



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 25, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 25, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklinton.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. [18-0088](#) Approval of the December 14, 2017 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes 12-14-17](#)

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

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [18-0074](#) Berry Farms Town Center PUD Subdivision, site plan, section 6; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [18-0075](#) 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)
4. [18-0076](#) Creekstone Commons PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [18-0077](#) Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
6. [18-0078](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
7. [18-0079](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

8. [18-0080](#) Hurstbourne Park PUD Subdivision, site plan, sections 1-3; accept the landscaping (section 3) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [18-0081](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements. (CONSENT AGENDA)
10. [18-0082](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements for one year. (CONSENT AGENDA)
11. [18-0083](#) Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [18-0084](#) 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)

REZONINGS AND DEVELOPMENT PLANS

13. [18-0039](#) Consideration Of Ordinance 2017-55, To Be Entitled: "An Ordinance To Rezone 0.9 Acres From Specific Development-Residential 10.0 (SD-R 10) District to Specific Development-Residential 11.5 (SD-R 11.5) District For The Property Located South Of West Main Street And East Of 9th Avenue South, 725 West Main Street (Arlington PUD Subdivision)." (01-25-18 FMPC 9-0, 02/13/18 First BOMA Reading 02/13/18 8-0, 03/13/18 2nd BOMA Reading 8-0) THIRD AND FINAL READING

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

Attachments: [MAP Arlington PUD Sub, Rez](#)
[ORD 2017-55- Arlington PUD Sub rezoning with Map.Law Approved](#)
[COF 6599 SDR Rezone Resubmittal](#)

14. [18-0040](#) PUBLIC HEARING: Consideration of Resolution 2017-91, To Be Entitled: "A Resolution Approving A Revised Development Plan For The Arlington PUD Subdivision, For The Property Located South Of West Main Street and East Of 9th Avenue South, 725 West Main Street." (01-25-18 FMPC 9-0, 02/13/18 WS)
- Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Joseph Bryan
- Attachments: [MAP Arlington PUD Sub, DP, Rev 1](#)
 [Res 2017-91--Resolution Arlington PUD Sub DP Rev 1 with Map.Law Approve](#)
 [Arlington PUD Subd DP Rev 1 Conditions of Approval 01 EDIT](#)
 [COF 6600 PUD Revision 1 plan](#)
 [COF 6600 PUD Revision 1 elevations](#)
15. [18-0041](#) Consideration Of Ordinance 2018-01, To Be Entitled: "An Ordinance To Rezone 1.11 Acres From Neighborhood Commercial (NC) District to Office Residential (OR) District For The Properties Located South Of West Main Street And West Of 11th Avenue South, 1101 & 1107 West Main Street." (01-25-18 FMPC 9-0; 02/13/18 1st BOMA 8-0; 03/13/18 2nd BOMA Reading 8-0) THIRD AND FINAL READING
- Sponsors: Ald. Ann Petersen, Emily Hunter and Amy Diaz-Barriga
- Attachments: [MAP W Main Rez](#)
 [ORD 2018-01 1101 and 1107 W Man Rezoning with Map.Law Approved](#)
 [W Main 1101 - Survey](#)
 [W Main 1107 Survey](#)
16. [18-0056](#) Consideration of Ordinance 2018-02, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety (SD-X 2.5/40,536) District To Specific Development Variety (SD-X 0/96,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, (Near 574 And 580 Franklin Road) (Branch Creek Crossing PUD Subdivision, Revision 3)." (01-25-18 FMPC 9-0; 02/13/18 1st BOMA 8-0, 03/13/18 2nd BOMA Reading 8-0) THIRD AND FINAL READING
- Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Josh King
- Attachments: [MAP Branchcreekcrossing.pdf](#)
 [2018-02 ORD Branch Creek rezoning with Map.Law Approved](#)
 [Branch Creek Rezoning Revision 3 - Resubmittal 1.4.2018.pdf](#)

17. [18-0055](#) PUBLIC HEARING: Consideration Of Resolution 2018-04, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision, For The Property Located South Of Moores Lane And East Of Franklin Road, Near 574 And 580 Franklin Road." (01-25-18 FMPC 9-0, 02/13/18 WS)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: [MAP Branchcreekcrossing.pdf](#)
[RES 2018-04 BranchCreekCrossing_with Map.Law Approved](#)
[BranchCreekCrossingDevPlan Conditions of Approval 02](#)
[Layout Branch Creek PUD Revision 3 - Resubmittal 1.4.2018.pdf](#)
[ARCH Branch Creek PUD Revision 3 - Resubmittal 1.4.2018-2.pdf](#)
[Branch Creek PUD Revision 3 - Resubmittal 1.4.2018.pdf](#)

18. [18-0051](#) PUBLIC HEARING: Consideration Of Resolution 2018-03, To Be Entitled: "A Resolution Approving A Development Plan For Wards Mill PUD Subdivision, With 1 Modifications Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Boyd Mill Avenue And West Of Downs Boulevard, 3206 Boyd Mill Avenue." (01-25-18 FMPC 9-0, 02/13/18 WS; 3/13/18 BOMA Public Hearing and Reading Deferred to 4/10/18 BOMA)

Sponsors: Ald. Ann Petersen, Emily Hunter and Brad Baumgartner

Attachments: [Res 2018-03 Wards MillPUD Subd, Dev Plan Map](#)
[2018-03 RES Wards Mill PUD Subd_with Map.Law Approved](#)
[Wards Mill DP Conditions of Approval 01](#)
[Wards Mill PUD Dev Plan Resubmittal 1.4.2018 Dev Plan Layout](#)
[Wards Mill PUD Dev Plan Resubmittal 1.4.2018 Architecture Page](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. [18-0050](#) Cardel Village PUD Subdivision, Final Plat, Creating 20 Detached Residential Lots And 4 Open Space Lots On 6.93 Acres, Located East Of Carlisle Lane And North Of Murfreesboro Road. (CONSENT AGENDA)

Sponsors: Emily Hunter and Brad Baumgartner

Attachments: [Cardell Village PUD Subd FP Map](#)
[Cardell Village FP Conditions of Approval 01](#)
[Final Plat Cardell Village COF Rev Jan 4th Submittal](#)
[Cardel Village FP](#)

20. [18-0085](#) Franklin Park Subdivision, Final Plat, Revision 2, Resubdivision Of Lots 3 And 6 To Create 3 Open Space Lots And 6 Buildable Commercial Lots On 44.45 Acres, Located Near The Intersection Of Carothers Parkway And Interstate 65. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP FranklinPark FP](#)
 [FranklinPark_FP_Conditions of Approval_01.pdf](#)
 [COF 6592 - Franklin Park Revision 2 Plat.pdf](#)

21. [18-0086](#) Liberty Station Subdivision, Final Plat, Creation Of 2 Commercial Lots On 2.66 Acres, Located At The Southeast Intersection Of Liberty Pike And Carothers Parkway. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP LibertyStationFP](#)
 [LibertyStation_FP_Conditions of Approval_01.pdf](#)
 [Liberty Station Subdivision, final plat, lots 1 and 2 - submittal 002.pdf](#)

22. [17-1070](#) Natures Landing Subdivision, Final Plat, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres Located East Of Lewisburg Avenue And West Of Henpeck Lane, At 1093 Lewisburg Pike. (CONSENT AGENDA)

Sponsors: Emily Hunter and Brad Baumgartner

Attachments: [NATURES LANDING Subd FP REV 1 Map](#)
 [Natures Landing FP Rev 1 Conditions of Approval_01](#)
 [T294003_FP_010118=2-signed-signed](#)

23. [18-0038](#) Perry Subdivision, Final Plat, Creating Two Detached Residential Lots, On 1.33 Acres, Located At 903 West Main Street. (CONSENT AGENDA)

Attachments: [MAP Perry Subd FP](#)
 [Perry Subd FP Conditions of Approval_01](#)
 [WILLIAM C. PERRY SUB FINAL](#)

24. [18-0087](#) Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 1, (Lots 431-434 & 495), Revision Of 5 Residential Lot Lines And Floodplain Boundary On 4.97 Acres, Located Within The Stream Valley PUD Subdivision, At 431, 432, 433, And 434 Coffenbury Court And A 3.91 Acre Open Space Lot Behind All Four Lots. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_StreamValleyFP.pdf](#)
[Stream Valley Sec 13 Plat Revision 1 12-20-17 signed.pdf](#)
[Boeh Owner Affidavit \(Signed\).pdf](#)
[SV Sec 13 Conditions of Approval_01.pdf](#)

25. [18-0049](#) Wynfield Village Subdivision, Final Plat, Creating 12 Detached Residential Lots And 1 Open Space Lot On 8.01 Acres, Located At 821 Murfreesboro Road. (CONSENT AGENDA)

Sponsors: Emily Hunter and Brad Baumgartner

Attachments: [Wynfield Village PUD Subd FP Map](#)
[Wynfield Village FP Conditions of Approval_01](#)
[COF 6597 Wynfield Village Final Plat signed](#)

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, December 14, 2017

7:00 PM

Board Room

CALL TO ORDER

- Present** 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr
- Absent** 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

MINUTES

1. Approval of the November 16, 2017 FMPC minutes.

Attachments: [Draft Special FMPC Meeting Minutes 11-16-17](#)
[DRAFT FMPC Minutes November 16-2017](#)

Alderman Petersen moved, seconded by Commissioner Allen, to approve the minutes from November 16, 2017, as presented. The motion carried by the following vote:

- Aye:** 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr
- Absent:** 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, wished everyone Happy Holidays and thanked the Commissioners for their service. She reminded the members to complete their online training course by the end of the year. She also stated that she would email out the date for the FMPC retreat in February.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to approve Items 2-6, and items 13-17 on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

SITE PLAN SURETIES

2. Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for access, drainage and sidewalks improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Through the Green PUD Subdivision, site plan, lot 5; extend the performance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
5. Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Westhaven PUD Subdivision, site plan, section 25; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

LAND USE PLAN AMENDMENTS

7. Consideration Of Resolution 2017-86, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Text And Map Amendment To Envision Franklin For Properties Located At The Southwest and Southeast Quadrants Of The Mack Hatcher Parkway And Franklin Road Intersection." (PUBLIC HEARING)

Attachments: [Location Map](#)
[RES 2017-86 Law Approved](#)
[Graphic Plans](#) [Elevation Studies](#) [Precedent Images and Trails](#)
[Exhibits 17-11-30](#)
[Justification, Description, Meeting Minutes, Comments](#)
[Heritage Foundation Email](#)
[Damon Rogers Email](#)

Chair Hathaway recused himself from Item 7. Vice-Chair Lindsey took over the Chair.

Mr. Andrew Orr stated the Envision Franklin amendment request includes two parcels located southeast and southwest of the Franklin Road and Mack Hatcher Parkway intersection. The two parcels make up 61.8 acres and are zoned Estate Residential. Spencer Creek flows through the property and the land east of the railroad tracks is mostly floodplain. A small amount of floodplain exists on the western parcel, north of Daniel McMahon Lane as well. The historic Creekside Manor is on the property and both parcels are located in the Historic Preservation Overlay.

Envision Franklin designates the site as Conservation Subdivision, which supports single-family residential as the primary use with a minimum of 50% open space preservation. Duplexes and big houses could also be integrated as secondary uses. Institutional uses would be considered and the Farmstead Compound could also be appropriate, but would necessitate additional open space. There is also a detailed Special Consideration for this site that was carried over from the Franklin Road Small Area Plan.

The applicant is requesting to change the design concept from conservation subdivision to Mixed Residential. The big difference is going from a primarily single-family form to a land use that would support townhomes, duplexes, big houses, or single-family all as primary uses for the site. Mixed Residential lends itself to a higher density, urban form and would alter the established character of the corridor. The staff is also concerned about what effect this would have on the 200-acre property directly to the east.

Secondly, the applicant is requesting to create a new Special Consideration for the Mixed Residential Design Concept, which is outlined in the staff report and in the resolution. The staff recommends against compromising the established 150' setback as well as relocating Daniel McMahon Lane, which would need to be studied further.

A neighborhood meeting was held last month and the overwhelming sentiments expressed were to keep the Envision Franklin standards intact.

Mr. Orr stated the staff strongly supports lower intensity uses for this important gateway and keeping the policies in place.

The staff recommended disapproval of Resolution 2017-86.

Vice-Chair Lindsey asked for citizen comments.

The following citizens spoke concerning Item 7:

- 1. Alderman Margaret Martin, 283 Third Ave South, was opposed to Item 7. She urged*

the Commission not to change Envision Franklin and to protect the gateways into Franklin.

2. Mr. Ron Dooley, 213 Franklin Road, was opposed to Item 7. Mr. Dooley stated that the property was not adequate for single family development. He added a copy of the email he had sent. This email has been added to the record.

3. Bill Handel, 111 Harlinsdale Court, was opposed to Item 7. Mr. Handel did not want the high density development.

4. Annabeth Hayes with the Heritage Foundation of Williamson County, 402 Brick Path Lane, was opposed to Item 7. She spoke about preserving the historic areas such as Creekside Manor, Wyatt Hall, and Ropers Knob.

5. Jessica Reeves, 179 Royal Oaks Blvd., was opposed to Item 7. She stated that Mack Hatcher Parkway was the last rural gateway surrounded by National Historic Registry properties.

The Applicant was represented by Dwight Kiser, Kiser + Vogrin Design. Mr. Kiser stated that he appreciated the passion of the citizens. He stated that the citizens of Franklin demand excellence, and that this drives the developer. He stated that Kiser + Vogrin Design is passionate about looking for opportunities to create memorable places and good developments. Mr. Kiser stated that he had advised the property owner this was going to be a "tough row to hoe". This parcel is unique and deserves to have a design solution that the developer and community can be proud of. He stated there is also the opportunity to control both sides of the road. There is the opportunity to increase the safety of Danial McMahon Road. Mr. Kiser wants the opportunity to provide a development that the City will be proud of. The site is impacted by the railroad and is a conservation subdivision. Also, Creekside Manor needs to be saved and is a state of decline. This plan can do that. To make this happen, the Land Use Plan (LUP) needs to be amended to allow townhomes. The LUP has to be changed before the process to discuss this development can be engaged.

Pam Whitson, 803 Fair Street, spoke after the Applicant. Ms. Whitson was opposed to Item 7.

Vice-Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Orr, that Resolution 2017-86 be disapproved because the plan is not appropriate for this property.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried by the following vote (5-0).

**Commissioner Allen moved, seconded by Commissioner Orr, that Resolution 2017-86 be disapproved because the plan is not appropriate for this property.
The motion carried by the following vote:**

Aye: 5 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

Recused: 1 - Chairperson Hathaway

8. Consideration Of Resolution 2017-82, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt An Amendment To The Envision Franklin Design Concepts Map For Multiple Properties Located At The Intersection Of Horton Lane And Boyd Mill Avenue."
(PUBLIC HEARING)

Attachments: [Location Map](#)
[RESOLUTION 2017-82](#)
[Email from resident](#)

Mr. Orr stated that after Envision Franklin was approved, a resident of Horton Lane inquired why her property was in the Recreation Design Concept and not a Residential Design Concept. Staff realized five residential properties located between the Williamson County Soccer Complex and Boyd Mill Avenue were mistakenly added to the Recreation Design Concept. These properties are located between Downs Boulevard and Horton Lane. This was done in error and the properties should be in the Single Family Residential Design Concept, like the surrounding properties.

The staff recommended approval of Resolution 2017-82.

Chair Hathaway asked for citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Allen, that Resolution 2017-82 be approved.

Alderman Petersen stated that the word "recreation" needed to be changed. Mr. Orr noted her recommendation.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-0)

Commissioner Orr moved, seconded by Commissioner Allen, that Resolution 2017-82 be approved. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

REZONINGS AND DEVELOPMENT PLANS

9. *Consideration Of Ordinance 2017-48, To Be Entitled: "An Ordinance To Amend Chapters 3, 5, And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Refine Transitional Features Standards For Infill Development."; Establishing a Public Hearing Date of February 13, 2018. (12-14-17 FMPC 6-0; 01/09/18 WS and First BOMA Reading 8-0)
SECOND of THREE READINGS

Attachments: [2017-48 ORD AS AMENDED Txt Amend Transitional Features.Law](#)
[Approved 2](#)
[2017-48 ORD Txt Amend Transitional Features.Law Approved](#)
[Presentation 12 14 17](#)
[Traditional Conventional Standards Map](#)
[Zoning and Overlay Zoning Map](#)

Ms. Kelly Dannenfelser, Long Range Planning Supervisor, stated this is a text amendment to revise the Transitional Features section of the Zoning Ordinance. This text amendment has been discussed at three joint conceptual workshops through the fall, and the Mayor and the Chair of the Planning Commission have asked for it to be placed on the Planning Commission agenda.

Envision Franklin recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development, and respect the City's unique historic character.

The Transitional Features section in the Zoning Ordinance is meant to help new development blend or fit in with existing development around it. This section was written prior to the more recent pressures for infill development that Franklin is seeing, particularly in Central Franklin.

Staff is recommending the section be expanded to address residential and nonresidential infill to assist with Ordinance interpretation for staff and to provide further clarity for applicants.

The major proposed changes include the following: Referencing Envision Franklin and the Historic District Design Guidelines, Specifically addressing Central Franklin Overlay Districts and Office Residential zoned properties, and Specifying the Planning Department to make the determination whether transitional feature requirements would apply, based on those documents.

Changing the building setbacks from 25% of the average setback on a block face to using the average setback on the block face. For many neighborhoods, there is a consistent setback. The proposed change increases contextual compatibility.

Lot sizes for new lots in Central Franklin or the OR District will be at least 75 percent of existing averages on the same block face.

Lot widths for a new residential lot or a lot zoned OR will be a minimum of 75 percent of the average on the block face. It is currently at 60 percent, so this would be an increase of 15 percent toward more compatible lot widths.

In Central Franklin or the OR District, building height at the front elevation will not exceed a half story above the average height of existing buildings on the same block face. Staff has looked at this requirement further since the last Joint Conceptual Workshop when "at the front elevation" was added. If this Ordinance is considered, staff would like to

propose adding the following language to limit the total overall height because there could be a situation where an applicant proposed a 1 ½ story at the front to meet the requirement, but then propose a 3 story for the remainder. Staff proposes the following language “and shall not exceed an overall height of one-half story above the height at the front elevation.”

Building height at the front elevation of a house will not exceed one half story above the shortest adjacent structure on either side of it. Staff proposes the same language at the end of this requirement: “and shall not exceed an overall height of one-half story above the height at the front elevation.”

The images depict appropriate design solutions for achieving this appearance.

Requirements are proposed that address façade width, foundation height, and use of building form elements so that new development blends with the existing.

For Nonresidential and Mixed-Use locations, the current standard was revised for more clarity to include topography and a viewshed analysis, and two other standards were added that further address balancing of height at intersections when the Planning Commission reviews a project in the height overlay district, as well as transitions at the edges of zoning districts.

The remainder of the text amendment is largely tables that clean up the references to the transitional features section.

Overall, this text amendment helps implement Envision Franklin and its recommendations that building setbacks, building heights, and lot widths should be compatible and strengthen the established neighborhood context.

Ms. Dannenfelser stated that Staff recommended a favorable recommendation to the Board of Mayor and Alderman.

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 9:

- 1. Jessica Reeves, 179 Royal Oaks, spoke In Favor of Item 9 because this would maintain the integrity and character of the Historic District.*
- 2. Annabeth Hayes with the Heritage Foundation of Williamson County, 402 Brick Path Lane, spoke In Favor of Item 9. She stated that new construction should complement the existing historic structures.*
- 3. Pam Whitson, 803 Fair Street, spoke In Favor of Item 9.*

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Lindsey, that Ordinance 2017-48 be recommended to the Board of Mayor and Aldermen for approval.

The following discussion ensued:

Alderman Petersen asked if this was just for Central Franklin.

Ms. Dannenfelser stated this would affect the entire city with certain requirements for

Central Franklin.

Alderman Petersen stated that she needed a list of those requirements for Central Franklin.

Commissioner Allen stated that each neighborhood has its own history. She stated that it is necessary to look at the infill for each neighborhood on a case-by-case basis.

Alderman Petersen stated that Central Franklin, the 15-block area, and areas such as the Adams Street area have different requirements. She stated that many homes had been built in the last 30 years, such as in her neighborhood, where there are one-story homes next to 2.5-story homes. She stated that she did not want the area to look like some areas of Nashville where the transition was extreme. Alderman Petersen also stated that the foundation heights for some homes do not need to be eighteen inches above the ground. This is too high for residents with mobility issues.

Ms. Hunter stated that the foundation height would be addressed in the new Zoning Ordinance.

Alderman Petersen stated there is a difference between "traditional" and "conventional". She referred to some of the chart tables where there were notes. She referred to the Zoning Ordinance in the Character Overlay section, stating that some areas needed more detail, while other areas needed less. Alderman Petersen stated that she was concerned about the amount of regulations.

Ms. Hunter stated the current Zoning Ordinance allows for a 25% increase in building height. This can be very limiting, and in some cases, may not even come to a full half story. This would help to expand and clarify that one could go one half story or higher. This amendment would help Staff implement this.

Commissioner McLemore stated that she supported the amendment and thought it would make a big difference. She stated she had seen several homes that were not compatible. Commissioner Allen stated that there are some "monstrosities".

Alderman Petersen asked about the 25% height increase limit.

Ms. Hunter confirmed this. Alderman Petersen asked if this was a Codes issue.

Ms. Hunter stated that this was a City issue and that several departments review the plans together. This especially applies when a homeowner finds out they can only build a one-story home because of the 25% height increase limitation. The current Transitional Features section does not clarify where this is to be applied. This is why the Central Franklin special area has been included.

Alderman Petersen stated that current neighborhoods are definitely not transitional but it has worked.

Ms. Hunter stated that it references Envision Franklin where there are established and transitional neighborhoods, which are close to Downtown Franklin. This will help to clarify where to apply the requirements.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote: (6-0).

Alderman Petersen stated she voted to recommend Item 9, but still had concerns.

Commissioner McLemore moved, seconded by Commissioner Lindsey, that Ordinance 2017-48 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

10.

*Consideration Of Ordinance 2017-52, To Be Entitled: "An Ordinance To Rezone 188.28 Acres From Estate Residential (ER) District To Civic And Institutional (CI) District For The Property Located East Of I-65 And West Of The Harpeth River, Southeast Municipal Complex." Establishing a Public Hearing Date of February 13, 2018. (12-14-17 FMPC 6-0, 01/09/18 WS and First BOMA Reading 8-0) SECOND of THREE READINGS

Attachments: [MAP_SEMunicipalComplex.pdf](#)

[ORD 2017-52 CI Zone SE Municipal Complex_with Map.Law Approved](#)

[SE Municipal Complex REZONING 17_9_29.pdf](#)

Mr. Josh King, Principal Planner, stated the City acquired this 188-acre parcel to support future Civic and Institutional uses in the southeast quadrant of the City. Development of this area is pursuant to a separate master plan approved by the Board of Mayor and Alderman. This property is in Envision Franklin's Recreation Design Concept, which supports new institutional uses.

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

Chair Hathaway asked for citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Lindsey, that Ordinance 2017-52 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen asked if this was where the pond was located. Staff stated that it was not.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-0).

Commissioner Allen moved, seconded by Commissioner Lindsey, that Ordinance 2017-52 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 11 South Subdivision, Preliminary Plat, Creating 4 Single-Family Lots And 1 Open-Space Lot On 1.52 Acres, Located At 155 11th Avenue South.

Attachments: [11 South, PP, Map](#)
[11 South PP Conditions of Approval 01](#)
[11 SOUTH Sub PP Plat](#)

Mr. Joseph Bryan, Planner, stated the site is located off of 11th Avenue South between West Main Street and Natchez Street. The applicant is seeking to subdivide the property into four single-family residential lots. The property is 1.52 acres and is zoned R-6. The Envision Franklin Land Use Plan places this parcel into the "Compact Residential" design concept, which stipulates that future infill be no higher than two stories. A site plan will be submitted once architectural concepts have been created.

Staff recommended Approval, with conditions.

Chair Hathaway asked for citizen comments.

The Applicant was represented by Steven Clifton, Clifton & King, LLC. Mr. Clifton stated he was available to answer any questions.

Mr. John Faccia, 1051 West Main Street, was opposed to Item 11. Mr. Faccia stated that he was concerned about a loss of privacy. He would like to see a buffer with added greenery to protect the existing properties.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Alderman Petersen, that Item 11 be approved.

The following discussion ensued:

Commissioner Allen asked how adding four new homes was going to fit in or coexist with the existing homes. She was concerned that the existing homes would not be left with any privacy.

Mr. Clifton stated the tree preservation plan and landscape requirements would be met.

Alderman Petersen asked what would be required for the landscape or buffering.

Ms. Hunter stated that there is no requirement for a buffer because all of these are single family homes. She stated that the preliminary plat met the Zoning Ordinance requirements.

Alderman Petersen and Ms. Hunter discussed the homes across the street on Park Street.

Commissioner McLemore asked where the entrance for the homes would be.

Mr. Clifton stated that the entrance is on 11th Ave South.

Alderman Petersen stated she was concerned that these homes would be looking down on someone's back yard.

Commissioner Allen asked to confirm that one lot would be divided into four lots.

Mr. Clifton confirmed that 2 current lots would be divided into four lots.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (5-1). Commissioner Allen voted against the item.

Commissioner Orr moved, seconded by Alderman Petersen, that Item 11 be approved. The motion carried by the following vote:

Aye: 5 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, and Commissioner Orr

No: 1 - Commissioner Allen

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

- 12.** Franklin Park Subdivision, Preliminary Plat, Revision 1, Consolidating 2 Lots And Re-Subdividing Into 9 Lots, On 29.1 Acres, Located At The Intersection Of Tower Circle And East McEwen Drive.

Attachments: [Franklin Park, PP, Rev 1 MAP](#)

[Franklin Park PP Rev 1 Conditions of Approval](#)

[Franklin Park Preliminary Plat](#)

Mr. Josh King, Planner, stated this preliminary plat revision identifies the lot for the 10.65 acre Parkland Dedication requirement and identifies the number of lots for future development. Lot lines may move slightly as site plans and final plats are submitted for each future lot of development.

Staff recommended Approval, with conditions.

Chair Hathaway asked for citizen comments. There were none.

The Applicant was represented by Wes Magill, Ragan Smith. Mr. Magill stated they were agreement with Staff recommendations and he was happy to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner Orr, that Item 12 be approved.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-0).

Commissioner Lindsey moved, seconded by Commissioner Orr, that Item 12 be approved. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Absent: 3 - Commissioner Gregory, Commissioner Franks, and Commissioner Harrison

13. Highlands at Ladd Park, Final Plat, Section 37, Creating 29 Detached Residential Lots And 4 Open Space Lots On 18.01 Acres, Located Southwest Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [Highlands at Ladd Park FP Sec 37 Map](#)
[Highlands at Ladd Park FP Sec 37 Conditions of Approval_01](#)
[Highlands at Ladd Park PUD Subdivision, Final Plat, Section 37 - submittal 002](#)

This Planning Item was approved.

14. McEwen Drive Right-Of-Way, Final Plat, Deeding 1.26 Acres For McEwen Drive, Located North Of Clovercroft And North Of Herbert Drive. (CONSENT AGENDA)

Attachments: [Mcewen Drive ROW Addition FP Map](#)
[McEwen Drive ROW Addition FPConditions of Approval_01](#)
[2017.11.30 MCEWEN ROW PLAT](#)

This Planning Item was approved.

15. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 3 (Lot 301), Resubdividing Lot 301 Into 2 Lots, On 4.875 Acres, Located At The Intersection of Aspen Grove and West McEwen Drive, 1130 West McEwen Drive. (CONSENT AGENDA)

Attachments: [McEwen Place PUD Sub, FP, Sec 3, Rev 3 Map](#)
[McEwen Place FP Conditions of Approval](#)
[McEwen-PLace Lot301 FP](#)

This Planning Item was approved.

16. Rucker Park PUD Subdivision, Site Plan, Phase 2, 6 Attached Residential Units And 1 Open Space Lot, On 0.48 Acres, Located At 117 Rucker Avenue. (CONSENT AGENDA)

Attachments: [MAP 6496 Rucker Park Phase 2 SP](#)
[6496 Rucker Park_SP_Ph2_Conditions of Approval_01](#)
[Rucker Park PUD Subdivision, Site Plan, Revision 1 Resubmittal Set 11.30.2017](#)

This Planning Item was approved.

17. Wild Duck Realty PUD Subdivision, Final Plat, Revision 7 (And Formally Lot 4 Of The Anand Subdivision), Consolidating Two Lots, On 5.64 Acres, Located At The Intersection Of Hospitality Drive and Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Wild Duck Subd, FP, Rev 7 Map](#)
[Wild Duck FP Conditions of Approval](#)
[Wild Duck Subd FP rev 7](#)

This Planning Item was approved.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

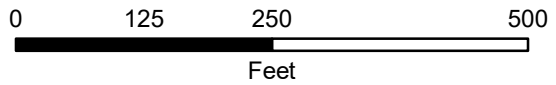
There being no further business, the meeting adjourned at 8:02 p.m.

Chair, Mike Hathaway

ARLINGTON PUD SUBDIVISION, REZONING,
(ORDINANCE 2017-55)
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/25/2018

Project Information
 Existing Zoning: Specific Development Residential (SD-R 10.0)
 Proposed Zoning: Specific Development Residential (SD-R 11.5)
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential
 Character Areas: CFCO-3, CFCO-7
 Development Standard: Traditional
 Other Overlays: HPO, FFO
 Site Acreage: 0.9 acres

- | | |
|---|---|
|  Arlington PUD |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 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 herein.
 All data and materials (c) copyright 2016. All rights reserved.

ORDINANCE 2017-55

TO BE ENTITLED, "AN ORDINANCE TO REZONE 0.9 ACRES FROM SD-R 10.0 DISTRICT TO SD-R 11.5 DISTRICT FOR THE PROPERTY LOCATED SOUTH OF WEST MAIN STREET AND EAST OF 9TH AVENUE SOUTH, 725 WEST MAIN STREET (ARLINGTON PUD SUBDIVISION)."

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the SD-R 11.5 district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-91, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **SD-R 10.0** District to **S** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078C-022.00	0.9
Total	0.9

Commencing from a point of the north westerly most corner of the property conveyed to Crews West Main, L.L.C. Property is also recorded as Parcel 22, on Tax Map 78C, Group J with the Register's Office of Williamson County, Tennessee, and being more particularly described according to a survey by Wilson & Associates, P.C. dated 8-7-15 as follows:

Thence N 55°00'00.00" E a distance of 93.03 feet to a point, thence S 35°14'23.23" E a distance of 459.44' E to a point, thence N 85°07'44.95" W a distance of 121.60' to a point, thence N 35°14'39.52" W a distance of 381.48' to the POINT OF BEGINNING, containing 39,108 square feet or 0.9 acres of land, more or less.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

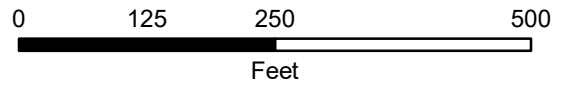
PASSED SECOND READING:

PASSED THIRD READING:

ARLINGTON PUD SUBDIVISION, REZONING,
 (ORDINANCE 2017-55)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/2018

Project Information
 Existing Zoning: Specific Development Residential (SD-R 10.0)
 Proposed Zoning: Specific Development Residential (SD-R 11.5)
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential
 Character Areas: CFCO-3, CFCO-7
 Development Standard: Traditionall
 Other Overlays: HPO, FFO
 Site Acreage: 0.9 acres

- | | |
|---|---|
|  Arlington PUD |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 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 herein.
 All data and materials (c) copyright 2016. All rights reserved.

The Arlington at West Main

SD-R Rezone

COF Project # 6599

725 West Main Street

Being Parcel 22 on Tax Map 78C, Group J

Franklin, Williamson County, Tennessee

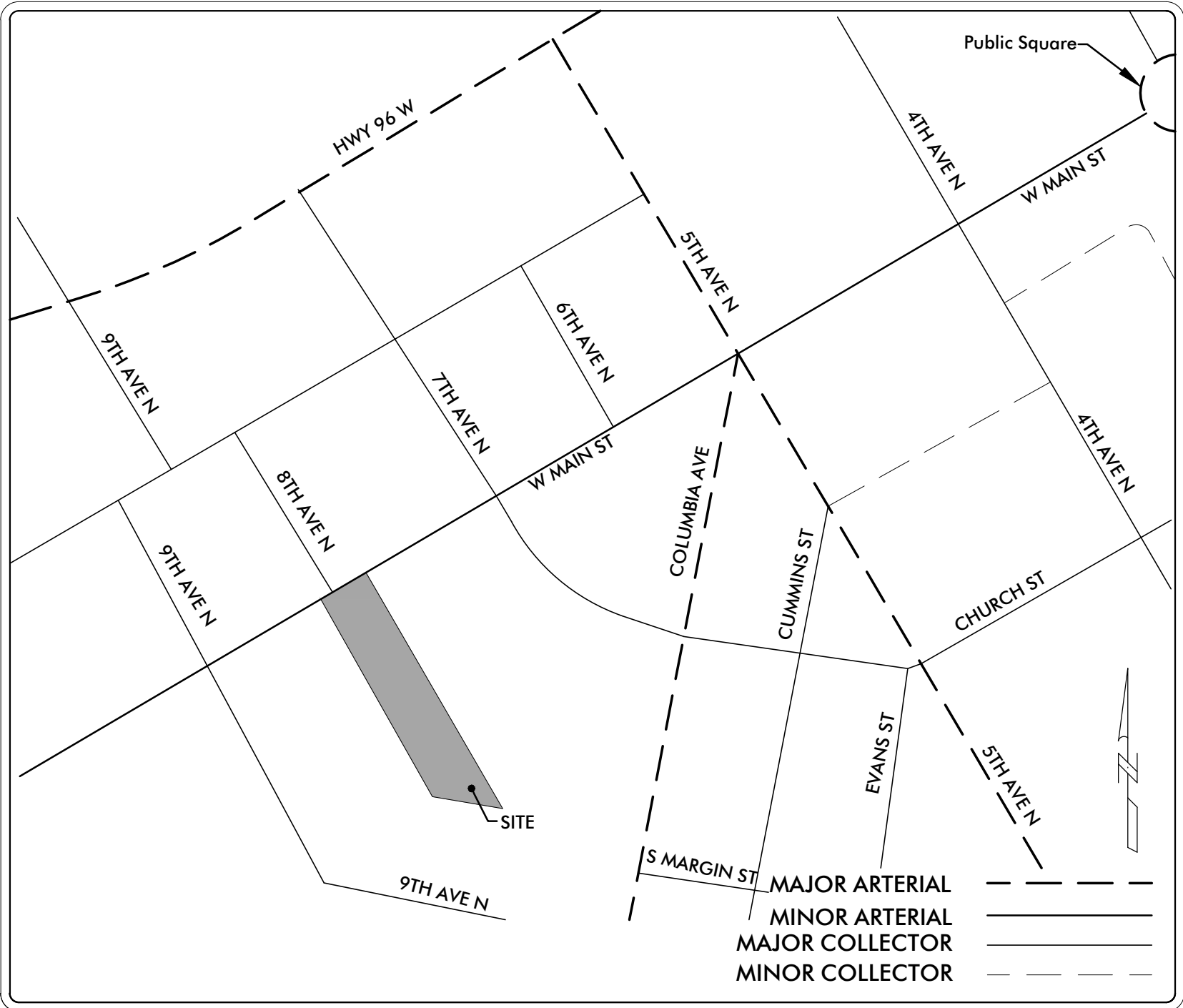
TOTAL AREA = 0.9 ACRES

Date: December 7, 2017

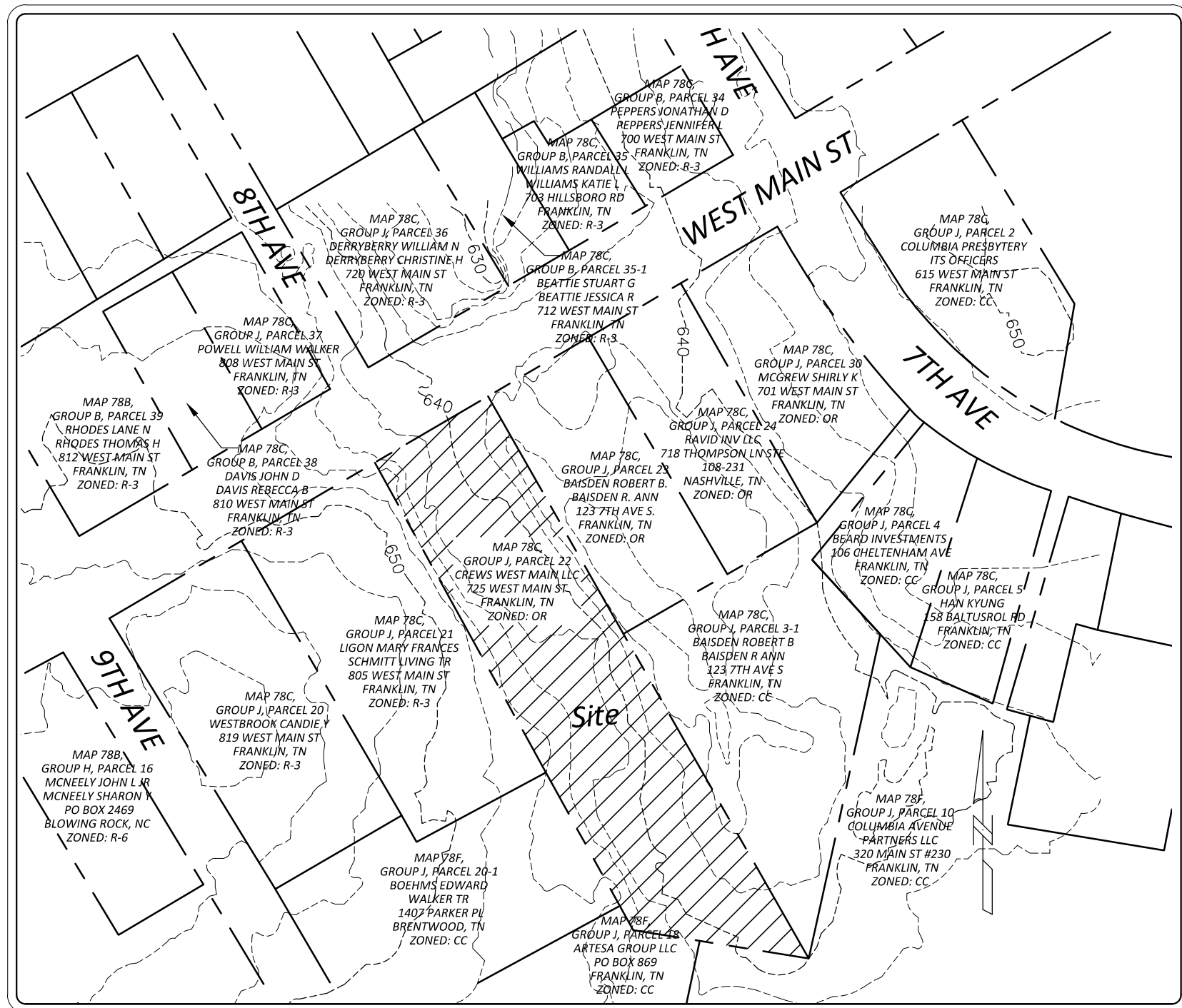
Sheet Schedule

C0.0 Notes & Project Standards

C1.0 Overall Existing Conditions Plan



LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1" = 100'

Electric Service
Middle Tennessee Electric Membership Corporation 2156 Edward Curd Lane Franklin, Tennessee 37067 615.794.1102
Gas Service
Piedmont Natural Gas www.piedmontng.com
Water Service
City of Franklin Water and Sewer 124 Lumber Dr. Franklin, Tennessee 37064 615.794.4554
Sewer Service
City of Franklin Water and Sewer 124 Lumber Dr. Franklin, Tennessee 37064 615.794.4554
Utility Location
Tennessee One-Call 800.351.1111

Property Information
725 West Main St. Franklin, TN 37064 Tax Map 78C Group J, Parcel 22 Zoned: SDR-10
Owner
D9 Arlington, LLC 2300 Foxhaven Drive Franklin, TN 37069 Contact: Bernie Butler 615.419.6933 berniebutler@comcast.net
Developer
Bernie Butler D9 Development, LLC 131 Third Avenue North Franklin, TN 37064 615.419.6933 berniebutler@d9development.com

Civil Engineer
Dale & Associates (Adam Seger, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166 Contact: Adam Seger adam@daleandassociates.net
Survey Provided by
Wilson and Associates, P.C. 108 Beasley Drive Franklin, TN 37064 615.794.2275
Architect
Studio 8 Design 714 Eighth Avenue South Nashville, TN 37203 615.250.8150 Contact: Anna Ruth Kimbrough arkimbrough@s8-design.com
Landscape Architect
Design Studio 908 High Point Ridge Franklin, TN 37069 615.218.8118 Contact: Jason Goddard jgoddard@designstudioplan.com

Site Data	
PROJECT NAME:	The Arlington at West Main
CITY OF FRANKLIN PROJECT #	6599
ACREAGE OF SITE/PROJECT AREA:	39,108 S.F. / 0.9 AC
SUBDIVISION:	Plan of Hincheyville Subdivision
LOT NUMBER:	6
ADDRESS:	725 West Main Street
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	4
EXISTING ZONING & CHARACTER OV:	SD-R 10.00 / CF-CO -3, CF-CO-7
PROPOSED ZONING:	SD-R 11.50
OTHER APPLICABLE OVERLAYS:	HPO/Downtown Franklin Local Historic District
APPLICABLE DEVELOPMENT STANDARDS:	Traditional (Downtown Core)
HISTORIC BUILDINGS WITHIN 500':	St. Paul's Episcopal Church (700')
LAND USE:	10 Multi-Family Units
DENSITY:	11.5 Unit/Acre
MINIMUM REQUIRED SETBACK LINES:	
FRONT AND STREET:	15'
SIDE YARD:	5'
REAR YARD:	5'
BUILDING FOOTPRINT:	Existing - 3,240 SF Proposed - 16,311 SF
BUILDING SQUARE FOOTAGE:	Existing - 7,476 SF Proposed - 30,738 SF
BUILDING HEIGHT:	2 Stories Proposed
*PARKING REQUIREMENTS:	4 Units x 3 Bedrooms= 4 x 3 Spaces= 12 Spaces 6 Units x 2 Bedrooms= 6 x 2.5 Spaces= 15 Spaces
MINIMUM LANDSCAPE SURFACE	Required Parking 27 Spaces Proposed Parking 27 Spaces 0.1 of Total Site

*The project proposes 10 units, which will require a Parkland Dedication fee during the final plat process. The area calculation for the fee is as follows:
10 Units x 1,200 SF = 12,000 SF

Site Description

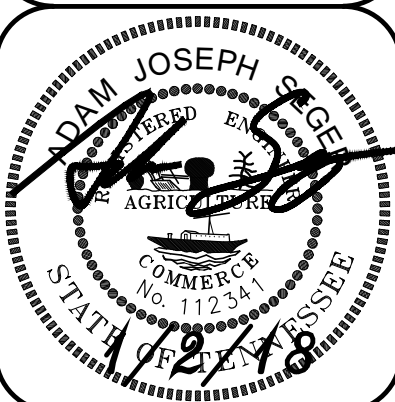
The Arlington at West Main site is located within the Office Residential zoning district and within the CF-CO-3 and CF-CO-7 character area and HPO overlay areas. The development scope includes demolition of the existing apartment buildings currently located on the property and the construction of high-end multi-family units to be named The Arlington at West Main. We are planning to construct and entirely new and modern building that is more in keeping with the updated fabric of downtown Franklin and in compliance with the traditional, downtown core development standards, the CF-CO-3 and CF-CO-7 character area design standards, and the HPO overlay design guidelines. The future use will achieve this with the installment of these high end condominiums. Stairs and elevators providing access to all floors and outside porches and sitting areas will be built. The building will also have a driveway with a garage entrance to underground parking.

Drawing Date:
December 7, 2017

Revisions:

1/2/2018
DRT Comments

The Arlington at West Main
SDR Rezone
Being Parcel 22 on Tax Map 78C, Group J
725 West Main St.
Franklin, Williamson County, Tennessee



PERMITS:

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #15153
The Arlington at
West Main

C0.0

Sheet 1 of 2

Notes & Project Standards

**Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102**

Piedmont Natural Gas
www.piedmontng.com

City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

725 West Main Street
Franklin, TN 37064
Tax Map 78C Group J, Parcel 22
Zoned: SDR-10

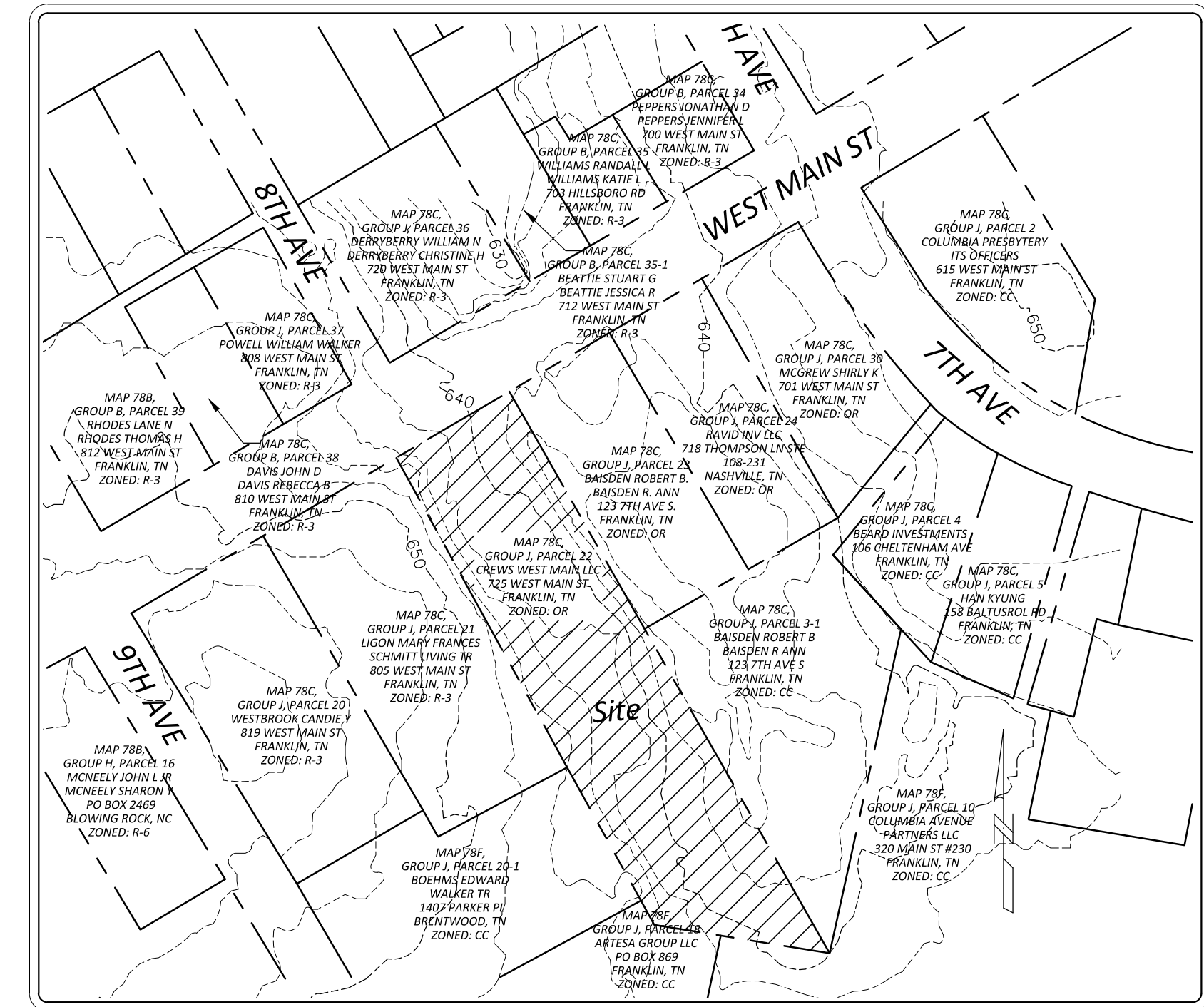
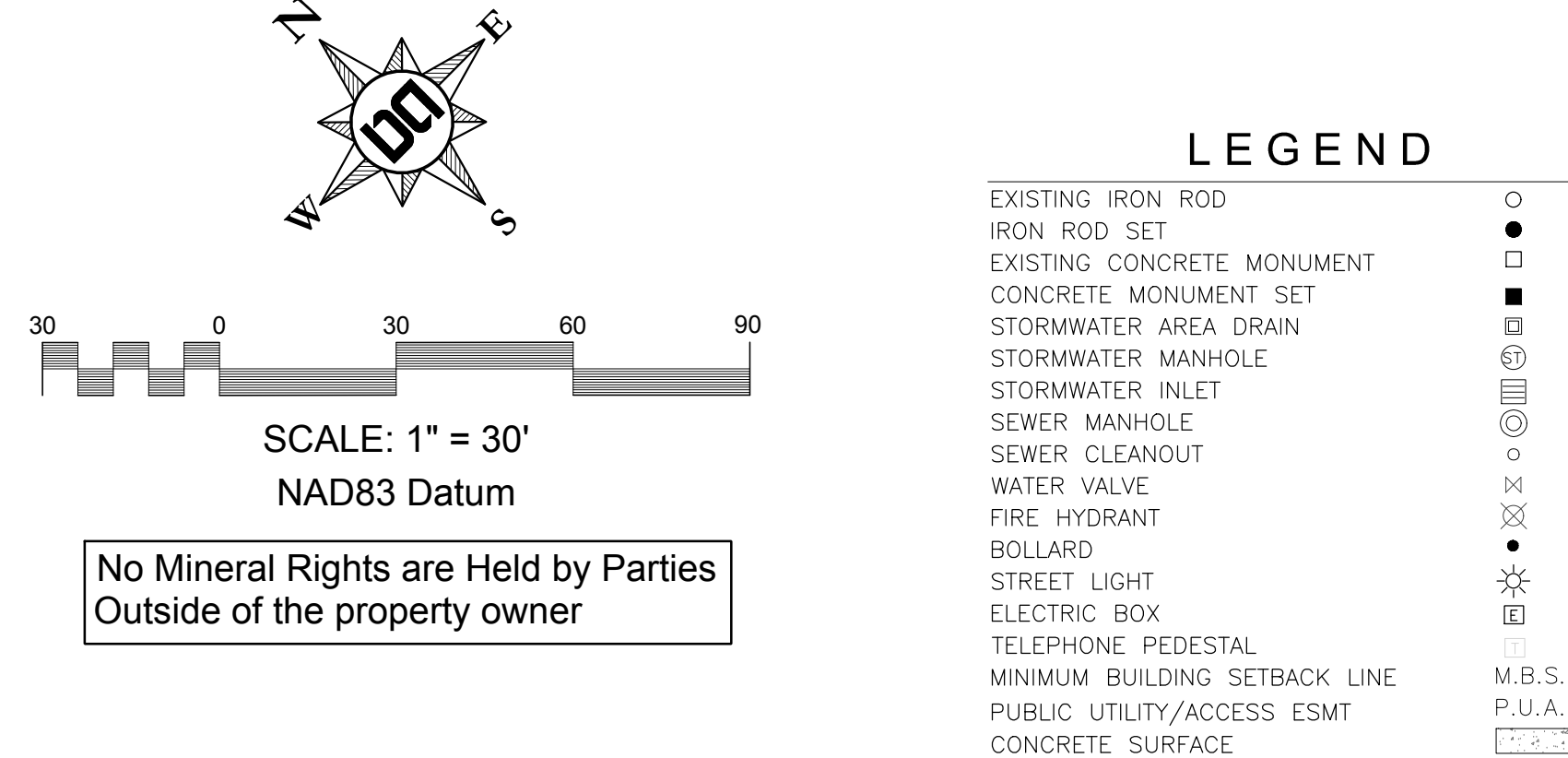
D9 Arlington, LLC
2300 Foxhaven Drive
Franklin, TN 37069
Contact: Bernie Butler
615.419.6933
berniebutler@comcast.net

Bernie Butler
D9 Development, LLC
131 Third Avenue North
Franklin, TN 37064
615.419.6933

Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Wilson and Associates, P.C.
108 Beasley Drive
Franklin, TN 37064
615.794.2275

A Portion of This Property does Lie Within a
Flood Hazard Area as Depicted on the
Preliminary Flood Insurance Rate Maps (FIRM)
Number 47187C0211G. Dated December 22,
2016



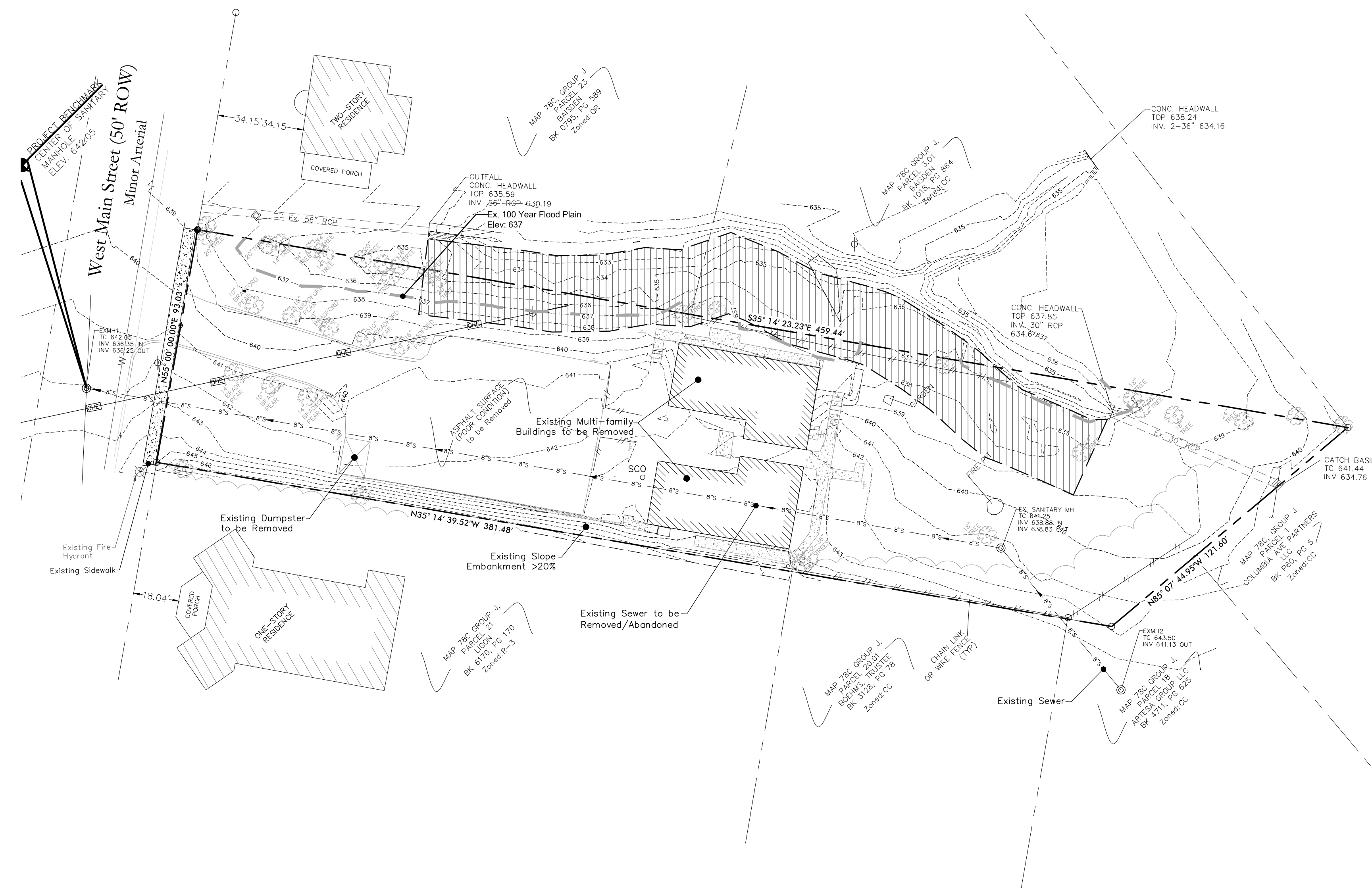
Commencing from a point of the north westerly most corner of the property conveyed to Crews West Main, L.L.C. Property is also recorded as Parcel 22, on Tax Map 78C, Group 1, with the Register's Office of Williamson County, Tennessee, and being more particularly described according to a survey by Wilson & Associates, P.C. dated 8-7-15 as follows:

Thence N 55°00'00.00" E a distance of 93.03 feet to a point, thence S 35°14'23.23" E a distance of 459.44' E to a point, thence N 85°07'44.95" W a distance of 121.60' to a point, thence N 35°14'39.52" W a distance of 381.48' to the POINT OF BEGINNING, containing 39,108 square feet or 0.9 acres of land, more or less.

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department, the anticipated maximum domestic flow demand for this development is 3,000 GPD.
- Increased runoff is anticipated on existing storm infrastructure, therefore stormwater structures for treatment and detention are proposed and a stormwater management plan is required. Footprint of proposed improvements to site is greater than 10,000 SF of disturbed area with increase in impervious surface greater than 5,000 SF (Final ISR Forthcoming)
- The site will have its main access off of West Main St. (Minor Arterial), approximately 250' West of the intersection with 7th Ave. S. (Major Collector). Peak Traffic Flows shown below (Based on ITE Trip Generation Handbook, 8th Edition):

AM In = 1 Trip/hr	PM In = 3 Trips/hr
AM Out = 4 Trips/hr	PM Out = 2 Trips/hr

The Trips shown above would have a negligible impact to the existing streets.
- Site is located approximately 2,500' from the nearest Fire Department, and 700' from the nearest police department.
- The Site will be served by a Fire Sprinkler system, and is within 10' of the nearest fire Hydrant west the northwest corner of the property. Fire Flow information is provided.
- Refuse/Sanitation collection facilities will be located within the parking garage of the proposed development and will be collected via private waste management service.



Drawing Date:
December 7, 2017

Revisions:
1/2/2018
DRT Comments

The Arlington at West Main
SDR Rezone
Being Parcel 22 on Tax Map 78C, Group J
725 West Main St.
Franklin, Williamson County, Tennessee



(PERMITS:

Dale & Associates
316 Taylor Place
Arlington, VA 22204
(610) 277-5166

D&A Project #15153
The Arlington at
West Main

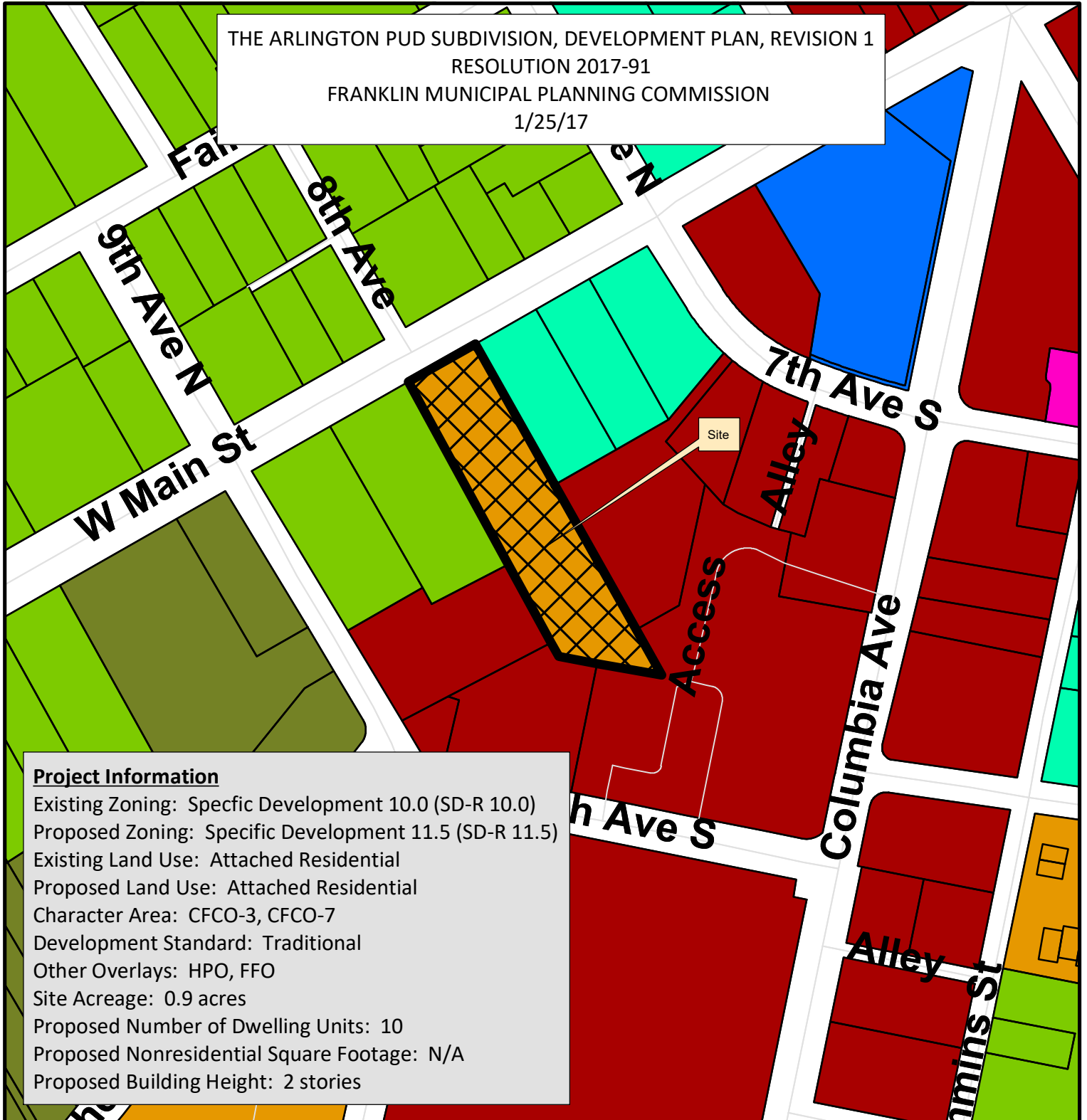
C1.0

Sheet 2 of 2

D&A Project #15153
The Arlington at
West Main

C1.0
Sheet 2 of 2

THE ARLINGTON PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
 RESOLUTION 2017-91
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/17



Project Information
 Existing Zoning: Specific Development 10.0 (SD-R 10.0)
 Proposed Zoning: Specific Development 11.5 (SD-R 11.5)
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential
 Character Area: CFCO-3, CFCO-7
 Development Standard: Traditional
 Other Overlays: HPO, FFO
 Site Acreage: 0.9 acres
 Proposed Number of Dwelling Units: 10
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Arlington | 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 |

N

0 125 250 500

Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
 All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2017-91

TO BE ENTITLED: “A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR THE ARLINGTON PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF WEST MAIN STREET AND EAST OF 8TH AVENUE SOUTH, 725 WEST MAIN STREET.”

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); and

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2016-22 on August 23, 2016, and originally approved a Development Plan for the subject property as part of Resolution 2016-32 on August 8, 2016; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2017-91, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15); and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2017-55.

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, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
078C-022.00	0.9
Total	0.9

Commencing from a point of the north westerly most corner of the property conveyed to Crews West Main, L.L.C. Property is also recorded as Parcel 22, on Tax Map 78C, Group J with the Register's Office of Williamson County, Tennessee, and being more particularly described according to a survey by Wilson & Associates, P.C. dated 8-7-15 as follows:

Thence N 55°00'00.00" E a distance of 93.03 feet to a point, thence S 35°14'23.23" E a distance of 459.44' E to a point, thence N 85°07'44.95" W a distance of 121.60' to a point, thence N 35°14'39.52" W a distance of 381.48' to the POINT OF BEGINNING, containing 39,108 square feet or 0.9 acres of land, more or less.

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 Arlington PUD Subdivision are as follows:

Entitlements	The Arlington
Original Base Zone District Requested Base Zone District	SD-R 10.0 SD-R 11.5
Character Area Overlay	CFCO-3, CFCO-7
Other Zoning Overlays	HPO, FFP
Development Standard	Traditional
Number of Dwelling Units	10
Number of Nonresidential Square Footage	n/a
Number of Hotel Rooms	n/a
Connectivity Index	n/a
Open Space Requirements	n/a
Number of Phases in Development	1
Original Development Plan Approval	Resolution No. 2016-32 Date of approval: 8-8-2016
Approved Modification of Development Standards	MOS 1 Residential Building Length
Development Plan Revision Number	1

SECTION IV: That the Revised 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 this Resolution shall take effect from and after the passage of Ordinance 2017-55, on third 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:

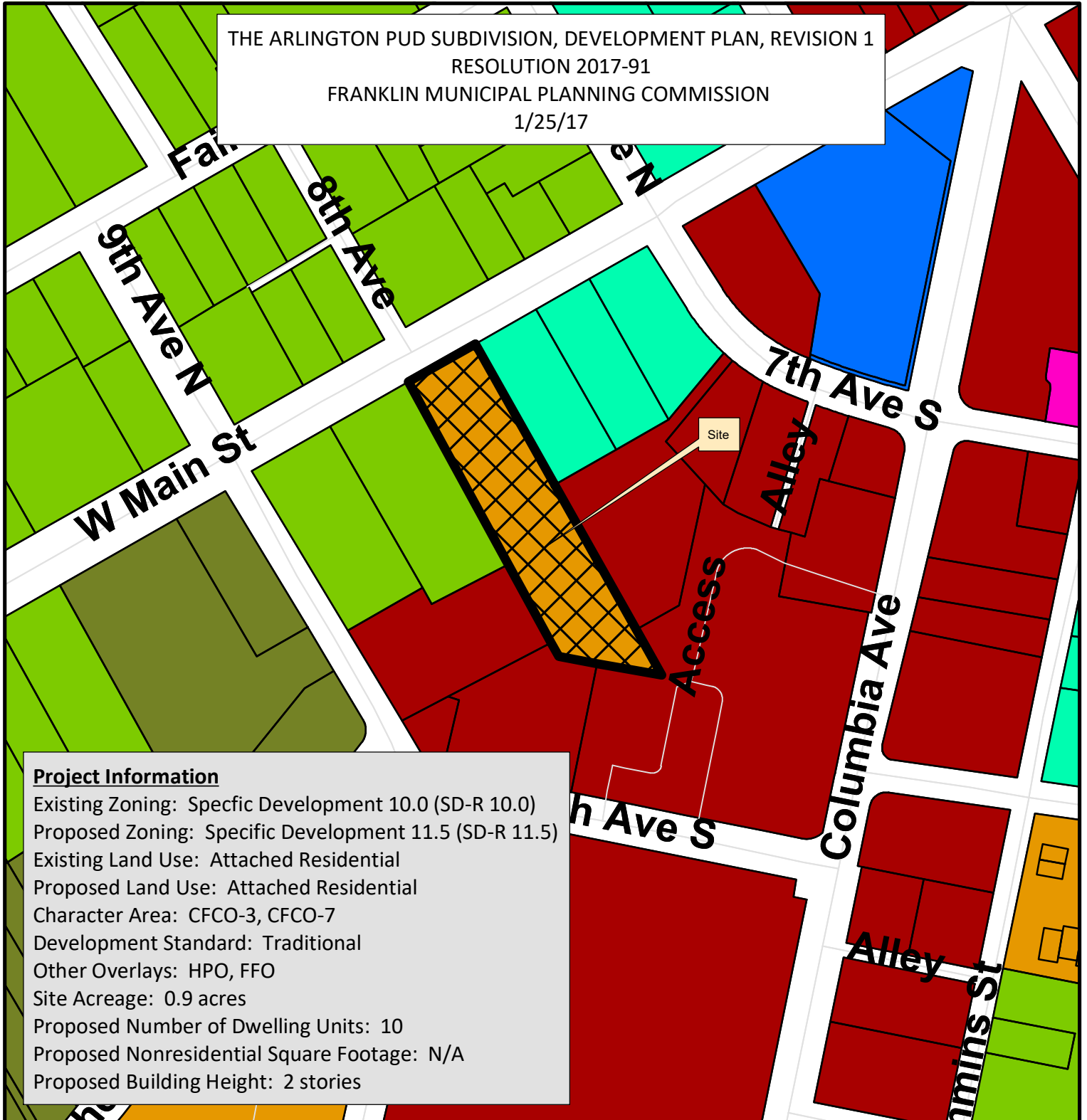
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

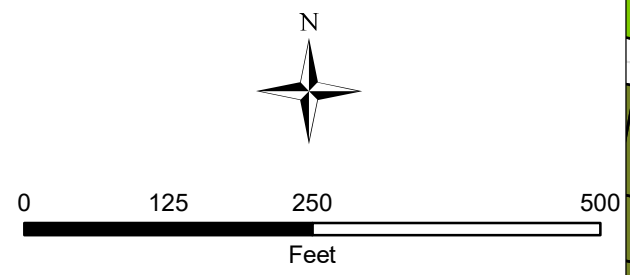
PUBLIC HEARING AND BOMA APPROVAL:

THE ARLINGTON PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
 RESOLUTION 2017-91
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/17



Project Information
 Existing Zoning: Specific Development 10.0 (SD-R 10.0)
 Proposed Zoning: Specific Development 11.5 (SD-R 11.5)
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential
 Character Area: CFCO-3, CFCO-7
 Development Standard: Traditional
 Other Overlays: HPO, FFO
 Site Acreage: 0.9 acres
 Proposed Number of Dwelling Units: 10
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Arlington | 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 herein. All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 11

Engineering - PUD Plan Checklist

General Issues

21. B. General Information

lance.fittro@franklinton.gov Construction phasing / staging areas are to be addressed in detail at the Site Plan stage such that the proposed development remains constructable without compromising the stream, stream buffer, or relocated sanitary sewer. Self-imposed site constraints due to the intensity of proposed development shall not be construed as a basis for compromising City standards during construction.

mtaylor@s8-design.com Noted for Site Plan Review.

lance.fittro@franklinton.gov Construction phasing / staging areas are to be addressed in detail at the Site Plan stage such that the proposed development remains constructable without compromising the stream, stream buffer, or relocated sanitary sewer. Self-imposed site constraints due to the intensity of proposed development shall not be construed as a basis for compromising City standards during construction. This comment to remain open to be addressed with the Site Plan, but **does not hinder approval of the Development Plan.**

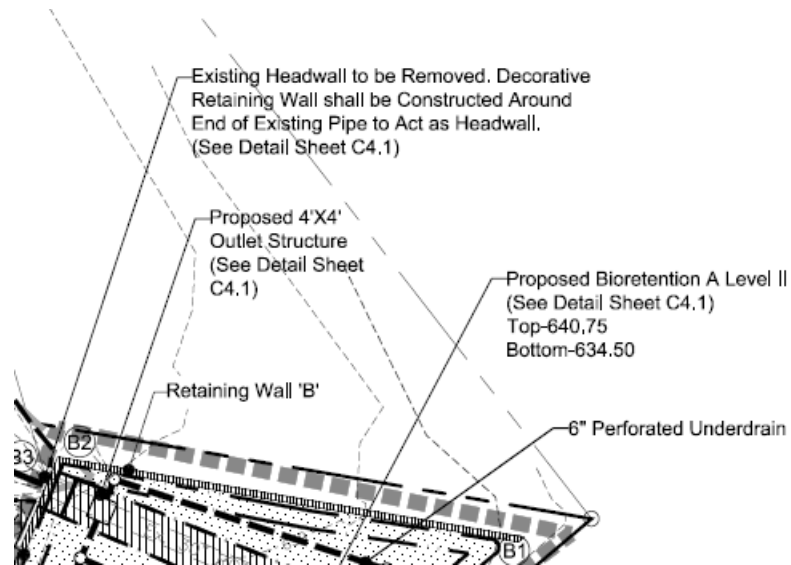
23. H. Stormwater Management Plan

lance.fittro@franklinton.gov Revise note to read, "Prior to buffer enhancement, the buffer area shall be aerated to offset any compaction impacts that have occurred during construction."

As a condition of approval of the buffer encroachment during construction discussed in the meeting on 10/4/16, add a note outlining what type of buffer disturbance will be taking place within the buffer and what types of construction impacts will be occurring in these areas. Include details of how the existing headwall is to be removed and replacement headwall and footer are to be constructed.

mtaylor@s8-design.com The "Zone 1 Buffer Note" on Sheet C4.0 has been revised accordingly.

lance.fittro@franklinton.gov Applicant shall provide the Detail Sheet C4.1 which is referenced twice on C4.0 but does not appear in the submitted plan set.



Fire-Planning

The Arlington at West Main - submittal 001.pdf

1. Fire Protection

geoffw@franklinn.gov	Please provide the results a full fire demand flow test (two hydrant). The results provided on C3.0 and C5.0 indicate a test date of April 28, 2016. The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location. Additionally, A 25% drop in pressure from static to residual should be achieved. This may require more than one hydrant to be opened and flowed. The fire inspector witnessing the test may elect to have different hydrants tested based on public vs private hydrant locations or select hydrants more optimal to the project site. Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required. The minimum information required shall include: 1. Date and time of test. 2. Names and agency of those who performed the test and witnessed the test. 3. Hydrant locations (flow hydrant and test hydrant) depicted on a map. 4. Static pressure of both hydrants prior to test. 5. Residual pressure of test hydrant during test. 5. Pitot pressure of flow hydrant during test. 6. Gallons per minute at test pressure. 7. Gallons per minute at 20 psi. A fire inspector must be contacted to witness the test (subject to their availability). Please call 615-791-3270 to speak with an inspector. The primary inspector for this project location is Fire Inspector Curt Edelmann. [Edited By Geoff Woolard]
mtaylor@s8-design.com	A new full fire demand flow test (two hydrant) test has been ordered.
geoffw@franklinn.gov	This item has not been addressed. As noted from 11/8/2107, please provide the results of a full demand, two-hydrant fire flow test. If results are not provided at the second submittal, along with all required information noted earlier, the project may not be permitted to proceed for review. [Edited By Geoff Woolard]
mtaylor@s8-design.com	New Fire Flow Tests (2 hydrant) have been performed and a copy of the test data is included as part of the resubmittal. [Edited By Matthew Taylor]
3. Fire Sprinkler System	
geoffw@franklinn.gov	Please provide the proposed location for the fire sprinkler system riser room. Fire protection piping shall not run underneath a building except to the minimum extent necessary to enter the building adjacent to the foundation. (NFPA 24, 13:10.6)

mtaylor@s8-design.com	Proposed location of fire sprinkler riser room is labeled on Sheet A1.0.
geoffw@franklintn.gov	C5.0/A1.0 Based on the provided Utility Plan and Preliminary Building Floor Plans, the applicant is advised that, at Site Plan, the underground fire line will have to be run along the exterior of the building. NFPA 24 does not permit underground fire water lines to be run under foundation or similar for more than 10 feet maximum. The exposed airspace of the garage would not meet requirements for freeze protection of water piping. [Edited By Geoff Woolard]
mtaylor@s8-design.com	The Fire Sprinkler room has been moved to the front of the building where the fire line enters the building to prevent running the line underground along the East side of the building. Fire lines will be run within the parking garage to each standpipe location in the egress stairs and the stand pipe on the East wall . The parking garage will be heated to prevent pipes from freezing.

Parks

General Issues

25. Parkland information

kevinl@franklintn.gov	Parks-The fees shall be due before the final plat can be recorded. This property lies in the Quad 4 max price at \$200,000 acre. When ready, you may submit a recent appraisal to show property value or go with the \$200,000 max price range to figure fees. If you send in an appraisal, this will have to be approved through the city Finance Department which could take several weeks to approve. Thanks
--	---

Preservation/HZC

General Issues

15. Exterior Elevation Change

amanda.rose@franklintn.gov	The proposed alteration to the front porch requires consideration and approval by the Historic Zoning Commission prior to site plan approval.
mtaylor@s8-design.com	Note for Site Plan Approval.

Water/Sewer

General Issues

14. Sanitary sewer

ben.mcneil@franklintn.gov	Applicant shall ensure that the building footers will not be in the sanitary sewer easement. Applicant shall note to the development plan, that states the easement shall be clear of all structures and foundations shall not encroach on sanitary sewer easement.
mtaylor@s8-design.com	The footing under the West wall will be a property line footing (eccentric footing) to prevent sewer easement encroachment.

ben.mcneil@franklintn.gov	I am in agreement with the building footing that is laid out in the above comments, applicant shall label the footer type along the sanitary sewer main on the development plan.
---------------------------	--

Zoning

General Issues

16. FFO

shanna.mccoy@franklintn.gov	The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.
-----------------------------	---

mtaylor@s8-design.com	Noted for Site Plan review.
-----------------------	-----------------------------

17. FFO/FEMA

shanna.mccoy@franklintn.gov	The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.
-----------------------------	--

mtaylor@s8-design.com	Noted for Site Plan review.
-----------------------	-----------------------------

18. FFO

shanna.mccoy@franklintn.gov	Once the LOMR is approved by FEMA it must be approved by BZA.
-----------------------------	---

mtaylor@s8-design.com	Noted for Site Plan review.
-----------------------	-----------------------------

19. FFO/FEMA

shanna.mccoy@franklintn.gov	Please update flood note information to correctly reference the most recently adopted FEMA FIRM.
-----------------------------	--

mtaylor@s8-design.com	Flood Note has been revised to reflect the recently adopted FEMA FIRM.
-----------------------	--

Piedmont Natural Gas
www.piedmontng.com

City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

D9 Arlington, LLC
2300 Foxhaven Drive
Franklin, TN 37069
Contact: Bernie Butler
615.419.6933
berniebutler@comcast.net

Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

A Portion of This Property does Lie Within a Flood Hazard Area as Depicted on the Preliminary Flood Insurance Rate Maps (FIRM) Number 47187C0211G. Dated December 22, 2016

- Site Area: 39,108 SF
- Impervious Area: 11,558 SF Existing, 20,400 SF Proposed
- Disturbed Area on Site (within PUD): 32,292 SF

- Facility Type: Multifamily Units
- Total Flow in GPD: 3,000 GPD

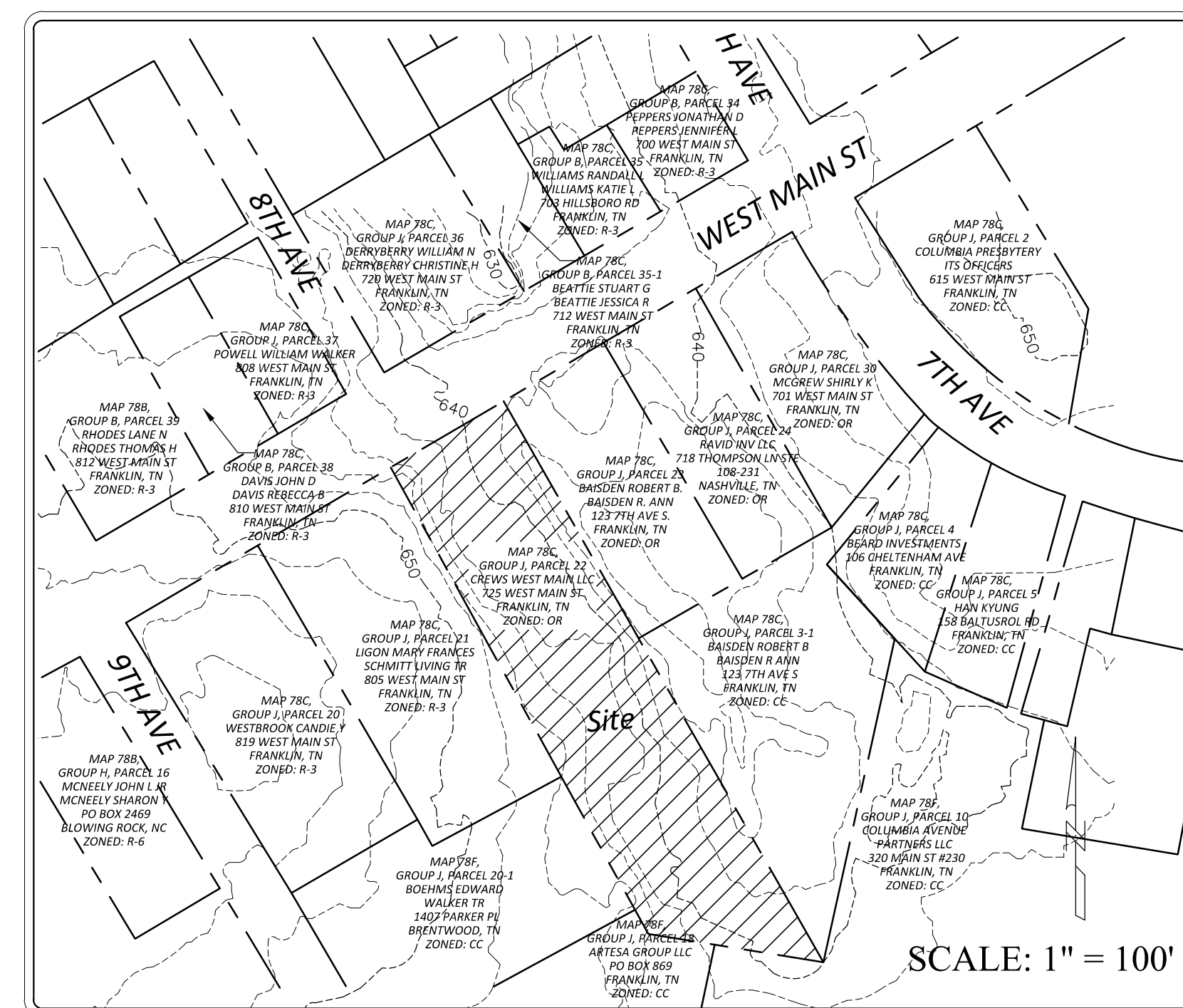
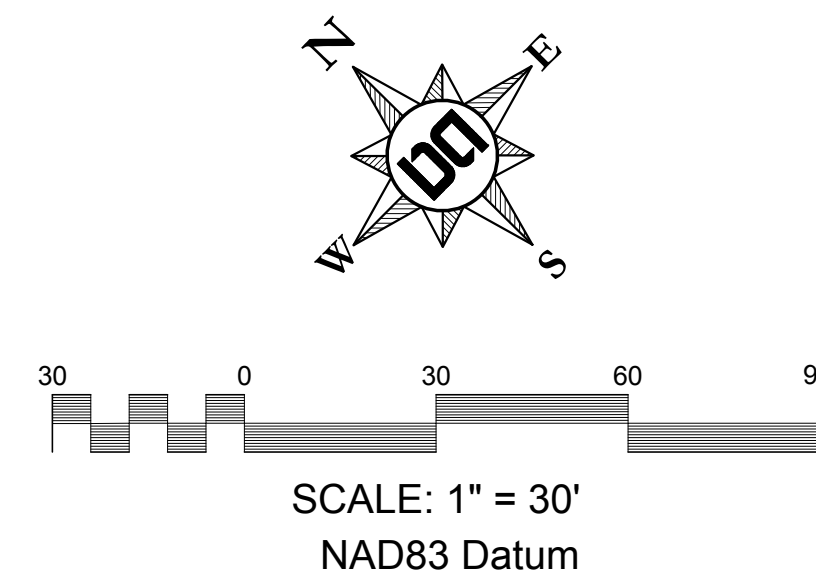
This site is a Historic property within the Hincheyville National Register Historic District. Nearby historic properties include:

- St. Paul's Episcopal Church - Located approximately 700' Northeast at 510 West Main St.

Below is a summary of Hydrant Flow Test Results from Existing Hydrants located along West Main Street to the Northeast intersection of 7th Avenue and Northwest corner of the Site. The Flowing Hydrant is at the North East Intersection of 7th Avenue and West Main Street, while the residual hydrant is at the Northwest corner of the site. The test was conducted on April 28, 2016.

Static Pressure = 85 psi
Residual Pressure = 75 psi
Flow at Residual = 1087 gpm
Calc. Flow @ 20 psi = 3623 gpm

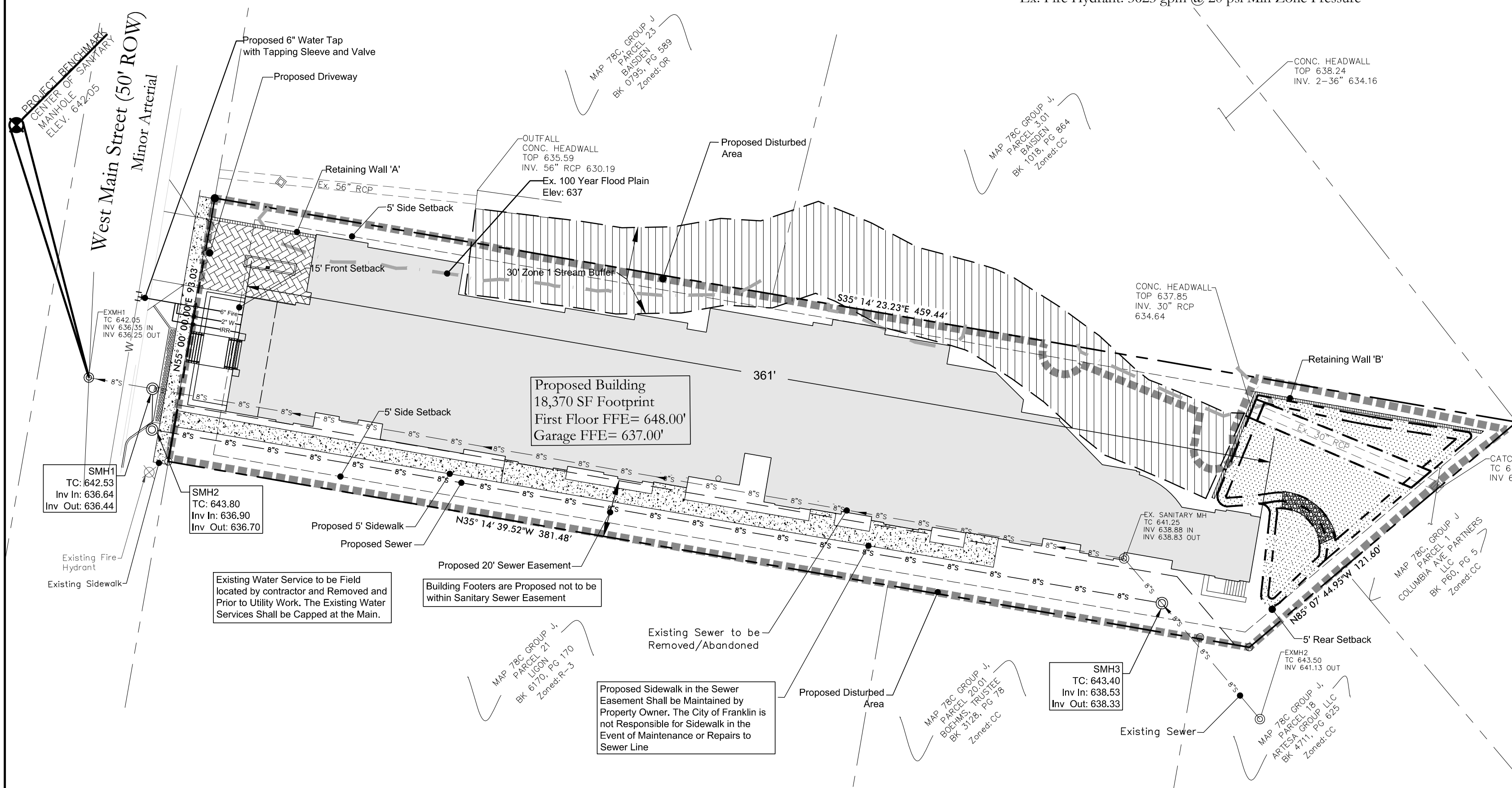
Results of the Fire Flow Model utilizing the above field data:
Ex. Fire Hydrant: 3623 gpm (@ 20 psi Min Zone Pressure)



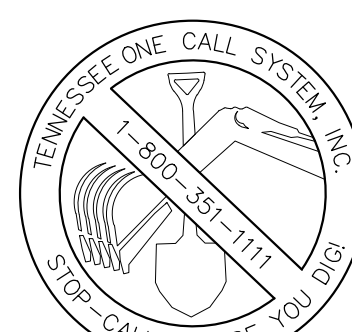
Site Data

PROJECT NAME:	The Arlington at West Main
CITY OF FRANKLIN PROJECT #	6600
SUBDIVISION:	Plan of Hincheyville Subdivision
LOT NUMBER:	6
ADDRESS:	725 West Main Street
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	4
EXISTING ZONING & CHARACTER OV:	SD-R 11.50 / CFCO -3, CFCO-7
PROPOSED ZONING:	
OTHER APPLICABLE OVERLAYS:	HPO/Downtown Franklin Local Historic District FFO/Floodway Fringe Overlay
APPLICABLE DEVELOPMENT STANDARDS:	Traditional (Downtown Core)
ACREAGE OF SITE/PROJECT AREA:	39,108 S.F. / 0.9 AC
MINIMUM REQUIRED SETBACK LINES:	
FRONT AND STREET:	15'
SIDE YARD:	5'
REAR YARD:	5'
BUILDING COVERAGE:	78.6% Proposed / 80% Allowed
DENSITY:	11.5 Unit/Acre
BUILDING HEIGHT:	2 Stories Proposed
BUILDING FOOTPRINT:	Existing - 3,240 SF Proposed - 18,370 SF
BUILDING SQUARE FOOTAGE:	Existing - 7,476 SF Proposed - 36,024 SF
*PARKING REQUIREMENTS:	4 Units x 3 Bedrooms= 4 x 3 Spaces= 12 Spaces 6 Units x 2 Bedrooms= 6 x 2.5 Spaces= 15 Spaces
MINIMUM LANDSCAPE SURFACE	Required Parking 27 Spaces
	0.1 of Total Site / Min 0.1 Proposed

1. **Utility Connections:**
 - A new water tap is proposed to be utilized and an all new service line will be installed off the proposed tap as well as a RPBP located inside the building. New sewer tap is proposed to be utilized with new pipe to be installed from clean out.
2. **Parking** for this development shall be provided by a structured parking lot underneath the building.
3. **Lighting:**
 - The lighting of the building will include the Code required building mounted emergency egress lighting as well as building illumination in keeping with the requirements set forth in Section 5.11 of the Franklin Zoning Ordinance. An exterior lighting plan and fixture cutsheets are not yet available as the design is not at that level of development.
4. **Refuse:**
 - A private dumpster shall be located in the parking garage and will be serviced by a private trash company.
5. **Loading:**
 - The loading zone will be accessed in an on-street zone shown on the plans.



The Arlington at West Main site was rezoned to SD- R 10.00 and is within the CFCO-3 and CFCO-7 character area and HPO overlay areas. The development scope includes demolition of the existing apartment buildings currently located on the property and the construction of high-end multi-family units to be named The Arlington at West Main. We are planning to construct and entirely new and modern building that is more in keeping with the updated fabric of downtown Franklin and in compliance with the traditional, downtown core development standards, the CFCO-3 and CFCO-7 character area design standards, and the HPO overlay design guidelines. The future use will achieve this with the installation of these high end condominiums. Stairs and elevators providing access to all floors and outside porches and sitting areas will be built. The building will also have a driveway with a garage entrance to underground parking.



The City of Franklin is not a member of TN one call, contractor's responsibility to contact Franklin Water Management, no less than 72 hours prior to commencing work.

Overall Site Plan

Drawing Date:
December 7, 2017

Revisions

1/2/2018
DRT Comments

The Arlington at West Main
 UPUD Subdivision, Development Plan, Revision 1
 Being Parcel 22 on Tax Map 78C, Group I

Franklin, Williamson County, Tennessee
/ 23 West Main St.



(PERMITS

DA
Dale & Associates
510 Heather Place
Nashville, Tennessee
(615) 297-5100

D&A Project #
The Arlington
West Mall

C3.

Sheet 5 of 5

D&A Project #15153
The Arlington at
West Main

C3.0

Sheet 5 of 11



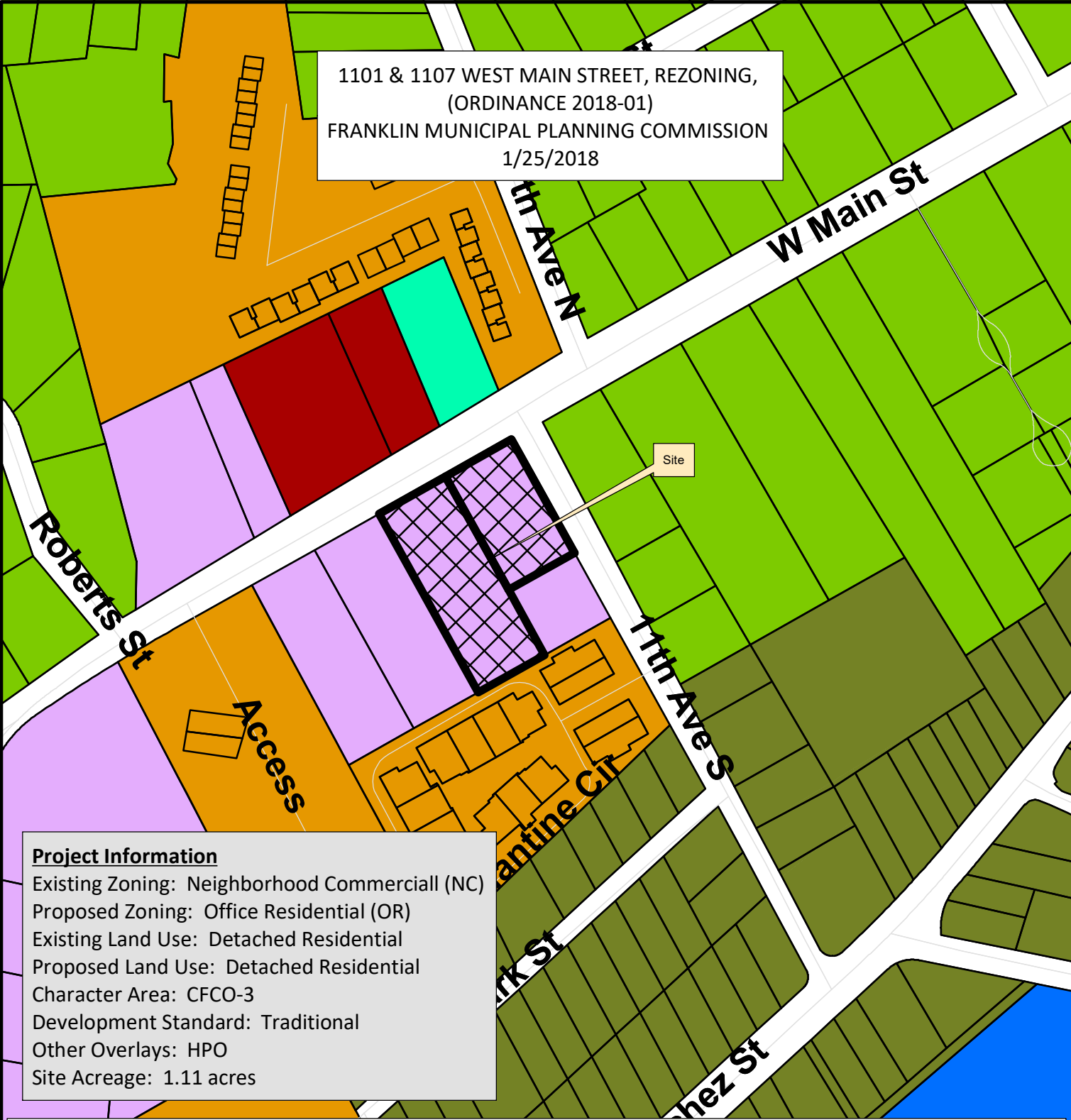
Elevation from West Main Street



Side Elevation



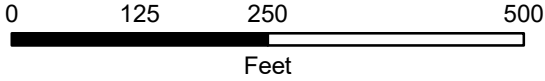
1101 & 1107 WEST MAIN STREET, REZONING,
 (ORDINANCE 2018-01)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/2018



Project Information

Existing Zoning: Neighborhood Commercial (NC)
 Proposed Zoning: Office Residential (OR)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: CFCO-3
 Development Standard: Traditional
 Other Overlays: HPO
 Site Acreage: 1.11 acres

- | | |
|--|---------------------------------------|
| 1101 & 1107 W. Main St. | 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 herein.
 All data and materials (c) copyright 2016. All rights reserved.

ORDINANCE 2018-01

TO BE ENTITLED: "AN ORDINANCE TO REZONE 1.11 ACRES FROM NEIGHBORHOOD COMMERCIAL (NC) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTIES LOCATED SOUTH OF WEST MAIN STREET AND WEST OF 11TH AVENUE SOUTH, 1101 & 1107 WEST MAIN STREET."

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Office Residential district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Neighborhood Commercial District to Office Residential District:

PREMISES CONSIDERED

Map-Parcel	Acres
078G-007.00	0.43
078G-006.00	0.68
Total	1.11

078G-007.00: Beginning at an iron rod set at the intersection of the southerly right-of-way line of West Main Street, 60 feet in width, and the westerly right-of-way line of Eleventh Avenue South, 50 feet in width; Thence with the westerly right-of-way line of Eleventh Avenue South, South 29 deg 20 min 45 sec East, 181.69 feet to an iron rod set at a corner common with the property conveyed to Jose Mata and Janette Judith Solorzano of record in Book 6338, Page 962 in the Register's Office for Williamson County, Tennessee; Thence leaving the westerly right-of-way line of Eleventh Avenue South with the northerly line of said Mata and Solorzano, South 59 deg 49 min 05 sec West, 104.01 feet to a point on the easterly line of the property conveyed to Thomas E. Fox and wife, Janice A. Fox of record in Book 6308, page 633 in the Register's Office for Williamson County, Tennessee; Thence with the easterly line of said Fox, North 29 deg 20 min 45 sec West, 182.50 feet to an existing iron rod on the southerly right-of-way line of said West Main Street; Thence with the southerly right-of-way line of said West Main Street, North 60 deg 15 min 40 sec East, 104.00 feet to the point of beginning, containing 18,938 square feet or 0.435 acres more or less.

078G-006.00: Beginning in the margin of Main Street, 28 feet from the middle thereof, at a point even with the dividing line fence between this property and the property of the heirs of A.C. Vaughan; thence with the center of the fence South 34 feet East 283.5 feet to the center of the cross fence; thence with the center of same West 105 feet; thence in a straight line parallel with the first line above

given to a point in the margin of Main Street; thence east 105 feet with the margin of said Street to beginning.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

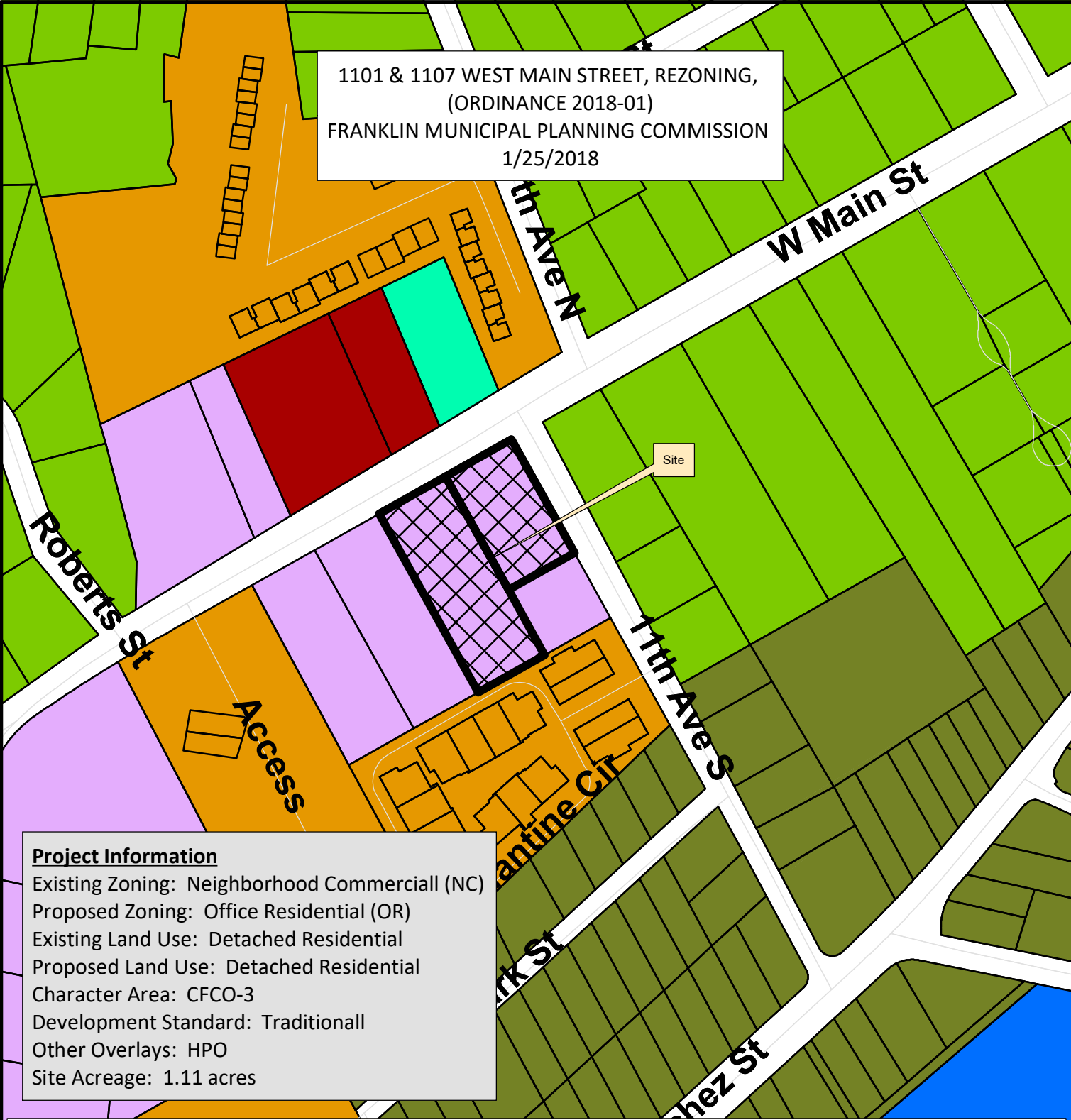
PASSED FIRST READING:

PUBLIC HEARING HELD:

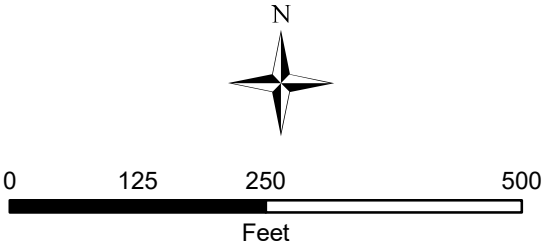
PASSED SECOND READING:

PASSED THIRD READING:

1101 & 1107 WEST MAIN STREET, REZONING,
(ORDINANCE 2018-01)
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/25/2018

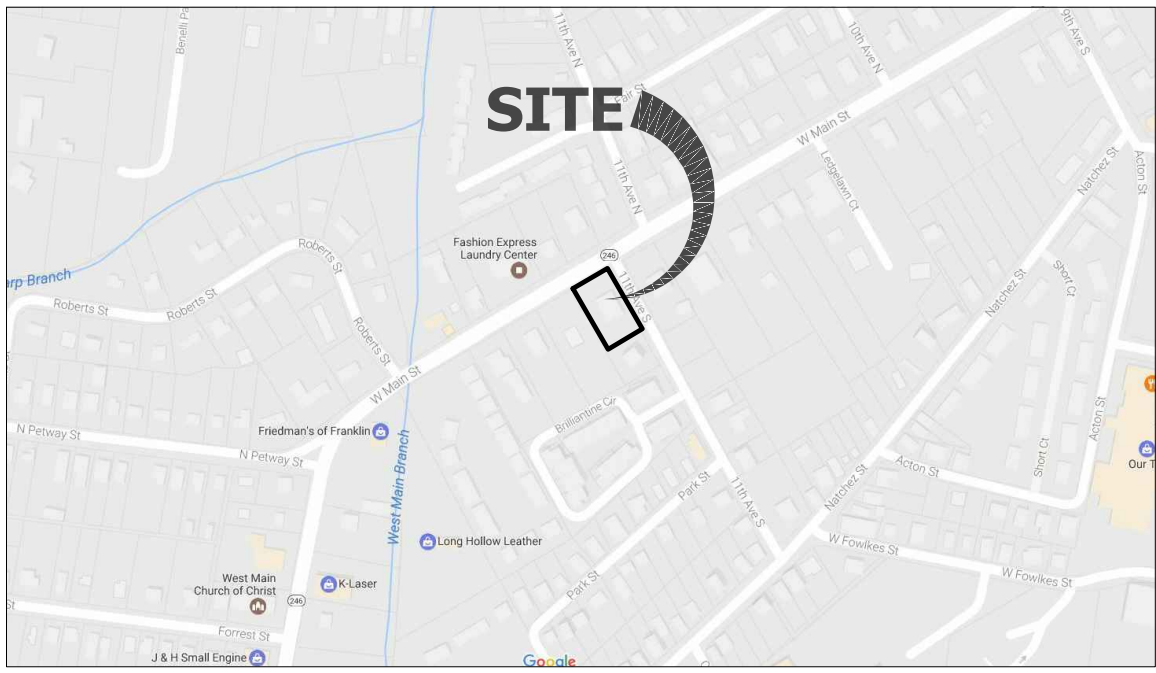


- | | |
|--|---------------------------------------|
| 1101 & 1107 W. Main St. | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| 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 herein.
All data and materials (c) copyright 2016. All rights reserved.

PLOT DATE: 10/10/2017 12:01:43 PM
X:_active jobs\W Main St 1101 (Franklin)\W Main 1101 - Survey.dwg



VICINITY MAP
NOT TO SCALE

MAP REFERENCE

Parcel ID for subject property is (078G E 00700 00009078G) on Williamson County Property Map.

DEED REFERENCE

Owner : ROBIN L & PEGGY J HOOD, as of record in Deed Book 877 Page 28 Registers Office, Williamson County, Tennessee.

SURVEYOR'S NOTES

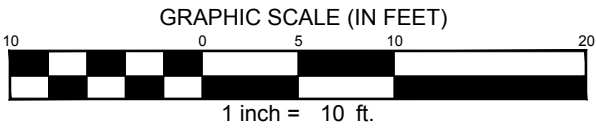
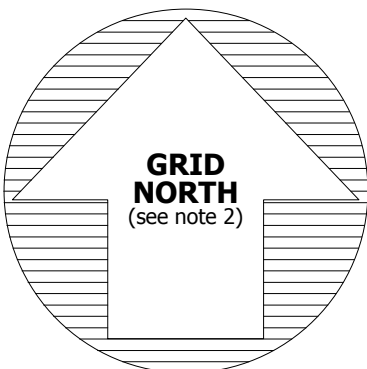
- This Property is located in the 11th Civil District of Williamson County Tennessee.
- Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83, (NAVD88)
- The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47187C0192G, effective on 12-22-16.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
- No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- Property is currently Zoned NC with HP overlay. Setbacks per current zoning, verify with Franklin Codes Administration.

SURVEYOR'S CERTIFICATE

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

Chris L. Vandegrift, TN RLS # 2585

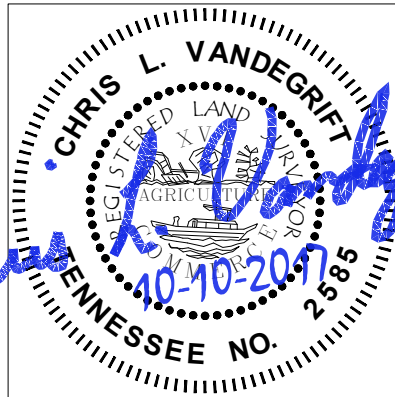
- Symbol Legend
- Denotes
 - IRON ROD (OLD)
 - BENCHMARK
 - CATCH BASIN
 - FIRE HYDRANT
 - SEWER MANHOLE
 - EXISTING TREE
 - WATER VALVE
 - WATER METER
 - IRON ROD (NEW)
 - UTILITY POLE
- Concrete
Asphalt
Gravel



Boundary Survey

1101 West Main Street
Franklin, Williamson County, Tennessee

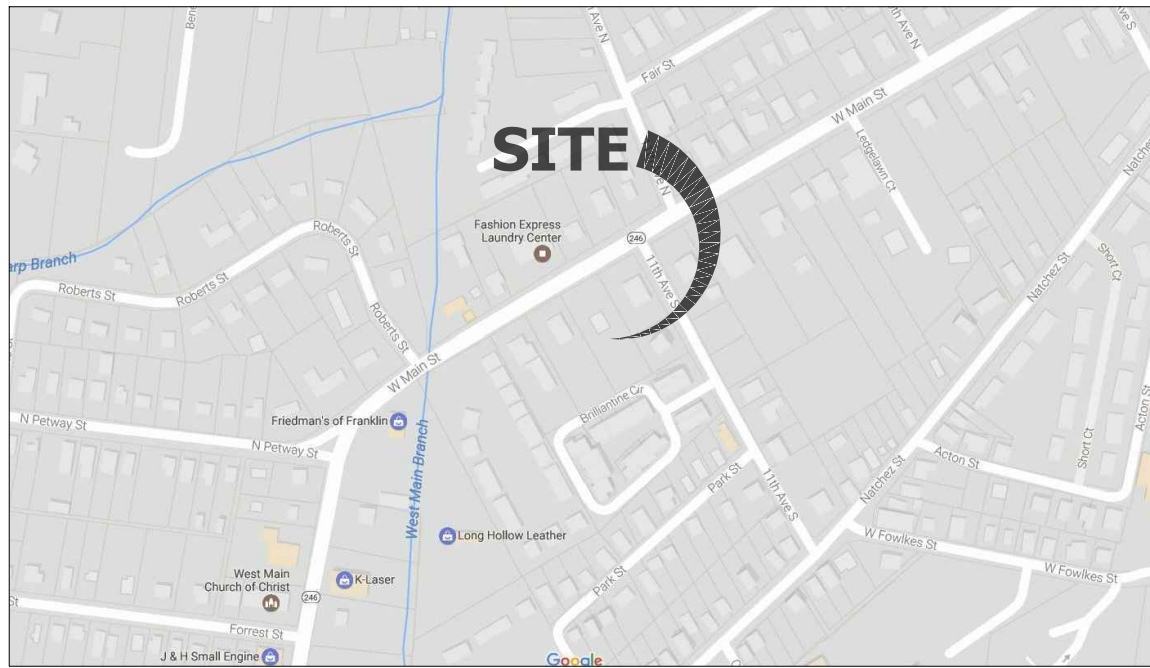
Rev.	Date	Revision Description



Issue Date:	10-10-2017
Project ID:	W MAIN 1107
Drafted By:	CV
Field Crew:	JP
Sheet Title:	

Boundary Survey

Sheet No.
V-1.00



VICINITY MAP

MAP REFERENCE

Parcel ID for subject property is (078G E 00600 00009078G) on Williamson County Property Map.

DEED REFERENCE

Owner : Thomas E. & Janice A. Fox, as of record in Deed book 6308 Page 633 Registers Office, Williamson County, Tennessee.

SURVEYOR'S NOTES

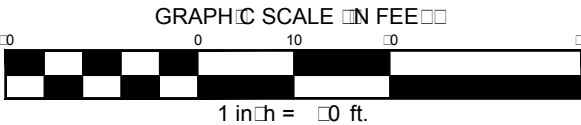
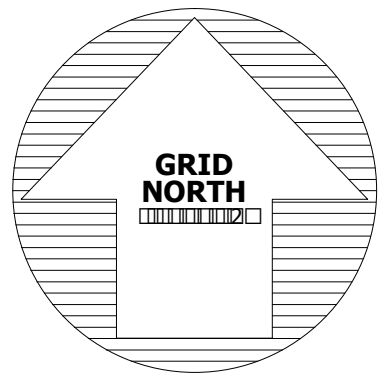
- This Property is located in the 11th Civil District of Williamson County Tennessee.
- Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83 (NAVD88)
- The property is located in areas designated as "One" (areas determined to be outside the 0.2 annual chance floodplain) as noted on the current FEMA Firm Community Panel 47187C0192G, effective on 12-22-16.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, si e, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
- No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- Property is currently zoned NC with HP overlay. Setbacks per current zoning, verify with Franklin Codes Administration.

SURVEYOR'S CERTIFICATE

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

Clint T Elliott, TN RLS # 2347

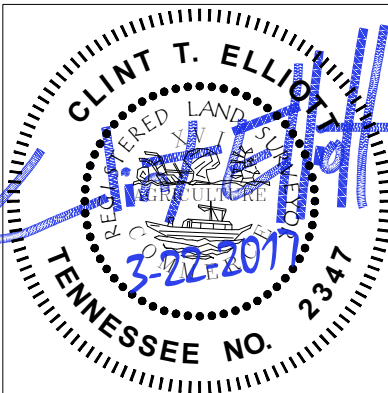
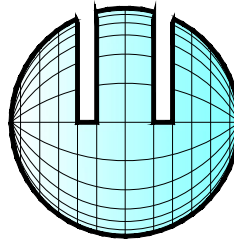
- Symbol Legend
- Denotes
- IRON ROD (OLD)
 - BENCHMARK
 - CATCH BASIN
 - FIRE HYDRANT
 - SEWER MANHOLE
 - EXISTING TREE
 - WATER VALVE
 - WATER METER
 - IRON ROD (NEW)
 - UTILITY POLE
- Concrete
- Asphalt
- Gravel



Boundary & Topographic Survey

1107 West Main Street
Franklin, Williamson County, Tennessee

CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
1711 Hayes St., Nashville, TN 37203
clint@clintelliotsurvey.com
(615) 490-3236



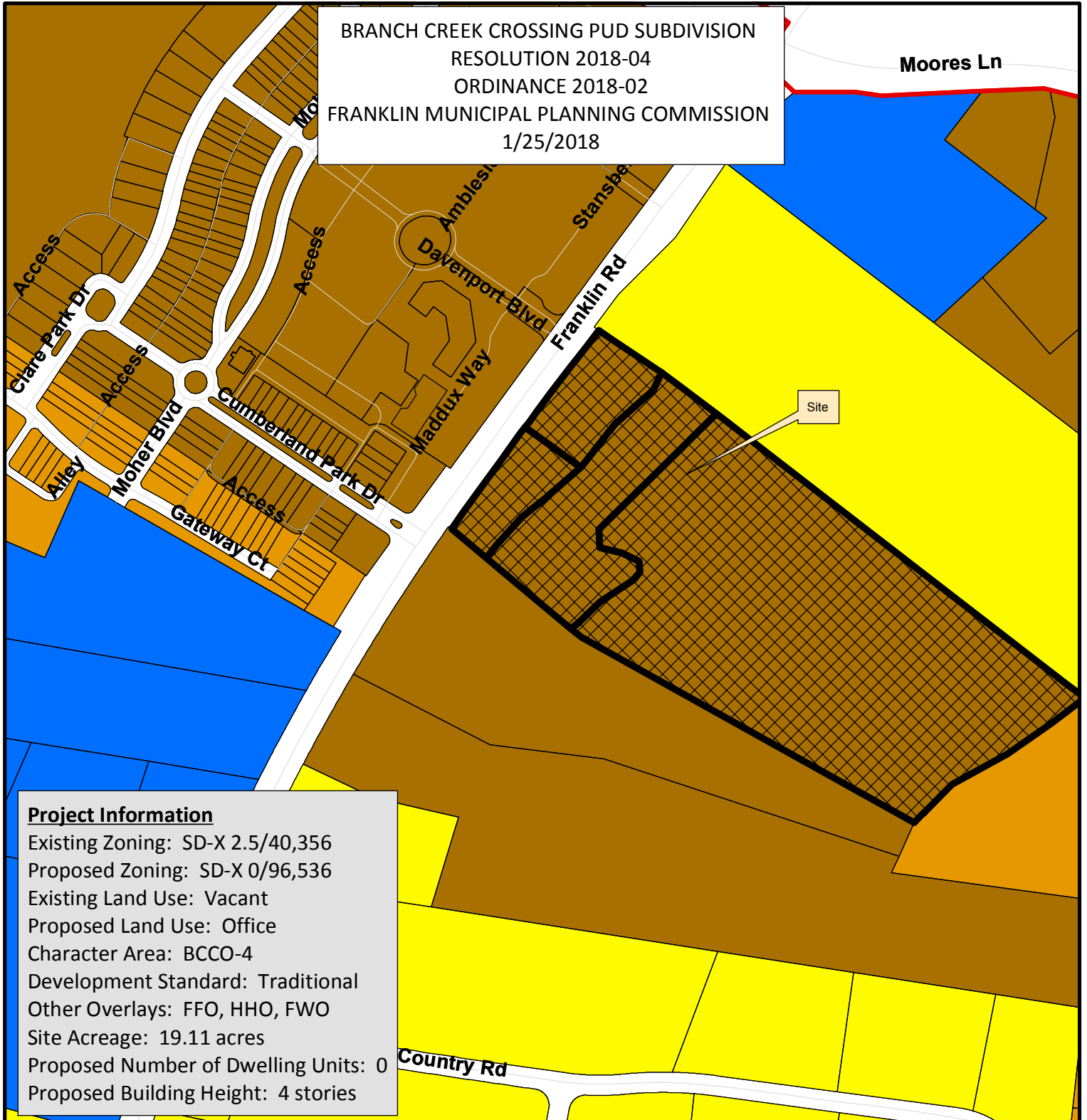
Issue Date:	3-22-17
Project ID:	W MAIN 1107
Drafted By:	CE/KW
Field Crew:	SW
Sheet Title:	

Boundary
&
Topographic
Survey

Sheet No.

V-1.00

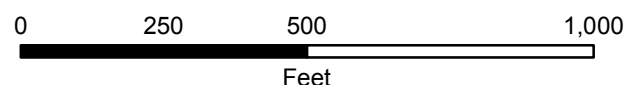
BRANCH CREEK CROSSING PUD SUBDIVISION
 RESOLUTION 2018-04
 ORDINANCE 2018-02
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/2018



Project Information

Existing Zoning: SD-X 2.5/40,356
 Proposed Zoning: SD-X 0/96,536
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 19.11 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 4 stories

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



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

ORDINANCE 2018-02

TO BE ENTITLED: "AN ORDINANCE TO REZONE 19.11 ACRES FROM SPECIFIC DEVELOPMENT VARIETY 2.5/40,536 DISTRICT TO SPECIFIC DEVELOPMENT VARIETY 0/96,536 DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, (NEAR 574 AND 580 FRANKLIN ROAD) (BRANCH CREEK CROSSING PUD SUBDIVISION, REVISION 3)."

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Specific Development Variety (0/96,536) district provides zoning for land uses compatible with both the Envision Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2018-04, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Specific Development Variety (2.5/40,536) District to Specific Development Variety (0/96,536) District:

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

PREMISES CONSIDERED	
Map-Parcel	Acres
053---07500	13.60
053---07502	1.596
053---07503	1.243
053---07504	2.67
Total	19.11

Being A Parcel Of Land Owned By Bcc Investments, Llc, A Tennessee Limited Liability Company, Quit Claim Deed, Book 6409, Page 916, Situated In Franklin, Tennessee, As Recorded In The Registers Office Of Williamson County, Tennessee. Said Parcel Of Land Is More Particularly Described As Follows;

Beginning At A Point On The Southeasterly Right-Of-Way Line Of Franklin Road (Right-Of-Way Width Varies) And The Northeasterly Corner Of Lands Of James Holloway, Et Ux, Deed Book 256, Page 433, Tax Map 53, Parcel 74.01;

Thence, N36°01'49"E Along The Said Line, A Distance Of 604.49 Feet To A Point At The Southwesterly Corner Of Brentwood Church Of The Nazarene, Deed Book 1427, Page 669, Tax Map 53, Parcel 76.00;

Thence, Leaving Said Line, S56°15'46"E Along The Common Line With Said Brentwood Church Of The Nazarene, A Distance Of 235.20 Feet To A Point;

Thence, Continuing Along Said Common Line, S52°21'05"E, A Distance Of 1281.07 Feet To A Point On The Northerly Lines Of Lot 6, The Landings Subdivision, Vr Landings At Brentwood, Lp., Plat Book 10, Page 68, Tax Map 53, Parcel 77.07;

Thence, Leaving Said Lines Of Brentwood Church Of The Nazarene, S51°58'13"W Along The Said Lines Of Said Lot 6, A Distance Of 102.86 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S55°11'36"W, A Distance Of 131.64 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S61°21'31"W, A Distance Of 155.27 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S44°44'47"W, A Distance Of 132.31 Feet To A Point On Said Easterly Lines Of James Holloway;

Thence, Along Said Easterly Lines Of James Holloway, N60°52'21"W, A Distance Of 933.77 Feet To A Point;

Thence, Continuing Along Said Lines Of James Holloway, N50°07'58"W, A Distance Of 431.60 Feet To The Point Of Beginning

And Containing 19.108 Acres More Or Less.

SECTION III. That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

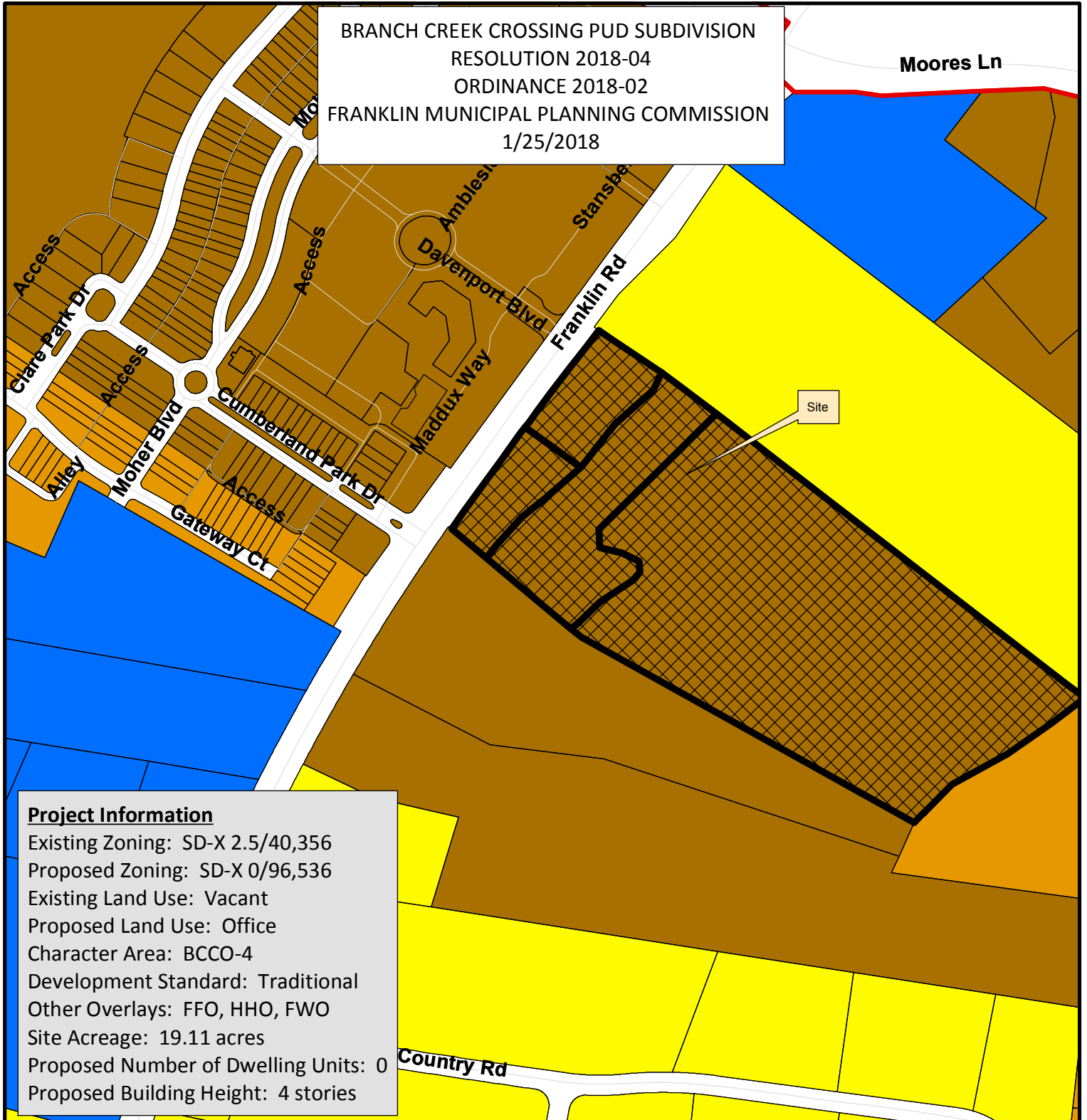
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

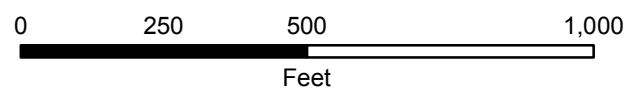
BRANCH CREEK CROSSING PUD SUBDIVISION
 RESOLUTION 2018-04
 ORDINANCE 2018-02
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/2018



Project Information

Existing Zoning: SD-X 2.5/40,356
 Proposed Zoning: SD-X 0/96,536
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 19.11 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 4 stories

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



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

BRANCH CREEK CROSSING REZONING, REVISION 3

WILLIAMSON COUNTY, TENNESSEE

OWNER COMMERCIAL TRACTS (LOT 1, LOT 2, OS1A, OS1B, OS2):
BRANCH CREEK PARTNERS
1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

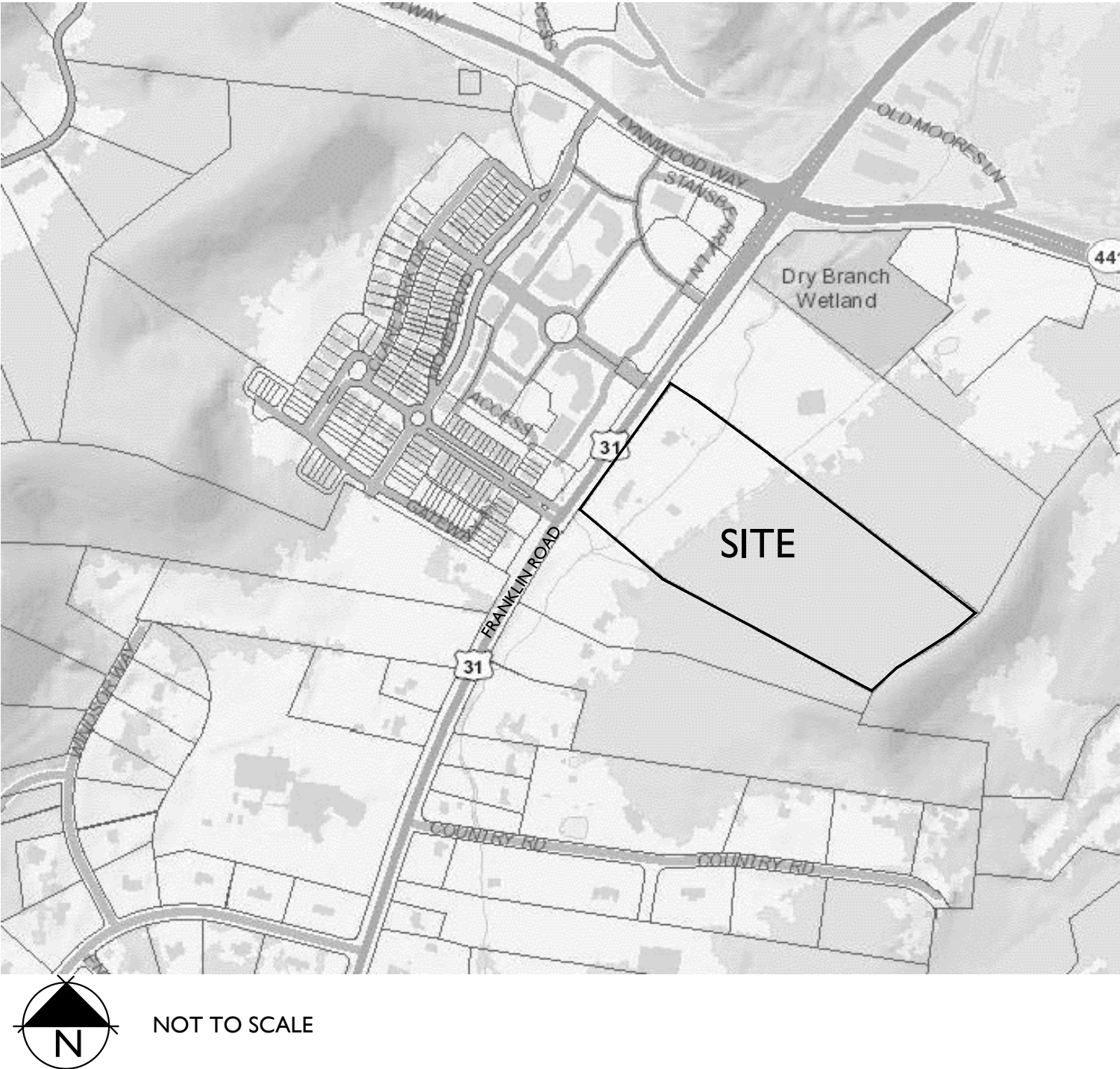
APPLICANT / OWNER REMAINING TRACTS (LOT 3, OS3A, OS3B):
BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

SURVEYOR:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877

ARCHITECT:
B3 STUDIO
PAUL BASS
1104 WEST MAIN STREET
FRANKLIN, TN 37064



SHEET INDEX

C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS

DEVELOPMENT SUMMARY

- REVISION 3:
- REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.
 - LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).
 - LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.
 - NO CHANGES PROPOSED TO COMMERCIAL LOTS
- REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
 - INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
 - NO CHANGES PROPOSED TO COMMERCIAL LOTS
- REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
 - INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
 - NO CHANGES TO RESIDENTIAL LOT (LOT 3)
- ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692



COF# 6605
ISSUED: DECEMBER 11, 2017
REVISIONS
1. January 4, 2018

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



ISSUED: DEC 11, 2017

Revision	Date
△ 1	Jan. 4, 2018
△ 2	
△ 3	
△ 4	

OVERALL EXISTING
CONDITIONS

SHEET
C1.0

COF # 6605

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSSING (PUD), REZONING REQUEST REVISION 3
PROJECT NUMBER:	6605
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2,540,536)
PROPOSED ZONING:	SD-X (96,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'

OWNER COMMERCIAL TRACTS:	BRANCH CREEK PARTNERS
LOT 1, LOT 2, OS1A, OS1B, OS2	1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@GAVENUECONSTRUCTION.COM TONY HARRIS

APPLICANT & OWNER OFFICE TRACTS:	BBC INVESTMENTS
LOT 3, OS3A, OS3B	202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104

LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggambled209@gmail.com GREG GAMBLE

ENGINEER:	KIMLEY-HORN
	214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615.564.2877

BUILDING SQUARE FOOTAGE:	+96,536
BUILDING HEIGHT:	3 STORIES AND 4 STORIES
LANDSCAPE SURFACE RATIO:	0.80/ 15.26 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20/ 13.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	2.85 SPACES/ 1,000 SF
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION:	N/A
OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.08 AC PROVIDED LOT 3: 0.46 AC

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE OFFICE BUILDING PROPOSED FOR LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET AND CREATING AN ACTIVE FORMAL OPEN SPACE PLAZA.

PARKING IN THE FRONT IS LIMITED TO PARALLEL PARKING. THE REST OF THE PARKING IS POSITIONED TO THE SIDE AND REAR OF THE BUILDING. LANDSCAPE ISLANDS IN SIDE PARKING LOT ARE LARGER THAN REQUIRED TO PROVIDE ADDITIONAL VEGETATION.

LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and
Containing 13.816 acres more or less

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CWCH LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC	PO BOX 56607	ATLANTA	GA	30343			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHGBRED LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHGBRED LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHGBRED LN 200	BRENTWOOD	TN	37027			
9000 STANBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHGBRED LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHGBRED LN STE 200	BRENTWOOD	TN	37027			
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1222 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95381			
1218 COUNTRY RD	ROVENTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069			
556 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	202 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	586 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP	711 W BAY AREA BLVD	WEBSTER	TX	77598			
LANDINGS DR	CEMETRY MCKAY	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTY PRTNSHP	1126 REECHES TAYLOR TRL	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1016 CUMBERLAND PARK DR	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1014 CUMBERLAND PARK DR	WILE SUZANNE F	1006 SCRAMBLERS KNDS	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1012 CUMBERLAND PARK DR	VAN VECLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1006 CUMBERLAND PARK DR	TAAFFE PAULINE	1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHGBRED LN # 200	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1001 CUMBERLAND PARK DR	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1003 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORTYTH PARK DR	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1007 CUMBERLAND PARK DR	HUDDSMITH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEABOARD LN #A-105	FRANKLIN	TN	37067	SD-X	BCCO-4	ETHER
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTIS	PO BOX 5656	BRENTWOOD	TN	37205	SD-X	BCCO-4	ETHER
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHAD REV INT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1017 CUMBERLAND PARK DR	BULLARD FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1019 CUMBERLAND PARK DR	ROSS RICHARD F	568 MIDWAY CIR	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1021 CUMBERLAND PARK DR	WIENCKE TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1023 CUMBERLAND PARK DR	KATRAVERS LAUREN M	215 DEER PARK CIR	NASHVILLE	TN	37205	SD-X	BCCO-4	ETHER
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
232 GATEWAY CT	SHARR CARL R	232 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	ETHER
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	ETHER
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER

STATEMENT OF IMPACTS:

WATER: (DEVELOPMENT PLAN REVISION 3)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT. BASED ON THE UNIT FLOW OF 0.1 GPD/SQUARE FOOT, THE TOTAL ESTIMATED FLOW IS 5,600 GPD (FOR THE 56,000 SF OFFICE BUILDING).

SEWER: (DEVELOPMENT PLAN REVISION 3)
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 80 SFUE FOR THE DEVELOPMENT.

REFURNISHED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

BASED ON THE PROJECTED TRIPS TO BE GENERATED BY THE DEVELOPMENT, THE TOTAL DAILY TRIPS IS 813.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE. 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD. 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:
NO STUDENTS

ELECTRICITY
ELECTRIC WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

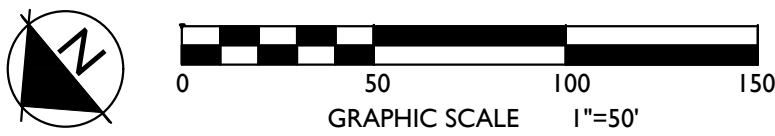
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.





AERIAL IMAGE: C 2017 GOOGLE
MAP DATA: C 2017 GOOGLE



SPECIMEN TREE SURVEY

Tree Number	Tree Size	Status
1	40"	
2	26"	
3	26"	
4	28"	
5	24"	
6	24"	
7	30"	
8	28"	
9	24"	REMOVED 3
10	44"	REMOVED 3
11	30"	REMOVED 3
12	40"	REMOVED 3
13	26"	
14	24"	REMOVED 3
15	30"	REMOVED 3
16	40"	
17	24"	
18	24"	
19	24"	
20	48"	
21	44"	
22	42"	
23	30"	
24	26"	
25	24"	
26	24"	
27	24"	
28	24"	
29	26"	
30	24"	
31	24"	
32	24"	
33	24"	
34	30"	
35	30"	
36	30"	
37	24"	
38	24"	
39	24"	
40	24"	

Tree Number	Tree Size	Health	Status
101	38"	Poor	Removed 1
102	24"	Poor	Removed 1
103	36"	Fair	Removed 2
104	48"	Fair	
105	36"	Fair	
106	28"	Fair	
107	38"	Fair	
108	32"	Fair	Removed 1
109	48"	Poor	
110	36"	Poor	
111	30"	Fair	
112	24"	Fair	
113	32"	Fair	REMOVED 3
114	26"	Fair	REMOVED 3
115	48"	Good	
116	28"	Good	

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)
TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 39,885 SF
PROVIDED TREE CANOPY PRESERVATION: 541,358 SF (90% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	39,885 SF	519,846 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	40,088 SF	541,358 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	0.92 AC	12.43 AC

KEY:

	SPECIMEN TREE		STREAM BUFFER ZONE 1
	TREE CANOPY REMOVED WITH LOT 1 AND 2 SITE PLANS		STREAM BUFFER ZONE 1
	TREE CANOPY REMOVAL AREA		STREAM BUFFER ZONE 2
	SLOPES 14-19%		SLOPES >20%

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

MINERAL RIGHTS:
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

SITE DATA:

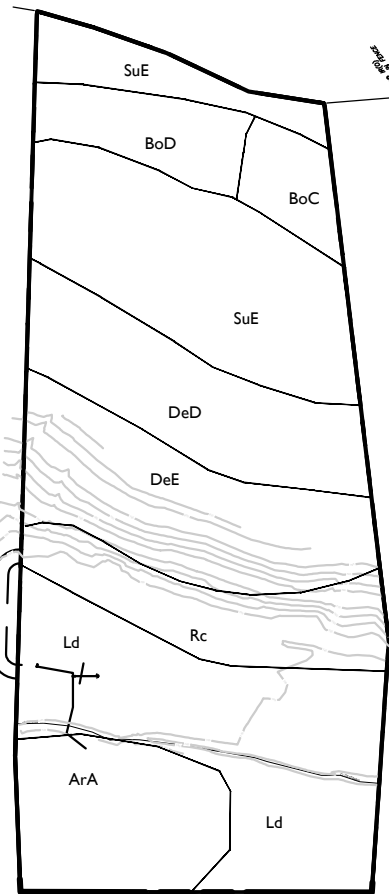
PROJECT NAME:	BRANCH CREEK CROSSING (PUD), REZONING REVISION 3
PROJECT NUMBER:	6605
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2,540,536)
PROPOSED ZONING:	SD-X (96,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'
OWNER COMMERCIAL TRACTS:	
LOT 1, LOT 2, OS1A, OS1B, OS2	BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
APPLICANT & OWNER OFFICE TRACTS:	
LOT 3, OS3A, OS3B	BBC INVESTMENTS 202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
LANDSCAPE ARCHITECT:	
	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.978.5765 greggambler209@gmail.com GREG GAMBLE
ENGINEER:	
	KIMLEY-HORN 214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615.564.2877
BUILDING SQUARE FOOTAGE:	+96,536
BUILDING HEIGHT:	3 STORIES AND 4 STORIES
LANDSCAPE SURFACE RATIO:	0.80/ 15.26 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20/ 13.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	2.85 SPACES / 1,000 SF
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
EXISTING PARKING:	NA
RESIDENTIAL DENSITY:	NA
TREE CANOPY:	541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
OPEN SPACE:	PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.08 AC PROVIDED LOT 3: 0.46 AC

SPECIMEN TREE REPLACEMENT CHART			
	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 1 - COF #6281	64	65	+1 IN
LOT 2 - COF #6360	72	76	+4 IN
LOT 3	668	-	-668 IN
TOTAL REPLACEMENT			-663 IN

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

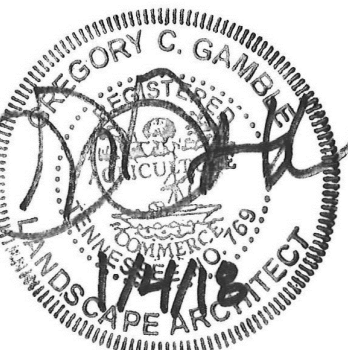
ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.



SOIL MAP : NOT TO SCALE

SOIL KEY

ArA	ARMOUR SILT LOAM, 0 TO 2 PERCENT SLOPES
BoC	BODINE CHERTY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
BoD	BODINE CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES
DeD	DELLROSE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
DeE	DELLROSE GRAVELLY SILT LOAM, 20 TO 30 PERCENT SLOPES, ERODED
Ld	LINDSIDE CHERTY SILT LOAM, PHOSPHATICE
Rc	ROCKLAND
SuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES



ISSUED: DEC 11, 2017

Revision Date

△ Jan. 4, 2018

△

△

△

△

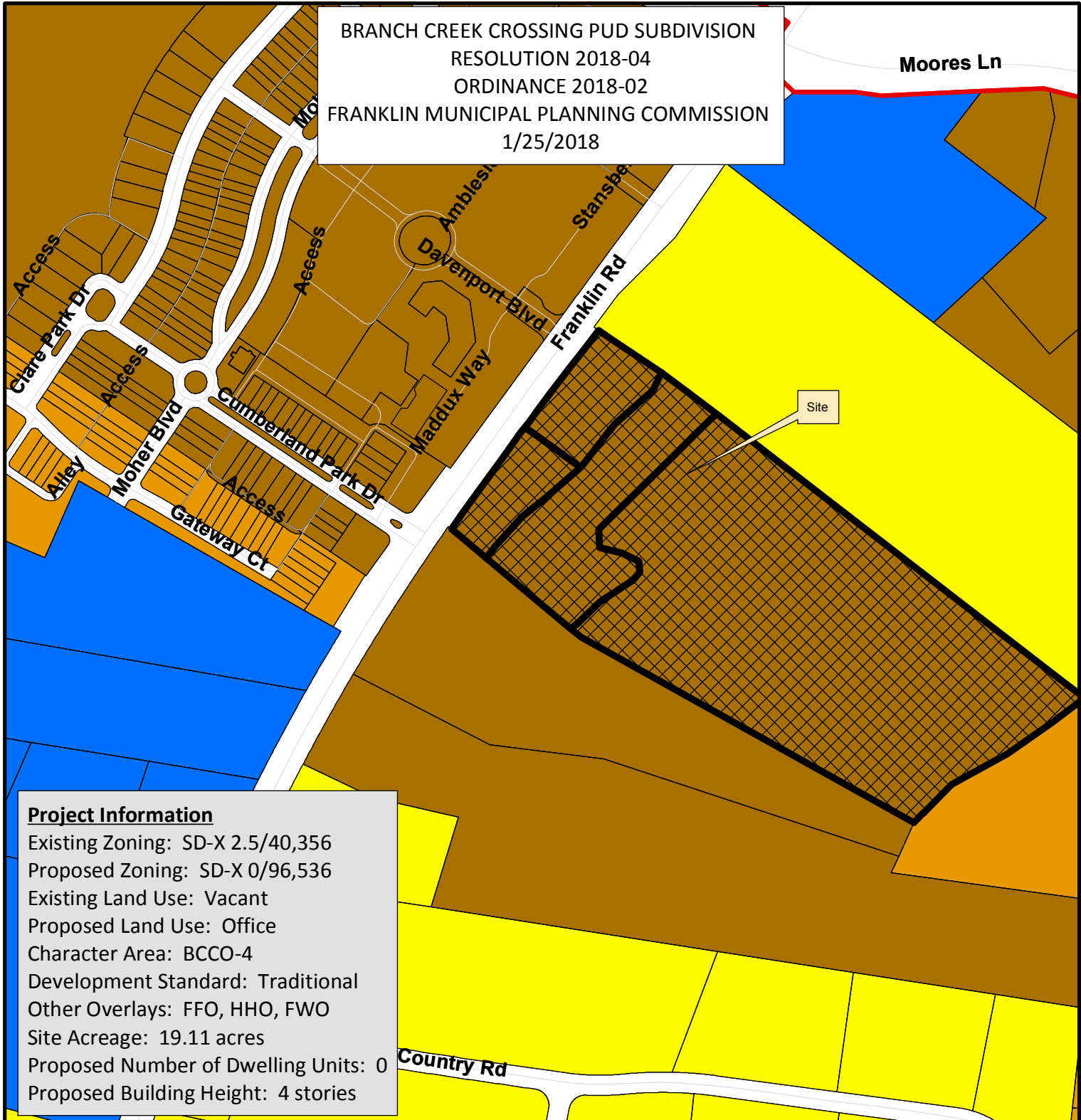
ENLARGED EXISTING
CONDITIONS

SHEET

C1.1

COF # 6605

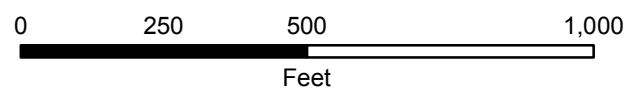
BRANCH CREEK CROSSING PUD SUBDIVISION
 RESOLUTION 2018-04
 ORDINANCE 2018-02
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/2018



Project Information

Existing Zoning: SD-X 2.5/40,356
 Proposed Zoning: SD-X 0/96,536
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 19.11 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 4 stories

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.

RESOLUTION 2018-04

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR BRANCH CREEK CROSSING PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, NEAR 574 AND 580 FRANKLIN ROAD."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of **Ordinance 2018-02**; and

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 BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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 is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
053---07500	13.60
053---07502	1.596
053---07503	1.243
053---07504	2.67
Total	19.11

Being A Parcel Of Land Owned By Bcc Investments, Llc, A Tennessee Limited Liability Company, Quit Claim Deed, Book 6409, Page 916, Situated In Franklin, Tennessee, As Recorded In The Registers Office Of Williamson County, Tennessee. Said Parcel Of Land Is More Particularly Described As Follows;

Beginning At A Point On The Southeasterly Right-Of-Way Line Of Franklin Road (Right-Of-Way Width Varies) And The Northeasterly Corner Of Lands Of James Holloway, Et Ux, Deed Book 256, Page 433, Tax Map 53, Parcel 74.01;

Thence, N36°01'49"E Along The Said Line, A Distance Of 604.49 Feet To A Point At The Southwesterly Corner Of Brentwood Church Of The Nazarene, Deed Book 1427, Page 669, Tax Map 53, Parcel 76.00;

Thence, Leaving Said Line, S56°15'46"E Along The Common Line With Said Brentwood Church Of The Nazarene, A Distance Of 235.20 Feet To A Point;

Thence, Continuing Along Said Common Line, S52°21'05"E, A Distance Of 1281.07 Feet To A Point On The Northerly Lines Of Lot 6, The Landings Subdivision, Vr Landings At Brentwood, Lp., Plat Book 10, Page 68, Tax Map 53, Parcel 77.07;

Thence, Leaving Said Lines Of Brentwood Church Of The Nazarene, S51°58'13"W Along The Said Lines Of Said Lot 6, A Distance Of 102.86 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S55°11'36"W, A Distance Of 131.64 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S61°21'31"W, A Distance Of 155.27 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S44°44'47"W, A Distance Of 132.31 Feet To A Point On Said Easterly Lines Of James Holloway;

Thence, Along Said Easterly Lines Of James Holloway, N60°52'21"W, A Distance Of 933.77 Feet To A Point;

Thence, Continuing Along Said Lines Of James Holloway, N50°07'58"W, A Distance Of 431.60 Feet To The Point Of Beginning

And Containing 19.108 Acres More Or Less.

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

SECTION III. That the overall entitlements for the Branch Creek Crossing PUD Subdivision are as follows:

Entitlements	Branch Creek Crossing PUD
Base Zone District	SD-X (0/96,536)
Character Area Overlay	BCCO-4
Other Zoning Overlays	HHO, FWO, FFO
Development Standard	Traditional
Number of Dwelling Units	0
Number of Nonresidential Square Footage	96,536

Number of Hotel Rooms	0
Connectivity Index	1.6
Open Space Requirements	24,938 SF formal
Number of Phases in Development	1

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 this Resolution shall take effect from and after the passage of Ordinance 2018-02, on third 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: 10/19/2017

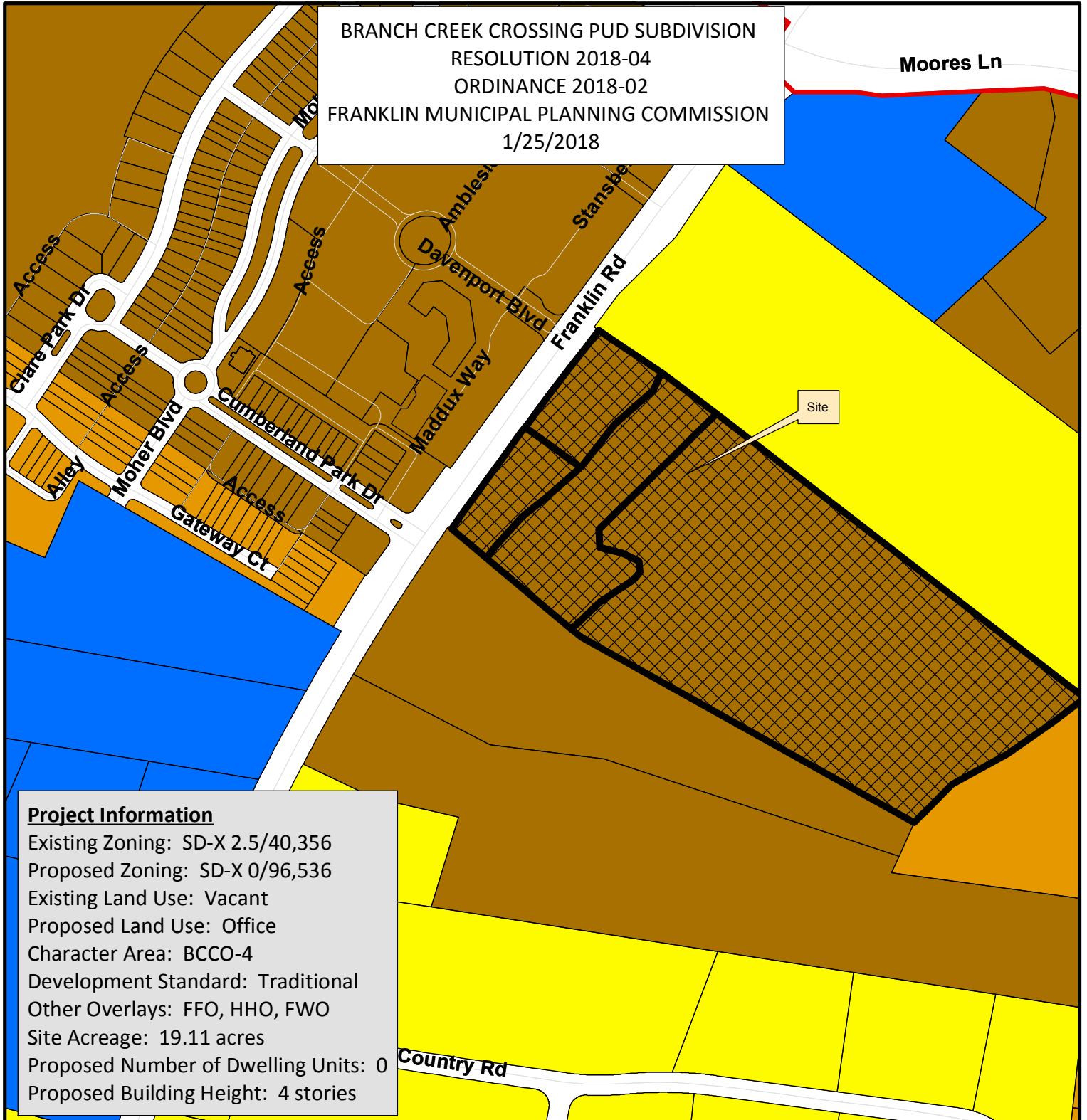
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 10/26/2017

NEIGHBORHOOD MEETING: 11/29/2017

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

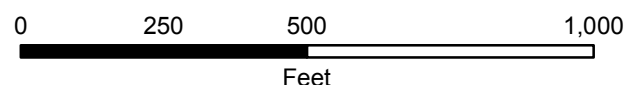
BRANCH CREEK CROSSING PUD SUBDIVISION
 RESOLUTION 2018-04
 ORDINANCE 2018-02
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/2018



Project Information

Existing Zoning: SD-X 2.5/40,356
 Proposed Zoning: SD-X 0/96,536
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 19.11 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 4 stories

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

2. G. Grading Plan

tomi@franklintn.gov

The previous comment

"Impervious area, retaining wall, pipe outlet and grading are not permitted in the stream buffer." was not addressed. This comment must remain until a Stream Buffer Variance is obtained.

17. Existing Sewer

jimmy.wiseman@franklintn.gov

The following comment shall remain open as a reminder for Staff. Additional design is needed at the Site Plan stage while alternatives are being discussed. Staff believes a desirable solution can be achieved.

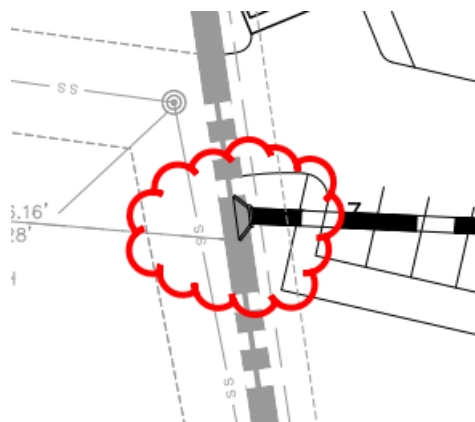
Applicant has stated that they have provided the top of casting for the existing sanitary sewer manholes. Unfortunately, the grade in this area is proposed to be raised with the completion of this project. If the final grade is to be raised and the fill puts the existing sanitary sewer at a depth greater than 12', the pipe material and easement shall be corrected to DI and the easement to 30' or the sewer shall be re-routed. No walls are permitted in the easement and it was stated by the applicant that the walls are required for the site to function. This has been discussed at numerous planning meetings with the applicant. The applicant shall provide a profile of the existing sanitary sewer main and the proposed final grade of the project. All possible conflicts with retaining walls, proposed utilities and easements shall be shown.

21. F. Development Plan

joe.marlo@franklintn.gov

Headwall has been pulled back slightly, but will likely still require grading on the adjacent property. The following is an Advisory Comment and **does not hinder approval of the Development Plan.**

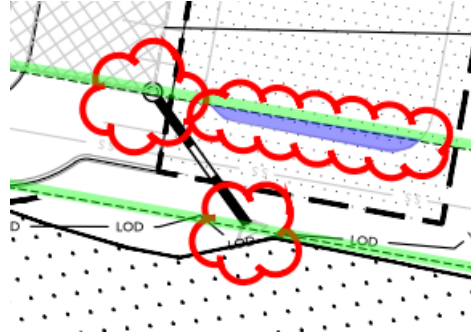
Advisory Comment: The proposed plan appears to require off-site grading work to be performed on adjacent properties in order to drain to bypass structure. At the Site Plan stage, the Applicant will be required to provide signed documentation by the adjacent property owners agreeing to the work shown on their properties.



33. Advisory Comment

joe.marlo@franklin.tn.gov The following is an Advisory Comment and **does not hinder approval of the Development Plan.**

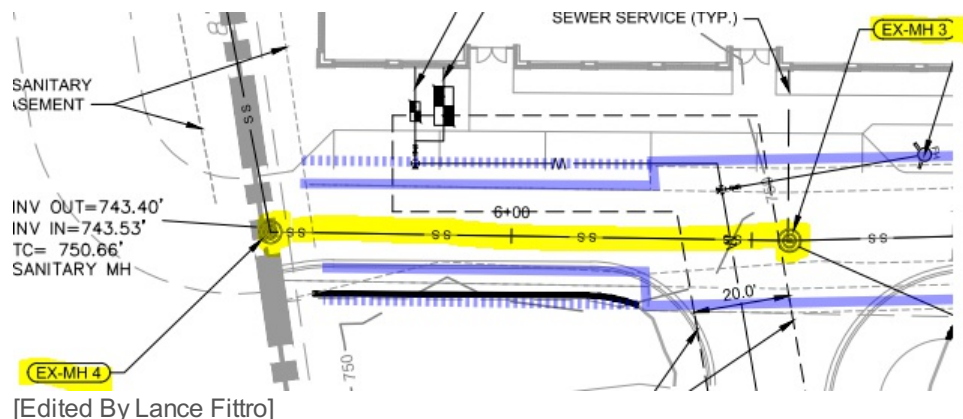
Advisory Comment: During detailed engineering design at the Site Plan stage, Applicant shall locate all stormwater structures and BMPs outside of utility easements, including the sanitary sewer easement along the western edge of the site.



34. Advisory Comment

joe.marlo@franklin.tn.gov The following is an Advisory Comment and **does not hinder approval of the Development Plan.**

Advisory Comment: If during detailed engineering design at the Site Plan stage, invert elevation depths of the existing sanitary sewer are determined to be 12 feet or greater below finish grade along any portion of the line, a 30-foot wide easement is required for that portion of the line extending from manhole to manhole, including the portion of line between EX-MH 3 and EX-MH 4. No walls or portions of walls (including footers or tie-backs) will be permitted in sanitary sewer easements.



35. D. Statement of Impacts

carlb@franklin.tn.gov Applicant shall provide a statement describing the anticipated impacts on:

- Street Network as shown on the Major Thoroughfare Plan including projected trips to be generated by the development.

In the TIA Addendum Table 3, the applicant's EB approach lane configurations do not match those given on page 1; update Table 3 accordingly.

38. F. Development Plan

lance.fittro@franklinton.gov In order to consider the proposed use of the adjacent church property for the construction of a drive aisle to meet fire circulation requirements, applicant shall provide a letter of intent from the church property owners agreeing to the proposed improvements on their property. Note that the proposed location of the added drive aisle will impact the existing bioretention area recently installed on the church property.

39. F. Development Plan

lance.fittro@franklinton.gov In the event that the proposed use of an as-yet-unbuilt off-site drive aisle required for fire circulation around the proposed building is approved, at Site Plan stage applicant shall provide:

- Site Plan for the subject development which meets COF requirements for fire circulation, sanitary sewer design per standard COF specifications including easement width and easement free from encroachments, stream buffer mitigation per approved variance, and stormwater peak control and water quality.
- Site Plan for the adjacent church property which meets both fire circulation requirements for the Branch Creek Crossing property and stormwater / water quality requirements for the church property.
- Both Site Plans shall be submitted for concurrent review. The Site Plan for the Branch Creek Crossing property cannot be approved prior to or independent of the Site Plan for the church property.
- A revised final plat for the church property shall be submitted placing the proposed drive aisle in a public access easement and revising the Green Infrastructure Easement for the relocated bioretention area.
- A revised final plat for the Branch Creek Crossing property shall be submitted which includes all required buffers and easements for the proposed Site Plan, as well as referencing any shared parking agreement established between the Branch Creek Crossing property and the church.
- Both revised final plats shall be recorded prior to issuance of the building permit for the proposed building.

Fire-Planning

Branch Creek Crossing Dev Plan Revision 3 Initial Submittal 12.11.2017.pdf

23. Access

josh.king@franklinton.gov Applicant shall provide a formal agreement on the access arrangement with the adjacent lot to satisfy site accessibility issues. See Engineering Conditions of Approval for more details.
[Edited By Joshua King]

24. Access

josh.king@franklinton.gov Applicant shall provide a formal agreement on the access arrangement with the adjacent lot to satisfy site accessibility issues. See Engineering Conditions of Approval for more details.
[Edited By Joshua King]

25. Access

josh.king@franklintn.gov Applicant shall provide a formal agreement on the access arrangement with the adjacent lot to satisfy site accessibility issues. See Engineering Conditions of Approval for more details.
[Edited By Joshua King]

Stormwater

General Issues

28. Stream Buffer

jeff.willoughby@franklintn.gov Applicant shall include LOD in encroachment calculations

36. Stream Buffer

jeff.willoughby@franklintn.gov It appears the storm sewer pipe and outfall is located within the area of buffer mitigation located on the southern portion of the site next to the bioretention area. The impacted area can not be counted as part of the buffer mitigation.

37. Stream Buffer

jeff.willoughby@franklintn.gov Applicant shall provide a formal stream buffer variance request to the City Engineer for approval BEFORE final development plan approval will be granted.

SITE DATA:

PROJECT NAME: BRANCH CREEK CROSSING (PUD), DEVELOPMENT PLAN REVISION 3
PROJECT NUMBER: 6591
SUBDIVISION: BRANCH CREEK CROSSING PUD
LOT NUMBER: NA
ADDRESS: 574 & 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 53, PARCEL 75

EXISTING ZONING: SD-X (2,540,536)
PROPOSED ZONING: SD-X (96,536)
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACREAGE: 19.11 AC
TOTAL SQUARE FOOTAGE: 832,556 +/- SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 10'
SIDE YARD: 5'

OWNER COMMERCIAL TRACTS:
LOT 1, LOT 2, OS1A, OS1B, OS2

BRANCH CREEK PARTNERS
1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

APPLICANT & OWNER OFFICE TRACTS:
LOT 3, OS3A, OS3B

BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles209@gmail.com
GREG GAMBLE

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877

BUILDING SQUARE FOOTAGE: +96,536
BUILDING HEIGHT: 3 STORIES AND 4 STORIES
LANDSCAPE SURFACE RATIO: 0.80/ 15.26 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 0.20/ 13.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT: 2.85 SPACES / 1,000 SF
MAXIMUM PARKING LIMIT: 120% OF MINIMUM
EXISTING PARKING: N/A
RESIDENTIAL DENSITY: N/A
TREE CANOPY: 541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION: N/A
OPEN SPACE: 3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
PROVIDED LOT 1: 0.05 AC
PROVIDED LOT 2: 0.08 AC
PROVIDED LOT 3: 0.46 AC

STATEMENT OF IMPACTS:

WATER: (DEVELOPMENT PLAN REVISION 3)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT. BASED ON THE UNIT FLOW OF 0.1 GPD/SQUARE FOOT, THE TOTAL ESTIMATED FLOW IS 5,600 GPD (FOR THE 56,000 SF OFFICE BUILDING).

SEWER: (DEVELOPMENT PLAN REVISION 3)
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

BASED ON THE PROJECTED TRIPS TO BE GENERATED BY THE DEVELOPMENT, THE TOTAL DAILY TRIPS IS 813.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE. 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:
NO STUDENTS

ELECTRICITY:
ELECTRIC WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS:
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

REFUSE COLLECTION:
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:
ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE OFFICE BUILDING PROPOSED FOR LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET AND CREATING AN ACTIVE FORMAL OPEN SPACE PLAZA.

PARKING IN THE FRONT IS LIMITED TO PARALLEL PARKING. THE REST OF THE PARKING IS POSITIONED TO THE SIDE AND REAR OF THE BUILDING. LANDSCAPE ISLANDS IN SIDE PARKING LOT ARE LARGER THAN REQUIRED TO PROVIDE ADDITIONAL VEGETATION.

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
3% * 19.11 AC = 0.57 AC / 24,829 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA (SF)
101A	FORMAL	PLAZA	2,271
102A	FORMAL	PLAZA	2,621
103A	FORMAL	PLAZA	11,796
103B	FORMAL	PARK/FORMAL TRAIL	8,250

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAN:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	OTHER	STREAM BUFFER AREA	1,167
OS1B	OTHER	STREAM BUFFER AREA	4,174
OS2	OTHER	STREAM BUFFER AREA	7,336

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.57 AC / 24,938 SF (3%)

PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
SITE PLAN FOR 18,000 SF NON-RESIDENTIAL BUILDING IS APPROVED. SITE IS IN CONSTRUCTION.

LOT 2 - COMMERCIAL
22,698 SF NON-RESIDENTIAL BUILDING. CONSTRUCTION TO COMMENCE IN 2017.

LOT 3 - OFFICE
TO BE CONSTRUCTED IN ONE PHASE

DEVELOPMENT SUMMARY

REVISION 3:

- REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.
- LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).
- LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041

- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
- INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281

- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
- INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
- NO CHANGES TO RESIDENTIAL LOT (LOT 3)

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 15%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 39,885 SF

PROVIDED TREE CANOPY PRESERVATION: 541,358 SF (90% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	39,885 SF	519,846 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,188 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	40,088 SF	541,358 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	0.92 AC	12.43 AC

PRESERVED TREE CANOPY

PARKING CHART

PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 96,536 SF
TOTAL PARKING REQUIRED: 276 SPACES
TOTAL PARKING PROVIDED: 277 SPACES
MAXIMUM PARKING: 120% OF REQUIRED (332 SPACES)

LOT 1 AND LOT 2:
TOTAL SF: 40,536 SF
TOTAL PARKING PROVIDED: 120 SPACES (17 PERVIOUS/103 IMPERVIOUS)

LOT 3:
TOTAL SF: 56,000 SF
TOTAL PARKING PROVIDED: 157 SPACES
(30 COMPACT SPACES; 19% OF TOTAL PROVIDED)

TRIP GENERATION TABLE

AM PEAK		PM PEAK	
ENTER	EXIT	ENTER	EXIT
84	17	14	74

DAILY TRIPS TOTAL: 813

UNDERGROUND STORMWATER STORAGE

EXISTING SEWER EASEMENT

ACTUAL FFO/100 YEAR FLOODPLAIN BASED ON SURVEY ELEVATION (TO BE REVISED VIA LOMAR)

LOT 3 BOUNDARY

LOT 2 BOUNDARY

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

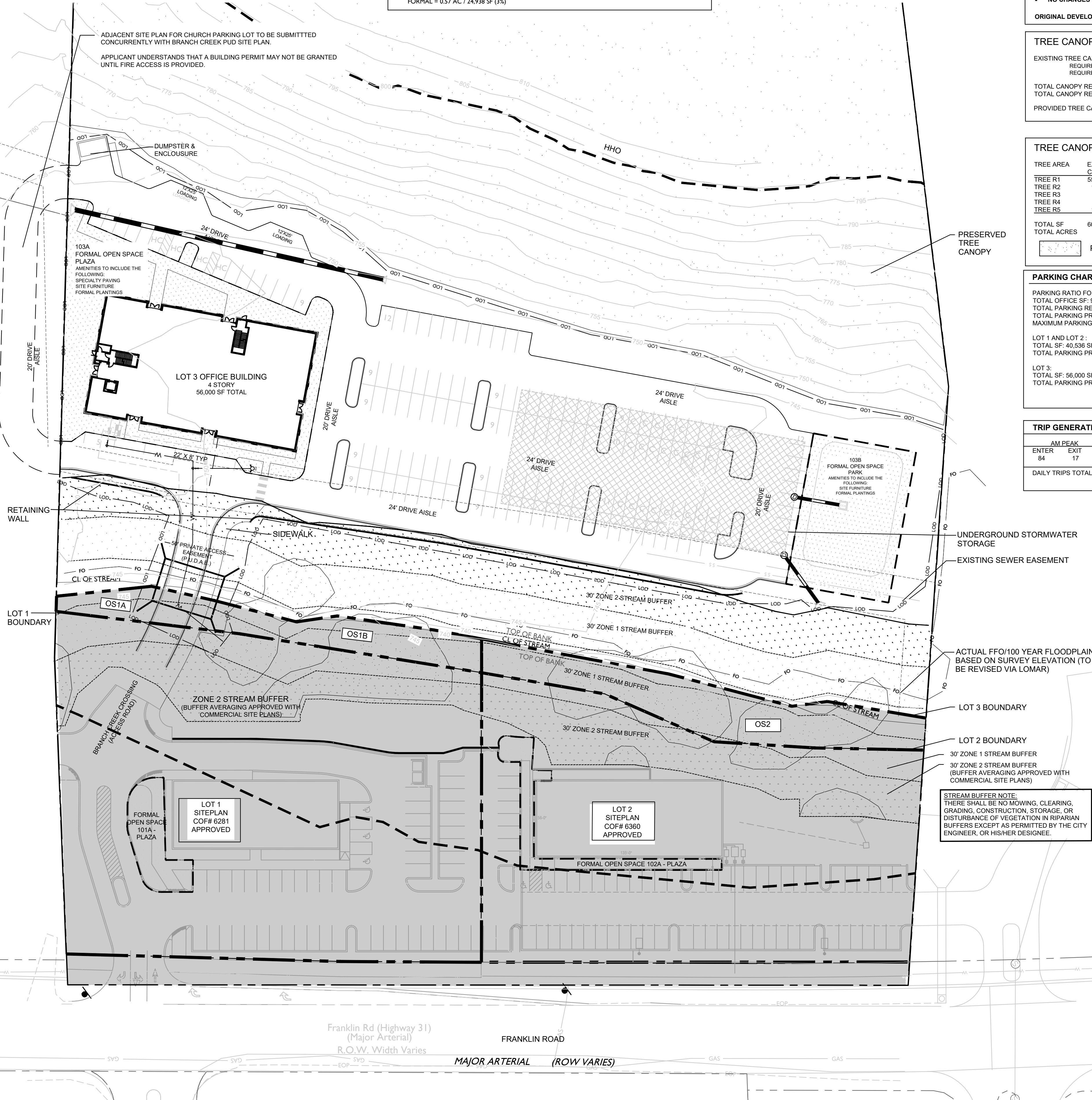
30' ZONE 1 STREAM BUFFER

30' ZONE 2 STREAM BUFFER

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS/HER DESIGNEE.

KEY:

- SITE PLAN APPROVED OR UNDER REVIEW, NO CHANGES PROPOSED
- FORMAL OPEN SPACE
- PRESERVED TREE CANOPY
- ZONE 1 BUFFER
- ZONE 2 BUFFER





general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR

elevation keynotes

- 1 PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
- 2 MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
- 3 PREFINISHED ALUMINUM CANOPY - COLOR TO MATCH ALUMINUM STOREFRONT AND COPING
- 4 EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- 5 8" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- 6 12" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- 7 CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO.: SC-15 (COLOR: ARTIC WHITE).
- 8 BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
- 9 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

zone 4 - building envelope requirements

ROOFS INSULATION ENTIRELY ABOVE DECK	R-15cl
WALLS ABOVE GRADE METAL FRAMED	R-13 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS UNHEATED SLABS	NR (NO REQUIREMENT)
OPAQUE DOORS SWINGING	U-0.70

zone 4 - building envelope requirements fenestration

METAL FRAMING STOREFRONT U-FACTOR	0.50
ENTRANCE DOOR U-FACTOR	0.85
SHGC - ALL FRAME TYPES SHGC: PF < 0.25 SHGC: 0.25 < PF < 0.5 SHGC: PF > 0.5	0.40 NR (NO REQUIREMENT) NR

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: XXXX

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

material legend

	BELDEN BRICK UTILITY BRICK COLOR: BELDEN DUTCH GRAY VELOUR
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8521
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8523
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 671 VELOUR
	READING ROCK ROCKCAST SMOOTH COLOR: ARTIC WHITE

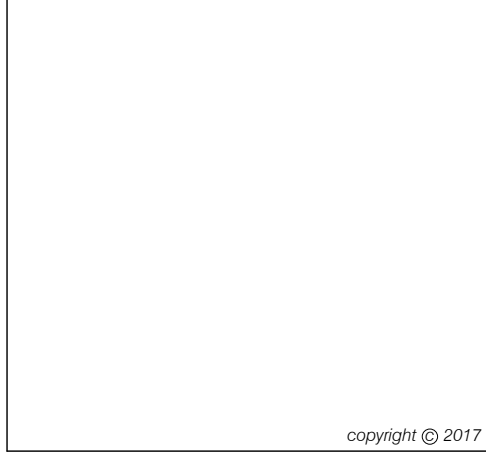


1 SOUTH ELEVATION
1/8" = 1'-0"

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



3 a400 - southeast perspective



This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

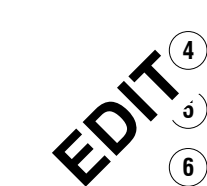
client
project:
BRANCH CREEK CROSSING
FRANKLIN TN

BRANCH CREEK CROSSING

revisions	
△	
date:	10.03.17
project no.:	a17.031.00

building
elevations

a400



1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALLUMINUM)

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALLUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR

1 PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM

- ① PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
- ② MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
- ③ PREFINISHED ALUMINUM CANOPY - COLOR TO MATCH ALUMINUM STOREFRONT AND COPING
- ④ EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- ⑤ 8" SOLDIER COURSE - BELDEN / DUTCH GRAY VELOUR.
- ⑥ 12" SOLDIER COURSE - BELDEN / DUTCH GRAY VELOUR.
- ⑦ CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BAY PRODUCT NO. SC-15 (COLOR: ARTIC WHITE)
- ⑧ BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - PLUMBING.
- ⑨ 1/2" RECESSED BRICK COURSE - BELDEN / DUTCH GRAY VELOUR.

ROOFS

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-15c1
WALLS ABOVE GRADE	
METAL FRAMED	R-13 (R19 PRO)
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	NR (NO REQUIRE)
OPAQUE DOORS	
SWINGING	U-0.70

METAL FRAMING	
STOREFRONT U-FACTOR	0.50

METAL FRAMING	
STOREFRONT U-FACTOR	0.50
ENTRANCE DOOR U-FACTOR	0.85
SHGC - ALL FRAME TYPES	
SHGC: PF < 0.25	0.40
SHGC: 0.25 < PF < 0.5	NR (NO REQUIREMENT)
SHGC: PF > 0.5	NR

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO. :XXXX

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN DUTCH GRAY VE

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8521

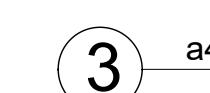
BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8523

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 671 VELOUR

READING ROCK | ROCKCAST SMC
COLOR: ARTIC WHITE



NORTH ELEVATION

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


a401 - northwest perspective

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

copyright © 2017

b3studio inc.
1104 west main street
franklin tn 37064
www.b3studio.com

client

project:

BRANCH CREEK CROSSING

FRANKLIN TN

revisions



date: 10.03.17
project no.: a17.031.00

building
elevations

a401

BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 3

WILLIAMSON COUNTY, TENNESSEE

OWNER COMMERCIAL TRACTS (LOT 1, LOT 2, OS1A, OS1B, OS2):

BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

APPLICANT / OWNER REMAINING TRACTS (LOT 3, OS3A, OS3B):

BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

SURVEYOR:

HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

ENGINEER:

KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877

ARCHITECT:

B3 STUDIO
PAUL BASS
1104 WEST MAIN STREET
FRANKLIN, TN 37064



SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	BUFFER REDUCTION REQUEST
C2.2	DEVELOPMENT PLAN REVISION COMPARISON
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	EX. SSWR PLAN AND PROFILE
A400	ARCHITECTURE
A401	ARCHITECTURE

DEVELOPMENT SUMMARY

- REVISION 3:
- REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.
 - LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).
 - LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.
 - NO CHANGES PROPOSED TO COMMERCIAL LOTS
- REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
 - INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
 - NO CHANGES PROPOSED TO COMMERCIAL LOTS
- REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
 - INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
 - NO CHANGES TO RESIDENTIAL LOT (LOT 3)
- ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692



COF# 6591

ISSUED : DECEMBER 11, 2017

REVISIONS

1. January 4, 2018

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

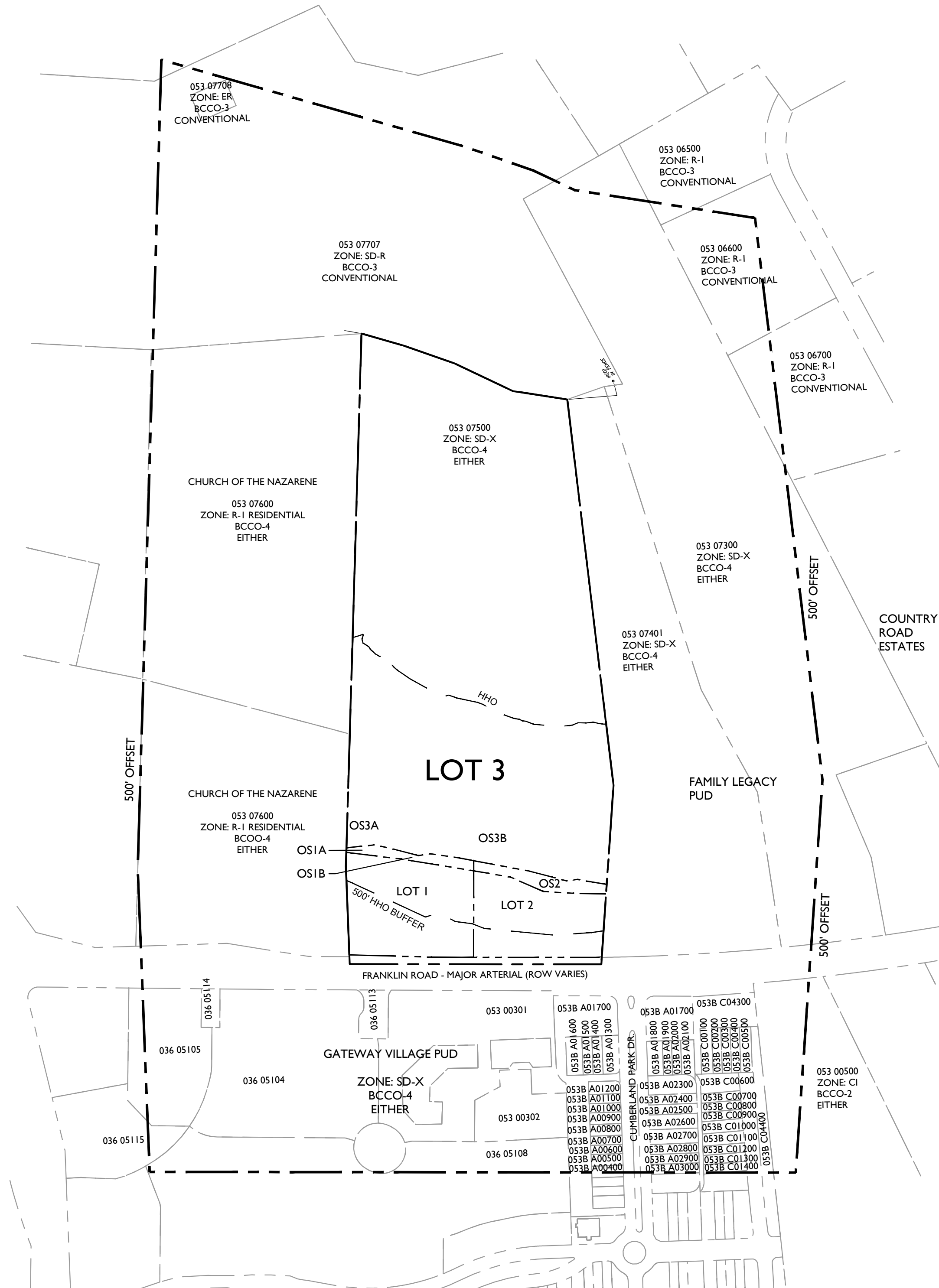
LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee
and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and
Containing 13.816 acres more or less

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CVHC3 LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOYER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC	PO BOX 56607	ATLANTA	GA	30393			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHGBRED LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHGBRED LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHGBRED LN 200	BRENTWOOD	TN	37027			
3000 STANBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHGBRED LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD 3	BELL FUND IV FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
AMBLESIDE WAY	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
557 FRANKLIN RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391			
1222 COUNTRY RD	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069			
554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	302 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP	711 W BAY AREA BLVD	WEBSTER	TX	77598			
LANDINGS DR	CEMETERY MEKKA	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHIP	1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1016 CUMBERLAND PARK DR	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1014 CUMBERLAND PARK DR	WYLIE SUZANNE F	1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1008 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1006 CUMBERLAND PARK DR	TAMPE PAULINE	1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHGBRED LN # 200	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1001 CUMBERLAND PARK DR	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1003 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORTYTH PARK DR	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1007 CUMBERLAND PARK DR	HUISMATH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEABOARD LN #A-105	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS	PO BOX 50536	NASHVILLE	TN	37205	SD-X	BCCO-4	ETHER
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1015 CUMBERLAND PARK DR	MISRIAN RAPHAEL A & ANAHID REVINT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1019 CUMBERLAND PARK DR	ROSS RICHARD F	563 MIDWAY CIR	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1021 CUMBERLAND PARK DR	WENCKER TOM C	1021 CUMBERLAND PARK LN	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M	215 DEER PARK CIR	NASHVILLE	TN	37205	SD-X	BCCO-4	ETHER
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
232 GATEWAY CT	SHEAR CARLY R	232 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	ETHER
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	ETHER
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee



ISSUED: DEC 11, 2017

Revision Date

1 Jan. 4, 2018

2

3

4

5

OVERALL EXISTING
CONDITIONS

SHEET
C1.0

COF # 6591

SITE DATA:

PROJECT NAME: BRANCH CREEK CROSSING (PUD), DEVELOPMENT PLAN REVISION 3
PROJECT NUMBER: 6591
SUBDIVISION: BRANCH CREEK CROSSING PUD
LOT NUMBER: NA
ADDRESS: 574 & 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 53, PARCEL 75

EXISTING ZONING: SD-X (2,540,536)
PROPOSED ZONING: SD-X (96,536)
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACREAGE: 19.11 AC
TOTAL SQUARE FOOTAGE: 832,556 +/- SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 10'
SIDE YARD: 5'

OWNER COMMERCIAL TRACTS:
LOT 1, LOT 2, OS1A, OS1B, OS2

BRANCH CREEK PARTNERS
1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

APPLICANT & OWNER OFFICE TRACTS:
LOT 3, OS3A, OS3B

BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles209@gmail.com
GREG GAMBLE

ENGINEER:

KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877

BUILDING SQUARE FOOTAGE: +96,536
BUILDING HEIGHT: 3 STORIES AND 4 STORIES
LANDSCAPE SURFACE RATIO: 0.80/ 15.26 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 0.20/ 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT: 2.85 SPACES / 1,000 SF
MAXIMUM PARKING LIMIT: 120% OF MINIMUM
EXISTING PARKING: N/A
RESIDENTIAL DENSITY: N/A
TREE CANOPY: 541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION: N/A
OPEN SPACE: 3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
PROVIDED LOT 1: 0.05 AC
PROVIDED LOT 2: 0.08 AC
PROVIDED LOT 3: 0.46 AC

STATEMENT OF IMPACTS:

WATER: (DEVELOPMENT PLAN REVISION 3)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT. BASED ON THE UNIT FLOW OF 0.1 GPD/SQUARE FOOT, THE TOTAL ESTIMATED FLOW IS 5,600 GPD (FOR THE 56,000 SF OFFICE BUILDING).

SEWER: (DEVELOPMENT PLAN REVISION 3)
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

BASED ON THE PROJECTED TRIPS TO BE GENERATED BY THE DEVELOPMENT, THE TOTAL DAILY TRIPS IS 813.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:

STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES:

POLICE - 900 COLUMBIA AVE, 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:

NO STUDENTS

ELECTRICITY

ELECTRIC WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS

NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

REFUSE COLLECTION

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

NOTE:

NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE OFFICE BUILDING PROPOSED FOR LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET AND CREATING AN ACTIVE FORMAL OPEN SPACE PLAZA.

PARKING IN THE FRONT IS LIMITED TO PARALLEL PARKING. THE REST OF THE PARKING IS POSITIONED TO THE SIDE AND REAR OF THE BUILDING. LANDSCAPE ISLANDS IN SIDE PARKING LOT ARE LARGER THAN REQUIRED TO PROVIDE ADDITIONAL VEGETATION.

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
3% * 19.11 AC = 0.57 AC / 24,829 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA (SF)
101A	FORMAL	PLAZA	2,271
102A	FORMAL	PLAZA	2,621
103A	FORMAL	PLAZA	11,796
103B	FORMAL	PARK/FORMAL TRAIL	8,250

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAN:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	OTHER	STREAM BUFFER AREA	1,167
OS1B	OTHER	STREAM BUFFER AREA	4,174
OS2	OTHER	STREAM BUFFER AREA	9,336

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.57 AC / 24,938 SF (3%)

PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
SITE PLAN FOR 18,000 SF NON-RESIDENTIAL BUILDING IS APPROVED. SITE IS IN CONSTRUCTION.

LOT 2 - COMMERCIAL
22,698 SF NON-RESIDENTIAL BUILDING. CONSTRUCTION TO COMMENCE IN 2017.

LOT 3 - OFFICE
TO BE CONSTRUCTED IN ONE PHASE

DEVELOPMENT SUMMARY

REVISION 3:

- REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.
- LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).
- LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041

- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
- INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281

- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
- INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
- NO CHANGES TO RESIDENTIAL LOT (LOT 3)

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 15%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 39,885 SF

PROVIDED TREE CANOPY PRESERVATION: 541,358 SF (90% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	39,885 SF	519,846 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,188 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	40,088 SF	541,358 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	0.92 AC	12.43 AC

PRESERVED TREE CANOPY

PARKING CHART

PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 96,536 SF
TOTAL PARKING REQUIRED: 276 SPACES
TOTAL PARKING PROVIDED: 277 SPACES
MAXIMUM PARKING: 120% OF REQUIRED (332 SPACES)

LOT 1 AND LOT 2:
TOTAL SF: 40,536 SF
TOTAL PARKING PROVIDED: 120 SPACES (17 PERVIOUS/103 IMPERVIOUS)

LOT 3:
TOTAL SF: 56,000 SF
TOTAL PARKING PROVIDED: 157 SPACES
(30 COMPACT SPACES; 19% OF TOTAL PROVIDED)

TRIP GENERATION TABLE

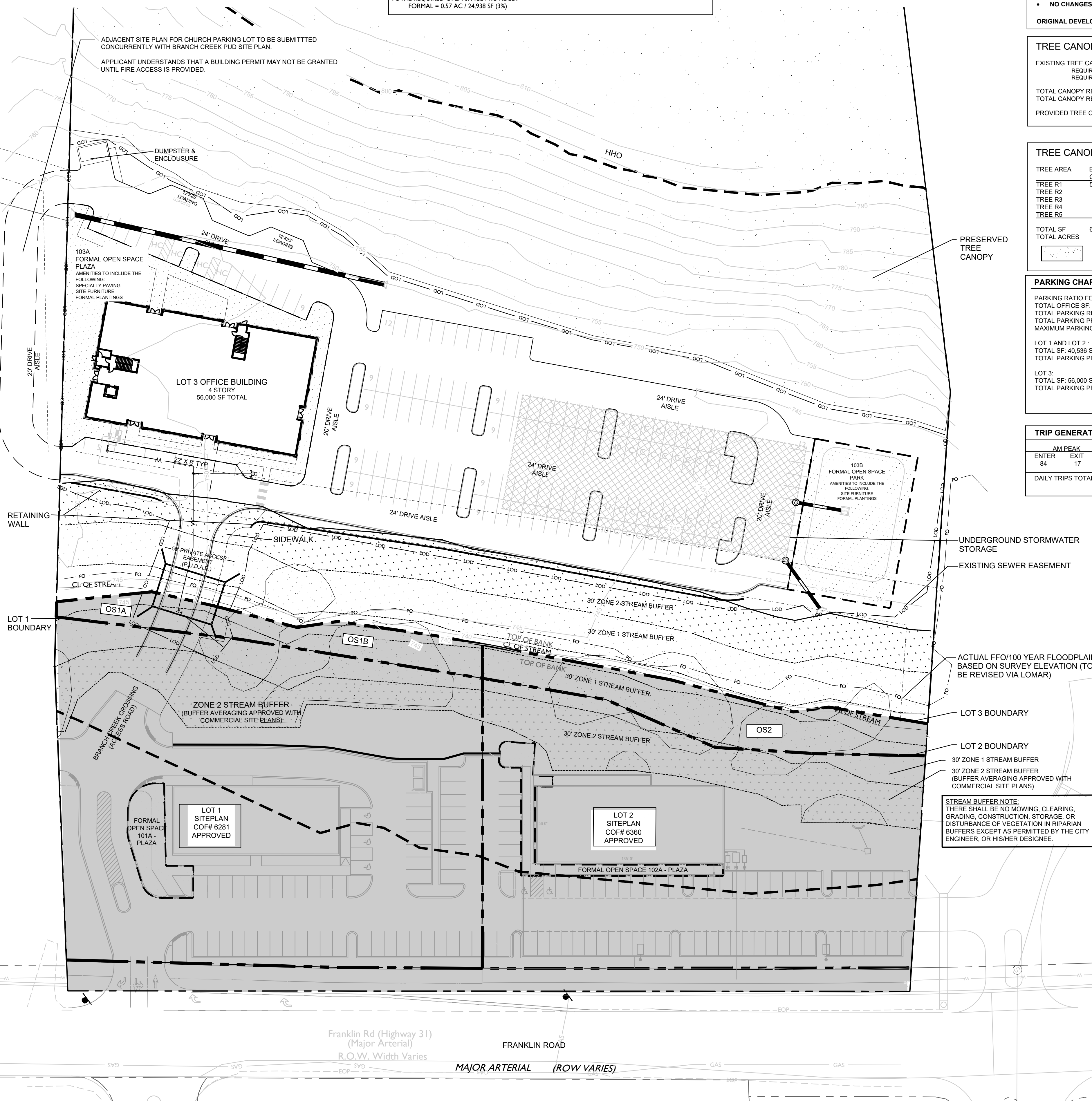
AM PEAK		PM PEAK	
ENTER	EXIT	ENTER	EXIT
84	17	14	74

DAILY TRIPS TOTAL: 813

KEY:

- SITE PLAN APPROVED OR UNDER REVIEW, NO CHANGES PROPOSED
- FORMAL OPEN SPACE
- PRESERVED TREE CANOPY
- ZONE 1 BUFFER
- ZONE 2 BUFFER

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS/HER DESIGNEE.





ISSUED: DEC 11, 2017
Revision Date
▲ Jan. 4, 2018
▲
▲
▲

STREAM BUFFER
VARIANCE
REQUEST
S H E E T
C2.1
COF # 6591

Final Stormwater Management Plan to be provided prior to Site Plan submittal

STREAM BUFFER KEY

- ZONE 1 STREAM BUFFER
30' FROM TOP OF BANK, UNLESS ADJUSTED FOR SLOPE
- ZONE 2 STREAM BUFFER
30' OFFSET OF ZONE 1 BUFFER
- PROPOSED AREA OF ZONE 2 BUFFER
REDUCTION
2,824 SF OF DISTURBANCE
- PROPOSED AREA OF ZONE 2 BUFFER
REPLACEMENT
453 SF

**STREAM BUFFER REDUCTION
REQUEST**

The applicant requests the buffer reduction shown in order to accommodate the Lot 3 layout shown. This layout provides full vehicular circulation around the office building for improved access and safety. In order to accomplish this, retaining walls are required in both the front and rear of the property. Due to the location of the existing sanitary sewer line, the site is pushed down to allow the sanitary sewer line to be in located in the proposed drive lane. This location also provides for the shortest retaining walls.

If the buffer reductions is granted, the applicant is proposing the creation of zone 2 buffer where possible. Since the existing sanitary sewer line and easement prohibit further expansion of the zone 2 buffer, the applicant is proposing additional, comparable water quality improvements in the form of bridge removal and stream bank stabilization in the removal area.

Also, if the buffer variance is granted, then the applicant will purchase the required stream buffer signs at a cost of \$17 each and install the signs at 150' on-center.

Typical stream buffer enhancements shall also occur and be defined further at Site Plan.

**COMPARABLE WATER
QUALITY IMPROVEMENTS**

Improvements include:

- Removal of collapsed bridges and debris
- Stabilization of bank / live staking where applicable

The applicant shall stabilize the banks where the bridge removal occurs. The work shall be coordinated with the COF stormwater coordinator and will be defined further in Site Plan submittal documents.

General methods shall include proper site preparation, grading and installation of an organic matting/RECP (biodegradable rolled erosion controlled product) such as Jute matting. Installed matting to have complete contact with soil. Live Staking may be required and may be applied up to 100% of the whole stream (to be determined by City Stormwater Management and the Landscape Architect prior to Site Plan). Appropriate installation of live stakes include planting 2-3 feet apart using triangular spacing and planting at right angles to the slope.

Revegetation is also required. Seed mix is typically installed both above and below matting. At site plan, a schedule for Urban Riparian Buffer Zone enhancement will also be applied to this area.

Prior to starting site work, the owner/installer, the COF Stormwater Coordinator and the COF Land Planner shall meet on site to verify plant placement and installation methods.

STREAM BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

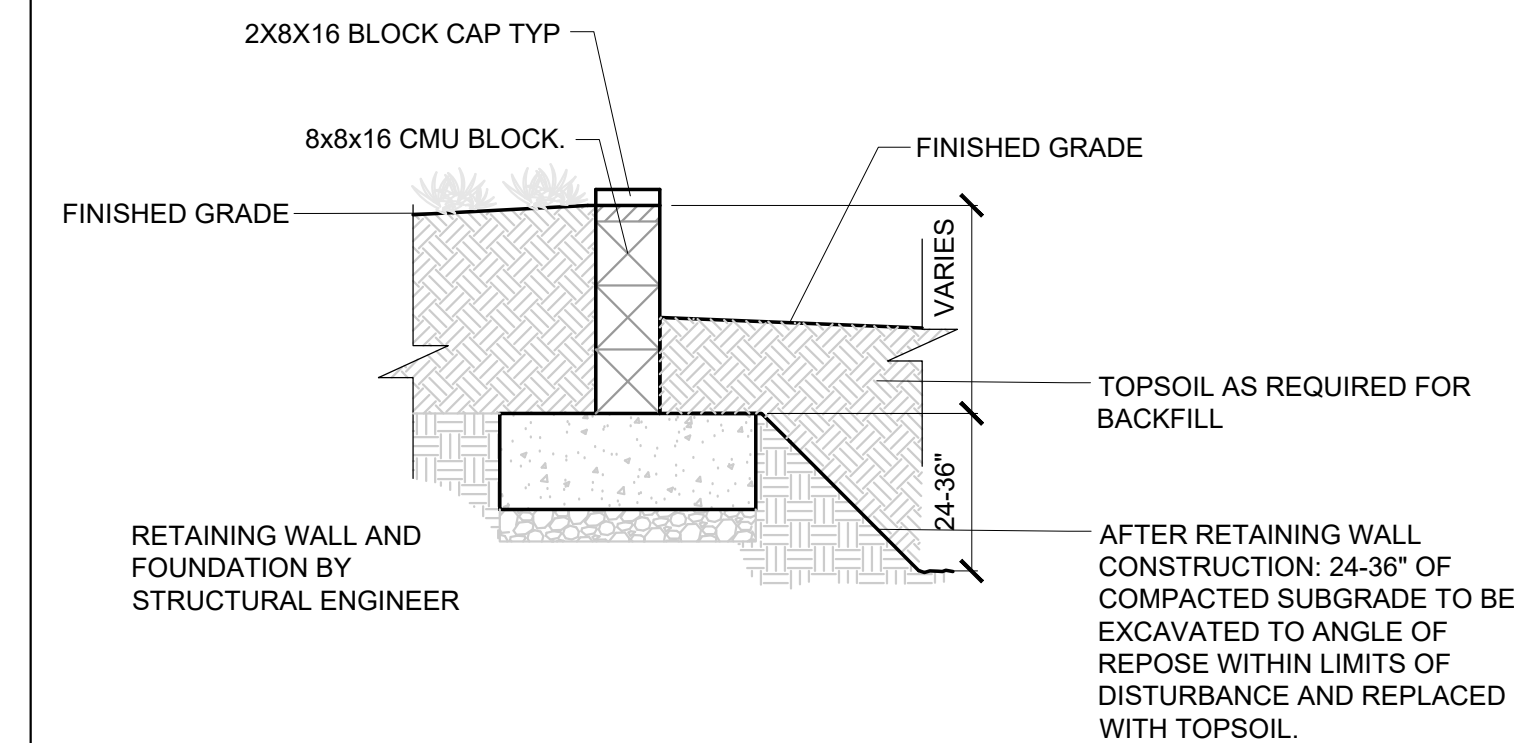
There shall be no mowing, clearing grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his/her designee.

DEVELOPMENT PLAN SUBMITTAL NOTE

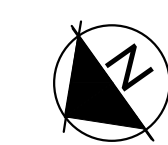
This stream buffer mitigation plan proposed with the Branch Creek PUD Development Plan assumes that the existing 20 foot wide sewer easement crossing the site will need to be a 30 foot wide sewer easement due to grading constraints of the property. This assumption is also reflected with the placement of the retaining wall shown on this plan parallel to the stream, within the 60 foot stream buffer. The proposal herein includes the removal of three existing bridge crossings, and the planting of live stakes along the banks of the existing stream channel. Two of the existing crossings are located on the Branch Creek PUD property, and one is located north on the Gateway Community Church property. The applicant is currently discussing the removal of this bridge with the church.

In the event that a 30 foot sewer easement is not necessary, the impacts to the stream side buffer will be greatly reduced. At Site Plan, the applicant may revisit this proposed mitigation plan to discuss final mitigation solutions with the City of Franklin Stormwater Manager.

RETAINING WALL REPAIR DETAIL



THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. THIS EXHIBIT WILL TRACK WITH THE DEVELOPMENT PLAN AND FUTURE SITE PLAN.



0 30 60 90
GRAPHIC SCALE 1"=30'





NOT TO SCALE



GATEWAY
VILLAGE PUD

DEVELOPMENT SUMMARY

REVISION 3:

- REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.
- LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).
- LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

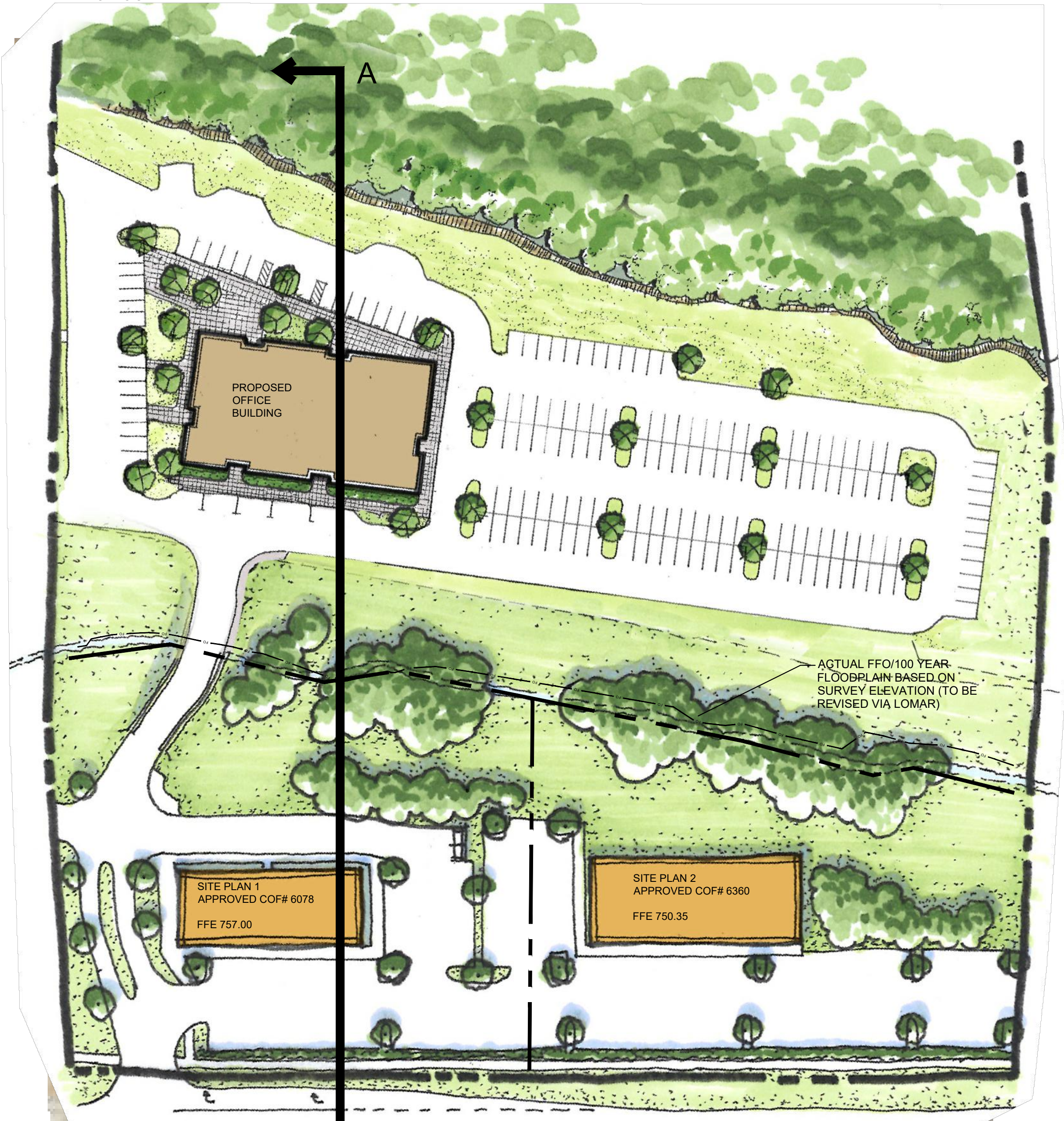
REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#68641

- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
- INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

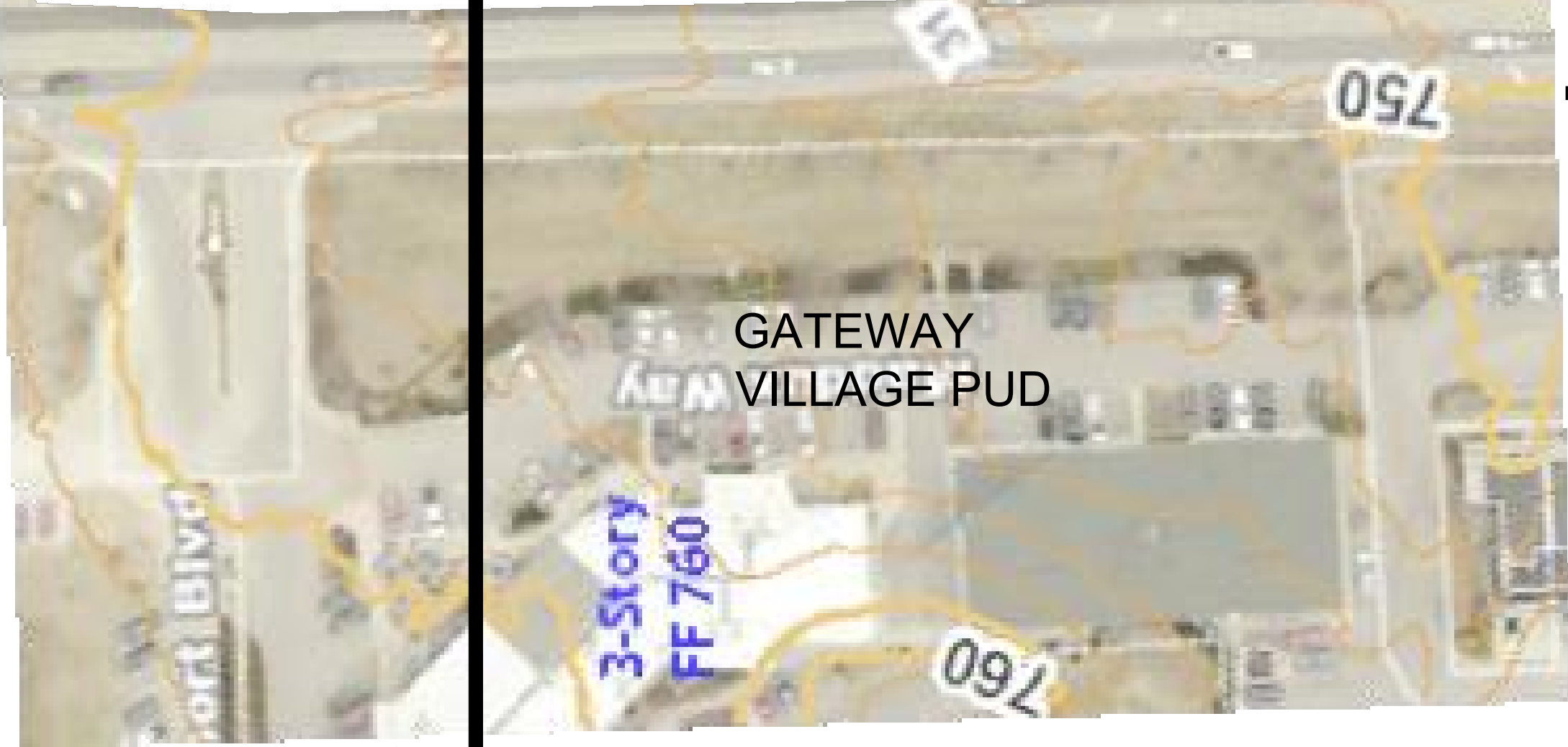
REVISION 1: APPROVED NOVEMBER 2016, COF# 6281

- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
- INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
- NO CHANGES TO RESIDENTIAL LOT (LOT 3)

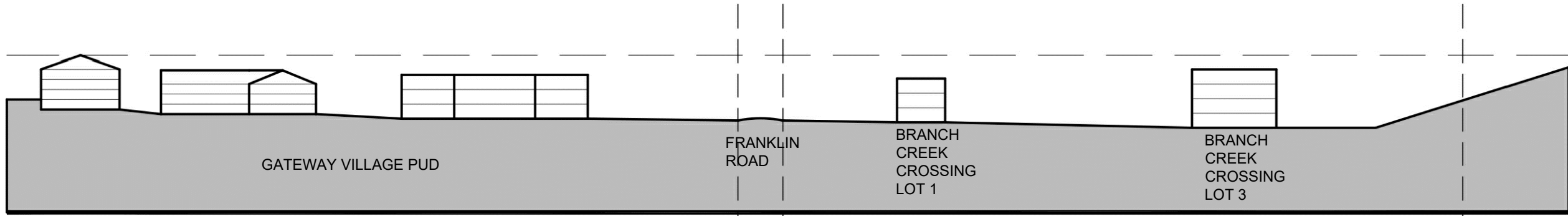
ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692



NOT TO SCALE



GATEWAY
VILLAGE PUD



SECTION A - A'

NOT TO SCALE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee



ISSUED: DEC 11, 2017

Revision Date

- △
- △
- △
- △

DEVELOPMENT
PLAN REVISION
COMPARISON

SHEET

C2.2

COF # 6591

COF 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 COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

STORMWATER MANAGEMENT NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDING VIA POSITIVE DRAINAGE AND WILL SHEET FLOW SOUTH AND WEST TOWARDS THE BIORETENTION AREA. STORMWATER RUNOFF WILL FLOW OVER A RIBBON CURB INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW STRUCTURE TO THE PROPOSED UNDERGROUND DETENTION BASIN.

RUNOFF THAT EXCEEDS THE 1ST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW STRUCTURE TO THE ADJACENT UNDERGROUND DETENTION STRUCTURE SHOWN ON THE PLAN BELOW. AN OUTLET CONTROL STRUCTURE WILL LIMIT THE PEAK DISCHARGE FLOW RATE OF THE UNDERGROUND DETENTION STRUCTURE TO THE PRE-DEVELOPMENT PEAK DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

BOTH THE BIORETENTION WATER QUALITY AREA AND UNDERGROUND DETENTION STRUCTURE ARE SIZED TO ACCOMMODATE AN ADDITIONAL 0.41 ACRES OF IMPERVIOUS AREA BEYOND WHAT IS SHOWN ON THIS SITE PLAN.

SITE AREA TABLE

SITE DISTURBED AREA	=	2.95 ACRES
ON-SITE IMPERVIOUS AREA	=	2.00 ACRES
TOTAL IMPERVIOUS AREA TO WATER QUALITY AND POND	=	2.41 ACRES

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 815 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRIC WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2877 CONTACT: BRETT CREASMAN, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

PROPOSED SITE PLAN PROVIDED BY GAMBLE DESIGN
COLLABORATIVE ON 12/11/17. EXISTING SURVEY INFORMATION
PROVIDED BY HARRAH & ASSOCIATES, DATED 2/15/17.

GDC

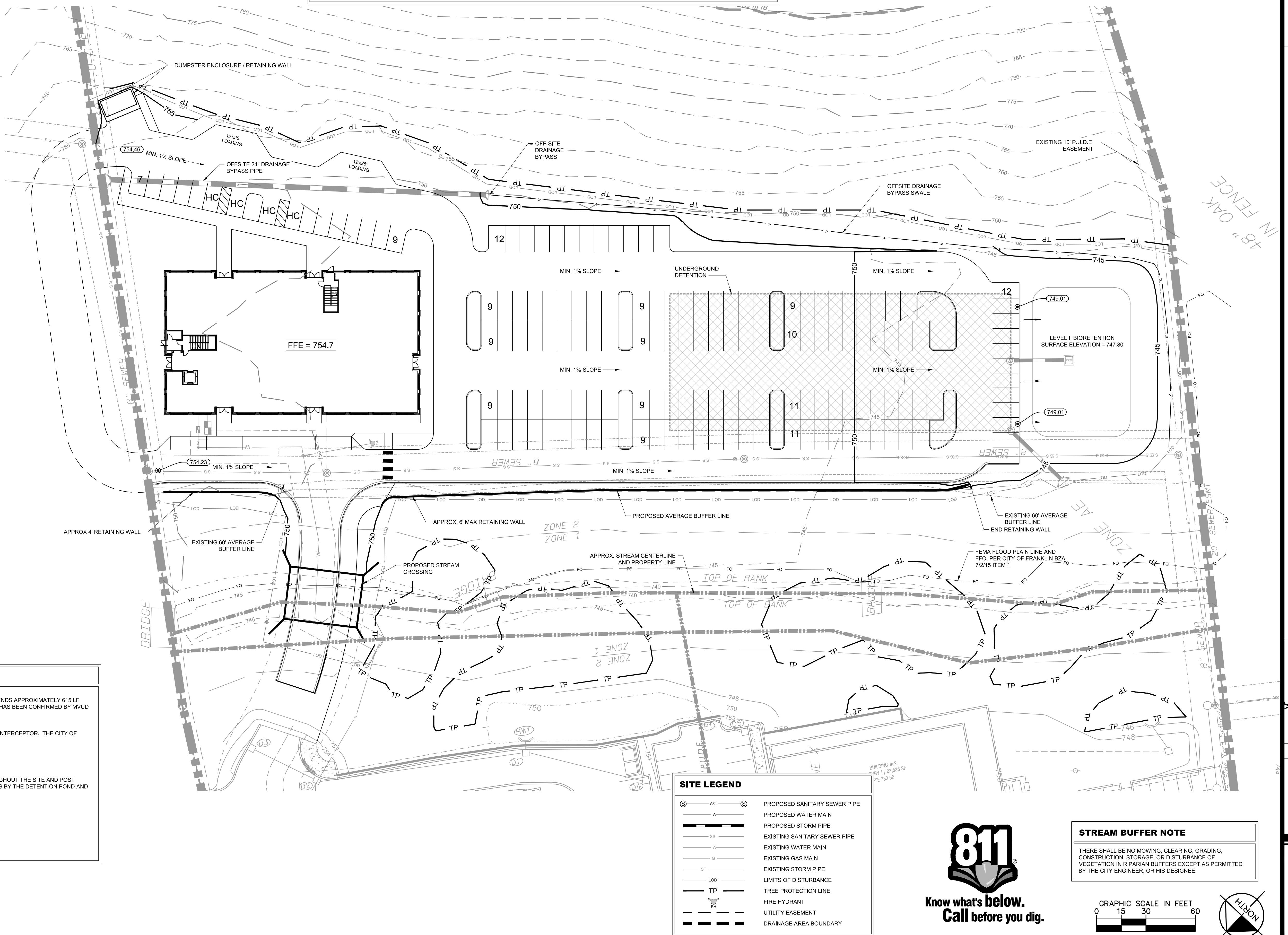
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Kimley»Horn

214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
© 2017 Kimley-Horn and Associates, Inc.

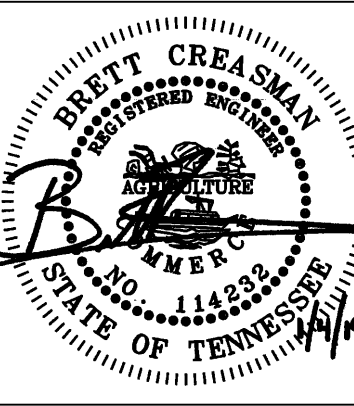
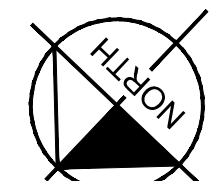
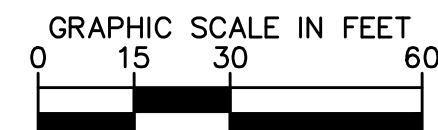
BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee



STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



ISSUED: DECEMBER 11, 2017

Revision	Date
△	
△	
△	
△	

GRADING PLAN

SHEET
C3.0
COF # 6591

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-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.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

FLOW TEST DATA

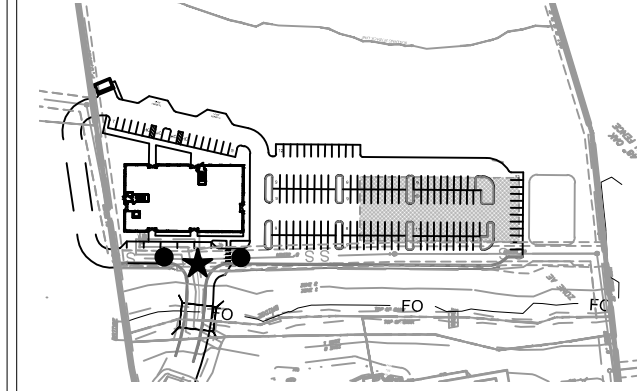
-HYDRANT LOCATION: 574 FRANKLIN ROAD
-TEST HYDRANT: STATIC PRESSURE = 80 PSI
RESIDUAL PRESSURE = 78 PSI
-FLOW HYDRANT: STATIC PRESSURE = 86 PSI
RESIDUAL PRESSURE = 80 PSI
-TOTAL GPM DURING TEST = 985
-DATE: OCTOBER 31, 2017 @ 9:00 AM
-TEST PERFORMED BY CORY BORUM AND BEN BUTLER OF HETHCOAT AND DAVIS.

UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2877 CONTACT: BRETT CREASMAN, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MEGAVOOK PK, SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

CONNECTIVITY INDEX

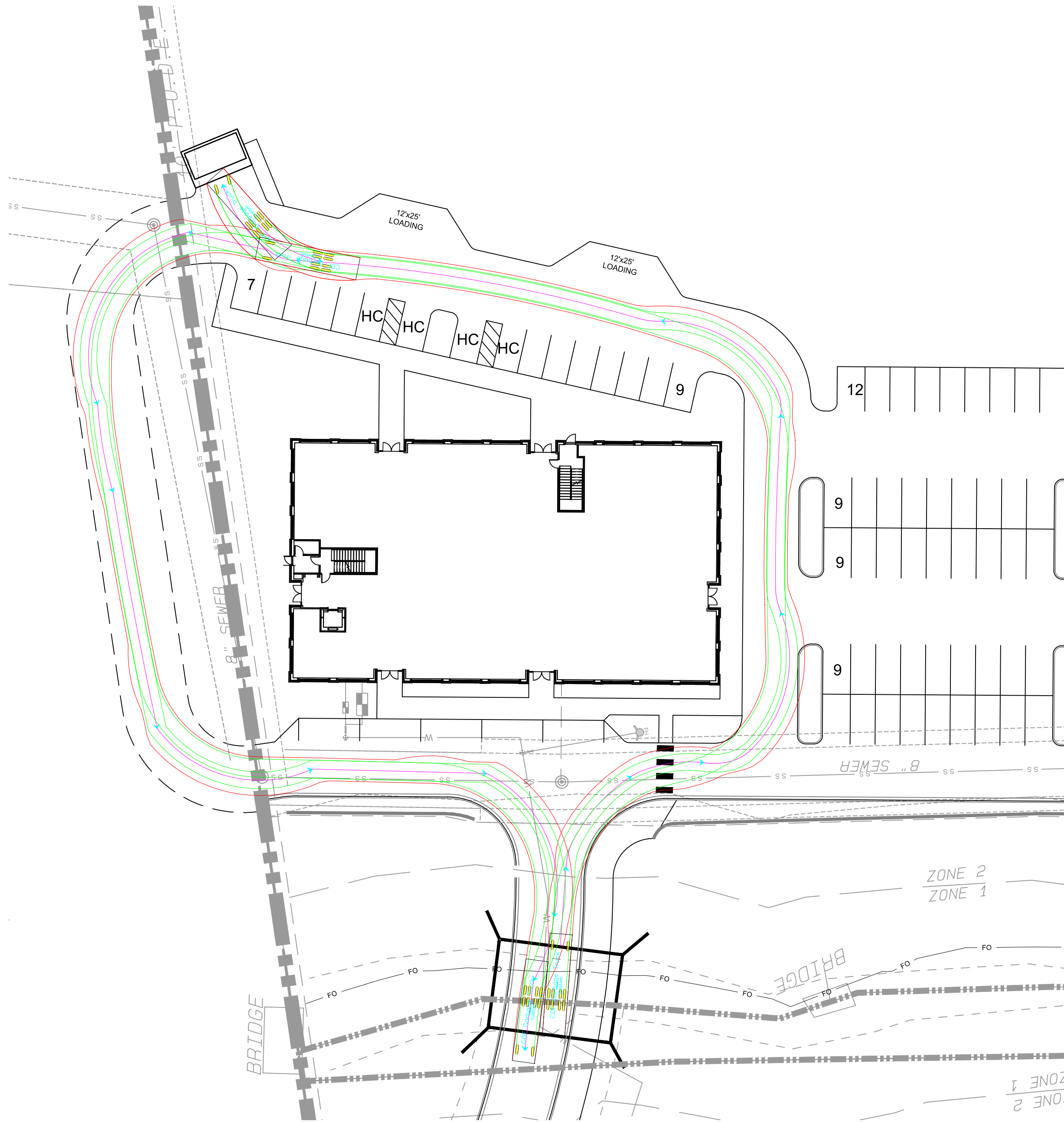
2 LINKS / 1 NODE = 2.00 CONNECTIVITY INDEX



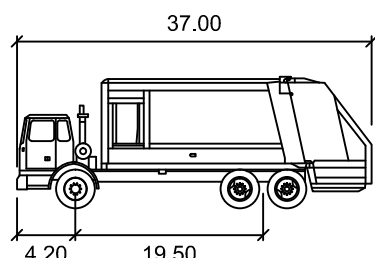
IMPACT STATEMENT

ACCESS TO THE OFFICE PORTION OF THE BRANCH CREEK DEVELOPMENT WILL BE PROVIDED BY A BRIDGE CROSSING THAT WILL CONNECT INTO THE EXISTING COMMERCIAL PORTION NORTHWEST OF THIS SITE.

PROPOSED SITE PLAN PROVIDED BY GAMBLE DESIGN COLLABORATIVE ON 12/11/17. EXISTING SURVEY INFORMATION PROVIDED BY HARRAH & ASSOCIATES, DATED 2/15/17.



COF STANDARD REFUSE COLLECTION TRUCK TURNING TEMPLATE



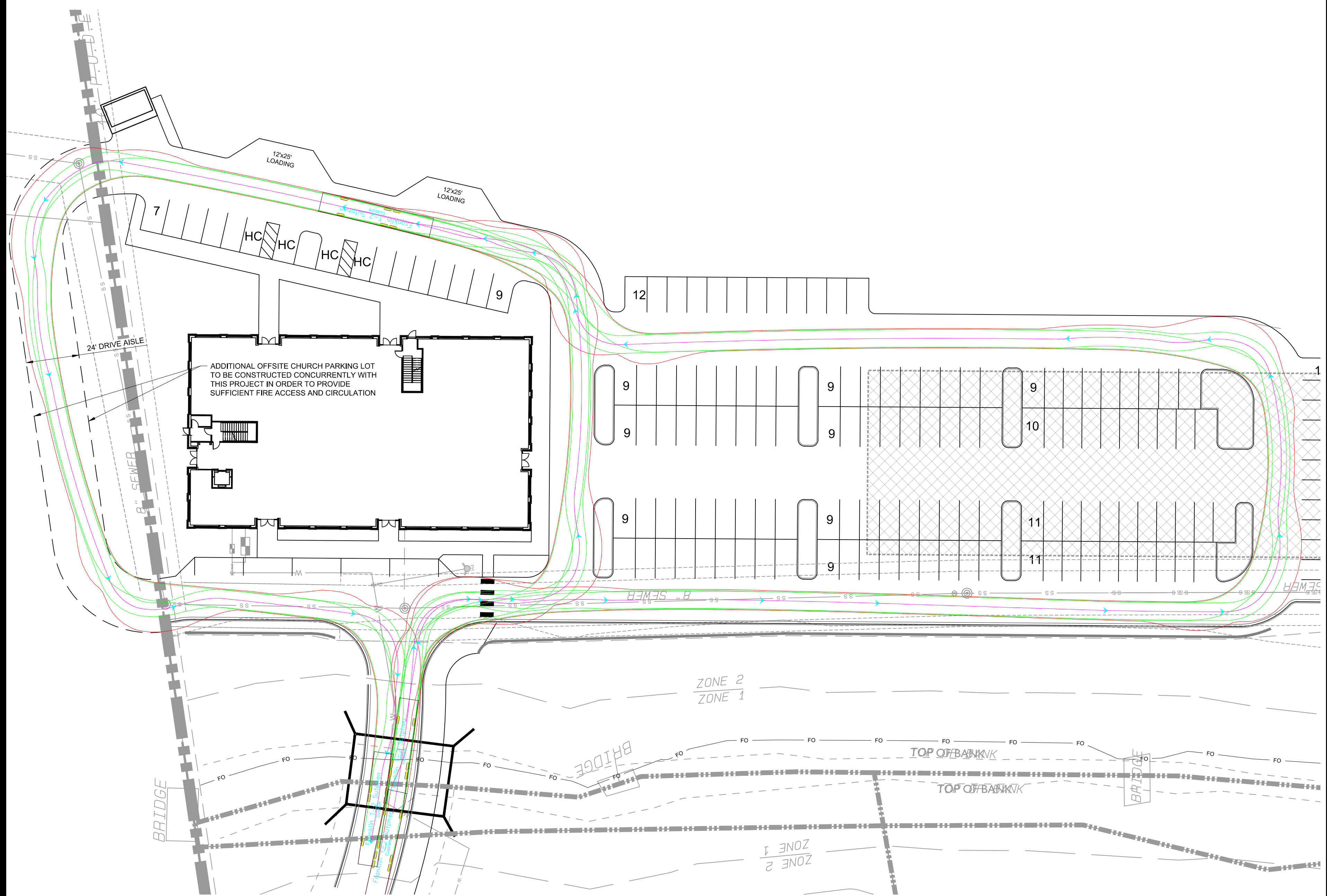
COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

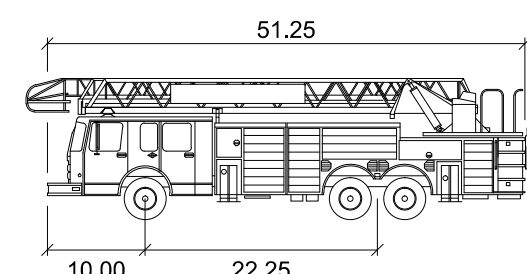
NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

REFUSE COLLECTION NOTE

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.



COF STANDARD FIRE APPARATUS TURNING TEMPLATE



Franklin T-2 Sutphen

Width	: 8.66 feet
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

NOTE: MINIMUM 5 MPH DESIGN SPEED

SITE LEGEND

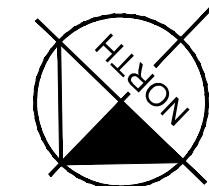
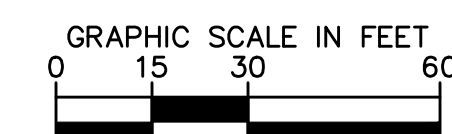
SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
ST	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT
UE	UTILITY EASEMENT
DA	DRAINAGE AREA BOUNDARY



Know what's below.
Call before you dig.

STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



UTILITY NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
- 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:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN 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. WATER INFRASTRUCTURE TO BE RESPONSIBILITY OF MALLORY VALLEY UTILITY DISTRICT.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- 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.

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

APPLICANT WILL WORK WITH CITY STAFF ON ALIGNMENT AND DESIGN OF ALL UTILITIES SHOWN ON THIS PLAN TO REACH AN AGREED-UPON SOLUTION FOR SERVING THE SITE.

SANITARY SEWER DESIGN NOTE

THE PROPOSED GRADES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY VARY WITH FINAL DESIGN. THE DEVELOPER UNDERSTANDS THE REQUIREMENT THAT SEWER DEPTHS GREATER THAN 12' REQUIRED DUCTILE IRON PIPE AND A 30' EASEMENT. AS DESIGN PROGRESSES, THE DEVELOPER AND ENGINEER WILL WORK WITH CITY OF FRANKLIN WATER AND SEWER TO DEFINE EXACT REQUIREMENTS FOR THE FUTURE IMPROVEMENTS ON THIS SITE.

UTILITY NARRATIVE

WATER AND SEWER SERVICES WILL BE INSTALLED AT TIME OF CONSTRUCTION. PAVEMENT CUTS MAY BE NECESSARY FOR PROPOSED WATER AND SEWER SERVICE CONNECTIONS TO BE MADE.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF-WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

UTILITY NOTES

- CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
- AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF FRANKLIN OR MALLORY VALLEY'S STANDARD SPECIFICATIONS.
- MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
- REFER TO CITY OF FRANKLIN SEWER & MALLORY VALLEY UTILITY DISTRICT WATER STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
- ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
- THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRIC WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

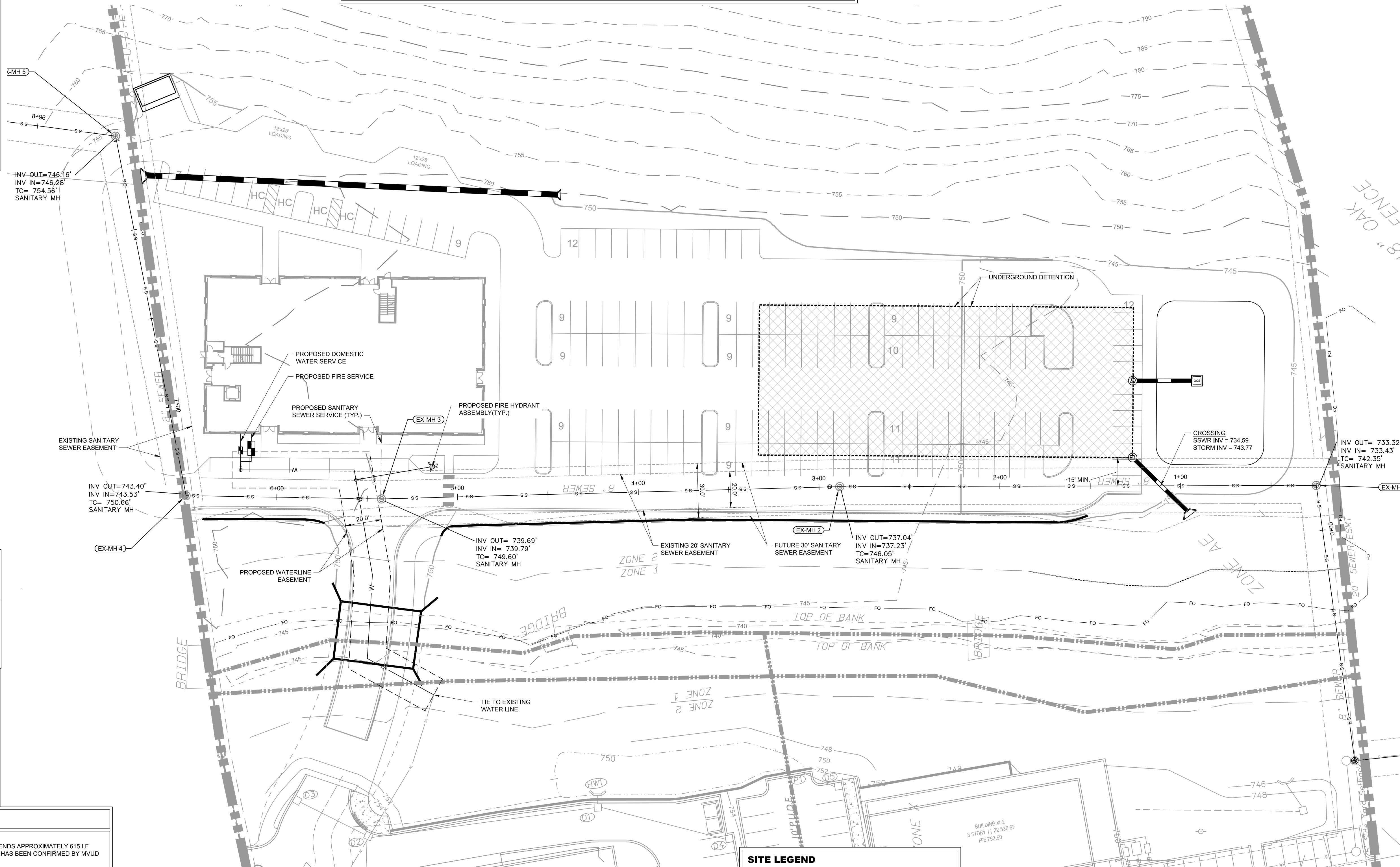
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2877 CONTACT: BRETT CREASMAN, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MEGAVOOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY PLAN DATA CHART

• FACILITY TYPE:	OFFICE
• UNIT FLOW IN GPD:	0.1 GPD/SQUARE FOOT
• OFFICE AREA	56,000 SF
• TOTAL FLOW IN GPD:	5,600
*ESTIMATED FLOWS PER COF STANDARDS	



FLOW TEST DATA

-HYDRANT LOCATION: 574 FRANKLIN ROAD
-TEST HYDRANT: STATIC PRESSURE = 80 PSI
RESIDUAL PRESSURE = 78 PSI
-FLOW HYDRANT: STATIC PRESSURE = 86 PSI
RESIDUAL PRESSURE = 80 PSI
-TOTAL GPM DURING TEST: 985
-DATE: OCTOBER 31, 2017 @ 8:00 AM
-TEST PERFORMED BY CORY BORUM AND BEN BUTLER OF HETHCOAT AND DAVIS.

WATER INFRASTRUCTURE NOTE

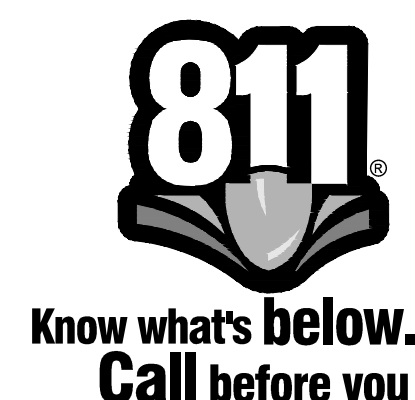
WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
SS	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOO	LIMITS OF DISTURBANCE
FD	FIRE HYDRANT
UE	UTILITY EASEMENT
DA	DRAINAGE AREA BOUNDARY

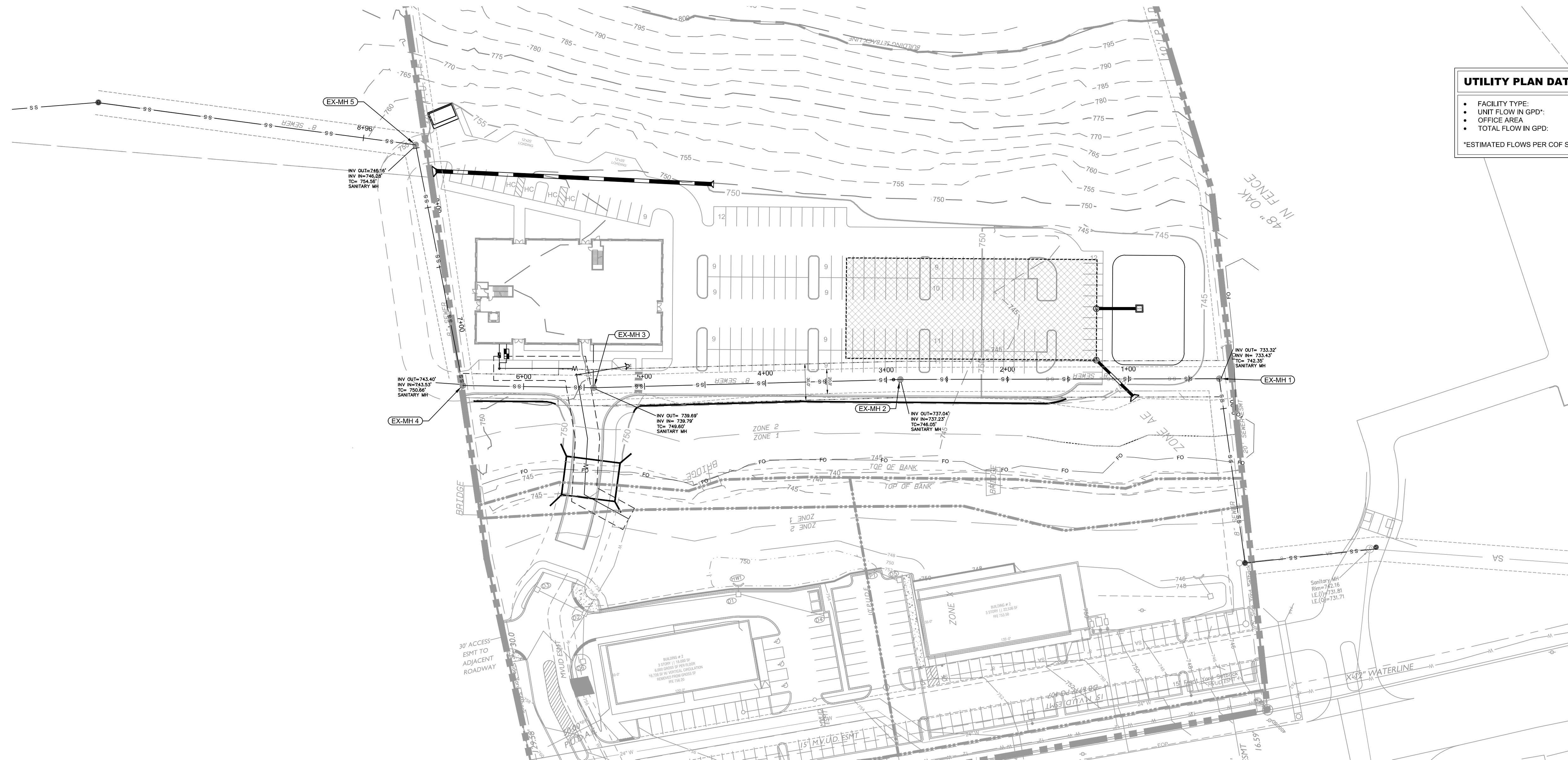
STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



GRAPHIC SCALE IN FEET
0 15 30 60





UTILITY PLAN DATA CHART	
FACILITY TYPE:	OFFICE
UNIT FLOW IN GPD*:	0.1 GPD/SQUARE FOOT
OFFICE AREA	56,000 SF
TOTAL FLOW IN GPD:	5,600
*ESTIMATED FLOWS PER COF STANDARDS	

SANITARY SEWER DESIGN NOTE

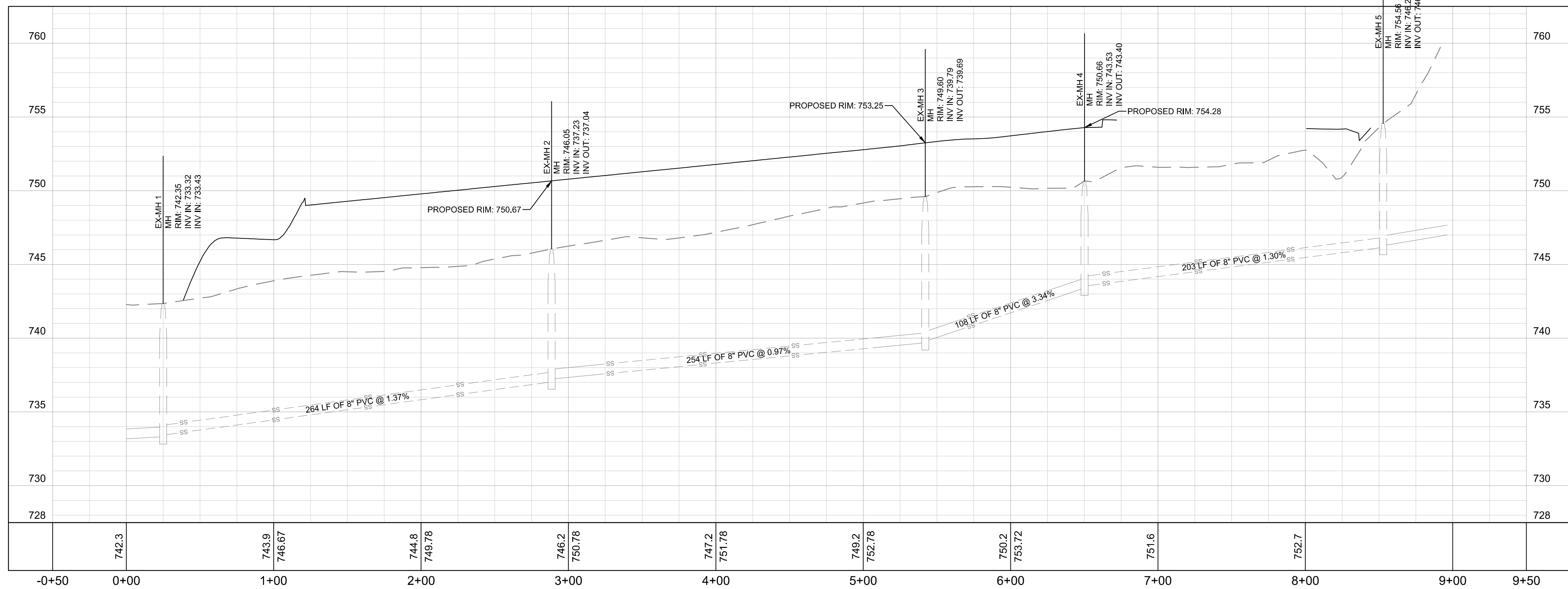
THE PROPOSED GRADES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY VARY WITH FINAL DESIGN. THE DEVELOPER UNDERSTANDS THE REQUIREMENT THAT SEWER DEPTHS GREATER THAN 12' REQUIRE DUCTILE IRON PIPE AND A 30' EASEMENT. AS DESIGN PROGRESSES, THE DEVELOPER AND ENGINEER WILL WORK WITH CITY OF FRANKLIN WATER AND SEWER TO DEFINE EXACT REQUIREMENTS FOR THE FUTURE IMPROVEMENTS ON THIS SITE.

EXISTING SEWER INFORMATION

EXISTING SEWER AND SITE DATA PROVIDED BY ROGER HARRAH, RLS.MS. RECENTLY UPDATED ON 2/15/17. THIS PLAN IS A REPRESENTATION OF THE DATA PROVIDED VIA CAD SURVEY FROM HARRAH AND ASSOCIATES.

STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



**BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 3**
Franklin, Williamson County, Tennessee



ISSUED: DECEMBER 11, 2017

Revision	Date
△	
△	
△	
△	

EX. SSWR PLAN
& PROFILE

SHEET
C5.1
COF # 6591



general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR

elevation keynotes

- 1 PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
- 2 MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
- 3 PREFINISHED ALUMINUM CANOPY - COLOR TO MATCH ALUMINUM STOREFRONT AND COPING
- 4 EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- 5 8" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- 6 12" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- 7 CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO.: SC-15 (COLOR: ARTIC WHITE).
- 8 BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
- 9 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

zone 4 - building envelope requirements

ROOFS INSULATION ENTIRELY ABOVE DECK	R-15cl
WALLS ABOVE GRADE METAL FRAMED	R-13 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS UNHEATED SLABS	NR (NO REQUIREMENT)
OPAQUE DOORS SWINGING	U-0.70

zone 4 - building envelope requirements fenestration

METAL FRAMING STOREFRONT U-FACTOR	0.50
ENTRANCE DOOR U-FACTOR	0.85
SHGC - ALL FRAME TYPES SHGC: PF < 0.25 SHGC: 0.25 < PF < 0.5 SHGC: PF > 0.5	0.40 NR (NO REQUIREMENT) NR

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: XXXX

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

material legend

	BELDEN BRICK UTILITY BRICK COLOR: BELDEN DUTCH GRAY VELOUR
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8521
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8523
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 671 VELOUR
	READING ROCK ROCKCAST SMOOTH COLOR: ARTIC WHITE

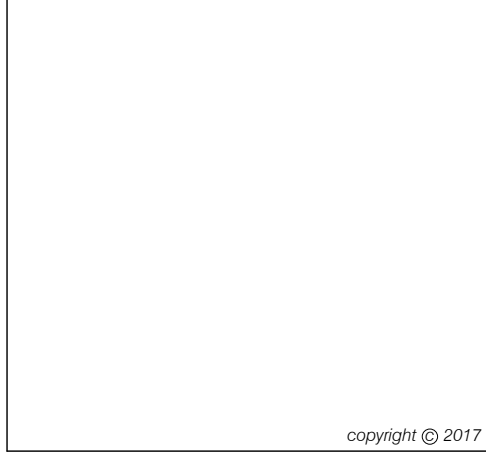


1 SOUTH ELEVATION
1/8" = 1'-0"

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



3 a400 - southeast perspective



This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

client
project:
BRANCH CREEK CROSSING
FRANKLIN TN

BRANCH CREEK CROSSING

revisions	
△	
date:	10.03.17
project no.:	a17.031.00

building elevations

a400



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

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR

elevation keynotes

- 1 PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
- 2 MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
- 3 PREFINISHED ALUMINUM CANOPY - COLOR TO MATCH ALUMINUM STOREFRONT AND COPING
- 4 EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- 5 8" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- 6 12" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- 7 CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO.: SC-15 (COLOR: ARTIC WHITE).
- 8 BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
- 9 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

zone 4 - building envelope requirements

ROOFS INSULATION ENTIRELY ABOVE DECK	R-15cl
WALLS ABOVE GRADE METAL FRAMED	R-13 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS UNHEATED SLABS	NR (NO REQUIREMENT)
OPAQUE DOORS SWINGING	U-0.70

zone 4 - building envelope requirements fenestration

METAL FRAMING STOREFRONT U-FACTOR ENTRANCE DOOR U-FACTOR	0.50 0.85
SHGC - ALL FRAME TYPES SHGC: PF < 0.25 SHGC: 0.25 < PF < 0.5 SHGC: PF > 0.5	0.40 NR (NO REQUIREMENT) NR

planning commission note

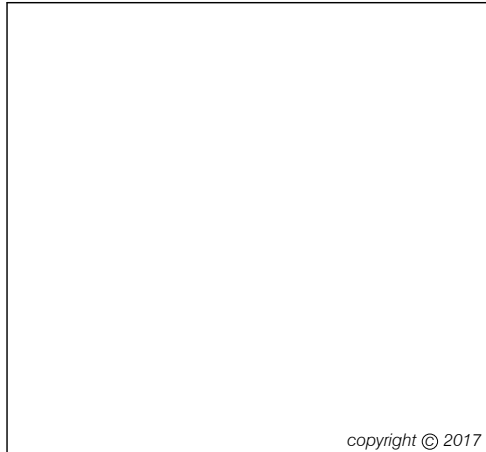
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: XXXX

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

material legend

	BELDEN BRICK UTILITY BRICK COLOR: BELDEN DUTCH GRAY VELOUR
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8521
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8523
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 671 VELOUR
	READING ROCK ROCKCAST SMOOTH COLOR: ARTIC WHITE



listen • think • create
This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

b3studio inc.
1104 west main street | franklin, tn 37004 | www.b3studio.com

client

project:

BRANCH CREEK CROSSING

FRANKLIN TN

revisions



date: 10.03.17
project no.: a17.031.00

building
elevations

a401

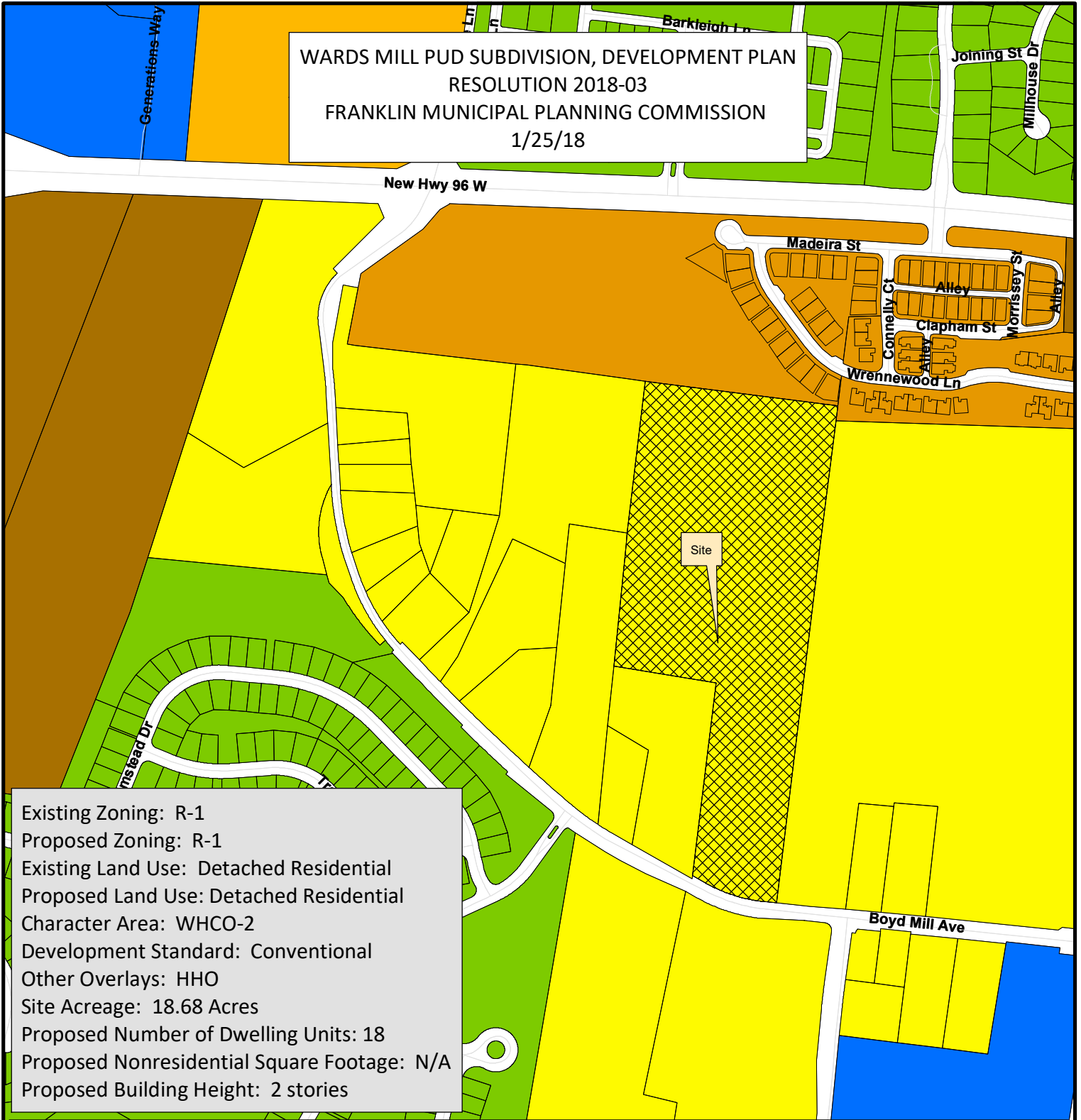


2 WEST ELEVATION
1/8" = 1'-0"



3 a401 - northwest perspective

WARDS MILL PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2018-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/18



Existing Zoning: R-1
 Proposed Zoning: R-1
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 18.68 Acres
 Proposed Number of Dwelling Units: 18
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Wards Mill PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 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 |



0 200 400 800
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
 All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2018-03

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WARDS MILL PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (CUL-DE-SAC LENGTH) FOR THE PROPERTY LOCATED NORTH OF BOYD MILL AVENUE AND WEST OF DOWNS BOULEVARD, 3206 BOYD MILL AVENUE."

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 BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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 is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
077 01200	18.68
Total	18.68

Property is shown as Parcel 012.00 on Williamson County Property Map 077 and more particularly described as follows:

Beginning at an iron rod found near a fence post on the north margin of Boyd Mill Avenue (50' R.O.W.), said rod being the southwest corner of property conveyed to Jimmie Dee Bennett, Jr. and Mattie Ruth

Beasley Bennett as of record in Deed Book 3247, Page 377, in the Register's Office of Williamson County, Tennessee, and the southeast corner of the herein described tract;

Thence, following said north margin of Boyd Mill Avenue (R.O.W. varies) and a curve to the right having a radius of 1116.92 feet, an arc length of 277.76 feet, a central angle of 14 degrees 14 minutes 54 seconds, and a chord bearing and distance of North 73 degrees 39 minutes 52 seconds West, 277.04 feet to a point;

Thence, continuing with said north margin North 62 degrees 23 minutes 05 seconds West, a distance of 26.06 feet to a point, said point being the southeast corner of property conveyed to Joe B. and Elizabeth C. Marley as of record in Volume 489, Page 929, in the Register's Office of Williamson County, Tennessee, and the southwest corner of the herein described tract;

Thence, leaving said north margin and following a fence and the east boundary line of said Marley property, North 06 degrees 47 minutes 30 seconds East, a distance of 621.02 feet to a point at a fence corner post, said point being the northeast corner of said Marley property;

Thence, continuing with a fence and Marley's north boundary line, North 82 degrees 09 minutes 19 seconds West, a distance of 301.20 feet to a point at a corner post on the east boundary of property conveyed to Charles Jacob, III and Denise P. Sugg as of record in Volume 816, Page 223, in the Register's Office of Williamson County, Tennessee, said point being the northwest corner of said Marley property;

Thence, following a fence and said east boundary line of Sugg and the east boundary line of property conveyed to Margaret Jane Ford as of record in Volume 527, Page 1, in the Register's Office of Williamson County, Tennessee, North 06 degrees 06 minutes 38 seconds East, a distance of 1016.61 feet to an iron pipe found near a fence corner post on the south boundary line of Open Space as shown on the Reid Hill Commons P.U.D. Subdivision, Section 1, Revision 1, as of record in Plat Book P43, Page 28C, in the Register's Office of Williamson County, Tennessee, said iron pipe being the northeast corner of said Ford property and the northwest corner of the herein described tract;

Thence, following a fence and said south boundary line of Reid Hill Commons, South 82 degrees 34 minutes 12 seconds East, a distance of 605.13 feet to a corner fence post, said post being the northwest corner of the aforementioned Bennett property and the northeast corner of the herein described tract;

Thence, following a fence and the west boundary line of said Bennett property, South 01 degrees 21 minutes 30 seconds East, a distance of 48.43 feet to an iron rod found near a fence post;

Thence, continuing with a fence and said west boundary line of Bennett, South 06 degrees 44 minutes 04 seconds West, a distance of 1644.68 feet to the Point of Beginning.

Containing 813,782 square feet or 18.68 acres more or less.

Being the same property conveyed to George Washington Tomlin as of record in Book 1358, Page 541, in the Register's Office of Williamson County, Tennessee, and the same property conveyed to Earthworks Design Build, LLC as of record in Book 7163, Page 839, in the Register's Office of Williamson County, Tennessee.

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

SECTION III. That the overall entitlements for the Wards Mill are as follows:

Entitlements	Wards Mill
Base Zone District	R-1
Character Area Overlay	WHCO-2
Other Zoning Overlays	HHO
Development Standard	Conventional
Number of Dwelling Units	18
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	2.0
Open Space Requirements	Formal 0.95 acres Informal 2.47 acres
Number of Phases in Development	1

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: Cul-de-sac Length of over 500 feet	5.10.8 (1) (d) Request to extend the cul-de-sac longer than 500 feet.
Approved: _____	
Denied: _____	<i>Staff recommended Approval.</i>

SECTION VI. That this Resolution shall take effect on 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: _____11/09/2017____

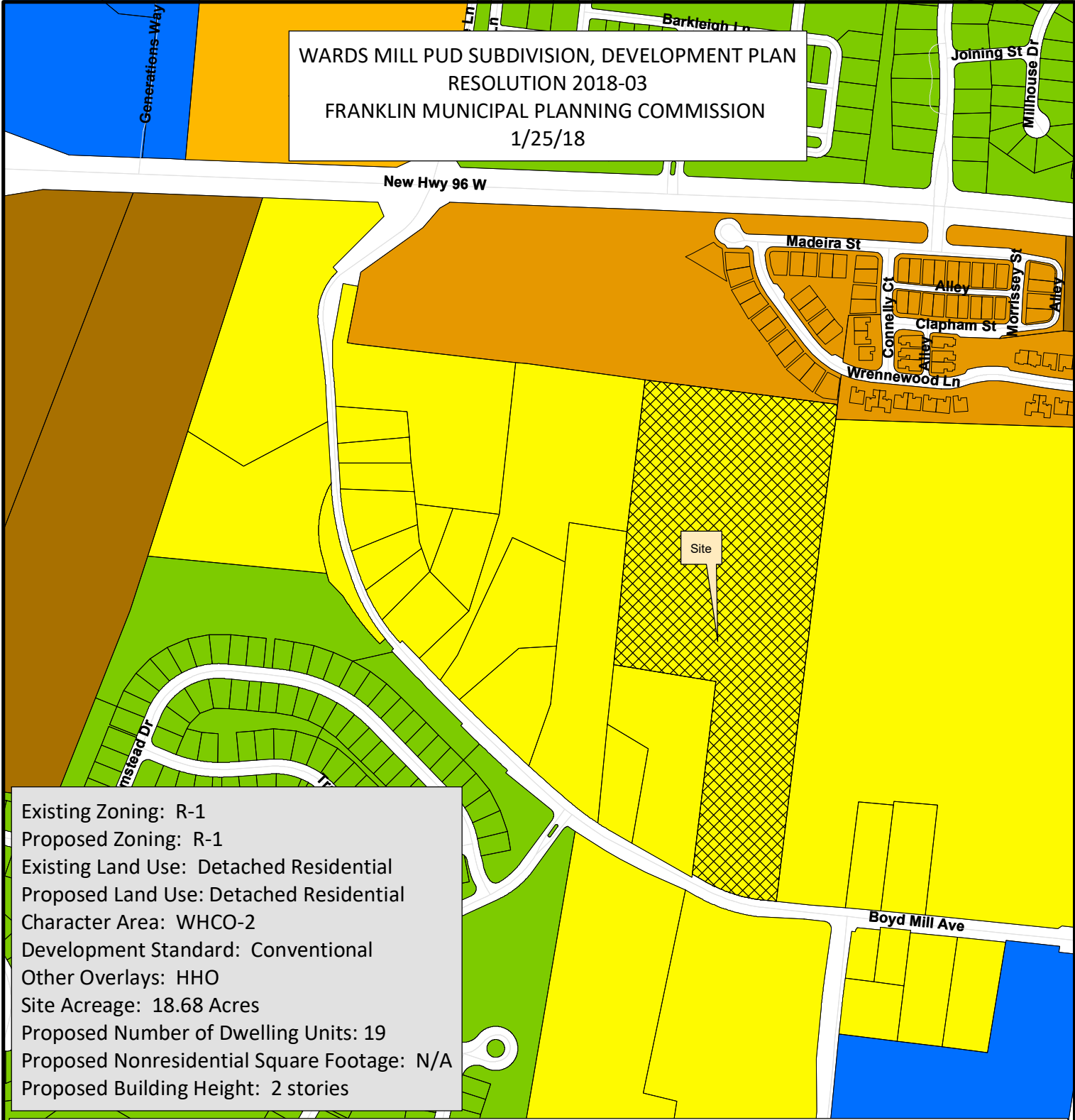
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____12/14/2017____

NEIGHBORHOOD MEETING: _____12/07/2017____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

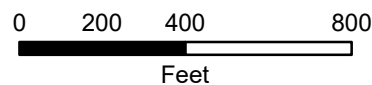
PUBLIC HEARING AND BOMA APPROVAL: _____

WARDS MILL PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2018-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/18



Existing Zoning: R-1
 Proposed Zoning: R-1
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 18.68 Acres
 Proposed Number of Dwelling Units: 19
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Wards Mill PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 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 herein. All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

9. E. Existing Conditions Plan

lance.fittro@franklin.tn.gov The necessary ARAP for the removal of the wetland identified on-site, and any compensatory mitigation, shall be completed prior to approval of the Site Plan. This comment to remain open pending completion of the ARAP permitting process, but **does not affect approval of the Development Plan**.

21. Offsite Drainage

joe.marlo@franklin.tn.gov *The following is an Advisory Comment and **does not hinder approval of the Development Plan**.*

Advisory Comment: At the Site Plan stage, the Applicant will be required to provide signed documentation by the adjacent property owner(s) agreeing to the work shown on their properties.

44. Sidewalk

jimmy.wiseman@franklin.tn.gov *The following is an Advisory Comment, and **does not hinder approval of the Development Plan**.*

Based on the approved construction plans for the Boyd Mill Widening Project additional right-of-way will not be required for the sidewalk as long as the open space lots are designated as public utility, drainage and access easements. Installing sidewalk along Boyd Mill Ave at this time for the frontage of this development is not feasible without extensive construction outside of what the applicant is anticipating. The City strongly recommends fees-in-lieu to avoid substantial cost once construction plans are fully developed.

Additionally, all stormwater BMPS and infrastructure may need to be shifted further away from the ROW to avoid impacts from the Boyd Mill Widening Project. This shall be evaluated at Site Plan.

52. B. General Information

jimmy.wiseman@franklin.tn.gov Comment to remain open but does not hinder Development Plan approval.

54. Offsite Stormwater Improvements

joe.marlo@franklin.tn.gov *The following is an Advisory Comment, and **does not hinder approval of the Development Plan**.*

Advisory Comment: During detailed engineering design at the Site Plan Stage, the Applicant will be required to provide analysis for off-site downstream structures receiving flow from stormwater outfalls #1 and #2, including the existing double culvert below Boyd Mill Avenue. Should the analysis indicate that the existing storm structures do not have capacity to handle flow from the site, the Applicant will be required to replace the structures with appropriately sized infrastructure.

55. E. Existing Conditions Plan

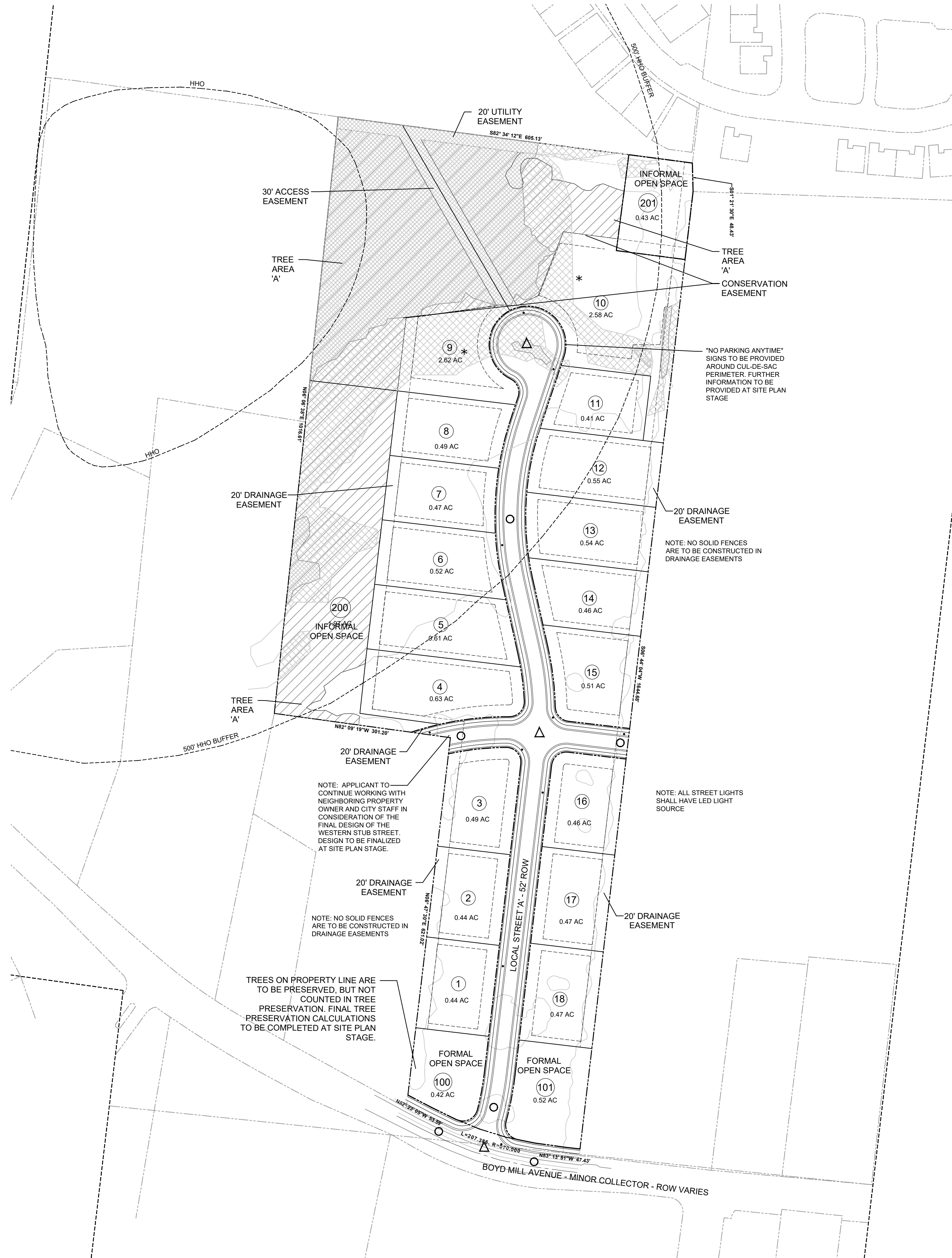
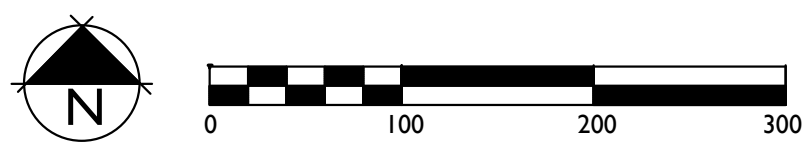
lance.fittro@franklintn.gov Additional terminology indicating stream determinations performed per the Army Corps of Engineers has been added to the plans with this submittal. Applicant shall provide copies of any determinations made by Corps of Engineers as well as details of any required mitigation or buffers imposed.

Water/Sewer

General Issues

47. Sanitary sewer

jimmy.wiseman@franklintn.gov A reimbursement agreement has been requested by the applicant to pay for the material cost of up-sizing the downstream sewer infrastructure. This agreement must be approved by the Board of Mayor and Alderman along with the Development Plan.



OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 18.71 AC
OPEN SPACE ACREAGE REQUIRED: 2.81 AC
FORMAL OPEN SPACE REQUIRED: 34% (0.95 AC)
INFORMAL OPEN SPACE REQUIRED: 65% (1.86 AC)

OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
100	FORMAL	ENTRY GREEN SPACE	18,033 SF
101	FORMAL	ENTRY GREEN SPACE	22,682 SF
200	INFORMAL	GREENBELT	88,791 SF
201	INFORMAL	WATER QUALITY	18,892 SF
TOTAL FORMAL OPEN SPACE PROVIDED: 0.95 AC			
TOTAL INFORMAL OPEN SPACE PROVIDED: 2.47 AC			
TOTAL OPEN SPACE PROVIDED: 3.42 AC (18.3%)			

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	387,460 SF	184,138 SF	203,322 SF
TREE B	31,081 SF	31,081 SF	0 SF
TREE C	24,149 SF	24,149 SF	0 SF
TOTAL	442,700 SF	239,378 SF	203,322 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 442,700 SF
442,700 SF / 815,033 SF = 54% (54.3%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 45% OF TOTAL CANOPY
442,700 SF * 45% = 199,215 SF

PROVIDED CANOPY PRESERVED = 203,322 SF (45.93%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION AREA

CONNECTIVITY INDEX
△ NODES - 3
○ LINKS - 6
6 LINKS / 3 NODES = 2.0 CONNECTIVITY INDEX

SLOPES 14%-20%

SLOPES >20%

* CRITICAL LOTS (CONTAINING SLOPES OVER 14%)

• STREET LIGHT

SITE DATA:

PROJECT NAME:
PROJECT NUMBER:
SUBDIVISION:
LOT NUMBER:
ADDRESS:
COUNTY:
STATE:
CIVIL DISTRICT:
MAP GROUP, PARCEL NUMBERS:
EXISTING ZONING:

WARD'S MILL PUD
XXXX
NA
3206 BOYD MILL AVENUE
FRANKLIN, TN
WILLIAMSON
TENNESSEE
9TH CIVIL DISTRICT
077 01200
R-1

CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
TOTAL ACREAGE:
TOTAL SQUARE FOOTAGE:

WHCO-2
HHO-HILLTOP HILLCREST OVERLAY
CONVENTIONAL
18.71 AC
815,033 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD:
REAR YARD:
SIDE YARD:

ESTABLISHED AS A PART OF THE P.U.D.
20'
20'
10'

APPLICANT:
ADDRESS:

OFFICE PHONE
EMAIL ADDRESS
CONTACT

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

BUILDING SQUARE FOOTAGE:
BUILDING HEIGHT:
LANDSCAPE SURFACE RATIO:
MINIMUM LANDSCAPE SURFACE RATIO:
MINIMUM PARKING REQUIREMENT:
MAXIMUM PARKING LIMIT:
EXISTING PARKING:
RESIDENTIAL DENSITY:
TREE CANOPY:
PARKLAND DEDICATION:

N/A
2 STORY
0.33
0.30
2 SPACES PER SINGLE FAMILY HOME
N/A
0.96 DUA
10.17 AC, 54 % OF EXISTING SITE
FEE IN LIEU (\$99,173.55)
18 @ 1200 SF/HOME = 21,600 SF
2.81 AC (15%) TOTAL REQUIRED
0.95 AC FORMAL REQ.
1.86 AC INFORMAL REQ.

OVERALL DENSITY:
NET DENSITY (MINUS ROW):
NET DENSITY (MINUS ROW AND STREAM BUFFERS):
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:
NONRESIDENTIAL SQUARE FOOTAGE:

0.96 UNITS/AC
1.07 UNITS/AC
1.07 UNITS/AC
18 SINGLE FAMILY HOMES
3.42 AC

TOTAL ACREAGE BY USE, ENTIRE SITE:

15.29 AC RESIDENTIAL
3.42 AC OPEN SPACE

STATEMENT OF IMPACTS:

WATER:

WATER SERVICE WILL BE PROVIDED BY FRANKLIN UTILITY DISTRICT.
18 X 350 GPD = 6,300 GPD

SEWER:

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES:

NOT AVAILABLE

STREET NETWORK:

THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO BOYD MILL. SECONDARY ACCESS WILL BE VIA A FUTURE ROAD STUB TO THE PROPERTY TO THE EAST & WEST AS SHOWN. NO ROAD STUB IS PROVIDED TO THE NORTH PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL - HILLSIDE CONDITIONS FOR A FUTURE CONNECTION UPON REDEVELOPMENT OF THE ADJACENT PARCELS. ROW DEDICATION CAN BE ACCOMMODATED ALONG BOYD MILL IF IT IS PLANNED TO BE WIDENED IN THE LONG-TERM PLAN BEYOND WHAT WAS ALREADY DEDICATED TO THE CITY IN 2009 BASED ON WIDENING PLANS PREPARED BY WISER ENGINEERING.

DRAINAGE FACILITIES:

STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING GRASS SWALES, WATER QUALITY SWALES AND FOREBAYS ON THE PROPERTY. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS. STORMWATER QUANTITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING NEW ABOVE GROUND DETENTION PONDS, ALONG WITH A STORM SEWER CONVEYANCE SYSTEM IN THE PUBLIC ROADWAY NETWORK. THESE INFRASTRUCTURE PRACTICES WILL NOT INCREASE THE RUNOFF LEAVING THE SITE. THESE PRACTICES ALONE WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL WILL BE UTILIZED TO SUPPLEMENT THE WATER QUALITY ITEMS TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS. ALL STORMWATER WILL BE CONVEYED TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE SITE, WHICH DISCHARGES TO THE SOUTHERN SIDE OF BOYD MILL AND TRAVERSES THROUGH THE FRANKLIN GREEN SUBDIVISION IN OPEN SPACES AND UNDER PUBLIC ROADS IN AN UNNAMED TRIBUTARY TO THE HATCHER SPRING CREEK.

POLICE AND FIRE DEPT:

FRANKLIN FIRE DEPT STATION #1 - 1.7 MILES DRIVING DISTANCE
"NOTE - ALL HOMES REQUIRED TO HAVE RESIDENTIAL FIRE SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 13D."
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:

JIM WARREN CITY PARK - 2 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:

18 HOMES X .64 STUDENTS = 12 PROJECTED STUDENTS

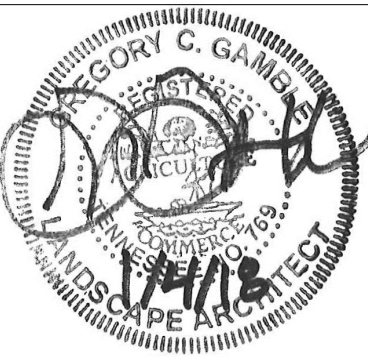
REFUSE COLLECTION:

PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

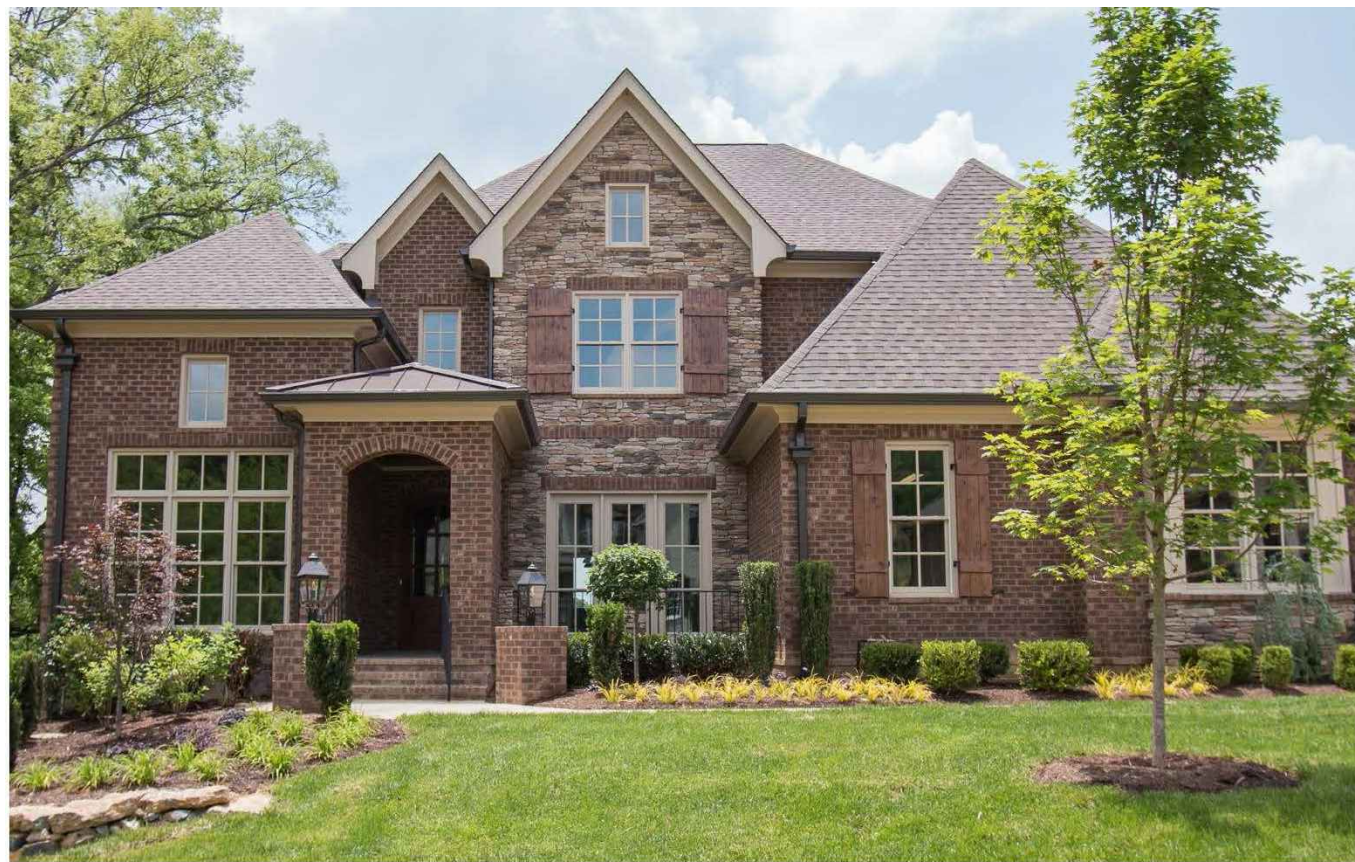
RESTRICTIVE COVENANTS:

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

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED



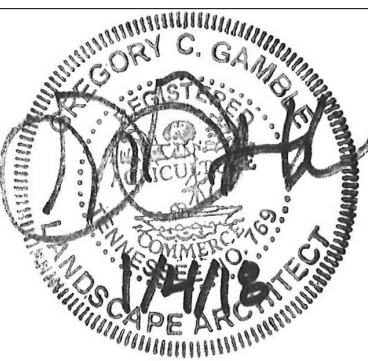
Revision	Date
△	01.04.2017
△	
△	
△	



FRONT SETBACK: 20'
REAR SETBACK: 20'
SIDE SETBACK: 10'

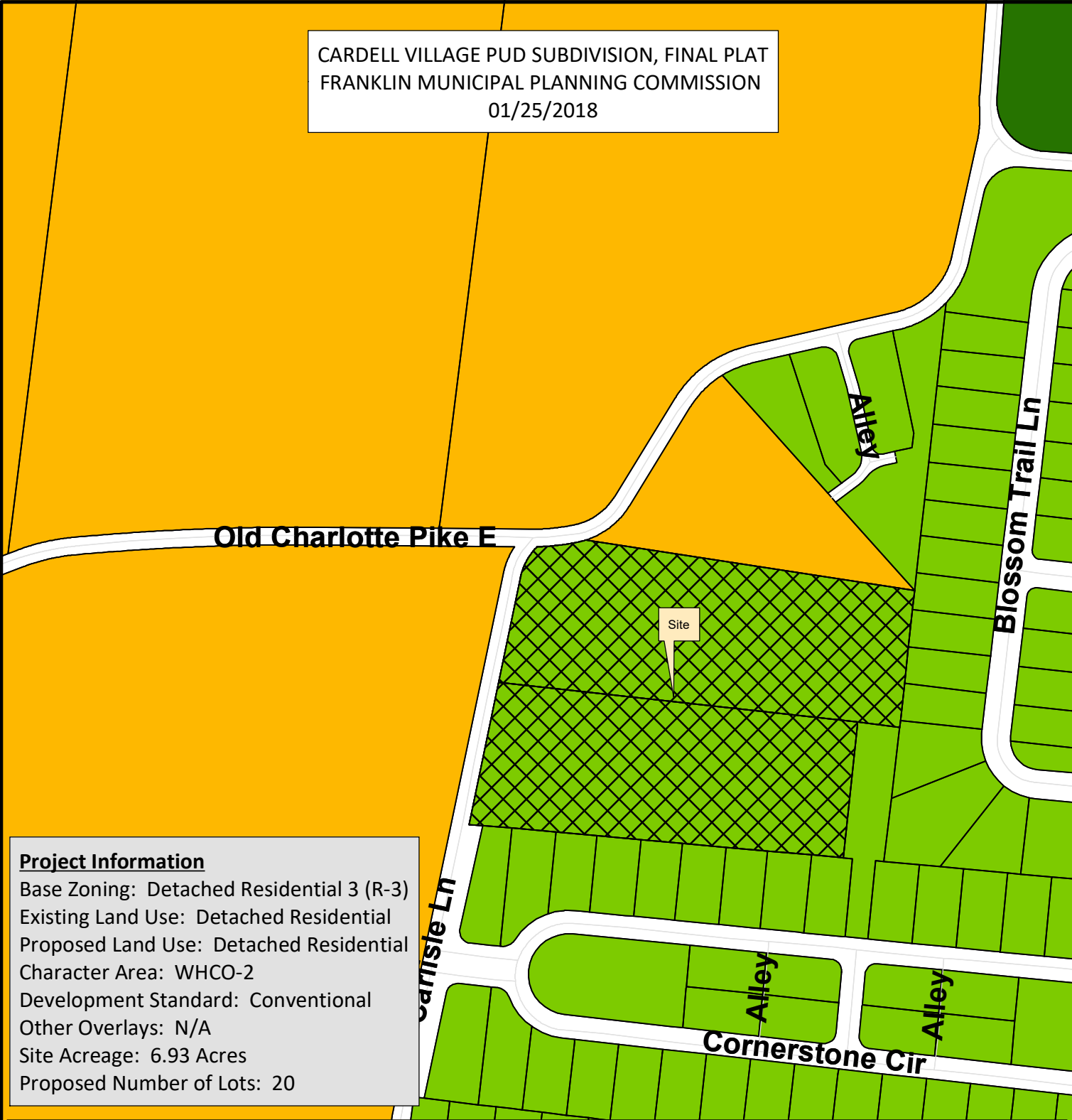
1
A1.0

TYPICAL ARCHITECTURE



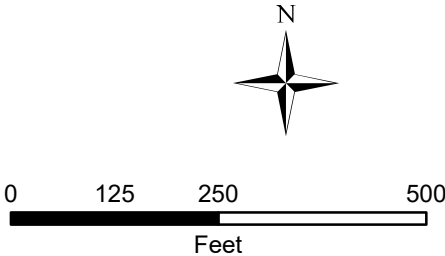
Revision	Date
△	01.04.2017
△	
△	
△	

CARDELL VILLAGE PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/25/2018



Project Information
 Base Zoning: Detached Residential 3 (R-3)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 6.93 Acres
 Proposed Number of Lots: 20

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Addressing

General Issues

5. Addressing

lori.jarosz@franklintn.gov The applicant shall change the address for the open space lot 24 to 461 Cardel Lane.

Engineering - Final Plat Checklist

General Issues

4. Subdivision Name Spelling

joe.marlo@franklintn.gov Comment partially addressed.

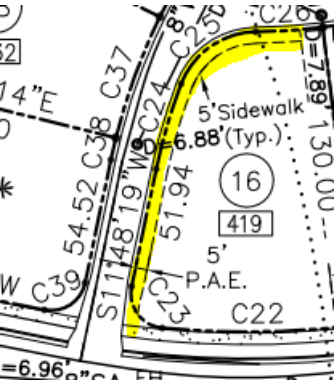
Applicant to revise "Cardel" spelling in all locations, including in Certificate of Approval signature blocks.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF STREETS AND
I hereby certify that: (1) the water and sewer all Cordell Village Subdivision have been installed in accordance	I hereby certify that: (1) t designated in Cordell Villag Subdivision have been insti

8. C. Final Plat

joe.marlo@franklintn.gov Comment partially addressed. Sidewalk adjacent to Lot 16 is called out, but still not shown.

Applicant to show sidewalk (with hatching) at location highlighted below, similar to other sidewalk locations.

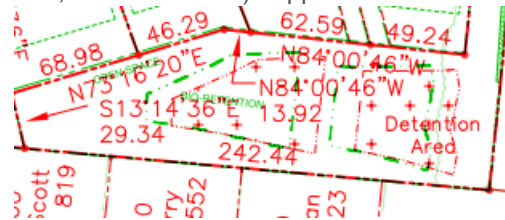


10. Green Infrastructure Easements

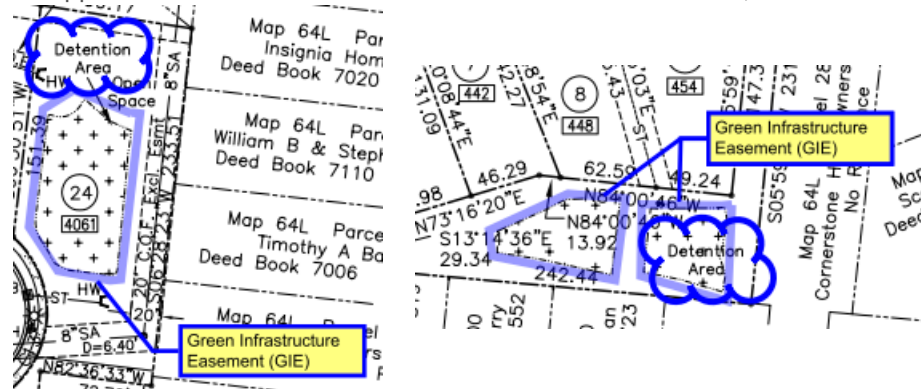
joe.marlo@franklin.tn.gov Comment partially addressed. BMP size and locations revised, but no GIEs have been called out.

1. Applicant to show Green Infrastructure Easements (GIE) around all Green Infrastructure BMPs (pervious pavement, bioretention, bioretention forebays, etc.) on the Final Plat.

2. Location of southeastern BMP does not appear to match Site Plan (Green - Site Plan; Red - Final Plat). Applicant to revise to match.



3. Applicant to revise note from "Detention Area" to "Bioretention", to match Site Plan.



14. ROW Dedication

joe.marlo@franklin.tn.gov Comment addressed, but ROW Dedication now shown on Final Plat does not appear to match that shown on Site Plan. See overlay below (Green - Site Plan; Red - Final Plat).

Applicant to revise plat as follows:

1. Revise ROW Dedication to match Site Plan.
2. Revise location of ROW lines on Old Charlotte Pike and Carlisle Lane to match Site Plan.
3. Revise line type of ROW lines on Old Charlotte Pike and Carlisle Lane to match line types of existing property lines shown elsewhere on the plat (i.e. dashed).



Parks

General Issues

20. Parkland information

kevinl@franklin.tn.gov Thanks,

This comment will stay open so it can be tracked in the system as "Failed" until fees have been paid.

[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

24. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [Cardell Village PUD Subdivision, Site Plan \(COF 6203\)](#) shall be transferred to this final plat as a condition of approval.



* NOTE: PARKLAND FEES IN
LEU ARE DUE AT FINAL PLAT STAGE
20 units x 1200sf=24,000sf

1. THE PURPOSE OF THIS PLAT IS TO CREATE 20 NEW RESIDENTIAL LOTS,
4 OPEN SPACE LOTS, AND DEDICATE ROW AND EASEMENTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER
CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF
EXAMINERS FOR LAND SURVEYING FOR THE STATE OF TENNESSEE DATED
JUNE 4, 2014, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY
IS GREATER THAN 1:10,000.
3. PARCEL NUMBER SHOWN HEREON PERTAINS TO PROPERTY TAX MAP 64.
4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED
BY THE CITY OF FRANKLIN.
5. THE PROPERTY SHOWN HEREON CONTAINS 301.696 SQUARE FEET OR 6.93
ACRES OF LAND MORE OR LESS.
6. THIS PROPERTY FALLS WITHIN FLOOD HAZARD AREA ZONE X, AS DEPICTED
ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER
47187C0192G, DATED DEC. 22, 2016.
7. PROPERTY CORNERS SHOWN THUS • ARE MARKED BY IRON RODS.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-3, RESIDENTIAL
DISTRICT CLASSIFICATION. CHARACTER AREA OVERLAY IS WHO-2.
- FRONT-15'
SIDE-5'
REAR-20'

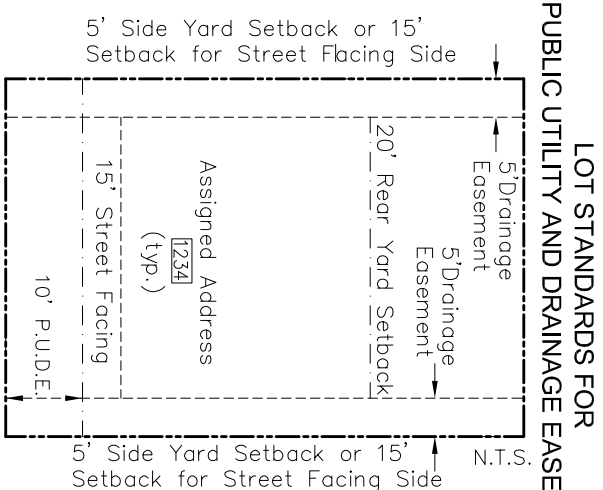
PROPERTY OWNER:
JOE MELZ
615-405-2667
joe@honestydeercreek.com

10. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES
11. BEARINGS ARE BASED ON TENNESSEE STATE PLAIN COORDINATE SYSTEM,
ZONE 5301, FPSZONE 4100, NAD 83 DATUM.
12. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC
13. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES, CONSTRUCTED AS A RESULT
OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS
CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS, GAS, SEWER, TELEPHONE, AND
WATER LINES SHALL BE PLACED UNDERGROUND.
14. STREET LIGHT LOCATIONS ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY
SHALL BE AT THE DIRECTION OF MTEM.

15. THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF
PEDESTRIAN EASEMENTS, OPEN SPACES AND STORM WATER FACILITIES
16. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND
SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
17. TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS
18. EASEMENTS SHOWN SHALL BE A MINIMUM OF 20 FOOT, AS LABELED.
THE DEPTH OF THE SEWER DETERMINES THE WIDTH OF THE SEWER EASEMENT, SAID
DEPTH COULD INCREASE THE WIDTH OF SEWER EASEMENT.
19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC
ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL
BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.
ENCROACHMENTS SHALL BE REMOVED OR REPAIRED AT THE EXPENSE OF ANY
ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE
ACTIVITY WITHIN EASEMENTS.
21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY
OF THE PROPERTY OWNER(S) OR HOA.

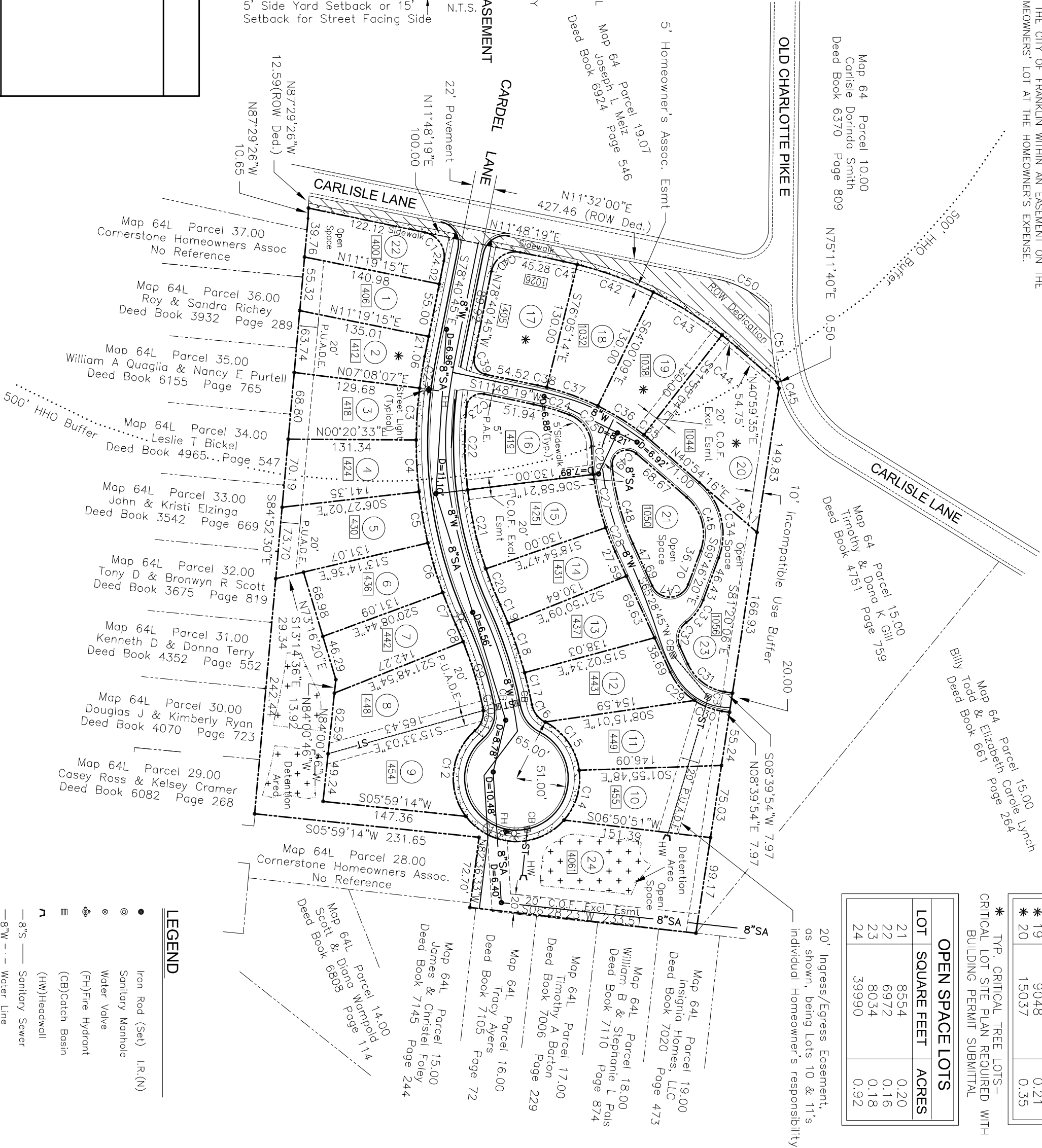
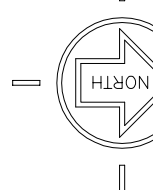
OWNER:
JOE MELZ
PHONE: (615)405-2667
email: joe@honestydeercreek.com

SURVEYOR:
JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE, SUITE R
NASHVILLE, TN 37214
PHONE: (615)490-6920
email: gregjla@comcast.net



STREET CLASSIFICATION		
ROAD	CLASSIFICATION	WIDTH(FT)
CARLISLE LANE	MAJOR COLLECTOR	24 +/-
CARDEL LANE	LOCAL	22 +/-
ALLEY	ALLEY	16 +/-

* NOTE: ROW DEDICATION, AS SHOWN ON THIS PLAT= 11,389 SQUARE FEET OR 0.26 ACRES, MORE OR LESS

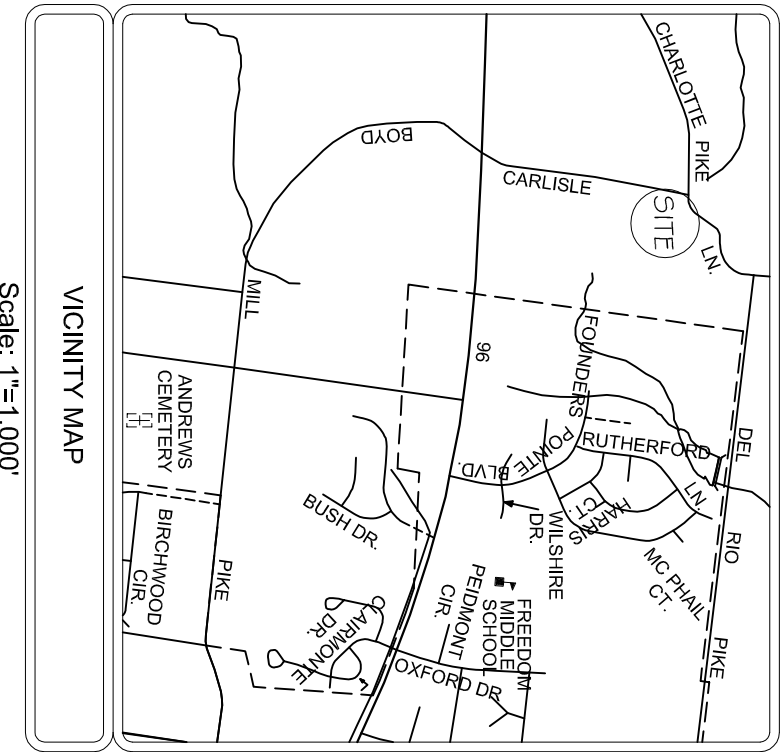


LOT TABLE			
LOT	SQUARE FEET	ACRES	
1	7769	0.17	
2	7769	0.17	
3	7954	0.18	
4	8355	0.19	
5	9372	0.22	
6	7993	0.18	
7	7608	0.17	
8	10038	0.23	
9	10589	0.24	
10	8122	0.19	
11	8114	0.19	
12	9039	0.21	
13	8188	0.19	
14	7457	0.17	
15	9076	0.21	
16	10178	0.23	
17	10492	0.24	
18	9048	0.21	
19	9048	0.21	
20	15037	0.35	

* TYP. CRITICAL TREE LOTS-
CRITICAL LOT SITE PLAN REQUIRED WITH
BUILDING PERMIT SUBMITTAL

OPEN SPACE LOTS			
LOT	SQUARE FEET	ACRES	
21	8554	0.20	
22	6972	0.16	
23	8034	0.18	
24	39990	0.92	

20' Ingress/Egress Easement,
as shown, being Lots 10 & 11's
individual Homeowner's responsibility



FRANKLIN COF # 6595

FINAL PLAT

CARDEL VILLAGE

PARCEL 16 & 17 TAX MAP 64
FRANKLIN, WILLIAMSON COUNTY, TN,
14TH CIVIL DISTRICT

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.93 TOTAL LOTS: 24

ACRES NEW STREETS: 1.25 FEET NEW STREETS: 1354.40'

CIVIL DISTRICT: 14th CLOSURE ERROR: 1:10000

1"= 100' DATE: JANUARY 3RD, 2018

- LEGEND
- Iron Rod (Set) 1R (IN)
 - Sanitary Manhole
 - Water Valve
 - ⊕ (H) Fire Hydrant
 - ⊖ (CB) Catch Basin
 - ⊖ (HW) Handwell
 - 8" S — Sanitary Sewer
 - 8" W — Water Line
 - ST — Storm Sewer

CERTIFICATE OF APPROVAL
FOR RECORDING

Approved by the Franklin Municipal Planning
Commission, Franklin, Williamson County, Tenn.,
this 14th day of January, 2018, at a public hearing
and after reading the application and the minutes
thereof, the Commission has approved the
planning Commission minutes for the
2018, and this plat has been approved for
recording in the Register's Office of
Williamson County.

Secretary
Franklin Municipal Planning Comm.

CERTIFICATE OF APPROVAL OF
STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage
shown on this plat have been installed in accordance
with the specifications of the Tennessee Department
of Transportation, and (2) a performance
bond in the amount of \$ _____ for
drainage has been posted with the City of
Franklin, Tennessee, to assure completion of
such improvements.

Director, Streets Department
City of Franklin, Tennessee

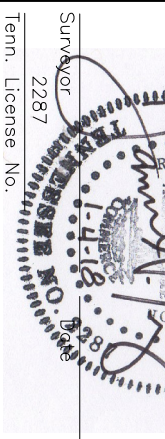
CERTIFICATE OF APPROVAL OF
WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer
systems shown on this plat have been installed in
accordance with the specifications of the Tennessee
Department of Transportation, and (2) a performance
bond in the amount of \$ _____ for
water system and \$ _____ for the sewer
system has been posted with the City of
Franklin, Tennessee, to assure completion
of such systems.

Director of Water Management Dept.
City of Franklin, Tennessee

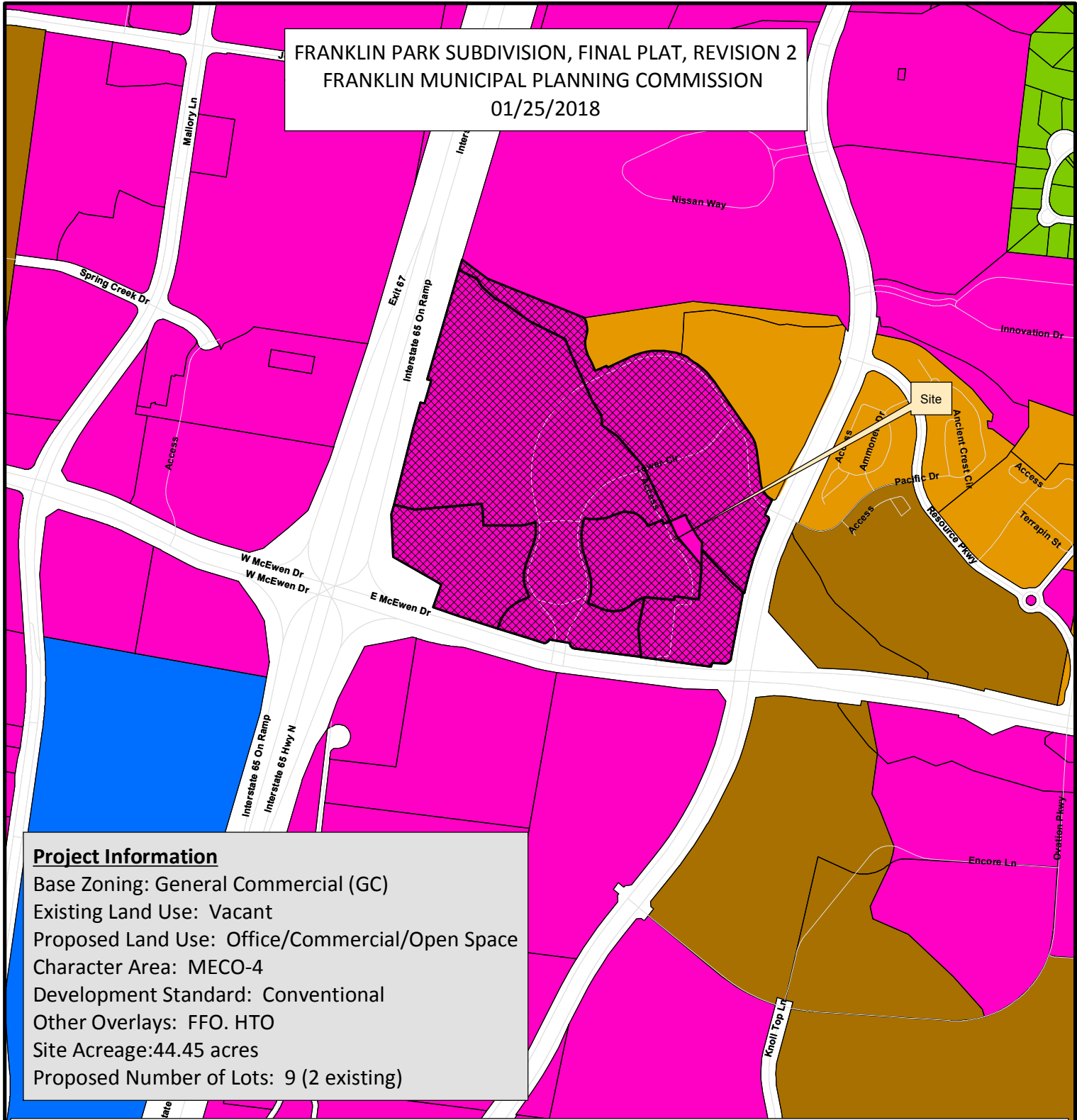
CERTIFICATE OF SURVEY

(We) hereby certify that the subdivision
shown on this plat has been surveyed and that all
of the requirements of the Tennessee Department
of Transportation, and (2) a performance
bond in the amount of \$ _____ for
drainage has been posted with the City of
Franklin, Tennessee, to assure completion
of such improvements.



Surveyor
Term, License No. 2287

FRANKLIN PARK SUBDIVISION, FINAL PLAT, REVISION 2
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 01/25/2018



Project Information
 Base Zoning: General Commercial (GC)
 Existing Land Use: Vacant
 Proposed Land Use: Office/Commercial/Open Space
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: FFO. HTO
 Site Acreage: 44.45 acres
 Proposed Number of Lots: 9 (2 existing)

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



0 500 1,000 2,000 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

10. 0. General Information

joe.marlo@franklin.tn.gov With resubmittal, Applicant shall provide an updated CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required updated CAD file.

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Water/Sewer

General Issues

3. Utility easement

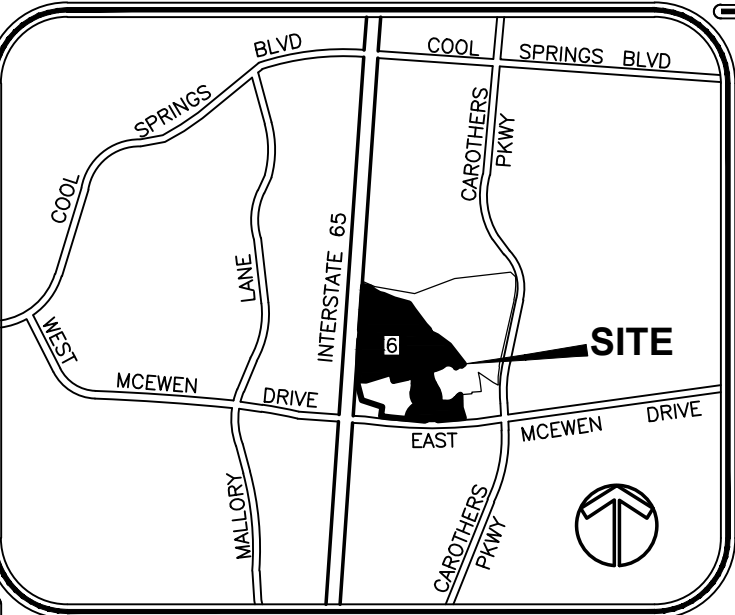
ben.mcneil@franklin.tn.gov Applicant has added the depths to the sanitary sewer mains, but the current standards on the widths of the easement were not updated. Any sanitary sewer main that is at or greater than 12' in depth shall have a 30' easement.

EASEMENTS

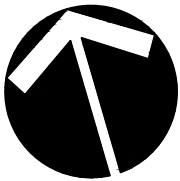
A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

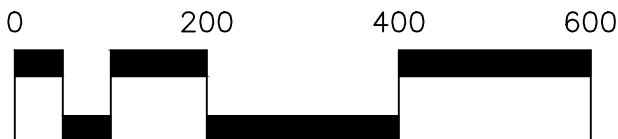
A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.



LOCATION MAP
N.T.S.



SEE NOTE 3.



TOTAL AREA = 1,936,269 SQUARE FEET OR 44.45 ACRES±

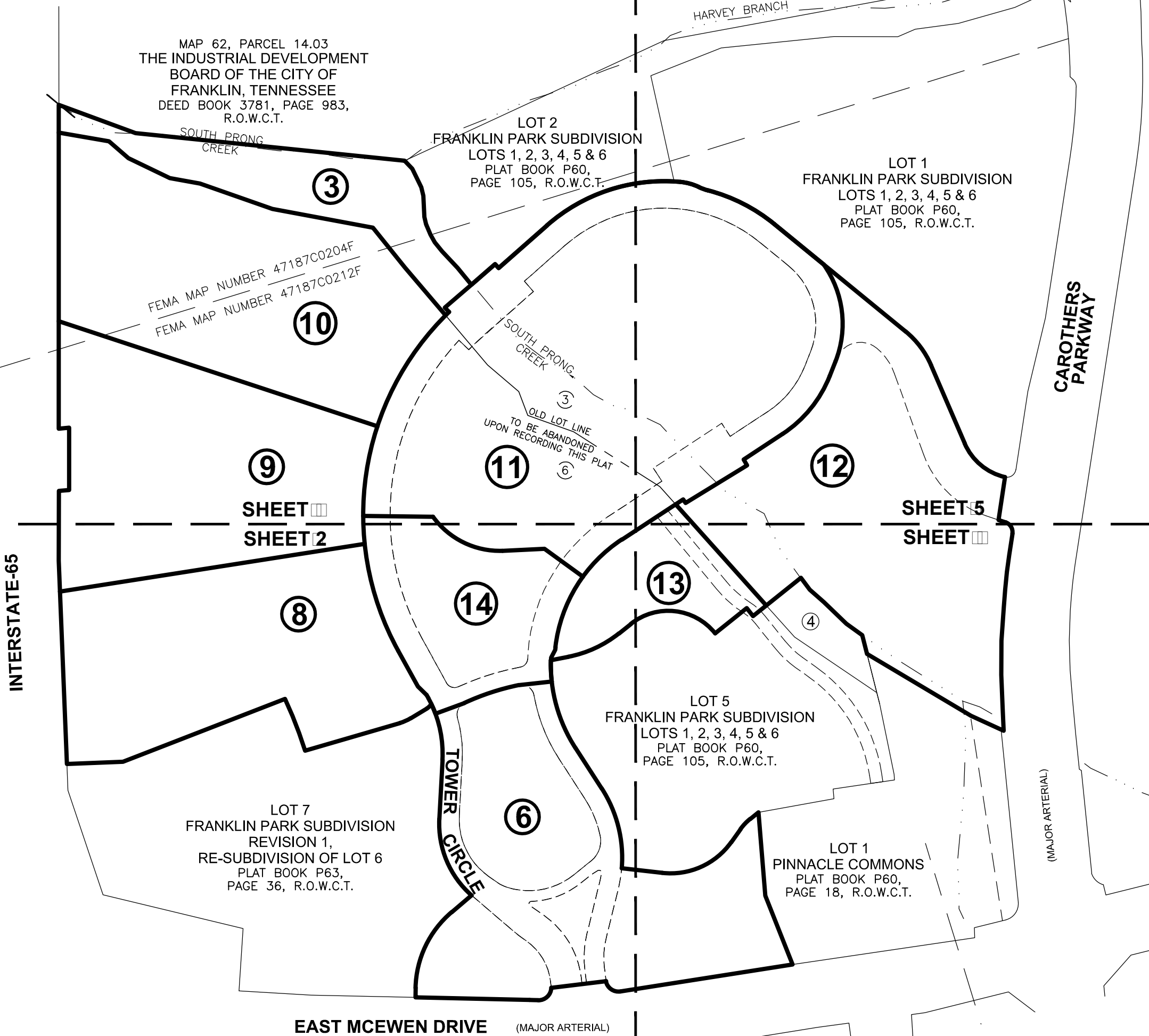
OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
(212) 270-6000
daniel.f.minkoff@jpmorgan.com



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 2 LOTS AND RE-SUBDIVIDE INTO 9 LOTS.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 6 AS SHOWN ON THE PLAT ENTITLED, "FRANKLIN PARK SUBDIVISION, REVISION OF LOT 6" OF RECORD IN PLAT BOOK P63, PAGE 36, AND LOT 3 AS SHOWN ON THE PLAT ENTITLED, "FRANKLIN PARK SUBDIVISION, LOTS 1, 2, 3, 4, 5 & 6" OF RECORD IN PLAT BOOK P60, PAGE 105, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD83 DATUM.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBERS AS FOLLOWS: 47187C0204F & 47187C0212F, WITH AN EFFECTIVE DATE ON BOTH MAPS BEING SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORTS ARE AS FOLLOWS:
COMMUNITY NO. 470206, PANEL NO. 0204, SUFFIX F,
COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F,
WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
-SAID MAPS DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
-SAID MAPS DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT), WITH THE FOLLOWING OVERLAYS:
MECO-4 = TRADITIONAL AND CONVENTIONAL STANDARDS;
HTO = HEIGHT OVERLAY DISTRICT;
MCEWEN = CHARACTER OVERLAY DISTRICT;
FFO = FLOODWAY FRINGE OVERLAY DISTRICT;
FWO = FLOODWAY OVERLAY DISTRICT.
MINIMUM YARD REQUIREMENTS: FRONT = 30 FEET; REAR = 25 FEET; SIDE = 15 FEET.
- BEING PARCEL NUMBER 14.24 & 14.27 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
- 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.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- THIS PROPERTY IS SUBJECT TO, INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, OF RECORD IN BOOK 5886, PAGE 660, R.O.W.C.T.
- LOTS 3 AND 12 ARE CONSIDERED OPEN SPACE LOTS ARE NOT TO BE BUILT UPON.
- LOT 11 IS CONSIDERED AN OPEN SPACE LOT DEDICATED FOR PUBLIC ACCESS.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN PUBLIC EASEMENTS.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.



LEGEND

CM(O)	CONCRETE MONUMENT (OLD)	P	TRANSFORMER PAD	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
IR(O)	IRON ROD (OLD)	—	SIGN	—UGT—	UNDERGROUND TELEPHONE LINE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	Ø	UTILITY POLE	—UGE—	UNDERGROUND ELECTRIC LINE
⊙	FIRE HYDRANT	Ø→	UTILITY POLE W/ ANCHOR	—P—	OVERHEAD ELECTRIC POWER LINE
⊕	WATER VALVE	Ø↔	UTILITY POLE W/ LIGHT	—T—	OVERHEAD TELEPHONE LINE
⊞	CATCH BASIN	○	GAS VALVE	—P/T—	OVERHEAD POWER AND TELEPHONE LINES
⊟	STORM MANHOLE	⊞	TELEPHONE RISER	—SA—	SANITARY SEWER LINE
⊠	SANITARY SEWER MANHOLE	⊞	CABLE TV BOX	T.O.B.	TOP OF BANK
⊡	LIGHT STANDARD	—X—X—	FENCE	—G—	GAS LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	⊞	ELECTRIC BOX	—W—	WATER LINE
		⊞	SEWER MANHOLE PROPOSED		
		⊞	FIRE HYDRANT PROPOSED		

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 5885, PAGE 144, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

FRANKLIN PARK ACQUISITION COMPANY LLC

OWNER: _____ DATE _____

CERTIFICATE OF SURVEY
I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON SEPTEMBER 28, 2017. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000.

TN RLS NO. 2136 DATE 01/03/18

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS DRAINAGE AND SIDEWALKS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT STREETS FRANKLIN TN. DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

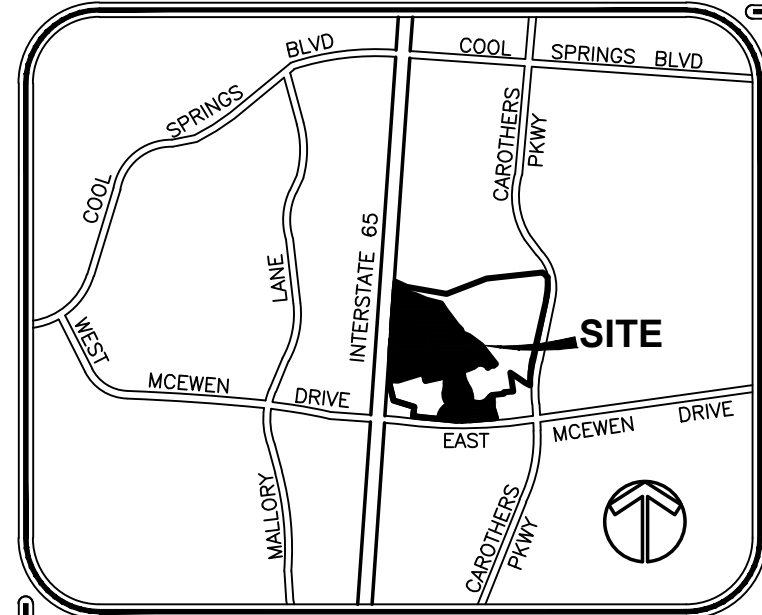
FRANKLIN PARK SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6
COF 619

TOWER CIRCLE EAST MCEWEN DRIVE
NORTH DIRECTION
FRANKLIN WILLIAMSON COUNTY TENNESSEE

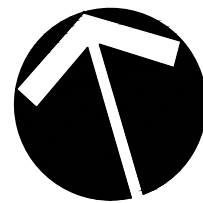
DATE: JANUARY 03, 2018 JOB NO: 11039 WO: 9437

RAGAN • SMITH

315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com



LOCATION MAP
N.T.S.

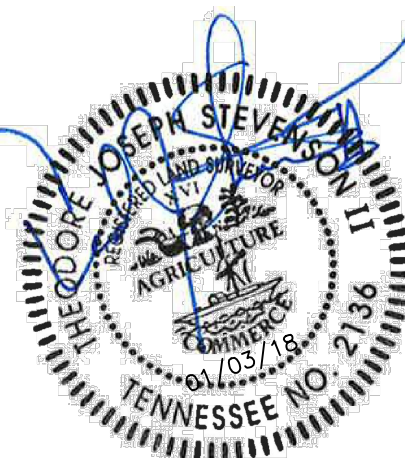


SEE NOTE 3.



GENERAL NOTES

1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.



RIGHT OF WAY DEDICATION

LINE TABLE		
LINE	BEARING	DISTANCE
L63	N20°20'19"E	66.65'
L64	N16°41'34"E	66.72'
L65	N13°49'43"E	64.62'
L66	N13°30'54"E	44.60'
L67	S49°05'52"E	30.00'
L68	N05°20'02"W	2.93'
L69	N82°39'50"W	340.22'
L70	S72°27'53"E	240.37'
L71	S17°31'48"W	12.00'

OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

RIGHT OF WAY DEDICATION

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C34	19.59'	28.05'	82°00'59"	17.04	25.71'
C35	1176.97'	41.42'	2°00'59"	20.71	41.42'
C36	1634.13'	102.88'	3°36'26"	51.46	102.87'
C37	25.00'	14.47'	33°09'19"	7.44	14.27'
C38	24.74'	26.47'	61°19'04"	14.66	25.23'

INTERSTATE-65

CONCRETE RETAINING WALL

LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
- CONCRETE MONUMENT (OLD)
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- LIGHT STANDARD
- RIGHT-OF-WAY DEDICATION
MARKER
- TRANSFORMER PAD
- SIGN
- PARCEL NUMBER
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- R.O.W.C.T.
REGISTER'S OFFICE FOR
WILLIAMSON COUNTY, TENNESSEE
- UGT- UNDERGROUND TELEPHONE LINE
- UGE- UNDERGROUND ELECTRIC LINE
- P- OVERHEAD ELECTRIC POWER LINE
- T- OVERHEAD TELEPHONE LINE
- P/T- OVERHEAD POWER AND
TELEPHONE LINES
- SA- SANITARY SEWER LINE
- G- GAS LINE
- W- WATER LINE
- P.U.D.E. PUBLIC UTILITY AND
DRAINAGE EASEMENT
- T.O.B. TOP OF BANK
- GAS VALVE
- TELEPHONE RISER
- CABLE TV BOX
- FENCE
- ELECTRIC BOX
- SEWER MANHOLE PROPOSED
- FIRE HYDRANT PROPOSED

RECORDER'S INFORMATION

EAST MCEWEN DRIVE

CITY OF FRANKLIN, TENNESSEE
DEED BOOK 3863, PAGE 208 R.O.W.C.T.

T.D.O.T. RIGHT-OF-WAY PLANS PROJECT
NUMBER: IM-65-2(83) DATED: 2005 -
R.O.W. SHEETS 9, 10, 16 & 17

(MAJOR ARTERIAL)

T.D.O.T. RIGHT-OF-WAY PLANS PROJECT
NUMBER: IM-65-2(83) DATED: 2005 -
R.O.W. SHEETS 9, 10, 16 & 17

TOTAL AREA = 1,936,269 SQUARE FEET OR 44.45 ACRES±

SHEET 2 OF 6

CERTIFICATE OF O NERSHI

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 5885, PAGE 144, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

FRANKLIN PARK ACQUISITION COMPANY LLC

OWNER: _____ DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON SEPTEMBER 28, 2017. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000.

01/03/18
TN RLS NO. 2136 DATE _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

MALLORY VALLEY UTILITY DISTRICT DATE _____

CERTIFICATE OF APPROVAL OF STREETS DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT STREETS FRANKLIN TN. DATE _____

CERTIFICATE OF APPROVAL OF SUBDIVISION

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____

CITY OF FRANKLIN DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____

FINAL PLAT

FRANKLIN PARK ACQUISITION COMPANY LLC
SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6

COF 619
LOWER CIRCLE AND EAST MCEWEN DRIVE
NORTH CIRCLE
FRANKLIN WILLIAMSON COUNTY TENNESSEE

DATE: JANUARY 03, 2018 JOB NO: 11039 WO: 9437

RAGAN • SMITH

315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com



1. SEE COVER SHEET FOR ALL NOTES
PERTAINING TO THIS SITE.

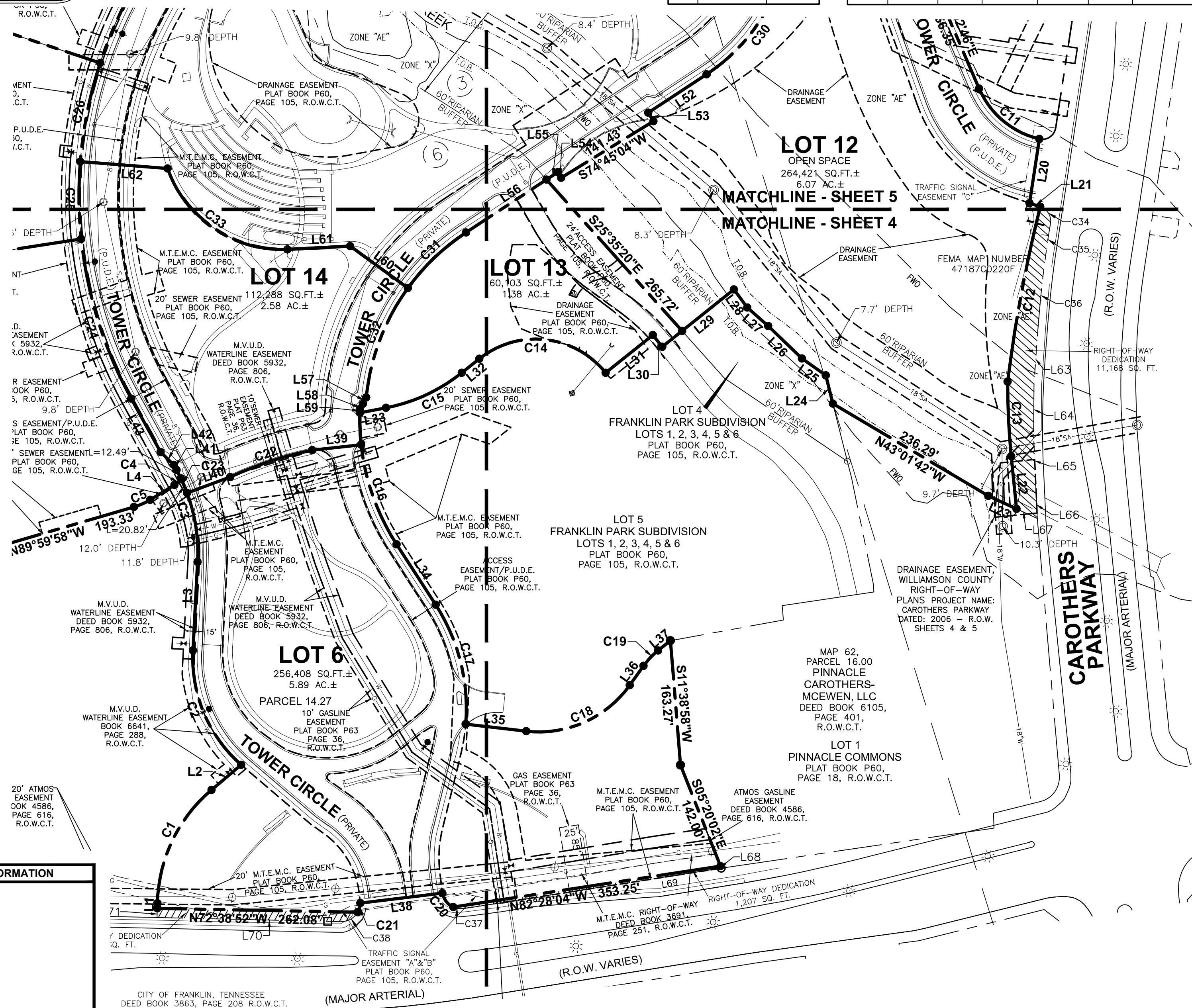


LINE TABLE		
LINE	BEARING	DISTANCE
L63	N20°20'19"E	66.65'
L64	N16°41'34"E	66.72'
L65	N13°49'43"E	64.62'
L66	N13°30'54"E	44.60'
L67	S49°05'52"E	30.00'
L68	N05°20'02"W	2.93'
L69	N82°39'50"W	340.22'
L70	S72°27'53"E	240.37'
L71	S17°31'48"W	12.00'

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C34	19.59'	28.05'	82°00'59"	17.04	25.71'	N15°02'46"W
C35	1176.97'	41.42'	2°00'59"	20.71	41.42'	N24°57'14"E
C36	1634.13'	102.88'	3°36'26"	51.46	102.87'	N22°08'32"E
C37	25.00'	14.47'	33°09'19"	7.44	14.27'	N66°05'10"W
C38	24.74'	26.47'	61°19'04"	14.66	25.23'	N76°56'44"E

○IR(O)	IRON ROD (OLD)
●IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
□CM(O)	CONCRETE MONUMENT (OLD)
⦿	FIRE HYDRANT
⋈	WATER VALVE
▢	CATCH BASIN
⊙	STORM MANHOLE
◎	SANITARY SEWER MANHOLE
⚡	LIGHT STANDARD
⬡3	RIGHT-OF-WAY DEDICATION MARKER
▢	TRANSFORMER PAD
—●—	SIGN
(14.16)	PARCEL NUMBER
∅	UTILITY POLE
∅→	UTILITY POLE W/ ANCHOR
∅↗	UTILITY POLE W/ LIGHT
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
—UGT—	UNDERGROUND TELEPHONE LINE
—UGE—	UNDERGROUND ELECTRIC LINE
—P—	OVERHEAD ELECTRIC POWER LINE
—T—	OVERHEAD TELEPHONE LINE
—P/T—	OVERHEAD POWER AND TELEPHONE LINES
—SA—	SANITARY SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
T.O.B.	TOP OF BANK
⊙	GAS VALVE
▢	TELEPHONE RISER
▣	CABLE TV BOX
—X—X—	FENCE
▢E	ELECTRIC BOX
●	SEWER MANHOLE PROPOSED
⦿	FIRE HYDRANT PROPOSED



CITY OF FRANKLIN, TENNESSEE
DEED BOOK 3863, PAGE 208 R.O.W.C.T.

U.T. RIGHT-OF-WAY PLANS PROJECT
NUMBER: IM-65-2071

(MAJOR ARTERIAL)

TOTAL AREA = 1,936,269 SQUARE FEET OR 44.45 ACRES±

SHEET 4 OF 6

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 5885, PAGE 144, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

FRANKLIN ARCADE POSITION COMPANY, LLC

OWNER: _____ DATE _____

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON SEPTEMBER 28, 2017. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000.


01/03/18
 TN RLS NO. 2136 DATE

I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

✓ HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

MALLORY VALLEY UTILITY DISTRICT	DATE
---------------------------------	------

I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS,, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT STREETS FRANKLIN TN. DAT

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY

CITY OF FRANKLIN DATE

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION	DATE
--	------

FINAL LAT

FRANLINAR

S ☐ ☐ DIVISION
REVISION ☐ 2

DIVISION OF

COF 69

POWER CIRCLE A EAS MCEWEN DR E

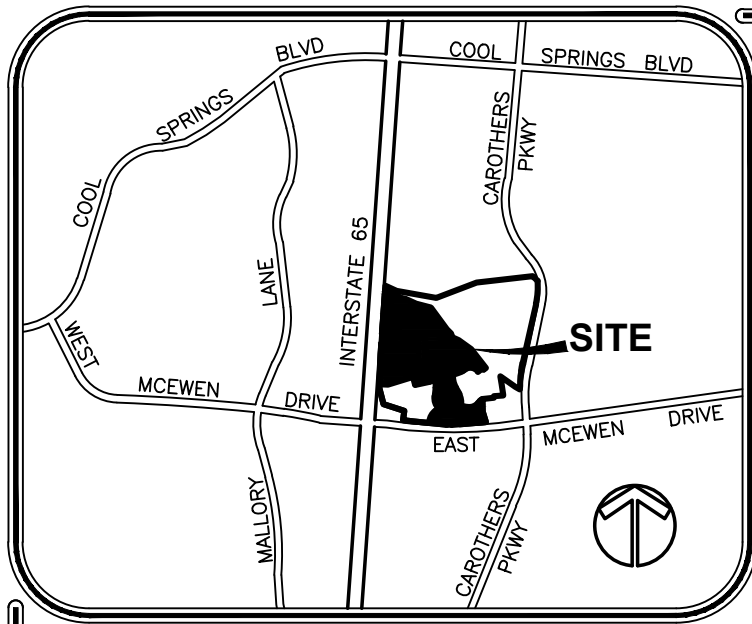
N N H C L D S R C

FRANKLIN WILLAMSON COUNTY TENNESSEE

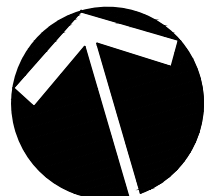
DATE: JANUARY 03, 2018 JOB NO: 11039 WO: 9437

RAGAN•SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com



LOCATION MAP
N.T.S.



SEE NOTE 3.

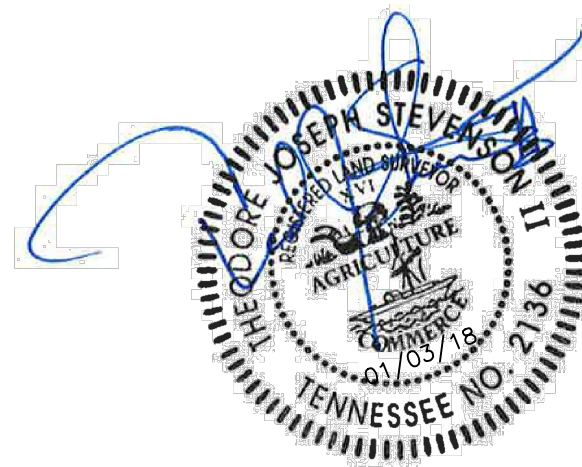


GENERAL NOTES

1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.

OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 5885, PAGE 144, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

FRANKLIN PARK ACQUISITION COMPANY LLC

OWNER: _____ DATE _____

CERTIFICATE OF SURVEY
I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON SEPTEMBER 28, 2017. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000.

TN RLS NO. 2136 DATE 01/03/18

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS DRAINAGE AND SIDEWALKS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT STREETS FRANKLIN TN. DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

FRANKLIN PARK ACQUISITION COMPANY LLC
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6
OWNER: CIRCLE A EAS MCEWEN DRIVE
NORTH CIRCLE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: JANUARY 03, 2018 JOB NO: 11039 WO: 9437

RAGAN • SMITH

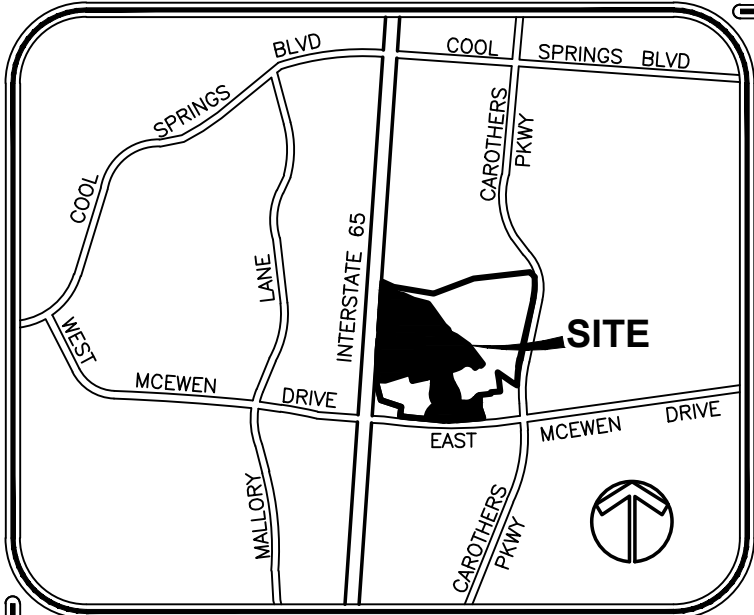
315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- CONCRETE MONUMENT (OLD)
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- LIGHT STANDARD
- RIGHT-OF-WAY DEDICATION MARKER
- TRANSFORMER PAD
- SIGN
- PARCEL NUMBER
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- R.O.W.C.T.
- REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
- UGT- UNDERGROUND TELEPHONE LINE
- UGE- UNDERGROUND ELECTRIC LINE
- P- OVERHEAD ELECTRIC POWER LINE
- T- OVERHEAD TELEPHONE LINE
- P/T- OVERHEAD POWER AND TELEPHONE LINES
- SA- SANITARY SEWER LINE
- G- GAS LINE
- W- WATER LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- T.O.B. TOP OF BANK
- GAS VALVE
- TELEPHONE RISER
- CABLE TV BOX
- FENCE
- ELECTRIC BOX
- SEWER MANHOLE PROPOSED
- FIRE HYDRANT PROPOSED

RECORDER'S INFORMATION

TOTAL AREA = 1,936,269 SQUARE FEET OR 44.45 ACRES±



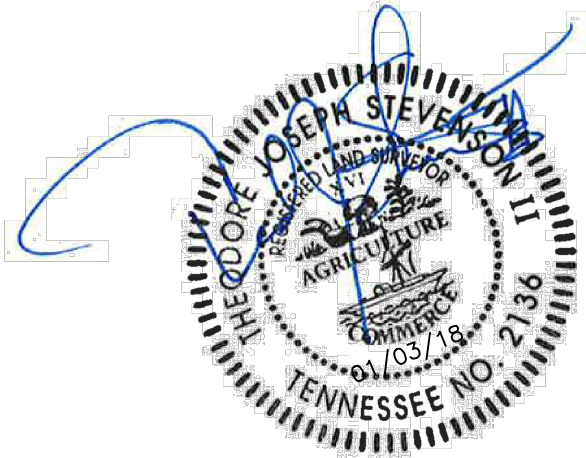
LOCATION MAP
N.T.S.

GENERAL NOTES

1. SEE COVER SHEET FOR ALL NOTES
PERTAINING TO THIS SITE.

OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com



EXTERIOR MONDARCORVE TABLE

CORRE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	200.00'	169.32'	48°30'20"	90.10	164.30'	N41°46'58"E
C2	186.00'	167.99'	51°44'49"	90.21	162.34'	N06°35'36"W
C3	225.00'	91.71'	23°21'10"	46.50	91.07'	N07°36'13"E
C4	24.50'	12.17'	28°27'41"	6.21	12.05'	S60°34'46"W
C5	87.50'	23.20'	15°11'25"	11.67	23.13'	S82°24'20"W
C6	347.00'	281.97'	46°33'32"	149.29	274.28'	N88°12'21"E
C7	106.00'	37.68'	20°22'10"	19.04	37.49'	S58°19'48"E
C8	100.00'	19.18'	10°59'26"	9.62	19.15'	S53°38'26"E
C9	340.00'	146.46'	24°40'53"	74.39	145.33'	S46°47'42"E
C10	175.00'	83.71'	27°24'30"	42.67	82.92'	S20°45'01"E
C11	114.00'	106.51'	53°32'00"	57.50	102.68'	S33°48'46"E
C12	1930.00'	232.84'	6°54'44"	116.56	232.70'	S26°49'25"W
C13	1012.00'	97.57'	5°31'27"	48.82	97.53'	S13°29'57"W
C14	117.50'	184.57'	90°00'00"	117.50	166.17'	N67°24'54"W
C15	227.50'	110.19'	27°45'05"	56.20	109.12'	S81°27'39"W
C16	300.00'	181.20'	34°36'24"	93.46	178.46'	S00°39'30"W
C17	250.00'	163.94'	37°34'23"	85.04	161.02'	S02°08'29"W
C18	145.50'	155.25'	61°08'03"	85.94	147.99'	N82°18'45"E
C19	99.50'	27.68'	15°56'31"	13.93	27.60'	N59°42'59"E
C20	25.00'	24.14'	55°19'25"	13.10	23.21'	N21°50'48"W
C21	25.00'	12.55'	28°46'13"	6.41	12.42'	S32°15'39"W

INTERIOR

CORRE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C22	486.50'	113.05'	13°18'51"	56.78	112.80'	S88°02'50"W
C23	225.00'	33.31'	8°28'57"	16.69	33.28'	N08°18'50"W
C24	552.00'	220.29'	22°51'56"	111.63	218.83'	N01°07'20"W
C25	552.00'	101.28'	10°30'45"	50.78	101.14'	N15°34'00"E
C26	552.00'	131.92'	13°41'35"	66.28	131.61'	N27°40'10"E
C27	552.00'	257.02'	26°40'39"	130.88	254.70'	N47°51'17"E
C28	552.00'	720.03'	74°44'14"	421.56	670.06'	N24°48'48"E
C29	200.00'	199.17'	57°03'29"	108.72	191.04'	S09°16'42"W
C30	242.00'	148.30'	35°06'41"	76.56	145.99'	S55°21'47"W
C31	293.00'	105.74'	20°40'38"	53.45	105.17'	S62°34'49"W
C32	293.00'	149.92'	29°18'57"	76.64	148.29'	S37°35'01"W
C33	161.16'	157.55'	56°00'44"	85.71	151.35'	S47°36'19"E

EXTERIOR MONDAR
LINE TABLE

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N17°31'48"E	6.70'	L20	S24°56'16"W	84.82'
L2	N66°02'07"E	50.70'	L21	S55°02'46"E	14.77'
L3	N19°16'48"E	115.91'	L22	S10°33'05"W	69.21'
L4	S74°48'37"W	37.29'	L23	N49°05'52"W	40.52'
L5	S77°57'19"E	20.02'	L24	N02°09'14"E	38.05'
L6	N16°10'35"E	121.99'	L25	N38°28'13"W	38.24'
L7	N79°03'25"W	20.18'	L26	N29°42'52"W	61.23'
L8	S27°44'25"E	21.43'	L27	N32°24'23"W	36.53'
L9	S09°46'16"E	40.48'	L28	N20°11'04"W	29.29'
L10	S02°45'23"W	17.41'	L29	S67°35'06"W	119.95'
L11	S13°25'56"W	41.22'	L30	N22°24'54"W	19.75'
L12	S03°54'45"W	14.62'	L31	S67°35'06"W	79.00'
L13	S07°21'40"E	22.32'	L32	S67°35'06"W	29.35'
L14	S12°21'49"E	16.97'	L33	N84°39'49"W	34.79'
L15	S22°38'17"E	22.70'	L34	S16°38'42"E	94.05'
L16	S26°53'59"E	44.37'	L35	S67°07'13"E	79.68'
L17	S23°09'00"E	42.59'	L36	N51°44'44"E	31.09'
L18	N65°30'26"E	61.45'	L37	N67°41'15"E	20.70'
L19	S25°04'25"E	10.21'	L38	N80°39'40"W	108.02'

INTERIOR

LINE TABLE		
LINE	BEARING	DISTANCE
L39	N80°00'50"W	64.43'
L40	S85°55'38"W	60.02'
L41	N12°33'18"W	7.29'
L42	N29°26'11"W	24.11'
L43	N12°33'18"W	79.79'
L44	N27°49'05"W	12.18'
L45	N65°30'26"E	68.51'
L46	N24°01'03"W	123.02'
L47	N22°43'47"W	100.00'
L48	N48°01'02"W	90.00'
L49	N32°40'31"W	50.00'
L50	N63°48'20"W	100.00'
L51	S37°48'26"W	30.66'
L52	S72°55'08"W	91.44'
L53	S15°14'56"E	13.06'
L54	N15°14'56"W	8.53'
L55	S72°55'08"W	17.68'
L56	S72°55'08"W	143.43'
L57	S44°27'59"W	17.18'
L58	S44°27'59"W	17.18'
L59	S17°57'42"W	5.00'
L60	S37°45'30"E	93.19'
L61	S76°41'01"E	82.23'
L62	S69°10'39"E	114.49'

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
3	82,602	1.90
6	256,408	5.89
8	217,217	4.99
9	228,217	5.24
10	251,052	5.76
11	463,962	10.65
12	264,421	6.07
13	60,103	1.38
14	112,288	2.58

TOTAL AREA = 1,936,269 SQUARE FEET OR 44.45 ACRES±

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 5885, PAGE 144, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

FRANKLIN PARK ACQUISITION COMPANY LLC

OWNER: _____ DATE _____

CERTIFICATE OF SURVEY
I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON SEPTEMBER 28, 2017. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000.

01/03/18
TN RLS NO. 2136 DATE _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

MALLORY VALLEY UTILITY DISTRICT DATE _____

CERTIFICATE OF APPROVAL OF STREETS DRAINAGE AND SIDEWALKS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FRANKLIN PARK SUBDIVISION, REVISION 2, RE-SUBDIVISION OF LOTS 3 & 6, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS,, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT STREETS FRANKLIN TN. DATE _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME STREET NAMES AND ADDRESSING
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____

CITY OF FRANKLIN DATE _____

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____

FINAL PLAT

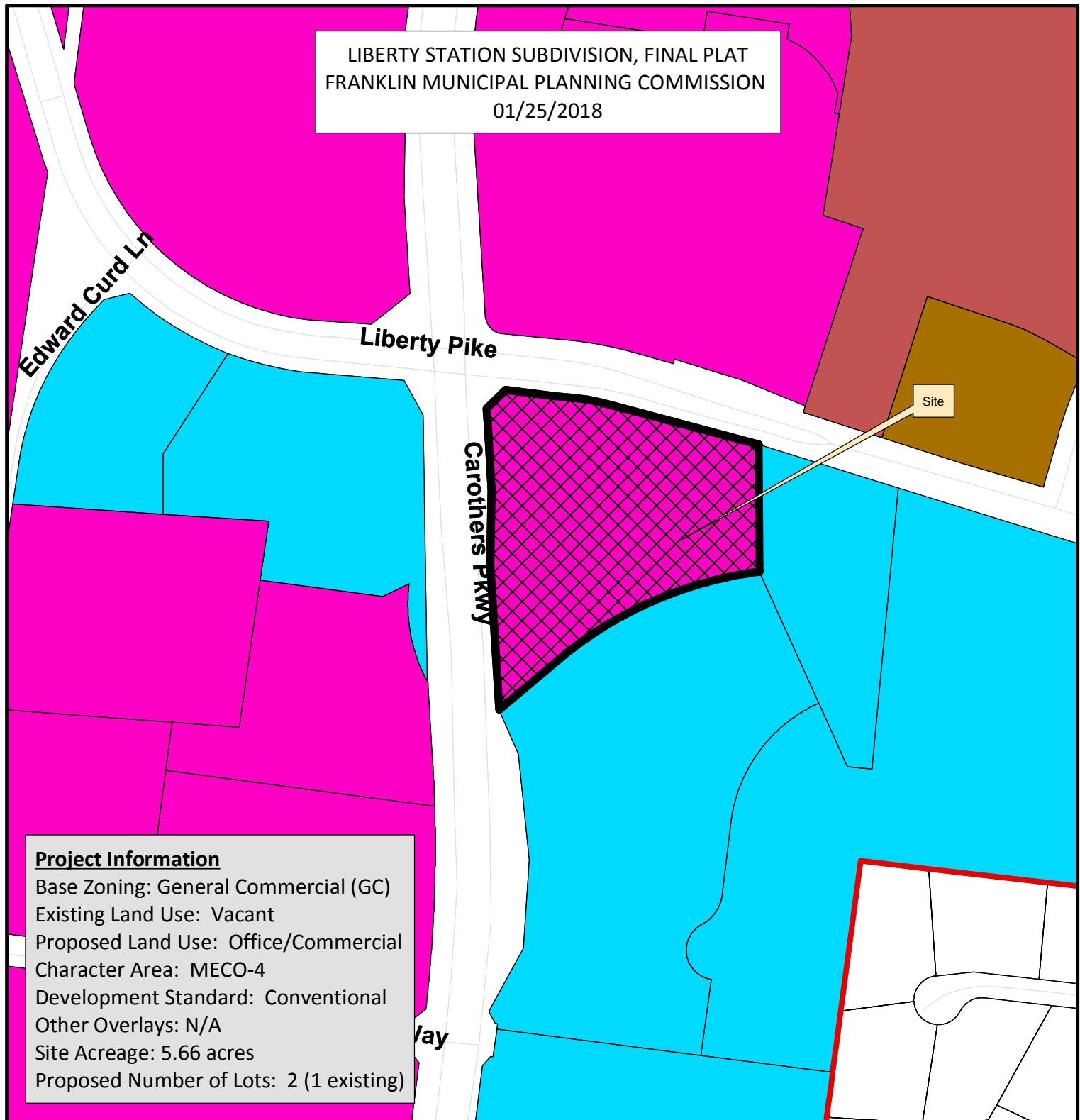
FRANKLIN PARK
SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS
COF 6-9
OWNER: FRANKLIN PARK ACQUISITION COMPANY LLC
NORTH CHANDLER
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: JANUARY 03, 2018 JOB NO: 11039 WO: 9437

RAGAN • SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

LIBERTY STATION SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/25/2018



Project Information
 Base Zoning: General Commercial (GC)
 Existing Land Use: Vacant
 Proposed Land Use: Office/Commercial
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 5.66 acres
 Proposed Number of Lots: 2 (1 existing)

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



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. 0. General Information

joe.marlo@franklin.tn.gov Comment to remain open while associated Site Plan is still under review

Applicant shall ensure that any modifications to the site plan (COF 6558), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

8. C. Final Plat

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to show the following utilities on the plat, matching those shown on the associated Site Plan:

- Fiber Optic along Carothers Parkway
- Extend Fiber Optic along Liberty Pike west toward the intersection with Carothers, matching Site Plan
- Underground Electric along Carothers Parkway

9. C. Final Plat

joe.marlo@franklin.tn.gov Comment not fully addressed. Note 12 regarding 15' MTEMC easements still appears on plat.

Applicant to revise plat to graphically show the MTEMC easements called out in Note 12 or delete note.

12) THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 11).

10. C. Final Plat

joe.marlo@franklin.tn.gov Comment to remain open until maintenance agreement has been recorded and noted on plat.

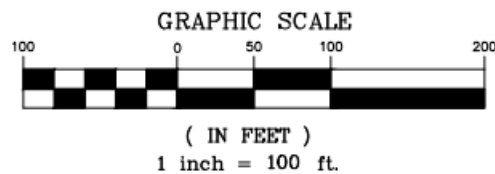
Prior to final approval of the plat, Applicant shall provide the following:

1. Record a private easement / maintenance agreement between owners for Lots 1 and 2 for all shared private stormwater infrastructure.
2. Update note on plat to reference the recorded book and page number of the recorded agreement.

11. Graphic Scale

joe.marlo@franklin.tn.gov Previous comments have been addressed by the Applicant, however the following is a new comment based on new information now shown on the drawings.

Applicant to revise scale on Final Plat Sheet 2 to match graphics. 1-inch to 60 feet appears to be the appropriate scale.



17. Signature Block

joe.marlo@franklin.tn.gov Comment to remain open until name of owner of sewer easement has been added to signature block.

Applicant to provide owner name in signature block for owner of the sanitary sewer easement on the site (DB 3930, Pg 277) which, per the associated Site Plan, is to be abandoned.



Performance Agreement and Surety

General Issues

15. Engineering Sureties

kevin.long@franklin.tn.gov Sureties associated with this development from site plan [COF# 6558 \(Liberty Station, Site Plan, Lots 1 & 2 \(Unified Site Plan\)\)](#) are transferred to this final plat as a condition of approval:

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	\$ 5,000
III. City Streets:	\$ 126,000
IV. Private Streets:	\$ 309,000
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 44,000
VII. Stormwater Drainage:	\$ 127,000
VIII. Green Infrastructure:	\$ 105,000
IX. ITS Elements:	

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

[Edited By Kevin Long]

19. Engineering Sureties

carlb@franklin.tn.gov

Any unposted sureties associated with this development from site plan(s) 6558 **and/or its associated off-site improvements** shall be transferred to this final plat as a condition of approval. The sureties for the northbound Carothers 2nd left turn lane shall be posted prior to the approval of this final plat. The surety amount is to be that of the estimate used to apply for the Roadway Impact Fee offset request. The off-site improvements shall be completed and accepted prior to the issuance of the first certificate of occupancy.

[Edited By Carl Baughman]

Water/Sewer

General Issues

12. Utility easement

ben.mcneil@franklin.tn.gov Applicant shall label the sanitary sewer easements that are 12' or greater as 30' sanitary sewer easements. The sanitary sewer mains shall be centered in the easements.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

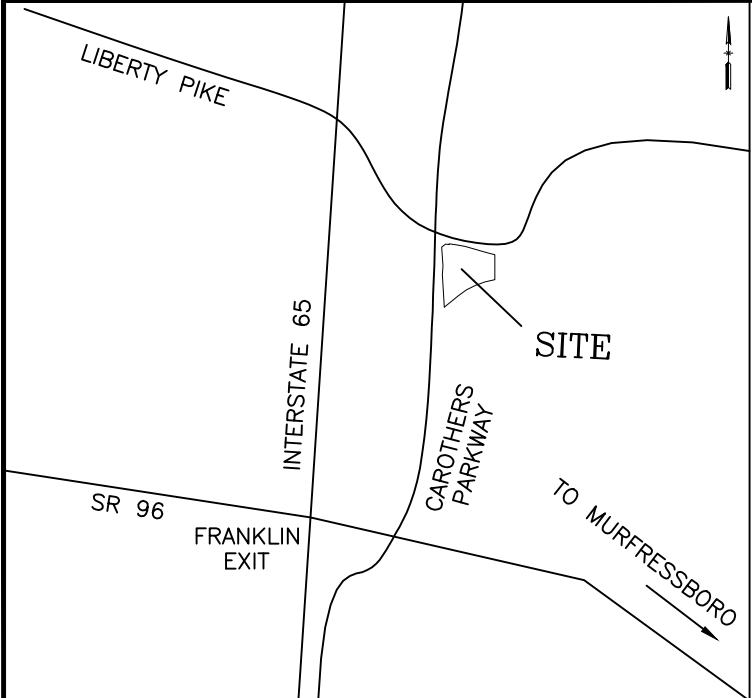
1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

[Edited By Ben Mcneil]

13. Domestic water

ben.mcneil@franklin.tn.gov The existing 16" COF water line is outside the property line, but a portion of the easement is required along the northern property line. The applicant shall show the minimum 20' easement line along Liberty Pike property line where applicable.



VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	10°19'41"	517.96'	93.37'	S79°02'20"E 93.24'
C2	30°34'13"	792.50'	422.84'	S66°12'02"W 417.84'
C3	17°40'59"	358.00'	110.49'	S08°50'29"E 110.05'
C4	13°08'22"	838.50'	192.29'	S57°20'53"W 191.87'
C5	35°36'31"	160.00'	99.44'	S68°34'56"W 97.85'
C6	07°27'33"	596.42'	77.65'	S78°15'22"E 77.59'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N50°55'11"E	64.03'
L2	S84°11'53"E	75.35'
L3	S73°52'28"E	231.30'
L4	S75°39'53"E	91.67'
L5	S00°22'32"W	260.62'
L6	S50°46'52"W	184.39'
L7	N23°44'35"W	36.29'
L8	N03°30'00"W	299.93'
L9	N01°04'26"E	150.48'
L10	N03°30'00"W	131.69'
L11	S15°49'37"W	180.16'
L12	S90°00'00"W	6.05'
L13	S00°00'00"E	63.76'
L14	S50°46'40"W	35.66'
L15	S86°07'11"E	2.11'
L16	S84°26'14"E	35.19'
L17	N05°33'46"E	6.83'
L18	N03°25'29"W	337.98'
L19	N04°20'01"E	88.89'
L20	N03°25'29"W	188.77'
L21	N01°25'33"E	7.98'
L22	S76°58'43"E	84.56'
L23	S74°14'58"E	70.60'
L24	S74°14'58"E	67.91'
L25	N88°10'31"E	12.70'

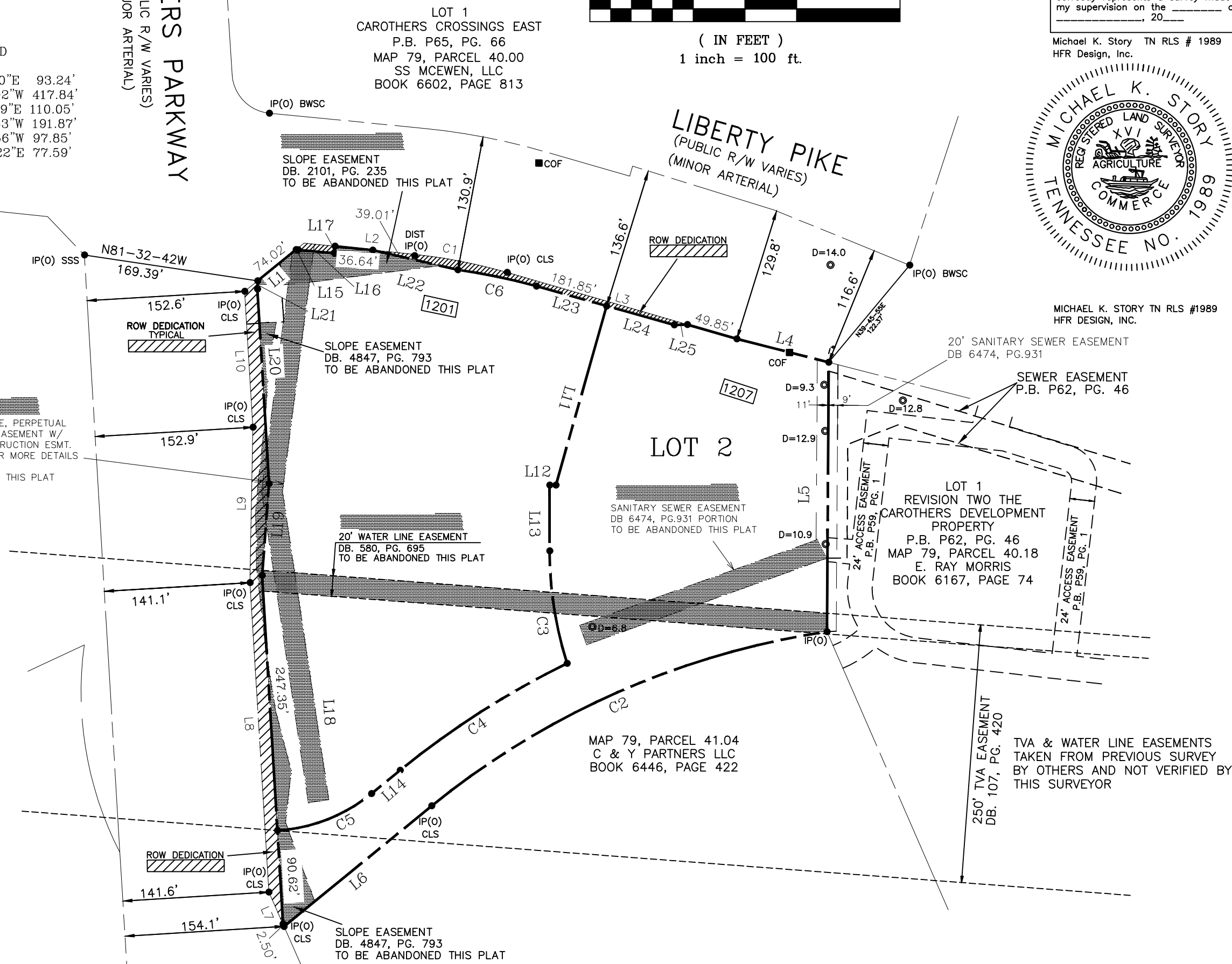
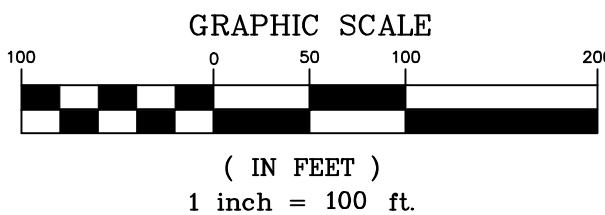
NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW COMMERCIAL LOTS, AND DEDICATE RIGHT-OF-WAY AND EASEMENTS AS SHOWN HEREON.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0212F DATED: 9-29-06.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 79.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- THIS PROPERTY IS ZONED GC "GENERAL COMMERCIAL DISTRICT" WITH CHARACTER AREA MECO-4 AND CONVENTIONAL STANDARDS. MINIMUM BUILDING SETBACK LINES (MBSL) ARE: FRONT=30', SIDE=15', REAR=25'
- ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE PROPERTY OWNER'S RESPONSIBILITY.
- THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 11).
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE PROPERTY OWNERS' LOT AT THE OWNERS' EXPENSE.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS (PAE) AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
- LOTS 1 AND 2 ARE PART OF A UNIFIED SITE PLAN.

- LEGEND
- EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING LIGHT POLE /UTILITY POLE
 - EXISTING CURB INLET /CATCH BASIN
 - PROPOSED CURB INLET
 - EXISTING MANHOLE
 - 5/8" IRON PIN SET THIS PLAT
 - IRON PIN OLD FOUND
 - CONCRETE MONUMENT OLD FOUND
 - TENNESSEE VALLEY AUTHORITY
 - MIDDLE TENNESSEE ELECTRIC
 - MEMBERSHIP CORPORATION
 - CITY OF FRANKLIN-DISK-MONUMENT
 - STREET ADDRESS
 - CHERRY LAND SURVEYING
 - SOUTHERN STATES-SURVEY
 - BARGE WAGNER SUMNER-CANNON
 - TRANSFORMER
 - FIBER OPTIC BOX
 - ELECTRIC BOX
 - TELEPHONE BOX

- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
 - EXISTING WATER LINE TYPICAL
 - EXISTING SEWER LINE TYPICAL
 - EXISTING STORM LINE TYPICAL
 - SANITARY SEWER EASEMENT
 - MILCROFTON EASEMENT
 - SEE NOTES 11 & 12
 - PUBLIC ACCESS EASEMENT
 - MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
 - SEE NOTES 11 & 12
 - WATER VALVE
 - EXISTING TELEPHONE-MANHOLE
 - EXISTING ELECTRIC MANHOLE

SEE SHEET 2 LOTS
1 & 2 DETAILS



TOTAL AREA LOT 1: 138,466 SQ. FT. OR (3.179± ACRES)
TOTAL AREA LOT 2: 98,945 SQ. FT. OR (2.271± ACRES)
TOTAL ROW DEDICATION AREA: 9,377 SQ. FT. OR (0.215± ACRES)
TOTAL AREA: 246,787 SQ. FT. OR (5.665± ACRES)

PREPARED BY:

HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com



SURVEY DIVISION mstory@hfrdesign.com

Owner/Subdivider:

LC PARTNERSHIP, LLC
ATT. MATTHEW BURCH
P.O. BOX 120897
NASHVILLE, TN 37212
PH. 615-473-0433
BOOK 6733, PG. 531

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Middle Tennessee Electric Membership Corporation

Date

CERTIFICATE OF OWNERSHIP

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

By: _____ Date: _____

MATTHEW BURCH, FOR LC PARTNERSHIP, LLC
OWNER MAP 79, PARCEL 40.15 BOOK 6733, PG. 531

By: _____ Date: _____

BOOK 6602, PG. 813(FOR SEWER ABANDONMENT BOOK 3930, PG 277)

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael K. Story TN RLS # 1989
HFR Design, Inc.



MICHAEL K. STORY TN RLS #1989
HFR DESIGN, INC.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency Date

City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in FINAL PLAT LIBERTY STATION, LOTS 1 & 2 have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Date

Department
City of Franklin, Tennessee
(Where applicable)

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manager Milcrofton Utility District Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in FINAL PLAT LIBERTY STATION, LOTS 1 & 2 have been installed in accordance with City specifications, or
amount of \$_____ for streets,
\$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department Date

City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission Date

SITE INFORMATION:
MAP 79, PARCEL 40.15
OWNER: LC PARTNERSHIP LLC
BOOK 6733, PAGE 531

COF PROJECT # (6593)

FINAL PLAT
LIBERTY STATION
LOTS 1 & 2

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

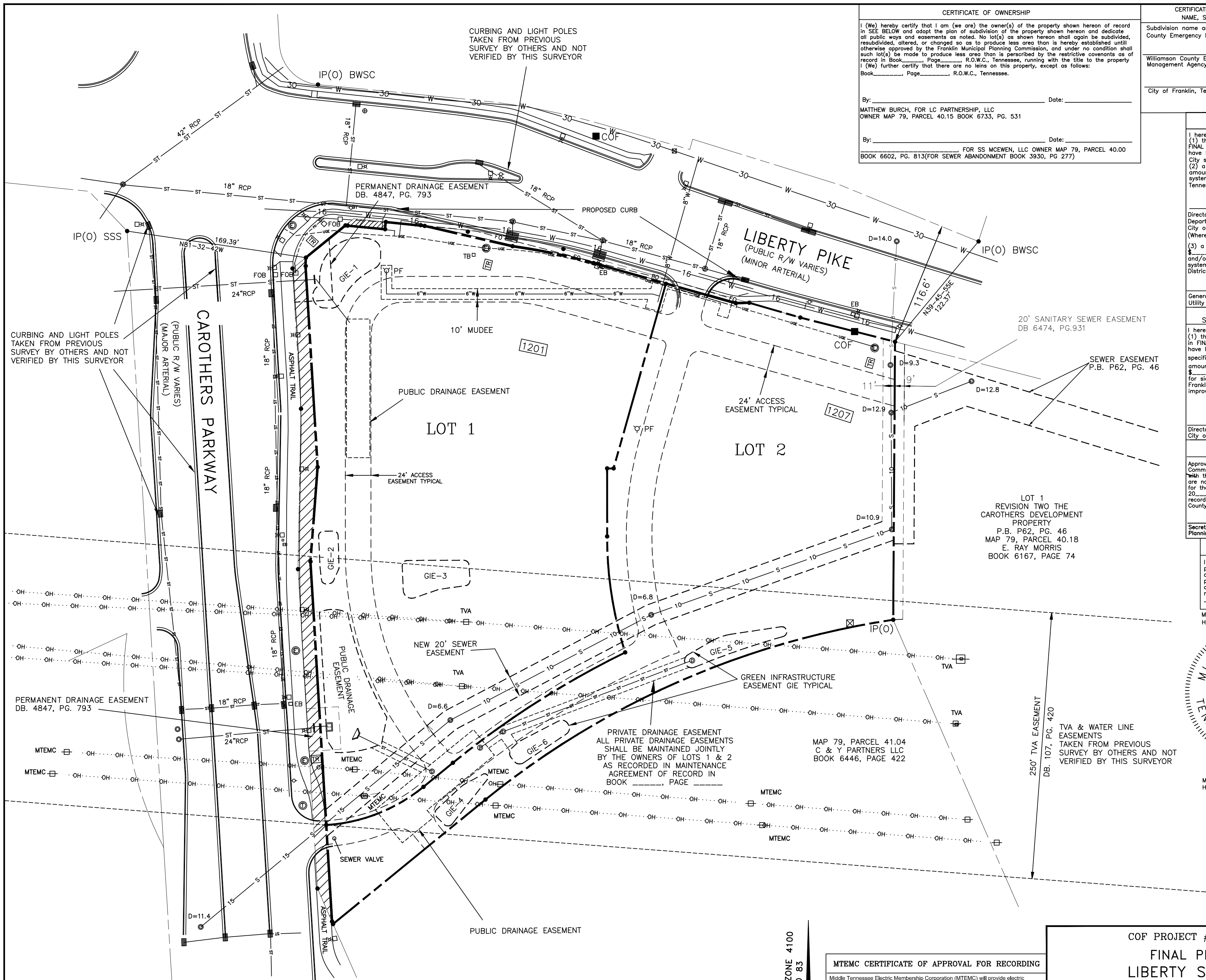
TOTAL ACRES: 5.665 TOTAL LOTS: 2

ACRES NEW STREETS: NONE FEET NEW STREETS: NONE

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SHEET 1 OF 2 DATE: 12-11-17

HFR PROJECT NO. 2017155



CERTIFICATE OF OWNERSHIP

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

By: _____ Date: _____
MATTHEW BURCH, FOR LC PARTNERSHIP, LLC
OWNER MAP 79, PARCEL 40.15 BOOK 6733, PG. 531

By: _____ Date: _____
FOR SS MCEWEN, LLC OWNER MAP 79, PARCEL 40.00
BOOK 6602, PG. 813(FOR SEWER ABANDONMENT BOOK 3930, PG 277)

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency Date
City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in FINAL PLAT LIBERTY STATION, LOTS 1 & 2 have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Date
Department
City of Franklin, Tennessee
(Where applicable)
(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the City of Franklin, Tennessee to assure completion of such systems.

General Manager Microfton Date
Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in FINAL PLAT LIBERTY STATION, LOTS 1 & 2 have been installed in accordance with City specifications, or
amount of \$_____ for streets,
\$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission Date

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael K. Story TN RLS # 1989
HFR Design, Inc.

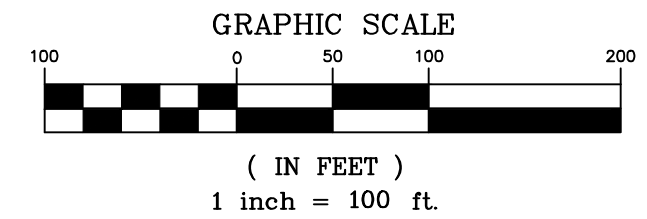
MICHAEL K. STORY TN RLS #1989
HFR DESIGN, INC.

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com

Owner/Subdivider:
LC PARTNERSHIP, LLC
ATT. MATTHEW BURCH
P.O. BOX 120897
NASHVILLE, TN 37212
PH. 615-473-0433
BOOK 6733, PG. 531



ADZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

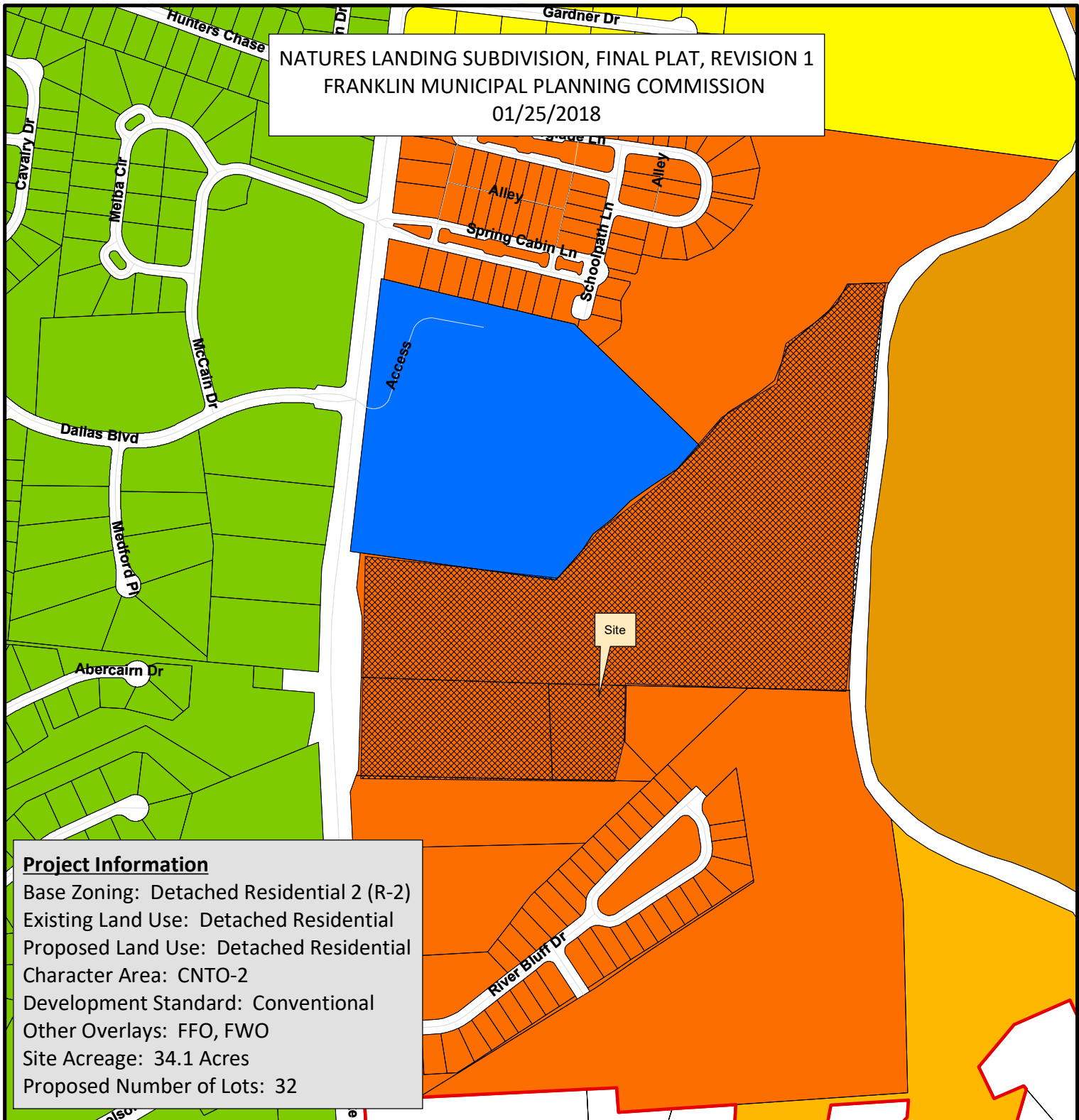
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval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

Middle Tennessee Electric Membership Corporation Date

COF PROJECT # (6593)
**FINAL PLAT
LIBERTY STATION
LOTS 1 & 2**
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.665 TOTAL LOTS: 2
ACRES NEW STREETS: NONE FEET NEW STREETS: NONE
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SHEET 2 OF 2 DATE: 12-11-17

NATURES LANDING SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/25/2018



Project Information

Base Zoning: Detached Residential 2 (R-2)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CNTO-2
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 34.1 Acres
Proposed Number of Lots: 32

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



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. C. Final Plat

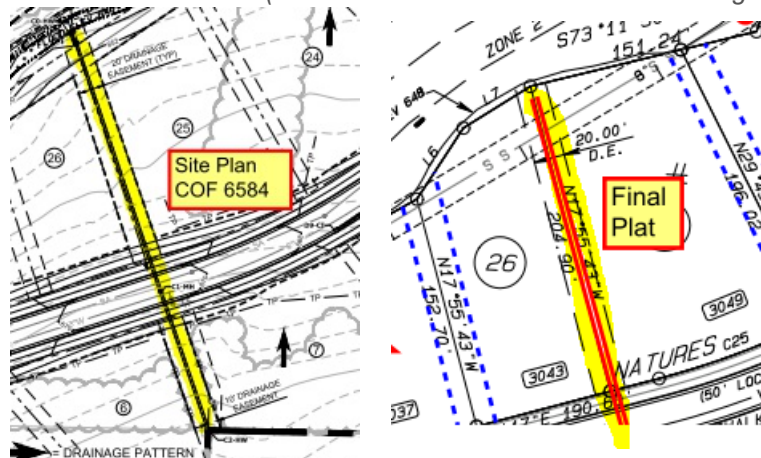
lance.fittro@franklin.tn.gov The existing home on the property noted to be removed must be removed prior to final approval of the plat at One Stop and subsequent recording.

10. 0. General Information

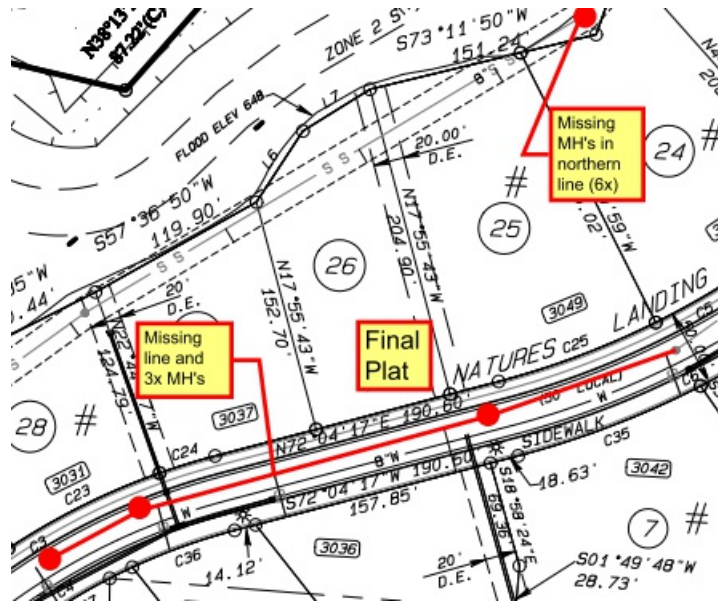
joe.marlo@franklin.tn.gov Comment not adequately addressed. Final plat to match Site Plan (COF 6584).

Applicant shall ensure that any modifications to the site plan (COF 6584), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan, including the following:

1. Addressed
2. Addressed
3. Storm Infrastructure (Show storm infrastructure in easement highlighted)



4. Show sanitary sewer infrastructure matching Site Plan, including that in Natures Landing Drive, and manholes in the sewer line along the rear of the northern lots.



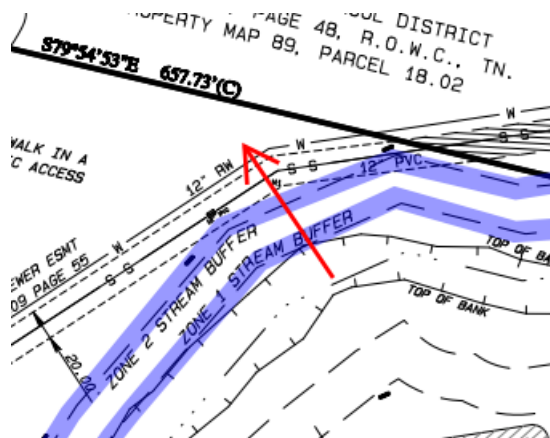
5. Label Zone 1 Stream Buffer south of stream (Shown on previous submittal but removed from current submittal).



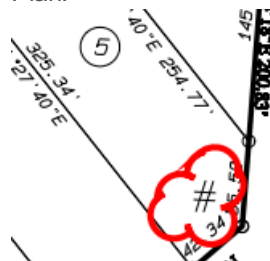
13. Final Plat Graphics and Text

Applicant to revise the following information regarding graphics and text on the plat:

1. Addressed
2. Addressed
3. Stream buffers now shown to the north of stream appear to have been dimensioned from the centerline of stream instead of the top of bank. Buffers are to be shifted to be dimensioned from top of bank.



4. Remove symbol shown on Lot 5. This lot is not shown as a critical tree on the Site Plan.



5. Addressed
6. Addressed
7. Addressed

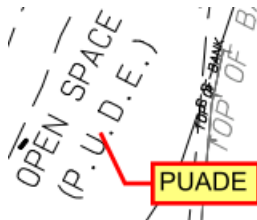
14. Easements

Applicant shall indicate all existing and proposed easements associated with drainage and utilities, including the following:

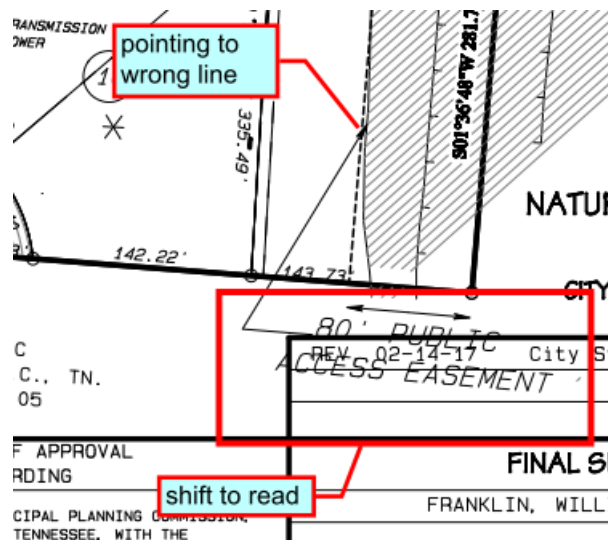
1. Addressed
2. Addressed.
3. Show, label, and dimension the 20' drainage easements at lot lines (10' each side per associated site plan). Easements are to be shown at each location they occur, similar to that shown on Sheets C3.01 and C3.02 on the associated Site Plan (COF 6584). Per the previous comment, due to the complexity of the drainage easements for this development, the typical lot detail is not sufficient.



4. Addressed.
5. Change all "PUDE" labels on Open Space Lots 134 and 136 to "PUADE", matching Note 2 in IDT Comment #19 (4 places on plat).



6. Shift the All Public Access Easement to read. Revise leader to point to access easement line (and not FWO/FFO line).



7. Addressed

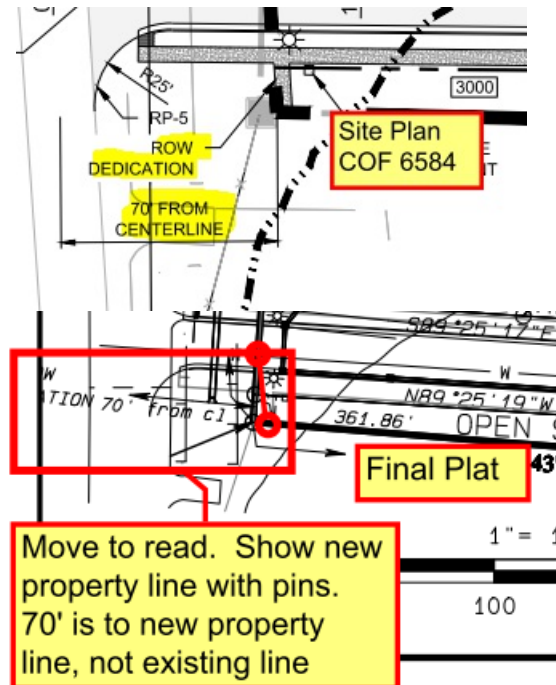
8. Change the D.E. assignments that were changed from the previous submittal back to PUDE, typical 4 places.



16. ROW Dedication

joe.marlo@franklin.tn.gov Comment not adequately addressed. Applicant to show darkened property lines and pins at the new ROW line (Both northwest and southwest locations). ROW in the southwest corner does not match the Site Plan, and text for the ROW dedication at this location is not visible.

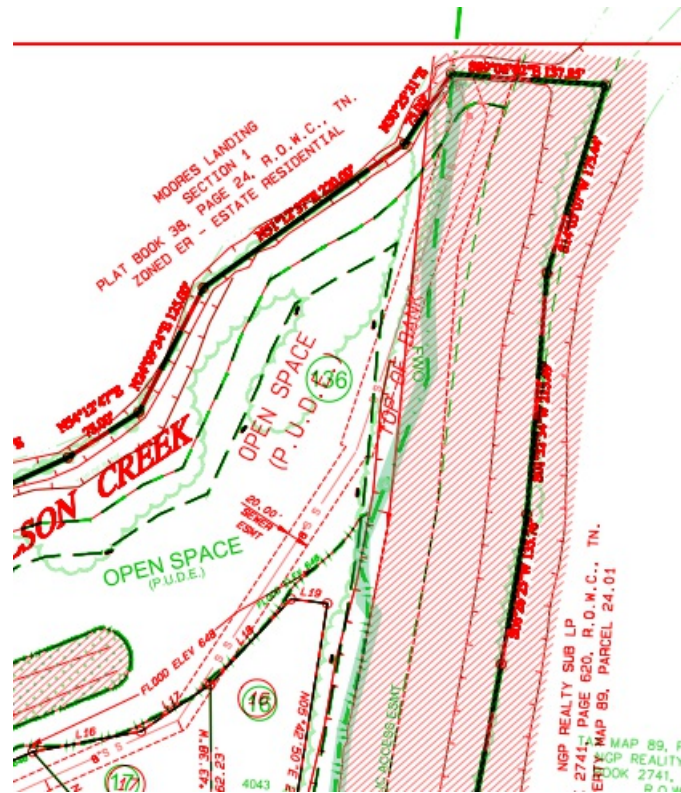
Applicant shall show ROW Dedication along Lewisburg Pike matching the associated Site Plan COF 6584.



18. Flood Information

joe.marlo@franklin.tn.gov Flood information now shown on the plat does not appear to match the Site Plan in the northeast corner of the site.

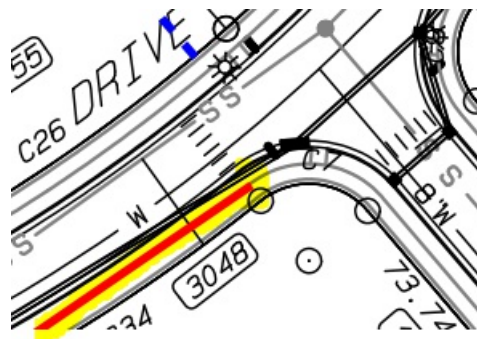
Applicant to verify the flood information shown on the plat with that shown the Site Plan. See overlay below with the Site Plan (COF 6584) in Green, and the Final Plat in Red.



24. Sidewalk

joe.marlo@franklin.tn.gov Comment not adequately addressed. Sidewalk line still missing.

Applicant to show a sidewalk on the south side of Natures Landing Drive, as shown on the associated Site Plan.



25. C. Final Plat

joe.marlo@franklin.tn.gov Comment not adequately addressed. This reviewer could not find Lot 136 labeled on the plat.

Applicant to label Lot 136 on plat.

28. 0. General Information

joe.marlo@franklin.tn.gov With resubmittal, Applicant shall provide an updated CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required updated CAD file.

GIS

General Issues

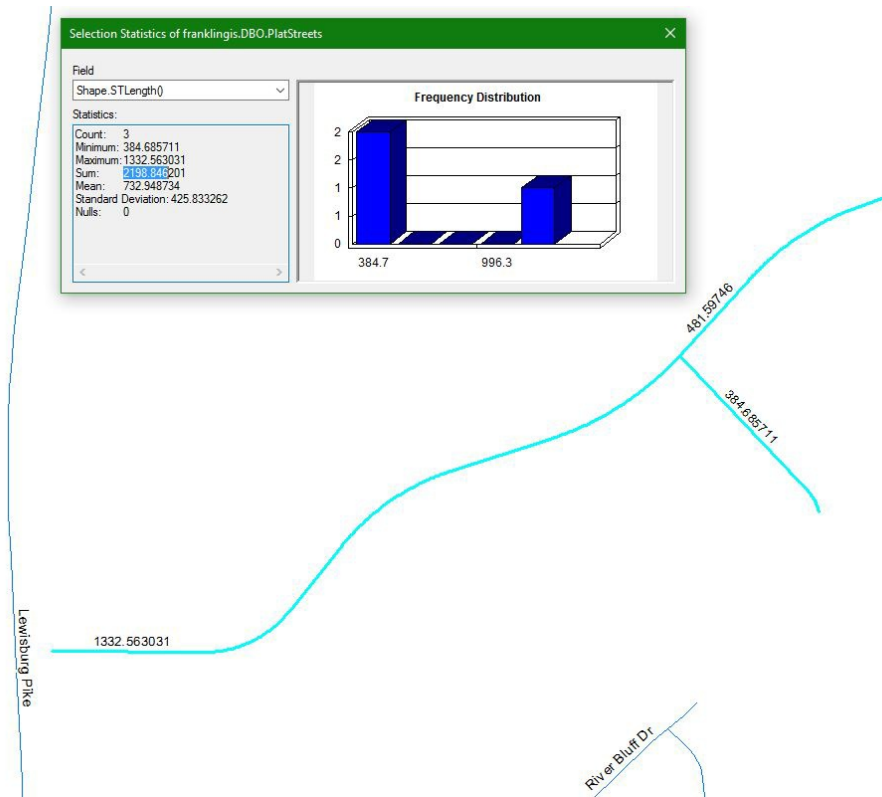
26. Street Length Discrepancy

jake.harvey@franklin.tn.gov Total new street length 2,198.85ft. Total new street length as it appears on the final plat is 3,303ft.

The Final Plat needs to match GIS street centerline total.



FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 34.1	TOTAL LOTS: 32
ACRES NEW STREETS: 2.734	FEET NEW STREETS: 3303 LF
CIVIL DISTRICT: 9TH	CLOSURE ERROR: >1: 10,000
SCALE: 1" = 100'	DATE: NOV 7, 2016
SHEET 2 OF 2	



Parks

General Issues

11. Parkland information

kevinl@franklintn.gov Same request as before.

Performance Agreement and Surety

General Issues

20. Engineering Sureties

kevin.long@franklin.tn.gov Sureties associated with this development from site plan COF no: 6584 (Natures Landing Subdivision, Site Plan, Revision 1) are transferred to this final plat:

Applicant shall post sureties in the following amounts:	
I. City Water:	\$ 235,000
II. City Sewer:	\$ 499,000
III. City Streets:	\$ 616,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 262,000
VII. Stormwater Drainage:	\$ 293,000
VIII. Green Infrastructure:	\$ 109,000
IX. ITS Elements:	

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

Planning

General Issues

29. Lots 2-6

brad.baumgartner@franklin.tn.gov Applicant shall remove or clarify the line through Lots 2-6.

Water/Sewer

General Issues

1. Utility easement

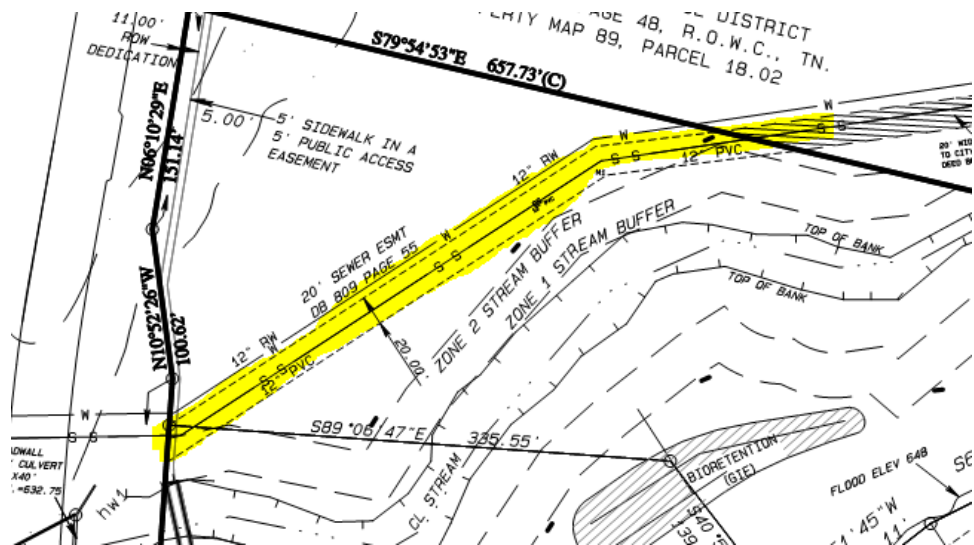
Applicant filed to address issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. all City of Franklin easements are to be labeled as exclusive easements. Easement are also to be extended fully around all infrastructure.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE THIRTY TWO (32) SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, Fipszone 4100, NAD83 datum.
3. THE ZONING FOR THIS PROPERTY IS (RESIDENTIAL DISTRICT R-2) DEVELOPMENT STANDARD IS CONVENTIONAL CHARACTER AREA : CARNTON CNO-2 OTHER OVERLAYS = FFD- FLOODWAY FRINGE OVERLAY = FWD FLOODWAY OVERLAY
4. SUBJECT PLATTED PARCEL IS 18.00, 19.00, \$19.06 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 089
5. OWNER / DEVELOPER:
- CONTACT: JAMES CARBINE
621 BRADLEY COURT
FRANKLIN, TN
PHONE 615 456-7986
FAX :
EMAIL: @
- SURVEYOR: HARRAH & ASSOCIATES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL. NO.: 615 778-0863
EMAIL: rogerh@harraghgroup.com
6. THIS PROPERTY LIES IN "ZONE X AND ZONE AE" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0214G & MAP No. 47187C0213G DATED 12/22/2016.
7. BUILDING SETBACKS:
- FRONT = 40'
FRONT FACING SIDE = 40'
SIDE = 10'
REAR = 40'
8. ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.
9. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
10. "Sidewalks, trails, and bridges outside of public right of way shall be public access easements and shall be maintained by the property owners (s) or HOA.
11. All open space shall be maintained by the HOA or Property Owner (s) and shall be Public Utility, Drainage and Access Easements."
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
14. "ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF TMECC."
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."

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

STORMWATER NOTE

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



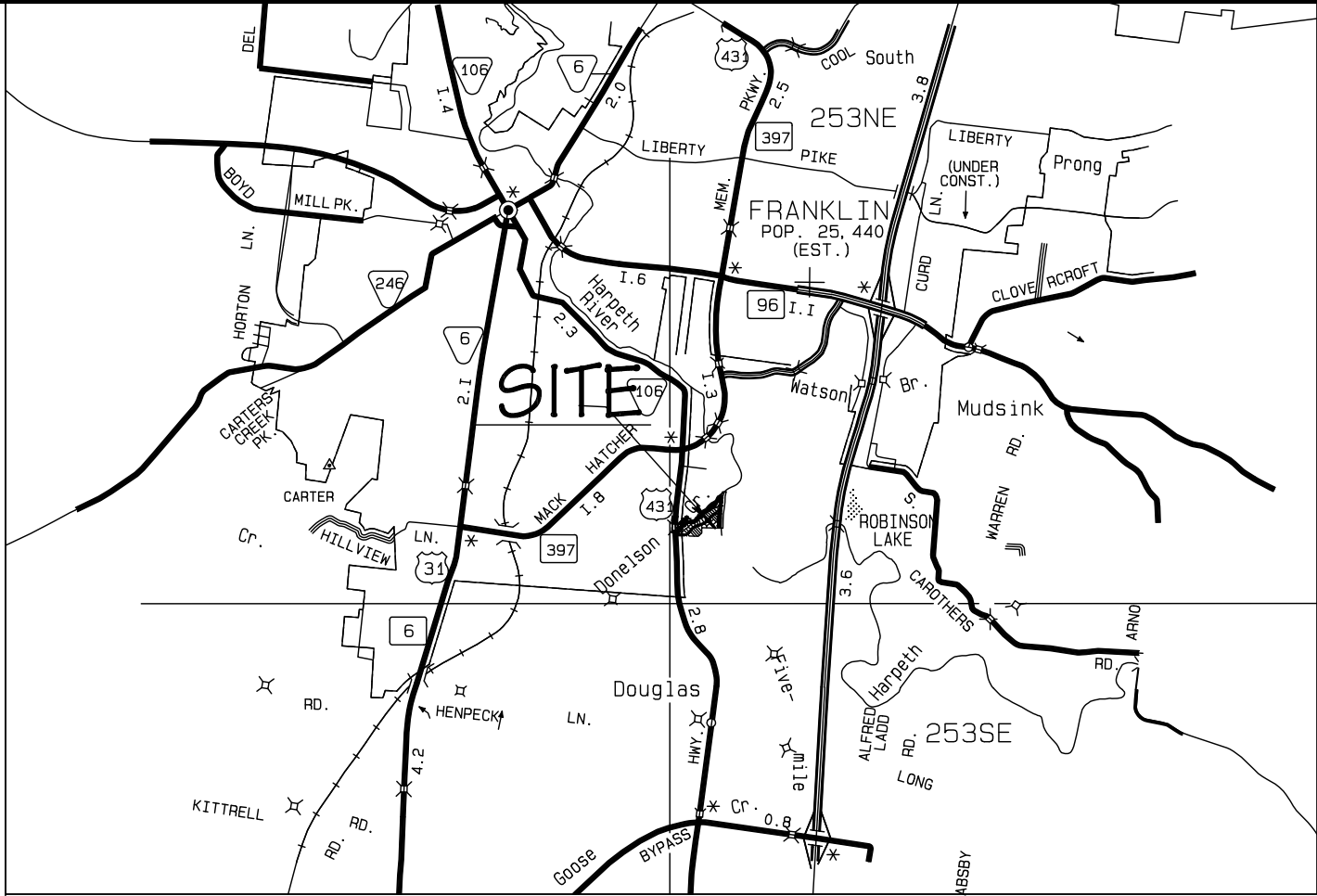
ROGER HARRAH LS 2039

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	51°49'26"	175.00'	158.29'	N64°39'58"E	152.95'	85.02'
C2	51°49'26"	225.00'	203.51'	S64°39'58"W	196.65'	109.31'
C3	33°19'02"	450.00'	261.67'	N55°24'46"E	258.00'	134.65'
C4	33°19'02"	400.00'	232.60'	S55°24'46"W	229.33'	119.69'
C5	20°59'20"	535.00'	279.86'	N67°06'07"E	276.68'	143.21'
C6	24°05'49"	585.00'	246.03'	S60°01'22"W	244.22'	124.86'
C7	88°24'06"	25.00'	38.57'	N87°49'29"W	34.86'	24.31'
C8	85°43'24"	25.00'	37.40'	S00°45'45"E	34.01'	23.20'
C9	25°45'51"	55.00'	24.73'	N30°44'31"W	24.52'	12.58'
C10	34°59'39"	105.00'	64.13'	S26°07'37"E	63.14'	33.10'
C11	25°34'00"	525.00'	234.27'	N54°52'57"E	232.33'	119.12'
C12	18°12'53"	475.00'	151.01'	S51°12'24"W	150.37'	76.15'
C13	52°15'25"	25.00'	22.80'	N41°32'14"E	22.02'	12.26'
C14	137°50'28"	65.00'	156.38'	N84°19'46"E	121.30'	168.63'
C15	30°27'15"	65.00'	34.56'	N11°31'23"W	34.14'	17.69'
C16	146°08'35"	65.00'	165.79'	S54°37'24"W	124.37'	213.56'
C17	60°53'40"	25.00'	26.57'	S82°45'08"E	25.34'	14.70'
C18	6°29'11"	475.00'	53.77'	N63°33'26"E	53.75'	26.92'
C19	35°45'27"	175.00'	109.22'	S72°41'57"W	107.45'	56.45'
C20	16°03'59"	175.00'	49.07'	S46°47'14"W	48.91'	24.70'
C21	0°27'45"	450.00'	3.63'	S38°59'08"W	3.63'	1.82'
C22	14°00'29"	450.00'	110.02'	S46°13'15"W	109.74'	55.28'
C23	14°02'24"	450.00'	110.27'	S60°14'41"W	109.99'	55.41'
C24	4°48'24"	450.00'	37.75'	S69°40'05"W	37.74'	18.89'
C25	11°42'04"	535.00'	109.26'	S66°13'15"W	109.07'	54.82'
C26	15°12'34"	535.00'	142.02'	S52°45'56"W	141.60'	71.43'
C27	3°03'42"	535.00'	28.59'	S43°37'48"W	28.58'	14.30'
C28	2°31'18"	525.00'	23.11'	S43°21'36"W	23.10'	11.55'
C29	29°40'26"	65.00'	33.66'	S30°14'45"W	33.29'	17.22'
C30	51°54'56"	65.00'	58.90'	S71°02'25"W	56.90'	31.64'
C31	56°15'07"	65.00'	63.82'	N54°52'33"W	61.28'	34.74'
C32	9°10'55"	475.00'	76.12'	N55°43'23"E	76.04'	38.14'
C33	9°01'59"	475.00'	74.88'	N46°36'57"E	74.81'	37.52'
C34	11°38'03"	585.00'	118.79'	N53°47'29"E	118.58'	59.60'
C35	12°27'46"	585.00'	127.25'	N65°50'24"E	127.00'	63.88'
C36	10°08'19"	400.00'	70.78'	N67°00'07"E	70.69'	35.48'
C37	11°34'50"	400.00'	80.85'	N56°08'33"E	80.71'	40.56'
C38	11°30'20"	400.00'	80.32'	N44°35'58"E	80.19'	40.30'
C39	0°05'32"	400.00'	0.64'	N38°48'01"E	0.64'	0.32'
C40	16°22'39"	225.00'	64.31'	N46°56'34"E	64.10'	32.38'
C41	16°17'20"	225.00'	63.97'	N63°16'34"E	63.75'	32.20'
C42	19°09'27"	225.00'	75.23'	N80°59'57"E	74.88'	37.97'
C43	9°18'42"	525.00'	85.32'	S49°16'36"W	85.23'	42.76'
C44	10°07'56"	525.00'	92.84'	S58°59'55"W	92.72'	46.54'
C45	3°36'04"	525.00'	33.00'	S65°51'55"W	32.99'	16.50'

LINE	BEARING	DISTANCE
L1	S46°31'05"W	43.42'
L2	S59°59'10"W	50.49'
L3	S57°19'56"W	48.78'
L4	S47°19'07"W	65.40'
L5	S48°51'45"W	28.89'
L6	S29°56'11"W	55.25'
L7	S54°54'45"W	51.32'
L8	S16°19'48"W	51.08'
L9	S18°26'05"W	83.91'
L10	S68°46'18"W	81.30'
L11	S55°51'25"W	81.44'
L12	S56°06'52"W	86.60'
L13	S71°05'25"W	47.90'
L14	S39°08'45"W	47.21'
L15	S63°14'33"W	89.46'
L16	S76°04'00"W	98.14'
L17	S52°40'43"W	74.52'
L18	S40°06'05"W	104.77'
L19	N86°06'21"W	32.60'
L20	S43°37'28"E	80.79'
L21	N00°53'13"E	14.39'
L22	S63°15'00"W	13.94'

LEGEND

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDOIT)
- SET CONCRETE MONUMENT
- EXISTING SANITARY MANHOLE
- POWER POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- STORM SEWER
- WATER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- BOLLARDS
- LIGHT POLE
- FIRE HYDRANT
- PUBLIC UTILITY & DRAINAGE EASEMENT
- REGISTER'S OFFICE OF WILLIAMSON COUNTY
- RIGHT-OF-WAY
- CRITICAL LOT FOR BUILDING
- CRITICAL TREE LOT
- TOP OF BANK
- GREEN INFRASTRUCTURE ESMT
- PUBLIC UTILITY, ACCESS & DRAINAGE ESMT



VICINITY MAP

LOT TABLE

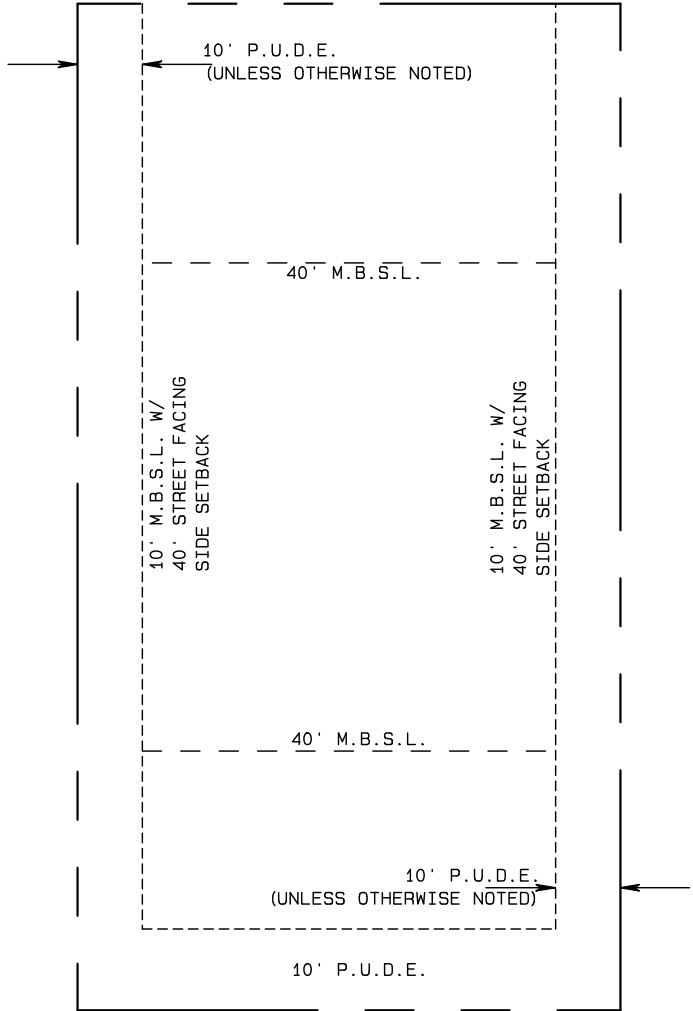
LOT #	SQ FT	ACRES
1	20652	0.4741
2	21327	0.4896
3	26778	0.6147
4	26693	0.6128
5	24154	0.5545
6	20508	0.4708
7	22547	0.5176
8	15193	0.3488
9	27885	0.6402
10	45019	1.0335
11	22904	0.5258
12	16629	0.3817
13	18650	0.4281
14	18166	0.4170
15	17610	0.4043
16	18743	0.4303
17	15197	0.3489
18	15024	0.3449
19	15522	0.3563
20	15422	0.3540
21	15760	0.3618
22	16879	0.3875
23	16988	0.3900
24	22460	0.5156
25	24466	0.5617
26	16690	0.3831
27	15377	0.3530
28	15229	0.3496
29	15617	0.3585
30	15564	0.3573
31	15717	0.3608
32	18568	0.4263
TOTAL	633938	14.5531

OPEN SPACE TABLE

LOT #	SQ FT	ACRES
133	3716	0.0853
134	117508	2.6976
135	6354	0.1459
136	608183	13.9620
TOTAL	735761	16.891

ROW TABLE

LOT #	SQ FT	ACRES
ROW	119101	2.734



ROADWAY

TYPICAL LOT DETAIL

N.T.S.

RECORDERS INFORMATION:	CERTIFICATE OF SURVEY
	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE ____ DAY OF ____, 2018.
ADDITIONAL SITE INFORMATION	<i>Roger Harrah</i> ROGER H. HARRAH TN. REG. NO. 2039 DATE

NATURES LANDING SUBDIVISION
FINAL PLAT

CITY OF FRANKLIN PROJECT NO. 6583

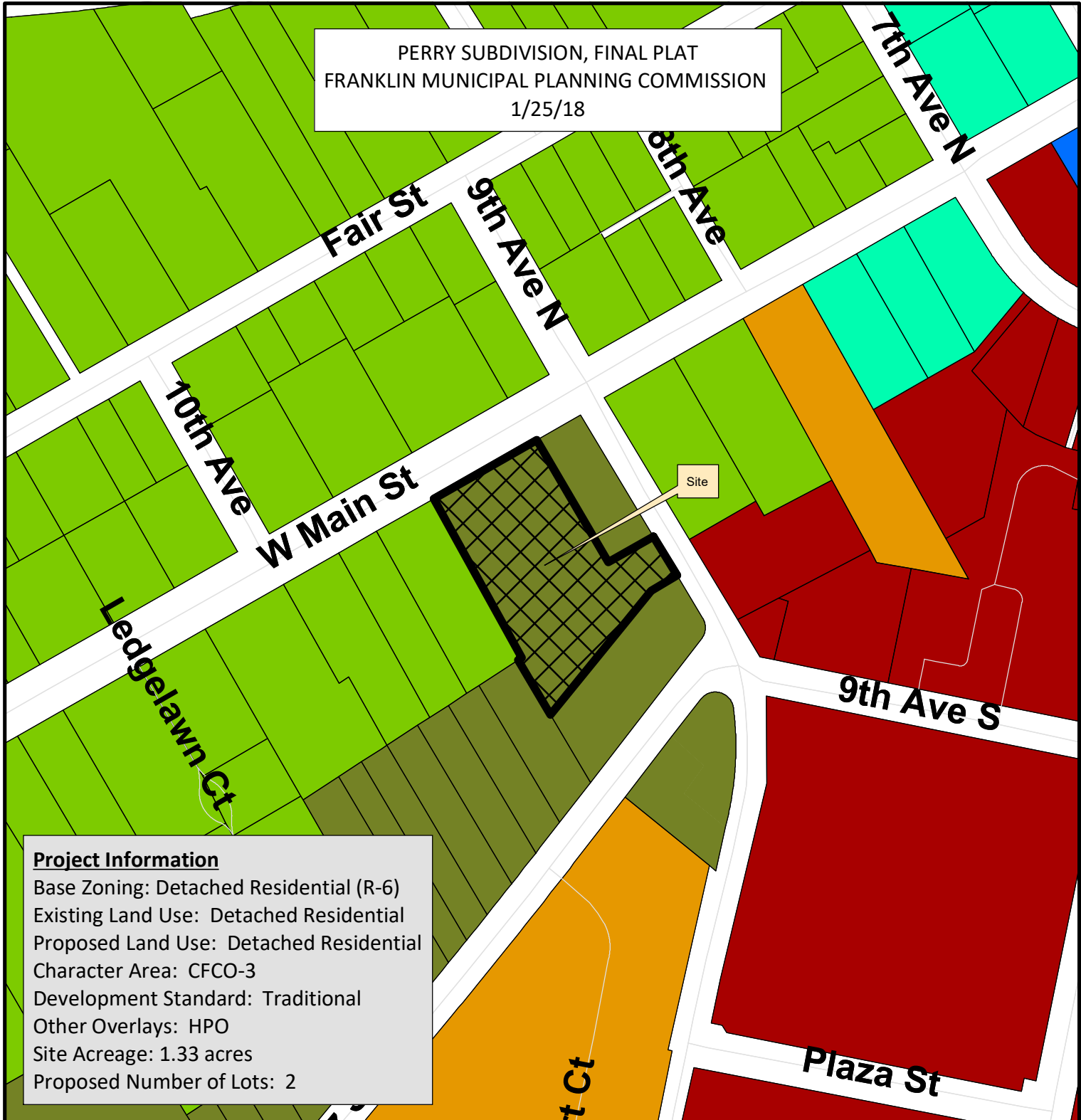
JOB NO: T294-003

1" = 200'



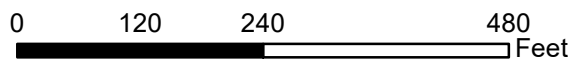
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF SEWER SYSTEM	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.	I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "NATURES LANDING SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$____ HAS BEEN POSTED WITH DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN NATURES LANDING SUBDIVISION BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE BOND IN THE AMOUNT OF \$____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.	I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN NATURES LANDING SUBDIVISION FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$____ FOR STREETS AND \$____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.	APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____ DAY OF ____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER S OFFICE OF WILLIAMSON COUNTY.	FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE	CITY OF FRANKLIN DATE	SUPT., WATER AND SEWER FRANKLIN, TENNESSEE DATE	SUPT., STREETS FRANKLIN, TENNESSEE DATE	SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE	TOTAL ACRES: 34.1 TOTAL LOTS: 32
					ACRES NEW STREETS: 2.734 FEET NEW STREETS: _____
					CIVIL DISTRICT: 9TH CLOSURE ERROR: >1:10000
					SCALE: 1" = _____ NTS DATE: NOV 7, 2017
					SHEET 1 OF 2

PERRY SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/25/18



Project Information
 Base Zoning: Detached Residential (R-6)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: CFCO-3
 Development Standard: Traditional
 Other Overlays: HPO
 Site Acreage: 1.33 acres
 Proposed Number of Lots: 2

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



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

25. 0. General Information

joe.marlo@franklintn.gov With resubmittal, Applicant shall provide an updated CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required updated CAD file.

Performance Agreement and Surety

General Issues

21. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

WILLIAM C. PERRY SUB FINAL.pdf

26. Signature

joseph.bryan@franklintn.gov The plat must be signed by the surveyor.

Water/Sewer

General Issues

5. Utility service lines

ben.mcneil@franklintn.gov Applicant did not fully address comment, applicant shall show the location of sanitary sewer service lines. This is due to the lot line being added, the services must be shown to ensure the correct service is shown for each lot.

Utility Billing can do a request for locate for sanitary sewer service. There is a 50.00 charge for the locate. The locate must be scheduled in the daily work, so if this is the route that the applicant chooses, it will need to be submitted ASAP.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6855, Page 882, R.D.V.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by restrictive covenants as in record in Book 382 Page 176, R.D.V.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____ Page _____ R.D.V.C.

Owner

Date

Owner

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in William C. Perry Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department

Date

City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in William C. Perry Subdivision have been installed in accordance with City specifications, or
(2) a performance bond in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department

Date

CITY OF FRANKLIN (615) 794-4554

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 201_____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary

Date

Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

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

Director Water Management Department

Date

CITY OF FRANKLIN (615) 794-4554

EASEMENT

LINE	BEARING	DISTANCE
L1	S 28°44'59" E	25.25'
L2	S 64°19'58" W	61.49'
L3	S 83°26'31" W	17.81'
L4	N 83°12'20" W	25.90'
L5	N 60°07'54" E	27.97'
L6	N 61°33'29" E	71.00'

WEST MAIN STREET
(MINOR ARTERIAL- 64' R.O.W.)

9th AVENUE SOUTH
(MINOR COLLECTOR- 32' R.O.W.)

0.74 ACRES
32431 SQ. FT.

0.59 ACRES
25687 SQ. FT.

903 W. MAIN STREET

213 9th AVENUE SOUTH

LEGEND

□ = CONCRETE MONUMENT SET THIS SURVEY UNLESS NOTED
● = IRON PIN SET THIS SURVEY UNLESS NOTED
⊙ = (WM) WATER METER
⊙ = (UTP) UTILITY POLE
⋈ = (TEL) TELEPHONE POLE
⊕ = (CO) SEPTIC CLEAN OUT
⊙ = SEWER MAN HOLE
⊙ = FIRE HYDRANT
⋈ = WATER VALVE
○ = TREE
OHE = OVERHEAD ELECTRIC LINE
UE = UNDERGROUND ELECTRIC LINE
LP = LIGHT POLE
6"W = 6 INCH WATER SERVICE LINE
8"S = 8 INCH SEWER SERVICE LINE

N

N

TEENESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FLIPZONE 4100; NAD 83 DATUM

SITE MAP N.T.S.

GENERAL NOTES

1.) ALL DISTANCES SHOWN ARE BASED ON FIELD-RUN SURVEY USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
2.) UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY, TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
4.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THE SURVEYOR.
5.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD) NOT IN 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM MAP 47187C0192G DATED DECEMBER 22, 2016.
6.) (903 W MAIN STREET) DETACHED RESIDENTIAL 6 (R-6) ZONING MINIMUM BUILDING SETBACKS: FRONT-45'; SIDE-5-12'; REAR-25' HISTORIC PRESERVATION OVERLAY-- CHARACTER AREA OVERLAY CFCD-3 (9th AVENUE SOUTH) ZONED DETACHED RESIDENTIAL 6 (R-6) ZONING MINIMUM BUILDING SETBACKS: FRONT-45'; SIDE 5-12'; REAR 25' HISTORIC PRESERVATION OVERLAY-- CHARACTER AREA OVERLAY CFCD-3
7.) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS IN THE (R-6) HISTORIC PRESERVATION DISTRICT OVERLAY (HPO).
8.) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
9.) THERE ARE EXISTING DRAINAGE PIPES ALONG THE SIDEWALKS.
10.) THERE ARE NO LINEAR FEET OF NEW STREETS WITH THIS PLAT.
11.) THERE ARE EXISTING SIDEWALKS ON BOTH STREETS AS SHOWN.
12.) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORM WATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
13.) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC OF RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR H.O.A.
14.) WITHOUT FORMING A LEGAL OPINION, THE REFERENCE DEED AND CURRENT DEED OF RECORD IS A WARRANTY DEED, AND THE GRANTEE AS STATED THEREIN HAVE ALL RIGHTS TO THE PROPERTY, INCLUDING MINERAL RIGHTS.
15.) MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A.
16.) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN, OR REPLACE ITS INFRASTRUCTURE, WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENTS WITHOUT OBTAINING ANY FUTURE PERMISSION FROM THE PROPERTY OWNER OR H.O.A. THE PROPERTY OWNER, OR H.O.A. SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR H.O.A. AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOME OWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

FINAL PLAT WILLIAM C. PERRY SUBDIVISION

9th CIVIL DISTRICT WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
OWNER/SUBDIVIDER: WILLIAM C. PERRY AND TATUM M. PERRY
903 W MAIN STREET, FRANKLIN, TENNESSEE 37064
PHONE (615) 812-6886
DEED BOOK 6855 PAGE 882
PROPERTY MAP 78-B CONTROL MAP 78-C GROUP "H" PARCEL 15

ZONED R-6 (Historic Preservation Overlay) CHARACTER OVERLAY CFCD-3 DATE:

CITY OF FRANKLIN PROJECT NUMBER 6601

DECEMBER 05, 2017 SCALE 1"=50'

0

50'

100'

1" = 50'

CHAPDELAINE & ASSOCIATES

7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799-8104 fax (615) 799-2017
chapsurveyors@msn.com

RANDOLPH L. CHAPDELAINE
TN. RLS. 1444

CERTIFICATE OF SURVEY

I hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents a survey made under my supervision on the 20th day of December, 2017.
The ratio of precision of the unadjusted survey is 1/20,000 as shown hereon.

Surveyor Tenn. License No. 1444

Date

CHAPDELAINE & ASSOCIATES 7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
PHONE (615) 799-8104 FAX# (615) 799-2017

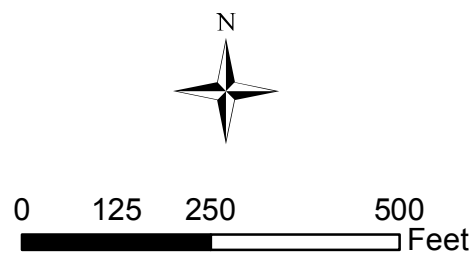
RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
XVII
AGRICULTURE
COMMERCE
TENNESSEE NO. 1444

STREAM VALLEY PUD SUBDIVISION, FINAL PLAT
 SECTION 13, LOTS 431-434 & 495
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 01/25/2018



Project Information
 Base Zoning: Specific Development Variety (SD-X)
 Existing Land Use: Vacant/ Single Family Residential
 Proposed Land Use: Single Family Residential
 Character Area: GCCO-4b
 Development Standard: Conventional
 Other Overlays: FFO/FWO
 Site Acreage: 4.97 acres
 Proposed Number of Lots: 5 (5 existing)

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



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

Site Data

Project Name: Stream Valley - Section 13 Final Plat, Revision 1
COF Project #: XXXX
Subdivision: Stream Valley PUD Subdivision
Lot numbers: Lots 431-434
with Lot 495 being Open Space

Address: Lewisburg Pike and Stream Valley Blvd.
City: Franklin
County: Williamson
State: Tennessee
Civil District: 10th

Existing Zoning: Specific Development-Variety (SD-X)
Charter Area Overlay: GCCO-4b
Other Applicable Overlays: FFO
Applicable development standard: Conventional
Acreage of site: 4.96 acres

Minimum required setback lines:
Garden Homes: Lots 433-434
Front Yard: 15 Feet
Side Yard: 5-10 Feet (10' on a Street)
Rear Yard: 15 Feet

Owners representative: Stream Valley Franklin, LLC
Address: P.O. Box 314
Franklin, TN 37065
615.305.1033
Phone number: tyler.ring@tenncontractors.com
Email address: Tyler Ring
Contact Name:

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

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

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

Phone number: (615) 383-6300
Contact name: Mike Dial
Email address: mike.dial@eli-llc.com

Notes

- The purpose of this plat is to revise the lot lines of lots 431-434 and 495.
- A portion of the subject property lies within a flood hazard area (100-year Zone "AE") as per FEMA FIRM Map Number 47187C0355 F, revised September 29, 2006 and per FEMA LOMR-F (18-040503A) dated December 8, 2017.
- The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEM.
- All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Residential fire sprinklers systems shall be provided until the second connection to the development is provided.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
- Unless otherwise designated on the recorded plat, a 10' wide drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Mineral rights shall be transferred to property owner.
- 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.
- Residential lots abutting open space areas shall not contain opaque fences.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
- Any HB&TS Utility District easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private driveways which cross an easement. No trees or shrubbery will be planted within the easements.

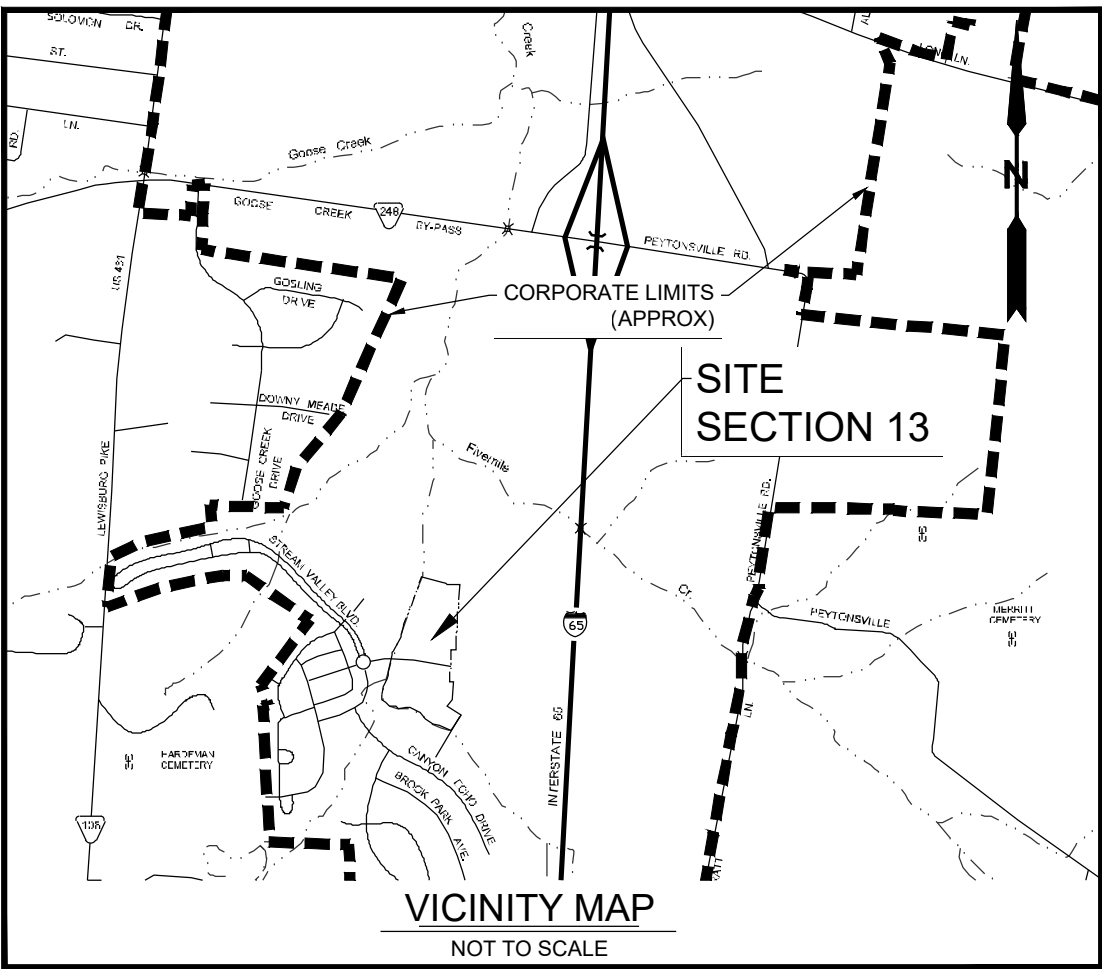
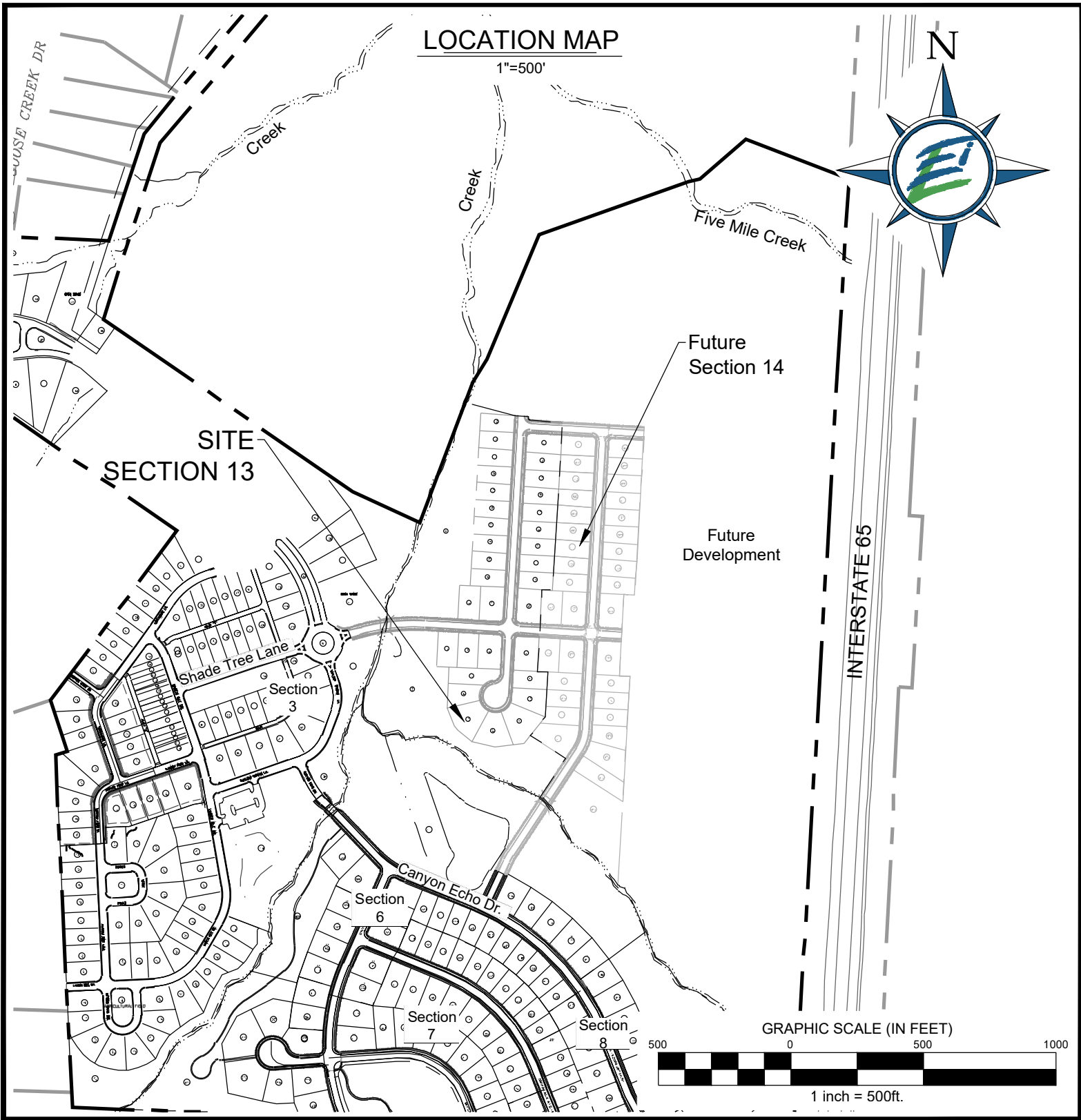
Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared and provided to us by Littlejohn Engineering Associates dated August 12, 2005.

Surveyor
Arthur M. Dial
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com

12/20/17
Date

Surveyor Information
Arthur M. Dial
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com



Certificates Of Ownership

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

Owner _____ Date _____

I (we) hereby certify that I am (we are) the owner(s) of lot 431 shown hereon as of record in Book 7056, Page 761, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

Owner _____ Date _____

I (we) hereby certify that I am (we are) the owner(s) of lots 432-434 shown hereon as of record in Book 7035, Page 998, Book 7042, Page 579, and Book 7028, Page 231, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

Owner _____ Date _____

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:
(1) The sewer system designated in Stream Valley Subdivision - Section 13 has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Stream Valley Subdivision - Section 13 has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the City of Franklin, TN to assure completion of such improvements.

HB&TS Franklin, TN _____ Date _____

STREAM VALLEY PUD SUBDIVISION SECTION 13, FINAL PLAT - REVISION 1, LOTS 431-434 & 495 SHEET 1 OF 2

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #XXXX
DATE: 12-20-2017

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12
NASHVILLE, TN 37217
OFFICE 615-383-6300 · WWW.ELI-LLC.COM
ENGINEERS-SURVEYORS-INFRASTRUCTURE-ENVIRONMENTAL
© 2016 ENERGY LAND & INFRASTRUCTURE LLC, ALL RIGHTS RESERVED

Total area: 216,293 S.F. or 4.97 Acres

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19
Owner: Stream Valley Franklin, LLC
P/O Deed Book 5559, Page 782
Register's Office for Williamson County, TN

Road Data:

Acreage in new roads 0 Acres
Linear footage of new roads 0 Feet

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Stream Valley Subdivision, Section 13 have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

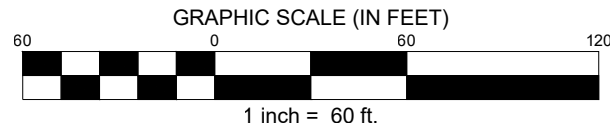
Certificate Of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2016, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission _____ Date _____

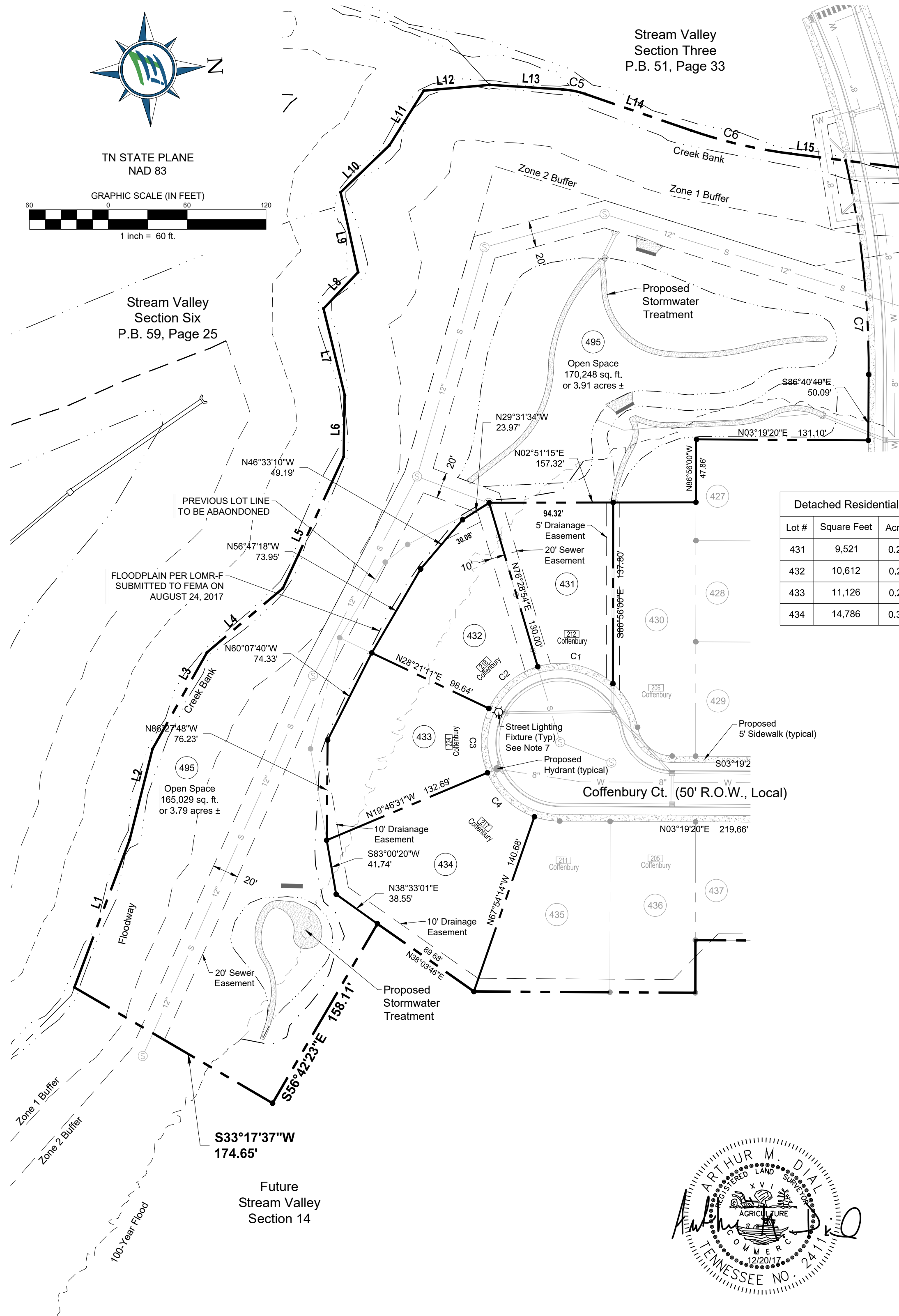


TN STATE PLANE
NAD 83



Stream Valley
Section Six
P.B. 59, Page 25

Stream Valley
Section Three
P.B. 51, Page 33



Detached Residential Lot Tree Chart				
Lot #	Square Feet	Acres	Cal.	# Trees
431	9,521	0.22	2"	6
432	10,612	0.24	2"	6
433	11,126	0.26	2"	6
434	14,786	0.34	2"	6

Line Table		
Line #	Direction	Length
L1	N66° 29' 58"W	120.18'
L2	N72° 50' 56"W	70.94'
L3	N57° 34' 39"W	84.43'
L4	N37° 12' 58"W	75.52'
L5	N62° 10' 57"W	110.19'
L6	N86° 03' 29"W	47.18'
L7	S79° 13' 37"W	67.54'
L8	N43° 25' 17"W	38.22'

Line Table		
Line #	Direction	Length
L9	S80° 36' 16"W	62.20'
L10	N40° 53' 44"W	51.60'
L11	N54° 49' 08"W	49.09'
L12	N02° 03' 27"W	50.33'
L13	N06° 35' 08"E	55.48'
L14	N22° 00' 01"E	85.24'
L15	N10° 10' 21"E	158.20'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	60.00'	61.27'	58°30'38"	S15°44'13"W	58.64'
C2	60.00'	50.40'	48°07'42"	S37°34'58"E	48.93'
C3	60.00'	50.40'	48°07'42"	S85°42'40"E	48.93'
C4	60.00'	50.40'	48°07'42"	N46°09'38"E	48.93'
C5	65.75'	17.69'	15°24'53"	N14°17'34"E	17.64'
C6	380.00'	78.44'	11°49'40"	N16°05'11"E	78.31'
C7	725.00'	164.02'	12°57'44"	S86°50'28"W	163.67'

Legend

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

STREAM VALLEY PUD SUBDIVISION SECTION 13, FINAL PLAT - REVISION 1, LOTS 431 - 434, & 495

SHEET 2 OF 2

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #XXXX

DATE: 12-20-2017

ENERGY LAND & INFRASTRUCTURE

1420 DONELSON PIKE, SUITE

A12 · NASHVILLE, TN 37217

OFFICE 615-383-6300 · WWW.ELI-LLC.COM

ENGINEERS-SURVEYORS-INFRASTRUCTURE-ENVIRONMENTAL

© 2016 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I MICHAEL + ANNA MARIE BOEH
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Map 117J, Parcel 5.00

(Property Parcel/Tax ID Number)

and located at:

212 Coffenbury Court

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Clay Wallace & Michael Ray, Energy Land & Infrastructure, LLC (Please
print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Michael Boh Anna Marie Boeh
Signature

212 COFFENBURY COURT
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

11th day of DEC, 20 17.

[Signature]
Notary Public

My Commission Expires: 9-3-18



CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

2. Purpose of Platjoe.marlo@franklin.tn.gov Comment not addressed on plat.

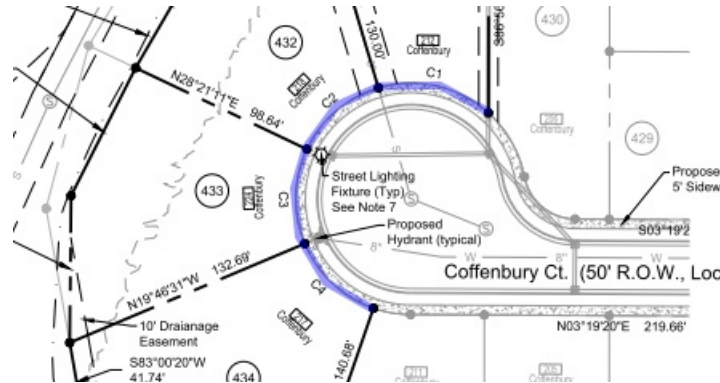
Applicant to revise purpose of plat (Note 1) to state *"The purpose of this plat is to revise property lines and reflect updated flood information."*

5. C. Final Platjoe.marlo@franklin.tn.gov Comment not addressed on plat.

Applicant shall provide reference to the previous recorded plat being voided, vacated and superseded with this plat (provide correct plat book and page number reference), as it relates to lots affected by this revision (i.e. lots noted in the purpose of plat).

6. Lot Linesjoe.marlo@franklin.tn.gov Comment partially addressed.

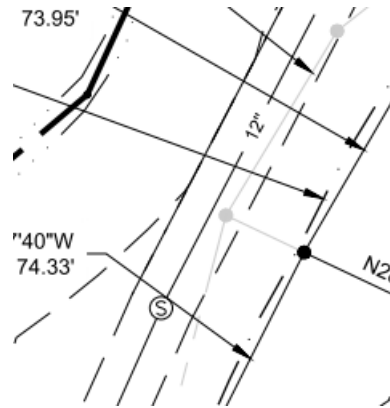
Applicant to bold lot lines of lots affected by this revision on the cul-de-sac side (C1-C4).

**7. C. Final Plat**

joe.marlo@franklin.tn.gov Comment not adequately addressed.

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

Recommend using thinner black lines for elements that are currently shaded back.



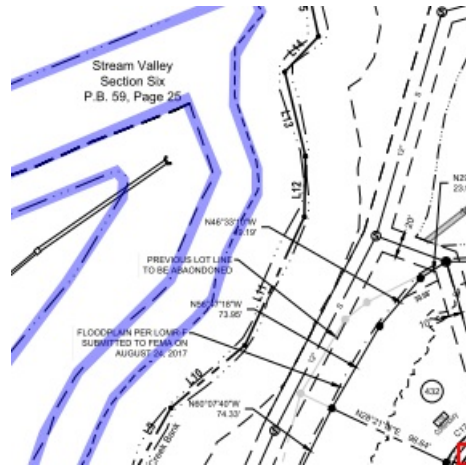
9. A. Preliminary Information

joe.marlo@franklin.tn.gov Comment not addressed on plat.

Applicant to revise Note 5 to reference the Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.

10. C. Final Plat

Applicant to label the lines highlighted below that are outside of Section 13 and match the linetype of any associated elements within the section (i.e. an FFO line outside the section should match the linetype of an FFO line inside of the section), or delete lines entirely if extraneous.



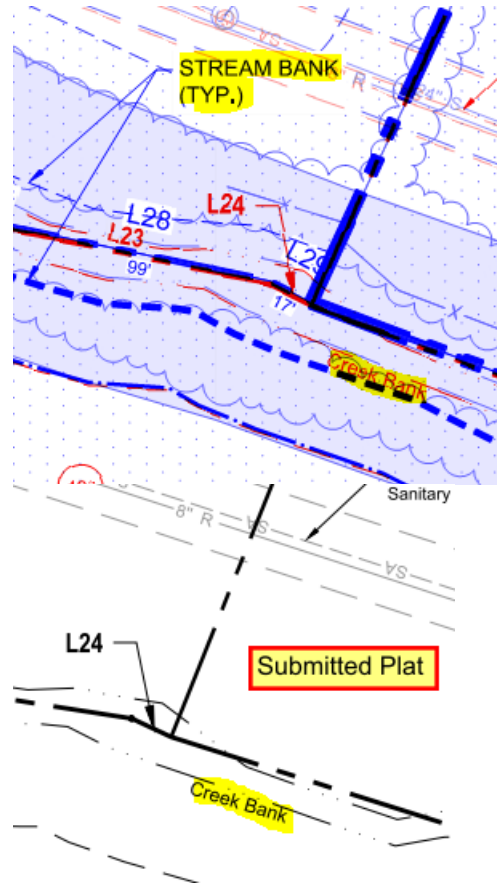
Applicant to also label the lines highlighted below that are within Open Space Lot 495.



12. C. Final Plat

joe.marlo@franklin.tn.gov Comment not addressed on plat. Lines showing bottom (not top) of bank still shown on plat.

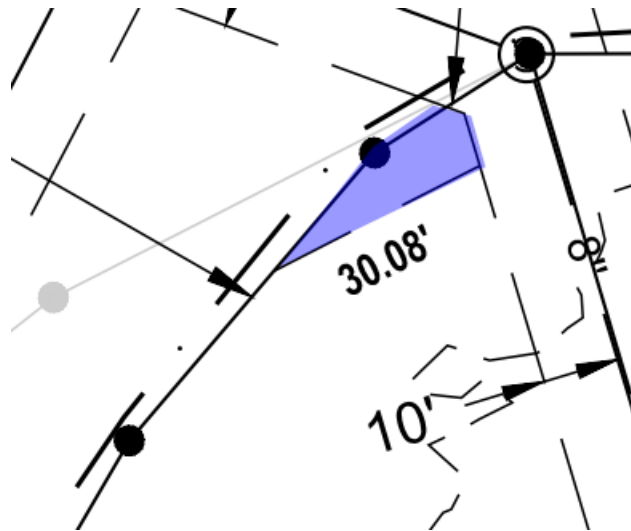
Applicant to show Stream Bank lines as depicted on associated Site Plan for Stream Valley Section 13 (COF 4579). (Blue represents COF 4579, red represents current plat under review). Delete erroneous "Creek Bank" lines at all location that do not represent top of bank. Dimension Zone 1 Buffer from top of stream bank.



13. C. Final Plat

joe.marlo@franklin.tn.gov Comment not addressed on plat.

Label and dimension drainage easement highlighted below in Lot 432.



14. C. Final Plat

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to remove / revise the erroneous call-outs noted below.



16. LOMR-F Note

joe.marlo@franklin.tn.gov Comment not addressed on plat.

Applicant to revise LOMR-F note clouded below to include LOMR-F number and effective date.



21. C. Final Plat

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown on the plat.

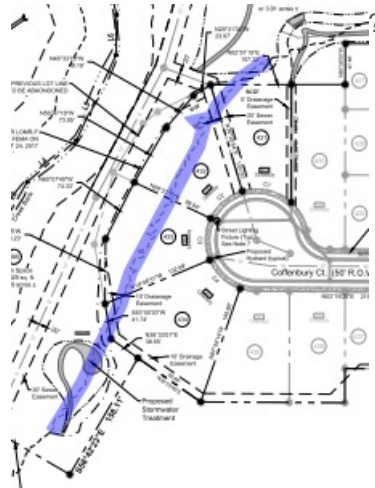
Applicant to revise call-out clouded below to state "10' Drainage Easement".



22. C. Final Plat

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown on the plat (grayed-out FFO line).

Applicant to darken and/or change linetype of previous FFO for visibility when the plat is scanned and reproduced. Add a label to the previous FFO line stating "Previous 100-Year Flood Line".



Performance Agreement and Surety

General Issues

17. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

General Issues

24. Project number

josh.king@franklintn.gov Applicant shall state project number 6532 on all future correspondence and update "Project Number" on the plat before mylars are submitted to the City.

Stormwater

General Issues

23. Stream Buffer

jeff.willoughby@franklintn.gov Label Zone 1 and Zone 2 stream buffer widths

Zoning

General Issues

18. FFO

josh.king@franklintn.gov Applicant shall have FFO boundary changes approved by FEMA and the Franklin Board of Zoning Appeals.

WYNFIELD VILLAGE SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/25/18



Project Information

Base Zoning: Detached Residential (R-3)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO-4
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 8.01 acres
Proposed Number of Lots: 12

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



0 150 300 600 Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

15. 0. General Information

joe.marlo@franklin.tn.gov With resubmittal, Applicant shall provide an updated CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required updated CAD file.

Parks

General Issues

4. Parkland information

kevinl@franklin.tn.gov Parks-The fees shall be due before the final plat can be recorded.

This property lies in the Quad 1 max price at \$271,000 acre.

When ready, you may submit a recent appraisal to show property value or default with the \$271,000 max price range to figure fees. If you send in an appraisal, this will have to be approved through the city Finance Department which could take several weeks to approve.

"Failed" will be the status of the comment until the fees have been paid to Parks Please contact Kevin Lindsey at the Parks Dept. for more information if needed.

Since the house was existing in the first lot then the unit count will be 11 as you have it on the plat.

Thanks

[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

14. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [Wynfield Village Subdivision, site plan \(COF 6170\)](#) shall be transferred to this final plat as a condition of approval.

Planning

COF 6597_Wynfield Village Final Plat signed.pdf

16. Naming of Subdivision

amy.diaz-barriga@franklin.tn.gov Wynfield Village is not approved as PUD, it was approved as a preliminary plat in 2016. Applicant shall remove all "PUD" references in the subdivision name and title blocks.

Notes

1. The purpose of this plat is to create 12 single family residential lots and one open space lot.
2. This plat voids, vacates, and supercedes all previous recordings (Book P65, Page 95).
3. A portion of this property is located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0211 G, dated December 22, 2016.
4. The lots shall be served by water and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
5. Parcel ID's shown thus (000) pertain to property map 079.
6. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
7. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
8. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
9. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
10. All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
11. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
12. There shall be a minimum of 12' between buildings.
13. Any and all mineral rights for the subject property shall transfer to the owner.
14. Residential fire sprinklers shall be required in all homes.
15. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
16. Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
17. Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
18. No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
19. There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
20. All lots adjacent to open space must not contain opaque fences.
21. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or H.O.A. at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

Site Data

PROJECT NAME:	WYNFIELD VILLAGE PUD SUBDIVISION (FORMERLY LOTS 2 & 3 OF THE NAYLOR SUBDIVISION)
PROJECT NUMBER:	6597
SUBDIVISION:	WYNFIELD VILLAGE PUD SUBDIVISION
PROPOSED NUMBER OF LOTS:	13
PROPOSED RESIDENTIAL LOTS:	12
PROPOSED OPEN SPACE LOT:	1
ADDRESS:	821 MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-3 RESIDENTIAL DISTRICT
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CPO04
OTHER OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO)
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	8.01
MINIMUM REQUIRED SETBACK LINES & LOT REQUIREMENTS:	
FRONT:	25 FEET (LOCAL) & 80 FEET (ARTERIAL)
SIDE:	5 FEET (12 FEET BETWEEN BUILDINGS)
REAR:	30 FEET
MINIMUM LOT WIDTH:	80 FEET
MINIMUM LOT FRONTAGE:	48 FEET
MINIMUM LOT SIZE:	9,000 SF
OWNER / APPLICANT:	BARLOW BUILDERS
ADDRESS:	1804 WILLIAMSON COURT, SUITE 107 BRENTWOOD, TN 37027
PHONE NUMBER:	(615) 533-0884
E-MAIL ADDRESS:	JORDAN@BARLOWBUILDERS.COM
CONTACT NAME:	JORDAN CLARK
PROPOSED GROSS DENSITY:	11U/8.18 AC
NET DENSITY:	1.34U / AC
PARKLAND DEDICATION:	11U X 1,200 SF = 13,200 SF FEES IN LIEU OF WILL BE DUE PRIOR TO RECORDING THE FINAL PLAT
OPEN SPACE:	INFORMAL / 3.16 AC.±

Utility Disclaimer

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

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission

Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Wynfield Village has been installed in accordance with City specifications, or

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

Director, Streets Department
City of Franklin, Tennessee

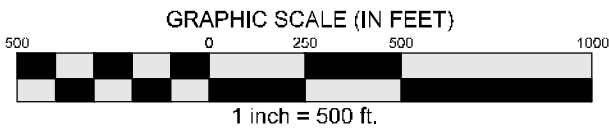
Date

WYNFIELD VILLAGE PUD SUBDIVISION

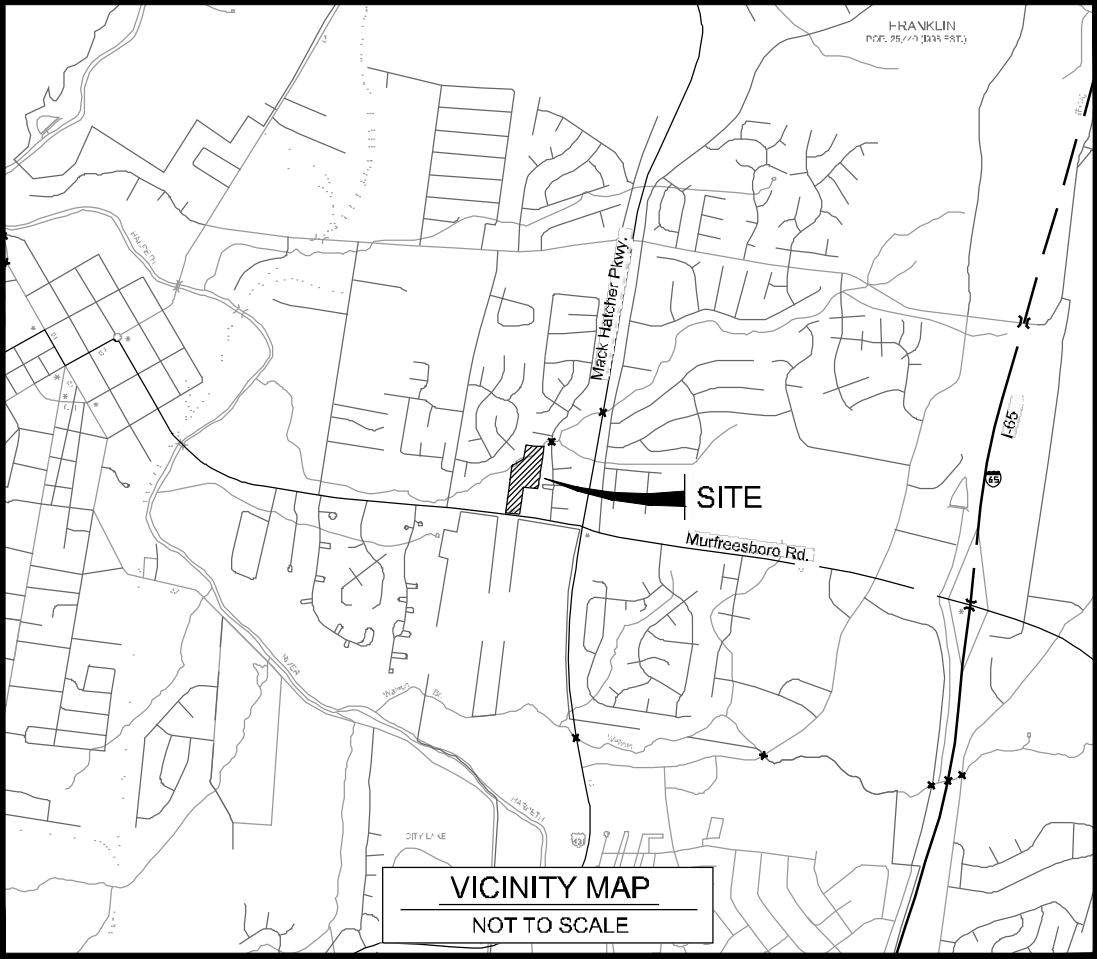
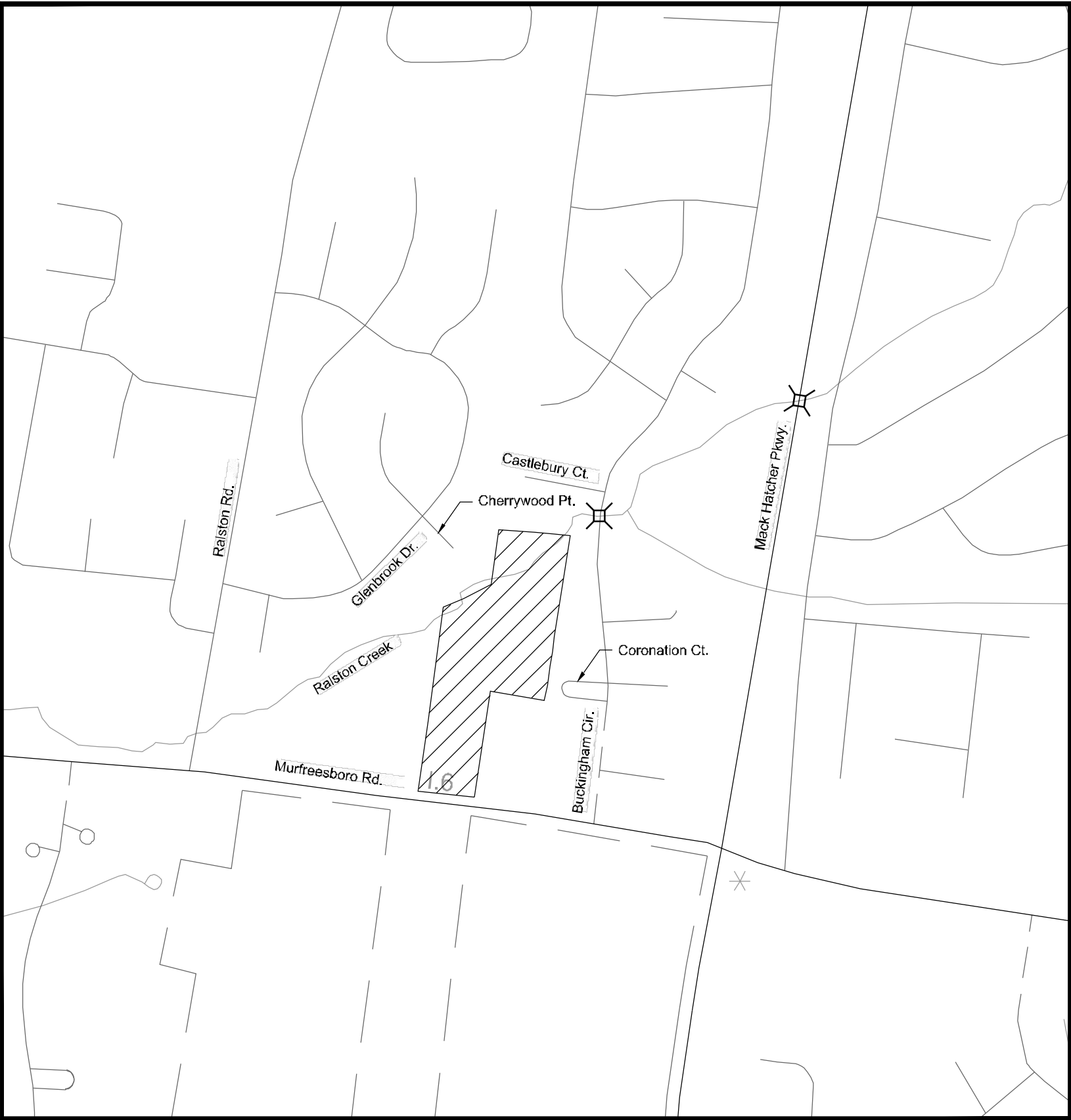
Total area: 349,114 S.F. or 8.01 Acres

Road Data:

Acres in new ROW 1.17 Acres
Linear footage of new roads 815 Feet



TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 3489, Page 45, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner

Date

Owner

Date

Owner Information
Barlow Builders
1804 Williamson Court, Suite 107
Brentwood, TN 37027
Phone: (615) 533-0884
Email: jordan@barlowbuilders.com

Adam E & Ashley H Birch
821 Murfreesboro Road
Franklin, TN 37064

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

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Wynfield Village has been installed in accordance with City specifications, or

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

Director, Water Management Department
City of Franklin, Tennessee

Date

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Wynfield Village has been installed in accordance with City specifications, or

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

Director, Water Management Department
City of Franklin, Tennessee

Date

WYNFIELD VILLAGE PUD SUBDIVISION
(FORMERLY LOTS 2 & 3 OF THE NAYLOR SUBDIVISION)

SHEET 1 OF 2

9th CIVIL DISTRICT

TAX MAP 79, PARCELS 6.03 & 6.08

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT # 6597

DATE: DECEMBER 11, 2017

REVISED: JANUARY 3, 2018



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

© 2014 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED



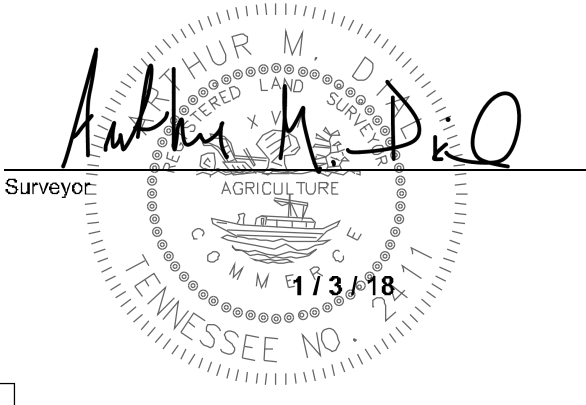
Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Energy Land & Infrastructure, LLC

1 / 3 / 18
Date

Surveyor Information

Mike Dial
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300



Closure Error:
Greater than 1:10,000

BUCKINGHAM CIRCLE
40' RO.W. (LOCAL)

CORONATION COURT
100' RO.W. (LOCAL)

MURFREESBORO ROAD / SR 96
R.O.W. VARIES (MAJOR ARTERIAL)

Legend

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

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
1	46,149	1.06	12	3	4
2	11,606	0.27	12	3	4
3	10,396	0.24	12	3	4
4	9,775	0.22	6	3	2
5	14,228	0.33	12	3	4
6	9,619	0.22	6	3	2
7	9,014	0.21	6	3	2
8	10,287	0.24	12	3	4
9	9,547	0.22	6	3	2
10	9,100	0.21	6	3	2
11	9,100	0.21	6	3	2
12	11,617	0.27	12	3	4

Open Space Table		
Lot #	Square Feet	Acres
13	137,650	3.16

ROW Table		
Lot #	Square Feet	Acres
ROW	51,026	1.17

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	13.00'	20.79'	91°38'09"	S38°04'56"E	18.65'
C2	50.00'	45.48'	52°06'53"	S33°47'34"W	43.93'
C3	100.00'	91.89'	52°39'05"	S33°31'28"W	88.69'
C4	38.00'	23.93'	36°04'30"	S25°14'10"W	23.53'
C5	65.00'	304.74'	268°37'13"	N88°57'49"E	93.02'
C6	38.00'	69.77'	105°11'49"	N7°15'06"E	60.37'



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

WYNFIELD VILLAGE PUD SUBDIVISION (FORMERLY LOTS 2 & 3 OF THE NAYLOR SUBDIVISION)

SHEET 2 OF 2

9th CIVIL DISTRICT

TAX MAP 79, PARCELS 6.03 & 6.08

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT # 6597

DATE: DECEMBER 11, 2017

REVISED: JANUARY 3, 2018

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