



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 14, 2023

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

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 attend 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

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklinton.gov by noon on the day prior to the meeting. Comments will be submitted for the record.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 26, 2023 FMPC Minutes.

ANNOUNCEMENTS

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.

2. Consideration Of Approval Of Items 3-9 And 11-13 On The Consent Agenda.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 2; Accept The Sidewalk Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Streets Improvement To June 27, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Echelon PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Highland At Ladd Park PUD Subdivision, Final Plat, Section 19; Extend The Performance Agreement For Green Infrastructure Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 2; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Quail Hollow Business Park Subdivision, Final Plat, Section 2, Revision 4; Extend The Maintenance Agreement For Sewer Improvement to December 12, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

ENVISION FRANKLIN PLAN AMENDMENTS

10. Consideration Of Resolution 2023-74, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A Special Consideration For Properties Located On The “East Side Of Columbia Avenue Between Ninth Avenue and Blackburn Street” for the Neighborhood Mixed-Use Design Concept.

Sponsors:

Emily Wright, Andrew Orr, Teresa Anderson, Kelly Dannenfelser

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 4309 S. Carothers Subdivision, Final Plat, Creating One Commercial Lot, Dedicating Easements, And Abandoning A Drainage Easement, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

12. The Madison At Franklin PUD Subdivision, Final Plat, Creating 1 Lot, On 20.0 Acres, Located At 801 Del Rio Pike. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

13. The Madison At Franklin PUD Subdivision, Site Plan, Constructing 3 Multifamily Buildings With 72 Dwelling Units, On 20.0 Acres, Located at 801 Del Rio Pike. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

14. Silagi Subdivision, Preliminary Plat, Creating 12 Residential Lots And 5 Open Space Lots, On Approximately 4.54 Acres, Located Along Liberty Pike, West Of Mack Hatcher Memorial Parkway.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

ANY OTHER BUSINESS**ADJOURN**



Meeting Minutes

Franklin Municipal Planning Commission

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Board Room

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CALL TO ORDER

Chair Lindsay called the meeting to order at 07:02 PM

Board Members Present: Marcia Allen, Michael Orr, Ann Petersen, Scott Harrison, Nick Mann, Alma McLemore, Jennifer Williamson, Roger Lindsey

Board Members Absent: Jimmy Franks

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

None.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The September 28, 2023 FMPC Minutes.

Sponsors:

- Attachments:**
1. FINAL September 28 2023 FMPC Meeting Minutes
 2. Item #12 Applicant handout

Chair Roger Lindsey asked for a motion to approve the Minutes from the September 28, 2023 FMPC meeting.

Commissioner Scott Harrison moved, seconded by Alderman Ann Petersen, to Approve the Minutes.

Chair Roger Lindsey asked for a roll call vote. The motion carried 8-0.

FMPC ANNUAL CALENDAR

2. Consideration Of The 2024 FMPC Meetings And Deadlines Calendar.

Sponsors:

- Attachments:**
1. DRAFT FMPC Meetings and Deadlines Schedule 2024 PUBLIC

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Approve Item 2. The motion carried 8-0.

FMPC BYLAWS AMENDMENT

3. Consideration Of An Update To The Franklin Municipal Planning Commission Bylaws.

Sponsors:

- Attachments:**
1. FMPC BylawsOct 2023_Law approved

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated the changes are directly related to a recent state law passed earlier this year. We updated the bylaws to address new legislature that permits citizens to speak on any topic at any voting meeting. The minutes reflect this allowance, and list where in the agenda this will be provided, along with some ground rules (timing, etc) that state law permits the Meeting Chair to have. Another component to that state legislature is that all agendas, including updates must be published by 48 hours prior to the meeting, and no changes are permitted after this time frame. So, we've removed from the Bylaws the option for non-agenda items to be placed on the agenda. Lastly, not related to the recent state legislature, we reordered the section related to the application review process; the changes don't really change the content, but instead update the language to current terms used in the Zoning Ordinance, and ordered this section in a sequential manner.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Scott Harrison to Approve Item 3. The motion carried 8-0.

ANNOUNCEMENTS

None.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Lindsey asked if there were any non-agenda items. There were none.

CONSENT AGENDA

4. Consideration Of Approval Of Items 5-13 And 15-27 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 5-13 and 15-27.

Scott Harrison requested that Item number 26 be pulled.

Chair Lindsey asked for a motion to pull Item number 26 off the consent agenda, seconded by Michael Orr.

The motion passed unanimously to remove Item number 26 from the consent agenda.

Chair Lindsey called for a motion to approve the new Consent Agenda Items 5-13,15-25, and 27.

A motion was made by Commissioner Nick Mann, seconded by Commissioner Michael Orr to Approve the Consent agenda Items 5-13,15-25, and 27. The motion carried 8-0.

SITE PLAN SURETIES

5. Amelia Park PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Drainage Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

6. Amelia Park PUD Subdivision, Site Plan, Sections 2-6; Extend The Performance Agreement For Landscaping Buffer Management, Landscaping Section 3, Landscaping Section 6, and Landscaping Section 4 Improvements To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

7. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Drainage, Green Infrastructure, Streets, and Sidewalks Improvements To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

8. Cardel Village PUD Subdivision, Site Plan; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

9. Echelon PUD Subdivision, Site Plan, Sections 1-3; Extend The Performance Agreement For Landscaping Buffers Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

10. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase B Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Stormwater Drainage / Detention Area 2 Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

12. Ovation Subdivision, Site Plan (Infrastructure); Extend The Performance Agreement For Landscaping Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

13. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Landscaping Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

14. Richland Close Subdivision, Site Plan; Call On Letter Of Credit For Performance Agreement For Drainage, Green Infrastructure, Landscaping and Streets Improvements; Call On Letter Of Credit For Maintenance Agreement For Sewer Improvement.

Sponsors: Melodie Brady

Attachments:

1. Richland Close Sub, SP COF 5962 - performnace agreement 10-26-2016
2. Richland Close Sub, SP - email 5-10-2022
3. Richland Close Sub, SP - email 8-29-2023
4. Richland Close Sub, SP - landscaping inspection punch list

5. Richland Close Sub, SP - sewer inspection punch list
6. Richland Close Sub, SP - streets inspection punch list
7. Richland Close Sub, SP - drainage inspection punch list
8. Richland Close Sub, SP - green infrastructure inspection punch list
9. Richland_Close_06_20_2023_COF_Green_Infrastructure_Practice__GIP__Inspection_Report

Staff: Melodie Brady. Ms. Brady stated the Richland Close Subdivision was approved, with conditions, on December 9, 2015. The performance agreement was signed on October 26, 2016. The irrevocable standby letter of credit was issued November 3, 2016. Every year, an action request was mailed to Domus Partners (developer) giving them the opportunity to ask for the performance agreement to be released to a maintenance agreement, reduce the agreement amount up to 75%, or extend the agreement up to a year. Staff emailed Mr Mitchell of Domus Partners on May 9, 2022 asking for an estimated date for site work completion. Mr Mitchell responded on May 10, 2022 stating that the final two homes in the development are very close to completion (June), after which the final stormwater, landscaping, and alley/street improvements will be completed. Mr. Mitchell went on to explain that he did not expect to need to renew the performance agreement unless material or labor supply delayed the final installation. In June 2022, staff was contacted by both a resident of Richland Close and Alderman Burger, asking for help getting the site improvements completed. Over the next several months, staff corresponded with Mr. Mitchell and outlined the expectation that site improvements must be completed by October 2023 to avoid staff recommending that the Letter of Credit be called.

A year later, on August 1, 2023, the standard reminder letter was mailed to Mr. Mitchell, with the following additional language: "Please note, if no action request is received, and/or if staff cannot recommend release to a one-year maintenance agreement, staff will recommend that the Planning Commission approve calling the letter of credit at the October 26th FMPC meeting." On August 29, 2023 staff received an action request from Domus Partners asking for the performance agreement to be extended to May 31, 2024 (6 months).

The amounts that were posted back in 2016 will not cover the cost to complete the improvements due to inflation over the past seven years. Staff is requesting authority to call the letter of credit, to avoid a larger deficit in funds to complete the work. The current situation puts the residents, and HOA, in limbo; they do not want to accept the ownership of the open spaces until the required site features are installed, and they cannot maintain their neighborhood until they accept ownership of the open spaces. Calling the letter of credit will give the City some funds to complete the work in a timely manner. Assistant City Administrator Vernon Gerth has committed to requesting any remaining funds needed to ensure the project is completed to minimum city requirements and standards.

Public comment: None

Applicant: None

Commissioner Nick Mann stated the unfortunate nature of the situation. In 2015, the applicant stood before the commission and promised to make improvements for the benefit of the community, yet failed to do so. They have left the city in a worse off position. Commissioner Nick Mann fully supports enforcing the performance agreement.

Chair Roger Lindsay called for a motion to Approve.

A motion was made by Commissioner Nick Mann, seconded by Commissioner Scott Harrison to Approve Item 14. The motion carried 8-0.

15. Riverbluff PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Landscaping Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

16. Rizer Point PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Sidewalks Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

17. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

18. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performace Agreement For Green Infrastructure And Sidewalks Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

19. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Landscaping Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

20. Travel Centers Of America Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To April 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

21. Water's Edge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

22. Westhaven PUD Subdivision, Final Plat, Section 15, Lots 4032 And 4034-4040; Extend The Performance Agreement For Drainage Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

23. Church Of The City Subdivision, Site Plan, Developing 39,602 Square Feet of Institutional Space, On 44.37 Acres, Located At 828 Murfreesboro Road. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Church of the City Subdivision, Site Plan
2. COF 8237 Church of the City SP Conditions of Approval_01
3. COF#8237 Church of the City Plan Set 10 05 23_Part1
4. COF#8237 Church of the City Plan Set 10 05 23_Part2
5. COF#8237 Church of the City Plan Set 10 05 23_Part3
6. COF#8237 Church of the City Plan Set 10 05 23_Part4
7. COF#8237 Church of the City Plan Set 10 05 23_Part5
8. COF#8237 Church of the City Plan Set 10 05 23_Part6
9. COF#8237 Church of the City Plan Set 10 05 23_Part7
10. COF#8237 Church of the City Plan Set 10 05 23_Part8
11. COF#8237 Church of the City Plan Set 10 05 23_Part9
12. COF#8237 Church of the City Plan Set 10 05 23_Part10
13. COF#8237 Church of the City Plan Set 10 05 23_Part11

The item was Approved on Consent Agenda.

24. The Optima Franklin PUD Subdivision, Final Plat, Creating 5 Mixed Use Lots And 2 Open Space Lots, On 33.62 Acres, Located At 211 Cool Springs Boulevard. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Optima Franklin PUD Subdivision, Final Plat
2. COF 8295 Optima FP Conditions of Approval_01
3. 23-2110 Optima Franklin - Final Plat - CLIENT 2023-10-05

The item was Approved on Consent Agenda.

25. Southvale PUD Subdivision, Final Plat, Section 1, Creating 38 Residential Lots And 4 Open Space Lots, On Approximately 22.88 Acres, Located Along Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:

1. MAP Southvale PUD Subdivision, Section 1, Final Plat
2. Final Plat
3. Conditions of Approval

The item was Approved on Consent Agenda.

26. St. Pauls Episcopal Church Subdivision, Site Plan, Developing 7,144 Square Feet Of Institutional Space Onto 23,704 Square Feet Of Existing Institutional Space, On 1.41 Acres, Located At 510 Main Street. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP St. Pauls Episcopal Church Subdivision, Site Plan
2. CONDITIONS OF APPROVAL 8292 St. Pauls Episcopal Church Subdivision, Site Plan
3. FULL SITE PLAN 8292 St. Pauls Episcopal Church Subdivision, Site Plan
4. OVERALL SITE PLAN 8292 St. Pauls Church Subdivision, Site Plan
5. ELEVATIONS 8292 St. Pauls Church Subdivision, Site Plan

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the purpose of this site plan is to add a 7,144 square foot addition to the existing 23,704 square foot church. The addition adds a second floor of offices and classrooms to the existing church. The parking for the church and the new addition has been assessed and the added square footage will not add to the required parking counts. The property is 1.41 acres and is zoned Downtown District (DD) and Office Residential District (OR). The proposed development meets the City's current development standards. The proposed site plan is being placed on this agenda in accordance with Chapter 20.12.2 C, which states that site plans shall be submitted for approval by the FMPC if the application includes one of many criteria listed, including a use classified as civic and institutional per Subsection 5.1.3, Permitted Principal Uses by Zoning District.

Staff recommends that the Planning Commission approve St. Paul's Episcopal Church Subdivision, Site Plan, with conditions.

Public Comment:

Laura Turner, 1108 Dickinson Lane. Ms. Turner spoke of St. Paul's historical significance and her concerns about the proposed site plan. St. Paul's Episcopal Church is listed twice on the National Register of Historic Places and is home of the largest male Pecan Tree in Tennessee, fondly known as "Francis." Visionary church leaders planned for future growth by purchasing the old First Tennessee Bank building and parking lot for growth and development of the church. Ms. Turner requests that the FMPC defer any final decisions until the next meeting to allow for proper consideration by St. Paul's congregation.

Nell Henderson, 202 Revere Lane. Ms. Henderson spoke of her late husband John and of his commitment to the historic preservation of Franklin. Referring to a previous letter Mr. Henderson wrote about the upcoming St. Paul's development, Ms. Henderson explained that St. Paul's congregation was promised a sit-down discussion to explain the upcoming changes and demolition. The meeting has not happened, nor does it appear that a meeting is planned. For these reasons, Ms. Henderson requests that the site plan approval be deferred until December to allow time for a parish meeting, as promised by church leaders. Lastly, Ms. Henderson shared her husband's concerns about the modern design of the proposed church addition. Ms. Henderson provided Chair Lindsay with a copy of the letter her husband wrote.

Applicant: None

Commissioner Scott Harrison asked what parameters exist regarding deferral of the application.

Mr. Squires explained that he is not aware of any reason why a motion for a deferral couldn't be made unless there are time constraints in the application process.

Ms. Wright stated that the general guidance for consideration of site plan applications is that if the zoning ordinance requirements are met, then typically the application is approved. Because the application is a site plan and not a development plan or rezoning request, and follows the requirements of the zoning ordinance, approval is normally given. The question before the Commission is to determine if the site plan meets the guidelines of the zoning ordinance.

Commissioner Marcia Allen added that legally the Commission must provide a reason why the application would not be approved given the project meets the zoning requirements.

Mr. Squires stated that common reasons for deferral include lack of information, more explanation is needed or something that inhibits the Commission from deciding.

Motion:

Commissioner Nick Mann motioned to approve St. Paul's subdivision site plan, with conditions, seconded by Commissioner Marcia Allen.

Commissioner Nick Mann stated that he is sensitive to the concerns of the church congregation, but the application presented and recommended by staff meets the requirements of the zoning ordinance.

Commissioner Marcia Allen stated that the HZC would have addressed any concerns about historical preservation.

Ms. Diaz-Barriga explained that St. Paul's is not in the Franklin historical overlay, but the property is listed individually on the National Register of Historic Places, which is handled at the state level.

Ms. Wright also noted that the applicant voluntarily attended the HZC Design Review Committee meeting to receive informal feedback before the site plan was submitted. To help the Commission decide, this information can be provided at the next meeting, if necessary.

Commissioner Scott Harrison asked if the Tree Commission had any input regarding the Pecan Tree.

Ms. Diaz-Barriga stated the site plan does not include removal of the Pecan Tree. As required by the zoning ordinance and a condition of approval, protective tree fencing will be used. If replacement of the tree is needed, per the zoning ordinance and condition of approval, the tree would be replaced at a two-to-one ratio with trees at least the minimum size required.

Commissioner Jenny Williamson provided comments from the Tree Commission regarding the Legacy Pecan Tree on the church property. The Pecan Tree is slightly under sized to qualify for national protection. The arborist has concerns about soil disturbance contributing to long-term damage to the tree. If replacement of the tree is required because of the disturbance to the soil and roots, replanting the equivalent of a 96" tree would be necessary.

Commissioner Ann Petersen mentioned deferral of the site plan to the next meeting.

Commissioner Nick Mann stated that either now or at the next meeting, the application meets the requirements of the zoning ordinance.

There being no further discussion, Chair Roger Lindsey asked the Commissioners to vote by roll call.

The motion carried with conditions 7-1 (Commissioner Ann Petersen voting against the motion)

27. Westhaven PUD Subdivision, Final Plat, Section Jewell 3, Creating 3 Lots, 1 Open Space Lot And Dedicating Right-Of-Way, On Approximately 26 Acres, Located At The Intersection Of New Highway 96 W And Mack Hatcher Memorial Parkway. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat, Jewell 3
2. CONDITIONS OF APPROVAL 8267 Westhaven PUD Subdivision, Final Plat, Section Jewell 3
3. FINAL PLAT 8267 Westhaven PUD Subdivision, Final Plat, Section Jewell 3

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Adjourn. The motion carried 8-0.

There being no further business, the meeting adjourned at 07:42 PM p.m.

Chair

Date

JOHN HENDERSON <john.henderson57@comcast.net>

8/7/2022 9:21 PM

St. Paul's Capital Campaign

E-mails have been covered for privacy -
Copy of John's Henderson's letter to vestry
and interested persons.

We, communicants of St. Paul's, are deeply concerned that its historical essence will be extensively damaged if the ongoing Capital Campaign continues on its present course without necessary readjustment. (Several of us even trace our memberships at least as far back as the mid 1950s when the parish began its slow, but steady, rise from financial insecurity to today's stability.) We are not questioning the money-raising aspect of the project, but only its construction phase.

We feel that the Capital Campaign will be more amenable to the congregation as a whole if certain corrective measures are taken, namely:

1. Long before final architectural plans and specifications are prepared and submitted to the vestry for approval, the expertise of a preservationist, well-versed in renovation and expansion of historic church facilities, should be utilized. (The offices of Tennessee's Bishop and Council and the Presiding Bishop are excellent resources in this regard.)
2. Extreme care should be taken to prevent damage to the roots and health of the historic pecan tree in the 6th Avenue courtyard during and after renovation of the existing education/administration building. (The services of a qualified arborist, available locally, should be utilized before construction begins or any unseasonable pruning of the tree is undertaken. Tennessee's agricultural extension service, whose services are available free-of-charge, is an excellent resource on any aspect of horticulture, including tree survival.)
3. The best location for a step-free walkway to Otey Hall is within the framework of the existing education/administration building. (A walkway closer to 6th Avenue further intrudes upon the roots and health of the ancient pecan tree in the courtyard.)

4. Otey Hall, with its beautiful walnut wainscoting and period shuttering, bears the name of our visionary founder and, though enlarged, should remain "as is" as much as possible. (The proposed elaborate cross-beams in the ceiling, modern twin chimneys, and floor-to-ceiling, shutter-less windows on busy Fair Street, all give this beautiful room the ambiance more of a cafeteria than a much-needed space for group meetings, wedding receptions and funeral visitations.)

5. Renovation of the parish's facilities and furnishings should all be in keeping with its illustrious history and the unique position it holds as the founding church of the diocese. (Before embarking on a project of this nature, it is suggested that parish leadership visit other historic Episcopal churches in Tennessee, such as Christ Church Cathedral in Nashville, St. Peter's in Columbia, and St. Luke's in Jackson, all of whom underwent major construction of appurtenances in the mid to late 20th Century without depreciating their significance as historic structures.)

6. In lieu of replacing a well-constructed education/administration building with a completely-new two-story facility on its present location, Barnabas should be converted into a two-story structure, housing the Youth Center, additional classrooms, AA meeting space, and the Counseling Center downstairs and the administrative offices upstairs. At least one office, staffed by volunteers or employees, should remain in the existing education/administration building during regular business hours. (Adoption of this alternative site would lessen substantially the overall cost of construction, minimize the disruption of services during construction, lessen or avoid possible damage the historic pecan tree in the 6th Avenue courtyard, and provide a superior location for the parish's present and future needs.)

St. Paul's is twice listed on the National Register of Historic Places, the church itself in 1972 and as part of the Hincheyville Historic District in 1985. We should take especial care not to harm the parish's singular listings on National Registers by taking missteps that, once made, cannot be easily counteracted.

Our purpose in bringing these concerns to your attention is not to create a schism in St. Paul's, but to avoid it.

Best regards,

John Henderson
Nell Henderson
David Austin
Julia High
Grant Benedict
Judy Oxford
Patsy Carter
Charlie Crumpton
Sharon Crumpton
Dannie Latture
Ronald Ligon
Marty Ligon
Fred Newell

Xfinity Connect St_Paul_s Capital Campaign Printout

Julie O'Donnell
Carolyn Savage
Tom Sharpe
Debbie Sharpe
Scott Smith
Laura Turner



File #: 21-05635

DATE: November 7, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Andrew Orr, Long Range Planning Supervisor
Teresa Anderson, Principal Planner
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Consideration Of Resolution 2023-74, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A Special Consideration For Properties Located On The “East Side Of Columbia Avenue Between Ninth Avenue and Blackburn Street” for the Neighborhood Mixed-Use Design Concept.

PURPOSE:

Project Information
COF Project Number: 8320
Applicant: Studio 8 Design

BACKGROUND/STAFF COMMENTS:

This application request is to add a new Special Consideration to the Neighborhood Mixed-Use Design Concept called “East side of Columbia Avenue Between Ninth Avenue and Blackburn Street”. The Special Consideration includes four parcels along Columbia Avenue starting with the Handy Hardware site and stretching to the Branch Building Group Building. The property currently falls into the “Columbia Avenue between Five Points to Fowlkes Street” Neighborhood Mixed-Use Special Consideration and the Columbia Avenue Overlay district. The applicant is requesting the current Special Consideration, which allows a maximum height of two stories, to be removed for these properties and replaced with the proposed language to only apply to the four parcels between Ninth Avenue and Blackburn Street on the east side of Columbia Avenue.

The proposed Special Consideration reads as follows:

“New development should be two stories in height along the street but may be up to three-and-one-half stories if the upper story-and-a-half is recessed a minimum of 10 feet from the lower floors. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.”

The Applicant is also requesting the removal of Figure 4.3 Conceptual Plan - Columbia Avenue between Five Points and Fowlkes Street which shows which buildings should be preserved along Columbia Avenue.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification using the following criteria:

1. Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
2. Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
3. The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
4. The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5. Substantial improvements in the quality of life for City residents will be achieved.

The staff responses to these criteria are as follows:

1. Since the adoption of Envision Franklin in 2017, there have not been major changes to the built environment along Columbia Ave. The corridor had already seen some redevelopment by 2016, including the TMA building (two stories), the Synergy Bank buildings (two stories on Columbia Ave and three stories on 9th), the Police Headquarters (two stories on Columbia with an exposed lower level on 9th Ave), and the Autozone building (one story). In 2016, the Columbia Avenue Overlay District was updated and the height maximum was a point of discussion during the public process. Due to the low-scale nature of the corridor between Five Points and Fowlkes Street, including the historic Handy Hardware building, as well as the historic buildings and National Historic Landmark (the Carter House south of Fowlkes Street, the building height maximum was reduced to two stories with a provision for the largest parcel, the HG Hill Property, that may have three-story buildings internal to the site since the topography falls away from Columbia Avenue. With this application, the developer has acquired multiple adjoining small, shallow parcels along Columbia Avenue and seeks to take a master planned approach.
2. The proposal is generally consistent with the intent of the Plan, but the staff has concerns about building height exceeding three stories because it would be taller than the maximum height recommendation for the Main Street design concept and because of the precedent it may set for the Columbia Avenue corridor with continued redevelopment pressures.
3. The site design included with this application is conceptual and will be fully reviewed in future processes if this request is approved. At more than three stories, this development would be the tallest on Columbia Avenue and across five parcels, could create an abrupt change in massing and scale, especially to those properties on Cummins Street. The staff believes a building height of two stories with a recessed third story is more appropriate due to the prevailing building heights of existing buildings, the low-scale residential character along Cummins Street, and the desired vision of the corridor based upon previous community outreach.
4. This proposal should not negatively impact the health or safety of residents, outside of construction-related disturbances.
5. Amending Envision Franklin for these properties could improve the quality of life for residents by activating this part of Columbia Avenue with a vibrant mixed-use project in a walkable area.

The applicant has provided responses to these criteria, as well as height comparisons to the Police Station and 3-story bank building that fronts 9th Avenue, which are provided as an attachment to this item in Civic Clerk.

A virtual neighborhood meeting was held on October 5th, 2023. A recording of the meeting is located on the City's website at www.franklinton.gov/neighborhoodmeetings. The meeting was attended by nearby residents along Cummins Street who were mainly concerned with parking and extra traffic.

Project Considerations

The five parcels considered have a depth of only about half of a typical standard block dimension, meaning the development envelope and required parking will be more difficult to achieve, so the applicant is seeking to provide underground parking. The project also includes the historic Handy Hardware building which will be preserved as part of the project. All other buildings are proposed to be demolished. The staff generally agrees that through careful architectural design, a recessed third story could be appropriate. However, the staff has concerns about building heights exceeding three stories due to the existing low-scale character of Columbia Avenue, the low-scale residential uses along Cummins Street, and the public outreach that occurred in 2016 which informed the current policy. The staff recognizes that the shallowness of the parcels combined with the City's parking requirements for their proposed uses, makes it challenging to redevelop properties at this location. If the plan amendment is successful, the staff will initiate a zoning text amendment to the Columbia Avenue Overlay related to building height.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment should not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of a future process to ensure the development meets all requirements.

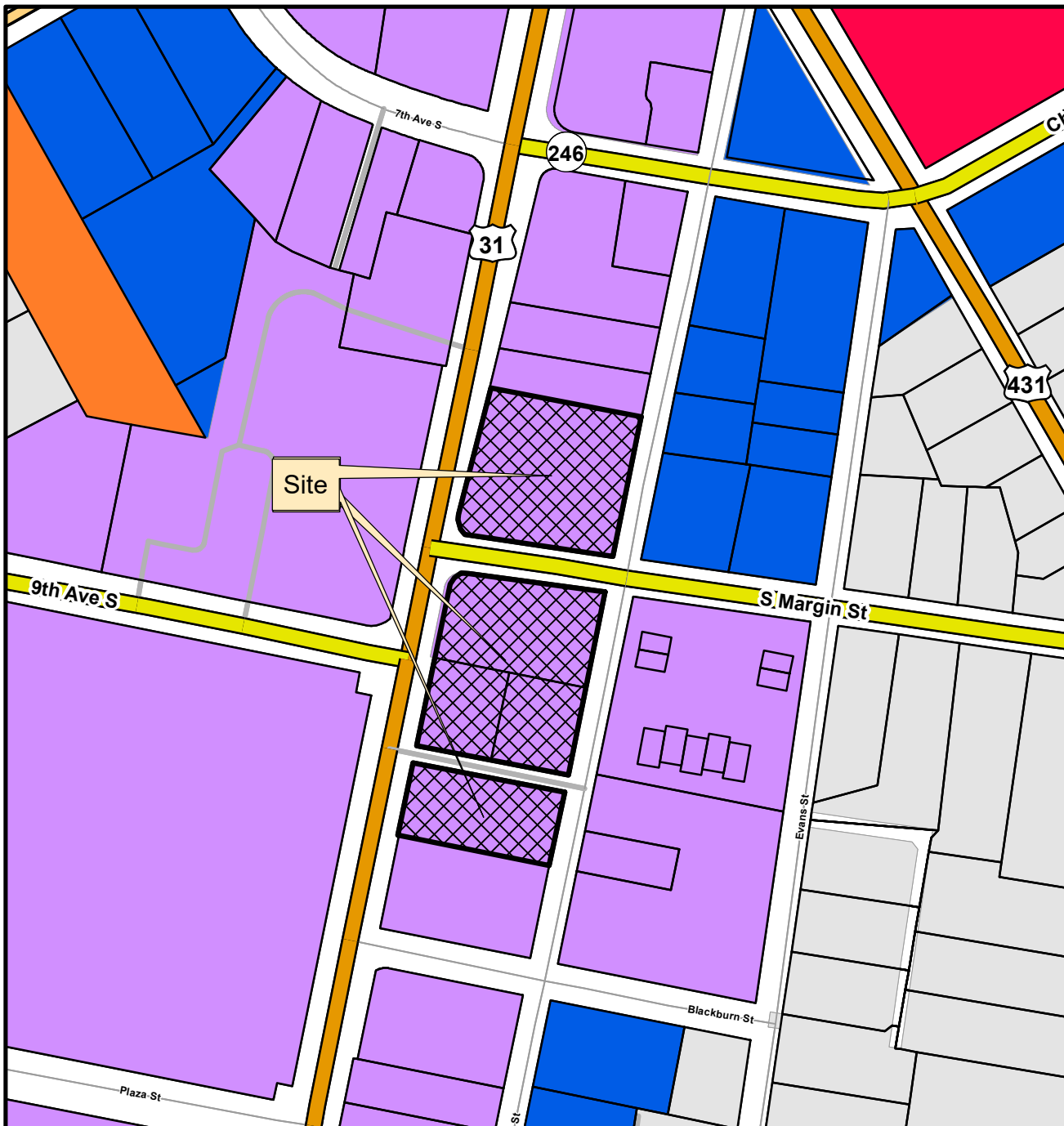
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval, with the condition that the applicant's proposed language for the amendment be revised as stated below:

"New development should be two stories in height along the street but may be up to three stories if the upper story is recessed a minimum of ten feet from the lower floors. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building."



MARGIN DISTRICT ENVISION FRANKLIN PLAN AMENDMENT

Project Information

Existing Design Concept: Neighborhood Mixed-Use

Proposed Design Concept: Neighborhood Mixed-Use
(with revised Special Considerations)

Current Land Use: Retail, Commercial, Mixed Nonresidential

Overlay Districts: Columbia Avenue Overlay 1, CFO

Site Acreage: 1.62 acres

Legend

-  Margin District
-  Development Reserve
-  Recreation
-  Conservation
-  Conservation Subdivision
-  Large-Lot Residential
-  Historic Residential
-  Compact Residential
-  Single-Family Residential
-  Office Residential
-  Mixed Residential
-  Multifamily Residential
-  Fifth Avenue North
-  Main Street
-  Neighborhood Mixed-Use
-  Neighborhood Commercial
-  Regional Commerce
-  Industrial Flex

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE



Project Overview

#1124544

Project Title: Margin District, Envision Franklin Plan Amendment **Jurisdiction:** Franklin
Application Type: 01) Plan Amendment (Envision Franklin) **State:** TN
Workflow: Pre-Application: DRT Conference **County:** Williamson

Please Note: Applications must include a verified parcel. Applications that do not reference a verified parcel may be declined and require a resubmittal on the part of the applicant.

Address or Parcel

Project Address or Parcel:

- 805 COLUMBIA AVE (078F-B01500)
- 731 COLUMBIA AVE (078C-H00900)
- 811 COLUMBIA AVE (078F-B01400)
- 813 COLUMBIA AVE (078F-B01300)
- 314 CUMMINS ST (078F-B01600)

Calculated Acreage: Parcel

- 805 COLUMBIA AVE: 0.36916878
- 731 COLUMBIA AVE: 0.59104868
- 811 COLUMBIA AVE: 0.17545702
- 813 COLUMBIA AVE: 0.29970623
- 314 CUMMINS ST: 0.18100967

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay: Columbia Avenue Overlay

- 805 COLUMBIA AVE: Columbia Avenue Sub-District 1
- 731 COLUMBIA AVE: Columbia Avenue Sub-District 1
- 811 COLUMBIA AVE: Columbia Avenue Sub-District 1
- 813 COLUMBIA AVE: Columbia Avenue Sub-District 1

Zoning District: Zoning Districts

- 805 COLUMBIA AVE: CC
- 731 COLUMBIA AVE: CC
- 811 COLUMBIA AVE: CC
- 813 COLUMBIA AVE: CC
- 314 CUMMINS ST: CC

Central Franklin Overlay: Central Franklin Overlay

- 811 COLUMBIA AVE: Central Franklin Overlay District
- 314 CUMMINS ST: Central Franklin Overlay District

Historic Preservation Overlay:

Floodway Overlay:

COF Number of Site Plan: 0

Project Data

Subdivision: n/a

Revision: 0

Total Requested Non-Residential Building Square Footage: 89,500

Total Requested Dwelling Units or Revised Additional Units: 12

Existing Land Use: Commercial

Proposed Building Height (Stories): 3

Sewer District: Available from City of Franklin

Section: 0

Existing Non-Residential Building Square Footage: 10,500

Total Number of Lots (including open space): 5

Total Hotel Keys: 0

Proposed Land Use: Mixed-Use

Water District: Availability from City of Franklin

Reclaimed Water: Not available

Contact Information

Applicant

Matthew Taylor

56 Lindsley Ave

Nashville, TN 37210

P:6152508150

F:6152508151

mtaylor@s8-design.com

Contact Information - Property Owner**Property Owner**

Ken Polk

AIG Franklin LLC

2000 Morris Ave, 1300

Birmingham, AL 35203

P:12054884323

kpolk@myafo.com

Narrative**Project Description:**

We are seeking a Text Amendment to the Neighborhood Mixed-Use Concept Building Height language, specifically the Special Considerations section "Columbia Avenue between Five Points and Fowlkes Street." The text amendment would allow for an increase in number of stories allowed in this area, with the conditional requirement that the property must self-park on site to allow more than 2 stories.

This application only allows whole stories to be selected on the Project Data page, but we are requesting allowance for 3.5 stories as noted in our descriptions section.

Project Data

Subdivision: n/a

Proposed Land Use: Mixed-Use

Total Number of Lots (including open space): 5

Anticipated Submittal Date: 09/22/2023



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Matt Taylor		
Organization:	Studio 8 Design		
Phone:	615-250-8150	Fax:	615-250-8151
Email:	mtaylor@s8-design.com		
Street:	56 Lindsley Ave		
State:	Tennessee	ZIP:	37210

PROJECT INFORMATION:

Proposed Name of Project:	Margin District	Address or Parcel(s) of Property:	731, 805, 811, 813 Columbia Ave 314 Cummins St.
Project Type:	☐ Site Plan; Bed and Breakfast ☐ Development Plan & Rezoning ☐ Development Plan only ☒ Envision Franklin Amendment		
Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)	Handy Hardware to remain. 3.5-story mixed-use development with 50,000 SF of retail/restaurant; 50,000 SF of office; (12) 3-bedroom condos over 3 levels of below grade parking.		
Base Zoning District:	CC	Proposed Base Zoning District (if applicable):	
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	CAO-1	Pre-application Meeting Date:	10/3/23

NEIGHBORHOOD MEETING INFORMATION:

Virtual Platform to be Used (please check one):	☒ Zoom Meeting	☐ GoTo Meeting	☐ Other (specify):
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	1 st 10/4/23, 5pm		2 nd 10/5/23, 5pm
Aldermanic Ward: ☐ Ward 1 ☐ Ward 2 ☐ Ward 3 ☒ Ward 4	City of Franklin Planner Contact: Andrew Orr & Teresa Anderson		

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I AIG Franklin LLC

(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:

078C H 00900 00009078F, 078F B 01500 00009078 F, 078F B 01400 00009078F, 078F B 01300 00009078F

(Property Parcel/Tax ID Number)

and located at:

731 Columbia Ave., 805 Columbia Ave., 811 Columbia Ave., 813 Columbia Ave.

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Matthew K. Taylor

(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.

[Signature]

Signature

2000 Morris Ave., Ste 1300

Property Owner Mailing Address

Birmingham, Alabama 35203

City, State & Zip

Subscribed and sworn to before me this

20th day of September 2023.

[Signature]

Notary Public



My Commission Expires: _____

My Commission Expires December 21, 2024

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Matthew K. Taylor

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

078C H 00900 00009078F, 078F B 01500 00009078 F, 078F B 01400 00009078F, 078F B 01300 00009078F, 078F B 01600 00009078F

(Property Parcel/Tax ID Number)

and located at:

731 Columbia Ave., 805 Columbia Ave., 811 Columbia Ave., 813 Columbia Ave., 314 Cummins St.

(Street Address)

have/has provided a mailed first-class notice in accordance with section 20.2.9(B) of the Franklin Zoning Ordinance, **within 7 days of the meeting**, which included the following:

1. The application type
2. The address and general location of the property that is the subject of the application
3. A description of the nature, scope, and purpose of the application
4. The date, time, and place of the public meeting
5. The location where the public may view the application and related documents
6. Contact information for the applicant or authorized agent, including name, address, telephone, and e-mail address

Signature

Subscribed and sworn to before me this

27 day of Sept, 2023

Notary Public



My Commission Expires

My Commission Expires: January 26, 2025



November 1, 2023

Margin District

S8D Project No. 2007.03

CoF Project No. 8320

5. Description of the Design Concept where the amendment is proposed

Our project is located within the Neighborhood Mixed-Use Design Concept Area.

6. Description of the Existing Conditions for the site and nearby properties

The Handy Hardware Building is in the center of our site and is proposed to be preserved and renovated as part of our mixed-use project. The Handy Hardware building has two poorly constructed additions on the rear that are not consistent in character or history of the original structure. These will be demolished.

To the south of Handy Hardware there are (2) one-story auto repair buildings, a gravel parking lot, and a “Bow-Truss” building that has most recently been used as a Construction Company Office and Wood Shop. These buildings have not been well-maintained and are not historically contributing structures. Moreover, they do not meet the vision of the Neighborhood Mixed-Use Concept or Zoning Ordinance requirements for new construction or use in this area relative to scale, urban frontage, or parking. Due to the nature of the auto repair businesses that have occupied these buildings, there are old cars sitting parked haphazardly on the site, worn curbs and the streetscape along Cummins Street and Margin Street is hazardous for pedestrians.

The depth of the properties between Columbia Avenue and Cummins Street is shallow - approximately ½ block depth compared to standard block dimensions elsewhere in Franklin.

Ninth Avenue (from the West) and Margin Street (from the East) terminate at Columbia Avenue in “T-Intersections”. The intersections are too close to each other to provide signals at both and create an undesirable (and potentially dangerous) condition given the traffic volume on Columbia Avenue.

Several small properties in our project area have individual curb cuts for customer ingress & egress directly on Columbia Avenue causing traffic to slow and create potentially hazardous traffic conditions.

There are overhead, pole-mounted electric and communications utility lines along Cummins and Margin Streets that are low and create unsightly challenges to redevelopment due to their proximity to the recommended building frontage lines.

Cummins Street was once an alley and now functions as a narrow street, lacking sidewalks despite its proximity to Downtown Franklin and residential character. Across Cummins Street, the neighborhood becomes more residential and 2 new residences have been built in recent years behind the approximate location of the Handy Hardware Building. There is a townhome community (Park Place) with a wall constructed around it at the corner of S Margin and Cummins, and an AT&T Switching Station building.

7. Description of how conditions have changed, thereby making the amendment valid

Columbia Avenue has been improved with Streetscape features and seen redevelopment along the west side of the Street with the Police Headquarters Building, the First Bank Corporate Offices, and the Franklin Transit Authority Building. The East side of Columbia Avenue is ripe for redevelopment, but the parcels have been too small to accommodate buildings that meet the Envision Franklin and Zoning Ordinance (CAO-1) Overlay requirements. Two-story buildings as prescribed would occupy too much of the property with the Urban Frontage requirements and do not leave sufficient room for parking. Similarly, the lots are too small to allow structured parking due to the lack of width required for ramping access, and limited parcel area for enough density to justify the cost of structured parking. As a result, the auto repair businesses and rusting cars remain immediately across the street from the new facilities mentioned above and new residences across Cummins Street.

At the south end of the block, there is a new branch bank (Renasant Bank), which is more suburban in building form and construction than the vision described in the Envision Franklin Plan. The current conditions for our site would be limited to similar suburban development, which is not entirely consistent with the character and building forms illustrated as Inspiration in Envision Franklin.

8. Description of how the proposed amendment will be compatible with the existing land use patterns and design concepts for nearby properties

The First Bank Corporate Offices and Transit Authority Building are compatible 2-story facades along Columbia. Additionally, the First Bank Corporate Office Building that fronts Ninth Avenue is a 3-story structure, located within the context of our site. The current Neighborhood Mixed-Used Special Considerations for this area states 3 stories in height as being appropriate through step-backs along Columbia Avenue and Fowlkes Street.

The City of Franklin Police Headquarters Building is 3 stories in height with the lowest floor concealed by a raised earth berm along Columbia Avenue. The third floor becomes visible on either side and is completely exposed across the rear of the building. Daylight clerestories for internal stairwells are stepped back from the façade extend up above the highest roof level of the main structure.

The proposed text amendment would allow for structures that are taller than what currently exist on the property, but what exists is not compatible with the design guidelines and principles in the Envision Franklin text. Three and a half stories for projects larger in scale as proposed for this site is appropriate for the Columbia Avenue urban corridor, especially in such close, walkable proximity to Main Street and Downtown Franklin.

9. Description of any Special Considerations to be added or modified, including the exact proposed text

We would like to propose the following text amendments to the Envision Franklin Document. Since the Public Draft is available for Review and includes proposed changes already, we are referencing the Envision Franklin Public Draft as well.

The Neighborhood Mixed-Use Concept description regarding Building Height states that “More specific, location-based height recommendations are within the special considerations (special considerations are defined as sub-district character areas within the Neighborhood Mixed-Use Concept areas). This is consistent in the current Envision Franklin Plan as well as the proposed Public Draft Update.

The current Envision Franklin Plan Neighborhood Mixed-Use Concept Building Height language reads as follows:

Building Height	Maximum of two stories inside Mack Hatcher Parkway; Max of three stories outside of Mack Hatcher Parkway. More specific, location-based height recommendations are within the special considerations. Larger scale, master planned developments may be considered for additional height with appropriate transitions. Buildings on the periphery should transition in height to nearby dwellings so as to ensure compatibility.
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The proposed Envision Franklin Plan Public Draft Update Neighborhood Mixed-Use Concept Building Height language reads as follows:

Building Height	Maximum of two stories inside Mack Hatcher Parkway, but certain locations have more specific height recommendations that are within the special considerations. Maximum of three stories outside of Mack Hatcher Parkway, but an additional story may be appropriate internal to the site. Certain locations may have additional height recommendations shown in Appendix E. Buildings on the periphery should transition in height to nearby residential buildings so as to ensure compatibility.
-----------------	--

Our project is within the “Columbia Avenue Between Five Points to Fowlkes Street” Special Consideration area. Our proposed amendment focuses special consideration for the “East side of Columbia Avenue between 9th Avenue and Blackburn Street.” This will limit the update to our site while staff completes the overall Envision Franklin Plan Update.

The current Envision Franklin Plan reads as follows for our Special Consideration Area:

Columbia Avenue between Five Points to Fowlkes Street	The potential redevelopment site at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should orient future buildings toward a street/internal driveway designed to include elements of, and resemble, a street. New development on this site should be two stories in height along Columbia Avenue, but three stories in height is appropriate internal to the site and may be achieved through step-backs in height. This corridor should include an overall mix of uses, but each parcel is not expected to have a mix of uses. Commercial nodes within these corridors are encouraged at intersections. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. A consideration for future infill along the corridor is preserving existing buildings, shown in light gray, because many are historically significant buildings that contribute to the overall character of the corridor. The existing, established grid network of streets in the area along Columbia Avenue should be preserved to support infill and redevelopment. See Figure 4.3.
---	--

And is proposed to be replaced in the Envision Franklin Public Draft Update as follows:

Columbia Avenue between Five Points to Fowlkes Street	New development at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be two stories in height along Columbia Avenue and West Fowlkes Street, but three stories in height is appropriate internal to the site. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.
---	--

Therefore, we propose to replace the current Envision Franklin Plan language and begin with the proposed Public Draft Update language to remain consistent with the City's proposed anticipated changes.

We propose special consideration related to Building Height for the "East side of Columbia Avenue between 9th Avenue and Blackburn Street" as follows:

"New development should be two stories in height along the street but may be up to three-and-one-half stories if the upper story-and-a-half is recessed a minimum of 10 feet from the lower floors.

Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. *(as proposed in the Public Draft Update).*

Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building." *(as proposed in the Public Draft Update).*

Figure 4.3, 'Conceptual Plan – Columbia Avenue between Five Points and Fowlkes Street' shall be deleted *(as proposed in the Public Draft Update).*

10. Description of how the proposed amendment is consistent with Envision Franklin, including the Vision, Guiding Principles, the Development Suitability Analysis, and any other applicable exhibits.

Vision: Franklin will be a connected community of vibrant neighborhoods anchored by its historic downtown. The city seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's Distinctive Character and foster continued economic vitality.

Guiding Principles: Managed Growth, Economic Vitality, Vibrant Neighborhoods, Historic Preservation, Natural Beauty, Exceptional Design, Connected Community, Context Responsive Infill.

The text amendment and proposed project is fully in line with the Vision and Guiding Principles of the Envision Franklin document. Our project site is in an area that transitions from residential to commercial within a 160' block. The proposed building and its public outdoor space will act as a node to the neighboring residential communities. It will fully embody the Vibrant Neighborhood Guiding Principal by intensifying and retrofitting an existing commercial area with pedestrian-oriented retail and residential infill. It will encourage walkability and act as a connector to the commercial heart of downtown Franklin.

Saving Handy Hardware has been the number one priority for this project. This is only feasible by making it a piece of a larger project, but in doing so, it acts as the crown jewel of the new structure. Despite being located outside of the historic overlay, there is immense value in saving Handy Hardware and celebrating the history of the site. Though the smaller auto-body buildings will be demolished, the project intends to be influenced by the automotive history and industrial aesthetics and southern mercantilism of this section of Columbia Avenue.

The text amendment does not change the importance of exceptional design. If anything, it will allow it to be further highlighted. By providing underground parking, the first level of the project will activate all street fronts –

Columbia Avenue, Cummins Street, and the proposed extension of Ninth Avenue. The facades will be unique in character but be sensitive to the context of the city fabric, and more specifically to the scale of its surroundings (the Police Headquarters Building, First Bank Offices, and the Transit Authority Building). By combining four sites into one, the master plan will allow us to integrate a larger project into one cohesive and exceptional site design. Meanwhile the overall development massing will be broken down into three building sections to enhance the scale and rhythm of the district as illustrated in Envision Franklin. The vision for this project is to design three smaller projects around Handy Hardware that are connected.

This site lends itself to connecting the community. Its location along Columbia Avenue is easily accessible by walkers, bikers, and public transportation riders. The use of the car is downplayed by the underground parking, allowing the site to serve the pedestrian scale throughout.

The proposed project is purposeful growth for the neighborhood. While tourism is listed as a point of economic vitality, this development is focused on providing amenities for the neighborhood and local citizens. Additionally, it includes owner-occupied condominiums and commercial office space which will inhabit additional persons to utilize the retail and restaurant amenities on site.

The proposed text retains the pedestrian scale of building at the street frontage, keeping a maximum of two stories like the existing buildings along Main Street. It also allows for additional stories; however, they must be stepped back from the street frontage along Columbia Avenue so as not to crowd the pedestrian sidewalks. This provides the opportunity to incorporate condo units within the development, a residential type sought after and cited as stagnant in the most recent Housing Strategy Public Draft.

11. Description of how the proposed amendment will improve the quality of life for residents.

The proposed amendment will allow the Neighborhood Mixed-Use Concept to be executed along Columbia Avenue between Five Points and Fowlkes Street. This Concept is described as providing a diverse mix of high activity uses in a connected and walkable layout. As this section of Columbia Avenue exists, it is not pedestrian-focused, and the small shallow parcels do not allow for street activation with an Urban Frontage or the ability to self-park as required by the existing Envision Franklin document and the Zoning Ordinance. The physical constraints of the individual parcel sizes do not allow the Vision outlined in Envision Franklin to be implemented due to Urban frontage.

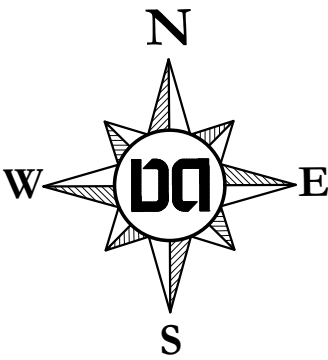
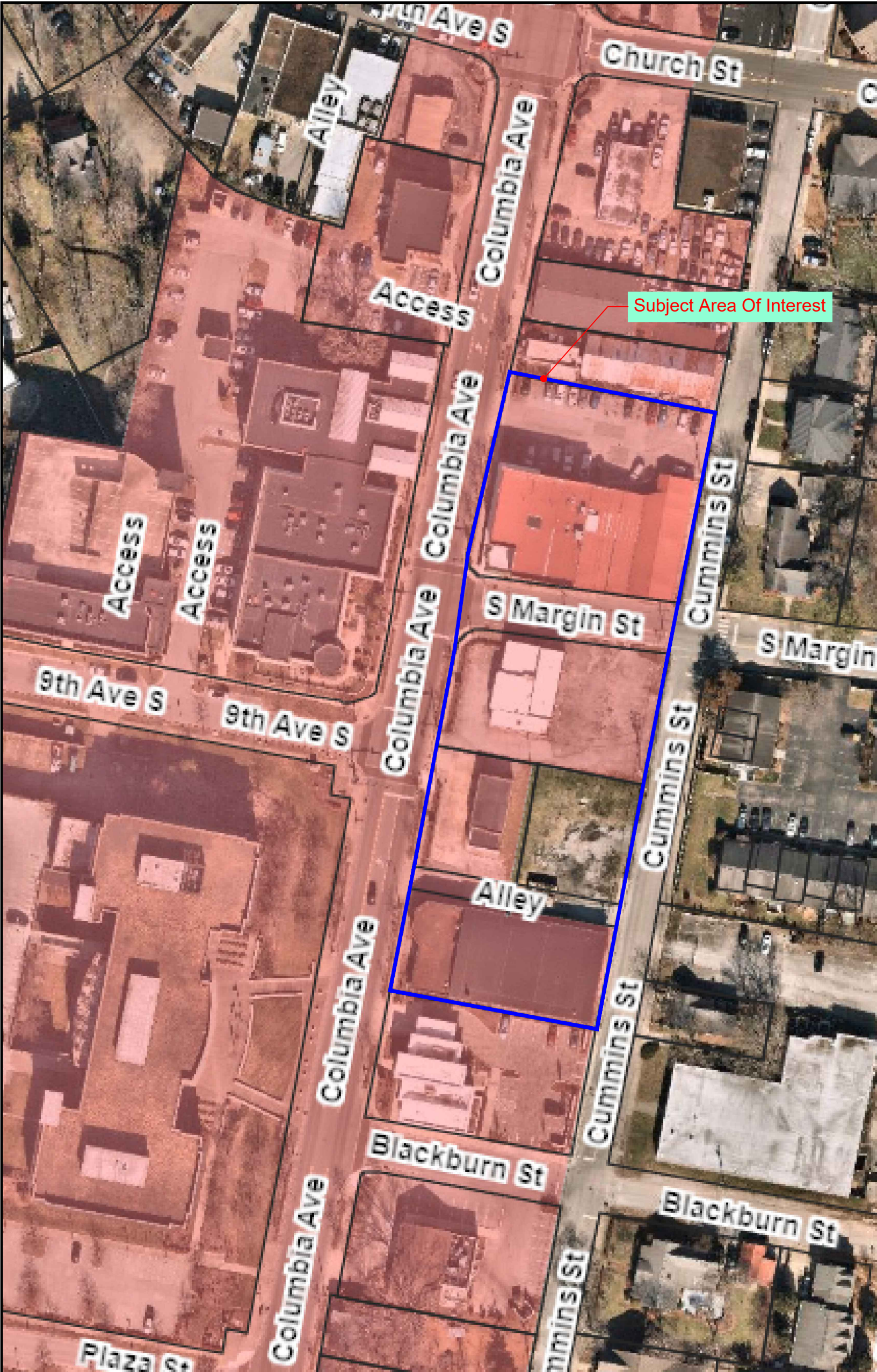
Cummins Street will be improved by adding sidewalks and burying overhead utilities, creating a pedestrian-friendly neighborhood street to encourage walkability and connect the residences to Main Street.

By constructing three levels of sub-grade parking, the project provides ample parking for users and visitors to our site. Being able to self-park the project protects the adjacent residents by eliminating the need for visitors to park along residential streets in front of private residences and reduce traffic through neighborhood roads. Moreover, the multiple curb cuts along Columbia Avenue are reduced significantly to enhance traffic flow and create safer roads and sidewalks for pedestrians. Parking garage access will be located from Cummins Street to allow for safer ingress and egress while reducing the need to slow and turn along Columbia Avenue.

This text amendment would allow for the construction of a larger scale project that is viable and will provide a vibrant neighborhood node that the Envision Franklin document is seeking for Columbia Avenue. It will increase the walkable footprint of Franklin's central core and directly connect it to the neighborhoods south of Five Points. It will provide a community plaza, local coffee shop or neighborhood corner restaurant. The amendment will allow for the words of the document to become a reality – it will activate the street and connect new gathering spaces to the residential neighborhoods by which it's surrounded. It retains the small-town identity that is held sacred by the residents of Franklin.

The intentional addition of a requirement to self-park on site for any structure over 2 stories is in place to avoid the over-growth of the area. The HG Hill property is the only other undeveloped property in this Special

Considerations area that has the capacity to create a Neighborhood Mixed-Use project. The text amendment proposed will allow for successful viability of desired developments while ensuring that “tall-skinny” developments do not become the norm in the area between Five Points and Fowlkes Street.



Scale: 1'=80'

Parcels:

Parcel ID: 078C H 00900 00009078F
731 Columbia Ave.
Franklin, TN 37064
Site Area = 0.59

Parcel ID: 078F B 01500 00009078F
805 Columbia Ave.
Franklin, TN 37064
Site Area = 0.37

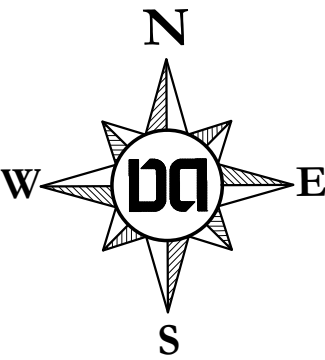
Parcel ID: 078F B 01400 00009078F
811 Columbia Ave.
Franklin, TN 37064
Site Area = 0.18

Parcel ID: 078F B 01600 00009078F
314 Cummins St.
Franklin, TN 37064
Site Area = 0.18

Parcel ID: 078F B 01300 00009078F
813 Columbia Ave.
Franklin, TN 37064
Site Area = 0.30

9/22/2023

Vicinity Map
Margin District



Scale: 1'=50'

Parcels:

Parcel ID: 078C H 00900 00009078F
731 Columbia Ave.
Franklin, TN 37064
Site Area = 0.59

Parcel ID: 078F B 01500 00009078F
805 Columbia Ave.
Franklin, TN 37064
Site Area = 0.37

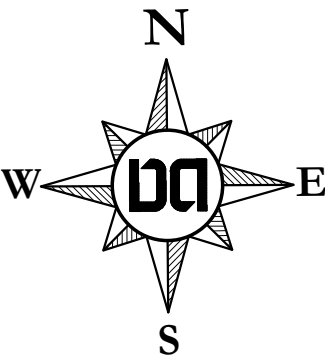
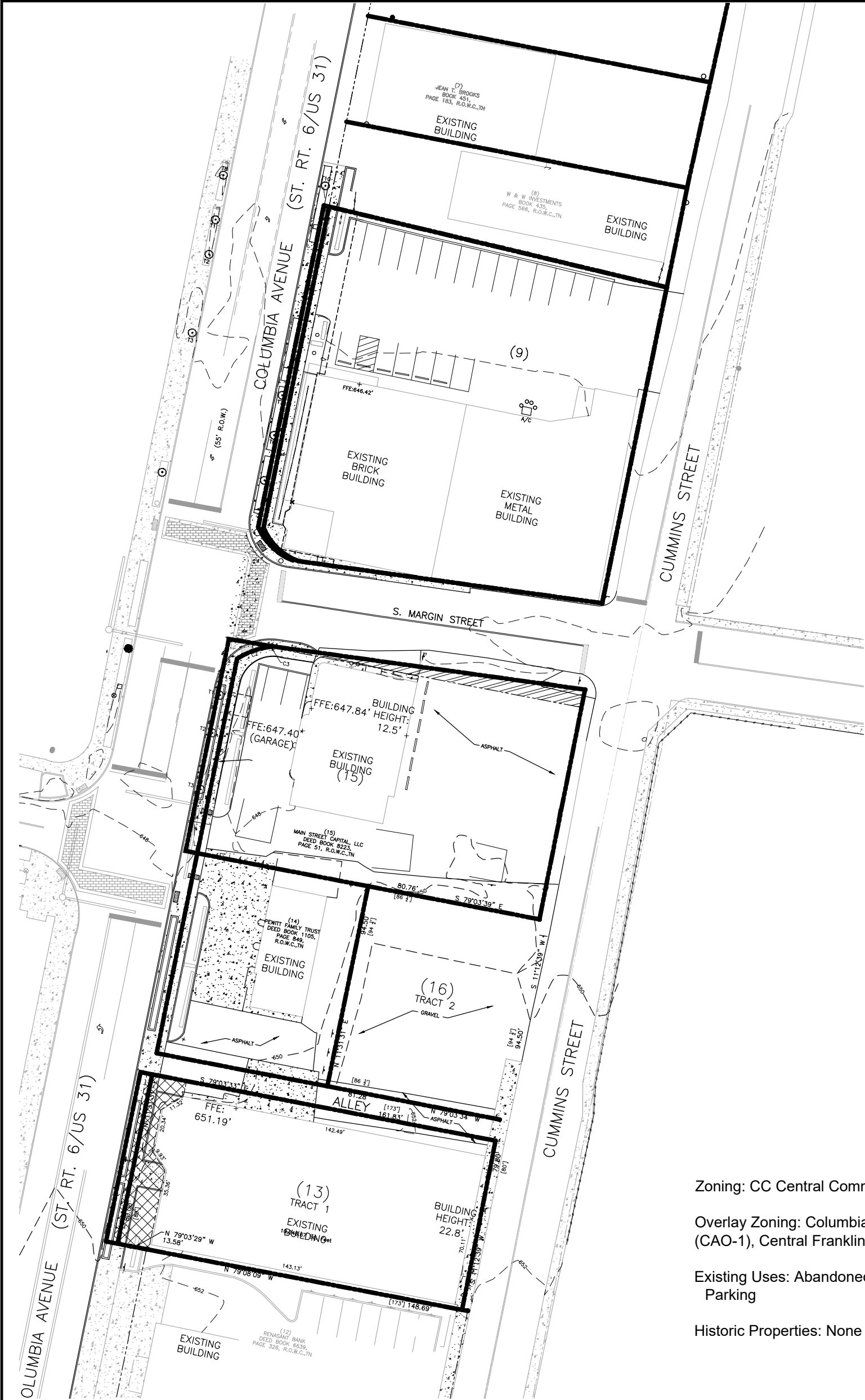
Parcel ID: 078F B 01400 00009078F
811 Columbia Ave.
Franklin, TN 37064
Site Area = 0.18

Parcel ID: 078F B 01600 00009078F
314 Cummins St.
Franklin, TN 37064
Site Area = 0.18

Parcel ID: 078F B 01300 00009078F
813 Columbia Ave.
Franklin, TN 37064
Site Area = 0.30

9/22/2023

Concept Plan
Margin District



Scale: 1'=50'

Zoning: CC Central Commercial District

Overlay Zoning: Columbia Avenue Overlay (CAO-1), Central Franklin Overlay (CFO)

Existing Uses: Abandoned Commercial & Parking

Historic Properties: None

Parcels:

Parcel ID: 078C H 00900 00009078F
731 Columbia Ave.
Franklin, TN 37064
Site Area = 0.59

Parcel ID: 078F B 01500 00009078F
805 Columbia Ave.
Franklin, TN 37064
Site Area = 0.37

Parcel ID: 078F B 01400 00009078F
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Parcel ID: 078F B 01600 00009078F
314 Cummins St.
Franklin, TN 37064
Site Area = 0.18

Parcel ID: 078F B 01300 00009078F
813 Columbia Ave.
Franklin, TN 37064
Site Area = 0.30

9/22/2023

Physical Features Map
Margin District



October 9, 2023

Margin District

S8D Project No. 2007.03

REVISED TEXT AMENDMENT LANGUAGE

Upon review of our initial submittal and the discussion in our Pre-App Meeting, we have updated our proposed text amendment language as follows:

We would like to propose the following text amendments to the Envision Franklin Document. Since the Public Draft is available for Review and includes proposed changes already, we are referencing the Envision Franklin Public Draft as well.

The Neighborhood Mixed-Use Concept description regarding Building Height states that “More specific, location-based height recommendations are within the special considerations (special considerations are defined as sub-district character areas within the Neighborhood Mixed-Use Concept areas). This is consistent in the current Envision Franklin Plan as well as the proposed Public Draft Update.

The current Envision Franklin Plan Neighborhood Mixed-Use Concept Building Height language reads as follows:

Building Height	Maximum of two stories inside Mack Hatcher Parkway; Max of three stories outside of Mack Hatcher Parkway. More specific, location-based height recommendations are within the special considerations. Larger scale, master planned developments may be considered for additional height with appropriate transitions. Buildings on the periphery should transition in height to nearby dwellings so as to ensure compatibility.
-----------------	---

The proposed Envision Franklin Plan Public Draft Update Neighborhood Mixed-Use Concept Building Height language reads as follows:

Building Height	Maximum of two stories inside Mack Hatcher Parkway, but certain locations have more specific height recommendations that are within the special considerations. Maximum of three stories outside of Mack Hatcher Parkway, but an additional story may be appropriate internal to the site. Certain locations may have additional height recommendations shown in Appendix E. Buildings on the periphery should transition in height to nearby residential buildings so as to ensure compatibility.
-----------------	--

Our project is within the “Columbia Avenue Between Five Points to Fowlkes Street” Special Consideration area. Our proposed amendment focuses special consideration for the “East side of Columbia Avenue between 9th Avenue and Blackburn Street.” This will limit the update to our site while staff completes the overall Envision Franklin Plan Update.

We propose special consideration related to Building Height for the “East side of Columbia Avenue between 9th Avenue and Blackburn Street” as follows:

“New development should be two stories in height along the street but may be up to three-and-one-half stories if the upper story-and-a-half is recessed a minimum of 10 feet from the lower floors.

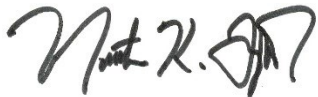
Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. *(as proposed in the Public Draft Update).*

Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.” *(as proposed in the Public Draft Update).*

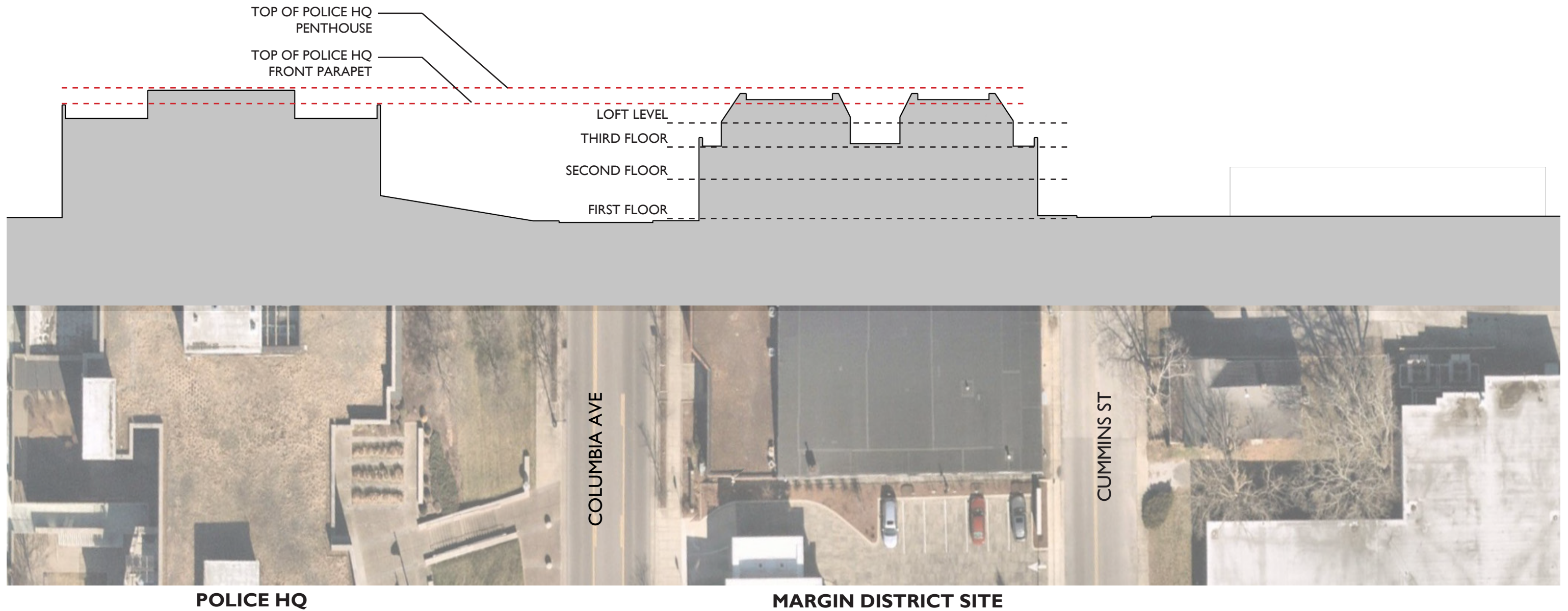
Figure 4.3, ‘Conceptual Plan – Columbia Avenue between Five Points and Fowlkes Street’ shall be deleted *(as proposed in the Public Draft Update).*

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt K. Taylor", with a stylized flourish at the end.

Matthew K Taylor, AIA, NCARB, LEED AP



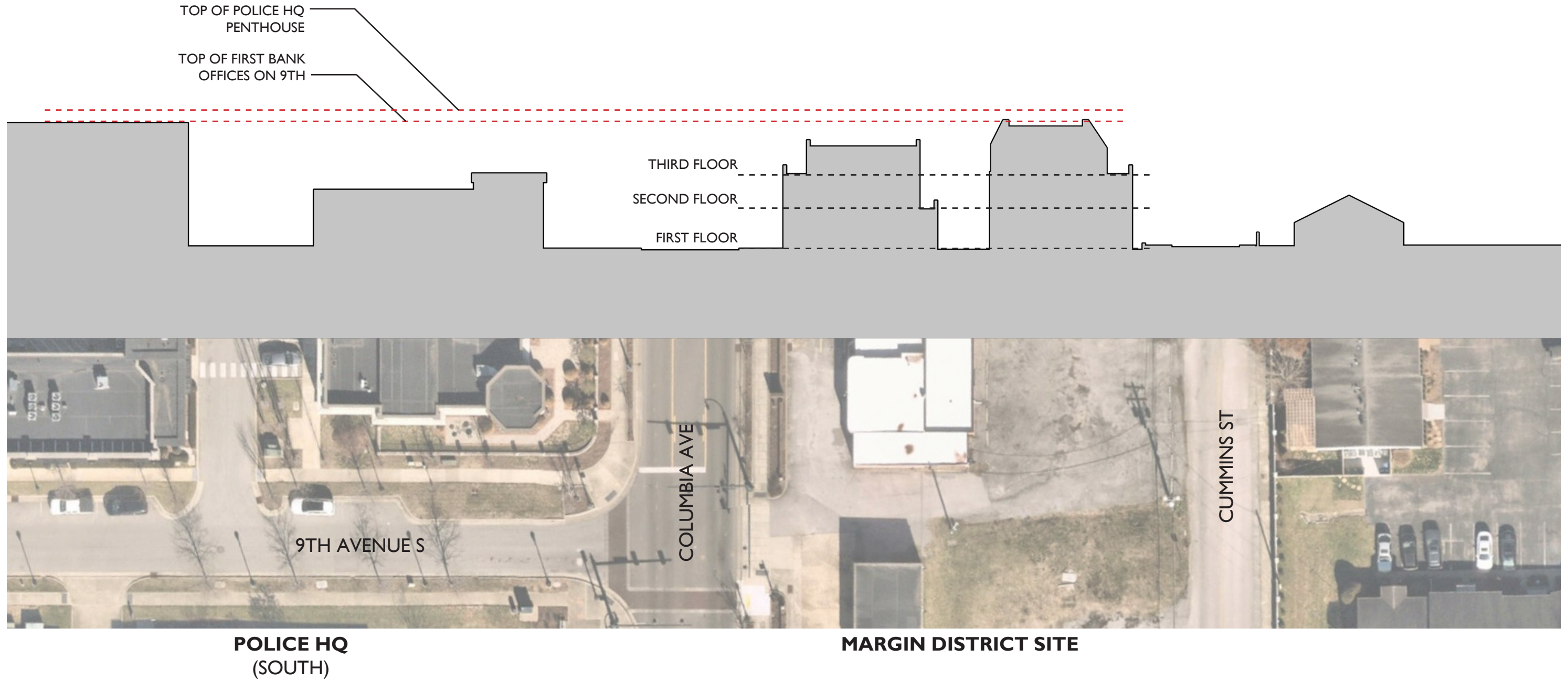
SITE SECTION THROUGH POLICE HQ LOOKING NORTH

SCALE = N.T.S.

EF TEXT AMENDMENT

31 OCTOBER 2023

731-813 COLUMBIA AVE
FRANKLIN, TENNESSEE



SITE SECTION THROUGH 9TH AVE LOOKING NORTH

SCALE = N.T.S.

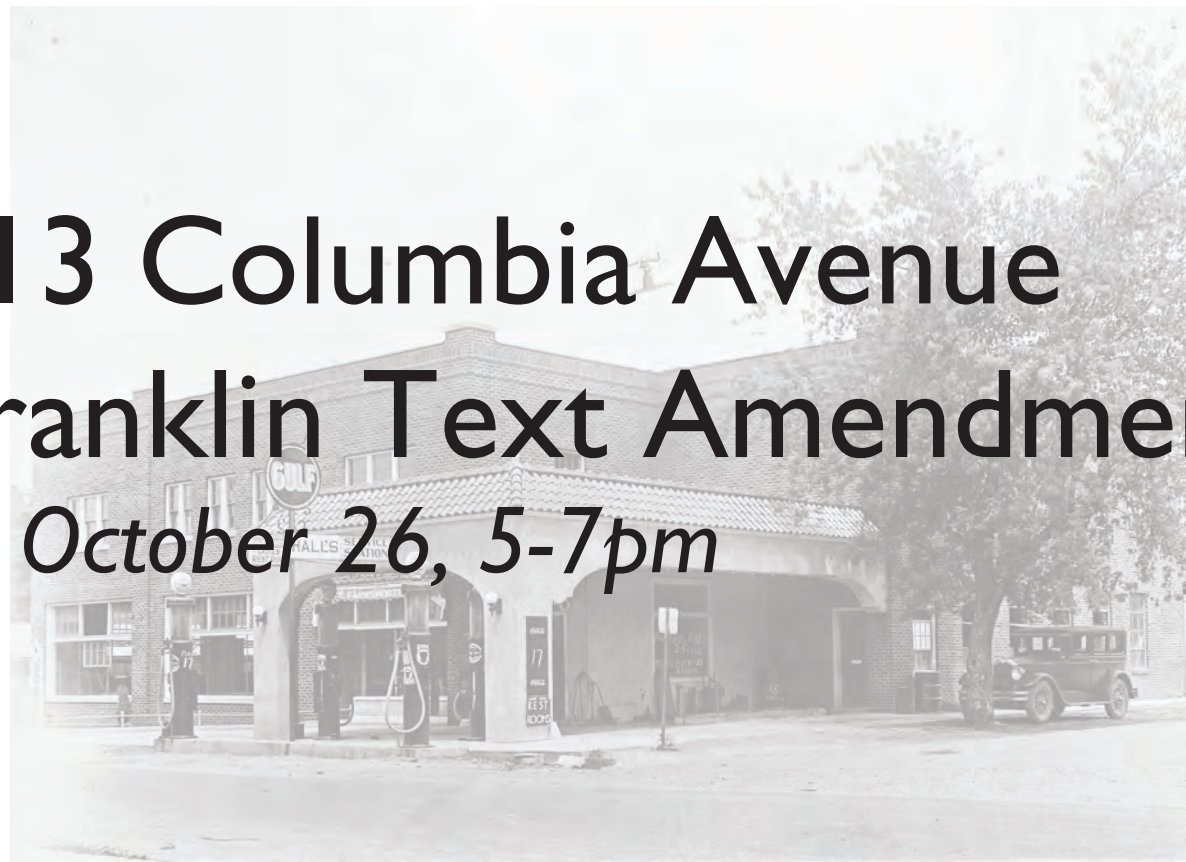
EF TEXT AMENDMENT

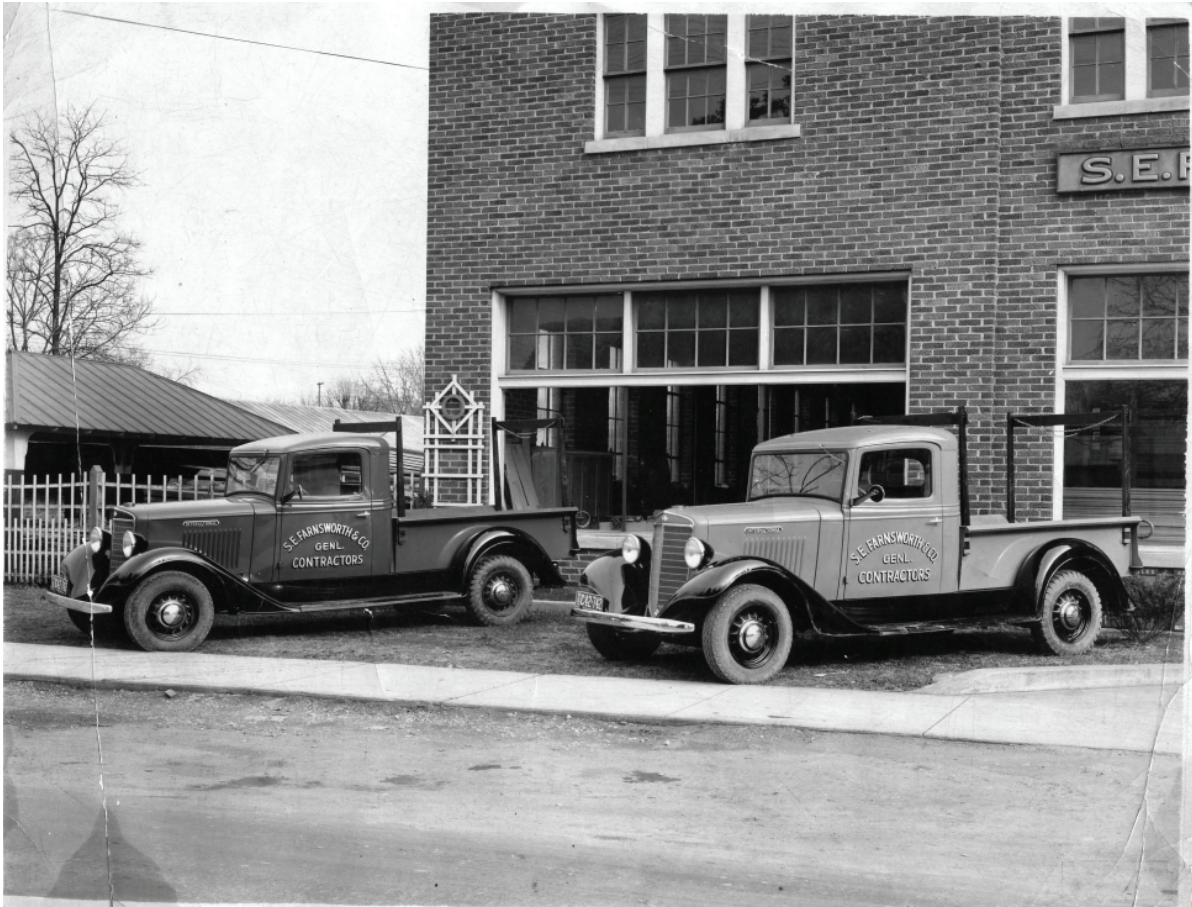
31 OCTOBER 2023

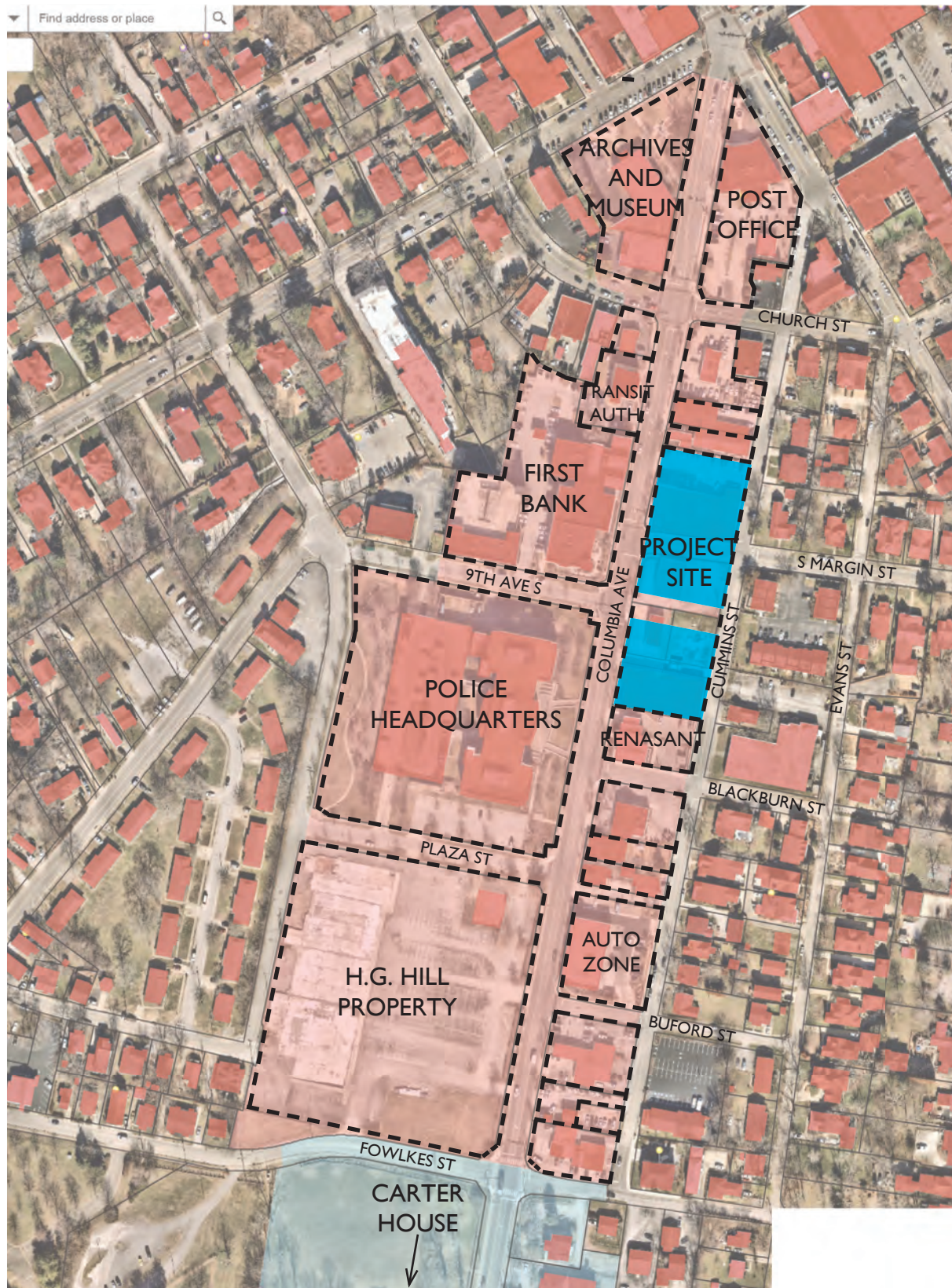
731-813 COLUMBIA AVE
FRANKLIN, TENNESSEE



731-813 Columbia Avenue
Envision Franklin Text Amendment
October 26, 5-7pm







CAO-I ZONING MAP
SCALE: N.T.S.



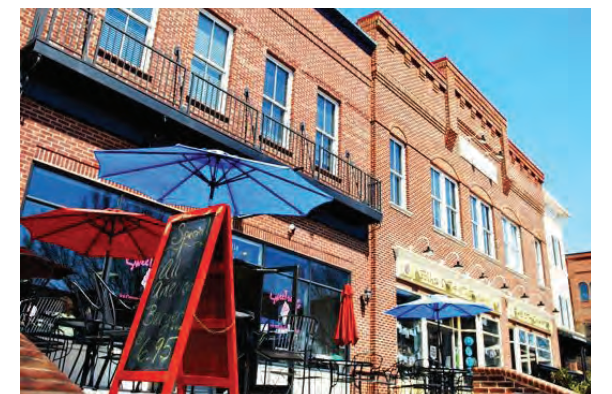
PROJECT CONCEPTUAL SITE PLAN
SCALE: N.T.S.

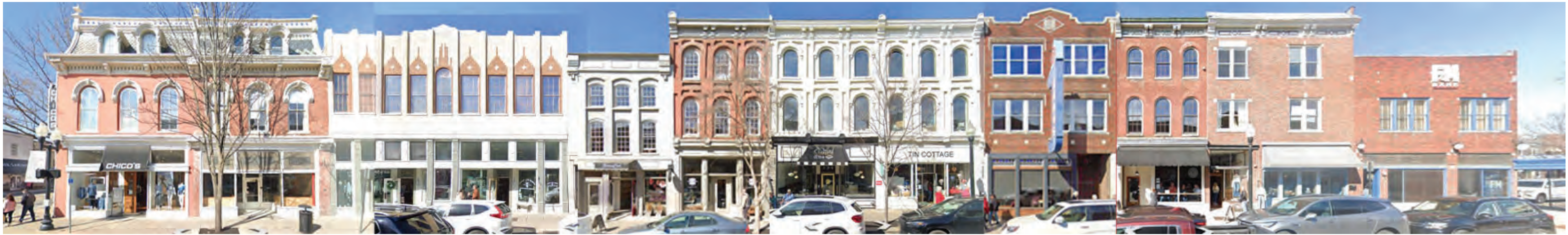
From the City of Franklin's Website:

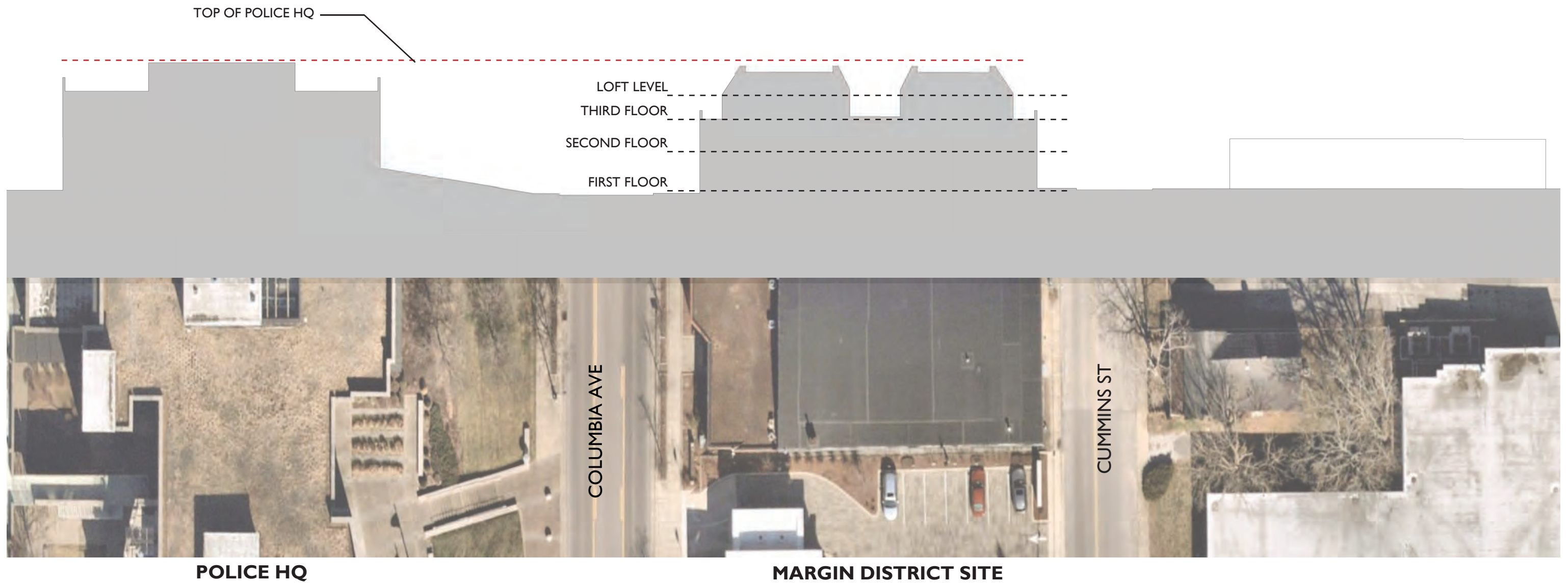
- “Envision Franklin articulates the long-term vision that will direct future development in a way that strengthens the City and creates exceptional places for people. The Plan provides guidance regarding land use decisions, managing the quality of development, determining the timing and location of future growth, and directing investment and development activity. It is a planning document adopted and maintained by the Franklin Municipal Planning Commission (FMPC).”
- “The **Design Concepts** establish a series of design templates based on location that set forth the way different land uses can be developed and mixed relative to each other. Each concept lists primary land uses or building forms, and, in many cases, these are encouraged to be mixed. Secondary uses or building forms are also identified, but these should be in a supporting or limited capacity. The design concepts include recommendations on building form (height, placement, & character), site design (landscape, amenities, access, and parking), and transportation (vehicular, bicycle and pedestrian, and transit). Finally, each design concept includes a set of precedent images that graphically describe the intent of the concept.”
- Many of the design concepts include an additional set of recommendations under the heading “**Special Considerations.**” These recommendations relate to specific neighborhoods, segments of key corridors, design at prominent intersections, or certain uses within the context of the design concept. In some instances, these special considerations are supported with additional character imagery and sub-area plans that depict preservation and infill development.

Proposed Text Amendment Background & Change:

- Our site falls under the “**Mixed Use Neighborhood Design Concept**” and is located in the “**Columbia Avenue Between Five Points and Fowlkes Street**” Special Consideration area. Our amendment is limited to the “**East side of Columbia Avenue between Church Street and Blackburn Street**” area.
- Proposed Amendment to revise the Special Consideration Area (only) Requirements to:
 - “*New development should be two stories in height along the street but may be up to three-and-one-half stories if the upper story-and-a-half is recessed a minimum of 10 feet from the lower floors.*”
 - *Figure 4.3, ‘Conceptual Plan – Columbia Avenue between Five Points and Fowlkes Street’ shall be deleted. (* as currently proposed in the City’s Public Draft Update).*
 - “*Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses.*” (* as currently proposed in the City’s Public Draft Update).
 - “*Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.*” (* as currently proposed in the City’s Public Draft Update).







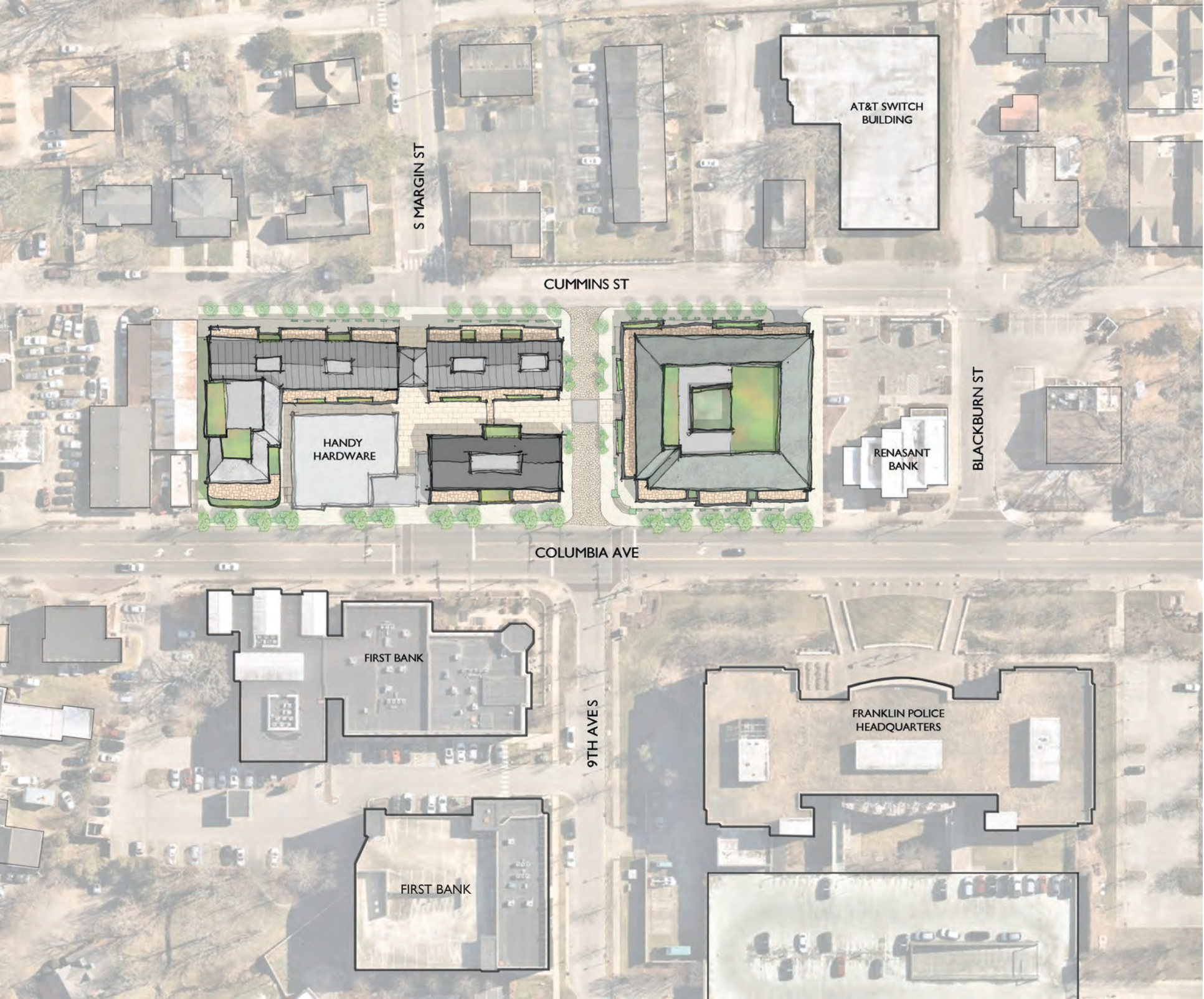
SITE SECTION THROUGH POLICE HQ LOOKING NORTH

SCALE = N.T.S.

EF TEXT AMENDMENT

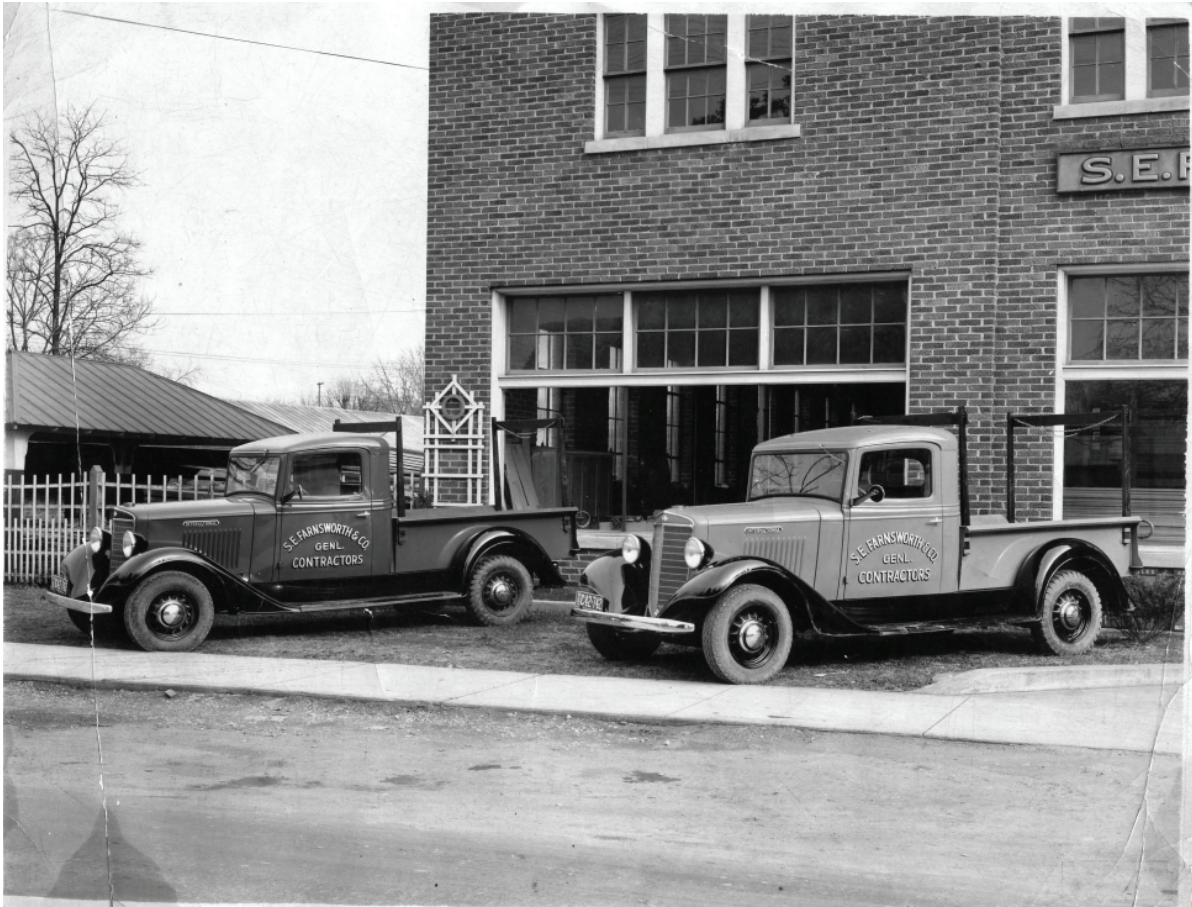
26 OCTOBER 2023

731-813 COLUMBIA AVE
FRANKLIN, TENNESSEE













RESOLUTION 2023-74

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT TO ESTABLISH A SPECIAL CONSIDERATION FOR PROPERTIES LOCATED ON THE “EAST SIDE OF COLUMBIA AVENUE BETWEEN NINTH AVENUE AND BLACKBURN STREET” FOR THE NEIGHBORHOOD MIXED-USE DESIGN CONCEPT.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached excerpt, is to add a Special Consideration to the Neighborhood Mixed-Use Design Concept called “East Side Of Columbia Avenue Between Ninth Avenue And Blackburn Street;” and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. That *Envision Franklin* is hereby amended to include the attached Special Consideration for the Neighborhood Mixed-Use Design Concept.

SECTION II. *Envision Franklin* is hereby amended by removing Figure 4.3 Conceptual Plan – Columbia Avenue between Five Points and Fowlkes Street.

SECTION III. A copy of the adopted amendment to *Envision Franklin* shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on December 14th, 2023, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Emily Wright
Secretary

FRANKLIN MUNICIPAL PLANNING COMMISSION:

By: _____
Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATION	East side of Columbia Avenue between Church Street and Blackburn Street	New development should be two stories in height along the street but may be up to three-and-one-half stories if the upper story-and-a-half is recessed a minimum of 10 feet from the lower floors. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. (as proposed in the Public Draft Update). Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.
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**HERITAGE
FOUNDATION**
WILLIAMSON COUNTY, TN

October 17, 2023

Franklin Municipal Planning Commission
City of Franklin
City Hall
109 3rd Avenue South
Franklin, TN 37064

Dear Members of the Franklin Municipal Planning Commission,

Over the last several months, the Senior Leadership and members of the Board of Directors of the Heritage Foundation of Williamson County attended the meetings and open houses related to Envision Franklin. After engaging with city staff and reading the proposed draft, the Heritage Foundation of Williamson County would like to offer our perspective and raise questions concerning several elements of the proposed updates to Envision Franklin.

- Franklin, Tennessee is revered for its decades-long commitment to historic preservation. Point A on page 18 states that, *“The preservation of historic resources is of paramount importance to protecting Franklin’s heritage and memorable community character. Historic resources and cultural amenities, including structures, neighborhoods, districts, landmarks, landscapes, cemeteries, streetscapes, and archaeological sites, should be identified, preserved, and protected.”*

The creation of Historic Preservation Overlays (HPO) has long benefited many historic properties in Franklin, including Main Street. While the City of Franklin has multiple local historic districts and historic preservation overlays, we recommend the city consider additional HPOs, particularly with its rural boundaries. The city should consider how it plans to work with private property owners and preservation advocacy organizations to align resources and partnerships that can continue to enhance Franklin’s historic character while protecting historic neighborhoods or greenspaces from future development.

The City of Franklin must determine its process to identify, preserve, and protect historic and cultural resources in all Franklin zip codes, including properties within the Mack Hatcher corridor and annexed land that is part of the Urban Growth Boundary south of Peytonsville Road.

With the creation of the *“Development Reserve,”* land that is set aside for future development, pending adequate infrastructure, the City should fully study and survey these proposed areas prior to any development. These studies will ensure that any historic/cultural/natural resources are identified, preserved, and protected.

- The *Rural Reserve Design Concept* states, *“to help preserve the natural beauty of Franklin through innovative design that helps celebrate nature while transitioning from the more densely populated City to the rural County...preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas.”* We applaud the City’s partnership with Franklin Preservation Partners to purchase the Creekside property. We recognize the enormity of preserving not only the landscape but offering additional open spaces and trails for a walkable, livable city.

As *“Franklin Road is the last rural gateway into Downtown Franklin and commercial uses are not appropriate within this rural corridor,”* the city of Franklin must consider now how to address future development off Franklin Road/Harpeth Industrial Court keeping in mind the City’s dedication to open spaces.

- According to Envision Franklin, *Compact Residential shall draw upon the “established characteristics of these historically significant neighborhoods should be preserved,”* within the historic neighborhoods of Natchez Street and Hard Bargain.

We believe the City needs to address the oversight of sprawling gentrification, particularly within the Natchez Street Historic District. Though stated, *“adaptive reuse of historic structures is recommended over teardowns for new construction,”* many of the homes and buildings once located within the Natchez Street Historic District are no longer extant. The City of Franklin must work with current and future property owners to ensure historic and cultural resources within our historic African American neighborhoods are identified, preserved, and protected.

- The creation of a new Arts and Culture District at the Factory is appealing. However, the vision of the City to *“expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination.”* does not outline the type of development that will be permitted to create this district.

We question whether this means that the City will allow further commercial development – hotel(s), multi-use residential and commercial, etc. to be constructed along the perimeter of the Factory.

The City should clearly state what specific uses will be allowed within the boundaries of this district. The City must plan for appropriate infrastructure without encroachment on historic greenspaces. There must be a plan in place to protect and safeguard our resources within the Mack Hatcher corridor.

We encourage the City to maintain its stated guidelines for building heights – at three stories with a recessed fourth – being the maximum allowed. The City should not allow for special considerations/exemptions for specific projects.

Within the Arts and Culture district, the City should consider the addition of inclusive interpretive signage that tells the whole story of this specific area in relation to Franklin.

Overall, we recommend the proposal language of Envision Franklin be more specific, particularly when outlining possible development within historic districts and neighborhoods. It is critical that, regardless of rezoning for density developments, especially within designated historic districts or neighborhoods, or land abutting such areas, local historic design guidelines be highly prioritized to ensure high-scale density developments do not envelope and overwhelm our city's impressive historic resources. There are a few specific areas where we would ask the City to move deliberately and with an eye to retaining the prominence of Franklin's historic zones. These are as follows:

- **Columbia Avenue to Fowlkes Street**

According to Envision Franklin, Neighborhood Mixed Use, particularly along Columbia Avenue between Five Points to Fowlkes Street, should include *“an overall mix of uses, but each parcel is not expected to have a mix of uses. Commercial nodes within these corridors are encouraged at intersections...consideration for future infill along the corridor is preserving existing buildings...many are historically significant buildings that contribute to the overall character of the corridor. The existing, established grid network of streets in the area along Columbia Avenue should be preserved to support infill and redevelopment.”*

The City of Franklin's Zoning Ordinance states, “two stories for buildings with frontage along Columbia Avenue or Fowlkes Street, three stories for buildings that do not have frontage on the streets listed above,” would be appropriate. We believe the City should specifically address infill redevelopment design guidelines to ensure all future building heights will not exceed two stories, particularly any rear structures situated along Church and Cummins Street, within the Columbia Avenue to Fowlkes Street footprint. While we recognize present and future growth realities, the historic corridors that spur off from Franklin's Main Street,

including Columbia Avenue to Fowlkes – including Downs Blvd, should minimize density.

Franklin Zoning Ordinance states parking for this area may have, “...surface parking serving a nonresidential use is adjacent to or across the street from a residential use, a six-foot brick or stone wall shall be installed to screen the parking area.” We recommend the City safeguard all known historic buildings within the Columbia Avenue between Five Points to Fowlkes Street and transparently engage current residents along Cummins, Church, and Evans Streets in conversations regarding the future realities of above and underground parking. We do not agree with any proposed future blasting due to the significant historic resources, including historic churches, within this area.

- **Fifth Ave North and Hillsboro Road**

Envision Franklin states, “*The intent is to improve upon the area and to transform the character of the built environment in order to promote a vibrant downtown core.*” We commend the City for their continued contribution to the revitalization of historic Main Street. Due to known flooding realities, we recommend that the Fifth Avenue North/Hillsboro Road corridor not have significant commercial development that could unnecessarily create environmental impacts in historic downtown Franklin and the multiple historic cemeteries.

Any commercial or residential development approved for this corridor should not exceed the existing heights of one to two stories to retain the current overall historic character historic Main Street and the residential area along Bridge Street and New Highway 96.

Preservation is not solely about the past; it is about the future. We are grateful for the opportunity to speak into the plans for this exciting time in Franklin. We encourage all fellow residents, property owners, and the City of Franklin to contact us with any questions regarding our position on Envision Franklin. As partners in preservation, we want to fully collaborate and engage in best practices for preserving our historic places, green spaces, and gateways to ensure vibrancy and viability for all who live here now and in the future.

Sincerely,

The Board Members and Leadership of
The Heritage Foundation of Williamson County



File #: 21-05207

DATE: November 6, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

4309 S. Carothers Subdivision, Final Plat, Creating One Commercial Lot, Dedicating Easements, And Abandoning A Drainage Easement, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8319
Applicant: Clay Wallace, Energy, Land, and Infrastructure, LLC
Owner: Manish Patel, Lockwood Joint Venture

BACKGROUND/STAFF COMMENTS:

The purpose of the plat is to create a lot, dedicate easements, and abandon an existing drainage easement. The existing zoning is Neighborhood Commercial (NC) District. The proposed final plat is made up of 5.35 acres and the required setbacks are shown. The corresponding site plan was approved by the FMPC in August 2021 and this final plat was approved last year but expired and needed to be submitted for re-approval.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.

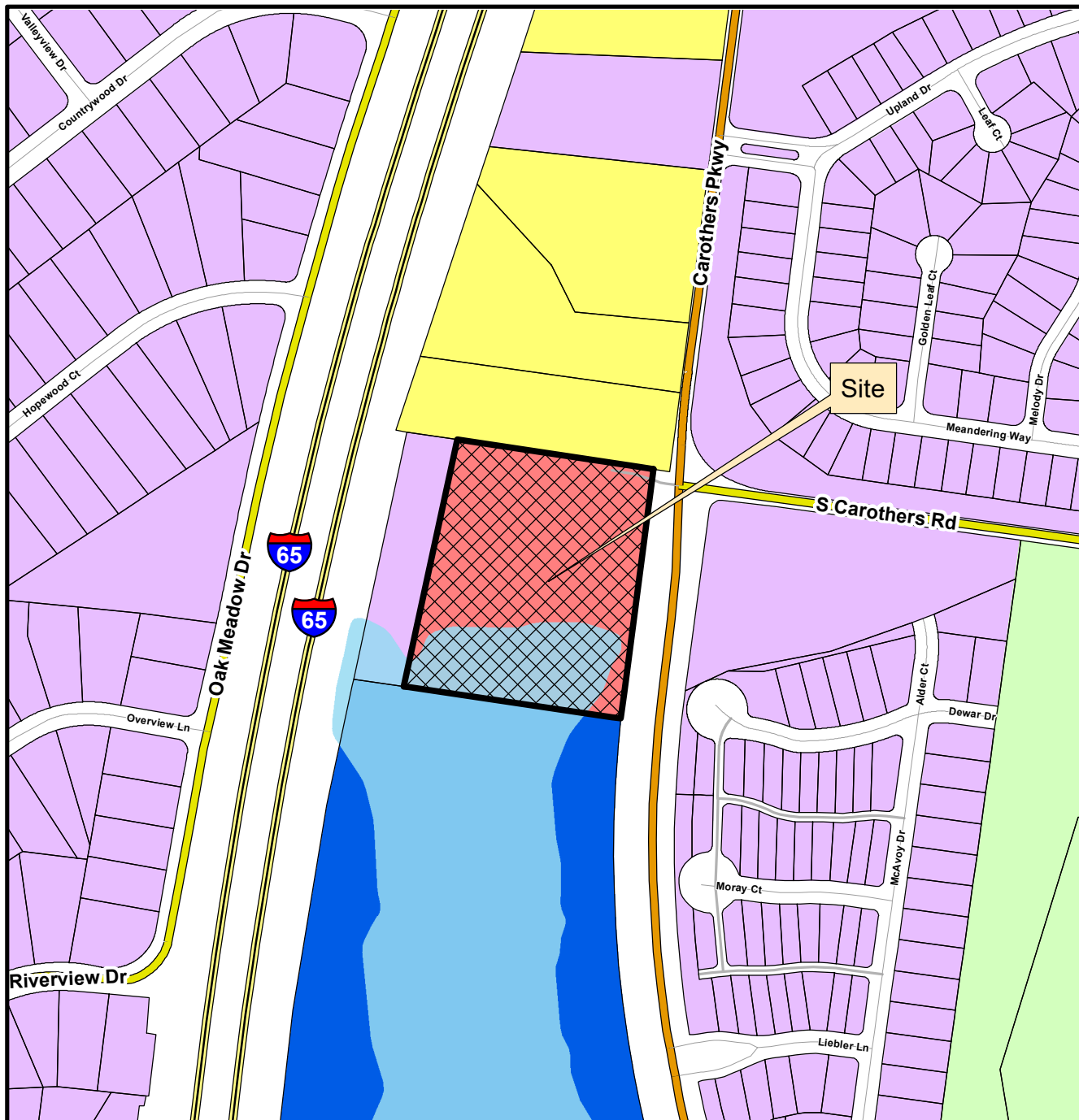
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of 4309 S. Carothers Road Subdivision, Final Plat. The conditions of approval are attached.



4309 S. CAROTHERS ROAD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: NC Neighborhood Commercial
 Overlay Districts: Floodway Fringe Overlay
 Site Acreage: 5.35 acres
 Total Number of Lots: 1

Legend

-  4309 S. Carothers Road Subdivision
-  Floodway Fringe Overlay
-  Floodway Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District

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 2023. All rights reserved.



0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

CONDITIONS OF APPROVAL:

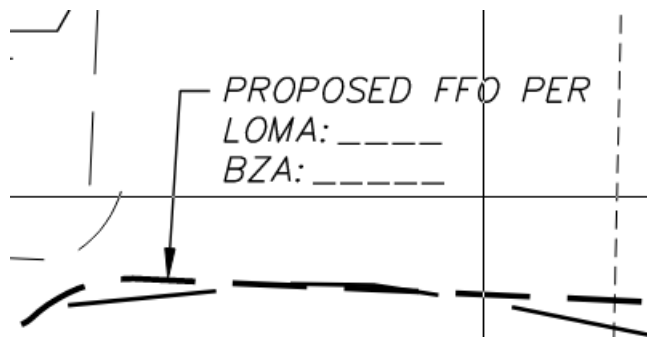
Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

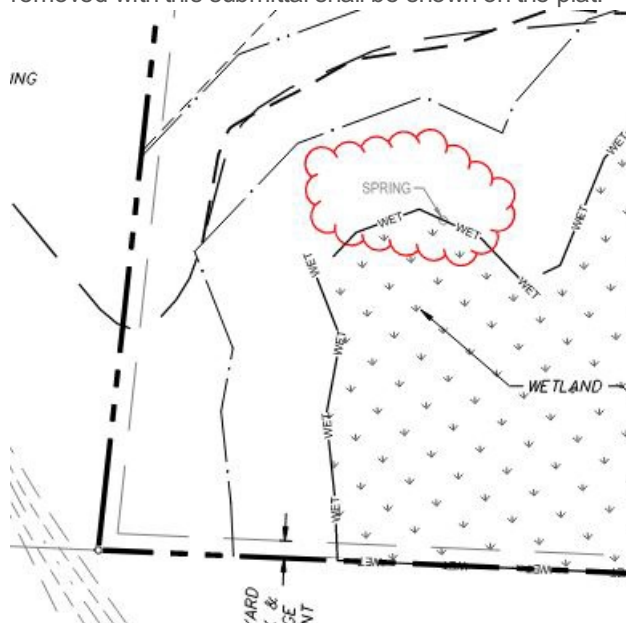
11. C. Final Plat

lance.fittro@franklinton.gov Prior to submittal of the final plat to One Stop, the revisions to the mapped floodplain and FFO boundary shall be completed with FEMA and Applicant shall provide the associated case number references for the LOMA and BZA approval for the associated revision to the FFO.



17. C. Final Plat

lance.fittro@franklinton.gov This is a new comment due to information removed from the plat: The spring location that was previously shown on the plat (clouded below) but removed with this submittal shall be shown on the plat.



Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklinton.gov Any unposted sureties associated with this development from site plans:
[COF #7541 \(4309 S. Carothers Subdivision, Site Plan\)](#)
and
[COF #7673 \(4309 S Carothers Commercial, Site Plan \(Carothers Parkway Intersection Improvements\)\)](#)
shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

13. BZA Variance

chelsea.randolph@franklinton.gov **COMMENT TO REMAIN UNTIL VARIANCE ADDRESSED:** The property must receive approval of a Variance Request to reduce the width of the transition buffer on the north side of the property before the Final Plat can be recorded.

Applicant shall acquire the variance before the final plat can be approved at OneStop.

15. Site Plan

chelsea.randolph@franklinton.gov **ADVISORY COMMENT SHALL REMAIN:**

Submittal of this Final Plat to One Stop for conditions of approval and City signatures may be concurrent with, but shall not precede, the associated Site Plan COF #7541.

18. Site Plan and Variance Request

chelsea.randolph@franklinton.gov Applicant shall update the final plat to reflect the requested 11' buffer variance. The 11' buffer is also shown on the site plan and all documents must match.

Site Data

Project Name:	4309 S. Carothers Subdivision, Final Plat
Project #	8319
Address:	4309 South Carothers Rd 3441 Carothers Pkwy 3443 Carothers Pkwy 3445 Carothers Pkwy Map 89, Parcel 47.00
Parcel(s)	5.35 AC / 232,957 SQ.FT.
Acreage/Square Footage of Site:	October 2021
Vesting (date development first became vested):	
REGULATIONS	
Base Zoning:	NC (Neighborhood Commercial)
Overlay Zoning:	FFO (Flood Fringe Overlay)
Frontage Types Applied:	Landscape Frontage
Setbacks	
Front Yard:	10'
Side Yard:	5'
Rear Yard:	5'
Hotel Keys:	N/A
Building Height:	1 Story
Minimum Landscape Surface Area:	15%
Formal/Informal Open Space:	0.28 AC)
Natural Area SF Required:	N/A
Tree Canopy Retention Acreage:	1.01 AC
Parking Required:	99
Parking Provided:	101
Historic Resource Treatment	No

Notes

- The purpose of this plat is to abandon a drainage easement, dedicate easements, and creation of a lot.
- Part of the subject property is located within a flood hazard area as per FEMA FIRM Community Map No. 47187CO214G, dated December 22, 2016.
- The lot shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 080.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.
- Maintenance of all storm water management features, including lot line swales, shall be the responsibility of the property owner(s) or HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within the 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 activities within easements.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the owner. The property owner 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 at no expense to the City of Franklin. Owner shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the owners' lot at the owners' expense.
- Any and all mineral rights for the subject property shall remain with the owner.
- Green Infrastructure Easements (GIE) are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.
- Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.
- Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
- Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s)
- All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the Property
- 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.
- Access to the proposed lot from Carothers Parkway shall be via the cross-access easement location shown. No additional access or relocated access from Carothers Parkway shall be permitted.

Total area: 232,957 S.F. or 5.35 Acres

Road Data:

Area in ROW dedication 0 SQ.FT.
0 Acres

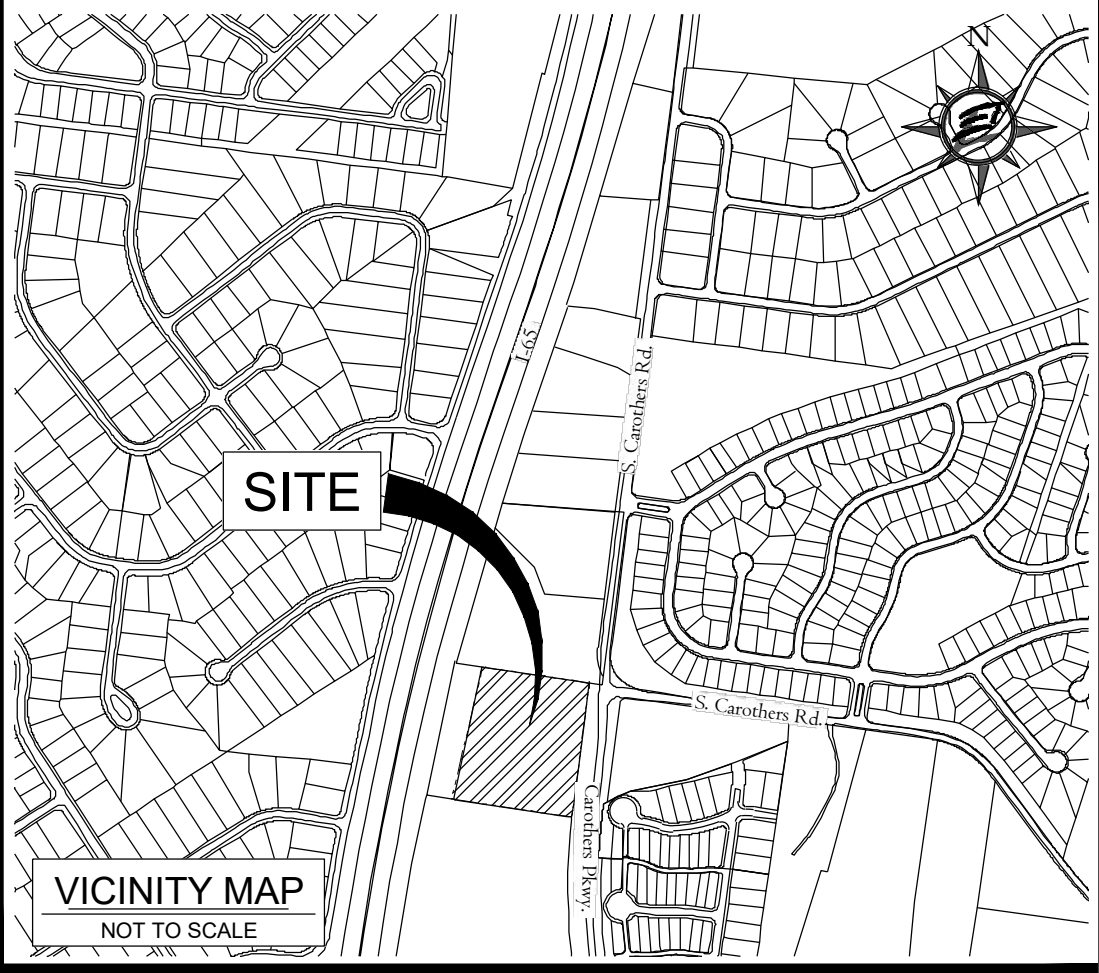
Linear footage of new roads 0 Feet

Deed Reference

TAX MAP 89, PARCEL 47.00
Part of the same Property conveyed to Lockwood Joint Venture, of record in Book 8527, Page 404 in the Register's Office for Williamson County, Tennessee



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 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 4309 S Carothers Rd Commercial Site Plan 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 4309 S Carothers Rd Commercial Site Plan has been installed in accordance with MUD specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District	Date
--	------

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in 4309 S Carothers Rd Commercial Site Plan has been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for access, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission	Date
---	------

4309 S. CAROTHERS
SUBDIVISION, FINAL PLAT

SHEET 1 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 8319
DATE: October 24, 2023
REV: November 1, 2023



ENERGY LAND & INFRASTRUCTURE
440 METROPLEX DRIVE • NASHVILLE, TN 37211
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the properties shown hereon as of record in Book 8527, Page 404 R.O.W.C., Tennessee and that I (we) hereby adopt this plan of combination of the properties 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 Information
Lockwood Joint Venture
Manish Patel
208 N. Thompson Lane
Murfreesboro, Tennessee 37129

MTEMC Certificate of Approval
for Recording

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

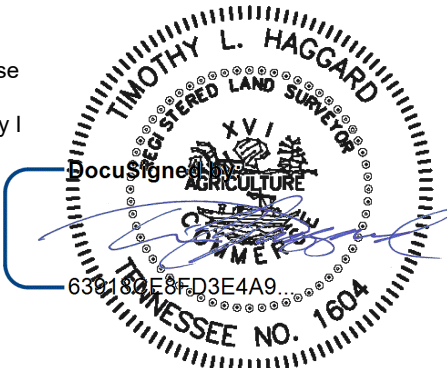
Middle Tennessee Electric Membership Corporation	Date
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Certificate Of Survey

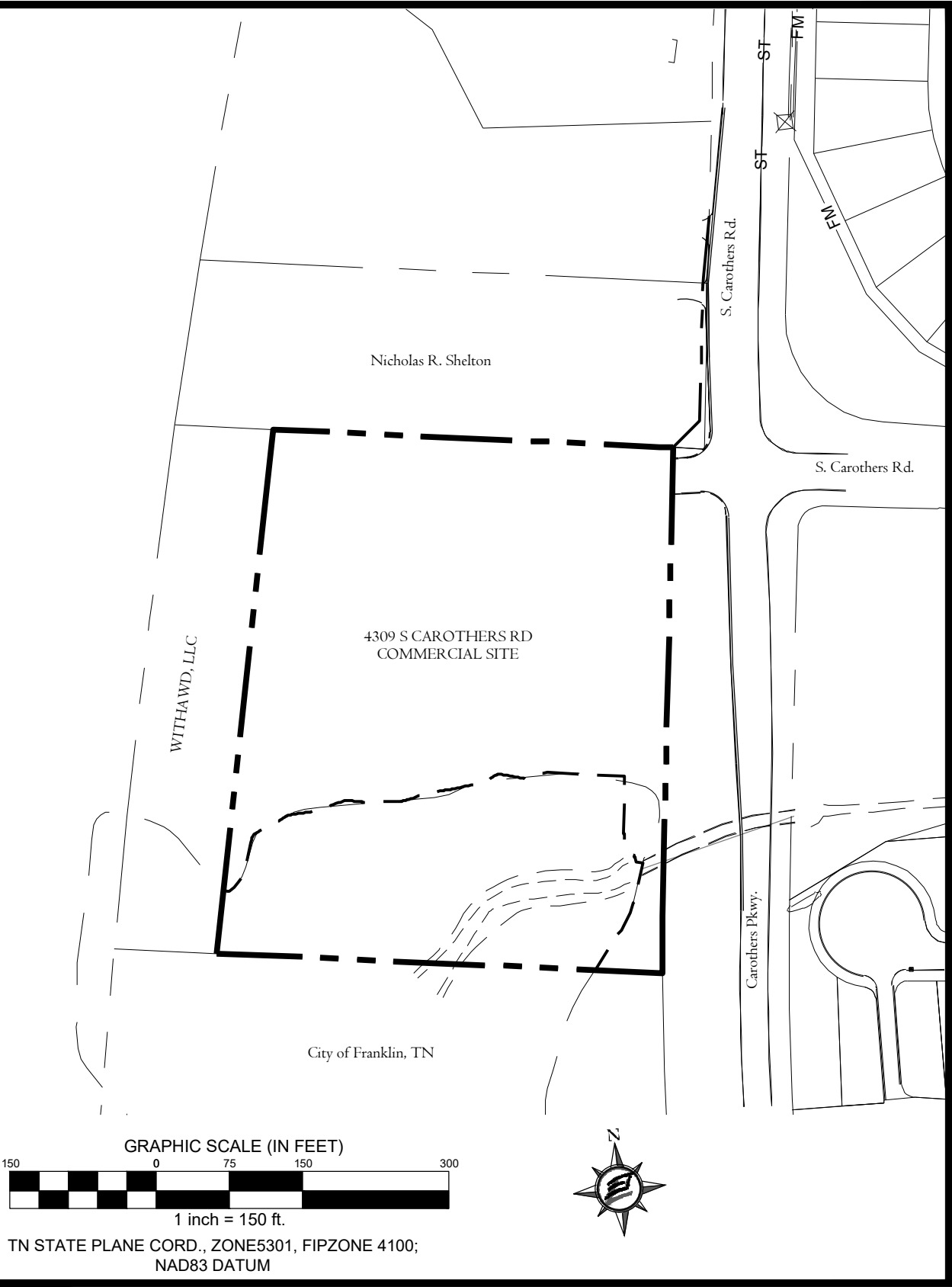
I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that survey was done in compliance with current Tennessee Minimum Standards of Practice as defined under rule 0820-03-07, and is a Category I survey having a ratio of precision of the unadjusted survey greater than 1:10,000.

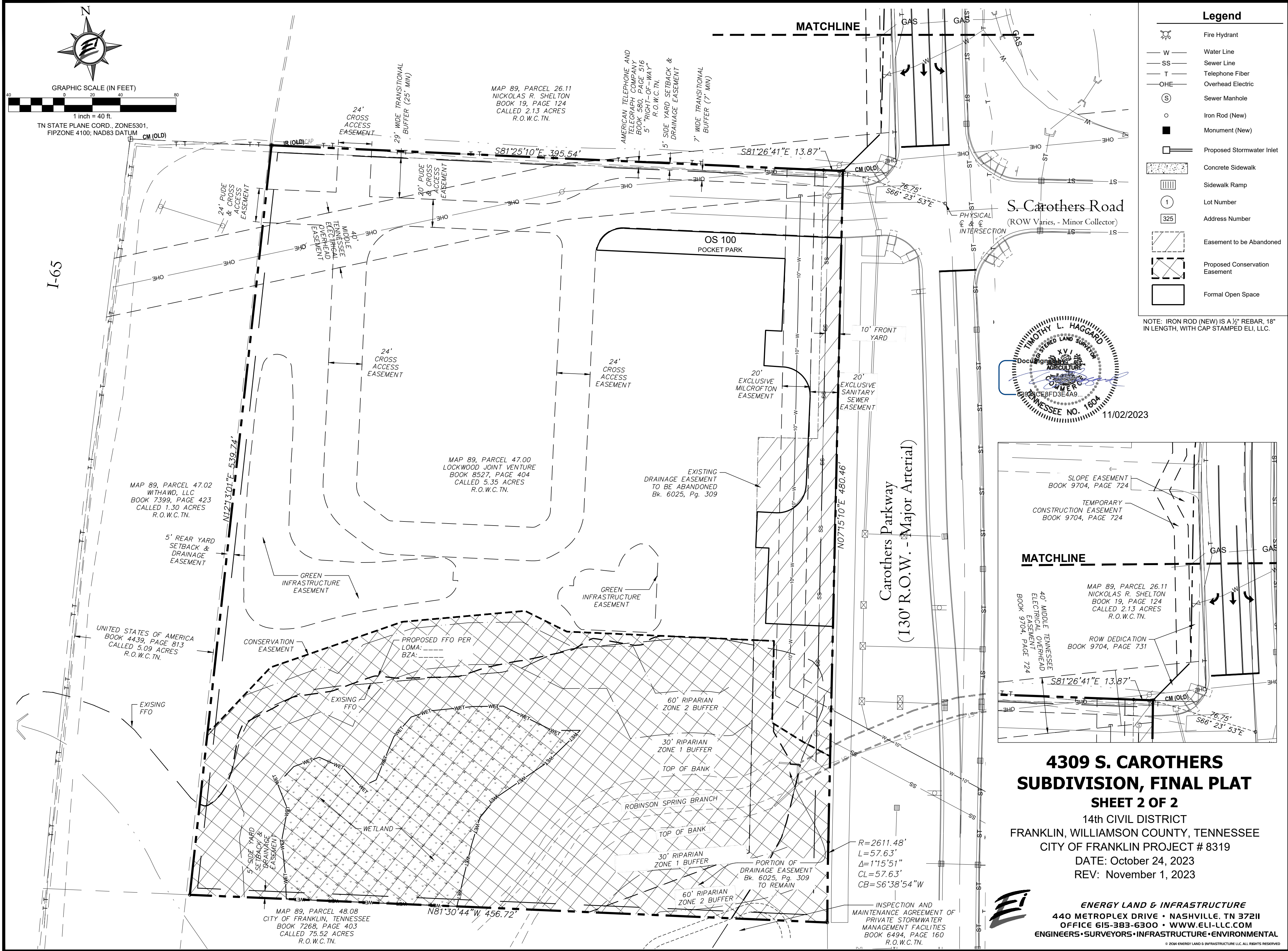
DocuSigned by:

63918CE8FD3E4A9
Timothy L. Haggard, RLS #1604
November 2, 2023



Surveyor Information
Timothy L. Haggard, R.L.S.
Energy Land & Infrastructure, LLC
440 Metroplex Drive
Nashville, Tn 37211
Phone: 615-383-6300
Email: tim.haggard@eli-llc.com

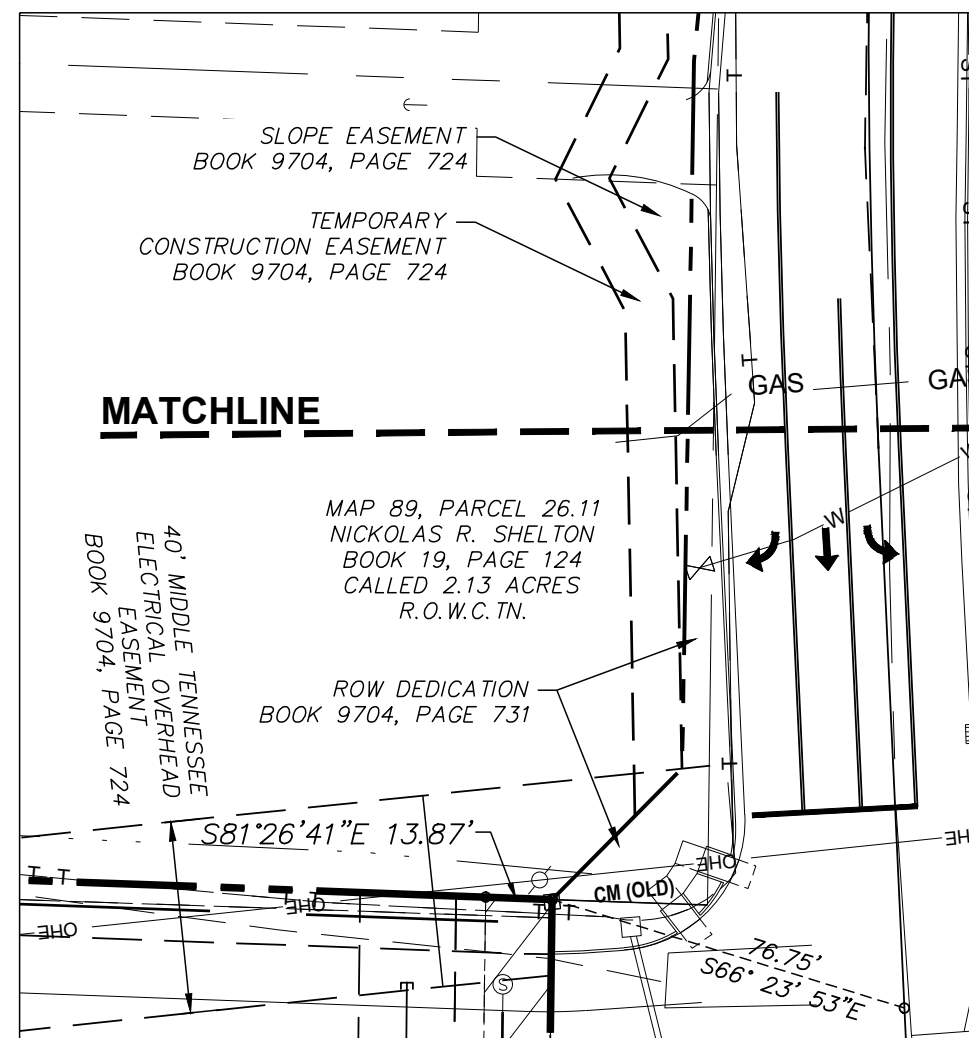
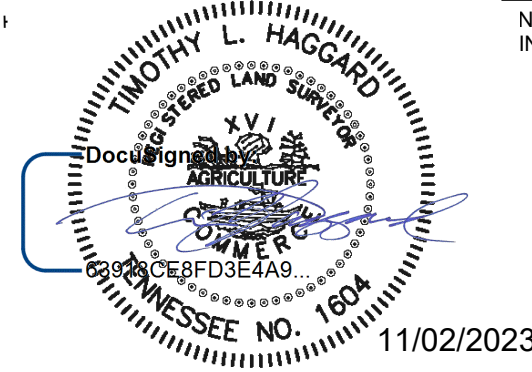




Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Telephone Fiber
- Overhead Electric
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Sidewalk Ramp
- Lot Number
- Address Number
- Easement to be Abandoned
- Proposed Conservation Easement
- Formal Open Space

NOTE: IRON ROD (NEW) IS A 1/2" REBAR, 18" IN LENGTH, WITH CAP STAMPED ELI, LLC.



4309 S. CAROTHERS SUBDIVISION, FINAL PLAT

SHEET 2 OF 2
14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 8319
DATE: October 24, 2023
REV: November 1, 2023



ENERGY LAND & INFRASTRUCTURE
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File #: 21-05636

DATE: November 7, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

The Madison At Franklin PUD Subdivision, Final Plat, Creating 1 Lot, On 20.0 Acres, Located At 801 Del Rio Pike. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8316
Applicant: Scott Bernick, Ragan Smith
Owner: Investment VII - Madison, LLC, Welden Johnston, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create one commercial lot and establish easements on 20.0 acres for the property located at 801 Del Rio Pike. The property is zoned Planned District (PD) and correlates to the site plan for The Madison Franklin PUD Subdivision, which is also on this meeting's agenda.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Madison at Franklin PUD Subdivision Final Plat with conditions.

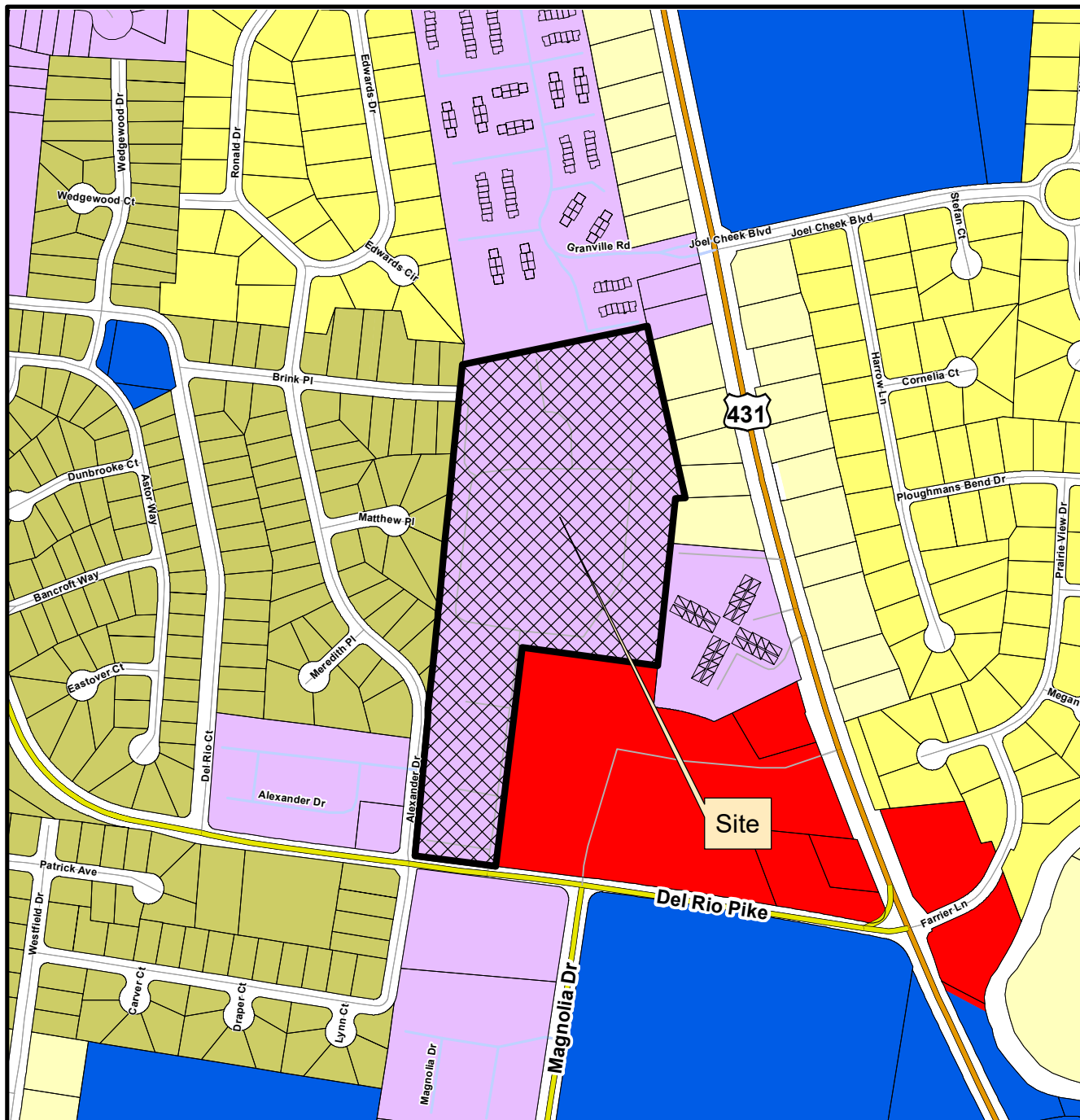
THE MADISON AT FRANKLIN PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: PD 12.7 Planned District
 Vested Overlay Districts: CFCO-4 (Central Franklin
 Character Overlay District)
 Site Acreage: 20.0 acres
 Total Number of Lots: 1

Legend

-  The Madison at Franklin
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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 2023. All rights reserved.



0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

11. 0. General Information

lance.fittro@franklin.tn.gov Applicant shall ensure that any modifications to the site plan COF #8315 are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Parks

General Issues

3. Parkland Impact Fee

kevinl@franklin.tn.gov Law approved the owner change request and the agreement has been sent to owner for signature.
This can go forward but will be held at onestop unit fees and signatures are received.

Until these fees are collected "*Conditional Approval*" will be the comment.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.
***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**
alex.bearden@franklin.tn.gov 615-721-9103

The invoice has been corrected and uploaded in IDT for review
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

2. Engineering Sureties

Applicant shall post sureties in the following amounts, transferred from the associated Site Plan, [COF 8315 \(The Madison at Franklin PUD Subdivision, Site Plan\)](#) :

I. City Water:	\$ -
II. City Sewer:	\$ -
III. Public Sidewalk:	\$ -
IV. City Streets:	\$5,000
V. Private Streets (Including Shared Access):	\$71,000
VI. Street Access	\$10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals:	\$ -
IX. ITS Elements:	\$ -
X. Stormwater Drainage:	\$128,000
XI. Green Infrastructure:	\$1,006,000

*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.*

Line Items (For Reference Only:)		
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	15	SF
HANDICAP RAMP AND DETECTABLE WARNING	1	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	45	SY
CONCRETE CURB	30	LF
CONCRETE CURB AND GUTTER	20	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SHARED ACCESS DRIVE	904	SY
CONCRETE CURB	195	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	1	EA
NON-STANDARD RCP (Elliptical, smaller than 15", etc., indicate dimension in description)	129	LF
HEADWALLS (Concrete Volume)	6	CY
SINGLE INLET/JUNCTION BOX	6	EA
SPECIAL ITEM 01 (UNDERGROUND DETENTION, ETC.)	1	EA
PERMEABLE PAVEMENT/PAVERS	48485	SF
DRY POND	4000	CY
DETENTION POND OUTLET STRUCTURE	1	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	135	CY
LEVEL SPREADER	15	LF

[Edited By Kevin Long]

17. Performance Agreement

melodie.brady@franklin.tn.gov **Advisory Comment:**

Performance Agreement

In order to get the Performance Agreement ready, the following information is needed:

- 1) Will the sureties be posted with a letter of credit or cash/cashier's check?
- 2) What is the name of the company that is to be on the performance agreement?
- 3) What type of company? Example: a Tennessee LLC, a Georgia Corporation, etc
- 4) What is the mailing address for that company?

Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklin.tn.gov with any questions.

18. Surety Requirement

Surety Requirement

Cash / cashier's check

If using cash or cashier's check to post sureties, the check is to be made out to City of Franklin. Check must be brought to _____, and the City cannot accept a check until the performance agreement has been signed and accepted. If a performance agreement has not yet been accepted at time of check delivery, check will be returned.

If using a letter of credit to post sureties, ensure that the letter of credit includes the following:

1. A clause that states the letter of credit renews automatically;
2. A statement that a minimum of sixty (60) days notice shall be sent from the issuing bank to the City by a receipted means, should the bank elect not to renew the letter of credit;
3. Proof of issuance by a financial institution located in the United States, organized and operating under the laws of the State of Tennessee or the United States, whose deposits are insured by either the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA);
4. Identification of a presentation location within the physical limits of Williamson and/or Davidson County (or as permitted in the Performance Agreements section of the Zoning Ordinance) with the statement that documents calling for payment may be made at said location.
5. The following statement shall be included verbatim "This letter of credit may be called upon certification by an official of the City of Franklin that ABC Company (correct company that is also on the Performance Agreement) has failed to complete and/or maintain the public improvements for XXXX (complete name of this project), as outlined in the executed performance agreement dated XXXX (date the performance agreement is signed and notarized)."

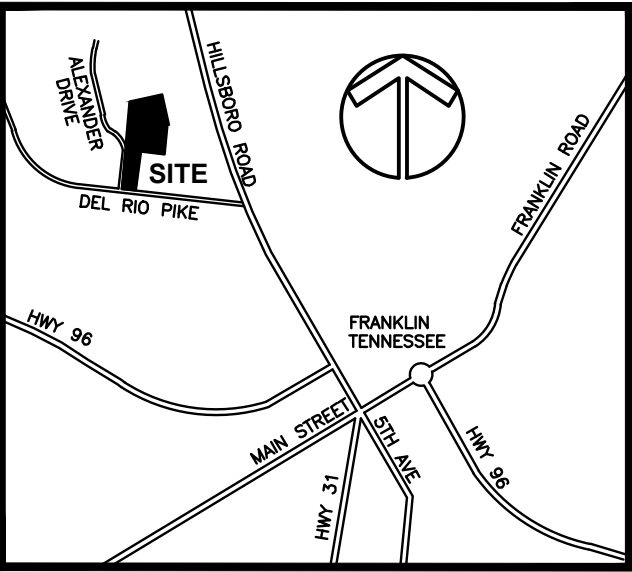
Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklintn.gov with any questions.

Planning

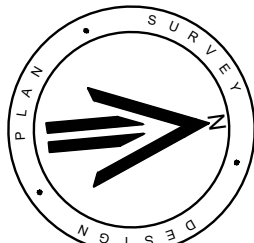
General Issues

8. Entitlements

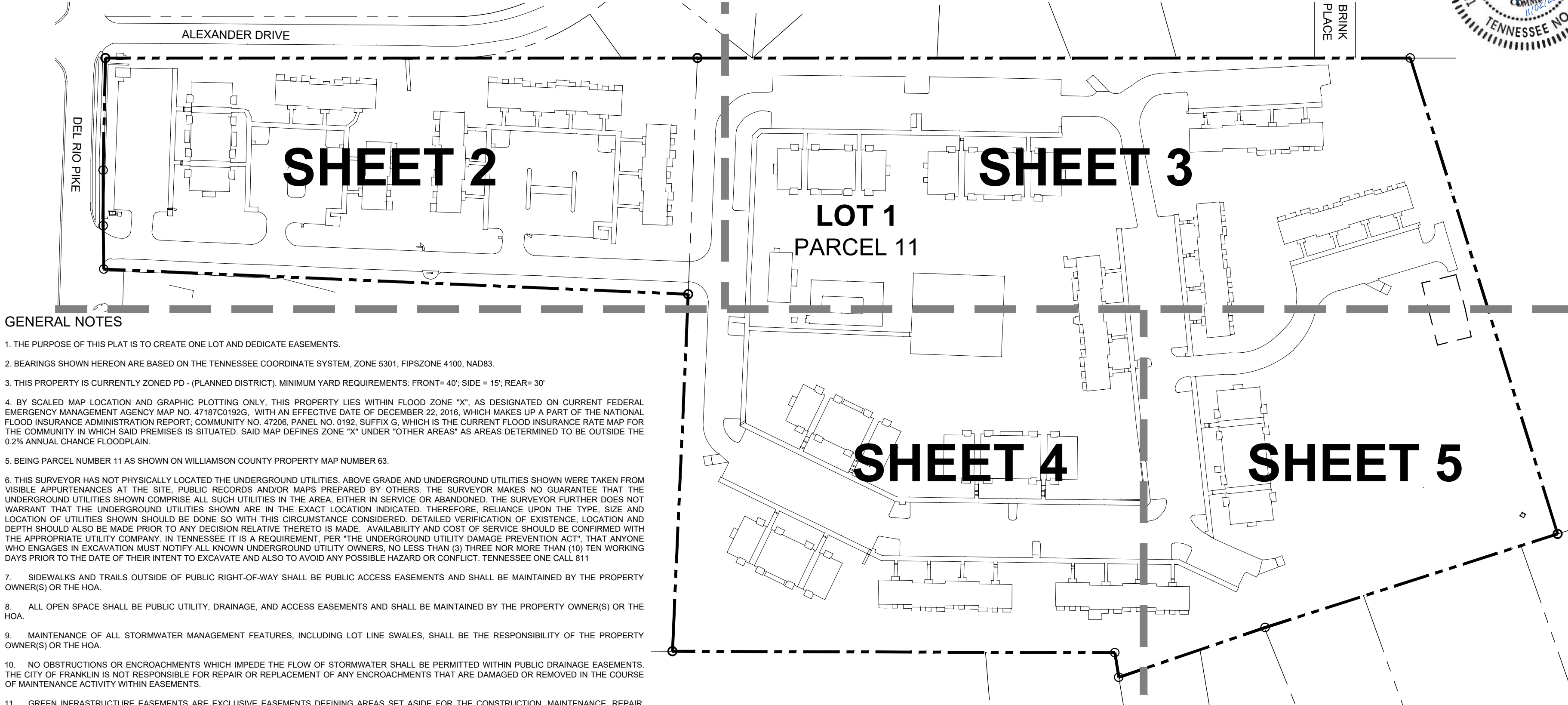
joseph.bryan@franklintn.gov Comment not addressed. Applicant shall revise to "PD 12.7" to include the entitlements with the zoning.



VICINITY MAP
(N.T.S.)



SEE NOTE 2.



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT AND DEDICATE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.
- THIS PROPERTY IS CURRENTLY ZONED PD - (PLANNED DISTRICT), MINIMUM YARD REQUIREMENTS: FRONT= 40'; SIDE = 15'; REAR= 30'
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192S, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 47206, PANEL NO. 0192, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BEING PARCEL NUMBER 11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 63.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES, ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
- CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- 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 HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
- 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.C.
- LOTS SHALL HAVE NO DIRECT ACCESS TO BRINK PLACE EXCEPT FOR GATED EMERGENCY ACCESS CONTROLLED BY AUTHORITY OF THE CITY OF FRANKLIN. MAINTENANCE OF EMERGENCY ACCESS GATES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- PARKLAND IMPACT: 72 UNITS TOTAL WITH 8 PRE EXISTING; 64 UNITS X \$4,304.00 = \$275,456.00. FEES ARE DUE AT THE FINAL PLAT.
- THE CITY OF FRANKLIN HAS THE RIGHT TO ENTER THE PRIVATE PROPERTY TO PERFORM EMERGENCY MAINTENANCE TO THE PRIVATE SANITARY SEWER SYSTEM AT THE PROPERTY OWNERS EXPENSE. THIS MUST BE DEEMED NECESSARY BY TDEC OF FRANKLIN WATER MANAGEMENT TO CORRECT THE SEWER SYSTEM IN THE EVENT OF DAMAGES TO PUBLIC UTILITIES RESULTING FROM THE PRIVATE SYSTEM. THE SANITARY SEWER SYSTEM SHALL REMAIN OPERATIONAL AND NOT IMPACT CITY OF FRANKLIN PUBLIC SEWER SYSTEM.
- THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.
- A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ASSOCIATED WITH THE PUBLIC DRAINAGE EASEMENT LOCATED ON THE ORLEANS ESTATES PROPERTY IS RECORDED IN DEED BOOK 8505, PAGE 463, R.O.W.S.C.T.
- TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTERS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

OWNER
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LEGEND

	IRON ROD (OLD)		UTILITY POLE
	IRON ROD (NEW)		UTILITY POLE W/ ANCHOR
	(5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")		UTILITY POLE W/ LIGHT
	FIRE HYDRANT		GAS METER
	WATER VALVE		OVERHEAD ELECTRIC POWER LINE
	WATER METER		OVERHEAD TELEPHONE LINE
	CATCH BASIN		OVERHEAD POWER AND TELEPHONE LINES
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	SEWER CLEAN-OUT		WATER LINE
	SEWER VALVE		AIR CONDITIONER
	LIGHT STANDARD		CONCRETE SURFACE
	YARD LIGHT		
	ELECTRIC BOX		
	R.O.W.C.T.		
	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE		

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 8518, PAGE 961, 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.

CHARLES V. WELDEN, III

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 19TH DAY OF SEPTEMBER, 2023. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 70.373

TED J. STEVENSON II TN RLS NO. 2136

11/02/2023

DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:(A) THE WATER AND SEWER SYSTEMS DESIGNATED IN THE MADISON AT FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM AND \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF MTEM.C

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

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN THE MADISON AT FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS, \$ _____ FOR DRAINAGE, \$ _____ FOR SIDEWALKS AND \$ _____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF 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 _____, 2023, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL
PLANNING COMMISSION

DATE

FINAL PLAT

THE MADISON AT FRANKLIN

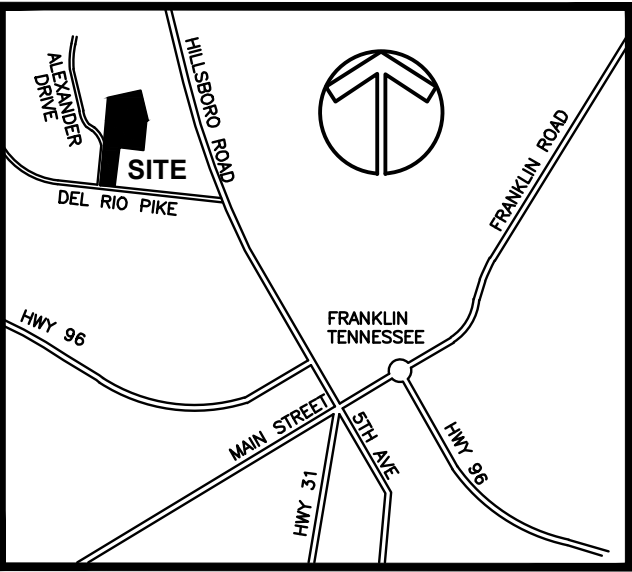
INVESTMENT VII - MADISON, LLC
801 DEL RIO PIKE
COF#8316

9TH CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1" =100'
DATE: NOVEMBER 2, 2023
JOB NO.: 23-0246
SHEET 1 of 5



RaganSmith

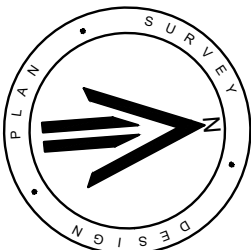
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615.244.8591; tstevenson@ragansmith.com
Ted Stevenson



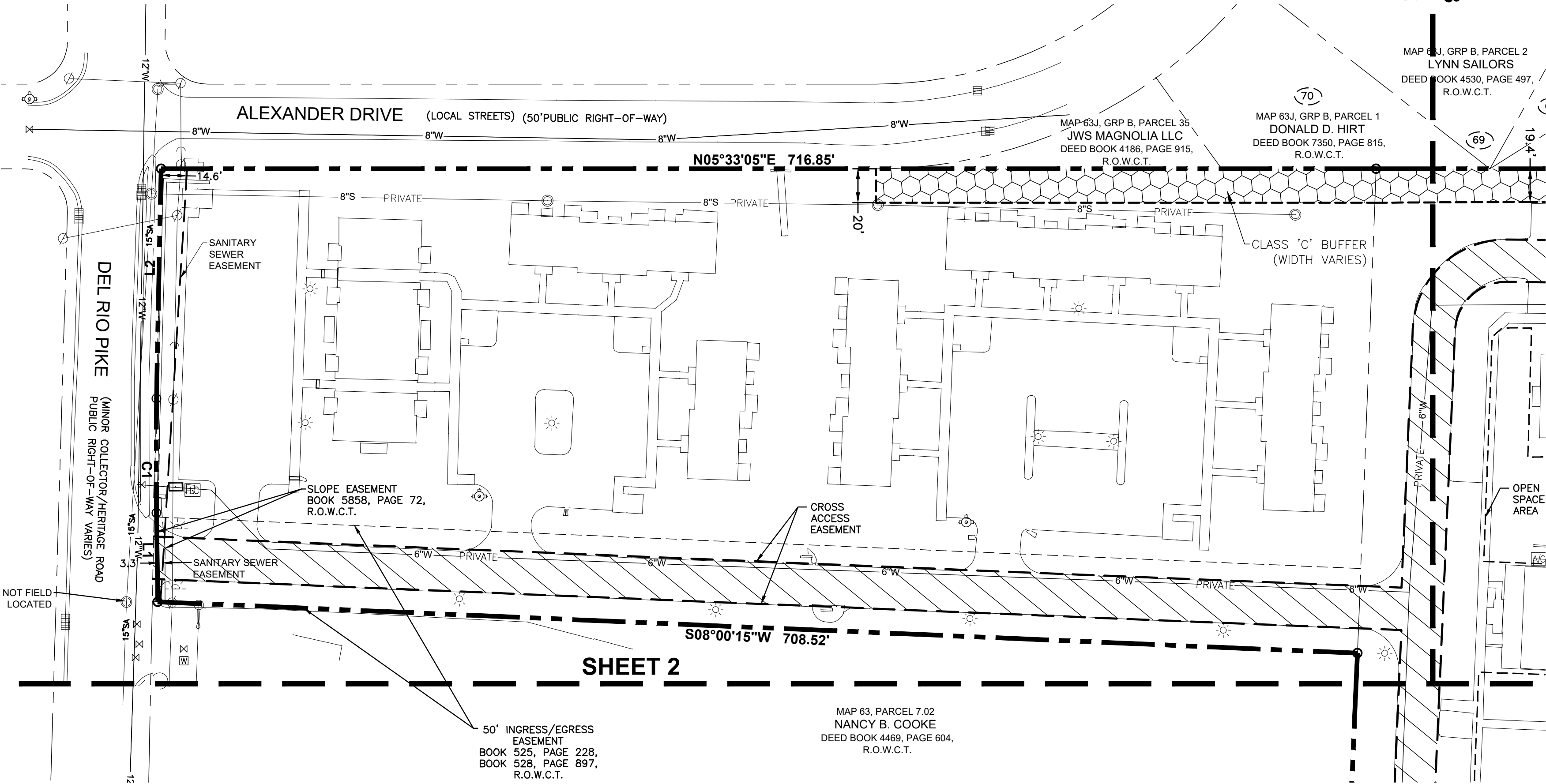
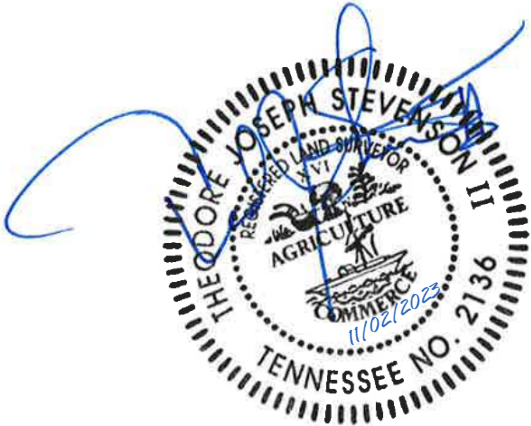
VICINITY MAP
(N.T.S.)

NOTE:

1. SEE PAGE 1 OF 5 FOR GENERAL NOTES, CERTIFICATES, AND OVER SITE LAYOUT.



SEE NOTE 2.



FINAL PLAT

THE MADISON AT FRANKLIN
INVESTMENT VII - MADISON, LLC
801 DEL RIO PIKE
COF#8316

9TH CIVIL DISTRICT, CITY OF FRANKLIN
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MR. MICHAEL NATELLI
301-670-4020
mnatelli@natelli.com

DATE: NOVEMBER 2, 2023
SCALE: 1"= 50'
JOB NO. 23-0246
SHEET 2 of 5

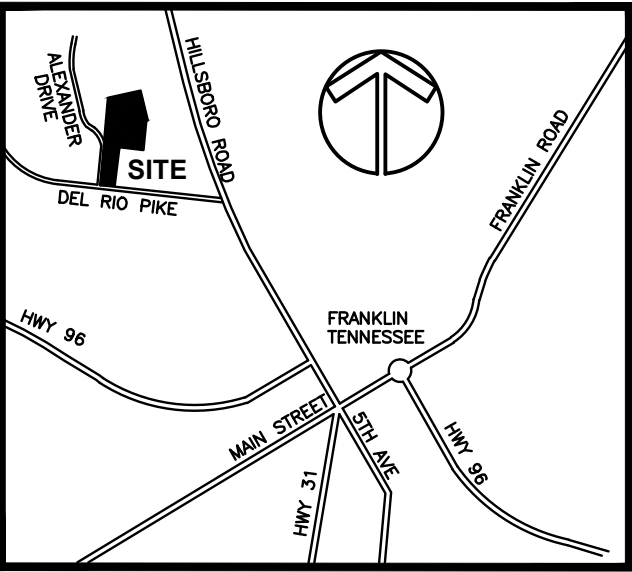


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LEGEND

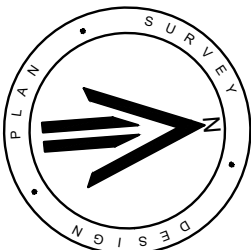
	IRON ROD (OLD)		UTILITY POLE W/ ANCHOR		SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")		UTILITY POLE W/ LIGHT		REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE		CONCRETE SURFACE
	FIRE HYDRANT		GAS METER		SEWER CLEAN-OUT		AIR CONDITIONER
	WATER VALVE		OVERHEAD ELECTRIC POWER LINE		SEWER VALVE		WATER LINE
	WATER METER		OVERHEAD TELEPHONE LINE		LIGHT STANDARD		
	CATCH BASIN		OVERHEAD POWER AND TELEPHONE LINES		YARD LIGHT		
	UTILITY POLE				ELECTRIC BOX		



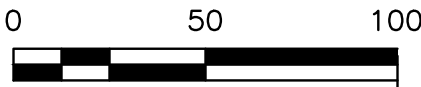
VICINITY MAP
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NOTE:

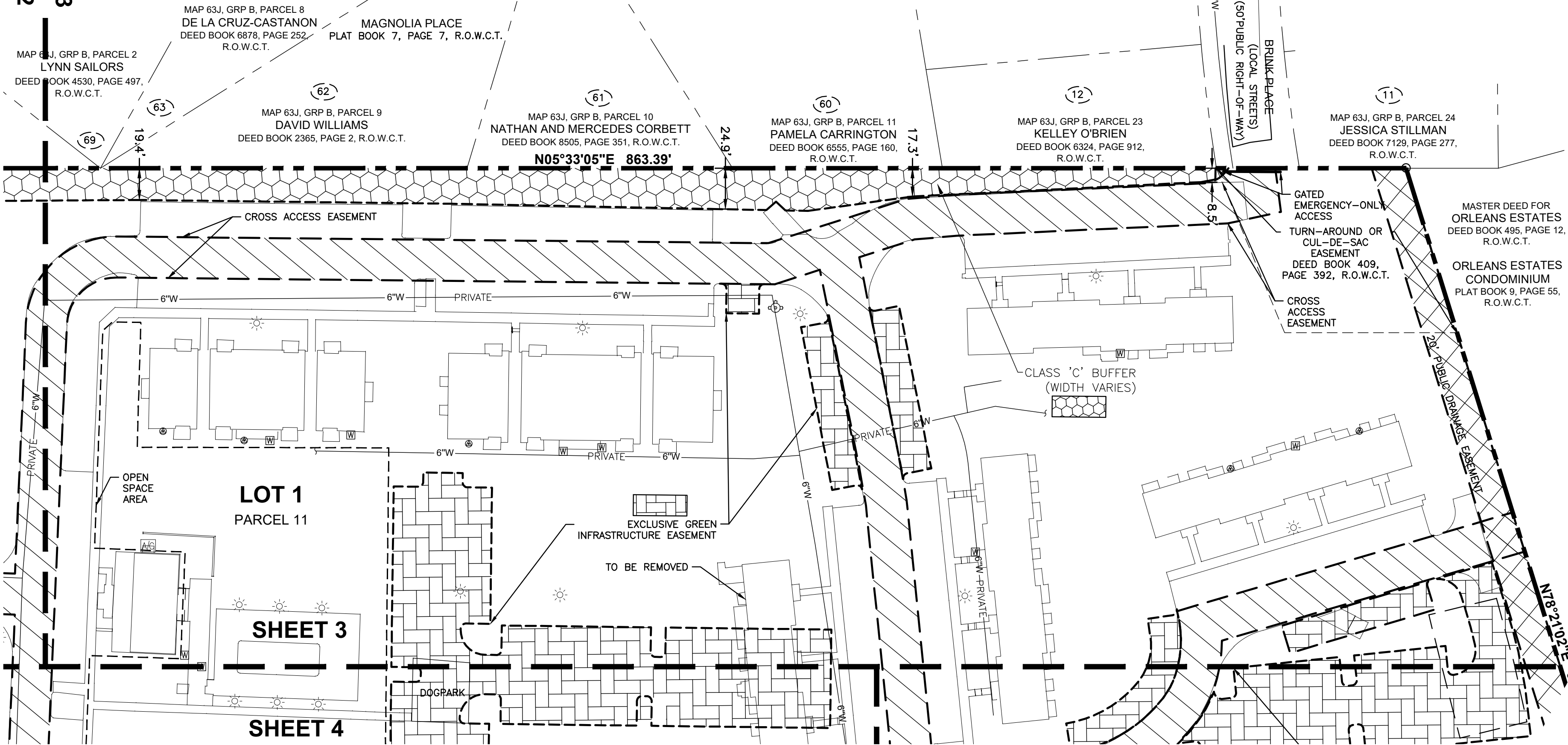
1. SEE PAGE 1 OF 5 FOR GENERAL NOTES, CERTIFICATES, AND OVER SITE LAYOUT.



SEE NOTE 2.



SHEET 3
SHEET 2



FINAL PLAT

THE MADISON AT FRANKLIN
INVESTMENT VII - MADISON, LLC
801 DEL RIO PIKE
COF#8316

9TH CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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3010 3RD AVENUE SOUTH
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chuckw@weldenfield.com

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MR. MICHAEL NATELLI
301-670-4020
mnatelli@natelli.com

DATE: NOVEMBER 2, 2023
SCALE: 1"= 50'
JOB NO. 23-0246
SHEET 3 of 5

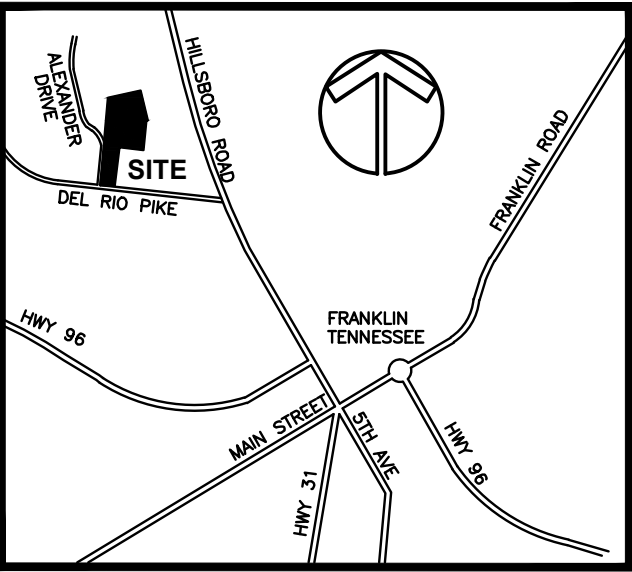


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Ted Stevenson

LEGEND

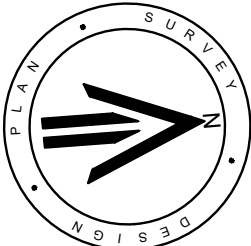
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	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")		UTILITY POLE W/ LIGHT		R.O.W.C.T.		CONCRETE SURFACE
	FIRE HYDRANT		GAS METER		SEWER CLEAN-OUT		AIR CONDITIONER
	WATER VALVE		OVERHEAD ELECTRIC POWER LINE		SEWER VALVE		WATER LINE
	WATER METER		OVERHEAD TELEPHONE LINE		LIGHT STANDARD		
	CATCH BASIN		OVERHEAD POWER AND TELEPHONE LINES		YARD LIGHT		
	UTILITY POLE		ELECTRIC BOX				



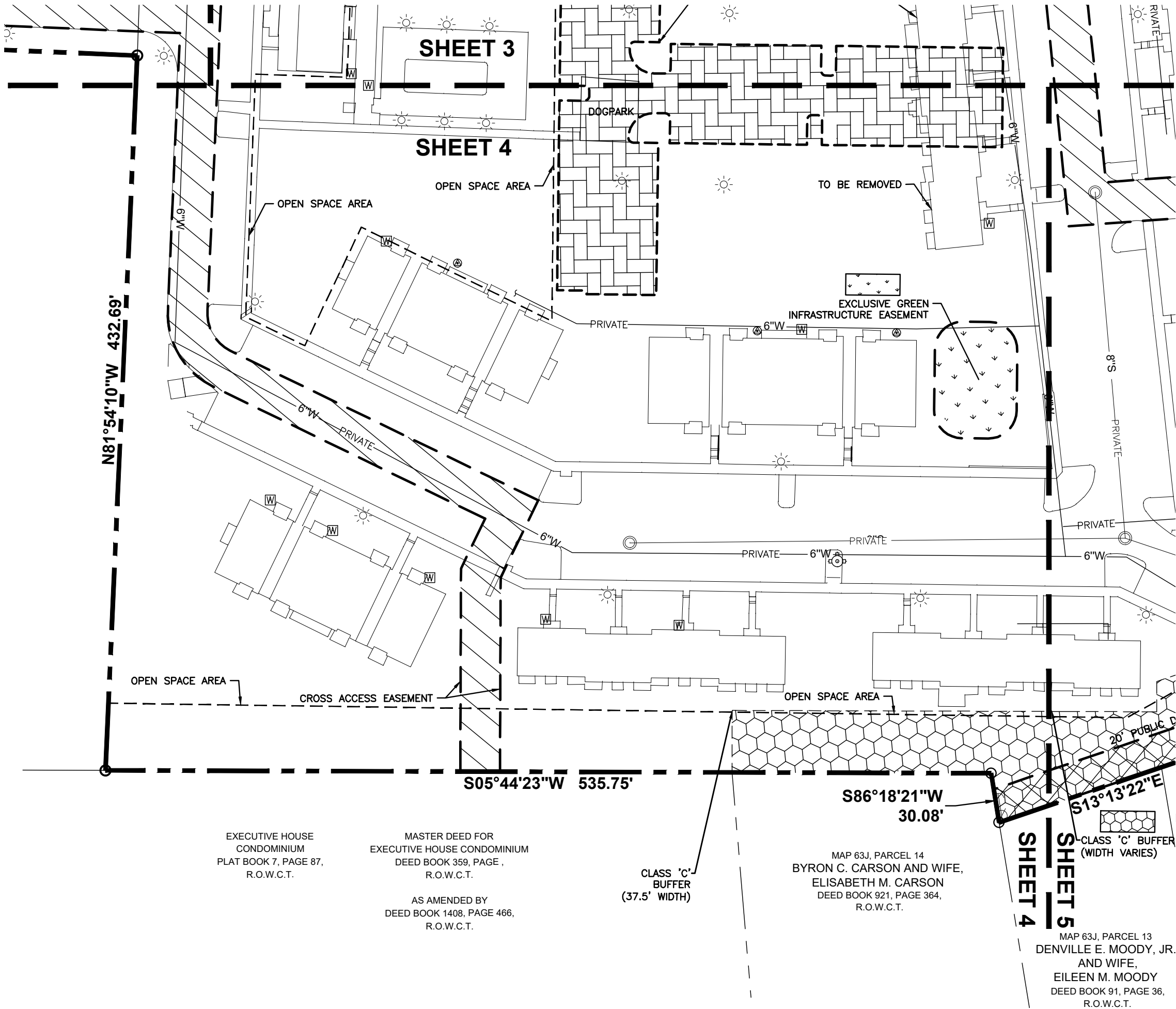
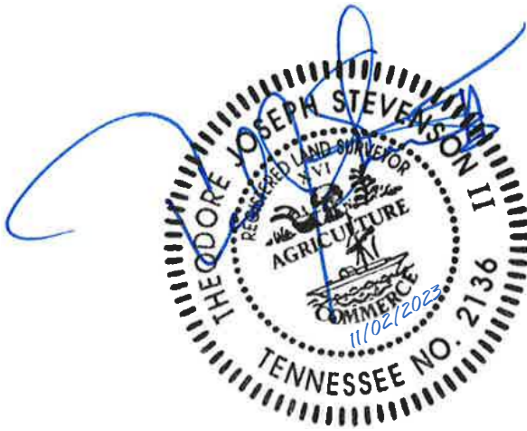
VICINITY MAP
(N.T.S.)

NOTE:

1. SEE PAGE 1 OF 5 FOR GENERAL NOTES, CERTIFICATES, AND OVER SITE LAYOUT.



SEE NOTE 2.



LEGEND

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	UTILITY POLE				ELECTRIC BOX		

FINAL PLAT

THE MADISON AT FRANKLIN
INVESTMENT VII - MADISON, LLC
801 DEL RIO PIKE
COF#8316

9TH CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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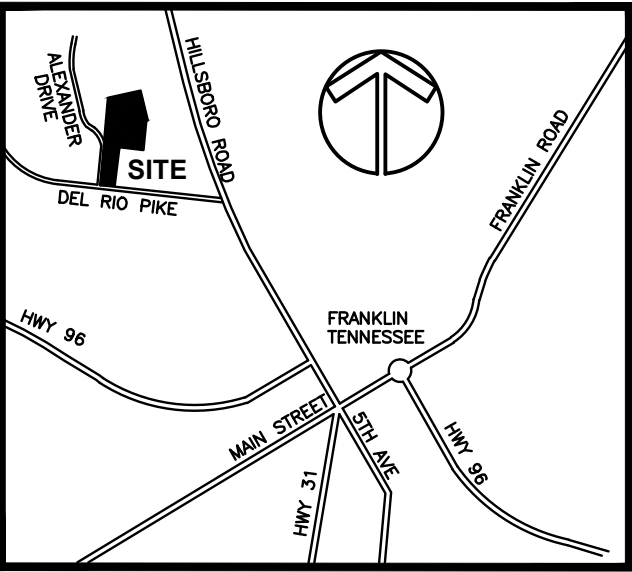
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DATE: NOVEMBER 2, 2023
SCALE: 1"= 50'
JOB NO. 23-0246
SHEET 4 of 5



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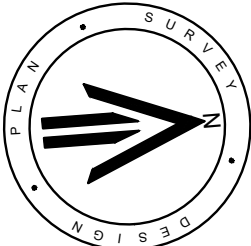
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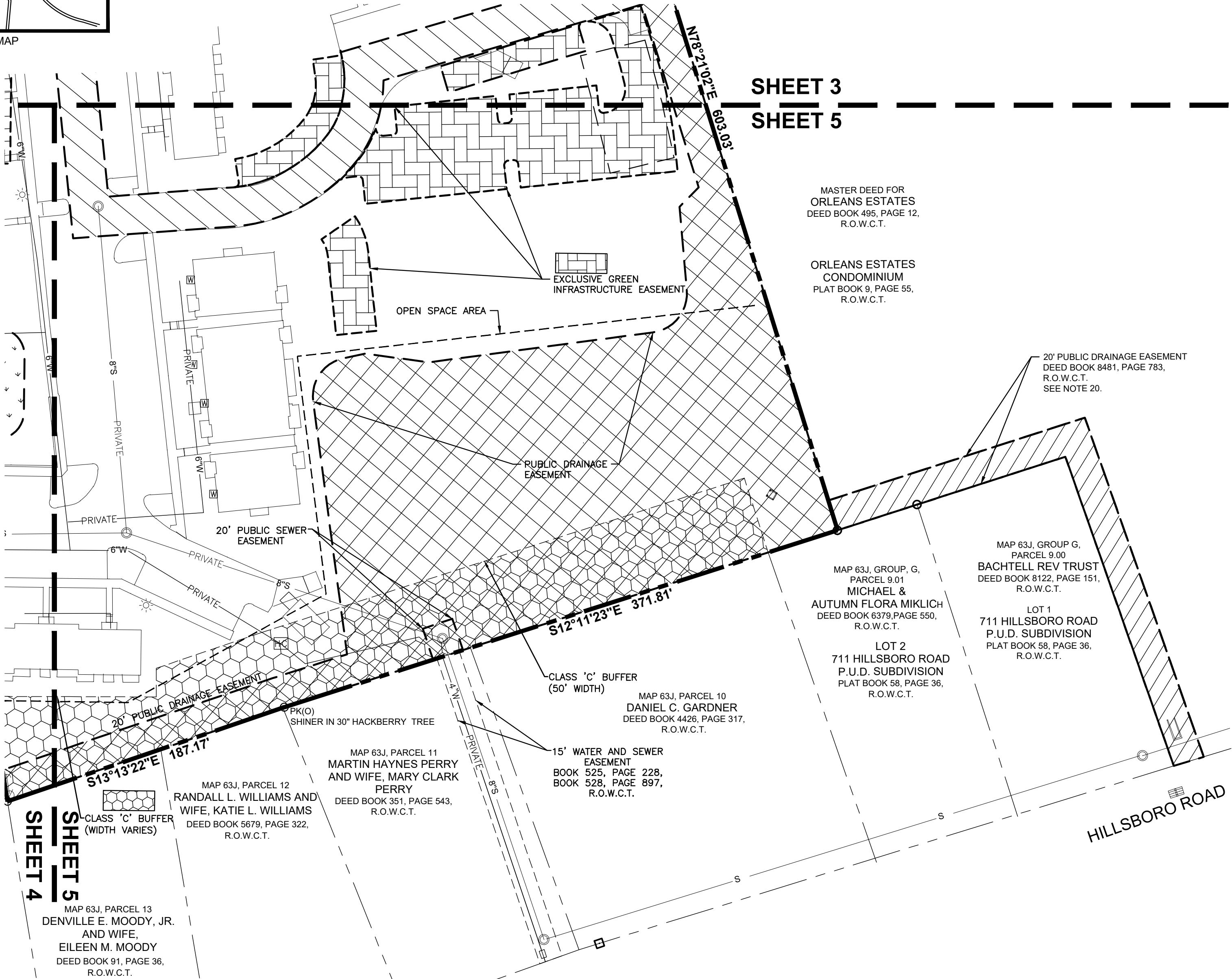
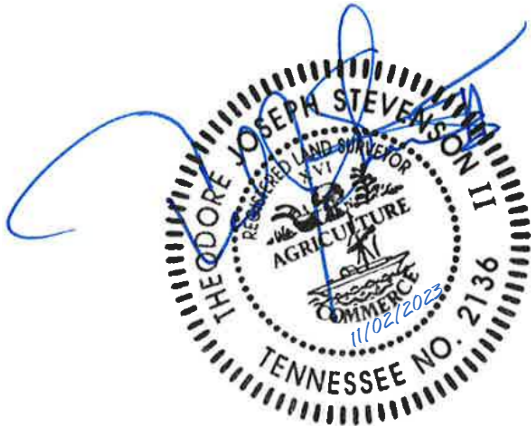
VICINITY MAP
(N.T.S.)

NOTE:

1. SEE PAGE 1 OF 5 FOR GENERAL NOTES, CERTIFICATES, AND OVER SITE LAYOUT.



SEE NOTE 2.



LEGEND

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	UTILITY POLE		ELECTRIC BOX				

FINAL PLAT

THE MADISON AT FRANKLIN
INVESTMENT VII - MADISON, LLC
801 DEL RIO PIKE
COF#8316

9TH CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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SHEET 5 of 5



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Ted Stevenson



File #: 21-05637

DATE: November 7, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

The Madison At Franklin PUD Subdivision, Site Plan, Constructing 3 Multifamily Buildings With 72 Dwelling Units, On 20.0 Acres, Located at 801 Del Rio Pike. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8315
Applicant: Scott Bernick, Ragan Smith
Owner: Investment VII - Madison, LLC, Welden Johnston, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this site plan is to construct 3 multifamily buildings consisting of 72 dwelling units within an existing apartment complex, on 20.0 acres, located at 801 Del Rio Pike. This complex was previously known as Meadowview Apartments and was originally constructed in the 1980s. The Development Plan for The Madison PUD Subdivision, which correlates with this site plan, was approved in May 2020. Two Modification of Standards requests regarding buffer requirements were approved by the Board of Mayor and Aldermen as part of The Madison PUD Development Plan submittal.

The property includes incompatible land use buffers and, in accordance with the regulations of the Zoning Ordinance under which this development is vested, must be approved by the Franklin Municipal Planning Commission. A site plan for The Madison at Franklin PUD Subdivision was previously approved by the Planning Commission in July 2020. However, that plan has since expired and the applicant must submit a new plan for review and approval.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City's project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Madison at Franklin PUD Subdivision, Site Plan, with conditions.

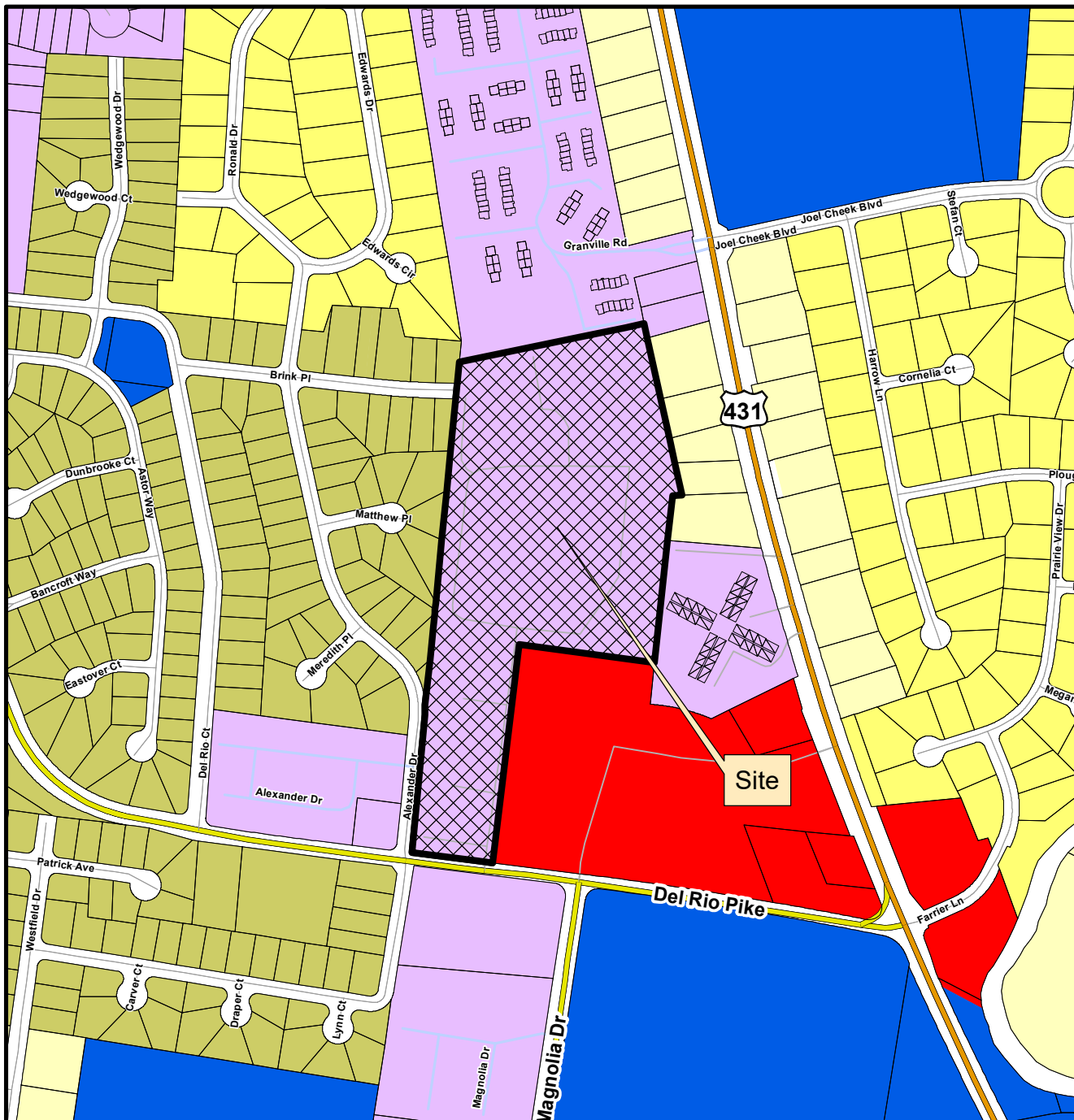
THE MADISON AT FRANKLIN PUD SUBDIVISION SITE PLAN

Project Information

Existing Zoning: PD 12.7 (Planned District)
 Character Area Overlay: CFCO-4 (Central Franklin
 Character Overlay District)
 Site Acreage: 20.0 acres
 Proposed Number of Dwelling Units: 72
 Proposed Nonresidential Square Footage: 0 SF

Legend

-  The Madison Franklin PUD Subdivision
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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 2023. All rights reserved.



0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 15 These issues are currently being filtered

Addressing

General Issues

35. Addressing

lori.jarosz@franklintn.gov We are needing to re-address the buildings for this site. I will send over the new addresses asap.

lori.jarosz@franklintn.gov I have emailed Scotty the new apartment numbers to be used.

Engineering - Checklist

General Issues

17. Final Plat

dustin.walcott@franklintn.gov As final plats follow the FMPC review cycle, the Applicant is encouraged to start the final plat process as soon as possible.

*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Site Plan.***

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The final plat shall reference the Instrument Number where the Long Term Maintenance Plan (LTMP) agreement and attachments are recorded.

The final plat shall reference (but not create) the new offsite drainage easement on the property to the north.

18. Retaining Walls and Guardrails

dustin.walcott@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Site Plan.***

Prior to the first issuance of a Grading Permit, all retaining wall building permits shall be submitted and approved by Building and Neighborhood Services (BNS). Submittals shall be complete, including drawings and calculations.

Engineering - Site Plan Checklist

General Issues

21. Offsite Improvements

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

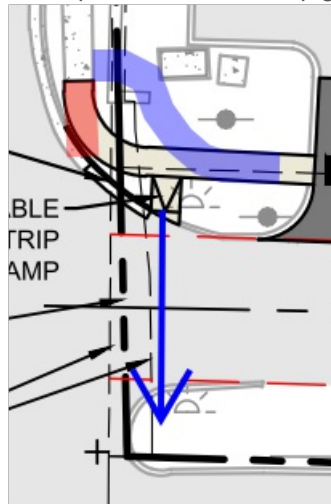
Prior to the first issuance of a Certificate of Occupancy for the development, the offsite drainage improvements shown on the Site Plan shall be constructed by the developer and accepted by the City of Franklin.

44. ADA Curb Ramp

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation nowshown in the submittal (sidewalk connection to Del Rio Pike).*

The location of ADA curb ramp changed in the latest submitted is not acceptable as it would move the curb ramp out of public ROW and would direct pedestrians into a curbed island (blue arrow) instead of the existing receiving ramp on the opposite side of the drive.

Applicant shall revise drawings such that the existing curb ramp location (red highlight) is unchanged, and connection of the proposed sidewalk into the site is made prior to the curb ramp grade break (blue highlight)



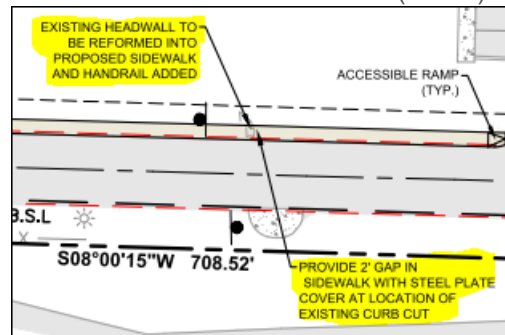
If rebuilding the existing ramp in the existing location is necessary, Applicant shall provide the following standard COF drawings within the submittal:

RP-11 Perpendicular Curb Ramp
RP-16 Perpendicular Ramp Layout

45. Storm Infrastructure

joe.marlo@franklintn.gov The following is a newcomment based on new information now shown in the submittal (sidewalk connection to Del Rio Pike).

Applicant shall provide design and details for the notes highlighted below that were added in the most recent submittal (C2.1A).



46. V. Site Permits

amanda.ray@franklintn.gov **WHEN READY FOR SITE PERMITTING:**

LTMP MUST first be approved by Jeff Willoughby. Please email Jeff a complete LTMP package, making sure to use the newest LTMP agreement and form found [here](#). This should be done AFTER plans are approved so latest, approved plan sheets are included.

Once you are notified that the LTMP document has been approved then follow these instructions for submitting the ORIGINAL full document for recording:

- **Print the FULL LTMP Document (City Approved) and Agreement in 8.5" X 11" size**
 - **Please NOTE: This agreement must be signed by the Property OWNER, not a leaser**
 - **LTMP Form:** Sign the Owner's Authorization on LTMP Form if not yet done (located underneath the Engineer's signature)
 - **LTM Agreement Pg 1** - Fill out All Blanks (except for Contract # & Permit #)
 - **LTM Agreement Pg 2** - Sign and notarize Owners' Section
- **Submit the ORIGINAL, Signed & Notarized Long Term Maintenance Agreement along with LTMP documents to Building & Neighborhood Services:**
 - Put full document in an envelope with Attn: Jeff Willoughby on front
 - Provide contact info of whom to contact when documents/permits are ready

47. V. Site Permits

amanda.ray@franklintn.gov **FOR INFORMATION ONLY:**

The **Site Permit Application Packet** has been uploaded to the document manager. For your site this includes:

- Permit Checklist

- Fee Worksheet
- Stormwater/Grading Permit
- Utility Permit
- Permit Instructions

SUBMITTAL INSTRUCTIONS:

- Complete the permit application. Incomplete applications will not be processed.
 - Completed permit applications should be emailed to:
amanda.ray@franklintn.gov.

FEES: Fees are listed on the FEE WORKSHEET (included in the Permit Application Packet).

OPTIONS FOR PAYING PERMIT FEES ARE AS FOLLOWS:

- **OVER THE PHONE:** Pay by credit card by calling the Building & Neighborhood Services Dept (BNS): (615-794-7012).
 - Provide the Permit Tech the Project COF # and list of fees you want to pay. You will find these fees listed on the Fee Worksheet.
- **IN PERSON/BY MAIL:** Pay by check or with credit card by visiting the Building & Neighborhood Services Dept (BNS) in City Hall, Suite 110.
 - Complete the Contact Info on the Fee Worksheet and give to BNS permit tech. You can pay with a credit card or check.
 - IF MAILING a check payment:
 - Complete the Contact Info on the Fee Worksheet and make sure the check references the COF#. Mail the check together with the Fee Worksheet to:

City of Franklin – Building & Neighborhood Services
109 3rd Avenue South, Suite 110
Franklin, TN 37065

Any questions regarding the Site Permitting process can be directed to amanda.ray@franklintn.gov

FOR FUTURE REFERENCE:

If SP Amend or Plan Revision is submitted after LTMP is recorded, a LTMP revision may be required. Therefore, **if required**, the applicant shall have 30 days from date of revised plan approval to submit an approved, signed and notarized revised LTMP and pay the \$100 electronic recording fee or enforcement actions per FMC23-111 shall be issued.

- Upon approval of plans applicant shall email a LTMP justification to Jeff Willoughby and Amanda Ray of any changes in this SP Amend or Plan Revision to the stormwater BMPs, riparian buffers or stormwater infrastructure compared to the recorded LTMP. *It is recommended to include a statement in the SP Amend letter regarding this comparison.*
- If it is decided that a revised LTMP is required applicant shall email Jeff Willoughby a revised LTMP document, following all instruction outlined in the standard LTMP Comment.
- Once the revised LTMP is approved applicant shall follow provided directions to submit the original, signed & notarized LTMP package and pay recording fee.

48. V. Site Permits

amanda.ray@franklin.tn.gov For Future Reference:

This site has triggered the requirement of other permits and/or documents. These permits must be issued PRIOR to approval of Site Stormwater/Grading permit. Documentation must also be received PRIOR to approval unless otherwise noted.

Permits and other documentation may include:

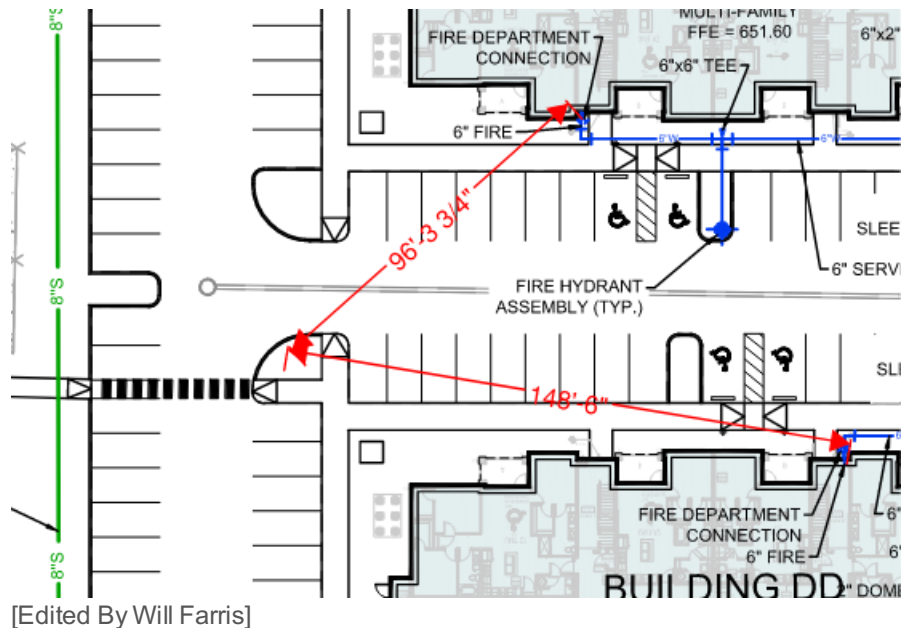
- NPDES NOI
- Retaining Wall Submittal
- Easements/ROW for Offsite Work

FIRE--Planning--DRT

General Issues

25. Fire department connections

wfarris@franklin.tn.gov It would benefit the fire department more if we could relocate the hydrant to the following location. This would free up working space around the hydrant. The city has a municipal ordinance of no parking within 15 ft of a hydrant.



Parks

General Issues

33. Parkland Impact Fee

kevinl@franklintn.gov Law approved the owner change request and the agreement has been sent to owner for signature.
This can go forward but will be held at onestop unit fees and signatures are received.

Until these fees are collected "*Conditional Approval*" will be the comment.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.
***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**
alex.bearden@franklintn.gov 615-721-9103

The invoice has been corrected and uploaded in IDT for review

Performance Agreement and Surety

General Issues

36. Engineering Sureties

kevin.long@franklintn.gov All sureties from this Site Plan are henceforth transferred to the associated Final Plat, **[COF 8316 \(The Madison Franklin PUD Subdivision, Final Plat\)](#)**.
[Edited By Kevin Long]

Planning

General Issues

38. Project number

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall include project number **8315** on all sheets including architectural sheets and pages 34-44.

Stormwater

General Issues

13. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov The disturbed acreage on the plans is 4.95, the NOI is 4.67. Please ensure they match. Also, ensure the onsite SWPPP is updated as well to reflect the new acreage.
[Edited By Doug Noonan]

CONSTRUCTION PLANS
FOR
THE MADISON FRANKLIN
INVESTMENT VII - MADISON, LLC

CONTACTS

OWNER

INVESTMENT VII - MADISON, LLC
WELDEN JOHNSTON
3010 3RD AVENUE SOUTH
BIRMINGHAM, AL 35233
(843) 469-2116
WELDENJ@WELDENFIELD.COM

ARCHITECTURE

FK ARCHITECTURE
LUIS ROSADO
2555 TEMPLE TRAIL
WINTER PARK, FL 32789
(407) 629-0595
LUISR@FKCOMPANIES.COM

CIVIL

RAGAN-SMITH & ASSOCIATES
LEE HORN, P.E.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
LHORN@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

RAGAN-SMITH & ASSOCIATES
SCOTTY BERNICK, PLA
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SBERNICK@RAGANSMITH.COM

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION / DATE
ZONING ORDINANCE	07-01-2018
SUBDIVISION REGULATIONS	02-28-2013
HISTORIC DISTRICT DESIGN GUIDELINES	10-25-2016
TRANSPORTATION & STREET TECHNICAL STANDARDS	04-25-2017
STORMWATER BMP MANUAL	01-01-2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	12-10-2013
MUNICIPAL CODE	09-24-2019

SITE DATA CHART:

PROJECT INFORMATION:

NAME: THE MADISON FRANKLIN
CITY OF FRANKLIN PROJECT NUMBER: 8315
BUILDING D: 801 DEL RIO PIKE APT D101-D108, D201-D208, D301-D308
BUILDING DD: 801 DEL RIO PIKE APT DD101-DD108, DD201-DD208, DD301-DD308
BUILDING GG: 801 DEL RIO PIKE APT GG101-GG108, GG201-GG208, GG301-GG308
FRANKLIN
WILLIAMSON
TN
MAP / PARCEL: 063 / 11.00
ACREAGE (SQUARE FOOTAGE) OF SITE: 20.00 AC. (871,096± S.F.)

DEVELOPMENT PHASING:

DEVELOPMENT TO BE COMPLETED IN ONE PHASE. WORK TO COMMENCE FROM SPRING 2024 TO SPRING 2025.

REGULATIONS:

EXISTING ZONING: PD 12.7 (PLANNED DISTRICT)
CHARACTER AREA OVERLAY: CFCD-4
OTHER APPLICABLE OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
EXISTING LAND USE: RESIDENTIAL

THE SITE PLANS ARE VESTED UNDER THE FRANKLIN ZONING ORDINANCE 7-1-18.

MINIMUM REQUIRED BUILDING SETBACK LINES:

INTERNAL SETBACKS:
FRONT (COLLECTOR): 40' MIN.
SIDE: 15' MIN.
REAR: 30' MIN.

PROJECT DENSITY:
ATTACHED RESIDENTIAL UNITS: 254 UNITS (182 EXISTING, 72 PROPOSED)
OVERALL DENSITY: 12.7 [254 UNITS / 20.00 AC]

MAXIMUM BUILDING HEIGHT ALLOWED: 3-4 STORIES, UP TO 56'
PROPOSED BUILDING HEIGHT: 3 STORIES
PROPOSED BUILDING S.F.: 76,824± S.F. TOTAL

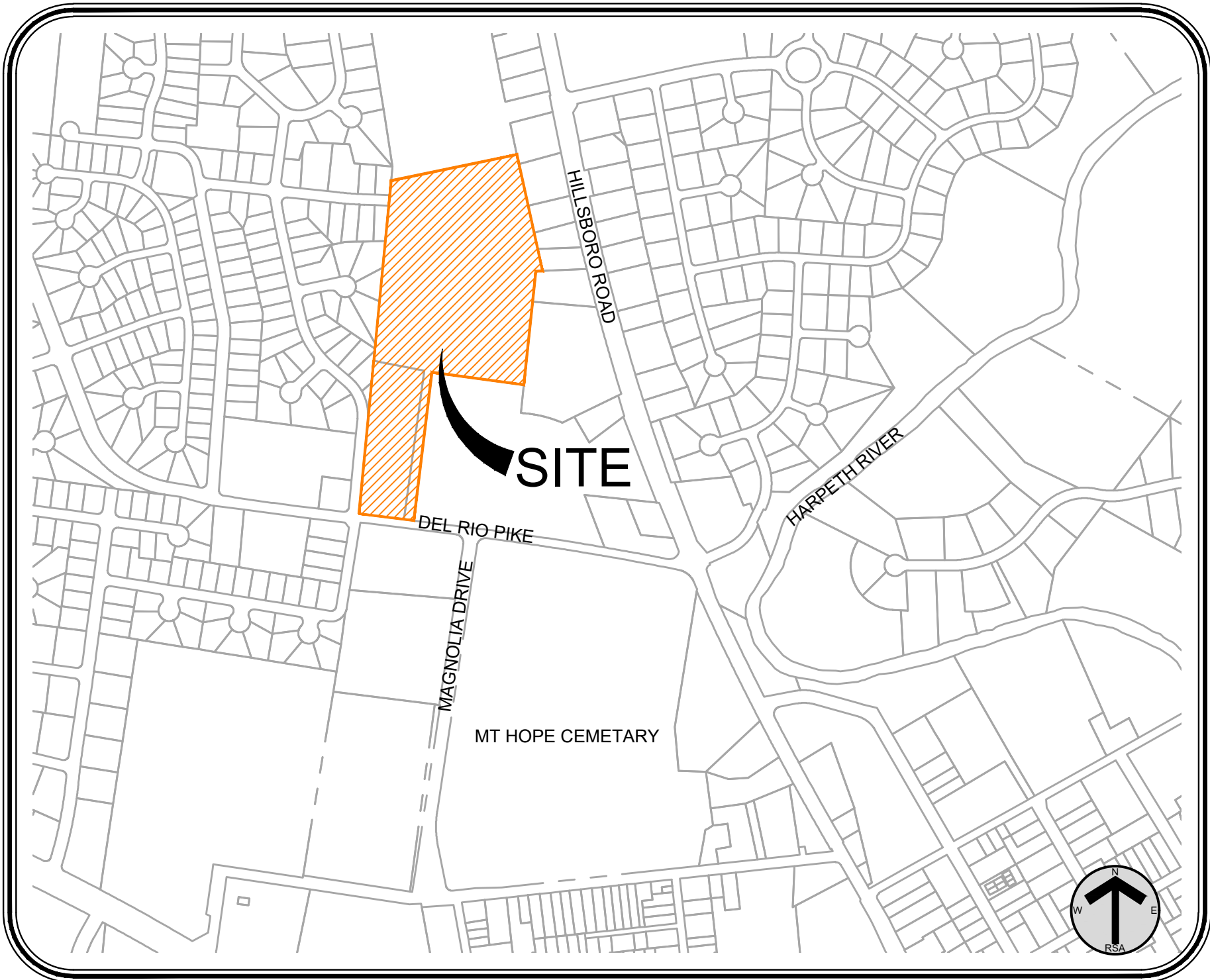
MIN. LANDSCAPE SURFACE RATIO (LSR): .20
PROV. LANDSCAPE SURFACE RATIO: .50 / 10.0 AC

TREE CANOPY:

EX. TREE CANOPY % / SF / AC: 21.1% / 183,6884 S.F. / 4.22 AC
REQ. TREE CANOPY % / SF / AC: 10.1% [211X.48] / 88,225 S.F. / 2.03 AC
PROP. TREE CANOPY % / SF / AC: 17.6% /153,098 S.F. / 3.51 AC

OPEN SPACE: (SEE OPEN SPACE CHARTS, SHEET C2.0)

PARKING REQUIREMENT: (SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED: (SEE OVERALL PARKING CHART, SHEET C2.0)



LOCATION MAP

SCALE 1" = 600'

MOS #1: Amend Zoning Ordinance **Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards** to allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line adjacent to the detached residential use and to utilize existing vegetation in lieu of required plantings/types shown in the table. This modification is necessary due to existing conditions regarding the width between the existing parking lot's back of curb and the property line. The existing vegetation consisting of both dense mature shrubs/trees along the western property line provides a significant screen and is recommended to remain in place in lieu of removal and new plantings. The proposed multi-family buildings are interior to the site and opposite this western property line and a MOS is only needed due to existing conditions.

MOS #2: Amend Zoning Ordinance **Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards** to allow the Buffer Width to be less than 50' in areas where existing site conditions are within 50' of the eastern property line. There are existing patios/existing patio screens/corners of existing buildings within 50' of the property line. This modification is necessary to keep the existing building corners/patios/patio screens outside of the buffer. The proposed multi-family buildings are well outside of the buffer zones and a MOS is only needed due to existing conditions.

CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE
TAX MAP 063, PARCEL 11

INDEX OF SHEETS

SHEET DESCRIPTION

C0.0 COVER SHEET

CIVIL PLANS

C0.1 CIVIL NOTES
C1.0 EXISTING CONDITIONS PLAN
C1.1 ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN
C1.2 ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN
C2.0 OVERALL SITE PLAN
C2.1 ENLARGED SITE PLAN
C2.1A ENLARGED SITE PLAN
C2.2 SITE DETAILS
C2.3 SITE DETAILS
C3.0 OVERALL GRADING & DRAINAGE PLAN
C3.1 ENLARGED GRADING & DRAINAGE PLAN
C3.1A ENLARGED GRADING & DRAINAGE PLAN
C3.2 INITIAL EPSC PRE CONSTRUCTION PLAN
C3.3 INTERMEDIATE EPSC PLAN
C3.4 FINAL EROSION CONTROL PLAN
C3.5 GRADING DRAINAGE & EPSC DETAILS
C3.6 GRADING DRAINAGE & EPSC DETAILS
C3.7 GRADING DRAINAGE & EPSC DETAILS
C4.0 OVERALL ROW & ACCESS PLAN
C5.0 OVERALL UTILITY PLAN
C5.1 ENLARGED UTILITY PLAN
C5.2 PRIVATE SANITARY SEWER PLAN & PROFILES
C5.3 UTILITY DETAILS
C6.0 EMERGENCY MANAGEMENT PLAN

OFF-SITE DRAINAGE PLANS

C7.0 OFF-SITE DRAINAGE PLAN

LANDSCAPE ARCHITECTURAL PLANS

L1.0 TREE PRESERVATION PLAN
L2.0 LANDSCAPE PLAN
L2.1 ENLARGED LANDSCAPE PLAN
L2.2 ENLARGED LANDSCAPE PLAN
L2.3 LANDSCAPE SCHEDULE
L2.4 LANDSCAPE NOTES AND DETAILS
L3.0 OPEN SPACE EXHIBIT

ARCHITECTURAL PLANS

A0.01 COVER SHEET
A0.03 CODE ANALYSIS
A2.01 BUILDING TYPE A - GROUND & LEVEL 2 FLOOR PLANS
A2.02 BUILDING TYPE A - LEVEL 3 FLOOR & ROOF PLAN
A4.01 BUILDING TYPE A - D, DD & GG EXTERIOR ELEVATIONS

PHOTOMETRIC PLANS

E1.02 SITE PLAN PHOTOMETRICS

PARKLAND FEES IN LIEU OF NOTE:

PARKLAND APPLICANT TO PAY FEES IN LIEU OF:
(64*) UNITS x \$4,304 = \$275,456 DUE AT THE FINAL PLAN
* 64 TOTAL UNITS IS BASED ON 8 PREEXISTING UNITS.

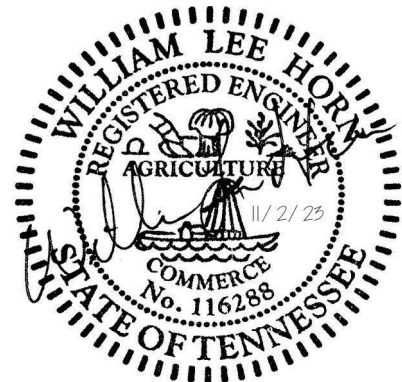
NOTE:

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



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: NOT TO SCALE

Date: 11.02.2023

Approved By: H.GRIMES

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:

COVER SHEET

Drawing No.

C0.0

Project No.
23-0246



RSA STANDARD NOTES

SITE GENERAL NOTES

1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (mutcd). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. All handicap ramps, parking spaces and accessible routes shall comply with the current ada requirements.
8. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.

SITE CONSTRUCTION NOTES

1. The necessary permits for the work shown on these site development plans will be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing said permits. He shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
2. The contractor shall be responsible for and shall bear all expenses of field staking necessary for site and building layout. All layout shall be performed in accordance with the site layout plan.
3. The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In areas where it is necessary that the exact locations of underground lines be known, the contractor shall, at this own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
4. The contractor must understand that the work is entirely at his risk until same is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
5. The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works departments and fire marshal's office.
6. If, during the construction of the site development portion of this project, a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
7. The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
8. The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.
9. Any offsite work to be coordinated by contractor with subject property owner prior to the work beginning.

DEMOLITION NOTES

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
4. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
5. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required "around" utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

EROSION PREVENTION AND SEDIMENT CONTROLS

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
2. Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee erosion control handbook.
3. BMP capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. if periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. planning for planting of vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property. arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. EPSC measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workaday, but must be replaced at the end of the workday.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
11. A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart, where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOT or TVA. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether EPSC measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

TREE PROTECTION NOTES

1. Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished by a certified arborist via ANSI A-300-95 standard so as to minimize impact of the general root system.
2. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
3. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation). Fill shall not be placed upon the root system in such a manner as to endanger the health or life of the affected tree.
4. Tree protection barrier shall be constructed prior to the issuance of any permits and shall remain intact throughout the entire period of construction.

SITE GRADING & STORM DRAINAGE NOTES

1. Erosion control sediment barriers and tree protection barrier shall be installed prior beginning site work.
2. No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
3. Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative. Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoil material.
4. Prior to beginning construction, contractor shall review geotechnical report.
5. All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
6. The suitability of soils for fill material shall be determined by the geotechnical engineer.
7. Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness. the relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
8. All grading shall be completed to the grades indicated within these plans. final grades shall provide proper drainage and prevent standing water.
9. All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
10. All storm drainage pipes to be RCP, Class III, unless otherwise noted.
11. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

SITE UTILITY NOTES

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines 1/2" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR-26 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

GEOTECHNICAL NOTE

1. A geotechnical report has been prepared for this site by Terra-Nova Engineering, PLLC. The contractor shall be responsible for reviewing the geotechnical report and shall incorporate all geotechnical considerations, recommendations and special notes into the construction and stabilization of this project.

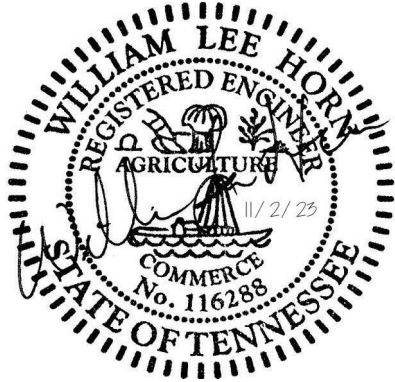
SURVEY INFORMATION

Boundary and Topographic information taken from a survey by Ragan-Smith Associates Inc. dated January 28, 2019.



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THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: NOT TO SCALE

Date: 11.02.2023

Approved By: L. HORN

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:

CIVIL NOTES

Drawing No.

C0.1

Project No.

23-0246



RaganSmith

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THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: 1"=100'

Date: 11.02.2023

Approved By: L. HORN

Revisions:

Drawing Title:

EXISTING
CONDITIONS PLAN

Drawing No.

C1.0

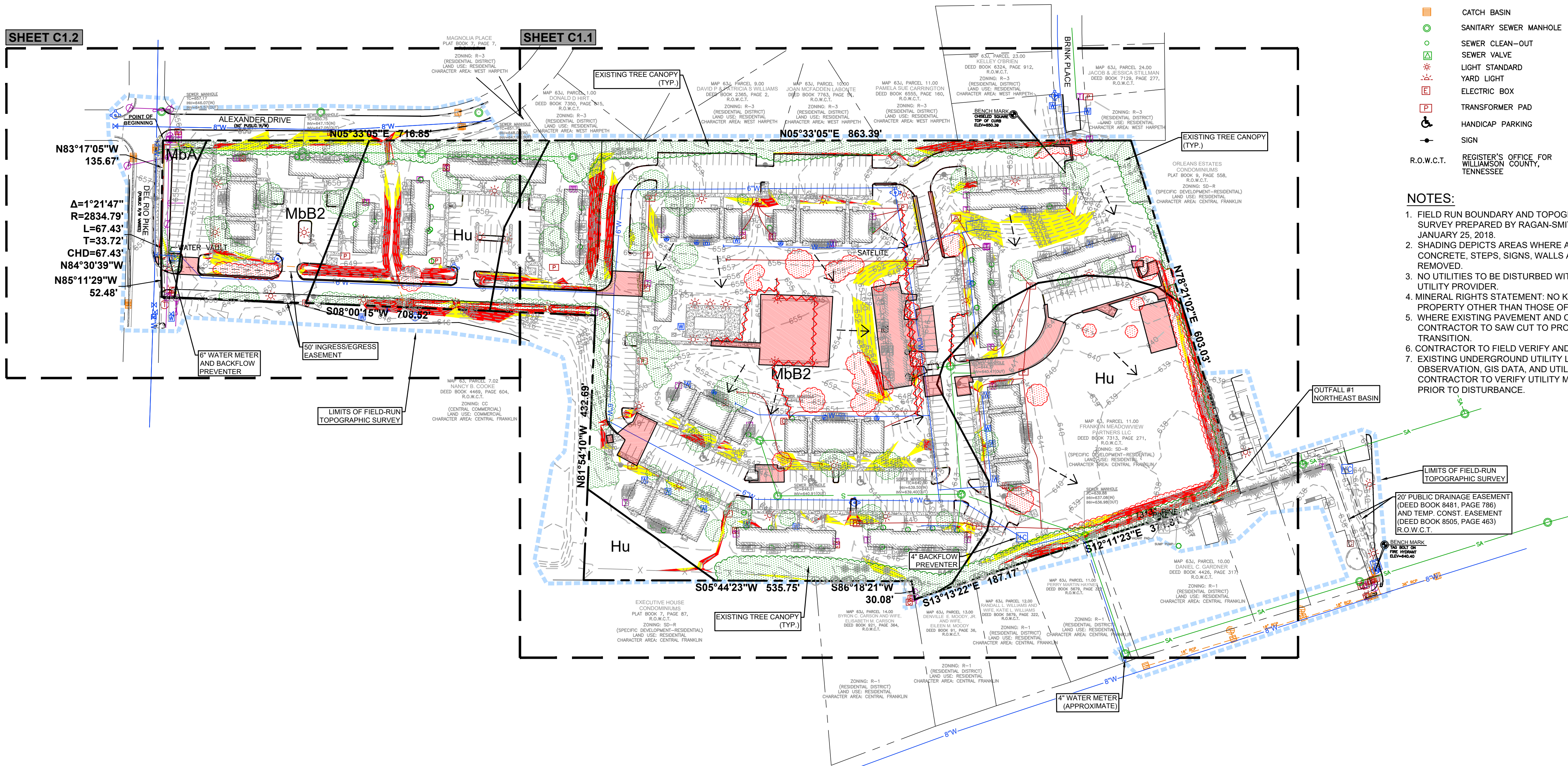
Project No.
23-0246

LEGEND

CM(O)	CONCRETE MONUMENT (OLD)	UTILITY POLE
IR(O)	IRON ROD (OLD)	UTILITY POLE W/ ANCHOR
IR(N)	IRON ROD (NEW)	UTILITY POLE W/ LIGHT
PK(O)	PK NAIL (OLD)	GAS METER
PK(N)	PK NAIL (NEW)	TELEPHONE RISER
IRON PIPE (OLD)		CABLE TV BOX
FIRE HYDRANT		OVERHEAD ELECTRIC POWER LINE
WATER VALVE		OVERHEAD TELEPHONE LINE
WATER METER		OVERHEAD POWER AND TELEPHONE LINES
CATCH BASIN		SANITARY SEWER LINE
SANITARY SEWER MANHOLE		WATER LINE
SEWER CLEAN-OUT		FENCE
SEWER VALVE		TC
LIGHT STANDARD		INV
YARD LIGHT		ELEV
ELECTRIC BOX		RCP
TRANSFORMER PAD		REINFORCED CONCRETE PIPE
HANDICAP PARKING		CORRUGATED METAL PIPE
SIGN		CMP
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	CONCRETE SURFACE
		ASPHALT SURFACE
		AIR CONDITIONER

NOTES:

1. FIELD RUN BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN-SMITH ASSOCIATES ON JANUARY 25, 2018.
2. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS AND TREES ARE TO BE DEMOLISHED AND REMOVED.
3. NO UTILITIES TO BE DISTURBED WITHOUT PRIOR COORDINATION WITH UTILITY PROVIDER.
4. MINERAL RIGHTS STATEMENT: NO KNOWN MINERAL RIGHTS EXIST ON THE PROPERTY OTHER THAN THOSE OF THE CURRENT OWNER.
5. WHERE EXISTING PAVEMENT AND CURBING IS INDICATED FOR REMOVAL, CONTRACTOR TO SAW CUT TO PROVIDE HARD EDGE FOR SMOOTH TRANSITION.
6. CONTRACTOR TO FIELD VERIFY AND DEPTH OF EXISTING UTILITIES.
7. EXISTING UNDERGROUND UTILITY LOCATIONS ARE SHOWN PER FIELD OBSERVATION, GIS DATA, AND UTILITY LOCATING SERVICE. CONTRACTOR TO VERIFY UTILITY MAIN AND SERVICE LOCATIONS PRIOR TO DISTURBANCE.



GRADING & DRAINAGE

DATA CHART:
DRAINAGE AREA: OUTFALL #1 (NE BASIN)
CONDITION: EXISTING
SITE AREA: 10.42 AC
IMPERVIOUS AREA: 3.73 AC
DISTURBED AREA: N/A
Proposed Rv VALUE: 0.18
PEAK FLOW RUNOFF:
2YR: 4.422 CFS
5YR: 6.573 CFS
10YR: 8.209 CFS
25YR: 11.69 CFS
50YR: 14.82 CFS
100YR: 17.22 CFS

NOTE:

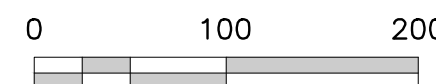
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	Yellow
2	20.00%	100.00%	Red

EXISTING TREE SURVEY NOTE:
ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

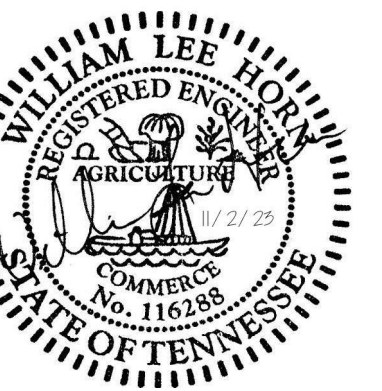
SOIL SURVEY		
SOIL SYMBOL	SOIL NAME	DESCRIPTION
Hu	Huntington Silt Loam	Phosphatic
MbA	Maury Silt Loam	0-2% slopes
MbB2	Maury Silt Loam	2-5% slopes, eroded

TREE PRESERVATION CALCULATIONS									
DEVELOPMENT	ZONED	TOTAL SF	TOTAL AC	EX. TREE CANOPY (SF)	EX. TREE CANOPY (AC)	EX. TREE CANOPY (%)	MIN. REQ. TREE RETENTION	EX. TREE CANOPY PRESERVATION REQUIRED (SF)	EX. TREE CANOPY PRESERVATION REQUIRED (AC)
THE MADISON	SD-R	871,096	20.00	183,688	4.22	21.1%	48%	88,225	2.03
Calculations based off of the entire site									





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THE MADISON FRANKLIN

FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=40'

Date: 11.02.2023

Approved By: L. HORN

Revisions:

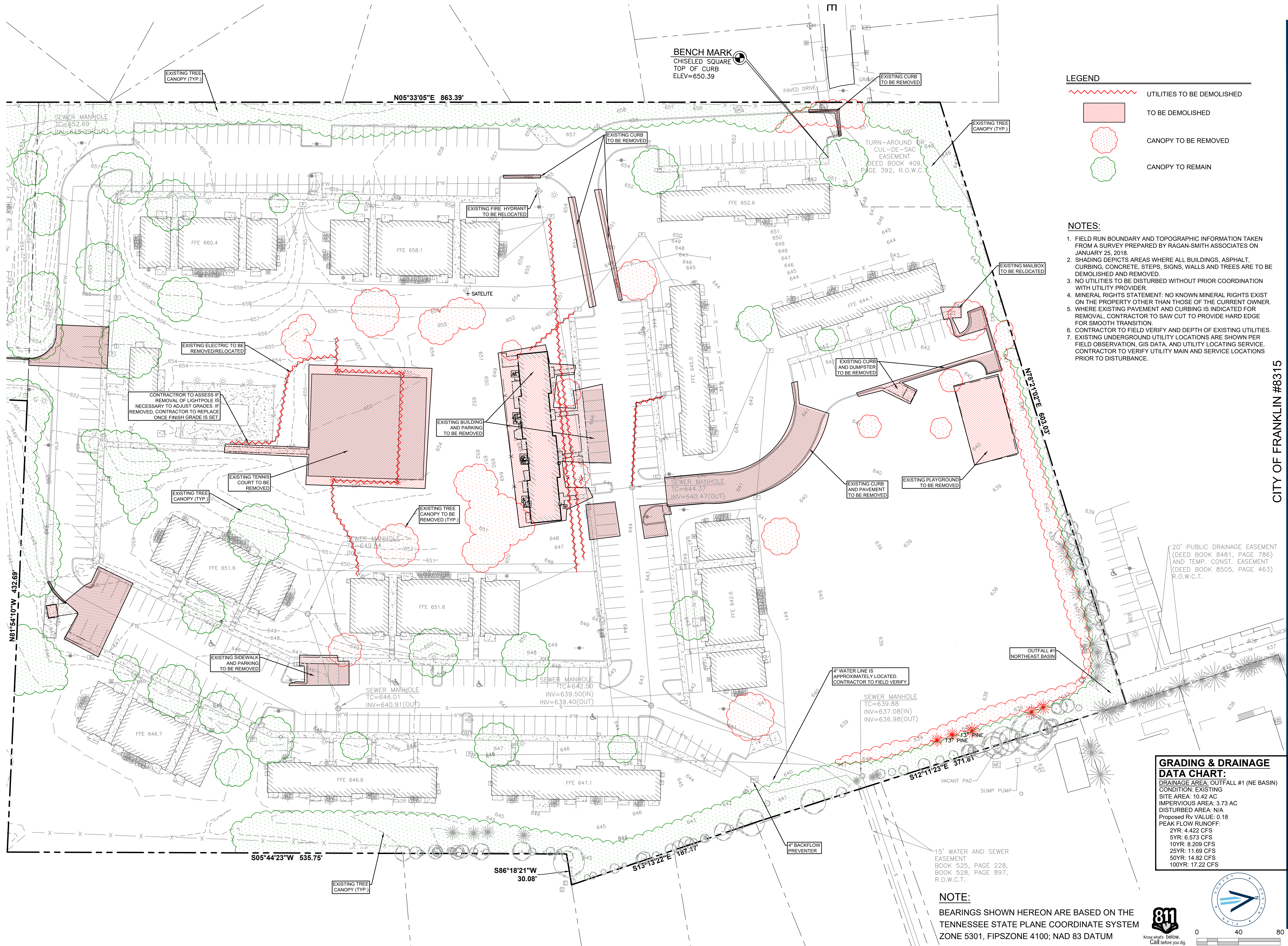
Drawing Title:

ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN

Drawing No.

C1.1

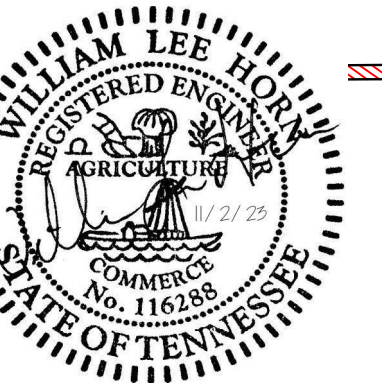
Project No.
23-0246



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THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: #''=###'

Date: 11.02.2023

Approved By: XXX

Revisions:

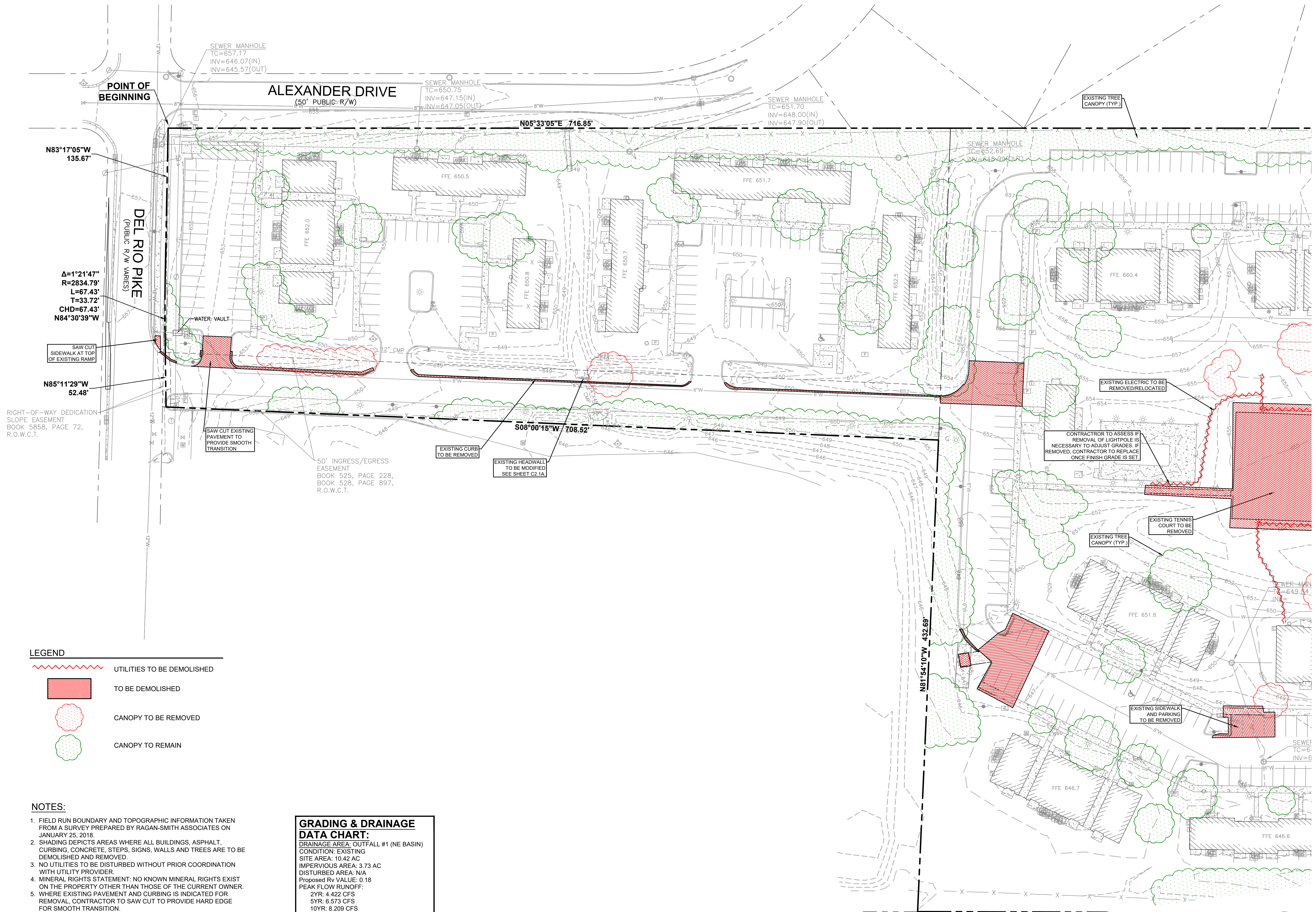
Drawing Title:

ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN

Drawing No.

C1.2

Project No.
23-0246



LEGEND

-
- UTILITIES TO BE DEMOLISHED
- TO BE DEMOLISHED
- CANOPY TO BE REMOVED
- CANOPY TO REMAIN

NOTES:

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NOTE:

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



Know what's below.
Call before you dig.

MOS #2: Amend Zoning Ordinance **Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards** to allow the Buffer Width to be less than 50' in areas where existing site conditions are within 50' of the eastern property line. There are existing patios/existing patio screens/corners of existing buildings within 50' of the property line. This modification is necessary to keep the existing building corners/patios/patio screens outside of the buffer. The proposed multi-family buildings are well outside of the buffer zones and a MOS is only needed due to existing conditions.



<u>OVERALL PARKING CHART:</u>	
<u>RESIDENTIAL UNITS:</u>	
EXISTING RESIDENTIAL:	190 UNITS (1BR-64, 2BR-126)
TO BE REMOVED:	8 UNITS (2BR)
PROPOSED RESIDENTIAL:	72 UNITS (1BR-36, 3BR-36)
TOTAL:	254 UNITS (1BR-100, 2BR-118, 3BR-36)
<u>COF PARKING REQUIRED (72 UNITS):</u>	
(36) ONE BEDROOM UNITS (1.5 SPACES/UNIT):	54 SPACES
(36) THREE BEDROOM UNITS (3.0 SPACES/UNIT):	108 SPACES
TOTAL:	162 SPACES
<u>PARKING PROVIDED:</u>	
PROPOSED REGULAR SPACES:	139 SPACES
PROPOSED COMPACT SPACES:	20 SPACES
PROPOSED ACCESSIBLE SPACES:	8 SPACES
TOTAL:	167+ SPACES

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15 % Required
 Site Acreage: 20.00 Acres Open Space Acreage Required: 3.00 Acres
 Formal Open Space (34% of gross development area): 44,431 square feet
 Informal Open Space (66% of gross development area): 86,249 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	44,431 s.f.	5,813 s.f.	13%(25% Permitted)
Area 2	Informal	TBD	86,249 s.f.	0 s.f.	0%(25% Permitted)

Total Provided: 130,680 s.f.

FIRE ACCESS NOTE:

FIRE LANES FOR EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. FIRE LANES MUST BE PROVIDED SO THAT NO POINT OF THE BUILDING IS MORE THAN 150 FEET FROM A FIRE LANE. FIRE LANES MUST BE A MINIMUM OF 20 FEET WIDE. IF TEMPORARY PARKING OR CONSTRUCTION VEHICLES IS REQUIRED, THE DRIVER MUST REMAIN WITH THE VEHICLE TO MOVE IT IN THE EVENT OF AN EMERGENCY.

PARKING OR STAGING MATERIALS IS NOT PERMITTED WITHIN 15 FEET OF FIRE HYDRANTS. FIRE HYDRANTS SHALL BE PROTECTED FROM DAMAGE. FENCING OR OTHER BARRICADES SHALL NOT BE PLACED BETWEEN THE FIRE HYDRANT AND THE FIRE LANE.

THE MADISON FRANKLIN SITE IS CURRENTLY COMPRISED OF MULTI-FAMILY RESIDENTIAL UNITS SURROUNDED BY ATTACHED AND DETACHED RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL INFILL WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY FEATURING NEW MID-RISE RESIDENTIAL HOUSING

LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	CONCRETE WALK
	CONCRETE PAVEMENT
	CONCRETE PAVERS
	BIORETENTION AREA
	PROPOSED EASEMENT

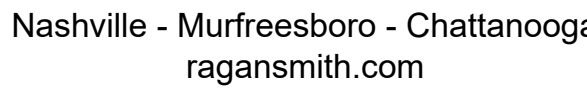
WESTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED
TOWARDS MEETING THE 'C' BUFFER PLANTING
REQUIREMENTS IN LIEU OF REMOVING/INSTALLING NEW
PLANTING MATERIAL. EXISTING VEGETATION WILL BE
REMOVED FOR ANY REQUIRED
VEHICULAR/PEDESTRIAN ACCESS CONNECTIONS.

STREET ADDRESS CHART

<u>BUILDING A - BUILDING D</u>	
801 DEL RIO PIKE APT D101	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D102	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D103	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D104	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D105	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D106	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D107	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D108	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D201	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D202	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D203	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D204	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D205	MADISON of FRANKLIN APARTMENTS
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801 DEL RIO PIKE APT D207	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D208	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D301	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D302	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D303	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D304	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D305	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D306	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D307	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT D308	MADISON of FRANKLIN APARTMENTS

<u>BUILDING B - BUILDING DD</u>	
801 DEL RIO PIKE APT DD101	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT DD102	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT DD103	MADISON of FRANKLIN APARTMENTS
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801 DEL RIO PIKE APT DD306	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT DD307	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT DD308	MADISON of FRANKLIN APARTMENTS

<u>BUILDING C - BUILDING GG</u>	
801 DEL RIO PIKE APT GG101	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT GG102	MADISON of FRANKLIN APARTMENTS
801 DEL RIO PIKE APT GG103	MADISON of FRANKLIN APARTMENTS
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THE MADISON FRANKLIN
FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: 11.02.2023

Approved By: L. HORN

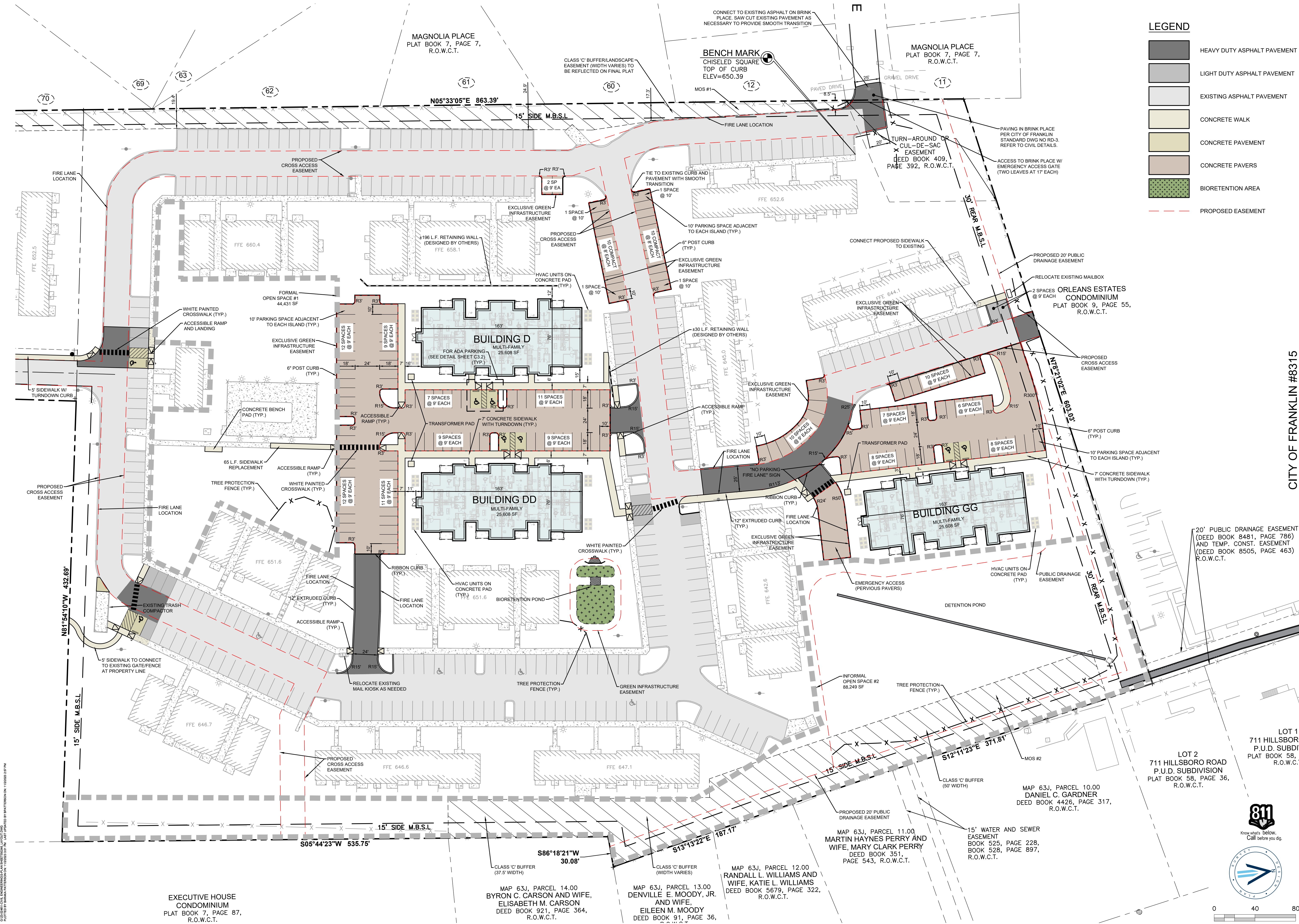
OVERALL SITE PLAN

Drawing No.

C2.0

Project No.

23-0246



LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- CONCRETE WALK
- CONCRETE PAVEMENT
- CONCRETE PAVERS
- BIORETENTION AREA
- PROPOSED EASEMENT

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THE MADISON FRANKLIN
FOR
INVESTMENT VII - MADISON, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=40'

Date: 11.02.2023

Approved By: L. HORN

Revisions:

No.	Description	Date
1	ISSUED FOR PERMIT	11.02.2023

Drawing Title:
ENLARGED SITE PLAN

Drawing No.
C2.1

Project No.
23-0246

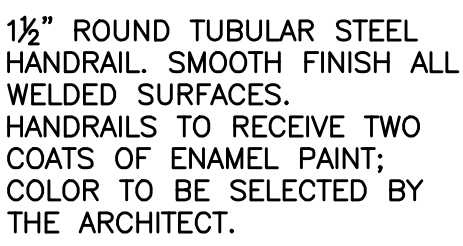
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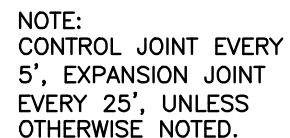
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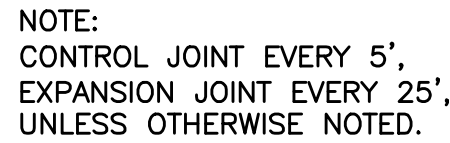
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NOT TO SCALE



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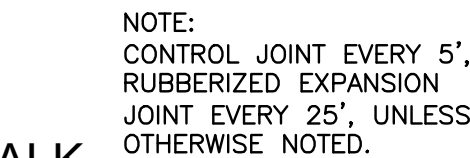
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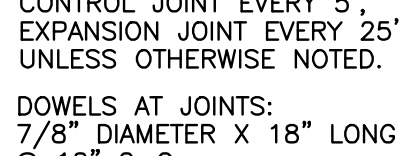
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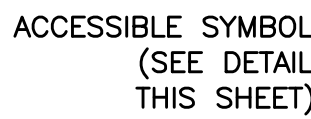
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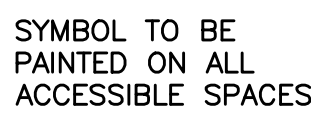
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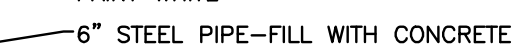
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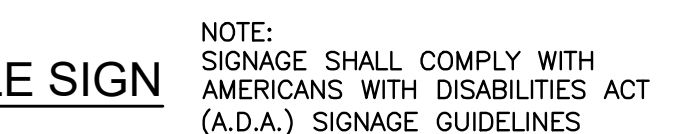
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NOT TO SCALE



NOT TO SCALE



WHEEL STOP



THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 11.02.2023

Approved By: L. HORN

Revisions:

Drawing Title:

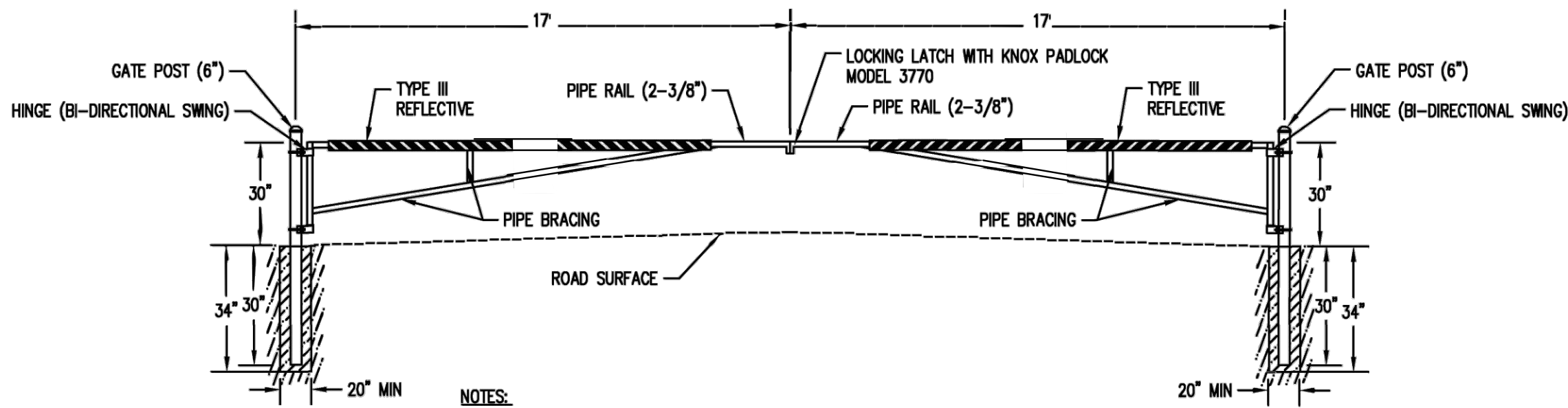
SITE DETAILS

Drawing No.

C2.2

Project No. _____

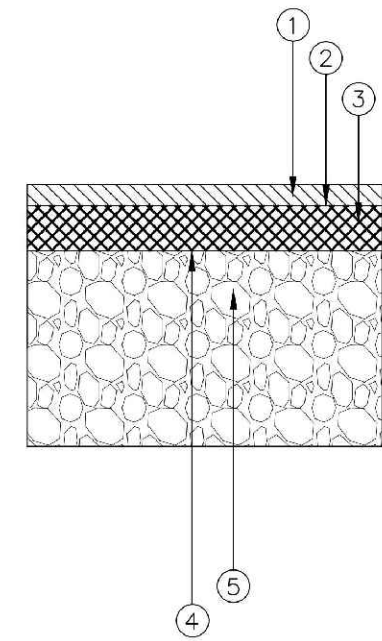
23-0246



- NOTES:
1. ALL MATERIALS SHALL BE SCHEDULE 40, GALVANIZED STEEL PIPE.
 2. PROTECTIVE FINISH SHALL BE BLACK PAINT.
 3. CONTRACTOR TO INSTALL TYPE III REFLECTIVE STRIPING ON BOTH SIDES OF GATE. STRIPING SHALL BE ALTERNATING RED/WHITE STRIPES, 6" WIDE & AT 45° ANGLE.
 4. CONCRETE SHALL BE 3,000 PSI.
 5. COORDINATE INSTALLATION OF KNOX PADLOCK WITH CITY OF FRANKLIN FIRE DEPARTMENT

EMERGENCY ACCESS GATE

NOT TO SCALE



PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
411-D11-11 ACS MIX(PG64-22) GRADING E ROW
2. TACK COAT
403-D1 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" - BITUMINOUS AGGREGATE BASE
307-D1.08 ASPHALT CONCRETE MIX (PG64-22)(BRMB-HM) GRADING B-M2
4. PRIME COAT
402-D1 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
402-D2 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-D1 MINERAL
303-D1 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"

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

N.T.S

CITY OF FRANKLIN		<i>P. P. P.</i>	7/1/2017
LOCAL AND ALLEY PAVEMENT SECTION		CITY ENGINEER	DATE
DWG. NO. RD-3	EFFECTIVE DATE: 7/1/2017	<i>L. M.</i>	7/1/2017
		ASST. DIRECTOR OF ENG.	DATE

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND ENDWALLS

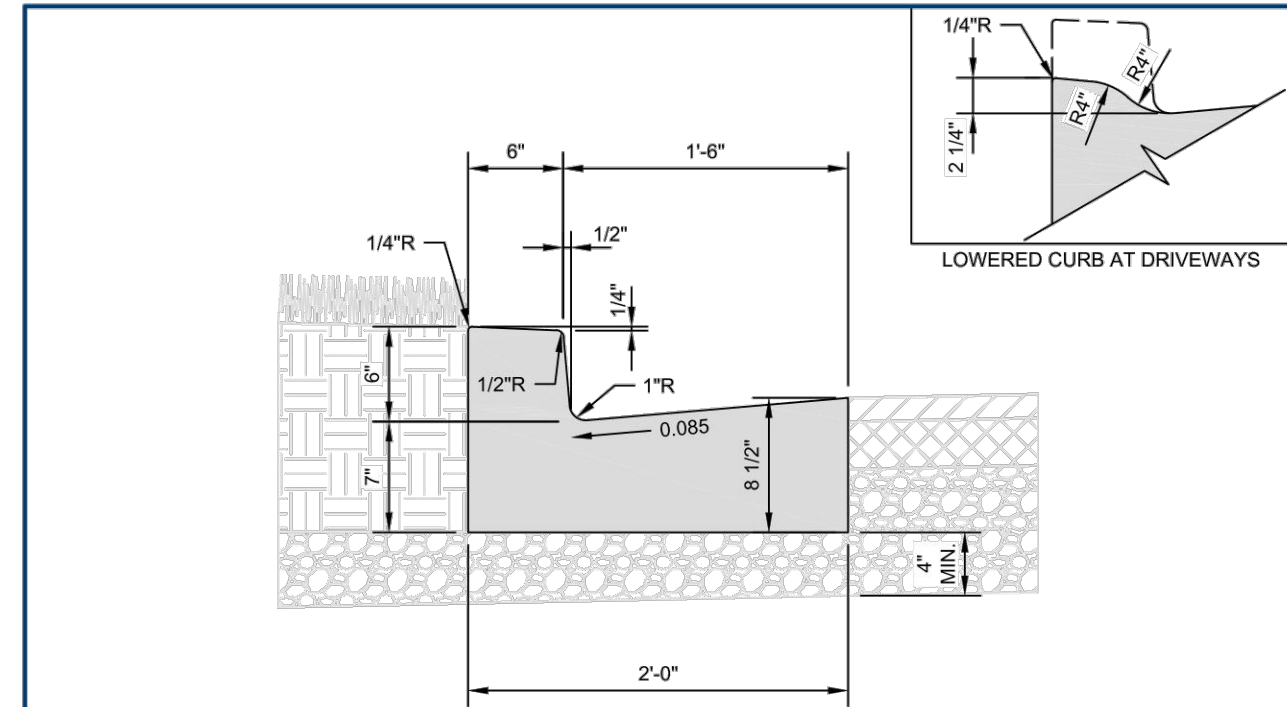
TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16 AND 17 TYPE
CATCH BASINS GRATES	D-CBB-12A AND D-CBB-13 (SEE NOTE 1 AND 2 BELOW)
AREA DRAINS - 1 GRATE	D-CB-42 SERIES
AREA DRAINS - 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
JUNCTION BOX	D-JBS-1 THRU D-JBS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE1 THRU D-PE-9F
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

NOTES

1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000-C SURFACE MOUNT OR APPROVED EQUAL.
2. INLETS, DRAINS, GRATES, MANHOLES AND ENDWALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TDOT STANDRAD DRAWINGS

N.T.S

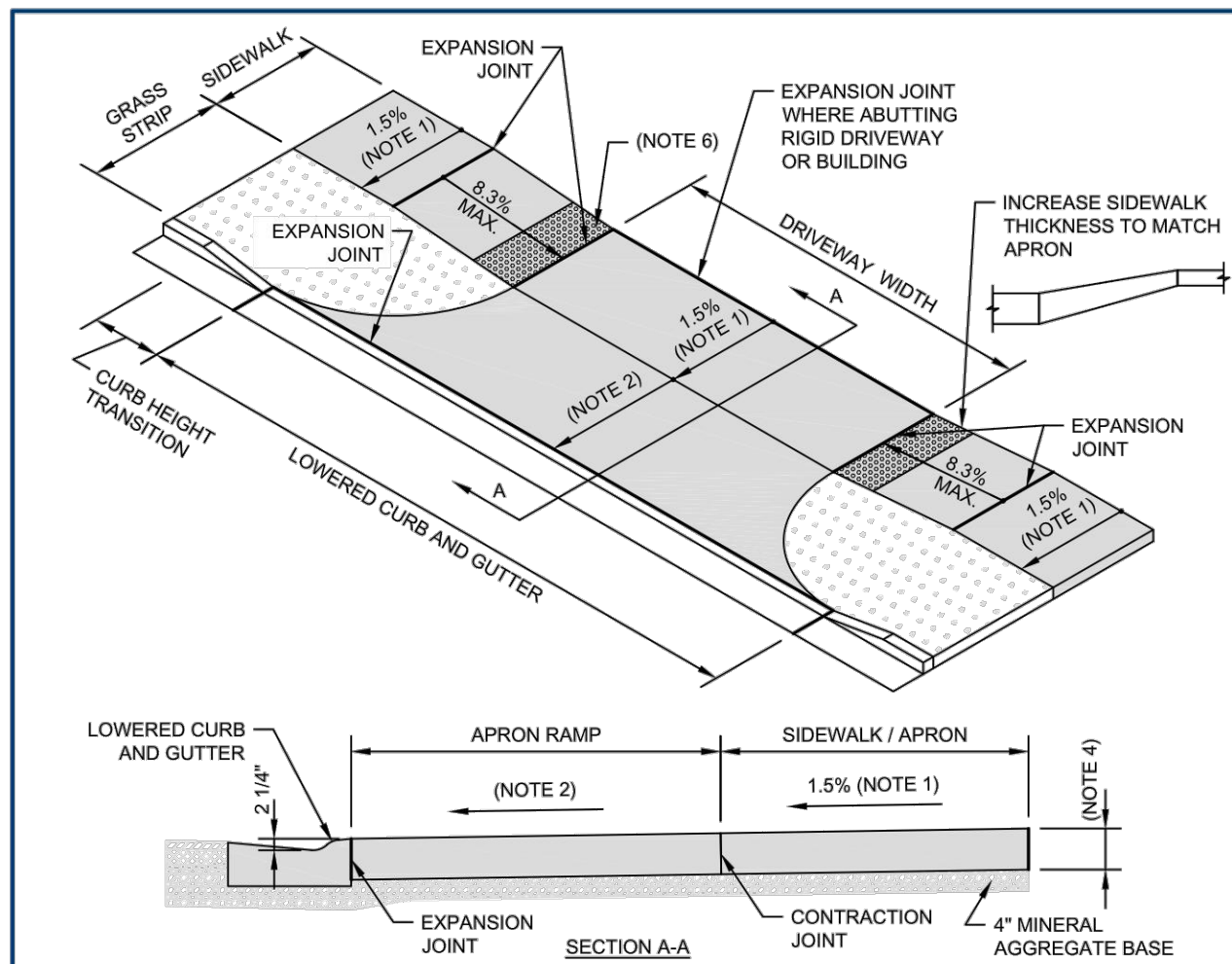
DRAINAGE STRUCTURES, MANHOLES, GRATES, AND ENDWALLS		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: <i>P. P. P.</i>	DATE: 1/1/2020
NOT TO SCALE		D-1



NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
 - A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
 - B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
 - A. AT TANGENT POINTS OF CIRCULAR CURBS
 - B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
 - C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
 - D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
 - E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. INLET CASTING: JBS 3080-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

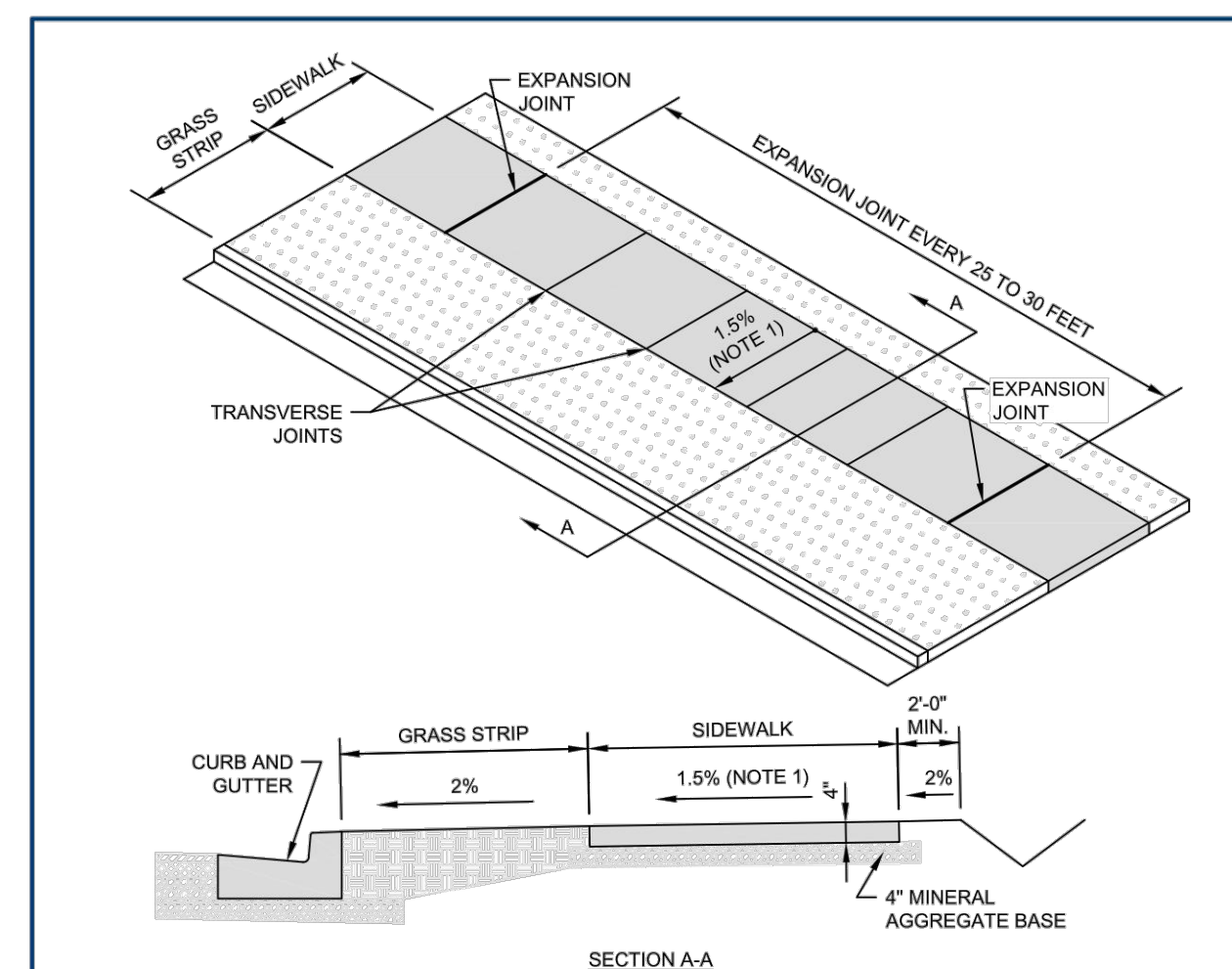
LOCAL STREET CURB AND GUTTER		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: <i>P. P. P.</i>	DATE: 1/1/2020
NOT TO SCALE		RP-3



NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
 - A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
 - B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-D1 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
 - A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
 - B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
 - A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
 - B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. DETECTABLE WARNING SURFACE: BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
 - A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

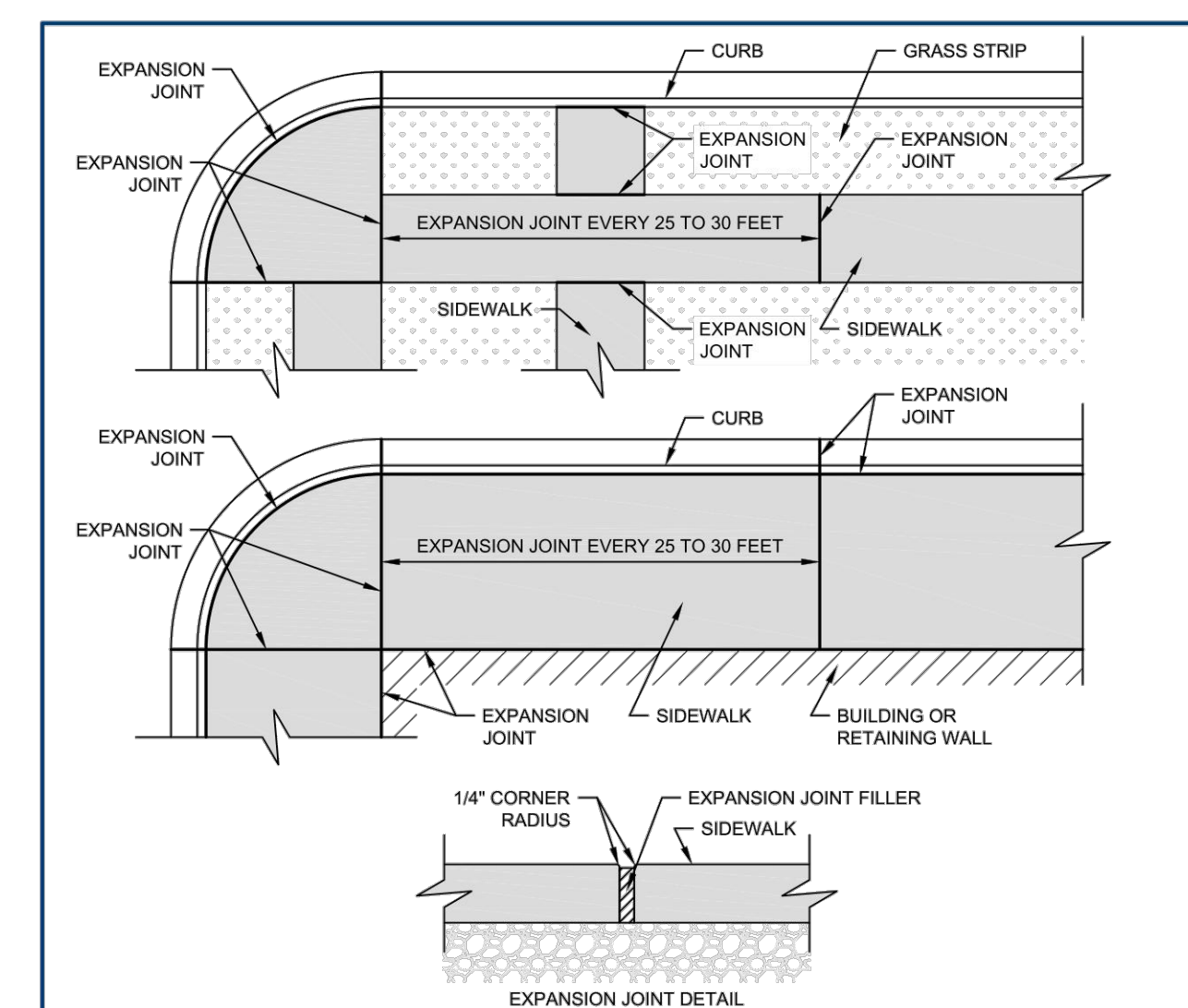
LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: <i>P. P. P.</i>	DATE: 1/1/2020
NOT TO SCALE		RP-6



NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-D1 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

CONCRETE SIDEWALK		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: <i>P. P. P.</i>	DATE: 1/1/2020
NOT TO SCALE		RP-8



NOTES

1. EXPANSION JOINTS:
 - A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
 - B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
 - A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
 - B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
 - C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
 - D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
 - E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
 - F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

SIDEWALK EXPANSION JOINT		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: <i>P. P. P.</i>	DATE: 1/1/2020
NOT TO SCALE		RP-10



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THE MADISON FRANKLIN

FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 11.02.2023

Approved By: L. HORN

Revisions:

Drawing Title:

SITE DETAILS

Drawing No.

C2.3

Project No.

23-0246



Page 97 of 143

PERMEABLE PAVERS ELEVATIONS CHART					
PERMEABLE PAVERS	SUBGRADE ELEVATIONS	TOP OF NO. 2 STONE DEPTH & ELEVATION	UNDERDRAIN INVERT ELEVATION	TOP OF NO. 57 STONE DEPTH & ELEVATION	TOP OF NO. 8 AGGREGATE DEPTH & ELEVATION
PAVERS AREA 1	644.00	646.50	645.00	646.83	646.96
PAVERS AREA 2	640.50	642.50	641.50	642.83	642.96
PAVERS AREA 3	645.50	647.50	646.50	647.83	647.96

BENCH MARK
CHISELED SQUARE
TOP OF CURB
ELEV=650.39

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- CONCRETE WALK
- CONCRETE PAVEMENT
- CONCRETE PAVERS
- BIORETENTION AREA
- LIMITS OF DISTURBANCE = ±4.95 AC

GRADING & DRAINAGE DATA CHART:

DRAINAGE AREA: OUTFALL #1 (NE BASIN)
CONDITION: PROPOSED
SITE AREA: 10.42 AC
IMPERVIOUS AREA: 9.95 AC
DISTURBED AREA: 4.95
Proposed Rv VALUE: 0.191
PEAK FLOW RUNOFF:
2YR: 2.410 CFS
5YR: 4.432 CFS
10YR: 5.819 CFS
25YR: 8.118 CFS
50YR: 10.13 CFS
100YR: 14.57 CFS



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THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: 1"=40'
Date: 11.02.2023
Approved By: XXX

Revisions:

Drawing Title:

ENLARGED
GRADING &
DRAINAGE PLAN

Drawing No.

C3.1

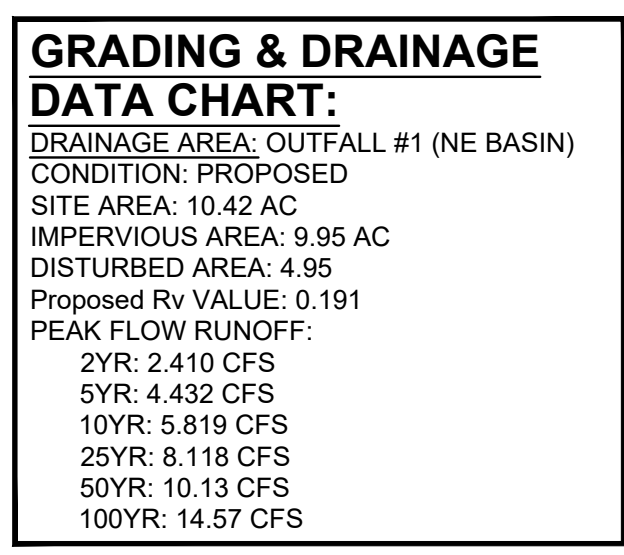
Project No.
23-0246



Know what's below.
Call before you dig.

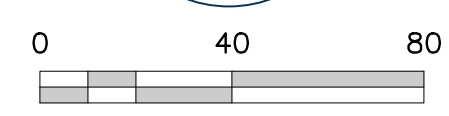


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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Project No.
23-0246



CITY OF FRANKLIN SEDIMENT BASIN NOTE

TEMPORARY SEDIMENT BASIN TO BE INSTALLED IMMEDIATELY FOLLOWING PRECONSTRUCTION MEETING, AND SHALL BE COMPLETED BEFORE ANY LAND DISTURBANCE TAKES PLACE WITHIN THE CONTRIBUTING DRAINAGE AREA.

TREE PROTECTION NOTE:

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

INFILTRATION TESTING NOTE:

SOIL INFILTRATION TESTING SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE WATER QUALITY BMPs ARE BEING PROPOSED TO SHOW SOILS UNDERNEATH BMPs HAVE ADEQUATE INFILTRATION RATES.

INFILTRATION TESTING OR TESTING BY A SOIL SCIENTIST SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE SHEET FLOW OR GRASS CHANNEL STORMWATER TREATMENT WITH A OR B SOILS.

GRADING NOTE (ACCESSIBLE ENTRANCE):

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR. IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8" FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

BIORETENTION CELL OR WATER QUALITY

SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUND COVER IN BOTTOM OF BIORETENTION AREA.
12. SOD SLOPES.
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNPECS HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REACHED BY 75%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM. BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EROSION CONTROL SEQUENCING:

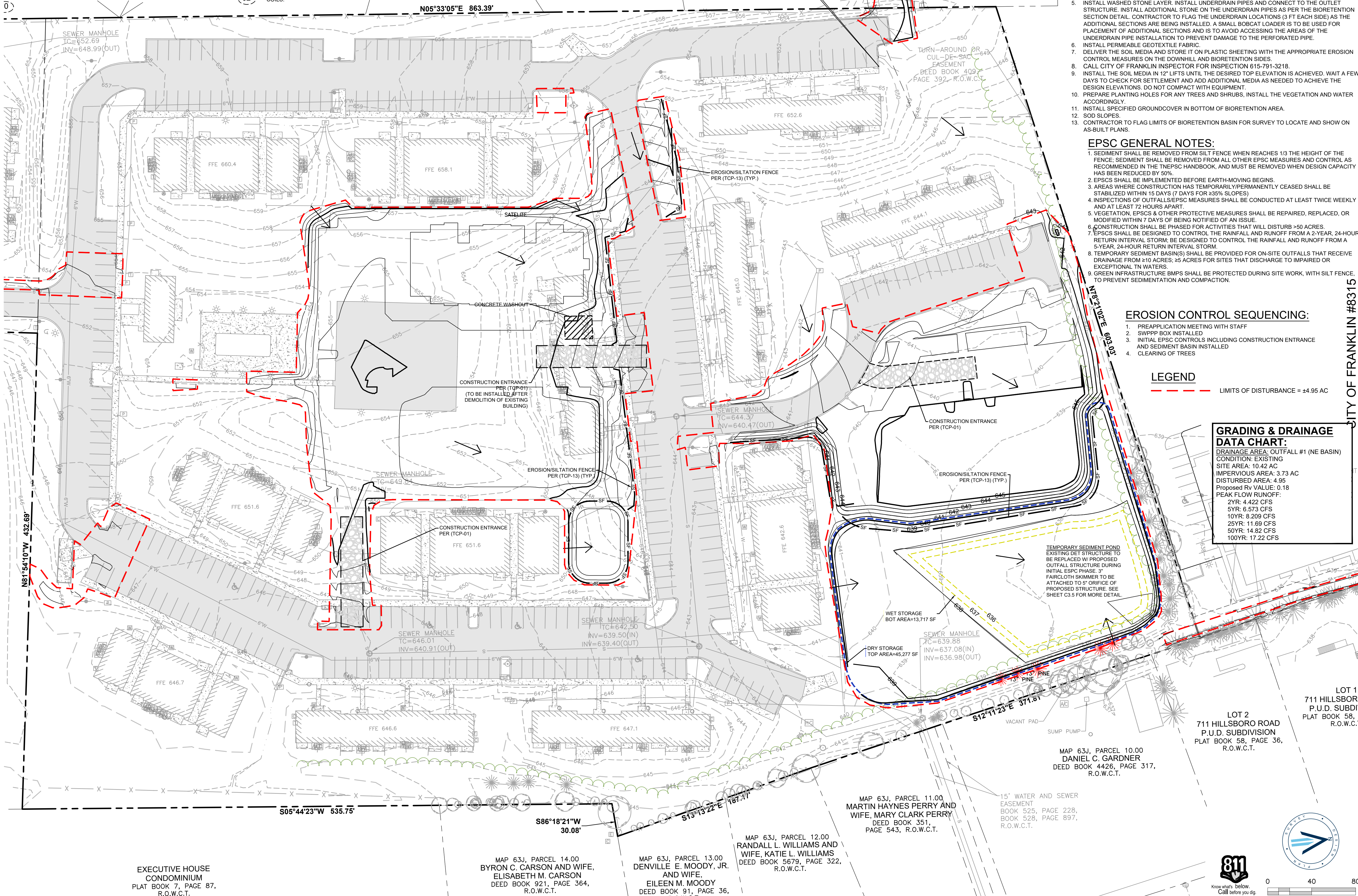
1. PREAPPLICATION MEETING WITH STAFF
2. SWPPP BOX INSTALLED
3. INITIAL EPSC CONTROLS INCLUDING CONSTRUCTION ENTRANCE AND SEDIMENT BASIN INSTALLED
4. CLEARING OF TREES

LEGEND

--- LIMITS OF DISTURBANCE = ±4.95 AC

GRADING & DRAINAGE DATA CHART:

DRAINAGE AREA: OUTFALL #1 (NE BASIN)
CONDITION: EXISTING
SITE AREA: 10.42 AC
IMPERVIOUS AREA: 3.73 AC
DISTURBED AREA: 4.95
Proposed Rv VALUE: 0.18
PEAK FLOW RUNOFF:
2YR: 4.422 CFS
5YR: 6.573 CFS
10YR: 8.209 CFS
25YR: 11.69 CFS
50YR: 14.82 CFS
100YR: 17.22 CFS



Scale: 1"=40'

Date: 11.02.2023

Approved By: XXX

Revisions:

Drawing Title: INITIAL EPSC PRE CONSTRUCTION PLAN

Drawing No. C3.2

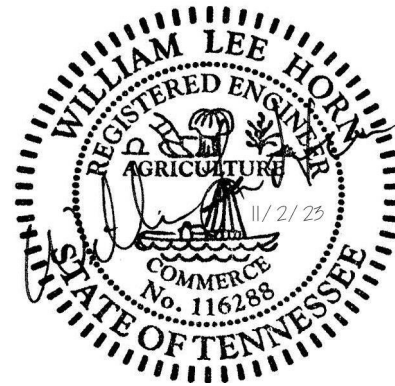
Project No. 23-0246

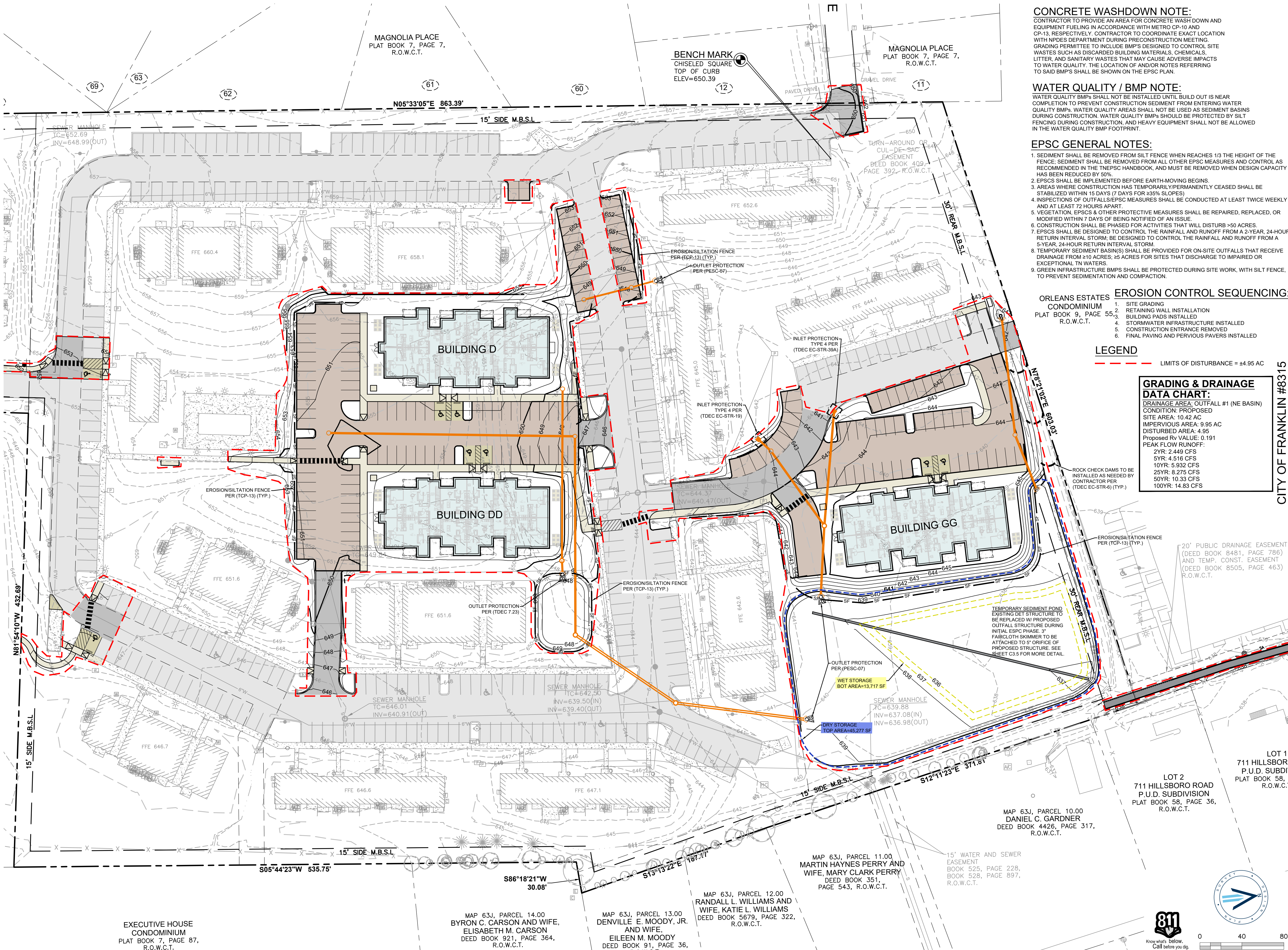
THE MADISON FRANKLIN
FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CONCRETE WASHDOWN NOTE:

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13. RESPECTFULLY, CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGN TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

WATER QUALITY / BMP NOTE:

WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. WATER QUALITY BMP'S SHOULD BE PROTECTED BY SILT FENCING DURING CONSTRUCTION, AND HEAVY EQUIPMENT SHALL NOT BE ALLOWED IN THE WATER QUALITY BMP FOOTPRINT.

EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR $\geq 35\%$ SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMP'S SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

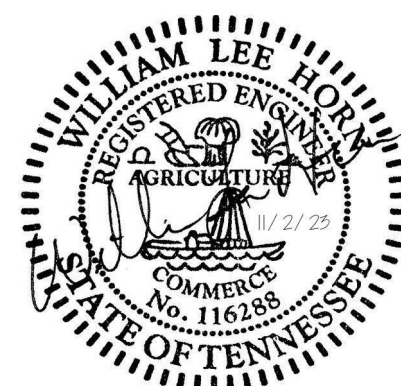
- ORLEANS ESTATES CONDOMINIUM PLAT BOOK 9, PAGE 553, R.O.W.C.T.
- EROSION CONTROL SEQUENCING:
1. SITE GRADING
 2. RETAINING WALL INSTALLATION
 3. BUILDING PADS INSTALLED
 4. STORMWATER INFRASTRUCTURE INSTALLED
 5. CONSTRUCTION ENTRANCE REMOVED
 6. FINAL PAVING AND PERVIOUS PAVERS INSTALLED

LEGEND

--- LIMITS OF DISTURBANCE = ± 4.95 AC

GRADING & DRAINAGE DATA CHART:

DRAINAGE AREA: OUTFALL #1 (NE BASIN)
CONDITION: PROPOSED
SITE AREA: 10.42 AC
IMPERVIOUS AREA: 9.95 AC
DISTURBED AREA: 4.95
Proposed Rv VALUE: 0.191
PEAK FLOW RUNOFF:
2YR: 2.449 CFS
5YR: 4.516 CFS
10YR: 5.932 CFS
25YR: 8.275 CFS
50YR: 10.33 CFS
100YR: 14.83 CFS



THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=40'

Date: 11.02.2023

Approved By: L. HORN

Revisions:

Drawing Title:

INTERMEDIATE
EPSC PLAN

Drawing No.

C3.3

Project No.

23-0246

WATER QUALITY / BMP NOTE:

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. WATER QUALITY BMPs SHOULD BE PROTECTED BY SILT FENCING DURING CONSTRUCTION, AND HEAVY EQUIPMENT SHALL NOT BE ALLOWED IN THE WATER QUALITY BMP FOOTPRINT.

NOTE:

1. ALL SLOPES 3:1 OR GREATER TO RECEIVE NAG SC150 EROSION STABILIZATION (TYP.)
2. THERE SHALL BE NO CLEARING, GRADING, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

POST CONSTRUCTION BMP MAINTENANCE/ INSPECTION PROCEDURES:

THESE POST CONSTRUCTION BMP MAINTENANCE PROCEDURES SHALL BE CONDUCTED TO ENSURE PROPER FUNCTIONALITY.

1. SEDIMENT POND:
THE LOW FLOW ORIFICE ON THE OUTLET STRUCTURE SHOULD BE FUNCTIONING PROPERLY. ANY DEBRIS SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
THE OUTLET STRUCTURE SHALL BE INSPECTED FOR CRACKS OR SPALLING CONCRETE. ANY DEBRIS ACCUMULATION ON THE TRASH RACK SHALL BE REMOVED AND PROPERLY DISPOSED OF. ANY CORROSION OF THE TRASH RACK SHOULD BE REPORTED.
ALL OUTFALLS SHALL BE INSPECTED FOR SIGNS OF SCOUR, SEDIMENT DEPOSITION, AND STRUCTURAL INTEGRITY.
HEALTHY VEGETATION SHOULD BE MAINTAINED WITHIN THE POND AND EMBANKMENT AT ALL TIMES. EXCESSIVE GROWTH SHALL BE CONTROLLED BY PERIODIC MOWING.
GOOD STABILITY ON THE SLOPES OF THE EMBANKMENT SHALL BE MAINTAINED AT ALL TIMES. SEDIMENT ACCUMULATION SHALL BE REMOVED AND PROPERLY DISPOSED OF.
2. SWALES/DITCHES/SLOPES:
GOOD VEGETATION SHALL BE MAINTAINED. EROSION CONTROL MATTING MAY BE NEEDED IF OUT OF THE GROWING SEASON.
ANY SCOUR SHOULD BE CORRECTED IMMEDIATELY.
SEDIMENT ACCUMULATION AND DEBRIS SHALL BE REMOVED.
3. GRASSED/SODDED AREAS:
ANY BARE SOILS SHALL BE ADDRESSED IMMEDIATELY.
ADDITIONAL SEED AND STRAW MAY BE NEEDED WHERE GOOD GERMINATION DID NOT OCCUR.
MULCH MAY BE USED TO PROTECT EXPOSED SOILS.

FINAL STABILIZATION:

UPON COMPLETION THE FOLLOWING METHODS SHALL BE USED AS FINAL STABILIZATION FOR EROSION CONTROL.

1. ALL TEMPORARY OR "DURING CONSTRUCTION" EROSION CONTROL MEASURES SHALL BE REMOVED, I.E. SILT FENCE, CONSTRUCTION ENTRANCE, INLET PROTECTION, EXCESSIVE RIPRAP, ECT.
2. SEDIMENT ACCUMULATION SHALL BE REMOVED FROM SEDIMENT POND, SWALES, DITCHES, INLETS, AND OUTFALLS.
3. SEDIMENT AND DEBRIS REMOVED SHALL BE DISPOSED OF PROPERLY. IF CONTAMINATION OF MATERIALS SUSPECTED, CONTACT TDEC OR LOCAL WASTE MANAGEMENT FOR PROPER DISPOSAL.
4. ALL AREAS OF EXPOSED SOILS SHALL RECEIVE SEED/STRAW, SODDING, EROSION CONTROL MATTING, AND/OR MULCH.
5. ALL SWALES AND DITCHES SHALL HAVE A HEALTHY STAND OF GRASS.
6. THE SEDIMENT POND SHALL HAVE A HEALTHY STAND OF GRASS OR REMOVED IF APPROVED BY THE CITY.
7. ALL OUTFALLS SHALL POSSESS AN APPROPRIATE AMOUNT OF RIPRAP OR OTHER APPROVE MEANS TO PREVENT SCOURING.

NOTE:

CONTRACTOR TO STABILIZE ALL GREEN OPEN SPACE WITH SEED AND MULCH PER PESC-01

EROSION CONTROL SEQUENCING:

1. STABILIZATION OF SOILS
2. INSTALLATION OF BIORETENTION MEDIA (ONLY AFTER UPSTREAM DRAINAGE AREA HAS BEEN STABILIZED)
3. EROSION CONTROL MATTING AND SODDING PAVED AS SHOWN
4. TEMPORARY EPSC CONTROLS REMOVED

LEGEND

--- LIMITS OF DISTURBANCE = ±4.95 AC

20' PUBLIC DRAINAGE EASEMENT (DEED BOOK 8481, PAGE 786) AND TEMP. CONST. EASEMENT (DEED BOOK 8505, PAGE 463) R.O.W.C.T.

LEGEND

NAG SC-150 EROSION CONTROL MATTING INSTALL ON SLOPES 3:1 OR GREATER

Scale: 1"=40'
Date: 11.02.2023
Approved By: L. HORN

Revisions:

Drawing Title:
FINAL EROSION CONTROL PLAN

Drawing No.
C3.4
Project No.
23-0246



Nashville - Murfreesboro - Chattanooga
ragansmith.com

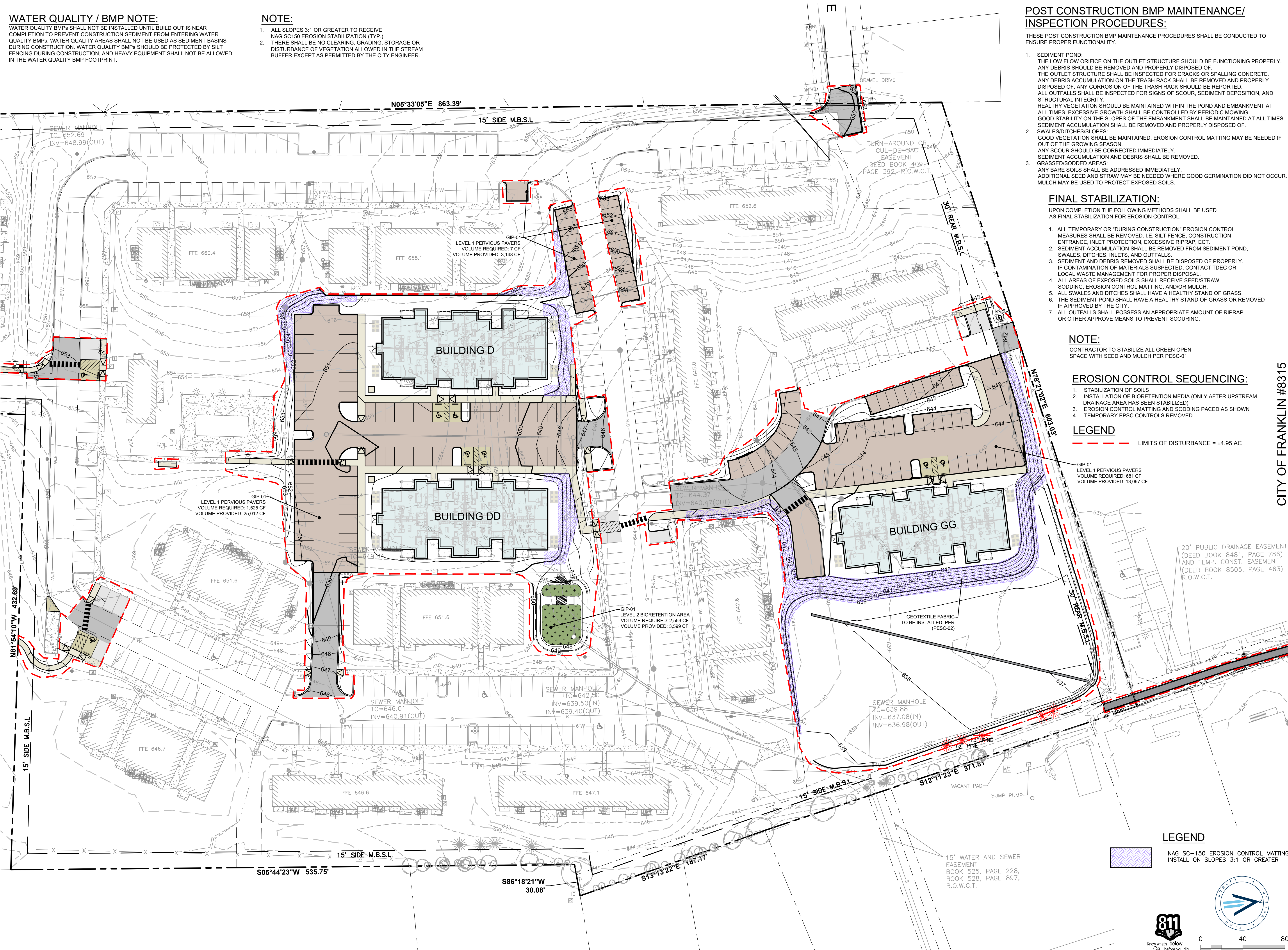


THE MADISON FRANKLIN

FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315



CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

23-0246

ACTIVITY: Geotextiles | **PESC – 02**

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWN SLOPE.

ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

N.T.S.

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLOGS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

WET SLOPE LINING

N.T.S.

Figure PESC-02-2
Anchoring Geotextiles on Embankments

Stormwater Best Management Practices –
Permanent EP&SC

PESC-02-4

January 2014

PROPOSED TEMPORARY SILT FENCE

1.0' BERM

VARIES

1.0'

3:1

3:1

3:1

3:1

1'-6" MIN.

2.0' MIN.

TEMPORARY CONTACT BERM

TEMPORARY DIVERSION DITCH

NOT TO SCALE

36" MAX.

30" MIN.

6"

6"

WOOD FENCE, POST 2"x2" MIN. 6" SPACING (STD. DUTY) W/ 6"x6" WOVE WIRE FENCE

FILTER FABRIC

BURY BOTTOM OF FILTER FABRIC IN 6"x6" TRENCH, BACKFILL TRENCH WITH SOIL AND COMPACT.

FLOW

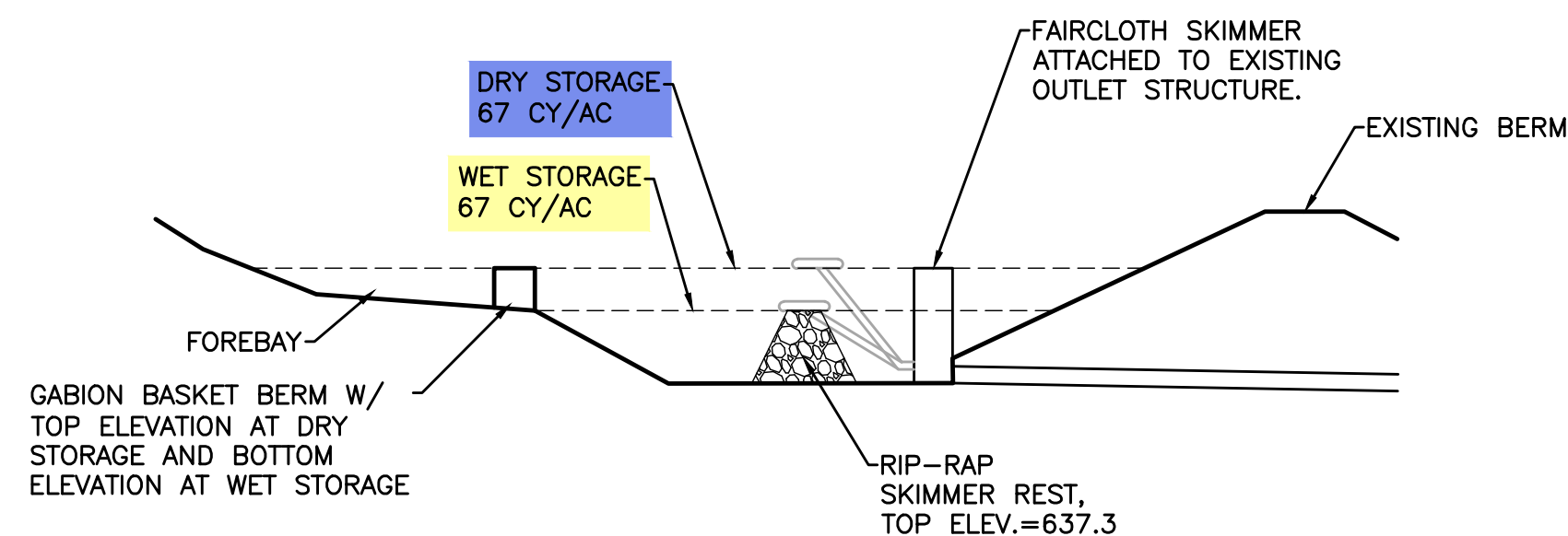
EXISTING OR PROPOSED GROUND SLOPE

TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFORM WITH THE CITY OF FRANKLIN ENGINEERING DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

EROSION/SILTATION FENCE

NOT TO SCALE

DRAINAGE AREA			SEDIMENT CONTROL		BASIN 1	REQUIRED STORAGE (YD³)	PROVIDED STORAGE (YD³)	TOP ELV.	BOT ELV.
BASIN #	SF	AC	SEDIMENT BASIN	SEDIMENT TRAP	WET STORAGE	763	765	637.3'	636.0'
1	495,713	11.38	X		DRY STORAGE	763	4,099	640.6'	637.3'
					TOTAL STORAGE	1,526	4,864		



GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE POND DRAINING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

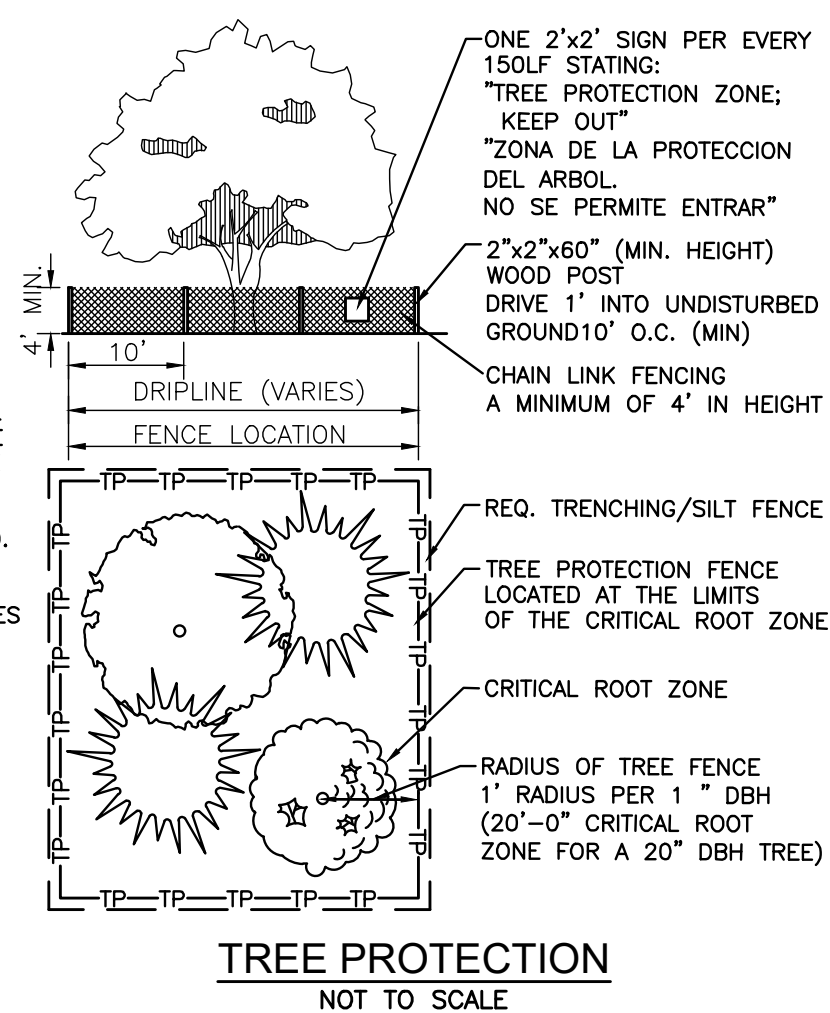
TOP VIEW

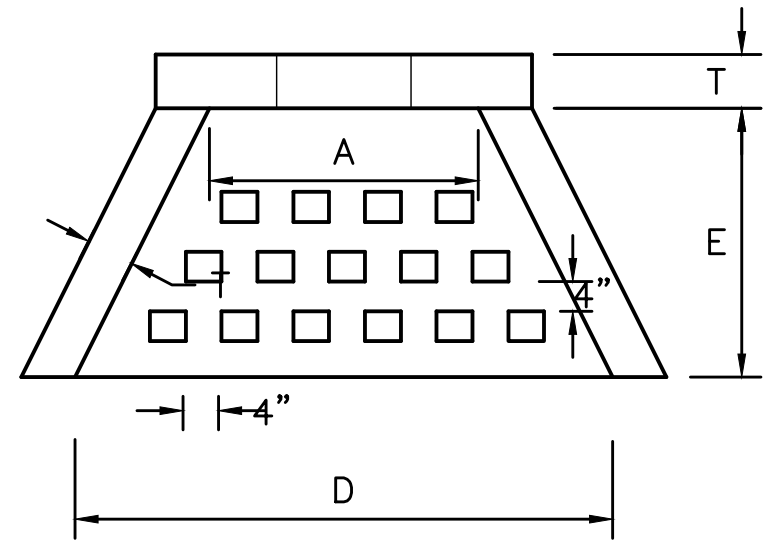
END VIEW

SIDE VIEW (NO SCALE)

Labels in diagram include: WATER ENTRY UNIT WITH TRASH SCREEN, ORIFICE OPENING INSIDE THE HORIZONTAL TUBE WITH A CONSTANT HYDRAULIC HEAD, FLOAT, SCHEDULE 40 PVC PIPE (BARREL OR ARM), FLEXIBLE HOSE, EARTHEN EMBANKMENT TOP ELEV.=640.60', EMERGENCY SPILLWAY ELEV.=639.95', TEMPORARY OUTLET CONTROL STRUCTURE TOP ELEV.=639.20', INVERT OF LOWEST STORM WATER DISCHARGE OPENING (PERMANENT POOL) ELEV.=637.30', GRATE, FLEXIBLE HOSE MUST BE SECURELY FASTENED TO THE WATER QUALITY DISCHARGE OPENING, PVC VENT PIPE, FLOAT, L = 1.4 X DEPTH TO THE OVERTFLOW MINIMUM LENGTH APPLIES, SCHEDULE 40 PVC PIPE (BARREL OR ARM), MAINTAIN DEPRESSION TO MINIMIZE CHANCE OF SKIMMER BECOMING STUCK, DRAWN BY T. R. EVANS 10/11, J. W. FAIRCLOTH & SON, INC., WWW.FAIRCLOTHSON.COM, TELEPHONE: (919) 732-1244, FAX: (919) 732-1266, EMAIL: WARREN@FAIRCLOTHSON.COM

ROCK CHECK DAM
NOT TO SCALE





ENERGY DISSIPATOR TO BE INSTALLED AT ALL OUTLET HEADWALLS.

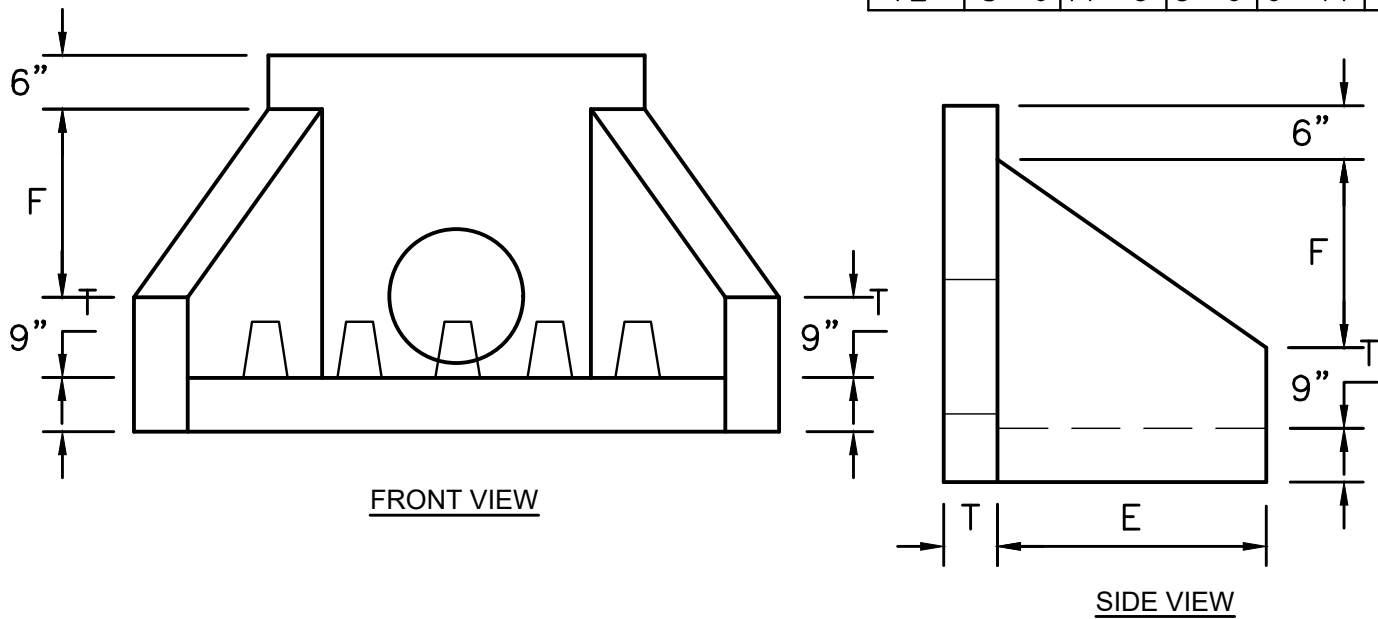
12" CORE BLOCK EMBEDDED IN CONCRETE TO EXTEND 8" ABOVE APRON. BARS

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

TOP VIEW

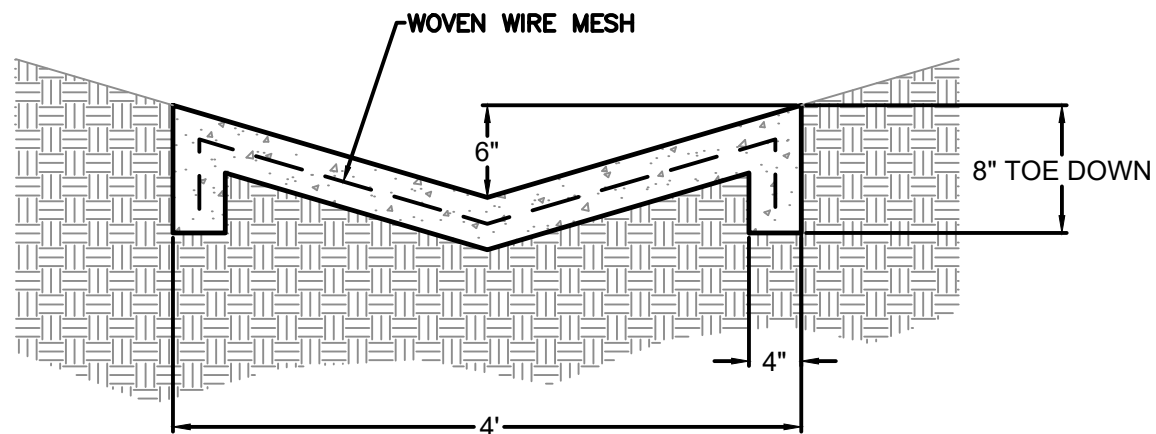
CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS 10"C.C.
EACH WAY WITH WINGS AND TOE SLAB
DOGWELLED TO HEADWALL WITH NO.5 BARS.

3/4" CHAMFER ON ALL EXPOSED EDGES



CONCRETE HEADWALL WITH ENERGY DISSIPATOR

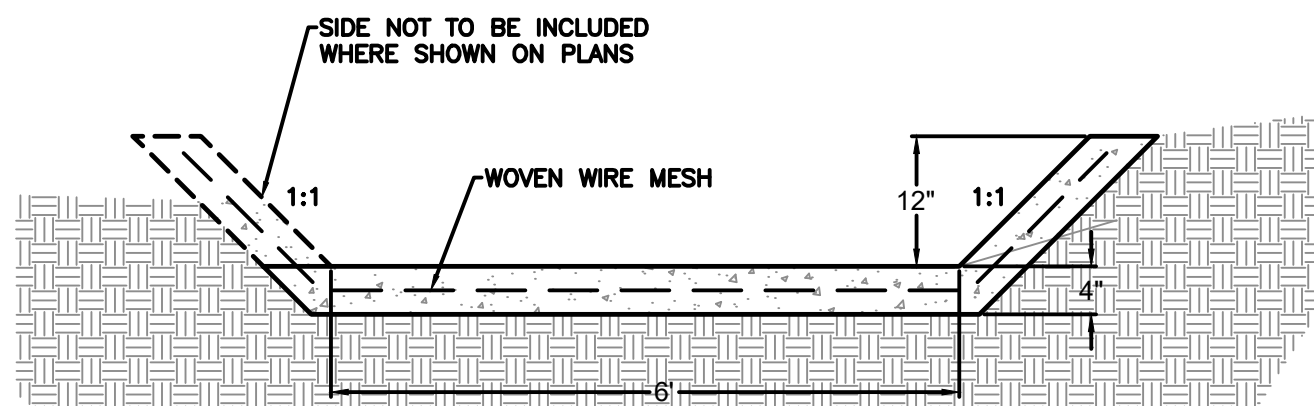
NOT TO SCALE



EXPANSION JOINTS AT 60' O.C.
28-DAY CONCRETE STRENGTH = 3000 PSI

DETENTION POND CONCRETE SWALE

NOT TO SCALE

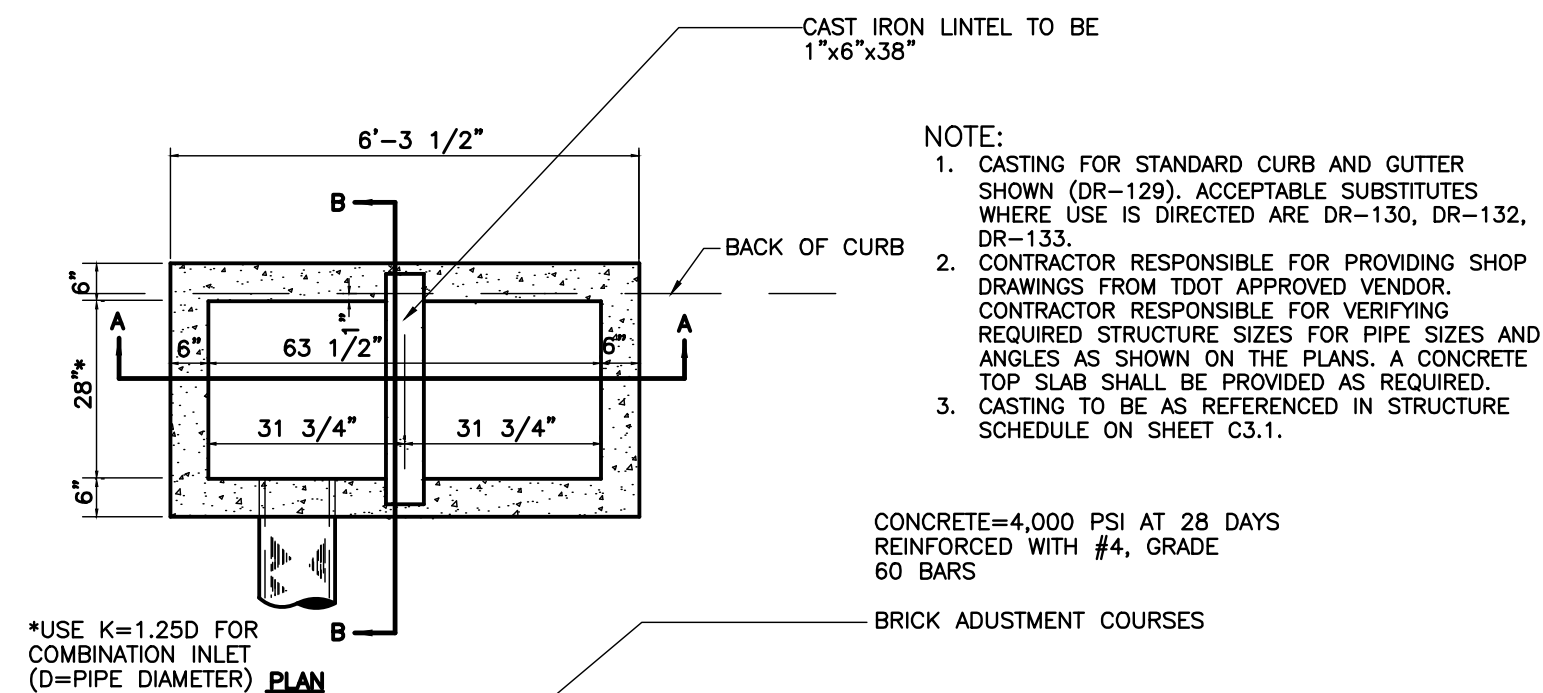


EXPANSION JOINTS AT 60' O.C.
28-DAY CONCRETE STRENGTH = 3000 PSI

NOTE:
FILL AROUND SWALE MAY BE NECESSARY TO
MAINTAIN POSITIVE DRAINAGE INTO SWALE.

TRAPEZOIDAL CONCRETE SWALE

NOT TO SCALE

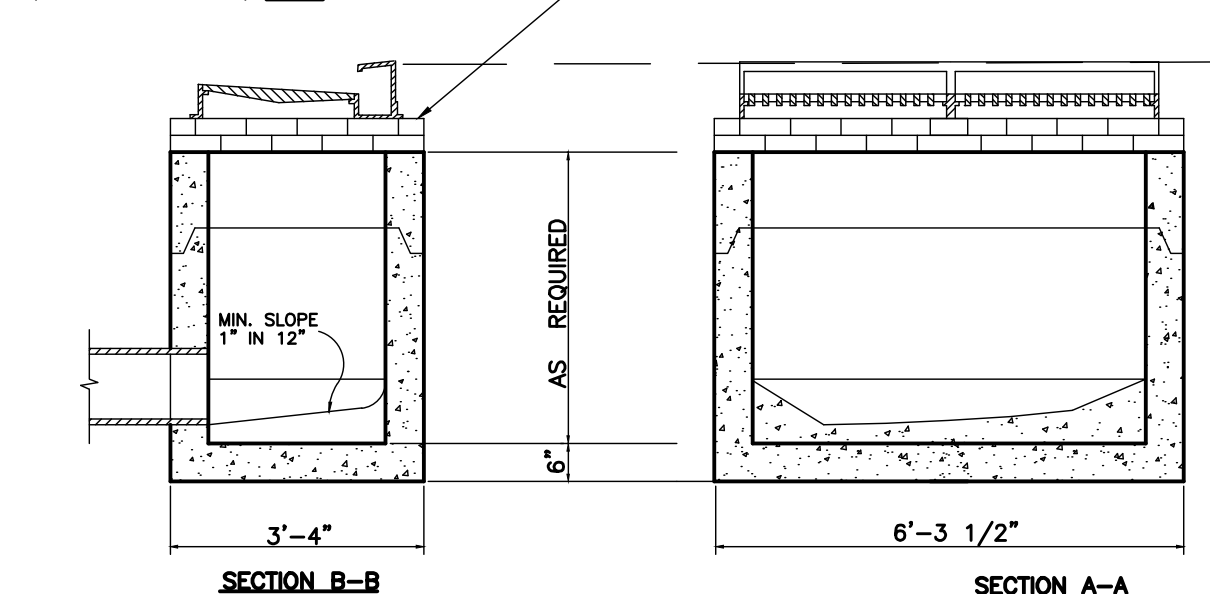


- NOTE:
- CASTING FOR STANDARD CURB AND GUTTER SHOWN (DR-129). ACCEPTABLE SUBSTITUTES WHERE USE IS DIRECTED ARE DR-130, DR-132, DR-133.
 - CONTRACTOR RESPONSIBLE FOR PROVIDING SHOP DRAWINGS FROM TDOT APPROVED VENDOR. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED STRUCTURE SIZES FOR PIPE SIZES AND ANGLES AS SHOWN ON THE PLANS. A CONCRETE TOP SLAB SHALL BE PROVIDED AS REQUIRED.
 - CASTING TO BE AS REFERENCED IN STRUCTURE SCHEDULE ON SHEET C3.1.

CONCRETE=4,000 PSI AT 28 DAYS
REINFORCED WITH #4, GRADE 60 BARS

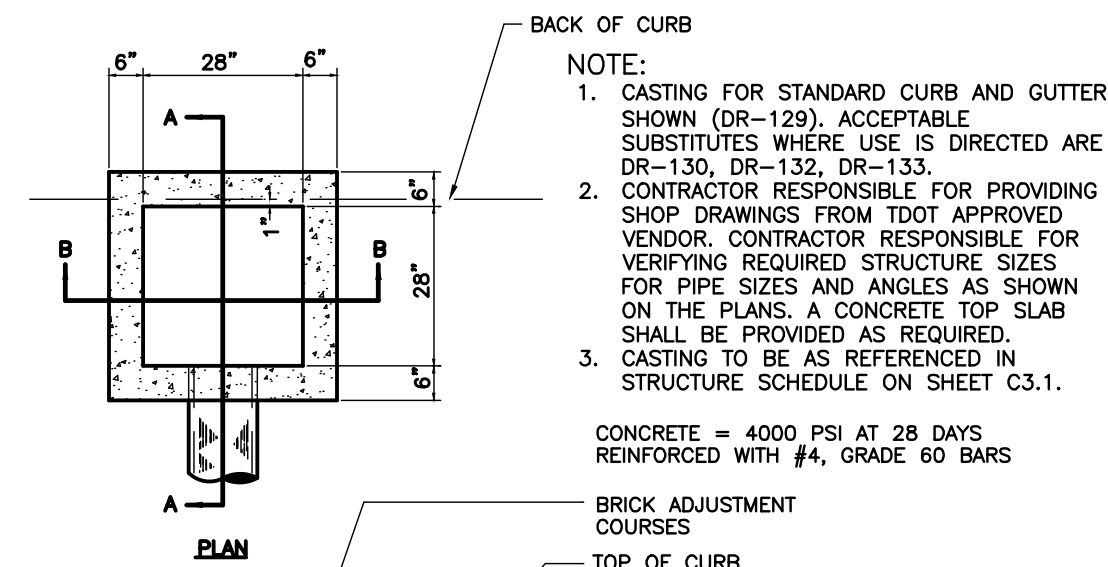
BRICK ADJUSTMENT COURSES

*USE K=1.250 FOR COMBINATION INLET (D=PIPE DIAMETER) PLAN



DOUBLE INLET (PRECAST)

NOT TO SCALE

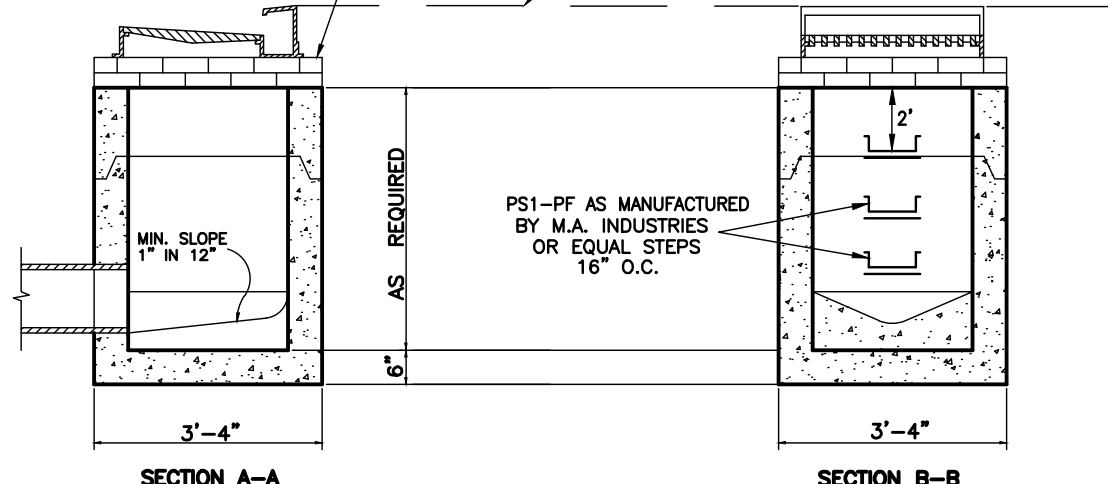


- NOTE:
- CASTING FOR STANDARD CURB AND GUTTER SHOWN (DR-129). ACCEPTABLE SUBSTITUTES WHERE USE IS DIRECTED ARE DR-130, DR-132, DR-133.
 - CONTRACTOR RESPONSIBLE FOR PROVIDING SHOP DRAWINGS FROM TDOT APPROVED VENDOR. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED STRUCTURE SIZES FOR PIPE SIZES AND ANGLES AS SHOWN ON THE PLANS. A CONCRETE TOP SLAB SHALL BE PROVIDED AS REQUIRED.
 - CASTING TO BE AS REFERENCED IN STRUCTURE SCHEDULE ON SHEET C3.1.

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

BRICK ADJUSTMENT COURSES

TOP OF CURB



SINGLE INLET (PRECAST)

NOT TO SCALE

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

1. IDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N
Small Round (Up to 20" dia grates (A) dim)	629RD	
Med Round (20.1" - 24" dia grates (A) up to 24" dia openings (B))	629RD	
Large Round (24.1" - 30" dia grates (A) up to 30" openings (B))	629RD	
Small Rect (Up to 12" x 12" dia grates (A) up to 12" x 12" openings (B))	629RD	
Med Rect / Square (Up to 24" dia x 24" (B) openings or 48" perimeter)	629RD	
Large Rect / Square (Up to 30" (B) x 24" (B) openings or 120" perimeter)	629RD	
Small Rect / Square (Up to 12" x 12" dia grates (A) up to 12" x 12" openings (B))	629RD	
Med Rect / Square (Up to 24" dia grates (A) up to 24" x 24" openings (B))	629RD	
Large Rect / Square (Up to 30" dia grates (A) up to 30" x 24" openings (B))	629RD	
Small Rect / Square (Up to 12" x 12" dia grates (A) up to 12" x 12" openings (B))	629RD	
Med Rect / Square (Up to 24" dia grates (A) up to 24" x 24" openings (B))	629RD	
Large Rect / Square (Up to 30" dia grates (A) up to 30" x 24" openings (B))	629RD	

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	(12" depth)	(12" depth)	Clean Water Flow (100 gpm @ 2 PSI)	Min A.D.S. (100 gpm)
FX Standard Woven Bag	FX	FX-S	200	40
FX 1000 Non-Woven Bag	IL	IL-S	145	20

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

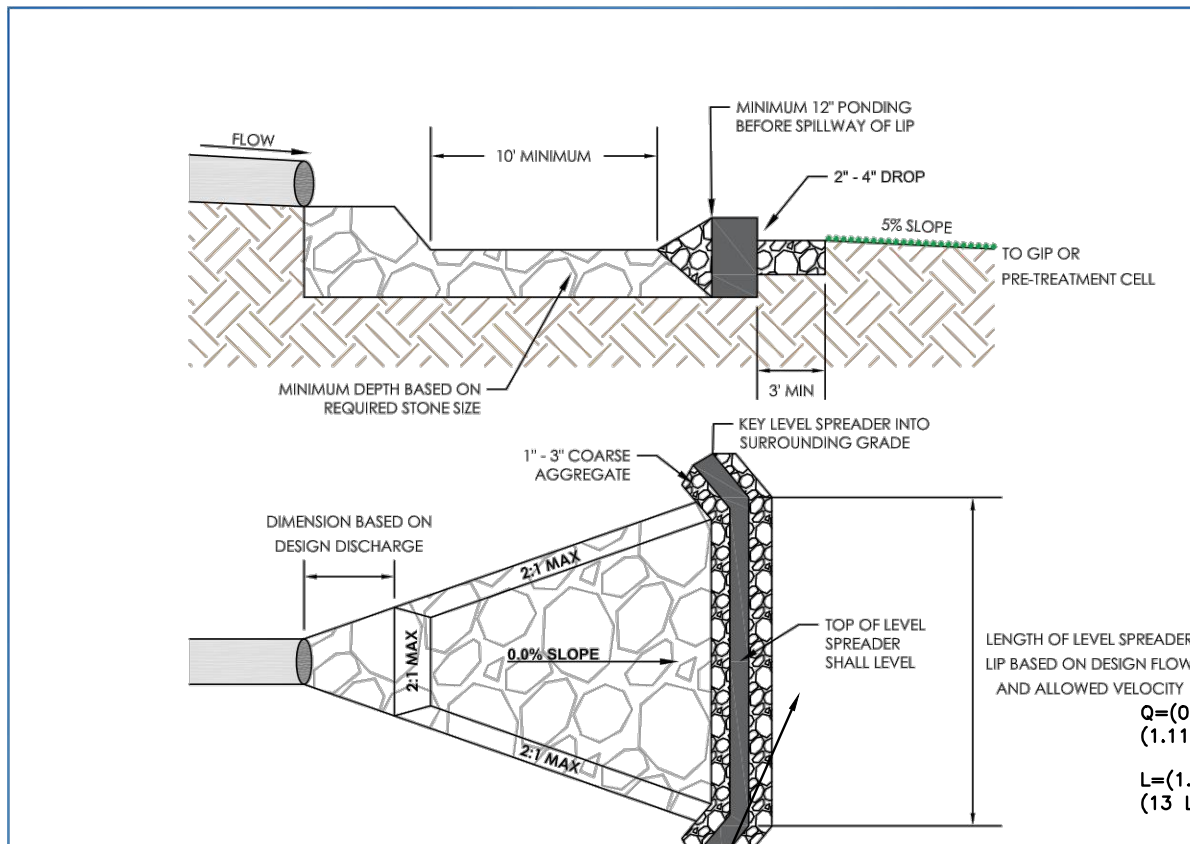
INSTALLATION:

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

NOTES:

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
- UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

FLEXSTORM CATCH IT
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8635 PH
(630) 355-3477 FX
SALES@INLETFILTERS.COM

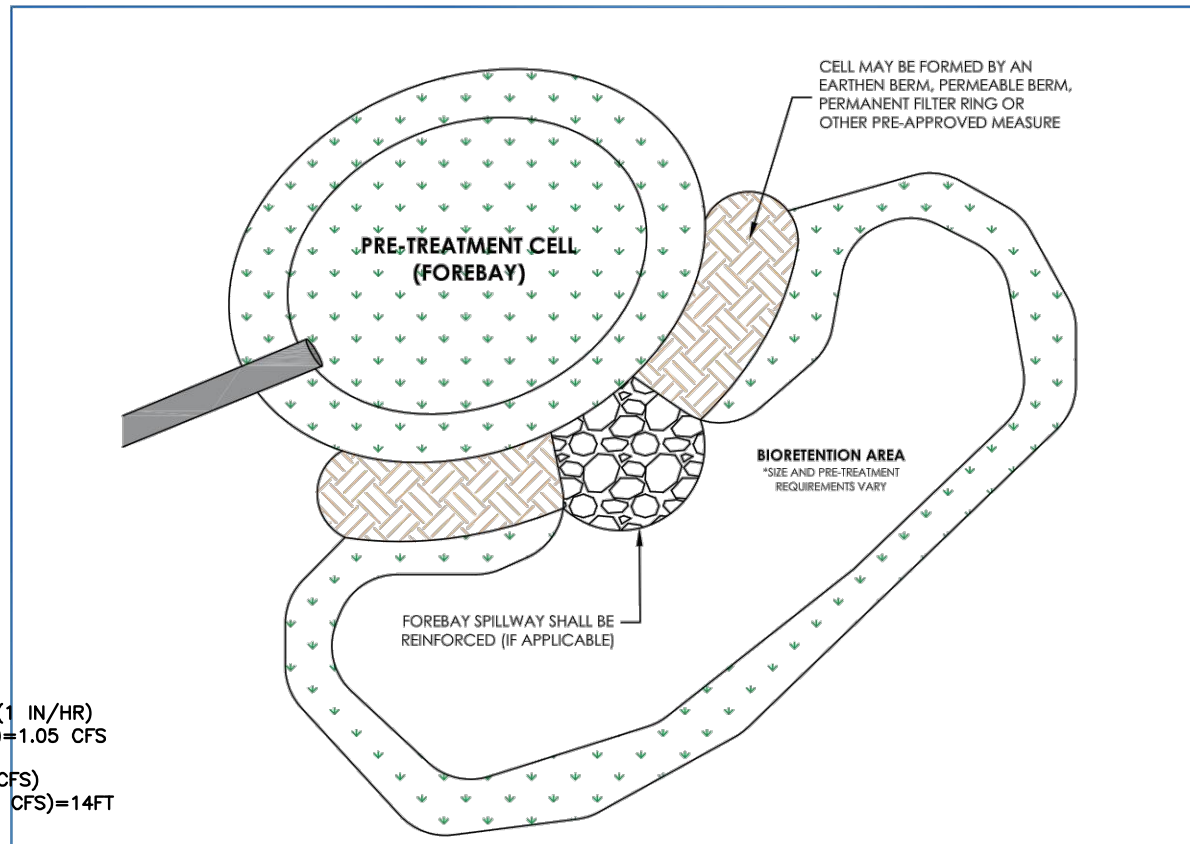


$$A = (0.81 AC) / (43,560 SF/AC) (0.2\%) = 71 SF$$

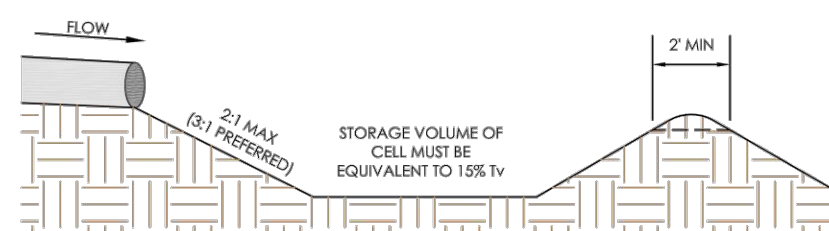
THE GRAVEL FLOW SPREADER IS LOCATED AT CURB CUTS, DOWNSPOUTS, OR OTHER CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER UP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.

- LEVEL SPREADER NOTES:**
- ALL STONE SHALL BE WASHED BEFORE INSTALLATION
 - MINIMUM PONDING DEPTH OF 12" TO SPREADER LIP
 - THE FOREBAY SHALL BE SIZED TO ACCOMMODATE 0.2% OF THE CONTRIBUTING IMPERVIOUS AREA
 - THE LEVEL SPREADER LIP SHALL BE AN ACCEPTED, RIGID, NON-ERODIBLE MATERIAL. TIMBER WOOD IS NOT ACCEPTED
 - SEE CITY BMP MANUAL FOR SPECIFIC DESIGN REQUIREMENTS

Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064
TITLE	DATE
02/20/2017	12/7/2017
EFFECTIVE DATE	DATE



- PRE-TREATMENT CELL NOTES:**
- LEVEL II REQUIRES PRE-TREATMENT CELL PLUS ADDITIONAL TREATMENT
 - CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER UP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.
 - 2.1 LENGTH-WIDTH DESIGN
 - DISPERSED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER UP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.
 - PRE-TREATMENT CELL MUST NOT INTERFERE WITH REQUIRED PONDING IN BIOTREATMENT AREAS
 - PRE-TREATMENT CELLS DO NOT REQUIRE UNDERLYING FILTER MEDIA



Pre-Treatment (concentrated flow) PRE-TREATMENT CELL/FOREBAY	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064
TITLE	DATE
02/20/2017	12/7/2017
EFFECTIVE DATE	DATE

PRE-TREATMENT NOTES:

TREATMENT DEPENDENT ON TYP. FLOW

CONCENTRATED FLOW

- VEGETATED FILTER STRIP
- GRAVEL/STONE DIAPHRAGM
- VEGETATED LEVEL SPREADER

PRE-TREATMENT FOREBAY CELL

- GRAVEL/STONE FLOW SPREADER

LEVEL II REQUIRES PRE-TREATMENT CELL PLUS ADDITIONAL PRE-TREATMENT

BIOTREATMENT AREAS

NO FILTER FABRIC SHALL BE INSTALLED WITHIN BIOTREATMENT AREAS.

SEE LANDSCAPE PLAN FOR PLANTING DETAILS.

SEE GRADING AND DRAINAGE PLAN FOR UNDERDRAIN LAYOUT.

MAX 3:1 SLOPES INTO BIOTREATMENT AREA. 4:1 SLOPES PREFERRED.

ADDITIONAL NOTES:

NO FILTER FABRIC SHALL BE INSTALLED WITHIN BIOTREATMENT AREAS.

SEE LANDSCAPE PLAN FOR PLANTING DETAILS.

SEE GRADING AND DRAINAGE PLAN FOR UNDERDRAIN LAYOUT.

MAX 3:1 SLOPES INTO BIOTREATMENT AREA. 4:1 SLOPES PREFERRED.

CONSTRUCTION REQUIREMENTS:

- EXCAVATORS SHALL WORK FROM THE OUTSIDE OF THE GREEN INFRASTRUCTURE PRACTICE (GIP) FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
- DURING EXCAVATION, MOST CONDITIONS MAY CAUSE RIES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SWAGING OCCURS, HAND RAKE OR SCARIFY THE SURFACE TO A DEPTH OF 12" TO RESTORE INFILTRATION CAPACITY.
- DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
- RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
- UTILITIES AND IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.
- WATER QUALITY SIGNS SHALL BE INSTALLED IN ALL WATER QUALITY AREAS.

CONSTRUCTION REQUIREMENTS:

- CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
- EXCAVATE GIP AREAS.
- SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12" PRIOR TO STONE PLACEMENT.
- SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
- INSTALL STONE SUBBASE AND UNDERDRAIN. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
- SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
- INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (IF EACH SIDE).
- A SMALL SHOULDER LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
- DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE BROWN COVER, MEASURES.
- SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
- ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
- ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
- INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
- INSTALL SPECIFIED GROUND COVER.
- FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

BIOTREATMENT LEVEL 2	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064
TITLE	DATE
02/20/2017	12/7/2017
EFFECTIVE DATE	DATE

PERMEABLE PAVERS

3 1/8" THICKNESS
CONCRETE PAVERS
600 PSI STRENGTH

1/4" JOINTS
NO. 8 STONE

2" BEDDING COURSE
NO. 8 AGGREGATE

3" OPEN GRADED BASE
NO. 57 STONE

5" STONE SUBBASE
NO. 2 STONE

GEOTEXTILE FILTER FABRIC
U.S. FABRIC, INC.
200 NON-WOVEN (ENVIRONMENTAL)
(FOR APPROVED EQUAL)

4" OR 6" P.V.C. UNDERDRAIN

RIBBON CURBS
(SEE C.O.F. STANDARD CURB DETAILS)

STANDARD C.O.F. CURB
AS SPECIFIED ON PLANS

PERVIOUS CONCRETE PER ACI STANDARD

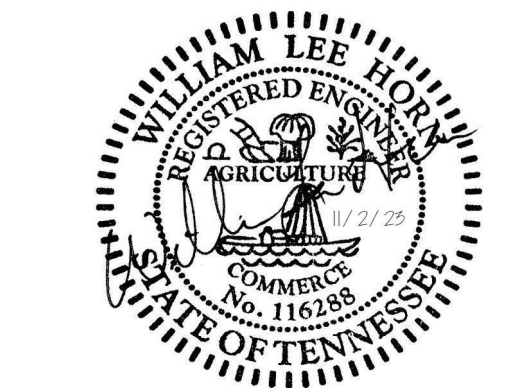
CONSTRUCTION REQUIREMENTS:

- EXCAVATORS SHALL TO WORK FROM THE OUTSIDE OF THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
- DURING EXCAVATION, MOST CONDITIONS MAY CAUSE RIES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SWAGING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 12" TO RESTORE INFILTRATION CAPACITY.
- DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
- RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
- UTILITIES INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION REQUIREMENTS:

- CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
- EXCAVATE GIP AREAS.
- SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12" PRIOR TO STONE PLACEMENT.
- SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
- INSTALL PERMEABLE GEOTEXTILE FABRIC.
- INSTALL STONE SUBBASE AND UNDERDRAIN. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
- SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
- INSTALL ADDITIONAL STONE AND FLAG THE UNDERDRAIN (IF EACH SIDE).
- A SMALL SHOULDER LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
- INSTALL CURBING AND BEDDING LAYER.
- SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
- INSTALL PAVERS.

PERVIOUS PAVERS	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064
TITLE	DATE
07/22/2019	7/22/19
EFFECTIVE DATE	DATE



THE MADISON FRANKLIN
FOR
INVESTMENT VII - MADISON, LLC

Scale: NOT TO SCALE

Date: 11.02.2023

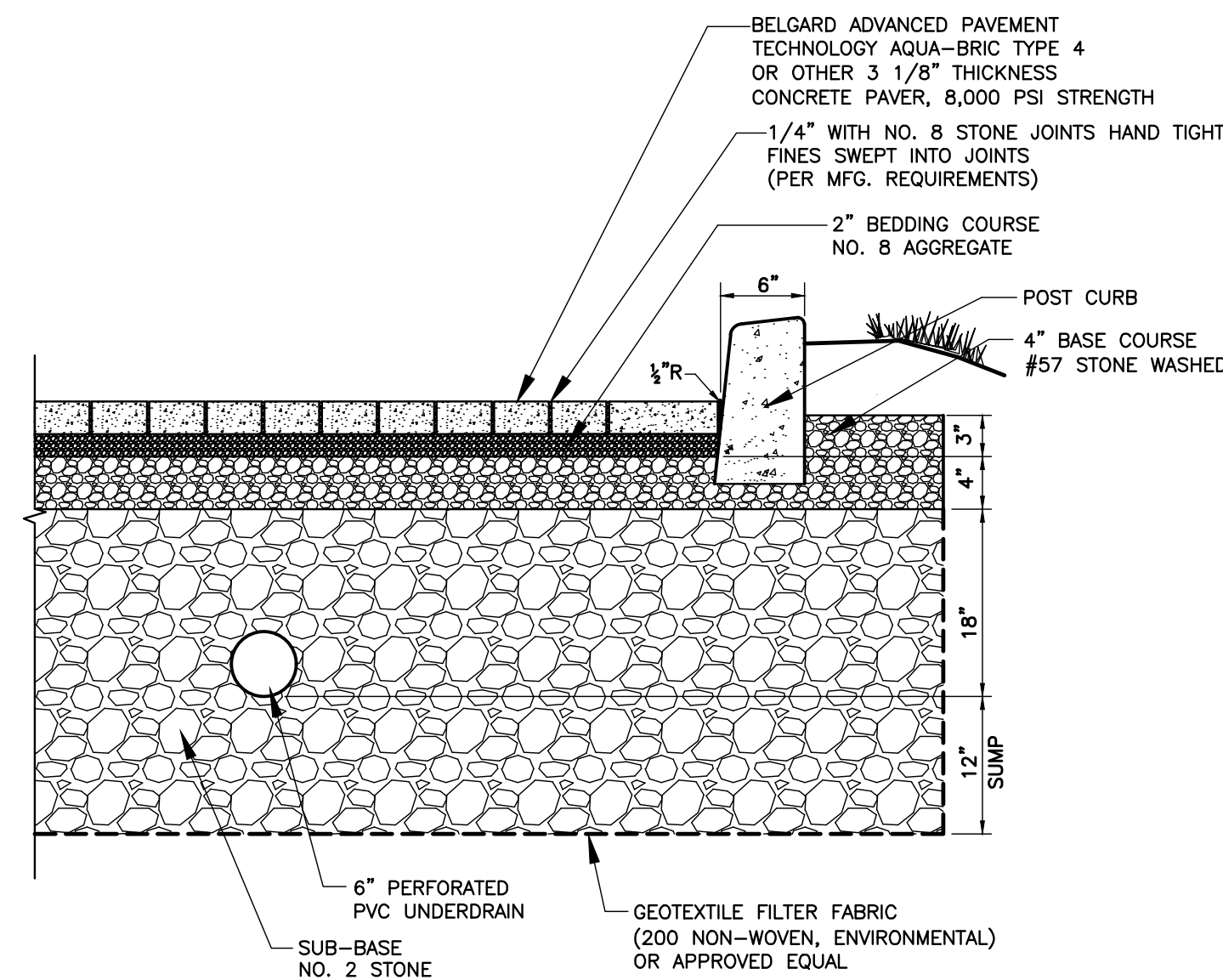
Approved By: L. HORN

Revisions:

Drawing Title:
**GRADING
DRAINAGE & EPSC
DETAILS**

Drawing No.
C3.6

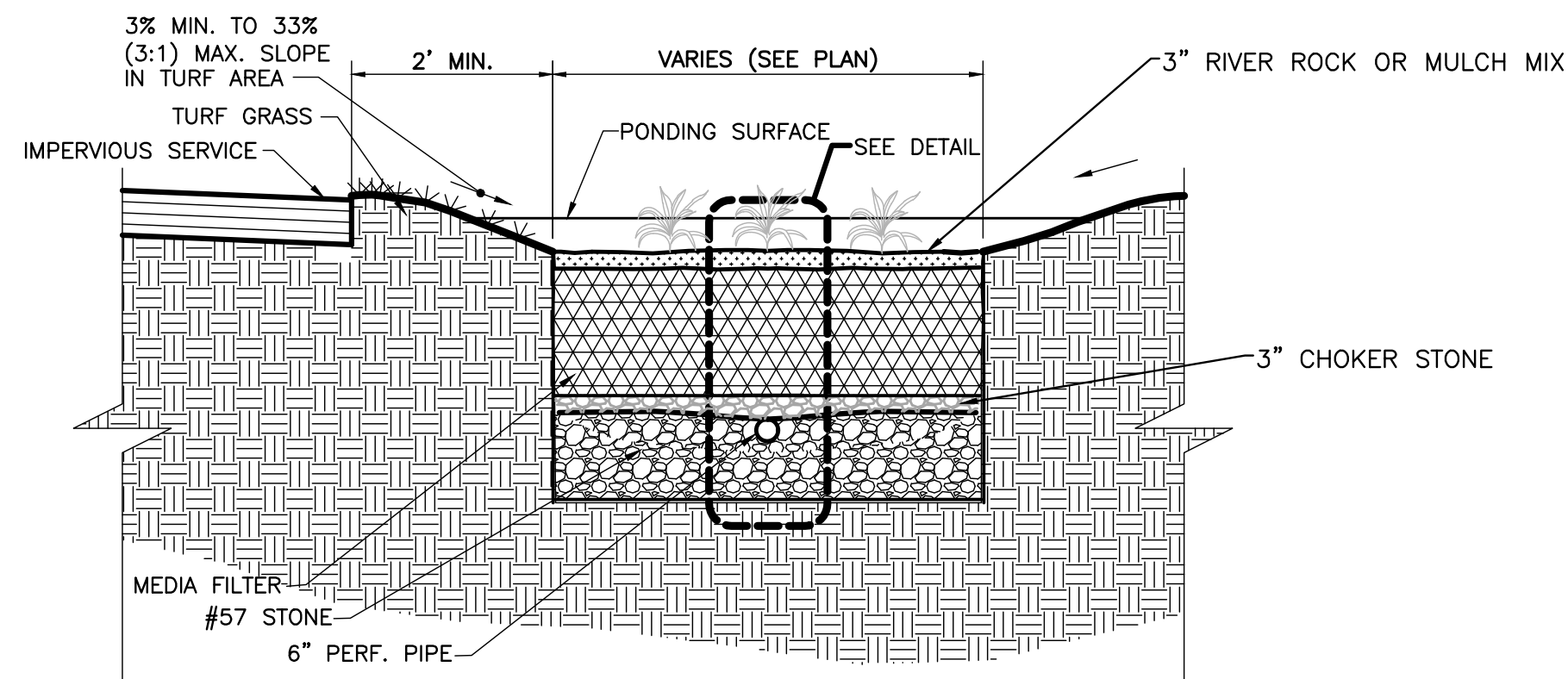
Project No.
23-0246



- NOTES:**
- * NO "CRUSH AND RUM" STONE TO BE USED IN THE INSTALLATION OF THESE PAVERS.
 - * NO SAND TO BE USED IN THE INSTALLATION OF THESE PAVERS.
 - * THE DETAIL MUST BE VERIFIED WITH THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMITY WITH THE GEOTECHE REPORT PRIOR TO INSTALLATION.
 - * THE PERMEABLE PAVEMENT INSTALLER SHALL BE AN INTERLOCKING CONCRETE PAVING CONTRACTOR AS DEFINED BY THE CITY OF FRANKLIN PERVIOUS PAVEMENTS QUALIFICATION REQUIREMENTS.
 - * REFER TO CITY OF FRANKLIN PERVIOUS PAVERS DETAIL (DWG GIP-03) FOR PERVIOUS PAVERS INSTALLATION NOTES AND CONSTRUCTION SEQUENCING.
 - * THE TERRACE OF THE PAVERS SHALL BE AT SLOPE AREA 8% OR EQUAL GRADATIONS.
 - * REFER TO CITY OF FRANKLIN PERVIOUS PAVERS DETAIL (DWG GIP-03) FOR PERVIOUS PAVERS INSTALLATION NOTES AND CONSTRUCTION SEQUENCING.
 - * THE TERRACE OF THE PAVERS SHALL BE AT SLOPE AREA 8% OR EQUAL GRADATIONS.
 - * ADEQUATELY EXCAVATED OR TERRACED TO MAINTAIN MINIMUM DEPTHS.

POST CURB & PERMEABLE PAVERS
(PAVERS AREA 1)

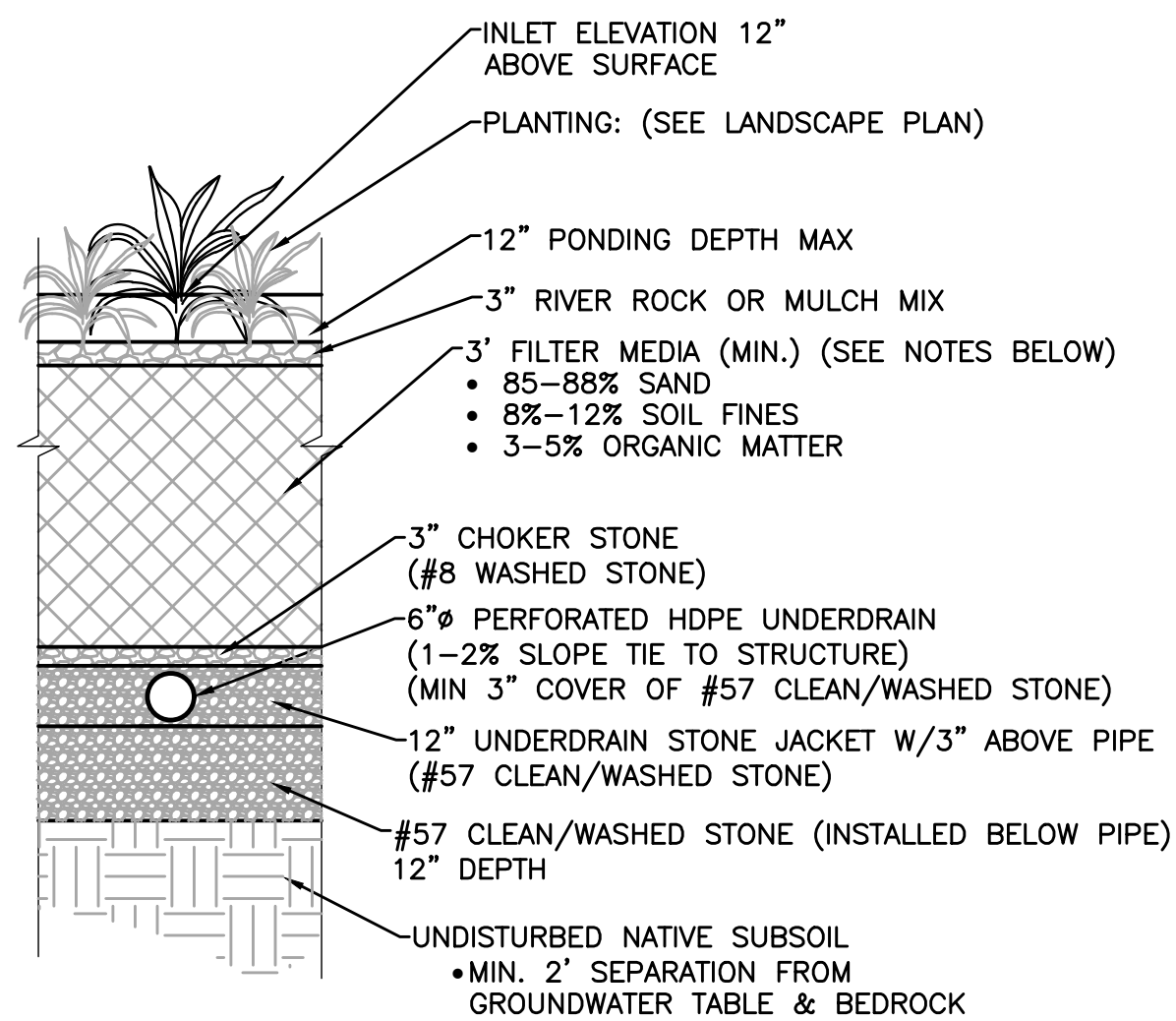
NOT TO SCALE



BIORETENTION AREA

NOT TO SCALE

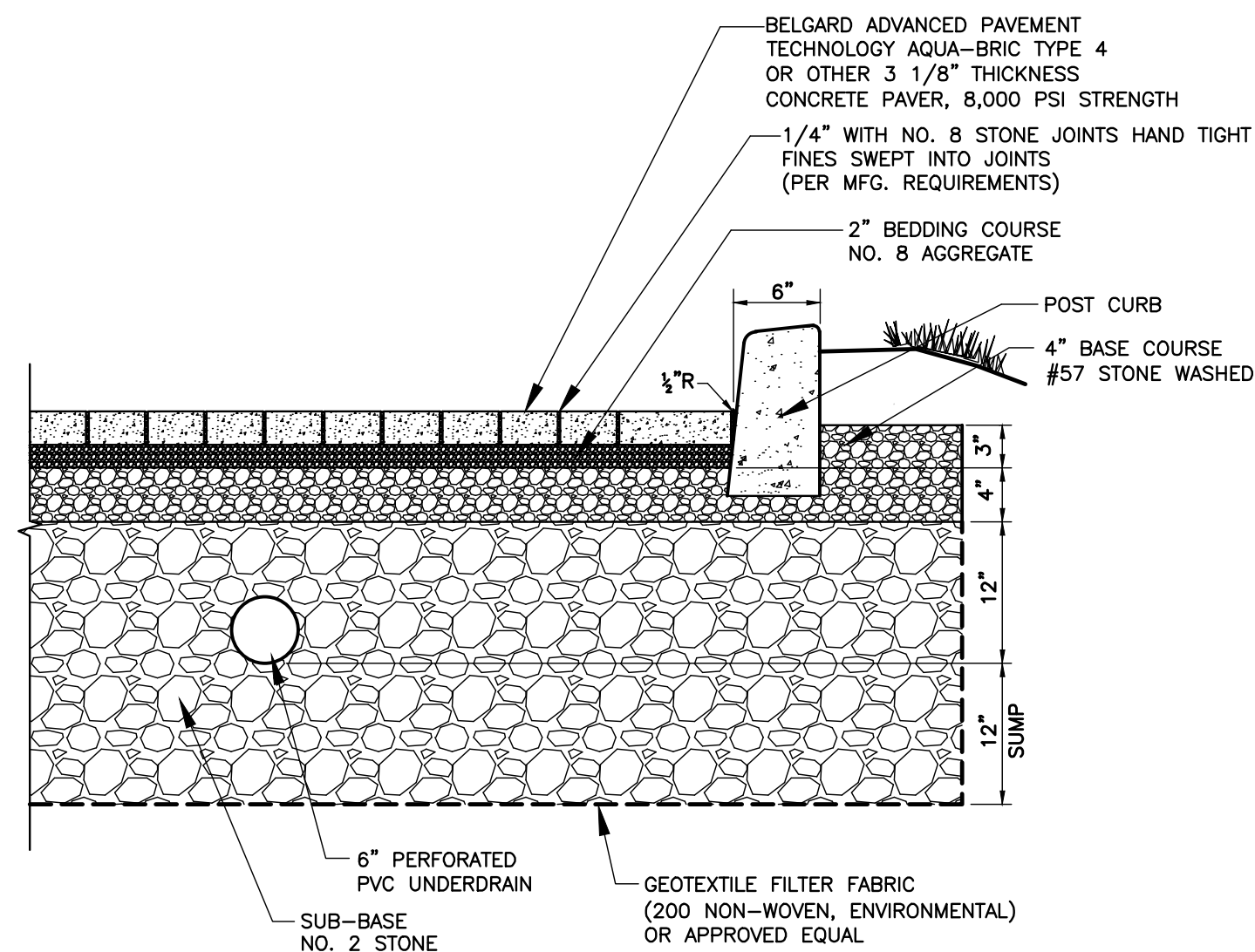
BIO ID	BIO SURFACE	OVERFLOW (RISER OR SWALE)	BOTTOM OF MULCH	MEDIA LAYER DEPTH	BOTTOM OF MEDIA	BOTTOM OF CHOKER STONE	BOTTOM OF STONE JACKET	UNDERDRAIN INVERT	BOTTOM OF STONE SUMP
BIO 1	647.50	648.50	647.25	3.00	644.25	644.00	643.25	643.25	642.25



- NOTES:**
1. ALL STONES USED FOR STONE LAYERS ARE TO BE "CLEAN WASHED" STONE.
 2. UNDERDRAINS TO BE 6 INCH PERFORATED HDPE PIPE WITH 1/8 INCH PERFORATIONS AT 6 INCHES CENTER. ONE PER EACH UNDERDRAIN ON A 0.5% SLOPE LOCATED NEAR MAIN DRAINAGE OR POSITIVE DRAINAGE.
 3. GENERAL FILTER MEDIA COMPOSITION. THE RECOMMENDED BIORETENTION SOIL MIXTURE IS GENERALLY CLASSIFIED AS A LOAMY SAND ON THE USDA TEXTURE TRIANGLE WITH THE COMPOSITION STATED ABOVE.
 4. WHERE TREES ARE TO BE PLANTED IN THE BIORETENTION AREA, A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES. THE SOIL MEDIA RATIO SHALL BE 50% SAND, 30% TOP SOIL, 20% ACCEPTABLE LEAF COMPOST. REFER TO THE LANDSCAPE PLANS FOR TREE LOCATIONS.

BIORETENTION AREA-TYPICAL SECTION

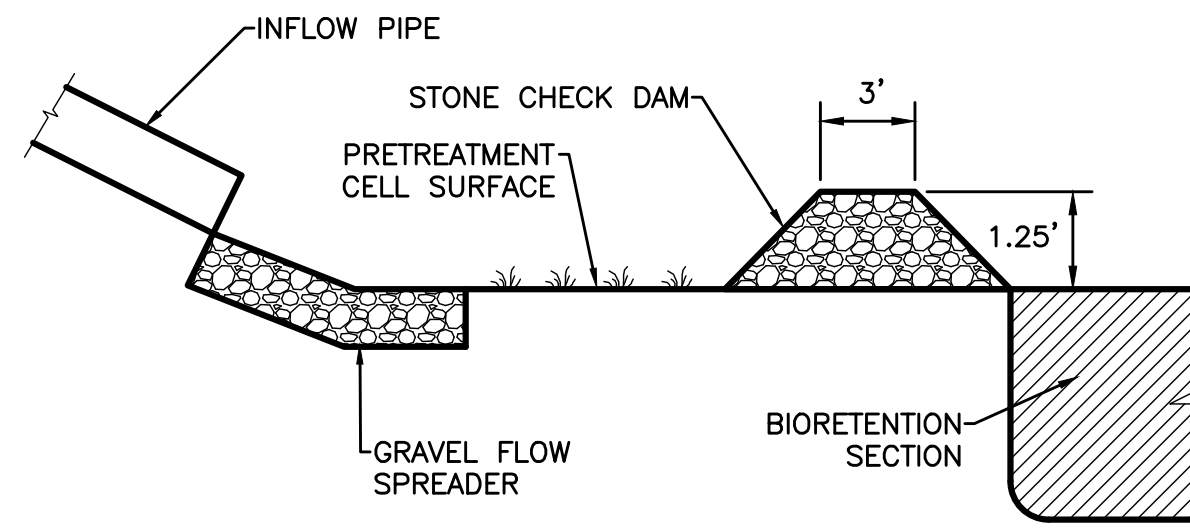
NOT TO SCALE



- NOTES:**
1. NO "CRUSH AND RUM" STONE TO BE USED IN THE INSTALLATION OF THESE PAVERS.
 2. NO SAND TO BE USED IN THE INSTALLATION OF THESE PAVERS.
 3. ALL MATERIALS MUST BE VERIFIED WITH THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMITY WITH THE GEOTECH REPORT PRIOR TO INSTALLATION.
 4. THE PERMEABLE PAVEMENT INSTALLER SHALL BE AN INTERLOCKING CONCRETE PAVEMENT INSTALLER WITH PROPER TRAINING AND QUALIFICATION.
 5. REFER TO CITY OF FRANKLIN PVIOUS PAVERS DETAIL (DWG GIP-03) FOR PERVIOUS PAVERS INSTALLATION NOTES AND CONSTRUCTION SEQUENCING.
 6. THE REGRADE OF THE PAVERS SHALL BE AT SLOPED AREAS SHALL BE ADEQUATELY EXCAVATED OR TERRACED TO MAINTAIN MINIMUM DEPTHS.

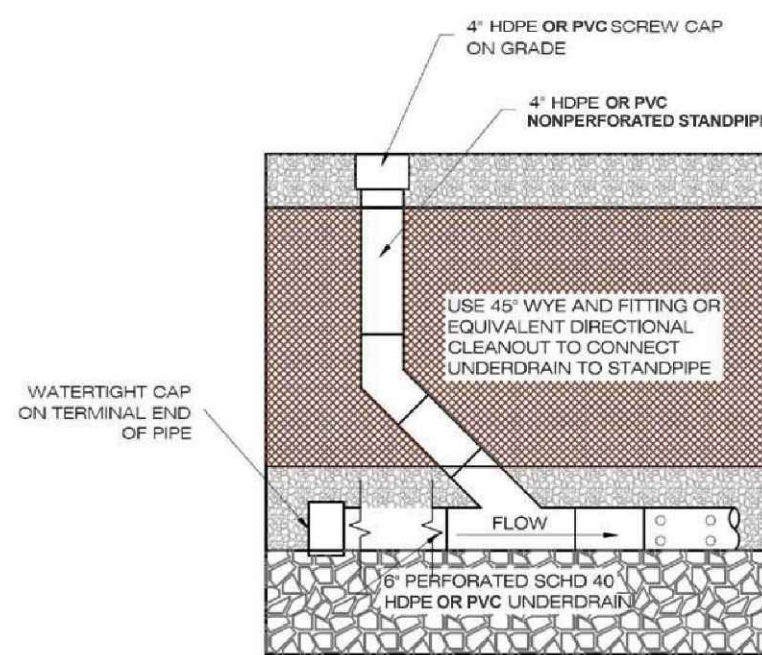
POST CURB & PERMEABLE PAVERS
(PAVERS AREA 2 & 3)

NOT TO SCALE



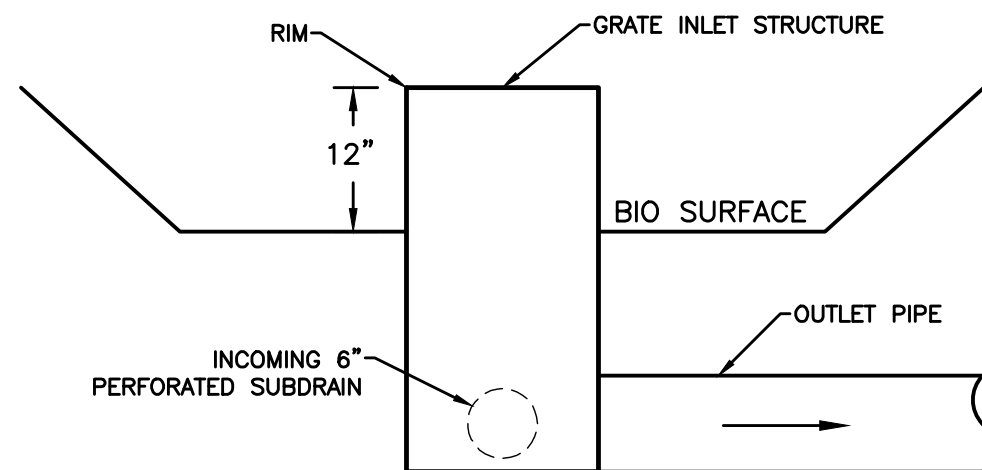
PRETREATMENT CELL

NOT TO SCALE



BIORETENTION UNDERDRAIN CLEANOUT

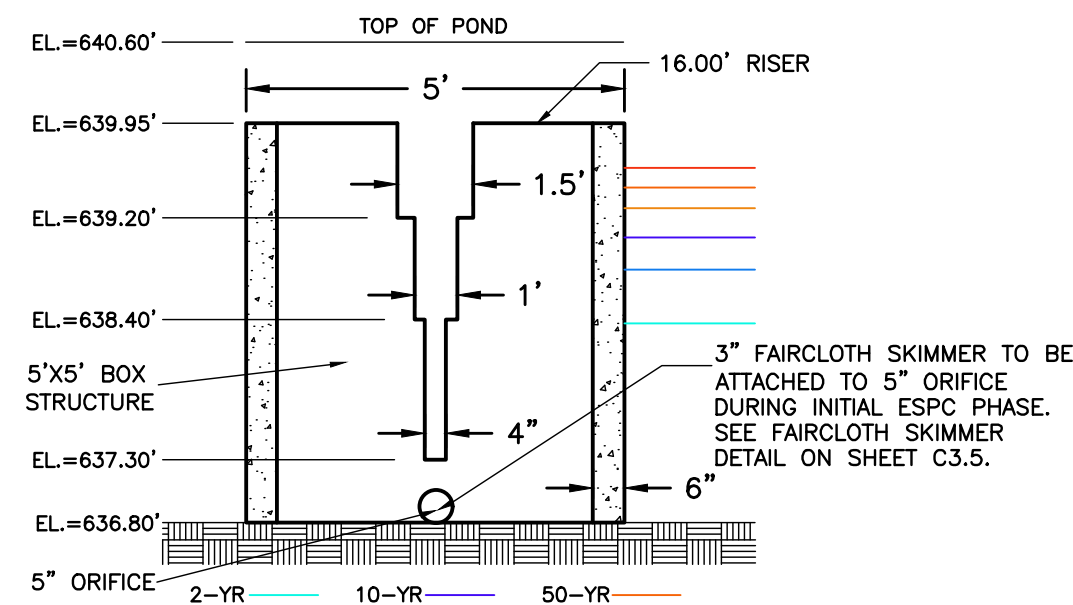
NOT TO SCALE



- NOTE: RIM ELEVATION IN BIORETENTION
PONDS TO BE 12" ABOVE SURFACE.
REFER TO TABLE ON THIS SHEET.

BIORETENTION OUTLET STRUCTURE

NOT TO SCALE



DETENTION OUTFALL STRUCTURE

NOT TO SCALE



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THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 11.02.2023

Approved By: L. HORN

Revisions:

Drawing Title:

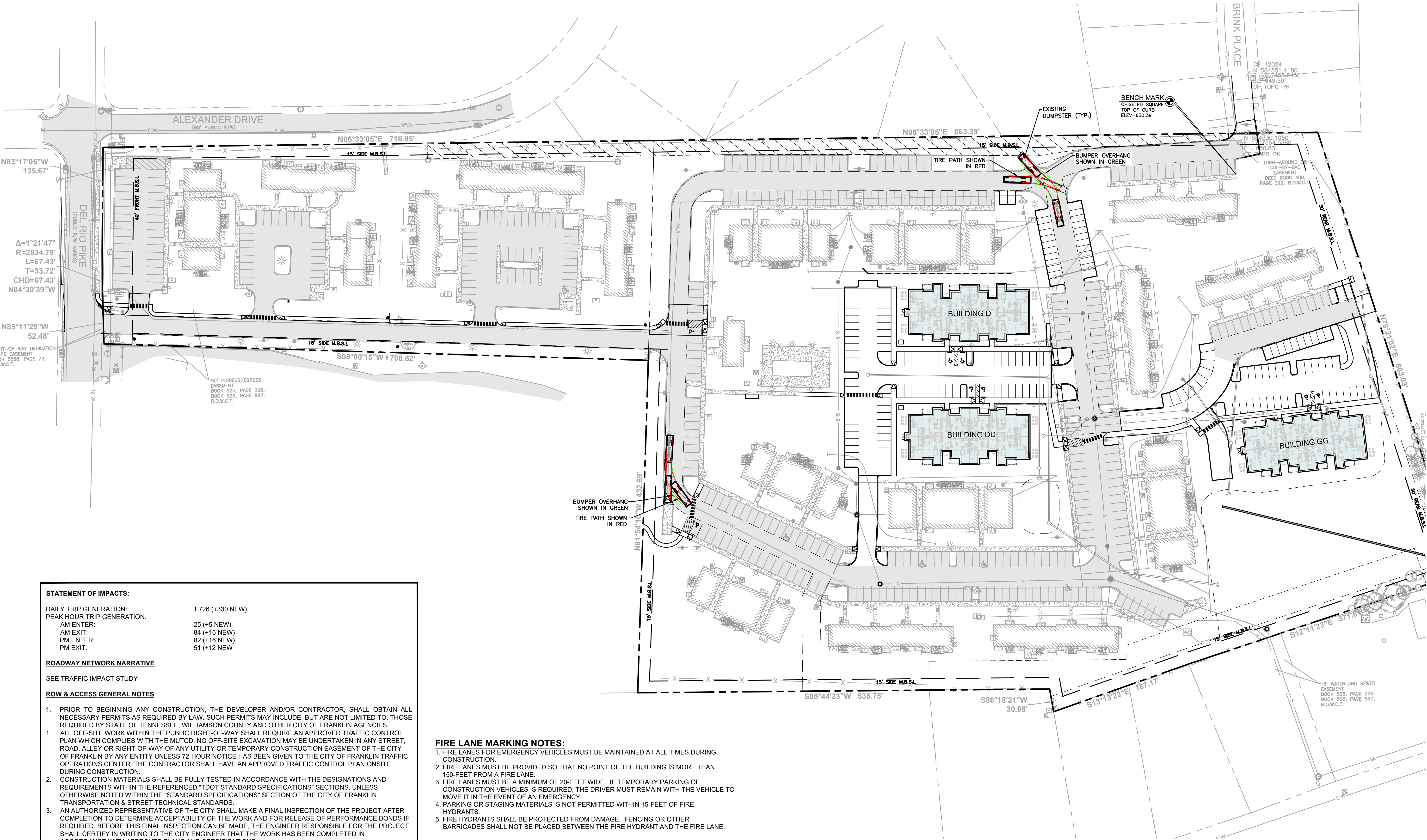
GRADING DRAINAGE & EPSC DETAILS

Drawing No.

C3.7

Project No.

23-0246



STATEMENT OF IMPACTS:

DAILY TRIP GENERATION:	1,726 (+330 NEW)
PEAK HOUR TRIP GENERATION:	
AM ENTER:	25 (+5 NEW)
AM EXIT:	84 (+16 NEW)
PM ENTER:	82 (+16 NEW)
PM EXIT:	51 (+12 NEW)

ROADWAY NETWORK NARRATIVE

SEE TRAFFIC IMPACT STUDY

ROW & ACCESS GENERAL NOTES

- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON SITE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
- LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
- ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
- THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

FIRE LANE MARKING NOTES:

- FIRE LANES FOR EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- FIRE LANES MUST BE PROVIDED SO THAT NO POINT OF THE BUILDING IS MORE THAN 150-FEET FROM A FIRE LANE.
- FIRE LANES MUST BE A MINIMUM OF 20-FEET WIDE. IF TEMPORARY PARKING OF CONSTRUCTION VEHICLES IS REQUIRED, THE DRIVER MUST REMAIN WITH THE VEHICLE TO MOVE IT IN THE EVENT OF AN EMERGENCY.
- PARKING OR STAGING MATERIALS IS NOT PERMITTED WITHIN 15-FEET OF FIRE HYDRANTS.
- FIRE HYDRANTS SHALL BE PROTECTED FROM DAMAGE. FENCING OR OTHER BARRICADES SHALL NOT BE PLACED BETWEEN THE FIRE HYDRANT AND THE FIRE LANE.

ROW & ACCESS DATA CHART

DAILY TRIP GENERATION:	1,726 (+330 NEW)
PEAK HOUR TRIP GENERATION:	
AM ENTER:	25 (+5 NEW)
AM EXIT:	84 (+16 NEW)
PM ENTER:	82 (+16 NEW)
PM EXIT:	51 (+12 NEW)
TRAFFIC IMPACT STUDY REQUIRED:	SEE TRAFFIC IMPACT STUDY
CIRCULATION PLAN REQUIRED:	SEE TRAFFIC IMPACT STUDY

ACCESS MANAGEMENT

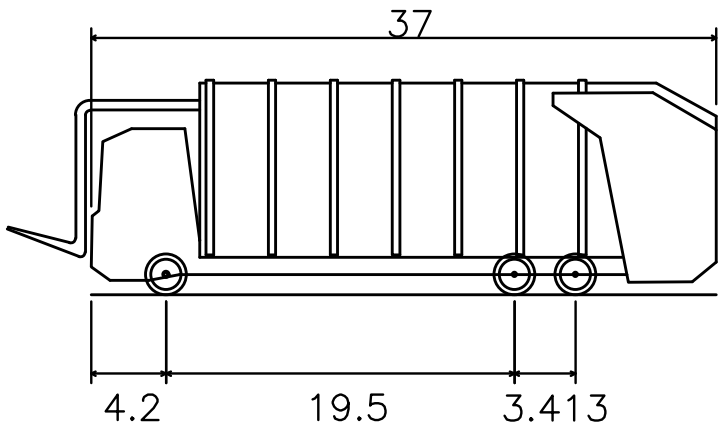
MIN. DISTANCE BETWEEN INTERSECTION: N/A
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: N/A

DRIVEWAY WIDTH: 24'

CONNECTIVITY INDEX

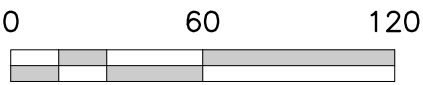
LINKS:	N/A
NODES:	N/A
CONNECTIVITY INDEX:	
REQUIRED:	N/A
PROVIDED:	N/A

NOTE:
MINIMUM SPEED OF TURNING MOVEMENTS IS 5 MPH.



Font Load Trash Truck

Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Curb to Curb Turning Radius	46.000ft



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



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THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: 1"=60'

Date: 11.02.2023

Approved By: L. HORN

Revisions:

Drawing Title:

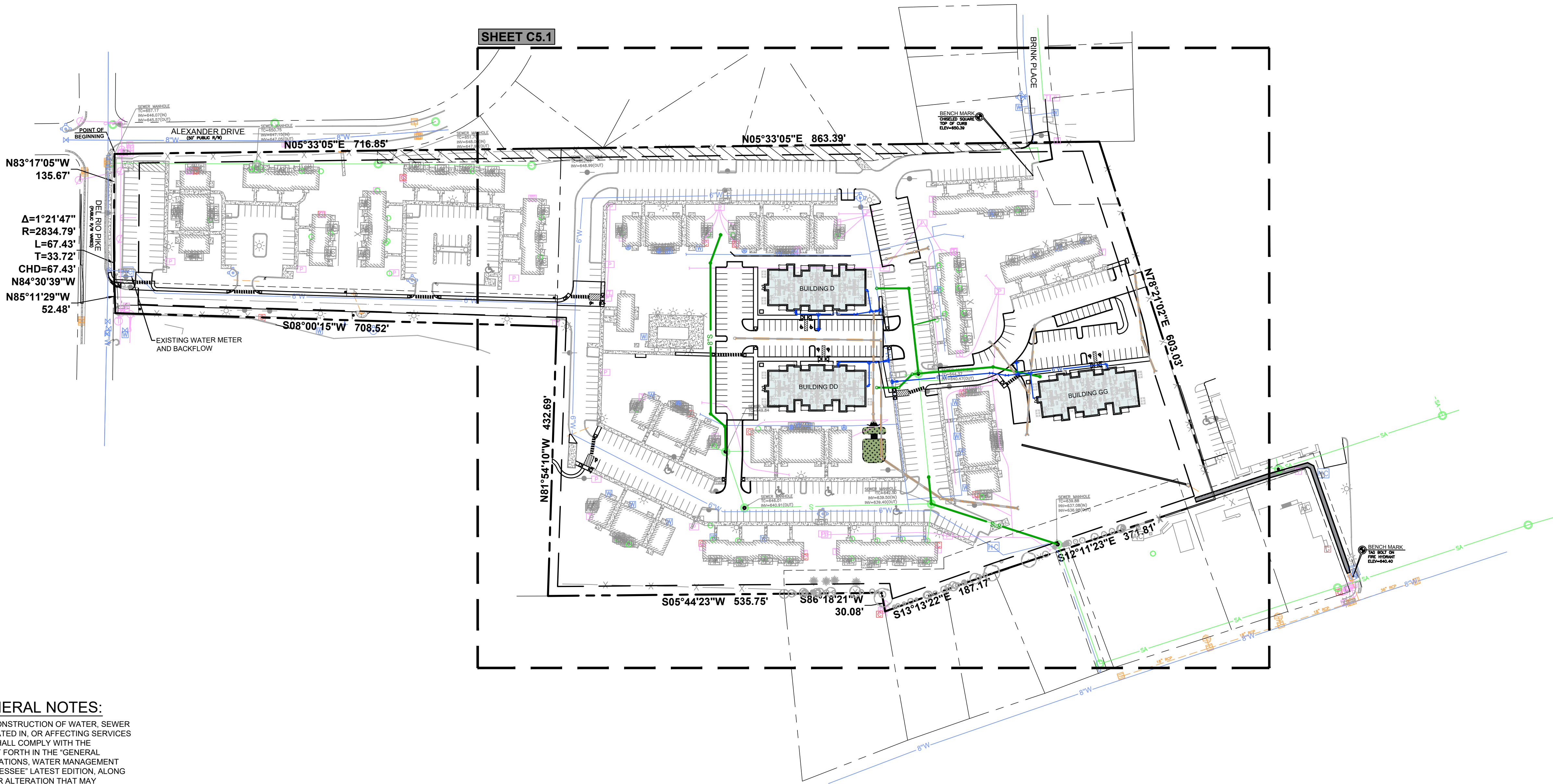
OVERALL ROW & ACCESS PLAN

Drawing No.

C4.0

Project No.

23-0246



WATER & SEWER GENERAL NOTES:

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

WATER AND SEWER DATA CHART (NEW UNITS ONLY):

FACILITY TYPE:	MULTI-FAMILY
UNIT FLOW IN GPD:	250 PER 1 BEDROOM 350 PER 2 BEDROOM
NUMBER OF UNITS:	36 1 BEDROOM, 36 2 BEDROOM
TOTAL FLOW IN GPD:	21,600

UTILITY NOTES:

1. CONTRACTOR TO ADJUST EXISTING UTILITY CASTINGS AS NECESSARY.
2. THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE CITY OF FRANKLIN.
3. THE SANITARY SERVICE LINES WILL NEED TO BE CORED INTO THE EXISTING PUBLIC MANHOLES. IF THE EXISTING PUBLIC MANHOLES CAN BE CORED PROPERLY WITHOUT ADDING ADDITIONAL HOLES, THEY CAN BE USED. IF AN ADDITIONAL HOLE IS NECESSARY AND YOU HAVE TO FILL THE EXISTING CORES, THE MANHOLES WILL NEED TO BE REPLACED WITH NEW MANHOLES SHOWING THE CORRECT ALIGNMENT.
4. PROPOSED FIRE HYDRANTS ARE PRIVATE AND TO BE LOCATED ON A PRIVATE WATER LINE.
5. PRIVATE SANITARY SEWER TO BE MAINTAINED BY PROPERTY, AND MUST COMPLY WITH PUBLIC STANDARDS.

UTILITY NOTE:

WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

TELEPHONE NOTE:

TELEPHONE INSTALLATION TO BE COORDINATED WITH AT&T AND ASSUMED TO BE SERVICED FROM THE EXISTING BUILDING.

ELECTRIC NOTE:

SEE CURRENT SPECIFICATIONS/INSTALLATION INSTRUCTIONS FOR MTEMC AT THE FOLLOWING LINK:
[HTTP://WWW.MTEMC.COM/PAGES.CFM?NAME=TD04_UNDERGROUNDSPES](http://www.mtemc.com/pages.cfm?name=td04_undergroundspecs)
ASSUMED SECTION FOR INSTALLATION SHOWN BELOW.

UTILITY MATERIALS:

6" FIRE	DUCTILE IRON
2" DOMESTIC	PVC
8" PRIVATE SEWER	SDR-26 PVC OR DUCTILE IRON. (REFER TO C5.2 FOR DI LOCATION)
4" SEWER SERVICE	PVC

UTILITY CONTACTS:

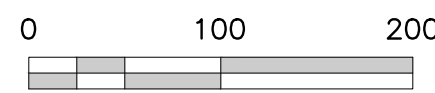
WATER	FRANKLIN WATER DEPARTMENT (615) 794-4554 BEN McNEIL
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN McNEIL
ELECTRIC	MTEMC (615) 595-4692 OR (615) 595-4693 BOBBY O'NEAL OR DALE HOOD
GAS	ATMOS ENERGY (615) 477-3166 ERIC COMER
TELEPHONE	AT&T (615) 585-3878 JASON ARMS

FIRE DEPARTMENT NOTE:

UNDERGROUND FIRE MAIN SHOP DRAWINGS SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE UTILITY PLANS. PLANS MUST BE PREPARED BY TENNESSEE LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. <https://franklin.idtplans.com/secure/> PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

TESTING NOTE:

ALL 8" SANITARY SEWER SHALL BE TESTED BY FRANKLIN WATER MANAGEMENT.



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THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: 1"=100'

Date: 11.02.2023

Approved By: L. HORN

Revisions:

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Drawing Title:

OVERALL UTILITY
PLAN

Drawing No.

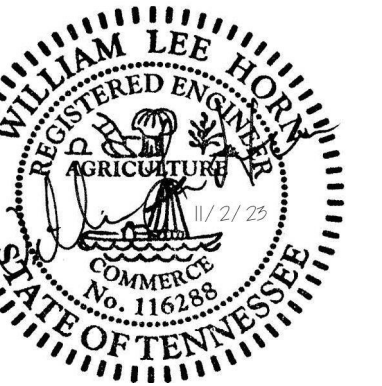
C5.0

Project No.

23-0246



Nashville - Murfreesboro - Chattanooga
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THE MADISON FRANKLIN
FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=40'

Date: 11.02.2023

Approved By: L. HORN

Revisions:

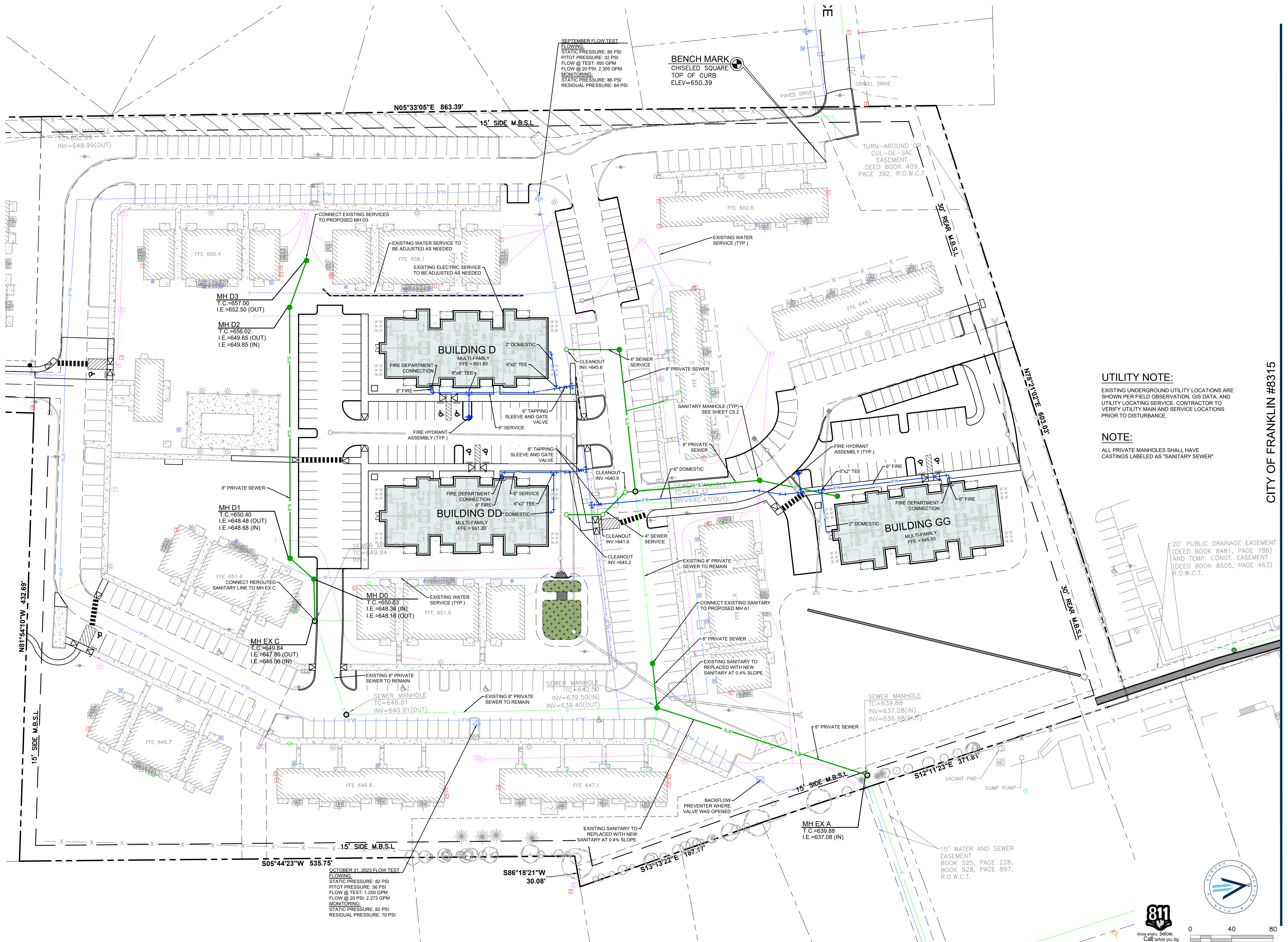
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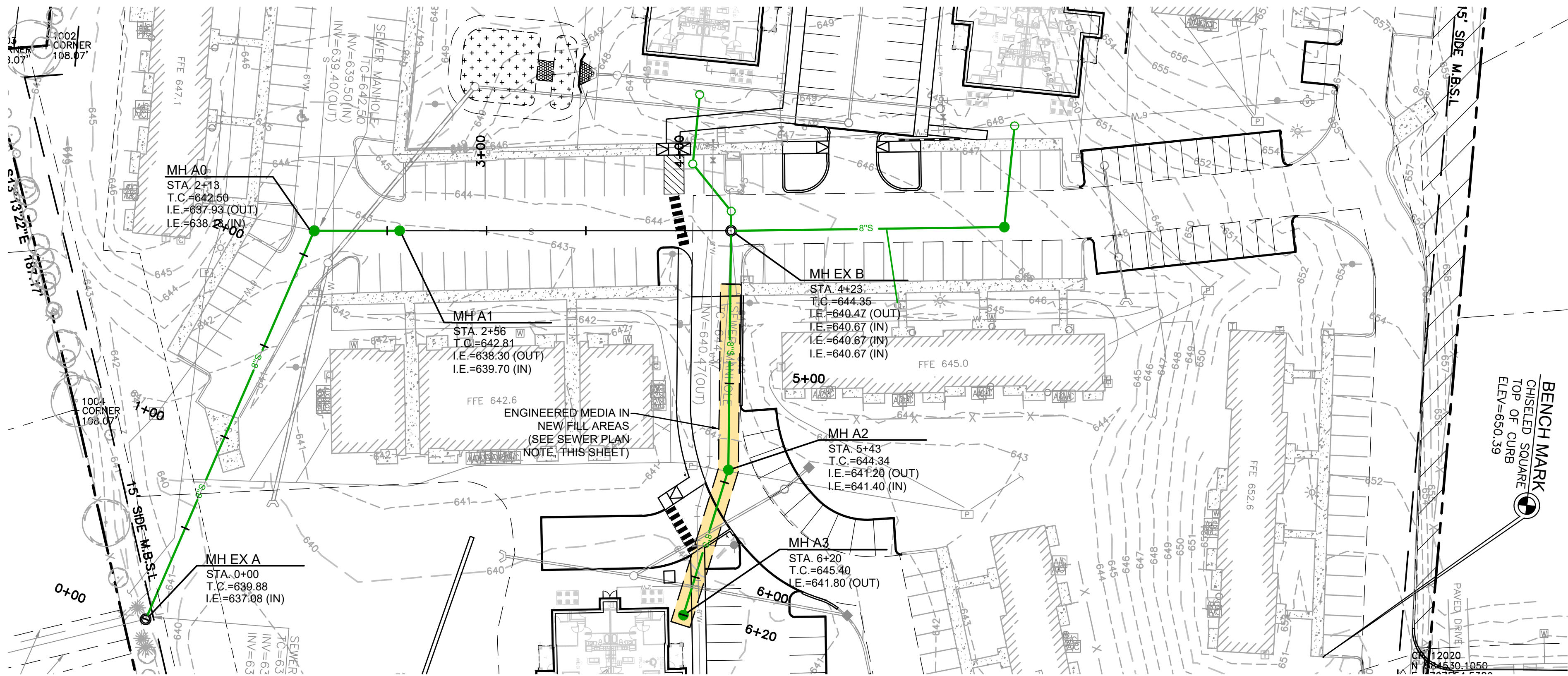
ENLARGED UTILITY
PLAN

Drawing No.

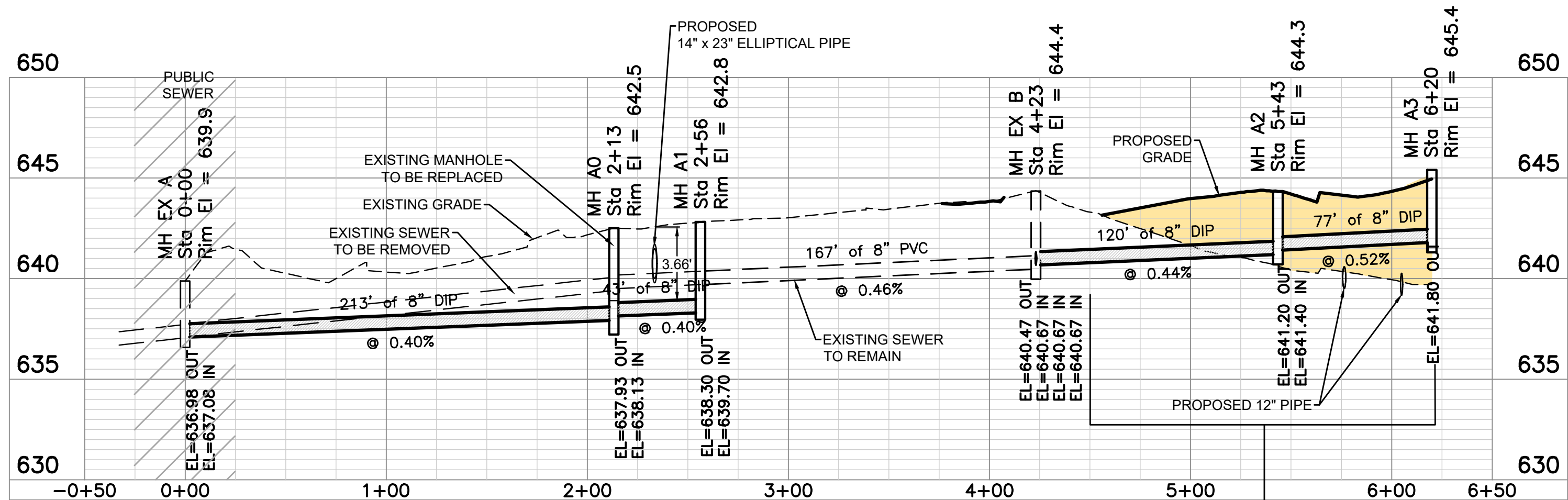
C5.1

Project No.
23-0246





SANITARY SEWER LINE



ENGINEERED BACKFILL REQUIRED IN ALL AREAS WHERE SANITARY SEWER IS INSTALLED IN NEW FILL (STA. 4+50 TO MH A3). BACKFILL SHALL BE PROVIDED PER CITY OF FRANKLIN DETAILS AND SPECIFICATIONS. SEE SEWER PLAN NOTE, THIS SHEET.

SCALES:

PLAN VIEW
1" = 40'

PROFILE VIEW
1" = 50' HORIZONTAL
1" = 5' VERTICAL

SEWER PLAN NOTES:

- WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNERS PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATED THAT FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY WMD.
- PRIVATE SANITARY SEWER TO BE MAINTAINED BY PROPERTY, AND MUST COMPLY WITH PUBLIC STANDARDS.



THE MADISON FRANKLIN

FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: AS NOTED

Date: 11.02.2023

Approved By: L. HORN

Revisions:

Drawing Title:

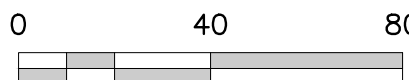
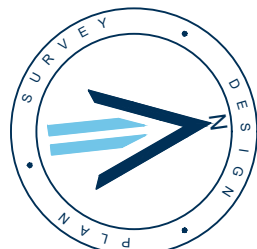
PRIVATE SANITARY
SEWER PLAN &
PROFILES

Drawing No.

C5.2

Project No.

23-0246





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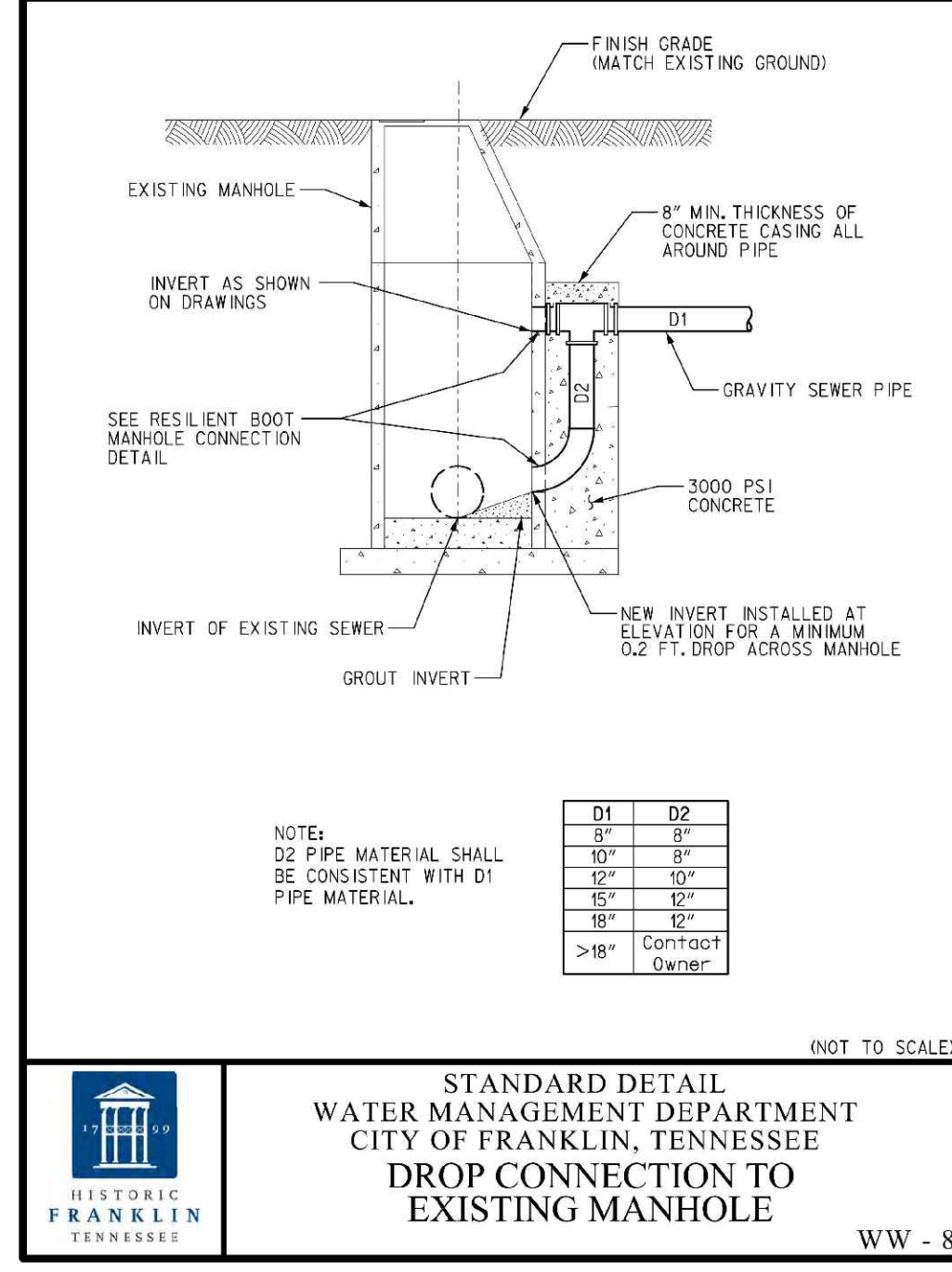
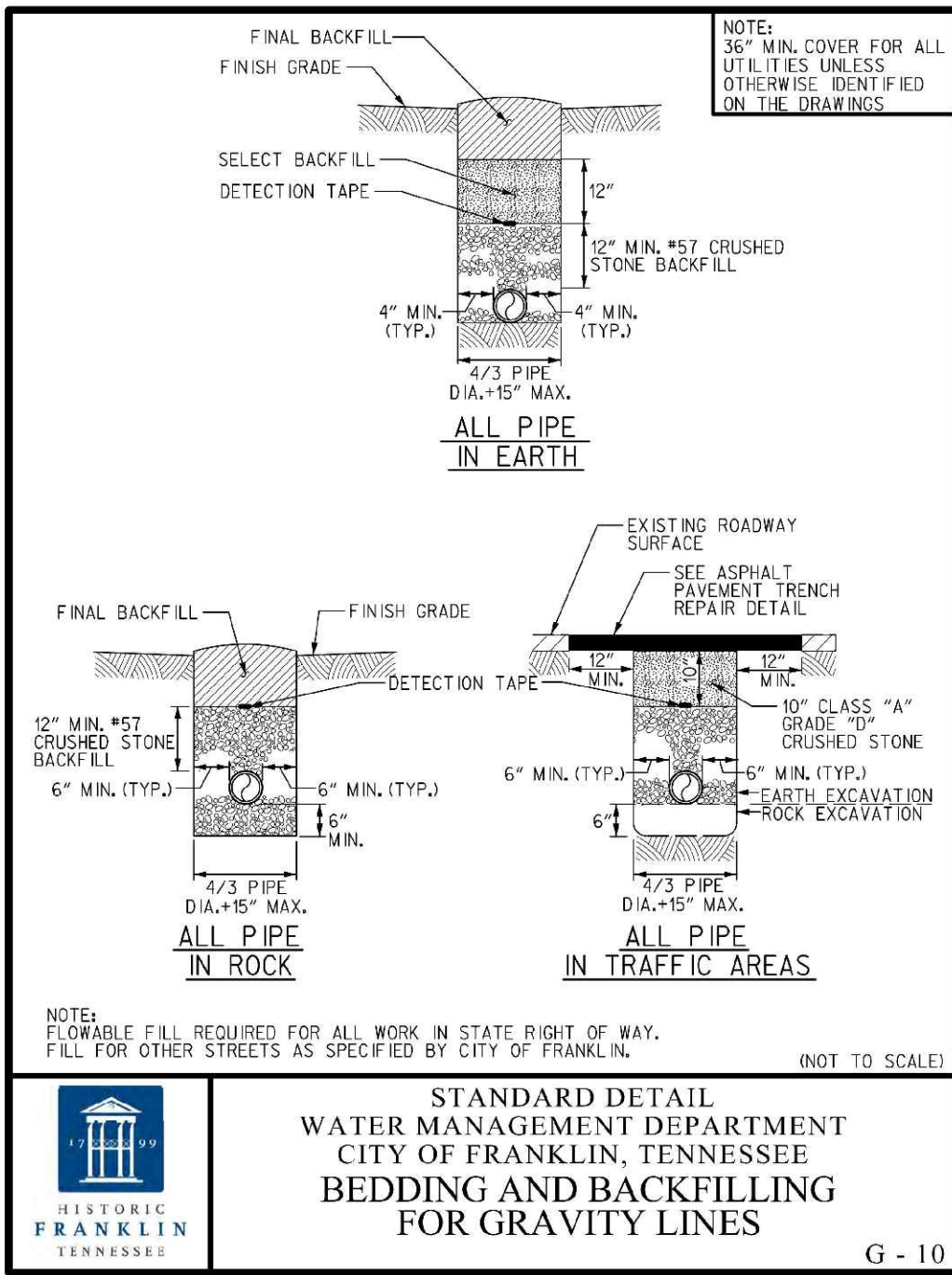
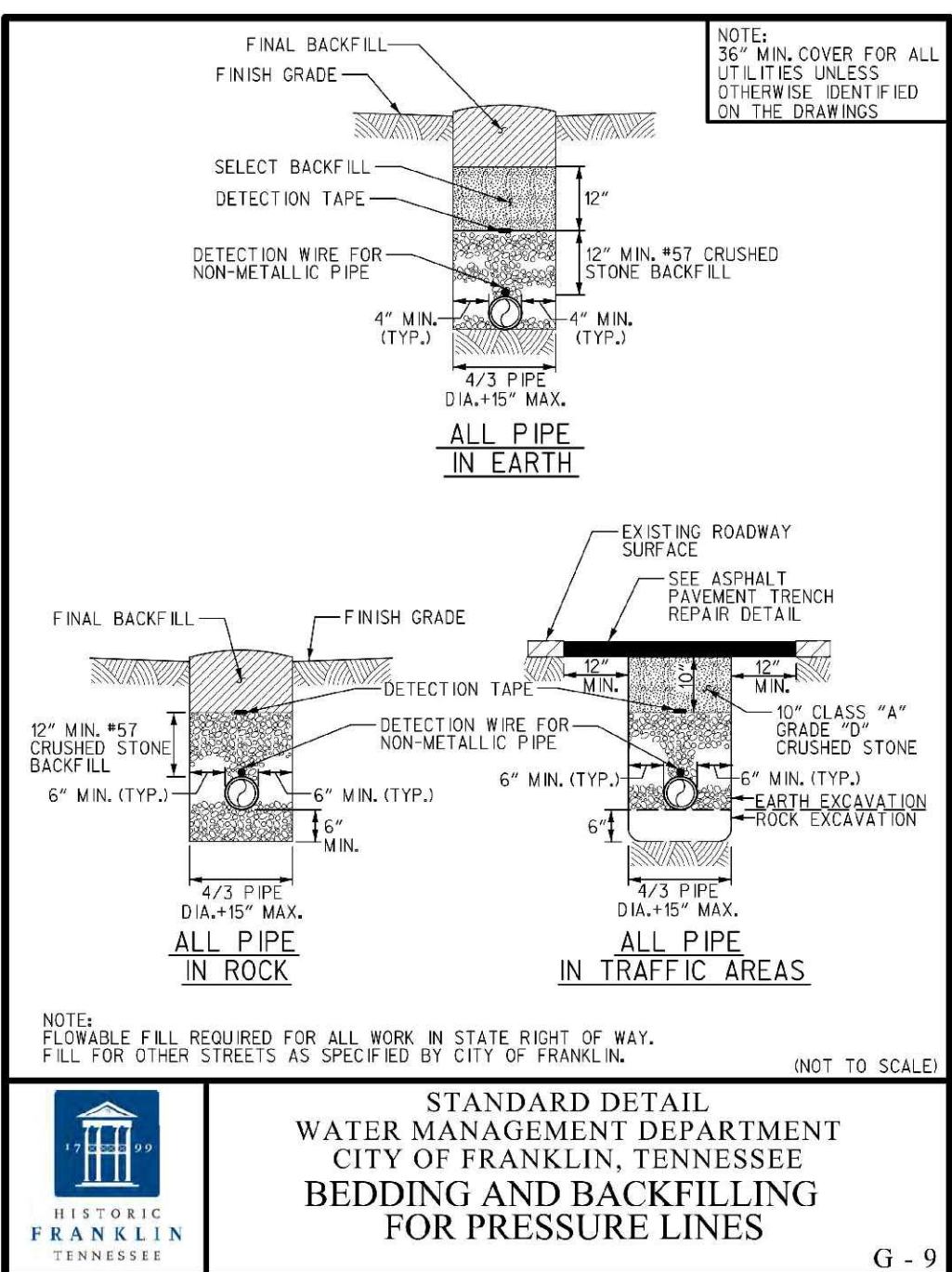
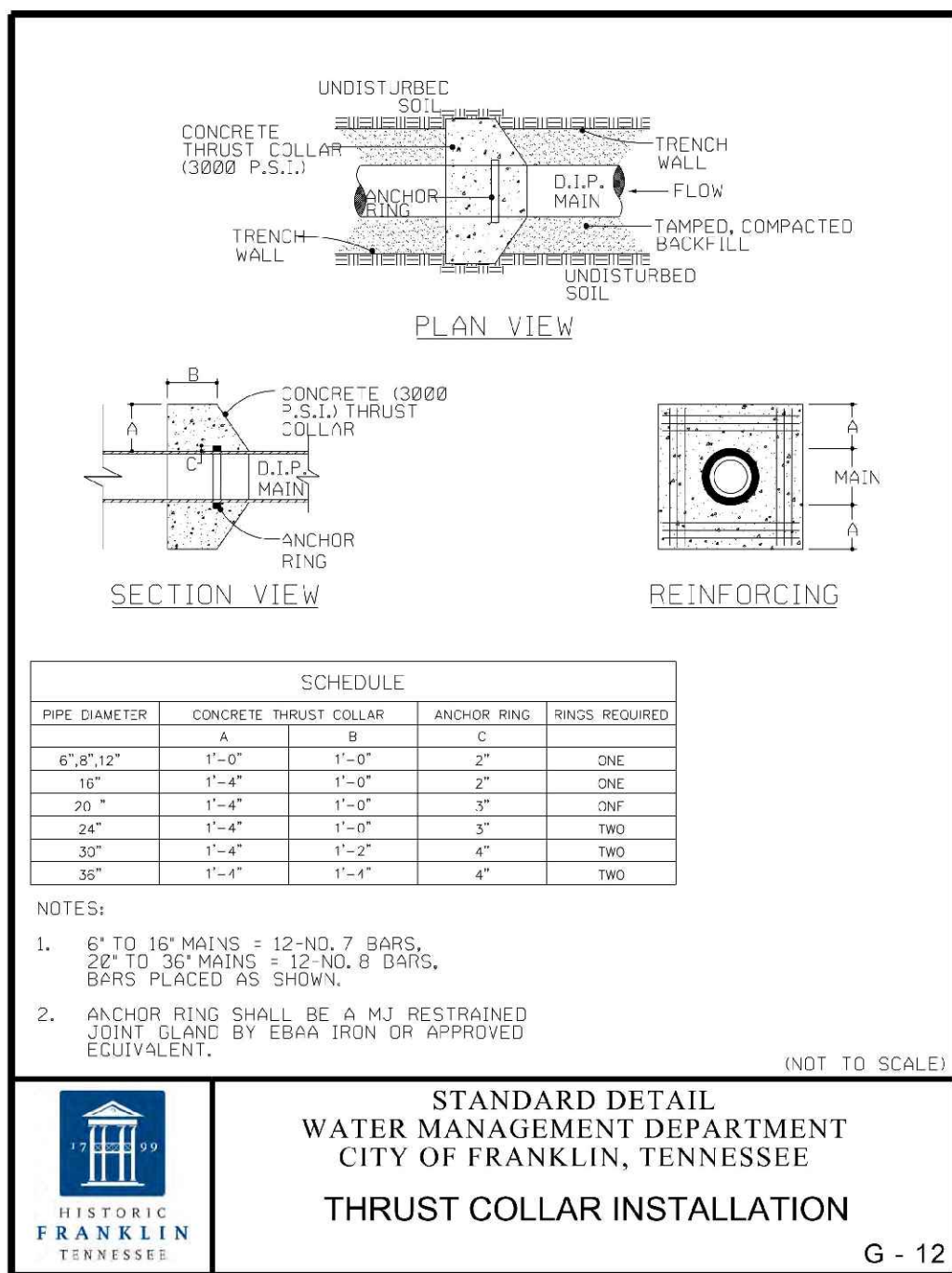
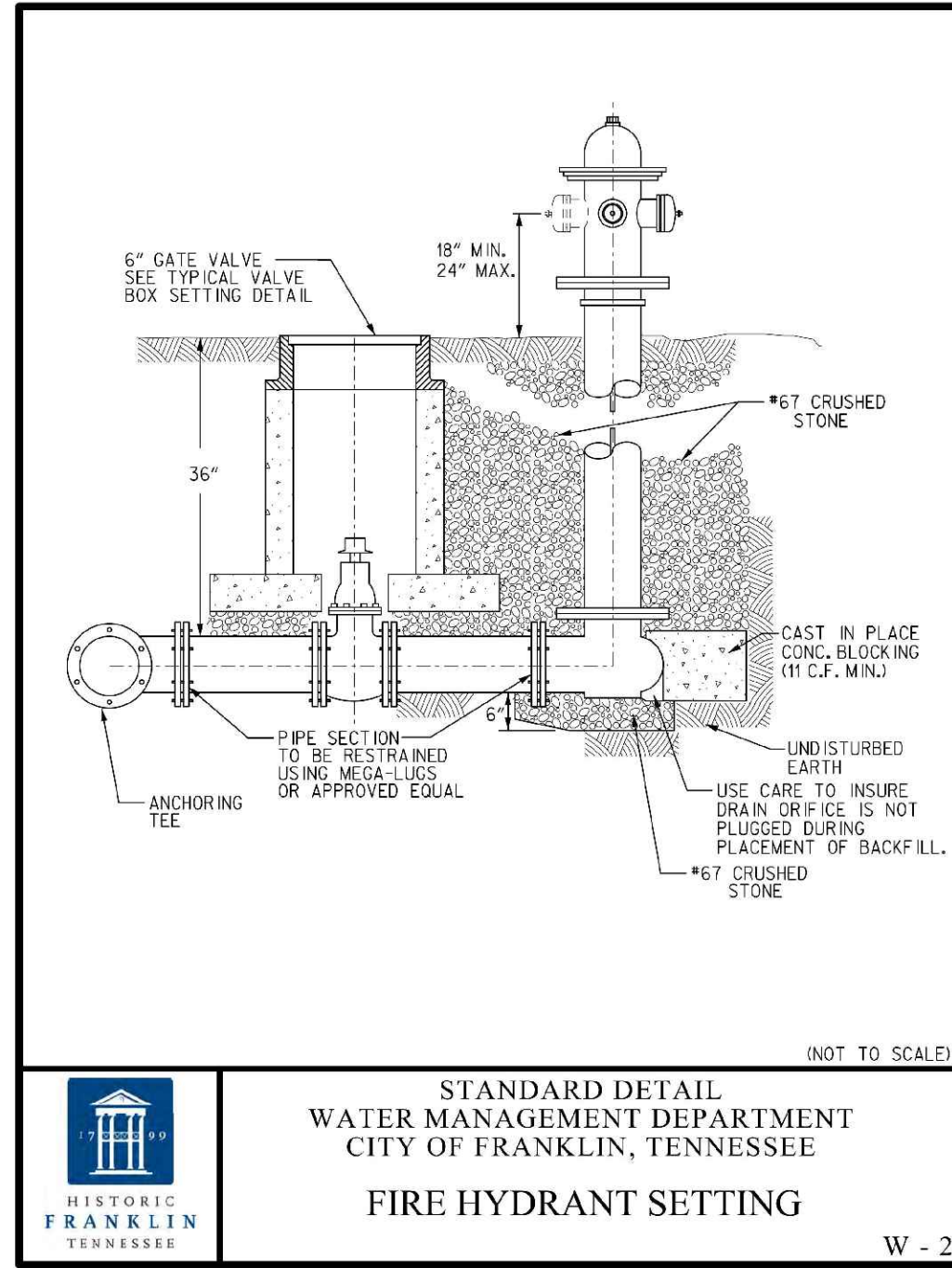
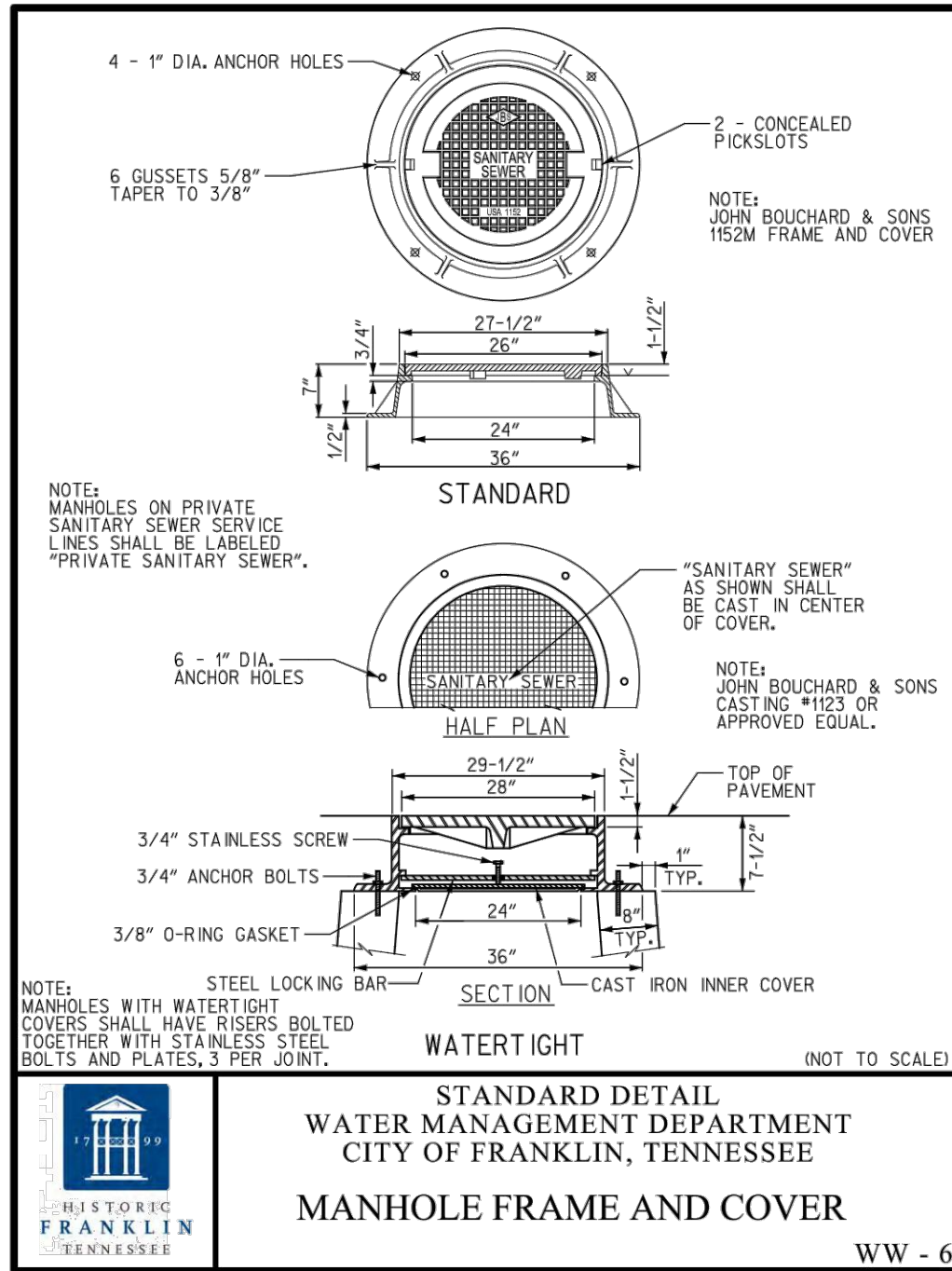
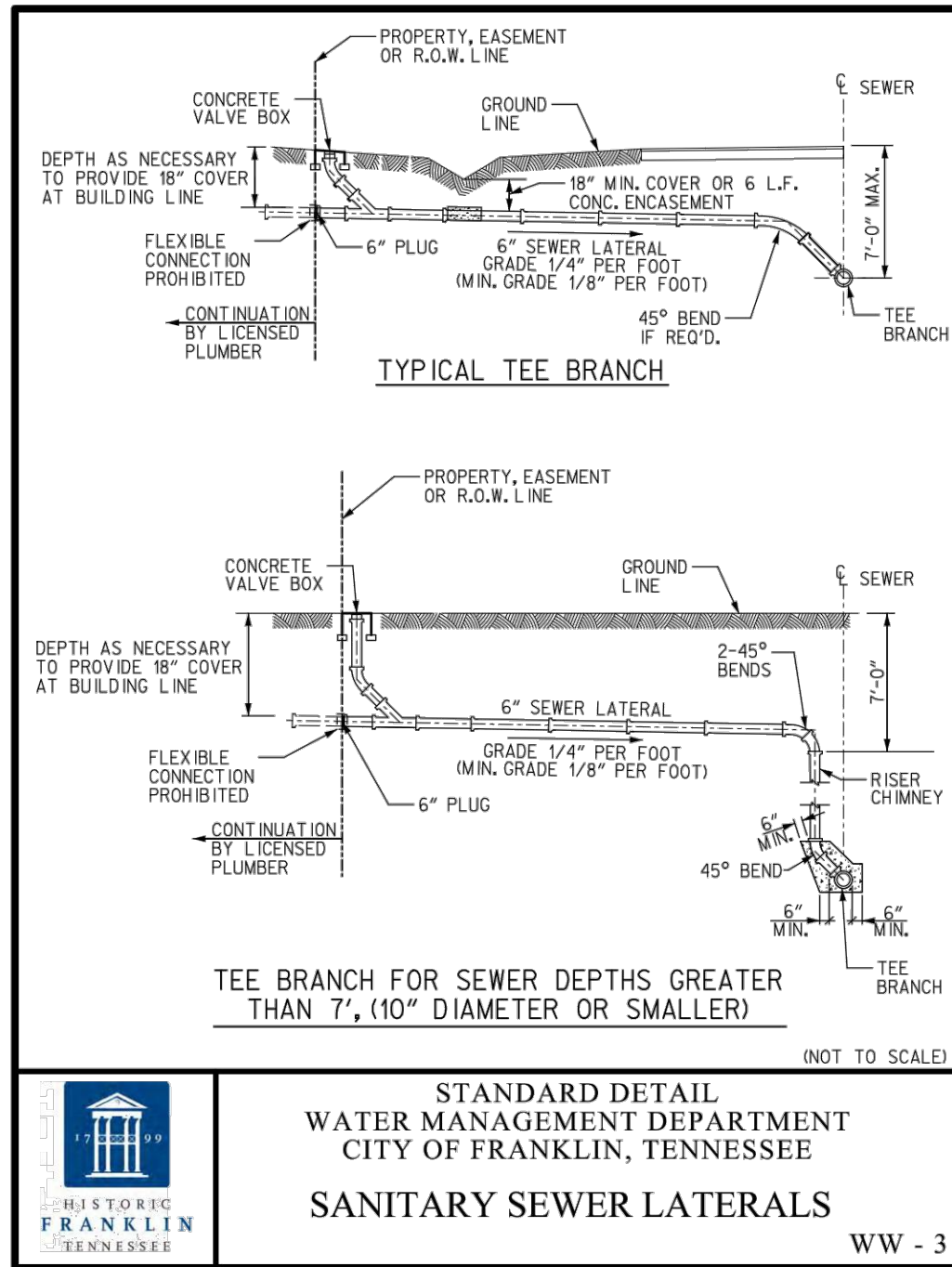
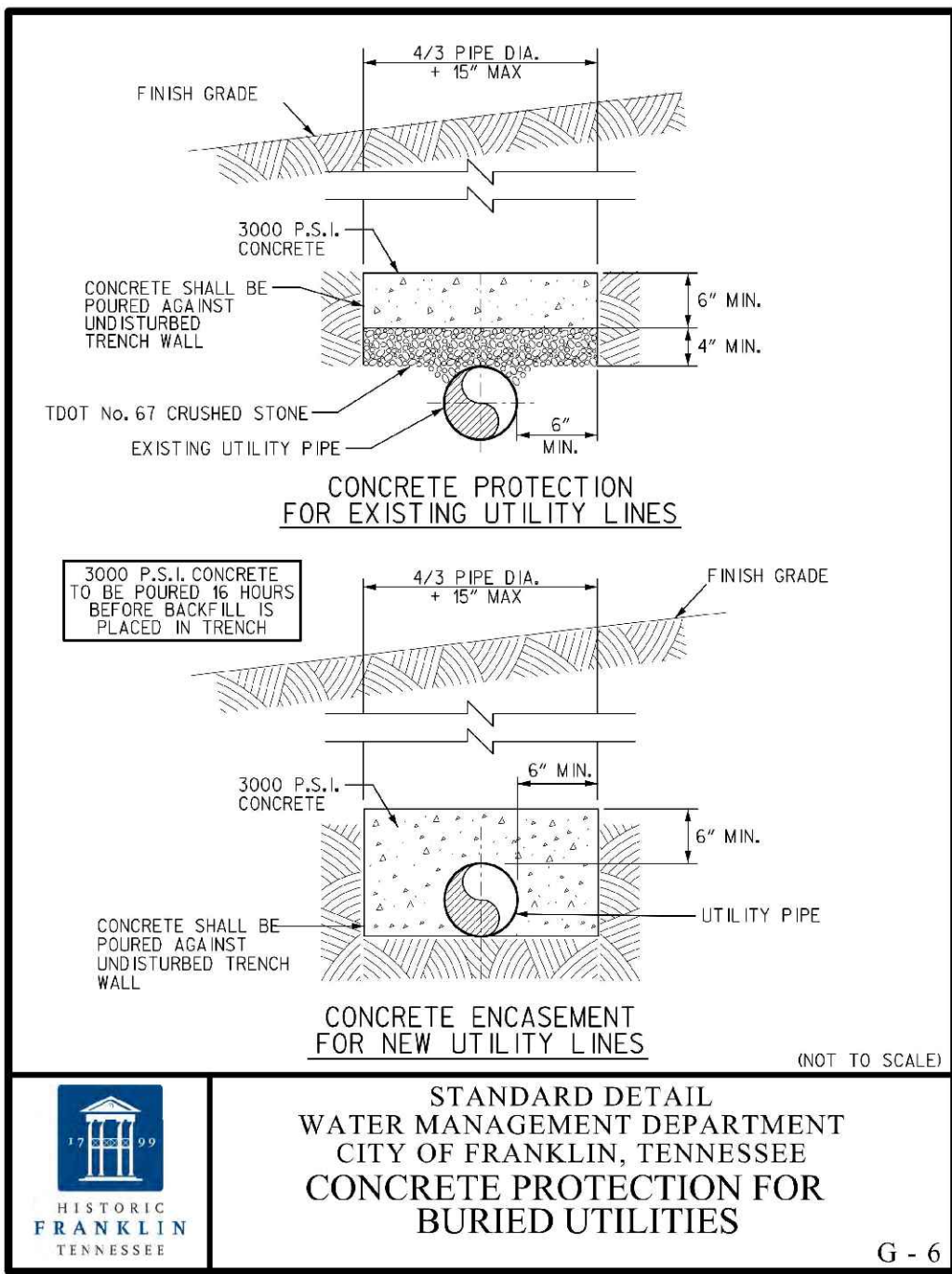
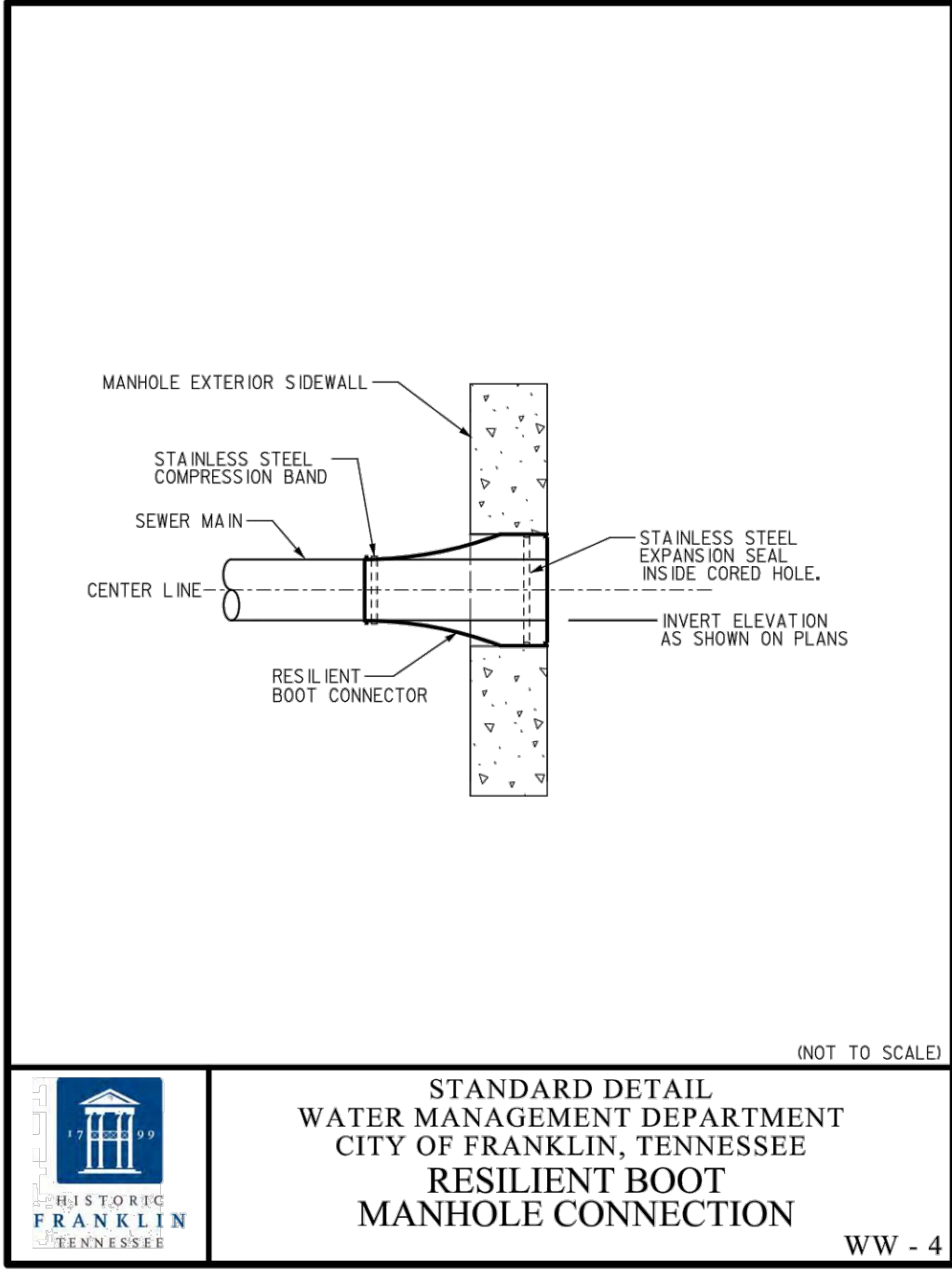
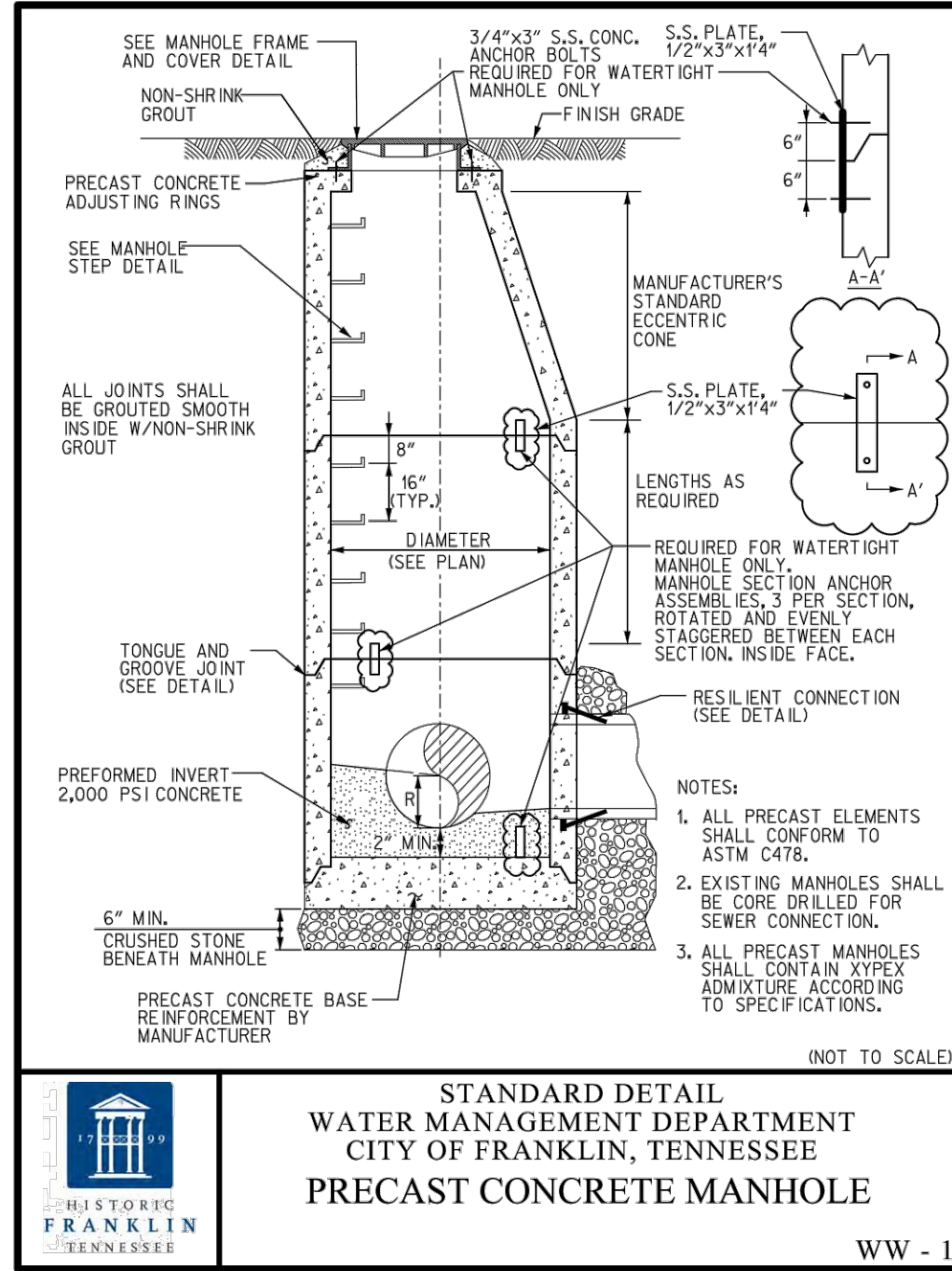
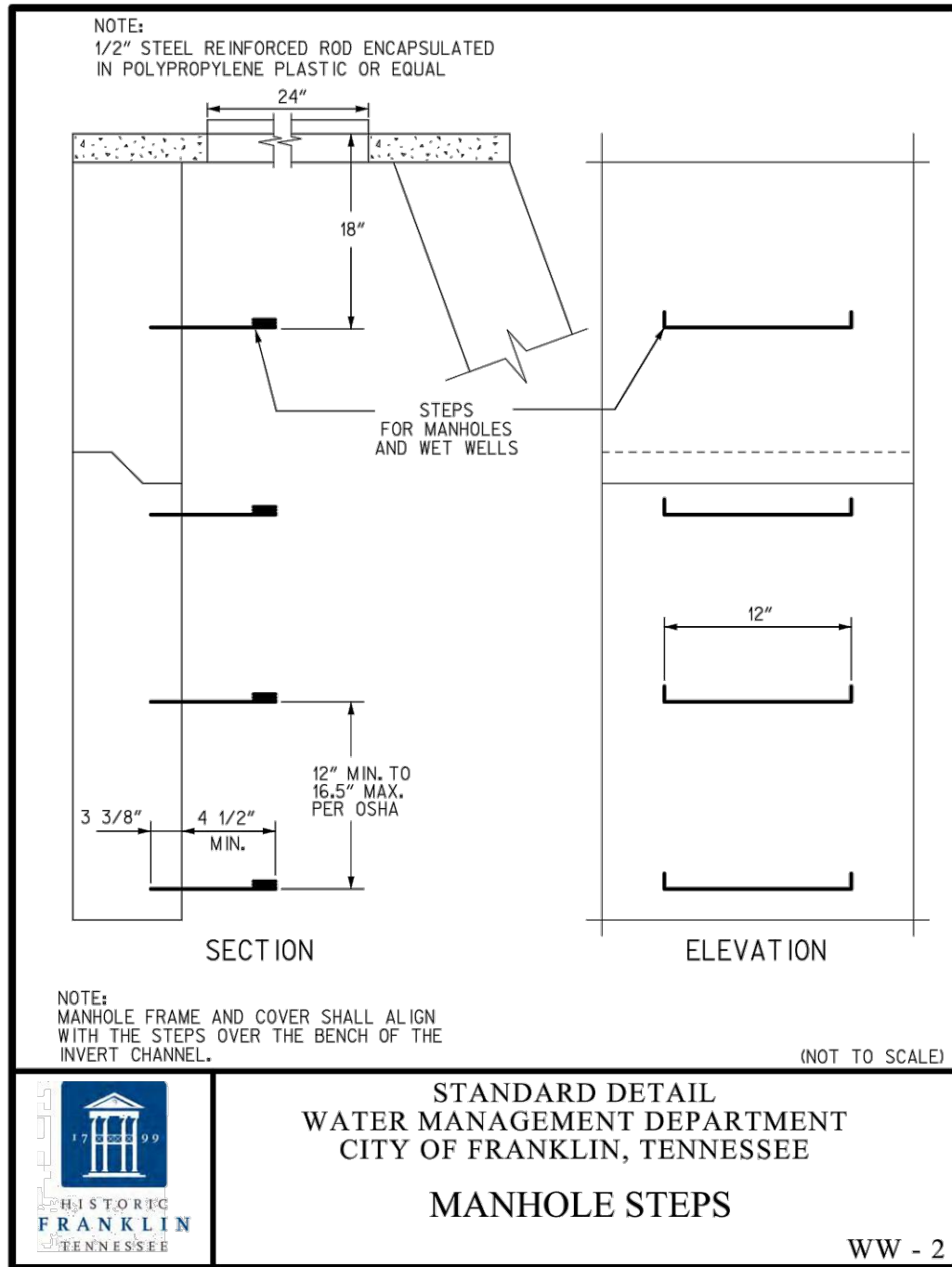
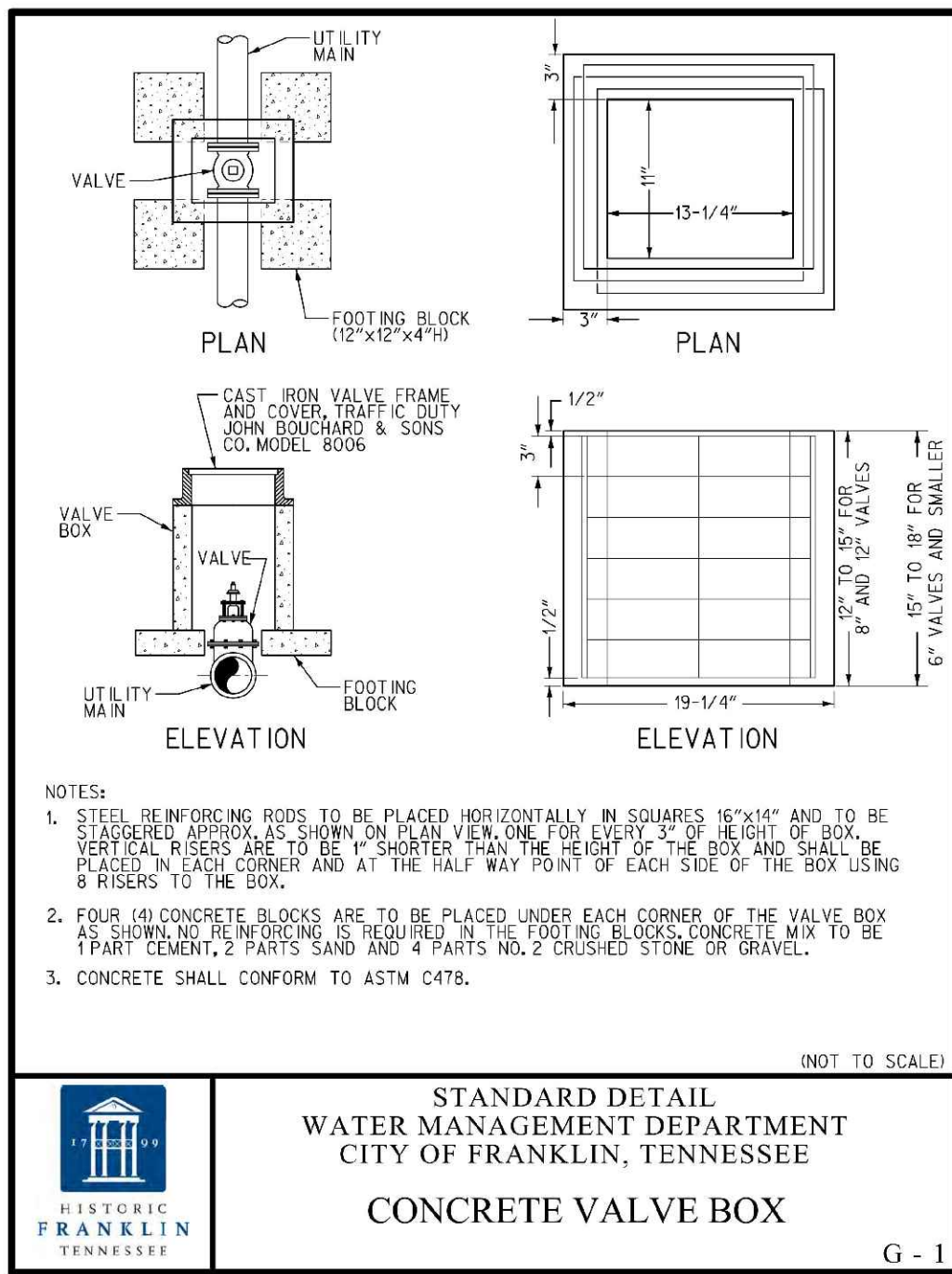


THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



Scale: NOT TO SCALE

Date: 11.02.2023

Approved By: L. HORN

Revisions:

Drawing Title:

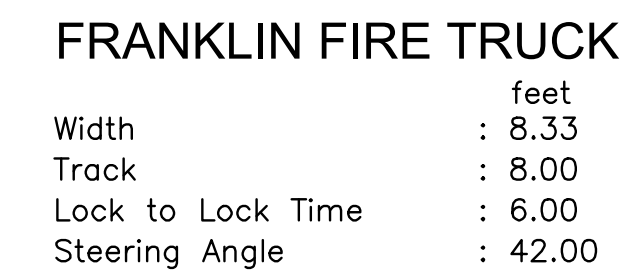
UTILITY DETAILS

Drawing No.

C5.3

Project No.

23-0246



IBC CONSTRUCTION TYPES

BUILDINGS D, DD, AND GG: TYPE VA



THE MADISON FRANKLIN

FOR
INVESTMENT VII - MADISON, LLC

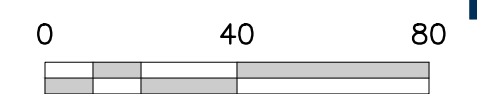
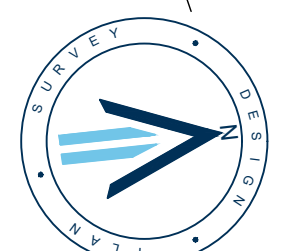
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revisions:

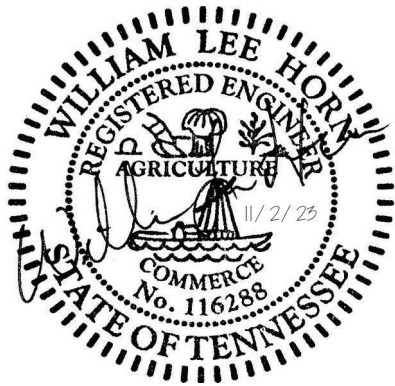
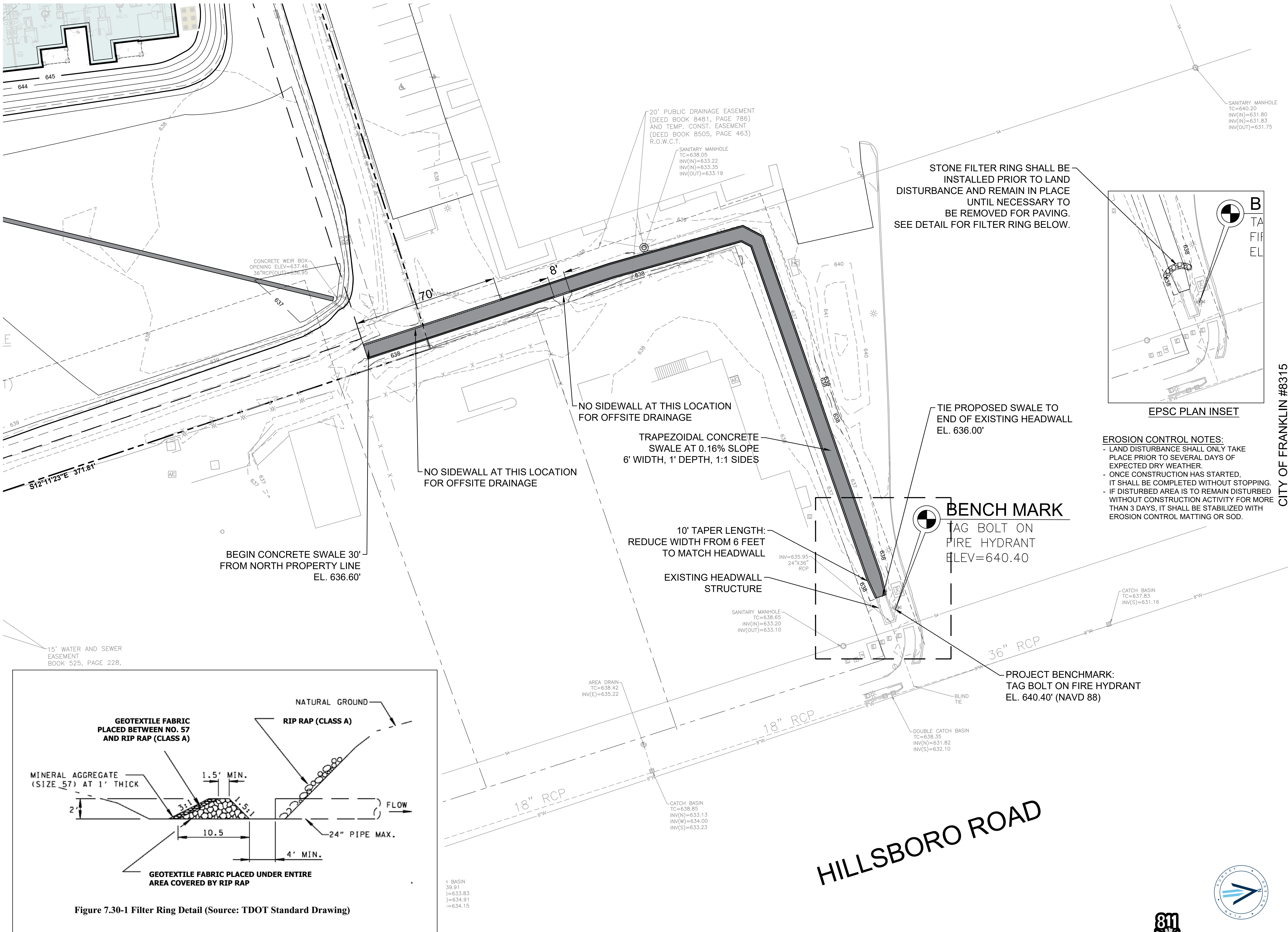
EMERGENCY MANAGEMENT PLAN

C6.0

Project No.
23-0246



23-02461-CIVIL ENGINEERING-PLAN SHEET 80246 EMERGENCY DWG
PLOTTED BY BARAKA PATTERSON ON: 11/27/2023 3:05 PM LAST UPDATED BY BPATTERSON ON: 10/02/2023 1:54 PM



THE MADISON FRANKLIN
FOR
INVESTMENT VII - MADISON, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: 1"=20'

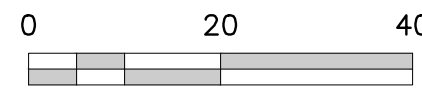
Date: 11.02.2023

Approved By: L. HORN

Revisions:

Drawing Title:
OFF-SITE DRAINAGE PLAN

Drawing No.
C7.0
Project No.
23-0246



EXISTING TREE INVENTORY		
NUMBER	CALIPER	SPECIES
511	15	HACKBERRY
512	12	HACKBERRY
513	6	HACKBERRY
514	10	HACKBERRY
515	6	HACKBERRY
516	8	HACKBERRY
517	14	HACKBERRY
518	6	HACKBERRY
519	7	CHERRY
520	14	PINE
521	13	HACKBERRY
522	8	HACKBERRY
523	9	HACKBERRY
524	14	HACKBERRY
525	14	PINE
526	8	HACKBERRY
527	16	HACKBERRY
528	6	HACKBERRY (TRI)
529	14	PINE
530	14	PINE
531	18	CHERRY
532	7	HACKBERRY (TRI)
533	8	HACKBERRY
534	5	HACKBERRY
535	11	HACKBERRY
536	30	HACKBERRY
537	5	SYCAMORE
538	6	HACKBERRY
539	5	HACKBERRY (TRI)
540	9	HACKBERRY (DBL)
541	4	SYCAMORE (DBL)
542	13	HACKBERRY (TRI)
543	11	HACKBERRY
544	7	HACKBERRY
545	11	HACKBERRY
546	11	HACKBERRY
547	15	HACKBERRY
548	9	HACKBERRY
549	7	HACKBERRY
550	4	HACKBERRY
553	3	HACKBERRY
554	8	HACKBERRY
555	6	HACKBERRY
556	17	HACKBERRY
557	9	HACKBERRY
558	7	HACKBERRY
559	26	HACKBERRY
560	5	HACKBERRY
561	24	CHERRY
562	10	MULBERRY
563	8	PINE
564	8	PINE
565	10	PINE
566	9	CHERRY
567	7	HACKBERRY
568	9	HACKBERRY
569	12	HACKBERRY
570	8	HACKBERRY
571	9	HACKBERRY
572	8	HACKBERRY
573	5	HACKBERRY
574	13	HACKBERRY
575	13	HACKBERRY
598	13	PINE
599	13	PINE

EXISTING TREE INVENTORY		
NUMBER	CALIPER	SPECIES
10006	8	ASH
10007	14	BODOCK
10008	16	PINE
10009	10	HACKBERRY
10010	18	PINE
10011	16	PINE
10016	13	ASH
10018	18	PINE
10019	14	BOXELDER
10021	9	HACKBERRY
10022	6	ASH
10023	24	ASH
10024	18	PINE
10025	8	HACKBERRY
10029	10	PINE
10030	8	HACKBERRY
10031	8	ASH
10032	22	PINE
10033	13	PINE
10034	10	HACKBERRY
10035	12	ASH
10040	20	PINE
10041	18	PINE
10057	16	PINE
10080	12	HACKBERRY
10084	18	HACKBERRY
10086	26	CHERRY
10088	28	HACKBERRY
10089	1	HACKBERRY
10090	22	HACKBERRY
10093	12	HACKBERRY
10094	40	HACKBERRY
10097	15	PINE
10098	15	PINE
10099	10	HACKBERRY
10100	15	HACKBERRY
10101	13	HACKBERRY
10102	6	HACKBERRY
10103	12	CHERRY
10104	14	CHERRY
10106	18	HACKBERRY
10123	24	PINE
10470	13	HACKBERRY
10471	13	ASH

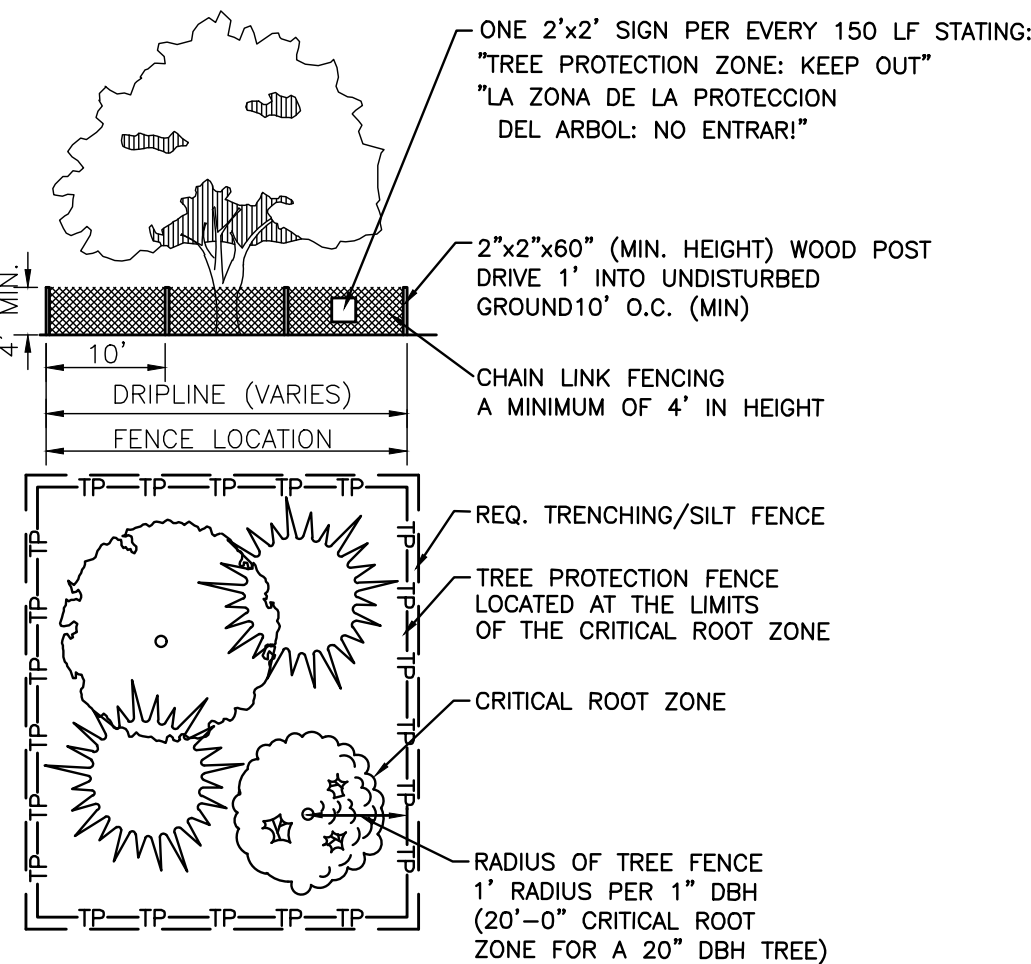
KEY

- SPECIMEN TREE (24"+ CALIPER)
- TREES TO BE REMOVED

EXISTING SPECIMEN TREE LIST

Number	Caliper Inches	Specimen Name
536	30	Hackberry
559	26	Hackberry
561	24	Cherry
10023	24	Ash
10086	26	Cherry
10088	28	Hackberry
10094	40	Hackberry
10123	24	Pine

Specimen tree calipers to be removed:	0
Specimen tree DBH required (2:1 Replacement):	0



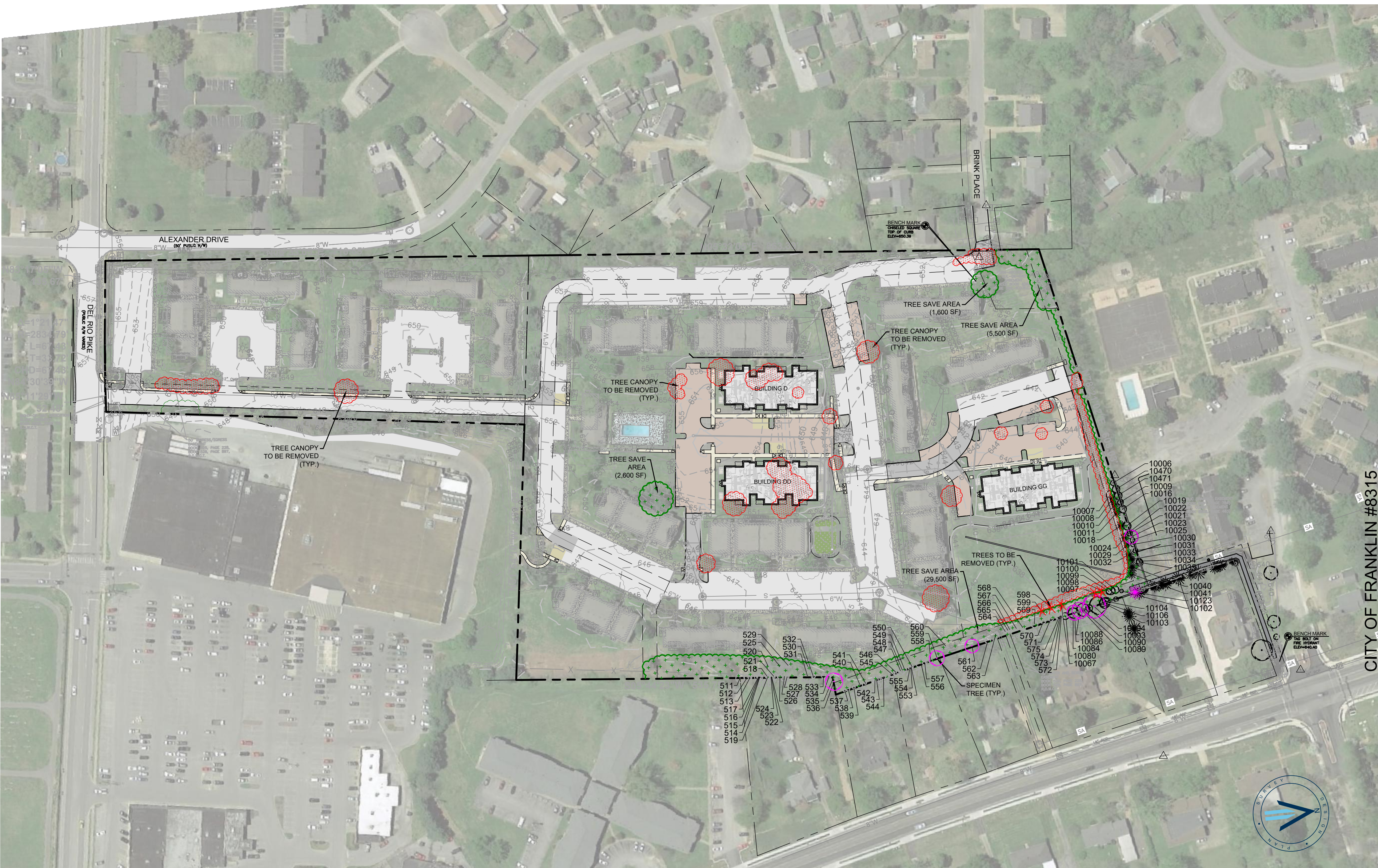
TREE PROTECTION
NOT TO SCALE

NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

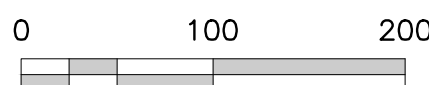
MULCH NOTE:

MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24 INCHES OF BUILDINGS OF CONSTRUCTION TYPES III, IV, AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEETING.



TREE CANOPY DATA CHART

Percent and Acreage of Original Canopy Cover:	4.22 Ac. (20% of Total Site Acreage)
Percent and Acreage Tree Canopy Required:	2.03 Ac. (48% of Original Canopy Cover)
Percent and Acreage of Tree Canopy to be Removed:	0.67 Ac. (15% of Original Canopy Cover)
Percent and Acreage of Preserved Canopy Cover to Remain:	3.55 Ac. (84%)
Number and DBH of Specimen Trees Removed:	0 DBH / 0 Specimen Trees Removed



THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: 11.02.2023

Approved By: H.GRIMES

Revisions:

Drawing Title:

TREE
PRESERVATION
PLAN

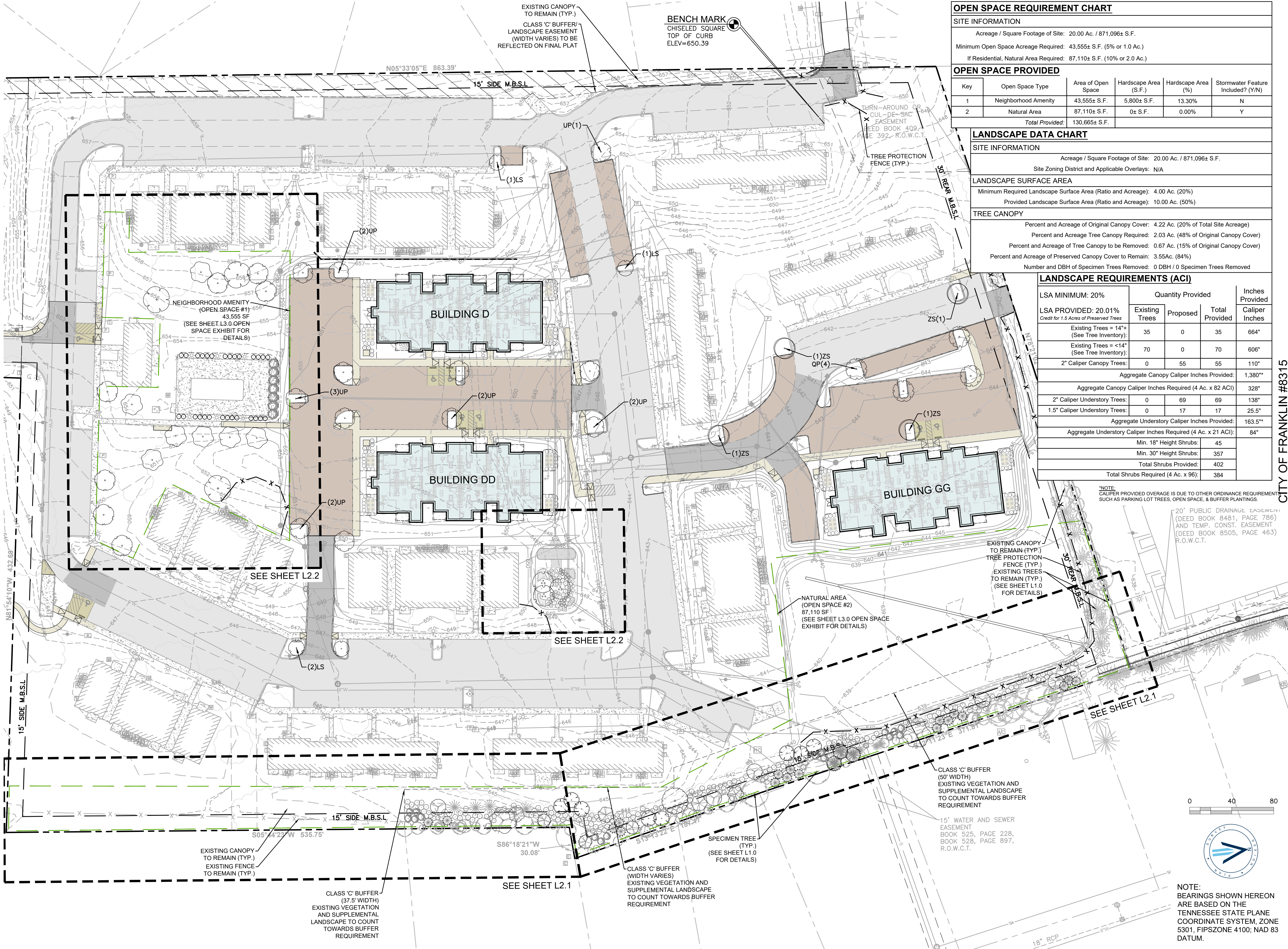
Drawing No.

L1.0

Project No.

23-0246

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



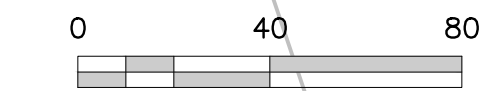
OPEN SPACE REQUIREMENT CHART					
SITE INFORMATION					
Acreage / Square Footage of Site: 20.00 Ac. / 871,096± S.F.					
Minimum Open Space Acreage Required: 43,555± S.F. (5% or 1.0 Ac.)					
If Residential, Natural Area Required: 87,110± S.F. (10% or 2.0 Ac.)					
OPEN SPACE PROVIDED					
Key	Open Space Type	Area of Open Space (S.F.)	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Neighborhood Amenity	43,555± S.F.	5,800± S.F.	13.30%	N
2	Natural Area	87,110± S.F.	0± S.F.	0.00%	Y
Total Provided:		130,665± S.F.			

LANDSCAPE DATA CHART					
SITE INFORMATION					
Acreage / Square Footage of Site: 20.00 Ac. / 871,096± S.F.					
Site Zoning District and Applicable Overlays: N/A					
LANDSCAPE SURFACE AREA					
Minimum Required Landscape Surface Area (Ratio and Acreage): 4.00 Ac. (20%)					
Provided Landscape Surface Area (Ratio and Acreage): 10.00 Ac. (50%)					
TREE CANOPY					
Percent and Acreage of Original Canopy Cover: 4.22 Ac. (20% of Total Site Acreage)					
Percent and Acreage Tree Canopy Required: 2.03 Ac. (48% of Original Canopy Cover)					
Percent and Acreage of Tree Canopy to be Removed: 0.67 Ac. (15% of Original Canopy Cover)					
Percent and Acreage of Preserved Canopy Cover to Remain: 3.55Ac. (84%)					
Number and DBH of Specimen Trees Removed: 0 DBH / 0 Specimen Trees Removed					

LANDSCAPE REQUIREMENTS (ACI)				
LSA MINIMUM: 20%	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	
LSA PROVIDED: 20.01% Credit for 1.5 Acres of Preserved Trees				
Existing Trees = 14"+ (See Tree Inventory)	35	0	35	664"
Existing Trees = <14" (See Tree Inventory)	70	0	70	606"
2" Caliper Canopy Trees:	0	55	55	110"
Aggregate Canopy Caliper Inches Provided:				1,380**
Aggregate Canopy Caliper Inches Required (4 Ac. x 82 ACI)				328"
2" Caliper Understory Trees:	0	69	69	138"
1.5" Caliper Understory Trees:	0	17	17	25.5"
Aggregate Understory Caliper Inches Provided:				163.5**
Aggregate Understory Caliper Inches Required (4 Ac. x 21 ACI):				84"
Min. 18" Height Shrubs:				45
Min. 30" Height Shrubs:				357
Total Shrubs Provided:				402
Total Shrubs Required (4 Ac. x 96):				384

NOTE: CALIPER PROVIDED OVERAGE IS DUE TO OTHER ORDINANCE REQUIREMENTS SUCH AS PARKING LOT TREES, OPEN SPACE, & BUFFER PLANTINGS.

20' PUBLIC DRAINAGE EASEMENT (DEED BOOK 8481, PAGE 786) AND TEMP. CONST. EASEMENT (DEED BOOK 8505, PAGE 463) R.O.W.C.T.



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



Nashville - Murfreesboro - Chattanooga
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THE MADISON FRANKLIN
FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=40'
Date: 11.02.2023
Approved By: H.GRIMES

Revisions:	

Drawing Title:
LANDSCAPE PLAN

Drawing No.
L2.0
Project No.
23-0246



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: 1"=20'

Date: 11.02.2023

Approved By: H.GRIMES

Revisions:

Drawing Title:

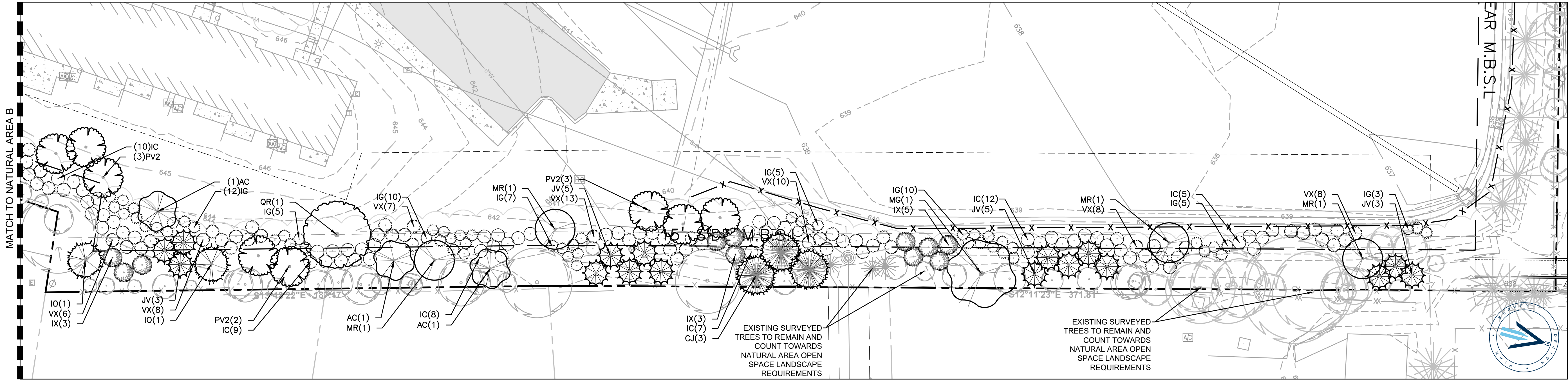
ENLARGED
LANDSCAPE PLAN

Drawing No.

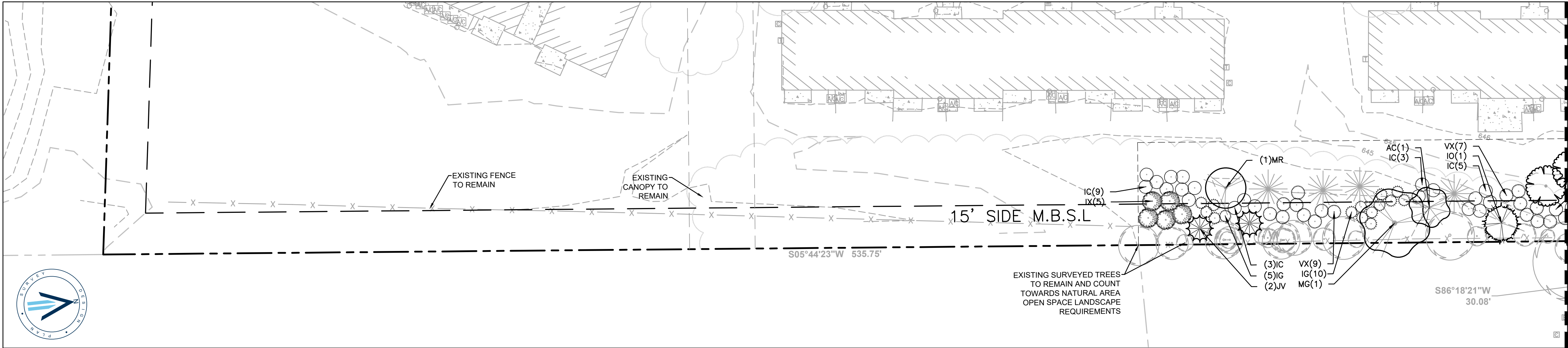
L2.1

Project No.

23-0246



ENLARGED LANDSCAPE: NATURAL AREA A

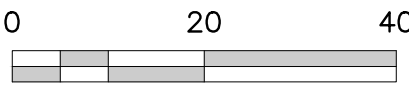


ENLARGED LANDSCAPE: NATURAL AREA B

PLANT SCHEDULE NATURAL AREA

BUFFER CANOPY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CJ	3	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
IO	3	ILEX OPACA / AMERICAN HOLLY	EVERGREEN	2" CAL.	6' HT	AS SHOWN	B&B, FULL TO BASE
MG	2	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	EVERGREEN	2" CAL.	8-10' HT	AS SHOWN	B&B, FULL TO BASE
QR	1	QUERCUS RUBRA / RED OAK	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
BUFFER UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AC	4	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	DECIDUOUS	1.5" CAL.	8-10' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
IX	16	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
JV	18	JUNIPERUS VIRGINIANA 'BURKII' / BURK RED CEDAR	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
MR	5	MAGNOLIA STELLATA 'ROYAL STAR' / ROYAL STAR MAGNOLIA	DECIDUOUS	1.5" CAL.	8-10' HT	AS SHOWN	B&B
PV2	8	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	DECIDUOUS	1.5" CAL.	8-10' HT	AS SHOWN	B&B
BUFFER SHRUBS	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
IC	71	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	EVERGREEN	30" HT.	24"	36"O.C.	FULL CONTAINER
IG	72	ILEX GLABRA / INKBERRY HOLLY	EVERGREEN	30" HT.	24"	36"O.C.	FULL CONTAINER
VX	76	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	EVERGREEN	30" HT.	24"	48"O.C.	FULL CONTAINER

EXISTING TREE SPECIES
CANOPY
HACKBERRY
PINE
SYCAMORE
ASH
BOXELDER
UNDERSTORY
CHERRY
MULBERRY



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

C:\03\0461\0361_LANDSCAPE\0361_LANDSCAPE\0361_LAND.DWG
PLOTTER BY: HP PLOTTER V1, GRAMES ON: 11/02/2023 1:00 PM, LAST UPDATED BY: GRAMES ON: 11/02/2023 12:46 PM

PLANT SCHEDULE OVERALL							
BIO-RETENTION TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
BN	3	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, MULTI-TRUNK, 3-5 CANES MAX.
BUFFER CANOPY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CJ	3	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
IO	3	ILEX OPACA / AMERICAN HOLLY	EVERGREEN	2" CAL.	6' HT	AS SHOWN	B&B, FULL TO BASE
MG	2	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	EVERGREEN	2" CAL.	8-10' HT	AS SHOWN	B&B, FULL TO BASE
QR	1	QUERCUS RUBRA / RED OAK	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
BUFFER UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AC	4	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	DECIDUOUS	1.5" CAL.	8-10' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
IX	16	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
JV	18	JUNIPERUS VIRGINIANA 'BURKII' / BURK RED CEDAR	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
MR	5	MAGNOLIA STELLATA 'ROYAL STAR' / ROYAL STAR MAGNOLIA	DECIDUOUS	1.5" CAL.	8-10' HT	AS SHOWN	B&B
PV2	8	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	DECIDUOUS	1.5" CAL.	8-10' HT	AS SHOWN	B&B
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
LS	4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
LT	3	LIRIODENDRON TULIPIFERA / TULIP TREE	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
QN	7	QUERCUS NUTTALLII / NUTTALL OAK	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
QP	4	QUERCUS PHELLOS / WILLOW OAK	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
TC	7	TILIA CORDATA / LITTLELEAF LINDEN	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
UP	12	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
ZS	4	ZELKOVA SERRATA / ZELKOVA	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
JV2	7	JUNIPERUS VIRGINIANA 'CANAERTII' / CANAERTI JUNIPER	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
TO	28	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
SHRUBS	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
IB2	120	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	EVERGREEN	30" HT.	30"	48"O.C.	FULL CONTAINER
VP	10	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	EVERGREEN	30" HT.	24"	48"O.C.	FULL CONTAINER
BIORETENTION SHRUBS	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
HQ	12	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	DECIDUOUS	18" HT	18"	48"O.C.	B&B OR FULL CONTAINER
II	18	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	EVERGREEN	18" HT	18"	48"O.C.	B&B OR FULL CONTAINER
IV	9	ITEA VIRGINICA 'LITTLE HENRY' TM / VIRGINIA SWEETSPIRE	DECIDUOUS	18" HT	24"	48"O.C.	FULL CONTAINER
BUFFER SHRUBS	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
IC	71	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	EVERGREEN	30" HT.	24"	36"O.C.	FULL CONTAINER
IG	72	ILEX GLABRA / INKBERRY HOLLY	EVERGREEN	30" HT.	24"	36"O.C.	FULL CONTAINER
VX	76	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	EVERGREEN	30" HT.	24"	48"O.C.	FULL CONTAINER
BIORETENTION GRASSES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
PV	14	PANICUM VIRGATUM / SWITCH GRASS	ORNAMENTAL GRASS	#1	--	48"O.C.	TRIANGULATE SPACING
BIORETENTION GROUNDCOVERS	QTY	BOTANICAL / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
AI	43	ASCLEPIAS INCARNATA / SWAMP MILKWEED	PERENNIAL	#1	--	18"O.C.	TRIANGULATE SPACING
AL	32	ASTER LAEVIS / SMOOTH BLUE ASTER	PERENNIAL	#1	--	24"O.C.	TRIANGULATE SPACING
FA	367 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD				

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



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THE MADISON FRANKLIN

FOR

INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: NOT TO SCALE

Date: 11.02.2023

Approved By: H.GRIMES

Revisions:

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-
-
-
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Drawing Title:

LANDSCAPE
SCHEDULE

Drawing No.

L2.3

Project No.
23-0246

LANDSCAPE RESPONSIBILITIES NOTE

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY:
to be completed by applicant

ATTENTION OWNER / INSTALLER:

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

Owner: _____

_____ *Contact Name*

Phone Number _____
Landscape Architect: _____ *Contact Name*

Phone Number _____
Franklin Planning Department: (615) 791 - 3212 phone

CITY OF FRANKLIN LANDSCAPE NOTES

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

If proposing any landscape material within a dedicated easement, the following note shall be included on the Landscape Plan:

- The Owner acknowledges that planting landscape material in a dedicated easement does not waive or modify the City of Franklin's rights as the easement holder. The Owner understands that the City of Franklin, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscape material in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscape material to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscape material.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

- All newly planted landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock (ANSI Z60.1).
- All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
 - Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader at the highest point on the tree;
 - Trees with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs in the upper one-third of the tree;
 - One fork is less than two-thirds the diameter of the dominant fork; and
 - The top one-third of the smaller fork is removed at the time of planting;
 - No branch is greater than two-thirds the diameter of the trunk directly above the branch;
 - Several branches are larger in diameter and obviously more dominant;
 - Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
 - Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage that is evenly distributed around the tree.

MINIMUM BUFFERING/SCREENING REQUIREMENTS

HVAC units, cooling and/or mechanical equipments are mounted on the:

☐ Rooftop
☒ Ground
☐ Not Applicable

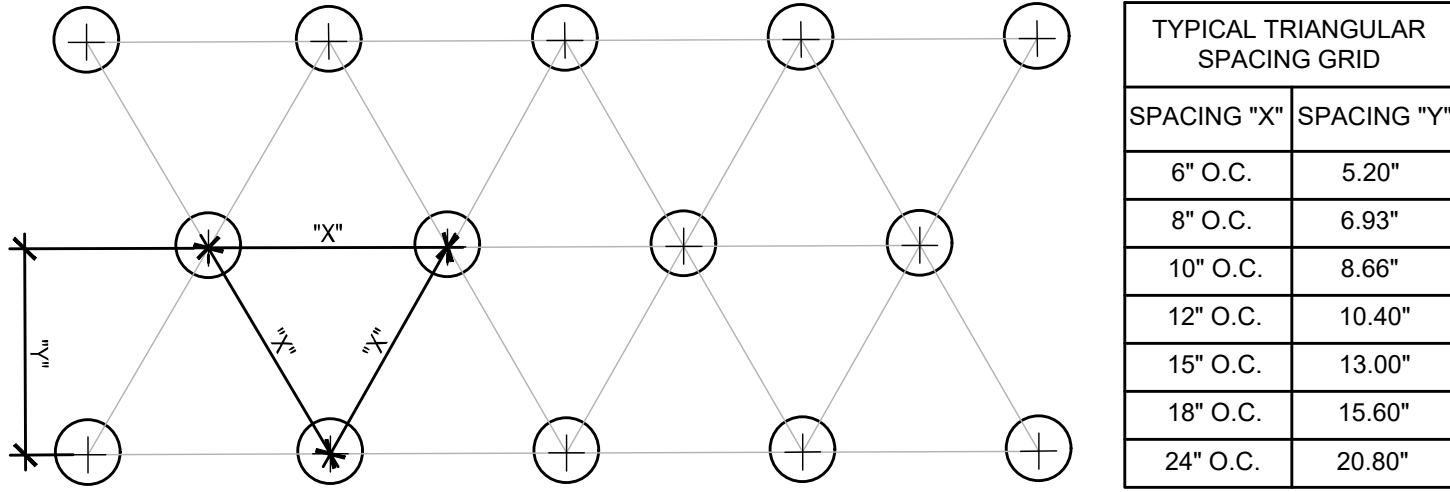
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
☐ Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
☐ Perimeter Planting Strip	Screen VUAs and to create "modules"
☐ Interior VUA Planting	Create VUA "modules"
☐ Utility Box Screen Screen from view	
☒ HVAC Screen	Screen HVAC from view
☐ Dumpster Screen	Screen dumpster from view
☐ Loading/service Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
☐ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:	

(Any buffer/screen type not required for this development may be deleted from this chart.)

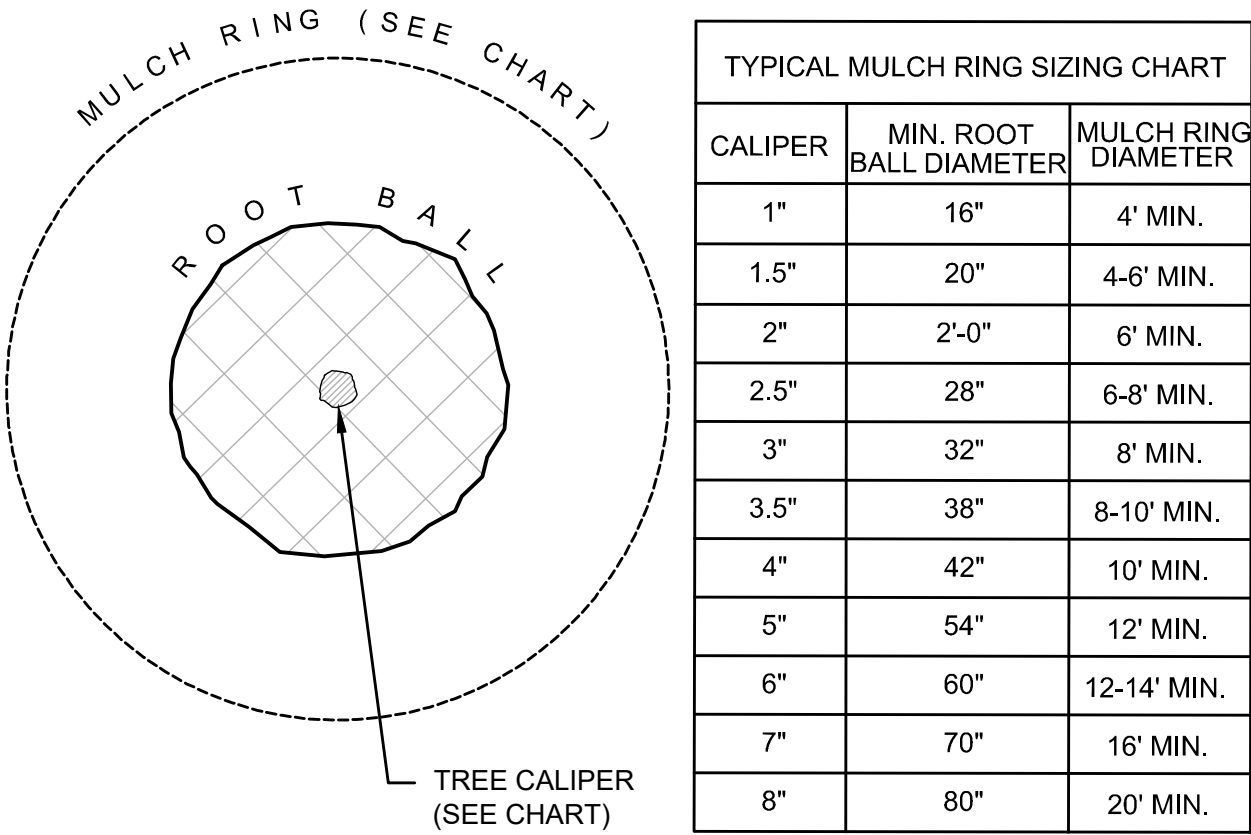
- NOTES:
- 4" OF MULCH REQUIRED AROUND PLANTS.
 - SOIL MIXTURE OF 9" DEPTH.
 - REMOVE DEAD OR INJURED RUNNERS.

PLAN VIEW



5 GROUNDCOVER SPACING

3" = 1'-0"

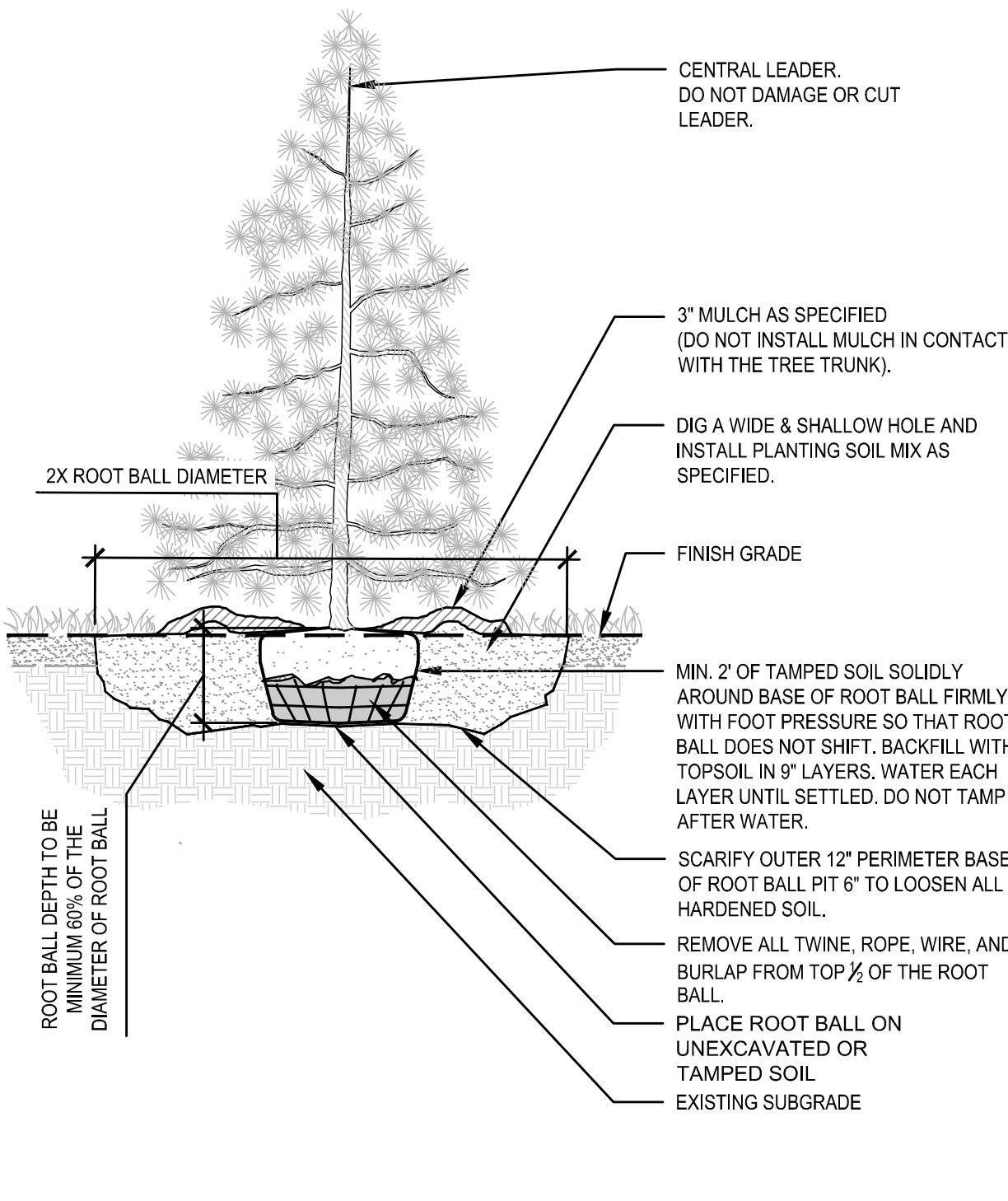


PLAN VIEW

3 TREE MULCHING

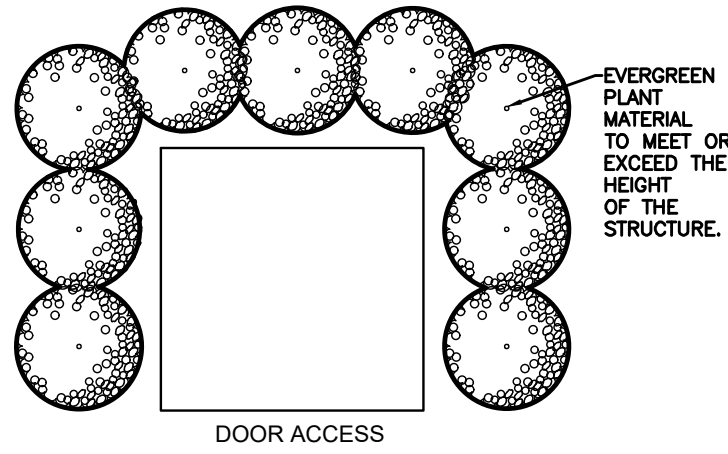
1" = 1'-0"

- NOTES:
- DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
 - DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
 - NON-BIODEGRADABLE BURLAP TO BE REMOVED.
 - DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS/ CO-DOMINANT LEADER/ DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



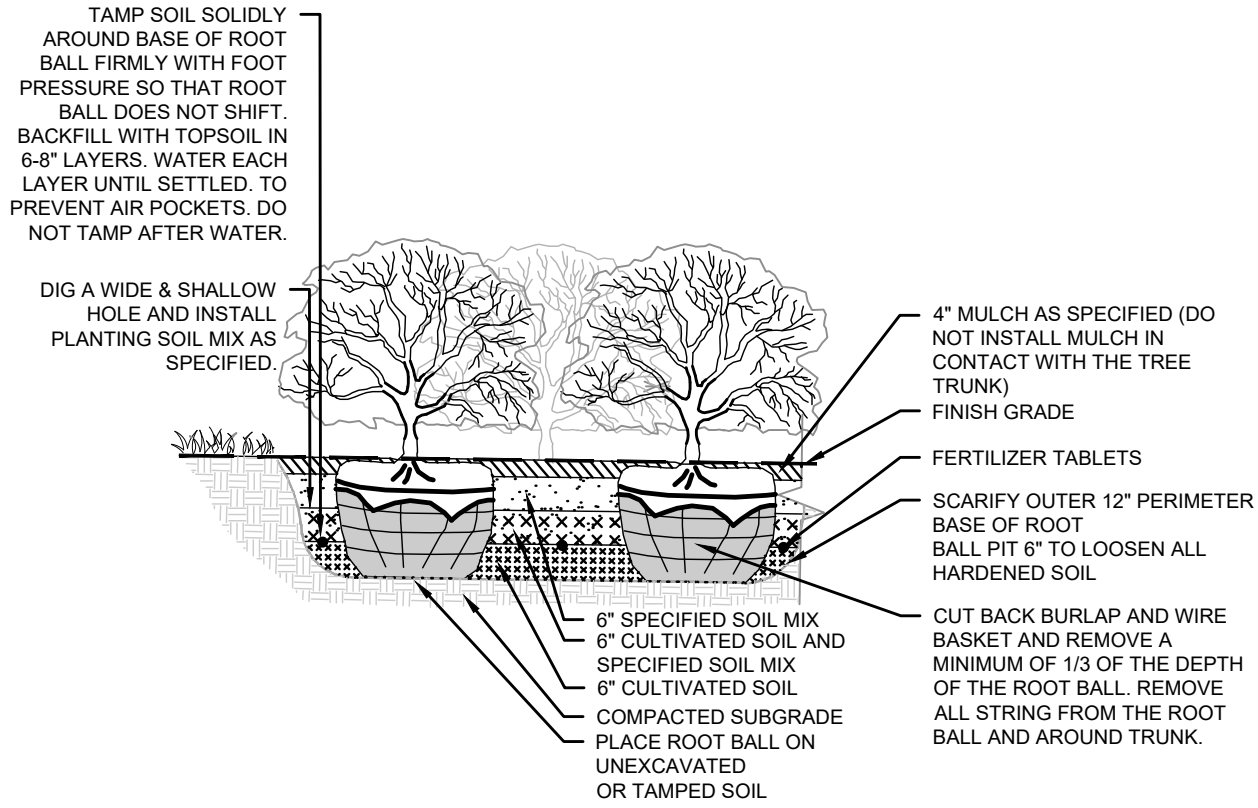
1 TYPICAL EVERGREEN TREE PLANTING

3/8" = 1'-0"



TYPICAL SCREENING FOR ABOVE GROUND UTILITIES
ALL SERVICE AREAS, MECHANICAL EQUIPMENT, TRASH CONTAINERS, AND FIELD SET ABOVE-GROUND UTILITY BOXES MUST BE SCREENED FROM THE PUBLIC R.O.W. ON THREE SIDES (LEAVING DOOR ACCESS FREE FROM PLANTINGS) WITH REQUIRED EVERGREEN PLANT MATERIAL. SCREENING MATERIAL MUST MEET OR EXCEED THE HEIGHT OF THE STRUCTURE THAT IS TO BE SCREENED.

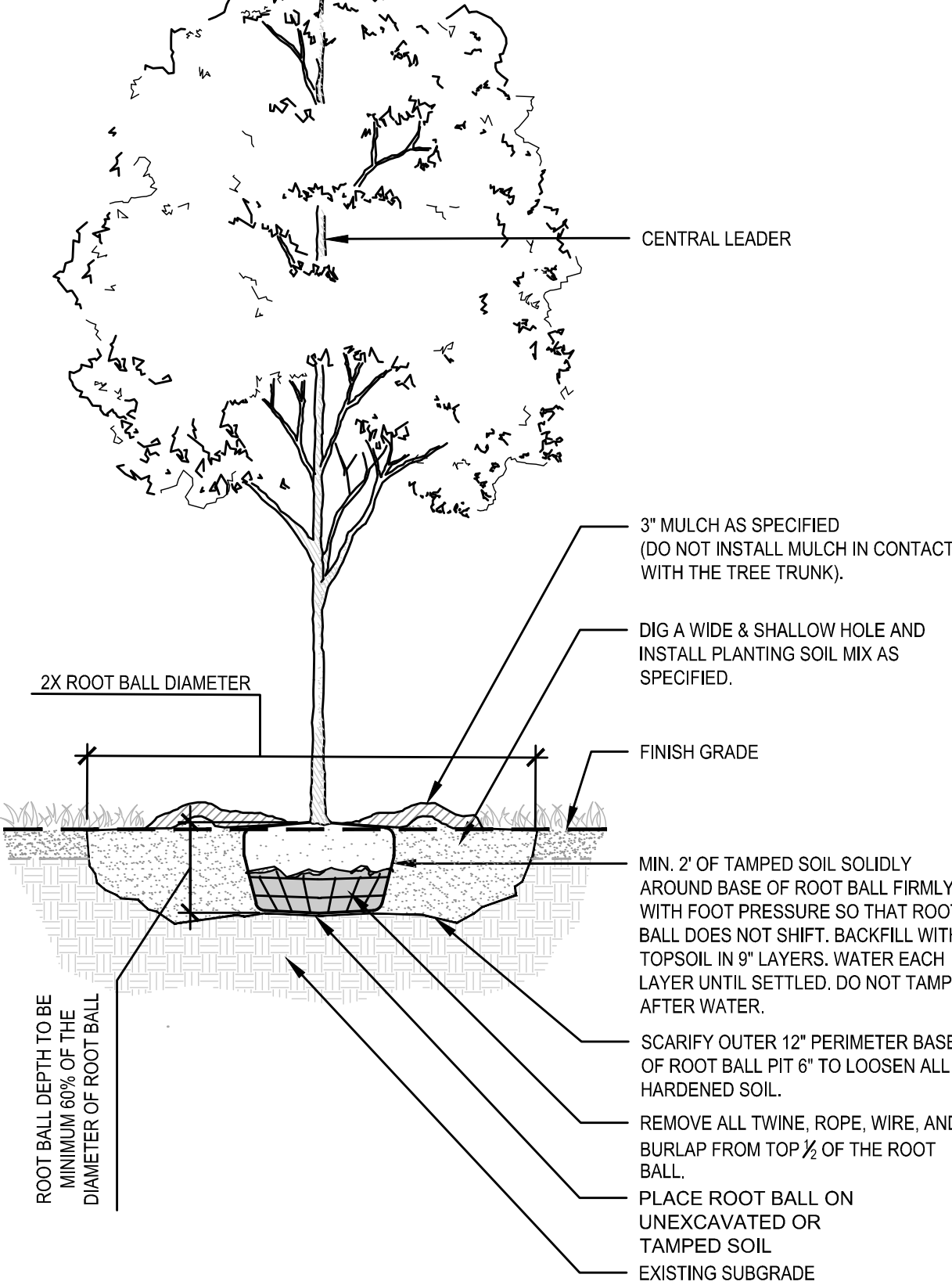
- NOTES:
- NON-BIODEGRADABLE BURLAP TO BE REMOVED.
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



4 SHRUB PLANTING

3/4" = 1'-0"

- NOTES:
- DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
 - DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
 - NON-BIODEGRADABLE BURLAP TO BE REMOVED.
 - DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS/ CO-DOMINANT LEADER/ DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



2 TYPICAL TREE PLANTING

3/8" = 1'-0"

PLANTING NOTES:

- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TRIFLORAL OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

IRRIGATION NOTES:

- ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
- SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE.
- PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE ANY RECLAIMED/REUSED/GRAY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
- SHOULD RECLAIMED/REUSED/GRAY WATER NOT BE AVAILABLE, BELOW GRADE CISTERNS OR ON-SITE RETENTION PONDS SHOULD BE CONSIDERED FOR AN IRRIGATION WATER SOURCE. USE OF PUBLIC POTABLE WATER SOURCE SHOULD BE A LAST RESORT AND DESIGNED AS A TEMPORARY IRRIGATION SYSTEM UTILIZED TO ESTABLISHED PROPOSED PLANT MATERIAL THROUGHOUTS FIRST TWO YEARS OF GROWTH.
- PROPOSED IRRIGATION DESIGN SHOULD UTILIZE WATER EFFICIENT DESIGN TECHNIQUES SUCH AS THE USE OF DRIP IRRIGATION, MOISTURE SENSORS AND RAIN SENSORS TO MAXIMIZE WATER EFFICIENCY.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN IRRIGATION SYSTEM THAT FUNCTIONS PROPERLY PER THE INTENT OF THE DESIGN. SHOULD THE IRRIGATION CONTRACTOR SEE A FLAW IN THE PROPOSED DESIGN AND/OR FINDS A PROBLEM IN THE FIELD THAT WILL NEGATIVELY AFFECT THE PERFORMANCE OF THE PROPOSED IRRIGATION SYSTEM, THE SAID CONTRACTOR IS RESPONSIBLE FOR INFORMING THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLING OR ORDERING MATERIAL FOR THE PROPOSED IRRIGATION SYSTEM.
- IRRIGATION PLANS TO BE SUBMITTED PRIOR TO ISSUANCE OF PERMITS.

SODDING NOTES:

- AREAS INDICATED FOR SOD SHALL BE TURF-TYPE TALL FESCUE. A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P.) TALL FESCUE TRIALS. MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
- SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
- SOD SHALL BE DELIVERED ON PALLETS. STORE SOD AT A LOCATION PROTECTED FROM DAMAGING WINDS.
- APPLY 6-12-12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES AT A RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
- LIGHTLY MOISTEN AREA TO RECEIVE SOD IMMEDIATELY PRIOR TO LAYING SOD.
- LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
- ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT AN MAXIMUM 2 FEET O.C. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
- PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL. SECURELY ANCHOR IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12" X 12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
- AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. REPLACE DETERIORATED MATERIAL WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED.

SEEDING NOTES:

- SEED ALL DISTURBED AREAS WITH TURF-TYPE TALL FESCUE. THE SEED SHALL BE A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P.) TALL FESCUE TRIALS. MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). THE SEED SHALL BE CROP AND WEED FREE. SEED AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
- APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTION, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.



RaganSmith

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THE MADISON FRANKLIN

FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: VARIES, SEE PLAN

Date: 11.02.2023

Approved By: H.GRIMES

Revisions:

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Drawing Title:

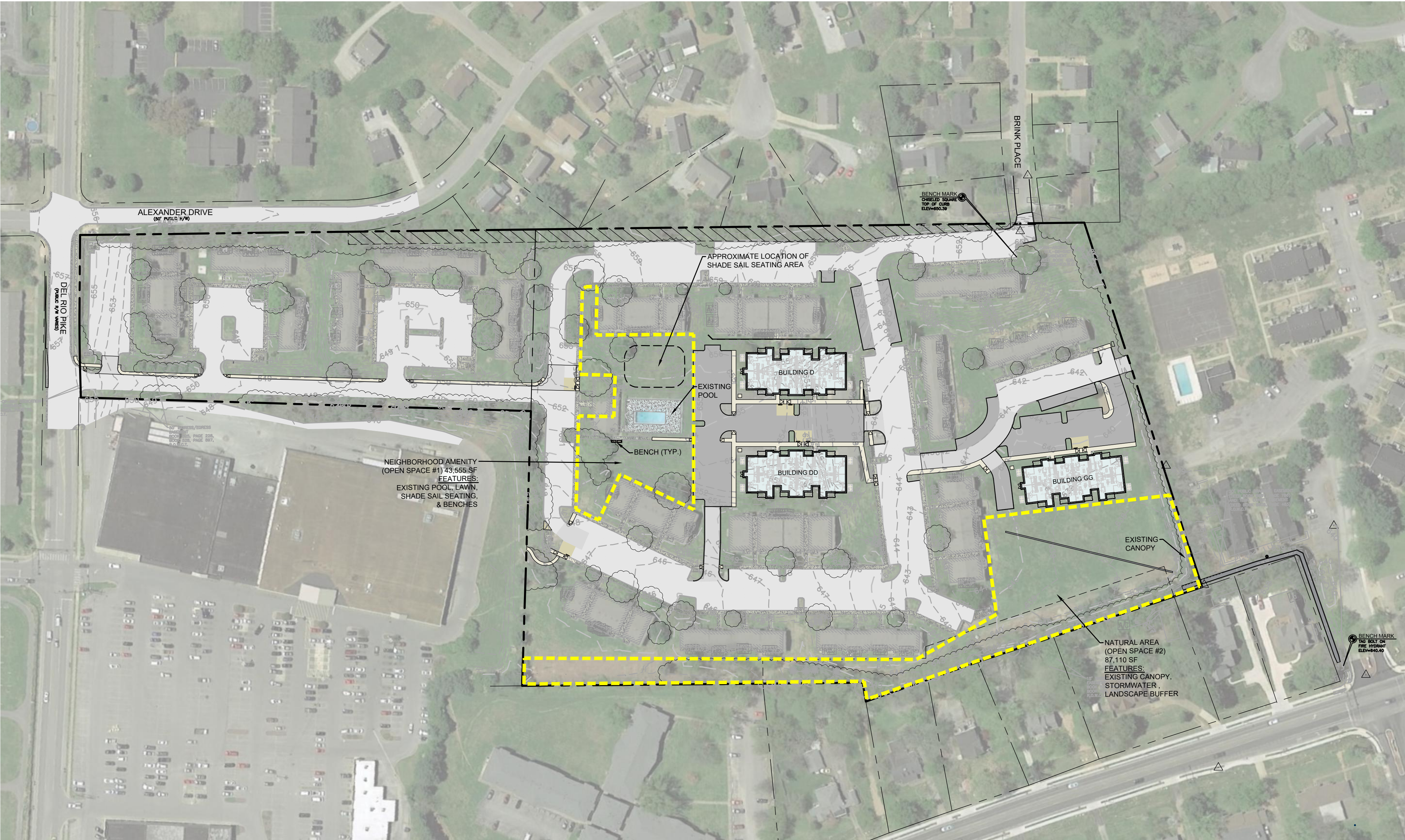
LANDSCAPE NOTES & DETAILS

Drawing No.

L2.4

Project No.

23-0246



2 LAWN



3 BENCH
*FINAL COLOR SELECTION TO MATCH EXISTING AND PROPOSED ARCHITECTURE

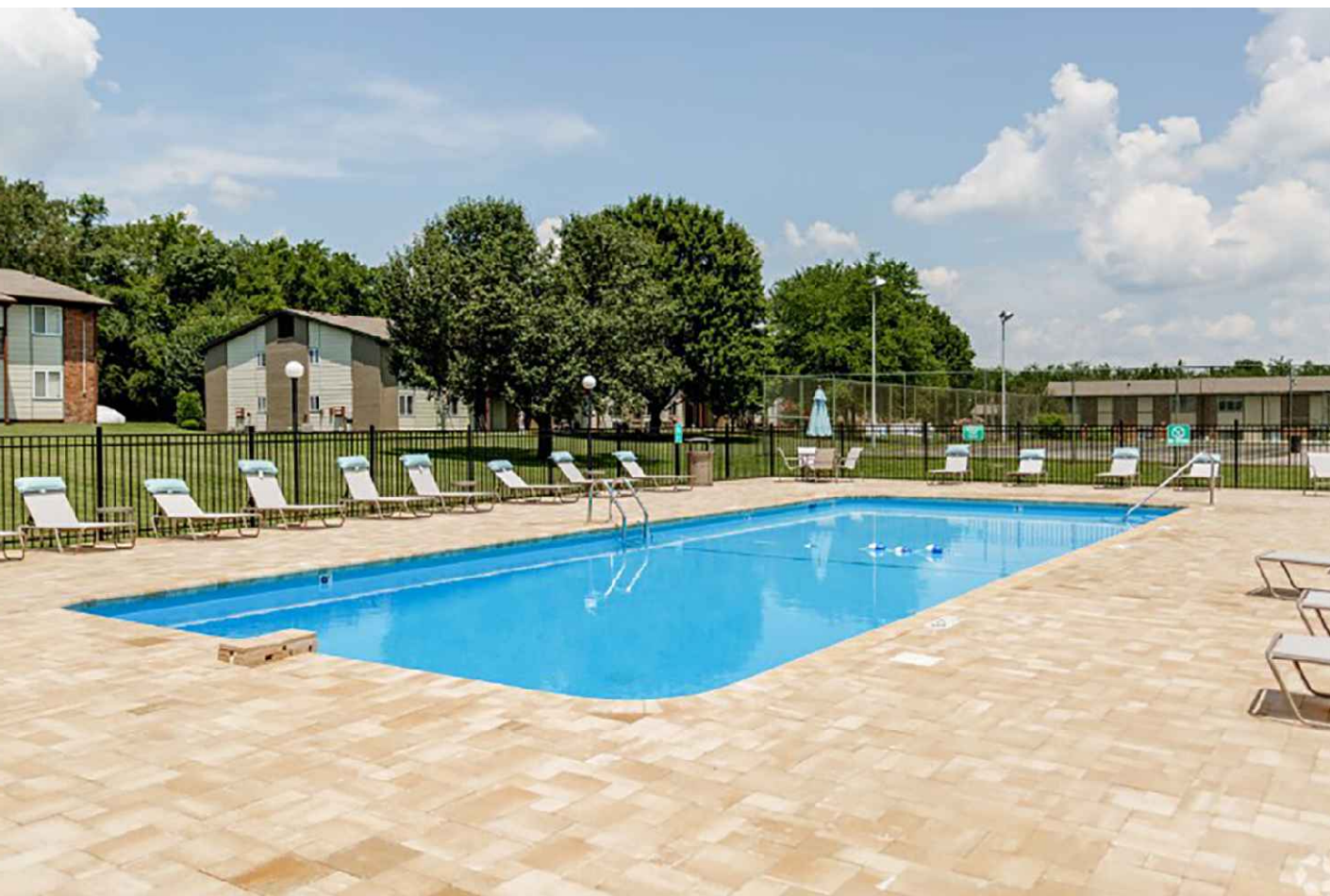
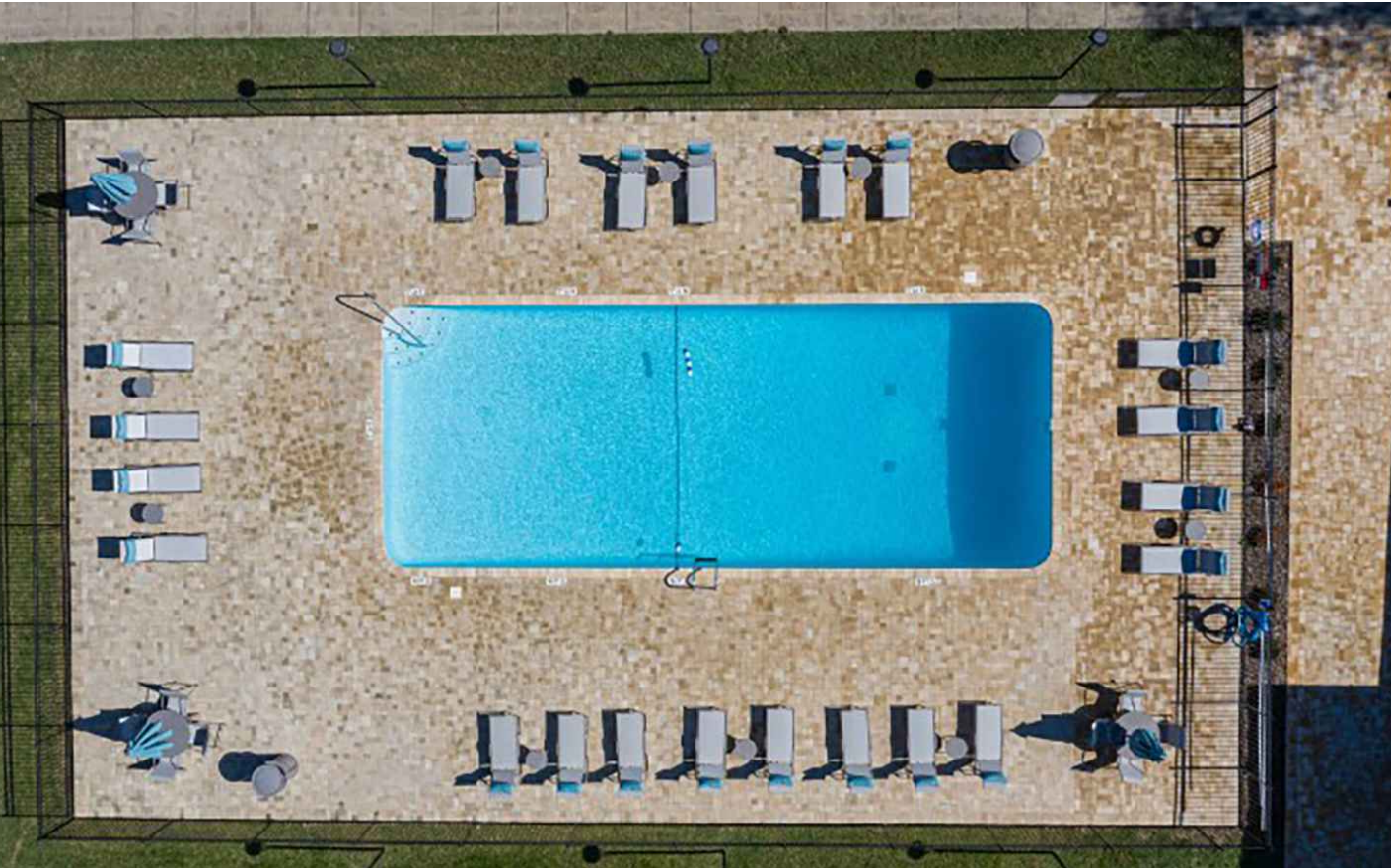


4 SHADE SAIL SEATING AREA



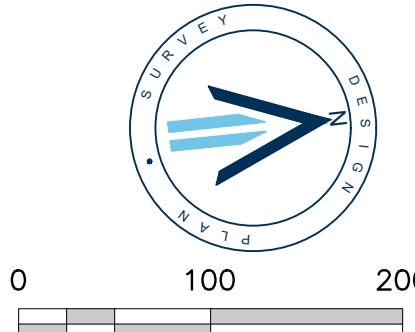
1 NATURAL AREA: EXISTING CANOPY

OPEN SPACE REQUIREMENT CHART					
SITE INFORMATION					
Acreage / Square Footage of Site: 20.00 Ac. / 871,096± S.F.					
Minimum Open Space Acreage Required: 43,555± S.F. (5% or 1.0 Ac.)					
If Residential, Natural Area Required: 87,110± S.F. (10% or 2.0 Ac.)					
OPEN SPACE PROVIDED					
Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Neighborhood Amenity	43,555± S.F.	5,800± S.F.	13.30%	N
2	Natural Area	87,110± S.F.	0± S.F.	0.00%	Y
Total Provided:		130,665± S.F.			



4 EXISTING AMENITY: POOL

- NOTES:
- IMAGES SHOWN WITH THE EXCEPTION OF THE EXISTING POOL AND CANOPY ARE CONCEPTUAL. SPECIFIC PRODUCTS AND LOCATIONS TO BE DETERMINED BY OWNER AT CONSTRUCTION PHASE.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



THE MADISON FRANKLIN
FOR
INVESTMENT VII - MADISON, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #8315

Scale: 1"=100'

Date: 11.02.2023

Approved By: H.GRIMES

Revisions:

Drawing Title:

OPEN SPACE
EXHIBIT

Drawing No.

L3.0

Project No.
23-0246



ISSUE HISTORY

REVISION HISTORY

G			
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SITE PERMIT: # ?

DEFERRED SUBMITTALS:

- 1) Deferral of any submittal items shall have the prior approval of the Building Official having jurisdiction.
- 2) Submittal documents for deferred submittal items shall be submitted to the Entity designated below for the project who shall review them. These will then be forwarded by the Owner to the Building Official having jurisdiction with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general compliance with the design of the project.

LIST (INCLUDING BUT NOT LIMITED TO):

B) FIRE ALARM SYSTEM

C) AUTOMATIC FIRE SUPPRESSION (SPRINKLER) SYSTEM
REVIEW BY ARCHITECT

REVIEW BY ARCHITECT

F) POOL DESIGN, ENGINEERING & EQUIPMENT

G) SITE FENCING
REVIEW BY LANDSCAPE ARCHITECT

REVIEW BY ARCHITECT

FRANKLIN, TN

Drawn: I R 8 D P I

Approval: _____ T.H.

COVER SHEET

A0.01

Page 120 of 142

CONSULTANT

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. REFER TO LIFE SAFETY SHEETS FOR RATED WALL LOCATION & INFORMATION.
4. SEE A3.00 SERIES SHEETS FOR UNIT PLAN INFORMATION, INCLUDING DIMENSIONS, DOOR & WINDOW TYPES. UNIT PLANS SHOWN ARE TYPICAL. SEE BUILDING PLANS FOR UNIT ORIENTATION. PLANS MAY NEED TO BE REVERSED - ADJUST DIMENSION LAYOUTS ACCORDINGLY.
5. CONTRACTOR TO COORDINATE BREEZEWAY FLOOR & CEILING CONTROL JOINT PLACEMENT AT 8'-0" MAX ON CENTER WHERE POSSIBLE.
6. ALL GROUND UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
7. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.
8. REFER TO REFLECTED CEILING PLANS FOR R.C.P. INFORMATION.
9. PROVIDE ONE 2-A, 10-B C.S.F. FIRE EXTINGUISHER PER UNIT. LOCATE PER FIRE DEPARTMENT REQUIREMENTS.
10. REFER TO ENLARGED KITCHEN AND BATH PLANS FOR FHA CLEARANCES AND REQUIREMENTS.
11. PROVIDE FIRE RATED ICE MAKER BOXES, WASHER BOXES, AND DRYER BOXES WHEN LOCATED WITHIN A RATED WALL.
12. SEE A7.00 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.
13. REFER TO EXTERIOR ELEVATIONS AND BUILDING PLANS FOR WINDOW TYPE.
14. REFER TO A3.14 THRU A3.17 FOR BALCONY SPECIFIC TO EACH UNIT AS IT OCCURS THROUGHOUT.
15. ALL PLUMBING WALLS NEED TO BE COORDINATED WITH PLUMBER TO DETERMINE 2X4 OR 2X6 CONSTRUCTION.
16. PROVIDE ACOUSTICAL UNDERLAYMENT UNDERNEATH VINYL PLANK FLOORING LOCATIONS WITHIN UNITS ON ELEVATED FLOORS. REFER TO SPECIFICATIONS FOR APPROVED PRODUCT.
17. PROVIDE DISPOSER AT ALL KITCHEN SINKS. REFER TO PLANS FOR AIR SWITCH LOCATION. PLACE ON SAME SIDE AS DISPOSER.

BLDG. TYPE A- 2ND LEVEL
AREA SUMMARY

CIRCULATION	1,223 SF
RESIDENTIAL	9,258 SF
TOTAL	10,481 SF

T.J.- CONCRETE TOOL JOINT. SEE DETAIL BH46.06

C.J.- CONCRETE CONTROL JOINT. SEE STRUCTURAL FOR DETAIL

--- FLOOR DRAFT STOPPING

● LONG TERM COVERED BICYCLE BACK PARKING (3 SPACES EACH LOCATION)
3 TOTAL BUILDINGS = 9 TOTAL BICYCLE SPACES

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

No.	Date	Description

EDWARD H. HENTON
TENNESSEE LICENSE #00104872

THE MADISON AT
FRANKLIN APARTMENTS

FRANKLIN, TN

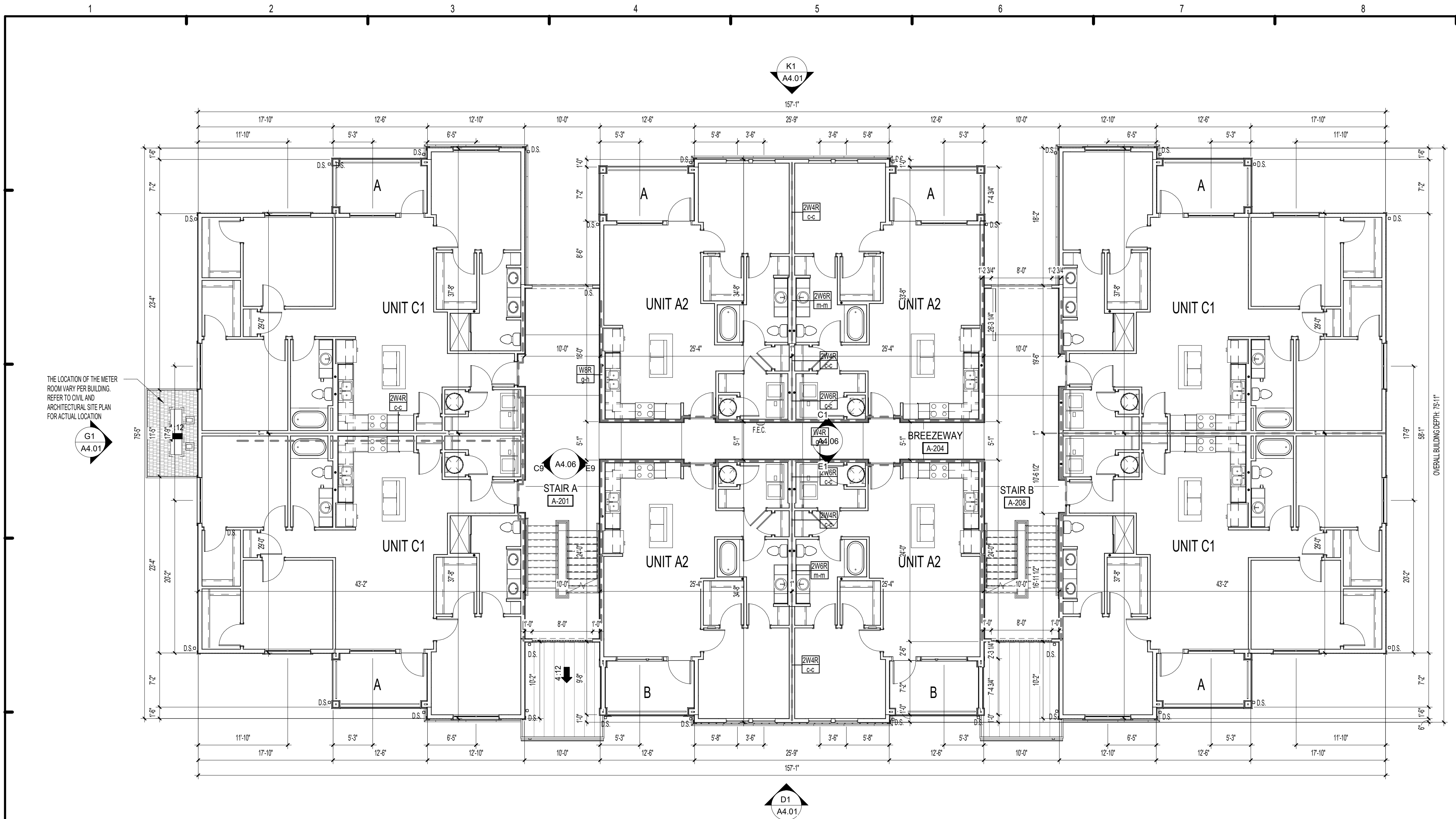
Drawn: L.R. & D.P.L.
Checked: L.R.
Approval: T.H.
Date: 10/03/2023
Project #: 5970-00

BUILDING TYPE A -
GROUND & LEVEL 2
FLOOR PLANS

A2.01

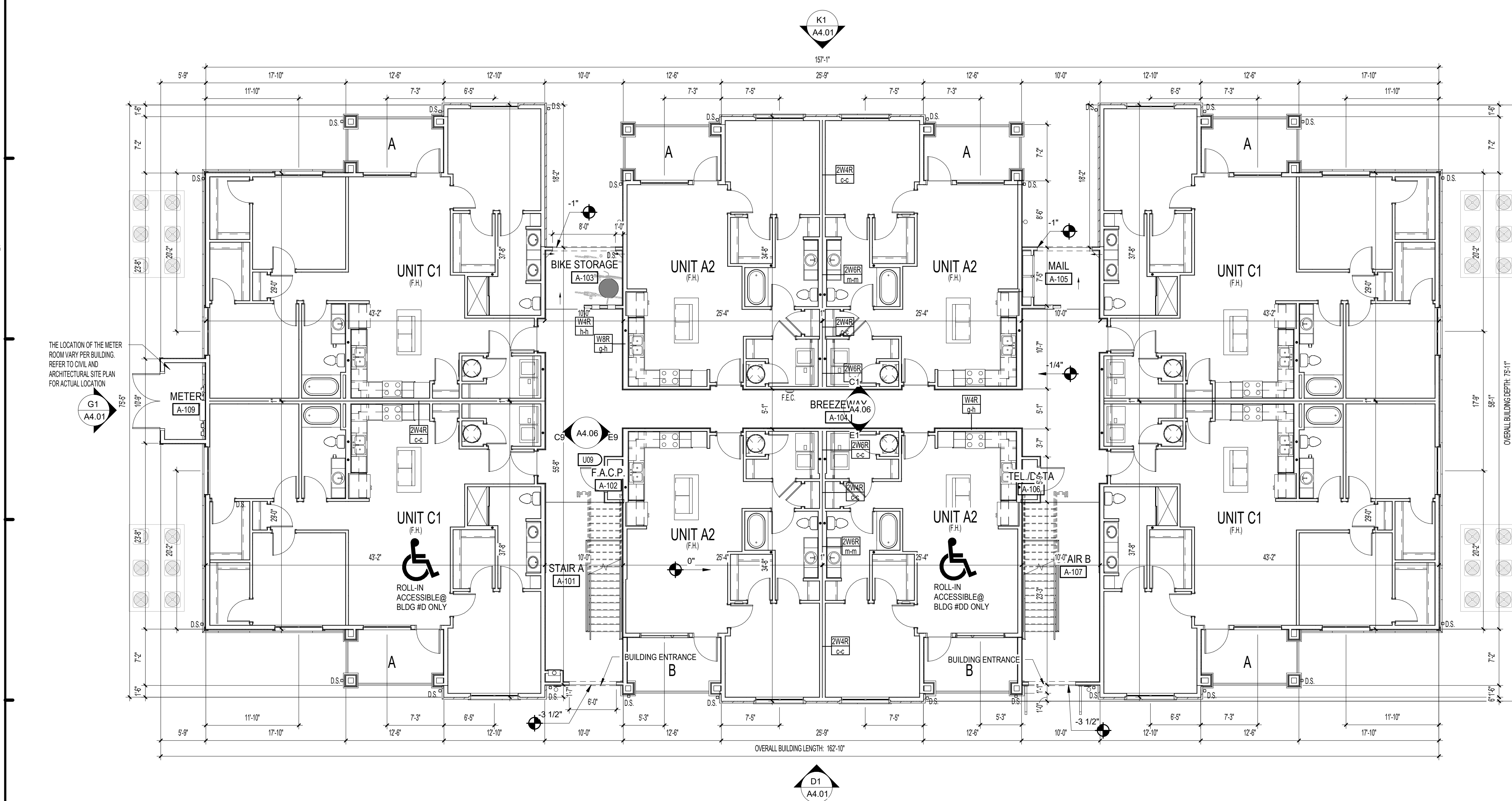
BLDG. TYPE A- 1ST LEVEL
AREA SUMMARY

CIRCULATION	1,455 SF
RESIDENTIAL	9,258 SF
TOTAL	10,713 SF



E1 BUILDING TYPE A - LEVEL 2

1/8" = 1'-0"



K1 BUILDING TYPE A - GROUND LEVEL

1/8" = 1'-0"

1. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. REFER TO LIFE SAFETY SHEETS FOR RATED WALL LOCATION & INFORMATION.
4. SEE A3.00 SERIES SHEETS FOR UNIT PLAN INFORMATION, INCLUDING DIMENSIONS, DOOR & WINDOW TYPES. UNIT PLANS SHOWN ARE TYPICAL - SEE BUILDING PLANS FOR UNIT ORIENTATION. PLANS MAY NEED TO BE REVERSED - ADJUST DIMENSION LAYOUTS ACCORDINGLY.
5. CONTRACTOR TO COORDINATE BREEZEWAY FLOOR & CEILING CONTROL JOINT PLACEMENT AT 8'-0" MAX ON CENTER WHERE POSSIBLE.
6. ALL GROUND UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
7. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.
8. REFER TO REFLECTED CEILING PLANS FOR R.C.P. INFORMATION.
9. PROVIDE ONE 2-A, 10-B C & 6-F FIRE EXTINGUISHER PER UNIT. LOCATE PER FIRE DEPARTMENT REQUIREMENTS.
10. REFER TO ENLARGED KITCHEN AND BATH PLANS FOR FHA CLEARANCES AND REQUIREMENTS.
11. PROVIDE FIRE RATED ICE MAKER BOXES, WASHER BOXES, AND DRYER BOXES WHEN LOCATED WITHIN A RATED WALL.
12. SEE A7.00 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.
13. REFER TO EXTERIOR ELEVATIONS AND BUILDING PLANS FOR WINDOW TYPE.
14. REFER TO A3.14 THRU A3.17 FOR BALCONY SPECIFIC TO EACH UNIT AS IT OCCURS THROUGHOUT.
15. ALL PLUMBING WALLS NEED TO BE COORDINATED WITH PLUMBER TO DETERMINE 2X4 OR 2X6 CONSTRUCTION.
16. PROVIDE ACoustical UNDERLAMENT UNDERNEATH VINYL PLANK FLOORING LOCATIONS WITHIN UNITS ON ELEVATED FLOORS. REFER TO SPECIFICATIONS FOR APPROVED PRODUCT.
17. PROVIDE DISPOSER AT ALL KITCHEN SINKS. REFER TO PLANS FOR AIR SWITCH LOCATION. PLACE ON SAME SIDE AS DISPOSER.

T.J.= CONCRETE TOOL JOINT. SEE DETAIL KH45.06
C.J.= CONCRETE CONTROL JOINT. SEE STRUCTURAL FOR DETAIL
--- FLOOR DRAFT STOPPING
● LONG TERM COVERED BICYCLE PARKING (3 SPACES EACH LOCATION)
3 TOTAL BUILDINGS = 9 TOTAL BICYCLE SPACES

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

No.	Date	Description

EDWARD H. HENTON
TENNESSEE LICENSE #00104872

THE MADISON AT FRANKLIN APARTMENTS

FRANKLIN, TN

Drawn: L.R. & D.P.L.
Checked: L.R.
Approval: T.H.
Date: 10/03/2023
Project #: 5970-00

BUILDING TYPE A - LEVEL 3 FLOOR & ROOF PLAN

A2.02

ROOF NOTES:

1. PAINT ALL ROOF VENTS & PENETRATIONS TO MATCH ROOF SHINGLE COLOR.
2. COORDINATE DOWN SPOUT DISCHARGE WITH CIVIL DRAWINGS. WHERE NOT TAKEN TO STORM, PROVIDE SPLASH BLOCK.
3. LEAVE OPENING IN MAIN ROOF SHEATHING FOR VENTILATION UNDERNEATH OVER BUILT AREAS.
4. DOWNSPOUTS AND GUTTERS SHOWN ARE MIN. REQUIREMENTS SUBJECT TO OWNER'S CONSIDERATIONS.

LEGEND:

- DRAFT STOP PARTITION.
- DRAFT STOP PARTITION ACCESS.
MIN. 36" X 36" SEE DETAIL KH45.05
- 1HR. FIRE RATED ATTIC ACCESS PANEL. MIN. 22"X28".
COORDINATE WITH ROOF TRUSSES. SEE DETAIL KH45.06
- OFF RIDGE VENT. SEE DETAIL K1145.06

ROOF SYSTEMS:

PRIMARY ROOF:
SHINGLE ROOF SYSTEM: FOR SHINGLE ROOF SYSTEMS WITH A SLOPE GREATER THAN OR EQUAL TO 4:12. A 30 YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES OVER 1/8" FELT OR SYNTHETIC UNDERLAYMENT SHALL BE USED. IF THE SLOPE IS GREATER THAN 2:12 BUT LOWER THAN 4:12, 2 LAYERS OF 30# UNDERLAYMENT SHALL BE USED. THE UNDERLAYMENT SHALL EXTEND 6" MIN. UP ADJACENT WALL CONDITIONS.

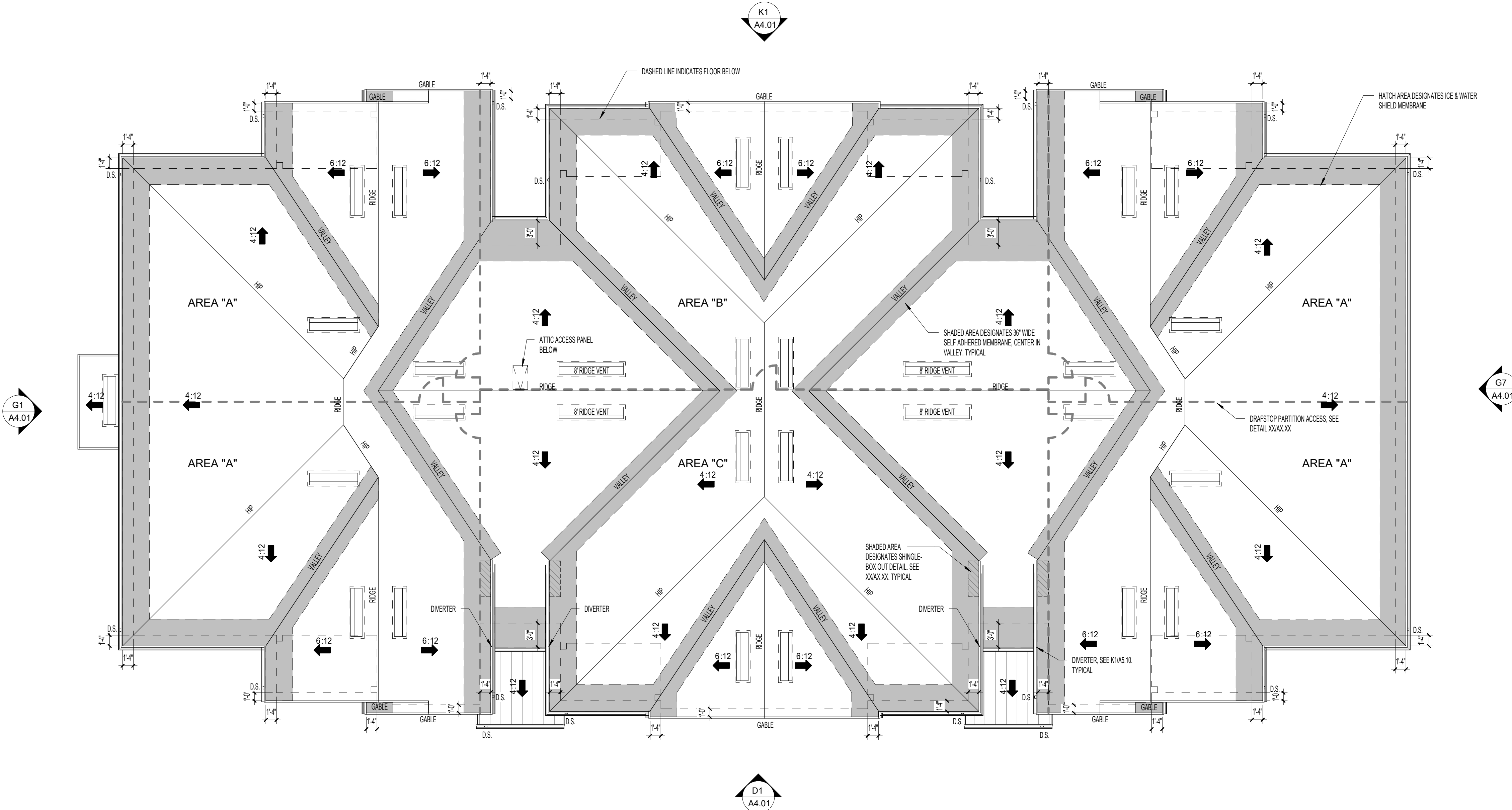
ACCENT ROOF:
METAL ROOF SYSTEM: FOR STANDING SEAM ROOF SYSTEM WITH CONCEALED FASTENERS/CLIPS. THE UNDERLAYMENT FOR THE METAL ROOF SHALL BE A HIGH TEMPERATURE SELF-ADHERED MEMBRANE UNDERLAYMENT. THE UNDERLAYMENT SHALL EXTEND 6" MIN. UP ADJACENT WALL CONDITIONS.

ATTIC VENT CALCULATION			AREA "A"
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA -PER FBC 2017 (11/50)	1,555 SF		
-VENTILATED AREA	X .0066		10.26 SF
-TOTAL SOFFIT LINEAR FT -OPENING NET (SOFFIT PANEL)	YES		110.0 LF
-OPEN NET VENT LINEAR VENT	YES		X .4
-NET FREE AREA REQUIRED			10.26 SF
-NET OFF RIDGE VENT AREA -NUMBER OF VENTS (6)			1.45 SF
-NET FREE AREA			X .2
-NET OFF RIDGE VENT AREA			1.45 SF
-NUMBER OF VENTS (6)			X .2
-NET FREE AREA			3.30 SF
-TOTAL OFF RIDGE VENT AREA			5.13 SF (50%)
-TOTAL VENTILATED AREA			15.39 SF

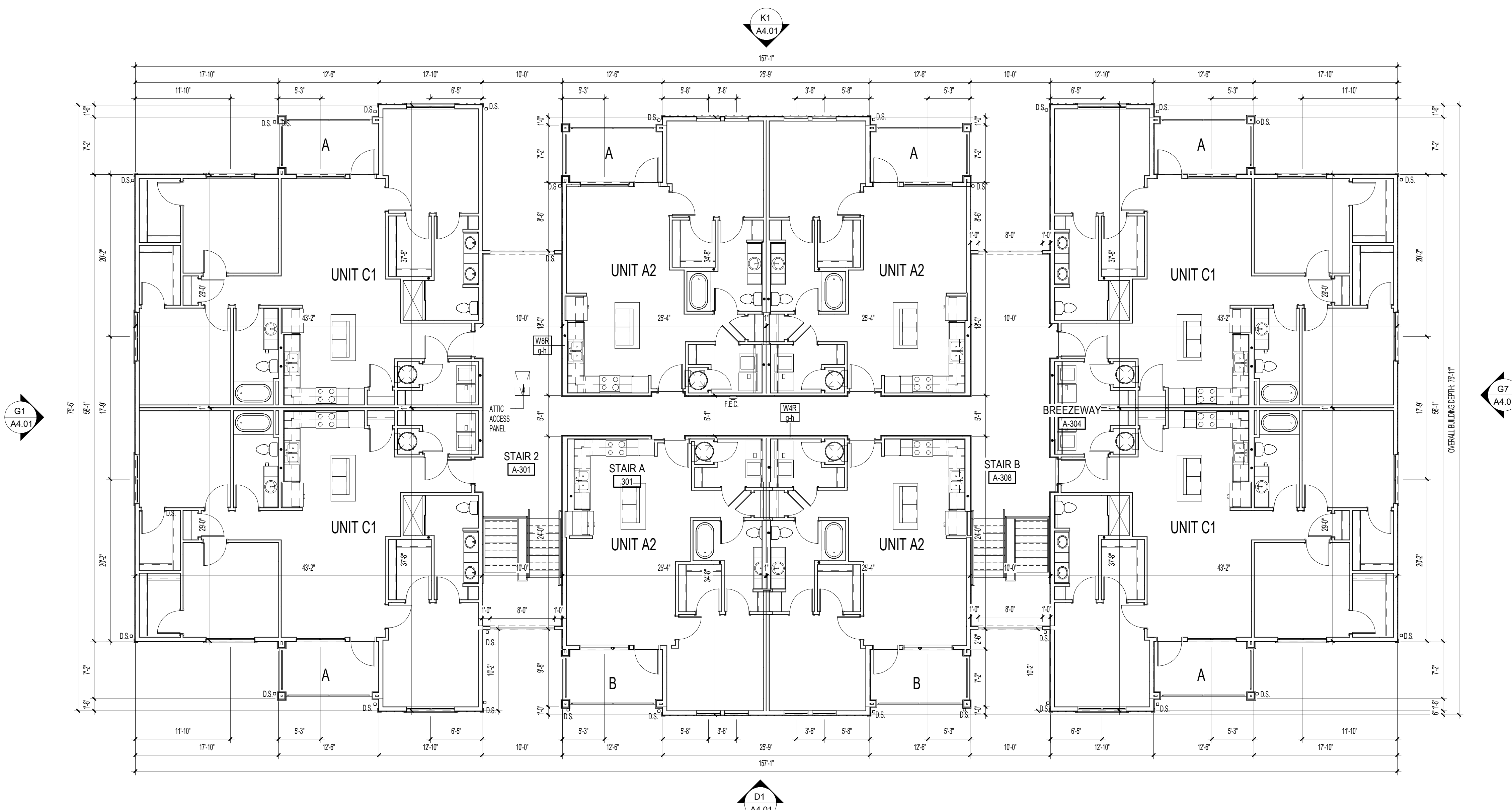
ATTIC VENT CALCULATION			AREA "B"
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA -PER FBC 2017 (11/50)	2,294 SF		
-VENTILATED AREA	X .0066		15.14 SF
-TOTAL SOFFIT LINEAR FT -OPENING NET (SOFFIT PANEL)	YES		118.1 LF
-OPEN NET VENT LINEAR VENT	YES		X .066 SF
-NET FREE AREA REQUIRED			11.34 SF
-NET OFF RIDGE VENT AREA -NUMBER OF VENTS (6)			1.98 SF
-NET FREE AREA			X .2
-NET OFF RIDGE VENT AREA			1.45 SF
-NUMBER OF VENTS (6)			X .2
-NET FREE AREA			3.30 SF
-TOTAL OFF RIDGE VENT AREA			7.57 SF (50%)
-TOTAL VENTILATED AREA			20.68 SF

ATTIC VENT CALCULATION			AREA "C"
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA -PER FBC 2017 (11/50)	2,738 SF		
-VENTILATED AREA	X .0066		18.07 SF
-TOTAL SOFFIT LINEAR FT -OPENING NET (SOFFIT PANEL)	YES		94.67 LF
-OPEN NET VENT LINEAR VENT	YES		X .066 SF
-NET FREE AREA REQUIRED			9.00 SF
-NET OFF RIDGE VENT AREA -NUMBER OF VENTS (6)			1.98 SF
-NET FREE AREA			X .2
-NET OFF RIDGE VENT AREA			1.45 SF
-NUMBER OF VENTS (6)			X .4
-NET FREE AREA			5.80 SF
-TOTAL OFF RIDGE VENT AREA			9.04 SF (50%)
-TOTAL VENTILATED AREA			18.07 SF

VENTILATION SCHEDULE		
ROOF VENT	MF OR MODEL #	FREE AREA
OFF RIDGE VENT	8' OFF RIDGE WEATHER VENT BY "FLORIDA METAL PRODUCTS"	262 SQ. IN. = 1.86 SQ. FT.
	6' OFF RIDGE WEATHER VENT BY "FLORIDA METAL PRODUCTS"	210 SQ. IN. = 1.45 SQ. FT.
	4' OFF RIDGE WEATHER VENT BY "FLORIDA METAL PRODUCTS"	138 SQ. IN. = .96 SQ. FT.
	VENTED "HARD SOFFIT"	3 SQ. IN. LINEAR FT. = .34 SQ. FT. LINEAR FT.
SOFFIT VENT @ EAVE	VENTED "HARD SOFFIT"	9 SQ. IN. LINEAR FT. = .62 SQ. FT. LINEAR FT.
SOFFIT VENT @ EAVE	SINGLE LEG CONTINUOUS SOFFIT VENT BY "TAMLYN"	9 SQ. IN. LINEAR FT. = .62 SQ. FT. LINEAR FT.
SOFFIT VENT @ GABLE	"EZVENT" CONTINUOUS SOFFIT VENT BY "TAMLYN"	9 SQ. IN. LINEAR FT. = .62 SQ. FT. LINEAR FT.
RIDGE VENT	VENTURE RIDGE CAT ROLLED RIDGE VENT BY "OWENS CORNING"	15 SQ. IN. = 10.50 SQ. FT.

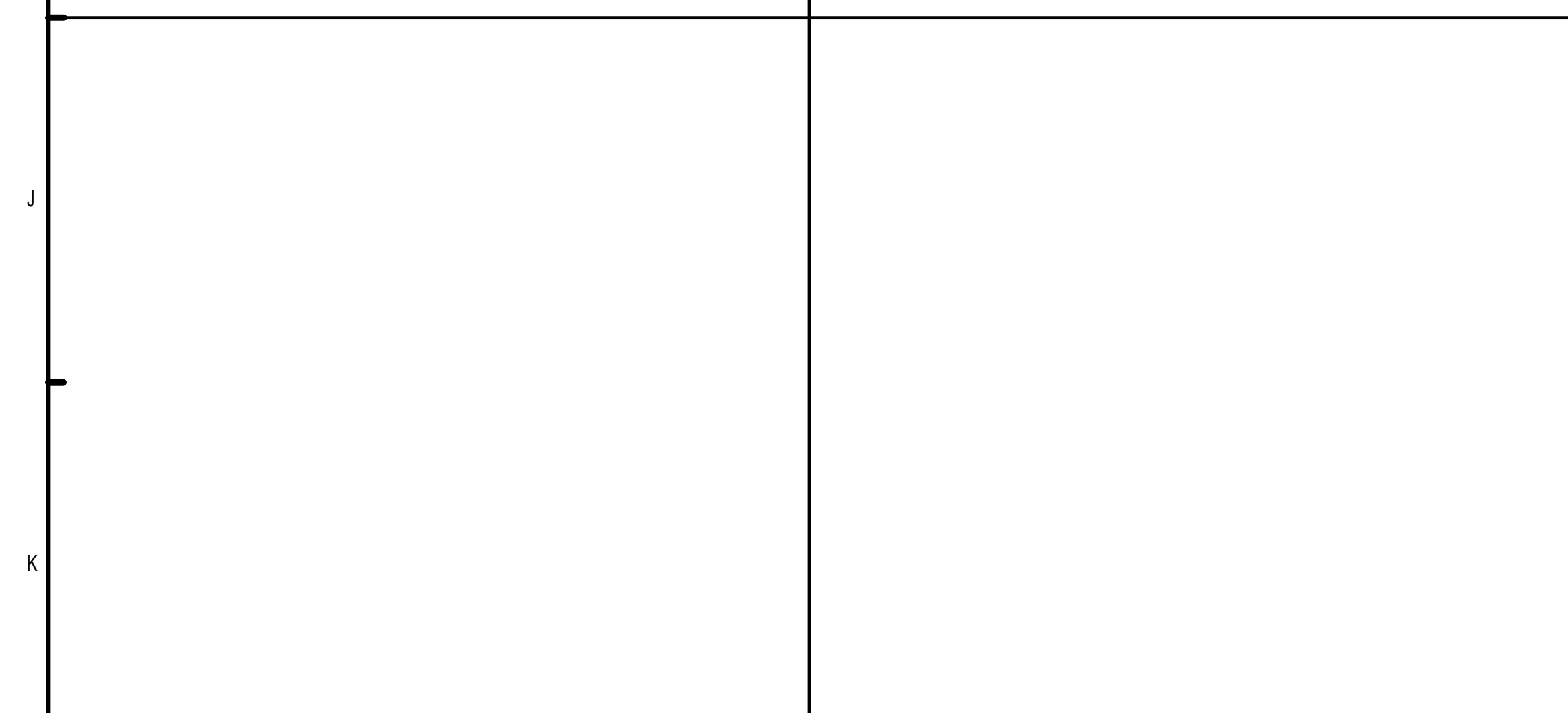
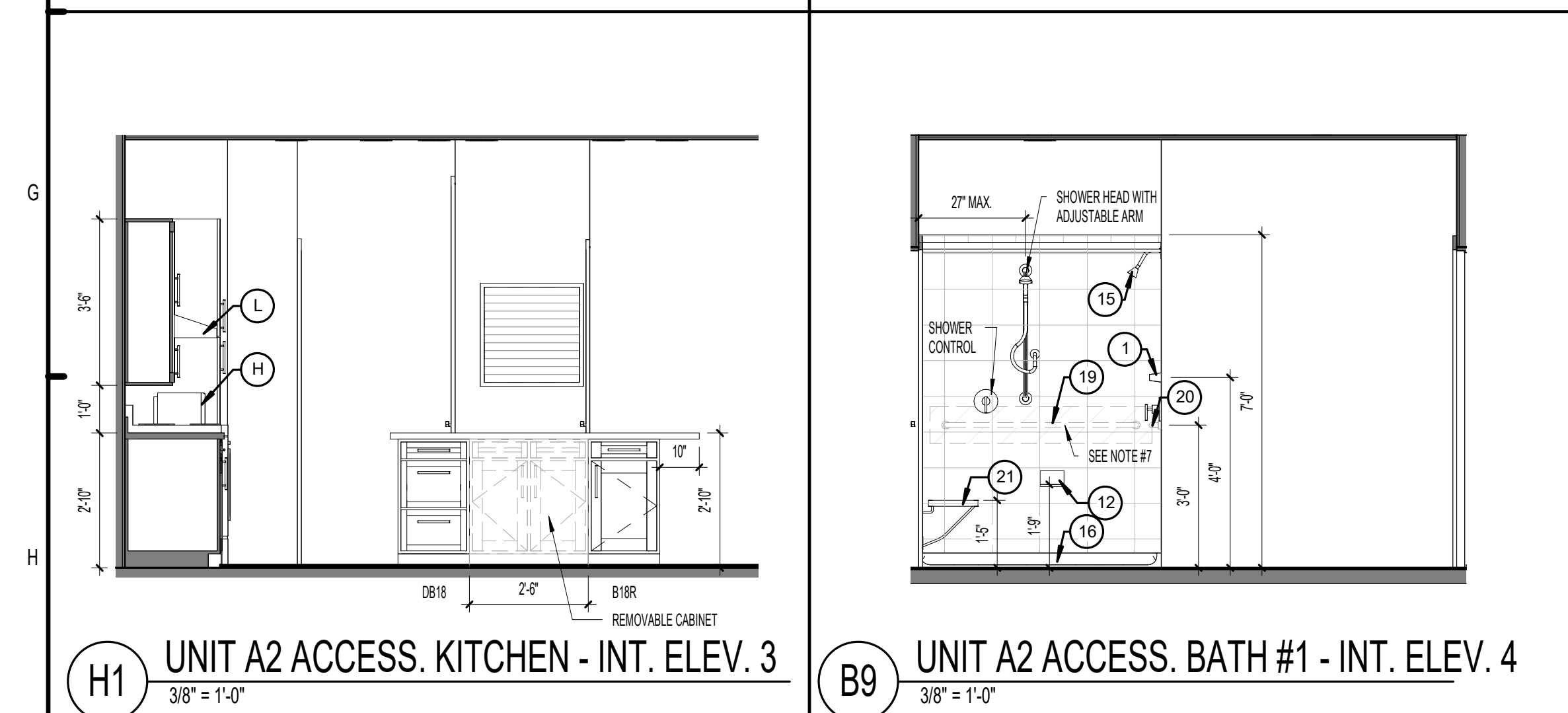
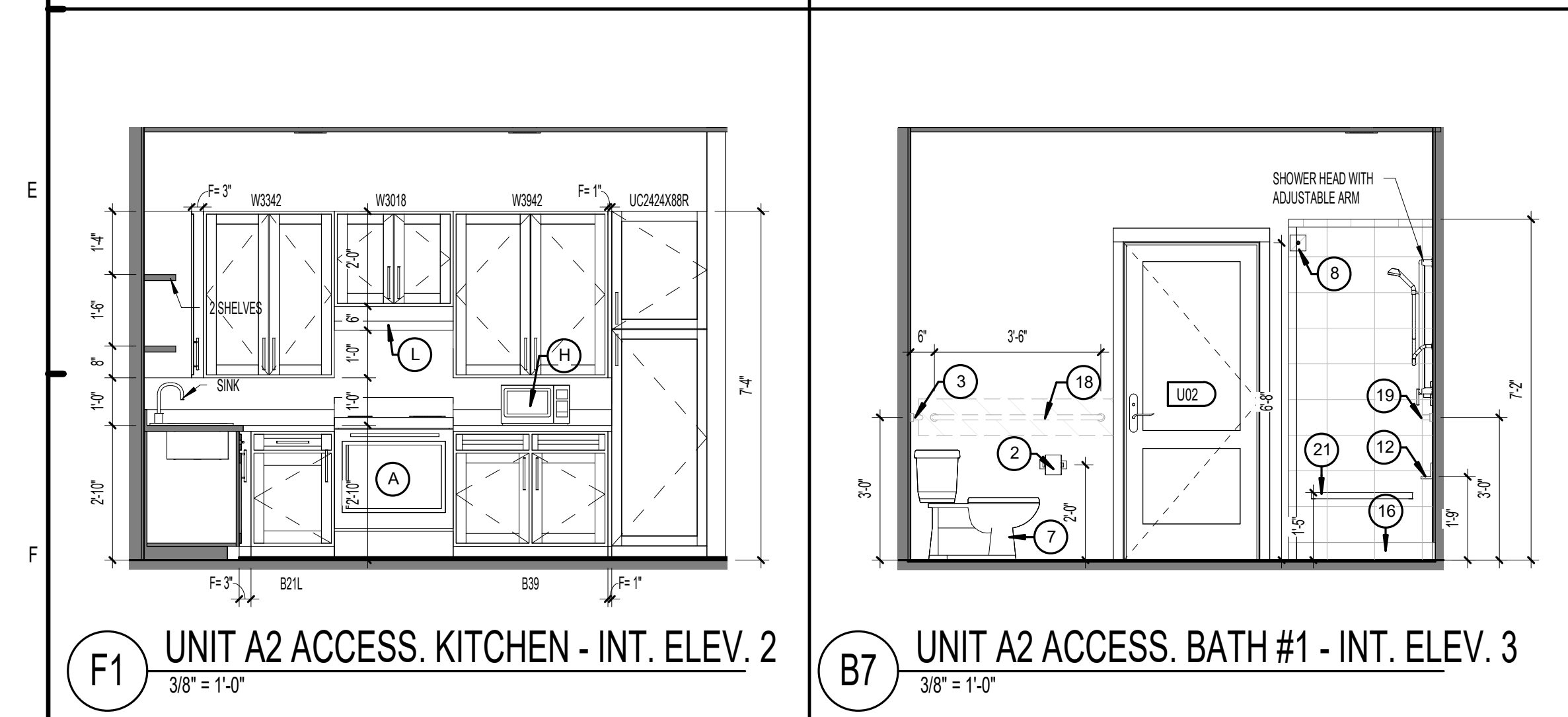
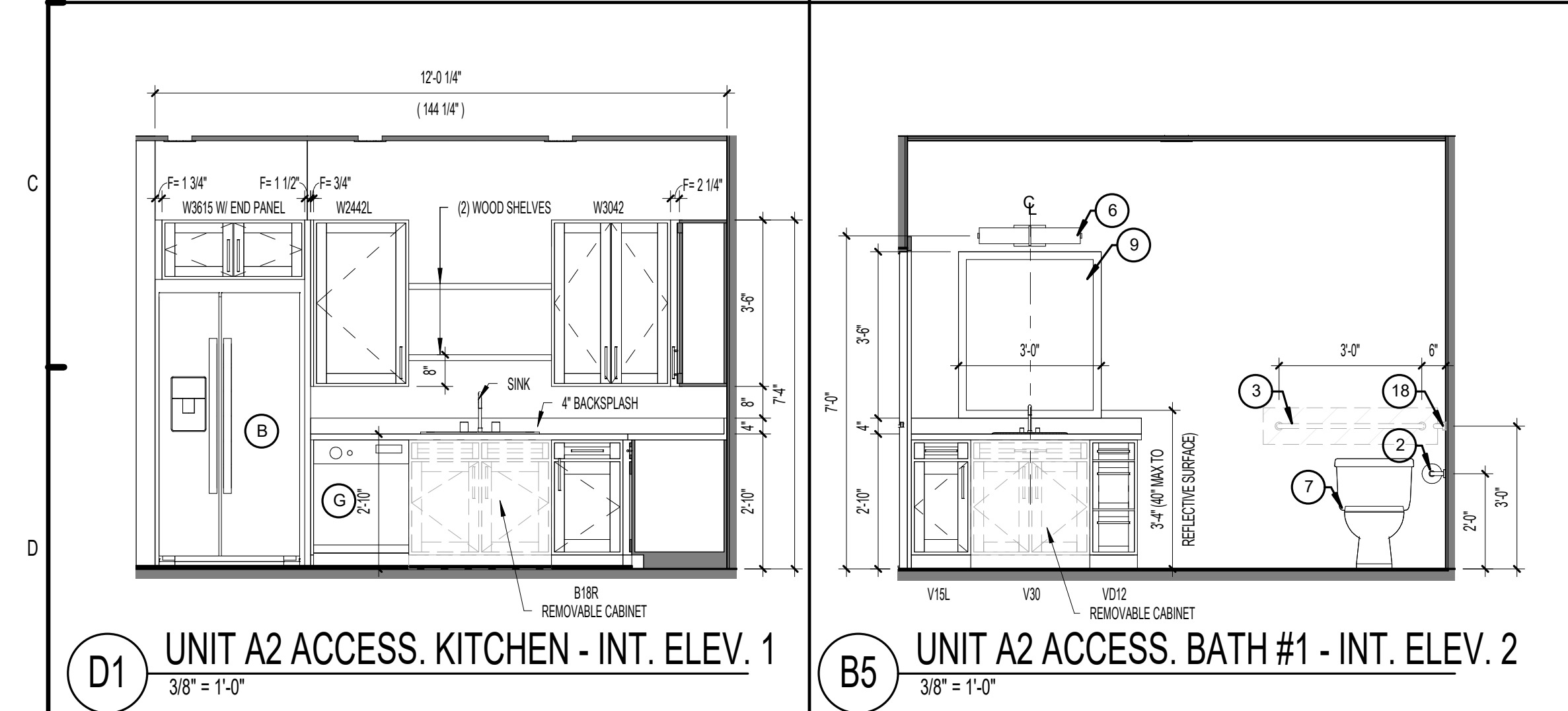
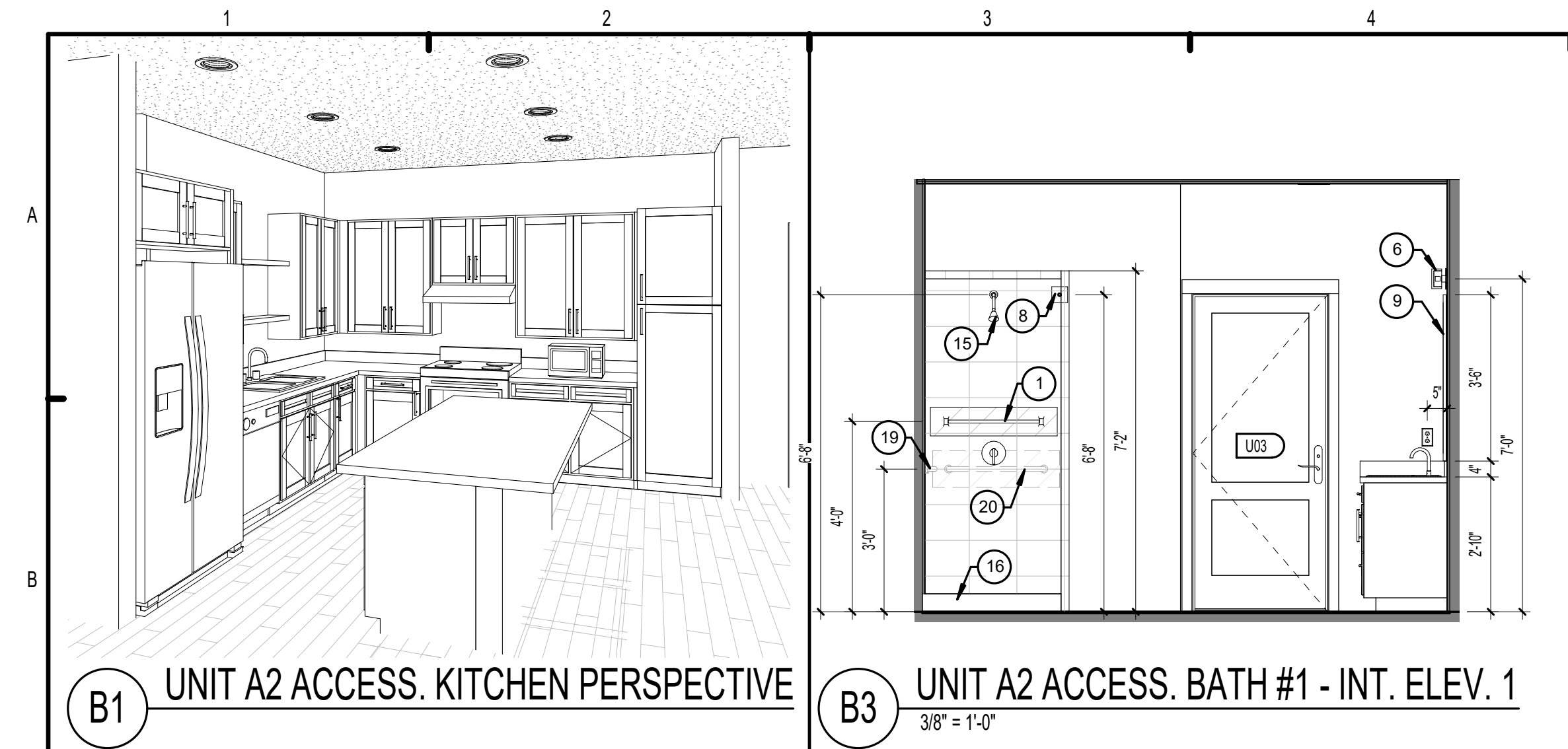


E1 BUILDING TYPE A - ROOF PLAN
1/8" = 1'-0"

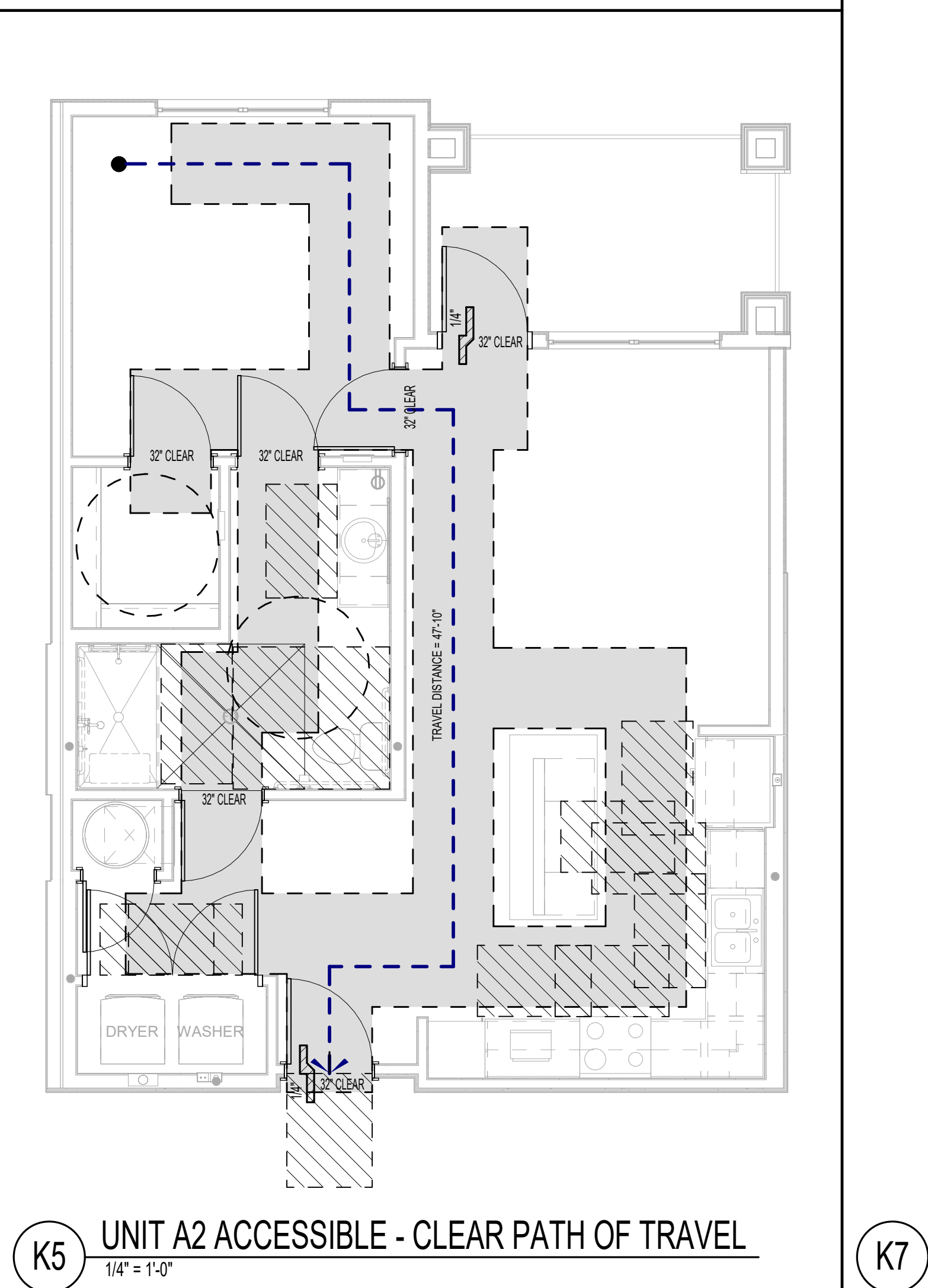
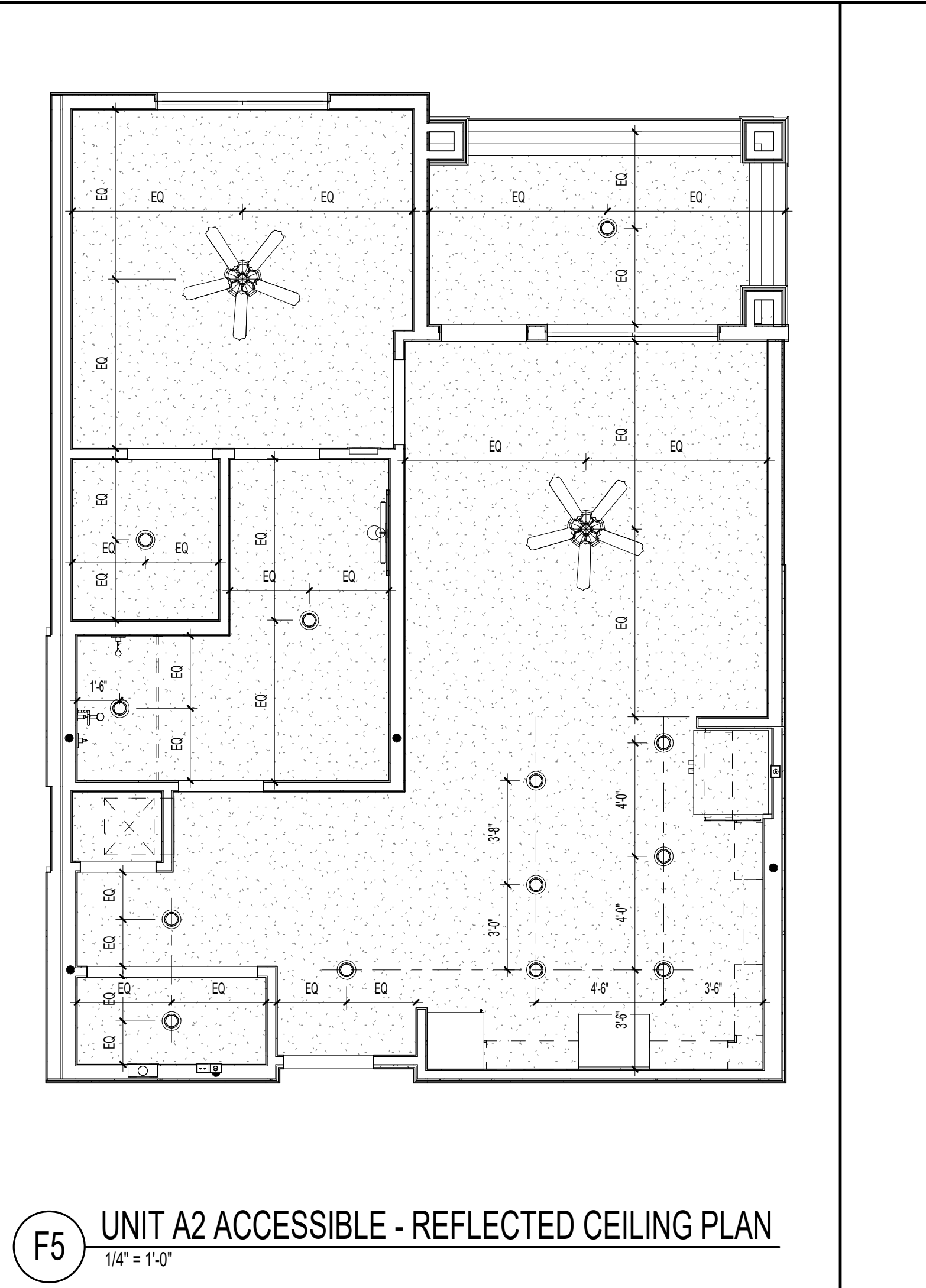


K1 BUILDING TYPE A - LEVEL 3
1/8" = 1'-0"

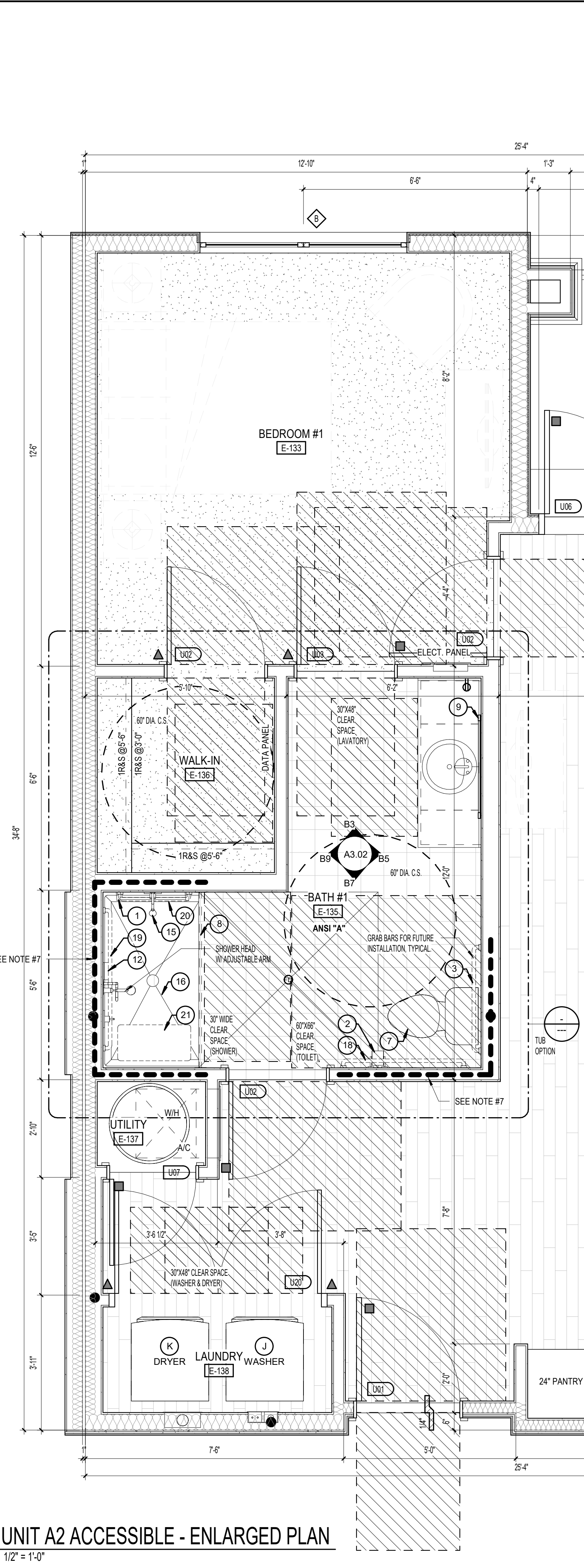
BLDG. TYPE A - 3RD LEVEL AREA SUMMARY	
CIRCULATION	1,223 SF
RESIDENTIAL	9,258 SF
TOTAL	10,481 SF



UNITS BATHROOM ACCESSORY SCHEDULE			
REF #	DESCRIPTION	MFGR	MODEL NUMBER
1	24" TOWEL BAR	GATCO	GLAM 24" TOWEL BAR, POLISHED CHROME OR MATTE BLACK
1A	24" TOWEL BAR	DALTILE	24" CERAMIC TOWEL BAR
2	TOILET PAPER HOLDER	GATCO	GLAM EURO TOILET PAPER HOLDER, POLISHED CHROME OR MATTE BLACK
3	SHOWER HEAD	PFISTER	JX8-310A VALVE W/ LG89-8LPMC SINGLE HANDLE TRIM CHROME OR MATTE BLK.
4	CURVED SHOWER ROD	HARNEY	HARNEY CURVED SHOWER ROD 514688 - STAINLESS STEEL
5	36" X 60" BATH TUB	STERLING	STERLING ENSEMBLE 7110112 60" X36" AFD TUB, WHITE
6	VANITY WALL SCOUNCE	PROGRESS LIGHTING	VANITY LIGHT, P2159-104 POLISHED NICKLE OR MATTE BLACK
7	WATER CLOSET	BRIGGS	4865-130/4440-130 1.6 GPF ELONGATED SEAT: KOHLER K-4636-0 ELONGATED CLOSED FRONT, 50"FT. CLOSE LID
8	STRAIGHT SHOWER ROD	HARNEY	HARNEY STRAIGHT SHOWER ROD 51470 - STAINLESS STEEL
9	FRAMED MIRROR	PRECISION FRAMEWORKS	VALUE FRAME #775CH, 36" X42", 60" X42" & 72" X42" SEE INTERIOR ELEVATIONS FOR SIZES
10	TOWEL RING	GATCO	4242 POLISHED CHROME
11	TOWEL HOOK	GATCO	GLAM ROSE HOOK, POLISHED CHROME OR MATTE BLACK
12	SOAP DISH	FRANKLIN BRASS	WHITE CERAMIC @ TUB ONLY, WIRE SOAP BASKET @ SHOWERS #B9789
13	GLASS SHOWER DOOR		POLISHED CHROME TRIM BY-PASS GLASS SHOWER DOORS
14	SOAP DISH	DALTILE	2 CERAMIC CORNER SHELVES (6" LARGE CORNER SHELF & 5" CORNER SHELF)
15	SHOWER HEAD	PFISTER	JX8-310A VALVE W/ LG89-7LPMC SINGLE HANDLE TRIM, CHROME OR MATTE BLACK
16	32"X62" SHOWER PAN	Removable Bath Systems	Roll-in Shower Pan - RBSF 6232 BF, JS
16A	60"X34" SHOWER BASE	STERLING	ENSEMBLE 72131100, WHITE
17	18" GRAB BAR	BOBRICK	B-5806 X 18
18	42" GRAB BAR	BOBRICK	B-5806 X 42
19	48" GRAB BAR	BOBRICK	B-5806 X 48
20	24" GRAB BAR	BOBRICK	B-5806 X 24
21	FOLDING SHOWER SEAT WITH PADDED CUSHION	BOBRICK	B-517



UNITS APPLIANCE SCHEDULE			
REF #	DESCRIPTION	MFGR	MODEL NUMBER
A	RANGE	WHIRPOOL	WF615SDJUS CERAMIC GLASS COOKTOP, 5.3 CU FT.
B	REFRIGERATOR	WHIRPOOL	WRS32SDSHZ, SIDE BY SIDE, 24.6 CU FT, 36" WIDE TOP, ADA COMPLIANT
C	MICROWAVE / HOOD	WHIRPOOL	WMH31017HS - HOOD COMBINATION, 1.5 CU FT
D	DRYER	WHIRPOOL	WED4985WE - FRONT LOAD, 5.9 CU FT
E	WASHER	WHIRPOOL	WTH6655HW - TOP LOAD, 3.8 CU FT, 12 CYCLES
F	DISH WASHER	WHIRPOOL	WDT710PAHZ - HIDDEN CONTROLS
G	DISHWASHER (ADA)	WHIRPOOL	WDF550SAHS
H	MICROWAVE (COUNTER TOP)	WHIRPOOL	WML75011HZ
J	WASHER (FRONT LOADING)	WHIRPOOL	WFW560CHW
K	DRYER (FRONT LOADING)	WHIRPOOL	WHD3080GW
L	RANGE HOOD	WHIRPOOL	WVU17UCJUS



2555 Temple Trail
Winter Park, FL 32789
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www.fkcorporates.com
FL LICENSE # A80017385

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ARCHITECTURE

CONSULTANT

FAIR HOUSING ACCESSIBILITY NOTES:

- ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
- ACCESSIBLE BUILDING ENTRANCES ON AN ACCESSIBLE ROUTE, 36" WIDE MIN. CLEAR PATH.
- ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS PER CHAPTER TWO.
- USABLE DOORS: ALL DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES MUST HAVE A 32" MIN. CLEAR WIDTH PER CHAPTER THREE.
- ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT, 36" WIDE MIN. CLEAR PATH.
- ALL PREMISES WITHIN THE DWELLING UNIT MUST CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS PER CHAPTER FIVE.
- REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS PER CHAPTER SIX.
- USABLE KITCHENS AND BATHROOMS SHALL COMPLY WITH CHAPTER SEVEN.
 - ALL BATHROOMS SHALL BE ON AN ACCESSIBLE ROUTE.
 - ALL BATHROOMS SHALL HAVE A 32 INCH NOMINAL CLEAR WIDTH DOORWAY.
 - ALL BATHROOMS SHALL HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS.
 - ALL BATHROOMS SHALL HAVE REINFORCING AROUND TOILETS, TUBS, AND SHOWERS.

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO EXTERIOR ELEVATIONS AND BUILDING PLANS FOR WINDOW TYPE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- REFER TO A3.14 THRU A3.17 FOR BALCONY PLANS SPECIFIC TO EACH UNIT AS IT OCCURS THROUGHOUT. SEE OVERALL PLANS FOR BALCONY TYPES DESIGNATION.
- ALL WALLS SHALL BE 2X4 CONSTRUCTION (U.N.O.). ALL PLUMBING WALLS NEED TO BE COORDINATED WITH PLUMBER TO DETERMINE 2X4 OR 2X6 CONSTRUCTION.
- PROVIDE ONE 2A: 10-B C 5 lb FIRE EXTINGUISHER PER UNIT. LOCATE PER FIRE DEPARTMENT REQUIREMENTS.
- PROVIDE ACoustical UNDERLAYMENT UNDERNEATH VINYL PLANK FLOORING LOCATIONS WITHIN UNITS ON ELEVATED FLOORS. REFER TO SPECIFICATIONS FOR APPROVED PRODUCT.
- PROVIDE DISPOSER AT ALL KITCHEN SINKS. REFER TO PLANS FOR AIR SWITCH LOCATION. PLACE ON SAME SIDE AS DISPOSER.
- CLOSET RODS:
 - 12" DEEP, TOP OF SHELVE IN CLOSETS SHALL BE AT 3'-0" AND 5'-0". SEE PLANS.
 - 12" DEEP SHELVE AT PANTRIES & LINEN CLOSETS: 5 SHELVE EQUALLY SPACED.
 - PROVIDE (6) 18" X 12" DEEP LINEN SHELVE EQUALLY SPACED AT BEDROOM CLOSET ENDS WHERE INDICATED.
 - 12" DEEP SHELVE AT LAUNDRY ROOMS & ENTRY CLOSETS AT 5'-0".
- KITCHEN OUTLETS SHALL BE SPACED PER NEC. FHA REQUIRES THAT OUTLETS BE PLACED NO LESS THAN 3'-0" FROM THE CORNER UNLESS AN ADDITIONAL OUTLET IS ADDED. KITCHEN ELEVATIONS INDICATE APPROXIMATE DIMENSIONS NEEDED TO MEET BOTH NEC AND FHA. 4'-0" O.C. MAX. BETWEEN OUTLETS SHALL BE PROVIDED AROUND A CORNER.
- DESIGNATES SPRING DOOR STOP LOCATION
- DESIGNATES DOOR HINGE STOP LOCATION

EDWARD H. HENTON
TENNESSEE LICENSE #00104872

THE MADISON AT
FRANKLIN APARTMENTS

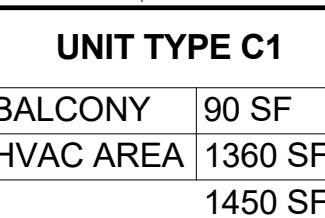
FRANKLIN, TN

Drawn: _____ Author: _____
Checked: _____ Checker: _____
Approval: _____ Approver: _____
Date: 10/03/2023
Project #: 5970-00

UNIT A2 ACCESSIBLE ENLARGED PLANS & ELEVATIONS

A3.02

UNITS BATHROOM ACCESSORY SCHEDULE			
REF #	DESCRIPTION	MFGR	MODEL NUMBER
1	24" TOWEL BAR	GATCO	GLAM 24" TOWEL BAR, POLISHED CHROME OR MATTE BLACK
1A	24" TOWEL BAR	DALTE	24" CERAMIC TOWEL BAR
2	TOWEL PAPER HOLDER	GATCO	GLAM ELUO TOWEL PAPER HOLDER, POLISHED CHROME OR MATTE BLACK
3	SHOWER HEAD	PFISTER	XJ8-310A VALVE W/ L689-L8PMC SINGLE HANDLE TRLW CHROME OR MATTE BLK.
4	CURVED SHOWER ROD	HARNEY	HARNEY CURVED SHOWER ROD 5146808 - STAINLESS STEEL
5	36" X 60" BATH TUB	STERLING	STERLING ENSEMBLE 11101112 60" X36" AD TUB WHITE
6	VANITY LIGHT SOURCE	PROGRESS LIGHTING	VANITY LIGHT, P2159-10A POLISHED NICKLE OR MATTE BLACK
7	WATER CLOSET	BRIGGS	4865-1504MG-118 18" GPF ELONGATED. SEAT: KOHLER K4636-0 ELONGATED CLOSET FRONT, SOFT CLOSE LID
8	STRAIGHT SHOWER ROD	HARNEY	HARNEY STRAIGHT SHOWER ROD 51470 - STAINLESS STEEL
9	FRAMED MIRROR	PRECISION FRAMEWORKS	VALUE FRAME #77538: 36" X42", 60" X42" & 72"X42" SEE INTERIOR ELEVATIONS FOR SIZES
10	TOWEL RING	GATCO	GLAM POLISHED CHROME
11	TOWEL HOOK	GATCO	4242 ROBE HOOK, POLISHED CHROME OR MATTE BLACK
12	SOAP DISH	FRANKLIN BRASS	WHITE CERAMIC @ TUB ONLY WIRE SOAP BASKET @ SHOWERS #89789
13	CLASS WALL SHOWER DOOR	DALTE	2 CERAMIC CHROME TRLW 36" PASS GLASS SHOWER DOORS
14	SOAP DISH	DALTE	2 CERAMIC CHROME SHELVE'S 19" LARGE CHROME SHELVE S & CORNER SHELVE
15	SHOWER HEAD	PFISTER	XJ8-310A VALVE W/ L689-L8PMC SINGLE HANDLE TRLW CHROME OR MATTE BLACK
16	32"x62" SHOWER PAN	Renovative Bath Systems	Roll-in Shower Pan - RSPB 6232 BF 75
16A	60"x34" SHOWER BASE	STERLING	ENSEMBLE 12131100, WHITE
17	18" GRAB BAR	BOBRICK	B-5906 X 18
18	42" GRAB BAR	BOBRICK	B-5906 X 42
19	48" GRAB BAR	BOBRICK	B-5906 X 48
20	24" GRAB BAR	BOBRICK	B-5906 X 24
21	FOLDING SHOWER SEAT WITH PADDED CUSHION	BOBRICK	B-517



FAIR HOUSING
ACCESSIBILITY NOTES:

1. ALL UNITS ARE TO BE COMPLIANT PER THE FLOOR FINISHING ACT (FHA).
2. ACCESSIBLE BUILDING ENTRANCES ON AN ACCESSIBLE ROUTE: 36" WIDE MIN. CLEAR PATH.
3. ACCESSIBLE AND ELEVATOR PUBLIC AND COMMON USE AREAS: 36" WIDE MIN. CLEAR PATH.
4. ACCESSIBLE DOORS: ALL DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES MUST HAVE A MINIMUM 36" WIDE MIN. CLEAR PATH.
5. ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT: 36" WIDE MIN. CLEAR PATH.
6. ALL PREMISES WITHIN THE UNIT MUST BE MAINTAINED TO LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATION.
7. REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS PER CHAPTER SIX.
8. BATHROOMS AND BATHROOMS SHALL COMPLY WITH CHAPTER SEVEN.
 - ALL BATHROOMS SHALL BE ON AN ACCESSIBLE ROUTE.
 - ALL BATHROOMS SHALL HAVE A 5:00 INCH MINIMUM CLEAR WIDE DOORWAY.
 - ALL BATHROOMS SHALL HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATION.
 - ALL BATHROOMS SHALL HAVE REINFORCING AROUND TOILETS, TUBS, AND SHOWERS.
9. BATHROOMS SHALL HAVE A MINIMUM 36" CLEAR OPENING

1. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
2. PROVIDE SILL AND JAMB ELEVATIONS AND BUILDING PLANS FOR WINDOW TYPE
3. CONTRACTOR TO VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCY
4. REFER TO AS14 THRU AS17 FOR BALCONY PLANS SPECIFIC TO EACH UNIT AS A CHECK THROUGHOUT. SEE OVERALL PLUMBING PLAN FOR FURTHER DETAILS
5. ALL WALLS SHALL BE 200MM CONSTRUCTION (U.N.O.) ALL LUMBER MUST MEET OR EXCEED THE FOLLOWING:
6. LUMBER: MINIMUM 60mm x 90mm
7. PIPES: MINIMUM 25mm DIA OR 20x26 CONSTRUCTION
8. PROVIDE ONE 2A - 10B C-5 FIRE EXTINGUISHER PER UNIT
9. PROVIDE TWO (2) 600mm x 600mm VENTILATION GRILLS
10. PROVIDE ACQUADUAL UNDERPERNEATH URETHYL PLANK FLOOR LOCATIONS WITHIN UNITS ON ELEVATED PLUMBING FLOOR LOCATIONS FOR APPROVED PRODUCT
11. PROVIDE DISHSET AT ALL KITCHEN SINKS. REFER TO PLANS FOR DISHSET LOCATION PLACE ON SAME SIDE AS DISPOSER
12. CLOSE ROADS
13. PROVIDE TOP OF SHELF LINE IN CLOSETS SHALL BE AT:
3'-0" & 5'-0": SEE PLANS
14. 12" DEEP CLOSETS AT FRAMES & LINEN CLOSETS SHALL BE EQUALLY SPACED
15. PROVIDE 16" X 12" DEEP LINEN CLOSETS EQUALLY SPACED
16. 12" DEEP CLOSET AT LAUNDRY ROOMS & ENTRY CLOSETS AT 4'-0"
17. KITCHEN CABINETS TO BE SPACED PER NEC. PHA REQUIRES THAT OUTLETS BE PLACED NO LESS THAN 3'-0" FROM THE CORNER UNLESS AN ADDITIONAL OUTLET IS PROVIDED TO MAINTAIN LEVEL. PROVIDE INDICATE APPROXIMATE DIMENSIONS NEED TO MEET BOTH NEC AND PHA. 4'-0" O.C. MAX. BETWEEN OUTLETS SHALL BE PROVIDED AROUND A QUOTE

- DESIGNATES SPRING DOOR STOP LOCATION
 DESIGNATES DOOR HINGE STOP LOCATION

No.	Date	Description

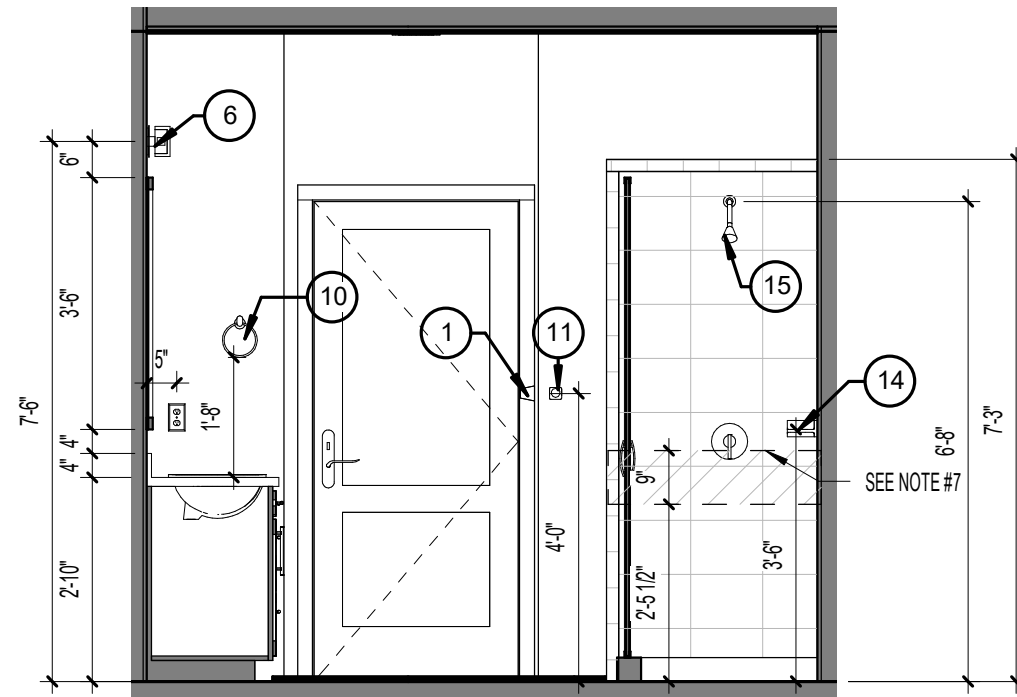
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FRANKLIN, TN

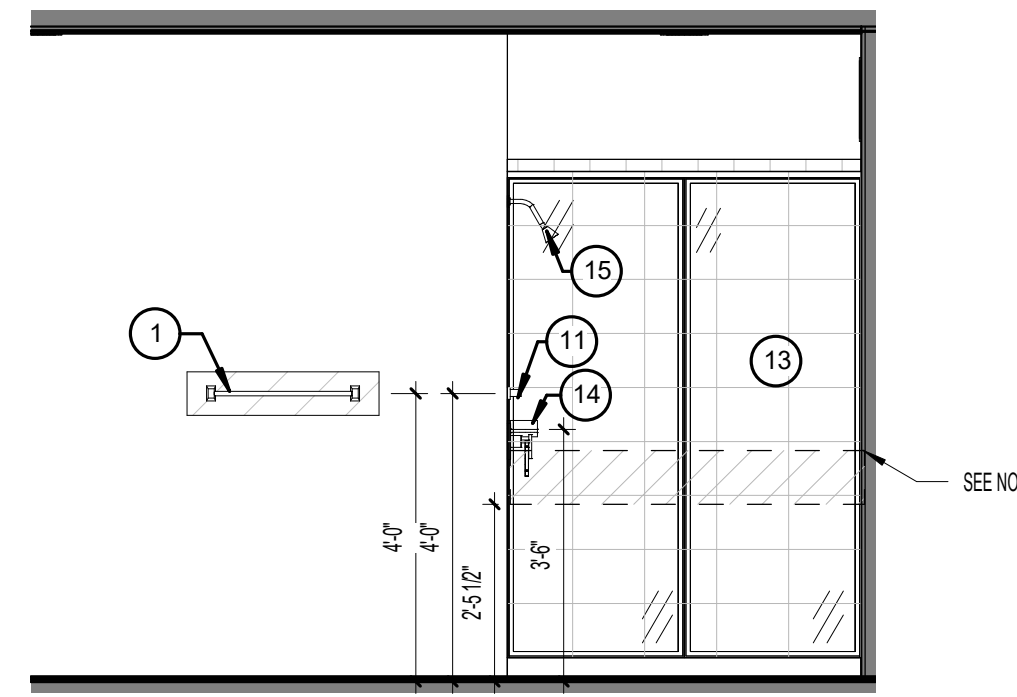
Drawn:	L.R. & D.P.L.
Checked:	L.R.
Approval:	T.H.
Date:	10/03/2023
Project #:	5970-00

A3.03

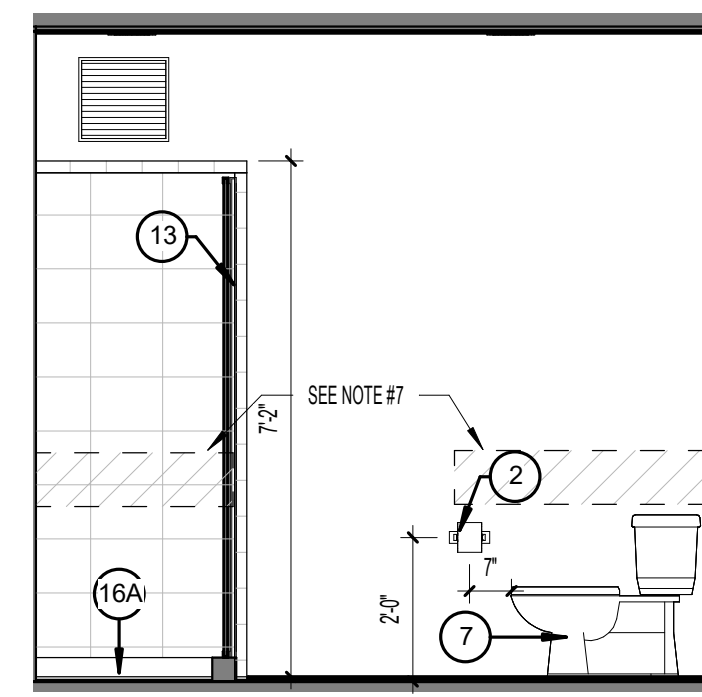
UNITS BATHROOM ACCESSORY SCHEDULE			
REF #	DESCRIPTION	MFGR	MODEL NUMBER
1	24" TOWEL BAR	GATCO	GLAM 24" TOWEL BAR, POLISHED CHROME OR MATTE BLACK
1A	24" TOWEL BAR	DALTEILE	24" CERAMIC TOWEL BAR
2	TOWEL PAPER HOLDER	GATCO	GLAM EURO TOWEL TAPER HOLDER, POLISHED CHROME OR MATTE BLACK
3	SHOWER HEAD	PRISTINE	3"X8-3/8" VALVE W/ LG88-8" PMPIC SINGLE HANDLE THERMO OR MATTE BLK
4	CURVED SHOWER ROD	HARNEY	HARNEY CURVED SHOWER ROD 546808 - STAINLESS STEEL
5	36" X 60" BATH TUB	STERLING	STERLING ENSEMBLE 71111112 60"X36" X30" AFD TUB, WHITE
6	VANITY WALL SCONCE	PROGRESS LIGHTING	VANITY LIGHT, P2159-104 POLISHED NICKLE OR MATTE BLACK
7	WATER CLOSURE	BRIGGS	4885-1034440-130 16 GPF ELONGATED. SEAT: KOHLER K-4636-0 ELONGATED CLOSURE FRONT, SOFT CLOSE UP
8	STRAIGHT SHOWER ROD	HARNEY	VANITY STRAIGHT SHOWER ROD 51470 - STAINLESS STEEL
9	FRAMED MIRROR	PRECISION FRAMEWORKS	VALUE FRAME #7750H 36" X42", 60" X42", 60" X42" & 72" X42" SEE INTERIOR ELEVATIONS FOR SIZE
10	TOWEL RING	GATCO	4242 POLISHED CHROME
11	TOWEL HOOK	GATCO	GLAM ROBE HOOK, POLISHED CHROME OR MATTE BLACK
12	SOAP DISH	FRANKLIN TRASS	WHITE CERAMIC O.T. BUNY. VIO. SOAP BASKET @ SHOWERS #89789
13	GLASS SHOWER DOOR	DALTEILE	POLISHED CHROME THERMO BY-PASS GLASS SHOWER DOORS
14	SHOWER NISH	2 GORHAM CORNER SHIFTS @ LARGE CORNER SHIFTS @ ST CORNER SHIFLS	
15	SHOWER HEAD	PRISTINE	3/8"X30A VALVE W/ LG85-7LPMIC SINGLE HANDLE THERMO, CHROME OR MATTE BLACK
16	32"X62" SHOWER PAN	Revitativ Bath Systems	Roll-in Shower Pan - RSPB 6232 BF 75
16A	60"X34" SHOWER BASE	STERLING	ENSEMBLE 72131100, PMPIC
17	18" GRAB BAR	BOBRICK	B-5806 X 18
18	42" GRAB BAR	BOBRICK	B-5806 X 42
19	48" GRAB BAR	BOBRICK	B-5806 X 48
20	24" GRAB BAR	BOBRICK	B-5806 X 24
21	FOLDING SHOWER SEAT WITH PADDED CUSHION	BOBRICK	B-517



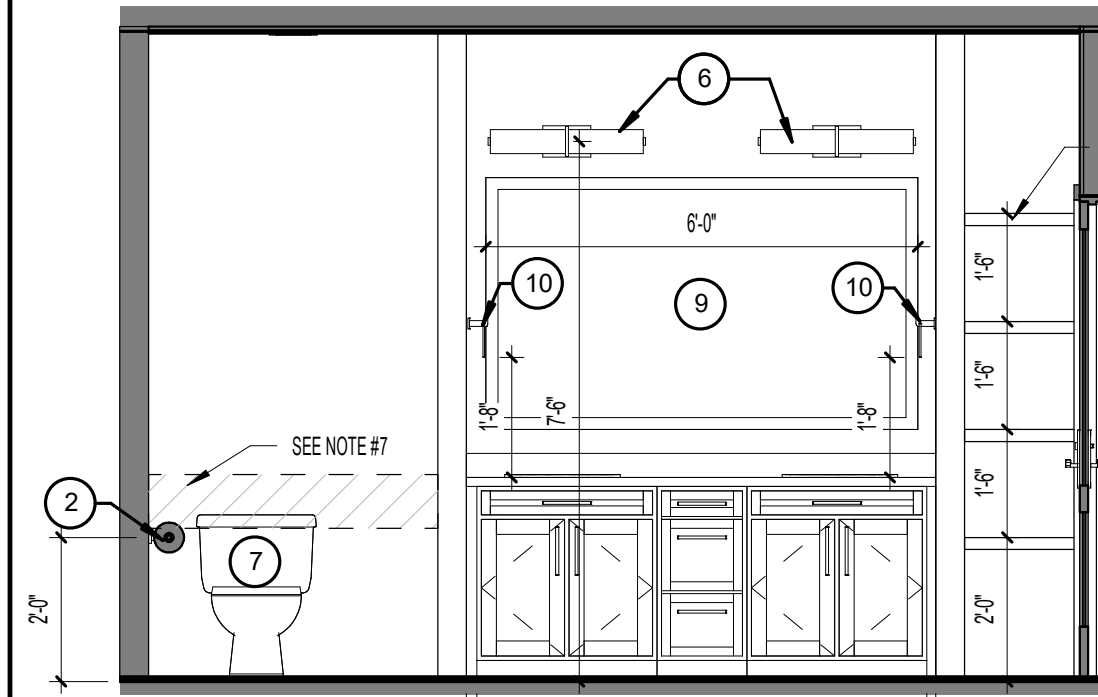
UNIT C1 BATH #1- INTERIOR ELEVATION 1
3/8" = 1'-0" K5/ A3.03



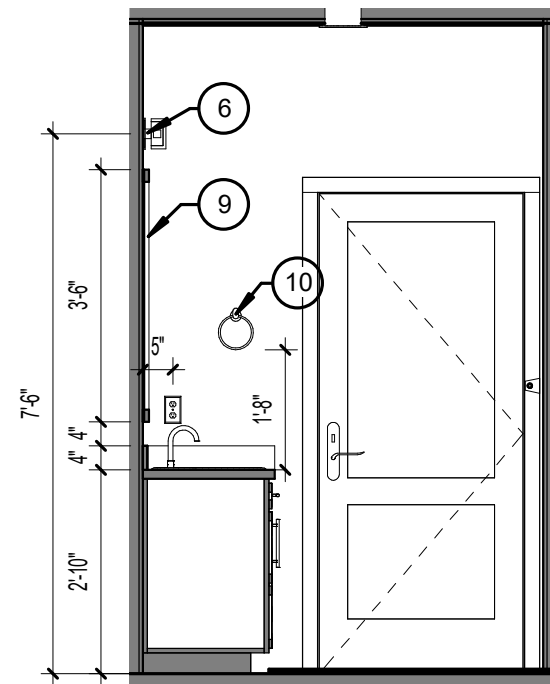
B7 UNIT C1 BATH #1- INTERIOR ELEVATION 2
3/8" = 1'-0" K5/ A3.03



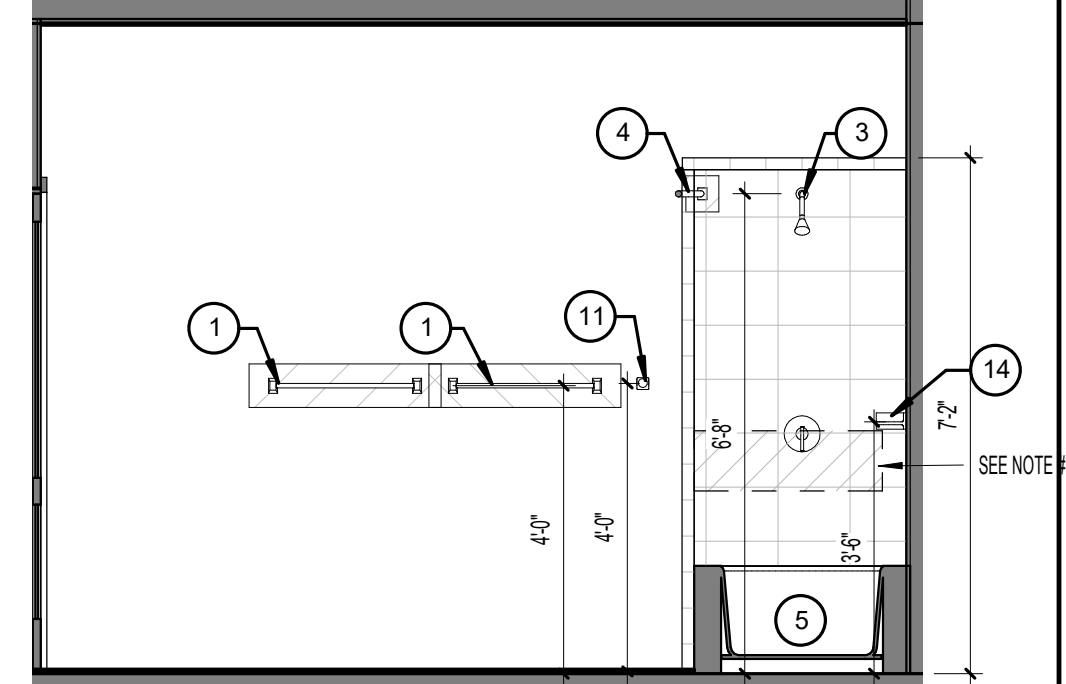
B9 UNIT C1 BATH #1- INTERIOR ELEVATION 3
3/8" = 1'-0" K5/ A3.03



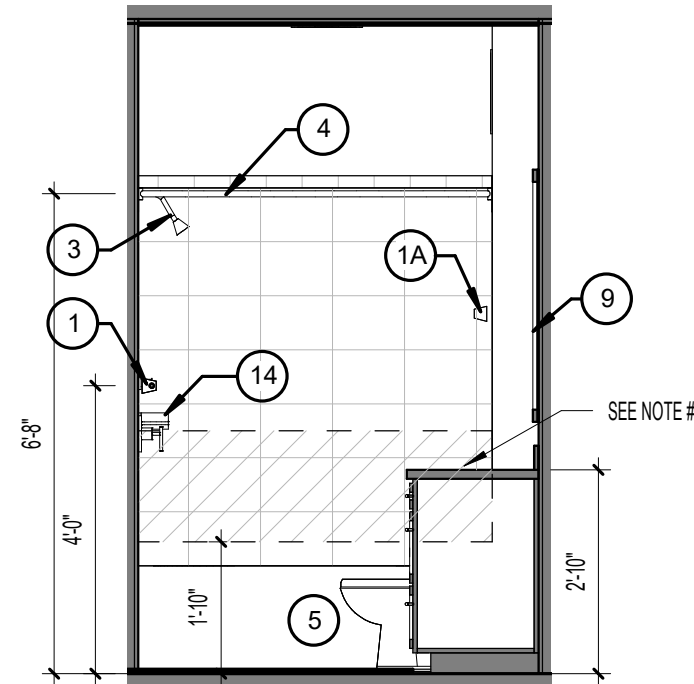
B11 UNIT C1 BATH #1- INTERIOR ELEVATION
3/8" = 1'-0" K5/ A3.03



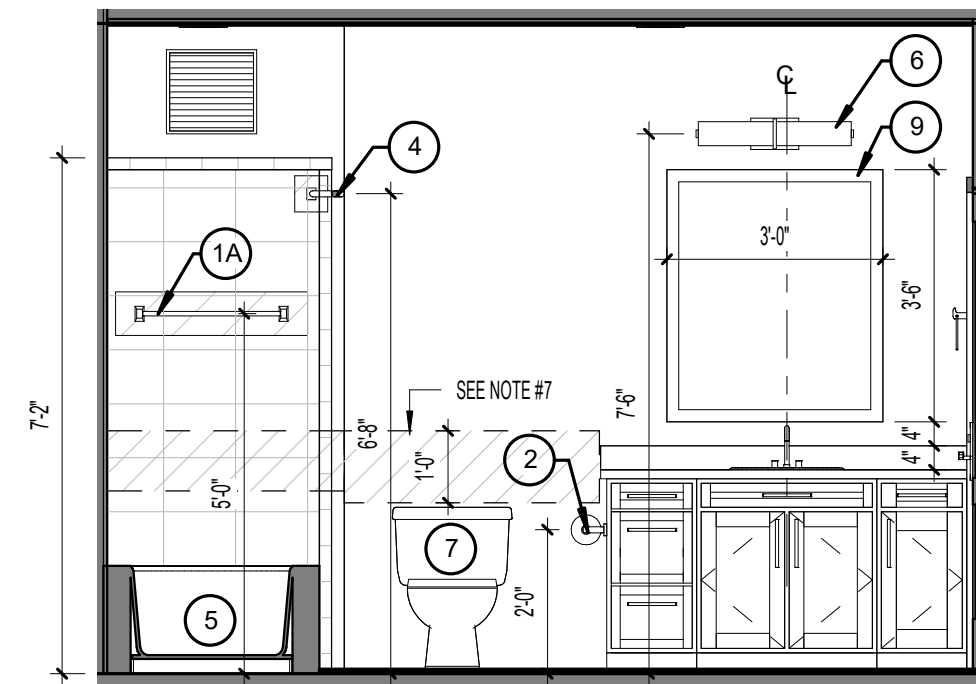
D5 UNIT C1 BATH #2- INT. ELEVATION 1
3/8" = 1'-0" K5/A3.03



D7 UNIT C1 BATH #2- INT. ELEVATION 2
3/8" = 1'-0" K5/ A3.03



D9 UNIT C1 BATH #2- INT. ELEVATION 3
3/8" = 1'-0" K5/A3.03



(D11) UNIT C1 BATH #2- INT. ELEVATION 4
3/8" = 1'-0" K5/A3.03

B FAIR HOUSING
ACCESSIBILITY NOTES:

1. ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
2. ACCESSIBLE BUILDING ENTRANCES ON AN ACCESSIBLE ROUTE: 36" MIN. CLEAR PATH.
3. ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS PER CHAPTER TWO.
4. USABLE DOORS: ALL DOORS DESIGNED TO ALLOW ACCESSIBLE AND INDIVIDUAL USE. DOORS MUST HAVE A 32" MIN. CLEAR WIDTH PER CHAPTER THREE.
5. ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT: 36" MIN. CLEAR PATH.
6. ACCESSIBLE AND USABLE COMMON AREAS MUST CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS PER CHAPTER THREE.
7. REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS PER CHAPTER SIX.
8. USABLE KITCHENS AND BATHROOMS SHALL COMPLY WITH CHAPTER SEVEN.
 - ALL BATHROOMS SHALL BE ON AN ACCESSIBLE ROUTE.
 - ALL BATHROOMS SHALL HAVE A 32 INCH NOMINAL CLEAR WIDTH DOORWAY.
 - ALL BATHROOMS SHALL HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS.
 - ALL BATHROOMS SHALL HAVE REINFORCING AROUND TOILETS, AND SHOWERS.
9. SHOWER DOORS TO HAVE A 32" MIN. CLEAR OPENING

GENERAL NOTES:

- 1 ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS
2 NOTED OTHERWISE
3
4 REFER TO OTHER ELEVATIONS AND BUILDING PLANS FOR
5 WINDOW TYPES
6
7 REFER TO EXTERIOR VIEWS AND DIMENSIONS. NOTIFY
8 ARCHITECT OF ANY DISCREPANCIES.
9
10 REFER TO A3 1THRU A3 17 FOR BALCONY PLANS SPECIFIC
11 TO EACH UNIT AS IT OCCURS THROUGHOUT. SEE OVERALL
12 DIMENSIONS FOR BALCONY TYPES.
13
14 ALL WALLS SHALL BE 2X4 CONSTRUCTION (U.N.O.). ALL
15 PLUMBING WALLS NEED TO BE COORDINATED WITH
16 MECHANICAL TO DETERMINE LOCATION OF 2X4 CONSTRUCTION
17 PROVIDE ONE 2" x 4" 10-B 5/8" FIRE EXTINGUISHER PER UNIT.
18
19 PROVIDE ACQUISITUAL UNDERLAMENT UNDERNEATH VINYL
20 PLANK FLOORING LOCATIONS WITHIN UNITS ON ELEVATED
21 FLOORING. REFER TO SPECIFICATIONS FOR APPROVED
22 PRODUCT.
23
24 PROVIDE DISPOSER AT ALL KITCHEN SINKS. REFER TO PLANS
25 FOR DISCHARGE LOCATION. PLACE ON SAME SIDE AS
26 DISPOSER.
27
28 CLOSET RODS
29
30 12" DEEP TOP OF SHELVING IN CLOSETS SHALL BE AT
31 3'-0" AND 5'-6". SEE PLANS
32
33 B 12" DEEP SHELVING AT PANTRIES & LINEN CLOSETS.
34 SHELVING EQUIVALENT TO 1/2" PLYWOOD.
35
36 PROVIDE (5) 18" X 12" DEEP LINEN SHELVES EQUALLY
37 SPACED AT EQUAL DISTANCES.
38
39 12" DEEPSHELVING AT LAUNDRY ROOMS & ENTRY
40 CLOSETS AT 5'-6".
41
42 KITCHEN CLOSET SHALL BE SPACED PER NEC. FHA
43 REQUIRES THAT OUTLETS BE PLACED NO LESS THAN 3'-0"
44 FROM THE CORNER UNLESS AN ADDITIONAL OUTLET IS
45 PROVIDED. KITCHEN ELECTRICAL WIRING MUST BE APPROXIMATELY
46 18" FROM THE CORNER UNLESS AN ADDITIONAL OUTLET IS
47 PROVIDED. DIMENSIONS NEEDED TO MEET BOTH NEC AND FHA. 4'-0" O.C.
48 BETWEEN OUTLETS SHALL BE PROVIDED AROUND A
49 CORNER.

F

- DESIGNATES SPRING DOOR STOP LOCATION
- ▲ DESIGNATES DOOR HINGE STOP LOCATION

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

[illegible]

EDWARD H. HUNTON
TENNESSEE LICENCE #00104872

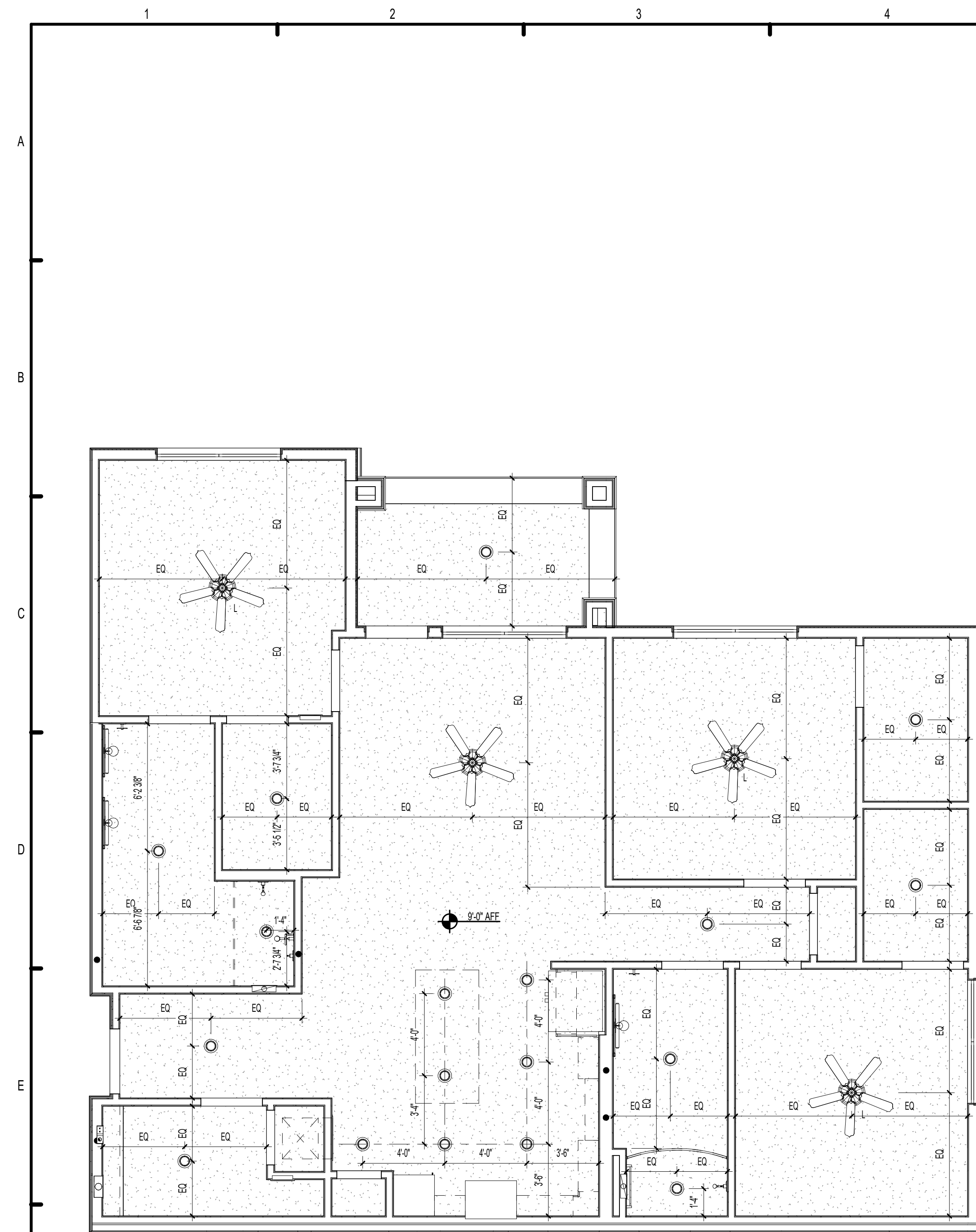
J THE MADISON AT
FRANKLIN APARTMENTS

FRANKLIN, TN

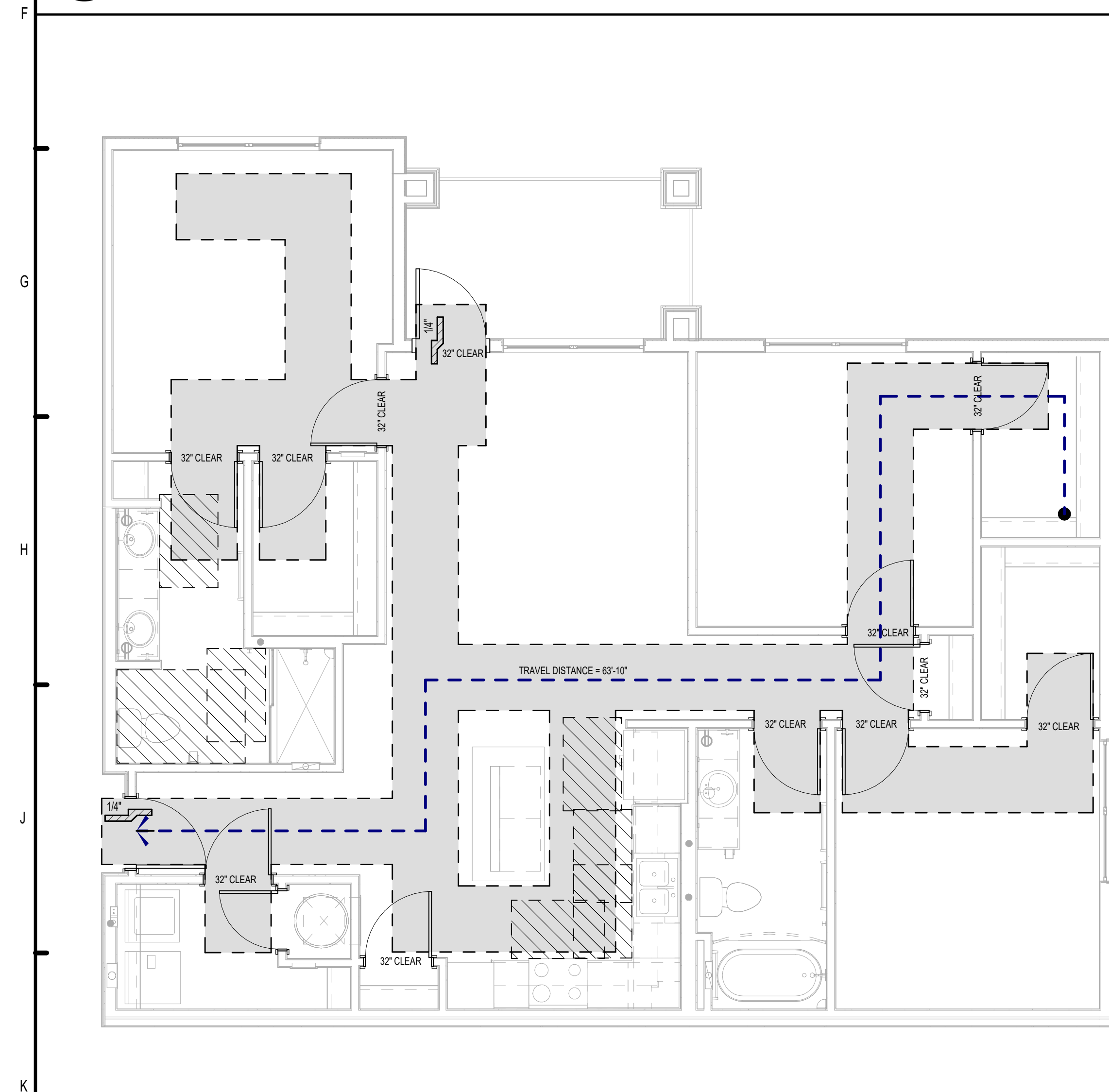
Drawn:	L.R. & D.P.L.
Checked:	L.R.
Approval:	T.H.
Date:	10/03/2023
Project #:	5970-00

UNIT C1 INTERIOR
ELEVATIONS

A3.04



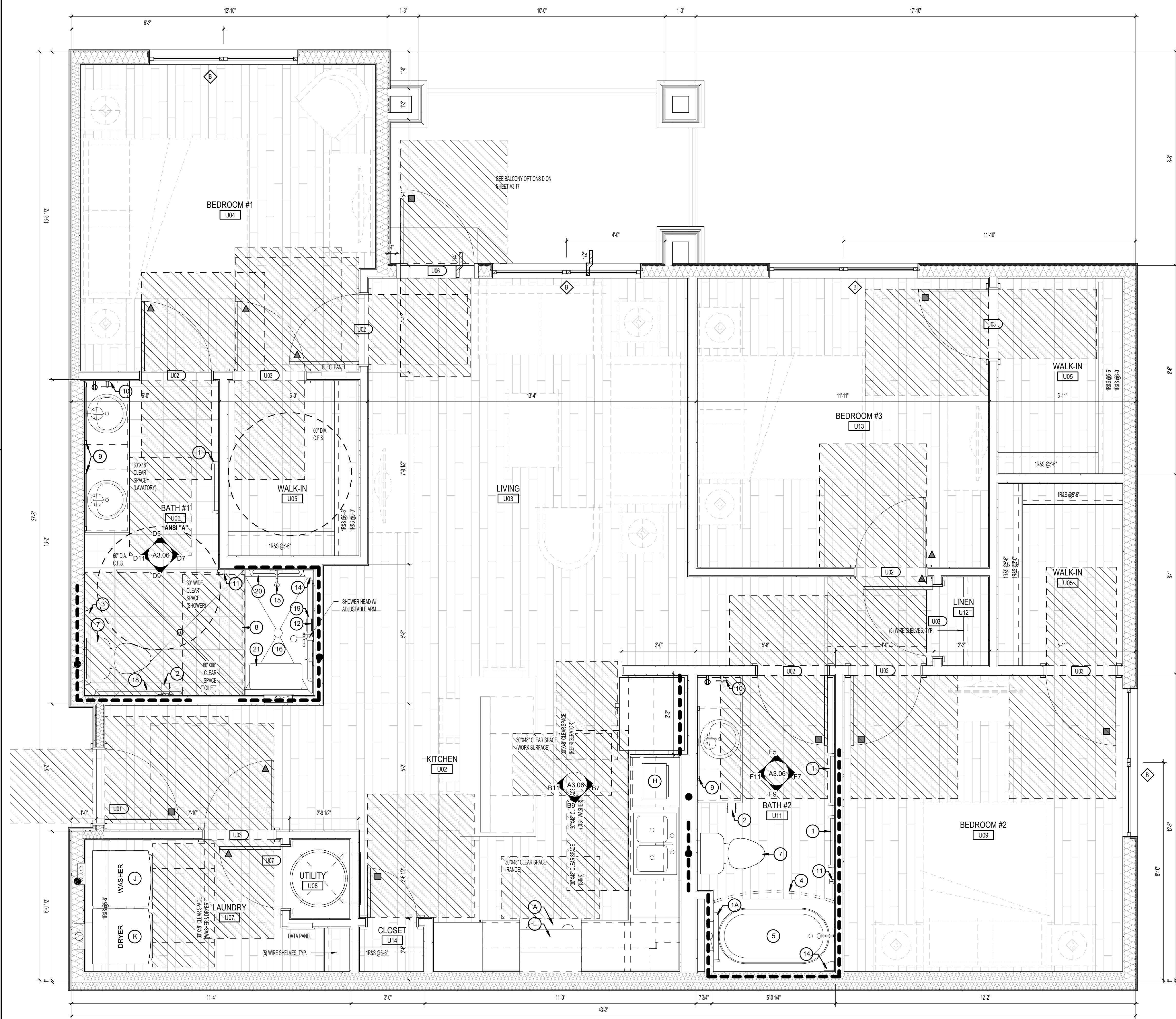
F1 UNIT C1 ACCESSIBLE - REFLECTED CEILING PLAN
1/4" = 1'-0"



K1 UNIT C1 ACCESSIBLE - CLEAR PATH OF TRAVEL
1/4" = 1'-0"

UNITS BATHROOM ACCESSORY SCHEDULE			
REF #	DESCRIPTION	MFGR	MODEL NUMBER
1	24" TOWEL BAR	GATCO	GLAM 24" CROMIE BAR, POLISHED CHROME OR MATTE BLACK
1A	24" TOWEL BAR	DALTLE	24" CERAMIC TOWEL BAR
2	TOWEL PAPER HOLDER	GATCO	GLAM EURO TOWEL PAPER HOLDER, POLISHED CHROME OR MATTE BLACK
3	SHOWER HEAD	PRISTER	J20-310A VALVE W/ LG8-B4-PMC SINGLE HANDLE TRIM CHROME OR MATTE BLK
4	CURVED SHOWER ROD	HARNEY	HARNEY CURVED SHOWER ROD 514808S - STAINLESS STEEL
5	3" X 6" 60" BATH TUB	STERLING	STERLING ENSEMBLE 7101112 60" X36" AFD TUB WHITE
6	VANITY WALL SCONCE	PROGRESS LIGHTING	THEY LIGHT. P2159-10 POLISHED NICKLE OR MATTE BLACK
7	WATER CLOSET	BRIGGS	4865-1004460-10 1.6 GPF ELONGATED SEAT KOHLER K-4636-0 ELONGATED CLOSURE FRONT SOFT CLOSE LD
8	STRAIGHT SHOWER ROD	HARNEY	HARNEY STRAIGHT SHOWER ROD 51470 - STAINLESS STEEL
9	FRAMED MIRROR	PRECISION FRAMEWORKS	VALUE FRAME #775CH: 36" X42" 60" X42" & 72" X42" SEE INTERIOR ELEVATIONS FOR SIZES
10	TOWEL RING	GATCO	4242 POLISHED CHROME
11	TOWEL HOOK	GATCO	GLAM ROBE HOOK, POLISHED CHROME OR MATTE BLACK
12	SOAP DISH	FRANKLIN BRASS	WHITE CERAMIC @ TUB ONLY. WHITE SOAP BASKET @ SHOWERS #89789
13	GLASS SHOWER DOOR	DALTLE	POLISHED CHROME TRIM BY-PASS. GLASS @ DOORS
14	SHOWER HEAD	PRISTER	620000 CORNER SHOWER HEAD 1/2" CORNER SHIELD F
15	32" X62" SHOWER PAN	Restorative Bath Systems	J20-310A VALVE W/ LG8-B4-PMC SINGLE HANDLE TRIM CHROME OR MATTE BLACK
16	60"X34" SHOWER BASE	STERLING	Rin-in Shower Pan - RSPB 6232 BF 75
17	1" GRAB BAR	BOBRICK	ENSEMBLE 72131100 WHITE
18	42" GRAB BAR	BOBRICK	B-8006 X 15
19	48" GRAB BAR	BOBRICK	B-8006 X 42
20	24" GRAB BAR	BOBRICK	B-8006 X 48
21	FOLDING SHOWER SEAT WITH PADDED CUSHION	BOBRICK	B-8006 X 24
			B-617

UNITS APPLIANCE SCHEDULE			
REF #	DESCRIPTION	MFRGR	MODEL NUMBER
A	RANGE	WHIRPOOL	WF6155SQS CERAMIC GLASS COOKTOP, 5.3 CU FT
B	REFRIGERATOR	WHIRPOOL	WFR322SDZH, SIDE BY SIDE, 24.6 C U FT, 36" WIDE TOP, ADA COMPLIANT
C	MICROWAVE / HOOD	WHIRPOOL	WMH610THS - HOOD COMBINATION, 1.5 CU FT
D	DRYER	WHIRPOOL	WED366W6E - FRONT LOAD, 5.5 CU FT
E	WASHER	WHIRPOOL	WTW9555HW - TOP LOAD, 3.8 CU FT, 12 CYCLES
F	DISH WASHER	WHIRPOOL	WDT110PAHZ - HIDDEN CONTROLS
G	DISHWASHER (ADA)	WHIRPOOL	WDF5550ASH
H	MICROWAVE (COUNTER TOP)	WHIRPOOL	WM612501HZ
I	WASHER (FRONT LOADING)	WHIRPOOL	WFW9555HW
K	DRYER (FRONT LOADING)	WHIRPOOL	WHD3090GVG
L	RANGE HOOD	WHIRPOOL	WUW17UCUS



K5 UNIT C1 ACCESSIBLE - ENLARGED PLAN
1/2" = 1'-0"

FAIR HOUSING
ACCESSIBILITY NOTES:

1. ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
2. ACCESSIBLE BUILDING ENTRANCES ON AN ACCESSIBLE ROUTE: 36" WIDE MIN. CLEAR PATH.
3. ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS PER CHAPTER TWO.
4. USABLE DOORS: ALL DOORS DESIGNED TO ALLOW WALKING AND WHEELCHAIR ACCESS. PREMISES MUST HAVE A 32" MIN. CLEAR WIDE PER CHAPTER THREE.
5. ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED WALKING AND WHEELCHAIR ACCESSIBLE PATH.
6. ALL PREMISES WITHIN THE DWELLING UNIT MUST CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATION PER CHAPTER FOUR.
7. REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS PER CHAPTER SIX.
8. USABLE KITCHENS AND BATHROOMS SHALL COMPLY WITH CHAPTER SEVEN.
 - ALL BATHROOMS SHALL BE ON AN ACCESSIBLE ROUTE.
 - ALL BATHROOMS SHALL HAVE A 32 INCH NOMINAL CLEAR WIDE DOORWAY.
 - ALL BATHROOMS SHALL HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS.
 - ALL BATHROOMS SHALL HAVE REINFORCING ANCHORS, TOILETS, AND SHOWER SEATS.
9. SHOWER DOORS TO HAVE A 32" MIN. CLEAR OPENING

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE
1. PROVIDE EXTERIOR ELEVATIONS AND BUILDING PLANS FOR WINDOW TYPE
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES
3. REFER TO A3.14 THRU A3.17 FOR BALCONY PLANS SPECIFIC TO EACH UNIT AS IT OCCURS THROUGHTOUT. SEE OVERALL BALCONY PLAN FOR BALCONY TYPE
4. ALL WALLS SHALL BE 2X4 CONSTRUCTION (U.N.O.) ALL INTERIOR WALLS NEED 1/2" MINIMUM INSULATION
5. PLUMBER TO DETERMINE 1" OR 2X6 CONSTRUCTION PROVIDE ONE 2A: 10-C & 5-B FIRE EXTINGUISHER PER UNIT. PROVIDE ONE 2A: 10-C & 5-B FIRE EXTINGUISHER PER UNIT.
6. PROVIDE ACQUISITUAL UNDERNEATH UPRIGHT VINYL PLANK FLOORING LOCATIONS WITHIN UNITS ON ELEVATED FLOOR. REFER TO SPECIFICATIONS FOR APPROVED PRODUCT
7. PROVIDE DISPOSER AT ALL KITCHEN SINKS. REFER TO FINISH SCHEDULE FOR LOCATION. PLACE ON SAME SIDE AS DISPOSER
8. CLOSET ROADS:
9. 12" DEEP TOP OF SHELVING IN CLOSETS SHALL BE AT 3'-0" AND 5'-6". SEE PLANS
10. 12" DEEP SHELVING AT PANTRIES & LINEN CLOSETS. 5" SHELVES EQUALLY SPACED
11. CLOSET PROVIDE (5) 18" X 12" DEEP LINEN SHELVES EQUALLY SPACED AT BEDROOM CLOSET ENDS WHERE INDICATED
12. 12" DEEP SHELVING IN CLOSETS SHALL BE AT 5'-6"
13. KITCHEN COUNTERS SHALL BE SPACED PER NEC. F.A. REQUIRES THAT OUTLETS BE PLACED NO LESS THAN 3'-0" FROM THE CORNER UNLESS AN ADDITIONAL OUTLET IS PROVIDED. WHEN ELECTRICAL CODES REQUIRE APPROXIMATE DIMENSIONS NEEDED TO MEET BOTH NEC AND F.A. 4'-0" O.C. MAX. BETWEEN OUTLETS SHALL BE PROVIDED AROUND THE

DESIGNATES SPRING DOOR STOP LOCATION

DESIGNATES DOOR HINGE STOP LOCATION

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

[illegible]

EDWARD H. HUNTON
TENNESSEE LICENCE #00104872

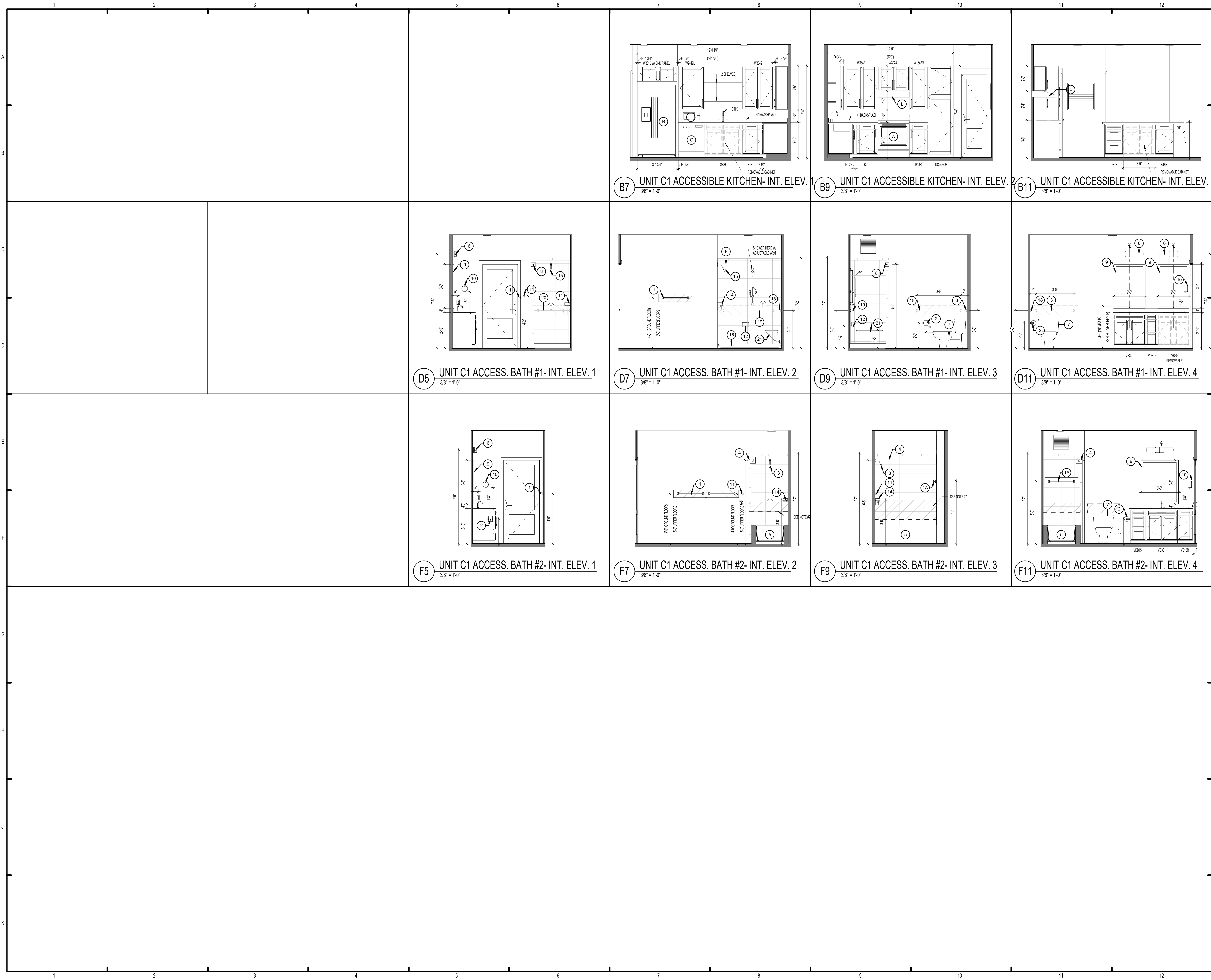
J THE MADISON AT
FRANKLIN APARTMENTS

FRANKLIN, TN

Drawn:	L.R. & D.P.L.
Checked:	L.R.
Approval:	T.H.
Date:	10/03/2023
Project #:	5970-00

UNIT C1 ACCESSIBLE
ENLARGED PLANS

A3.05



CONSULTANT

FAIR HOUSING ACCESSIBILITY NOTES:

- ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
- ACCESSIBLE BUILDING ENTRANCES ON AN ACCESSIBLE ROUTE. 36" WIDE MIN. CLEAR PATH.
- ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS PER CHAPTER TWO.
- USABLE DOORS: ALL DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES MUST HAVE A 32" MIN. CLEAR WIDTH PER CHAPTER THREE.
- ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT. 36" WIDE MIN. CLEAR PATH.
- ALL PREMISES WITHIN THE DWELLING UNIT MUST CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS PER CHAPTER FIVE.
- REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS PER CHAPTER SIX.
- USABLE KITCHENS AND BATHROOMS SHALL COMPLY WITH CHAPTER SEVEN.
 - ALL BATHROOMS SHALL BE ON AN ACCESSIBLE ROUTE.
 - ALL BATHROOMS SHALL HAVE A 32 INCH NOMINAL CLEAR WIDTH DOORWAY.
 - ALL BATHROOMS SHALL HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS.
 - ALL BATHROOMS SHALL HAVE REINFORCING AROUND TOILETS, TUBS, AND SHOWERS.
- SHOWER DOORS TO HAVE A 32" MIN. CLEAR OPENING

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO EXTERIOR ELEVATIONS AND BUILDING PLANS FOR WINDOW TYPE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- REFER TO A3.14 THRU A3.17 FOR BALCONY PLANS SPECIFIC TO EACH UNIT AS IT OCCURS THROUGHOUT. SEE OVERALL PLANS FOR BALCONY TYPES DESIGNATION.
- ALL WALLS SHALL BE 2X4 CONSTRUCTION (U.N.O.). ALL PLUMBING WALLS NEED TO BE COORDINATED WITH PLUMBER TO DETERMINE 2X4 OR 2X6 CONSTRUCTION.
- PROVIDE ONE 2-A: 10-B C 5 lb FIRE EXTINGUISHER PER UNIT. LOCATE PER FIRE DEPARTMENT REQUIREMENTS.
- PROVIDE ACOUSTICAL UNDERLAYMENT UNDERNEATH VINYL PLANK FLOORING LOCATIONS WITHIN UNITS ON ELEVATED FLOORS. REFER TO SPECIFICATIONS FOR APPROVED PRODUCT.
- PROVIDE DISPOSER AT ALL KITCHEN SINKS. REFER TO PLANS FOR AIR SWITCH LOCATION. PLACE ON SAME SIDE AS DISPOSER.
- CLOSET RODS:
 - A. 12" DEEP. TOP OF SHELVING IN CLOSETS SHALL BE AT 3'-0" AND 5'-0". SEE PLANS.
 - B. 12" DEEP SHELVING AT PANTRIES & LINEN CLOSETS: 5 SHELVES EQUALLY SPACED.
 - C. PROVIDE (5) 18" X 12" DEEP LINEN SHELVES EQUALLY SPACED AT BEDROOM CLOSET ENDS WHERE INDICATED.
 - D. 12" DEEP SHELVING AT LAUNDRY ROOMS & ENTRY CLOSETS: AT 5'-0".
- KITCHEN OUTLETS SHALL BE SPACED PER NEC. FHA REQUIRES THAT OUTLETS BE PLACED NO LESS THAN 3'-0" FROM THE CORNER UNLESS AN ADDITIONAL OUTLET IS ADDED. KITCHEN ELEVATIONS INDICATE APPROXIMATE DIMENSIONS NEEDED TO MEET BOTH NEC AND FHA. 4'-0" O.C. MAX. BETWEEN OUTLETS SHALL BE PROVIDED AROUND A CORNER.

- DESIGNATES SPRING DOOR STOP LOCATION
▲ DESIGNATES DOOR HINGE STOP LOCATION

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

No.	Date	Description

EDWARD H. HENTON
TENNESSEE LICENCE #00104072

THE MADISON AT FRANKLIN APARTMENTS

FRANKLIN, TN

Drawn: L.R. & D.P.L.
Checked: L.R.
Approval: T.H.
Date: 10/03/2023
Project #: 5970-00

UNIT C1 ACCESSIBLE INTERIOR ELEVATIONS

A3.06

NOTES:
DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE MANUFACTURERS, TYPES, OPTIONS
AND FINISHES WITH OWNER/ARCHITECT/INTERIOR DESIGNER PRIOR TO ORDERING.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Area	Illuminance	Fc	2.07	6.3	0.2	10.35	31.50
Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

D1 Fixture Type 'SLA' Typical

Ⓓ Fixture Type 'SLA2'

U1 Fixture Type 'SLA4'

U4 25ft Pole Detail



REVISION HISTORY

No.	Date	Description
-----	------	-------------

G		

JLC23.0125.00

PAKEL SUDDH
ENTERED

DEFINITION~

PREPARED FOR CONSTRUCTION

STATE OF TENNESSEE

100

THE MADISON AT

FRANKLIN APARTMENTS

FRANKLIN, TN

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Drawn: CRW/ZRS
Checked: BLS/AJB

Approval:	BLS/AJB
Date:	07/02/2006

Date: 07/29/2022
Project #: 5678-00

SITE PLAN

SITE PLAN PHOTOMETRICS

PHOTOMETRICS

F1 02

ETHIOPIA



File #: 21-05392

DATE: October 13, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Silagi Subdivision, Preliminary Plat, Creating 12 Residential Lots And 5 Open Space Lots, On Approximately 4.54 Acres, Located Along Liberty Pike, West Of Mack Hatcher Memorial Parkway.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8274
Applicant: Brandon Lambert
Owner: Silagi Trust, Michael Silagi (Representative)

BACKGROUND/STAFF COMMENTS:

The purpose of this preliminary plat is to subdivide the 4.54 acre property located along Liberty Pike into 12 residential lots and 5 open space lots, as well as propose dedication of right-of-way. The 12 residential lots include 4 Multiplex lots, and 8 Duplex lots. The property is zoned MR Mixed Residential and each proposed lot meets the lot standards for the MR District. The preliminary plat, along with the attached conditions of approval, meet the requirements of the Zoning Ordinance and Subdivision Regulations. A copy of the proposed preliminary plat is attached.

PROCEDURAL REQUIREMENTS:

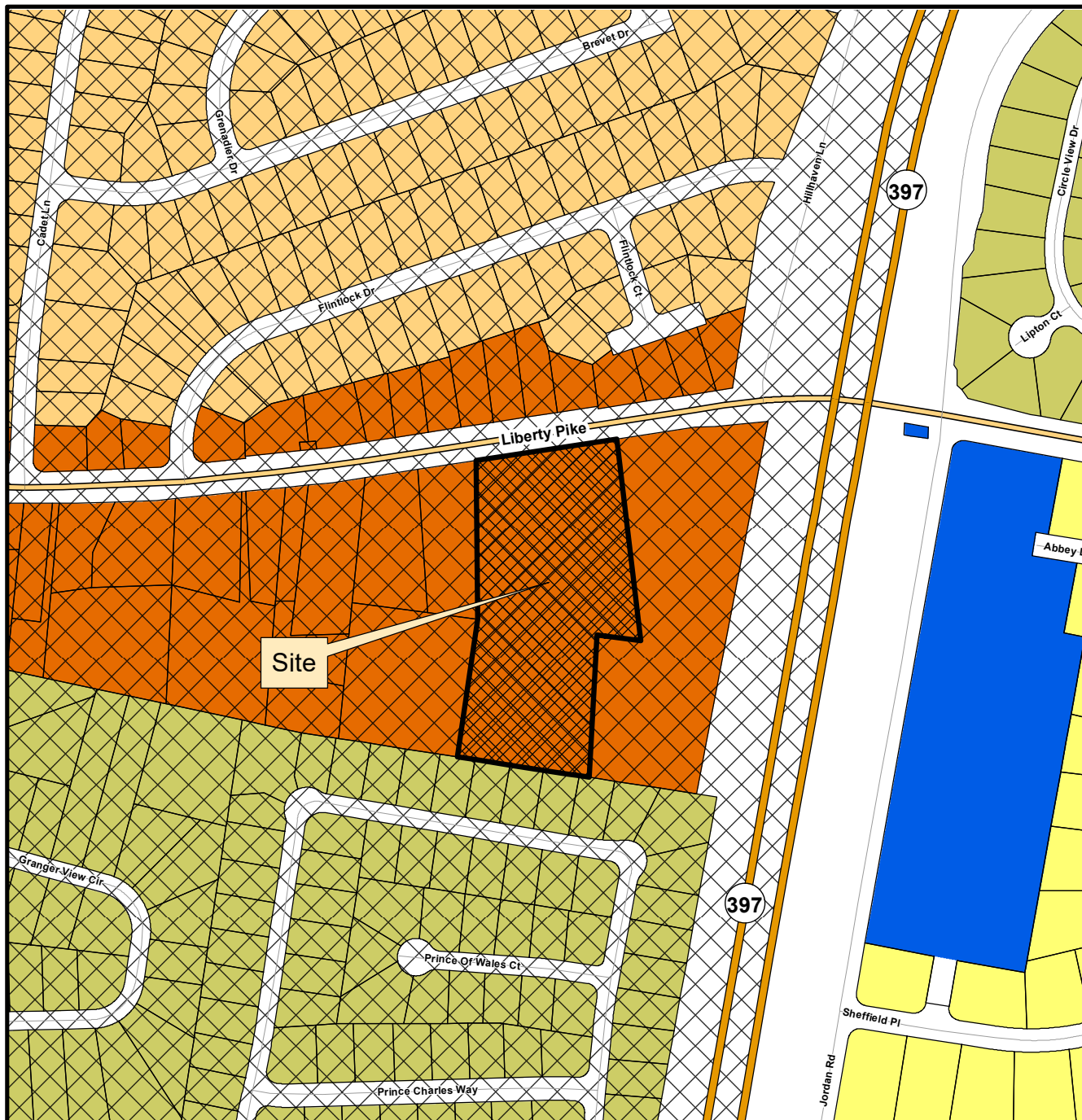
1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Silagi Subdivision, Preliminary Plat. The conditions are attached.



SILAGI SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: MR Mixed Residential
 Overlay Districts: CFO
 Site Acreage: 4.54 acres
 Total Number of Lots: 17

Legend

-  Silagi Subdivision
-  Central Franklin Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District

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 2023. All rights reserved.



0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Preliminary Plat Checklist

General Issues

8. Downstream Storm Infrastructure

joe.marlo@franklin.tn.gov Applicant is cautioned that response provided does not address the comment and will be insufficient at Site Plan.

There does not appear to be adequate downstream storm infrastructure at outfalls at offsite properties. New construction shall not aggravate existing downstream problems (even if pre-vs post flows are met), and existing downstream problems are to be corrected in conjunction with new development. [Stormwater Ordinance 23-106(2)(i)(iii)]

*The following comment shall remain open as an Condition of Approval, **but does not hinder approval of the Preliminary Plat.***

At the Site Plan Stage, the Applicant shall provide analysis for offsite downstream stormwater infrastructure receiving flow from each site outfall. Should analysis indicate that existing stormwater infrastructure has insufficient capacity, the Applicant shall improve said infrastructure to provide the required capacity. A 20-foot Public Drainage Easement (PDE) centered on all stormwater infrastructure, including channels, shall be provided on downstream stormwater infrastructure on offsite properties.

Flow from site outfall shall not be directed through the Buckingham subdivision, but instead conveyed directly to receiving infrastructure in Mack Hatcher ROW.

11. ROW Dedication

joe.marlo@franklin.tn.gov Comment not adequately addressed. ROW Dedication shown still does not appear to provide a 2'-0" grass strip beyond the multi-use path.

*The following comment shall remain open as an Condition of Approval, **but does not hinder approval of the Preliminary Plat.***

At the Site Plan and Final Plat Stages, Applicant shall provide ROW Dedication along property frontage with Liberty Pike extending 40'-6" from existing street centerline (center of middle lane) or 20'-0" behind back of existing curb (6' grass strip + 12' multi-use path + 2' grass strip = 20'-0"), whichever is greater.

16. Grading

joe.marlo@franklintn.gov Some retaining walls still appear proposed closer to property lines than that allowed by the Zoning Ordinance. (i.e. a 6'-0" wall shall be set back at least 6'-0" from property/ROW lines)

*The following comment shall remain open as an Condition of Approval, **but does not hinder approval of the Preliminary Plat.***

At the Site Plan Stage, retaining walls shall be located away from property/ROW lines a minimum of 5'-0" or the height of the wall, whichever is greater.

17. Multi-Use Path

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, **but does not hinder approval of the Preliminary Plat.***

Several existing utilities appear to require relocation along the property frontage with Liberty Pike for the multi-use path.

At the Site Plan stage, Applicant shall show the surveyed location of all existing utilities. Any above-grade utilities that would obstruct the typical, linear connection of the multi-use path in its final location along Liberty Pike shall be relocated at the expense of the developer.

49. Street Grades

joe.marlo@franklintn.gov *The following comment shall remain open as an Condition of Approval, **but does not hinder approval of the Preliminary Plat.***

At the Site Plan Stage, construction of public streets shall meet COF Street Standards, including:

- Silagi Street shall be constructed to have a maximum longitudinal slope of 2% within Liberty Pike ROW such that the cross slope for the multi-use trail along Liberty Pike does not exceed 2%.
- From the back of Liberty Pike ROW, the longitudinal slope for Silagi Street shall not exceed 10% for a Low-Volume Local Street.
- A vertical curve shall be provided at the sag between the 2% slope at back of Liberty Pike ROW and the maximum 10% slope that has a K-value of 17 or greater for a Low-Volume Local Street.
- The vertical curve at the crest of Silagi Street shall have a K-value of 7 or greater for a Low-Volume Local Street.

69. On-Street Parking

joe.marlo@franklintn.gov *The accessible on-street parking space now shown does not appear to have sufficient stall width. The following comment shall remain open as an Condition of Approval, **but does not hinder approval of the Preliminary Plat.***

At the Site Plan Stage, accessible on-street parking spaces shall be 13'-0" wide, exclusive of gutter (8'-0" minimum stall width + 5'-0" access aisle = 13'-0", exclusive of gutter). ROW shall be dedicated to fully encapsulate the accessible on-street parking space and sidewalk beyond.

Parks

General Issues

68. Parkland information

kevinl@franklintn.gov A draft copy of the parkland agreement has been submitted to parks but was told that a change in ownership is coming at the first of the year. To save time on staff with completing and agreement and then doing an amendment after new ownership takes place the applicant can submit the site plan but the site plan can't be approved until a fully executed parkland agreement is in place. This decision would be up to the applicant on if they want to submit a parkland agreement with existing owner and keep resubmitting or wait until they have the new owner in place and submit at that time.
[Edited By Kevin Lindsey]

Planning (Landscape)

General Issues

71. Tree Canopy Retention

jason.arnold@franklintn.gov At One-Stop, applicant shall show on the plans the appropriate location of the conservation easement for the tree preservation.

Sanitation and Environmental Services

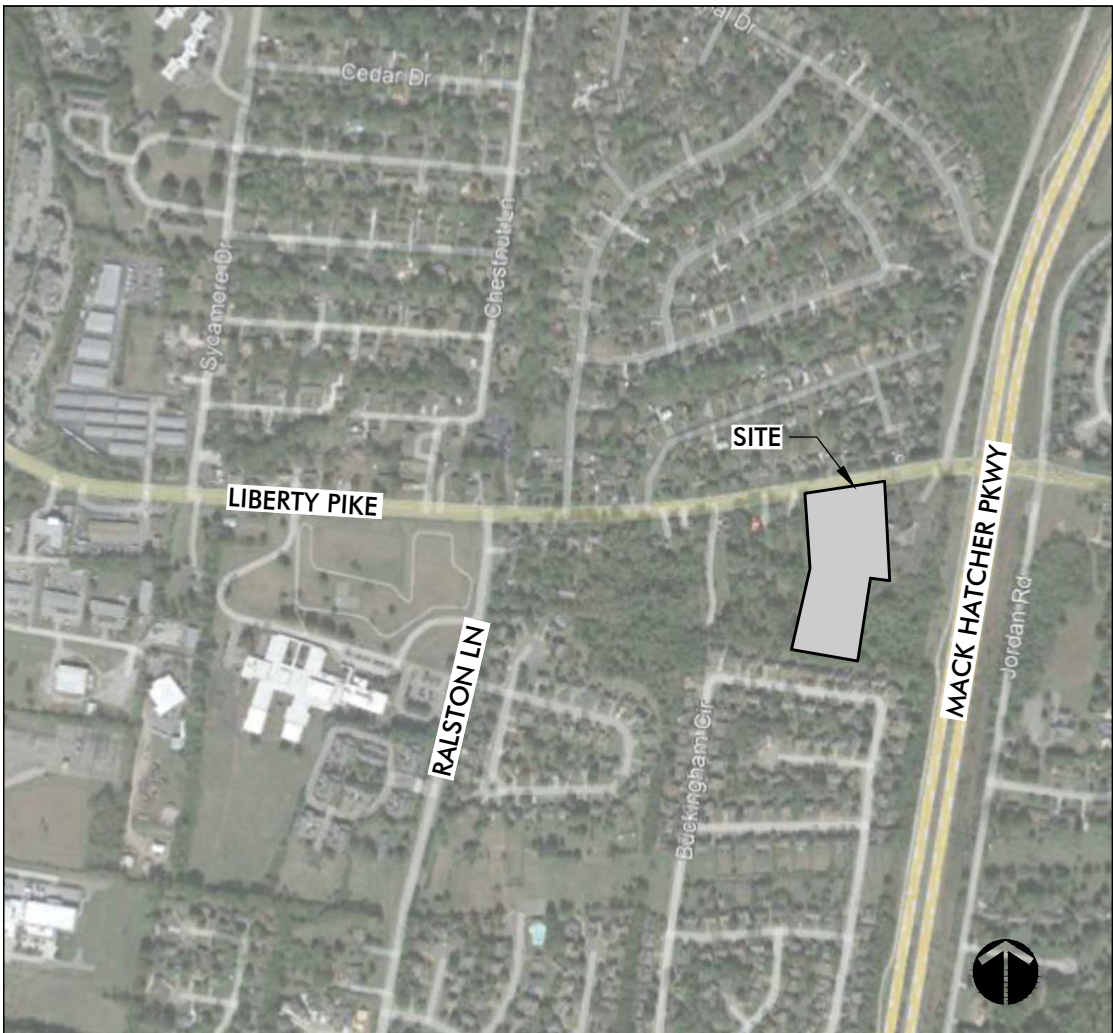
General Issues

46. Solid Waste Service

nate.ridley@franklintn.gov Thank you for the update and communication. Yes, please include separate sheets for fire and trash turning movements.

Kind Regards,
Nate

SILAGI SUBDIVISION
PRELIMINARY PLAT APPLICATION
812 LIBERTY PIKE, FRANKLIN, TN
TAX MAP 62P PARCEL 062 03901 00009062
COF PROJECT #: 8274



SITE VICINITY MAP (NTS)

SHEET INDEX:		Pre-App Submittal	Initial Submittal	Resubmittal	Resubmittal	One Stop Submittal
C0.0	COVER	07-31-2023	08-08-2023	10-05-2023	11-02-2023	
C1.0	EXISTING CONDITIONS PLAN	07-31-2023	08-08-2023	10-05-2023	11-02-2023	
C2.0	PRELIMINARY PLAT	07-31-2023	08-08-2023	10-05-2023	11-02-2023	
L1.0	EXISTING LANDSCAPE CONDITIONS	07-31-2023	08-08-2023	10-05-2023	11-02-2023	
L1.1	EXISTING TREE DBH IMAGES				11-02-2023	

OWNER

Silagi Trust, Michael and Lois Silagi,
864 Benjamin Drive,
Franklin, TN, 37067,
c/o David Stremic (615) 474-6001;
Contact: David Stremic
615.474.6001
david@stremicoinc.com

SURVEYOR/APPLICANT



Chastain Skillman
215 Centerview Drive, Suite 113
Brentwood, TN, 37027
Contact: Brandon Lambert
863.646.1402
blambert@chastainskillman.com

CIVIL ENGINEER



Kimley Horn
10 Lea Avenue, Suite 400
Nashville, TN 37204
Contact: Ryan McMaster
615.330.1749
ryan.mcmaster@kimley-horn.com

LANDSCAPE ARCHITECT



Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Christopher Wood
615.719.1943
chris@kiservogrin.com

PURPOSE STATEMENT

THIS DEVELOPMENT ON A 4AC VACANT PARCEL IN THE MR DISTRICT PROPOSES THE CREATION OF TWELVE (12) RESIDENTIAL LOTS AND FIVE (5) OPEN SPACE LOTS. THE RESIDENTIAL LOTS SHALL CONTAIN EIGHT (8) DUPLEXES AND FOUR (4) MULTIPLEX BUILDINGS FOR AN OVERALL COUNT OF 16 DUPLEXS AND 16 MULTIPLEX UNITS, PLUS TWO (2) ADDITIONAL ACCESSORY STRUCTURES ARE PROPOSED AS WELL.

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

PARKLAND DEDICATION:
32 UNITS X \$4,304= \$137,728.00 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR \$34,432 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF \$3,228 PER UNIT.

THE 25% OR \$34,432 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR \$103,296 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF A DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCES TO THE CITY.

VESTING DEVELOPMENT STANDARDS
PRELIMINARY PLAT INITIAL SUBMITTAL DATE:
08.08.23

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	6/26/2022

Revision	Date	Comment

COF # : 8274

Sheet #:

C0.0

DATE: 07-31-2023

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 12 LOTS, 5 OPEN SPACES, AND DEDICATE RIGHTS-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, NAD 83 DATUM, ZONE 5301, MPS ZONE 4100.
3. LOT CORNERS ARE MARKED WITH AN IRON ROD, OR WILL BE, UNLESS OTHERWISE NOTED.
4. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
5. ALL DEED AND PLAT REFERENCES ARE MADE TO REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE UNLESS OTHERWISE NOTED.
6. EXISTING ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. EXISTING CONTOURS ARE AT FIVE-FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES. PROPOSED CONTOURS ARE AT TWO-FOOT INTERVALS.
7. THIS PROPERTY IS CURRENTLY ZONED: MR (MIXED RESIDENTIAL) WITH CFO (CENTRAL FRANKLIN) OVERLAY.
8. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 62, WILLIAMSON COUNTY, TENNESSEE, UNLESS NOTED OTHERWISE.
9. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47187C0211G, DATED APRIL 5, 2017. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
10. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOW UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
11. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
12. 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, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
13. DEED REFERENCE: BOOK 8941, PAGE 28.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
15. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
16. LOTS 1, 2, 4 AND 10 ARE MULTIPLEX LOTS. LOTS 3, 5, 6, 7, 8, 9, 12 AND 13 ARE DUPLEX LOTS.
17. LOTS WITH AN ASTERISK "*" ARE CRITICAL LOTS FOR GRADING. THESE LOTS WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. ALL TREE PRESERVATION ACREAGE NOT INCLUDED WITHIN OPEN SPACE LOTS SHALL BE INCLUDED IN CONSERVATION EASEMENTS WITHIN RESIDENTIAL LOTS.
18. APPLICANT SHALL WORK WITH WATER MANAGEMENT STAFF TO PROVIDE FOR AN ACCEPTABLE SECONDARY WATER LOOP, WHICH WILL BE REQUIRED AND DETAILED THROUGH THE SITE PLAN PROCESS.
19. SPECIMEN TREE REPLACEMENTS WILL BE SHOWN AT SITE PLAN. FOR THE 25" OF SPECIMEN TREE REMOVED, THERE WILL BE 50" OF REPLACEMENT TREE.
20. ALL HOMES WILL HAVE A FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA STANDARDS.
21. ALL PARKING REQUIREMENTS SHALL BE MET ONSITE OR WITH ON-STREET PARKING.

PROPERTY DESCRIPTION

Being a tract of land lying in the 9th District of Williamson County, Franklin, Tennessee, and being Parcel 39.01 on Tax Map 62. Said tract being bounded on the north by the southern right of way (ROW) of Liberty Pike, on the east by Parkway Church of Christ as recorded in Book 1309, Page 396, Register's Office of Williamson County, Tennessee (ROWC), on the south by Lots 120 - 123 of Buckingham Park, Section 4 as recorded in Plat Book 19, Page 35, ROWC, and on the West by Dan Edward Whitehurst as recorded in Book 2233, Page 573, ROWC and by Dawun Narcio as recorded in Book 7257, Page 753, ROWC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod lying on the southern ROW of said Liberty Pike, being the northwest corner of said Parkway Church of Christ, and being the northeast corner of the herein described tract; thence leaving said ROW of Liberty Pike and along the common line of said Parkway Church of Christ with the following: South 03°06'21" East 399.00 feet to a found 1/2" iron rod; thence North 82°12'27" West 77.93 feet to a found 5/8" iron rod; thence South 08°44'46" West 334.76 feet to a found 5/8" iron rod; thence along the common line of said Lots 120 - 123, North 80°23'53" West 269.49 feet to a found 1/2" iron rod; thence along the common line of said Dan Edward Whitehurst, North 12°49'57" East 333.39 feet to a found 1" iron pipe; thence along the common line of said Dawun Narcio, North 03°50'16" West 300.59 feet to a point lying on said southern ROW of Liberty Pike; thence along said ROW of Liberty Pike, North 81°17'07" East 322.00 feet to the point of beginning.

Tract contains 197,591 square feet or 4.54 acres.
Bearings based on Tennessee State Plane Coordinate System.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE PRELIMINARY PLAT AS SHOWN HEREON IS CORRECT. THIS PRELIMINARY PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 21ST DAY OF JUNE, 2023.

L. BRANDON LAMBERT, TENN. LICENSE NO. 2828

11/2/23



FIRE FLOW TEST

FLOW TEST DATE: 08/17/2023, 7:00 AM
STATIC PRESSURE: 63 psi
RESIDUAL PRESSURE: 52 psi
FLOW: 2598 GPM @20 psi

TESTED BY CENTURY FIRE PROTECTION

SUTPHEN HS-3661

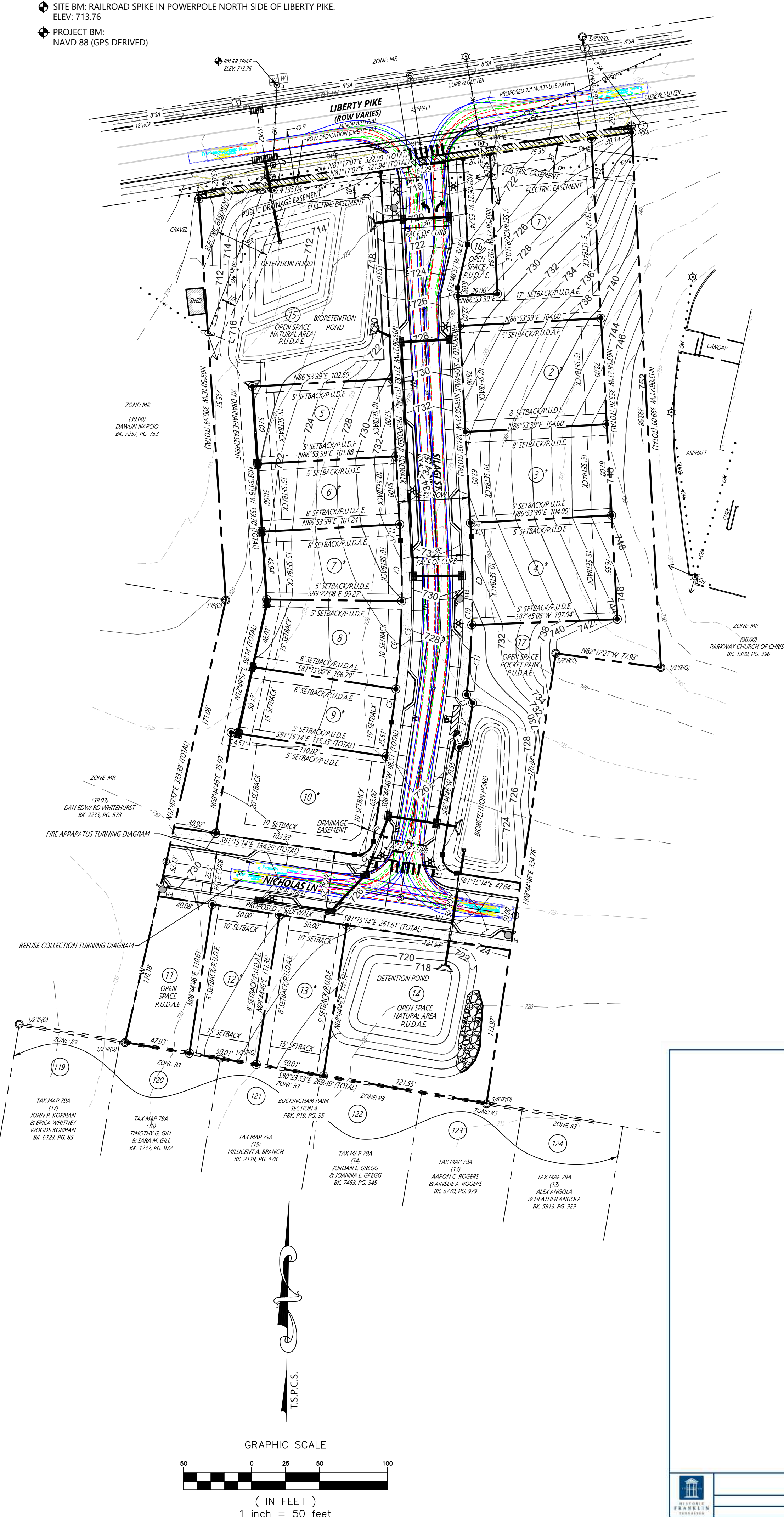
8'-4" 8'-0" 21'-6" 21'-11 1/2" 6'-7" 19'-3 1/2" 4'-5" 19'-9" 50'-0 1/2"

APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH

FIRE APPARATUS TURNING TEMPLATE

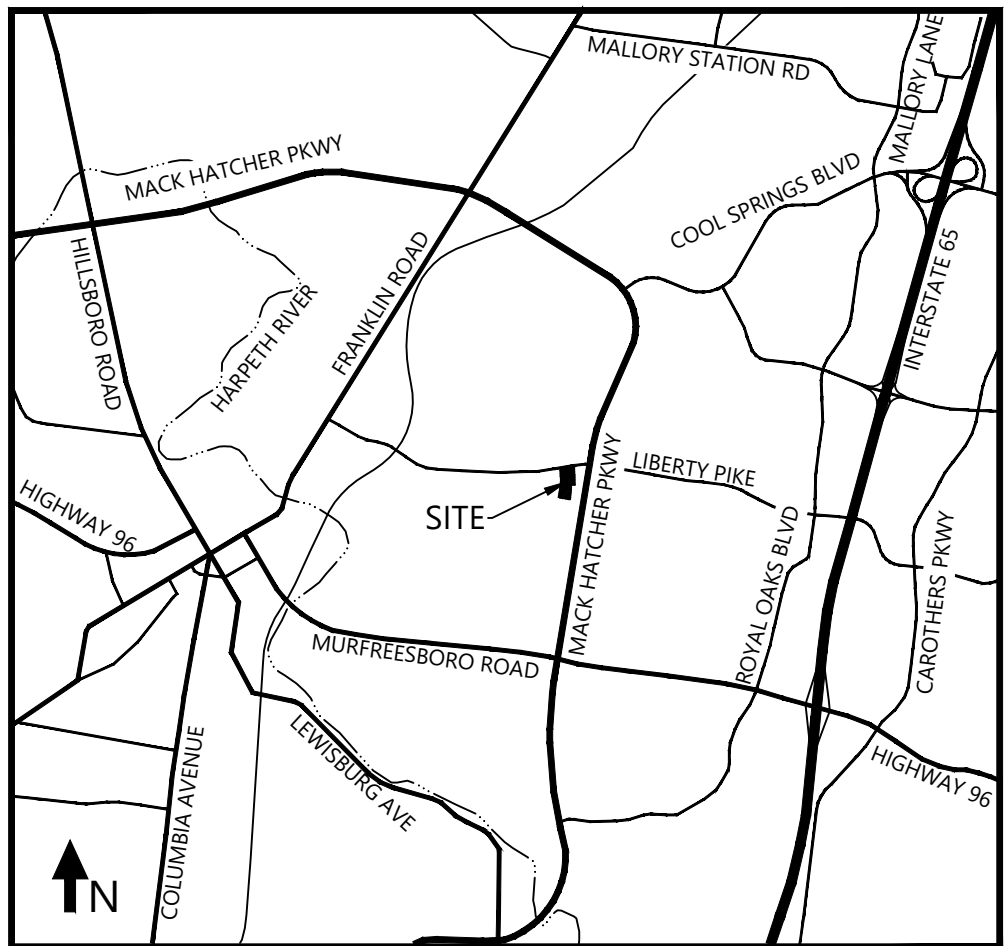
CITY OF FRANKLIN CITY ENGINEER: DATE: 7/1/2021 DWG. NO. SD-7



LOW VOLUME LOCAL STREET SECTIONS

DESIGN NOTES: ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

CITY OF FRANKLIN CITY ENGINEER: DATE: 7/1/2021 DWG. NO. TS-6



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.00	18.85	16.97	S36°15'14"E 90°00'00"
C2	12.00	18.85	16.97	N53°44'46"E 90°00'00"
C3	648.00	134.04	133.80	N02°48'13"E 111°51'06"
C4	700.00	116.37	116.24	N 01°39'25" E 97°31'31"
C5	648.00	24.49	24.48	N07°39'49"E 2°09'54"
C6	648.00	64.87	64.84	N03°42'48"E 5°44'08"
C7	648.00	44.68	44.68	N01°07'48"W 3°57'05"
C8	700.00	51.27	51.26	N 04°19'17" E 4°11'47"
C9	700.00	65.10	65.08	N00°26'29"W 5°19'44"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°44'13" E	6.63
L2	N 08°23'24" E	29.50
L3	N 35°34'40" W	7.72

AREA CHART

LOT	SQFT	ACRES
1	10,277.50	0.24
2	8,112.00	0.19
3	6,968.00	0.16
4	7,946.03	0.18
5	5,827.87	0.13
6	5,077.81	0.12
7	5,346.94	0.12
8	5,929.95	0.14
9	5,447.58	0.13
10	8,618.98	0.20
11 O.S.	4,852.77	0.11
12	5,549.23	0.13
13	5,386.58	0.13
14 O.S.	13,754.87	0.32
15 O.S.	29,319.86	0.68
16 O.S.	2,234.00	0.05
17 O.S.	24,077.47	0.55
ROW DEDICATION LIBERTY PK	1,609.84	0.04
ROW DEDICATION SILAGI ST	27,671.16	0.64
ROW DEDICATION NICHOLAS LN	13,402.84	0.31
TOTAL	197,591.07	4.54

AREA CHART

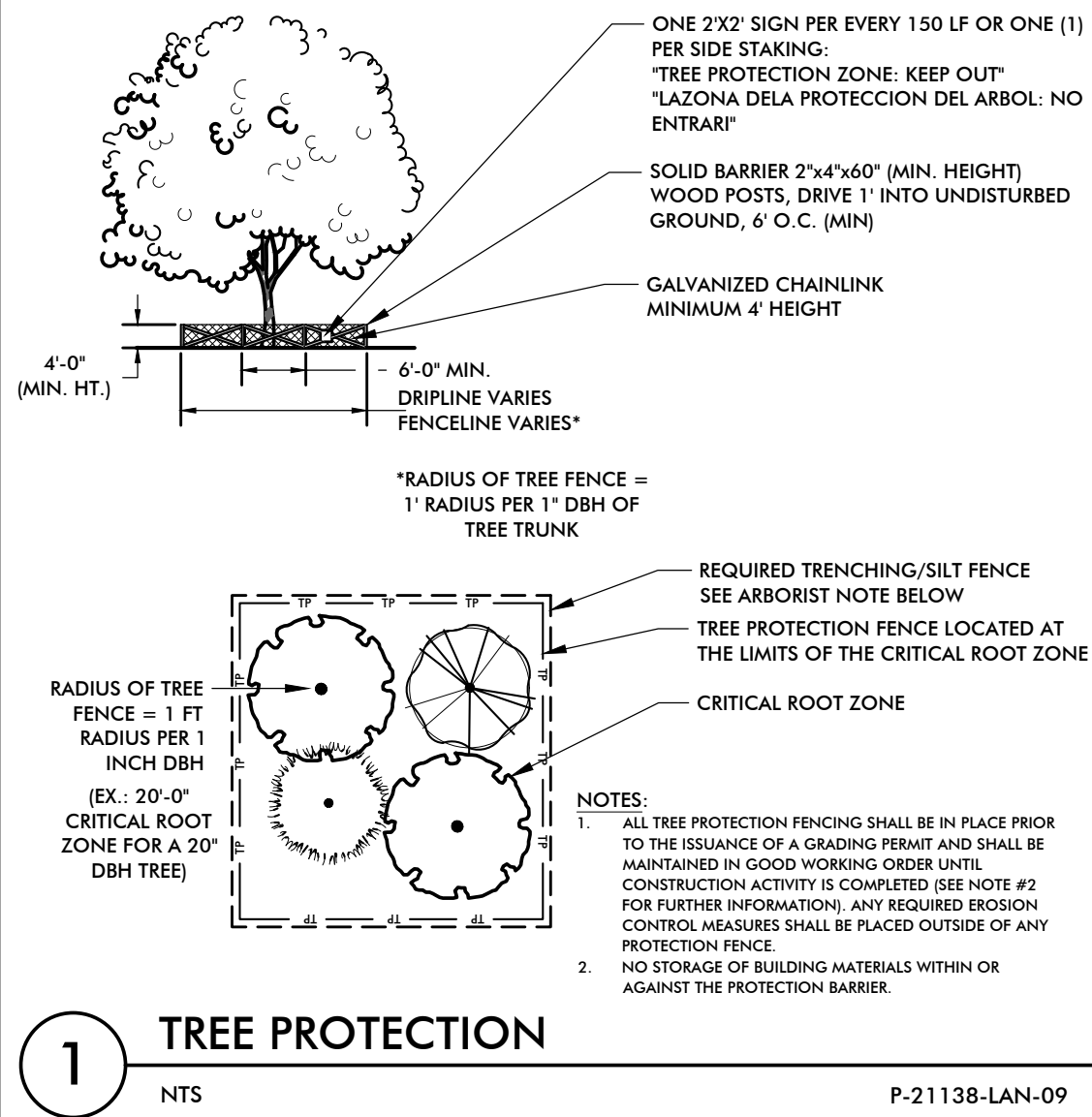
	SQFT	ACRES
TOTAL LOTS	80,688.26	1.86
TOTAL OPEN SPACE LOTS	74,218.97	1.70
TOTAL RIGHT OF WAY DEDICATION	42,683.84	0.98
TOTAL AREA	197,591.07	4.54

TOTAL ACRES: 4.54 TOTAL LOTS: 17
ACRES NEW PUBLIC STREETS: 0.50 DISTRICT: 9
LFT NEW PUBLIC STREETS: 800 CLOSURE ERROR: 1:10000

DRAWING PATH: P:\041401\CAD\Survey\041401_2023-07_Preliminary Plat.dwg

PRELIMINARY PLAT APPLICATION
SILAGI SUBDIVISION
COF PROJECT # 8274
812 LIBERTY PIKE
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	DATE	BY
COMMENTS	10/5/2023	
COMMENTS	11/2/23	
NO.	1	
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
DATE:	09/11/23	
KVD PROJECT NO.	23029	
DRAWING TITLE:		
PRELIMINARY PLAT		
SHEET NUMBER		
C2.0		



EXISTING SPECIMEN TREES (24" DBH OR GREATER)					
TREE NO.	SIZE (DBH) NOTED ON 09.8.2023 SURVEY	SIZE (DBH) TAKEN ON 10.18.2023-10.19.2023 KVD SITE VISIT	SPECIES	CONDITION	STATUS
001	24"	25"	ELM	OKAY	REMOVE
002	24"	24"	HACKBERRY	OKAY	SAVE
003	30"	23.25"	HACKBERRY	OKAY	SAVE
004	24"	18"	CEDAR	OKAY	SAVE
005	24"	18"	CEDAR	OKAY	SAVE
006	24"	19"	HACKBERRY	OKAY	SAVE
007	24"	24"	HACKBERRY	OKAY	SAVE
008	36"	36"	HACKBERRY	OKAY	SAVE
009	24"	16"	HACKBERRY	OKAY	REMOVE
010	24"	19"	HACKBERRY	OKAY	REMOVE
011	30"	23.5"	OSAGE	OKAY	SAVE
012	24"	15"	HACKBERRY	OKAY	SAVE
013	24"	20"	ELM	OKAY	SAVE
014	24"	15.5"	HACKBERRY	OKAY	SAVE
015	24"	17"	ELM	OKAY	SAVE
016	30"	26.5"	ELM	OKAY	SAVE
017A	24"	25"	ELM	OKAY	SAVE
017B	-	19.5"	ELM	OKAY	SAVE

*INDICATES TREE LOCATED OUTSIDE PROPERTY BOUNDARY

TREE PROTECTION NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

EXISTING SPECIMEN TREES (24" DBH OR GREATER)					
TREE NO.	SIZE (DBH) NOTED ON 09.8.2023 SURVEY	SIZE (DBH) TAKEN ON 10.18.2023-10.19.2023 KVD SITE VISIT	SPECIES	CONDITION	STATUS
018	30"	20.5"	ELM	OKAY	SAVE
019	24"	24.75"	ELM	OKAY	SAVE
020	24"	21.5"	ELM	OKAY	SAVE
021	24"	25.5"	ELM	OKAY	SAVE
022	24"	17.5"	ELM	OKAY	SAVE
023	30"	19.5"	ELM	OKAY	SAVE
024	30"	25.5"	ELM	OKAY	SAVE
025	24"	21"	ELM	OKAY	SAVE
026	24"	21"	CHERRY	OKAY	REMOVE
027	24"	19.75"	HACKBERRY	OKAY	SAVE
028	26"	23"	HACKBERRY	OKAY	REMOVE
029	24"	21.5"	HACKBERRY	OKAY	REMOVE
030	24"	19.5"	ELM	OKAY	REMOVE
031	24"	22"	OAK	OKAY	REMOVE
032	24"	19.5"	HACKBERRY	OKAY	SAVE
033	30"	22"	HACKBERRY	OKAY	SAVE
034	30"	21.5"	HACKBERRY	OKAY	SAVE

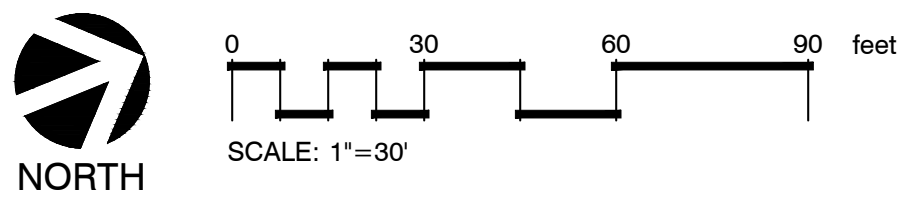
LANDSCAPE DATA
SITE ACREAGE: 4.54 AC (197,591 SF)
SITE ZONING DISTRICT: MR (MIXED RESIDENTIAL DISTRICT)
OVERLAYS: CENTRAL FRANKLIN OVERLAY

MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE): 0.30 (1.36 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): 0.38 (1.74 AC)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER: 20% (0.90 AC)
PERCENT AND ACREAGE OF TREE CANOPY REQUIRED: 48% (0.43 AC)
PERCENT AND ACREAGE OF PRESERVED TREE CANOPY PROVIDED: 48.31% (0.437 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED: 1 TREE (25")
CALIPER INCHES OF REPLACEMENT TREES PROVIDED: 50"

*TREE SURVEY PERFORMED ON 10/18/23 & 10/19/23 BY KVD. EXISTING TREES DBH MEASURED WITH 'FORESTRY SUPPLIERS ENGLISH STEEL DIAMETER TAPE' FROM FORESTRY SUPPLIERS.

LEGEND

- 000 EXISTING TREE TO REMAIN
- 000 EXISTING TREE TO BE REMOVED
- 000 EXISTING SPECIMEN TREE TO BE REMOVED
- APPROXIMATE EXISTING TREE CANOPY TO BE RETAINED ± 0.437 AC (± 19,062 SF)
- PROPOSED EXISTING TREE CANOPY TO BE REMOVED/NOT COUNTED AS RETENTION ± 0.46 AC (± 20,392 SF)
- EXISTING TREE CANOPY TOTAL: 0.90 AC (39,454 SQ. FT.)



PRELIMINARY PLAT APPLICATION
SILAGI SUBDIVISION
COF PROJECT # 8274
812 LIBERTY PIKE
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	DATE	BY
NO.		
DESIGNED BY:	CBW	
DRAWN BY:	GV2	
CHECKED BY:	CBW	
DATE:	11/02/23	

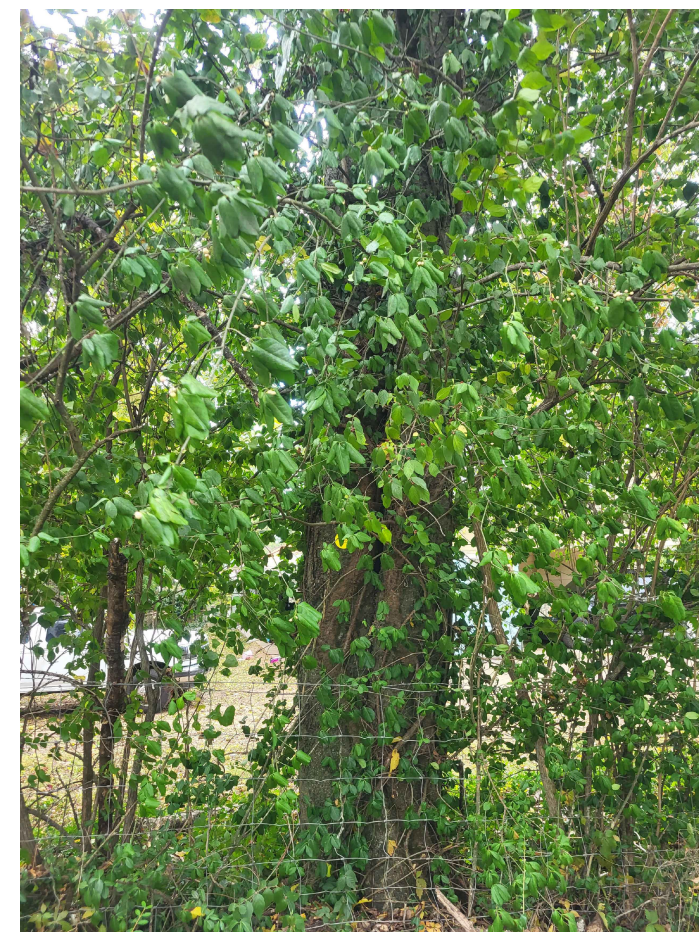
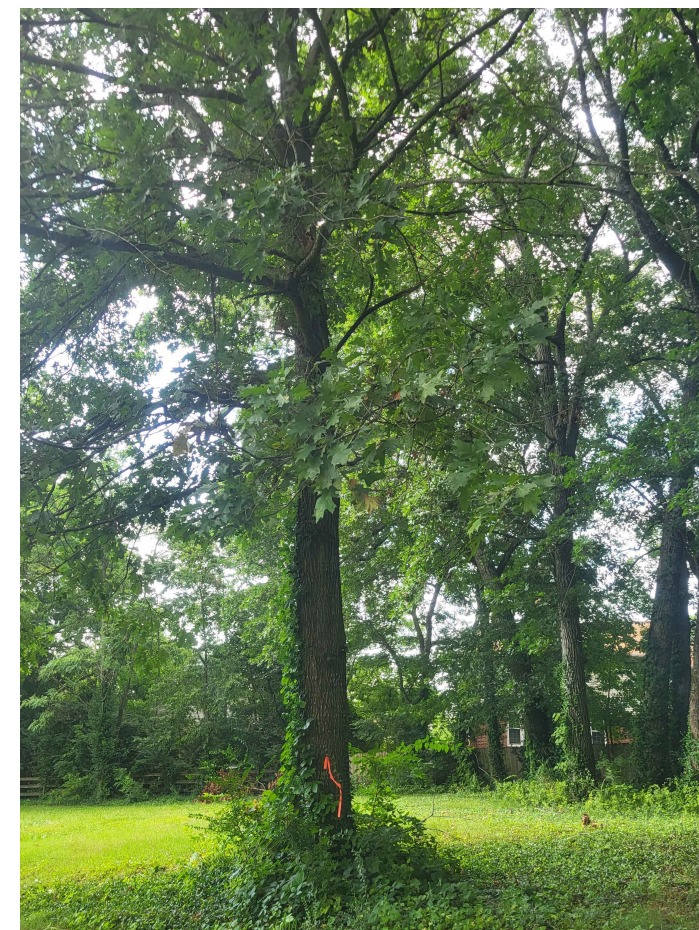
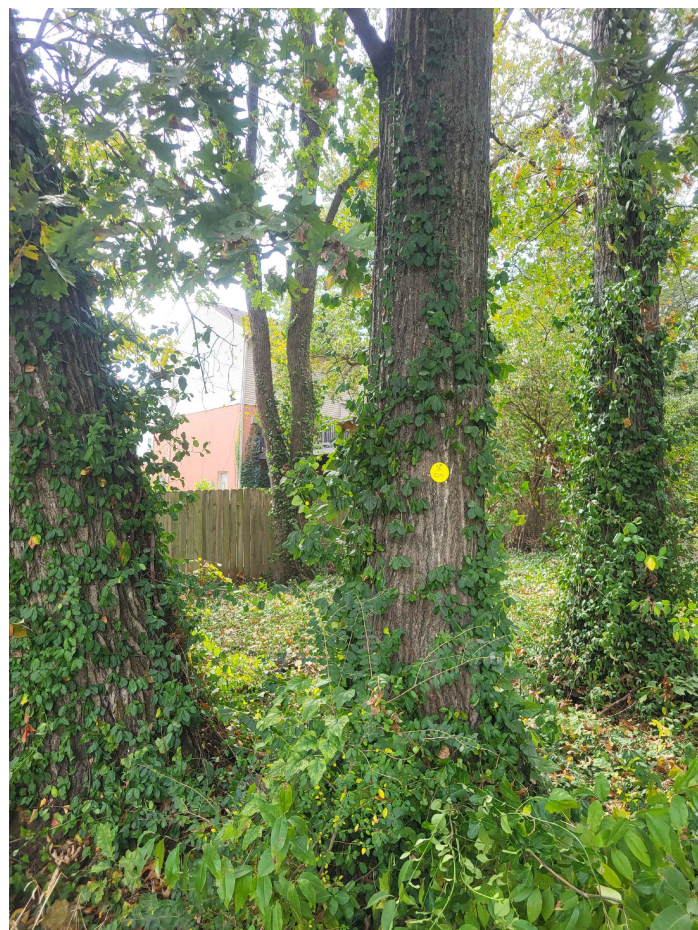
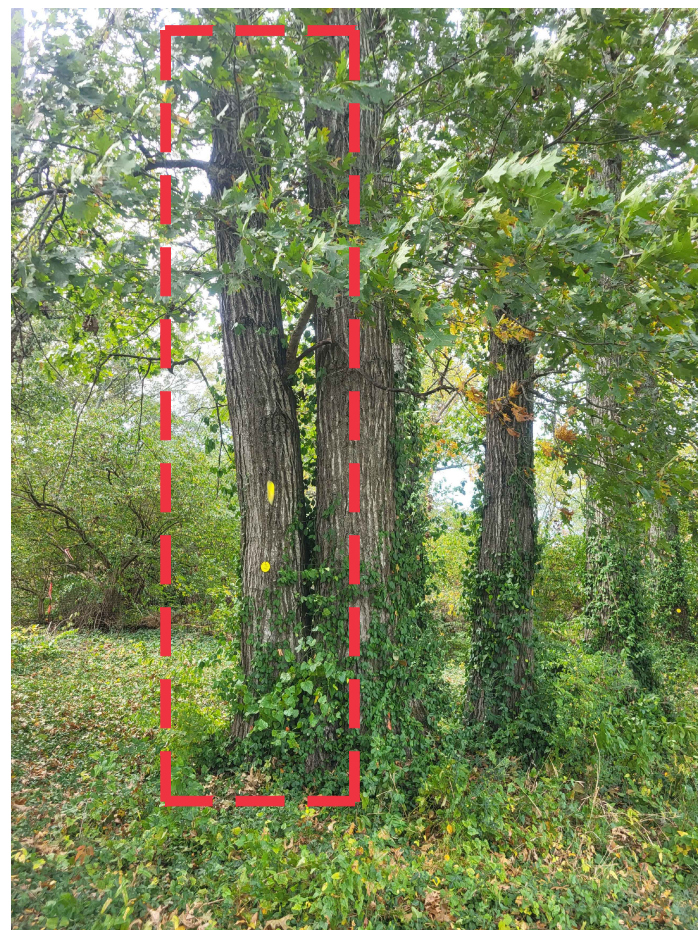
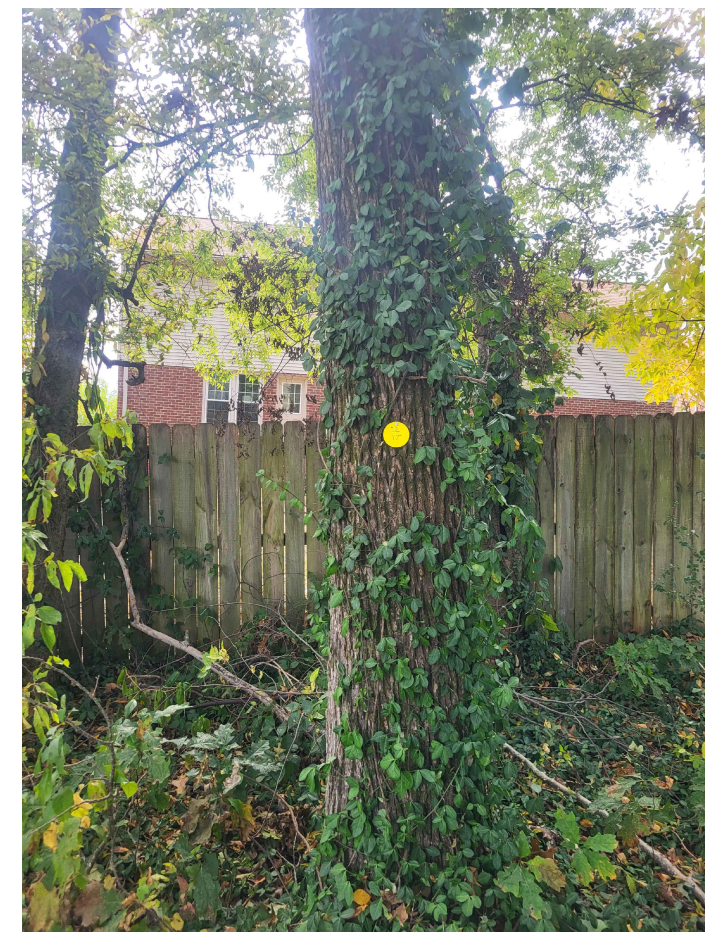
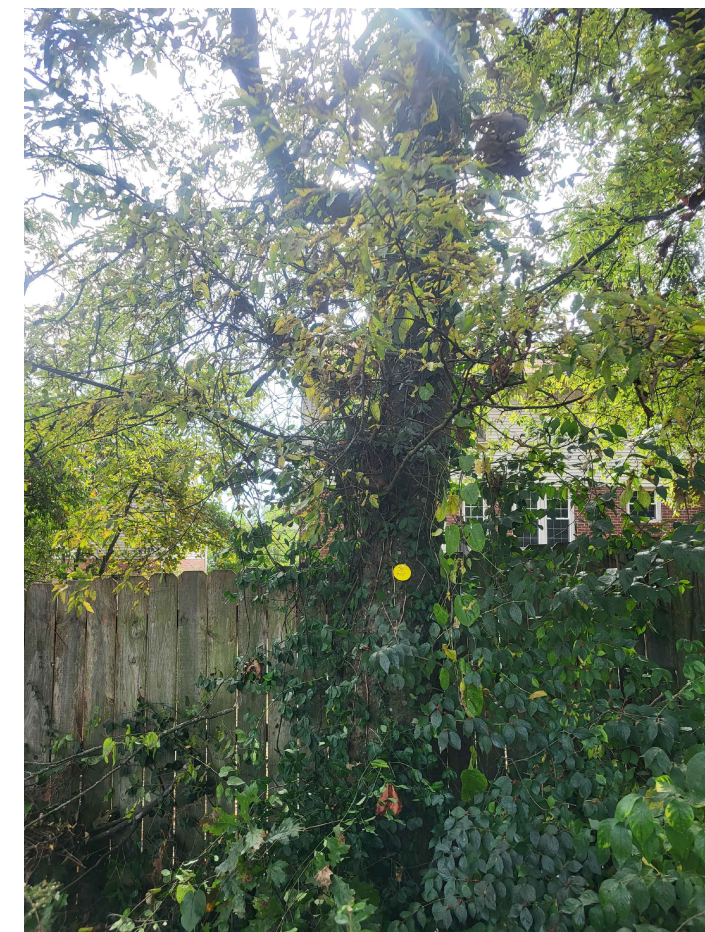
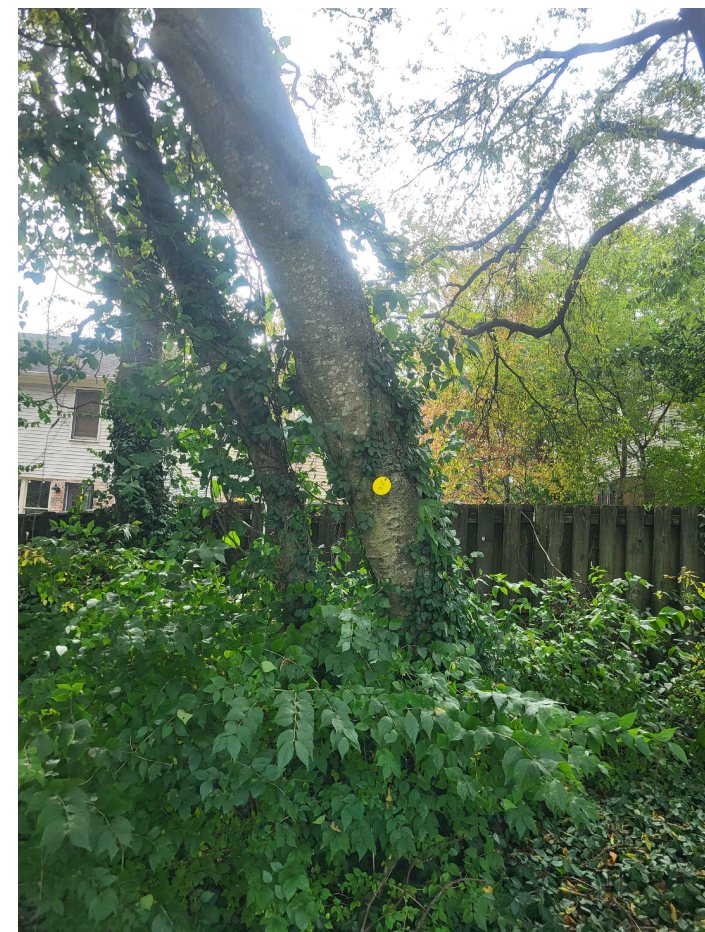
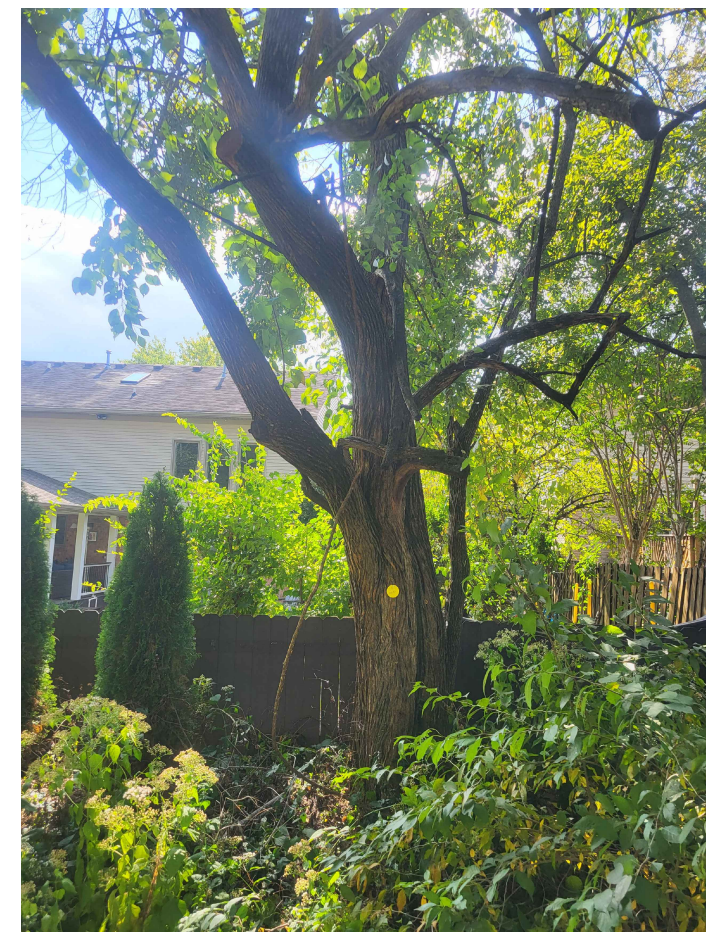
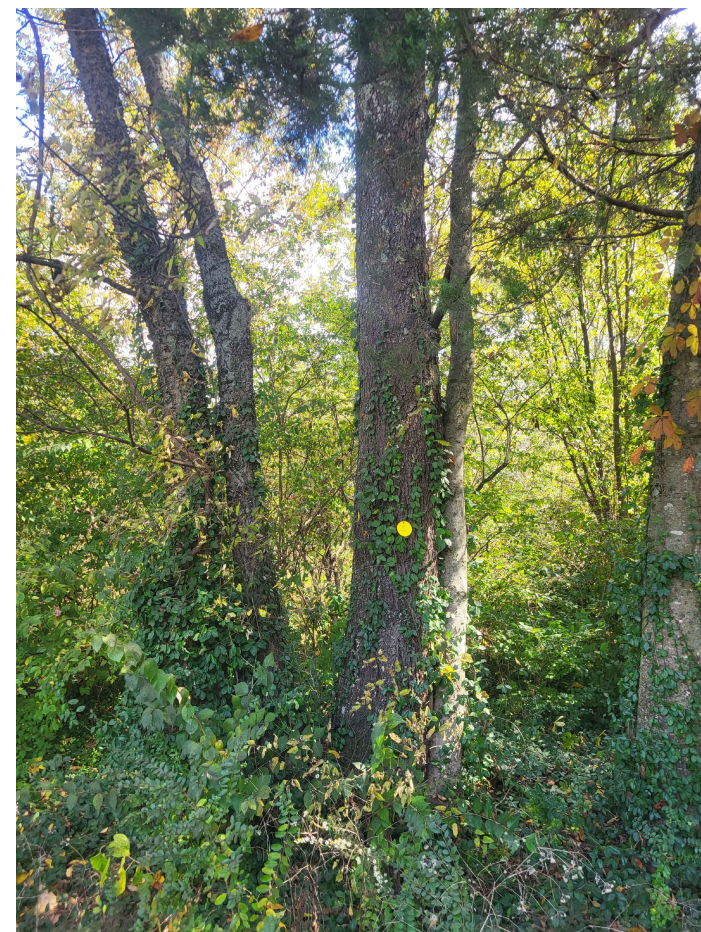
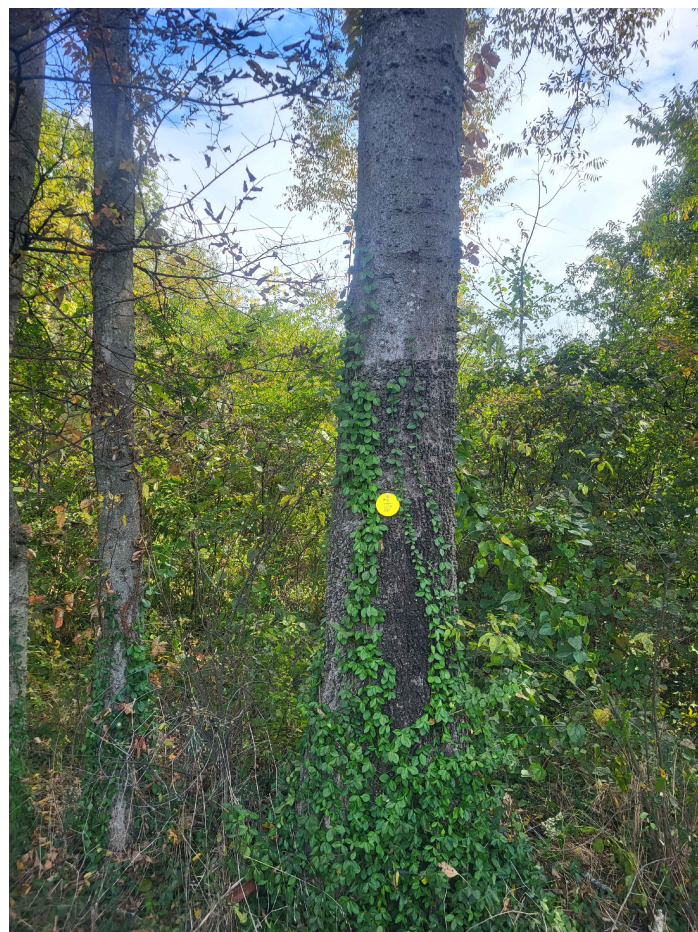
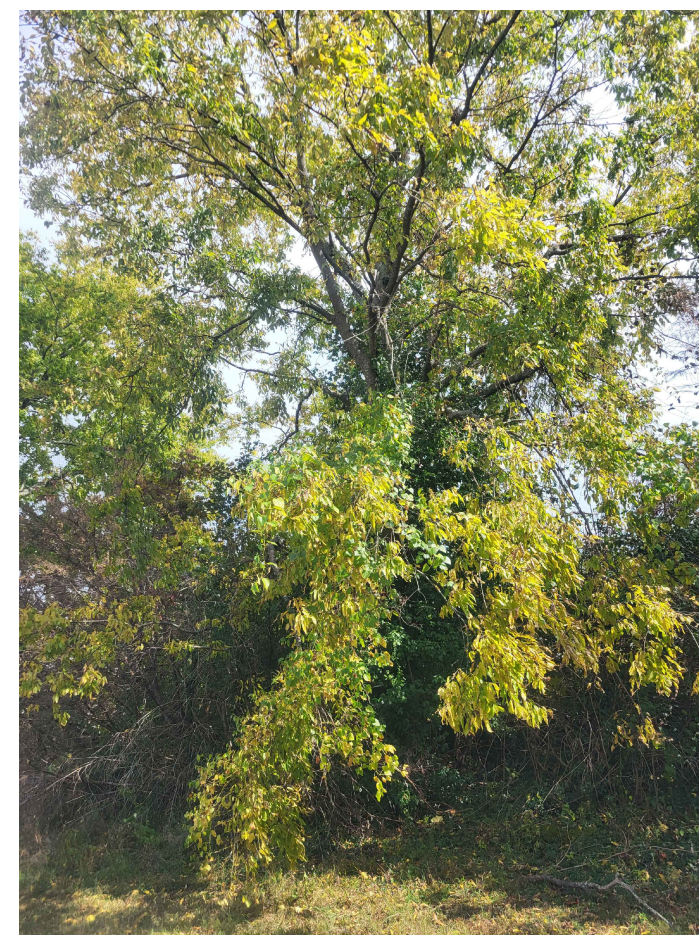
KVD PROJECT NO. 23029
DRAWING TITLE:
EXISTING LANDSCAPE CONDITIONS
SHEET NUMBER
L1.0

EXISTING SPECIMEN TREES (24" DBH OR GREATER)					
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005	24"	18"	CEDAR	OKAY	SAVE
006	24"	19"	HACKBERRY	OKAY	SAVE
* 007	24"	24"	HACKBERRY	OKAY	SAVE
* 008	36"	36"	HACKBERRY	OKAY	SAVE
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024	30"	25.5"	ELM	OKAY	SAVE
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034	30"	21.5"	HACKBERRY	OKAY	SAVE

*INDICATES TREE LOCATED OUTSIDE PROPERTY BOUNDARY



Kimley»»Horn

**CHASTAIN
SKILLMAN**
215 CENTERVIEW DRIVE, SUITE 113
BRENTWOOD, TN 37027
(615) 646-1402, C.A. NO. 262

KV+D
KISER VOGGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37069
615.719.1943 | www.kiservoggrin.com



PRELIMINARY PLAT APPLICATION
SILAGI SUBDIVISION
COF PROJECT # 8274
812 LIBERTY PIKE
FRANKLIN, WILLIAMSON COUNTY, TN

[illegible]

KVD PROJECT NO. 23029
DRAWING TITLE: EXISTING TREE DBH IMAGES

SHEET NUMBER

L1.1

Tia Holden

From: John Power <johnrpower007@gmail.com>
Sent: Saturday, November 4, 2023 3:01 PM
To: Planning Intake
Subject: Opposition to Proposed Development of 812 Liberty Pike

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

Dear Members of the Franklin Municipal Planning Commission (FMPC),

My name is John Power, and I am a lifelong City of Franklin resident residing at 1289 Buckingham Circle in the Buckingham Park subdivision. I am writing you today to voice my opposition to the plan to develop the plot of land at 812 Liberty Pike into a residential area consisting of eight duplexes and four multiplexes with ninety-six parking spaces. I am opposing this not only because it would be right across the street and neighborhood property line from my own home, but because I truly feel that such a development would do more harm than good to our city. I would also like to mention ten reasons that such a development is a bad idea for our city, and the immediate communities around Buckingham Park, Parkway Church of Christ, and Hill Estates.

Firstly, that there are many other areas within the Franklin city limits that can readily be developed without causing such a nuisance. For example, the general areas of Lewisburg Pike, Goose Creek, and Trinity Road are far better suited for development than this plot of land.

Secondly, that such a development would cause a devaluation of all property values on Buckingham Circle and Liberty Pike of properties backing up or nearby to said development which would make it harder for home owners with long term investments over many years to sell their homes and would discourage any possible future buyers of such properties leading to a very negative economic effect.

Thirdly, that such a development would cause an undue increase in noise levels in a residential area along with the fact that the prior development of Mack Hatcher due to population growth relating to increased traffic has caused a significant increase in noise pollution already.

Fourthly, that there is a need for green space, and that due to massive development over the course of recent years such open areas nearby significantly increase property values nearby and protect wildlife and other aspects of nature.

Fifthly, that it would unduly raise property costs even more so in the general area when affordable housing is already a significant issue for our city.

Sixth, that such an increase in housing costs would affect nearby minority communities who are already economically disadvantaged; many of whom currently reside in the Hill Estates community nearby and along Liberty Pike.

Seventh, it is not at all a sustainable idea to jam large developments into small lots as this leads to not only overcrowding but utility development issues regarding putting into place systems for sanitation piping and telephone lines as well as water and electrical usage, etc. This would be a large development on only a 4.54 acres large lot.

Eighth, it would cause an increase in light pollution in a residential area full of normally styled homes which themselves emit significantly less light pollution at night.

Ninth, it is a simple fact of the matter that the developer has many other better options that would benefit our local economy and future residents seeking out a place to live. The economy can still benefit yet this plot of land isn't the place for it because it has too many adverse effects.

Tenth, the overall area is one of normal neighborhood type houses and not only would such a development be completely out of place, zoning-wise, it would also be a tremendous eyesore even in due consideration of all of the gentrification happening across Franklin.

I would finally like to say thank you for giving me the opportunity to voice my concerns for this issue that is very important to me as a resident of the affected area, and as a concerned citizen of our community. I hope that you have taken all of what I have said into your discernment as a group relating to this issue in due consideration of the facts of the matter pending your respective judgement as a duly authoritative government body regarding the proposed development of the plot of land pertaining to the property of 812 Liberty Pike.

Sincerely,

John Power
Resident of 1289 Buckingham Circle
Franklin, TN 37064