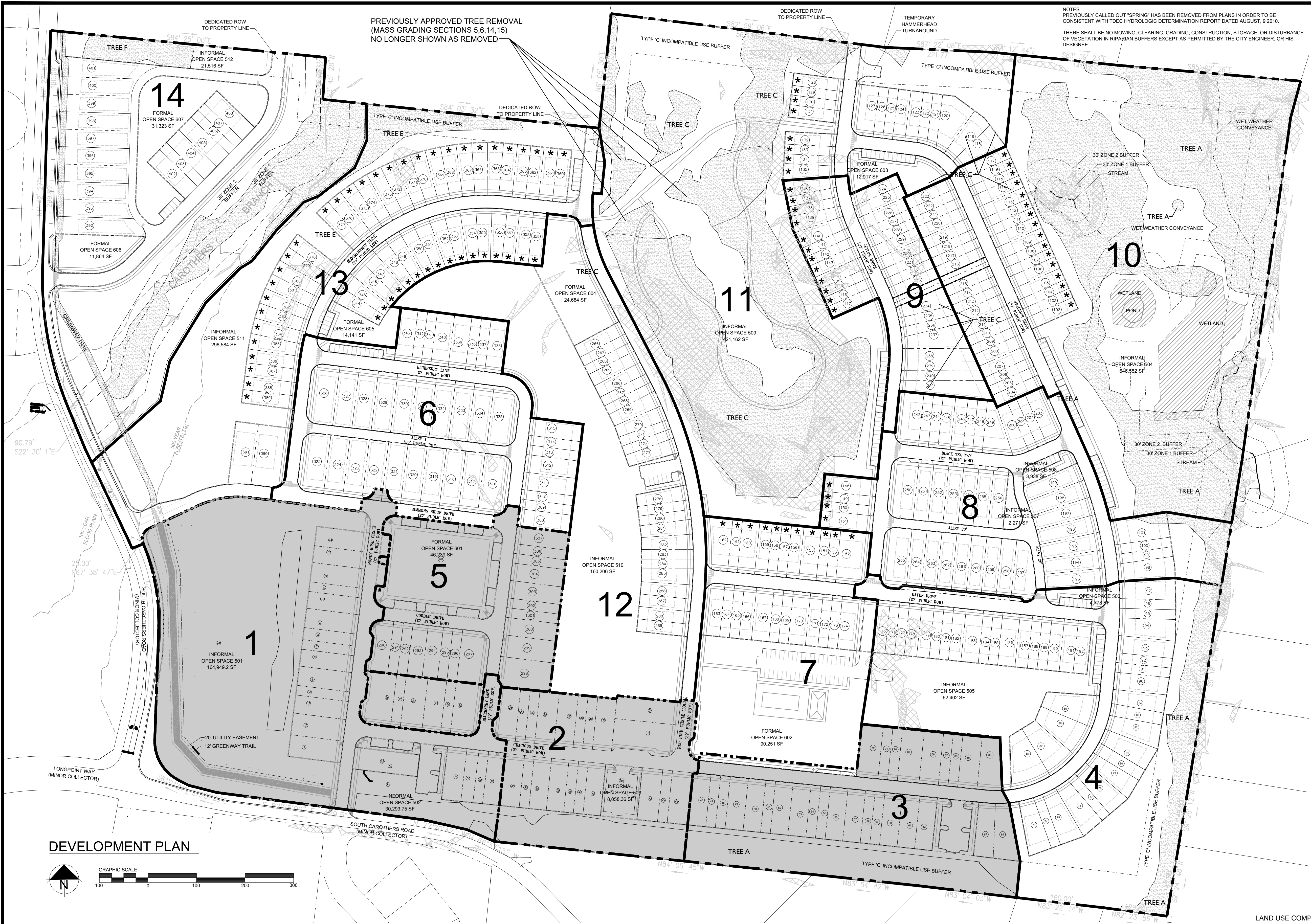


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DEVELOPMENT
PLAN
COMPARISON

C1.3

COF 6339



NOTES
PREVIOUSLY CALLED OUT "SPRING" HAS BEEN REMOVED FROM PLANS IN ORDER TO BE CONSISTENT WITH DEC HYDROLOGIC DETERMINATION REPORT DATED AUGUST, 9 2010.
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SITE DATA

PROJECT NAME:	SIMMONS RIDGE DEV. PLAN REV. 4
PROJECT NUMBER:	6339
SUBDIVISION:	SIMMONS RIDGE PUD SUBDIVISION
LOT NUMBER:	N/A
ADDRESS:	4408 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (14.6)
CHARACTER AREA OVERLAY:	MECO-6
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	88.65 AC
TOTAL SF:	3,861,604 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET C2.2, C2.3)
OWNER/APPLICANT:	SIMMONS RIDGE LLC
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE:	615.207.1803
CONTACT:	JOHN FRANKS
EMAIL ADDRESS:	johnfranks@give.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY/3 STORY
LANDSCAPE SURFACE RATIO:	54
MINIMUM LANDSCAPE SURFACE RATIO:	20
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED: 2 PER HOME ATTACHED HOMES: 1 BEDROOM: 1.25 SPACES 2 BEDROOM: 2.5 SPACES 3 BEDROOM: 3 SPACES
RESIDENTIAL DENSITY:	4.60 UNITS/AC
EXISTING TREE CANOPY:	36.13 AC
REQUIRED CANOPY PRESERVATION:	16.26 AC, 45%
PARKLAND (IF APPLICABLE):	(35x1200)/(375x600)=265,800 SF PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU.
OPEN SPACE:	
FORMAL REQUIRED:	4.43 AC
FORMAL PROVIDED:	5.31 AC
INFORMAL REQUIRED:	8.87 AC
INFORMAL PROVIDED:	42.46 AC
TOTAL REQUIRED:	13.30 AC
TOTAL PROVIDED:	47.77 AC
OVERALL DENSITY:	4.60 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	63 SINGLE FAMILY DETACHED 345 SINGLE FAMILY ATTACHED
NONRESIDENTIAL SQUARE FOOTAGE:	N/A

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN IS LOCATED WITHIN THE ROW OF SOUTH CAROTHERS ROAD.
408"350 GPD = 142,800 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A SEWER MAIN IS ALONG THE NORTHERN EDGE OF THE TRIBUTARY TO THE HARPETH RIVER THAT BEGINS ON THE NORTH WESTERN PORTION OF SIMMONS RIDGE. THE SEWER MAIN CONNECTION FOR THE SIMMONS RIDGE PROPERTY IS ON THE EASTERN EDGE OF SOUTH CAROTHERS ROAD. ANTICIPATED SEWAGE FLOWS IN SINGLE FAMILY UNITS REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, SOUTH CAROTHERS IS A LOCAL ROAD ALONG THE WESTERN BOUNDARY AND A MINOR COLLECTOR ALONG THE SOUTHERN BOUNDARY. LOCAL ROADS FROM SIMMONS RIDGE ARE PROPOSED TO STUB OUT TO THE ADJACENT PROPERTY TO THE NORTH TO PROMOTE FUTURE CONNECTIVITY.

DRAINAGE FACILITIES
WATER TREATMENT AND DETENTION IS PROVIDED BY THE SEDIMENT FOREBAYS AND MICROPOOLS IN PONDS 1 AND 2 AND RETENTION POND 3. POST-DEVELOPED PEAK RUNOFF FLOWS FOR THE 2, 5, 10, 25, 50, AND 100 YEAR RETURN PERIODS DO NOT EXCEED THE PRE-DEVELOPED PEAK RUNOFF FLOWS AS SHOWN IN THE TABLES ON SHEET C2.2.

POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.4 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.25 MILES DRIVING DISTANCE

RECREATION FACILITIES
A NEW CITY OF FRANKLIN PARK IS PLANNED NEAR I-65 TO THE WEST
LIBERTY PARK: 4.10 MILES
PINKERTON PARK: 4.40 MILES

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 64 HOMES
408 X .64 = 262 STUDENTS

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

RESTRICTIVE COVENANTS
THE SIMMONS RIDGE HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND EXTERIOR ELEVATIONS OF THE TOWN HOMES.

LEGEND:

- PRESERVED TREE CANOPY
- SLOPES 14% TO 19%
- SLOPES 20% AND ABOVE
- ★ POTENTIAL 3-STORY TOWNHOME LOCATION

LAND USE COMPLIANCE:

THE DESIRED LAND USE PATTERN IS THE McEWEN CHARACTER AREA, SPECIAL AREA 6.

MEWEN CHARACTER AREA, SPECIAL AREA 6 GUIDELINES:
A. THE CHARACTER OF THIS AREA IS LARGELY ESTABLISHED.
B. NEW DEVELOPMENT SHALL REFLECT THE SAME CHARACTER AS THE ESTABLISHED AREA.

THE McEWEN CHARACTER AREA ALLOWS ATTACHED HOMES WITHIN THE CHARACTER AREA. SIMMONS RIDGE WILL CONFORM TO THE CHARACTER OF THE PLANNED ADJACENT PROPERTIES WITHIN THE CAROTHERS BOULEVARD CORRIDOR.

DIRECTLY TO THE WEST OF SIMMONS RIDGE IS LOCKWOOD GLEN PUD AND ITS PLANNED MULTI-FAMILY SECTION.

THE SIMMONS RIDGE PLAN IS DESIGNED WITH APPROPRIATE BUFFERS ADJACENT TO THE NORTH, SOUTH AND EASTERN BOUNDARIES. THE 75 FOOT BUFFERS ARE PLANNED FOR A TRANSITION WHERE NEW DEVELOPMENT IS PROPOSED ADJACENT TO EXISTING WILLIAMSON COUNTY SUBDIVISIONS.

SIMMONS RIDGE IS DESIGNED WITH CONVENTIONAL DESIGN STANDARDS. ROADWAYS ARE DESIGNED TO CURVE WITH THE EXISTING TOPOGRAPHY WHERE POSSIBLE TO REDUCE THE AMOUNT OF DISTURBANCE DURING DEVELOPMENT.

PROVIDED PARKING

PARKING REQUIREMENTS:
SINGLE FAMILY HOME: 2 SPACES PER HOME
TOTAL HOMES: 63 HOMES
REQUIRED SPACES: 126 SPACES
PROVIDED TOTAL: 126 SPACES
PROVIDED BREAKDOWN: 63 GARAGE, 63 DRIVEWAY

ATTACHED HOMES: 3 SPACES PER HOME
TOTAL HOMES: 345 HOMES
REQUIRED SPACES: 1,035 SPACES
PROVIDED TOTAL: 1,050 SPACES
PROVIDED BREAKDOWN: 345 GARAGE, 384 DRIVEWAY
281 ON-STREET/SURFACE PARKING SPACES
40 SPACES IN AMENITY CENTER LOT

* DEVELOPMENT PLAN ASSUMES ALL MULTI-FAMILY ATTACHED ARE 3 BEDROOM UNITS.

TREE AREA	TOTAL EXISTING	REMOVED SEC 1-4	REMOVED SEC 5,6,14,15	REMOVED SEC 3	REMOVED SEC 5	FUTURE REMOVAL	TOTAL REMAINING
TREE A	761,818.29 SF	229,699.05 SF	0.00 SF	13,046.17 SF	0.00 SF	130,612.40 SF	388,460.67 SF
TREE B	48,327.77 SF	17,515.30 SF	30,812.47 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
TREE C	507,977.21 SF	0.00 SF	28,143.26 SF	0.00 SF	0.00 SF	249,097.33 SF	230,736.62 SF
TREE D	16,099.67 SF	0.00 SF	14,304.53 SF	0.00 SF	0.00 SF	1,795.14 SF	0.00 SF
TREE E	197,950.52 SF	0.00 SF	86,867.02 SF	0.00 SF	0.00 SF	32,357.85 SF	78,725.65 SF
TREE F	41,849.05 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	31,096.89 SF	10,752.16 SF
TOTAL SF	1,574,022.51 SF	247,214.35 SF	160,127.28 SF	13,046.17 SF	0.00 SF	444,959.61 SF	708,675.10 SF
TOTAL ACRES	36.13 AC	5.68 AC	3.68 AC	0.30 AC	0.00 AC	10.21 AC	16.27 AC
TOTAL EXISTING CANOPY:			36.13 AC				
REQUIRED RETENTION:			16.26 AC				
RETAINED CANOPY THROUGH SEC 5:			26.48 AC				
TOTAL PLANNED CANOPY PRESERVATION:			16.27 AC				

OPEN SPACE REQUIREMENT CHART - DEVELOPMENT PLAN REVISION 4
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE ACREAGE: 88.67 AC
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 4.43 AC
INFORMAL OPEN SPACE (10% OF RESIDENTIAL GROSS DEVELOPMENT): 8.87 AC

LOT #	CLASSIFICATION	TYPE	AREA (SF)
501	INFORMAL	DETENTION	191,778.07 SF
502	INFORMAL	PARKING / TREE SAVE	30,293.75 SF
503	INFORMAL	PARKING	8,058.30 SF
504	INFORMAL	BUFFER / TREE SAVE	646,502 SF
505	INFORMAL	GREEN SPACE	62,402 SF
506	INFORMAL	PARKING / GREEN SPACE	4,778 SF
507	INFORMAL	PARKING / GREEN SPACE	2,271 SF
508	INFORMAL	PARKING / GREEN SPACE	3,938 SF
509	INFORMAL	TREE SAVE / GREEN SPACE	421,162 SF
510	INFORMAL	GREEN SPACE	160,206 SF
511	INFORMAL	BUFFER / TREE SAVE	296,534 SF
512	INFORMAL	BUFFER	21,516 SF

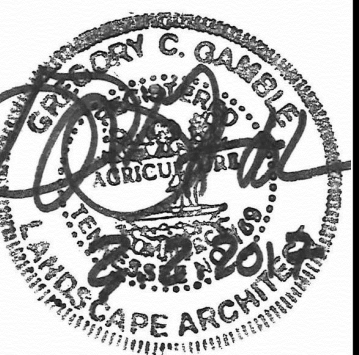
LOT #	CLASSIFICATION	TYPE	AREA (SF)
601	FORMAL	PARK	46,239 SF
602	FORMAL	AMENITY	90,251 SF
603	FORMAL	PARKING / POCKET PARK	12,917 SF
604	FORMAL	PARKING / POCKET PARK	24,684 SF
605	FORMAL	PARKING / POCKET PARK	14,141 SF
606	FORMAL	POCKET PARK	11,864 SF
607	FORMAL	PARK	31,323 SF
TOTAL INFORMAL OPEN SPACE PROVIDED:			1,849,539.18 SF / 42.46 AC
TOTAL FORMAL OPEN SPACE PROVIDED:			231,419 SF / 5.31 AC
TOTAL OPEN SPACE PROVIDED:			2,080,958.18 SF / 47.77 AC

Revisions:

Drawing Notes:

GDC
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JAN 9, 2016

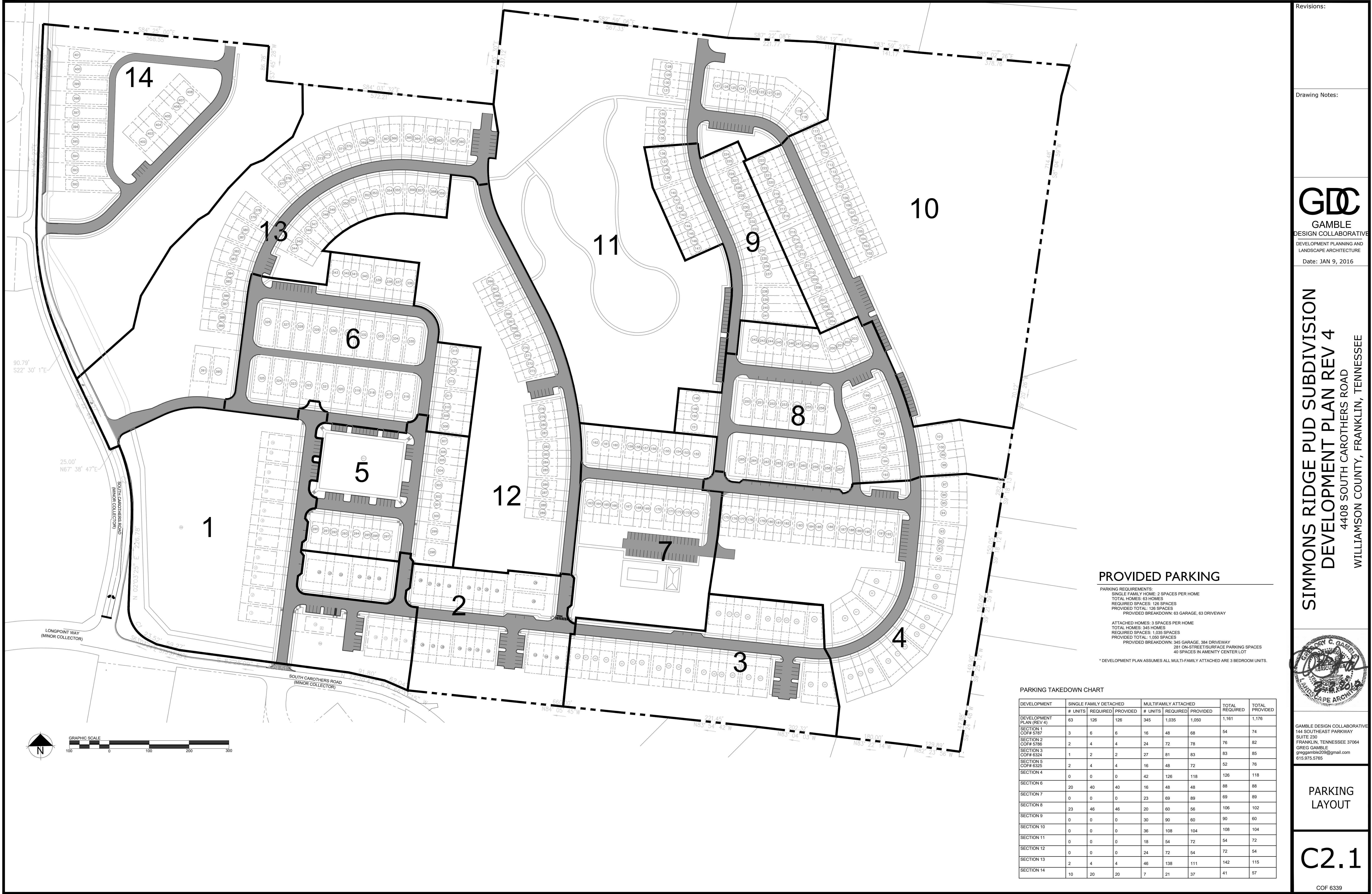
SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE



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OVERALL
DEVELOPMENT
PLAN

C2.0



PROVIDED PARKING

PARKING REQUIREMENTS:
SINGLE FAMILY HOME: 2 SPACES PER HOME
TOTAL HOMES: 63 HOMES
REQUIRED SPACES: 126 SPACES
PROVIDED TOTAL: 126 SPACES
PROVIDED BREAKDOWN: 63 GARAGE, 63 DRIVEWAY

ATTACHED HOMES: 3 SPACES PER HOME
TOTAL HOMES: 345 HOMES
REQUIRED SPACES: 1,035 SPACES
PROVIDED TOTAL: 1,050 SPACES
345 ON-STREET/SURFACE PARKING SPACES
40 SPACES IN AMENITY CENTER LOT

* DEVELOPMENT PLAN ASSUMES ALL MULTI-FAMILY ATTACHED ARE 3 BEDROOM UNITS.

PARKING TAKEDOWN CHART

DEVELOPMENT	SINGLE FAMILY DETACHED			MULTIFAMILY ATTACHED			TOTAL REQUIRED	TOTAL PROVIDED
	# UNITS	REQUIRED	PROVIDED	# UNITS	REQUIRED	PROVIDED		
DEVELOPMENT PLAN (REV 4)	63	126	126	345	1,035	1,050	1,161	1,176
SECTION 1 COF# 5787	3	6	6	16	48	68	54	74
SECTION 2 COF# 5786	2	4	4	24	72	78	76	82
SECTION 3 COF# 6324	1	2	2	27	81	83	83	85
SECTION 5 COF# 6325	2	4	4	16	48	72	52	76
SECTION 4	0	0	0	42	126	118	126	118
SECTION 6	20	40	40	16	48	48	88	88
SECTION 7	0	0	0	23	69	89	69	89
SECTION 8	23	46	46	20	60	56	106	102
SECTION 9	0	0	0	30	90	60	90	60
SECTION 10	0	0	0	36	108	104	108	104
SECTION 11	0	0	0	18	54	72	54	72
SECTION 12	0	0	0	24	72	54	72	54
SECTION 13	2	4	4	46	138	111	142	115
SECTION 14	10	20	20	7	21	37	41	57

Revisions:

Drawing Notes:

GDC

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4

4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

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PARKING
LAYOUT

C2.1

COF 6339

Revisions:

Drawing Notes:

TENNESSEE
VALLEY HOMES
BUILDER OF FINE CUSTOM HOMES

Mark Lynn

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

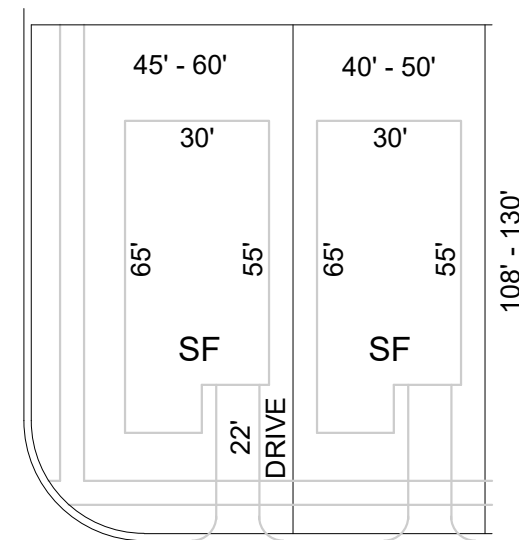
SIMMONS RIDGE PUD SUBDIVISION
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TYPICAL
ARCHITECTURE

C2.2

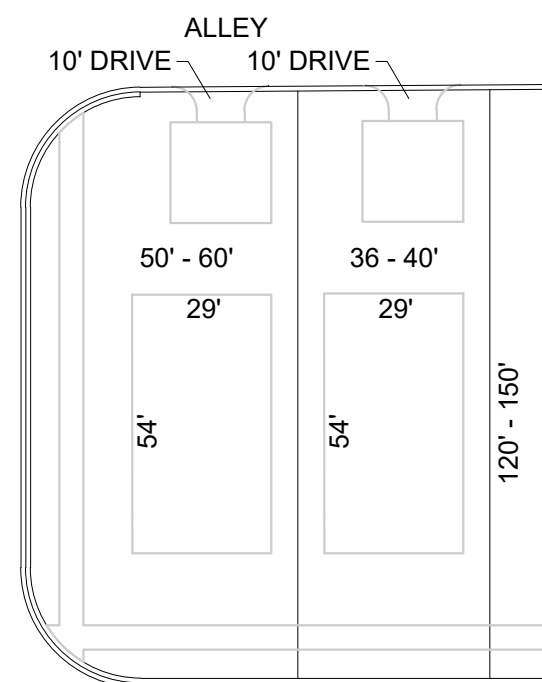
COF 6339



TYPICAL SINGLE FAMILY

23' FRONT YARD
10' CORNER YARD
5' SIDE YARD
20' REAR YARD

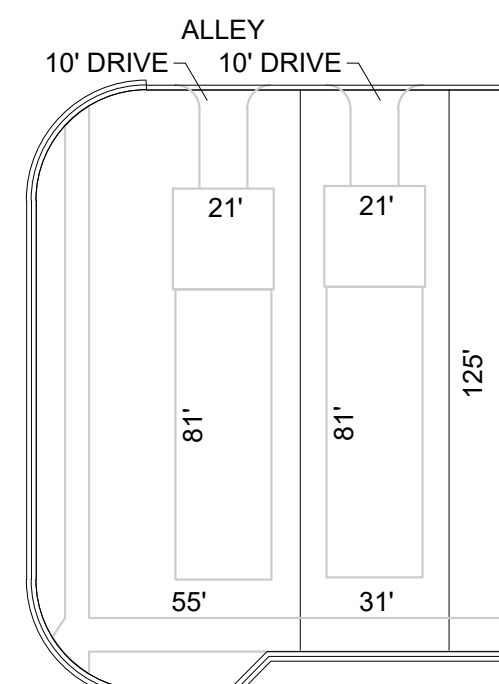
RANGE OF LOT SQ FT= 4,320 SF - 8,100 SF



TYPICAL SINGLE FAMILY ALLEY
LOADED DETACHED GARAGE

26' FRONT YARD
16' CORNER YARD
5' SIDE YARD
5' REAR YARD

RANGE OF LOT SQ FT= 4,800 SF - 7,200SF



TYPICAL SINGLE FAMILY ALLEY
LOADED ATTACHED GARAGE

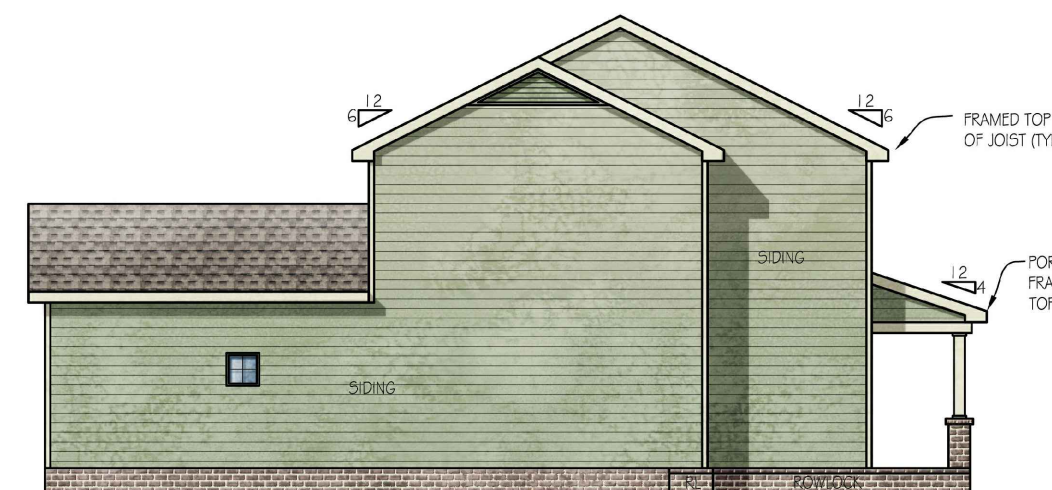
20' FRONT YARD
16' CORNER YARD
5' SIDE YARD
20' REAR YARD

RANGE OF LOT SQ FT= 4,800 SF - 7,200SF



FRONT ELEVATION

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



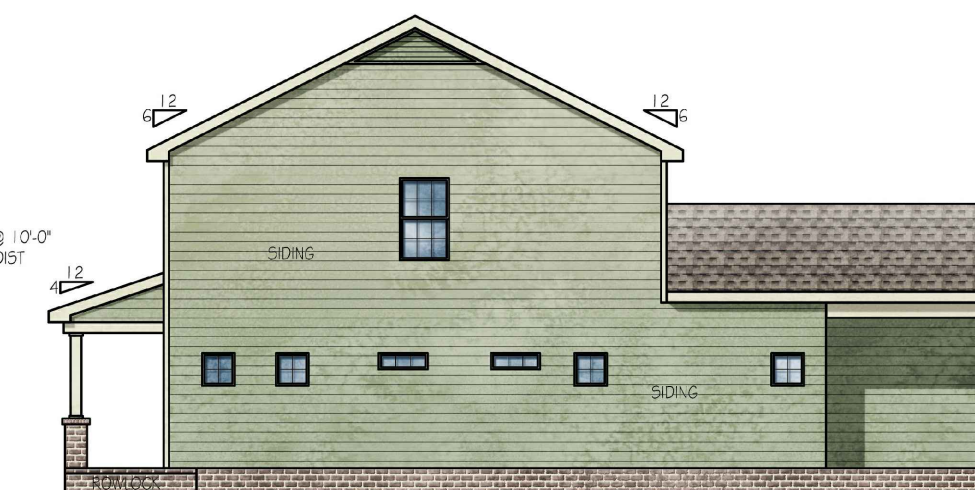
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

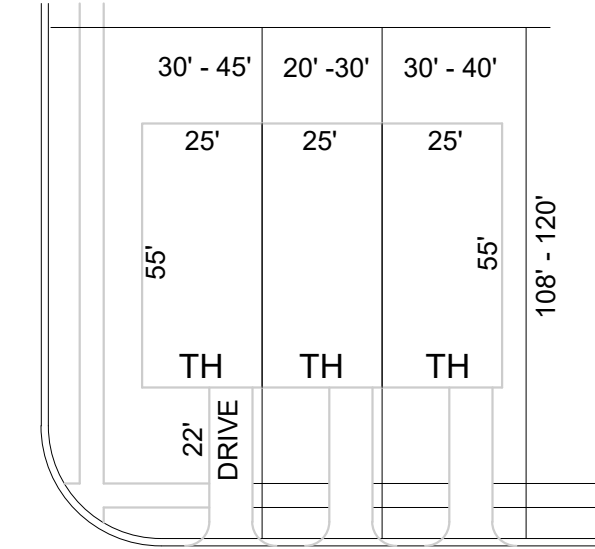
SCALE: 1/4" = 1'-0"



ELEVATION RENDERING OF SINGLE FAMILY ALLEY-LOADED ATTACHED GARAGE FRONT

BOU JOHNSON

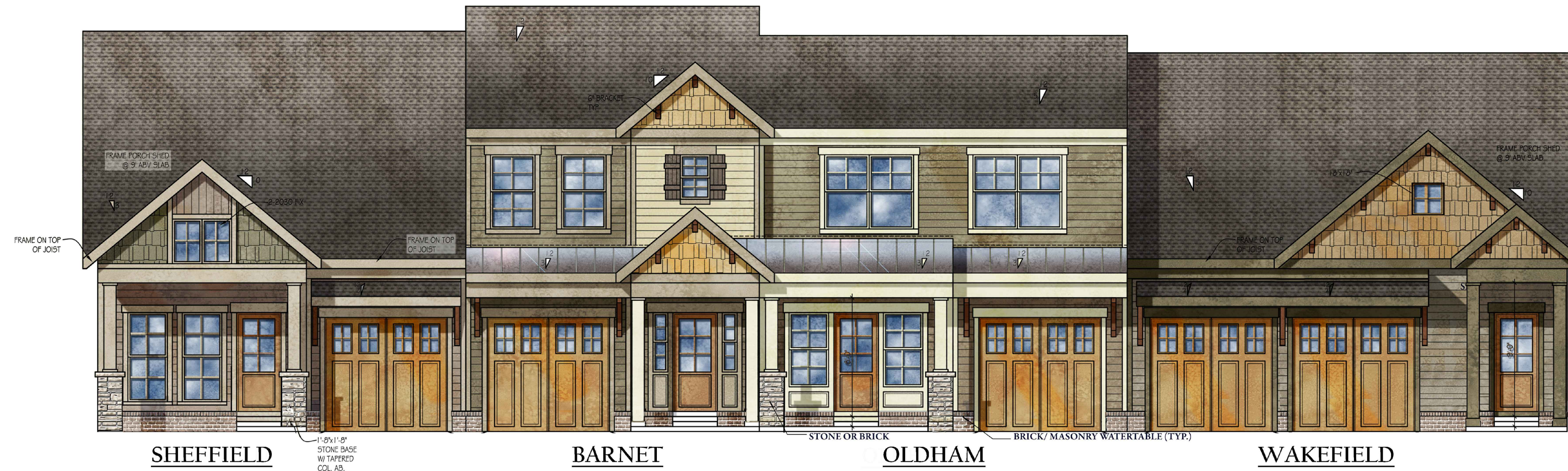
TYPICAL ARCHITECTURE



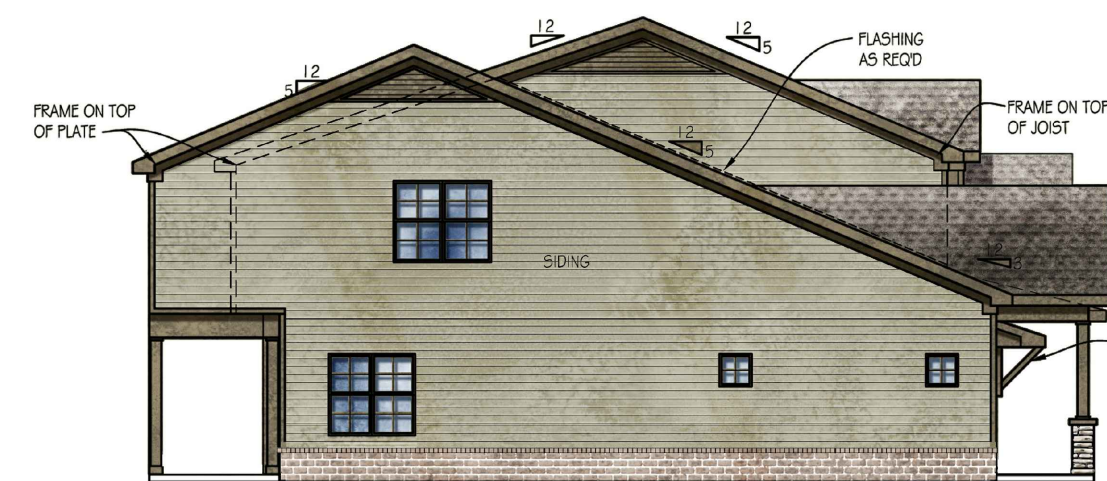
TYPICAL TOWNHOUSE FRONT LOADED
2-4 UNITS

- 33' FRONT YARD
- 10' CORNER YARD
- 5' SIDE YARD
- 20' REAR YARD

RANGE OF LOT SQ FT= 2,160 SF - 5,400 SF

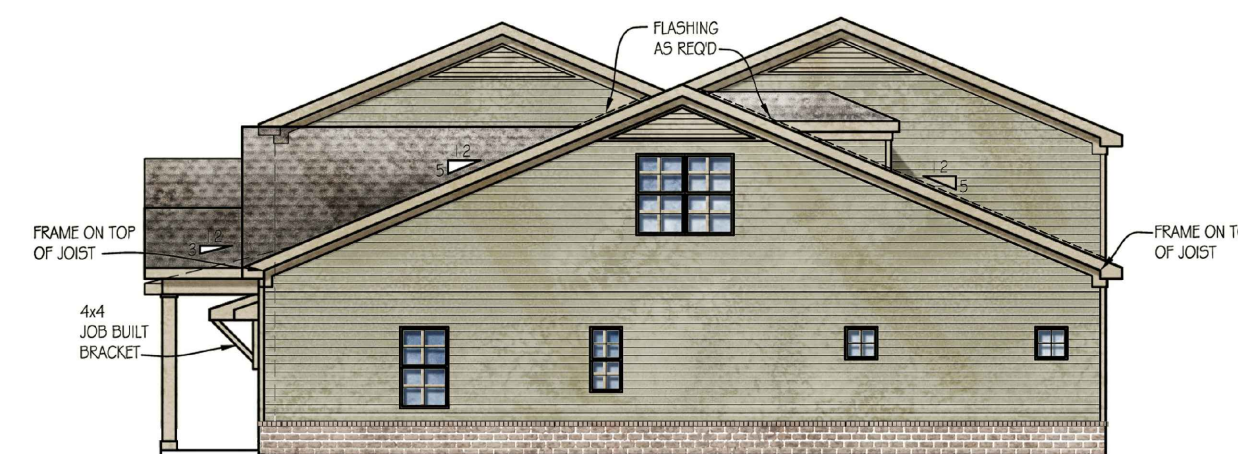


FRONT ELEVATION



LEFT SIDE ELEVATION

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



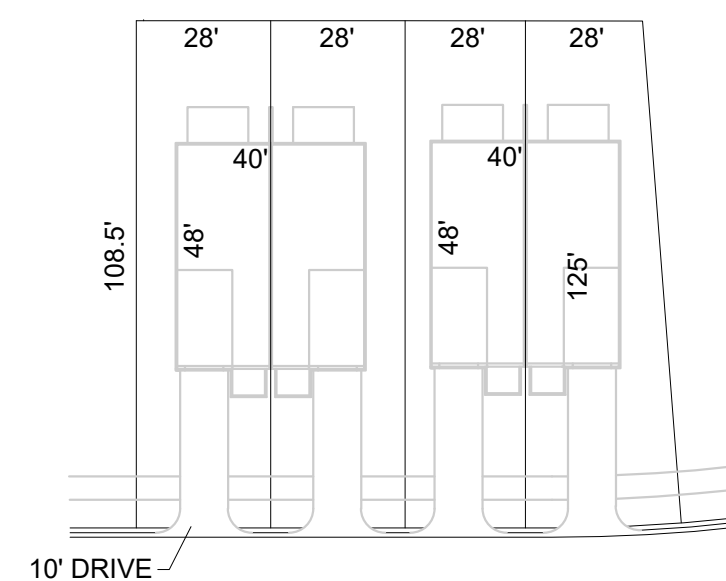
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



2 AND 3 STORY DUPLEX HOMES

- 33' FRONT YARD
- 10' CORNER YARD
- 5' SIDE YARD
- 20' REAR YARD

RANGE OF LOT SQ FT= 3,000 SF - 3,200 SF



RENDERING OF DUPLEX FRONT ELEVATION



POTENTIAL 3-STORY LOCATIONS



TENNESSEE
VALLEY HOMES
BUILDER OF FINE CUSTOM HOMES

Mark Lynn

ARCHITECTURAL SERVICES

917 FRANKLIN RD.
BRENTWOOD, TN 37027
p 615.308.5330
marklynn1@hotmail.com
© Mark Lynn Architectural Services

Revisions:

Drawing Notes:

GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

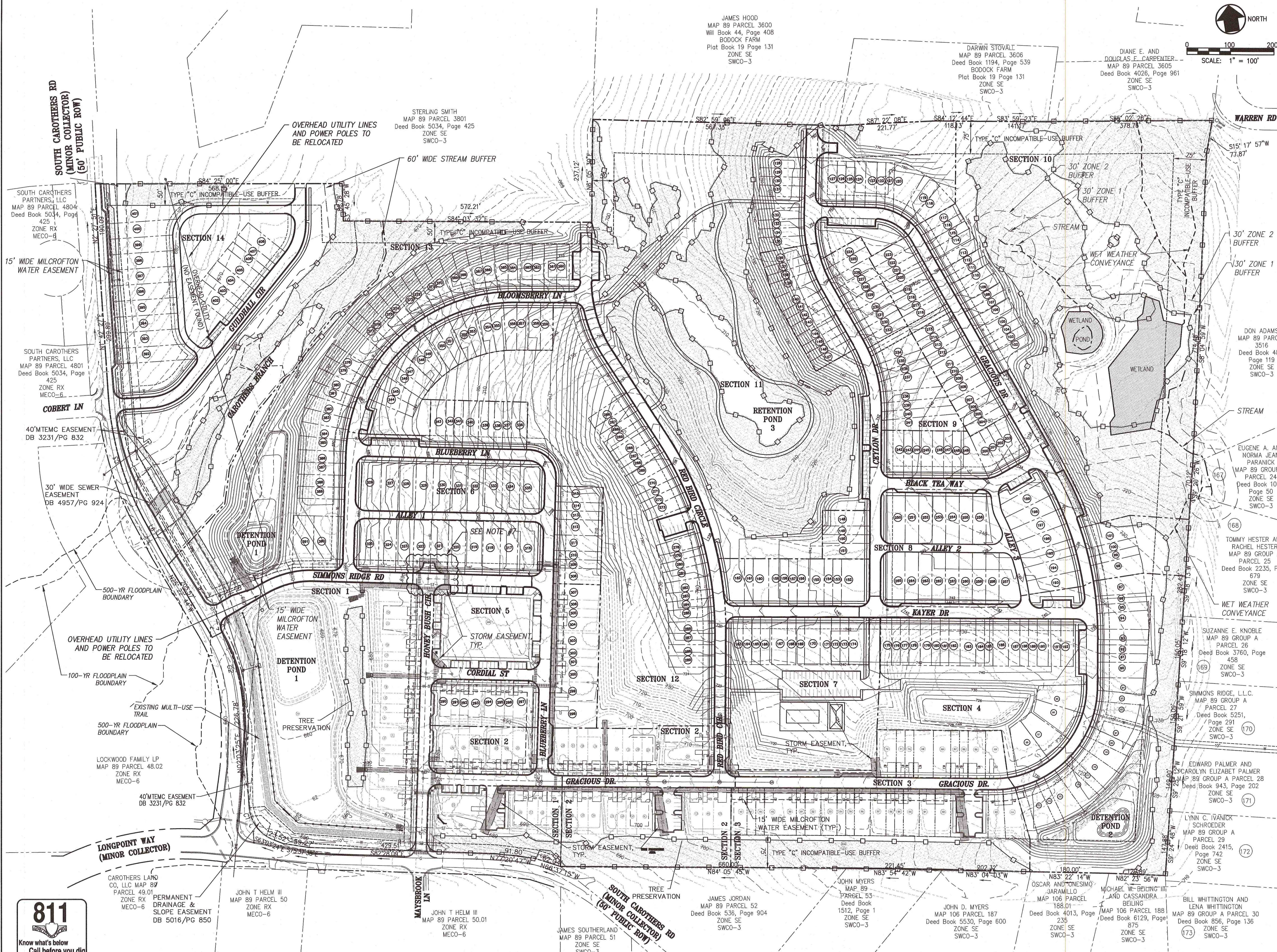
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb1620@gmail.com
615.975.5765

TYPICAL
ARCHITECTURE

C2.3

COF 6339

TYPICAL ARCHITECTURE



- GRADING & DRAINAGE GENERAL NOTES:**
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
 2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
 3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
 4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COURSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
 5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
 6. REFER TO SHEETS C3.1-C3.3 FOR ADDITIONAL GENERAL GRADING AND DRAINAGE NOTES. REFER TO SHEETS C3.2 AND C3.3 FOR GRADING AND DRAINAGE DATA CHARTS.
 7. EXISTING INTERSECTION AT HONEY BUSH CIRCLE AND SIMMONS RIDGE RD TO BE REWORKED AS PART OF SECTION 6 CONSTRUCTION PLANS.
 8. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	TREE PRESERVATION AREA
	EXISTING TREE LINE
	EXISTING BOUNDARY
	SECTION LINES
	EXISTING MULTI-USE TRAIL
	PROPOSED MULTI-USE TRAIL

	REVISED PER COF COMMENTS	3-02-2017
	REVISED PER COF COMMENTS	2-02-2017
REVISIONS		DATE

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 615.373.8005 | 104 EAST PARK DRIVE
WWW.CANNON-CANNON.COM | SUITE 220 BRENTWOOD, TN 37027

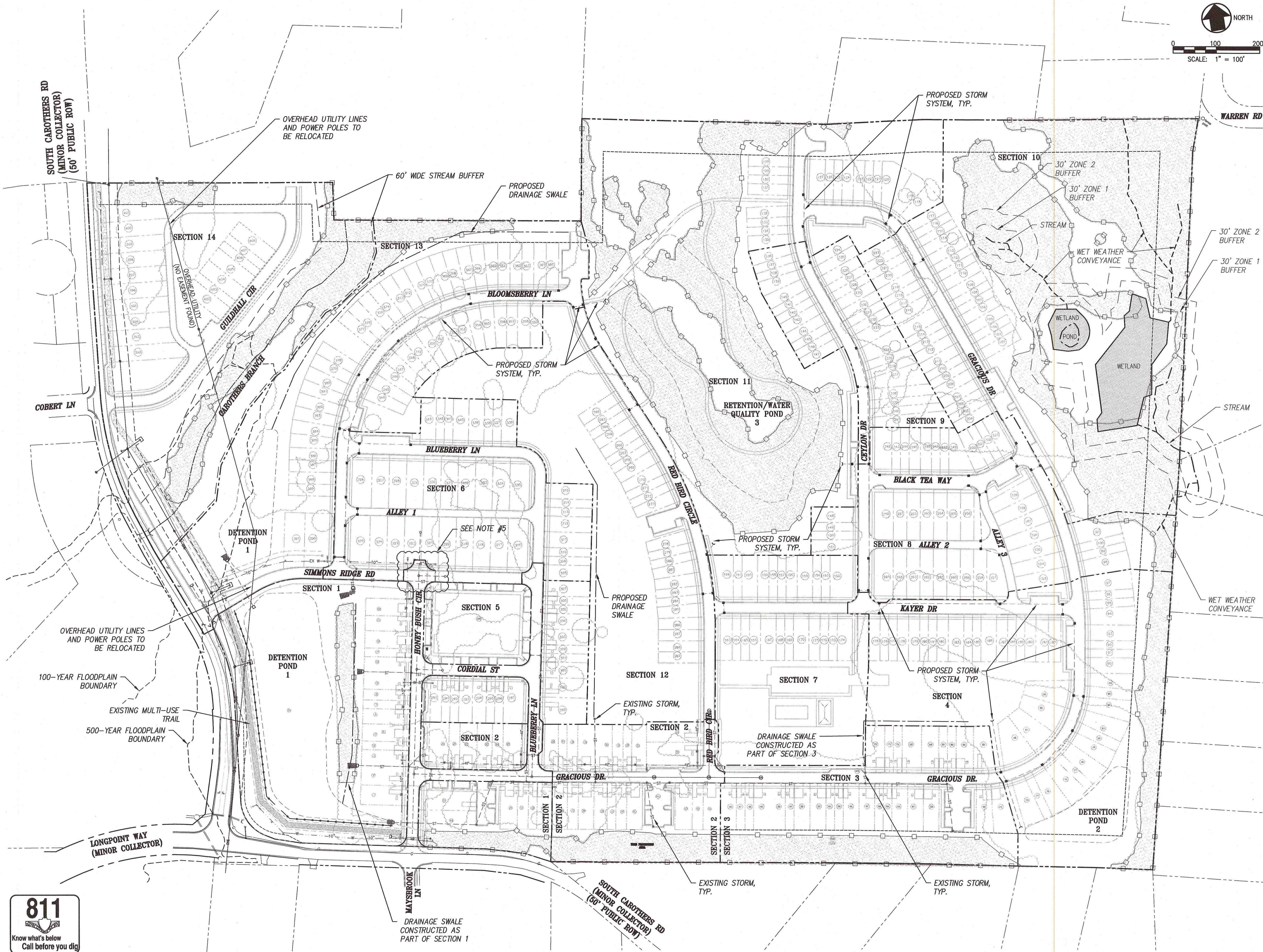
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL GRADING & DRAINAGE PLAN

	CGI PROJECT NO.	01130-0002
	DRAWING DATE	JANUARY 09, 2017
	P.I.C.	WHC
	DRAWN	JTP

C3.0
COF #6339



- GRADING & DRAINAGE GENERAL NOTES:**
1. STORMWATER RUNOFF FROM SECTIONS 1, 2, 3, 5, AND 6 AS WELL AS PORTIONS OF SECTIONS 7, 12, AND 13 WILL BE DETAINED AND TREATED BY DETENTION POND 1, WHICH CONTAINS A SEDIMENT FOREBAY AND MICROPOOL. DETENTION POND 1 AS SHOWN ON EITHER SIDE OF SIMMONS RIDGE ROAD IS CONNECTED AND FUNCTIONS AS ONE POND.
 2. STORMWATER RUNOFF FROM SECTION 4 AND PORTIONS OF SECTION 7 WILL BE DETAINED AND TREATED BY DETENTION POND 2, WHICH INCLUDES A SEDIMENT FOREBAY AND MICROPOOL.
 3. STORMWATER RUNOFF FROM SECTIONS 8 AND 9 AS WELL AS PORTIONS OF SECTIONS 7, 10, AND 12 WILL DRAIN TO RETENTION POND 3, WHICH WILL PERFORM IN ACCORDANCE WITH CITY OF FRANKLIN'S GREEN INFRASTRUCTURE MANUAL. POST-DEVELOPMENT PEAK RUNOFF FLOWS DO NOT EXCEED THE PRE-DEVELOPMENT PEAK RUNOFF FLOWS FOR THE 2, 5, 10, 25, 50, AND 100 YEAR RETURN PERIODS AS SHOWN ON THE TABLES ON SHEET C3.2.
 4. EXISTING STORM STRUCTURES LOCATED AT THE INTERSECTION OF HONEY BUSH CIRCLE AND SIMMONS RIDGE ROAD WILL BE REWORKED AS PART OF SECTION 6 CONSTRUCTION PLANS.

LEGEND

	TREE PRESERVATION AREA
	EXISTING TREE LINE
	EXISTING BOUNDARY
	SECTION LINES
	EXISTING MULTI-USE TRAIL
	PROPOSED MULTI-USE TRAIL

	REVISED PER COF COMMENTS	3-02-2017
	REVISED PER COF COMMENTS	2-02-2017
	REVISIONS	DATE

CANNON & CANNON INC
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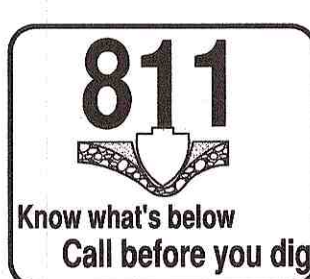
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

PROJECT: **SIMMONS RIDGE PUD
DEVELOPMENT PLAN REVISION 4
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064**

**OVERALL
STORMWATER BMP PLAN**

	CCI PROJECT NO.	01130-0002
	DRAWING DATE	JANUARY 09, 2017
	P.L.C.	WHC
	C.R.	JTP

C3.1
COF #6339



POST-DEVELOPMENT PEAK FLOW RUNOFF DATA CHART (CFS)					
RETURN PERIOD (YR)	SUBBASIN 1A	SUBBASIN 1B	SUBBASIN 3A	SUBBASIN 4A	SUBBASIN 5A
2	35.39	13.58	1.44	2.99	8.09
5	51.15	25.20	3.97	4.33	10.86
10	64.38	35.93	6.62	5.45	13.11
25	83.59	52.57	11.03	7.08	16.30
50	99.52	67.07	15.04	8.43	18.89
100	116.32	82.92	19.53	9.85	21.59

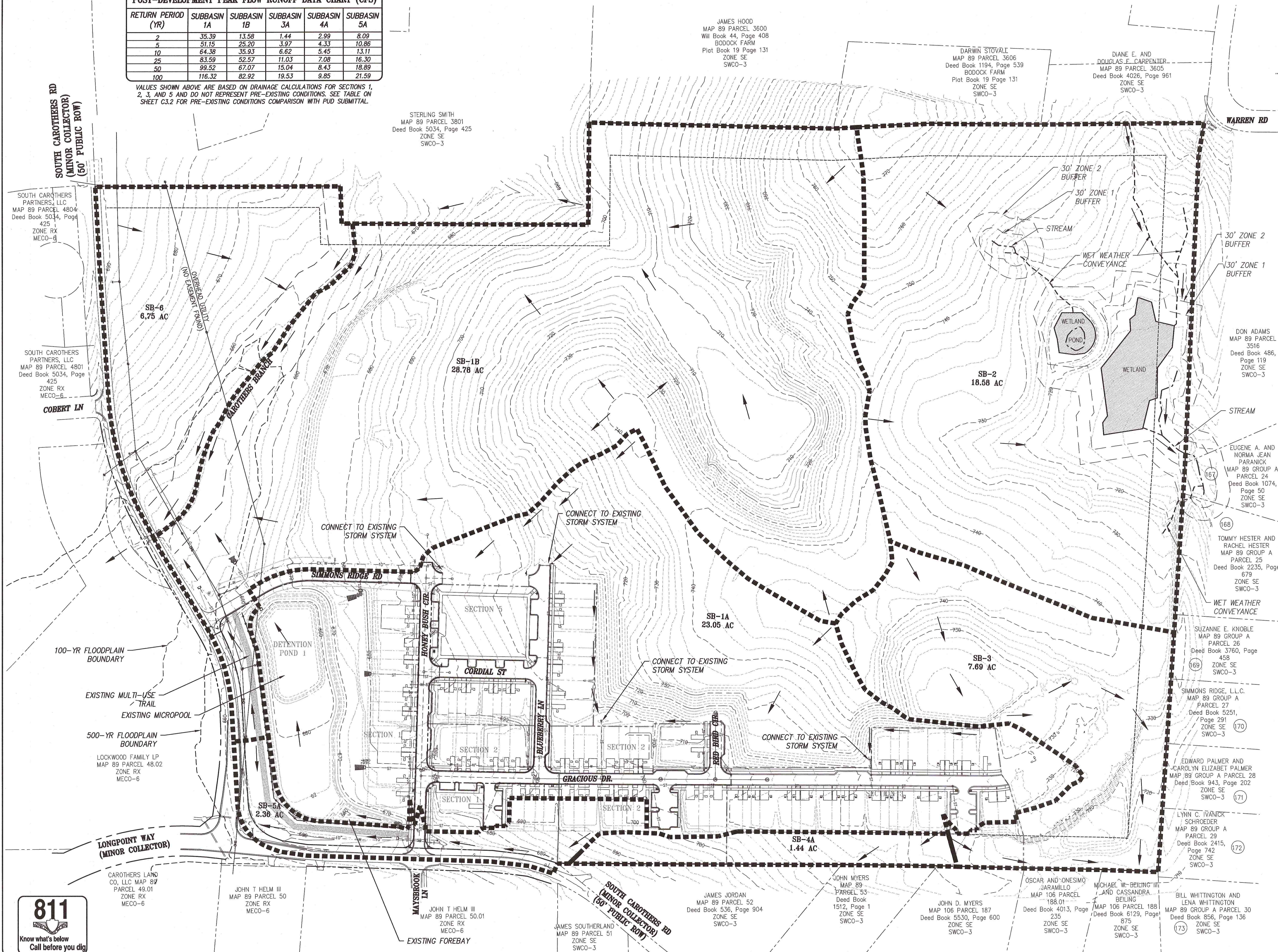
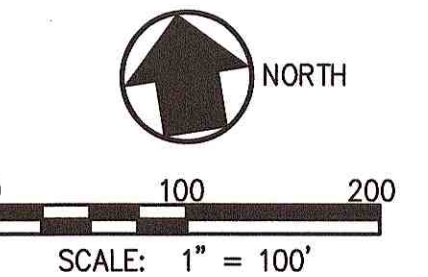
VALUES SHOWN ABOVE ARE BASED ON DRAINAGE CALCULATIONS FOR SECTIONS 1, 2, 3, AND 5 AND DO NOT REPRESENT PRE-EXISTING CONDITIONS. SEE TABLE ON SHEET C3.2 FOR PRE-EXISTING CONDITIONS COMPARISON WITH PUD SUBMITTAL.

STERLING SMITH
MAP 89 PARCEL 3801
Deed Book 5034, Page 425
ZONE SE
SWCO-3

JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131
ZONE SE
SWCO-3

DARWIN STOVALL
MAP 89 PARCEL 3606
Deed Book 1194, Page 539
BODOCK FARM
Plat Book 19 Page 131
ZONE SE
SWCO-3

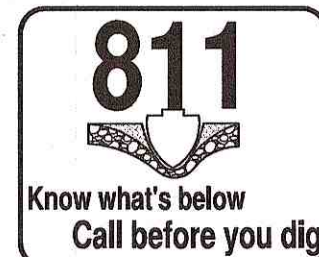
DIANE E. AND
DOUGLAS F. CARPENTER
MAP 89 PARCEL 3605
Deed Book 4026, Page 961
ZONE SE
SWCO-3



- NOTES:**
1. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1 AND 2 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. DATED AUGUST 24, 2015. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.
 - 2.

LEGEND	
---	EXISTING CONTOUR
---	DRAINAGE BASIN
---	EXISTING BOUNDARY LINE
---	U & D EASEMENT
---	STORM SEWER LINE
---	SANITARY SEWER LINE
---	WATER LINE
---	FENCE LINE
---	UNDERGROUND GAS LINE
---	CORRUGATED METAL PIPE
---	REINFORCED CONCRETE PIPE
---	ANCHOR WIRE
---	POWER POLE
---	WATER VALVE
---	WATER METER
---	SANITARY MANHOLE

REVISED PER COF COMMENTS		2-02-2017
REVISIONS		DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 615.373.8005 104 EAST PARK DRIVE SUITE 220 BRENTWOOD, TN 37027 WWW.CANNON-CANNON.COM		
CLIENT: SIMMONS RIDGE, LLC P.O. BOX 577 FRANKLIN, TENNESSEE 37065 TEL NO. 615.790.2447		
PROJECT: SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064		
OVERALL EXISTING DRAINAGE BASINS		
CCI PROJECT NO.	01130-0002	
DRAWING DATE	JANUARY 09, 2017	
P.I.C.	WHC	C.R.
DRAWN	JTP	
C3.2		
COF #6339		



(NOTES CONT'D):

- MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
- NO SLOPE SHALL EXCEED 3:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
- TO PREVENT EROSION, ALL SLOPES 3:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

PRE VS POST DEVELOPMENT COMPARISON (CFS)

RETURN PERIOD (YR)	POI SUBBASIN SB1		POI SUBBASIN SB2		POI SUBBASIN SB3		POI SUBBASIN SB4		POI SUBBASIN SB5		POI SUBBASIN SB6	
	EXIST.	DEV.	EXIST.	DEV.	EXIST.	DEV.	EXIST.	DEV.	EXIST.	DEV.	EXIST.	DEV.
2	19.95	> 18.13	1.49	> 1.09	2.09	> 0.99	3.09	> 2.99	9.04	> 8.09	10.83	> 10.83
5	36.03	> 27.53	5.71	> 3.64	5.35	> 1.76	7.18	> 4.33	14.07	> 10.86	15.23	> 15.23
10	50.69	> 38.55	10.72	> 6.51	8.67	> 3.01	11.11	> 5.45	18.41	> 13.11	18.88	> 18.88
25	73.30	> 56.87	19.49	> 11.52	14.11	> 8.28	17.34	> 7.08	24.85	> 16.30	24.14	> 24.14
50	92.92	> 82.64	27.73	> 16.19	19.02	> 12.49	22.89	> 8.43	30.31	> 18.89	28.47	> 28.47
100	114.29	> 112.70	37.17	> 21.50	24.49	> 15.87	29.03	> 9.85	36.13	> 21.59	32.99	> 32.99

VALUES SHOWN ABOVE ARE BASED ON PRELIMINARY MASTER DRAINAGE CALCULATIONS FOR THE PURPOSE OF THIS SUBMITTAL. FINAL DRAINAGE CALCULATIONS WILL BE PROVIDED FOR EACH SECTION AS DEVELOPED AND SUBMITTED FOR APPROVAL.

EXISTING SUBBASIN INFORMATION SHOWN PER THE ORIGINAL PRE-DEVELOPED CONDITIONS (PRIOR TO CONSTRUCTION OF SECTIONS 1, 2, 3, AND 5)

POST-DEVELOPMENT PEAK FLOW RUNOFF DATA CHART (CFS)

RETURN PERIOD (YR)	SUBBASIN 1A	SUBBASIN 1B	SUBBASIN 1C	SUBBASIN 1D	SUBBASIN 2A	SUBBASIN 3A	SUBBASIN 3B	SUBBASIN 4A	SUBBASIN 5A	SUBBASIN 6A
2	105.27	10.02	7.14	46.72	1.09	16.49	0.90	2.99	8.09	10.83
5	136.68	13.60	10.37	62.45	3.64	22.15	1.66	4.33	10.86	15.23
10	161.86	16.52	13.07	75.21	6.51	26.76	2.35	5.45	13.11	18.88
25	197.22	20.67	17.01	93.28	11.52	33.28	3.41	7.08	16.30	24.14
50	225.81	24.06	20.28	107.96	16.19	38.58	4.34	8.43	18.89	28.47
100	255.47	27.59	23.73	123.25	21.50	44.11	5.35	9.85	21.59	32.99

VALUES SHOWN ABOVE ARE BASED ON PRELIMINARY MASTER DRAINAGE CALCULATIONS FOR THE PURPOSE OF THIS SUBMITTAL. FINAL DRAINAGE CALCULATIONS WILL BE PROVIDED FOR EACH SECTION AS DEVELOPED AND SUBMITTED FOR APPROVAL.

GENERAL NOTES:

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- THE SITE AREA IS APPROXIMATELY 88.65± ACRES. THE IMPERVIOUS AREA IS APPROXIMATELY 30.58± ACRES.
- UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
- THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
- ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT. BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT. BELOW SUBGRADE.
- STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
- PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.
- A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
- TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
5/1 TO 7/15	SUDAN - SORGHUM	100%
5/1 TO 7/15	STAR MILLET	100%
7/15 TO 1/1	BALBOA RYE	67%
	ITALIAN RYE	33%

SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
6/1 TO 8/15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
4/15 TO 8/15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
8/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
2/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

(NOTES CONT'D)

LEGEND

---	EXISTING CONTOUR
- - - -	PROPOSED CONTOUR
=====	DRAINAGE BASIN

REVIS	REVISED PER CDF COMMENTS	3-02-2017
REVIS	REVISED PER CDF COMMENTS	2-02-2017
REVIS		DATE

CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 615.373.8005
104 EAST PARK DRIVE
SUITE 220
BRENTWOOD, TN 37027

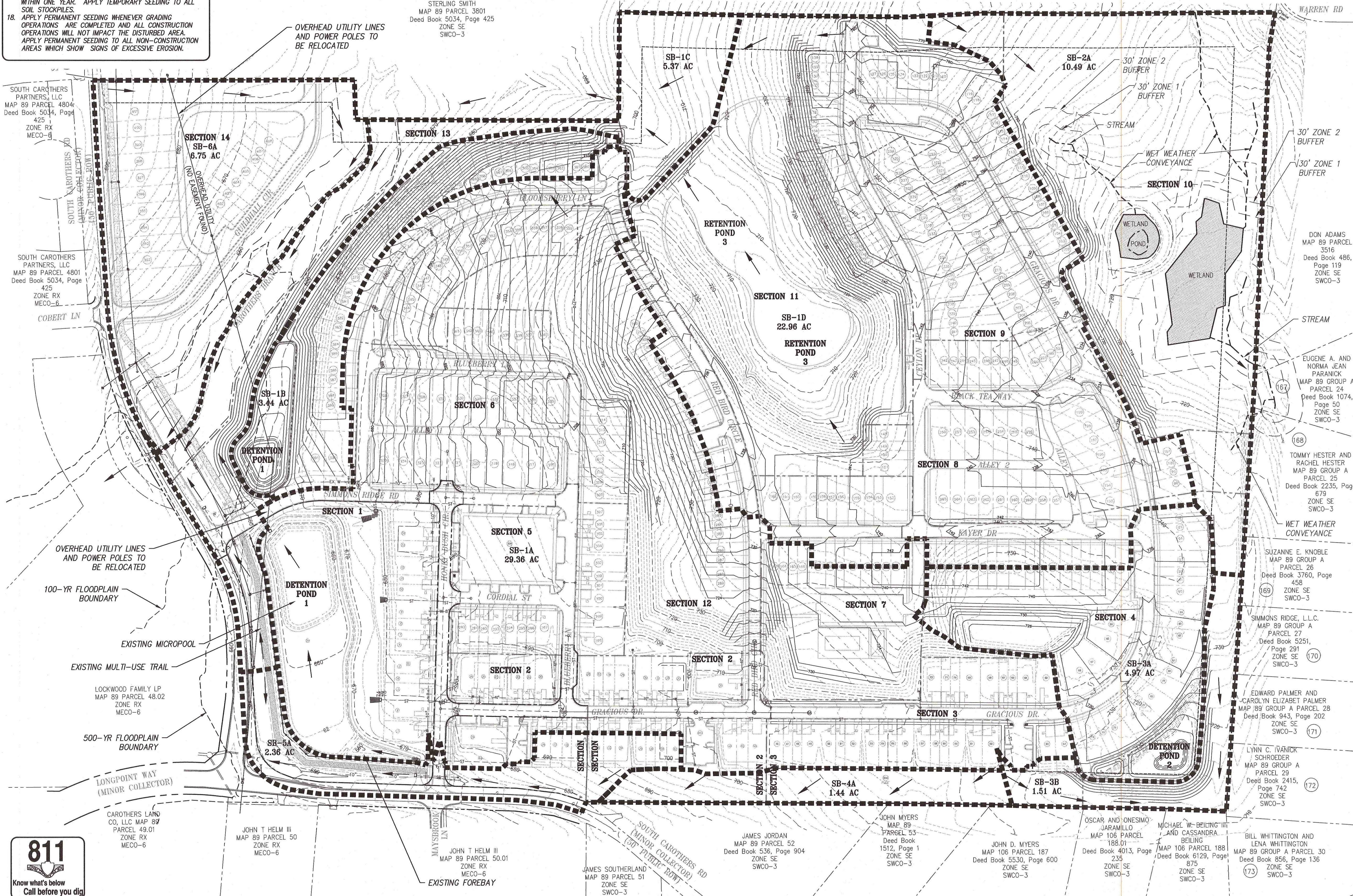
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 571
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

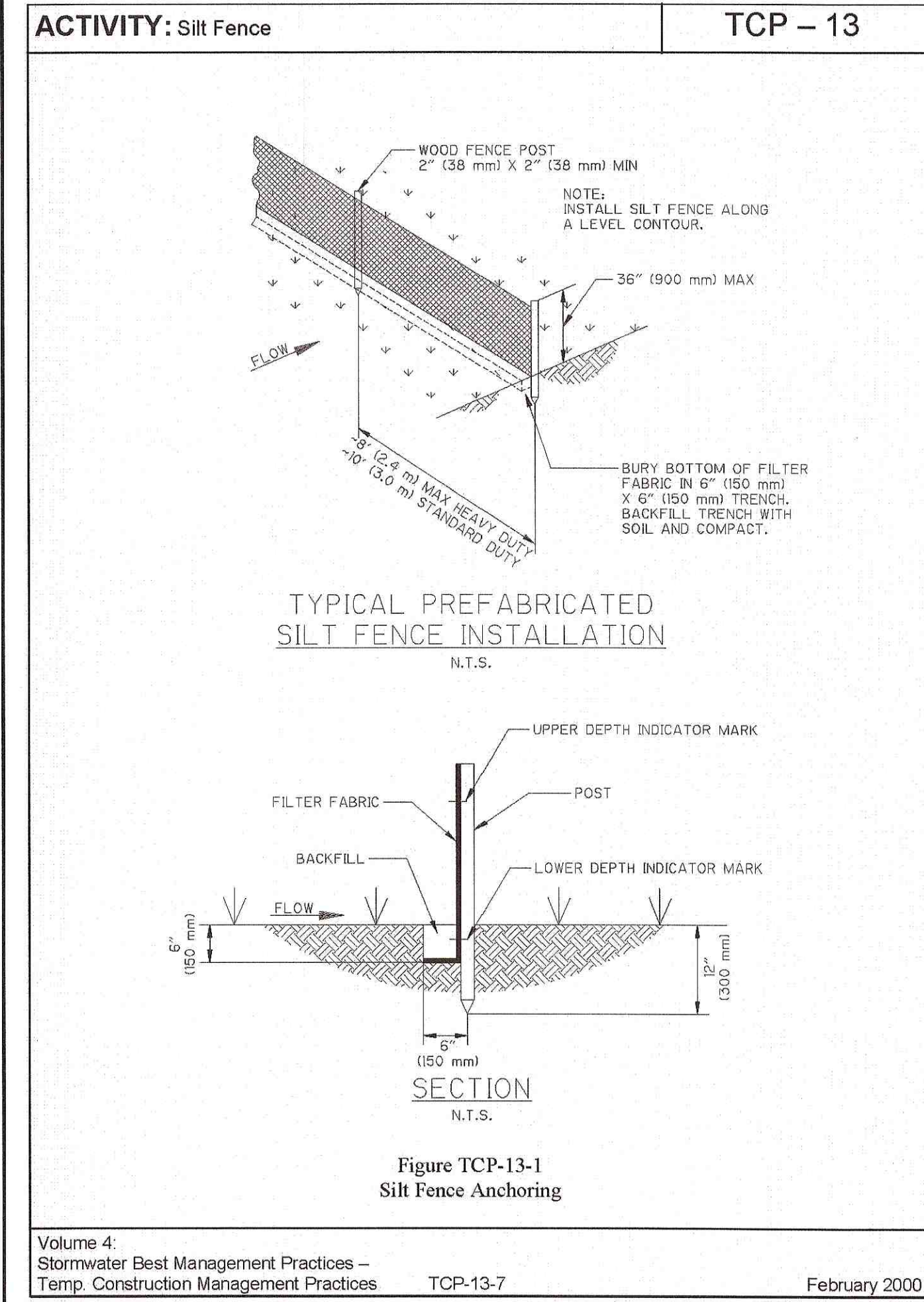
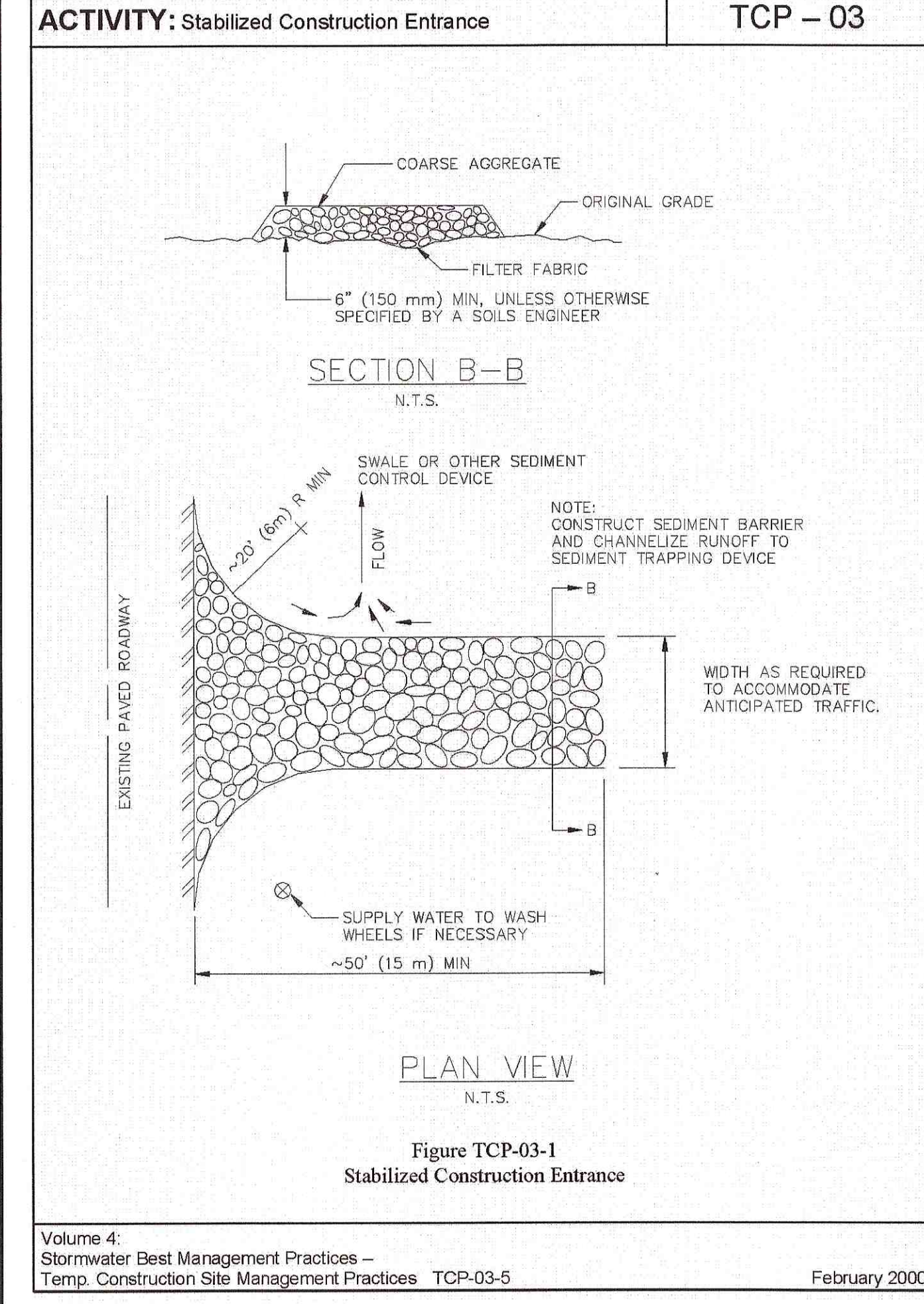
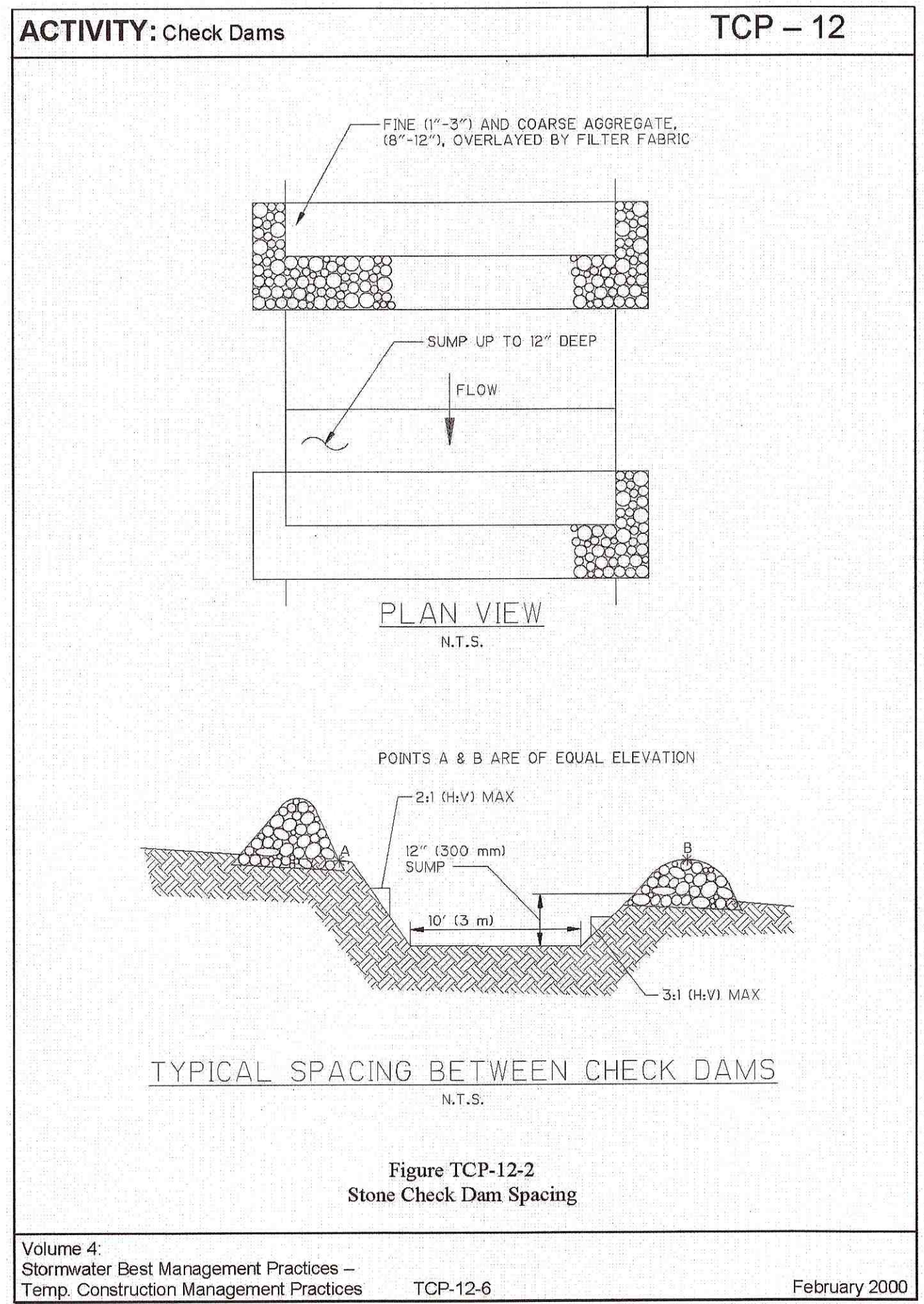
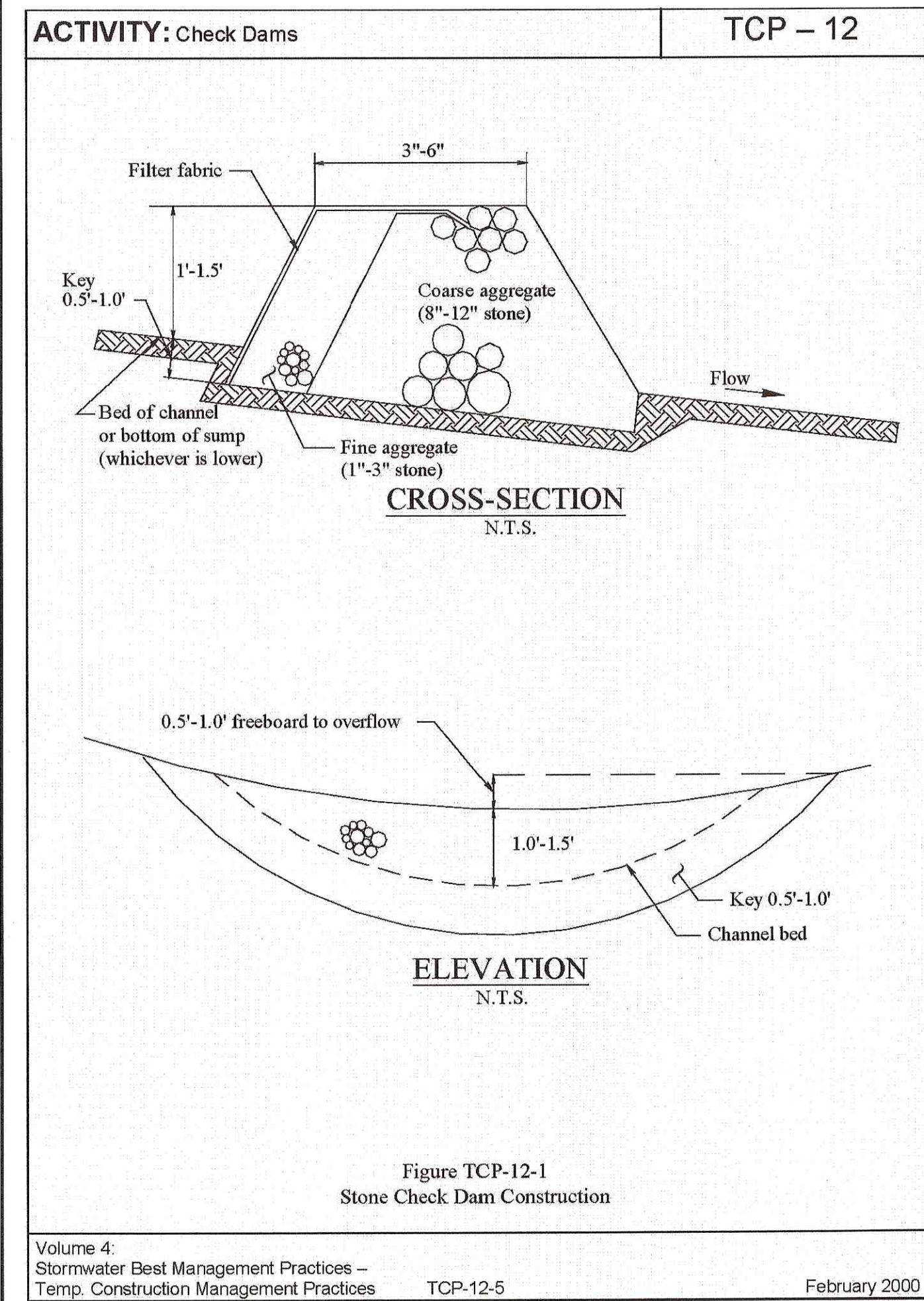
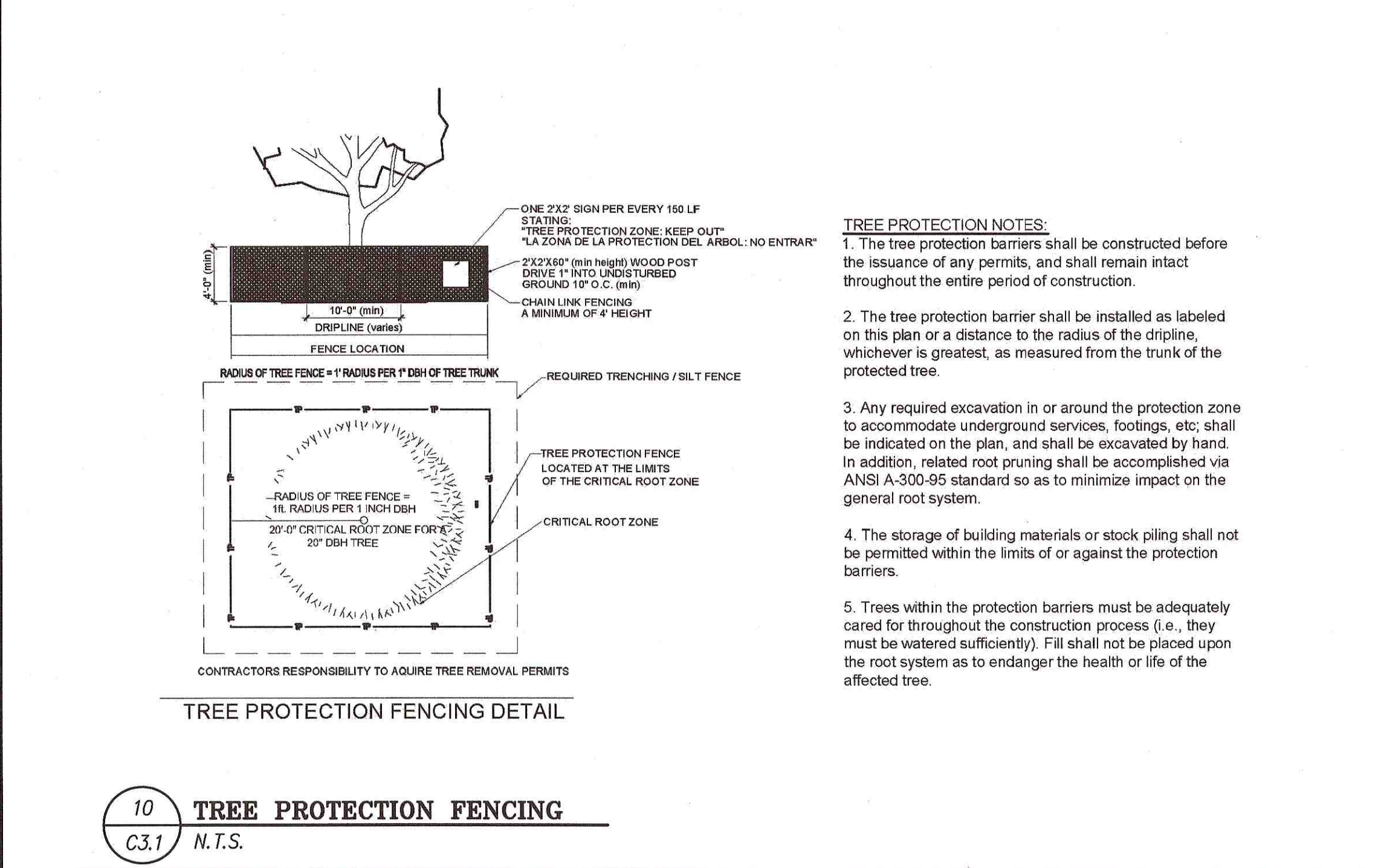
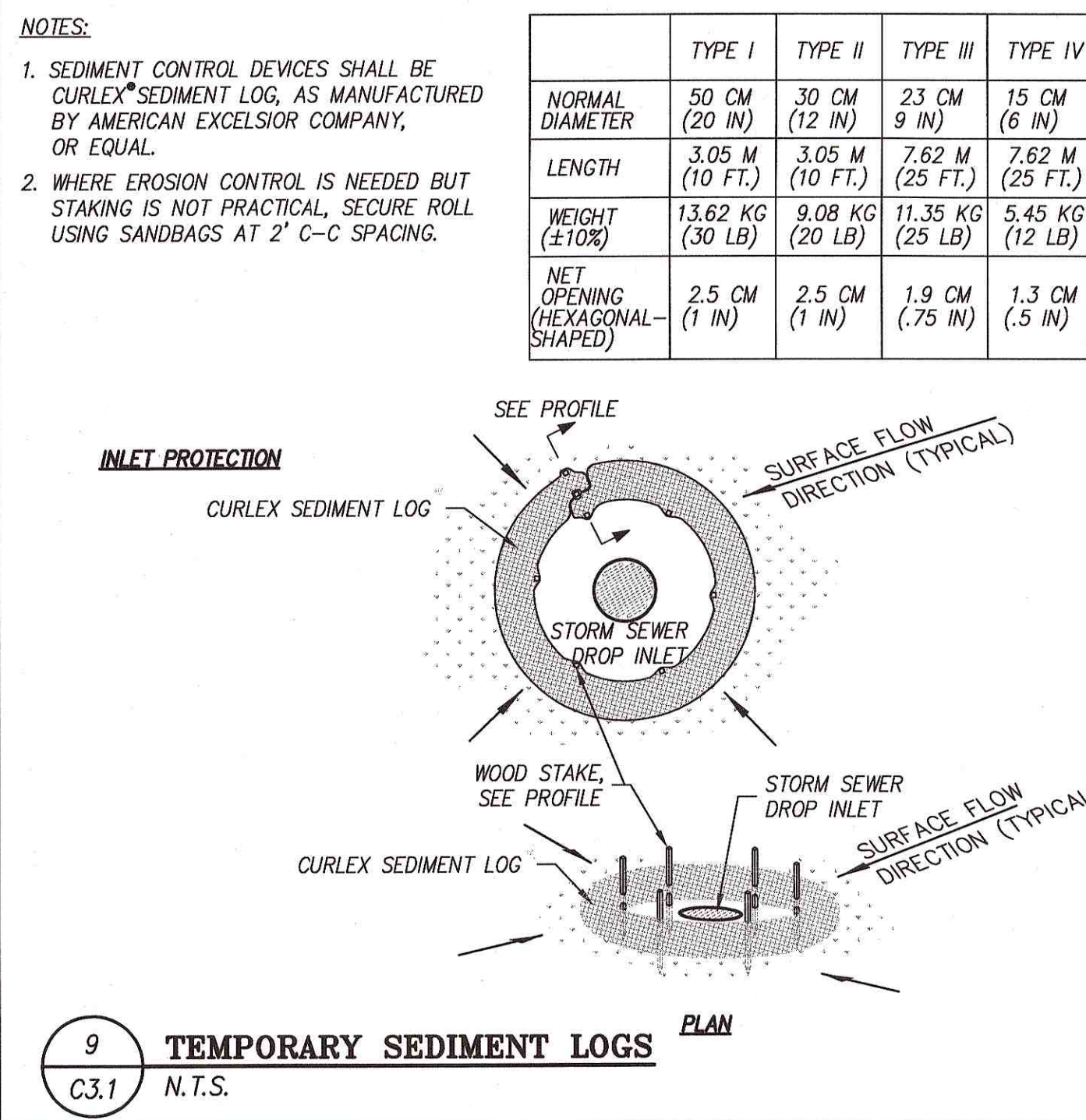
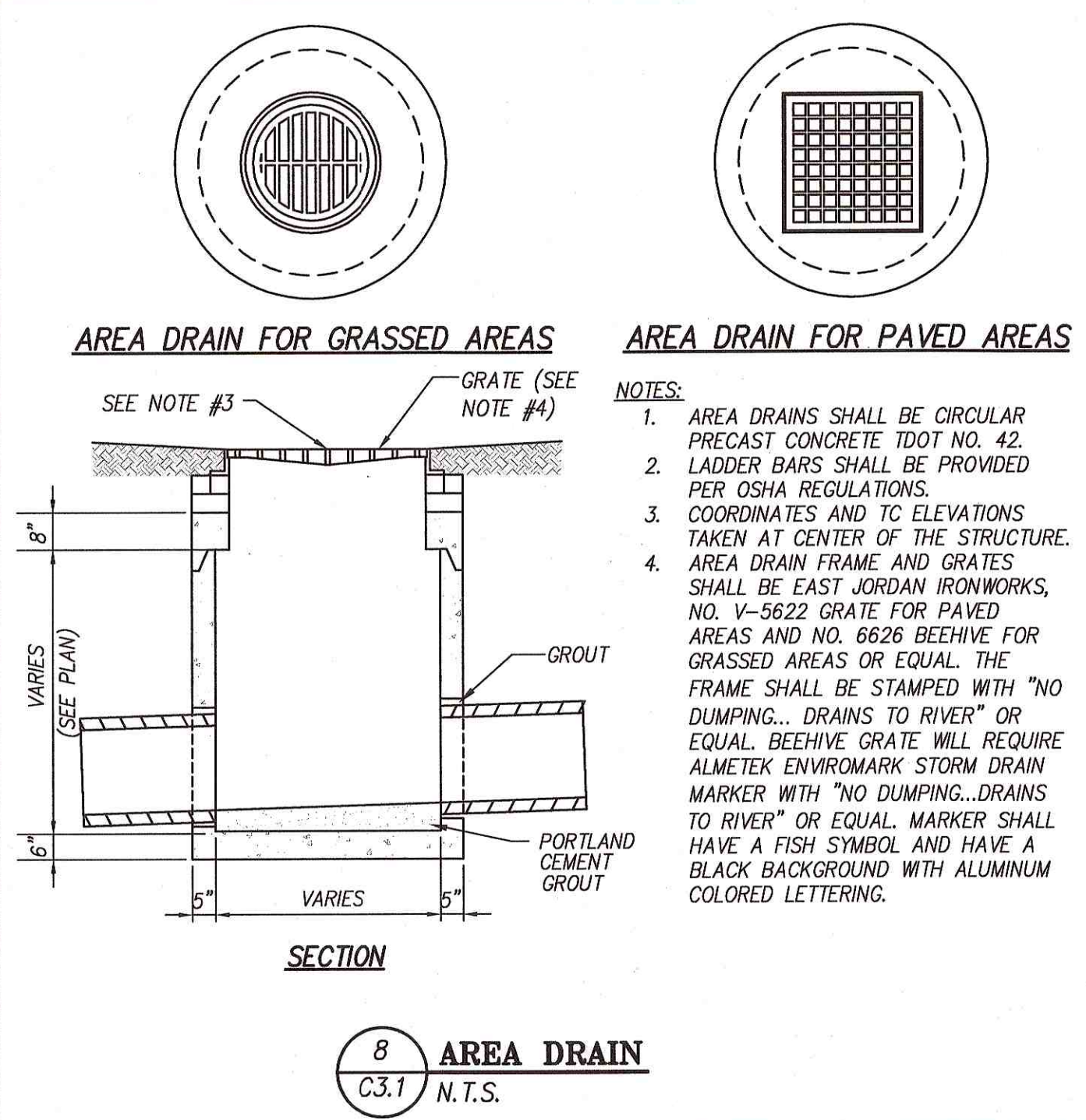
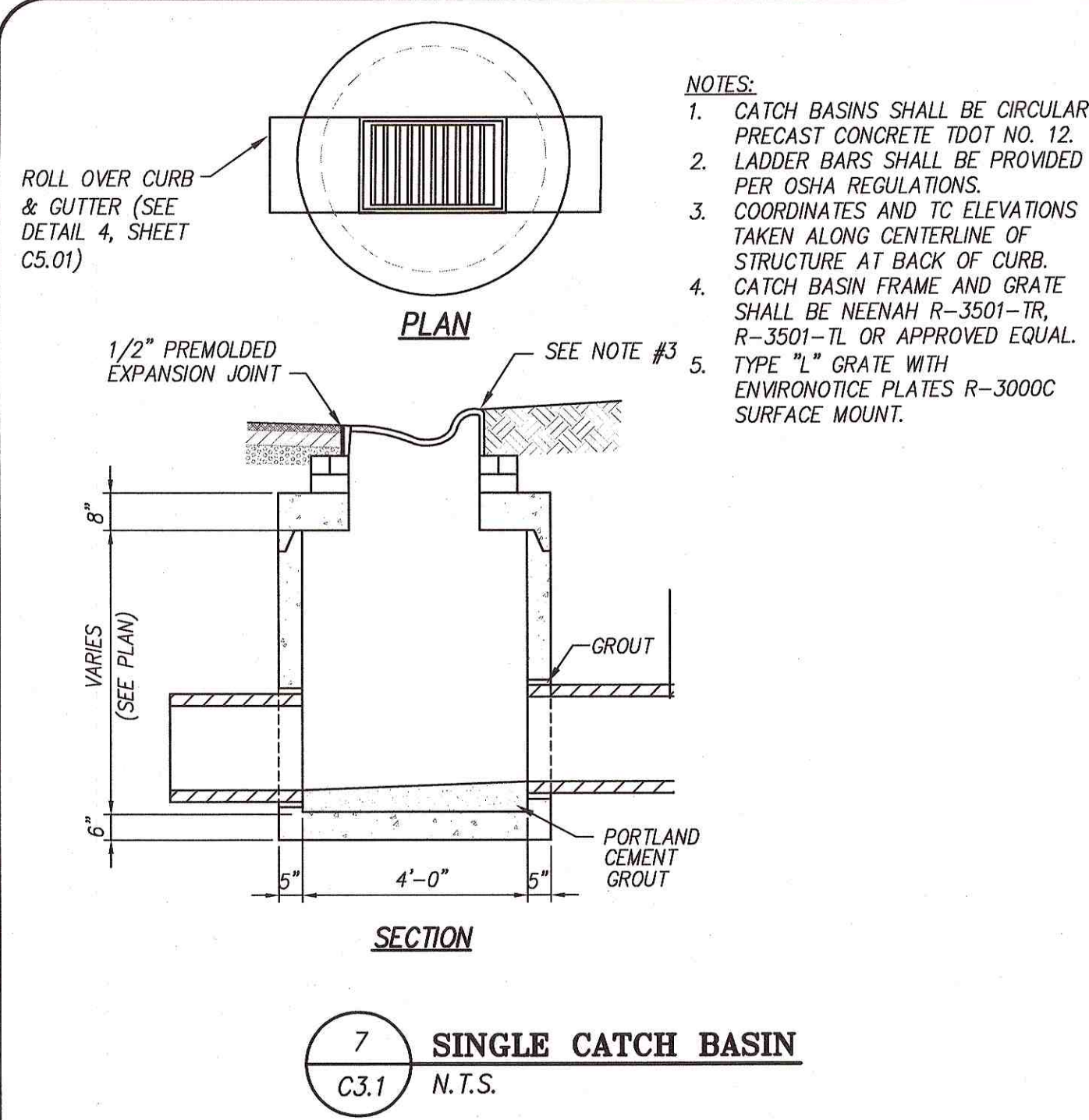
PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL PROPOSED DRAINAGE BASIN

CCI PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
E.T.C. WHC
DRAWN JTP

C3.3
C3F #6339



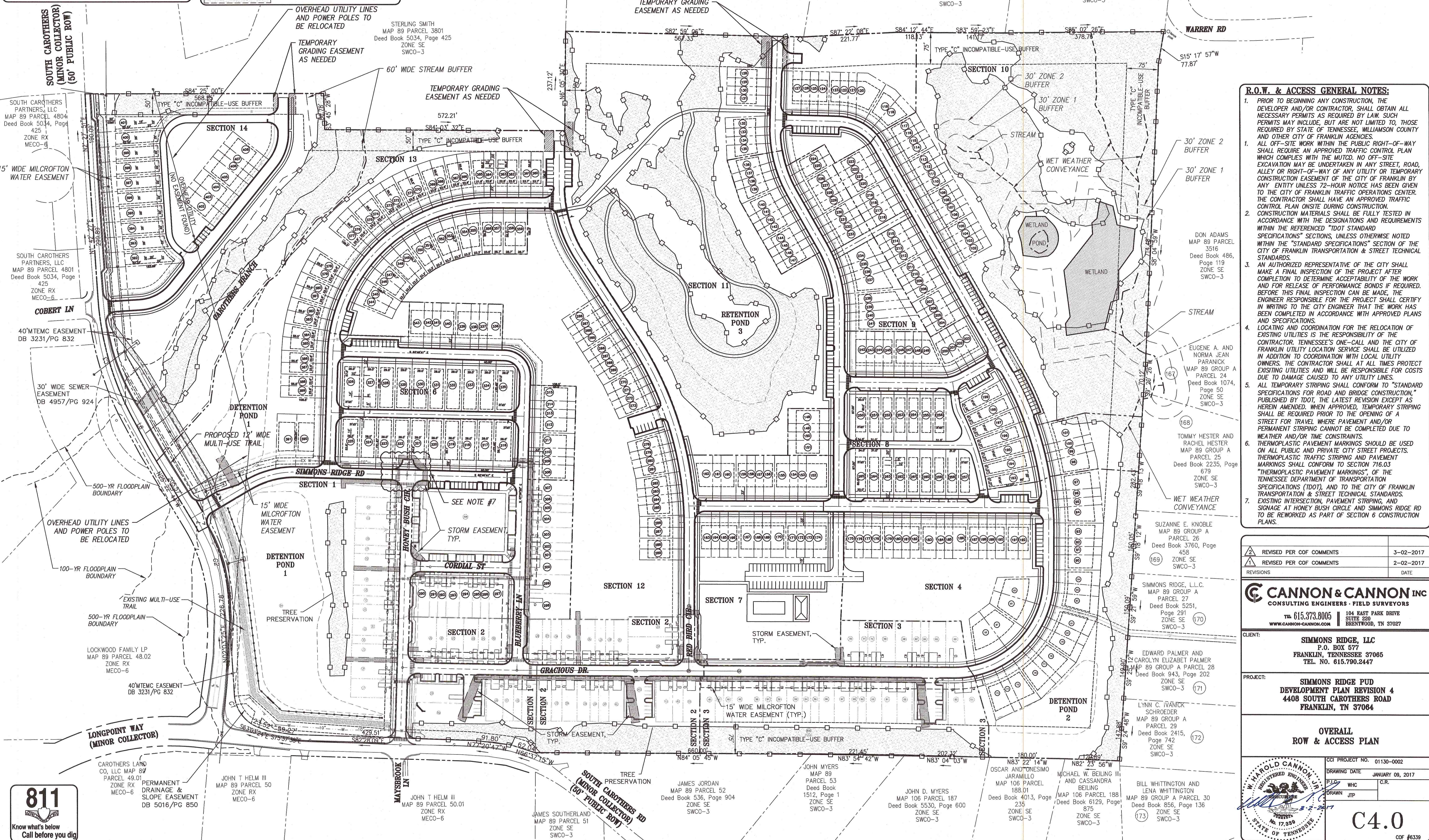


GENERAL SITE NOTES:

1. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1 AND 2 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. DATED AUGUST 24, 2015. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015.
2. FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.

LEGEND

- TREE PRESERVATION AREA
- EXIST. EASEMENT LINE
- EXISTING BOUNDARY
- SECTION LINES
- EXISTING MULTI-USE TRAIL
- PROPOSED MULTI-USE TRAIL
- PROPOSED DRAINAGE EASEMENT



R.O.W. & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
1. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
2. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
5. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
6. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS," OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
7. EXISTING INTERSECTION, PAVEMENT STRIPING, AND SIGNAGE AT HONEY BUSH CIRCLE AND SIMMONS RIDGE RD TO BE REWORKED AS PART OF SECTION 6 CONSTRUCTION PLANS.

REVISIONS	REVISED PER COF COMMENTS	3-02-2017
	REVISED PER COF COMMENTS	2-02-2017
		DATE

CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 615.373.8005
104 EAST PARK DRIVE
SUITE 220
BRENTWOOD, TN 37027

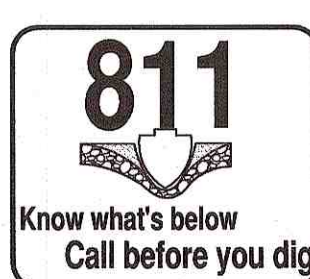
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

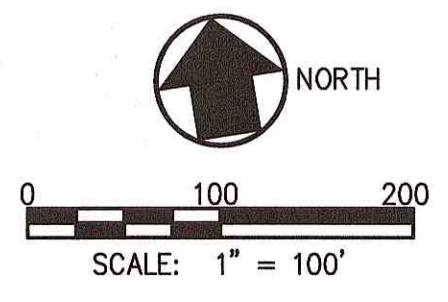
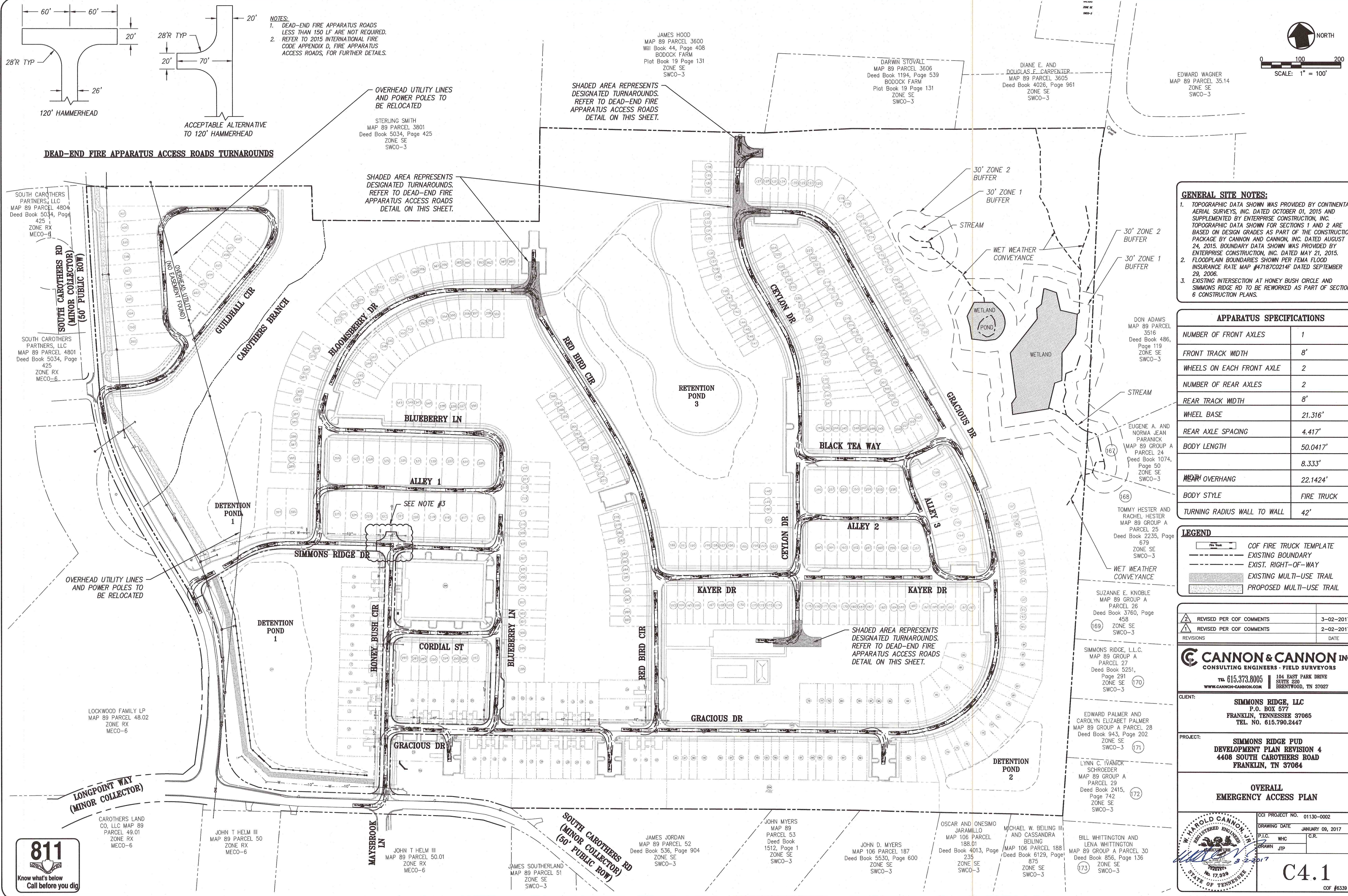
PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL ROW & ACCESS PLAN

CCI PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
PLOT: WHC
DRAWN: JTP

C4.0
C4.0
C4.0





NOTES:
1. DEAD-END FIRE APPARATUS ROADS LESS THAN 150 LF ARE NOT REQUIRED. REFER TO 2015 INTERNATIONAL FIRE CODE APPENDIX D, FIRE APPARATUS ACCESS ROADS, FOR FURTHER DETAILS.

SHADED AREA REPRESENTS DESIGNATED TURNAROUNDS. REFER TO DEAD-END FIRE APPARATUS ACCESS ROADS DETAIL ON THIS SHEET.

SHADED AREA REPRESENTS DESIGNATED TURNAROUNDS. REFER TO DEAD-END FIRE APPARATUS ACCESS ROADS DETAIL ON THIS SHEET.

SHADED AREA REPRESENTS DESIGNATED TURNAROUNDS. REFER TO DEAD-END FIRE APPARATUS ACCESS ROADS DETAIL ON THIS SHEET.

GENERAL SITE NOTES:
1. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1 AND 2 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. DATED AUGUST 24, 2015. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.
2. FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.
3. EXISTING INTERSECTION AT HONEY BUSH CIRCLE AND SIMMONS RIDGE RD TO BE REWORKED AS PART OF SECTION 6 CONSTRUCTION PLANS.

APPARATUS SPECIFICATIONS	
NUMBER OF FRONT AXLES	1
FRONT TRACK WIDTH	8'
WHEELS ON EACH FRONT AXLE	2
NUMBER OF REAR AXLES	2
REAR TRACK WIDTH	8'
WHEEL BASE	21.316'
REAR AXLE SPACING	4.417'
BODY LENGTH	50.0417'
WHEEL OVERHANG	8.333'
BODY STYLE	FIRE TRUCK
TURNING RADIUS WALL TO WALL	42'

LEGEND	
	COF FIRE TRUCK TEMPLATE
	EXISTING BOUNDARY
	EXIST. RIGHT-OF-WAY
	EXISTING MULTI-USE TRAIL
	PROPOSED MULTI-USE TRAIL

REVISED PER COF COMMENTS	3-02-2017
REVISED PER COF COMMENTS	2-02-2017
REVISIONS	DATE

CANNON & CANNON INC.
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL. 615.373.8005
104 EAST PARK DRIVE
SUITE 220
BRENTWOOD, TN 37027

CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
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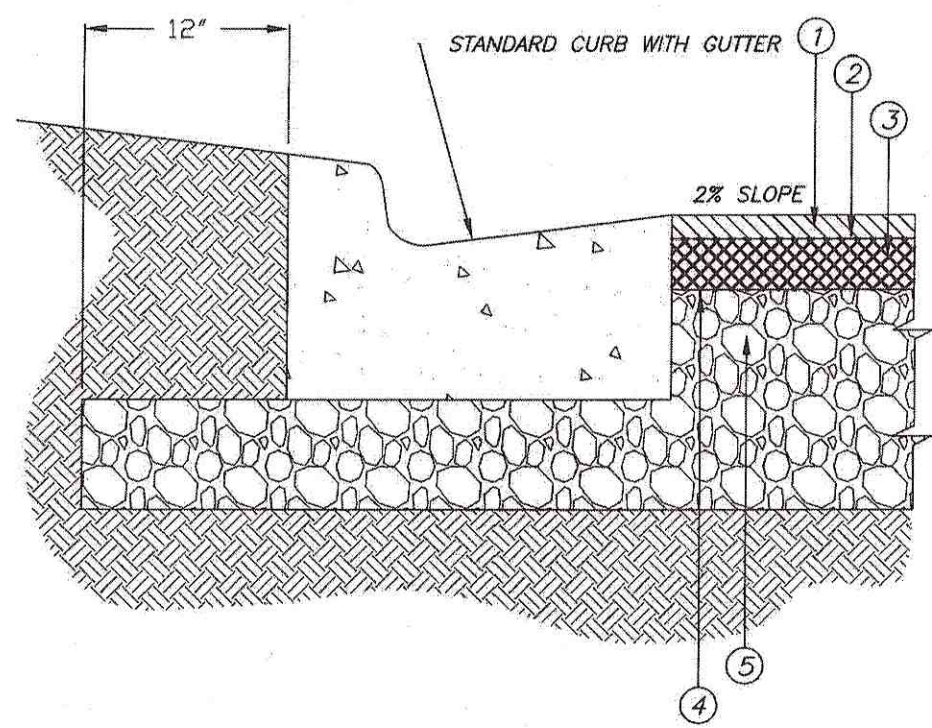
PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL EMERGENCY ACCESS PLAN

CCI PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
P.L.C. WHC
DRAWN JTP

C4.1
Cof #6339





1. 1.5" - BITUMINOUS SURFACE COURSE
411-01.11 ACS MIX (PG64-22) GRADING E ROW
2. TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" - BITUMINOUS AGGREGATE BASE
307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPM-BM) GRADING B-M2
4. PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"

GENERAL NOTES
1. MAXIMUM SLOPE WHEN IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S.

CITY OF FRANKLIN

LOCAL AND ALLEY PAVEMENT SECTION

DWG. NO. RD-3

EFFECTIVE DATE: 01/08/2015

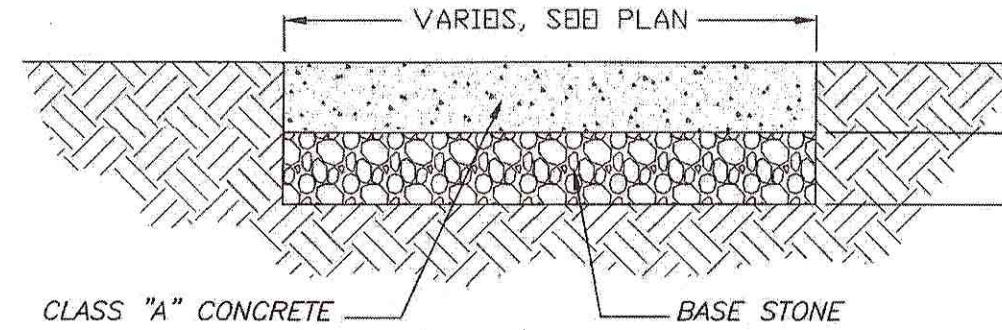
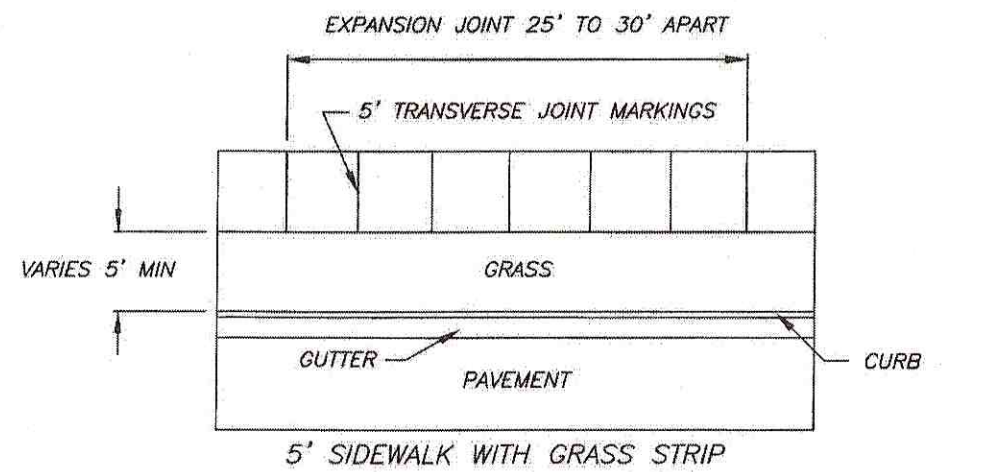
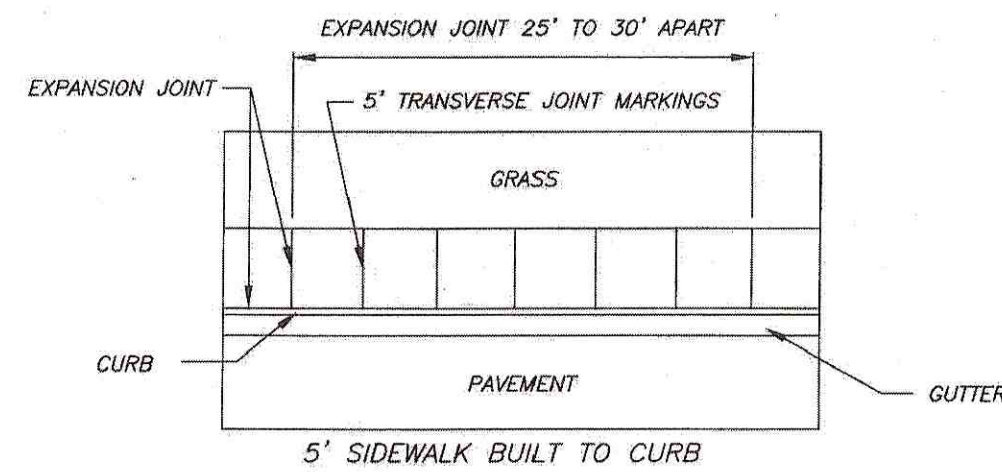
CITY ENGINEER

DATE

DIRECTOR OF ENGINEERING

DATE

1 ASPHALT PAVEMENT SECTION
C2.0 N.T.S.



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. ALSO SEE EXPANSION JOINT DETAIL.
3. ROOT BARRIERS REQUIRED ON BOTH SIDES OF GRASS STRIP AROUND TREES.

N.T.S.

CITY OF FRANKLIN

TYPICAL 5' CONCRETE SIDEWALK

DWG. NO. RP-9

EFFECTIVE DATE: 01/08/2015

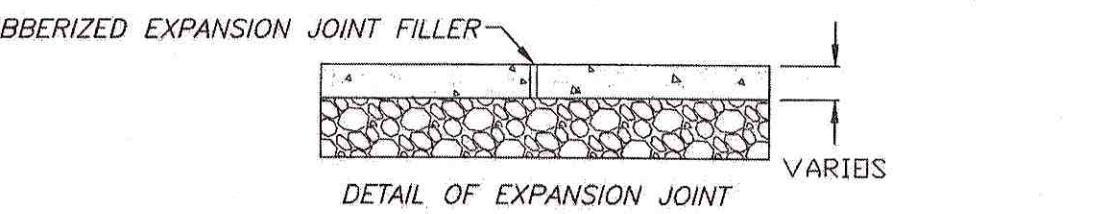
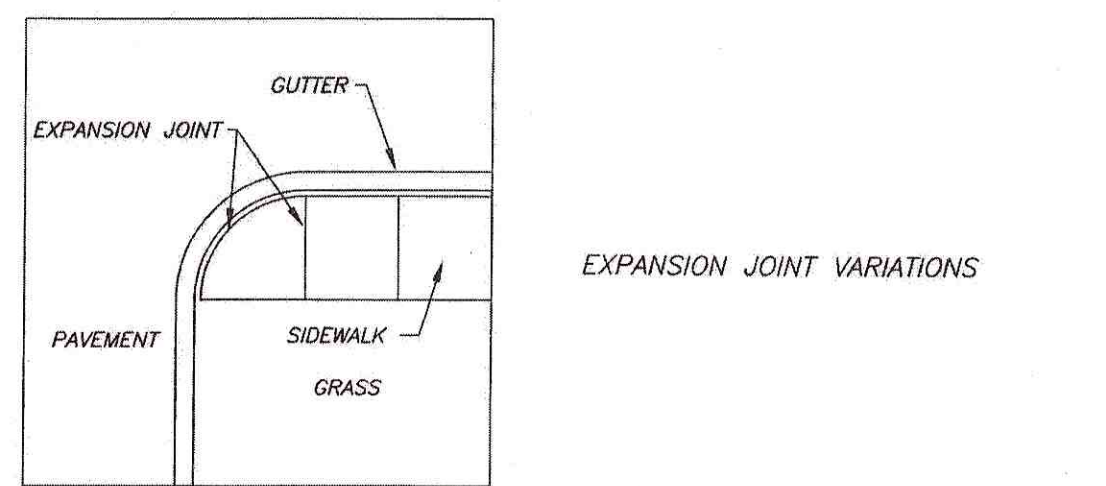
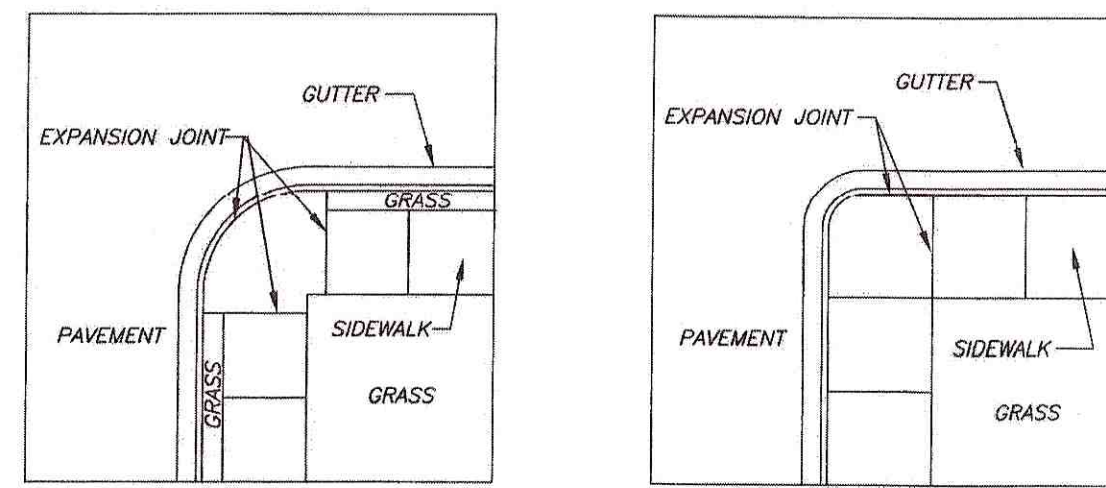
CITY ENGINEER

DATE

DIRECTOR OF ENGINEERING

DATE

2 TYPICAL SIDEWALK
C2.0 N.T.S.



GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS.
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 9'. TWO LONGITUDINAL JOINTS FOR SIDEWALK 10' TO 12'.

N.T.S.

CITY OF FRANKLIN

TYPICAL SIDEWALK EXPANSION JOINT

DWG. NO. RP-11

EFFECTIVE DATE: 01/08/2015

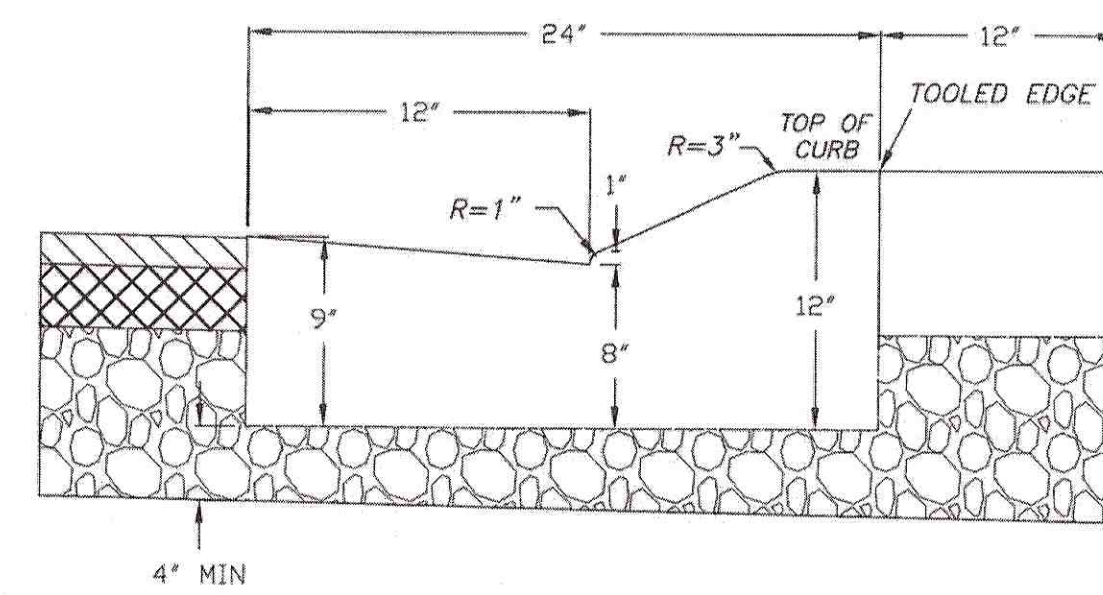
CITY ENGINEER

DATE

DIRECTOR OF ENGINEERING

DATE

3 TYPICAL SIDEWALK EXPANSION JOINT
C2.0 N.T.S.



CROSS SECTIONAL VIEW

GENERAL NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL TYPE "L" GRATE WITH ENVIROMONITOR PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE 3000 PSI (MIN).

N.T.S.

CITY OF FRANKLIN

ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY)

DWG. NO. RP-3

EFFECTIVE DATE: 01/08/2015

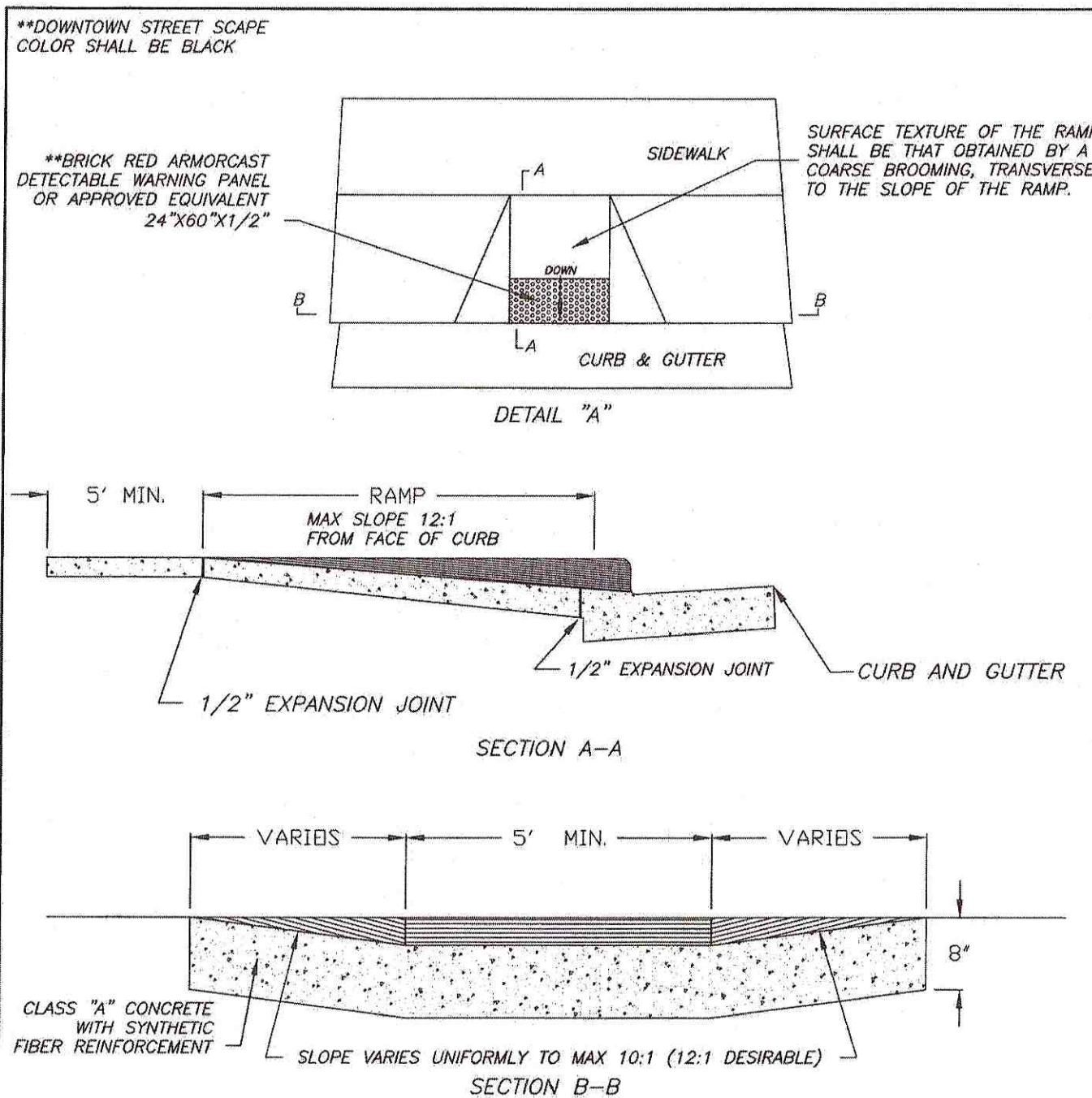
CITY ENGINEER

DATE

DIRECTOR OF ENGINEERING

DATE

4 ROLLOVER CURB AND GUTTER
C2.0 N.T.S.



GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ACCESSIBILITY CODE REQUIREMENTS.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM LANDING AT TOP OF RAMP IS 5'.
4. RAMP SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. RAMP SHALL BE 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
6. 4" BASE STONE REQUIRED UNDER ALL RAMPS.

CITY OF FRANKLIN

HANDICAP RAMP AND DETECTABLE WARNING

DWG. NO. RP-12

EFFECTIVE DATE: 01/08/2015

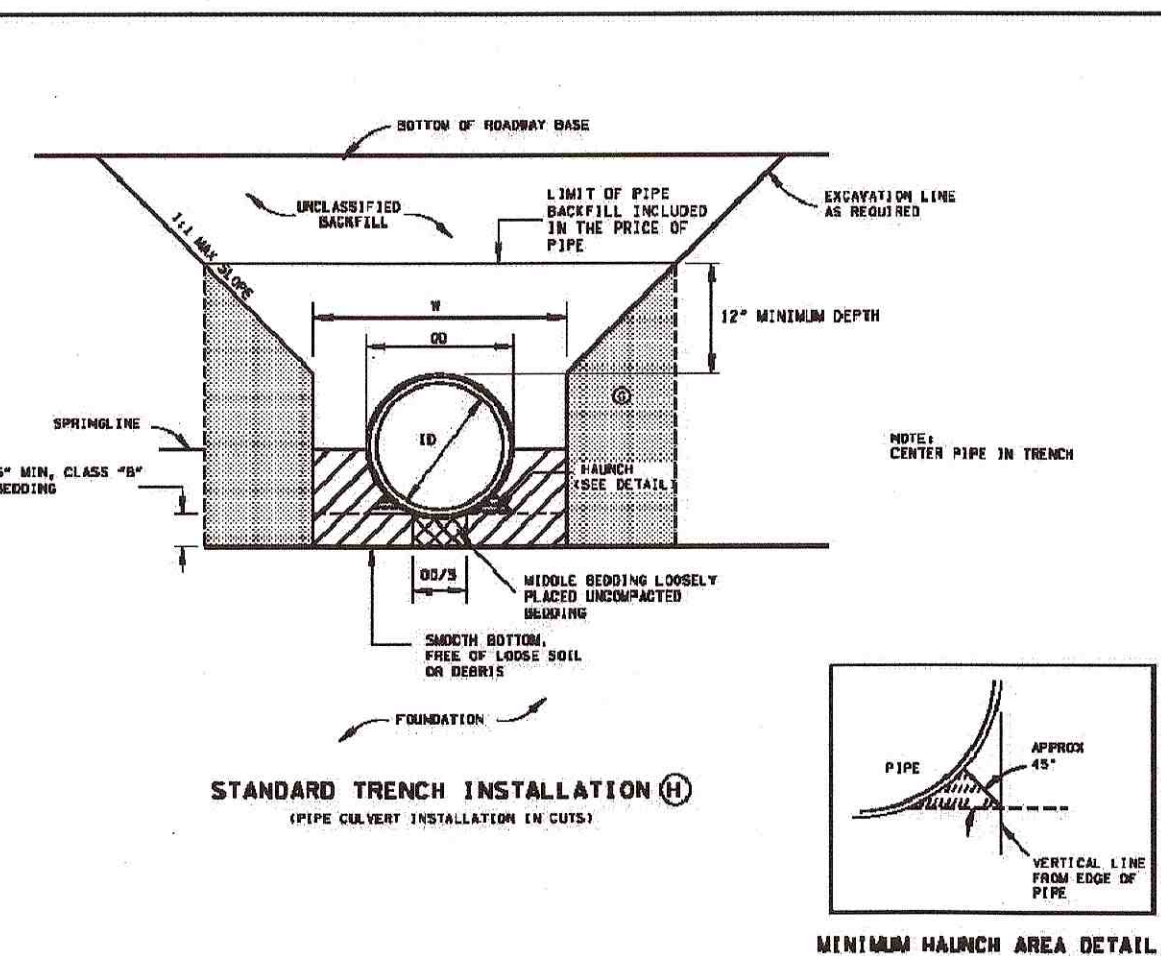
CITY ENGINEER

DATE

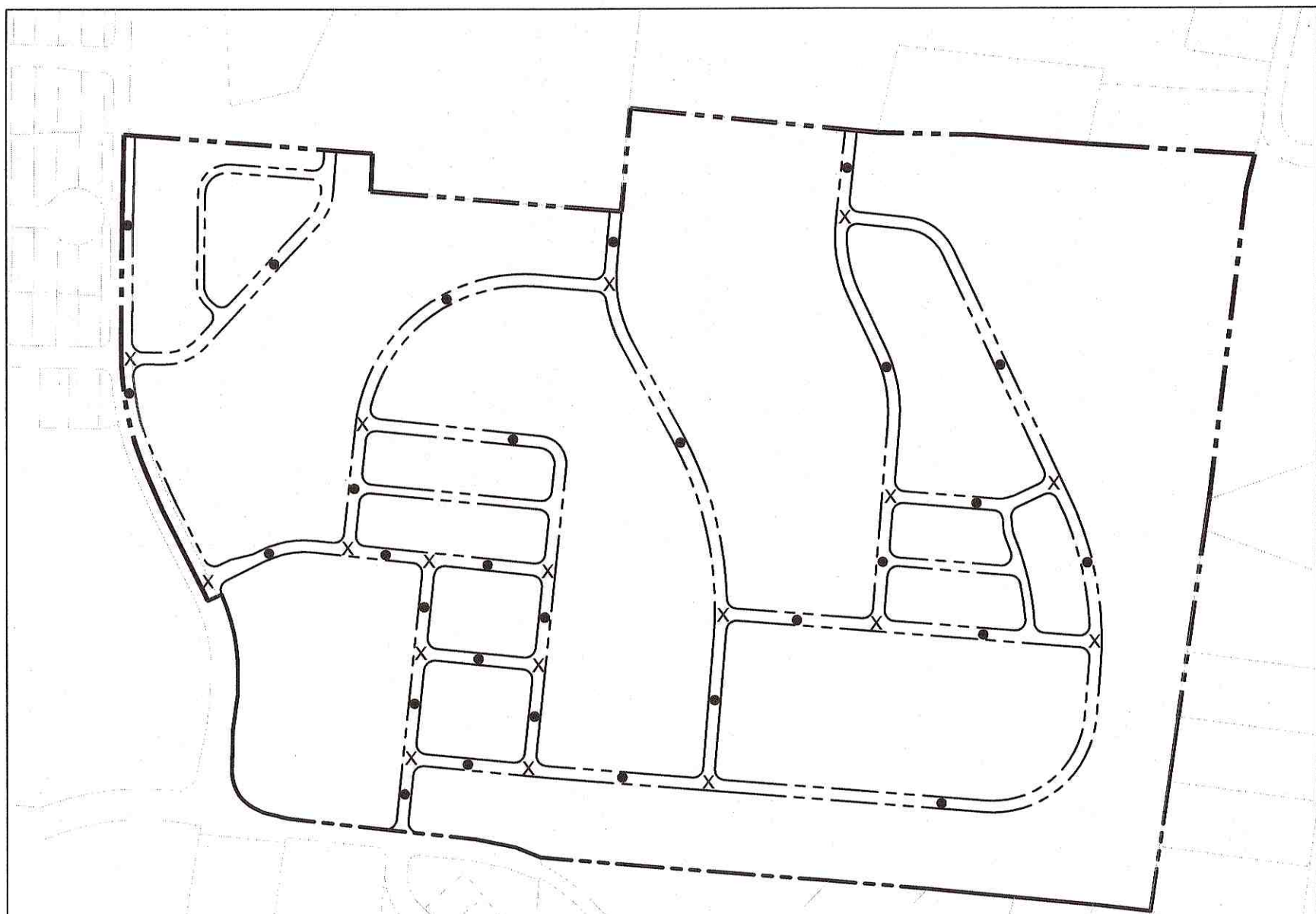
DIRECTOR OF ENGINEERING

DATE

5 ACCESSIBLE RAMP
C2.0 N.T.S.



REINFORCED CONCRETE PIPE CLASSIFICATION (ASTM M170)	CLASS	MINIMUM DEPTH
1	1	12"
2	2	18"
3	3	24"
4	4	30"
5	5	36"
6	6	42"
7	7	48"
8	8	54"
9	9	60"
10	10	66"
11	11	72"
12	12	78"
13	13	84"
14	14	90"
15	15	96"
16	16	102"
17	17	108"
18	18	114"
19	19	120"
20	20	126"
21	21	132"
22	22	138"
23	23	144"
24	24	150"
25	25	156"
26	26	162"
27	27	168"
28	28	174"
29	29	180"
30	30	186"
31	31	192"
32	32	198"
33	33	204"
34	34	210"
35	35	216"
36	36	222"
37	37	228"
38	38	234"
39	39	240"
40	40	246"
41	41	252"
42	42	258"
43	43	264"
44	44	270"
45	45	276"
46	46	282"
47	47	288"
48	48	294"
49	49	300"
50	50	306"
51	51	312"
52	52	318"
53	53	324"
54	54	330"
55	55	336"
56	56	342"
57	57	348"
58	58	354"
59	59	360"
60	60	366"
61	61	372"
62	62	378"
63	63	384"
64	64	390"
65	65	396"
66	66	402"
67	67	408"
68	68	414"
69	69	420"
70	70	426"
71	71	432"
72	72	438"
73	73	444"
74	74	450"
75	75	456"
76	76	462"
77	77	468"
78	78	474"
79	79	480"
80	80	486"
81	81	492"
82	82	498"
83	83	504"
84	84	510"
85	85	516"
86	86	522"
87	87	528"
88	88	534"
89	89	540"
90	90	546"
91	91	552"
92	92	558"
93	93	564"
94	94	570"
95	95	576"
96	96	582"
97	97	588"
98	98	594"
99	99	600"
100	100	606"
101	101	612"
102	102	618"
103	103	624"
104	104	630"
105	105	636"
106	106	642"
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110	110	666"
111	111	672"
112	112	678"
113	113	684"
114	114	690"
115	115	696"
116	116	702"
117	117	708"
118	118	714"
119	119	720"
120	120	726"
121	121	732"
122	122	738"
123	123	744"
124	124	750"
125	125	756"
126	126	762"
127	127	768"
128	128	774"
129	129	780"
130	130	786"
131	131	792"
132	132	798"
133	133	804"
134	134	810"
135	135	816"
136	136	822"
137	137	828"
138	138	834"
139	139	840"
140	140	846"
141	141	852"
142	142	858"
143	143	864"
144	144	870"
145	145	876"
146	146	882"
147	147	888"
148	148	894"
149	149	900"
150	150	906"
151	151	912"
152	152	918"
153	153	924"
154	154	930"
155	155	936"
156	156	942"
157	157	948"
158	158	954"
159	159	960"
160	160	966"
161	161	972"
162	162	978"
163	163	984"
164	164	990"
165	165	996"
166	166	1002"
167	167	1008"
168	168	1014"
169	169	1020"
170	170	1026"
171	171	1032"
172	172	1038"
173	173	1044"
174	174	1050"
175	175	1056"
176	176	1062"
177	177	1068"
178	178	1074"
179	179	1080"
180	180	1086"
181	181	1092"
182	182	1098"
183	183	1104"
184	184	1110"
185	185	1116"
186	186	1122"
187	187	1128"
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195	195	1176"
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199	199	1200"
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201	201	1212"
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210	210	1266"
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213	213	1284"
214	214	1290"
215	215	1296"
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225	225	1356"
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227	227	1368"
228	228	1374"
229	229	1380"
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231	231	1392"
232	232	1398"
233	233	1404"
234	234	1410"
235	235	1416"
236	236	1422"
237	237	1428"
238	238	1434"
239	239	1440"
240	240	1446"
241	241	1452"
242	242	1458"
243	243	1464"
244	244	1470"
245	245	1476"
246	246	1482"
247	247	1488"
248	248	1494"
249	249	1500"
250	250	1506"
251	251	1512"
252	252	1518"
253	253	1524"
254	254	1530"
255	255	1536"
256	256	1542"
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265	265	1596"
266	266	1602"
267	267	1608"
268	268	1614"
269	269	1620"
270	270	1626"
271	271	1632"
272	272	1638"
273	273	1644"
274	274	1650"
275	275	1656"
276	276	166



CONNECTIVITY INDEX

0 LINKS 29
X NODES 18

29/18 = 1.61 INDEX
(1.65 IS REQUIRED)

DUE TO THE ADJACENT EXISTING DEVELOPMENT PATTERN ALONG THE EASTERN AND SOUTHERN BOUNDARIES OF THE PROPERTY, THE NATURAL FEATURES AND THE TOPOGRAPHIC CONDITIONS OF THE SITE, THE OWNERS REQUEST A DESIGN MODIFICATION FOR CONNECTIVITY. MODIFICATION OF ENGINEERING STANDARDS REQUEST APPROVED BY CARL BAUGHMAN ON FEBRUARY 9, 2017.

TRIP GENERATION DATA

LAND USE: LUC 230 CONDOS
SIZE: 421

AVERAGE DAILY TRAFFIC 2,246
DAILY ENTER 1,123
DAILY EXIT 1,123

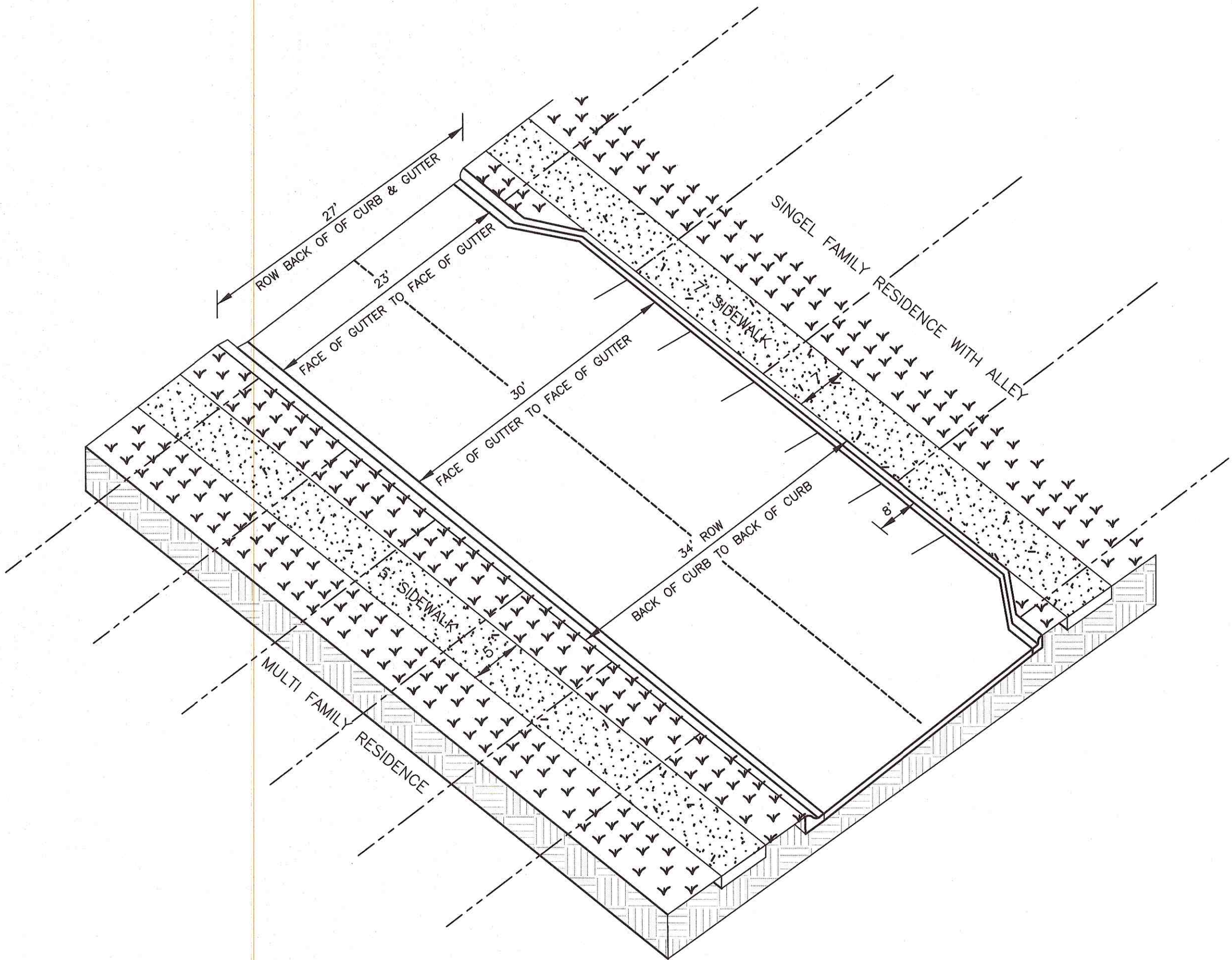
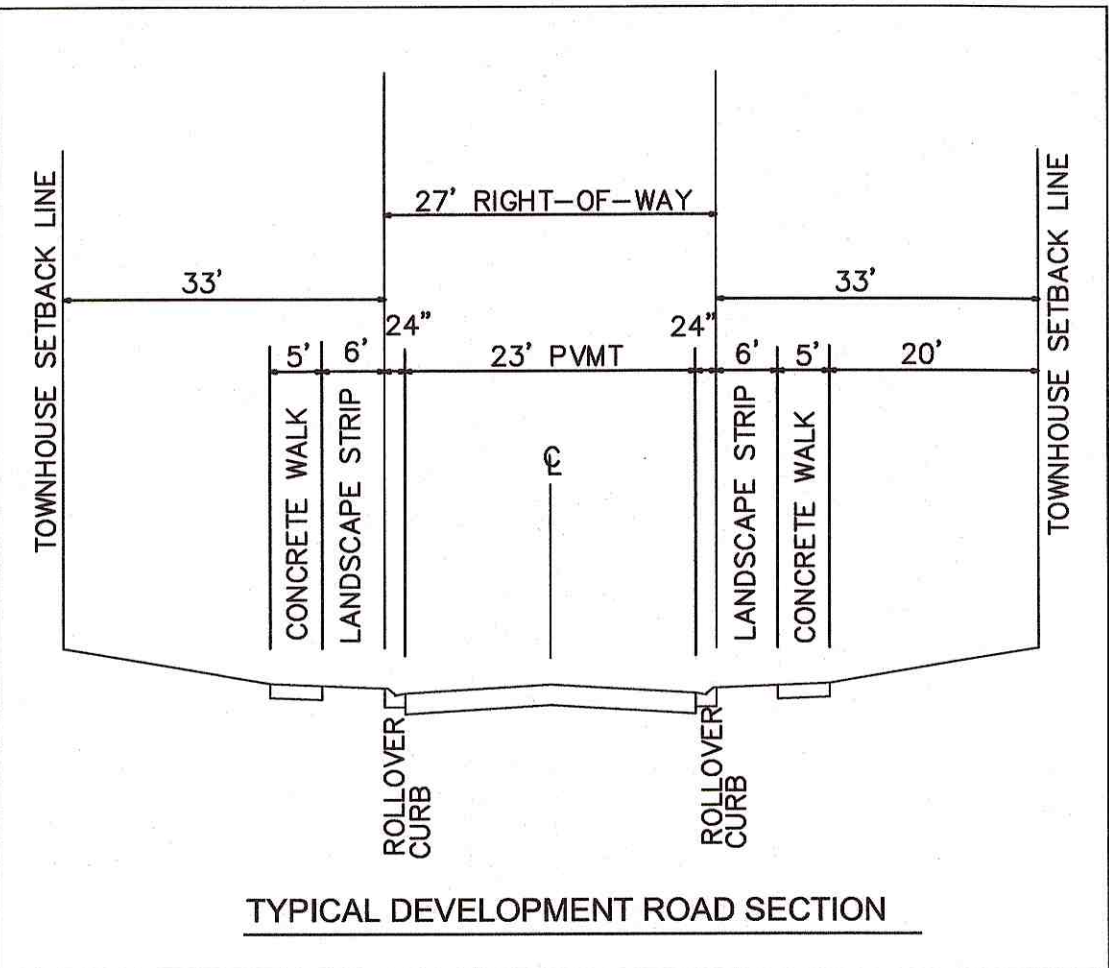
AM PEAK HOUR TOTAL 163
AM PEAK HOUR ENTER 28
AM PEAK HOUR EXIT 135

MID PEAK HOUR TOTAL (7%) 137
MID PEAK HOUR ENTER 79
MID PEAK HOUR EXIT 79

PM PEAK HOUR TOTAL 195
PM PEAK HOUR ENTER 131
PM PEAK HOUR EXIT 64

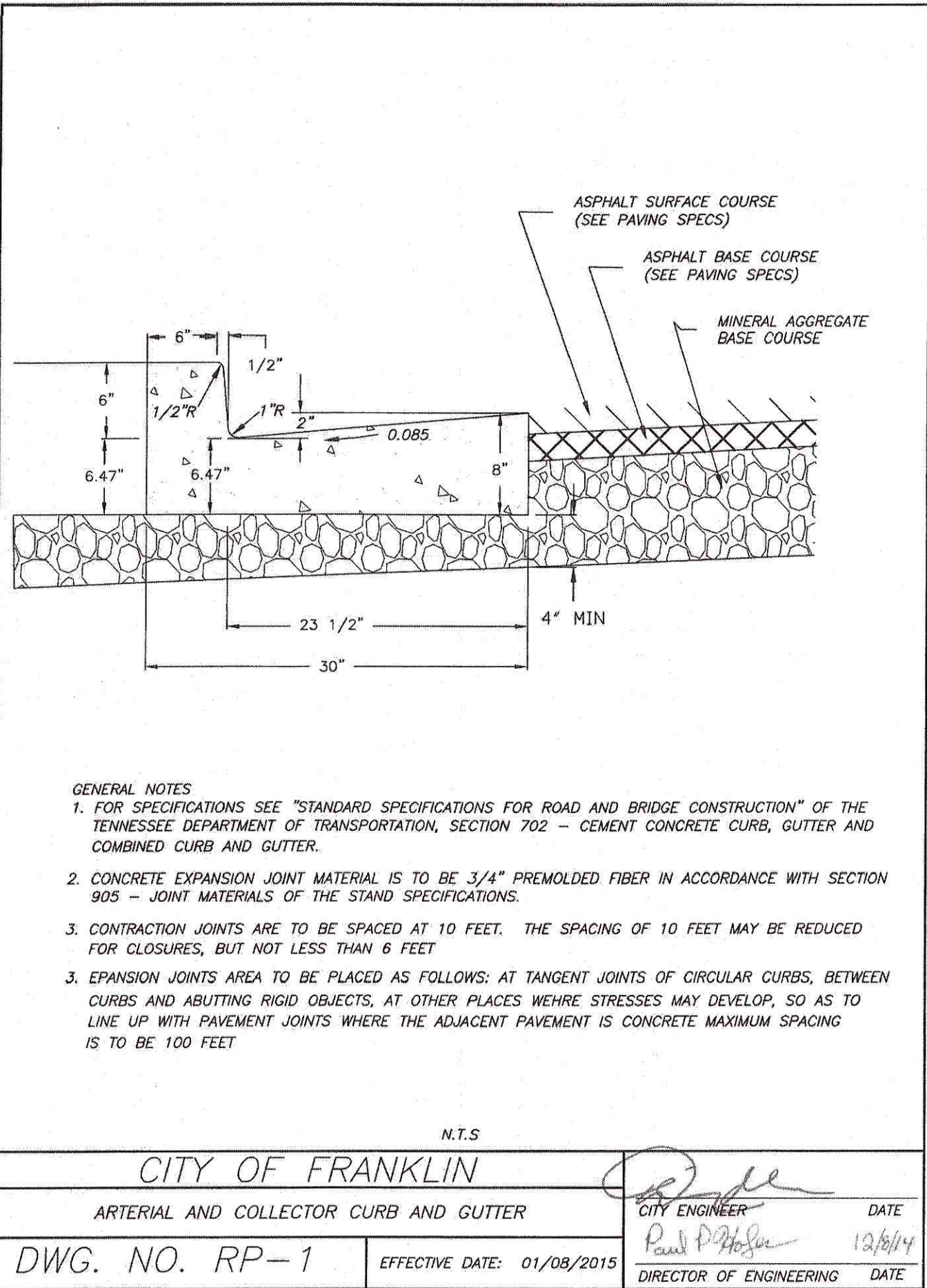
TRIP GENERATION 8th EDITION

* TRAFFIC DATA PROVIDED BY
FISCHBACH TRANSPORTATION GROUP, INC.

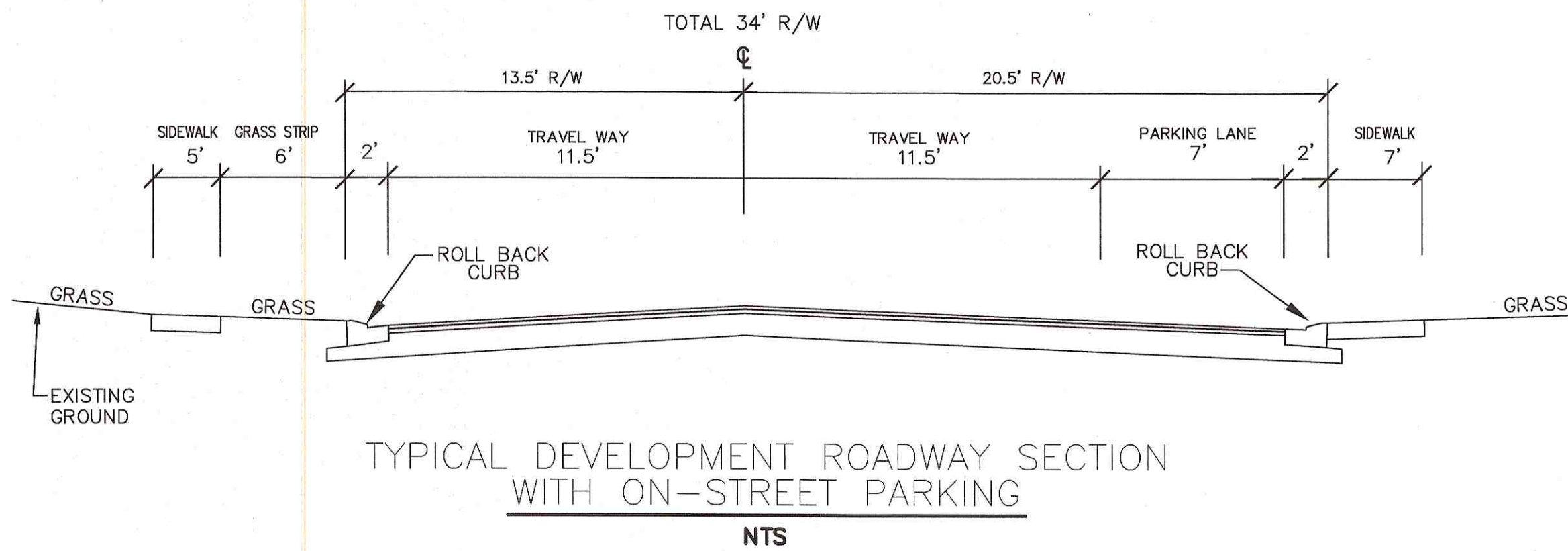


NOTES

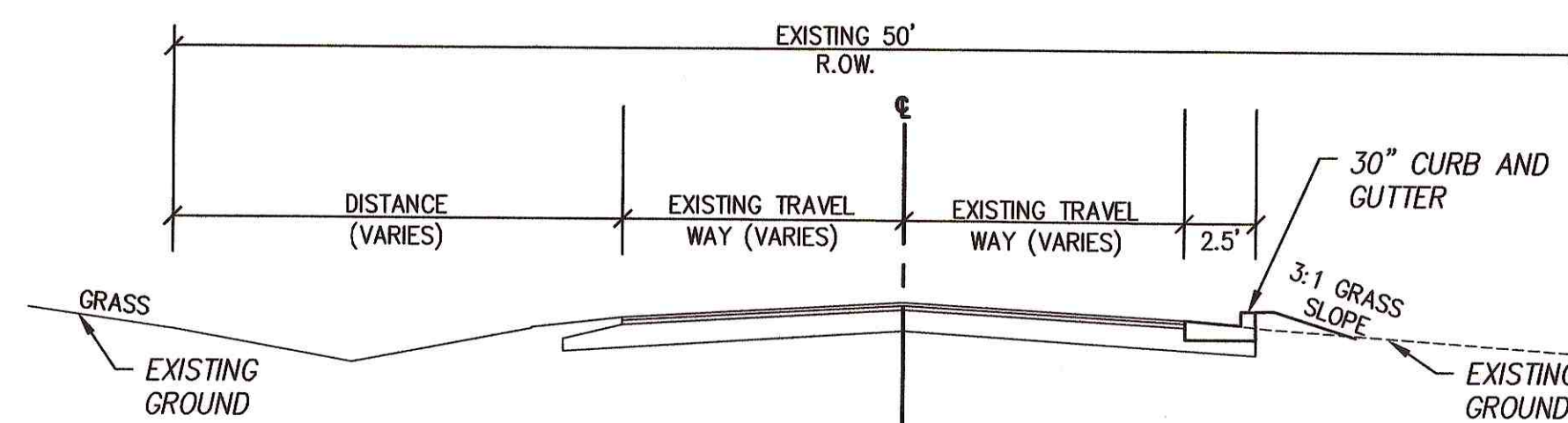
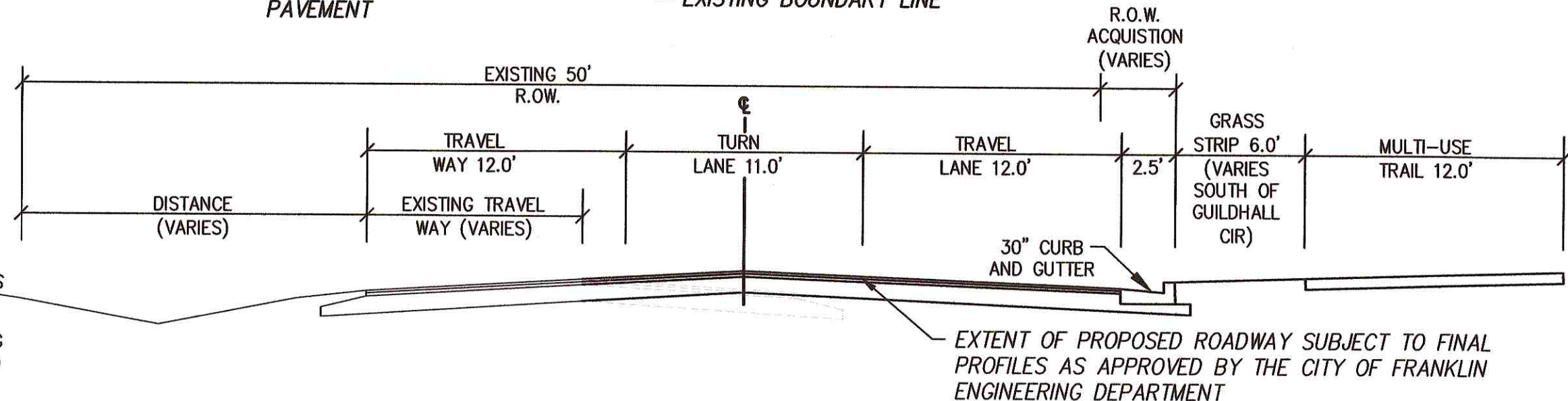
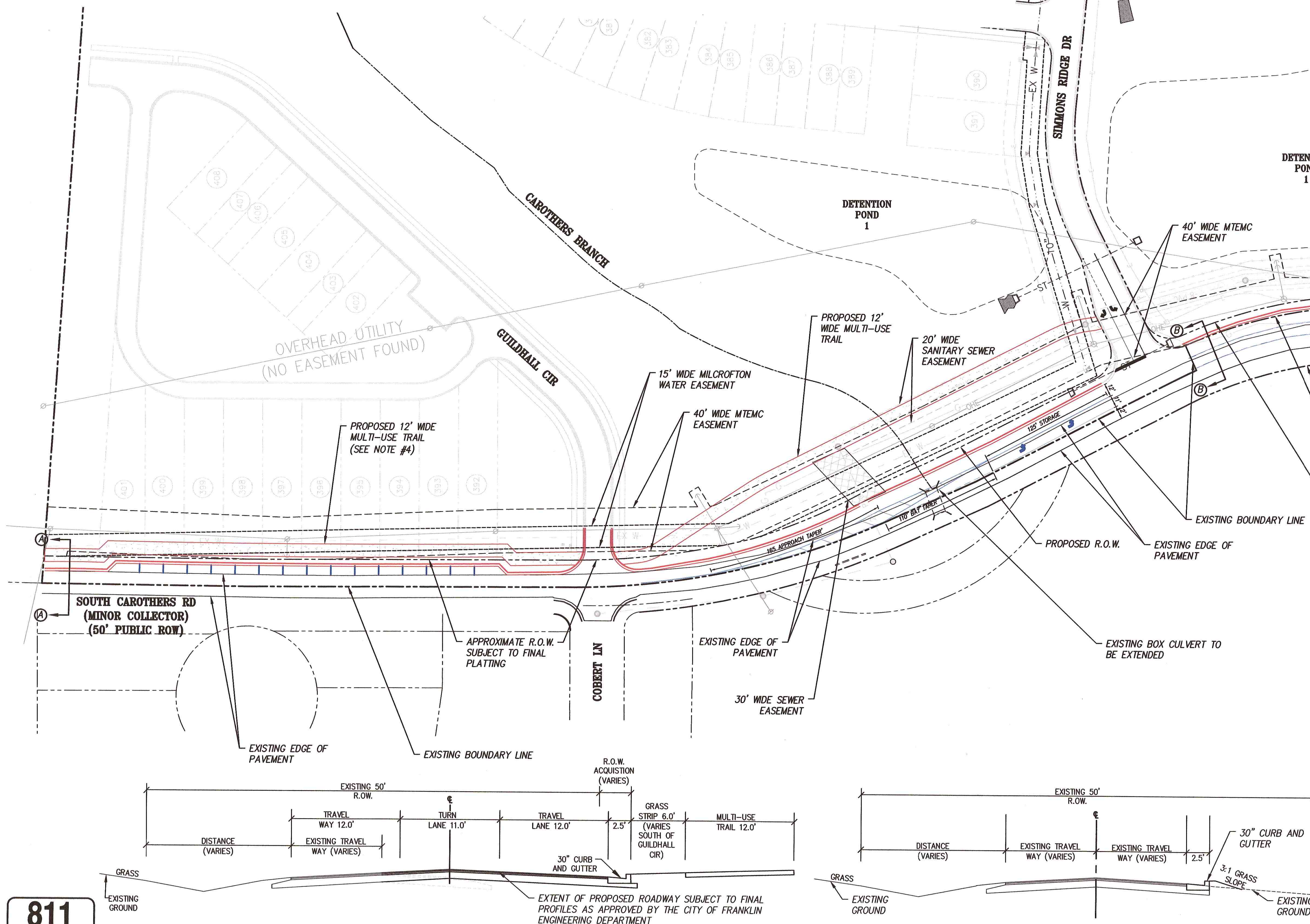
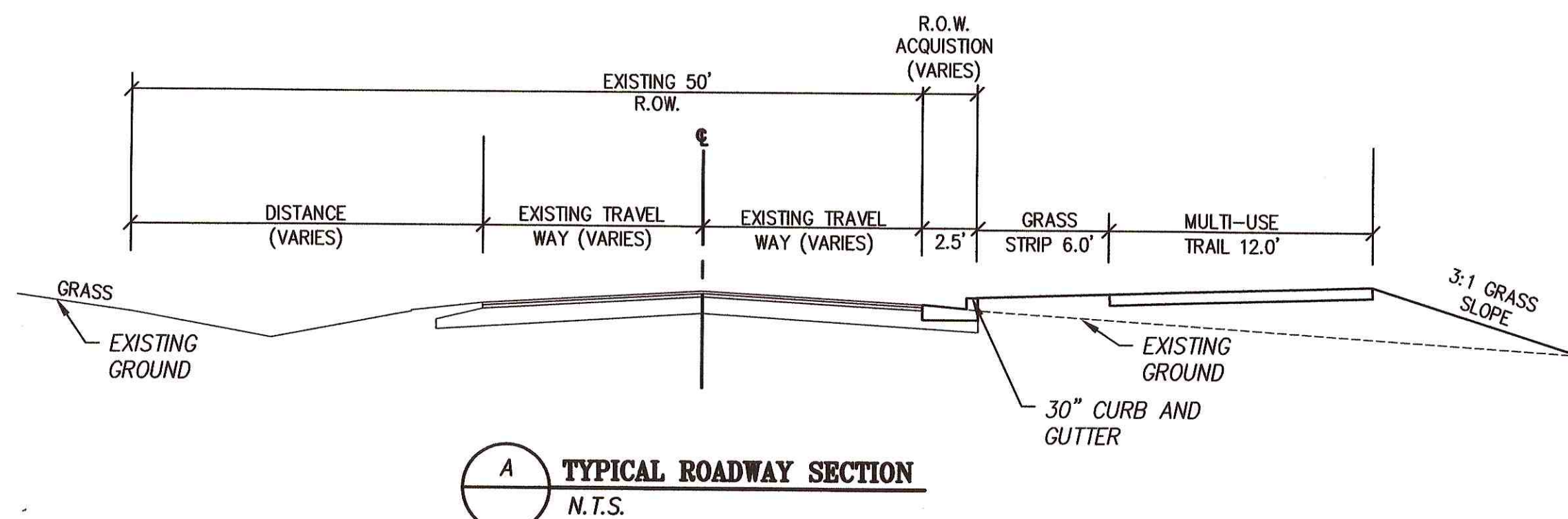
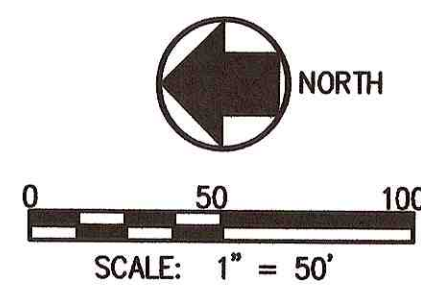
1. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN HEREON ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0214F DATED SEPTEMBER 29th, 2006.
2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.
3. ALL LOTS WITHIN THE DEVELOPMENT ARE TO BE FEE SIMPLE OWNERSHIP.
4. THE SIMMONS RIDGE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON OPEN SPACE, RECREATION AREAS, PARKING AREAS, DRIVEWAYS, SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY AND EXTERIOR ELEVATIONS OF TOWN HOMES.
5. ALL STREETS WITHIN THE DEVELOPMENT TO BE PUBLIC RIGHT-OF-WAY.



8 ARTERIAL AND COLLECTOR CURB AND GUTTER
N.T.S.



2	REVISED PER CDF COMMENTS	3-02-2017
1	REVISED PER CDF COMMENTS	2-02-2017
REVISIONS		DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL. 615.373.8005 104 EAST PARK DRIVE SUITE 220 BRENTWOOD, TN 37027		
CLIENT: SIMMONS RIDGE, LLC P.O. BOX 577 FRANKLIN, TENNESSEE 37065 TEL. NO. 615.790.2447		
PROJECT: SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064		
ROW & ACCESS DETAILS		
		CCI PROJECT NO. 01130-0002 DRAWING DATE JANUARY 09, 2017 P.L.C. WHC C.R. DRAWN JTP
		C4.3 CDF #6339



NOTES:

- ALL TURN ARROWS SHALL BE PLACED IN ACCORDANCE WITH THE "MUTCD" MANUAL AND SHALL BE LOCATED AS SHOWN ON THIS DRAWING.
- REMOVE ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS SHOWN ON THIS DRAWING BY T.D.O.T. AND "MUTCD" APPROVED METHOD.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR PREFORMED PLASTIC IN FULL ACCORDANCE WITH SECTIONS 716 AND 918 OF THE T.D.O.T. STANDARD SPECIFICATIONS.
- AT LOCATIONS WHERE THE MULTI-USE TRAIL PASSES BELOW THE GUY WIRE LOCATIONS, GUY WIRES SHALL BE ORIENTED AS A "SIDEWALK GUY" TO ALLOW THE TRAIL TO PASS BETWEEN THE POLE AND THE GUY WITHOUT OBSTRUCTING HEADROOM OVER THE FULL WIDTH OF THE TRAIL. MINIMUM HEADROOM CLEARANCE TO BE DETERMINED ON A CASE-BY-CASE BASIS BY THE CITY OF FRANKLIN PARKS DEPARTMENT.

LEGEND

	EXISTING BOUNDARY
	EXISTING MULTI-USE TRAIL
	PROPOSED MULTI-USE TRAIL
	PROPOSED STRIPING

REVISED PER COF COMMENTS	3-02-2017
REVISED PER COF COMMENTS	2-02-2017
REVISIONS	DATE
 CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 615.373.8005 104 EAST PARK DRIVE SUITE 220 BRENTWOOD, TN 37027 WWW.CANNON-CANNON.COM	
CLIENT:	SIMMONS RIDGE, LLC P.O. BOX 577 FRANKLIN, TENNESSEE 37065 TEL. NO. 615.790.2447
PROJECT:	SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064
SOUTH CAROTHERS ROADWAY IMPROVEMENTS	
	CCI PROJECT NO. 01130-0002 DRAWING DATE JANUARY 09, 2017 P.I.C. WHC C.R. DRAWN JTP
C4.4 COF #6339	

SEWER: CITY OF FRANKLIN
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
Attn: UTILITY INSPECTOR
615-794-4554

SPECIAL NOTE:

1. CITY OF FRANKLIN IS NOT A MEMBER OF TENNESSEE ONE CALL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.
2. WATER MAIN CALCULATIONS AND PLANS WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
3. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN, TENNESSEE. SERVICE IS PROVIDED BY EXISTING SEWER LINES CONSTRUCTED UNDER SECTIONS 1, 2, 3, AND 5 APPROVED CONSTRUCTION PLANS AND AN EXISTING SEWER MAIN LOCATED ALONG SOUTH CAROTHERS ROAD.

NOTES:

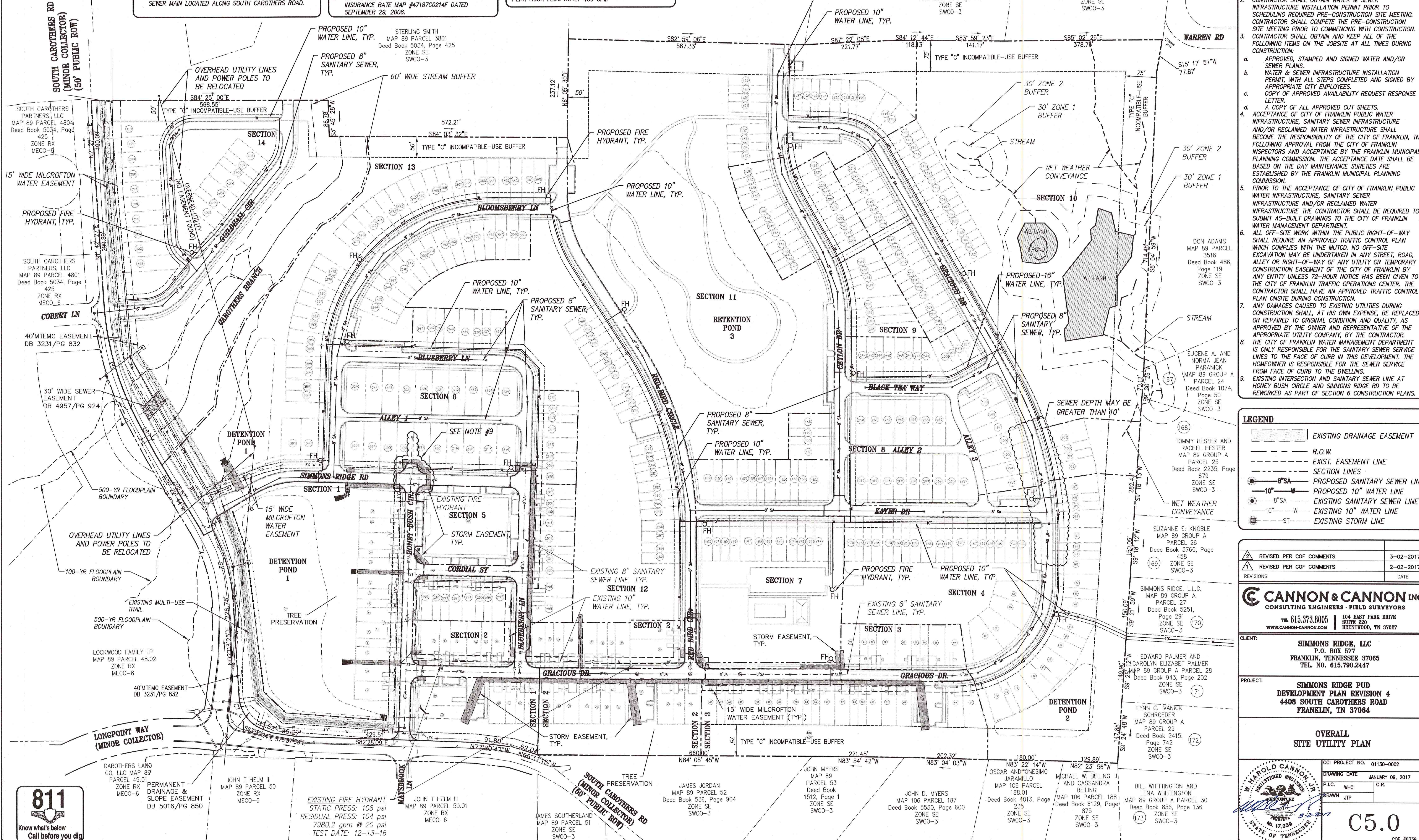
1. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1, 2, 3, AND 5 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015.
2. FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.

WATER & SEWER DATA CHART

FACILITY TYPE: WATER
UNIT FLOW IN GPD: 100 GPD/CAPITA x 3.5 CAPITA/UNIT
NUMBER OF UNITS: 408 UNITS
TOTAL FLOW IN GPD: 142,800

FACILITY TYPE: WASTEWATER
TOTAL FLOW IN GPD: 142,800
PEAK HOUR FLOW FACTOR: 4
GPM CONVERSION: 0.000694 GPM/GPD
PEAK HOUR FLOW RATE: 400 GPM

JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131
ZONE SE
SWCO-3



WATER & SEWER GENERAL NOTES:

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

LEGEND

- EXISTING DRAINAGE EASEMENT
- R.O.W.
- EXIST. EASEMENT LINE
- SECTION LINES
- PROPOSED SANITARY SEWER LINE
- PROPOSED 10" WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING 10" WATER LINE
- EXISTING STORM LINE

REVISED PER COF COMMENTS	3-02-2017
REVISED PER COF COMMENTS	2-02-2017
REVISIONS	DATE

CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 615.373.8005 | 104 EAST PARK DRIVE
SUITE 220 BRENTWOOD, TN 37027
WWW.CANNON-CANNON.COM

CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 677
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

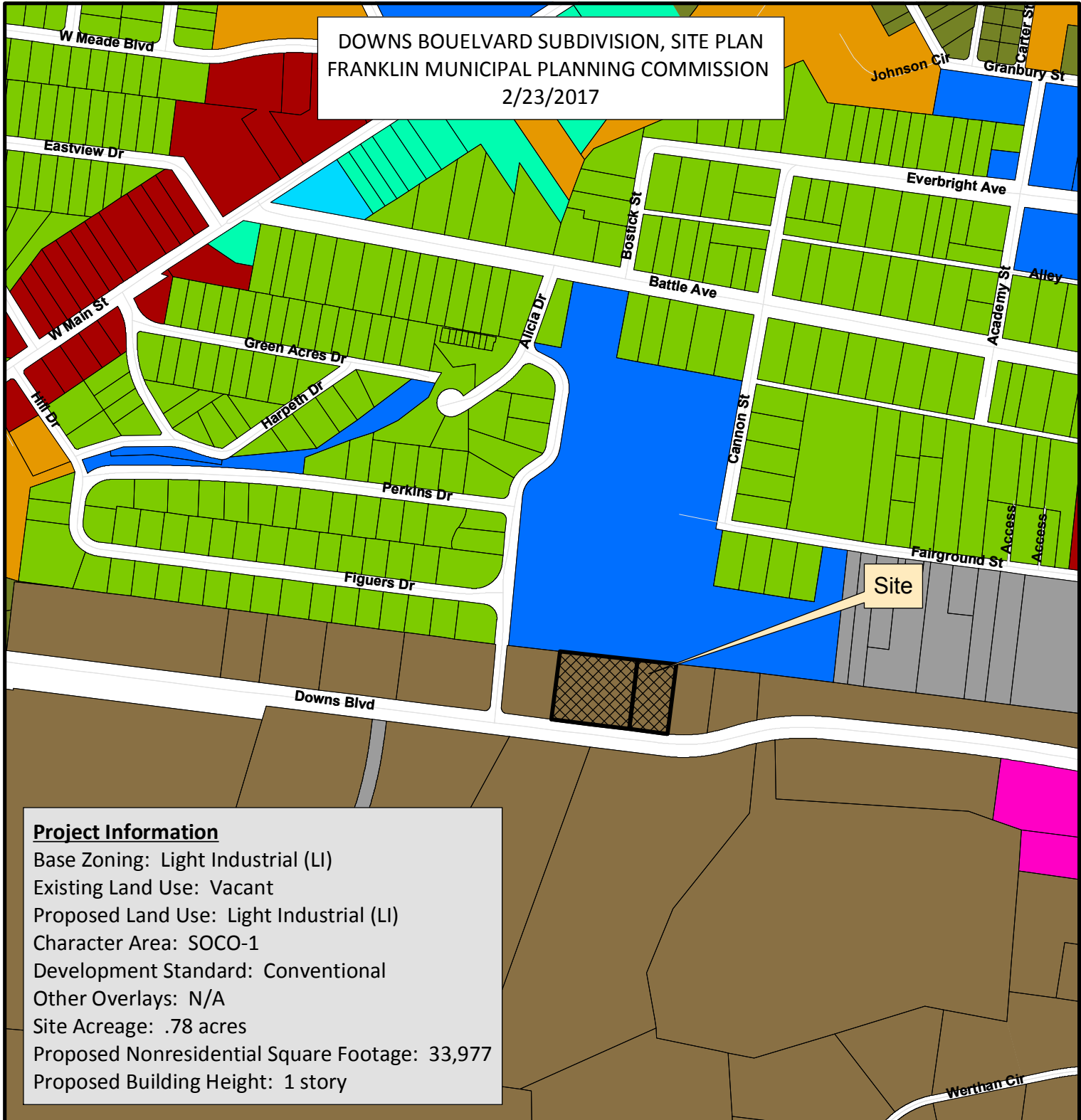
PROJECT: **SIMMONS RIDGE PUD**
DEVELOPMENT PLAN REVISION 4
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL SITE UTILITY PLAN

	CCI PROJECT NO. 01130-0002
	DRAWING DATE: JANUARY 09, 2017
	P.I.C. WHC C.R. DRAWN JTP

C5.0
COF #6339

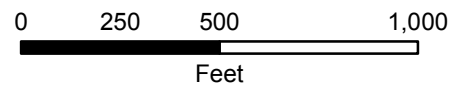
DOWNS BOUELVARD SUBDIVISION, SITE PLAN
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/23/2017



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: 33,977
 Proposed Building Height: 1 story

- | | |
|--|---------------------------------------|
| Lots 19 and 20 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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

Open Issues: 26 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. D. Site Plan

carlb@franklintn.gov Applicant has partially addressed the driveway relocation and radius return issue. The applicant shall show radius returns at the new location to match those of the existing driveway to the west on Downs Boulevard. Construction phasing of the new driveway and demolition phasing of the existing driveway shall be such that only one driveway provides access to the lot at all times. The applicant shall also submit a plat for the shift of the access easement connection onto Downs Boulevard.
[Edited By Carl Baughman]

2. B. General Information

joe.marlo@franklintn.gov Applicant shall label Downs Blvd as a "Major Collector" on drawings.

3. V. Site Permits

amanda.ray@franklintn.gov The applicant shall have application completed and submitted to original, signed and notarized agreement and fees.
[Edited By Joshua King]

4. Curb Cut at Dumpster Pad

joe.marlo@franklintn.gov The Applicant shall address the dumpster pad area. This is a new comment due to the relocation of the dumpster pad. Applicant shall relocate the proposed 3' curb cut to be west of and adjacent to the dumpster pad, such that storm water does not travel through the dumpster pad to reach the curb cut. Applicant shall revise the grading as appropriate to direct storm water to the relocated curb cut.
[Edited By Joshua King]

Fire-Planning

Downs Boulevard Subdivision, site plan, lot 19 and 20, revision 3 - submittal 003.pdf

5. Fire Lane

geoffw@franklintn.gov The applicant shall address the fire lane marking requirements. This is a new comment based on the moving of the loading zone in the rear drive.
A fire lane shall be marked on the curb/pavement opposite the length of the proposed loading zone and extending ten (10) feet on each end.(50 feet total).

[Edited By Joshua King]

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov (Surety for Stormwater Drainage is for the required maintenance and restoration of stormwater facilities as described in the stormwater report.)

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets:	\$ 17,000
IV: Private Streets:	\$ 45,000
V. Traffic Signals:	
VI. Public Sidewalks:	
VII. Stormwater Drainage:	\$ 4,000
VIII. Green Infrastructure:	
IX: ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

7. Landscape

larry.mizell@franklintn.gov Landscape surety \$5,000.00

Planning

General Issues

8. Owner affidavit

josh.king@franklintn.gov Applicant shall ensure Owner's Affidavit is notarized not just signed. There is a notary block at the bottom of the page.

9. Loading Zone

josh.king@franklintn.gov Applicant shall ensure any lighting installed in the loading zone meets the clearance requirement (14 feet) for a loading zone.
[Edited By Joshua King]

10. Architecture

josh.king@franklintn.gov Applicant shall ensure the entire building (existing and proposed addition) is shown in the elevations.

16_1222 Preapp Planset.pdf

11. Final Plat

josh.king@franklintn.gov Applicant shall have a final plat approved before any permits will be issued for this project.

Downs Boulevard Subdivision, site plan, lot 19 and 20, revision 3 - submittal 003.pdf

12. Parking

josh.king@franklintn.gov Applicant shall ensure parking breakdown provided is correct. Note says refer to sheet c5.0 but no parking breakdown is provided on that sheet. Amount of parking shown is inadequate for existing conditions nonetheless adding parking (22 states, 42 actual)
[Edited By Joshua King]

Planning (Landscape)

General Issues

13. Existing tree

larry.mizell@franklintn.gov The applicant shall address the existing trees on the site that are shown to be removed shall be replace with 2" trees. These trees were required for the original site and shall be replaced.
[Edited By Joshua King]

14. Dumpster

larry.mizell@franklintn.gov The applicant shall address the existing dumpster situation. It shall have a dumpster bin that fits inside it so that the gates can be kept closed while not in use.
[Edited By Joshua King]

Solid Waste Service

Downs Boulevard Subdivision, site plan, lot 19 and 20, revision 3 - submittal 003.pdf

15. Solid Waste Service

bryan.brown@franklintn.gov Applicant shall correct sheet C2.0. The arrow showing where the dumpster location is pointed at the old location and not the new location.
[Edited By Joshua King]

Stormwater

General Issues

16. Stormwater Management Plan

lance.fittro@franklintn.gov The stormwater maintenance/repair work noted in the referenced report is to be completed as part of this project. A surety line item has been added for this work. The required maintenance/repair work shall be completed for the release of the drainage sureties for the project and prior to issuance of the Certificate of Occupancy for the addition.

This comment to remain open as a reminder to staff, but does not hinder Site Plan approval.

17. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov LTMP approval must be received before final site plan approval
[Edited By Jeff Willoughby]

18. Demolition

jeff.willoughby@franklintn.gov This issue shall remain open for BNS reference purposes

19. Water Quality

jeff.willoughby@franklintn.gov I am unaware of this report and agreement. Please provide for review.

Water/Sewer

16_1222 Preapp Planset.pdf

20. Utilities

ben.mcneil@franklintn.gov Applicant failed to address issue, applicant shall provide location of all existing and proposed utilities on site along with any associated easements. The current utility plan does not have all utilities shown in the correct location. There is a 12" reclaim water and a 24" domestic water line along Downs Blvd that can be located by TN One Call. applicant shall correct.

Zoning

16_1222 Preapp Planset.pdf

21. Parking

shanna.mccoy@franklintn.gov See Josh King response above

22. Site Plan

shanna.mccoy@franklintn.gov A consolidation plat is required before building permits can be issued.

23. Lighting

shanna.mccoy@franklintn.gov Photometrics were required when these structures were built. Recommend getting the original photometrics.

24. Lighting

shanna.mccoy@franklintn.gov Please provide additional information on the internal shielding of lighting B.

Downs Boulevard Subdivision, site plan, lot 19 and 20, revision 3 - submittal 002.pdf

25. HVAC

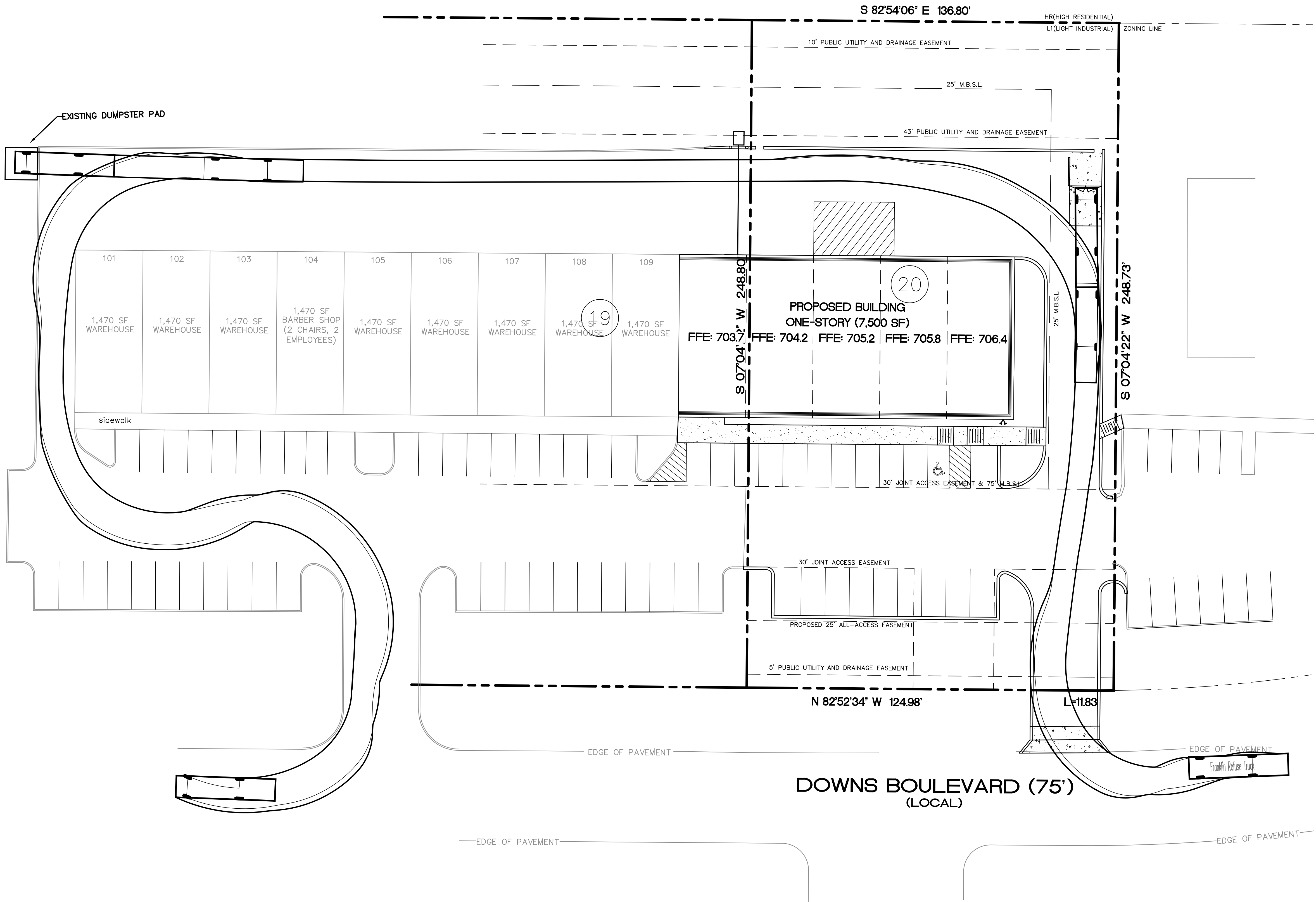
shanna.mccoy@franklintn.gov Please specify location of note. Note not found.

26. Tenant Buildout

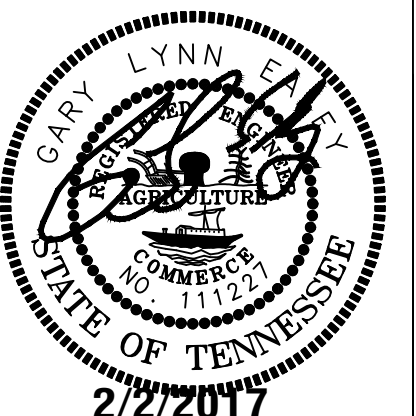
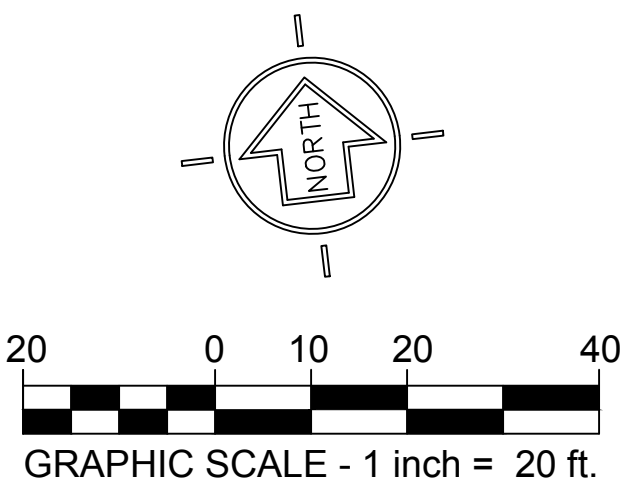
shanna.mccoy@franklintn.gov A consolidation plat combining the 2 lots is required.

- LEGEND**
- IRO Iron Rod (Found)
 - PKN P.K. Nail (Set)
 - IRN Iron Rod (Set)
 - ⊙ Sanitary Manhole
 - ⊠ Electric Box
 - ⊠ Gas Meter
 - ⊙ Water Valve
 - ⊠ Water Meter
 - ⊙ Fire Hydrant
 - ⊠ Telephone Riser
 - + Sign / Marker post
 - Utility Pole
 - Utility Pole W/Light
 - ⊙ Metal Light Pole
 - ⊠ Catch Basin
 - Anchor / guy wire
 - X— Fence Line
 - OH— Overhead Utility Line

Apparatus Specifications
Number of Front Axles 1
Front Track Width = 8'-1"
Wheels on Each Front Axle = 2
Number of Rear Axles = 1
Rear Track Width = 8'-1"
Wheel Base = 19.5'
Body Length = 37.0'
Width = 8'-1"
Front Overhang = 4'-2"
Body Style = Refuse Truck
Turning Radius Wall to Wall = 46.0'



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



ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

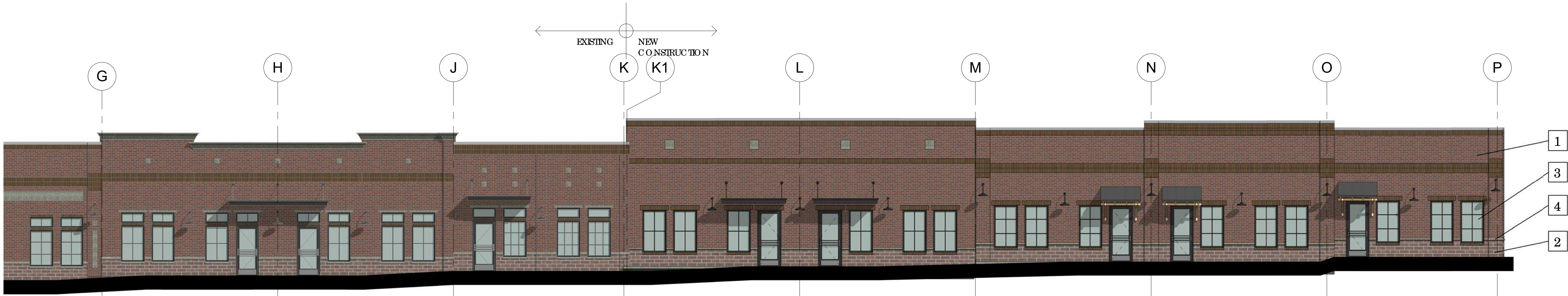
DOWNS BOULEVARD SUBDIVISION
SITE PLAN
LOTS 19 & 20, REVISION 3
BEING PARCEL 1.00 ON TAX MAP 780B
354 DOWNS BOULEVARD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE FEBRUARY 2, 2016

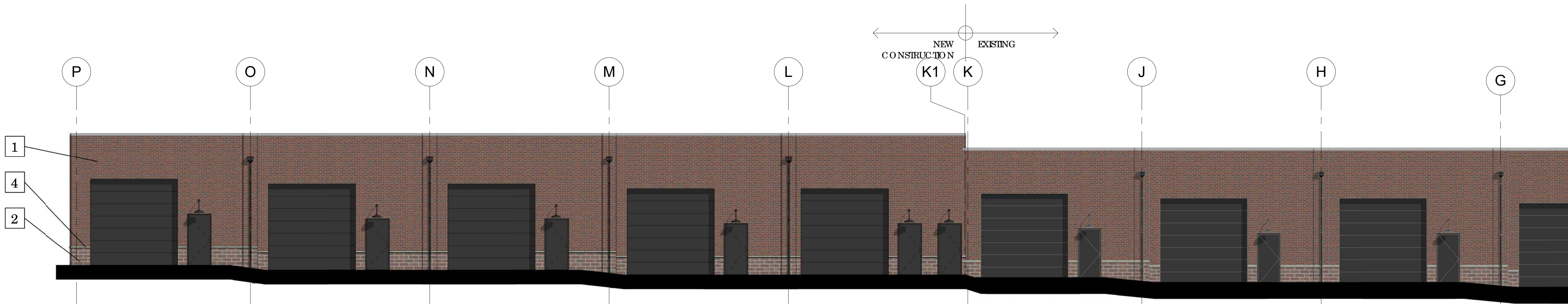
A	NONE
B	NONE
C	NONE
D	NONE

SITE REFUSE TRUCK PATH PLAN
C5.1

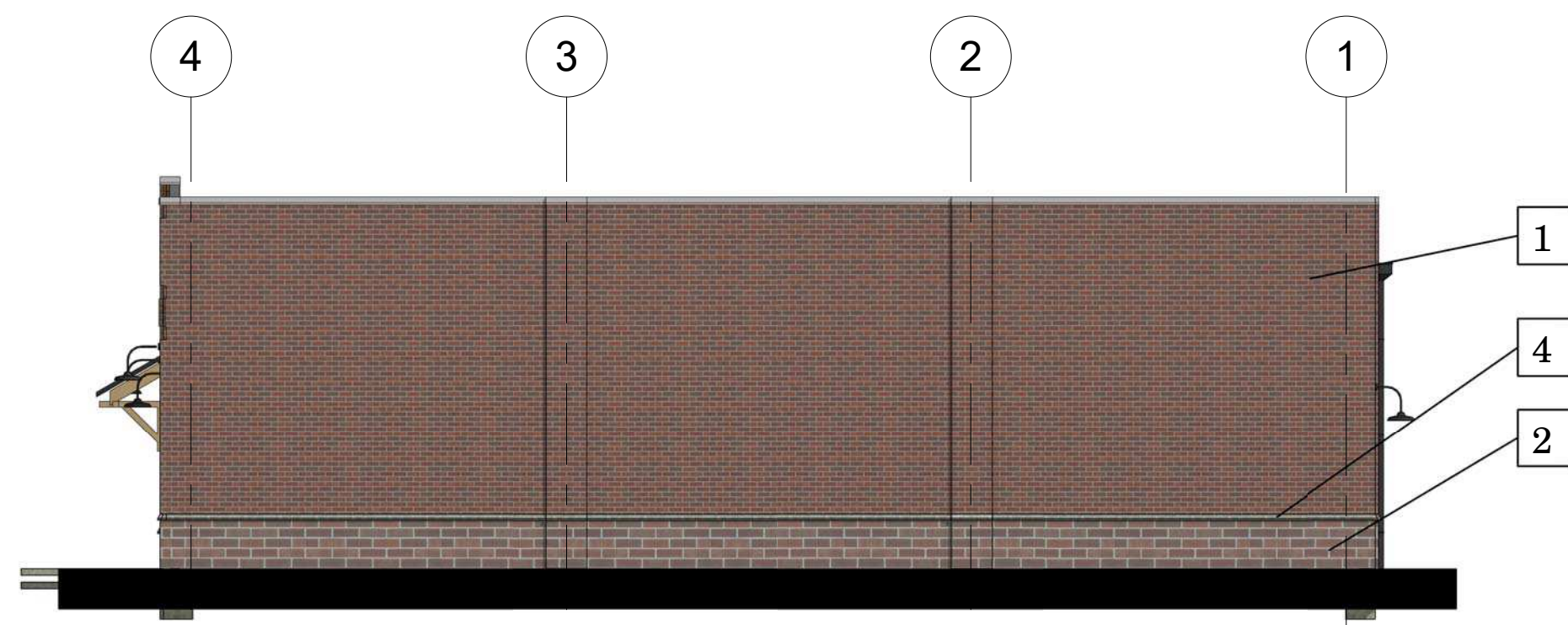
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1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

- 1 STANDARD BRICK
- 2 UTILITY BRICK
- 3 ALUM-CLAD, STOPER FRONT WINDOWS
- 4 PRE-CAST CONCRETE SILL

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	2472 S.F.	N/A
NET AREA OF WALL	2072 S.F.	100%
NET STANDARD BRICK AREA	1812 S.F.	87.5%
NET UTILITY BRICK AREA	260 S.F.	12.5%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	2378 S.F.	N/A
NET AREA OF WALL	1501 S.F.	100%
NET STANDARD BRICK AREA	1383 S.F.	92.1%
NET UTILITY BRICK AREA	118 S.F.	7.9%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1103 S.F.	N/A
NET AREA OF WALL	1103 S.F.	100%
NET STANDARD BRICK AREA	943 S.F.	85.5%
NET UTILITY BRICK AREA	160 S.F.	14.5%



2016, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION DATE

Project Number

16.1041

COLORED ELEVATIONS

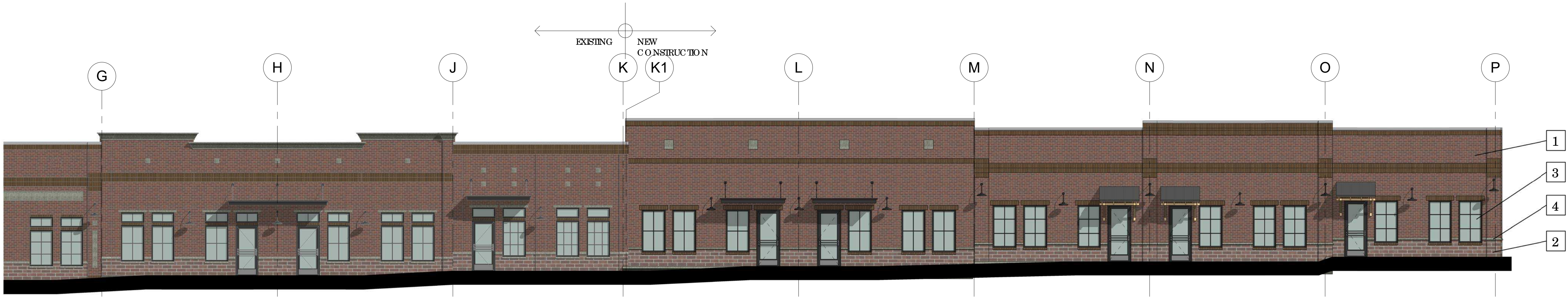
A1.1

DOWN'S BLVD. WAREHOUSE EXPANSION
COLLIER CONSTRUCTION COMPANY, INC.

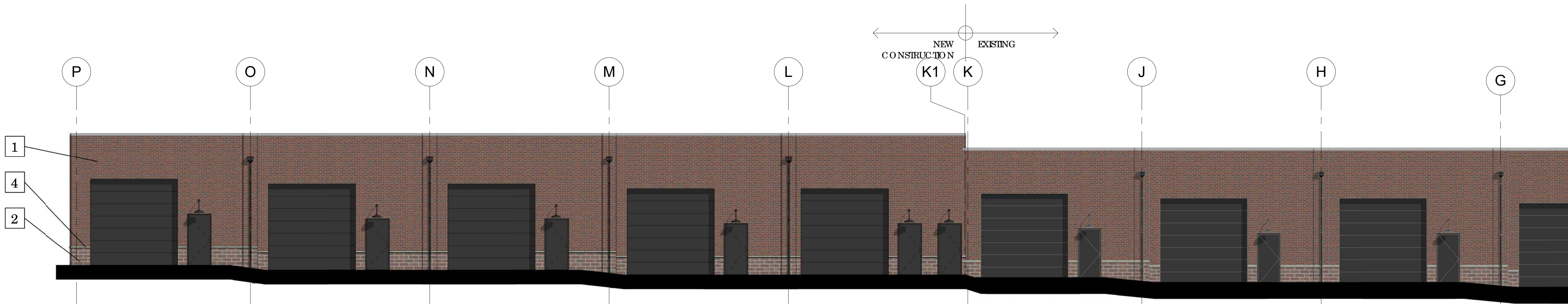
354 DOWNS BLVD
FRANKLIN, TN

906 STUDIO ARCHITECTS
615.988.9065
906studio.com
143 Fifth Avenue South
Franklin, TN 37064

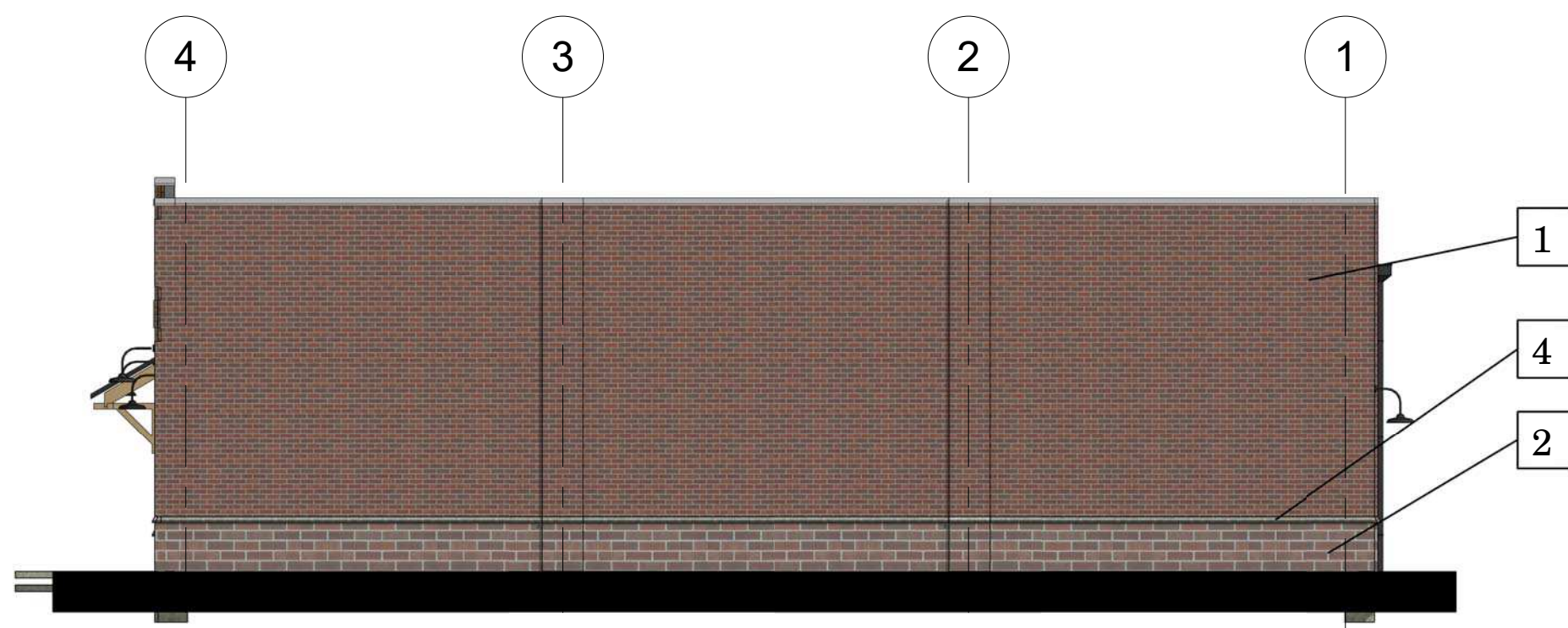
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1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

- 1 STANDARD BRICK
- 2 UTILITY BRICK
- 3 ALUM-CLAD, STOPER FRONT WINDOWS
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NO. DESCRIPTION DATE

Project Number

16.1041

COLORED ELEVATIONS

A1.1

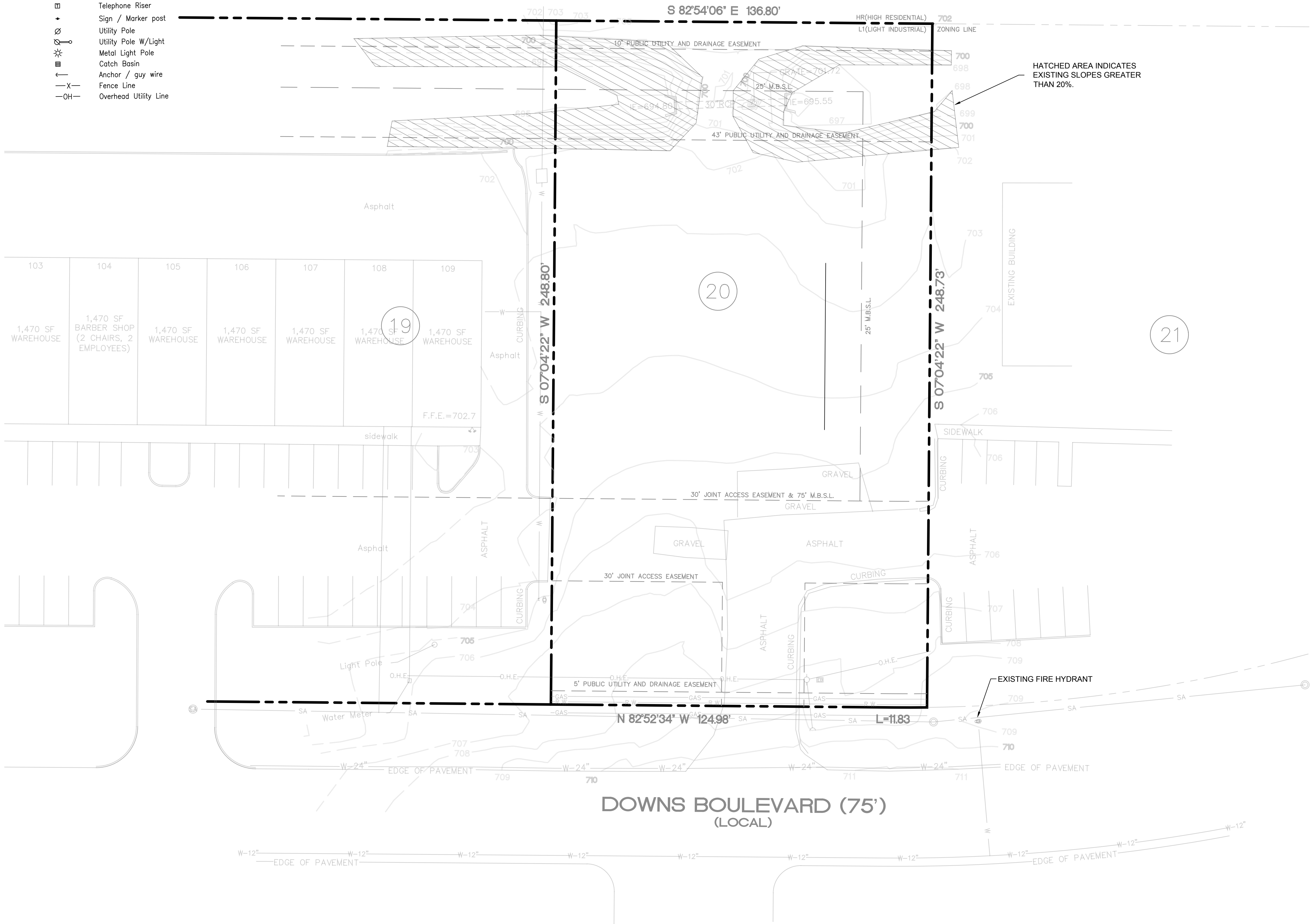
DOWN'S BLVD. WAREHOUSE EXPANSION
COLLIER CONSTRUCTION COMPANY, INC.
354 DOWNS BLVD
FRANKLIN, TN

906 STUDIO ARCHITECTS
615.988.9065
906studio.com
143 Fifth Avenue South
Franklin, TN 37064

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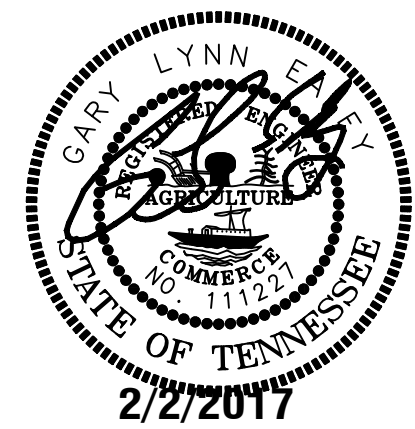
LEGEND

- IRO Iron Rod (Found)
- PKN P.K. Nail (Set)
- IRN Iron Rod (Set)
- ⊙ Sanitary Manhole
- ⊞ Electric Box
- ⊞ Gas Meter
- ⊙ Water Valve
- ⊞ Water Meter
- ⊞ Fire Hydrant
- ⊞ Telephone Riser
- ⊞ Sign / Marker post
- ⊞ Utility Pole
- ⊞ Utility Pole W/Light
- ⊞ Metal Light Pole
- ⊞ Catch Basin
- ⊞ Anchor / guy wire
- ⊞ Fence Line
- OH— Overhead Utility Line



SURVEYORS NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE CURRENT DEED OF THE PREMISES AS OF RECORD IN BOOK 2558, PAGE 640, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
2. SUBJECT PROPERTY IS SHOWN AS PARCEL 1.00 ON WILLIAMSON COUNTY TAX MAP NO. 780-B
3. SUBJECT PROPERTY IS CURRENTLY ZONED: GC (GENERAL COMMERCIAL DISTRICT).
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
5. BY GRAPHIC PLOTTING AND SCALED MAP LOCATION ONLY, THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON F.E.M.A. MAP NUMBER 47187C 0212 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
6. THIS SURVEYOR HAS BEEN FURNISHED WITH A TITLE REPORT FORM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 141221, EFFECTIVE DATE: APRIL 28, 2014 AT 8:00 A.M.
7. SCHEDULE B--SECTION II OF THE TITLE REPORT HAS DISCLOSED THE FOLLOWING SURVEY-RELATED EXCEPTIONS:
ITEM 8. EASEMENT TO THE CITY OF FRANKLIN OF RECORD IN BOOK 290, PAGE 864, SAID REGISTER'S OFFICE. DOES NOT AFFECT THE SUBJECT PROPERTY.
8. VERTICAL CONTROL BASED ON NAVD 1988 DATUM, ELEVATIONS SHOWN WERE TAKEN FROM A FIELD-RUN SURVEY, USING RANDOM SPOT ELEVATIONS. CONTOURS ARE AT 1-FOOT INTERVALS AND WERE DERIVED USING SURFACE-MODELING TECHNIQUES.

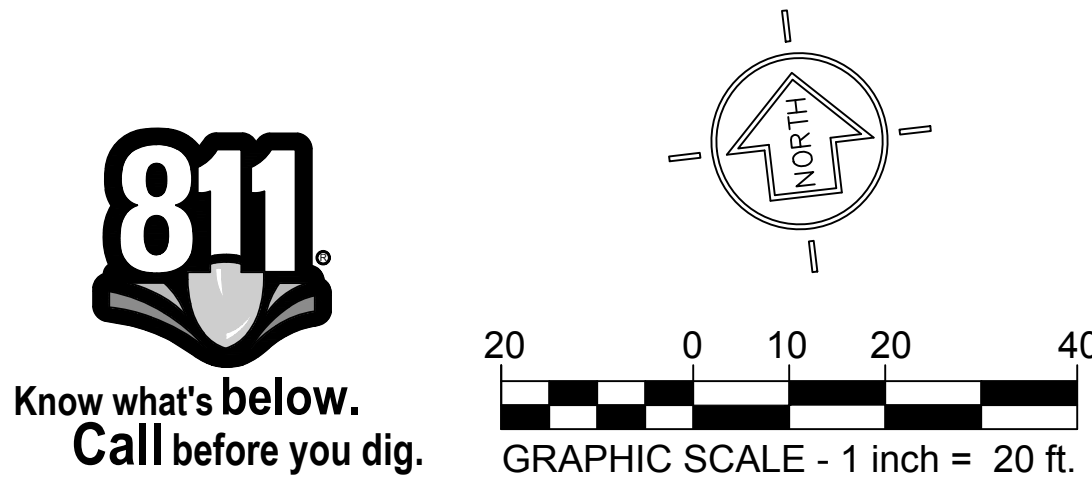


ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

DOWNS BOULEVARD SUBDIVISION
SITE PLAN
LOTS 19 & 20, REVISION 3
BEING PARCEL 1.00 ON TAX MAP 780B
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED FEBRUARY 2, 2018

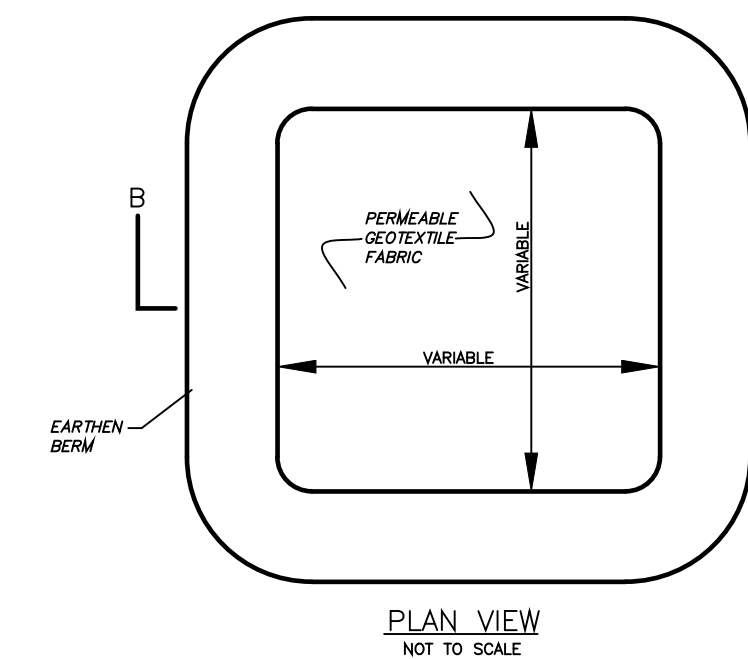
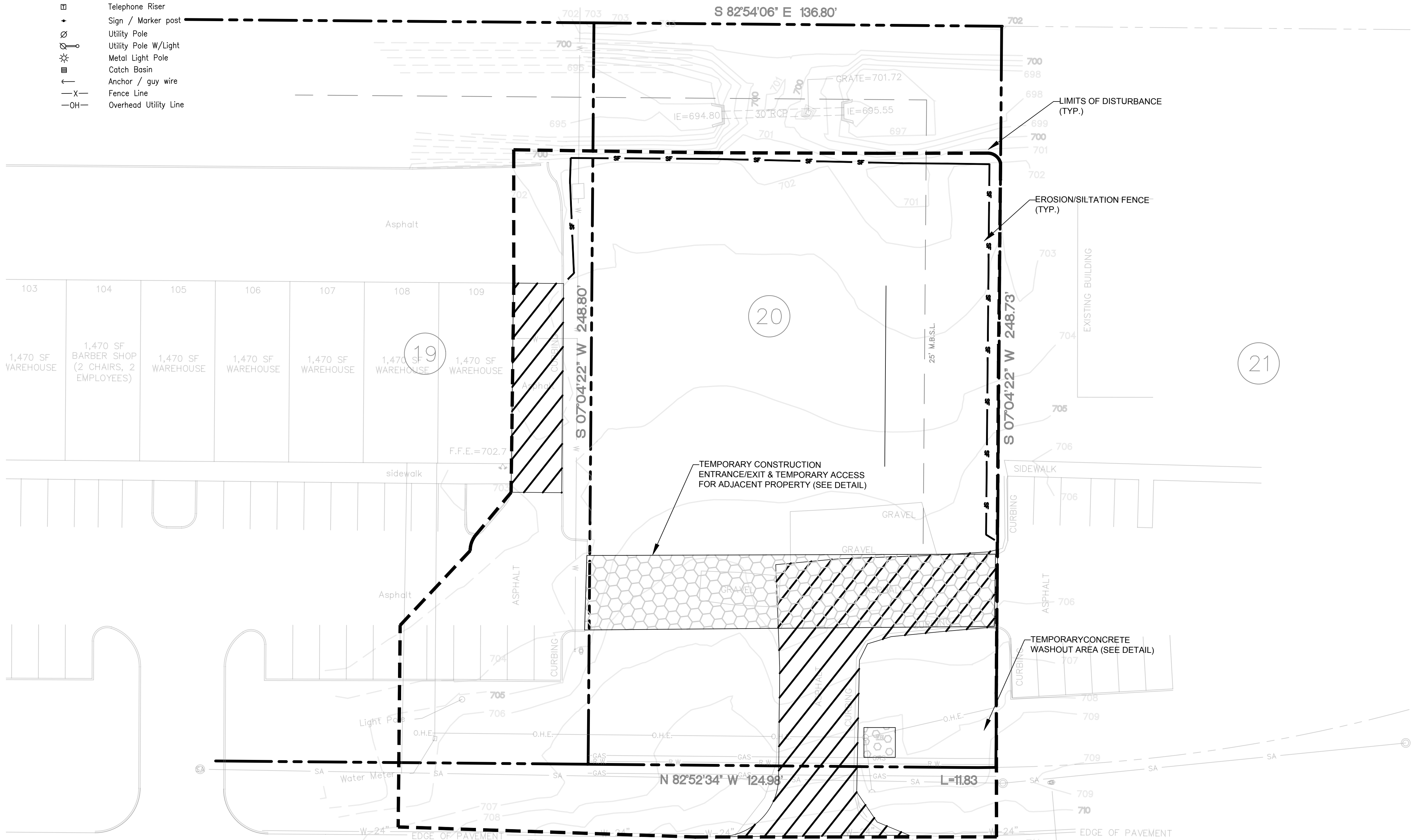
- ⊞ NONE
- ⊞ NONE
- ⊞ NONE
- ⊞ NONE



SITE
EXISTING
CONDITIONS
PLAN
C1.0

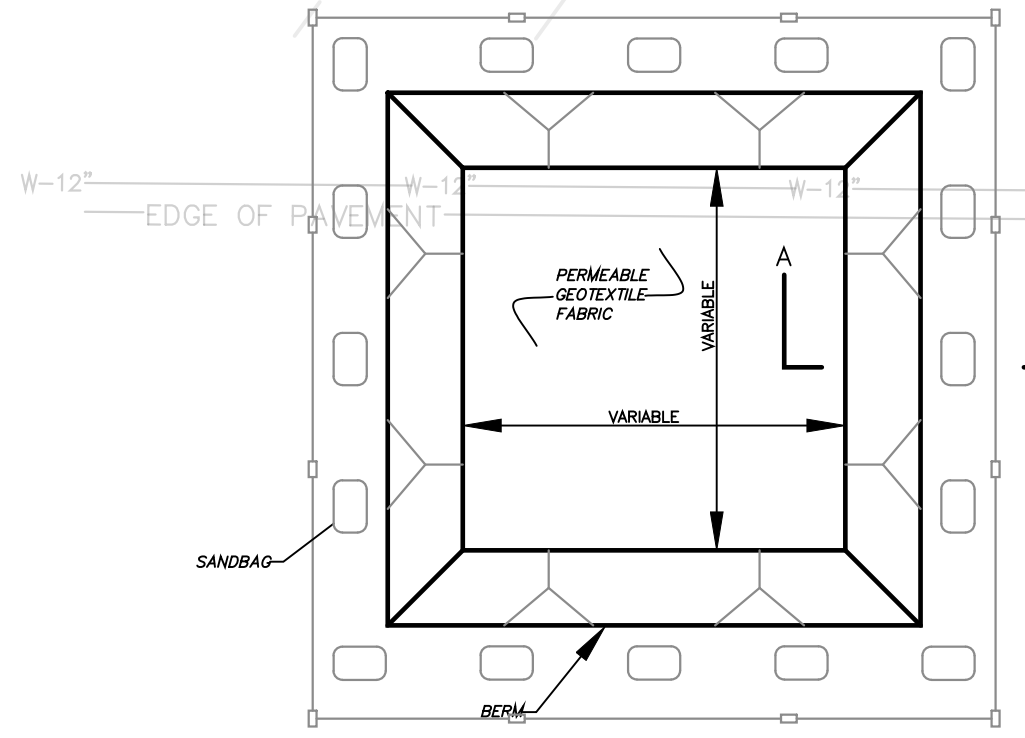
LEGEND

- IRO Iron Rod (Found)
- PKN P.K. Nail (Set)
- IRN Iron Rod (Set)
- ⊙ Sanitary Manhole
- ⊠ Electric Box
- ⊠ Gas Meter
- ⊙ Water Valve
- ⊠ Water Meter
- ⊠ Fire Hydrant
- ⊠ Telephone Riser
- Sign / Marker post
- Utility Pole
- Utility Pole W/Light
- Metal Light Pole
- Catch Basin
- Anchor / guy wire
- X— Fence Line
- OH— Overhead Utility Line



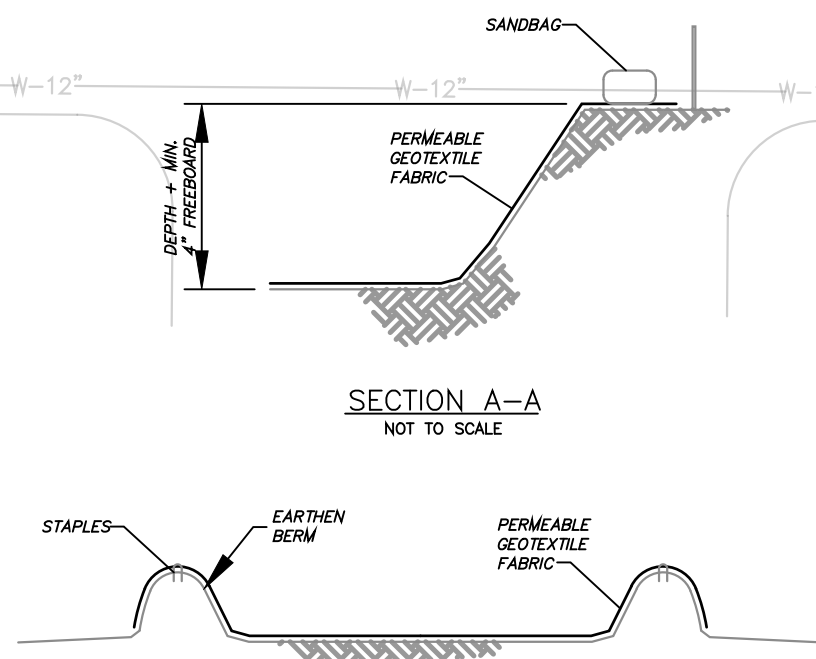
TYPE "ABOVE GRADE" WITH EARTHEN BERMS

CONCRETE WASH DOWN AREA NOT TO SCALE

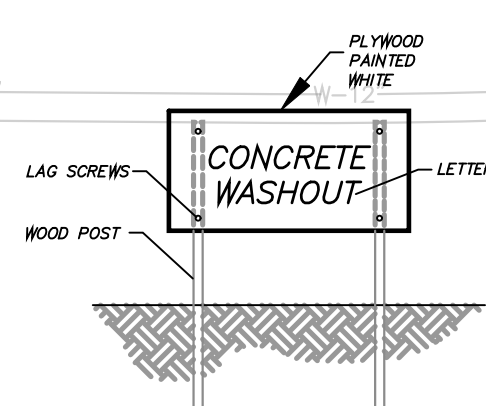


TYPE "BELOW GRADE"

NOT TO SCALE



SECTION B-B NOT TO SCALE

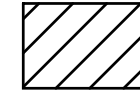


CONCRETE WASHOUT SIGN (OR EQUIVALENT)

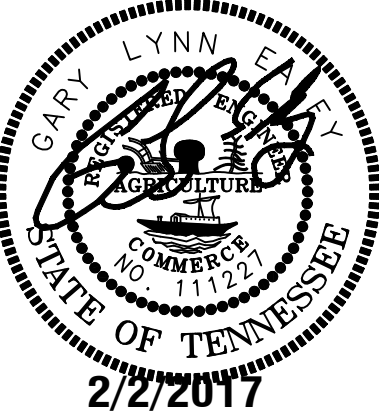
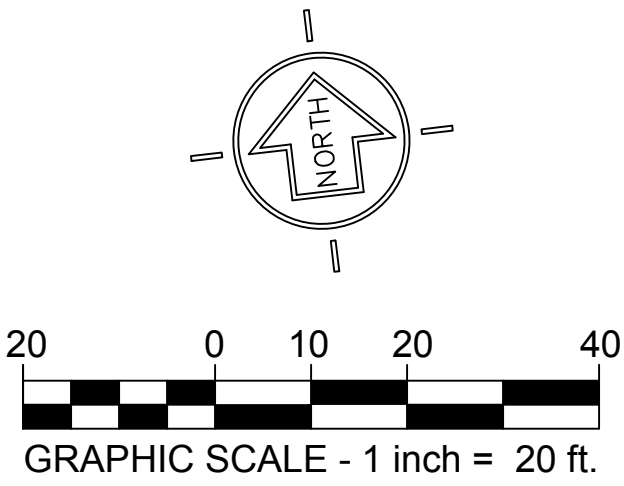
- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5 FT. OF THE WASHOUT FACILITY.

EROSION AND SEDIMENT CONTROL NOTES:

1. 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.
2. EROSION CONTROL TO BE INSPECTED AND APPROVED PRIOR TO ALL OTHER WORK BEING STARTED.
3. THE TIME OF EXPOSURE UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 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.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, SECTION PAM.
5. 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.
6. 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.
7. 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 SEEDED 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. WATER QUALITY BMPs SHALL NOTE BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING BMPs.
13. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
14. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
15. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



AREAS WHERE EXISTING ASPHALT, CURBING, AND OTHER EXISTING IMPROVEMENTS TO BE REMOVED.



DOWNES BOULEVARD SUBDIVISION

SITE PLAN

LOTS 19 & 20, REVISION 3

BEING PARCEL 1.00 ON TAX MAP 780B

354 DOWNS BOULEVARD

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

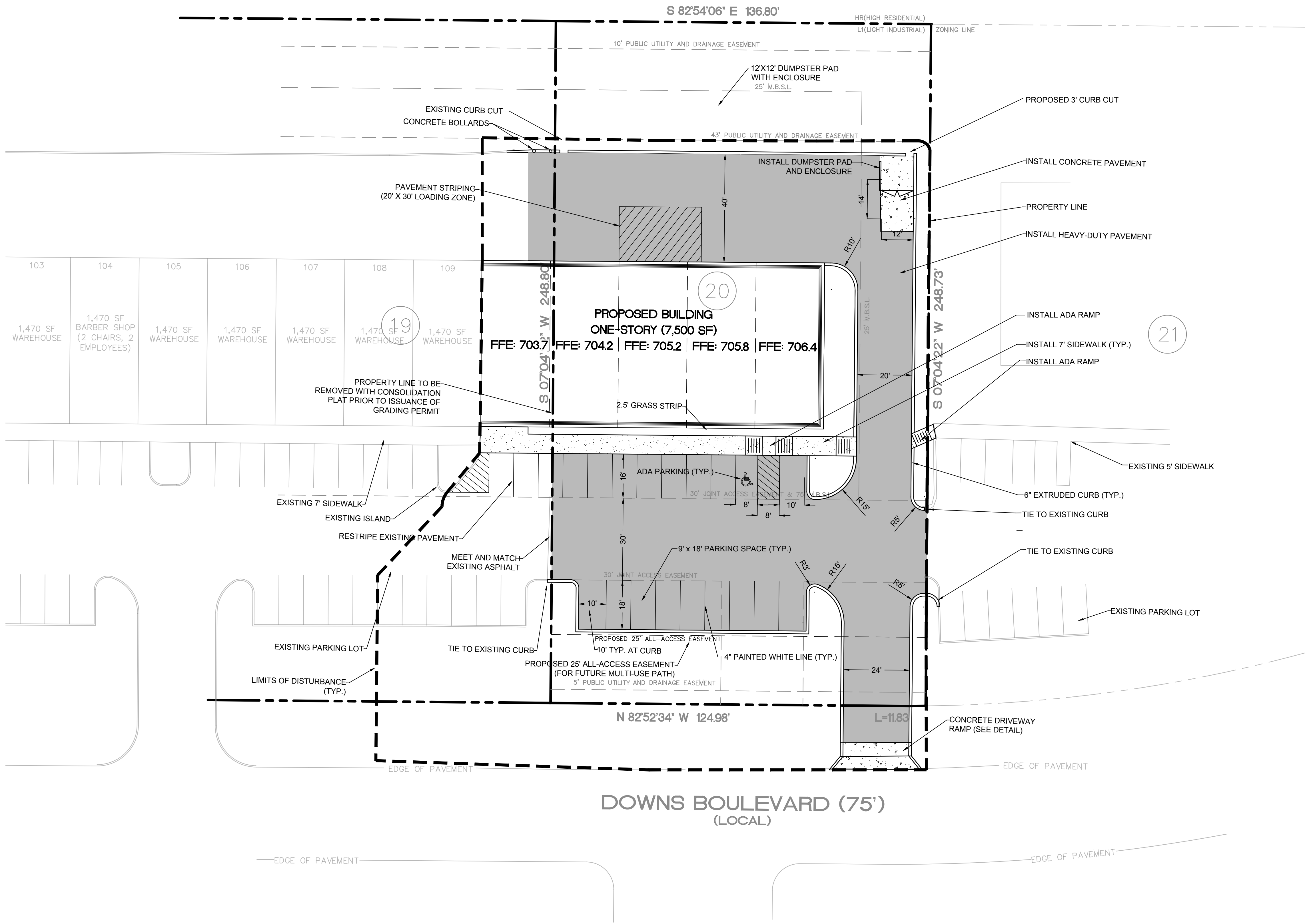
ISSUANCE/REVISION NOTES:

- PLAN DATE: FEBRUARY 2, 2019

- 1 NONE
- 2 NONE
- 3 NONE
- 4 NONE

DEMOLITION & INITIAL EPSC PLAN

C1.1



SITE CONSTRUCTION NOTES

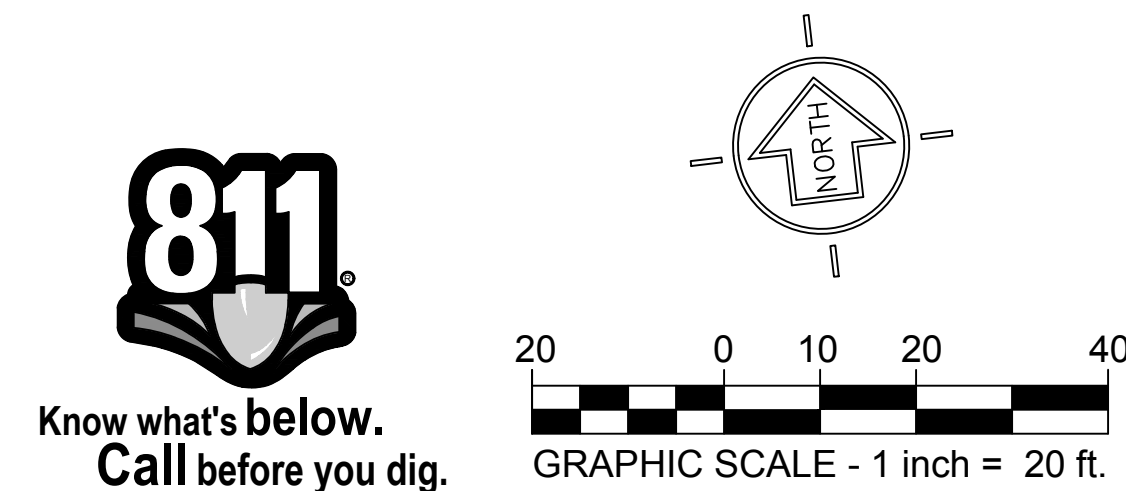
1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY 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 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 T.D.O.T. STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS OR APPROVED EQUAL.
12. ALL RADI AT INTERNAL ISLANDS ARE 3'. OTHER RADII ARE 5' UNLESS NOTED.
13. CONCRETE WALKS WHERE CURB IS INDICATED ARE TO BE TURNDOWN SIDEWALKS. CONCRETE WALKS ADJACENT TO GRASS DO NOT REQUIRE TURNDOWN.

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.
9. THE SURVEY IS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

PAVEMENT LEGEND:

	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK

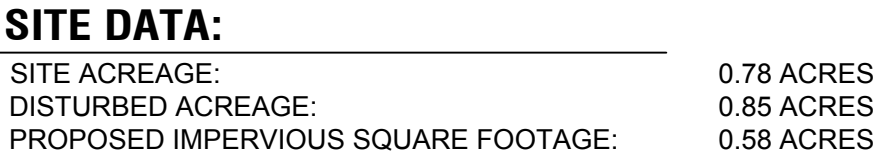


DOWNNS BOULEVARD SUBDIVISION
SITE PLAN
LOTS 19 & 20, REVISION 3
BEING PARCEL 1.00 ON TAX MAP 780B
354 DOWNS BOULEVARD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE FEBRUARY 2, 2016

A	NONE
B	NONE
C	NONE
D	NONE

SITE
LAYOUT
PLAN
C2.0



1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL A WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. 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.
7. EROSION CONTROL TO BE INSPECTED AND APPROVED PRIOR TO ALL OTHER WORK BEING STARTED.
8. 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.
9. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, SECTION PAM.
10. 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.
11. 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.
12. 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.
13. 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 PLANS. AREAS SHALL BE WATERED TO NOT CAUSE RUNOFF.
14. 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 GRASSSED AREAS OF THE PROJECT.
15. 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.
16. 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.
17. 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.
18. THIS SURVEY IS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
19. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

DOWN'S BOULEVARD SUBDIVISION

SITE PLAN

LOTS 19 & 20, REVISION 3

BEING PARCEL 1.00 ON TAX MAP 780B
354 DOWNS BOULEVARD

334 DOWNS BOULEVARD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES

PLAN DATE: FEBRUARY 2, 201

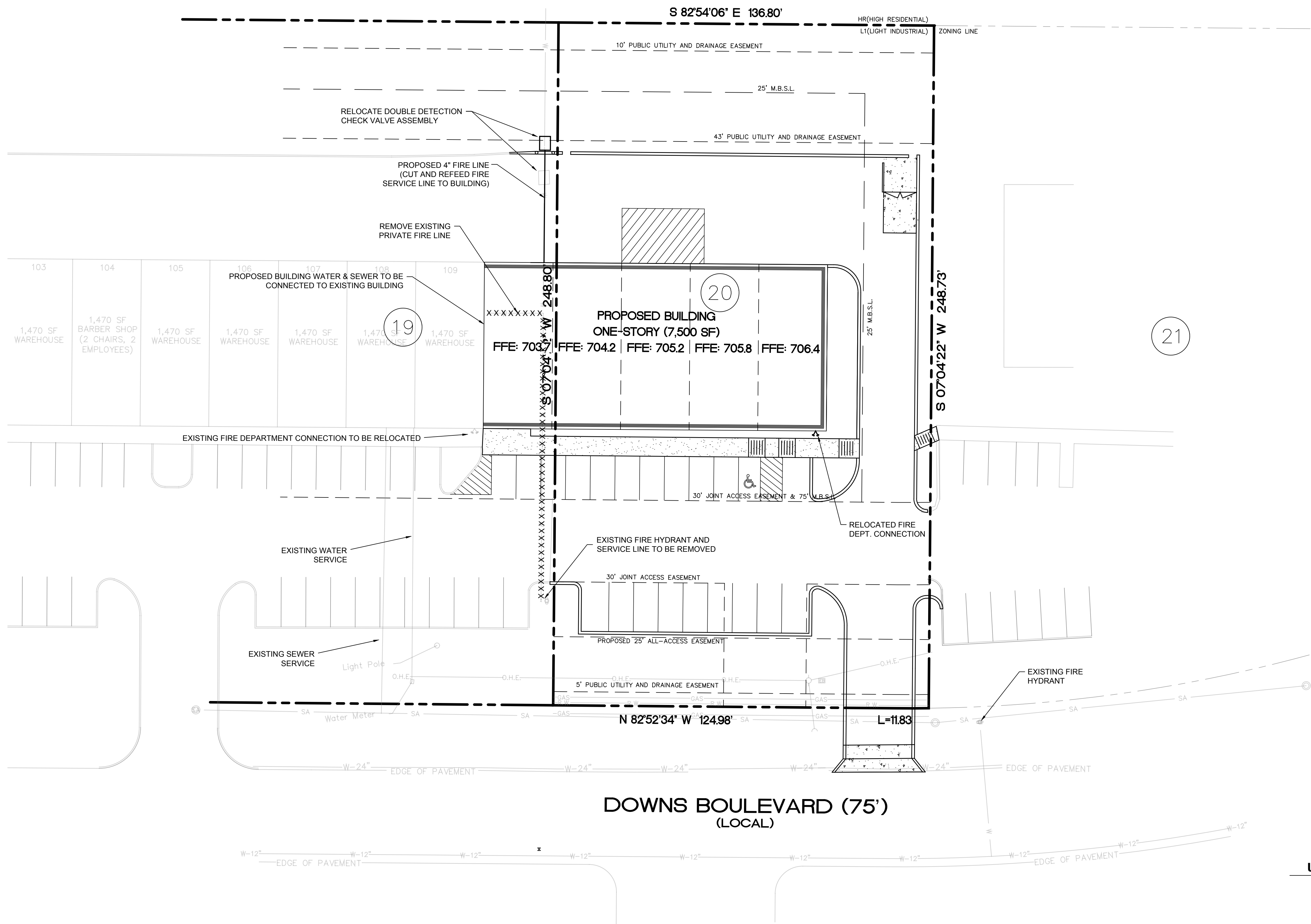
A NONE

B NONE

C NONE

D NONE

SITE GRADING & DRAINAGE / FINAL EROSION CONTROL PLAN C3.0

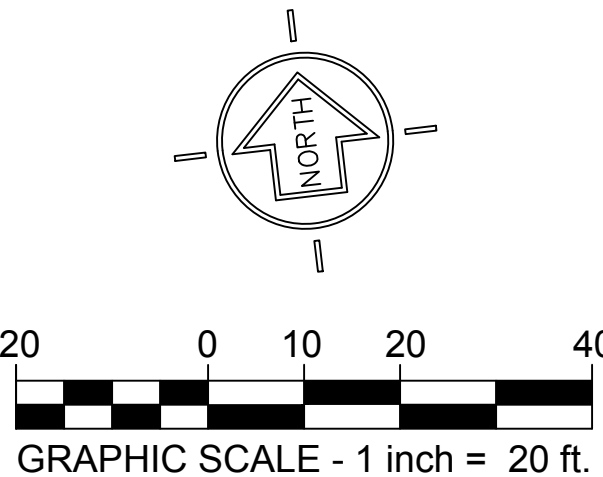


UTILITY NOTES:

1. LOCATION OF EXISTING SEWER SERVICE, SIZE AND INVERT ELEVATION TO BE DETERMINED BY CONTRACTOR. NOTIFY ENGINEER PRIOR TO INSTALLATION OF NEW SERVICE TO BUILDING.
2. ALL SEWER WORK TO BE IN ACCORDANCE WITH THE CITY OF FRANKLIN SPECIFICATIONS.
3. ALL WATER LINE WORK TO BE IN ACCORDANCE WITH CITY OF FRANKLIN SPECIFICATIONS.
4. THIS SURVEY IS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 5301, FIPSSZONE 4100, NAD 83 DATUM.
5. CITY OF FRANKLIN WATER MANAGEMENT CONTACT: 124 LUMBER DRIVE FRANKLIN, TN 37064 ATTN: UTILITY INSPECTOR 615-794-4554

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.



DOWN'S BOULEVARD SUBDIVISION

SITE PLAN

LOTS 19 & 20, REVISION 3
BEING PARCEL 1.00 ON TAX MAP 780B
354 DOWN'S BOULEVARD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

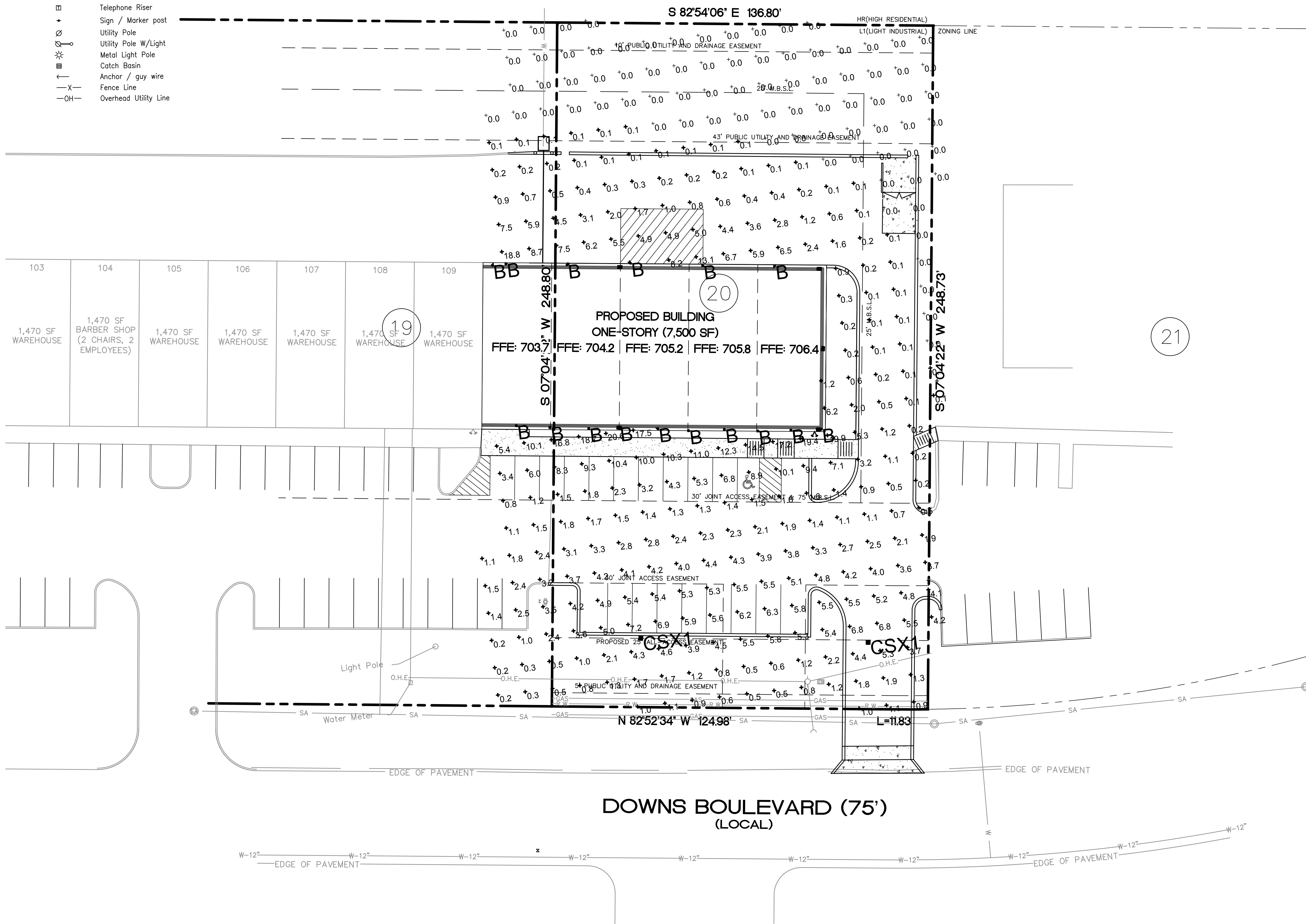
- PLAN DATE: FEBRUARY 2, 2018

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

SITE
UTILITY
PLAN
C4.0

LEGEND

- IRO Iron Rod (Found)
- PKN P.K. Nail (Set)
- IRN Iron Rod (Set)
- ⊙ Sanitary Manhole
- ⊠ Electric Box
- ⊠ Gas Meter
- ⊙ Water Valve
- ⊠ Water Meter
- ⊠ Fire Hydrant
- ⊠ Telephone Riser
- + Sign / Marker post
- Utility Pole
- Utility Pole W/Light
- ⊙ Metal Light Pole
- ⊠ Catch Basin
- X— Anchor / guy wire
- X— Fence Line
- OH— Overhead Utility Line

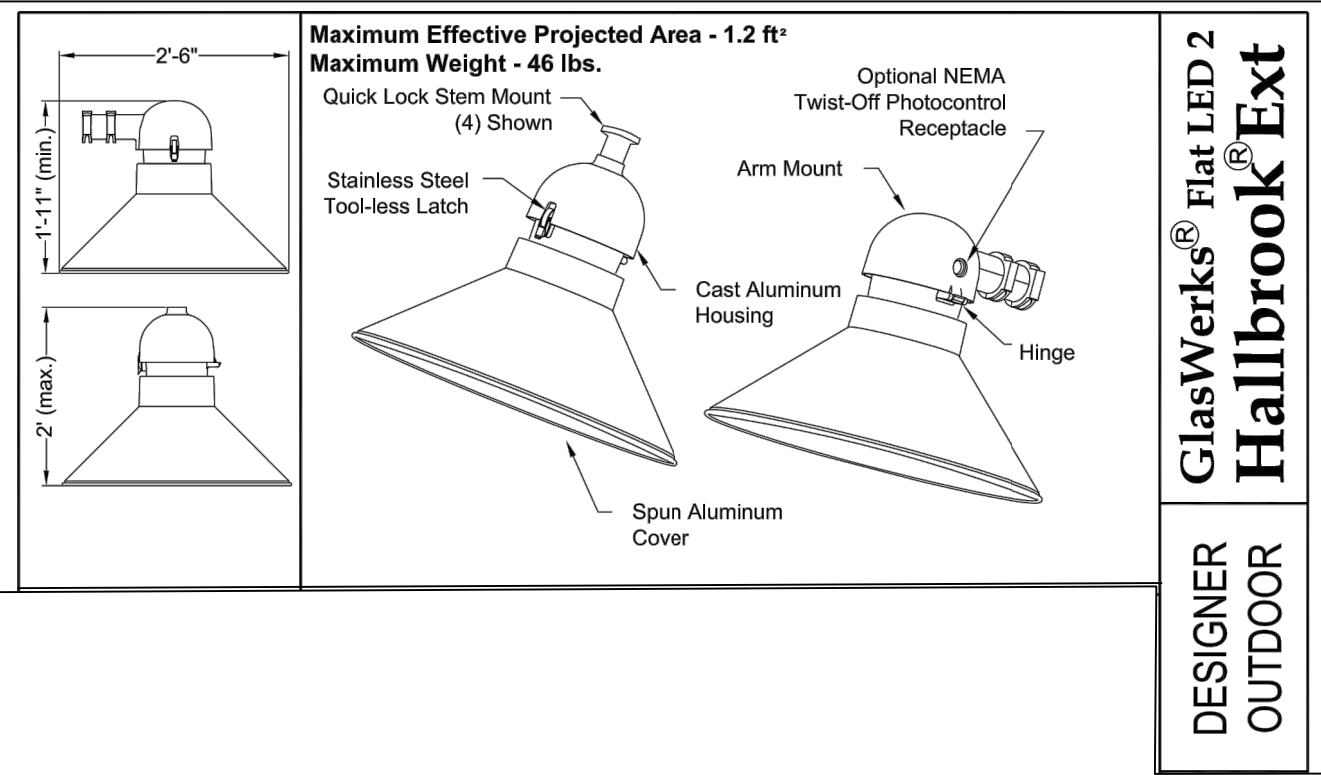


UTILITY NOTES:

- PRIOR TO INSTALLATION OF THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL NEW 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
B	HOLOPHANE	GLASWERKS	GLASWERKS II HALLBROOK
EXTENDED SERIES - 130W			
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 GRADE



DOWNNS BOULEVARD SUBDIVISION
SITE PLAN
LOTS 19 & 20, REVISION 3
BEING PARCEL 1.00 ON TAX MAP 780B
354 DOWNS BOULEVARD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

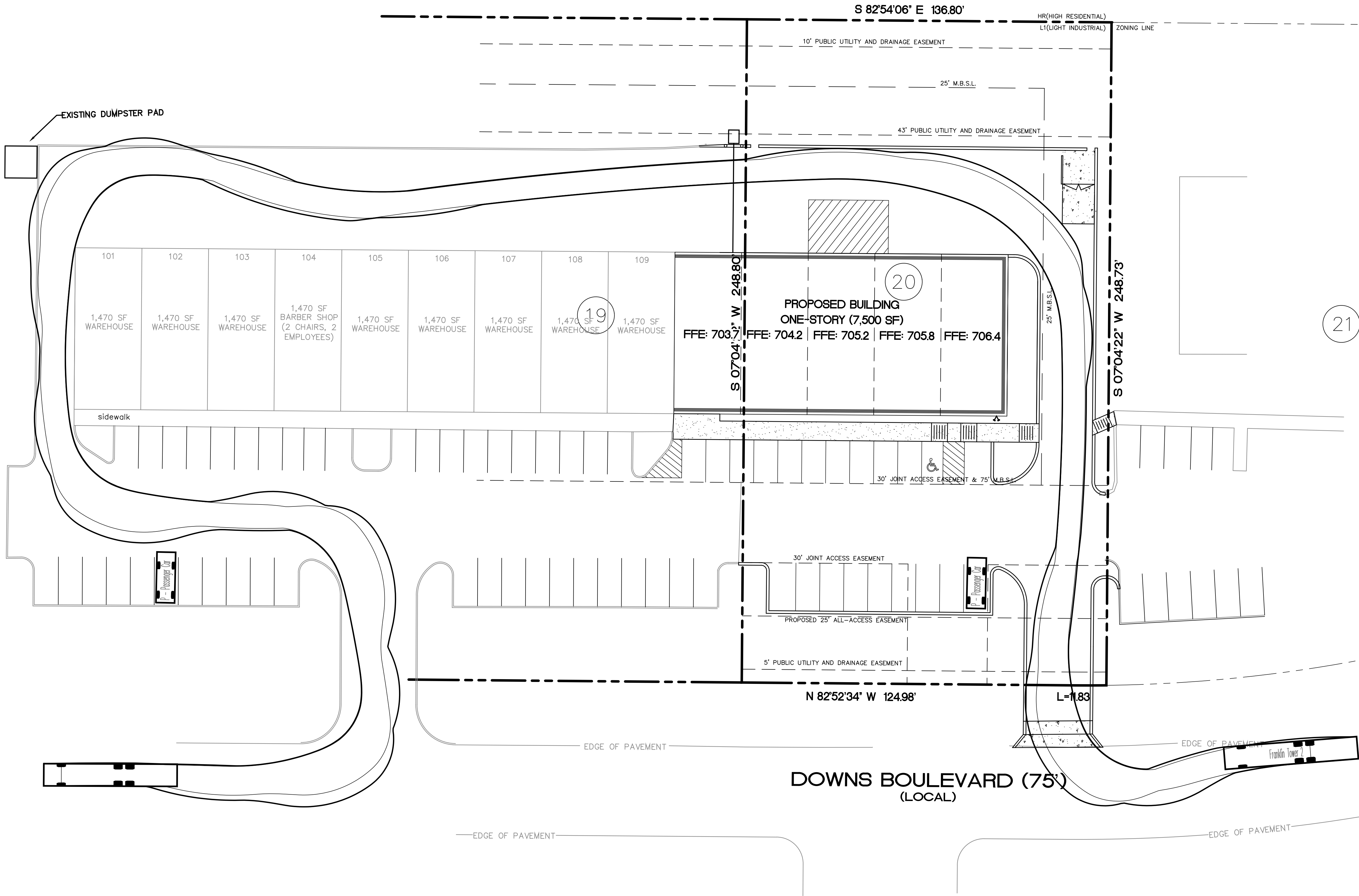
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 2, 2008

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

SITE
PHOTOMETRIC
PLAN
C4.1

- LEGEND**
- IRO Iron Rod (Found)
 - PKN P.K. Nail (Set)
 - IRN Iron Rod (Set)
 - ⊙ Sanitary Manhole
 - ⊠ Electric Box
 - ⊠ Gas Meter
 - ⊙ Water Valve
 - ⊠ Water Meter
 - ⊠ Fire Hydrant
 - ⊠ Telephone Riser
 - + Sign / Marker post
 - Utility Pole
 - Utility Pole W/Light
 - ⊙ Metal Light Pole
 - ⊠ Catch Basin
 - Anchor / guy wire
 - X— Fence Line
 - OH— Overhead Utility Line

Apparatus Specifications
Number of Front Axles 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 21.316'
(Front Axle to Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50.0417'
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'



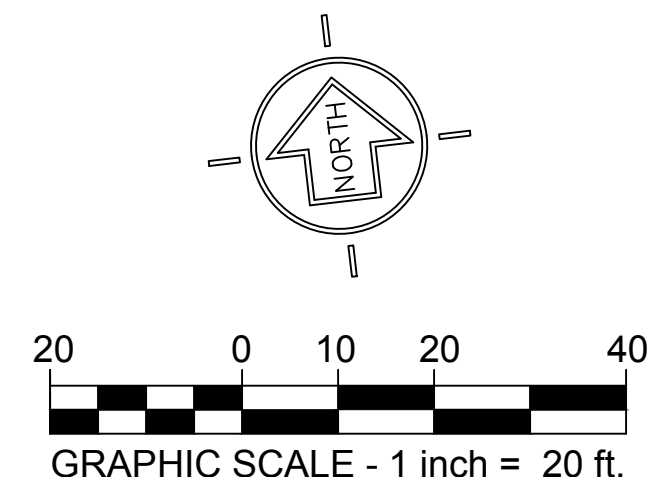
ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

DOWNS BOULEVARD SUBDIVISION
SITE PLAN
LOTS 19 & 20, REVISION 3
BEING PARCEL 1.00 ON TAX MAP 780B
354 DOWNS BOULEVARD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE FEBRUARY 2, 2018

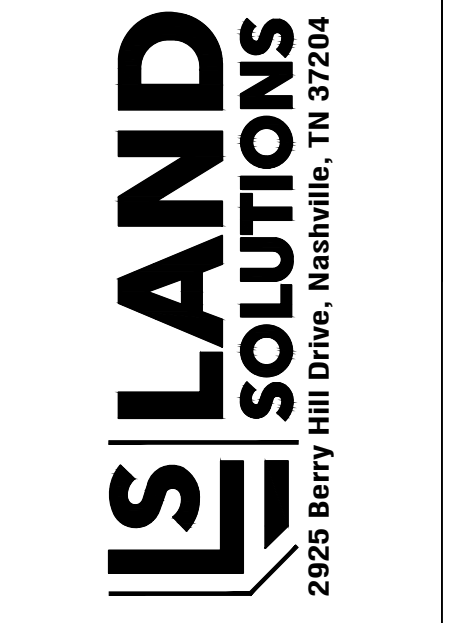
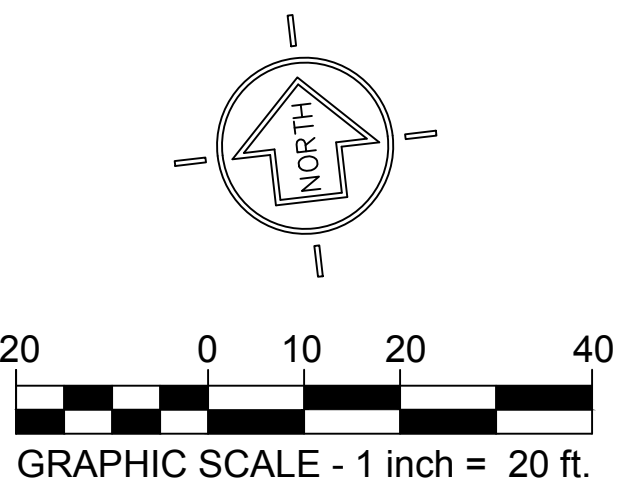
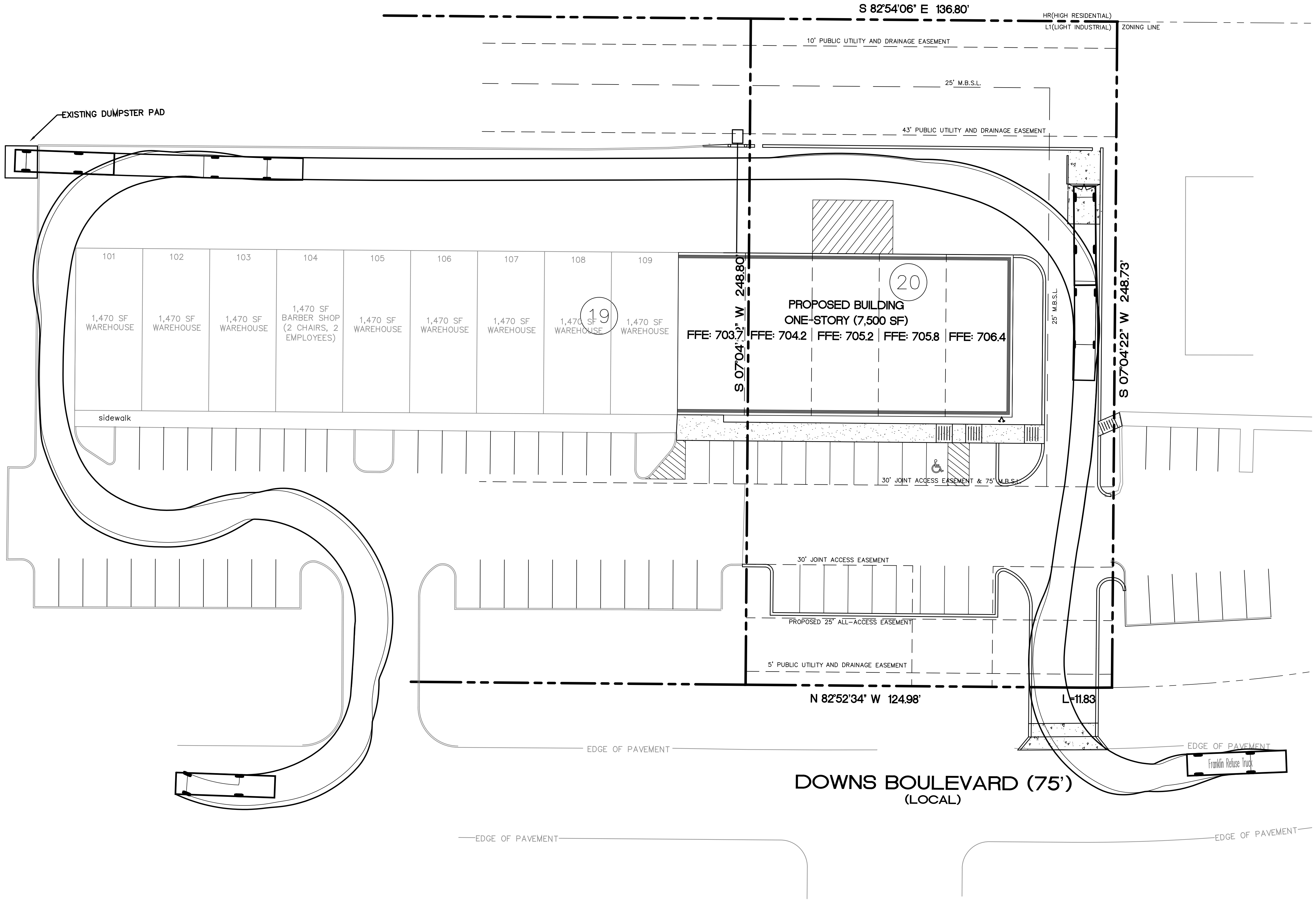
- A NONE
- B NONE
- C NONE
- D NONE

SITE FIRE TRUCK PATH PLAN
C5.0



- LEGEND**
- IRO Iron Rod (Found)
 - PKN P.K. Nail (Set)
 - IRN Iron Rod (Set)
 - ⊙ Sanitary Manhole
 - ⊠ Electric Box
 - ⊠ Gas Meter
 - ⊙ Water Valve
 - ⊠ Water Meter
 - ⊙ Fire Hydrant
 - ⊠ Telephone Riser
 - + Sign / Marker post
 - Utility Pole
 - Utility Pole W/Light
 - ⊙ Metal Light Pole
 - ⊠ Catch Basin
 - Anchor / guy wire
 - X— Fence Line
 - OH— Overhead Utility Line

Apparatus Specifications
Number of Front Axles 1
Front Track Width = 8'-1"
Wheels on Each Front Axle = 2
Number of Rear Axles = 1
Rear Track Width = 8'-1"
Wheel Base = 19.5'
Body Length = 37.0'
Width = 8'-1"
Front Overhang = 4'-2"
Body Style = Refuse Truck
Turning Radius Wall to Wall = 46.0'

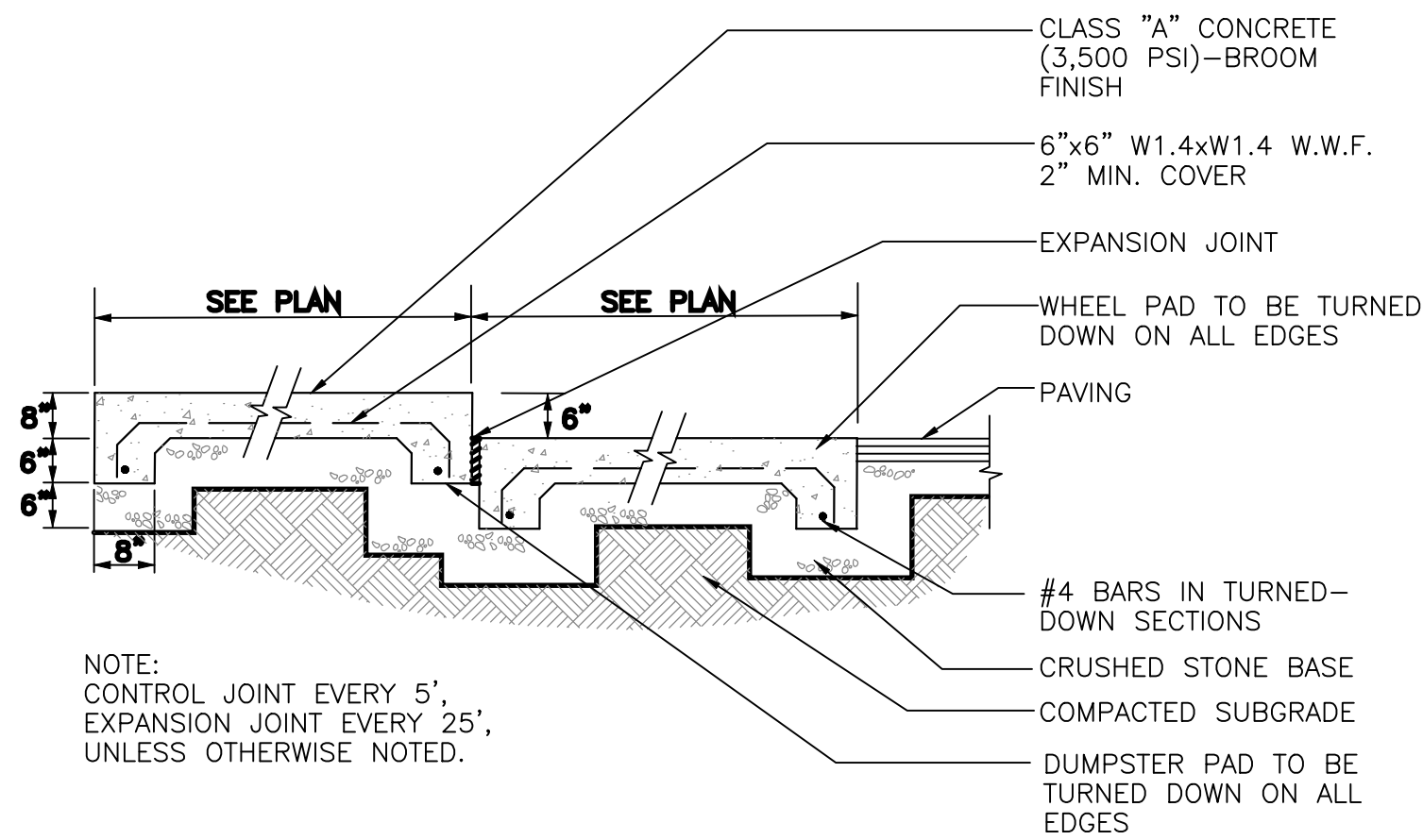


DOWNS BOULEVARD SUBDIVISION
SITE PLAN
LOTS 19 & 20, REVISION 3
BEING PARCEL 1.00 ON TAX MAP 780B
354 DOWNS BOULEVARD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

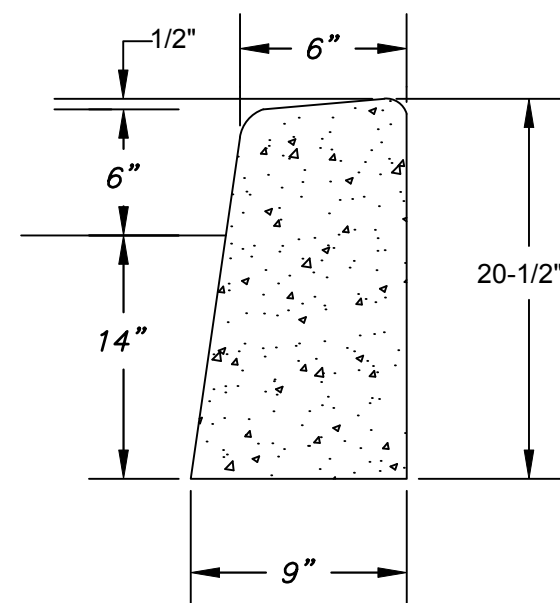
ISSUANCE/REVISION NOTES:
- PLAN DATE FEBRUARY 2, 2016

A	NONE
B	NONE
C	NONE
D	NONE

SITE REFUSE TRUCK PATH PLAN
C5.1



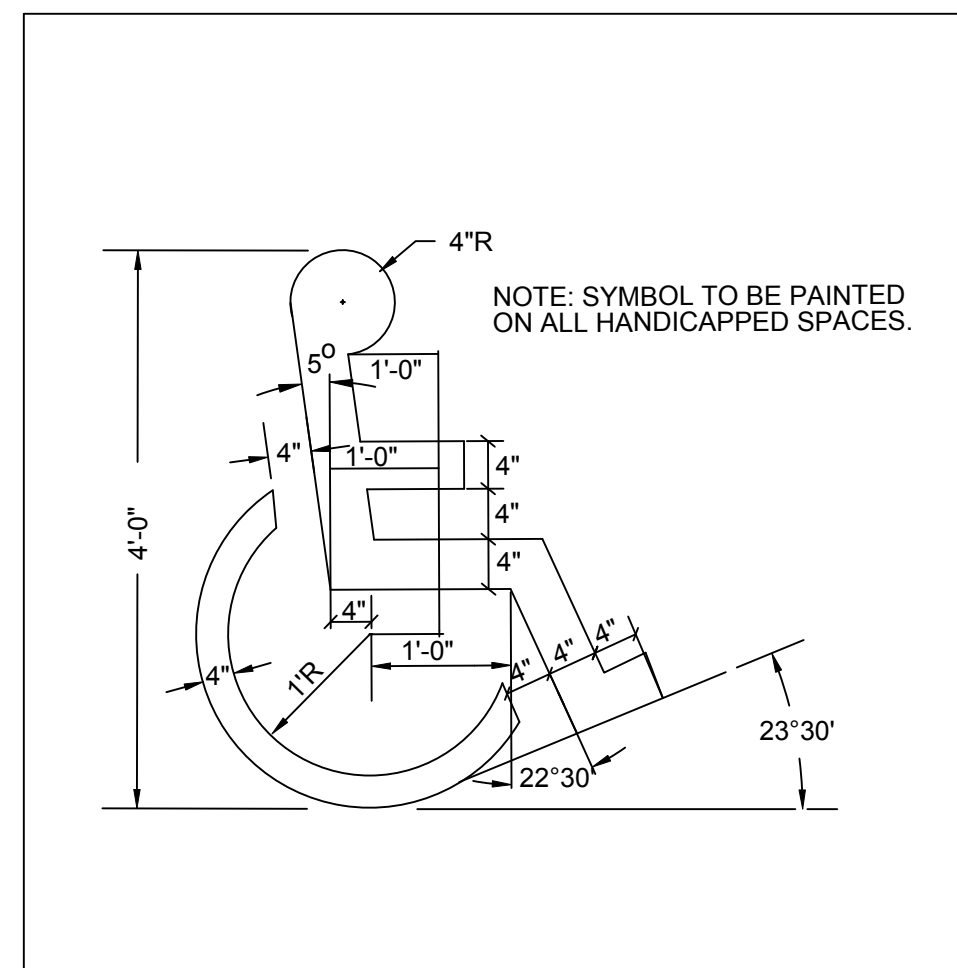
DUMPSTER & WHEEL PADS
NOT TO SCALE



GENERAL NOTES

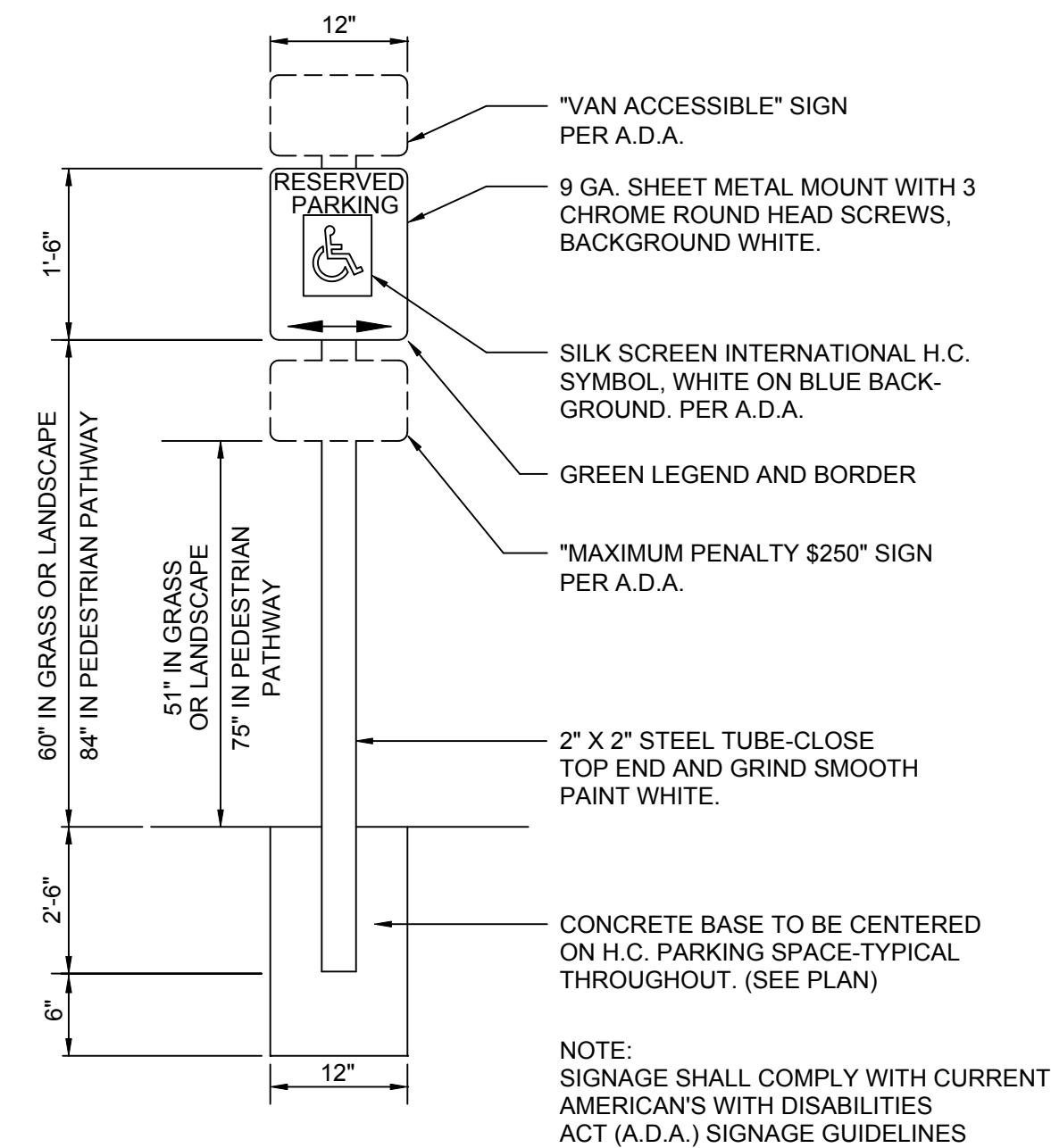
- EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100 FEET APART OR AS DIRECTED BY THE ENGINEER.
- EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, RAMPS, AND INLETS.
- CONTRACTION JOINTS ARE TO BE CUT INTO CURB AND GUTTER EVERY 10 FEET TO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION. THE SPACING OF 10 FEET MAY BE REDUCED AT CLOSURES BUT NO SECTION OF CURB SHALL BE LESS THAN 10 FEET.
- COST OF JOINTS TO BE INCLUDED IN THE UNIT BID PRICE FOR CONCRETE CURB.

EXTRUDED CURB
NOT TO SCALE

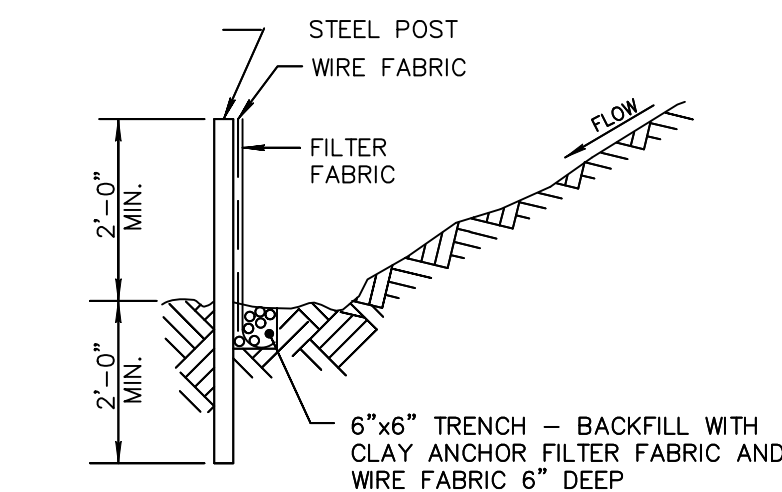


THE CONTRACTOR SHALL ASSURE TO METRO THAT ALL SERVICES PROVIDED THROUGH THIS CONTRACT SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES; ARCHITECTURAL BARRIERS ACT (ABA) ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

ADA SYMBOL
NOT TO SCALE



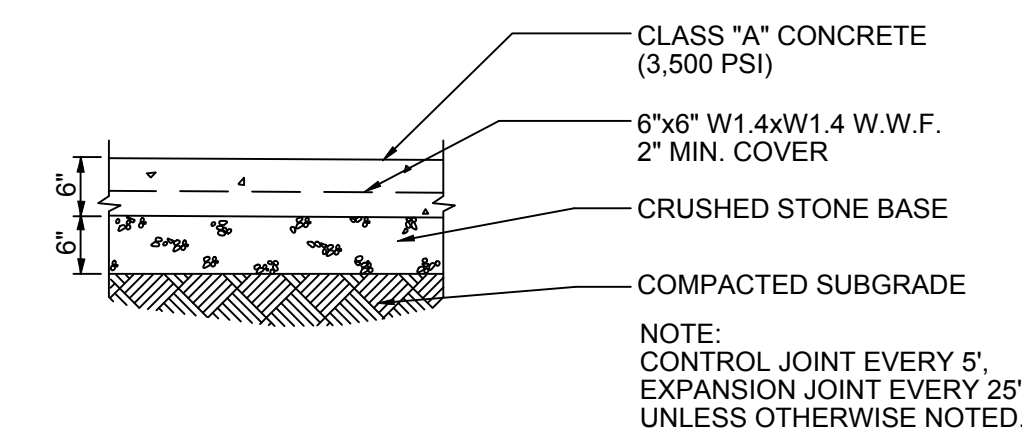
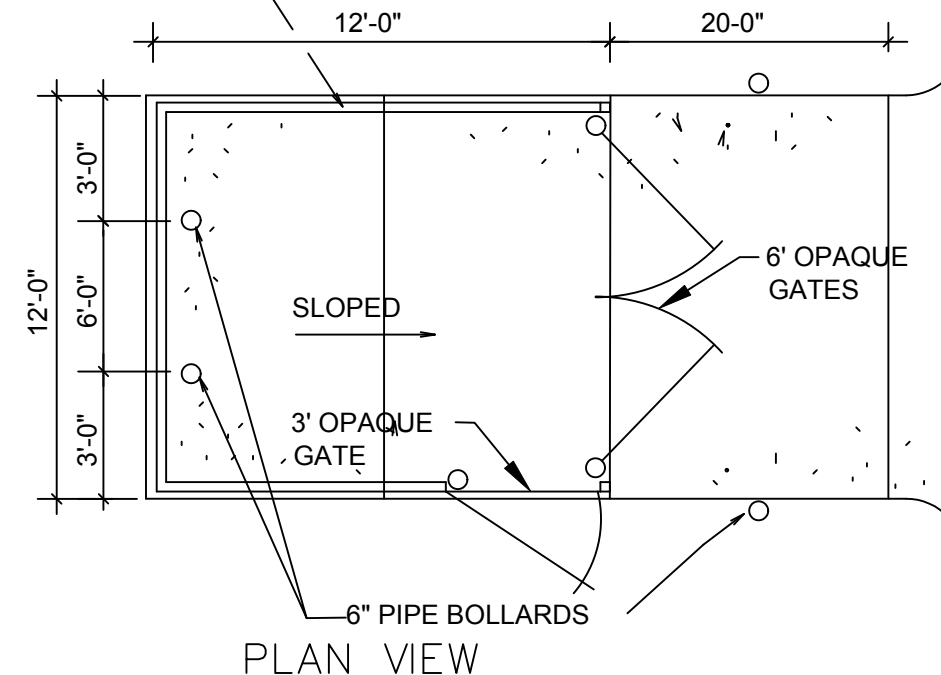
ADA SIGN
NOT TO SCALE



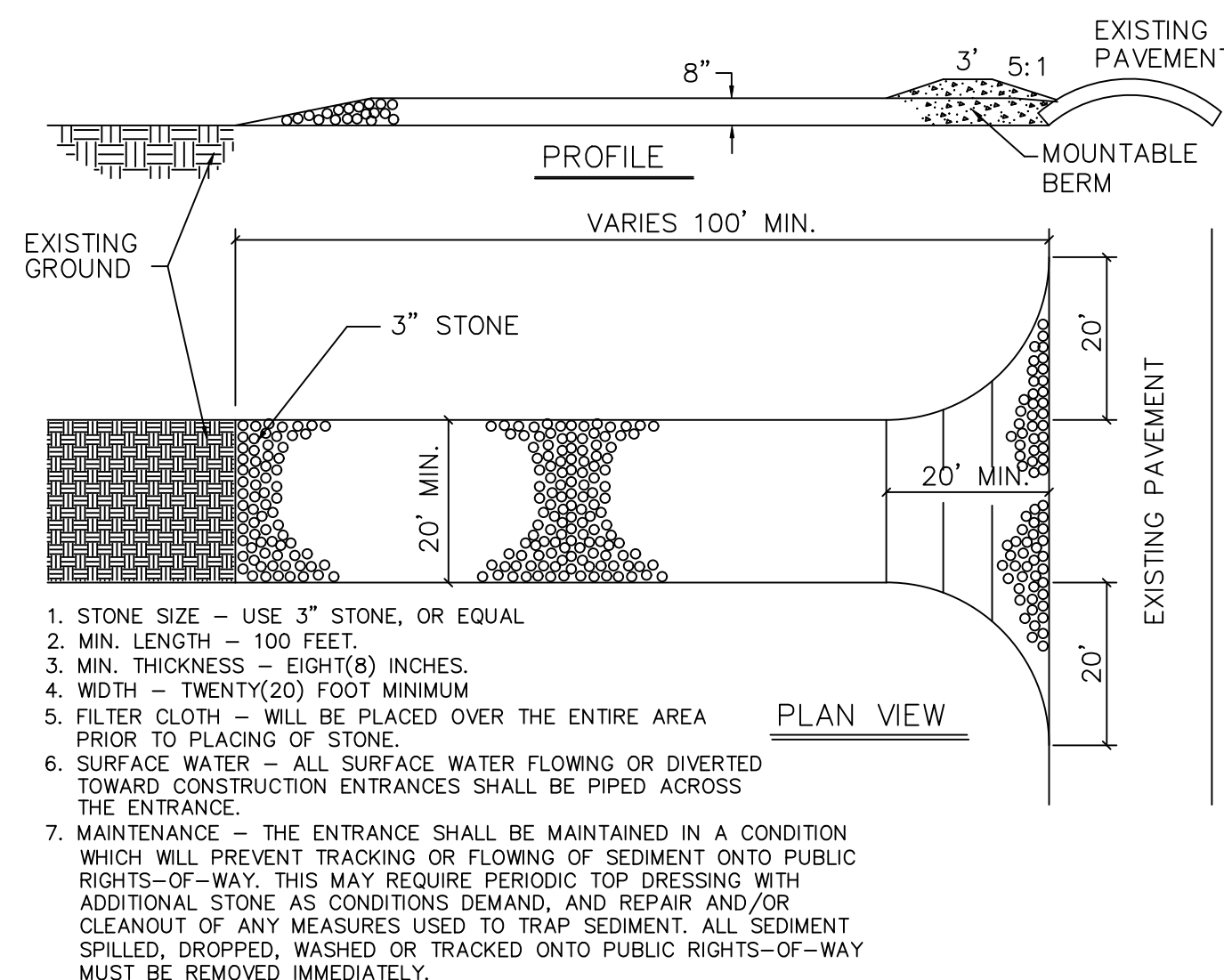
NOTES:
Excavate a 6' x 6' trench for toe of silt fence burial.
Install steel post 10' center to center (maximum).
Drive post into the ground at least 2' deep.
Securely attach the metal fence to the steel post.
Use hog rings (or equivalent) to secure the silt fence to the metal fence.
Bury the toe of the silt fence with the previously excavated material and tamp in place to secure the toe of the fence.
Inspect the installation on a regular basis and make repairs as needed.
Reference Franklin detail SD-21 for correct installation of silt fence.
PERIMETER SILTATION CONTROL SHALL BE INSTALLED PER CITY DETAIL SD-21.

SILT FENCE
NOT TO SCALE

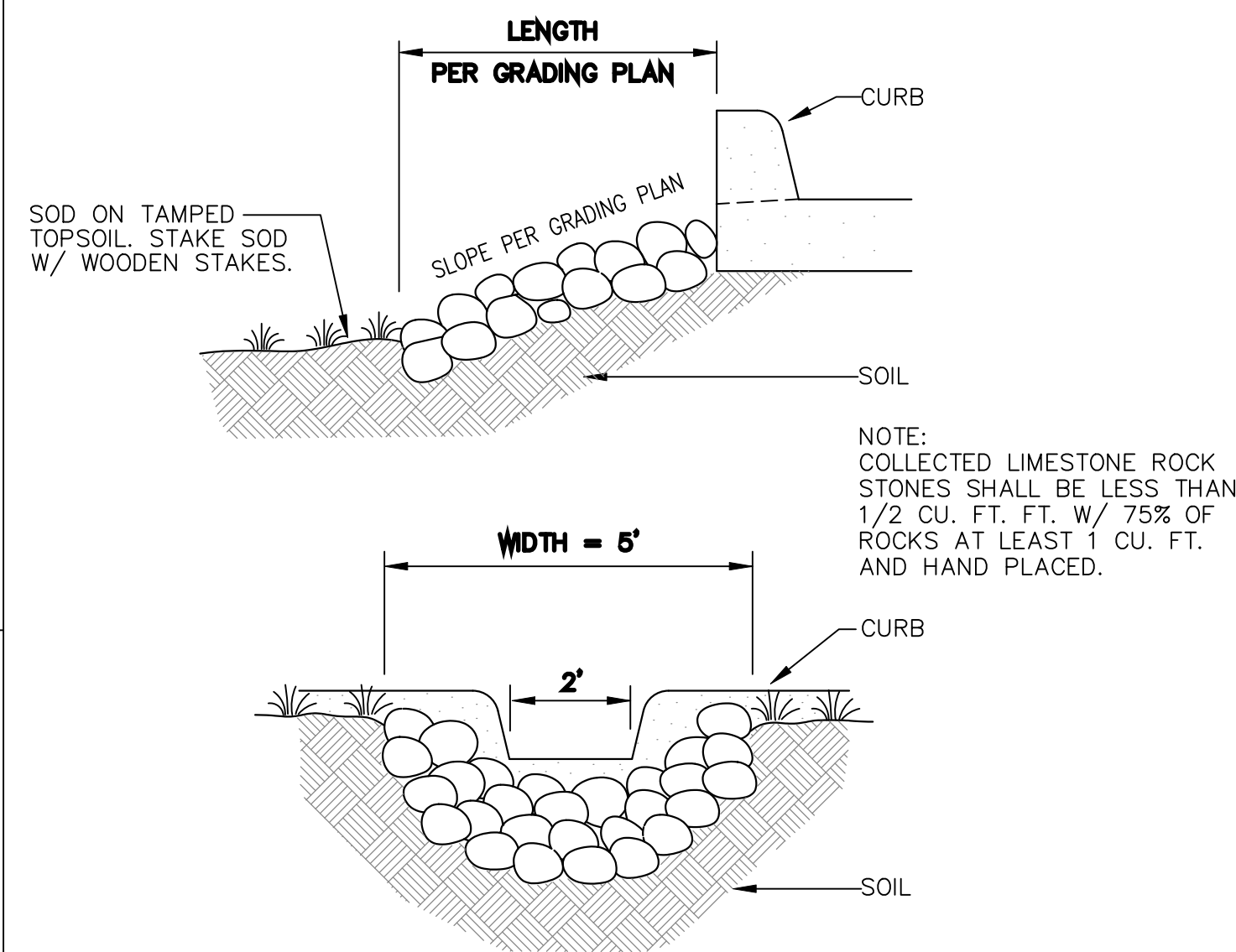
SCREEN FENCE/WALL TO BE 6" TALLER THAN DUMPSTER AND TO MATCH BUILDING MATERIAL



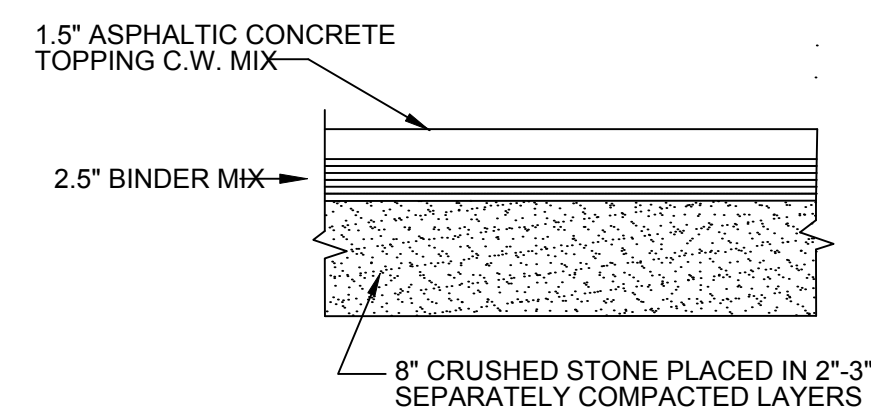
CONCRETE DUMPSTER PAD
NOT TO SCALE



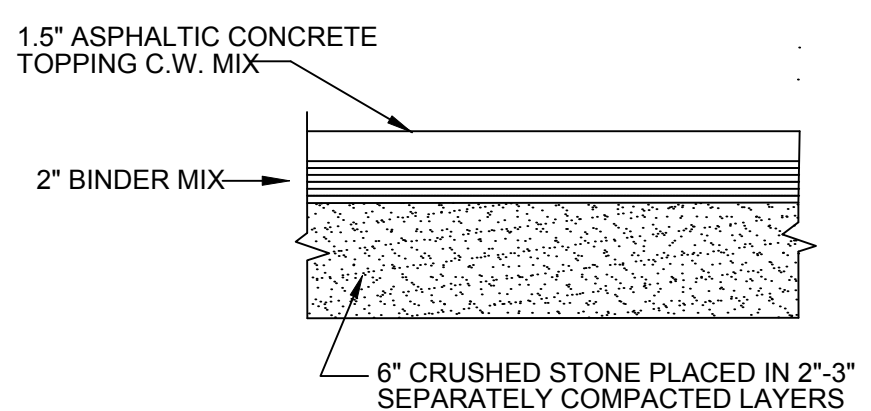
CONSTRUCTION EXIT
NOT TO SCALE



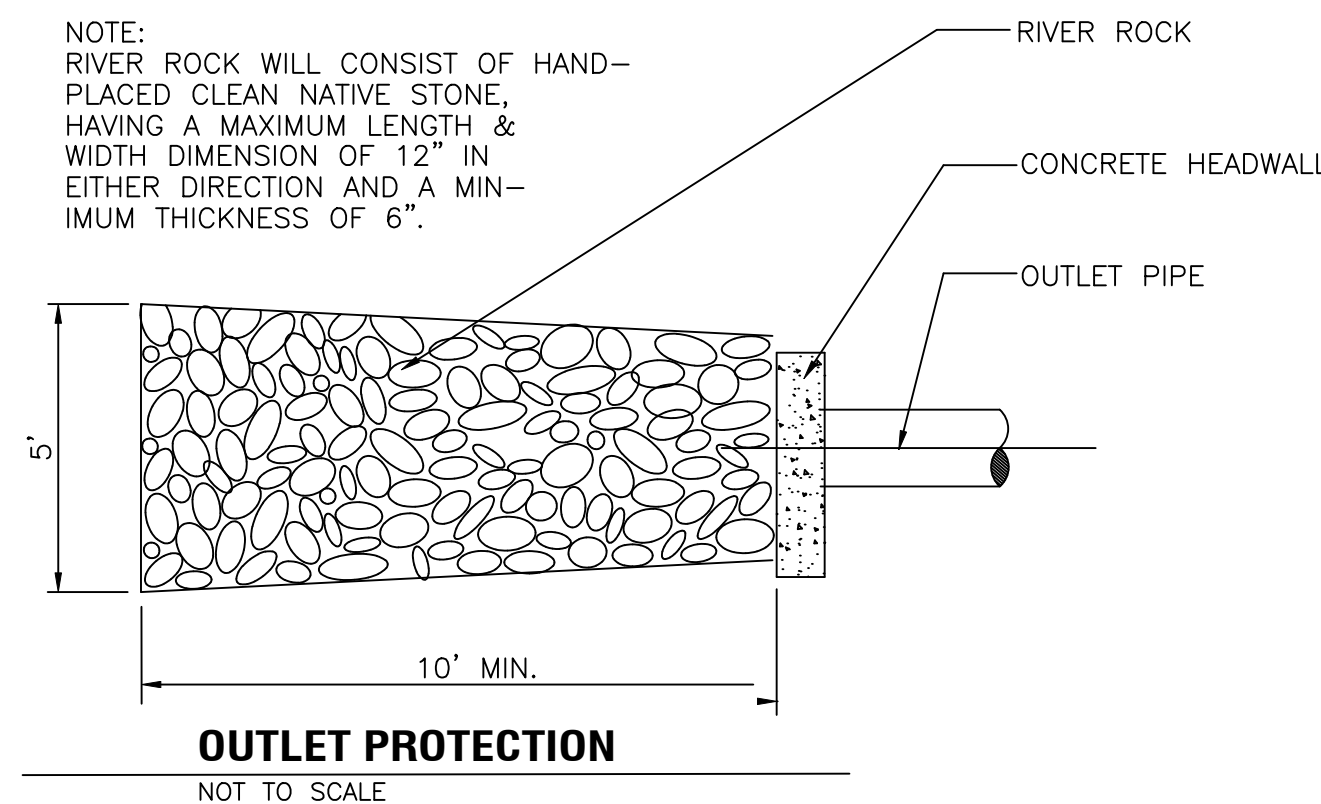
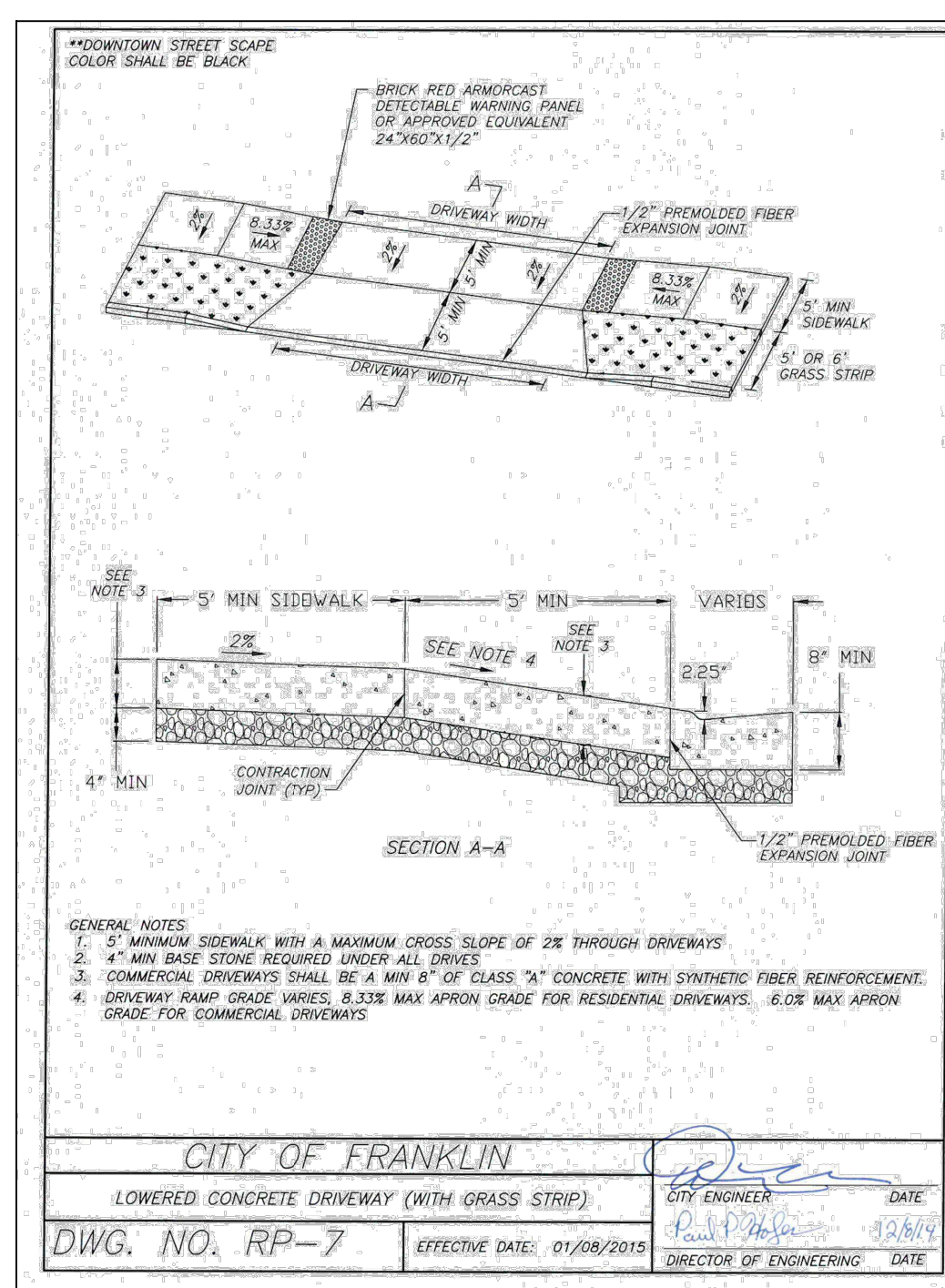
CURB CUT AND RIP-RAP
NOT TO SCALE



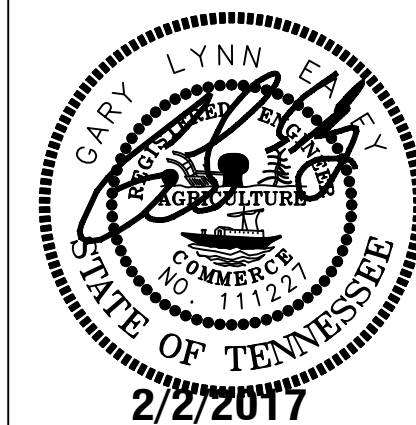
HEAVY DUTY ASPHALT SECTION
NOT TO SCALE



LIGHT DUTY ASPHALT SECTION
NOT TO SCALE



OUTLET PROTECTION
NOT TO SCALE



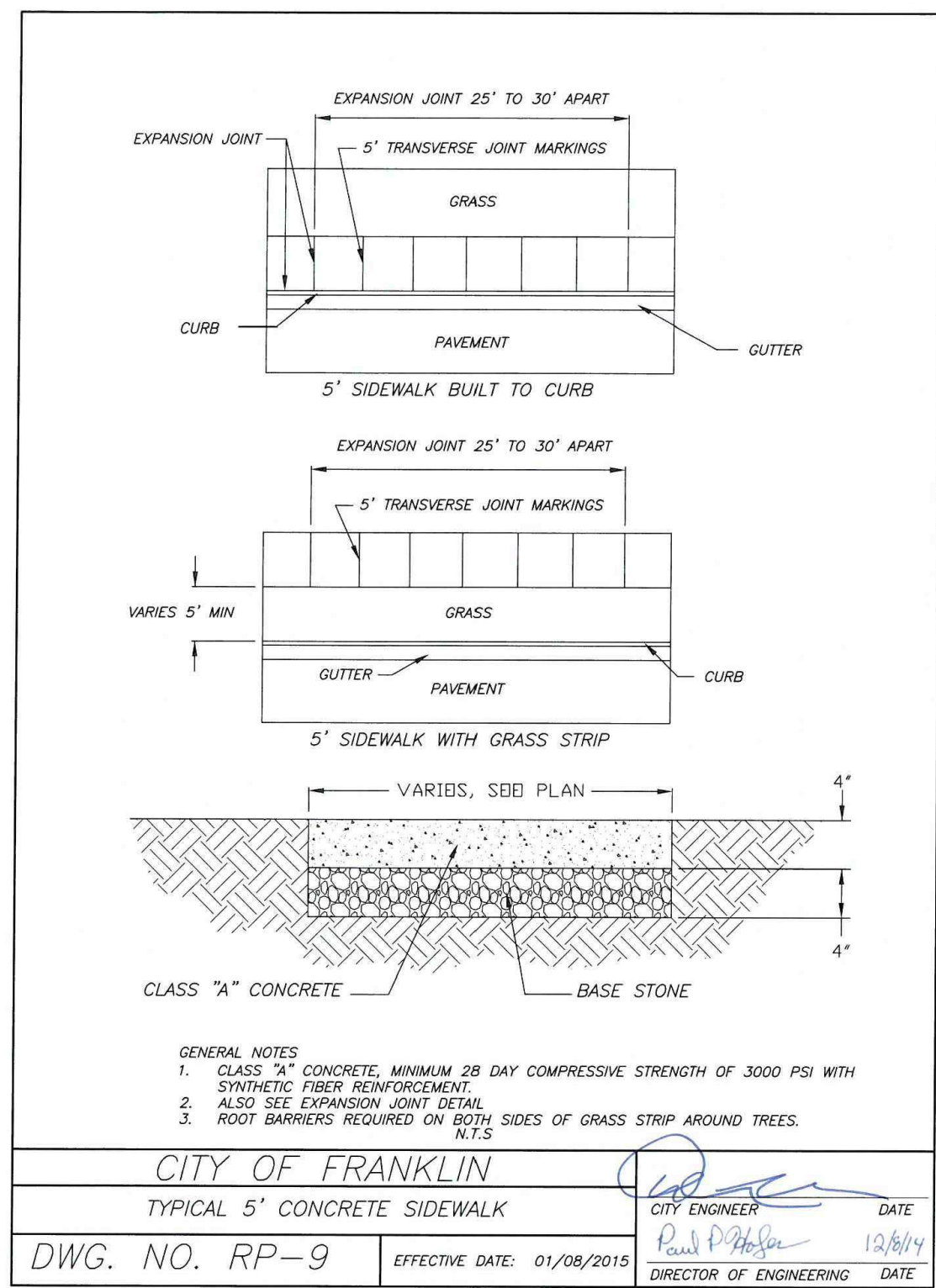
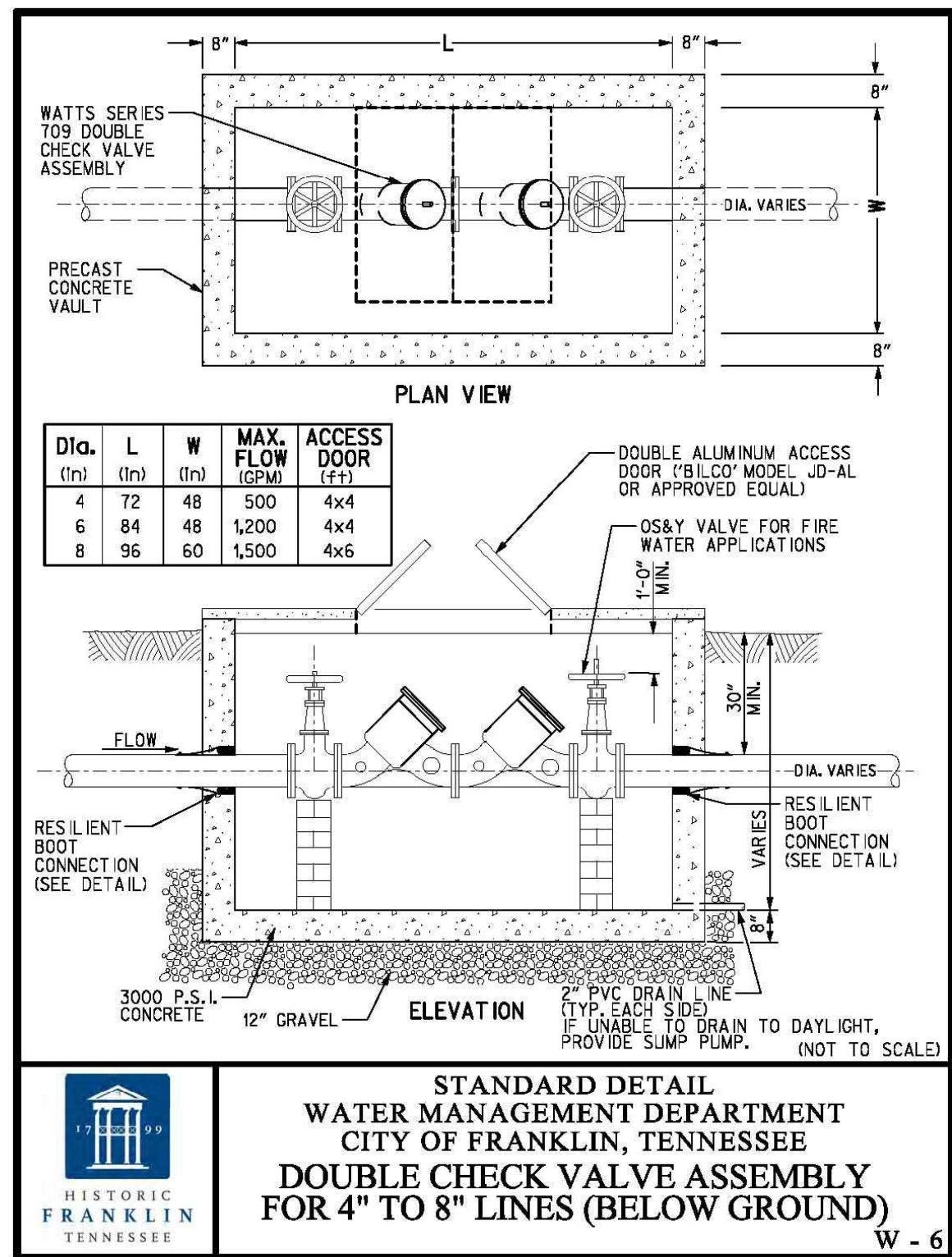
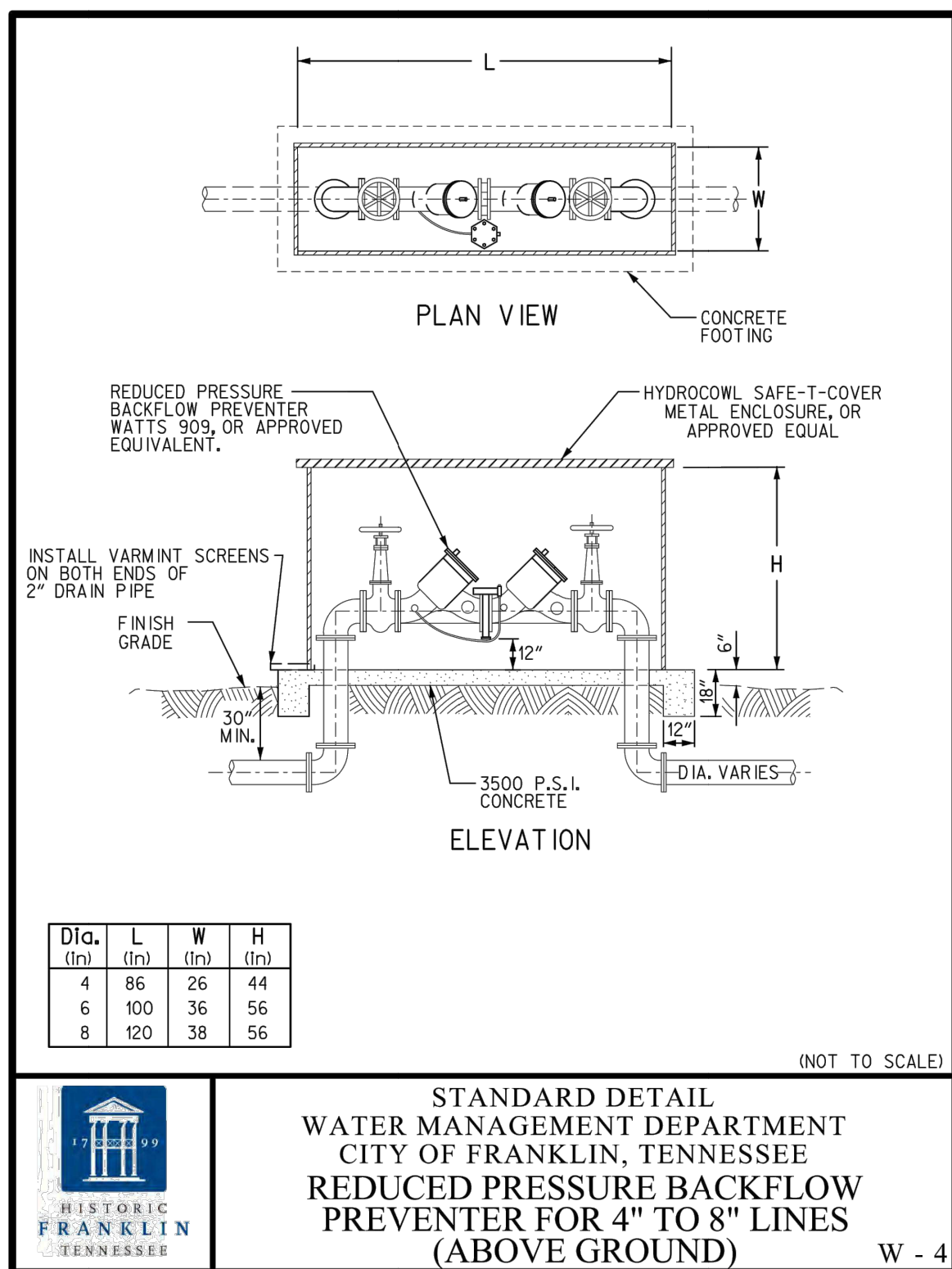
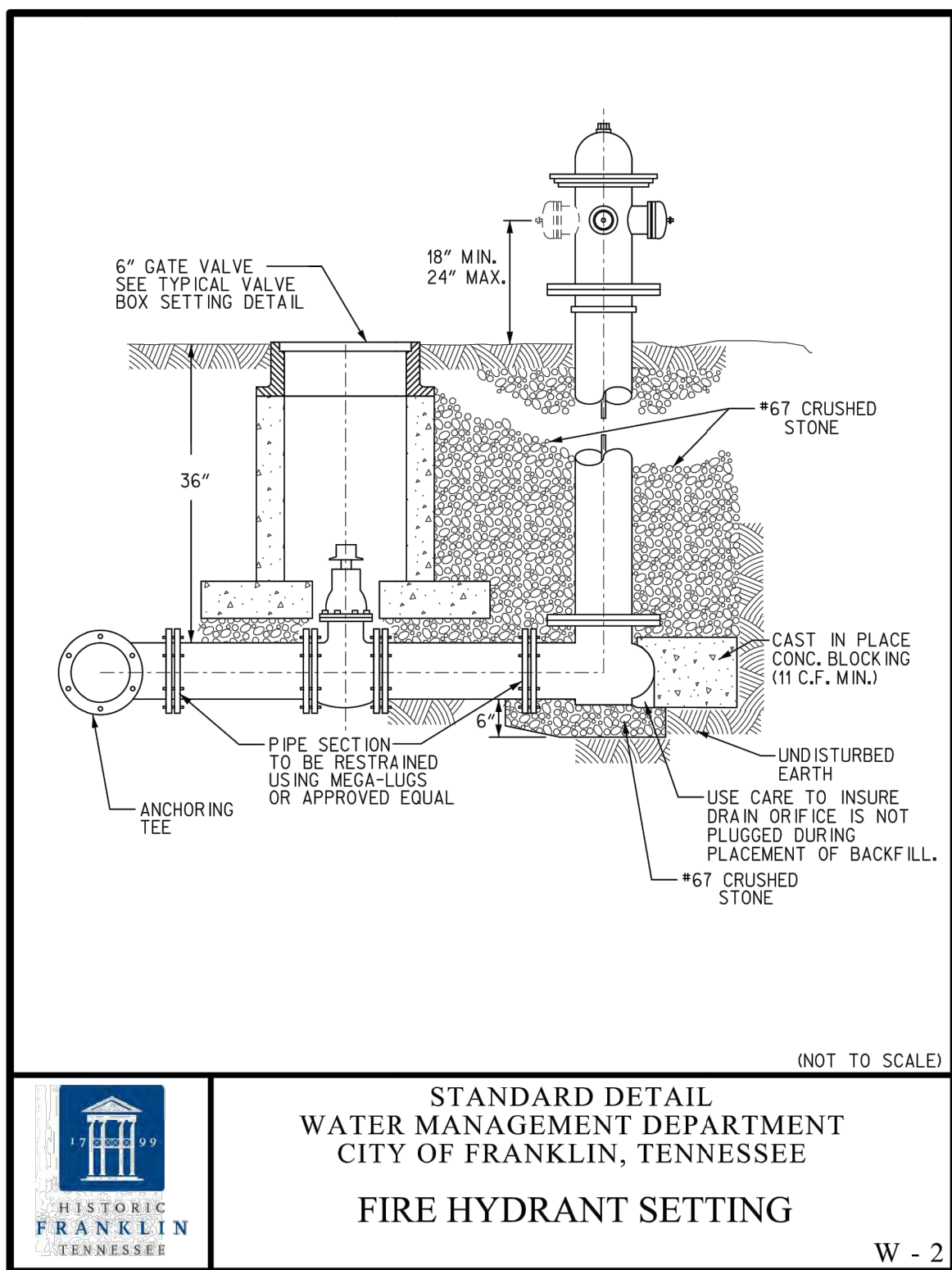
DOWNS BOULEVARD SUBDIVISION
SITE PLAN
LOTS 19 & 20, REVISION 3
BEING PARCEL 1.00 ON TAX MAP 780B
354 DOWNS BOULEVARD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 2, 2019

A NONE
B NONE
C NONE
D NONE

SITE DETAILS
C6.0





NORTH AMERICAN GREEN

MATERIAL SPECIFICATION

SC250

The composite turf reinforcement mat (C-TRM) shall be a machine-produced mat of 70% straw/30% coconut fiber matrix incorporated into a permanent three-dimensional turf reinforcement matting.

The matrix shall be evenly distributed across the entire width of the matting and stitch bonded between a heavy duty UV stabilized bottom net with 0.50 x 0.50 inch (1.27 x 1.27 cm) openings, an ultra heavy duty UV stabilized, dramatically corrugated (crimped) intermediate netting with 0.50 x 0.50 inch (1.27 x 1.27 cm) openings, and covered by a heavy duty UV stabilized top net with 0.50 x 0.50 inch (1.27 x 1.27 cm) openings. The middle corrugated netting shall form prominent closely spaced ridges across the entire width of the mat. The three nettings shall be stitched together on 1.50 inch (3.81 cm) centers with UV stabilized polypropylene thread to form a permanent three-dimensional turf reinforcement matting.

The SC250 shall meet requirements established by the Erosion Control Technology Council (ECTC) Specification and the U.S. Department of Transportation, Federal Highway Administration's (FHWA) *Standard Specifications For Construction of Roads and Bridges on Federal Highway Projects, FP-03 2003 Section 713.18* as a Type 5A, B, and C Permanent Turf Reinforcement Mat.

Installation staple patterns shall be clearly marked on the turf reinforcement mattings with environmentally safe paint. All mats shall be manufactured with a colored thread stitched along both outer edges (approximately 2-5 inches [5-12.5 cm] from the edge) as an overlap guide for adjacent mats.

The composite turf reinforcement mat shall be the North American Green SC250, or equivalent. The SC250 permanent composite turf reinforcement mat shall have the following physical properties:

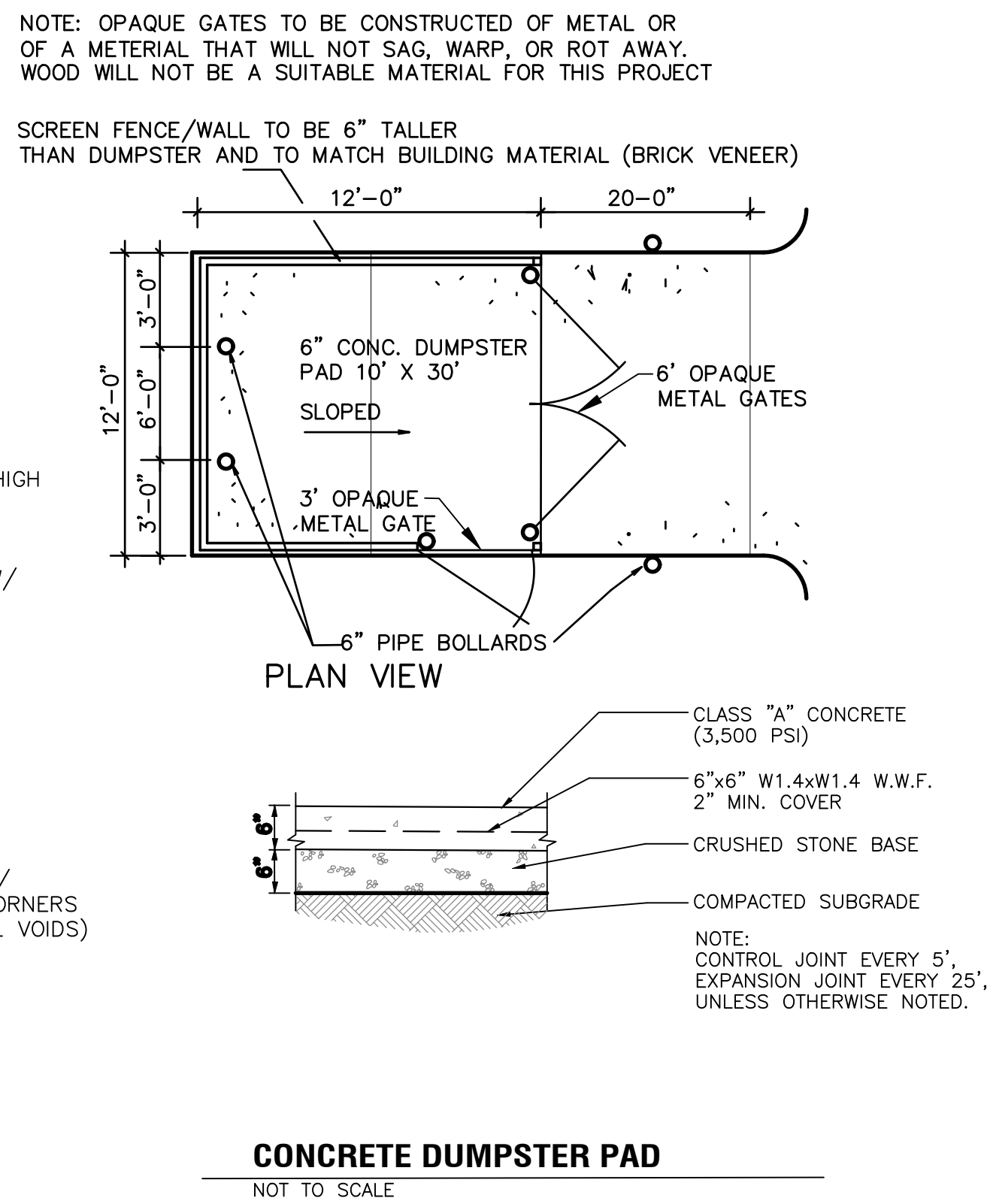
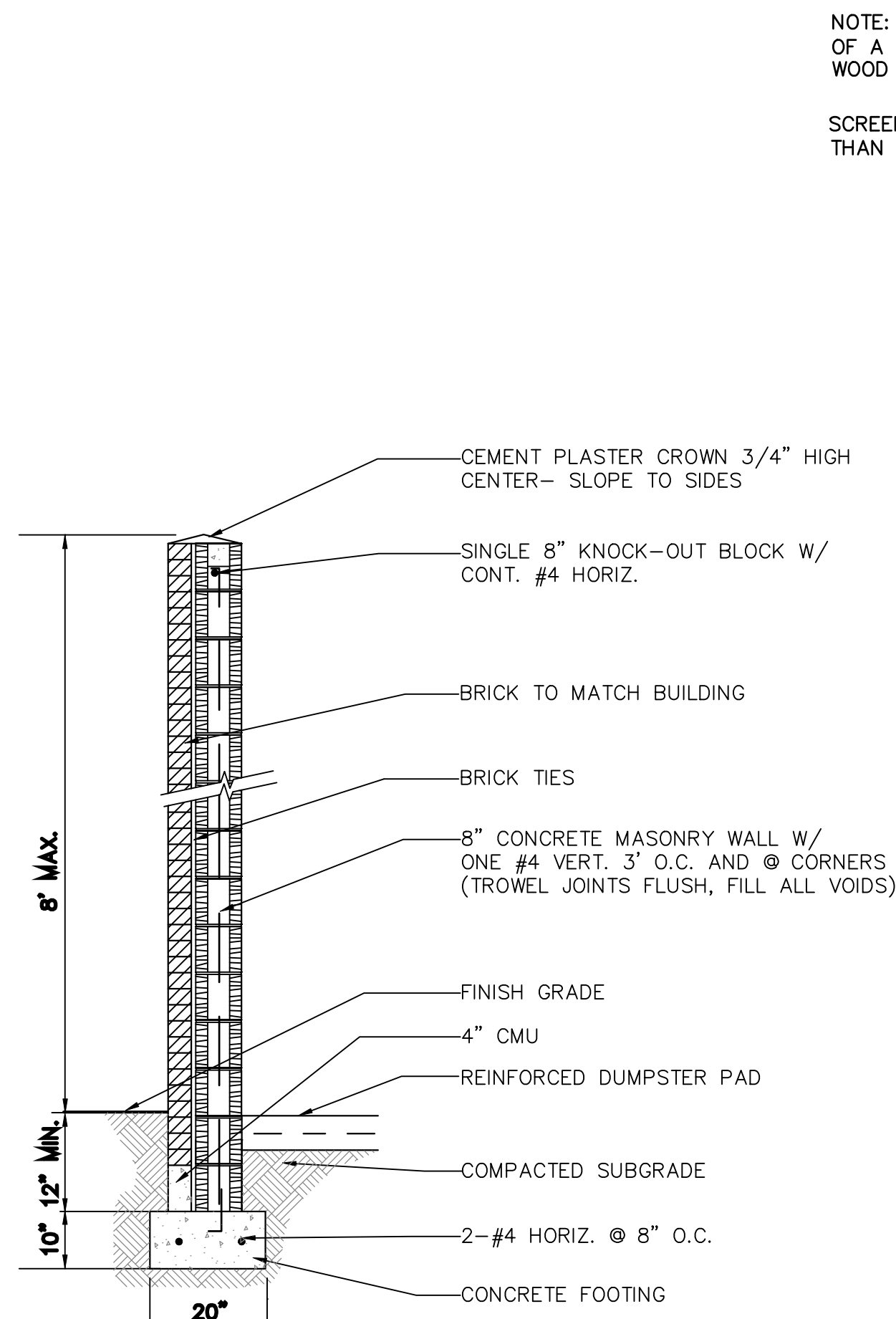
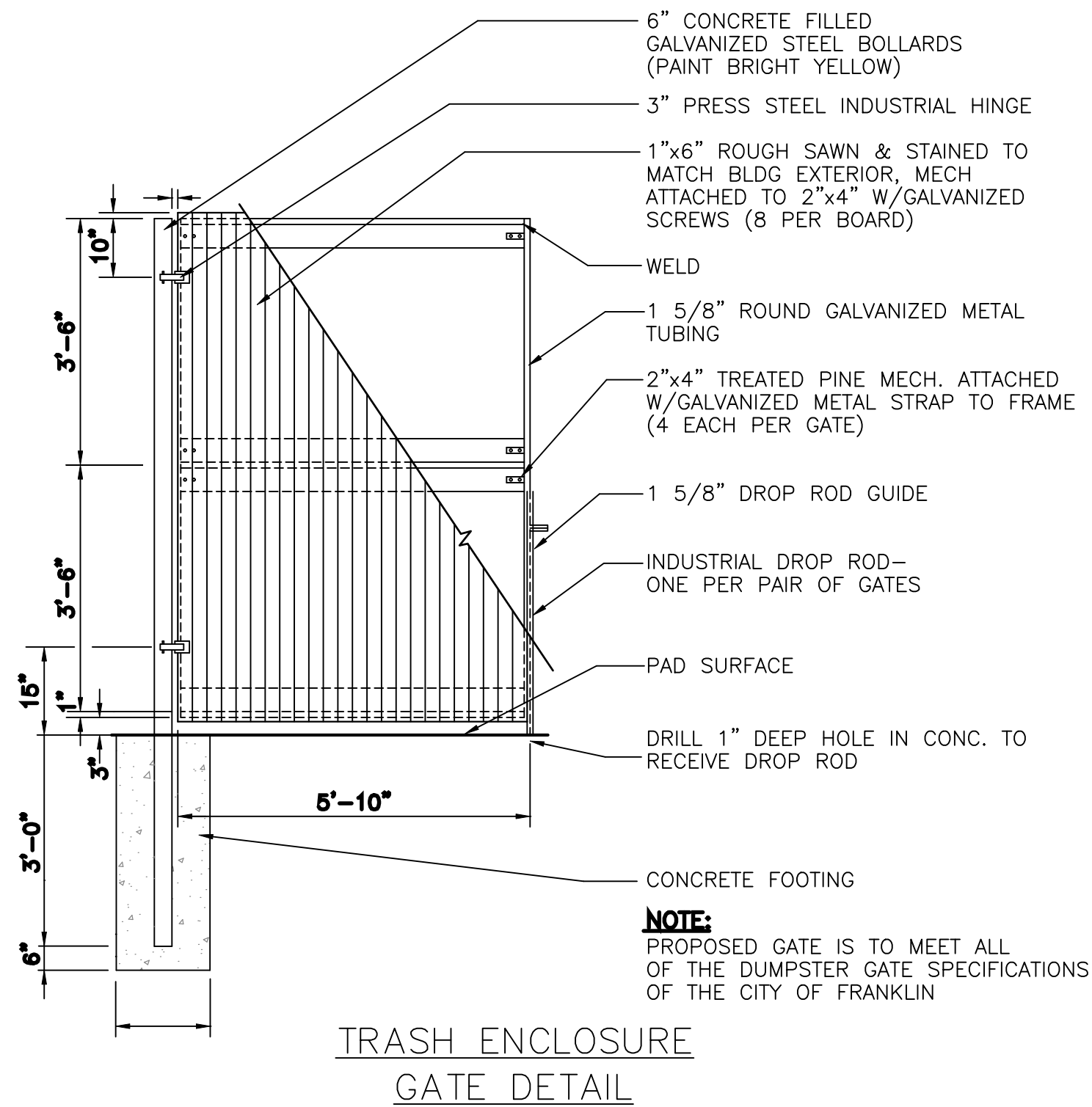
Material Content	
Matrix	70% Straw Fiber (0.35 lb/yd ²) (0.19 kg/m ²) 30% Coconut Fiber (0.15 lb/yd ²) (0.08 kg/m ²)
Netting	Top and Bottom – Heavy Duty UV Stabilized Polypropylene (5.0 lbs/1,000 ft ² [2.44 kg/100 m ²] approximate weight) Mid – Corrugated Ultra Heavy Duty UV Stabilized Polypropylene (24 lb/1,000 ft ² [11.7 kg/100 m ²] approximate weight)
Thread	UV Stabilized Polypropylene

SC250 is Available with the Following Physical Specifications Per Roll [English Units (Metric Units)]

Width	6.50 ft (2.00 m)
Length	55.50 ft (16.90 m)
Weight ± 10%	34.00 lbs (15.42 kg)
Area	40.00 yd ² (33.40 m ²)

Stitch Spacing for All Rolls = 1.50 inches (3.81 cm)

Updated 1/2004

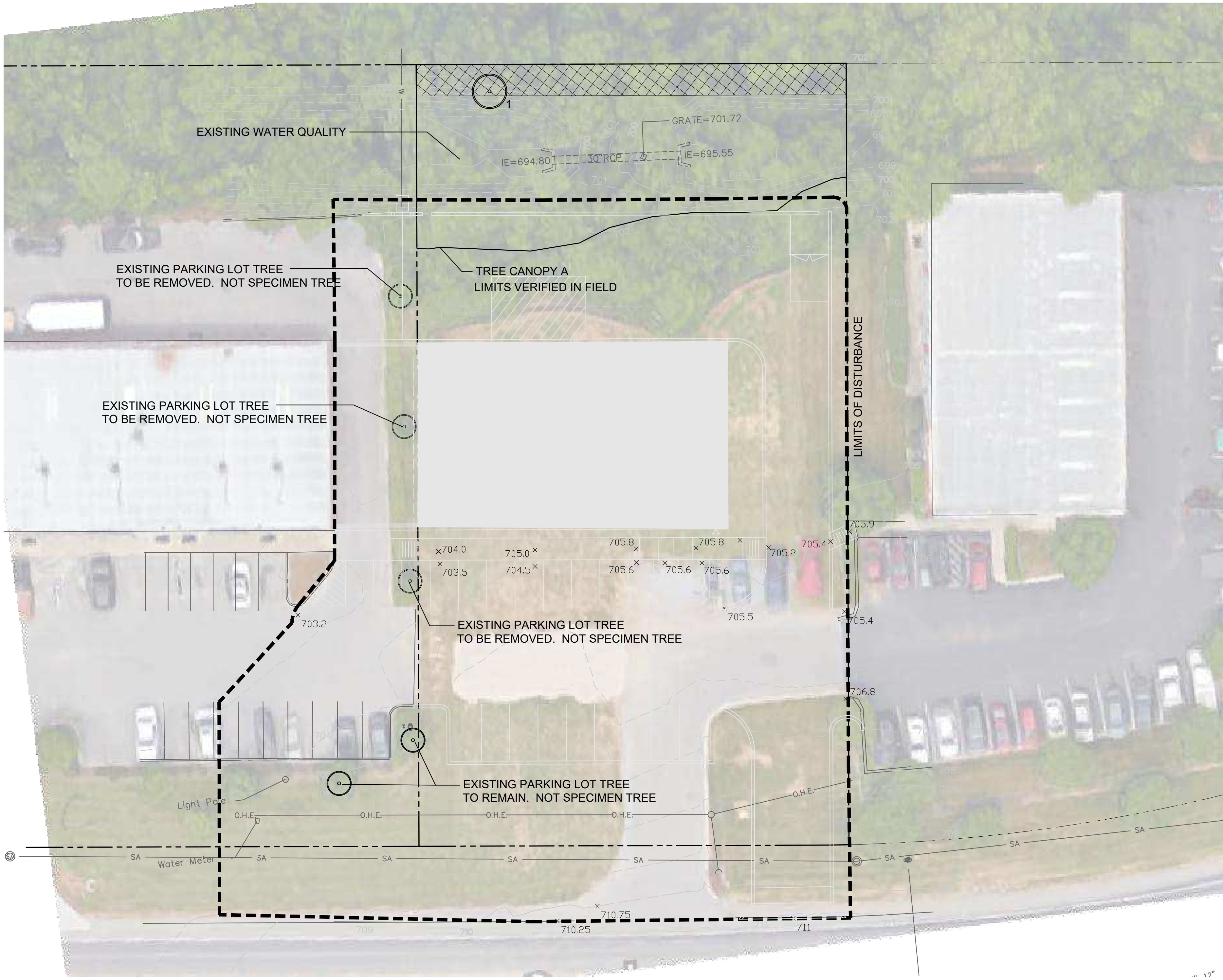


DOWN'S BOULEVARD SUBDIVISION
SITE PLAN
LOTS 19 & 20, REVISION 3
BEING PARCEL 1.00 ON TAX MAP 780B
354 DOWNS BOULEVARD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED FEBRUARY 2, 2008

A	NONE
B	NONE
C	NONE
D	NONE

SITE DETAILS
C6.1

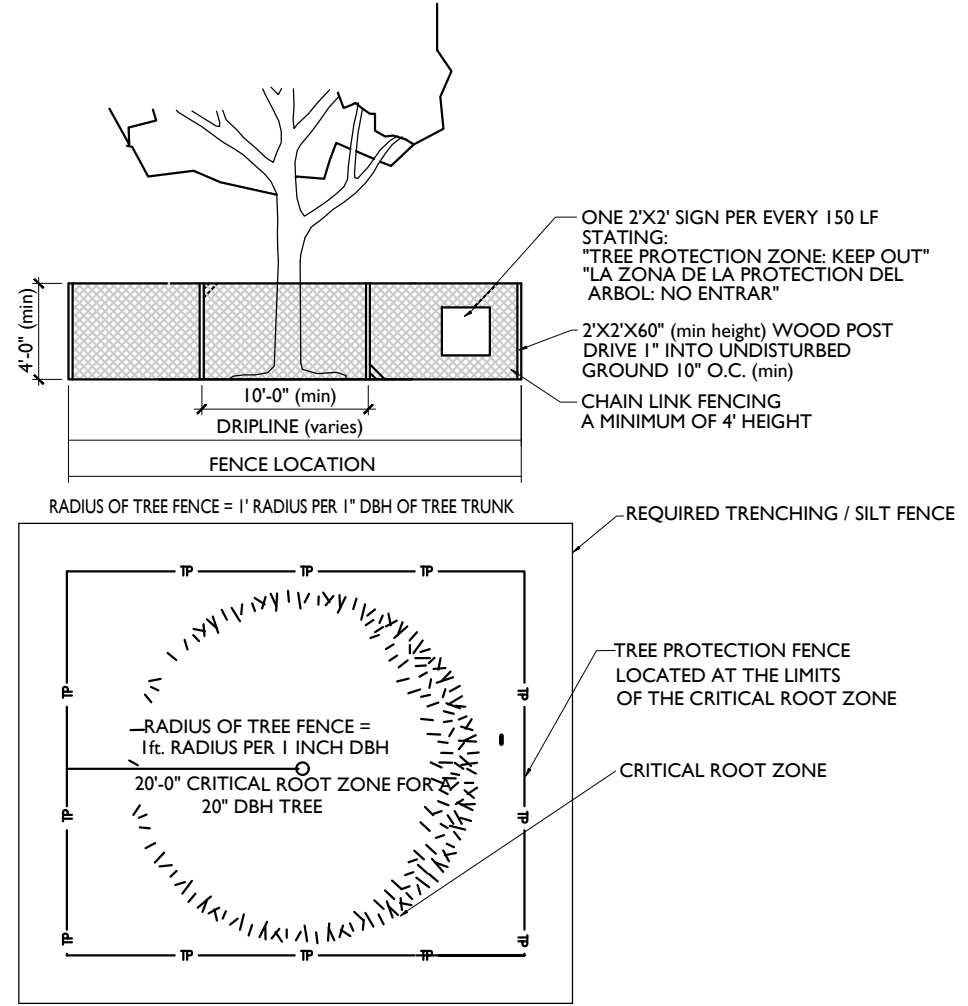


KEY:

SPECIMEN TREE

TREE PRESERVATION AREA

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



TREE PROTECTION FENCING DETAIL

SITE DATA:

PROJECT NAME:	336 DOWNS BOULEVARD PROJECT
PROJECT #:	6336
SITE ACREAGE:	0.78 AC (34,040 SF)
SITE ZONING:	LI - LIGHT INDUSTRIAL
CHARACTER AREA OVERLAY:	SOCCO-1
OTHER APPLICABLE OVERLAYS:	NONE
DEVELOPMENT STANDARD:	CONVENTIONAL
MINIMUM REQUIRED LSA:	0.20 (6,795 SF)
PROVIDED LSA:	0.29 (9,887 SF)
EXISTING TREE CANOPY:	7,012 SF (21% OF TOTAL SITE)
REQUIRED TREE CANOPY PRESERVATION:	1,052 SF (15% OF CANOPY)
PROVIDED TREE CANOPY PRESERVATION:	1,369 SF (20% OF CANOPY)
SPECIMEN TREES REMOVED:	0 TREES

SPECIMEN TREES

NUMBER	TYPE	SIZE-DBH	HEALTH	STATUS
1	OAK	30	FAIR	RETAINED
TOTAL SPECIMEN INCHES REMOVED:		0		
TOTAL HEALTHY INCHES REMOVED:		0		
REPLACEMENT REQUIRED:		0 INCHES		

TREE CANOPY RETENTION

TREE CANOPY	EXISTING	REMOVED	RETAINED
A	7,012 SF	1,714 SF	5,298 SF
TOTAL SF	7,012 SF	5,643 SF	1,369 SF
TOTAL ACRES	0.16 AC	0.13 AC	0.03 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 7,012 SF
7,012 SF / 34,040 SF = 21 (21%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
15% OF TOTAL CANOPY
7,012 SF * 15% = 1,052 SF (0.02 AC)
PROVIDED CANOPY PRESERVED =
1,369 SF (20%) OF TOTAL EXISTING CANOPY

NOTE: IT IS NOT THE INTENTION TO CLEAR CUT THE TREE CANOPY FROM THE WATER QUALITY AREA. HOWEVER, SINCE SOME TREE REMOVAL MAY OCCUR IN THE MICRO-POL AREA, WE HAVE NOT INCLUDED THIS CANOPY IN THE PRESERVATION AREA.

GDC

GAMBLE

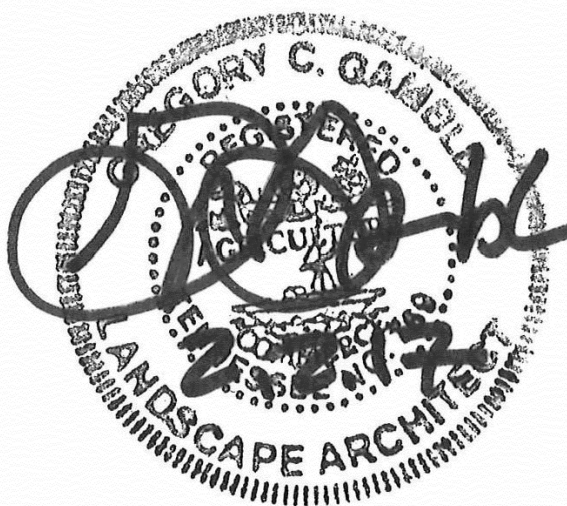
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

336 DOWNS BOULEVARD

SITE PLAN

PARCEL 10.00 ON TAX MAP 0780
FRANKLIN, TENNESSEE



ISSUED: JANUARY 9, 2017

Revision	Date
1	2.2.2017
2	
3	
4	

TREE PRESERVATION
PLAN

SHEET

L1.0

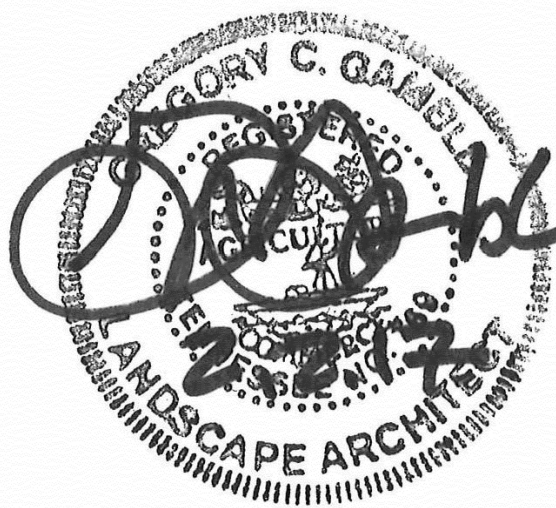
COF # 6336



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

336 DOWNS BOULEVARD
SITE PLAN
PARCEL 10.00 ON TAX MAP 0780
FRANKLIN, TENNESSEE



ISSUED: JANUARY 9, 2017

Revision	Date
1	2.2.2017

LANDSCAPE
PLAN
SHEET
L2.0
COF # 6336

SITE DATA:

PROJECT NAME:	336 DOWNS BOULEVARD PROJECT
PROJECT #:	XXXX
SITE ACREAGE:	0.78 AC (34,040 SF)
SITE ZONING:	LI - LIGHT INDUSTRIAL
CHARACTER AREA OVERLAY:	SOCO-1
OTHER APPLICABLE OVERLAYS:	NONE
DEVELOPMENT STANDARD:	CONVENTIONAL
MINIMUM REQUIRED LSA:	0.20 (6,795 SF)
PROVIDED LSA:	0.29 (9,897 SF)
EXISTING TREE CANOPY:	7,012 SF (21% OF TOTAL SITE)
REQUIRED TREE CANOPY PRESERVATION:	1,062 SF (15% OF CANOPY)
PROVIDED TREE CANOPY PRESERVATION:	1,369 SF (20% OF CANOPY)
SPECIMEN TREES REMOVED:	0

LANDSCAPE REQUIREMENTS: (ACI)			
LSR REQUIRED: 0.20			
CANOPY (82" PER AC) = 24"			
UNDERSTORY (21" PER AC) = 6"			
SHRUBS (96 PER AC) = 28			
	QUANTITY PROVIDED		INCHES PROVIDED
	EXISTING TREES	PROPOSED	CALIPER INCHES
EXISTING TREES (SEE TREE INVENTORY)	-	-	-
4" CALIPER CANOPY TREES	-	-	-
3" CALIPER CANOPY TREES	8	-	24
2" CALIPER CANOPY TREES	-	-	-
AGGREGATE CANOPY CALIPER INCHES PROVIDED:			24
AGGREGATE CANOPY CALIPER INCHES REQUIRED:			24
2" CALIPER UNDERSTORY TREES	10	-	20
1.5" CALIPER UNDERSTORY TREES	-	-	-
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:			20
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:			6
MINIMUM 18" HEIGHT SHRUBS	-	-	-
MINIMUM 30" HEIGHT SHRUBS	122	-	122
TOTAL SHRUBS PROVIDED:			122
TOTAL SHRUBS REQUIRED:			28

NOTE: STREET TREES AND PARKING LOT TREES ARE REQUIRED TO BE UNDERSTORY DUE TO THE OVERHEAD LINE AND EASEMENT.

MINIMUM BUFFER/SCREENING REQUIREMENTS:	
HVAC units, cooling and/or mechanical equipment are mounted on the:	
☒ Rooftop	Purpose:
☐ Ground	Along primary facade
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:	
Buffer/Screen Type:	Purpose:
☐ Foundation Planting	Screen VJAs and to create "modules"
☒ Perimeter Planting Strip	Screen Utility Boxes and Meters
☒ Utility Box Screen from view	from view
☒ HVAC Screen	Screen HVAC from view
☒ Dumpster Screen	Screen dumpster from view
☒ Street Trees	Spatial definition/environmental mitigation

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

Applicant: Lynn Ealey, Land Solutions Company 615.969.9202

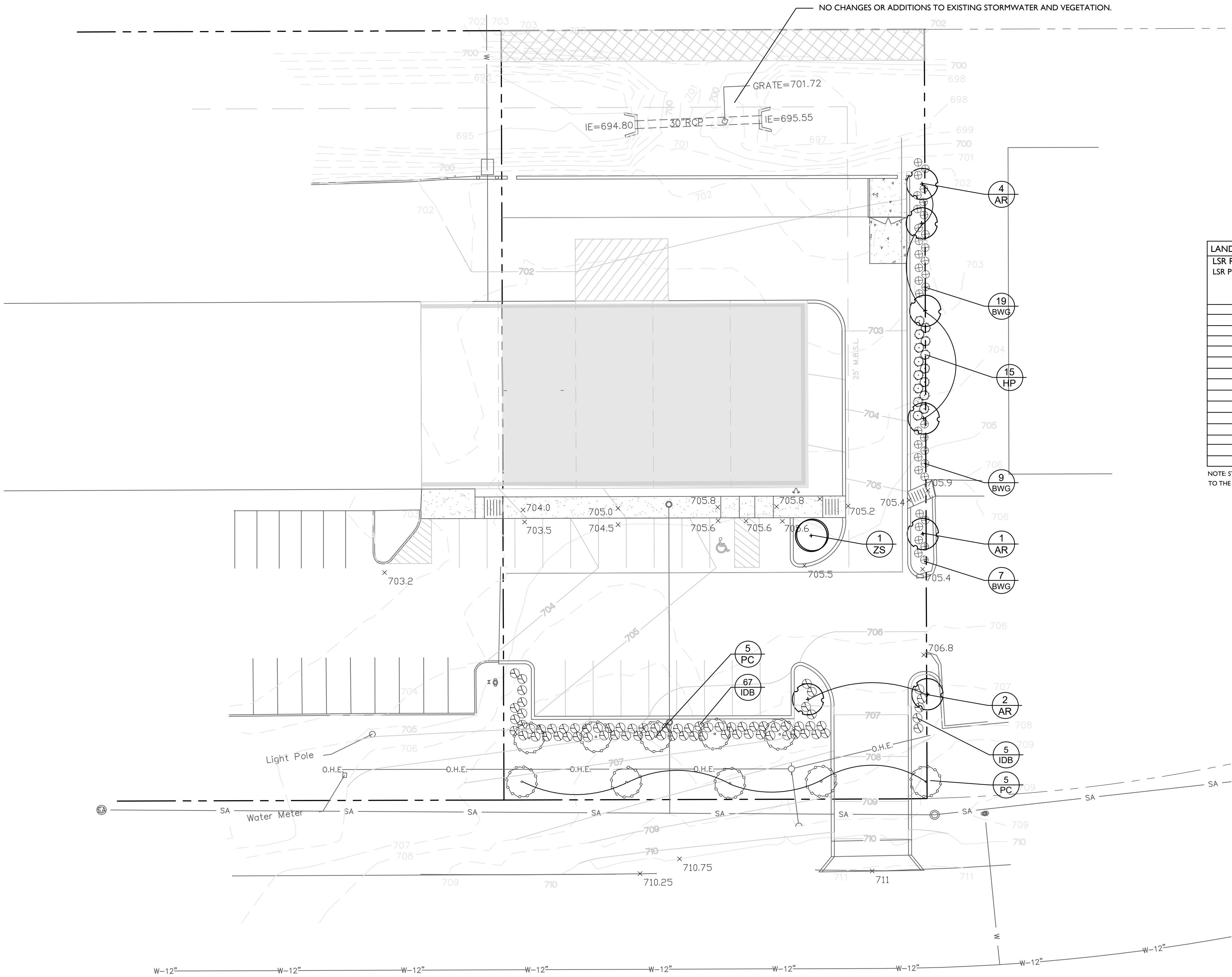
Landscape Architect: Greg Gamble 615.975.5765

Franklin Planning Department: 615.791.3212

AFTER INSTALLATION LANDSCAPE
WILL BE MAINTAINED BY:

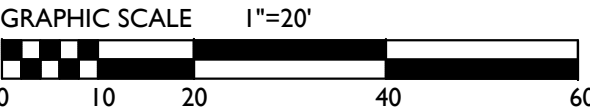
Ken Nimmons
708 Azalea Court
Franklin, TN 37064

Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 200
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com



REQUIRED PLANT MATERIAL

REQUIRED LANDSCAPE PLANT SCHEDULE						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF
CANOPY TREES						
7	AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	3" CAL, B/B	12'-14'	DECIDUOUS
1	ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	3" CAL, B/B	12'-14'	DECIDUOUS
UNDERSTORY TREES						
10	PC	PRUNUS CERASIFERA	PURPLE LEAF PLUM	2" CAL, B/B	6'-8'	DECIDUOUS
SHRUBS						
35	BWG	BUXUS SINICA VAR. INSULARIS	WINTERGREEN BOXWOOD		30" X 24"	EVERGREEN
15	HP	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA		30" X 24"	DECIDUOUS
72	IDB	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		30" X 24"	EVERGREEN



CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES 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 MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY 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 SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

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) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL 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 THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL..

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

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGINT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:

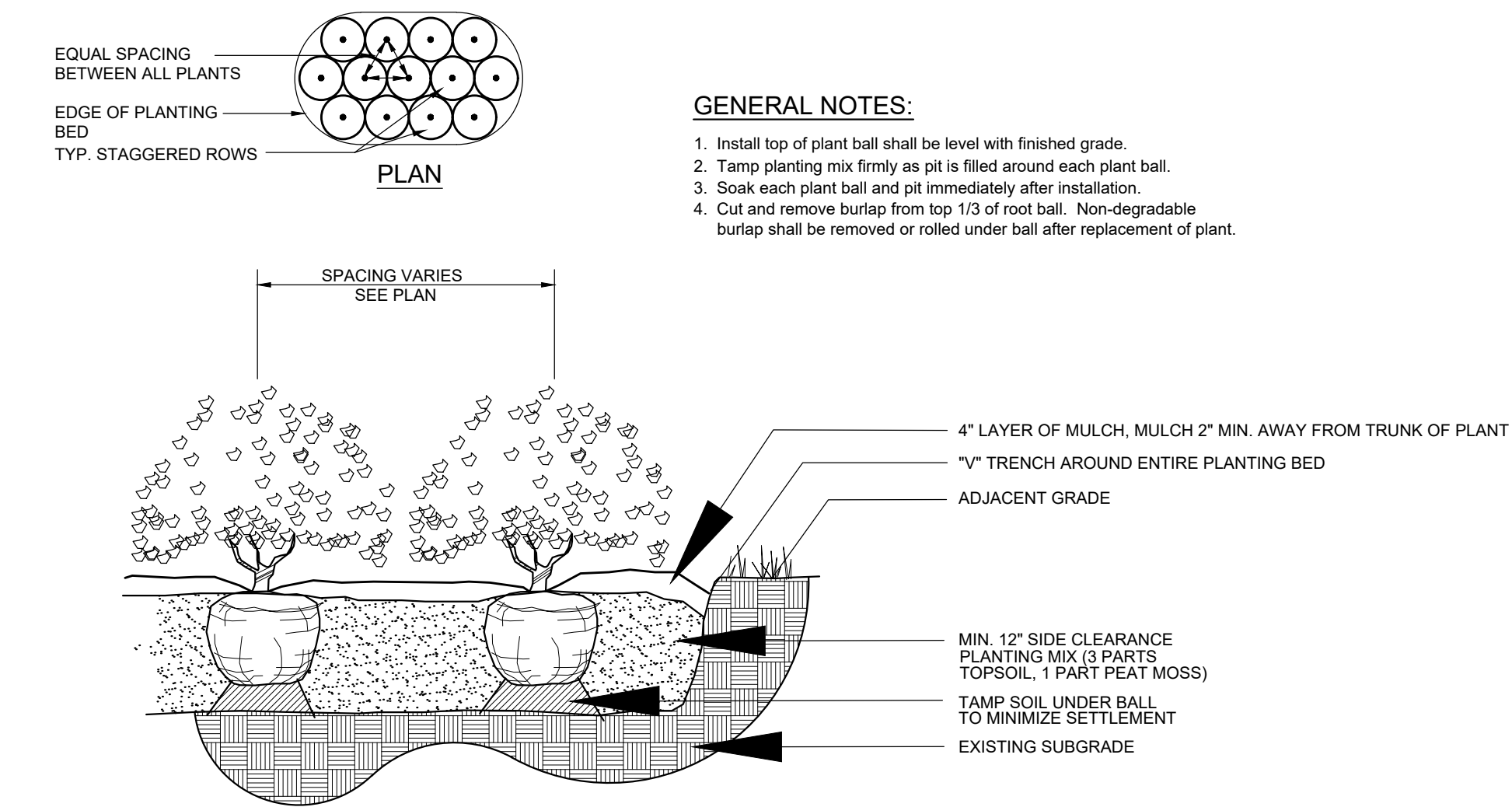
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

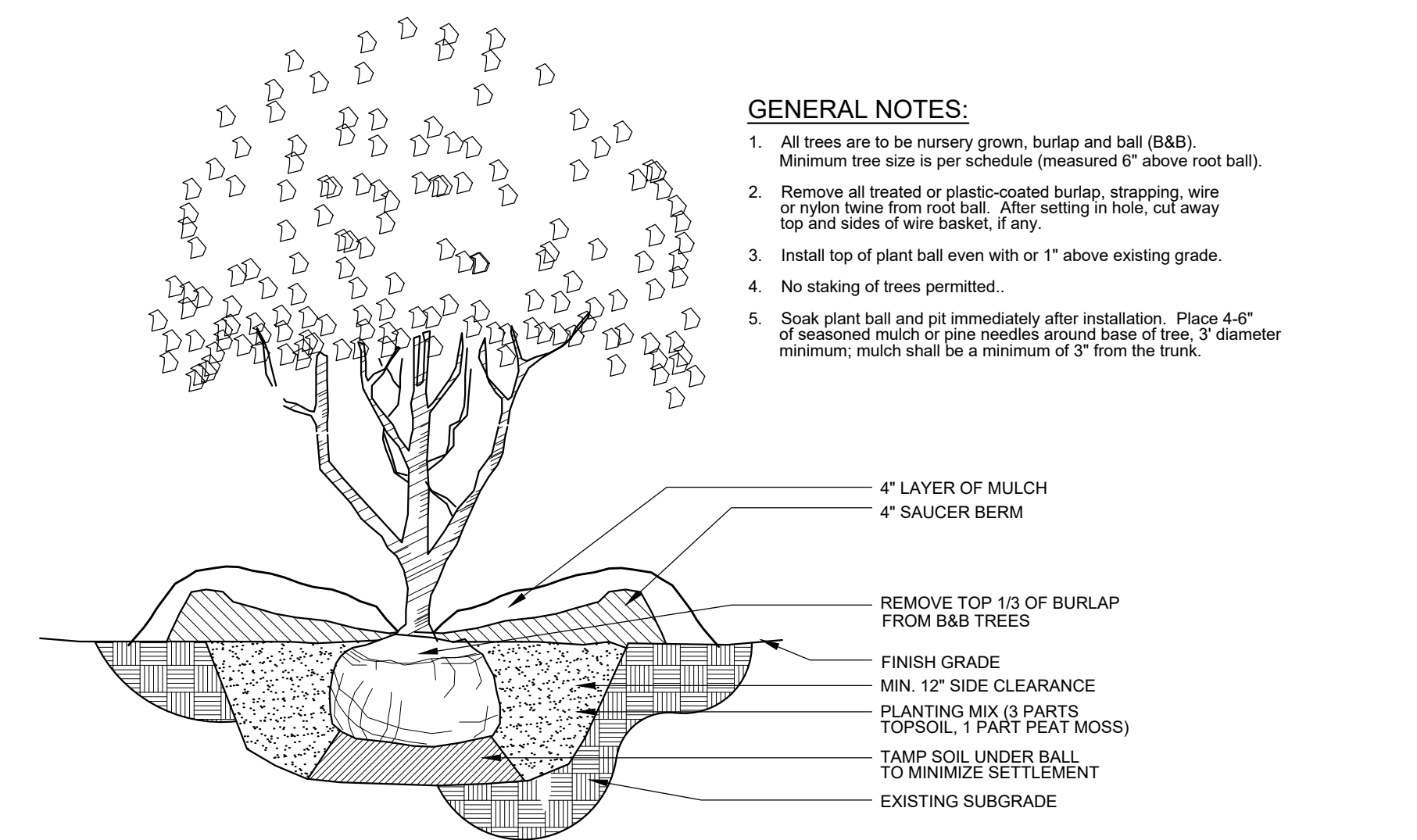
D. SEVERAL BRANCHES ARE LAGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

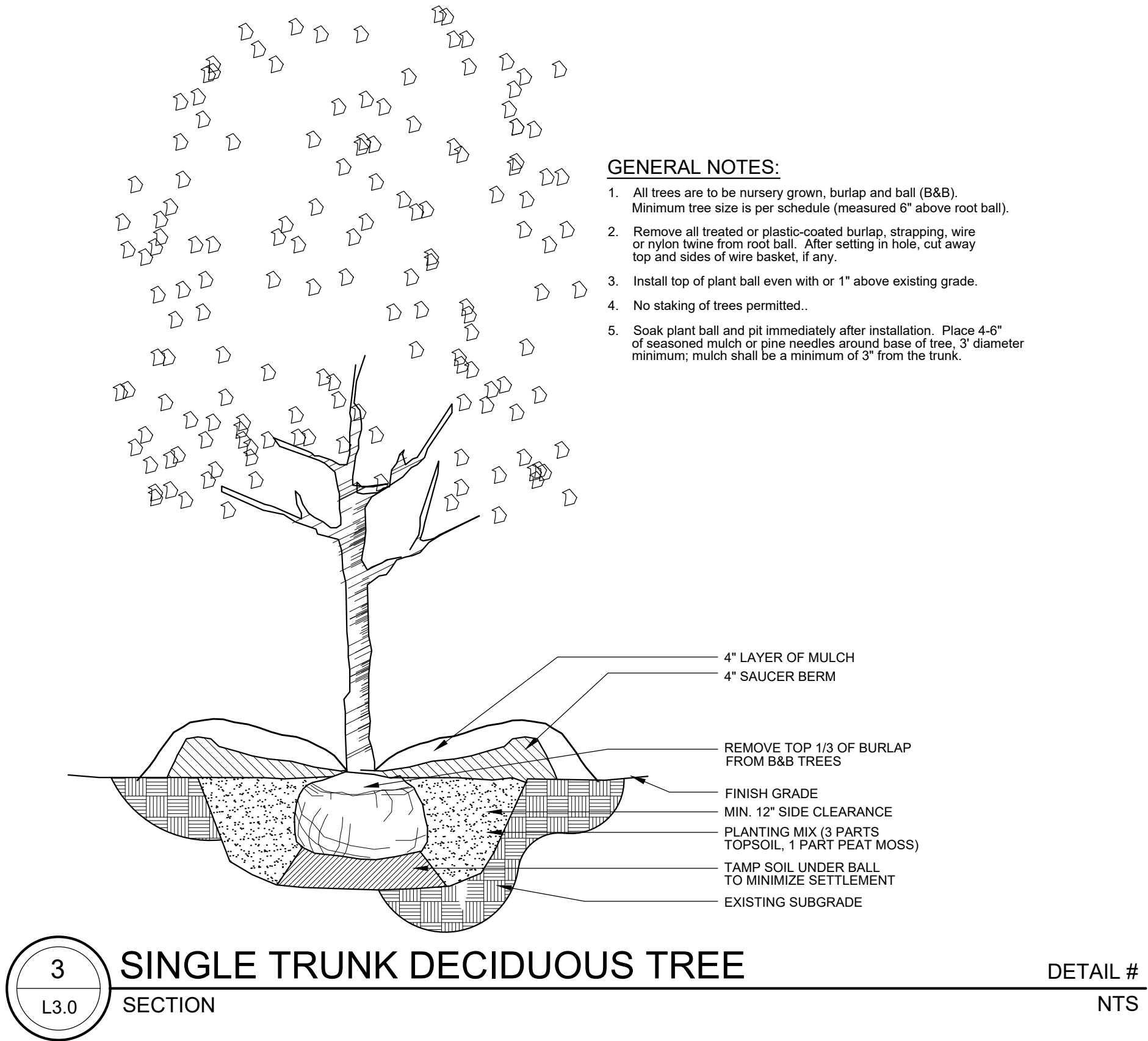
F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THANK ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.



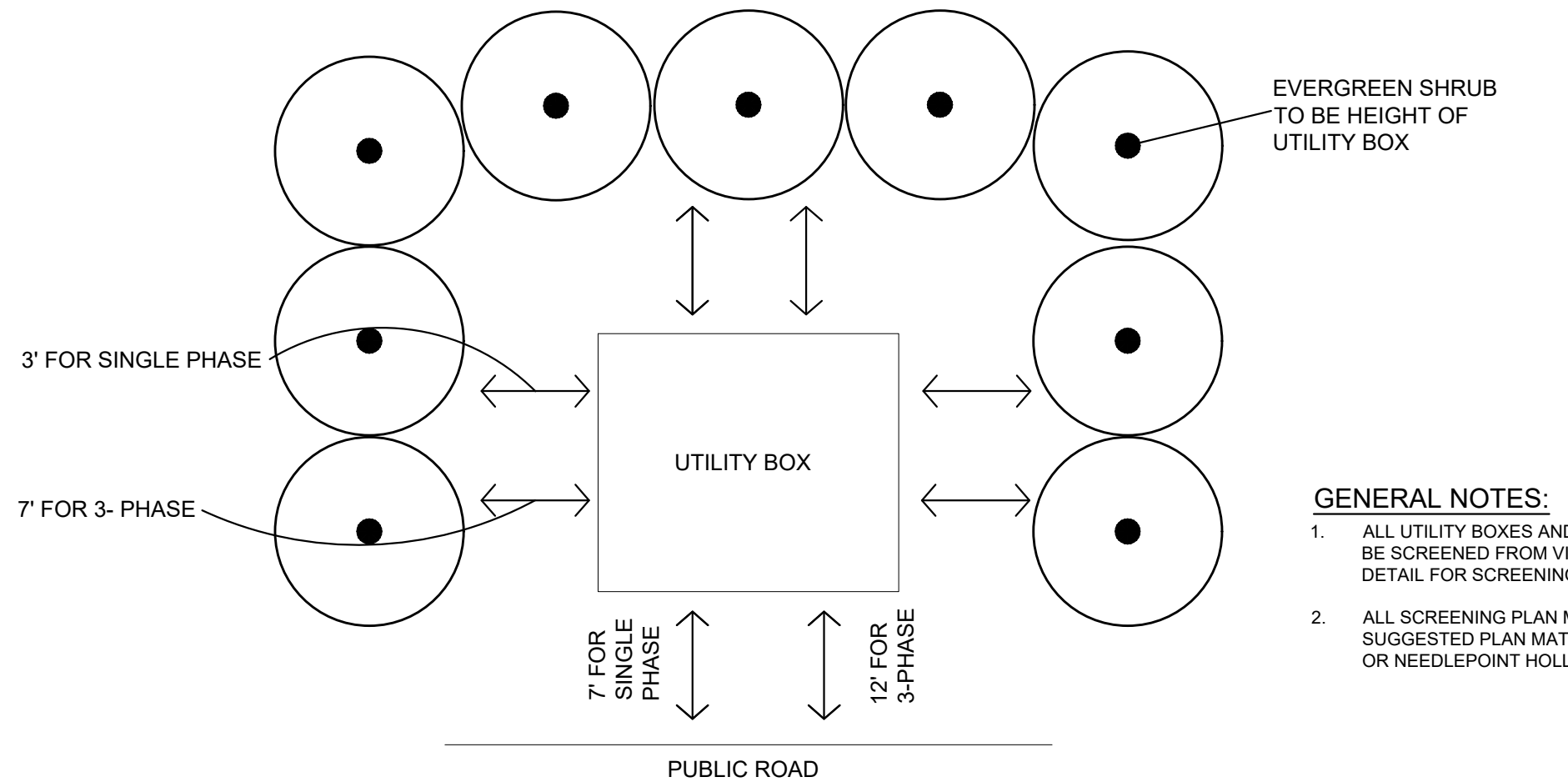
1 SHRUB PLANTING
L3.0 PLAN/ SECTION
DETAIL # NTS



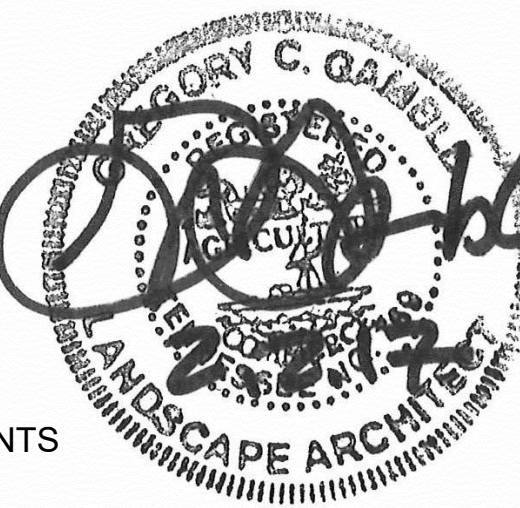
2 UNDERSTORY TREE
L3.0 SECTION
DETAIL # NTS



3 SINGLE TRUNK DECIDUOUS TREE
L3.0 SECTION
DETAIL # NTS



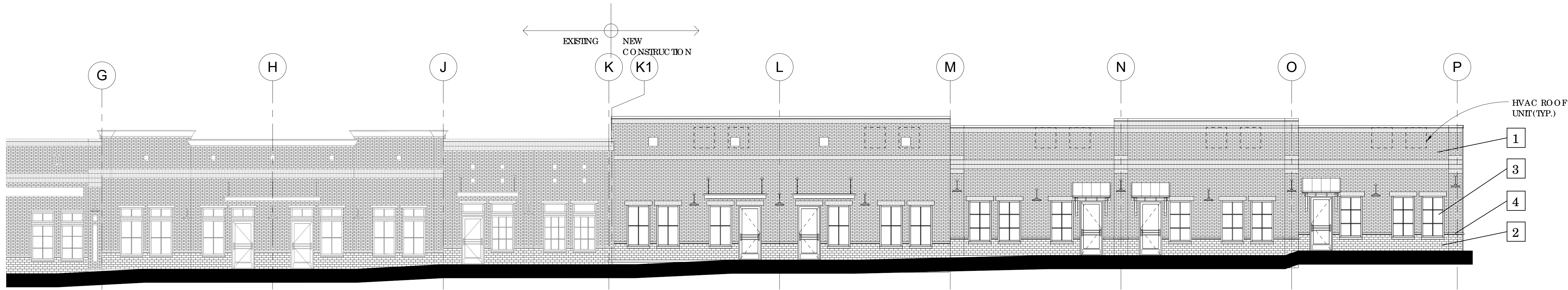
4 UTILITY BOX SCREEN
L3.0
DETAIL # NTS



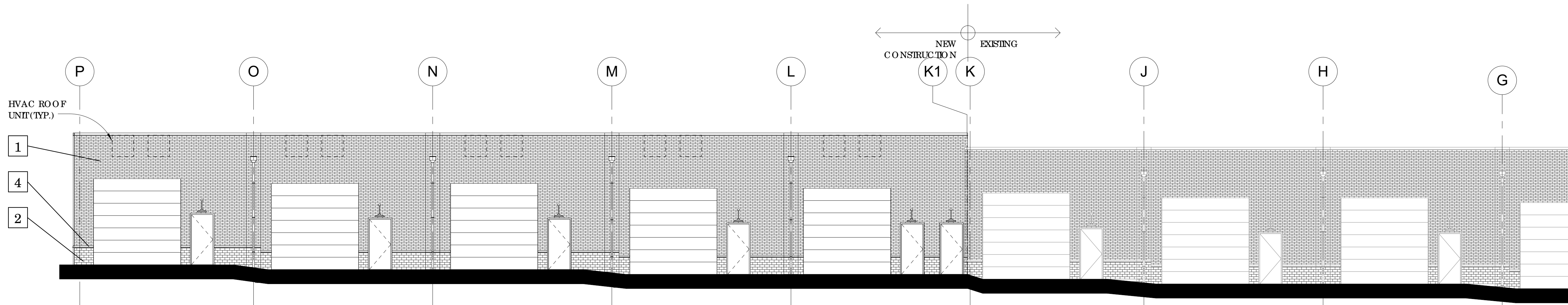
NTS

ISSUED: JANUARY 9, 2017

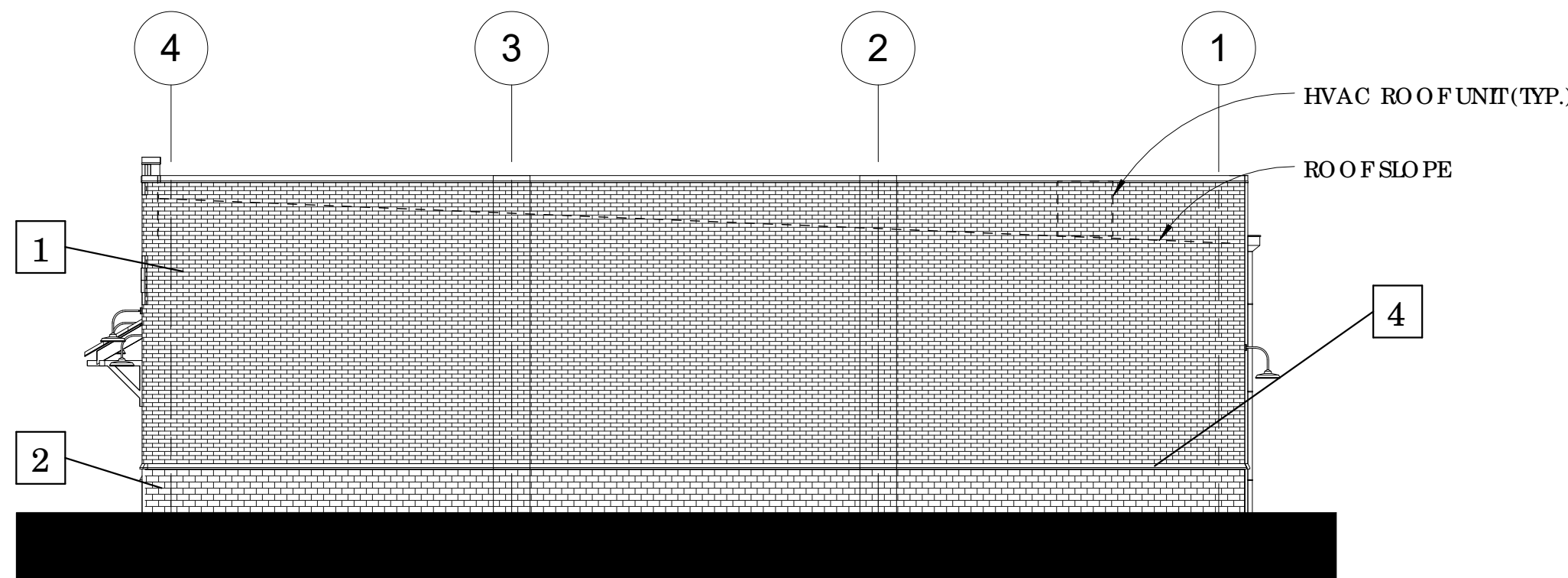
Revision	Date
1	2.2.2017
2	
3	
4	



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

- 1 STANDARD BRICK
- 2 UTILITY BRICK
- 3 ALUM-CLAD, STO REPRO NT WINDOWS
- 4 PRE-CAST CONCRETE SILL

MATERIALS PROPORTION LEGEND

FRONT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	2472 S.F.	N/A
NET AREA OF WALL	2072 S.F.	100%
NET STANDARD BRICK AREA	1812 S.F.	87.5%
NET UTILITY BRICK AREA	260 S.F.	12.5%

BACK ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	2378 S.F.	N/A
NET AREA OF WALL	1501 S.F.	100%
NET STANDARD BRICK AREA	1383 S.F.	92.1%
NET UTILITY BRICK AREA	118 S.F.	7.9%

RIGHT ELEVATION	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	1103 S.F.	N/A
NET AREA OF WALL	1103 S.F.	100%
NET STANDARD BRICK AREA	943 S.F.	85.5%
NET UTILITY BRICK AREA	160 S.F.	14.5%