



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 25, 2024

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 planningintake@franklinton.gov before noon on the day before 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 June 27, 2024, 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 3-15 On The Consent Agenda

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 3; Accept The Sidewalks And Streets Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Sidewalks Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Lockwood Glen PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Longview Subdivision, Final Plat, Revision 1, Lots 11 And 12; Extend The Performance Agreement For Green Infrastructure Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Drainage Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Rizer Point PUD Subdivision, Final Plat, Section 4; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Aureum PUD Subdivision, Final Plat, Creating 4 Lots, Dedicating Public Right-Of-Way, And Creating Utility Easements, On 57.49 Acres, Located Near The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

13. Poplar Farms PUD Subdivision, Final Plat, Section 2, Creating 1 Nonresidential Lot For An Amenity Center, On 1.6 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4042 Brightwood Court. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

14. Woodwick Stone Subdivision, Final Plat, Creating 2 Residential Lots On 0.55 Acres, Located At 704 Liberty Pike And 152 Ralston Lane. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

15. Rolling Hills Community Church Subdivision, Site Plan, Developing A 37,759 Square Foot Addition Onto The Existing Institutional Space, On 39.19 Acres, Located At 1810 Columbia Avenue. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Emily Wright called the meeting to order at 7:01 PM.

Commissioners Present: Ann Petersen, Marcia Allen, Nick Mann, Alma McLemore, Jennifer Williamson, and Scott Harrison

Commissioners Absent: Jimmy Franks, Michael Orr, and Roger Lindsey

Staff Present: Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Melodie Brady, Chelsea Randolph, Joey Bryan, and Tia Holden

ELECTION OF CHAIR AND VICE-CHAIR

1. Election of a Chair and Vice-Chair for the June 27, 2024 FMPC meeting.

Sponsors:

Attachments: None

Mrs. Wright asked for a motion to elect a Chair and Vice Chair for the June 27, 2024, meeting.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to elect Commissioner Mann as Chair. The motion carried 6-0.

A motion was made by Commissioner Allen, seconded by Commissioner McLemore, to elect Commissioner Williamson as Vice Chair. The motion carried 6-0.

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.)

Chair Mann asked for citizen comments. There were none.

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APPROVAL OF MINUTES

2. Consideration Of Approval Of The May 23, 2024 FMPC Minutes.

Sponsors:

Attachments: 1. FINAL with Comments May 23 2024 FMPC Minutes

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to Approve the Minutes from the May 23, 2024, meeting. The motion carried 6-0.

ANNOUNCEMENTS

Emily Wright: Mrs. Wright commented that citizen comments for Item 33 and Item 35 were published and attached to the agenda.

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-13, 15-25 And 34-35 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Alderman Petersen to remove Item 35 from the Consent Agenda.

A motion was made by Commissioner Allen, seconded by Commissioner Harrison, to Approve Items 4-13, 15-25, and 34 and remove Item 35 as presented on the Consent Agenda. The motion carried 6-0.

SITE PLAN SURETIES

4. Arlington At West Main 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: 1. Arlington At West Main PUD Subdivision, Site Plan - Landscaping Action Request
2. Arlington At West Main PUD Subdivision, Site Plan - Landscaping Inspection Punch List

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Streets Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Sidewalks Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Gateway Community Church Subdivision, Site Plan; Release The Performance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. RE_ Gateway Community Church
2. Gateway Community Church Vesting Letter

The item was Approved on Consent Agenda.

8. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136 (Office Building); Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage And Landscaping Improvements To June 26, 2025; Extend The Performance Agreement For Sidewalk Improvements To December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Drainage Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Lockwood Glen PUD Subdivision, Site Plan, Section 8; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Oakbrook PUD Subdivision, Site Plan; Call On Letter Of Credit For Maintenance Agreement For Landscaping Improvement.

Sponsors: Melodie Brady

Attachments:

1. Oakbrook PUD Sub, SP - nonrenewal notice from bank
2. Oakbrook PUD Sub, SP - performance agreement
3. Oakbrook PUD Sub, SP - maintenance agreement
4. Oakbrook PUD Sub, SP - landscaping inspection punch list

Staff Presentation: Melodie Brady. The Oakbrook PUD Subdivision site plan was approved, with conditions, on April 15, 2020. The performance agreement was signed on June 3, 2020. The irrevocable standby letter of credit was issued on June 30, 2020. Every year, an action request is mailed to Thompson Thrift Development, Inc. (developer) giving them the opportunity to ask for the performance agreement to be released to maintenance. An action request was received on June 9, 2023, that was signed by a licensed landscape architect stating they inspected the site and are requesting a release from performance to a one-year maintenance agreement. A City inspector inspected the site and agreed with the request to release landscaping improvement from performance to a one-year maintenance agreement. On April 2, 2024, the City of Franklin received a non-renewal notice from Trustmark Bank and Financial Solutions stating that the letter of credit will expire on June 30, 2024. The City has made several attempts to contact Thompson Thrift Development, Inc., to ask them to work with Trustmark Bank and get the non-renewal notice rescinded, thereby keeping the letter of credit and maintenance agreement valid. However, staff has had no success making contact, even though several voicemails have been left for different people. A City landscaping inspector inspected the site on June 12, 2024, and found there were 4 dead trees and 40 dead grass. Calling the surety in advance of its expiration date ensures that the City can obtain the funds for the replacement of the dead landscaping material. Staff feels confident that the dollar amount that will be called on will cover the improvement.

Recommendation: Staff recommends that FMPC declare the maintenance agreement for Oakbrook PUD Subdivision to be in

default and authorize the calling of the agreement and surety for the completion of the improvement.

Citizen Comments: Greg Gamble, Landscape Architect. Mr. Gamble stated that he was not aware of the situation with Oakbrook Subdivision but noted a change in personnel at Thompson Thrift Development and would be happy to help or be a resource for a solution.

Applicant Presentation: None

Motion

Commissioner McLemore motioned to call the letter of credit for the maintenance agreement for landscaping improvements for Oakbrook PUD Subdivision, seconded by Commissioner Harrison.

Discussion

Chair Mann thanked staff for their due diligence and follow through with unfinished projects/improvements promised by developers. Chair Mann thanked Greg Gamble for his willingness to assist staff with completion of the improvements, but time is of the essence and the developer has been given ample time to respond to staff's letters.

Ms. Diaz-Barriga stated that staff would love to work with someone to complete improvements, but the letter is in the hands of the bank as the developer has been given a generous amount of time to have the work completed.

The motion carried 6-0.

15. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Landscaping And Streets Private Improvements To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

16. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

17. Simmons Ridge PUD Subdivision, Site Plan, Section 5; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Simmons Ridge SP, Section 5 - Landscaping Action Request
2. Simmons Ridge SP, section 5 - Landscaping Inspection Punch List

The item was Approved on Consent Agenda.

18. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center); Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

19. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

20. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

21. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Landscaping Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

22. Water's Edge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

23. Watson Glen Subdivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Extend The Performance Agreement For Green Infrastructure, Landscaping, Sidewalks And Streets Improvements To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

24. Westhaven PUD Subdivision, Site Plan, Section 20 (Tennis Courts); Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Westhaven SP, sec 20 - Green Infrastructure Action Request
2. Westhaven SP, sec 20 - Green Infrastructure Inspection Punch List

The item was Approved on Consent Agenda.

25. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

26. Consideration Of Resolution 2024-34, A Resolution Amending The West Franklin Park PUD Subdivision To Extend The Vested Rights, For The Property Located North Of McEwen Drive And East Of Interstate 65, Located At 6100 And 6700 Tower Circle.

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

Attachments:

1. MAP West Franklin Park PUD, Vesting Extension Request
2. RES_2024-34_WestFranklinParkVestingExt_Combined_LawApproved
3. 7587_West Franklin Park PUD Development Plan_Vesting Extension Request_Letter (1)
4. West Franklin Park PUD Subdivision, Development Plan - Site Layout
5. Existing SIGNED RESOLUTION 2021-123 W FRANKLIN PK DEV PLAN

Staff Presentation: Chelsea Randolph. The request is to extend the vesting period for three years, from September 14, 2024, until September 14, 2027, to allow the applicant to secure any necessary permits and commence site preparation. The development plan for the West Franklin Park PUD was approved by BOMA on September 14, 2021. The plan includes 555 multifamily dwelling units, approximately 311,216 square feet of office space, and 8,900 square feet of retail for a site that is composed of 32.43 acres. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 7-0. This plan is within the first three-year period and is vested until September 14, 2024. The applicant submitted a site plan for section 1, but it has not yet been approved. If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Alderman to approve Resolution 2024-34 if they determine that the continuation of vested rights is in the best interest of the community.

Citizen Comments: None

Applicant Presentation: Gary Vogrin. Mr. Vogrin stated that currently they are tracking through site plan construction documents for presentation to FMPC. The extension request is to ensure that no deadlines are missed.

Motion

Commissioner Harrison motioned to recommend approval of Resolution 2024-34, A Resolution Amending The West Franklin Park PUD Subdivision To Extend The Vested Rights, For The Property Located North Of McEwen Drive And East Of Interstate 65, Located At 6100 And 6700 Tower Circle to the Board of Mayor and Alderman, seconded by Commissioner McLemore.

The motion carried 6-0.

REZONINGS/DEVELOPMENT PLANS

27. Consideration Of Resolution 2024-42, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

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

Attachments:

1. MAP Aureum PUD Subdivision, Development Plan, Revision 2
2. COF 8490 Aureum PUD Subdivision, Development Plan, Revision 2 Conditions of Approval_01
3. 1-6 Pages from 2024.06.06_Aureum PD Rev 2
4. 7-12 Pages from 2024.06.06_Aureum PD Rev 2-2
5. 13-16 Pages from 2024.06.06_Aureum PD Rev 2-3
6. RES_2024-42_AureumPUDSubdivisionDevPlan_Combined_LawApproved (1)

Staff Presentation: Chelsea Randolph. The proposed revision is the second revision to the development plan originally approved in 2019 for Aureum PUD Subdivision. The applicant is proposing revising the phasing order and the height of one multifamily building in the Aureum PUD Subdivision. Envision Franklin places this property in the Regional Commerce Design Concept and this revised Development Plan is still in keeping with Envision Franklin. The approved height for buildings within the development is detailed as one to twelve stories, with the building in question shown at 9 stories. With the proposed revision, the multifamily building at the intersection of Carothers Parkway and Ovation Parkway will be built with a proposed height of 5 stories (as opposed to 9 stories) and will be built in phase 1. There are no changes to the overall approved density, approved uses/location of those uses, or the approved development improvements. As such, the approval of this revision lies with the Planning Commission, rather than the Board of Mayor and Aldermen. The approved uses, which include attached residential, office, retail and hotel, help to further an integrated mixed-use node from I-65 to Carothers along East McEwen Drive. The design intent of this development complements the existing and planned built environment for this area. The intent of Envision Franklin is met with the conceptual massing elevations and overall site layout as presented in the Development Plan. Massing elevations are included with the development plan. Exact building elevations will be approved at the site plan level but are expected to meet Envision Franklin.

Recommendation: Staff recommends approval with conditions of Resolution 2024-42. The conditions of approval are attached to the staff report.

Citizen Comments: None

Applicant Presentation: Scotty Bernick. Mr. Bernick stated that upgrades and improvements were made, and he agrees with all staff conditions.

Motion

Commissioner Harrison motioned to approve Resolution 2024-42, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision For The Property Located South Of East McEwen Drive And West Of Carothers Parkway with staff conditions, seconded by Commissioner McLemore.

The motion carried 6-0.

28. Consideration Of Resolution 2024-47, A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of South Carothers Road.

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

Attachments:

1. MAP Simmons Ridge PUD Subdivision, Development Plan, Revision 5
2. RES_2024-47_SimmonsRidgePUDSubdivision_Combined_LawApproved (1)
3. 8494 Simmons Ridge PUD Subdivision, Development Plan, Revision 5 Conditions of Approval_01

4. 1-6 Pages from 2024-06-06 Simmons Ridge Dev. Plan revision 5-resubmittal
5. 7-12 Pages from 2024-06-06 Simmons Ridge Dev. Plan revision 5-resubmittal-2

Staff Presentation: Chelsea Randolph. The proposed revision is the fifth revision to the development plan originally approved in 2003 for Simmons Ridge PUD Subdivision. The applicant is proposing an external local street be reduced to an alley connection in Section 14, the last section of the Simmons Ridge PUD Subdivision. It also removes the six townhouses previously shown in this section. This revision triggered a review by FMPC. Envision Franklin places this property in the Mixed Residential Design Concept and this revised Development Plan is still in keeping with Envision Franklin. There are no changes to the overall approved density or approved uses/location of those uses. As such, the approval of this revision lies with the Planning Commission, rather than the Board of Mayor and Aldermen.

Recommendation: Staff recommends approval with conditions of Resolution 2024-47. The conditions of approval are attached to the staff report.

Citizen Comments: None

Applicant Presentation: Matt Huff. Mr. Huff stated that the only change is the removal of the six townhomes which will now be designated for stormwater.

Motion

Commissioner Harrison motioned to approve Of Resolution 2024-47, A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of South Carothers Road with staff conditions, seconded by Commissioner McLemore.

Discussion

Chair Mann asked to see the proposed change on the map.

Mr. Huff stated that more space was needed to accommodate stormwater resulting in six townhomes being removed from the original proposal. The alley road behind the single-family homes will not be removed.

The motion carried 6-0.

29. Consideration Of Ordinance 2024-21, An Ordinance To Rezone 44.53 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road.

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

Attachments:

1. MAP Creekside, Rezoning
2. ORD_2024-21_Creekside Rez_Combined_LawApproved
3. Creekside Rezoning - submittal 001

Staff Presentation: Joey Bryan. The applicant is requesting to rezone 44.53 acres located South of Mack Hatcher Memorial Parkway and East of Franklin Road from Estate Residential (ER) District to Civic Institutional (CI) District. The property is owned by the City of Franklin and will be utilized for public parkland. Both the previous version of Envision Franklin and the recently updated Envision Franklin plan place this property in design concepts that promote the preservation of the rural character of the area, limiting development and promoting the extension of trails and the preservation of natural features. The proposed rezoning meets the recommendations of Envision Franklin and helps to maintain the rural character of this historic corridor.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-21.

Citizen Comments: None

Applicant: None

Motion

Commissioner Harrison motioned to recommend approval of Ordinance 2024-21, An Ordinance To Rezone 44.53 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road to the Board of Mayor and Alderman, seconded by Commissioner McLemore

The motion carried 6-0.

REVIEW OF CONCURRENCE

30. Consideration Of Resolution 2024-08, A Resolution Approving A Development Plan For Goose Creek Bypass PUD Subdivision With 14 Modifications Of Development Standards (Commercial Building, Office Building, Materials, Signage, Fencing), For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive (Goose Creek Bypass PUD Subdivision)

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

Attachments:

1. MAP Goose Creek Bypass PUD Subdivision, Rezoning and Development Plan
2. RES_2024-08_GooseCreekBypassPUDDP_LawApproved04_Combined_As Amen_34236_1
3. 8381 Goose Creek Cypass PUD_DP_Conditions of Approval_01
4. 1-7 Goose Creek Bypass Development Plan
5. 8 to 14 Goose Creek Bypass
6. 15-21 Goose Creek Bypass
7. Envision Franklin Letter, 4881-8081-8338, 1

Staff Presentation: Joey Bryan. On April 9, 2024, BOMA reviewed the Development Plan based on this Commission's recommendation. The BOMA voted to approve the development plan, by a vote of 8-0, and added an additional condition. The additional condition stated: Developer shall add 100% evergreen landscape screening and fencing to the transitional buffer for the residential properties on Goose Creek Drive. As the Planning Commission's role is to provide recommendations to the BOMA, the additional condition is before the Commission to review and either grant or decline concurrence of the condition.

Recommendation: Staff recommends that the Planning Commission concur with the additional condition of approval.

Citizen Comments: None

Applicant Presentation: Greg Gamble. Mr. Gamble was present to answer questions regarding the item.

Motion

Commissioner Harrison motioned to concur with the additional condition for Resolution 2024-08, A Resolution Approving A Development Plan For Goose Creek Bypass PUD Subdivision With 14 Modifications Of Development Standards (Commercial Building, Office Building, Materials, Signage, Fencing), For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive (Goose Creek Bypass PUD Subdivision), seconded by Commissioner McLemore.

The motion carried 6-0.

31. Consideration Of Resolution 2024-07, A Resolution Approving A Development Plan For Preserve At Sheridan PUD Subdivision With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, Located At 2247 South Berrys Chapel Road

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

Attachments:

1. MAP The Preserve at Sheridan PUD Subdivision, Rezoning and Development Plan
2. RES_2024-07_PreserveatSheridanPUDDP_AsAmended_Combined_LawApproved03

3. 8383 Preserve at Sheridan PUD_DP_Conditions of Approval_01
4. 1-6 pages The Preserve at Sheridan DP
5. 7-12 pages The Preserve at Sheridan DP
6. Slopes Exhibit MOS
7. 2024.02.01 - Sheridan_Franklin Request for Modification of Standards

Staff Presentation: Joey Bryan. On May 28th, 2024, BOMA reviewed the Development Plan based on this Commission's recommendation. The BOMA voted to approve the development plan, by a vote of 7-0, and added additional conditions. The additional conditions stated: Lots 1 and 3 to front Rolling Rock Drive, remove any streetlights, multi-use paths, and sidewalks along South Berry's Chapel Road from the plans, and remove Condition of Approval #31 for an emergency access connection to Echo Lane from the plans. As the Planning Commission's role is to provide recommendations to the BOMA, the additional condition is before the Commission to review and either grant or decline concurrence of the conditions.

Recommendation: Staff recommends that the Planning Commissioner concur with the additional conditions of approval.

Citizen Comments: None

Applicant Presentation: Josh Lee. Available to answer any questions.

Motion

Commissioner Harrison motioned to concur with the additional conditions of approval for Resolution 2024-07, A Resolution Approving A Development Plan For Preserve At Sheridan PUD Subdivision With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, Located At 2247 South Berrys Chapel Road, seconded by Commissioner McLemore.

Commissioner Allen strongly opposes the removal of condition (#31) – an emergency access connection to Echo Lane. The City of Franklin Fire Chief attended two Planning meetings expressing the importance of an emergency access connection through Echo Lane. Safety is the responsibility of the City of Franklin. Commissioner Allen asked Alderman Petersen if she could provide BOMA's rationale for removal of condition #31. For these reasons, Commissioner Allen cannot support the motion to concur with the additional conditions of approval.

Alderman Petersen stated that there is emergency access through the BGA campus. Emergency access through Echo Lane would require a bridge over the wetland area, creating concerns about property values for homeowners. Alderman Petersen also noted that several roads in this area are governed by Williamson County.

Commissioner Williamson agreed with Commissioner Allen regarding safety concerns and connectivity, especially considering potential future development in the area. Long term planning along with emergency access focusing on saving lives needs to be a priority.

Chair Mann asked staff for clarification regarding concurrence of all the additional conditions of approval verses partial concurrence of the additional conditions.

Ms. Billingsley explained that the FMPC may concur with all or part of the additional conditions of approval. Any additional conditions not agreed upon by FMPC would be sent back to BOMA for discussion about why the FMPC did not concur.

Commissioner Allen stated that she concurs with all the additional conditions of approval other than the removal to require emergency access to Echo Lane.

Amendment to the Main Motion

Commissioner Allen amended the motion to concur with all additional conditions of approval for Resolution 2024-07 (As Amended) by not concurring with the removal of condition #31 and to keep it as a condition of approval (#31) requiring emergency access connection to Echo Lane, seconded by Commissioner Williamson.

Discussion

Ms. Billingsley asked Commissioner Allen to confirm, for the record, that her intent is to remove additional condition of

approval, as stated in section eight, for Resolution 2024-07 (As Amended) and to maintain condition 31 (requiring an emergency access connection to Echo Lane), as a condition of approval.

Commissioner Allen confirmed that this is correct.

The motion to amend carried 4-2 (Alderman Petersen and Commissioner Harrison voting against).

Main Motion, As Amended

The motion as amended carried 6-0.

32. Consideration of Resolution 2024-09, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision, With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Lewisburg Pike And North Of Saint James Drive, Located At 1190 Lewisburg Pike

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

Attachments:

1. MAP Tuck Away PUD Subdivision, Rezoning and Development Plan
2. RES_2024-09_TuckAwayPUD_Combined_LawApproved02_As Amended
3. 8389 Tuck Away PUD _DP_Rev 1_Conditions of Approval_01
4. 1-7 pages Tuck Away DP Rev 1
5. 8-14 pages Tuck Away DP Rev 1
6. 15-21 pages Tuck Away DP Rev 1
7. 22-28 pages Tuck Away DP Rev 1
8. Citizen Comment 01
9. Citizen Comment 02

Staff Presentation: Joey Bryan. On April 23rd, BOMA reviewed the Development Plan based on this Commission's recommendation. The BOMA voted to approve the development plan, by a vote of 6-2, and added an additional condition of approval. The additional condition stated: Amend the natural screening of the buffer to be 100% evergreen. As the Planning Commission's role is to provide recommendations to the BOMA, the additional condition is before the Commission to review and either grant or decline concurrence of the condition.

Recommendation: Staff recommends that the Planning Commission concur with the additional condition of approval.

Citizen Comments: None

Applicant Presentation: Greg Gamble. Mr. Gamble stated that an evergreen buffer was requested by BOMA.

Motion

Commissioner Harrison motioned to concur with the additional condition of approval for Resolution 2024-09, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision, With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Lewisburg Pike And North Of Saint James Drive, Located At 1190 Lewisburg Pike, seconded by Commissioner McLemore.

Discussion

Commissioner Williamson asked staff if a variety of evergreen species would be required to avoid loss of a single species, resulting in the loss of the natural buffer.

Ms. Wright noted that typically a mix of deciduous and evergreen species are required to avoid loss of a single tree type.

The motion carried 6-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

33. Franklin Ridge Subdivision, Preliminary Plat, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 28.26 Acres, Located at 565 Jordan Road.

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

Attachments:

1. MAP Franklin Ridge Sub PP
2. 8466 Franklin Ridge Sub PP_Conditions of Approval_01
3. 1-5 Pages from 2024-06-06 Franklin Ridge Subdivision - Preliminary Plat Resubmittal
4. 6-10 Pages from 2024-06-06 Franklin Ridge Subdivision - Preliminary Plat Resubmittal-2
5. Citizen Comment - Item 33

Staff presentation: Joey Bryan. The property is zoned R-2. The proposed layout meets the requirements for Residential Two or R-2 with all lots being at least 15,000 square feet in size and having a minimum lot width of 75 feet. The plan does require a section of Jordan Road to be abandoned with local traffic being routed through the proposed subdivision. The disposal of Right-Of-Way for this section of Jordan Road was approved by the Board of Mayor and Aldermen at their May 28th, 2024, meeting.

Recommendation: Staff recommends approval of the Franklin Ridge Subdivision Preliminary Plat, with conditions.

Citizen Comments:

Frank Limpus, 614 Gleneagle Lane. Mr. Limpus stated that he originally had traffic concerns regarding Franklin Ridge, but the revised plan to keep Jordan Road open along with a three-way stop at the intersection of Gleneagle Lane and Jordan Road reduced his concerns. Mr. Limpus also noted that keeping Jordan Road open allows emergency access connectivity via Liberty Pike.

Eric Spindler, 613 Gleneagle Lane. Mr. Spindler stated that he represents the Eagle's Glen HOA Board and residents of Eagle's Glen. Homeowners' concerns about increased traffic and connectivity have been expressed to city officials, Alderman Bev Burger and Greg Gamble, Land Planner and Landscape Architect for Franklin Ridge subdivision. To help alleviate traffic fears and provide connectivity to the residents of Eagle's Glen, Mr. Spindler requested that Jordan Road remain open, a three-way stop at the intersection Jordan Road and Gleneagle Lane, and a Right In/Right Out at the intersection of Jordan Road and Liberty Pike.

Franklin Alderman Bev Burger. Alderman Burger stated that she is speaking in support of Eagle's Glen HOA and the residents of Eagle's Glen. There is an opportunity to provide connectivity without an increase in pass-through traffic to McEwen Drive. Alderman Burger expressed the importance of creating a Right In/Right Out at the intersection of Jordan Road and Liberty Pike for traffic safety reasons.

Jimmy Wiseman made a clarification regarding the current plan by stating that the plan does not show the gate removed on Jordan Road allowing through traffic. The gates on Jordan Road exist because of a Board action. Therefore, a Board action would be required to remove the gate. Also, a condition of approval would need to be added changing the intersection of Jordan Road and Liberty Pike to a Right In/Right Out. Staff supports this idea and recommends a discussion with BOMA about traffic improvements.

Lou Flatt, 253 Circle View Drive. Mr. Flatt stated that he supports keeping Jordan Road closed because of traffic concerns.

Applicant Presentation: Greg Gamble. Mr. Gamble stated that neighbors of Eagle's Glen asked the team to explore a three way stop at the intersection of Jordan Road and Gleneagle Lane and a Right In/Right Out at the intersection of Jordan Road and Liberty Pike. The preliminary plat proposes creating 34 single family residential lots. If approved, the next step is the site plan, which requires a survey and collaboration with city staff and city engineering to have a better understanding of a three-way intersection and the Right In/Right Out. At this point, the team will present the site plan to BOMA for approval and back to FMPC for site plan approval.

Motion

Commissioner Allen motioned to approve Franklin Ridge Subdivision, Preliminary Plat, Creating 34 Single Family Residential Lots And 3 Open Space Lots, On 28.26 Acres, Located at 565 Jordan Road with conditions, seconded by Commissioner Harrison.

Discussion

Commissioner Williamson stated that she would like to see the gates on Jordan Road removed to allow for connectivity rather than routing traffic through the quiet neighborhoods. The Right In/Right Out concept is much needed for traffic improvement and traffic safety.

Chair Mann asked if staff could confirm at what point the application would come before the FMPC.

Mr. Wiseman stated that removal of the gates on Jordan Road would be determined by BOMA, then any changes to connectivity will require road improvements (Right In/Right Out) which would need to be reflected in construction plans as part of the site plan. If this discussion happens before the site plan returns to the FMPC, then FMPC would see those road improvements.

The motion carried 6-0.

34. Goose Creek Bypass PUD Subdivision, Site Plan, Developing 4,000 Square Feet Of Commercial Space, On 17.98 Acres, Located At 1951 Double Double Drive. (CONSENT AGENDA)

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

Attachments:

1. MAP Goose Creek Bypass PUD SP
2. 8502 Goose Creek Bypass PUD SP_Conditions of Approval_01
3. 1-8 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal
4. 9-16 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-2
5. 17-25 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-3
6. 25-32 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-4
7. 33-40 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-5
8. 41-48 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-6
9. 49-56 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-7
10. 57-64 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-8
11. 65-72 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-9
12. 73-80 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-10
13. 81-86 Pages from 2024-06-06 Goose Creek Bypass - Site Plan Resubmittal-11

The item was Approved on Consent Agenda.

35. The Middle Eight PUD Subdivision, Site Plan, Developing 6 Single Family Residential Lots, 15 Attached Residential Lots, 222 Multifamily Units, And 3,000 Square Feet Of Commercial Space, On 7.12 Acres, Located At 209 Old Liberty Pike. (CONSENT AGENDA)

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

Attachments:

1. MAP Middle Eight PUD SP
2. 8438 Middle Eight PUD SP_Conditions of Approval_01
3. 1-10 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-5
4. 11-20 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-6
5. 21- 30 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-7
6. 31-40 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-8
7. 41-50 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-9
8. 51-60 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-10
9. 61-70 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-11
10. 71-80 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-12
11. 81-86 Pages from 2024.06.06 - COF 8438 - Middle Eight Site Plans-13
12. Citizen Comments - Item 35

Staff Presentation: Joey Bryan. The site plan is for the construction of 6 single family residential units, 15 attached residential units, 222 multifamily units, and 4,000 square feet of commercial space for the Middle Eight PUD Subdivision. The property is zoned Planned District and comprises 7.12 acres. The development plan for the Middle Eight PUD

Subdivision was approved by the Board of Mayor and Aldermen on August 8th, 2023. This site plan requires approval by the Franklin Municipal Planning Commission due to the property's partial location within the Historic Preservation Overlay (HPO).

Mr. Bryan stated that public input had been received regarding additional conditions of approval and surveys. Specifically, an archaeological survey has been requested by community members. However, BOMA chose not to add any additional conditions of approval related to the archaeological survey. Procedurally, a typical request for an archaeological survey should be requested during the development plan. When the development plan was approved, the Middle Eight became vested under the regulations and conditions in place at the time of approval. The proposed site plan, for the Middle Eight approved development plan, is approval of construction documents that staff have thoroughly reviewed ensuring the plan meets the city's technical requirements.

Recommendation: Staff recommends approval of the Middle Eight PUD Subdivision Site Plan, with conditions.

Citizen Comments:

Tiffany White, 20 Daniels Drive. Ms. White stated that she is opposed to the Middle Eight along with many of her immediate neighbors. The Middle Eight will set a dangerous precedent for all future developments in Franklin. The changes and exceptions allowed for the Middle Eight will be cited by builders as a rationale for taller and more dense buildings. Ms. White noted her concerns about how regulations are not enforced and how easily they are changed. Responsible development is needed and the Middle Eight is not responsible. Ms. White called for modifications of the development reducing density and rejection of the parking variance request. More true green space is needed to better frame this gateway into Franklin.

Kelsey Sasser, Blazer Road. Ms. Sasser stated her concerns about existing traffic, parking, and flooding issues. The Middle Eight will put more strain on these issues. More discussions are needed regarding the blasting safety for the underground parking. Ms. Sasser noted that most people did not know about the Middle Eight until the development plan was already approved.

Bari Beasley, 112 Bridge Street. Ms. Beasley stated that a harmful precedent will be set that undermines the historical preservation ordinances of Franklin if the Middle Eight development moves forward. Two considerations are requested by the Heritage Foundation. First, the architectural character of the buildings needs to be reassessed. Secondly, reconsideration of an archaeological survey to remove and safeguard historical items found on the property should be studied further. The Heritage Foundation advocates for Williamson County and with development of this nature, the downtown core will have a lasting impact altering the historic fabric of Franklin.

Anna Marcum, 112 Bridge Street. Ms. Marcum stated as a preservationist she must speak out regarding the harmful precedence the Middle Eight development will create for future development in Franklin. Essentially, the door will be open for more developments similar in size, height, and density as the Middle Eight. Ms. Marcum asked the FMPC to urge the developer to consider the additional conditions of approval including reconsideration of the architectural character of the development and reconsideration of a standard archaeological survey.

Mike Reinfeldt, Jamison Station Townhomes. Mr. Reinfeldt noted his concerns about parking capacity at the Middle Eight and at the Factory. Flooding is an ongoing issue with the potential for increased flooding in the future.

Applicant Presentation: Yates Bateman. Mr. Bateman stated that the team has worked closely with BOMA, FMPC, HZC, and city staff to create a project that will positively impact Franklin. The team has gone above and beyond or exceeded city guidelines and codes and agree with the conditions of approval.

Motion

Commissioner Harrison motioned to approve The Middle Eight PUD Subdivision, Site Plan, Developing 6 Single Family Residential Lots, 15 Attached Residential Lots, 222 Multifamily Units, And 3,000 Square Feet Of Commercial Space, On 7.12 Acres, Located At 209 Old Liberty Pike with staff conditions, seconded by Commissioner McLemore.

Discussion

Alderman Petersen expressed her concerns about flooding with all the impervious surfaces that will cover the Middle Eight development along with the underground parking spaces. Regarding the archaeological survey and the historical portion of the Middle Eight development, Alderman Petersen presented her research about a retreat that took place on December 17,

1864, along Franklin Road and the Nashville/Decatur railroad, eventually sweeping into Harlinsdale. The Truett House was the general's headquarters, making it very likely the retreat went from Old Liberty Pike onto Franklin Road and into Harlinsdale farm. The historical marker located symbolizing the retreat was on the back of another historical marker. Alderman Petersen stated that she feels strongly about moving forward with the archaeological survey because this area saw military action. If there is a way to make time for an archaeological survey, it's important that we allow this to happen.

Ms. Wright reviewed the criteria required for site plan approval. If the proposal meets the applicable zoning and overlay districts, if the proposal is consistent with the ordinances, standards and related codes enforced by the city and the proposal meets all the requirements and conditions of any other applicable developmental approval such as a development plan or associated modification of standards, the proposal should be approved. Staff believes that all the criteria for approval have been met. Therefore, approval is recommended. As Mr. Bryan stated in the staff report, the appropriate time for an archaeological survey would have been at the development plan stage.

Chair Mann noted that at this stage of the process, having the certificate of appropriateness from the HZC and approval of the development plan with no additional conditions from BOMA, it is not an appropriate time to add further conditions. From experience, an archaeological survey is not a typical due diligence a developer completes. It is the developer's choice to complete the survey on his own, which might be a good idea, but that would still be his choice. The conditions discussed in the Heritage Foundation letter to FMPC are appropriate conditions at the development plan level, not at the site plan level. It's important for the public to have a clear understanding of when and how decisions are made for proposed new development.

Commissioner Allen agreed with Chair Mann and stated that legally the Board is required to approve the site plan because the criteria for approval have been met.

Commissioner Petersen asked if there is any possibility that an archaeological survey could be completed.

Ms. Wright explained that conditions related to city ordinance and standards that are already adopted can be made but outside technical requirements, it's not typical to add conditions at this stage.

Commissioner Harrison called the vote.

The motion carried 5-1 (Alderman Petersen voting against).

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to Adjourn. The motion carried 6-0.

There being no further business, the meeting adjourned at 8:23 PM.

Chair

Date

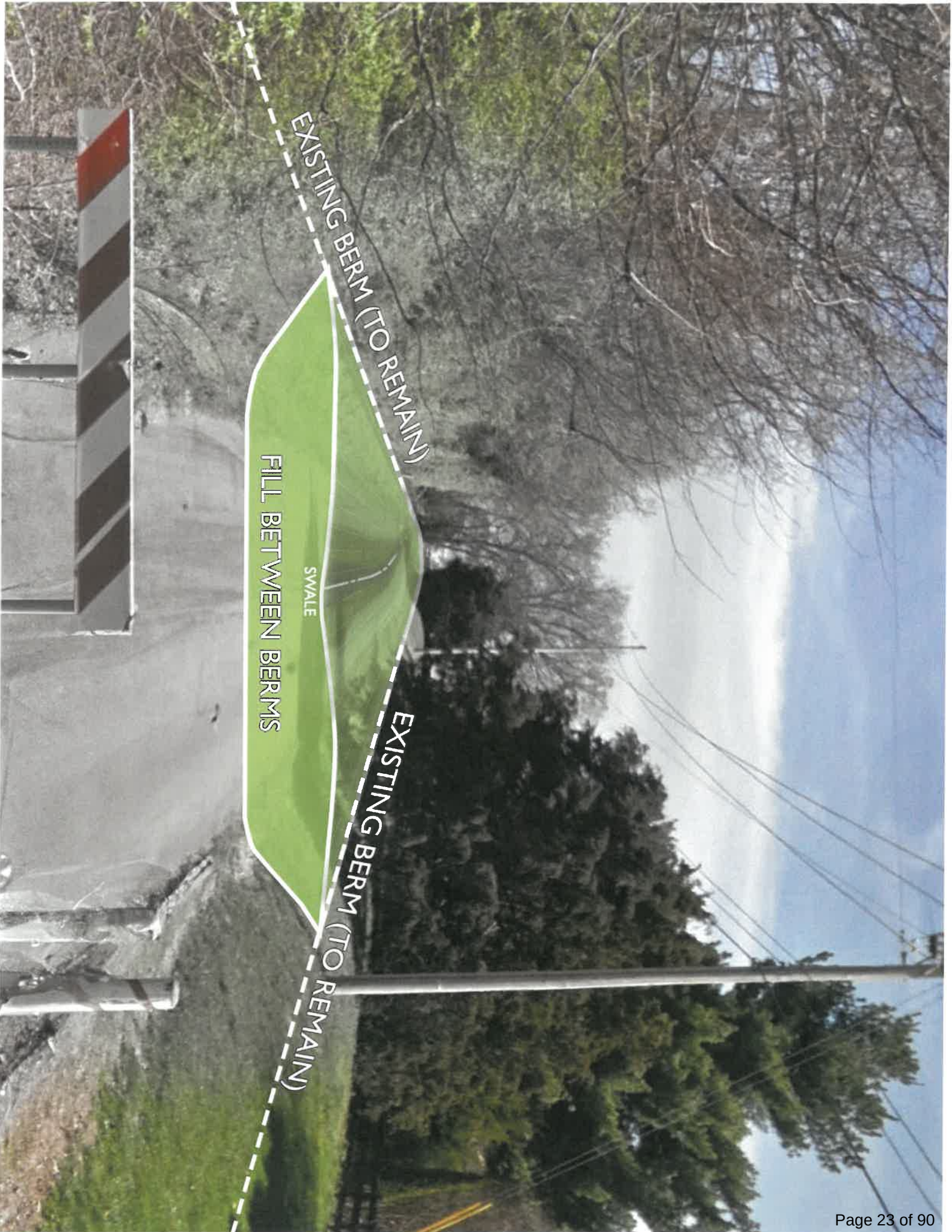


JORDAN ROAD
MASTER PLAN
 APRIL 25, 2024

Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®







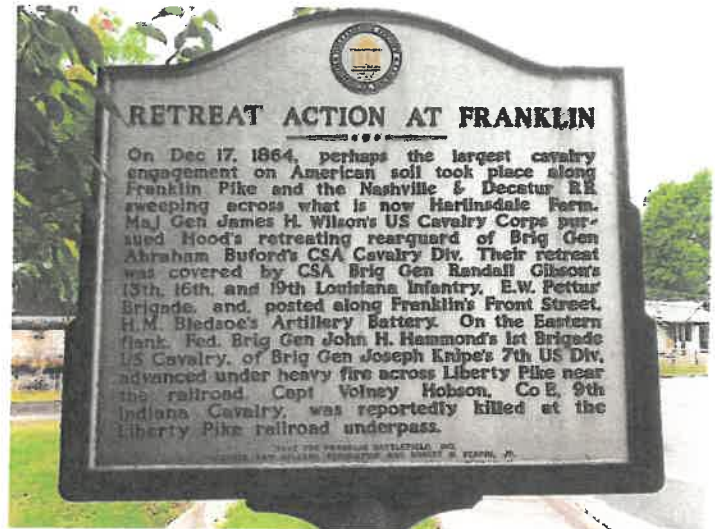
**JORDAN ROAD
CONNECTION MAP - PROPOSED CONDITION**
MAY 24, 2024



Franklin in Williamson County, Tennessee — *The American South (East South Central)*

Retreat Action at Franklin

Inscription. On Dec 17, 1864, perhaps the largest cavalry engagement on American soil took place along Franklin Pike and the Nashville & Decatur RR sweeping across what is now Harlinsdale farm. Maj Gen James H. Wilson's US Cavalry Corps pursued Hood's retreating rear guard of Brig Gen Abraham Buford's CSA Cavalry Div. Their retreat was covered by CSA Brig Gen Randall Gibson's 13th, 16th and 19th Louisiana Infantry. E.W. Pettus' Brigade, and, posted along Franklin's Front Street, H.M. Bledsoe's Artillery Battery. On the Eastern flank, Fed. Brig Gen John H. Hammond's 1st Brigade US Cavalry, of Brig Gen Joseph Knipe's 7th US Div, advanced under heavy fire across Liberty Pike near the railroad. Capt Volney Hobson, Co E, 9th Indiana Cavalry, was reportedly killed at the Liberty Pike railroad underpass.



May 22, 2020

1. Retreat Action at Franklin Marker

Erected by Williamson County Historical Society.

Topics and series. This historical marker is listed in this topic list: [War, US Civil](#). In addition, it is included in the [Tennessee - Williamson County Historical Society](#) series list. A significant historical date for this entry is December 17, 1864.



Click or scan to see this page online

Location. 35° 55.769' N, 86° 51.491' W. Marker is in Franklin, Tennessee, in Williamson County. Marker is on Eddy Court, 0.1 miles west of Eddy Lane, on the right when traveling west. Near the Nashville & Decatur RR underpass between Old Liberty Pike and Eddy Court. [Touch for map](#). Marker is in this post office area: Franklin TN 37064, United States of America. [Touch for directions](#).

Other nearby markers. At least 8 other markers are within walking distance of this marker. [Fort Granger Federal Garrison](#) (here, next to this marker); [Rusty Mechanism](#) (approx.



HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)

No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

Date Submitted

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 3

Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

SIDEWALKS

TYPE OF IMPROVEMENT

A separate action request must be submitted for each improvement

I (we) request that the following action be taken on this agreement:

☒ Release

*Reduce and extend to _____ (not less than six mos)

Extend to _____ (not less than six mos)

SIGNED:

Developer or Representative

*If requesting reduction, indicate amount complete:
_____ %

Note in margin-How did you arrive at this percentage?

If requesting reduction and
less than 90% complete,

estimate remaining amount
to complete this improvement:

\$ _____

*Reductions shall not exceed 75%, or minimum
maintenance amount.

*See new guidelines for details related to

reductions at <http://www.franklintn.gov/home/showdocument?id=288>

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect. (Incomplete requests will not be accepted)

Complete either section A or B and sign/seal and date below:

A: _____ (Engineer or Landscape Architect – print name) has personally visited this site and affirms that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

B: **Catherine McDonald** (Engineer or Landscape Architect – print name) affirms that **Jessica Clouser** has personally visited this site and he/she is competent by education and/or experience to inspect, and is under my direct supervision. I further affirm that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

SIGNED/DATED/PROFESSIONAL SEAL:

Engineer or Landscape Architect (Sign and date on seal)



Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: July 25, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 3 – COF 5749

Improvement: Sidewalk
Surety Type: Performance
Original Amount: \$160,000.00
Current Amount: \$160,000.00
Request: RELEASE FROM MA
Recommendation: Release to Maintenance
Date of Inspection: 20-June-2024
Inspector: Daniel Brady
Staff Comments:

A review of this project revealed the following deficiency*:



HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)

No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

Date Submitted

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 3

Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

STREETS

TYPE OF IMPROVEMENT

A separate action request must be submitted for each improvement

I (we) request that the following action be taken on this agreement:

☒ Release

_____*Reduce and extend to _____ (not less than six mos)

_____*Extend to _____ (not less than six mos)

SIGNED:

Developer or Representative

**If requesting reduction, indicate amount complete:*

_____%

Note in margin-How did you arrive at this percentage?

If requesting reduction and less than 90% complete,

estimate remaining amount to complete this improvement:

\$ _____

**Reductions shall not exceed 75%, or minimum maintenance amount.*

**See new guidelines for details related to*

reductions at <http://www.franklintn.gov/home/showdocument?id=288>

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect. (Incomplete requests will not be accepted)

Complete either section A or B and sign/seal and date below:

A: _____ (Engineer or Landscape Architect – print name) has personally visited this site and affirms that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

B: **Catherine McDonald** (Engineer or Landscape Architect – print name) affirms that **Jessica Clouser** has personally visited this site and he/she is competent by education and/or experience to inspect, and is under my direct supervision. I further affirm that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

SIGNED/DATED/PROFESSIONAL SEAL:

Engineer or Landscape Architect (Sign and date on seal)



Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE:	July 25, 2024
INSPECTING DEPARTMENT:	Planning Department City of Franklin, TN 109 3 rd Avenue South Franklin, TN 37064

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 3 – COF 5749

Improvement:	Streets
Surety Type:	Performance
Original Amount:	\$684,000.00
Current Amount:	\$171,000.00
Request:	RELEASE FROM MA
Recommendation:	Release to Maintenance
Date of Inspection:	20-June-2024
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:



HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda

(example: request received on April 1st will be placed on May's agenda)

No landscaping can be placed on agendas for the months of February, March, July, August, November and December

Landscaping limited to maximum 25% reduction when at least 50% complete

5/28/2024

Date Submitted

Rizer Point PUD Subdivision Site Plan Section 4

Complete name of project – indicate whether site plan or final plat.

Where applicable, include subdivision, section, revision, lot number and name of building

Sidewalk

TYPE OF IMPROVEMENT

A separate action request must be submitted for each improvement

I (we) request that the following action be taken on this agreement:

☒ Release

☐ *Reduce and extend to _____ (not less than six mos)

☐ Extend to _____ (not less than six mos)

SIGNED:

Developer or Representative

**If requesting reduction, indicate amount complete:*

%

Note in margin-How did you arrive at this percentage?

If requesting reduction and

less than 90% complete,

estimate remaining amount

to complete this improvement:

\$

*Reductions shall not exceed 75%, or minimum maintenance amount.

**See new guidelines for details related to*

reductions at <http://www.franklintn.gov/home/showdocument?id=288>

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect. (Incomplete requests will not be accepted)

Complete either section A or B and sign/seal and date below:

A: Michael Dewey (Engineer or Landscape Architect – print name) has personally visited this site and affirms that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

B: _____ (Engineer or Landscape Architect – print name) affirms that _____ has personally visited this site and he/she is competent by education and/or experience to inspect, and is under my direct supervision. I further affirm that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

SIGNED AND PROFESSIONAL SEAL:

Engineer or Landscape Architect (Sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melinda Brady, email: melinda.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: July 25, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

RIZER POINT PUD SUBDIVISION, FINAL PLAT, SECTION 4 – COF 5779

Improvement: Sidewalks
Surety Type: Performance
Original Amount: \$88,000.00
Current Amount: \$88,000.00
Request: RELEASE TO MA
Recommendation: Release to maintenance
Date of Inspection: 1-July-2024
Inspector: Daniel Brady
Staff Comments:

A review of this project revealed the following deficiency*:



File #: 21-0455

DATE: July 10, 2024
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:

Aureum PUD Subdivision, Final Plat, Creating 4 Lots, Dedicating Public Right-Of-Way, And Creating Utility Easements, On 57.49 Acres, Located Near The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8524
Applicant: Ted Stevenson, Ragan Smith Associates
Owner: Glenn McGehee, SS-CH Franklin, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this final plat is to create four lots, dedicate public right-of-way and create utility easements within the Aureum PUD Subdivision. The corresponding Development Plan was approved with conditions in January 2022 by the Franklin Municipal Planning Commission. The corresponding site plans for offsite improvements and the infrastructure plan that cover the right-of-way have been submitted and approved. The final plat is consistent with the development plan and approved site plans.

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 on 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 that the Franklin Municipal Planning Commission approve, with conditions, Aureum PUD Subdivision, Final Plat. The conditions of approval are attached.

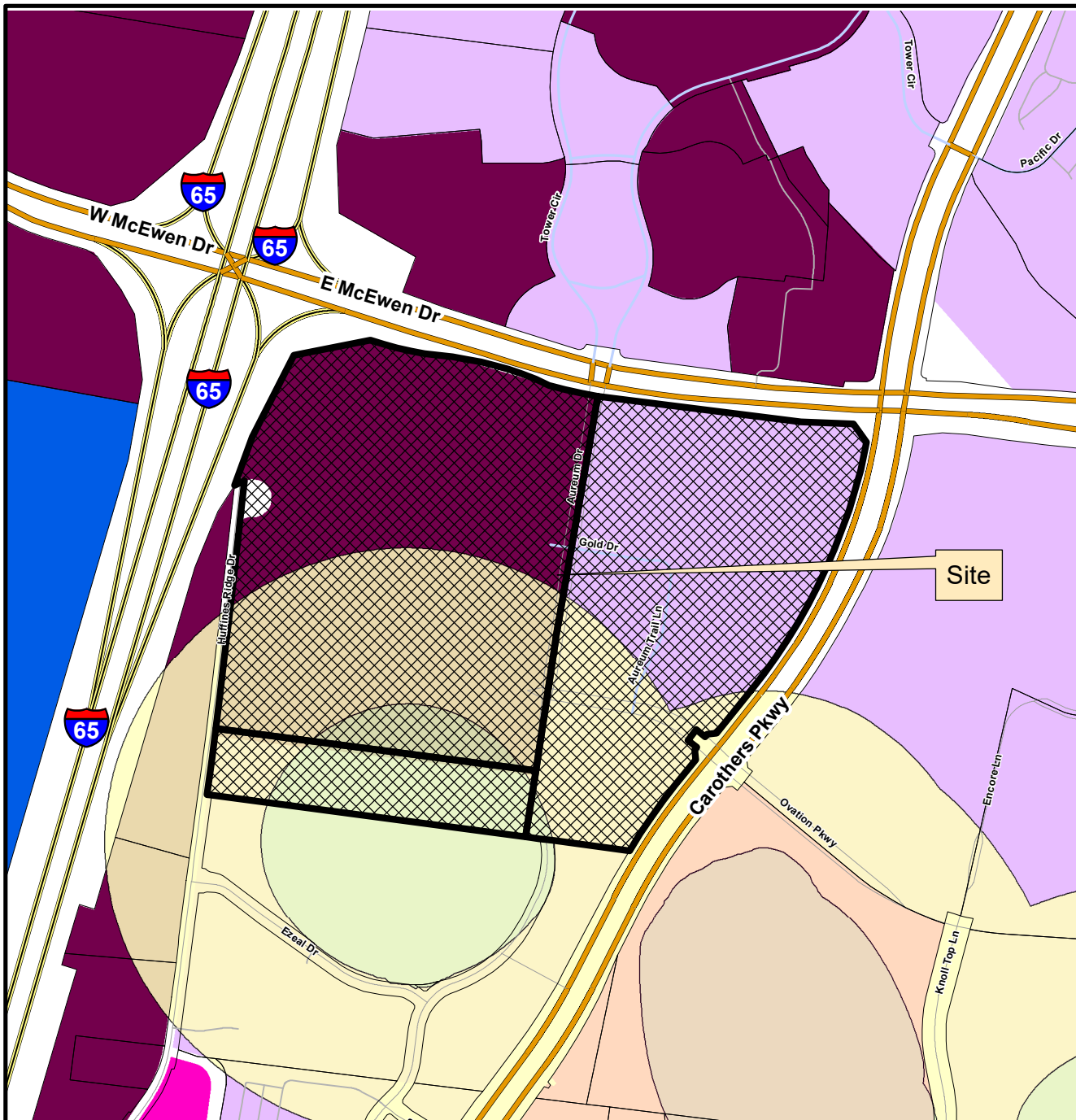
AUREUM PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: PD Planned District, and
RC-12 Regional Commerce 12 District
Overlay Districts: HHO, 500' Buffer of HHO
Site Acreage: 57.49 acres
Total Number of Lots: 4

Legend

-  Aureum PUD Subdivision
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  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 2024. All rights reserved.



0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

3. 0. General Information

lance.fittro@franklinton.gov Applicant shall ensure that any modifications to the site plan [COF #7804] 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.

4. 0. General Information

lance.fittro@franklinton.gov As an advisory comment, this plat does not reflect the easements required for site plan COF #8095 (Aureum Sec. 1 Lot 5 development). Per the condition of approval for site plan COF #8095, a revised final plat must be submitted for review and recorded before a building permit for Lot 5 can be issued. This comment to remain open as a reminder to staff, but **does not hinder approval of this final plat.**

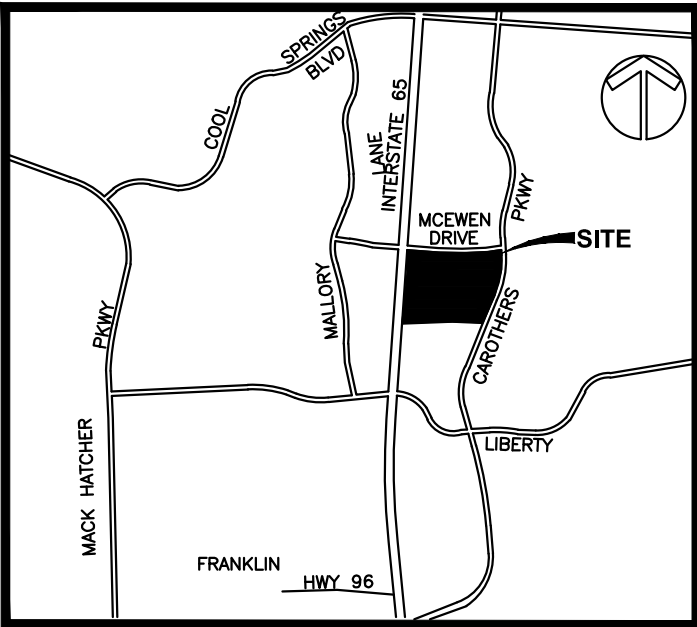
Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklinton.gov Any unposted sureties associated with this development from site plan: [COF #7835 \(Aureum PUD Subdivision, Site Plan, Section 1 \(Offsite Improvements\)\)](#) and [COF #7804 \(Aureum PUD Subdivision, Site Plan \(Infrastructure Plan\)\)](#) 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.)

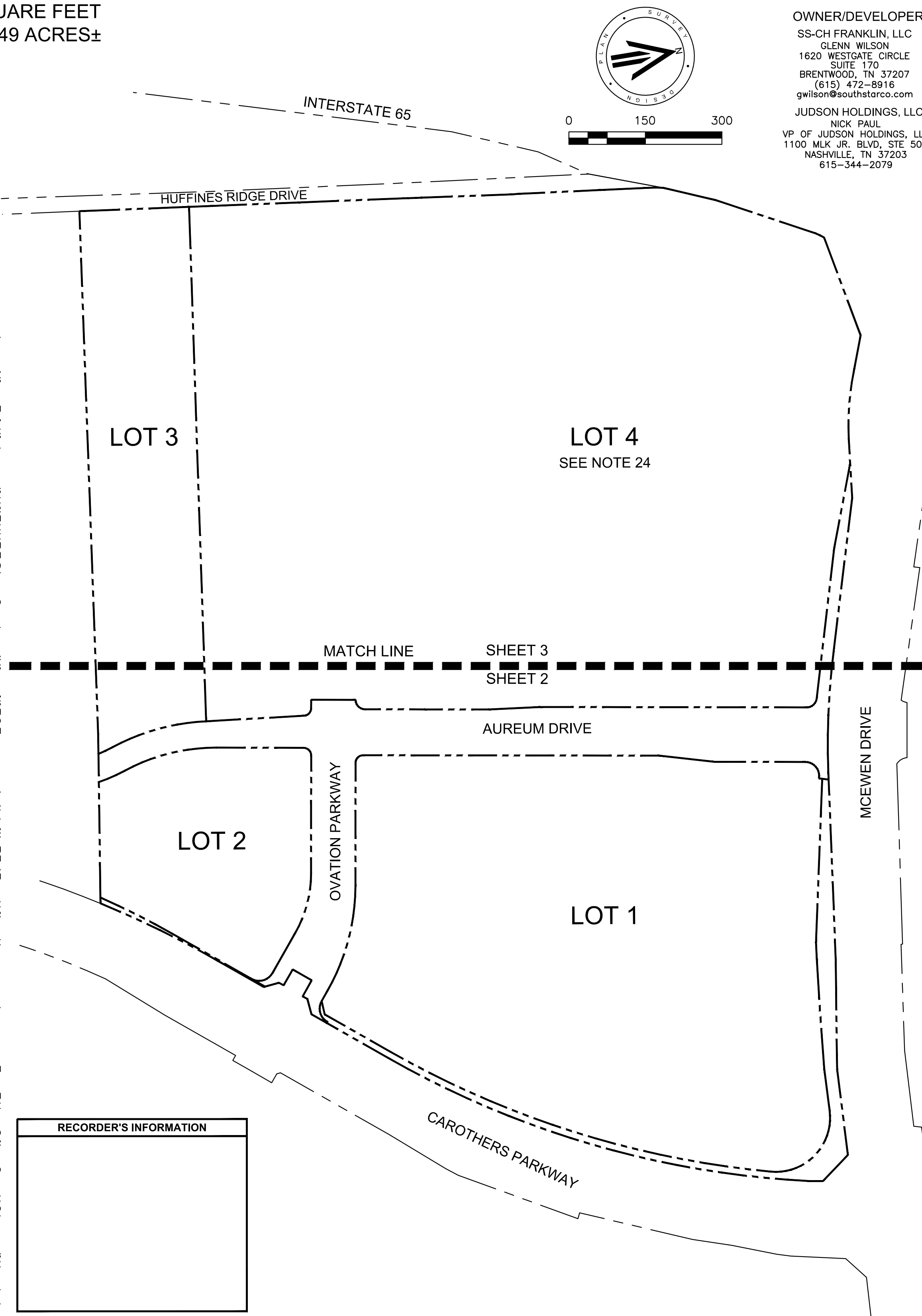
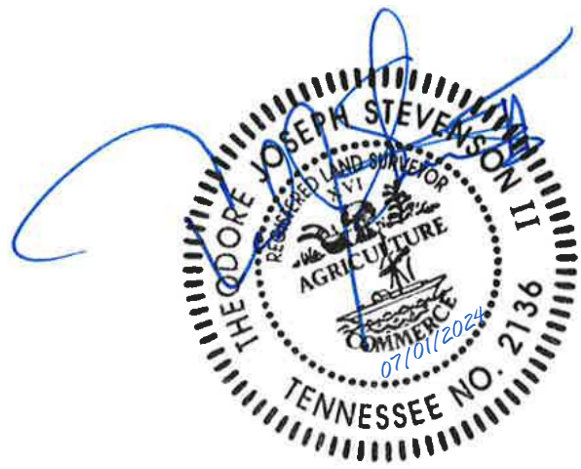


VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS, UTILITY EASEMENTS AND DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD83.
3. LOTS 1, 2, AND 3 OF THIS PROPERTY HAS A BASE ZONING OF PD (PLANNED DEVELOPMENT) WITH A CHARACTER OVERLAY OF MECO-4; OTHER APPLICABLE OVERLAYS= HTO, HHO, 500' HHO BUFFER. PERIMETER SETBACKS (FROM R.O.W./BOUNDARY): EAST MCEWEN DRIVE: 15'; CAROTHERS PARKWAY: 15' SOUTHERN BOUNDARY: 15'; INTERNAL SETBACKS (FROM FACE OF CURB): GOLD DRIVE: 8'; AUREUM TRAIL LANE: 8'. LOT 4 HAS A ZONING OF RC-12 (REGIONAL COMMERCE 12) PERIMETER SETBACKS (FROM R.O.W./BOUNDARY): AUREUM DRIVE 5'; CAROTHERS PARKWAY: 20'; SIDE YARD: 15'; REAR YARD: 25'.
4. 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. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. BEING PARCEL NUMBERS 18.01, 18.02 AND 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.
6. 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.
7. 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.
8. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
9. 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.
10. 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.
11. PUBLIC 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.
12. 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.
13. 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.
14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
15. THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.
16. THERE SHALL BE NO DIRECT ACCESS TO LOT 4 FROM MCEWEN DRIVE OR INTERSTATE 65.
17. THERE SHALL BE NO DIRECT ACCESS TO LOT 1 FROM MCEWEN DRIVE. ACCESS TO LOT 1 FROM CAROTHERS PARKWAY SHALL BE SOLELY VIA THE RIGHT-IN / RIGHT-OUT FOR GOLD DRIVE AS DEPICTED ON AN APPROVED SITE PLAN.
18. THERE SHALL BE NO DIRECT ACCESS TO LOT 2 FROM CAROTHERS PARKWAY.
19. ALL UTILITY INFORMATION SHOWN HEREON IS PROPOSED UNLESS OTHERWISE NOTED.
20. 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.
21. PARCEL 18.02: BEING THE SAME PROPERTY AS CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED OF RECORD IN DEED BOOK 7357, PAGE 667 AND SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK 7357, PAGE 661, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
22. PARCEL 19.03: BEING THE SAME PROPERTY AS CONVEYED TO SS-CH FRANKLIN, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK 9184, PAGE 266, AND QUITCLAIM DEED OF RECORD IN DEED BOOK 9184, PAGE 271, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
23. NO UTILITY OTHER THAN SANITARY SEWER SHALL BE LOCATED WITHIN EXCLUSIVE SANITARY SEWER EASEMENTS, INCLUDING WHERE EXCLUSIVE SANITARY SEWER EASEMENTS OVERLAP OTHER PUBLIC UTILITY EASEMENTS. UTILITY CROSSINGS MAY BE PERMITTED SUBJECT TO CITY OF FRANKLIN APPROVAL.
24. LOT 4 IS NOT INCLUDED IN THE APPROVED AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN (COF#6910) AND IS NOT SUBJECT TO THE CONDITIONS AND RESTRICTIONS PLACED UPON THE APPROVED DEVELOPMENT PLAN BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BY THE BOARD OF MAYOR AND ALDERMAN PER RESOLUTION 2019-31, DATED JUNE 11, 2019.

TOTAL AREA= 2,504,474 SQUARE FEET
OR 57.49 ACRES±



OWNER/DEVELOPERS
SS-CH FRANKLIN, LLC
GLENN WILSON
1620 WESTGATE CIRCLE
SUITE 170
BRENTWOOD, TN 37207
(615) 472-8916
gwilson@southstarco.com
JUDSON HOLDINGS, LLC
NICK PAUL
VP OF JUDSON HOLDINGS, LLC
1100 MLK JR. BLVD, STE 500
NASHVILLE, TN 37203
615-344-2079

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 8801, PAGE 319, DEED BOOK 7357, PAGE 667, DEED BOOK 7357, PAGE 661 AND DEED BOOK 8205, PAGE 98, 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, 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(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.

SS-CH FRANKLIN, LLC

GLENN WILSON DATE

JUDSON HOLDINGS, LLC

NICK PAUL 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 21ST DAY OF MARCH, 2022. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 70,373

Ted J. Stevenson II 7/01/2024
TED J. STEVENSON II TN RLS NO. 2136 DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:(1) THE WATER SYSTEM DESIGNATED IN AUREUM PUD SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF MTEM

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

AUREUM PUD SUBDIVISION

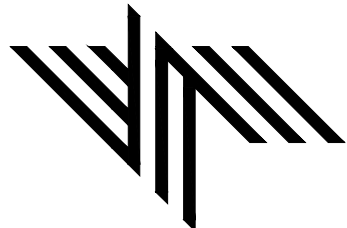
McEWEN DRIVE

COF# 8524

9TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=150'

DATE: JULY 1, 2024 JOB NO. 21-0085

SHEET 1 of 3



RaganSmith

315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; t Stevenson@ragansmith.com
Ted Stevenson

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°03'38"E	45.88'
L2	N07°35'30"E	16.30'
L3	N04°20'01"E	10.88'
L4	S69°53'11"E	5.43'
L5	N83°57'34"W	42.62'
L6	N83°57'34"W	73.61'
L7	S81°11'53"E	62.37'
L8	S81°23'10"E	123.88'
L9	S81°57'12"E	26.21'
L10	S36°57'51"E	70.90'
L11	S09°36'43"W	26.24'
L12	S84°20'19"W	31.13'
L13	S38°11'33"W	10.50'
L14	N51°23'33"W	36.00'
L15	S39°12'25"W	42.85'
L16	S50°53'38"E	35.86'
L17	S38°15'03"W	10.39'
L18	S05°55'58"E	31.12'
L19	S05°55'58"E	2.85'
L20	N38°55'40"E	30.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S39°03'12"W	105.00'
L27	S86°37'20"W	26.72'
L28	N51°00'00"W	23.57'
L29	N16°52'22"E	6.61'
L30	S82°53'40"E	32.69'
L31	S88°03'03"E	82.24'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E
C2	2016.50'	9.34'	0°15'55"	4.67	9.34'	N07°14'50"E
C3	283.50'	29.93'	6°02'59"	14.98	29.92'	N09°39'56"E
C4	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E
C5	541.16'	132.22'	13°59'55"	66.44	131.89'	S76°26'58"E
C6	1491.39'	165.05'	6°20'27"	82.61	164.97'	S76°47'42"E
C7	1491.48'	73.26'	2°48'52"	36.64	73.25'	S81°29'58"E
C8	1847.86'	865.86'	26°50'51"	441.03	857.96'	S25°34'04"W
C9	1971.86'	254.70'	7°24'03"	127.53	254.52'	S35°20'56"W
C10	2255.52'	104.33'	2°39'01"	52.17	104.32'	N75°31'24"W
C11	18.50'	29.00'	89°48'17"	18.44	26.12'	N54°31'25"E
C12	18.50'	27.98'	86°39'27"	17.45	25.39'	N37°16'04"W
C13	426.70'	192.92'	25°54'17"	98.14	191.28'	S06°10'47"E
C14	274.00'	29.81'	6°14'02"	14.92	29.80'	S16°01'33"E
C15	326.00'	55.66'	9°46'59"	27.90	55.60'	N14°15'05"W
C16	374.00'	186.67'	28°35'48"	95.32	184.73'	N04°50'40"W
C17	15.00'	23.55'	89°56'59"	14.99	21.20'	N54°25'43"E
C18	236.50'	122.17'	29°35'47"	62.48	120.81'	S65°47'54"E
C19	30.00'	46.70'	89°11'00"	29.58	42.12'	S06°24'30"E
C20	1527.50'	158.16'	5°55'57"	79.15	158.09'	S36°03'01"W

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	664,213	15.25
2	151,361	3.47
3	219,823	5.05
4	1,250,268	28.70
R.O.W. DEDICATION AREA		
A	217,067	4.98
B	1,705	0.04

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C21	415.50'	214.63'	29°35'47"	109.77	212.25'	N65°47'54"W
C22	15.00'	23.49'	89°42'46"	14.92	21.16'	N35°44'24"W
C23	27.00'	47.40'	100°35'01"	32.51	41.54'	N59°41'43"E
C24	106.25'	190.42'	102°41'09"	132.83	165.94'	S36°42'28"E
C25	1860.00'	787.66'	24°15'48"	399.82	781.79'	S26°48'18"W

LEGEND

- CM(O)

CONCRETE MONUMENT (OLD)
- CM(N)

CONCRETE MONUMENT (NEW)
(4" DIAMETER ALUMINUM DISC
W/ 5/8" IRON ROD MARKED
"RAGAN-SMITH ASSOCIATES")
- IR(O)

IRON ROD (OLD)
- IR(N)

IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN-SMITH & ASSOCIATES")
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- SANITARY SEWER MANHOLE
- GAS VALVE
- PROPOSED STORM STRUCTURE

CATCH BASIN/CURB INLETGAS METER

P

OVERHEAD ELECTRIC POWER LINE

SA

SANITARY SEWER LINE

G

GAS LINE

W

WATER LINE

G.I.E.

GREEN INFRASTRUCTURE EASEMENT

P.D.E.

PUBLIC DRAINAGE EASEMENT

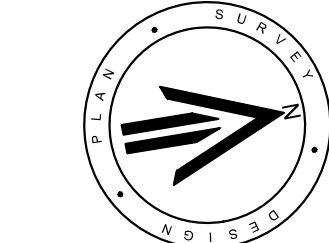
P.A.E.

PUBLIC ACCESS EASEMENT

P.U.A.D.E.

PUBLIC UTILITY ACCESS AND DRAINAGE EASEMENT

R.O.W.C.T.

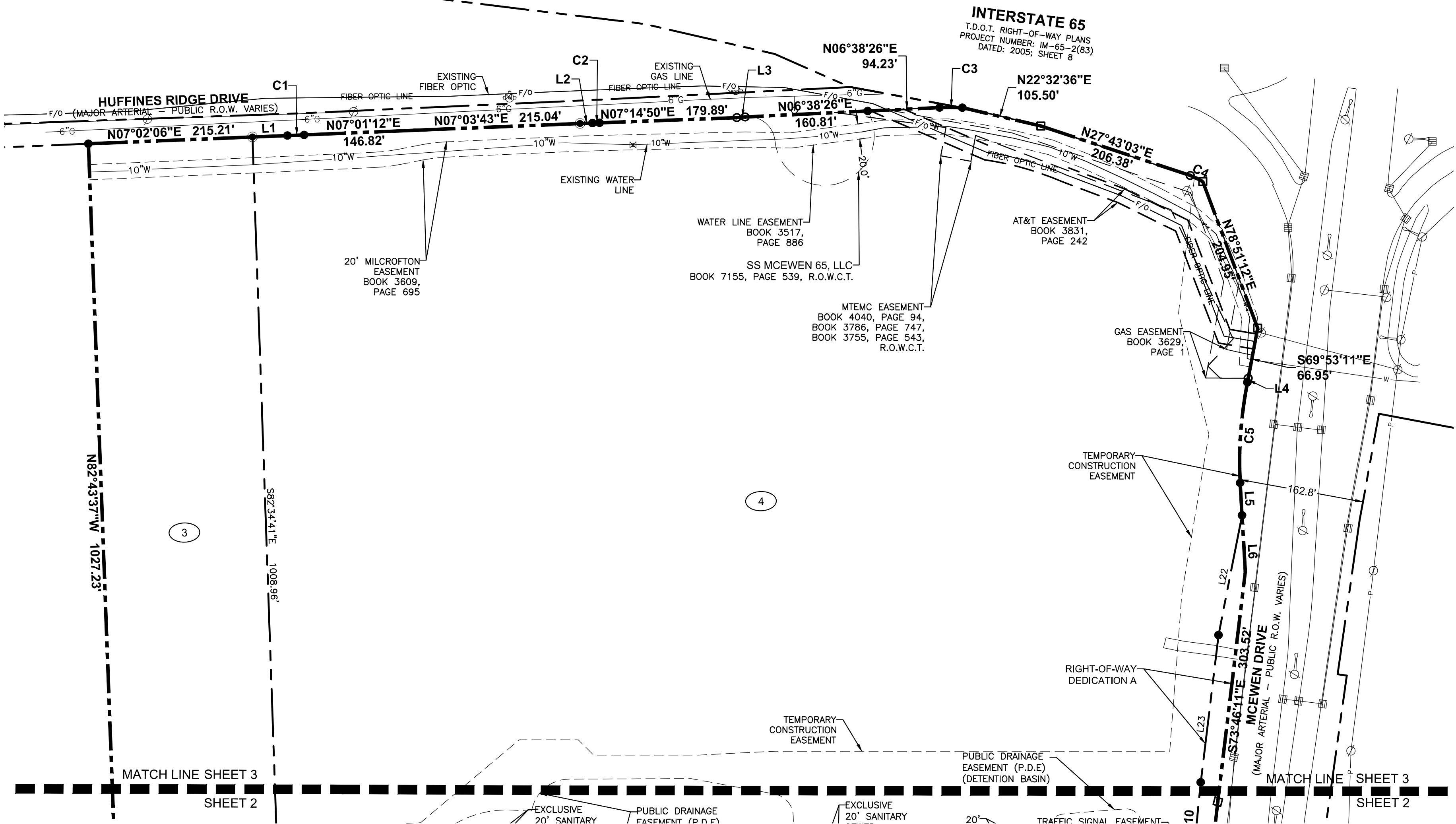
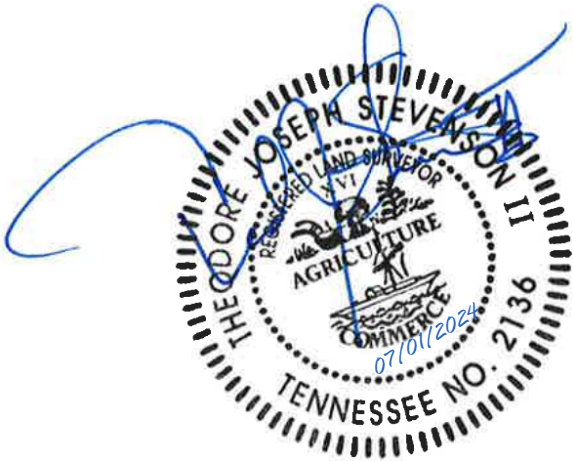
REGISTER'S OFFICE FOR
WILLIAMSON COUNTY,
TENNESSEE

SEE NOTE 1.
0 100 200

OWNER/DEVELOPERS

SS-CH FRANKLIN, LLC
GLENN WILSON
1620 WESTGATE CIRCLE
SUITE 170
BRENTWOOD, TN 37207
(615) 472-8916
gwilson@southstarco.com

JUDSON HOLDINGS, LLC
NICK PAUL
VP OF JUDSON HOLDINGS, LLC
1100 MLK JR. BLVD, STE 500
NASHVILLE, TN 37203
615-344-2079

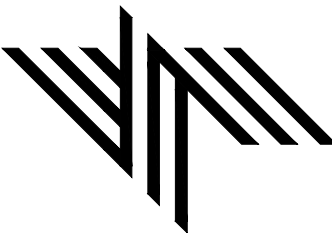


FINAL PLAT

AUREUM PUD
SUBDIVISION

McEWEN DRIVE

COF# 8524
9TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100'
DATE: JULY 1, 2024 JOB NO. 21-0085
SHEET 2 of 3



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com
315 Woodland Street, Nashville,
Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

G:\24-00851-SURVEY\PLAT\FINAL\2024 SUBMITTAL\20240805 PLAT SHEET 2-3.DWG

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°03'38"E	45.88'
L2	N07°35'30"E	16.30'
L3	N04°20'01"E	10.88'
L4	S69°53'11"E	5.43'
L5	N83°57'34"W	42.62'
L6	N83°57'34"W	73.61'
L7	S81°11'53"E	62.37'
L8	S81°23'10"E	123.88'
L9	S81°57'12"E	26.21'
L10	S36°57'51"E	70.90'
L11	S09°36'43"W	26.24'
L12	S84°20'19"W	31.13'
L13	S38°11'33"W	10.50'
L14	N51°23'33"W	36.00'
L15	S39°12'25"W	42.85'
L16	S50°53'38"E	35.86'
L17	S38°15'03"W	10.39'
L18	S05°55'58"E	31.12'
L19	S05°55'58"E	2.85'
L20	N38°55'40"E	30.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S39°03'12"W	105.00'
L27	S86°37'20"W	26.72'
L28	N51°00'00"W	23.57'
L29	N16°52'22"E	6.61'
L30	S82°53'40"E	32.69'
L31	S88°03'03"E	82.24'

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	664,213	15.25
2	151,361	3.47
3	219,823	5.05
4	1,250,268	28.70
R.O.W. DEDICATION AREA		
A	217,067	4.98
B	1,705	0.04

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E
C2	2016.50'	9.34'	0°15'55"	4.67	9.34'	N07°14'50"E
C3	283.50'	29.93'	6°02'59"	14.98	29.92'	N09°39'56"E
C4	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E
C5	541.16'	132.22'	13°59'55"	66.44	131.89'	S76°26'58"E
C6	1491.39'	165.05'	6°20'27"	82.61	164.97'	S76°47'42"E
C7	1491.48'	73.26'	2°48'52"	36.64	73.25'	S81°29'58"E
C8	1847.86'	865.86'	26°50'51"	441.03	857.96'	S25°34'04"W
C9	1971.86'	254.70'	7°24'03"	127.53	254.52'	S35°20'56"W
C10	2255.52'	104.33'	2°39'01"	52.17	104.32'	N75°31'24"W
C11	18.50'	29.00'	89°48'17"	18.44	26.12'	N54°31'25"E
C12	18.50'	27.98'	86°39'27"	17.45	25.39'	N37°16'04"W
C13	426.70'	192.92'	25°54'17"	98.14	191.28'	S06°10'47"E
C14	274.00'	29.81'	6°14'02"	14.92	29.80'	S16°01'33"E
C15	326.00'	55.66'	9°46'59"	27.90	55.60'	N14°15'05"W
C16	374.00'	186.67'	28°35'48"	95.32	184.73'	N04°50'40"W
C17	15.00'	23.55'	89°56'59"	14.99	21.20'	N54°25'43"E
C18	236.50'	122.17'	29°35'47"	62.48	120.81'	S65°47'54"E
C19	30.00'	46.70'	89°11'00"	29.58	42.12'	S06°24'30"E
C20	1527.50'	158.16'	5°55'57"	79.15	158.09'	S36°03'01"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C21	415.50'	214.63'	29°35'47"	109.77	212.25'	N65°47'54"W
C22	15.00'	23.49'	89°42'46"	14.92	21.16'	N35°44'24"W
C23	27.00'	47.40'	100°35'01"	32.51	41.54'	N59°41'43"E
C24	106.25'	190.42'	102°41'09"	132.83	165.94'	S36°42'28"E
C25	1860.00'	787.66'	24°15'48"	399.82	781.79'	S26°48'18"W

MTEMC EASEMENT NOTE
EXISTING OVERHEAD ELECTRIC TO HAVE 40'
EASEMENT UNTIL RELOCATION IS COMPLETE.

LEGEND

CM(O)	CONCRETE MONUMENT (OLD)	■	CATCH BASIN/CURB INLET
CM(N)	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊗	GAS METER
IR(O)	IRON ROD (OLD)	○	GAS VALVE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—P—	OVERHEAD ELECTRIC POWER LINE
⊕	FIRE HYDRANT	—SA—	SANITARY SEWER LINE
⊕	WATER VALVE	—G—	GAS LINE
⊕	WATER METER	—W—	WATER LINE
⊕	UTILITY POLE	G.I.E.	GREEN INFRASTRUCTURE EASEMENT
⊕	SANITARY SEWER MANHOLE	P.D.E.	PUBLIC DRAINAGE EASEMENT
■	PROPOSED STORM STRUCTURE	P.A.E.	PUBLIC ACCESS EASEMENT
		P.U.A.D.E.	PUBLIC UTILITY ACCESS AND DRAINAGE EASEMENT
		R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

FINAL PLAT

AUREUM PUD SUBDIVISION

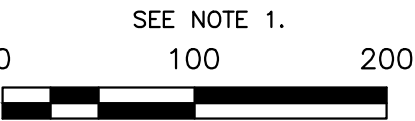
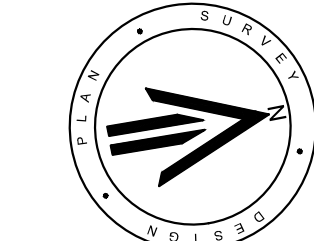
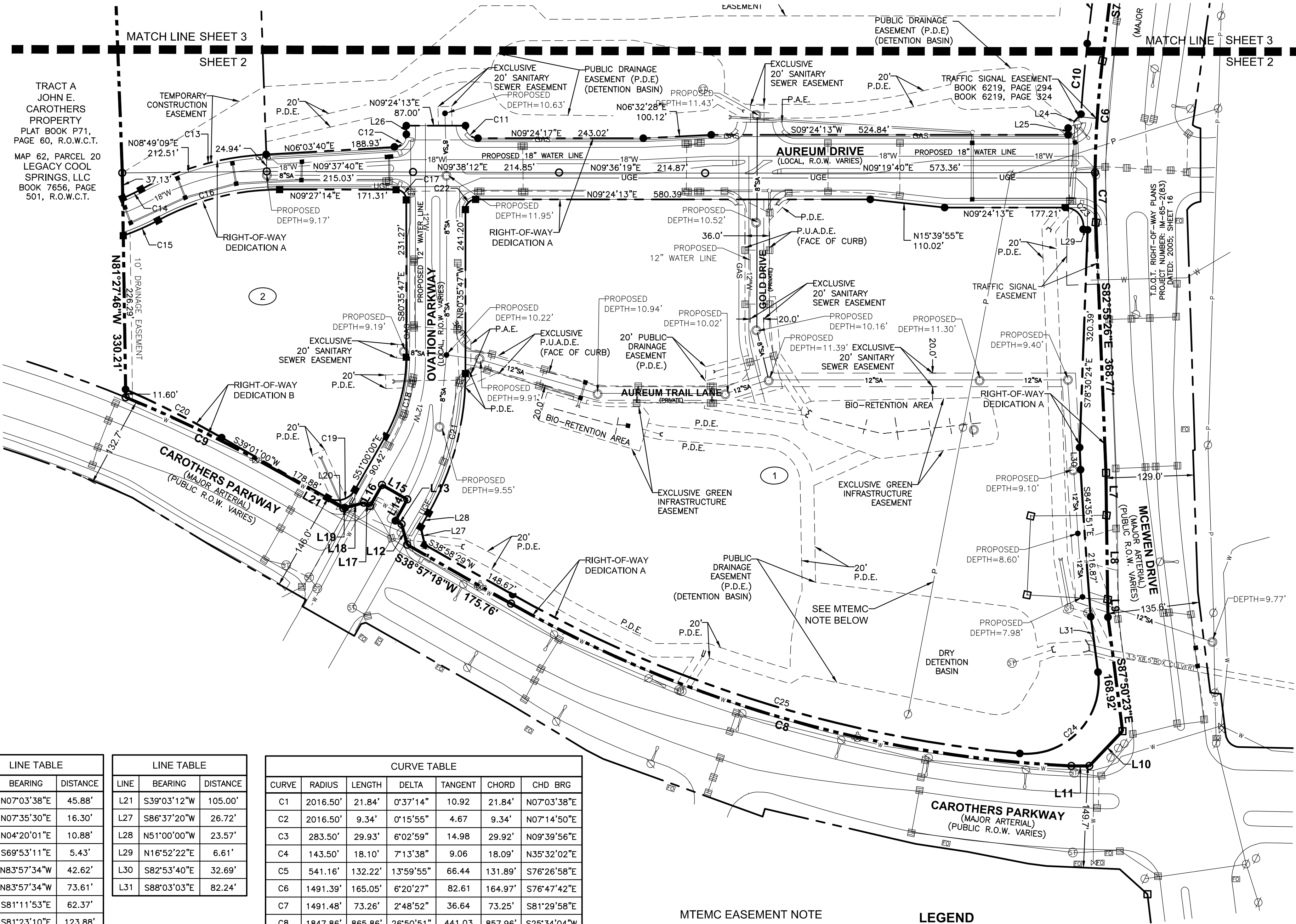
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SHEET 3 of 3

RaganSmith

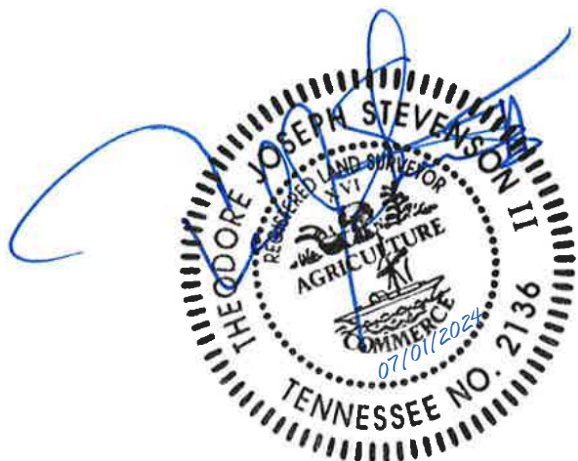
Nashville - Murfreesboro - Chattanooga
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NICK PAUL
VP OF JUDSON HOLDINGS, LLC
1100 MLK JR. BLVD, STE 500
NASHVILLE, TN 37203
615-344-2079





File #: 21-0458

DATE: July 10, 2024
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:

Poplar Farms PUD Subdivision, Final Plat, Section 2, Creating 1 Nonresidential Lot For An Amenity Center, On 1.6 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4042 Brightwood Court. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8526
Applicant: Kris Keown, Meritage Homes
Owner: Kris Keown, Meritage Homes

BACKGROUND/STAFF COMMENTS:

The purpose of the plat is to create one nonresidential lot for the proposed amenity center for the Poplar Farms PUD Subdivision. The existing zoning is Planned (PD 1.84) District. The proposed final plat is made up of 1.6 acres and the required setbacks are shown. The corresponding site plan was approved on the February 2023 Administrative 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 with conditions of Poplar Farms PUD Subdivision, Final Plat, Section 2. The conditions of approval are attached.

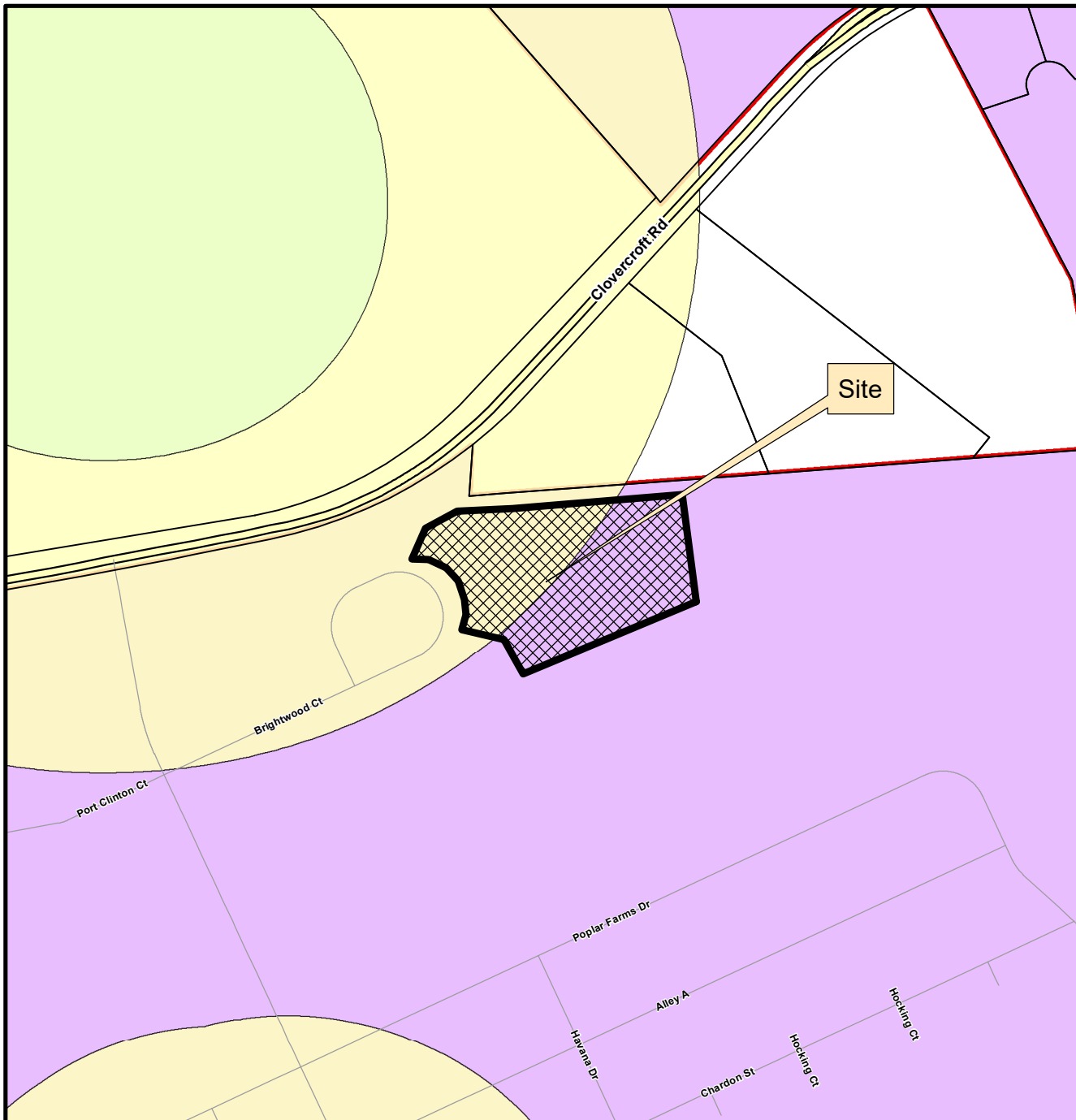
POPLAR FARMS PUD SUBDIVISION, SECTION 2 FINAL PLAT

Project Information

Existing Zoning: PD (1.84)
Overlay Districts: 500' HHO Buffer
Site Acreage: 1.60 acres
Total Number of Lots: 1

Legend

- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

8. Site Plan Conditions of Approval

lance.fittro@franklinton.gov The following conditions of approval for the Poplar Farms PUD Section 2 site plan (COF #8071) remain applicable:

Prior to recording of a final plat for Section 2, sureties shall be posted and stormwater/grading and utility permits issued for Section 1 due to the utility infrastructure and access necessary for the function of Section 2 being proposed for installation with the Section 1 site plan. *[Required timing for posting of sureties revised to Final Plat per direction of the City Engineer].*

COMPLETED

Prior to any Final Plat approval for property in the development, Applicant shall provide documentation that all offsite easements and right-of-way dedication have been obtained.

COMPLETED - Off-site ROW and easements referenced in condition of approval recorded on 4/25/24 as Deed Book 9463 Page 340-345; Deed Book 9463 Page 332-339; Deed Book 9463 Page 327-331; Deed Book 9463 Page 320-326

Prior to the first issuance of a Building Permit, the improvements to Clovercroft Road shall be constructed by the developer and accepted by the City of Franklin.

COMPLETED week of 6/26/24 per Streets inspector, Daniel Brady

Prior to issuance of a Building Permit for Section 2, utility main installation and roadway construction for Section 1 shall be installed, tested and accepted by City of Franklin for public use as necessary to provide utility service and access for Section 2.

Prior to the issuance of the 21st Building Permit, portion of the improvements to Market Street shown on the Section 1 site plan shall be constructed by the developer and accepted by the City of Franklin.

Prior to the issuance of the 246th Building Permit: Based on the traffic impact analysis, the requirement for the Market Street connection to Hwy 96 shall be triggered by the issuance of the 245th building permit. No additional building permits shall be issued until the connection has been constructed, accepted, and open to the public.

10. C. Final Plat

lance.fittro@franklinton.gov Applicant shall ensure that any changes to Site Plan [COF#8071] are reflected on the Final Plat. The 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.

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan: [COF #8071 \(Poplar Farms PUD Subdivision, Site Plan, Section 2 \(Amenity Center\)\)](#) 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

11. Acreage

chelsea.randolph@franklintn.gov Applicant shall add the acreage of the proposed lot.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE AMENITY CENTER LOT
2. THE RECORDING OF THIS PLAT SUPERCEDES THE PLAT FOR POPLAR FARMS, SECTION 1, AS RECORDED IN PLAT BOOK 82 PAGE 125 R.O.W.C.TN. WITH REGARD TO THE SINGLE LOT 1007 AS SHOWN ON THIS PLAT.
3. EXISTING ZONING PD (1.84) / HHO & SCO
4. SECTION 2 LOTS SHOWN HEREON ARE SUBJECT TO THE APPROVED SITE PLAN, CITY OF FRANKLIN PROJECT NO. 8071, DATED OCTOBER 25, 2023, AND MUST COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH THEREIN.
5. OWNER: POPLAR FARMS JV, LLC
- ADDRESS: 2555 MERIDIAN BOULEVARD, STE 100, FRANKLIN, TN 37067
CONTACT: (615) 992-2050
6. SURVEYOR: ENERGY LAND & INFRASTRUCTURE, LLC
- ADDRESS: 440 METROPLEX DRIVE - NASHVILLE, TN 37211
CONTACT: TIM HAGGARD
PHONE: (615) 438-9664
EMAIL: TIM.HAGGARD@ELI-LLC.COM
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL(S) 44.01 ON TAX MAP 080. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 8961, PAGE 534 IN REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE.
8. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0220F, SEPTEMBER 29TH, 2006.
9. ALL PROPERTY CORNERS NOT DESIGNATED OTHERWISE SHALL BE MARKED WITH 1/2" IRON RODS X 18" LONG WITH PLASTIC CAPS DENOTED ELI-LLC.
10. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 (2011) DATUM.
11. 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.
12. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEM.
13. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
14. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL OPEN SPACE, LANDSCAPE AND DETENTION/RETENTION AREAS, AND ALL SIDEWALKS AND PATHWAYS LOCATED OUTSIDE PUBLIC RIGHTS-OF-WAY. ALL ROADWAYS SHALL BE PUBLIC STREETS CONSTRUCTED TO THE CITY OF FRANKLIN SPECIFICATIONS IN PUBLIC RIGHTS-OF-WAY.
15. THE LOTS SHALL BE SERVED BY WATER FROM MILCROFTON UTILITY DISTRICT AND SEWER FROM THE CITY OF FRANKLIN. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
16. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. 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.
19. 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 BY LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE OWNER OR H.O.A. THE PROPERTY OWNER OR H.O.A. SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING FENCING CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR H.O.A. AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
20. ANY MINERAL RIGHTS TO BE RETAINED BY THE OWNER.
21. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR

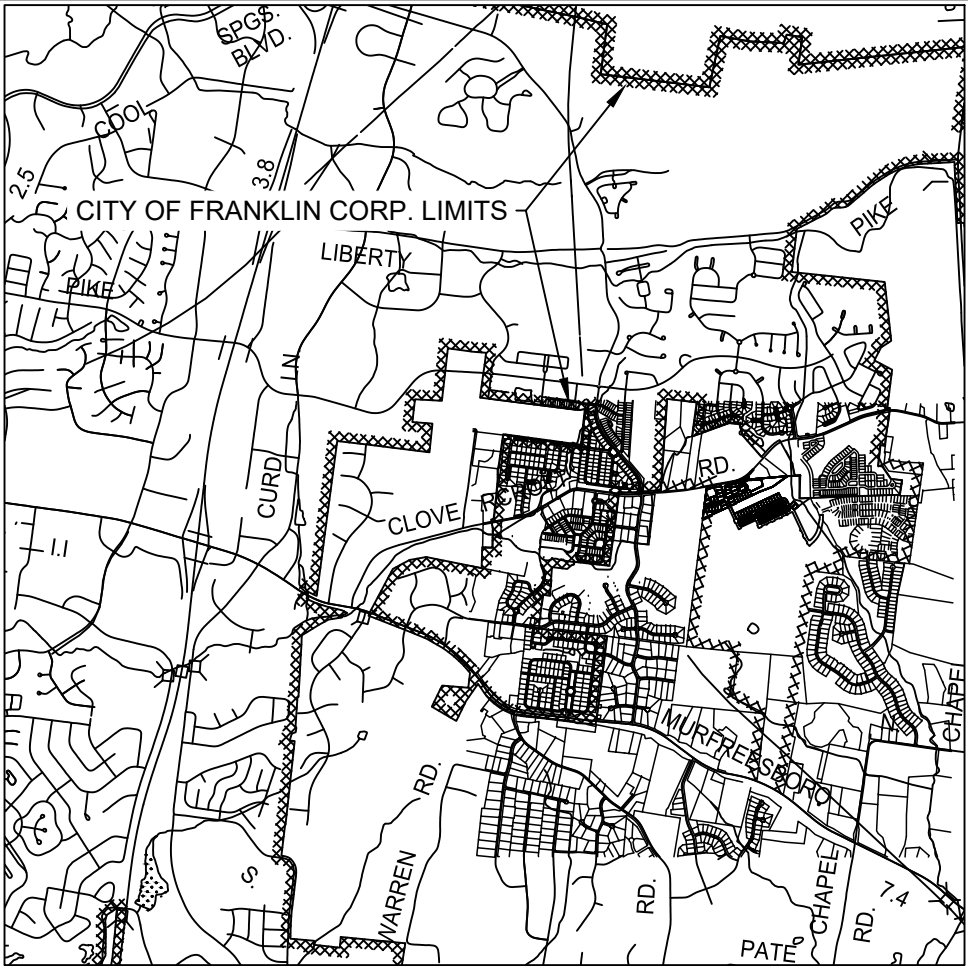
- OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
22. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
23. EXCLUSIVE 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 TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AN 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.
24. NO LOTS SHALL HAVE DIRECT ACCESS TO CLOVERCROFT ROAD.
25. LONG TERM MAINTENANCE PLAN IS RECORDED IN BOOK 9400, PAGE 499 R.O.W.C.TN.
26. OFF SITE RECORDED EASEMENTS FOR MARKET STREET & CLOVERCROFT ROAD ARE RECORDED IN BOOK 9463, PAGE 320 AND BOOK 9463, PAGE 332, R.O.W.C.TN.
27. M.T.E. BLANKET EASEMENTS ARE RECORDED IN BOOK 9453 PAGE 379, R.O.W.C.TN.
28. 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.

ROAD DATA

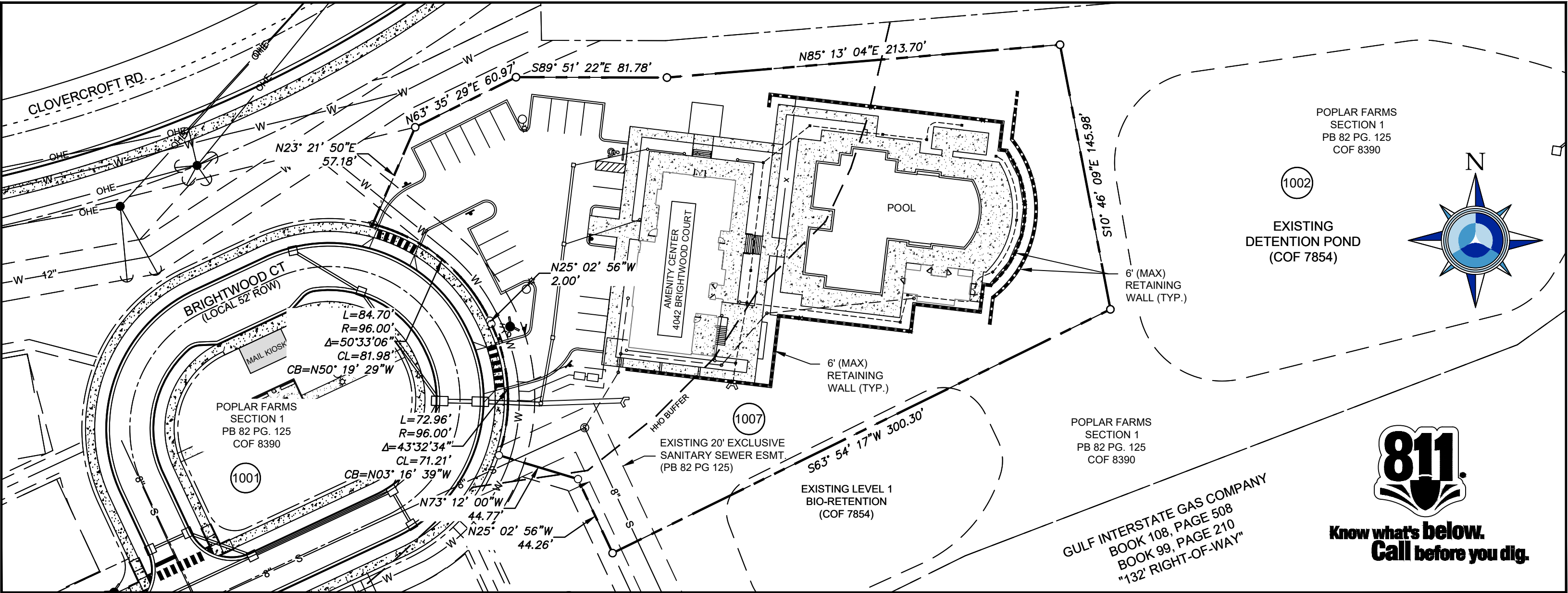
CONC. DRIVEWAY COMMERCIAL ± 677.96 S.F.
NEW OR MODIFIED CONNECTIONS 2.00

DRAWING LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
MAG NAIL SET W/ SHINER
IRON ROD FOUND
RAILROAD SPIKE FOUND
COMPUTED POINT
UTILITY POLE
GUY WIRE
HYDRANT
SEWER MANHOLE
CATCH BASIN
HEAD WALL
WATER METER
1/2" IRON ROD LOT PINS
LOT NUMBER CRITICAL
LIGHT POLE
CONCRETE
- SUBJECT LINE
ADJOINER TRACT
RIGHT-OF-WAY
SETBACK LINE
EXISTING EASEMENT EDGE
EASEMENT EDGE
OVERHEAD LINE
WATER LINE
CURB
CENTERLINE
SEWER CENTERLINE
STORM PIPE
PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASMENT
MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT
POB - POINT OF BEGINNING
ROWCTN - REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
GIE - GREEN INFRASTRUCTURE EASEMENT
MTE - MIDDLE TENNESSEE ELECTRIC EASEMENT
PDE - PUBLIC DRAINAGE EASEMENT
R - PROPERTY LINE



VICINITY MAP
NOT TO SCALE



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 _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

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

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____

CITY OF FRANKLIN _____ DATE _____

MTEM SIGNATURE

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

DATE _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 2, FINAL PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH MILCROFTON UTILITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE COMPELLATION OF SUCH IMPROVEMENTS.

AUTHORIZED SIGNATURE _____ DATE _____

REVISIONS:

1. 06/26/2024 - COF COMMENTS

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8961, PAGE 534, 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.TN., 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.TN.

OWNER _____ DATE _____
POPLAR FARMS JV, LLC
ADDRESS: 2555 MERIDIAN BOULEVARD, STE 100, FRANKLIN, TN 37067
PHONE: (615) 992-2050

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- A. THE SEWER SYSTEM DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 2, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

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

I HEREBY CERTIFY THAT:

- A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 2, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF \$ _____ FOR STREETS, \$ _____ FOR DRAINAGE, \$ _____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

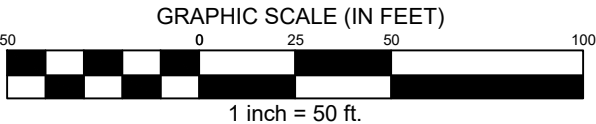
CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 9TH DAY OF JUNE, 2020.

ENERGY LAND & INFRASTRUCTURE, LLC

Timothy L. Haggard
BY: _____
TIMOTHY L. HAGGARD, RLS #1604

DATE: _____



FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION,
SECTION 2

OWNER: MERITAGE HOMES, LLC

SURVEYOR: Energy Land & Infrastructure
© 2024 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

DRAWN BY: CRG DATE: 06/05/2024
SCALE: 1"=50' JOB NO: 18-11-1107
CLOSURE: >1:10,000

COF PROJECT NO. 8526

SHEET 1 OF 1



File #: 21-0460

DATE: July 10, 2024
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:

Woodwick Stone Subdivision, Final Plat, Creating 2 Residential Lots On 0.55 Acres, Located At 704 Liberty Pike And 152 Ralston Lane. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8505
Applicant: Roger Harrah, TWM-inc
Owner: Floyd Beech

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create two residential lots as part of the Woodwick Stone Subdivision. The property is zoned Mixed Residential (MR) and consists of 0.55 acres. A previous preliminary plat and site plan for the Woodwick Stone subdivision was reviewed and approved by staff and the FMPC. The plat on this agenda is a slight deviation from what was previously approved, but the overall residential lots and units have been reduced and the plat as proposed meets the regulations for the Mixed Residential Zoning District.

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 Woodward Stone Subdivision Final plat, with conditions.

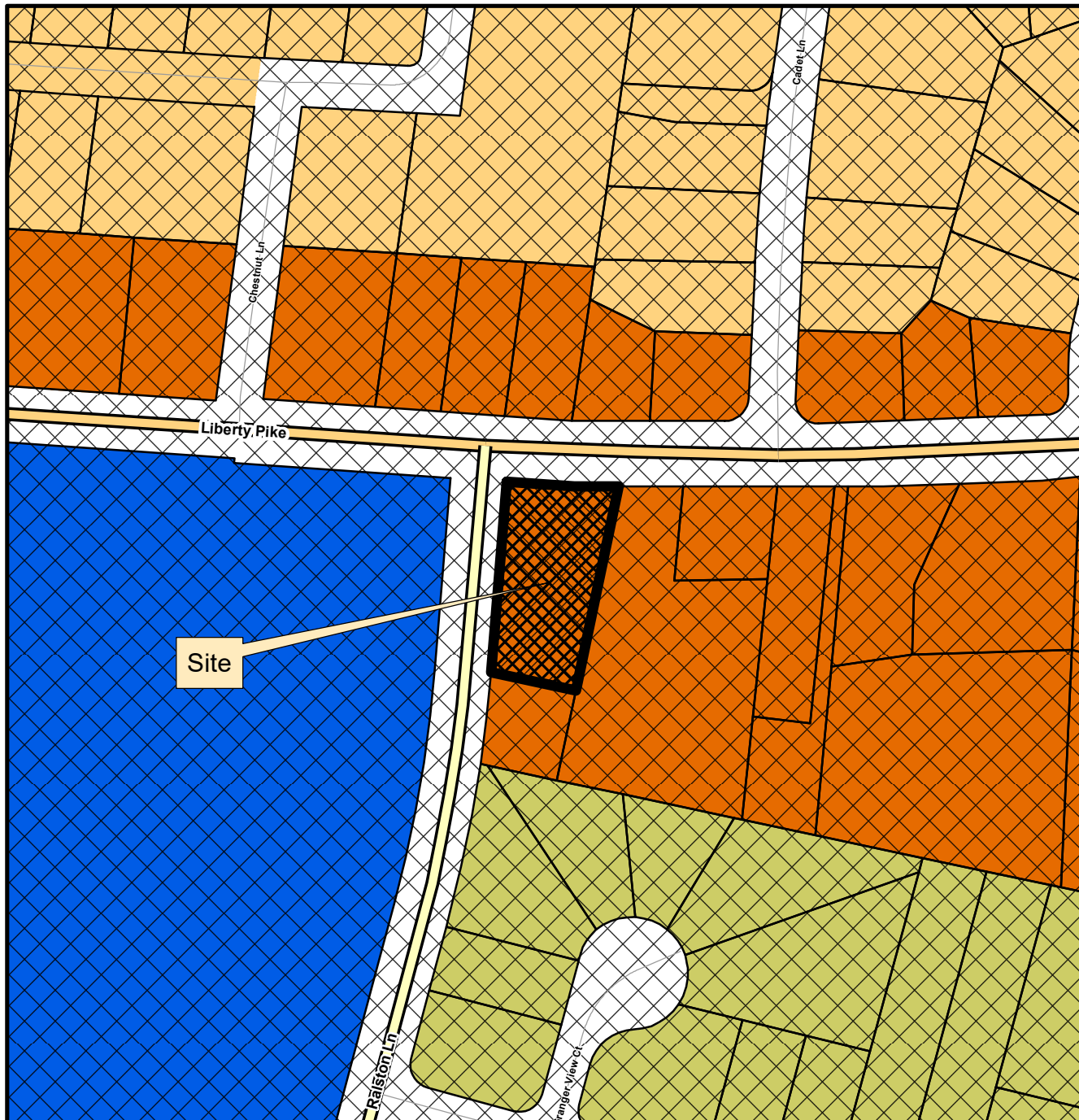
WOODWICK STONE SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: MR Mixed Residential
Overlay Districts: CFO
Site Acreage: 0.55 acres
Total Number of Lots: 2

Legend

-  Woodward Stone 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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues**17. 0. General Information**

lance.fittro@franklintn.gov The submitted final plat does not match the layout or design approved with the Preliminary Plat (COF #7748) or the Site Plan (COF #8052), and does not satisfy the final plat requirement associated with either the Preliminary Plat or the Site Plan. As a condition of approval for the 2-lot subdivision currently proposed with this final plat, the Site Plan (COF #8052) shall be formally abandoned prior to submittal of the final plat to One Stop for City signatures and recording.

Parks

General Issues**1. Parkland Impact Fee**

kevinl@franklintn.gov Parks,
This project can move to Onestop but will be held and or failed until parkland impact fees have been collected. The Invoice is attached and shall be accompanied with the check at attached at BNS.

Performance Agreement and Surety

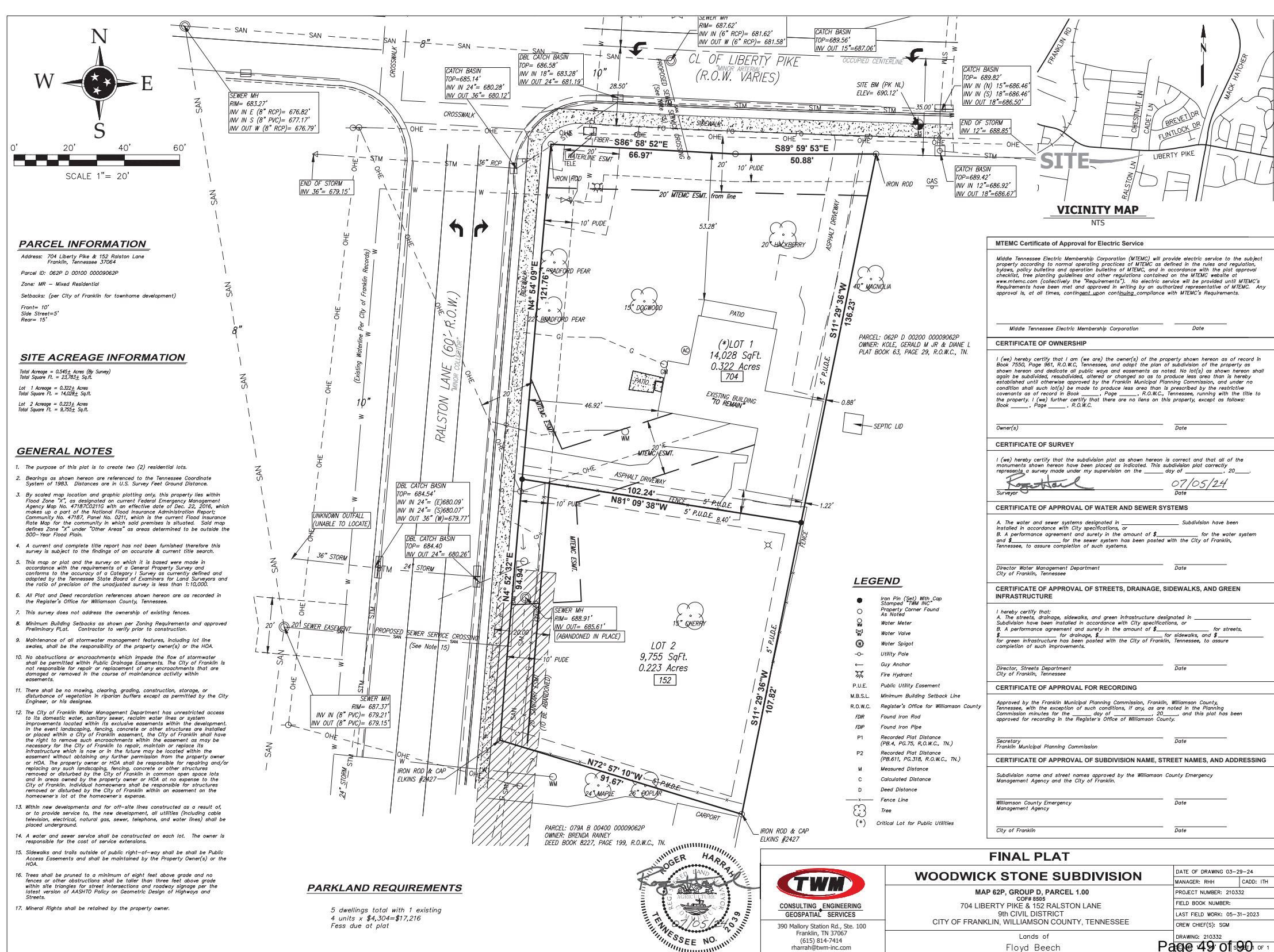
General Issues**10. Engineering Sureties**

kevin.long@franklintn.gov No sureties are associated with this final plat.
[Edited By Kevin Long]

Planning

General Issues**20. COF 8052**

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall submit a letter at one stop acknowledging that they are forgoing the approved Woodwick Stone Subdivision Site Plan, COF 8052, for the proposed 2 lot subdivision with this plat submittal.
[Edited By Joseph Bryan]





File #: 21-0462

DATE: July 11, 2024
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:

Rolling Hills Community Church Subdivision, Site Plan, Developing A 37,759 Square Foot Addition
Onto The Existing Institutional Space, On 39.19 Acres, Located At 1810 Columbia Avenue.
(CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8520
Applicant: Shawn Schaub, Kimley-Horn and Associates
Owner: Rolling Hills Community INC, Larry Atema, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a site plan for the construction of a new addition to the existing building located at 1810 Columbia Avenue as well as new parking for the site. The proposed expansion consists of approximately 38,000 square feet and will contain a new auditorium for the Rolling Hills Community Church. The property is zoned Light Industrial (LI), and the plan meets the requirements of the Zoning Ordinance. The corresponding conditions of approval are attached to this item.

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 Rolling Hills Church Subdivision Site Plan, with conditions.

ROLLING HILLS COMMUNITY CHURCH SITE PLAN

Project Information

Existing Zoning: LI Light Industrial

Overlay Districts: CAO - Sub. District 4

Site Acreage: 39.19 acres

Proposed Nonresidential Square Footage: 37,759 SF

Legend

 Rolling Hills Community Church

Zoning Overlay Districts

 Columbia Avenue Sub-District 4

 Columbia Avenue Sub-District 1

 Columbia Avenue Sub-District 2

 Columbia Avenue Sub-District 3

 Columbia Avenue Sub-District 5

 AG Agricultural District

 ER Estate Residential District

 R1 Residential 1 District

 R2 Residential 2 District

 R3 Residential 3 District

 R4 Residential 4 District

 R6 Residential 6 District

 MR Mixed Residential District

 PD Planned District

 OR Office Residential District

 CI Civic Institutional District

 NC Neighborhood Commercial

 CC Central Commercial District

 DD Downtown District

 1ST Avenue District

 5TH Avenue District

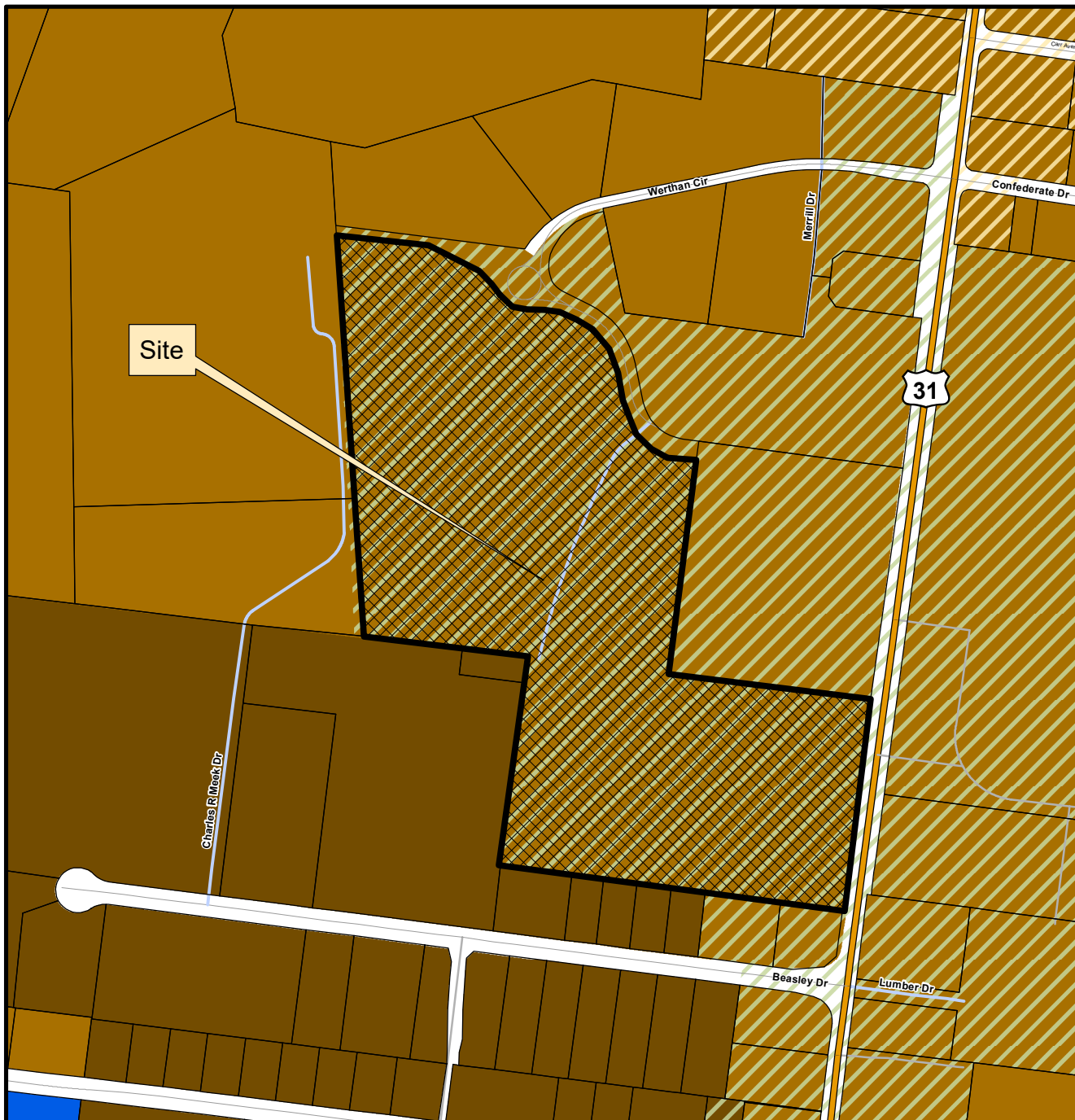
 RC6 Regional Commerce 6 District

 RC12 Regional Commerce 12 District

 GO General Office District

 LI Light Industrial District

 HI Heavy Industrial District



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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

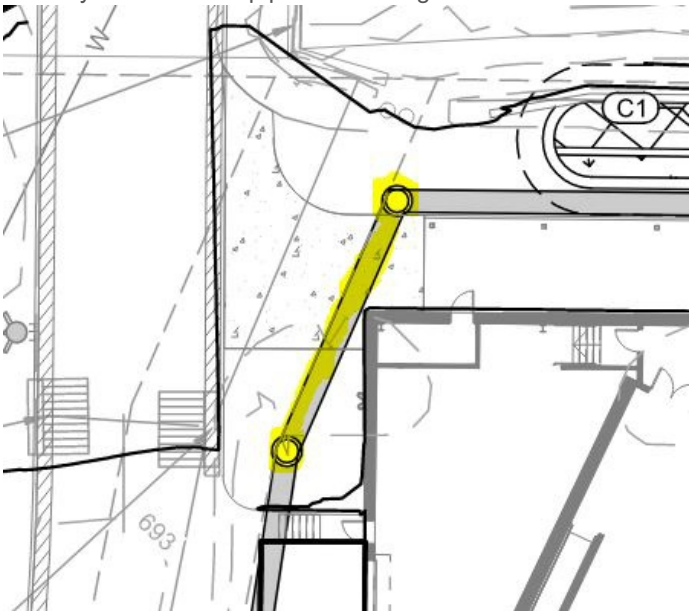
Open Issues: 17 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

62. I. Grading Plan

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall provide additional detail, including structure labels and inverts within the drainage table, for the structures and storm pipe adjacent to the building corner (shown below) which appears to be within the zone of influence of the building foundation and/or in conflict with the building foundation itself. A cross-sectional detail to be coordinated with the architect should be provided on the site plan to clarify how the storm pipe and building foundation will interact at this corner.



Performance Agreement and Surety

General Issues

45. Engineering Sureties

kevin.long@franklintn.gov (Sureties have been corrected to use 2024 spreadsheet / unit costs.)

Applicant shall post sureties in the following amounts:

Sureties for Water to be posted with MALLORY VALLEY	
II. CITY SEWER	
III. PUBLIC SIDEWALK:	
IV. CITY STREETS	
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	
VI. STREET ACCESS	
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	\$ 179,000.00
XI. GREEN INFRASTRUCTURE	\$ 544,000.00

*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 25% 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:)	Quantity
24" Rcp Culvert	138 LF
30" Rcp Culvert	25 LF
42" Rcp Culvert	78 LF
Double Inlet	1 EA
Dry Pond	865 CY
Underground Detention	1 EA
Pond Outlet Structure	2 EA
Bioretention/Rain Garden (Total Water Quality Treatment Volume)	19224 CF

[Edited By Kevin Long]

64. Performance Agreement

melodie.brady@franklinn.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@franklntn.gov with any questions.

65. Surety Requirement

melodie.brady@franklntn.gov **Advisory Comment:**

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@franklntn.gov with any questions.

66. Landscape

jason.arnold@franklntn.gov Landscape surety \$86,000

Stormwater

General Issues

20. SWPPP & NOI (NPDES)

Doug.Noonan@franklntn.gov Comment partially addressed, "Applicant shall address the issues/deficiencies noted on

the NOI/SWPPP checklist that has been uploaded.

Site will not be eligible for one-stop, nor will final site plan approval be granted until deficiencies have been addressed. "

- Stabilization time needs to be changed to 14 days in the SWPPP and the COF EPSC note on the plans. Documents state 15 days.
- Site contact and signatory shall match.

0

[Seal/Stamp: 2025 certification (may/NOI processing)]		[Seal/Stamp: 2025 certification (may/NOI processing)]	
Mailing Address: 1810 Columbia Avenue		City: Franklin TN Zip: 37064	
Phone: (615) 945-2916		Email: latema@cityoftn.com	
Address:		City:	
State:		Zip:	
[Signature: Mike White, C.E.]			
Date: 7/1/2024			

[Edited By Doug Noonan]

21. Stormwater Management Plan

ellen.moore@franklin.tn.gov Applicant shall call out the bioretention spillway length.

22. Water Quality

ellen.moore@franklin.tn.gov This comment is to remain open until SCMs are inspected, "
The previously installed SCM's shall be called out on the post construction sheet and notes added stating the SCM's shall be maintained per the long term maintenance plan before sureties are released."

33. Riparian Buffer

jeff.willoughby@franklin.tn.gov Provide notes on buffer management plan.

1. Riparian seed mix shall be installed per the seed mix suppliers specifications or per the City's Native Seed Installation Guidance document found at <https://www.franklin.tn.gov/government/departments-a-j/engineering/development>
2. Understory tree locations to be field determined by the LA and City's Stormwater Coordinator once exotic invasive removal has been completed.

48. EPSC

Doug.Noonan@franklin.tn.gov Comment partially addressed, "Post construction measures shall be removed from interim EPSC sheet and only temporary EPSC measures shall be shown. Proposed grading, roads, and infrastructure shall be shown. If future bioretention areas are excavated ensure they function from a EPSC standpoint if stormwater is flowing through them.

Initial sheet shall show perimeter measures, construction exit, basins/traps, etc.. Interim - sheet shall show grading, perimeter measures, traps/basins, construction exit, etc.. Final shows built out conditions and stabilization called out."

Initial EPSC sheet shall show the trap and any necessary diversions. Ensure the outfall and acreage to outfall are called out.

49. EPSC

Doug.Noonan@franklintn.gov How will the trap function with the outlet structure installed? Ensure a detail/specifications are provided if it is to remain.

52. Bioretention

jeff.willoughby@franklintn.gov Specify ground cover such as pine straw, mulch or river rock for the bioretentions areas on sheet I2.3.

54. EPSC

Doug.Noonan@franklintn.gov Comment not addressed, "Swales, channels, conveyances, etc. shall be designed to accommodate the required minimum design elements of the check dams.

- Minimum 1' height
- Minimum 9" weir depth
- Weir depth designed for 2yr or 5yr 24 hour storm event."

A diversion ditch with check dams would need to be at a minimum 21' deep to accommodate the TDEC check dam.

The details for the check dams are from TDOT and have different dimensions than the TDEC detail. The detail provided would need a ditch at least 24" deep to accommodate the minimum depth and weir. Either use the TDEC detail or design the swale to accommodate the TDOT check sizing.

[Edited By Doug Noonan]

56. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov QLP fee of \$1,000 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff.

- Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.
- Fee will be included on the Permit Fee Worksheet and may be paid with the permit fees or separately.
- Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012).

61. Drainage

ellen.moore@franklintn.gov Previous comment not fully addressed, "Outfalls to a riparian buffer shall have a level spreader shown. The level spreader detail shall show all applicable stone sizes and lengths."

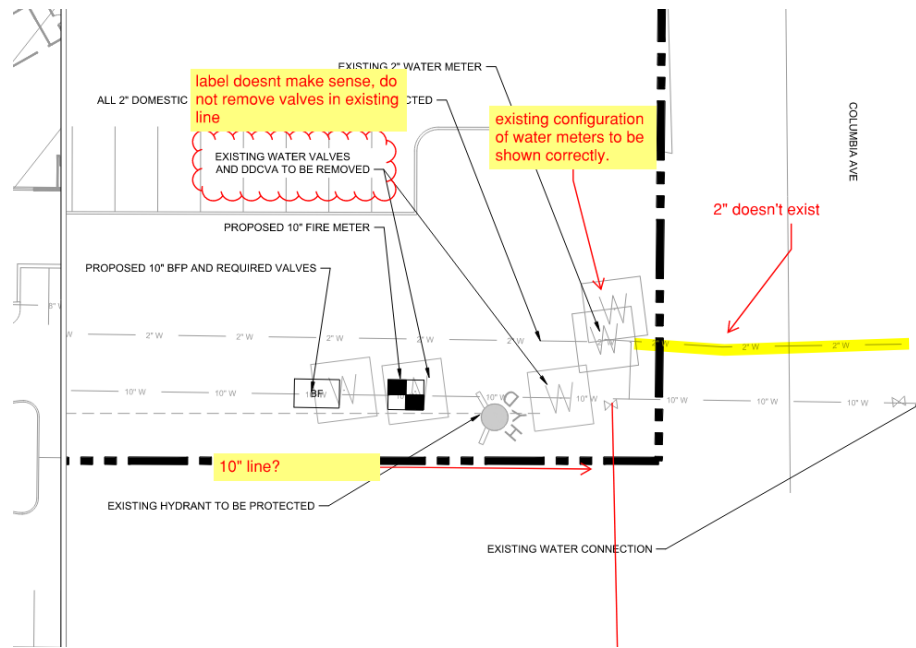
Water/Sewer

General Issues

16. Existing utility

ben.mcneil@franklintn.gov The applicant has provided a layout of the existing water/ fire service for review, the existing line work does not appear to be correct based on field visit. The existing 10" water main connection to 8" is not provided. The symbols and labels must be corrected and show correct configuration for new fire meter and backflow device. The applicant must ensure labeling is correct as it appears existing valve in service is shown to be removed. Any work on existing water main requires TDEC stamp, this is not the intent of the work to be completed here. This has not been vetted in the filed and must match whats existing and clearly shown and detail what is to be installed. Existing trees etc have also not been included, this area needs survey information





[Edited By Ben McNeil]

Zoning

General Issues

19. Lighting

shanna.mccoy@franklinn.gov There is still at least one area on the photometric that exceeds 10 footcandles.

ROLLING HILLS COMMUNITY CHURCH AUDITORIUM AND PARKING EXPANSION

FRANKLIN, TENNESSEE

COF PROJECT #8520

 $1'' = 2000'$

ALL REGIONAL STORMWATER QUALITY INFRASTRUCTURE SHALL BE INSTALLED AND FUNCTIONING PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENTS USING THEM.

ALL REGIONAL STORMWATER QUALITY INFRASTRUCTURE SHALL BE INSTALLED AND FUNCTIONING PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENTS USING THEM.

Kimley»»Horn

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AGENCY CONTACTS		
<u>WATER</u> CITY OF FRANKLIN 124 LUMBER DRIVE A: FRANKLIN TN 37064 (615) 794-4554 CONTACT: BEN MCNEIL	<u>GAS</u> ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	<u>CITY OF FRANKLIN</u> 109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : AMY DIAZ-BARRIGA 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676
<u>ELECTRIC</u> MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	<u>SANITARY SEWER</u> CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)794-4554 CONTACT: UTILITY INSPECTOR	<u>ENGINEER</u> KIMLEY-HORN AND ASSOCIATES, INC. 4031 ASPEN GROVE DRIVE SUITE 200 FRANKLIN, TENNESSEE 37067 PHONE: (615) 564-2701 CONTACT: MARY MCGOWAN, P.E.
<u>CABLE</u> COMCAST 2501 McGAUGHY PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	<u>TELEPHONE</u> AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	<u>SURVEYOR</u> WILSON & ASSOCIATES, P.C. A: 108 BEASLEY DRIVE FRANKLIN, TN 37064 B: (615) 794-2275 CONTACT: JOEY C. WILSON II

VESTING DEVELOPMENT STANDARDS	
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	5/22/2024

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118627000	C0.0	32



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STORMWATER EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS:

- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5 YEAR, 24 HOUR STORM, AS A MINIMUM.
- EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED ONCE A WEEK AND 24 HOURS BEFORE A RAIN EVENT AFTER A.25 INCH RAIN EVENT AND DOCUMENTED ON THE INSPECTION SITE CHECKLIST.
- SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
- STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING. THIS IS A COVER CROP WITH AT LEAST 75% COVERAGE.
- DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

- STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
- STRAW MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.”
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER. STOCKPILES WHICH HAVE NOT BEEN USED FOR 14 CALENDAR DAYS SHALL BE STABILIZED THROUGH THE APPLICATION OF SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES.
- OFF-SITE SPOIL OR BORROW AREAS MUST HAVE APPROVED SEDIMENT CONTROL PLANS.
- A 25 FOOT UNDISTURBED STREAMSIDE BUFFER ZONE WILL BE LEFT FROM TOP OF BANK ON BOTH SIDES FOR THE ENTIRE LENGTH OF STREAMS THAT TDEC DETERMINES TO BE A PERENNIAL OR INTERMITTENT STREAM. THE STREAMSIDE BUFFER SHALL BE FENCED OFF WHERE THERE IS NO ENCROACHMENT. BUFFER MEANS A VEGETATED AREA, INCLUDING TREES AND SHRUBS THAT EXISTS OR IS ESTABLISHED TO PROTECT A STREAM SYSTEM, LAKE, OR RESERVOIR AREA. THIS BUFFER ALSO APPLIES TO OTHER SENSITIVE AREAS SUCH AS SPRINGS, WETLANDS AND SINKHOLES. TDEC REQUIRES A 60 FOOT CONSTRUCTION BUFFER ON SOME STREAMS.
- AN ORANGE CONSTRUCTION FENCE IS REQUIRED TO DESIGNATE THE BUFFER AREA BEFORE CLEARING OR TREE REMOVAL HAS BEGUN.
- THIS STREAMSIDE BUFFER WILL BE LEFT IN UNDISTURBED OR ENHANCED (WHEN REQUIRED BY THE CITY) AND WILL BE PART OF OPEN SPACE AND RECOGNIZED ON COVENANTS WITH RESTRICTIONS OF HOW IT IS TO BE MAINTAINED BY HOMEOWNER ASSOCIATION OR NONRESIDENTIAL PROPERTY OWNER. IF MORE THAN REGULAR MAINTENANCE IS EVER NEEDED, I.E. REMOVAL OF SMALL BRUSH OR TREES THAT HAVE FALLEN, A LANDSCAPE PLAN AND A TREE CUTTING PERMIT IS REQUIRED.
- ALL SEDIMENT BASINS, TRAP EMBANKMENTS, SWALES, PERIMETER DIKES, AND PERMANENT SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES, WITHIN SEVEN (7) CALENDAR DAYS OF ESTABLISHMENT. ALL AREAS DISTURBED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE MINIMIZED AND STABILIZED IMMEDIATELY. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. RESTABILIZATION OR OVERSEEDING WILL BE REQUIRED, IF NECESSARY.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- CONSTRUCT AND STABILIZE SEDIMENT POND AND CONVEYANCES FIRST. STABILIZE MEANS:

A.) A UNIFORM (E. G., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF A MINIMUM OF 75 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR

- B.) EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILE) HAVE BEEN EMPLOYED WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- IF THERE IS A GRAVEL ENVELOPE IN FRONT OF THE OUTLET ORIFICE, IT WILL BE REMOVED AS SOON AS THE SITE IS STABILIZED AND BEFORE BONDS ARE RELEASED.
 - INCLUDE A FOREBAY IN ANY DETENTION POND TO FACILITATE EASIER MAINTENANCE.
 - WITH EARTHEN WALLS, PLACE AN ANTISEEP COLLAR (OR COLLARS) AROUND THE OUTLET PIPE.

SEDIMENT FENCE

SEDIMENT FENCES OR OTHER SEDIMENT BARRIERS, HAS BEEN INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.

SEDIMENT FENCES:

USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.

INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET (0.5 M) AT ANY POINT. THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1. NO MORE THAN 0.25 ACRE (0.1 HA) PER 100 FT. (31.4 M), OR 0.5 CFS (1.4 X 10-2 M3/S) OF CONCENTRATED FLOW SHOULD DRAIN TO ANY POINT ALONG THE SILT FENCE.

TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND. INTERMITTENTLY, TURN FENCE UPHILL.

PROVIDE AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE (APPROX. 1200 SQ. FT. (111.5 M2) PER ACRE (0.4 HA) DRAINING TO THE SILT FENCE).

SELECT FILTER FABRIC THAT RETAINS 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70.

- STRAW/HAY BALES (ARE NOT RECOMMENDED) SILT FENCES, SAND BAG BARRIERS, AND ROCK FILTERS (ESPECIALLY CONTINUOUS BERMS) ARE PREFERRED OVER STRAW/HAY BALES BECAUSE SEDIMENT REMOVAL EFFICIENCIES, DURABILITY, AND MAINTENANCE REQUIREMENTS ARE FAR LESS DESIRABLE IN STRAW/HAY BALES.

- INLET PROTECTION: WHERE APPLICABLE, INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.

- IDENTIFY STORM DRAIN PROTECTION: WHERE APPLICABLE, PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.

SAND BAG BARRIER: USED TO CREATE A SMALL SEDIMENT TRAP UPSTREAM OF INLETS ON SLOPED, PAVED STREETS.

EXCAVATED DROP INLET SEDIMENT TRAP: AN EXCAVATED AREA AROUND THE INLET TO TRAP.

GUTTERBUDDY TYPE PROTECTION: USED TO CREATE A SMALL WATER PONDING AREA TO SETTLE SEDIMENT OUT BEFORE WATER ENTERS STORM DRAIN.

- (EXCERPT FROM FRANKLIN BEST MANAGEMENT PRACTICE MANUAL)
- SEDIMENT FENCES:
- USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.
- INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET (0.5 M) AT ANY POINT.
 - THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.
 - NO MORE THAN 0.25 ACRE (0.1 HA) PER 100 FT. (31.4 M), OR 0.5 CFS (1.4 X 10-2 M3/S) OF CONCENTRATED FLOW SHOULD DRAIN TO ANY POINT ALONG THE SILT FENCE.
 - TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND.
 - PROVIDE AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE (APPROX. 1200 SQ. FT. (111.5 M2) PER ACRE (0.4 HA) DRAINING TO THE SILT FENCE).
 - SELECT FILTER FABRIC THAT RETAINS 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70.

- SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAD BEEN REDUCED BY 33%. ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.
- WHEN A SEDIMENT FENCE'S CAPACITY HAS BEEN REDUCED 33%, IT SHALL BE REPLACED.
- EROSIONS PREVENTION AND SEDIMENT CONTROL DEVICES, EP&SC, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. A COPY OF YOUR EP&SC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT, IF APPLICABLE, MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EP&SC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS.
- EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING.

CONSTRUCTION ENTRANCE: THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO THE CITY OF FRANKLIN'S STORMWATER ORDINANCE AND BEST MANAGEMENT PRACTICE MANUAL. IT MUST BE INSTALLED WITHIN 24 HOURS OF GRADING OR THE PERMIT WILL BE REVOKED. THE USE OF FILTER CLOTH BENEATH CONSTRUCTION ENTRANCE IS REQUIRED. STONES SHOULD BE 3 INCH CRUSHED, WASHED, AND WELL GRADED ROCK TO AT LEAST A 6-INCH (15.2) DEEP AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE 20 FEET WIDE. SEE DETAIL TCP-03 FOR SPECIFIC CONSTRUCTION ENTRANCE DETAILS. SEE [HTTP://WWW.FRANKLIN-GOV.COM/ENGINEERING/STORMWATER/BMP/TCP/TCP-03.PDF](http://www.FRANKLIN-GOV.COM/ENGINEERING/STORMWATER/BMP/TCP/TCP-03.PDF)

- A QUALIFIED PERSON WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE MUST INSPECT BMPS.
- WHERE APPLICABLE, INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.
- WHERE APPLICABLE, EXISTING VEGETATION AND BUFFER WILL BE MAINTAINED AND TEMPORARY COVER CROPS WILL BE USED.
- SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
- BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASHWATER, OR MACHINERY LEAKAGE OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORMWATER SYSTEM, GROUND WATER OR NEARBY WATER BODY.
- EP&SC AND STORMWATER CONTROLS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO FRANKLIN'S BMP MANUAL. YOU CAN FIND A COPY OF IT AT: [HTTP://WWW.FRANKLINGOV.COM/ENGINEERING/STORMWATER/INDEX.HTM](http://www.FRANKLINGOV.COM/ENGINEERING/STORMWATER/INDEX.HTM)
- STORMWATER DETENTION/RETENTION AND SEDIMENT PONDS WILL BE INSTALLED AT THE BEGINNING OF THE PROJECT.
- LARGE CONSTRUCTION SITES SHALL BE BUILT IN PHASES.
- STORMWATER DETENTION/RETENTION AND SEDIMENT PONDS WILL BE INSTALLED AT THE BEGINNING OF THE PROJECT.

DEWATERING: SEDIMENT TRAP/BASIN DEWATERING FOR CLEANOUT OR REPAIR MAY ONLY BE DONE WITH THE CITY OF FRANKLIN INSPECTOR'S PERMISSION. THE INSPECTOR MUST APPROVE THE DEWATERING METHOD FOR EACH APPLICATION. THE FOLLOWING METHODS MAY BE CONSIDERED:

A. PUMP DISCHARGE MAY BE DIRECTED TO ANOTHER ON-SITE SEDIMENT TRAP OR BASIN, PROVIDED IT IS OF SUFFICIENT VOLUME AND THE PUMP INTAKE IS FLOATED TO PREVENT AGITATION OR SUCTION OF DEPOSITED SEDIMENTS; OR

B. THE PUMP INTAKE MAY UTILIZE A REMOVABLE PUMPING STATION AND MUST DISCHARGE INTO AN UNDISTURBED AREA THROUGH A NON-EROSIVE OUTLET; OR

C. THE PUMP INTAKE MAY BE FLOATED AND DISCHARGE INTO A DIRT BAG (12 OZ. NONWOVEN FABRIC), OR APPROVED EQUIVALENT, LOCATED IN AN UNDISTURBED BUFFER AREA.

D. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

- ANY REQUEST FOR CHANGES TO THE APPROVED SEDIMENT CONTROL PLAN OR SEQUENCE OF CONSTRUCTION MUST BE SUBMITTED TO THE SEDIMENT CONTROL INSPECTOR AND APPROVED BEFORE IMPLEMENTING CHANGES. MAJOR CHANGES WILL REQUIRE A PLAN REVISION.
- THE PERMITTEE SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO TRAVERSED PUBLIC THOROUGHFARE(S). ALL MATERIALS DEPOSITED ONTO PUBLIC THOROUGHFARE(S) SHALL BE REMOVED IMMEDIATELY.
- OBTAINING OF ANY PERMITS IS THE RESPONSIBILITY OF THE STORMWATER MANAGEMENT PERMIT HOLDER OR DEVELOPER.
- PERMITTEES 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.

STORMWATER PONDS AND WATER QUALITY MAINTENANCE NOTES

- CHECK OUTLET REGULARLY FOR CLOGGING AND REMOVE ANY DEBRIS.
- CHECK BANKS AND BOTTOM SURFACE OF BASIN FOR EROSION AND CORRECT AS NECESSARY.
- CHECK AT LEAST ANNUALLY AND AFTER EACH EXTREME STORM EVENT, THE FACILITY SHOULD BE CLEANED OF ACCUMULATED DEBRIS. THE BANKS OF SURFACE PONDS SHOULD BE CHECKED AND AREAS OF EROSION REPAIRED. REMOVE NUISANCE WETLAND SPECIES AND TAKE APPROPRIATE MEASURES TO CONTROL MOSQUITOES.
- THIS MAINTENANCE TYPICALLY INCLUDES SEDIMENT, FLOATABLE, AND DEBRIS REMOVAL FROM INLETS, OUTLETS AND SKIMMERS
- POND VEGETATION NEEDS TO BE TRIMMED OR HARVESTED AS APPROPRIATE, GRASSY AREAS FREQUENTLY MOWED.
- THE OUTLET STRUCTURE FILTER SHALL BE CHECKED REGULARLY FOR CLOGGING AND SHALL BE CLEANED AND REPAIRED AS NECESSARY.
- REMOVE SEDIMENT WHEN ACCUMULATION REACHED 6 INCHES, OR IF RE-SUSPENSION IS OBSERVED OR PROBABLE. SEDIMENT MAY BE PERMITTED TO ACCUMULATE DEEPER THAN 6 INCHES IF THERE IS A PERMANENT MARKER INDICATING DEPTH WHERE SEDIMENT NEEDS TO BE REMOVED, AND THAT MARK HAS NOT BEEN MET.
- SOME SEDIMENT MAY CONTAIN CONTAMINANTS OR WHICH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIRES SPECIAL DISPOSAL PROCEDURE. IF THERE IS ANY UNCERTAINTY ABOUT WHAT THE SEDIMENT CONTAINS OR IT IS KNOWN TO CONTAIN CONTAMINANTS, THEN TDEC SHOULD BE CONSULTED AND THEIR DISPOSAL RECOMMENDATIONS FOLLOWED. THE TDEC DIVISION OF WATER POLLUTION CONTROL SHOULD BE CONTACTED AT (615) 532-0625. GENERALLY, SPECIAL ATTENTION OR SAMPLING SHOULD BE GIVEN TO SEDIMENT ACCUMULATED IN FACILITIES SERVING INDUSTRIAL, MANUFACTURING OR HEAVY COMMERCIAL SITES, FUELING CENTS OR AUTOMOTIVE MAINTENANCE AREAS, LARGE PARKING AREAS, IR OTHER AREAS WHERE POLLUTANTS (OTHER THAN CLEAN SOIL) ARE SUSPECTED TO ACCUMULATE AND BE CONVEYED BY STORM RUNOFF. SOME SEDIMENT COLLECTED MY BE INNOCUOUS (FREE OF POLLUTANTS) AND CAN BE USED AS FILL MATERIAL, COVER OR LAND SPREADING. IT IS IMPORTANT THAT THIS MATERIAL NOT BE PLACED IN ANY WAY THAT WILL PROMOTE OR ALLOW RE-SUSPENSION IN STORM RUNOFF.

ENHANCED SWALE INSPECTION AND MAINTENANCE NOTES

ACTIVITY	SCHEDULE
FOR DRY SWALES, MOW GRASS TO MAINTAIN A HEIGHT OF 4 TO 6 INCHES. REMOVE GRASS CLIPPINGS	AS NEEDED (FREQUENT/SEASONAL)
INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT.	ANNUALLY (SEMI-ANNUALLY THE FIRST YEAR)
REMOVE TRASH AND DEBRIS ACCUMULATED IN THE INFLOW FOREBAY.	
INSPECT AND CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED OF DRY SWALES.	
BASED ON INSPECTION, PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED.	
REPLANT WETLAND SPECIES (FOR WET SWALE) IF NOT SUFFICIENTLY ESTABLISHED.	
INSPECT PEA GRAVEL DIAPHRAGM FOR CLOGGING AND CORRECT THE PROBLEM.	AS NEEDED
ROTO-TILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF DRY SWALES IF TEH SWALE DOES NOT DRAW DOWN WITHIN 48 HOURS.	
REMOVE SEDIMENT BUILDUP WITHIN THE BOTTOM OF THE SWALE ONCE IT HAS ACCUMULATED 25% OF THE ORIGINAL DESIGN VOLUME.	

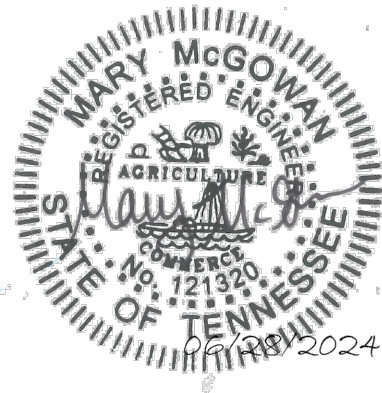
STORMWATER INFRASTRUCTURE "AS BUILTS": FRANKLIN CODE SECTION 16-706 (2)(GG): AS NEW DEVELOPMENT CONSTRUCTION IS COMPLETED, AN "AS-BUILT" PLAN, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, MUST BE SUBMITTED UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED CONSTRUCTION PLANS THE LICENSED PROFESSIONAL SHALL CERTIFY THAT: THE FACILITIES HAVE BEEN CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLAN, AND FACILITIES MEET THE APPROVED STORMWATER MANAGEMENT PLAN AND SPECIFICATIONS, OR ACHIEVE THE FUNCTION FOR WHICH THEY WERE DESIGNED. COORDINATE DATA SHALL BE PRESENTED IN THE STATE OF TENNESSEE PLANE SYSTEM WITH THE NORTH AMERICAN DATUM 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. ELECTRONIC AND 2 PAPER COPIES (PER CITY REQUIREMENTS) ARE REQUIRED.

A. (SEE WEB SITE [HTTP://WWW.FRANKLIN-GOV.COM/PDF/ASBUILTREQUIREMENTS.](http://www.FRANKLIN-GOV.COM/PDF/ASBUILTREQUIREMENTS.))

Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING
EXPANSION
FRANKLIN, TN



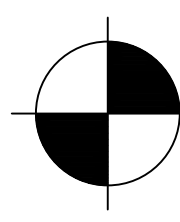
BY									
DATE									
REVISIONS									
No.	1	2	3	4	5	6	7	8	9
DESIGNED BY:	---								
DRAWN BY:	---								
CHECKED BY:	---								
DATE:	06/28/2024								
KIMLEY-HORN PROJECT NO. 118627000									
CITY OF FRANKLIN NOTES									
SHEET NUMBER C0.2									

COF PROJECT #8520
Page 61 of 90

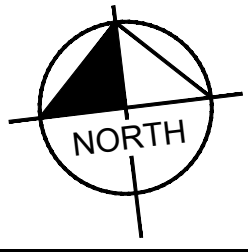
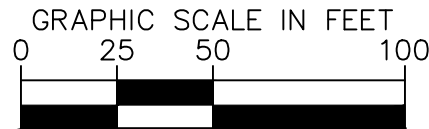
Drawing name: K:\FRA_LDEV\118627000 - Rolling Hills\4-CADD\PlanSheets\C0.2 CITY OF FRANKLIN NOTES.dwg C0.2 CITY OF FRANKLIN NOTES Jun 28, 2024 4:55pm by: Shawn.Schaub



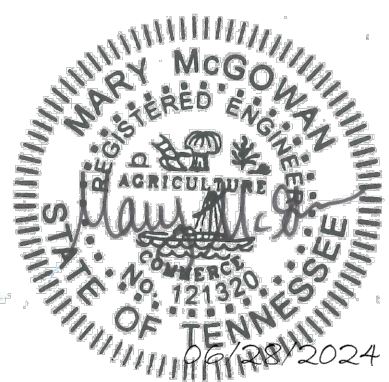
SITE DATA TABLE	
PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH RESUBMITTAL SITE PLAN
COF PROJECT #:	8520
MAP:	MAP # 090
PARCEL #:	00600
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	LI, LIGHT INDUSTRIAL
CHARACTER AREA OVERLAY:	COLUMBIA AVENUE, SUB-DISTRICT 4
TOTAL ACRES:	39.19 ACRES
ACREAGE OF LOD:	6.48 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	1,706,900 SF
BUILDING TYPE:	CIVIC BUILDING
MIN. REQUIRED SETBACK LINES:	FRONT: 30' SIDE: 10' REAR: 25'
OWNERS:	ROLLING HILLS COMMUNITY CHURCH, INC.
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200, FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	688 SPACES
TOTAL POST REDEVELOPMENT PARKING:	889 SPACES
NOTES:	
1. 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.	
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.	
3. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHY AND UTILITY AS-BUILT SURVEY PERFORMED BY WILSON & ASSOCIATES, P.C. DATED: 04/16/2024. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.	
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.	
5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0195F, DATED SEPTEMBER 29, 2006	



COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING
EXPANSION
FRANKLIN, TN

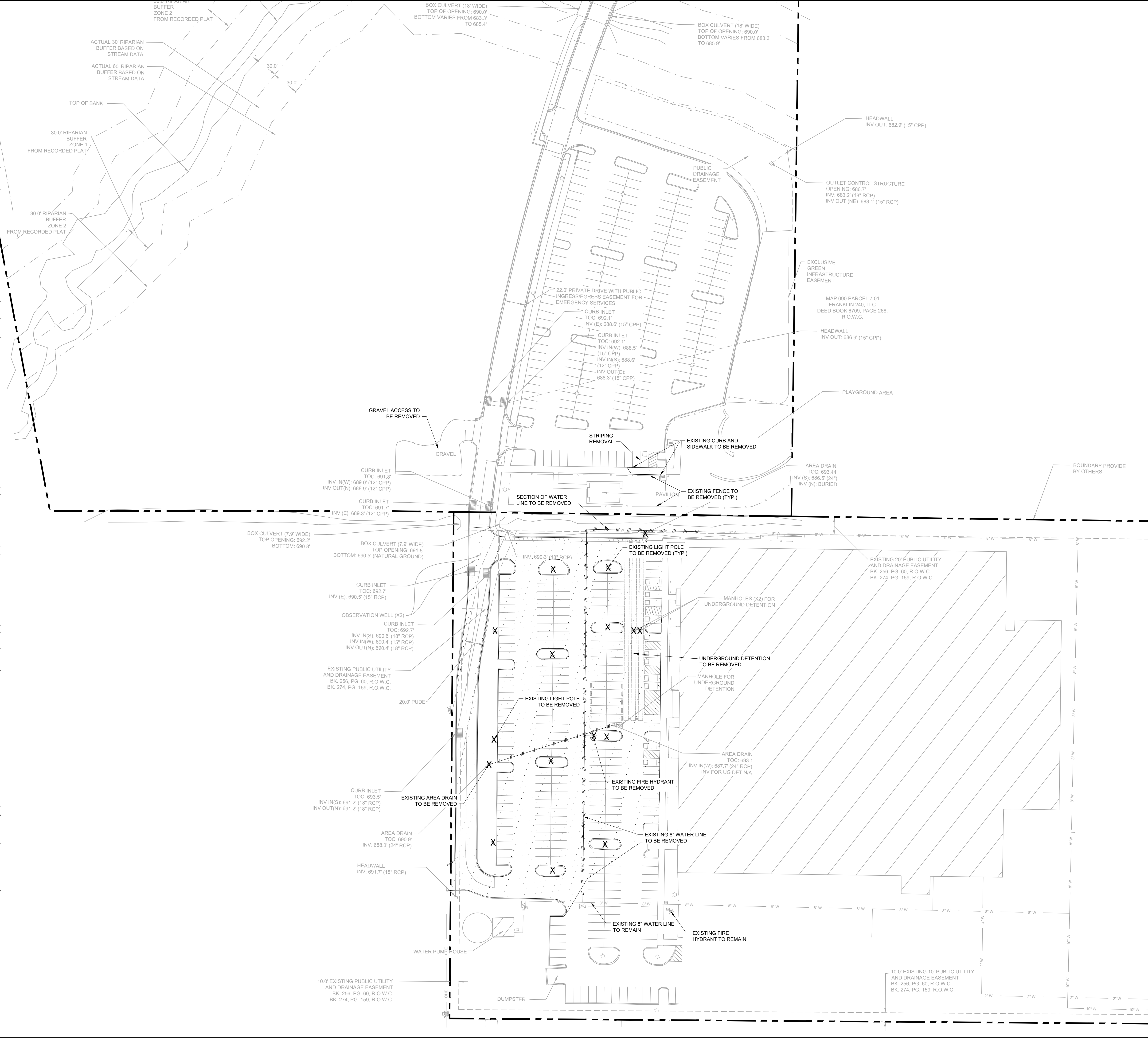


DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE: 06/28/2024	
KIMLEY-HORN PROJECT NO. 118627000	
OVERALL EXISTING CONDITIONS	
SHEET NUMBER	
C1.0	



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SITE DATA TABLE	
PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH
COF PROJECT #:	RESUBMITTAL SITE PLAN
MAP:	8520
PARCEL #:	MAP # 090
	00600
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	L1 LIGHT INDUSTRIAL
CHARACTER AREA OVERLAY:	COLUMBIA AVENUE, SUB-DISTRICT 4
TOTAL ACREAGE OF SITE:	39.19 ACRES
ACREAGE OF LOT:	6.48 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	1,706,900 SF
BUILDING TYPE:	CIVIC BUILDING
MIN. REQUIRED SETBACK LINES:	FRONT: 30' SIDE: 10' REAR: 25'
OWNERS:	ROLLING HILLS COMMUNITY CHURCH, INC
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200, FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	668 SPACES
TOTAL POST REDEVELOPMENT PARKING:	869 SPACES
NOTES:	
1. 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.	
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLRZONE 4100 AND NAD 83 DATUM.	
3. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHY AND UTILITY AS-BUILT SURVEY PERFORMED BY WILSON & ASSOCIATES, P.C. DATED, 04/16/2024. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.	
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.	
5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0195F, DATED SEPTEMBER 29, 2006	

SURVEY NOTES

- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, AND NAD 83 DATUM.
- BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY S&ME, A TOPOGRAPHIC SURVEY PREPARED BY TTL DATES 11/19/21, AND THE FRANKLIN CORRIDOR IMPROVEMENTS PROJECT 07ST00015. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
- INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
- THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
- THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0211G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

DEMOLITION LEGEND

	REMOVE ASPHALT / RIGID PAVEMENT
	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
	REMOVE OBJECT

EXISTING UTILITIES NOTE

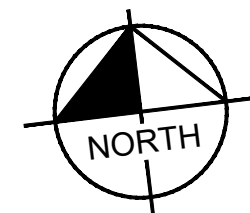
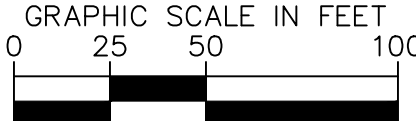
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

DEMOLITION INFORMATION

- NOTIFICATIONS:
THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- DISPOSAL GUIDELINES:
A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
- UTILITIES:
A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SEE DEMOLITION NOTES, SHEET C0-01.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



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ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING
EXPANSION
FRANKLIN, TN

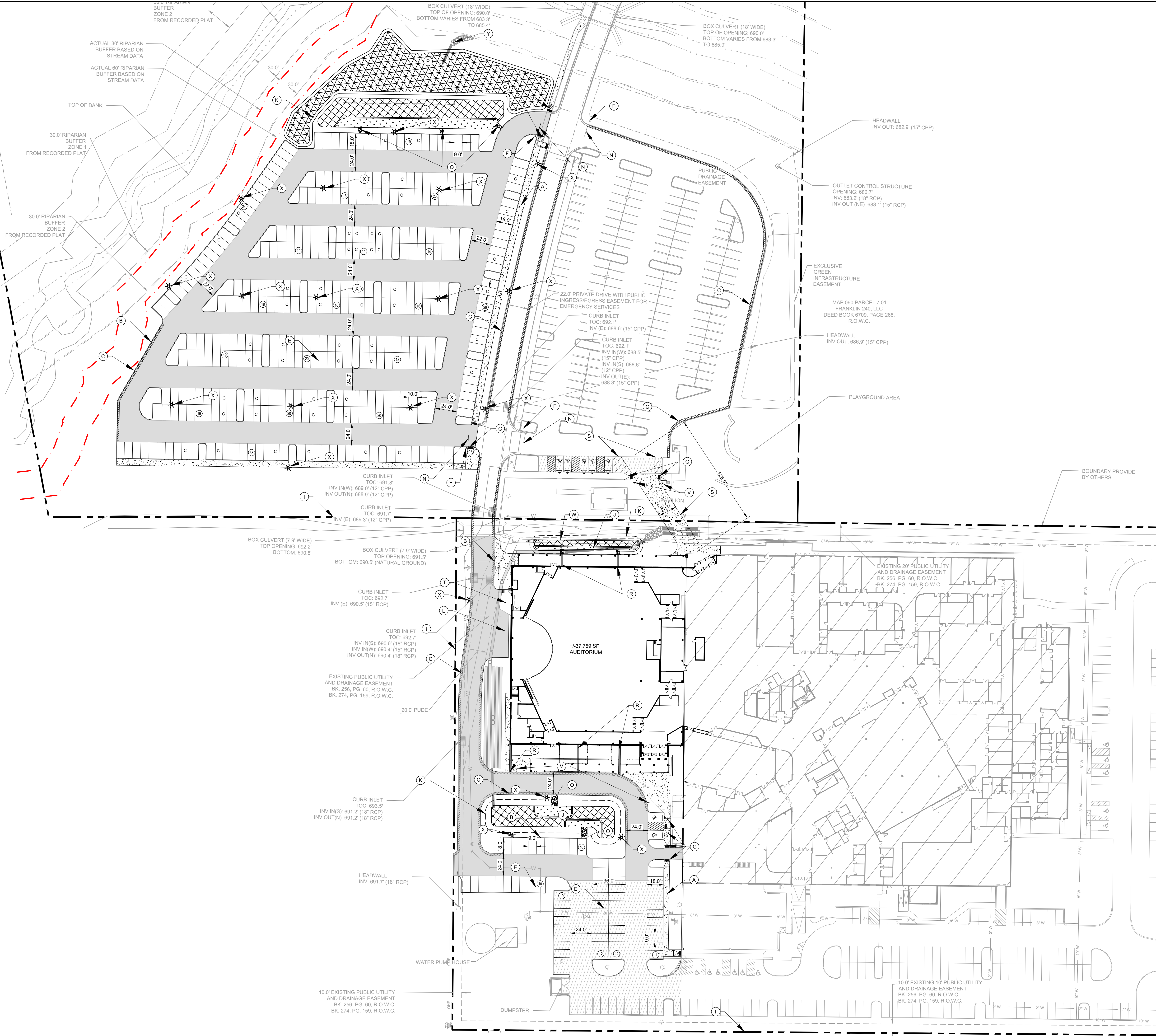
REGISTERED PROFESSIONAL ENGINEER
MARY MCGOWAN
No. 118627000
STATE OF TENNESSEE
2024

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---
DATE: 06/28/2024
KIMLEY-HORN PROJECT NO. 118627000

DEMOLITION PLAN
SHEET NUMBER
C1.2

COF PROJECT #8520
Page 63 of 90

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SITE DATA TABLE

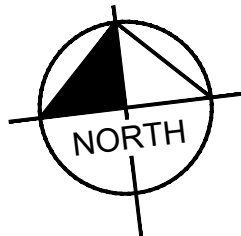
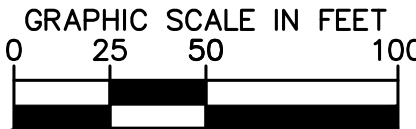
PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH RESUBMITTAL SITE PLAN
COF PROJECT #:	8529
MAP:	MAP # 090
PARCEL #:	00600
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	LI, LIGHT INDUSTRIAL
CHARACTER AREA OVERLAY:	COLUMBIA AVENUE, SUB-DISTRICT 4
TOTAL ACREAGE OF SITE:	39.19 ACRES
ACREAGE OF LOD:	6.48 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	1,706,900 SF
BUILDING TYPE:	CIVIC BUILDING
MIN. REQUIRED SETBACK LINES:	FRONT: 30' SIDE: 10' REAR: 25'
OWNERS:	ROLLING HILLS COMMUNITY CHURCH, INC
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200, FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	688 SPACES
TOTAL POST REDEVELOPMENT PARKING:	659 SPACES
NOTES:	1. 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. 2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM. 3. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHY AND UTILITY AS-BUILT SURVEY PERFORMED BY WILSON & ASSOCIATES, P.C. DATED: 04/18/2024. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. 4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER. 5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0195F, DATED SEPTEMBER 29, 2006

SITE PLAN KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" EXTRUDED CURB
- (C) FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- (D) CONCRETE WHEEL STOP (TYP.)
- (E) 4" PARKING STRIPE (TYP.)
- (F) STOP SIGN (TYP.)
- (G) ACCESSIBLE RAMP AND TACTILE WARNING
- (H) ACCESSIBLE PARKING SIGN
- (I) PROPERTY BOUNDARY
- (J) BIORETENTION POND
- (K) GREEN INFRASTRUCTURE EASEMENT
- (L) LOADING ZONE
- (M) CROSSWALK
- (N) STOP BAR
- (O) CURB CUT - SEE DETAIL 7 ON SHEET C2.3
- (P) DETENTION POND
- (Q) THERMOPLASTIC ROAD MARKINGS
- (R) CURB CUT WITH STEEL PLATE - SEE DETAIL 9 ON SHEET C2.3
- (S) FIRE ACCESS DRIVE
- (T) LOADING DOCK
- (U) RESTRIPIPING
- (V) NO PARKING SIGN
- (W) CANTILEVER RETAINING WALL
- (X) LIGHT POLE
- (Y) ENERGY DISSIPATING HEADWALL

SITE LEGEND

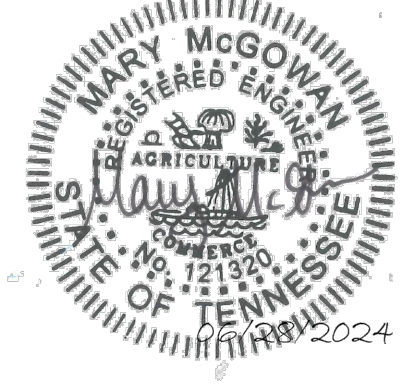
DESCRIPTION	HATCH
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
SIDEWALK	
BIORETENTION	
DETENTION	
MILL AND OVERLAY	
PRE-TREATMENT AREA	



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ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING
EXPANSION
FRANKLIN, TN



DESIGNED BY:	---
DRAWN BY:	---
CHECKED BY:	---
DATE:	06/28/2024
KIMLEY-HORN PROJECT NO.	118627000

OVERALL SITE PLAN

SHEET NUMBER
C2.0

COF PROJECT #8529

Page 64 of 90

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SITE DATA TABLE

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH
COF PROJECT #:	RESUBMITTAL SITE PLAN
MAP:	8520
PARCEL #:	MAP # 090
ADDRESS:	00000
CITY:	1810 COLUMBIA AVENUE
COUNTY:	FRANKLIN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
EXISTING ZONING:	9TH CIVIL DISTRICT
CHARACTER AREA OVERLAY:	LI, LIGHT INDUSTRIAL
TOTAL ACREAGE OF SITE:	COLUMBIA AVENUE, SUB-DISTRICT 4
ACREAGE OF LOD:	39.19 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	6.48 ACRES
BUILDING TYPE:	1,706,900 SF
MIN. REQUIRED SETBACK LINES:	CIVIC BUILDING
OWNERS:	FRONT: 30'
ADDRESS:	SIDE: 10'
	REAR: 25'
APPLICANT:	ROLLING HILLS COMMUNITY CHURCH, INC
ADDRESS:	1810 COLUMBIA AVENUE
	FRANKLIN, TN 37064
PHONE:	KIMLEY-HORN & ASSOCIATES
CONTACT NAME:	4031 ASPEN GROVE DRIVE, SUITE 200,
	FRANKLIN, TN 37067
	615-564-2701
	MARY.MCGOWAN@KIMLEY-HORN.COM
	MARY.MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	668 SPACES
TOTAL POST REDEVELOPMENT PARKING:	889 SPACES

- NOTES:
1. 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.
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 5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0195F, DATED SEPTEMBER 29, 2006.

SITE PLAN KEYNOTE LEGEND

(A)	CONCRETE SIDEWALK
(B)	6" EXTRUDED CURB
(C)	FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
(D)	CONCRETE WHEEL STOP (TYP.)
(E)	4" PARKING STRIPE (TYP.)
(F)	STOP SIGN (TYP.)
(G)	ACCESSIBLE RAMP AND TACTILE WARNING
(H)	ACCESSIBLE PARKING SIGN
(I)	PROPERTY BOUNDARY
(J)	BIORETENTION POND
(K)	GREEN INFRASTRUCTURE EASEMENT
(L)	LOADING ZONE
(M)	CROSSWALK
(N)	STOP BAR
(O)	CURB CUT - SEE DETAIL 7 ON SHEET C2.3
(P)	DETENTION POND
(Q)	THERMOPLASTIC ROAD MARKINGS
(R)	CURB CUT WITH STEEL PLATE - SEE DETAIL 9 ON SHEET C2.3
(S)	FIRE ACCESS DRIVE
(T)	LOADING DOCK
(U)	RESTRIPING
(V)	NO PARKING SIGN
(W)	CANTILEVER RETAINING WALL
(X)	LIGHT POLE
(Y)	ENERGY DISSIPATING HEADWALL

SITE LEGEND

DESCRIPTION	HATCH
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
SIDEWALK	
BIORETENTION	
DETENTION	
MILL AND OVERLAY	
PRE-TREATMENT AREA	

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EXPANSION
FRANKLIN, TN

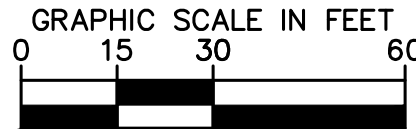


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DATE:		06/28/2024									
KIMLEY-HORN PROJECT NO.											
118627000											

ENLARGED SITE PLAN

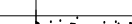
SHEET NUMBER
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SITE PLAN KEYNOTE LEGEND

(A)	CONCRETE SIDEWALK
(B)	6" EXTRUDED CURB
(C)	FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
(D)	CONCRETE WHEEL STOP (TYP.)
(E)	4" PARKING STRIPE (TYP.)
(F)	STOP SIGN (TYP.)
(G)	ACCESSIBLE RAMP AND TACTILE WARNING
(H)	ACCESSIBLE PARKING SIGN
(I)	PROPERTY BOUNDARY
(J)	BIORETENTION POND
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(X)	LIGHT POLE
(Y)	ENERGY DISSIPATING HEADWALL

DESCRIPTION	HATCH
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
SIDEWALK	
BIORETENTION	
DETENTION	
MILL AND OVERLAY	
PRE-TREATMENT AREA	

NO.	REVISIONS	DATE	BY
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DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

DATE: _____ 06/28/2024

KIMLEY-HORN PROJECT NO. 118627000

ENLARGED SITE PLAN

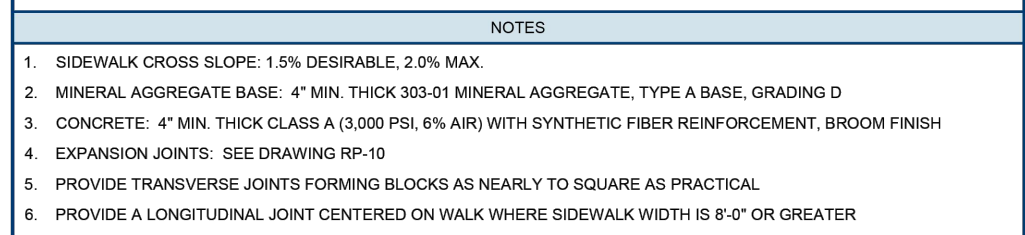
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C2.2

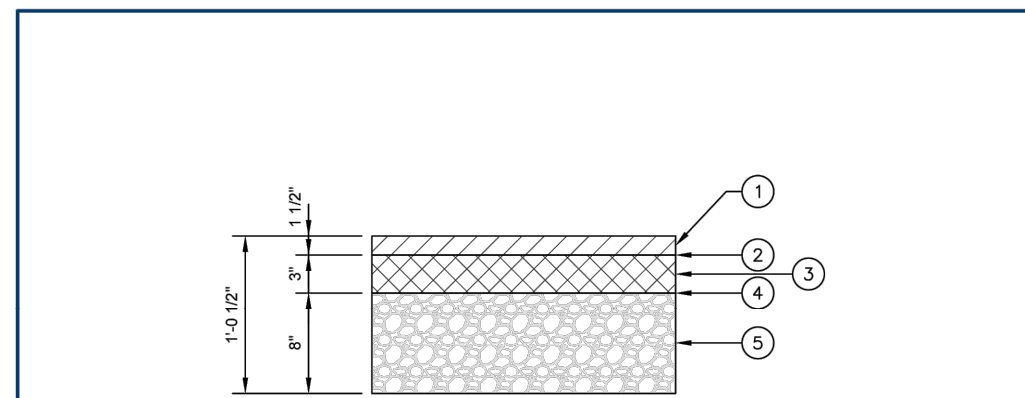
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HISTORIC
FRANKLIN
TENNESSEE



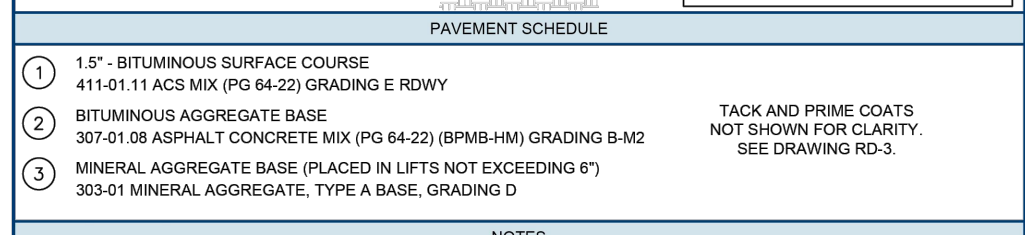
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1.	EXPANSION JOINTS:		
	A.	RUBBERIZED EXPANSION JOINT FILLER (ASTM D515, TYPE 1)	
	B.	POLYPROPYLENE FOAM JOINT FILLER (ASTM D8130)	
2.	10" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:		
	A.	TRANSVERSE TO SIDEWALK AT 20 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKING	
	B.	TRANSVERSE TO SIDEWALK AT CURB LINES WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB	
	C.	BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB	
	D.	AT BUILDING ROW DRIVeways OR OTHER SIDEWALK DISCONTINUITIES	
	E.	AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS	
	F.	AT OTHER PLACES WHERE SIDEWALK MAY DEVELOP	
3.	10" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS		
 SIDEWALK EXPANSION JOINT			
CITY OF FRANKLIN		CITY ENGINEER	DATE: 7/11/2021
NOT TO SCALE			
			DWG. NO. RP-10



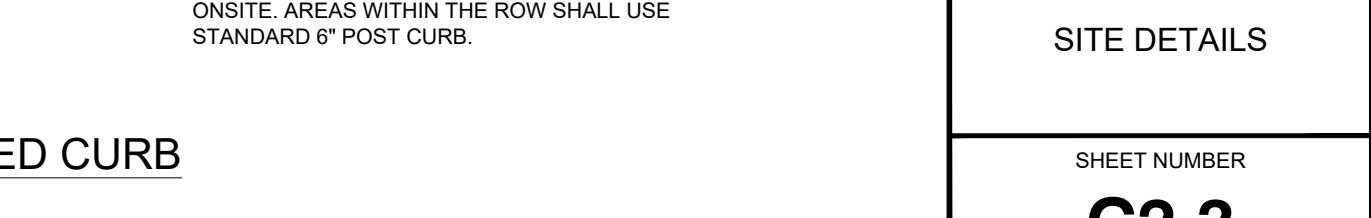
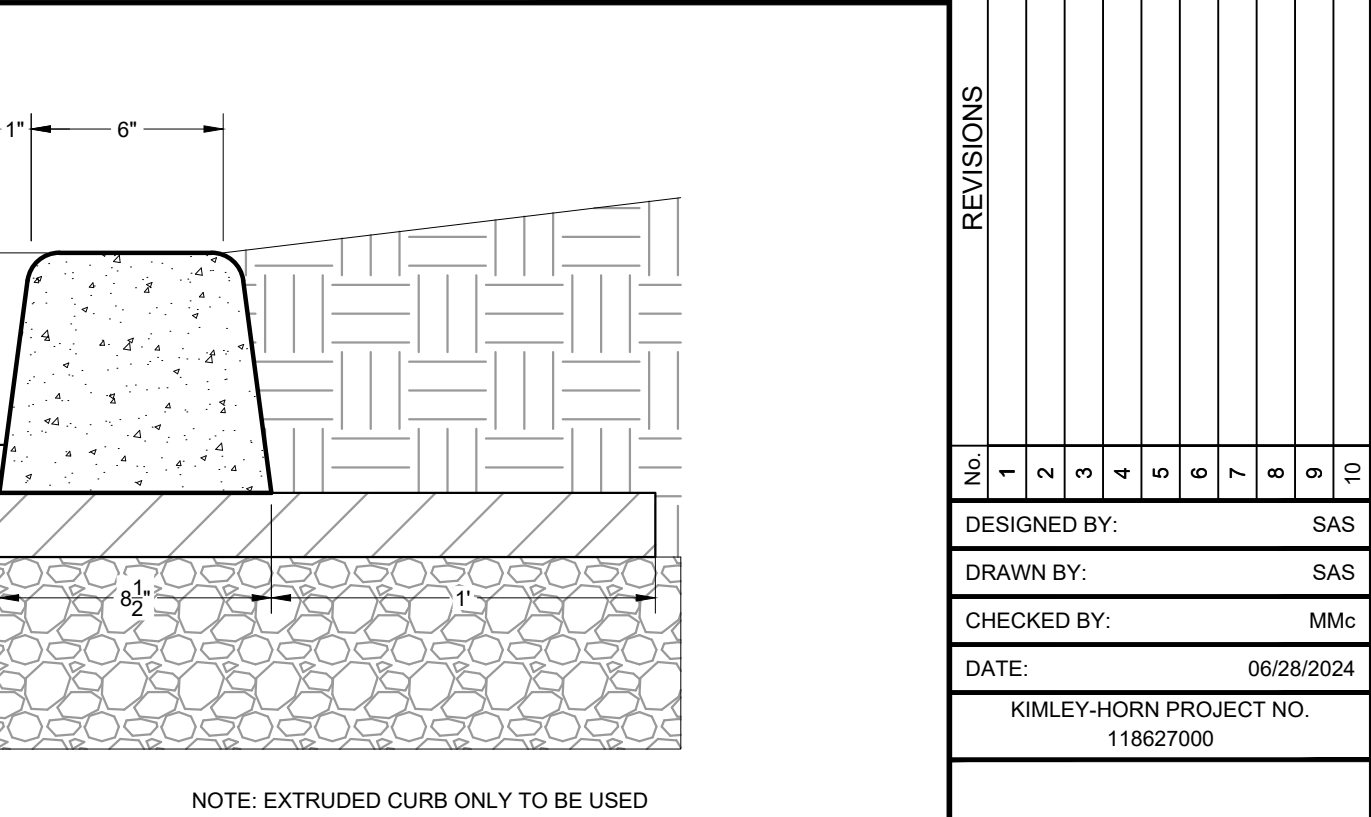
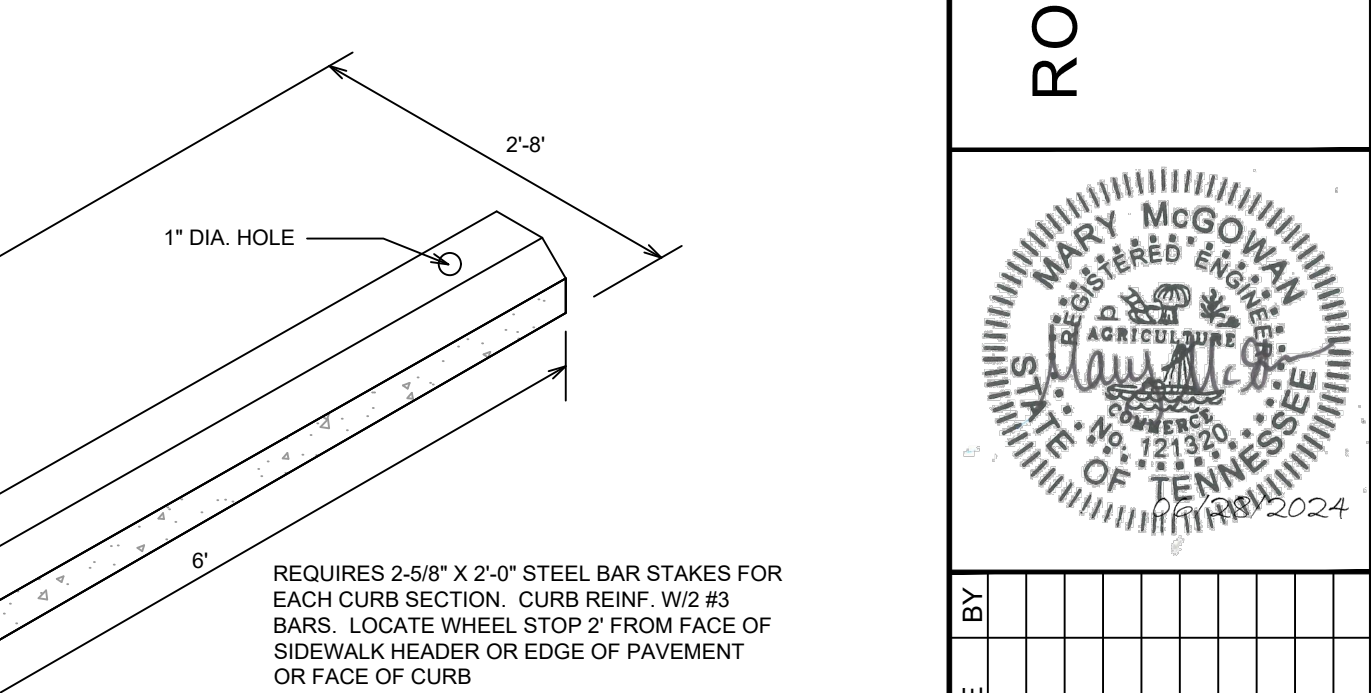
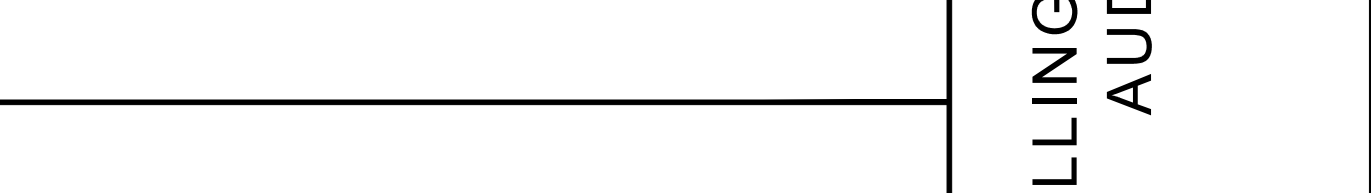
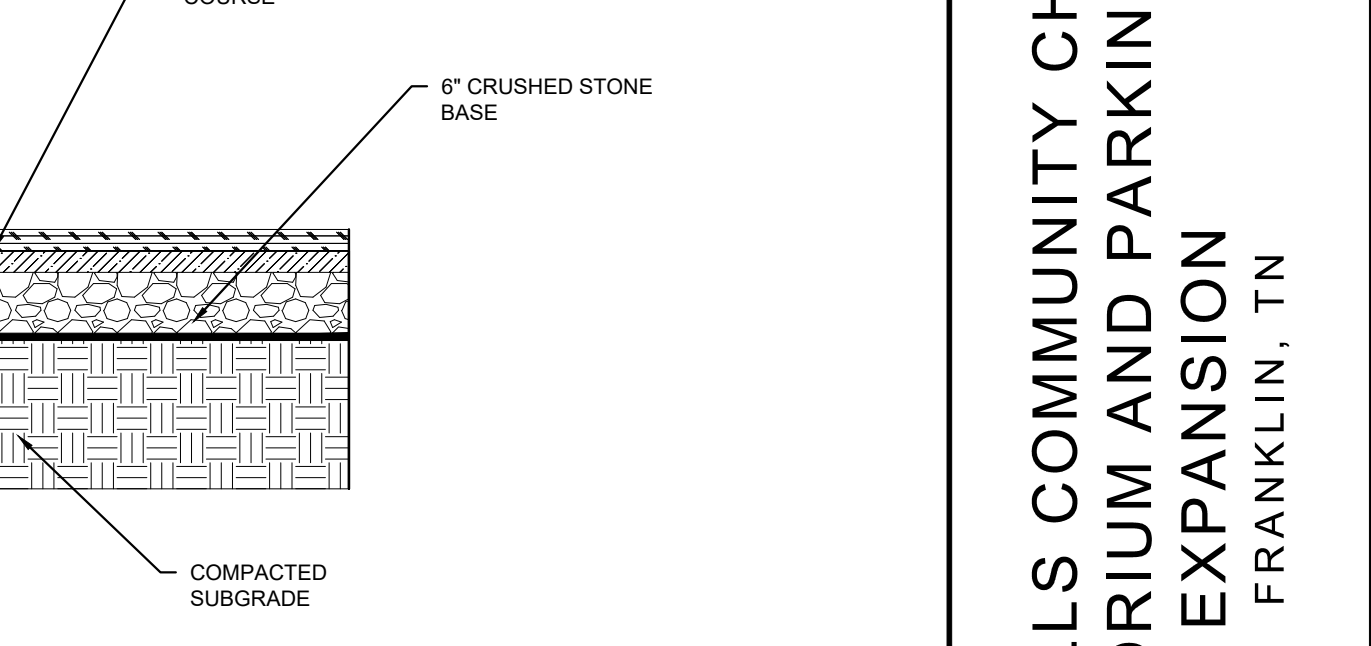
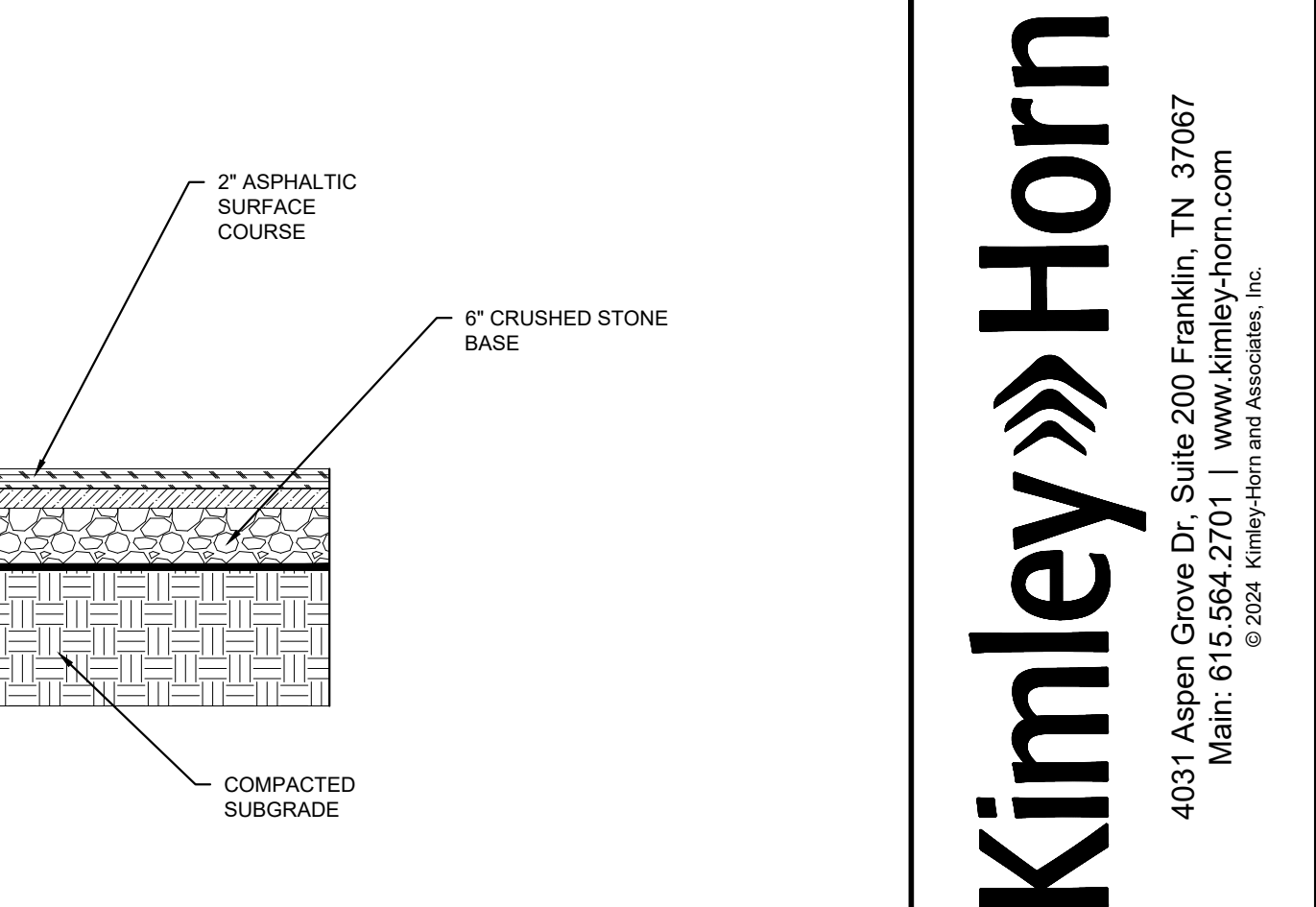
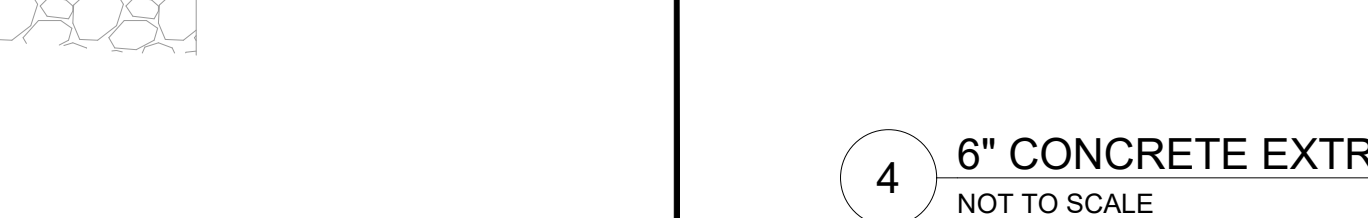
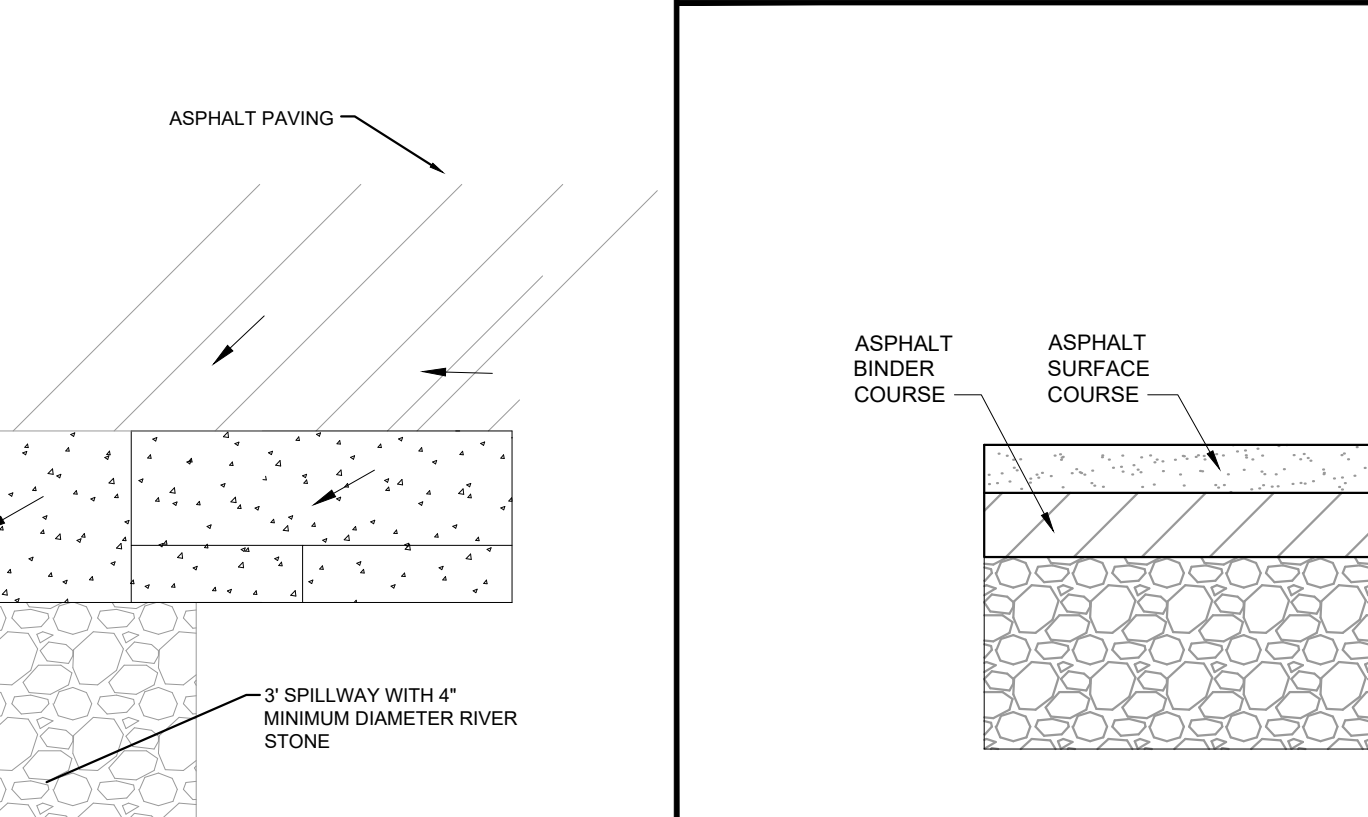
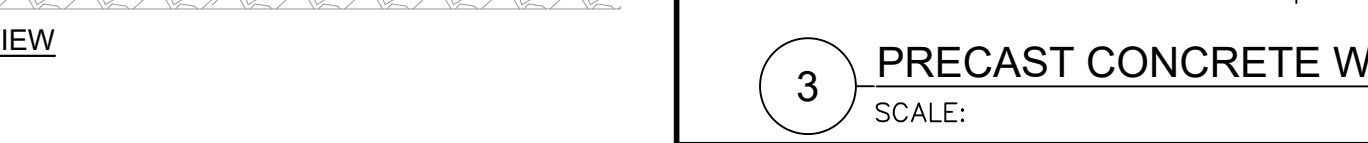
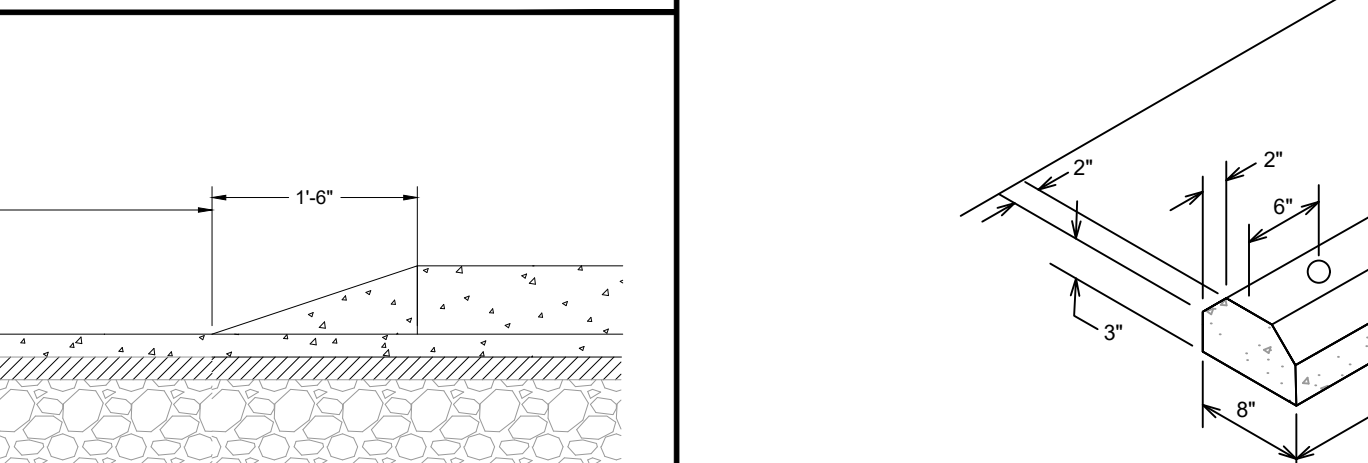
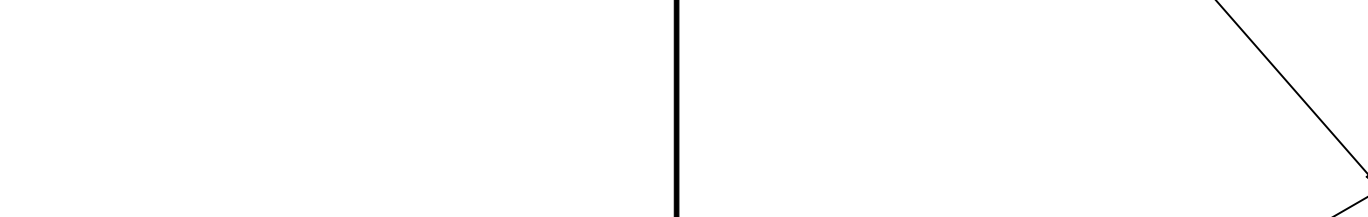
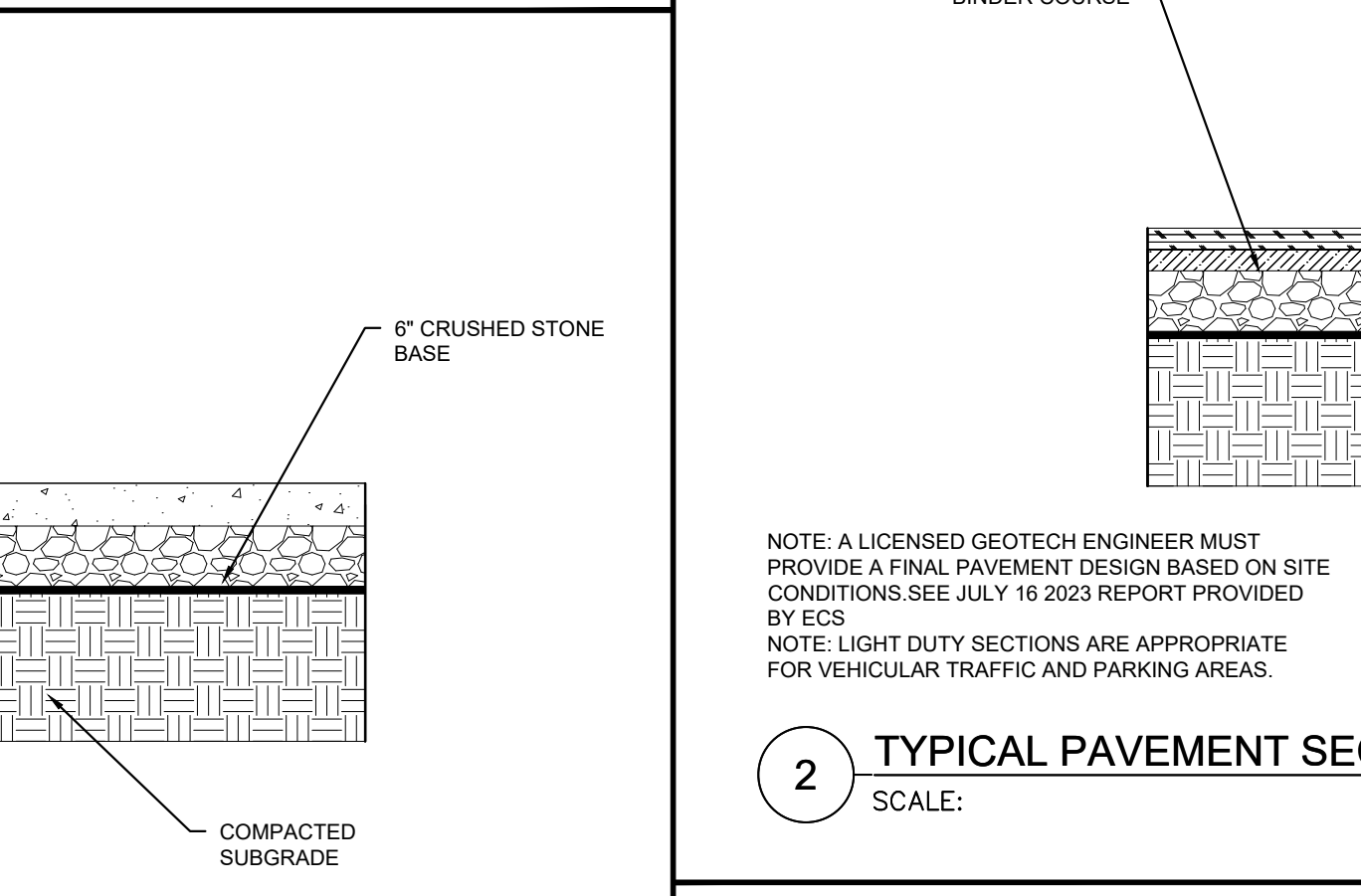
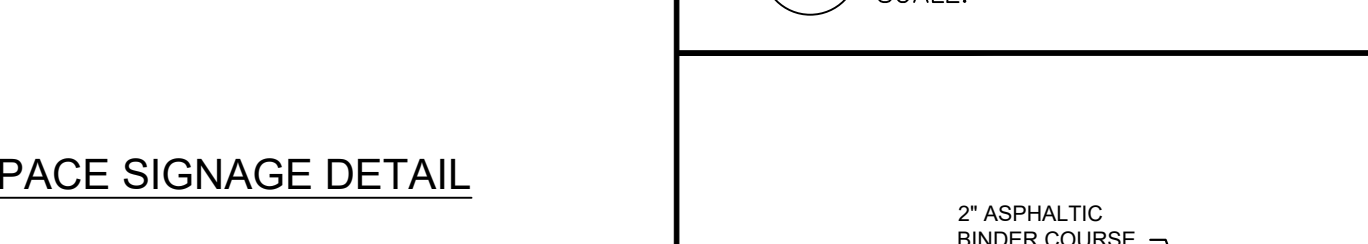
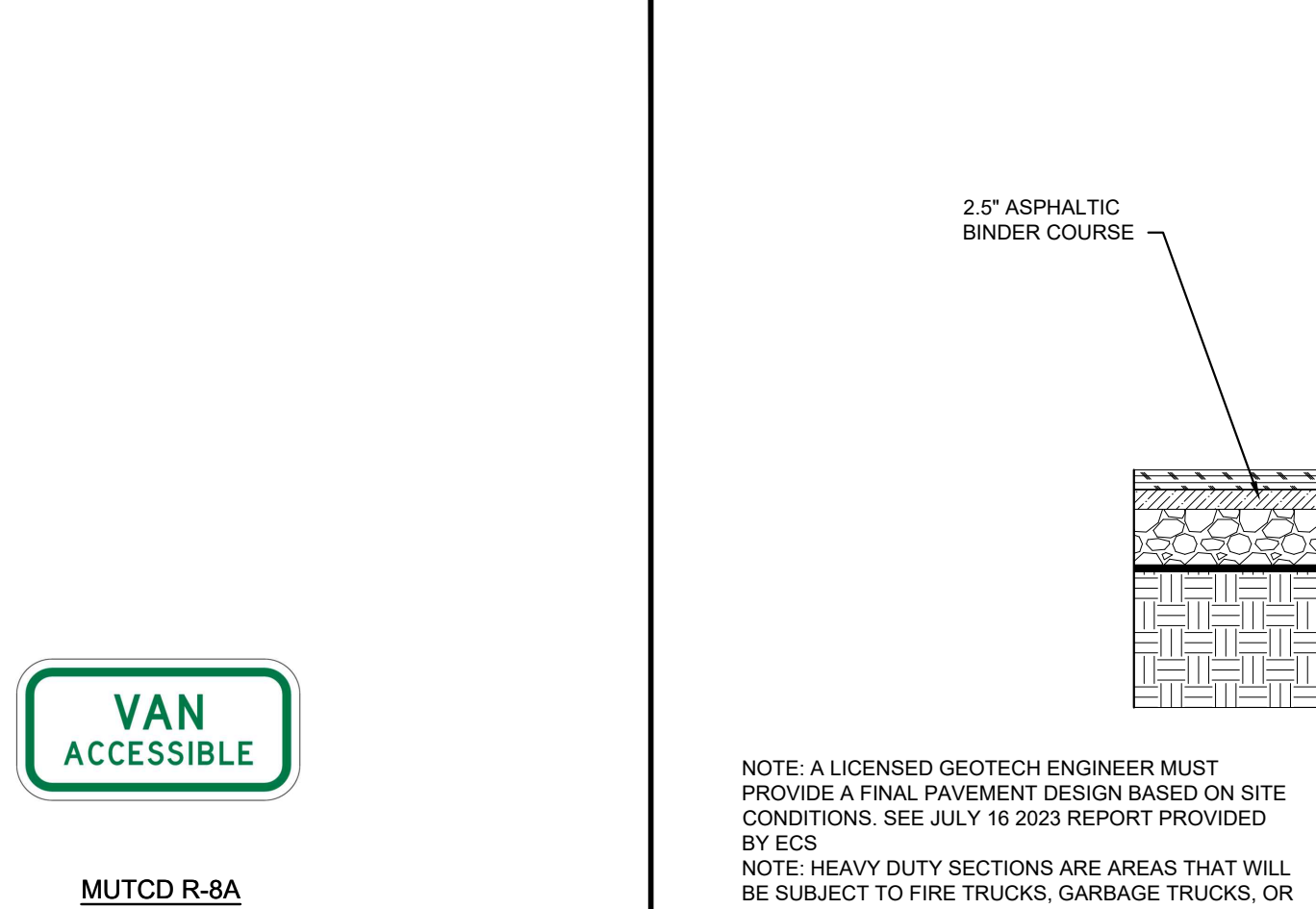
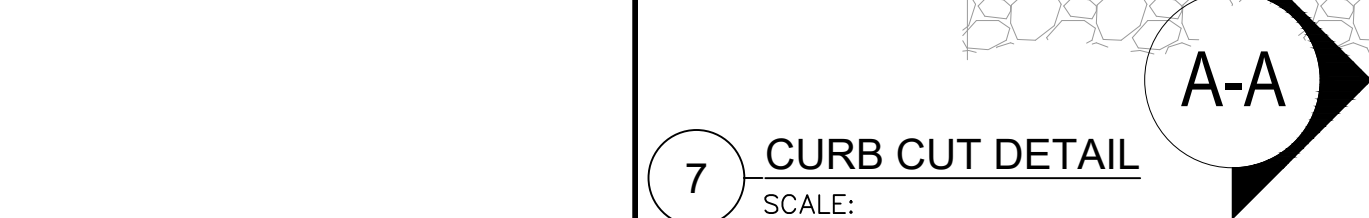
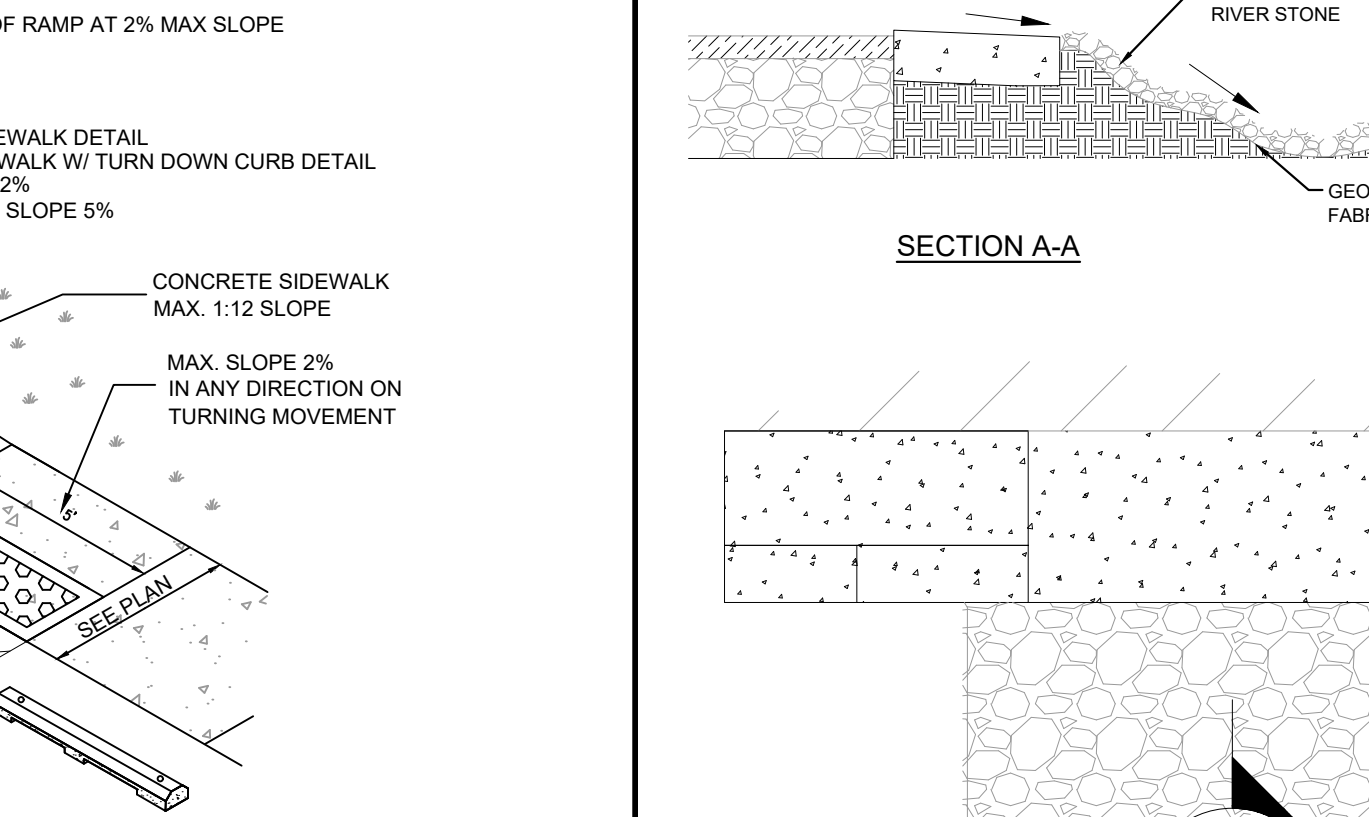
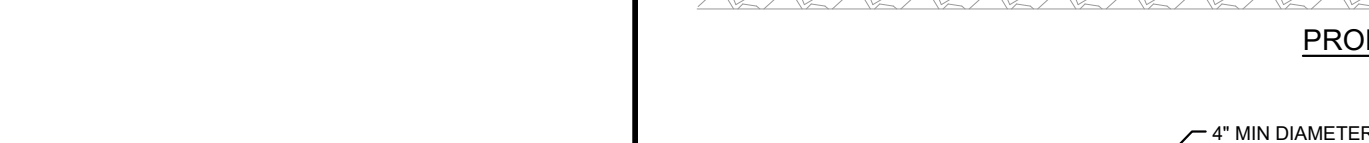
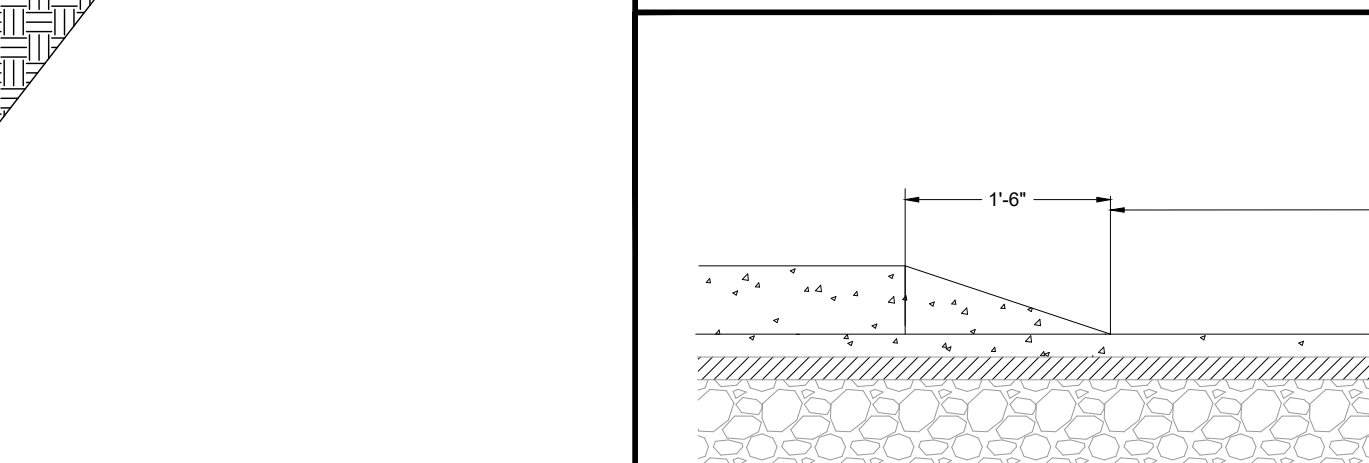
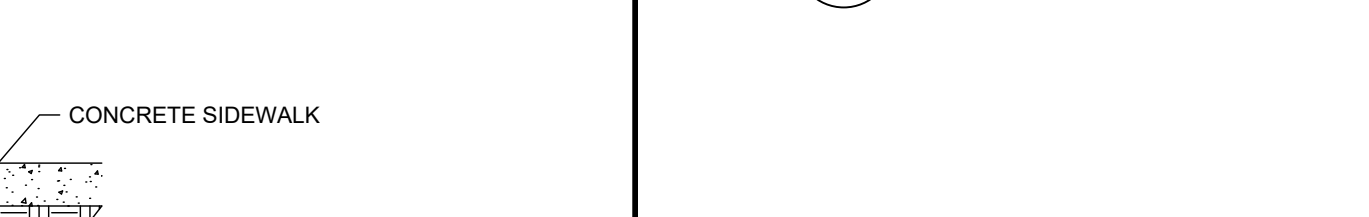
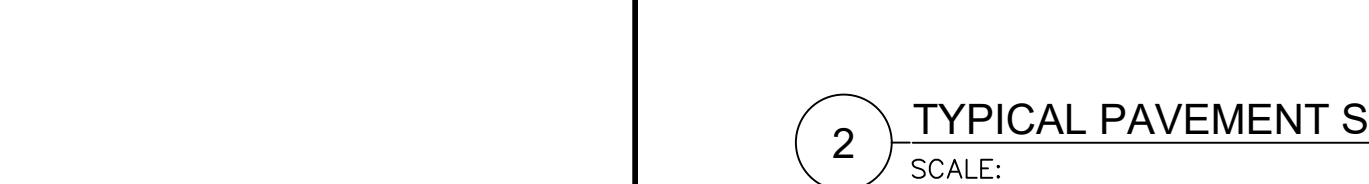
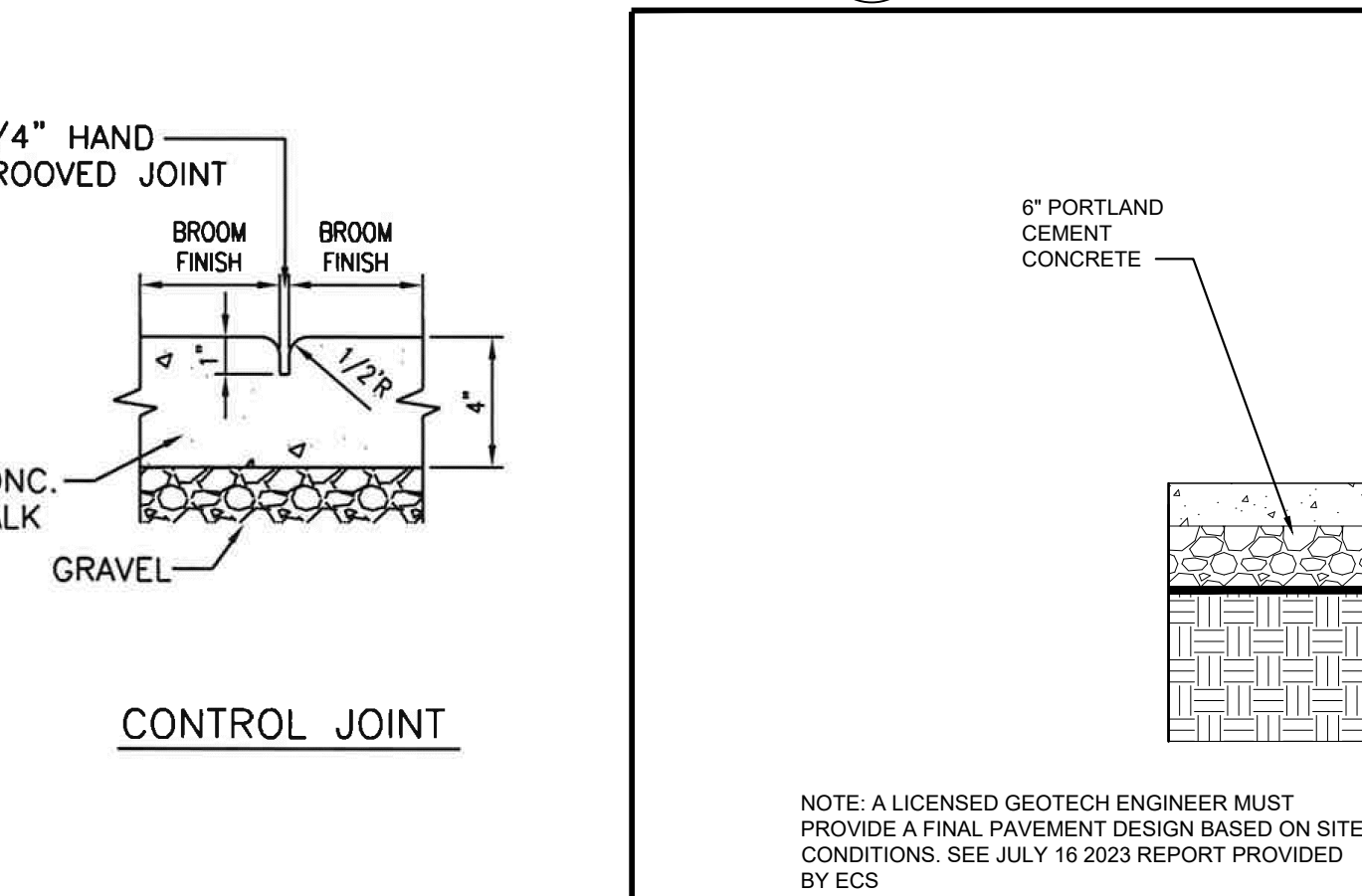
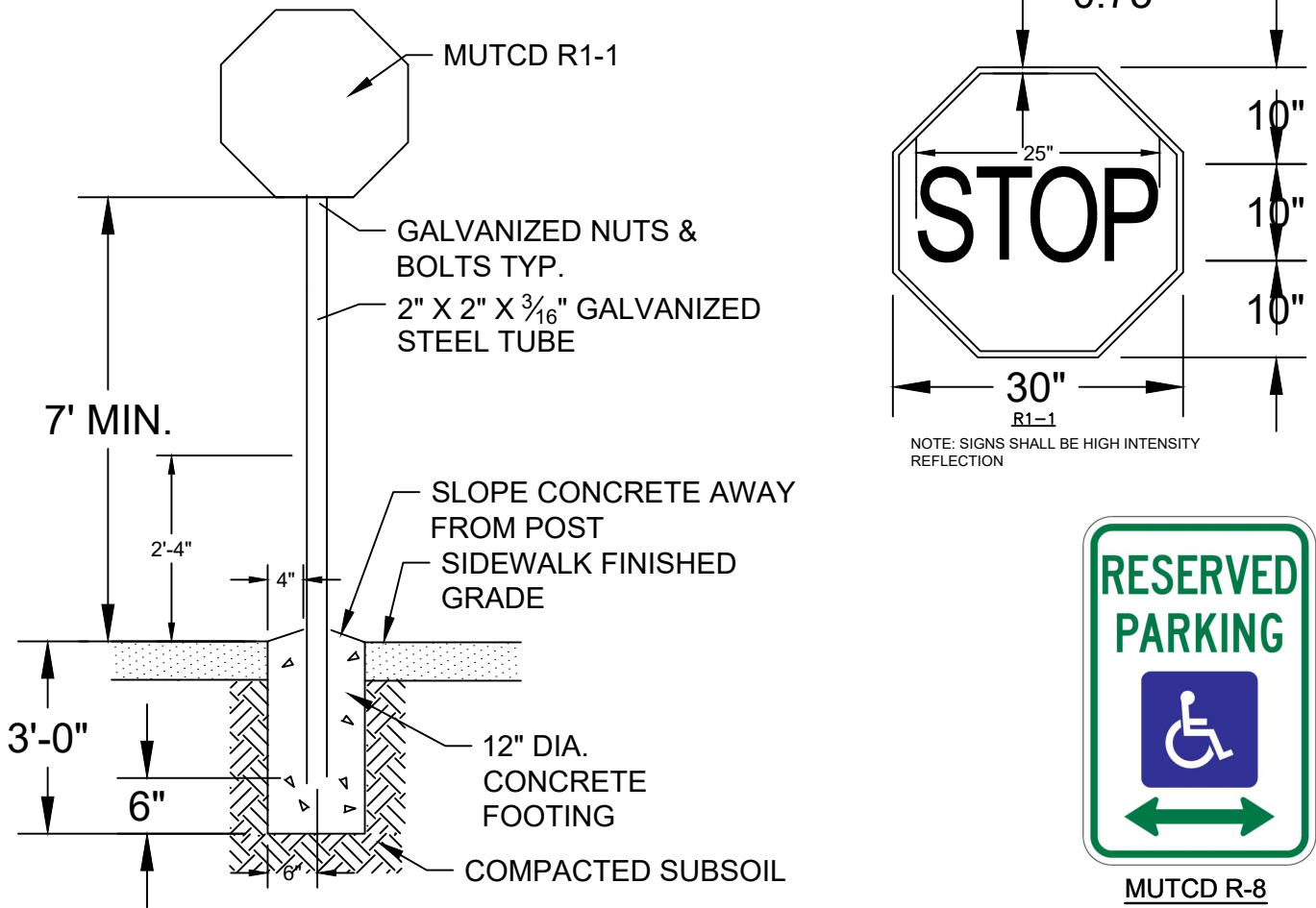
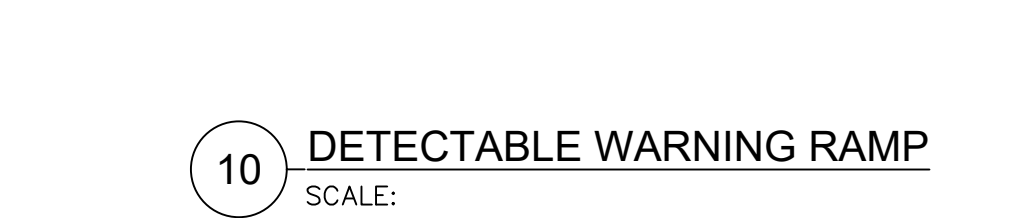
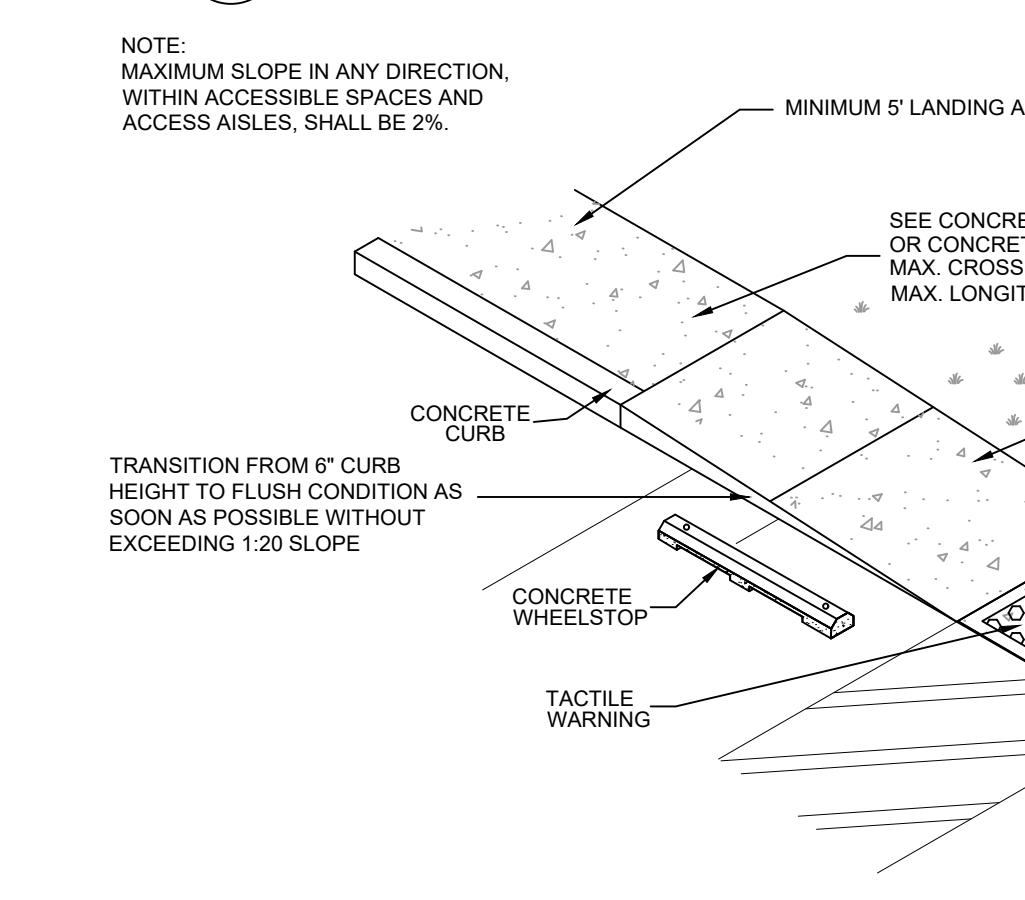
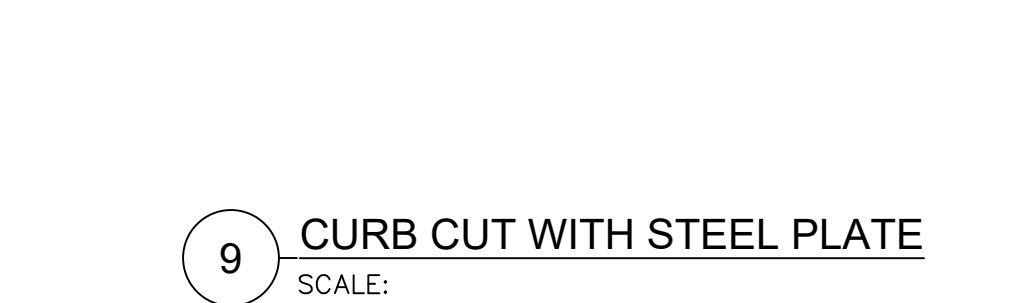
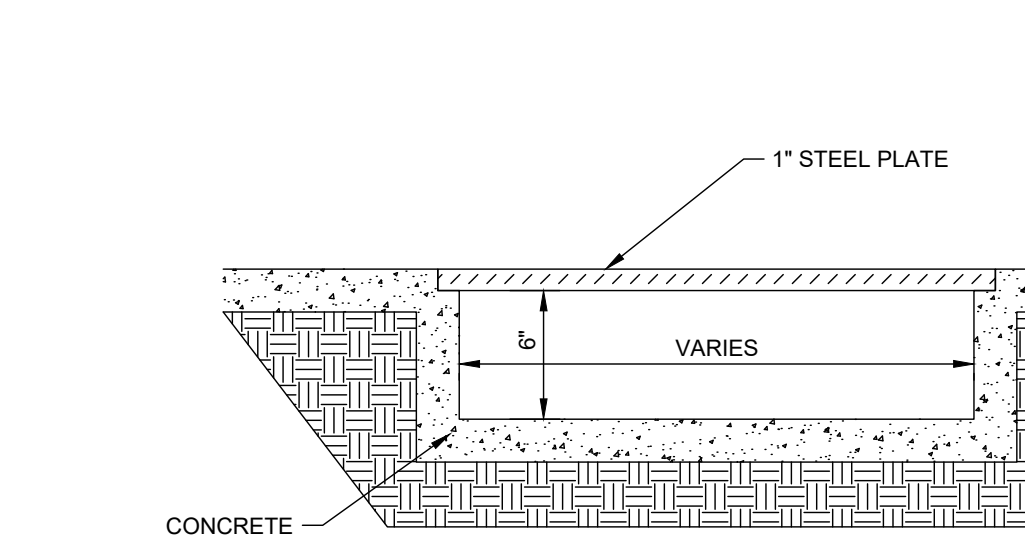
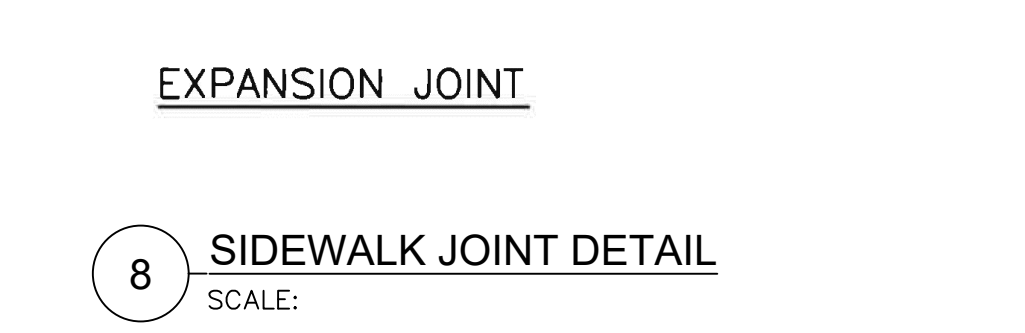
PAVEMENT SCHEDULE	
①	1.5" BITUMINOUS SURFACE COURSE 411-05.11 ACS MIX (PG 64-22) GRADING & RDOY
②	TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.07 GAL/SY (@ 0-10 GAL/SY MILLED SURFACES)
③	2" BITUMINOUS AGGREGATE BASE 407-01.06 ASPHALT CONCRETE MIX (PG 64-22) (BPMH-BM) GRADING B-302
④	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 30.0-35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @ 8-12 LB/SY
⑤	3" MINERAL AGGREGATE BASE 903-01 MINERAL AGGREGATE TYPE A BASE, GRADING D

NOTES	
1.	THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2.	REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

			LOCAL, ALLEY, AND MEWS PAVEMENT SECTION		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE		CITY ENGINEER: <i>D. P. P. [Signature]</i>		DATE: 7/1/2021	RD-3



A cross-sectional diagram of a concrete joint repair. The diagram shows a concrete slab with a horizontal joint. The joint is filled with a repair material. Labels with arrows point to various components: 'SYNTHETIC FIBER' points to a fiber embedded in the repair material; 'BROOM FINISH' points to the top surface of the concrete and the repair material; 'CONCRETE' points to the base slab; 'POLYURETHANE SEALANT' points to the sealant applied to the joint; '1/2" PREMOLDED EXP. JT. MATERIAL' points to the repair material; and 'VARIES' points to the vertical height of the repair material.

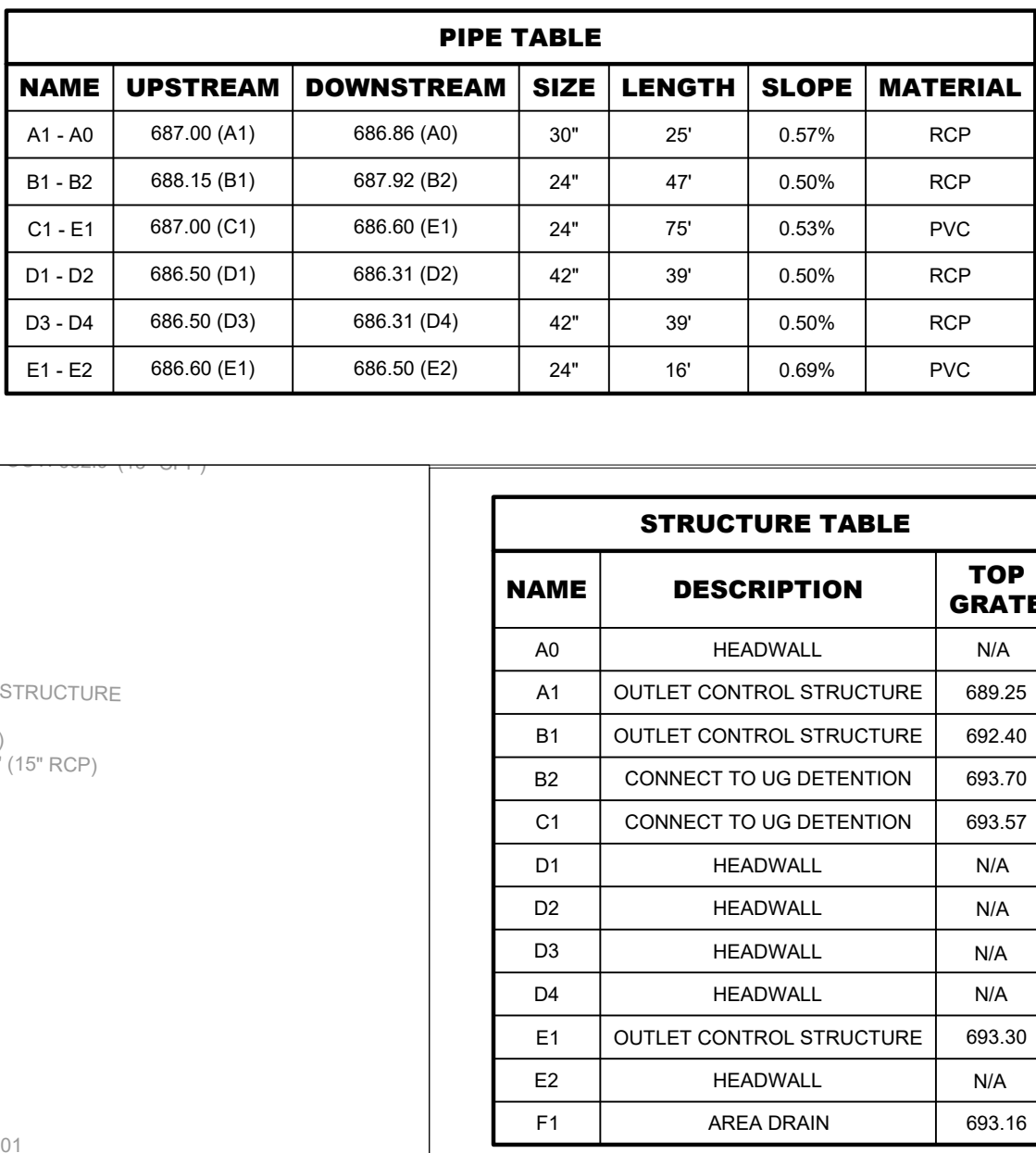


SITE DETAILS

SHEET NUMBER

C2.2

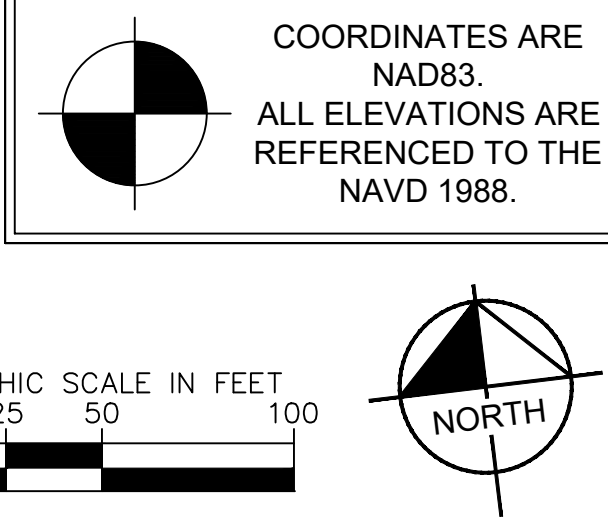
Drawing name: K:\FRA_LDEV\118627000 - Rolling Hills\4-CADD\PlanSheets\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING AND DRAINAGE PLAN Jun 28, 2024 4:57pm by: Shawn.Schaub



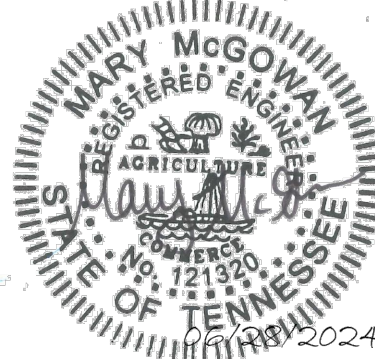
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF. ADDING OR REMOVING SOIL FROM ANY EXISTING SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO CONSTRUCT AND MAINTAIN THE PROPOSED DRAINAGE FACILITIES. THE CITY OF FRANKLIN OFFICIALS AT NO COST TO THE CITY, TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE REPAIRED IMMEDIATELY.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR VERIFICATION OF THE PROPOSED DRAINAGE FACILITIES. IF THE CITY OF FRANKLIN CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COURSE SHALL BE CONSTRUCTED, TO THE SATISFACTION OF THE CITY OF FRANKLIN, PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE FACILITIES SHALL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CITY OF FRANKLIN. THE CITY OF FRANKLIN'S PUBLIC UTILITY 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 PROVIDE PROTECTION FOR ALL UTILITIES TO REMAIN. THE CITY OF FRANKLIN SHALL BE NOTIFIED OF ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & SAFETY DEPARTMENT FOR PERMITS FOR EXCAVATION. MATERIAL AND COMPLETION SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH RESUBMITTAL SITE PLAN
CO PROJECT #:	8520
MAP:	MAP # 090
PARCEL #:	00600
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	L1 LIGHT INDUSTRIAL
CHARACTER AREA OVERLAY:	COLUMBIA AVENUE, SUB-DISTRICT 4
TOTAL ACRES OF SITE:	39.19 ACRES
ACREAGE OF LOD:	6.48 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	1,708,800 SF
BUILDING TYPE:	CIVIC BUILDING
MIN. REQUIRED SETBACK LINES:	FRONT: 30' SIDE: 10' REAR: 25'
OWNERS:	ROLLING HILLS COMMUNITY CHURCH, INC.
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200, FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	668 SPACES
TOTAL POST REDEVELOPMENT PARKING:	859 SPACES

CONTRACTOR SHALL USE EXTREME CAUTION TO NOT COMPACT BIORETENTION LOCATIONS THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS. THIS IS TO ENSURE THE INFILTRATION RATES REMAIN UNCHANGED.



ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING
EXPANSION
FRANKLIN, TN



BY	DATE	REVISIONS									
		No.	1	2	3	4	5	6	7	8	9
		DESIGNED BY: ----									
		DRAWN BY: ----									
		CHECKED BY: ----									
		DATE: 06/28/2024									
KIMLEY-HORN PROJECT NO. 118627000											
OVERALL GRADING AND DRAINAGE PLAN											
SHEET NUMBER C3.0											

CONTRACTOR SHALL USE EXTREME CAUTION TO NOT COMPACT BIORETENTION LOCATIONS THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS. THIS IS TO ENSURE THE INFILTRATION RATES REMAIN UNCHANGED.

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1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF. ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING EROSION CONTROL MEASURES.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY ENGINEERS. THE TESTING FIRM SHALL BE SEPARATE FROM THE TESTING FIRM THAT WILL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. THE PROJECT REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF THE RETAINING WALLS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL SUBMIT A LETTER TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PERMITS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COURSE SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADE AND SHALL BE IN PLACE AND INSTALLED PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE FACILITIES SHALL NOT BE INSTALLED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CITY ENGINEER. THE CITY ENGINEER WILL PROVIDE THE 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 PROVIDE PROTECTION FOR ALL UTILITIES TO REMAIN. THE CITY ENGINEER SHALL REVIEW ALL PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & SAFETY DEPARTMENT FOR PERMITS FOR EXCAVATION. A MATERIAL AND COMPOUND SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

PROJECT NAME: ROLLING HILLS COMMUNITY CHURCH
RESUBMITTAL SITE PLAN
8520
MAP # 090
PARCEL # 00600

ADDRESS: 1810 COLUMBIA AVENUE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT

EXISTING ZONING: LI, LIGHT INDUSTRIAL
CHARACTER AREA OVERLAY: COLUMBIA AVENUE, SUB-DISTRICT 4
TOTAL ACREAGE OF SITE: 39.19 ACRES
ACREAGE OF LOD: 6.48 ACRES
TOTAL SQUARE FOOTAGE OF SITE: 1,706,800 SF
BUILDING TYPE: FRIC BUILDING

MIN. REQUIRED SETBACK LINES: FRONT: 30'
SIDE: 10'
REAR: 25'

OWNERS: ROLLING HILLS COMMUNITY CHURCH, INC
ADDRESS: 1810 COLUMBIA AVENUE
FRANKLIN, TN 37064

APPLICANT: KIMLEY-HORN & ASSOCIATES
ADDRESS: 4031 ASPEN GROVE DRIVE, SUITE 200,
FRANKLIN, TN 37067
PHONE: 615-654-2701
EMAIL: MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME: MARY MCGOWAN, P.E.

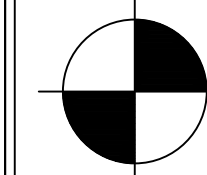
EXISTING PARKING ACROSS SITE: 668 SPACES
TOTAL POST REDEVELOPMENT PARKING: 850 SPACES

NOTES:

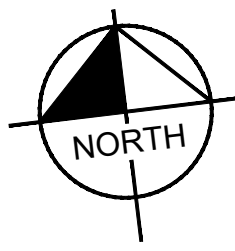
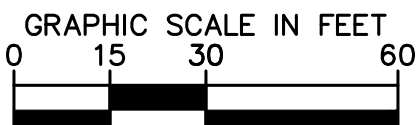
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN WITHOUT THE APPROVAL BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPS202E 4100000 NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHY AND UTILITY AS-BUILT SURVEY PERFORMED BY WILSON & ASSOCIATES, P.C. DATED, 04/16/2024. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PROPOSED BUILDINGS IN THIS PROJECT ARE WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0195F, DATED SEPTEMBER 29, 2006

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A0	687.00 (A1)	686.86 (A0)	30"	25'	0.57%	RCP
B1 - B2	688.15 (B1)	687.92 (B2)	24"	47'	0.50%	RCP
C1 - E1	687.00 (C1)	686.60 (E1)	24"	75'	0.53%	PVC
D1 - D2	686.50 (D1)	686.31 (D2)	42"	39'	0.50%	RCP
D3 - D4	686.50 (D3)	686.31 (D4)	42"	39'	0.50%	RCP
E1 - E2	686.60 (E1)	686.50 (E2)	24"	16'	0.69%	PVC

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	N/A
A1	OUTLET CONTROL STRUCTURE	689.25
B1	OUTLET CONTROL STRUCTURE	692.40
B2	CONNECT TO UG DETENTION	693.70
C1	CONNECT TO UG DETENTION	693.57
D1	HEADWALL	N/A
D2	HEADWALL	N/A
D3	HEADWALL	N/A
D4	HEADWALL	N/A
E1	OUTLET CONTROL STRUCTURE	693.30
E2	HEADWALL	N/A
F1	AREA DRAIN	693.16



COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



Kimley»»Horn

4031 Aspen Grove Dr, Suite 200 Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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ROLLING HILLS COMMUNITY CHURCH AUDITORIUM AND PARKING EXPANSION

[illegible]

DESIGNED BY: _____

DRAWN BY: _____

DATE: 06/28/2024

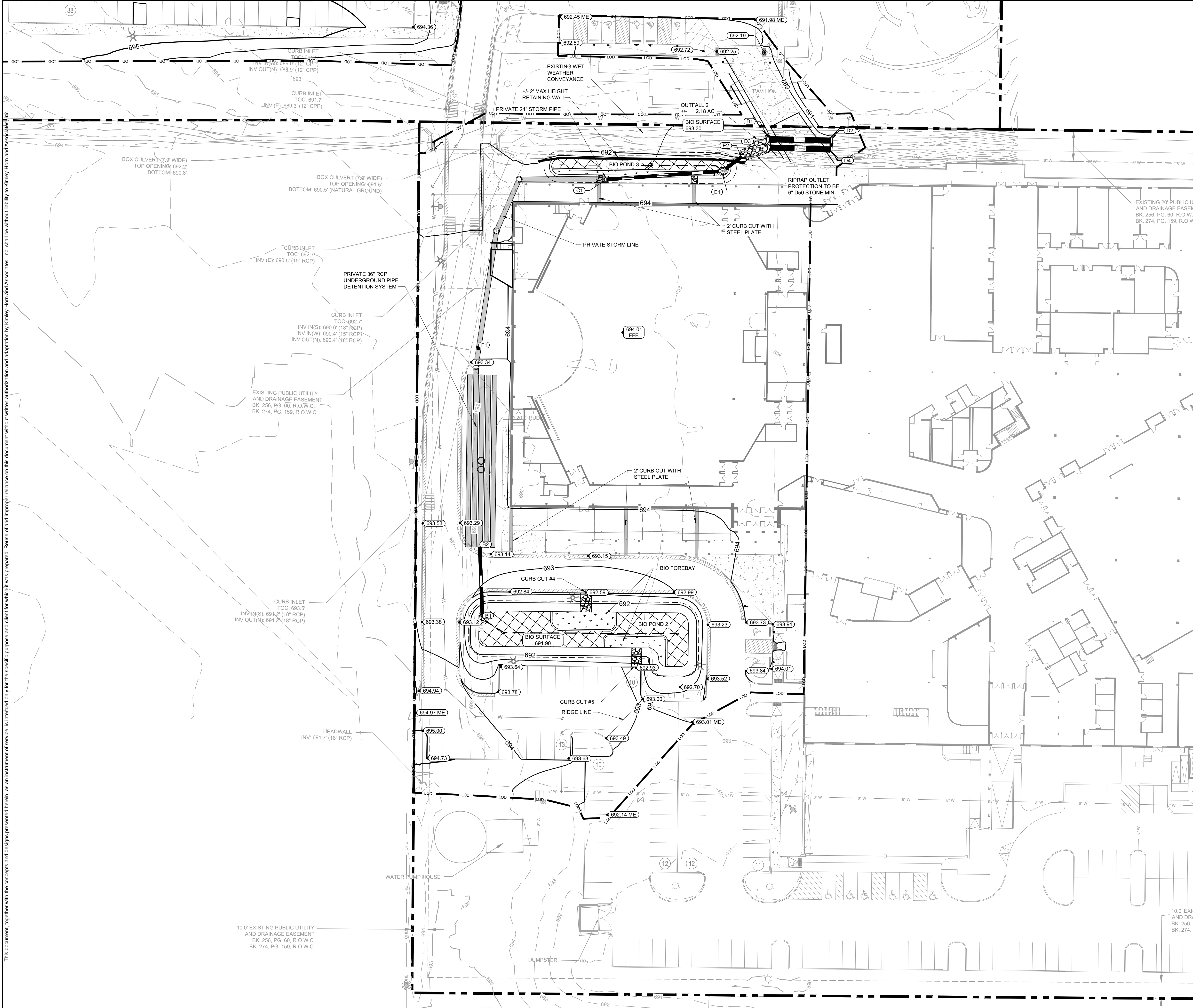
KIMLEY-HORN PROJECT NO.

ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER

C3.1

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BIORETENTION NOTE:

CONTRACTOR SHALL USE EXTREME CAUTION TO NOT COMPACT
BIORETENTION LOCATIONS THROUGHOUT THE DURATION OF THE
CONSTRUCTION PROCESS. THIS IS TO ENSURE THE INFILTRATION
RATES REMAIN UNCHANGED.

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

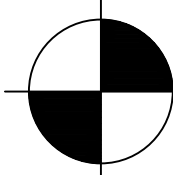
SITE DATA TABLE

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH RESUBMITTAL SITE PLAN
COF PROJECT #:	8520
MAP:	MAP # 090
PARCEL #:	00600
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	LI, LIGHT INDUSTRIAL
CHARACTER AREA OVERLAY:	COLUMBIA AVENUE, SUB-DISTRICT 4
TOTAL ACREAGE OF SITE:	39.19 ACRES
ACREAGE OF LOD:	6.48 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	1,706,800 SF
BUILDING TYPE:	CIVIC BUILDING
MIN. REQUIRED SETBACK LINES:	FRONT: 30' SIDE: 10' REAR: 25'
OWNERS:	ROLLING HILLS COMMUNITY CHURCH, INC.
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200, FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	668 SPACES
TOTAL POST REDEVELOPMENT PARKING:	859 SPACES

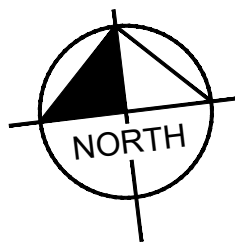
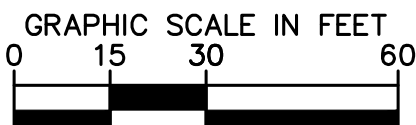
- NOTES:**
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 2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
 3. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHY AND UTILITY AS-BUILT SURVEY PERFORMED BY WILSON & ASSOCIATES, P.C. DATED, 04/16/2024. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
 4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47167C0195F, DATED SEPTEMBER 29, 2006.

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A0	687.00 (A1)	686.86 (A0)	30"	25'	0.57%	RCP
B1 - B2	688.15 (B1)	687.92 (B2)	24"	47'	0.50%	RCP
C1 - E1	687.00 (C1)	686.60 (E1)	24"	75'	0.53%	PVC
D1 - D2	686.50 (D1)	686.31 (D2)	42"	39'	0.50%	RCP
D3 - D4	686.50 (D3)	686.31 (D4)	42"	39'	0.50%	RCP
E1 - E2	686.60 (E1)	686.50 (E2)	24"	16'	0.69%	PVC

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	N/A
A1	OUTLET CONTROL STRUCTURE	689.25
B1	OUTLET CONTROL STRUCTURE	692.40
B2	CONNECT TO UG DETENTION	693.70
C1	CONNECT TO UG DETENTION	693.57
D1	HEADWALL	N/A
D2	HEADWALL	N/A
D3	HEADWALL	N/A
D4	HEADWALL	N/A
E1	OUTLET CONTROL STRUCTURE	693.30
E2	HEADWALL	N/A
F1	AREA DRAIN	693.16



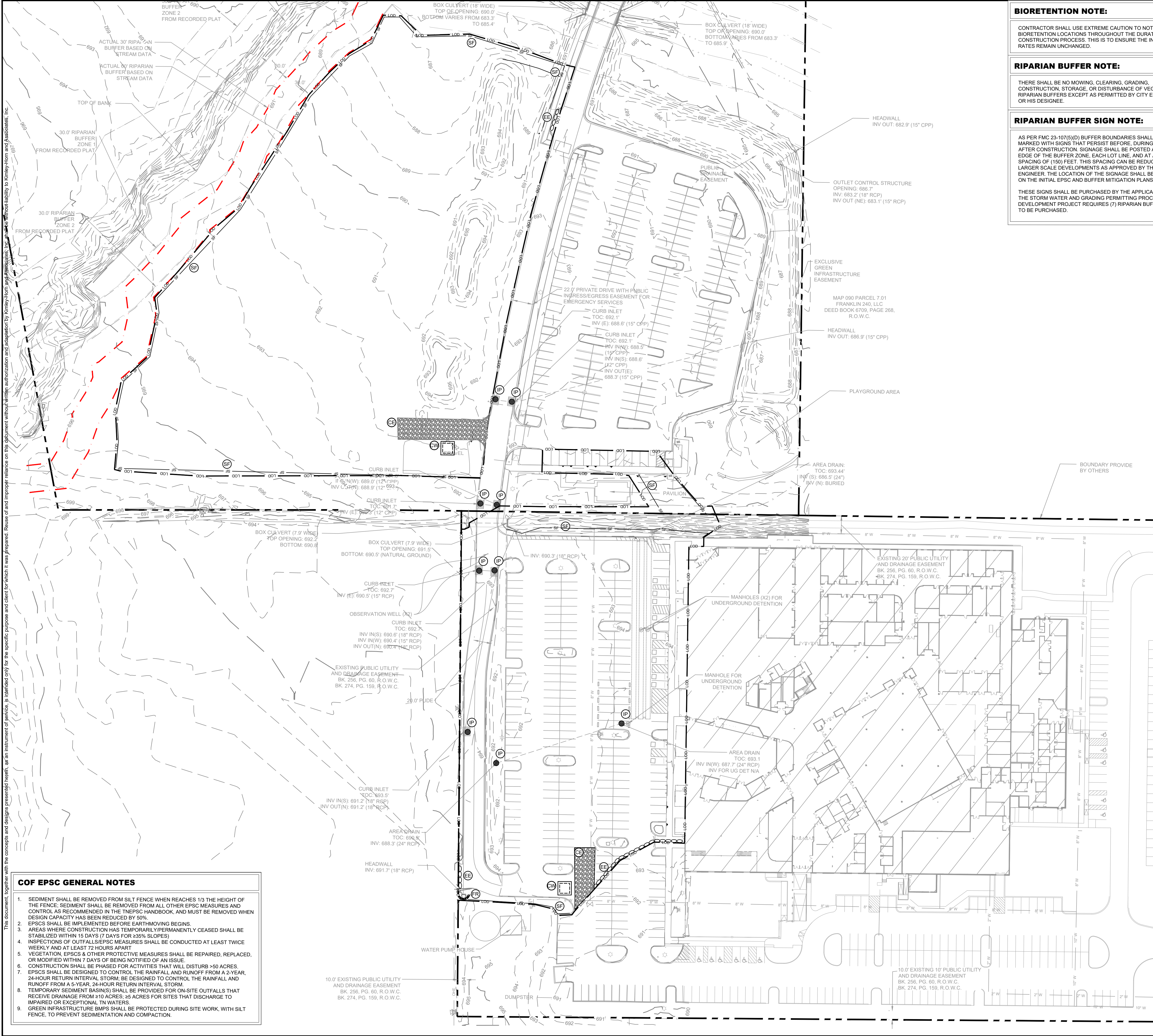
COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



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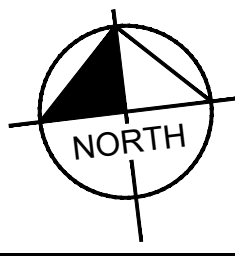
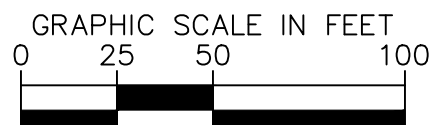


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CHECKED BY:	---
DATE:	06/28/2024
KIMLEY-HORN PROJECT NO.	118627000
ENLARGED GRADING AND DRAINAGE PLAN	
SHEET NUMBER	C3.2

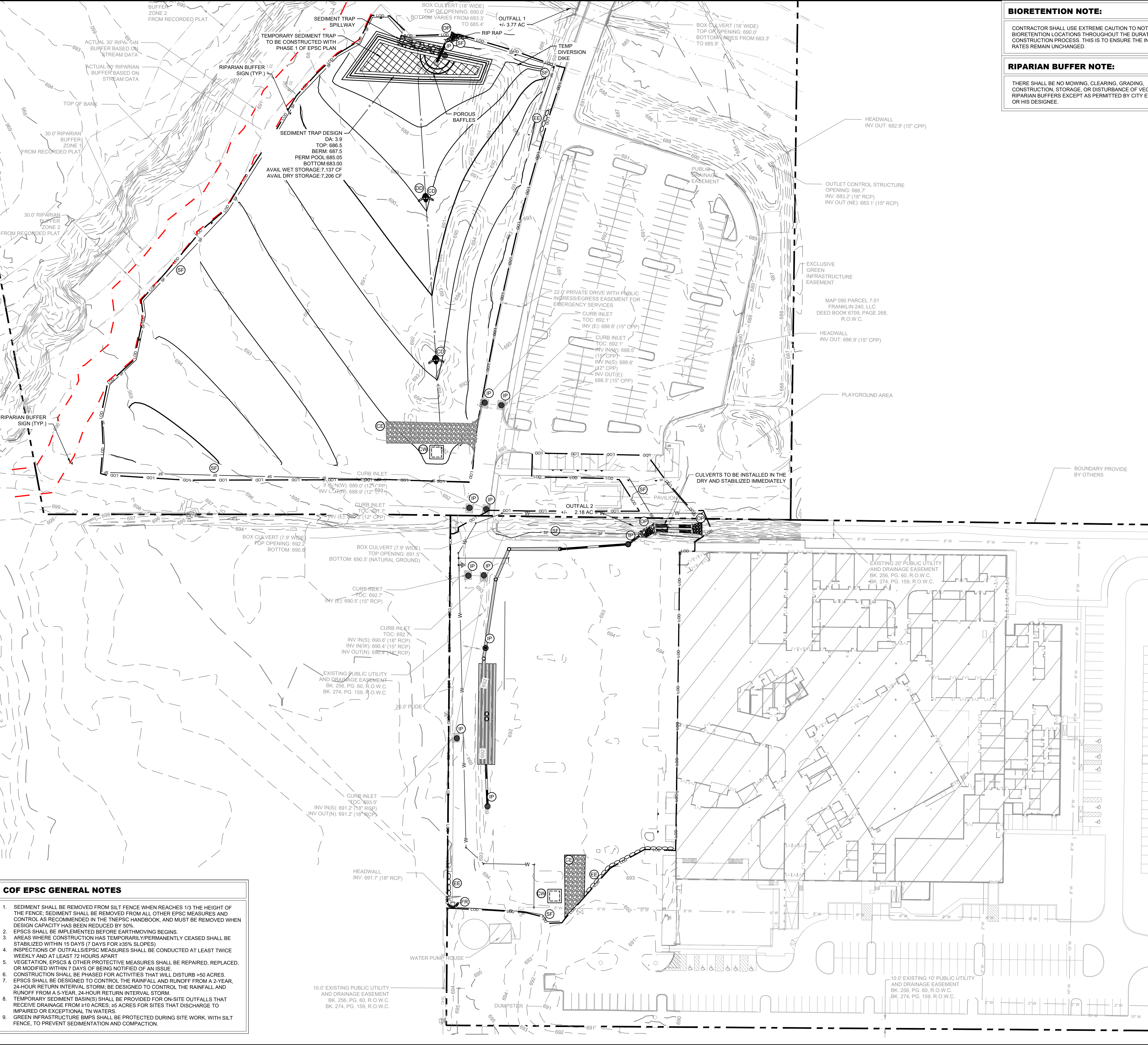


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CHECKED BY: ---										
DATE: 06/28/2024										
KIMLEY-HORN PROJECT NO. 118627000										
INITIAL EPSC PLAN										
SHEET NUMBER										
C3.3										

COORDINATES ARE
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ALL ELEVATIONS ARE
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COF 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 EARTHMOVING 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.

BIORETENTION NOTE:

CONTRACTOR SHALL USE EXTREME CAUTION TO NOT COMPACT BIORETENTION LOCATIONS THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS. THIS IS TO ENSURE THE INFILTRATION RATES REMAIN UNCHANGED.

RIPARIAN BUFFER NOTE:

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

BIORETENTION 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 GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
12. 800 SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

EROSION CONTROL LEGEND

- FR STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP OUTLET PROTECTION - REFER TO DETAIL SHEET C3-6
- DD DIVERSION DITCH - REFER TO DETAIL SHEET C3-8
- IP INLET PROTECTION - REFER TO DETAIL SHEET C3-6
- SF SILT FENCE - REFER TO DETAIL SHEET C3-6
- EE EROSION EELS - REFER TO DETAIL SHEET C3-6
- CD ROCK CHECK DAM - REFER TO DETAIL SHEET C3-8
- CW CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-6
- MA EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-6
- CE CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-6
- TS TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-6
- PS PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-6
- TP TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-8
- LOD LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

1. SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
2. SEE SHEET C3.6 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.
3. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT

WATER QUALITY BMP NOTES

1. 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. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
2. CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ALL GIPs FROM COMPACTION.

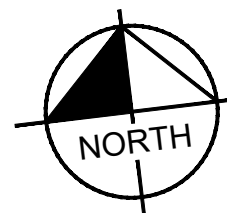
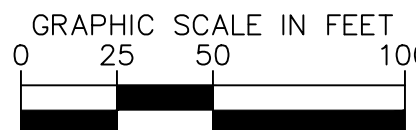
EPSC PHASE 2 NOTE

EPSC MEASURES SHALL BE PROVIDED AROUND BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FORM MIGRATING/DISCHARGING INTO PAVED SURFACES.

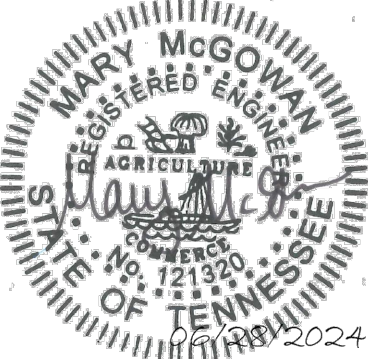
CULVERT INSTALLATION NOTE

CULVERTS SHALL BE INSTALLED IN THE DRY AND STABILIZED IMMEDIATELY.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



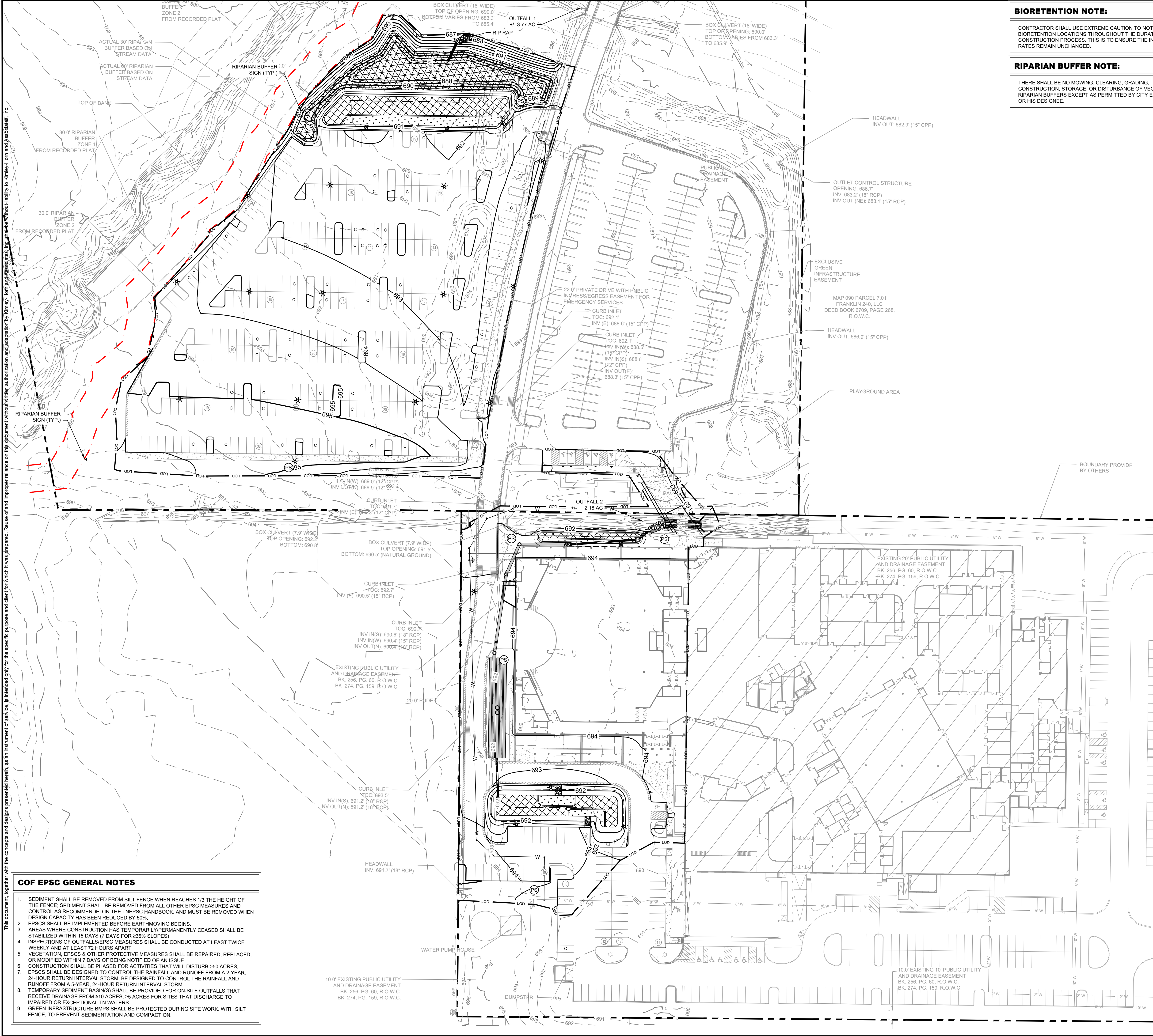
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INTERIM EPSC PLAN										
SHEET NUMBER	C3.4									

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FINAL EPSC PLAN										
SHEET NUMBER										
C3.5										

COF PROJECT #8520
Page 73 of 90

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ACTIVITY: Stabilized Construction Entrance

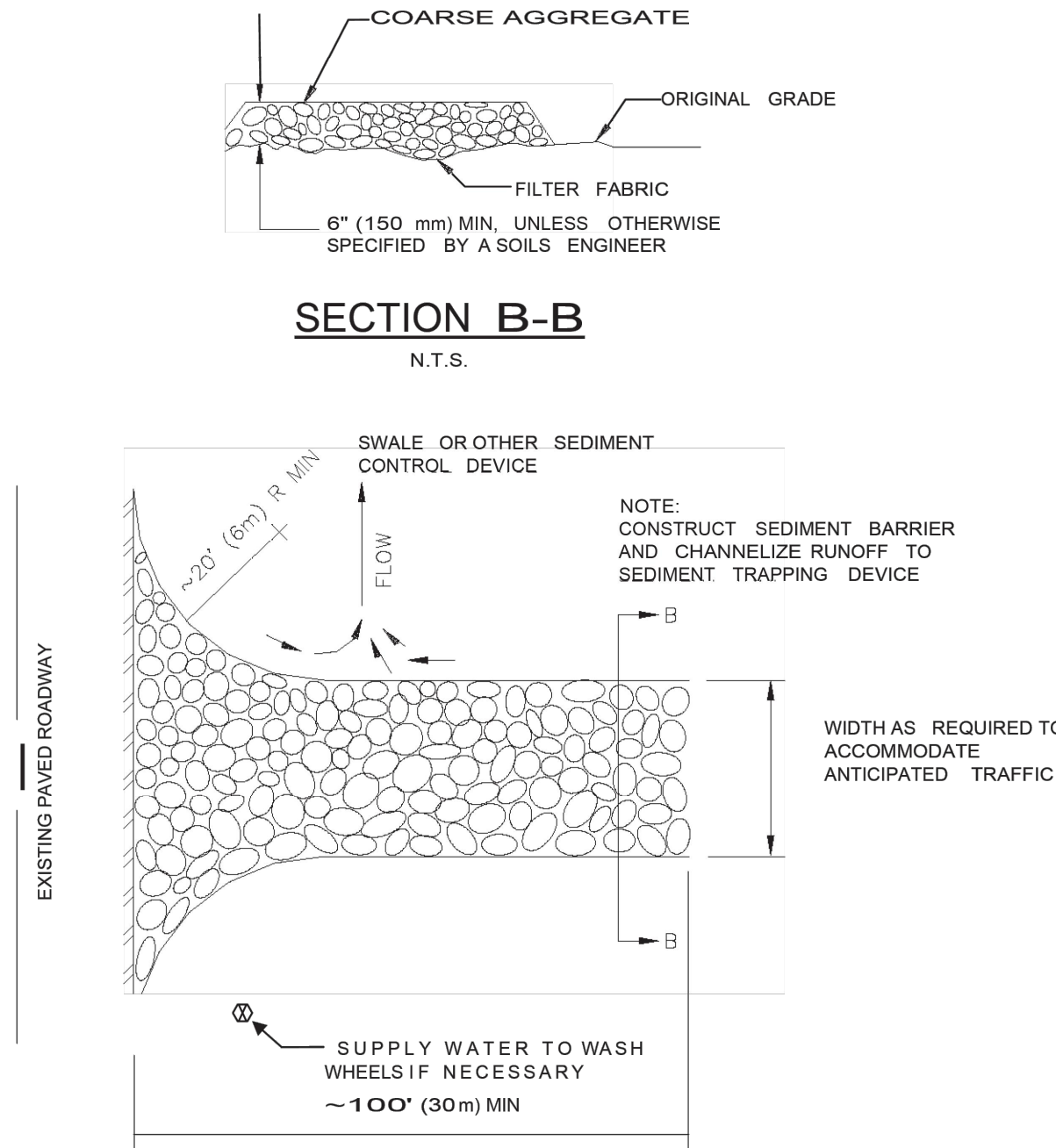
TCP- 01

ACTIVITY: Geotextiles

PESC – 02

ACTIVITY: Outlet Protection

PESC – 07

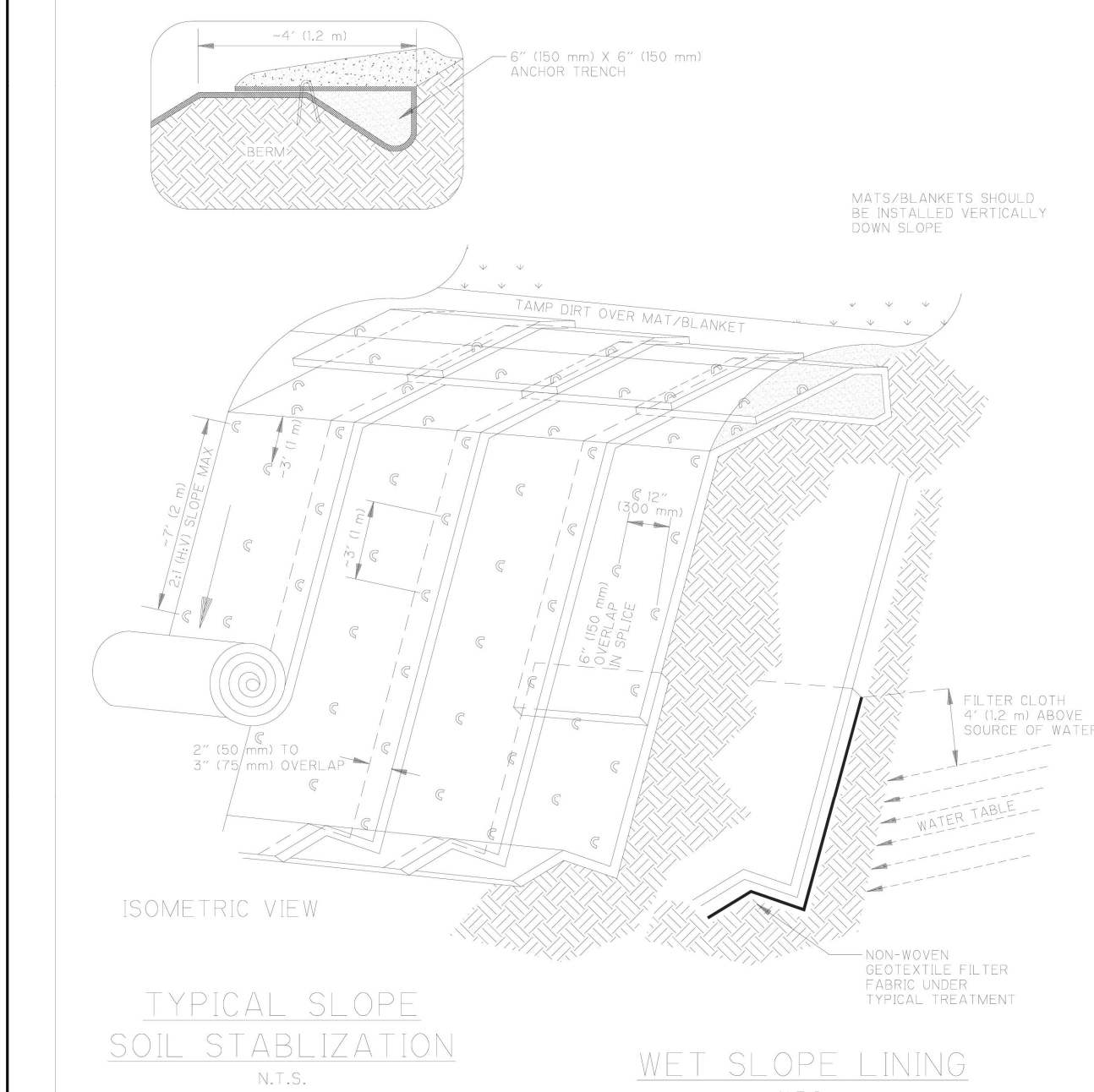


1 CONSTRUCTION ENTRANCE
SCALE: Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices -
Temporary Construction Site Runoff
Management

TCP-01-5

January 2014

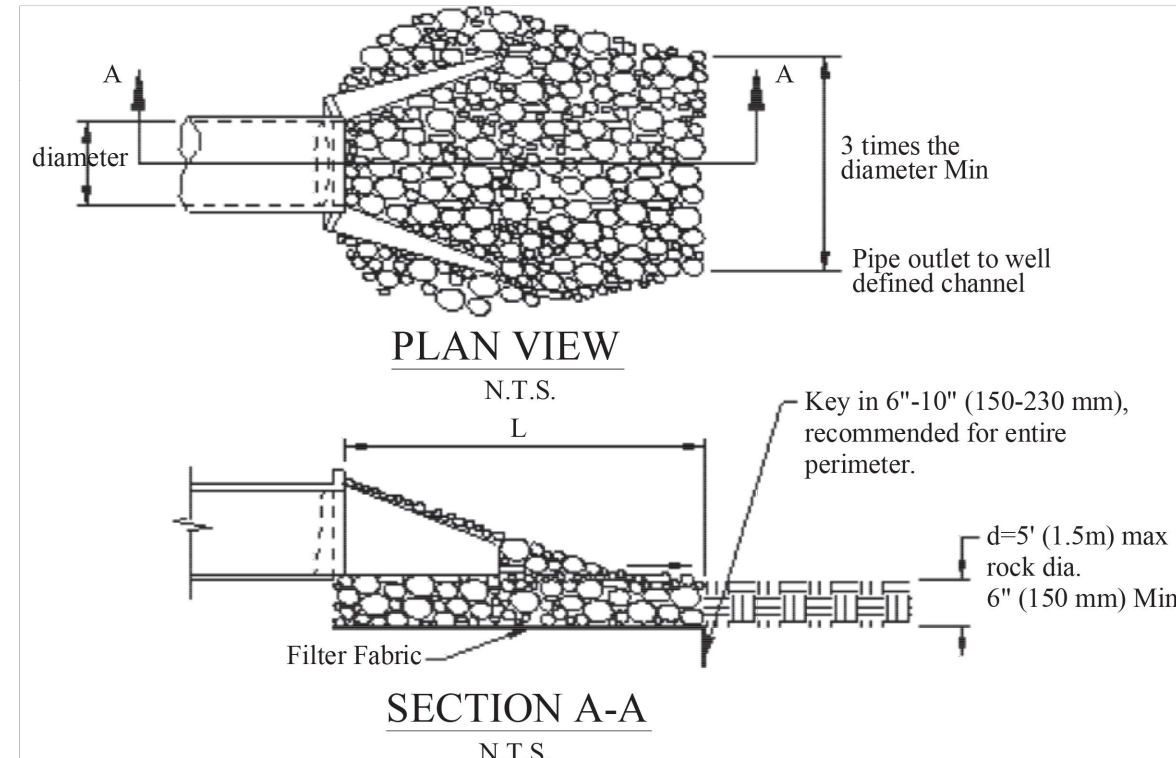


2 EROSION CONTROL LINING
SCALE: Figure PESC-02-2
Anchoring Geotextiles on Embankments

Stormwater Best Management Practices –
Permanent EP&SC

PESC-02-4

January 2014



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³ /s (m ³ /s)	Apron Length, L ft (m)	Rip-Rap D ₅₀ Diameter Min in (mm)
12 (300)	4.9 (0.14) 9.89 (0.28)	10 (3) 13 (4)	4 (100) 6 (150)
18 (450)	9.89 (0.28) 20.13 (0.57) 30.01 (0.85) 39.90 (1.13)	10 (3) 16 (5) 23 (7) 26 (8)	6 (150) 8 (200) 12 (300) 16 (400)
24 (600)	30.01 (0.85) 39.90 (1.13) 50.14 (1.42) 60.03 (1.70)	16 (5) 26 (8) 26 (8) 30 (9)	8 (200) 8 (200) 12 (300) 16 (400)

For larger or higher flows, consult a registered civil engineer

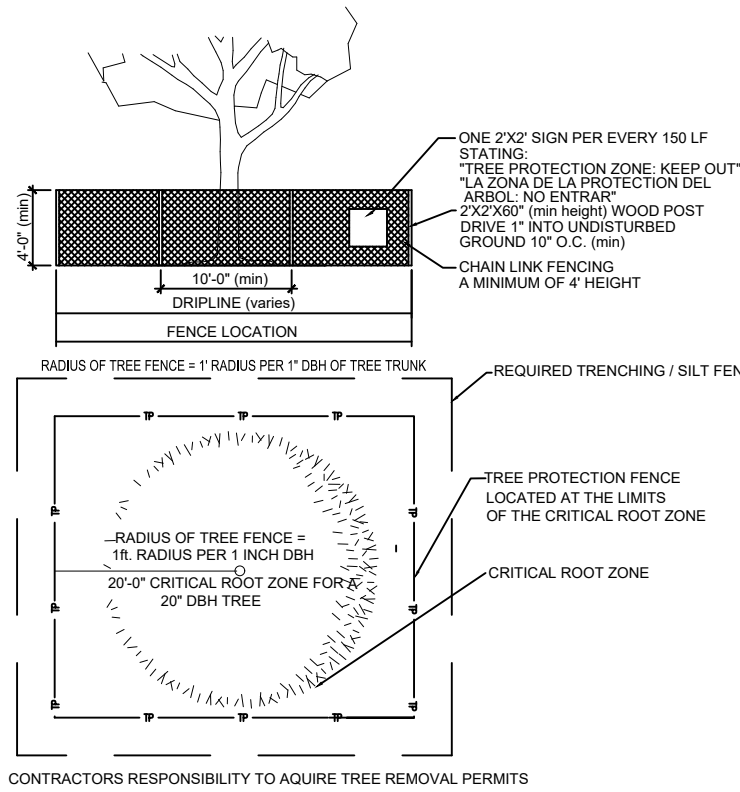
Source: Adapted from USDA-SCS

3 OUTLET PROTECTION DETAIL
SCALE: Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices –
Permanent EP&SC

PESC-07-3

January 2014

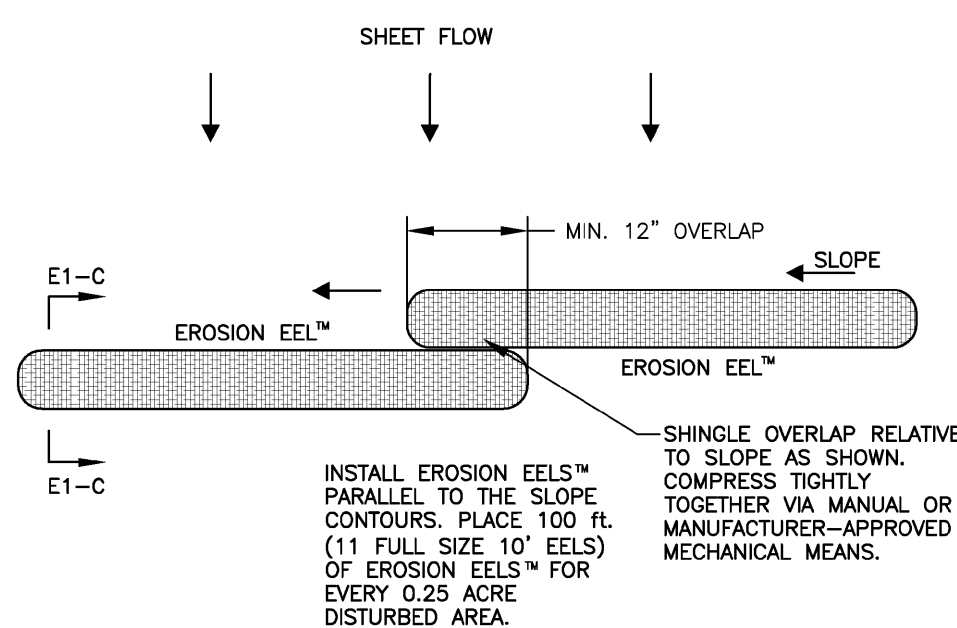
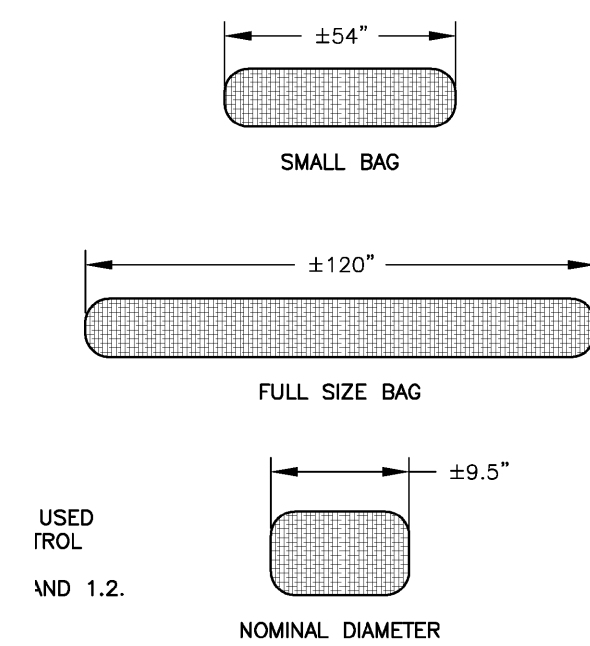


CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS
TREE PROTECTION FENCING DETAIL
FOR SAVED TREES

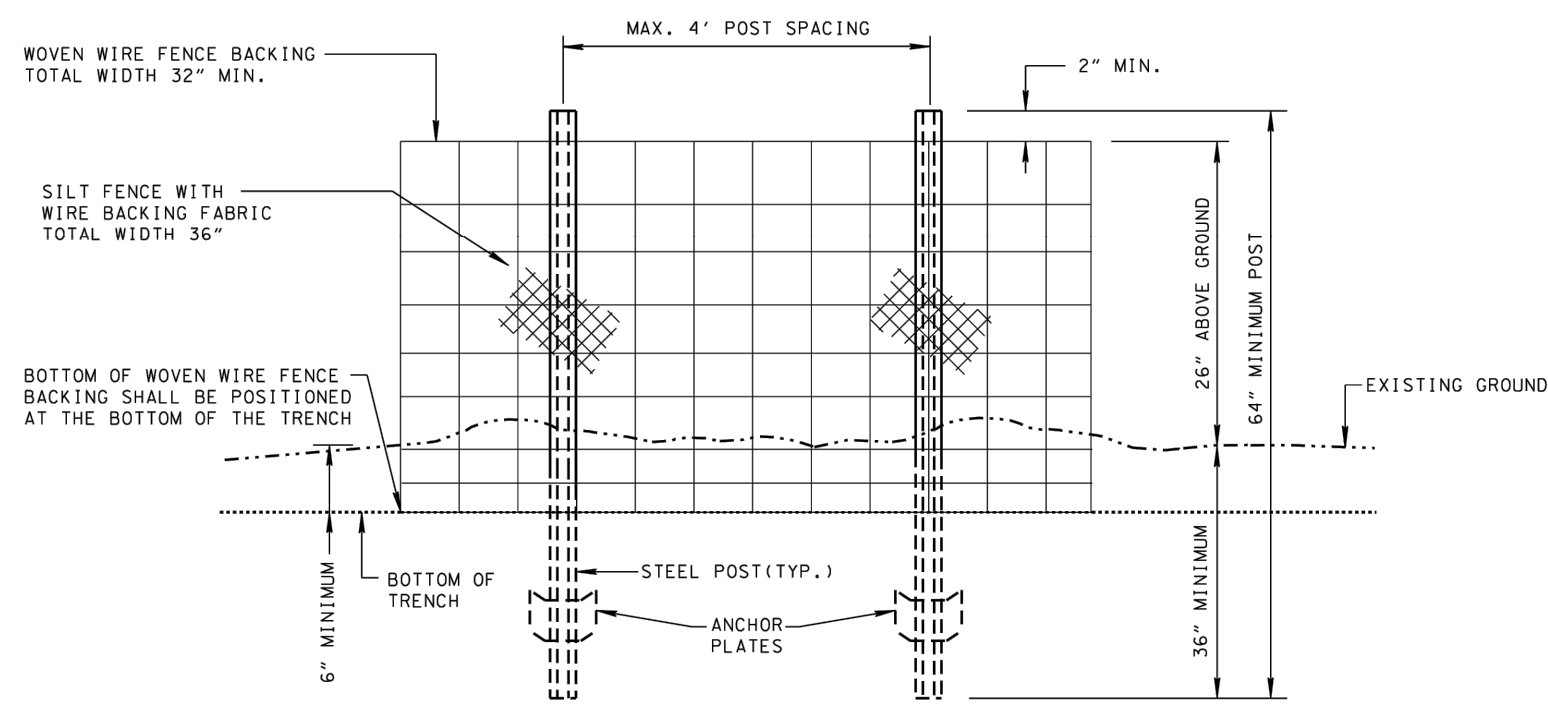
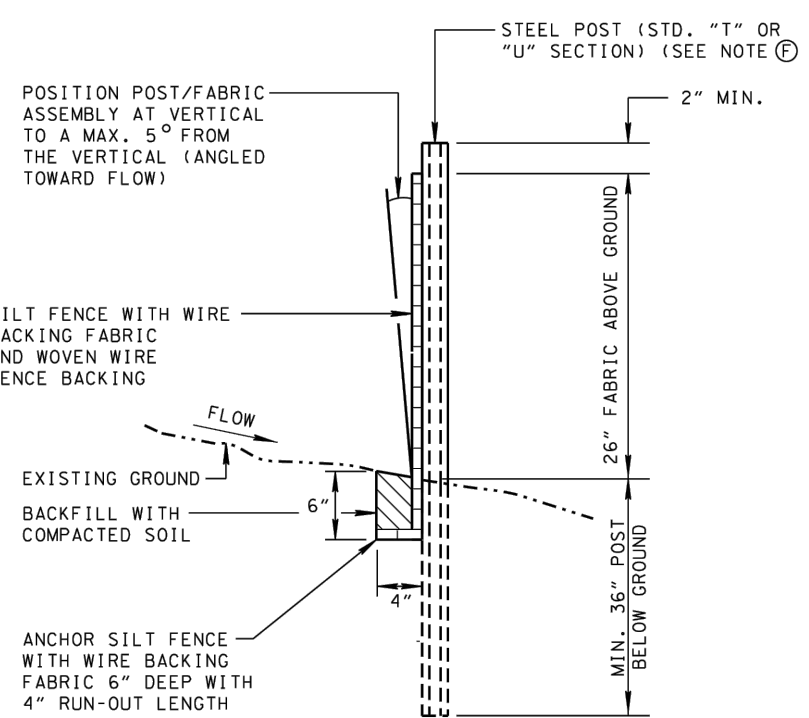
NOTE
ALL TP FENCE SHALL BE INSTALLED PRIOR TO INSPECTIONS FOR GRADING PERMIT. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED OUTSIDE THE LIMITS OF TP.

TREE PROTECTION DETAIL
NOT TO SCALE

4 TREE PROTECTION DETAIL
SCALE:

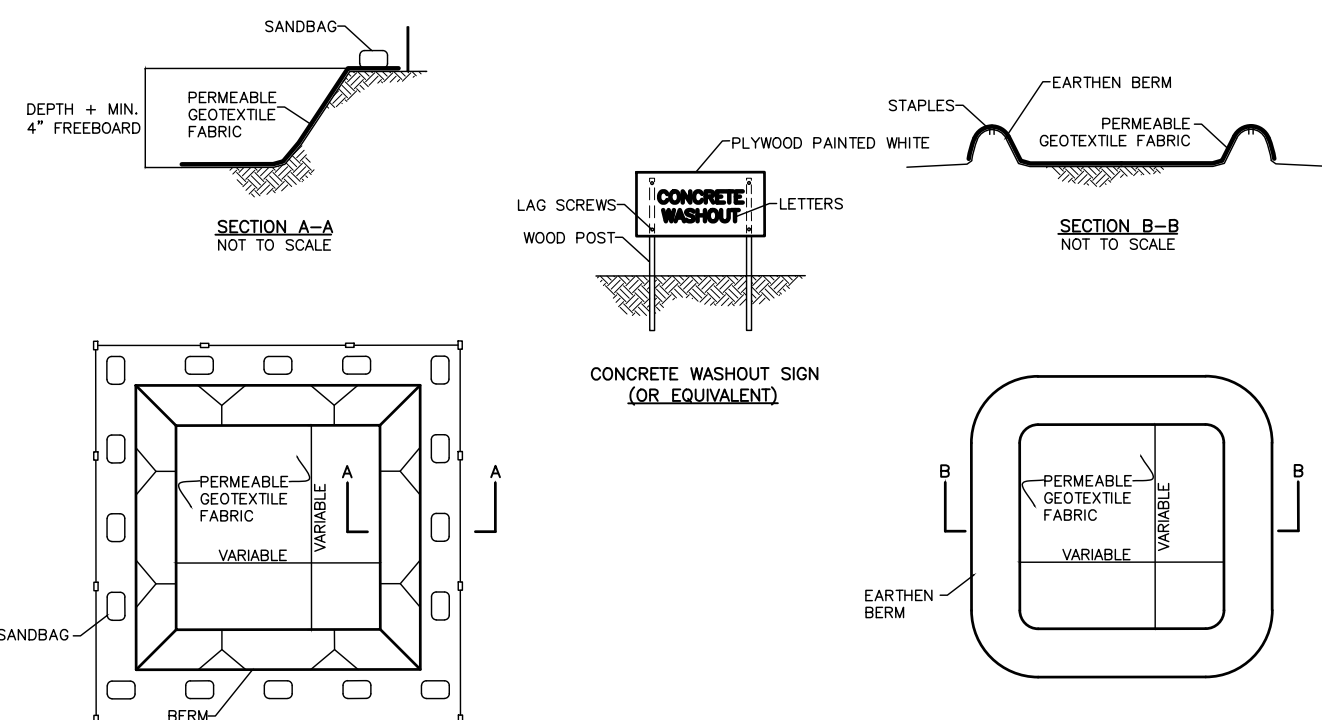


7 EROSION EEL DETAIL
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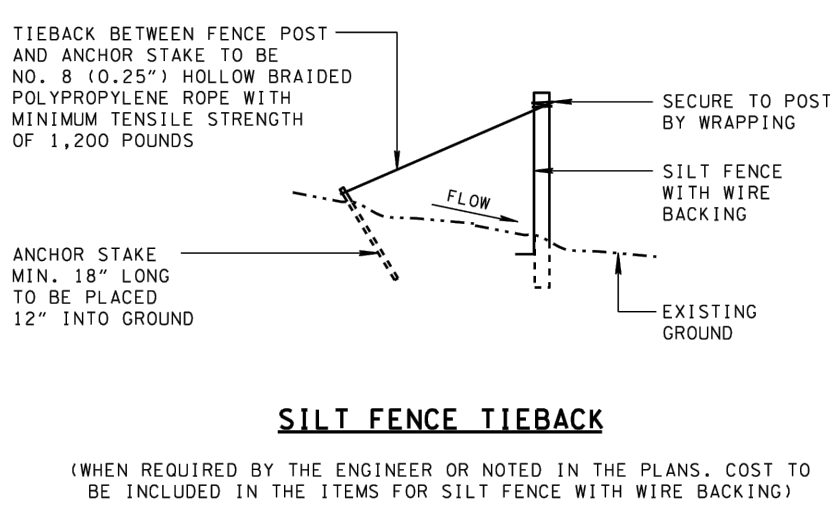
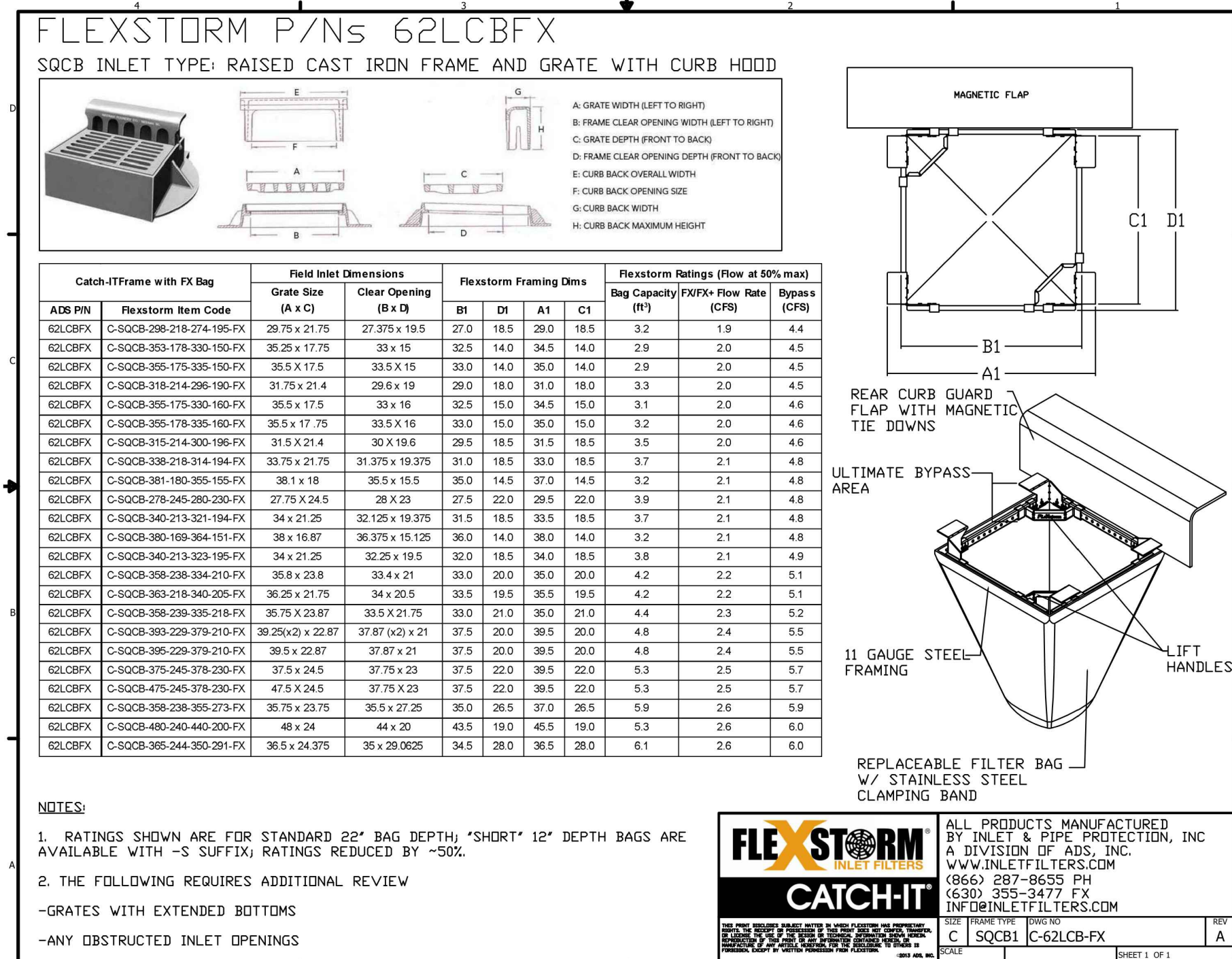
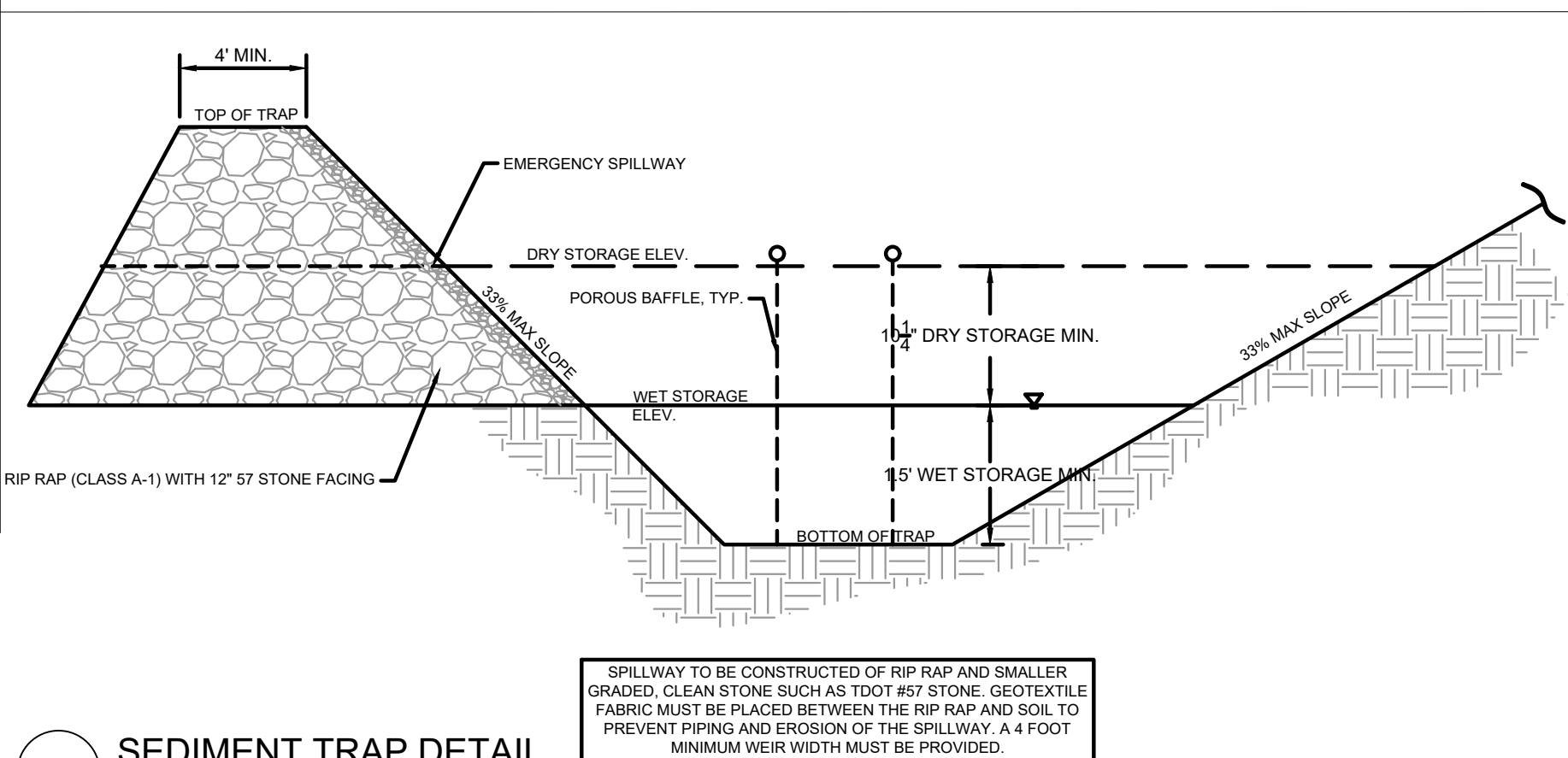


5 SILT FENCE DETAIL
SCALE:

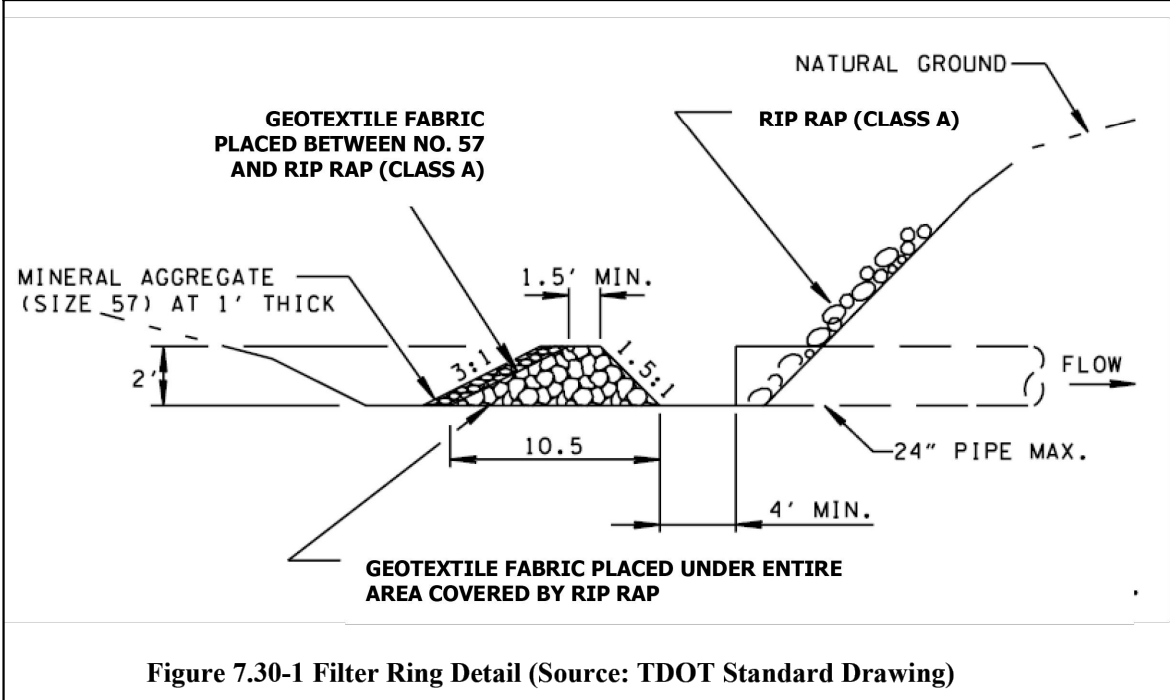
ELEVATION VIEW



6 CONCRETE WASHOUT DETAIL
SCALE:



8 FILTER RING DETAIL
SCALE:



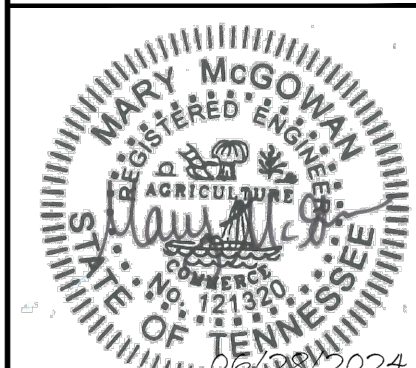
9 SEDIMENT TRAP DETAIL
SCALE:

10 INLET PROTECTION
SCALE:

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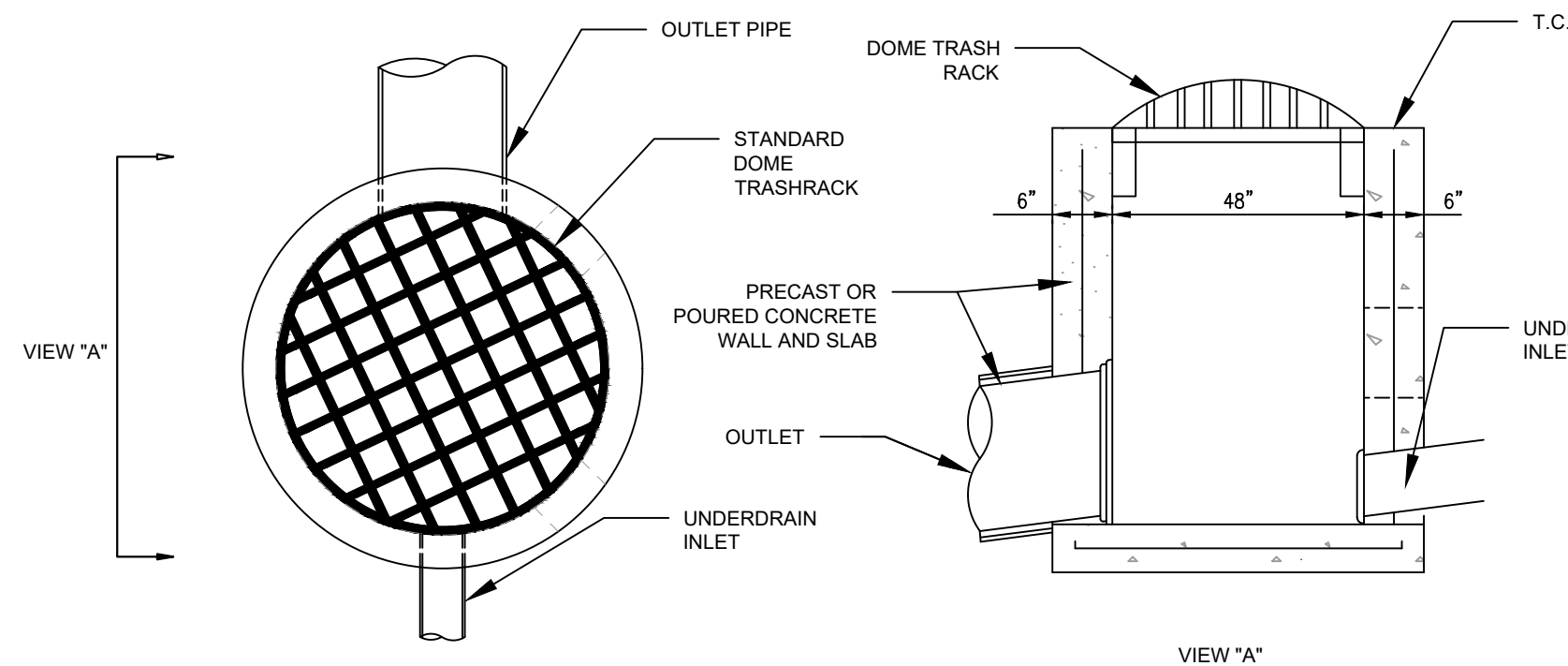
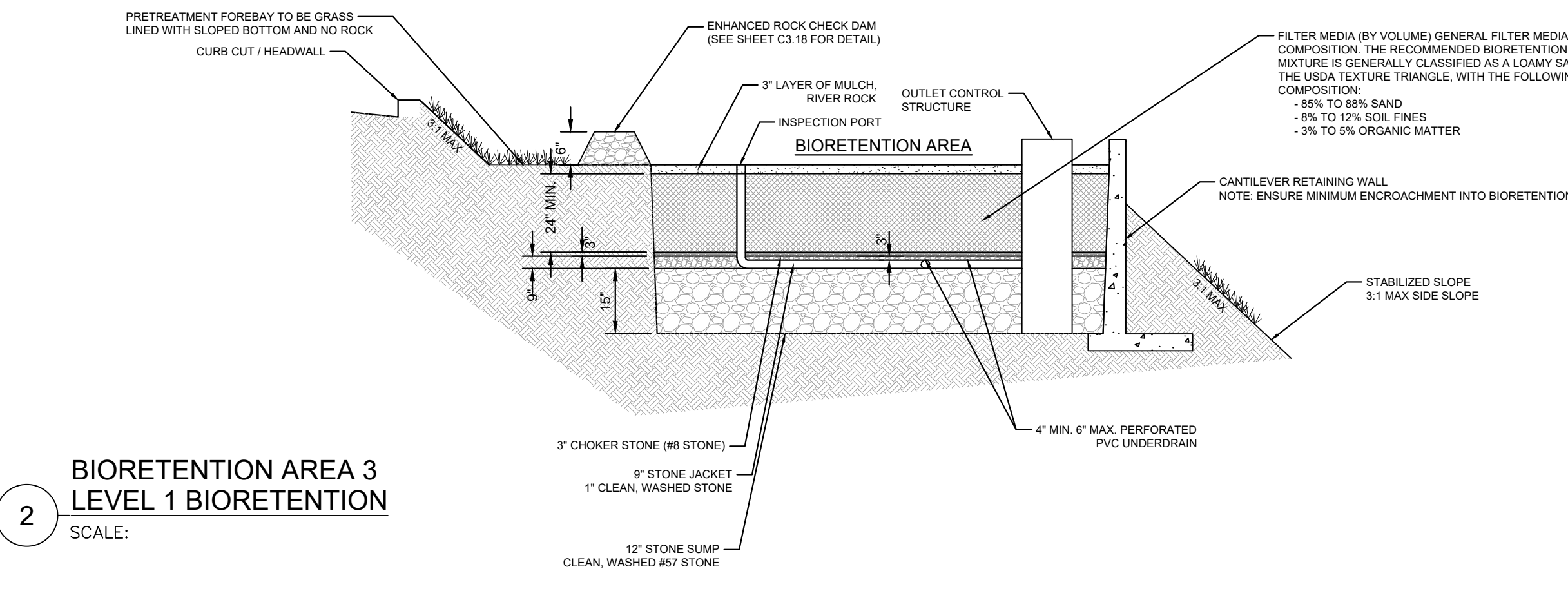
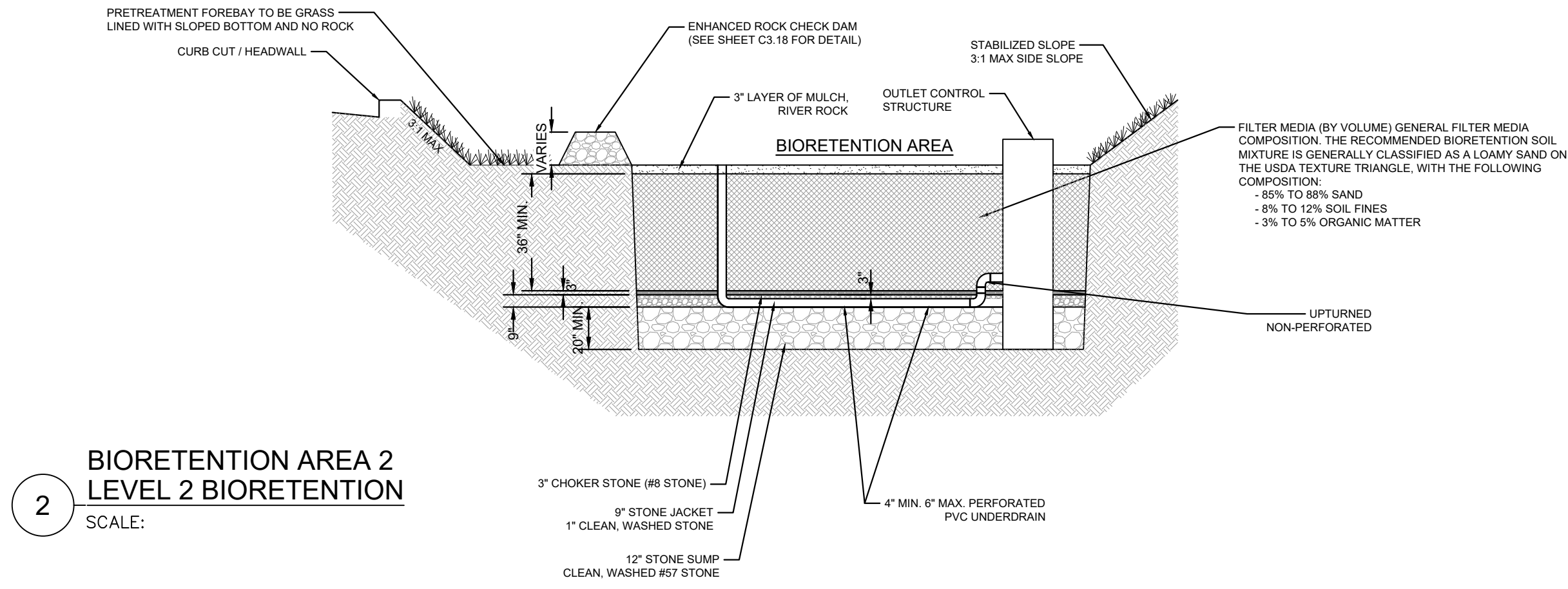
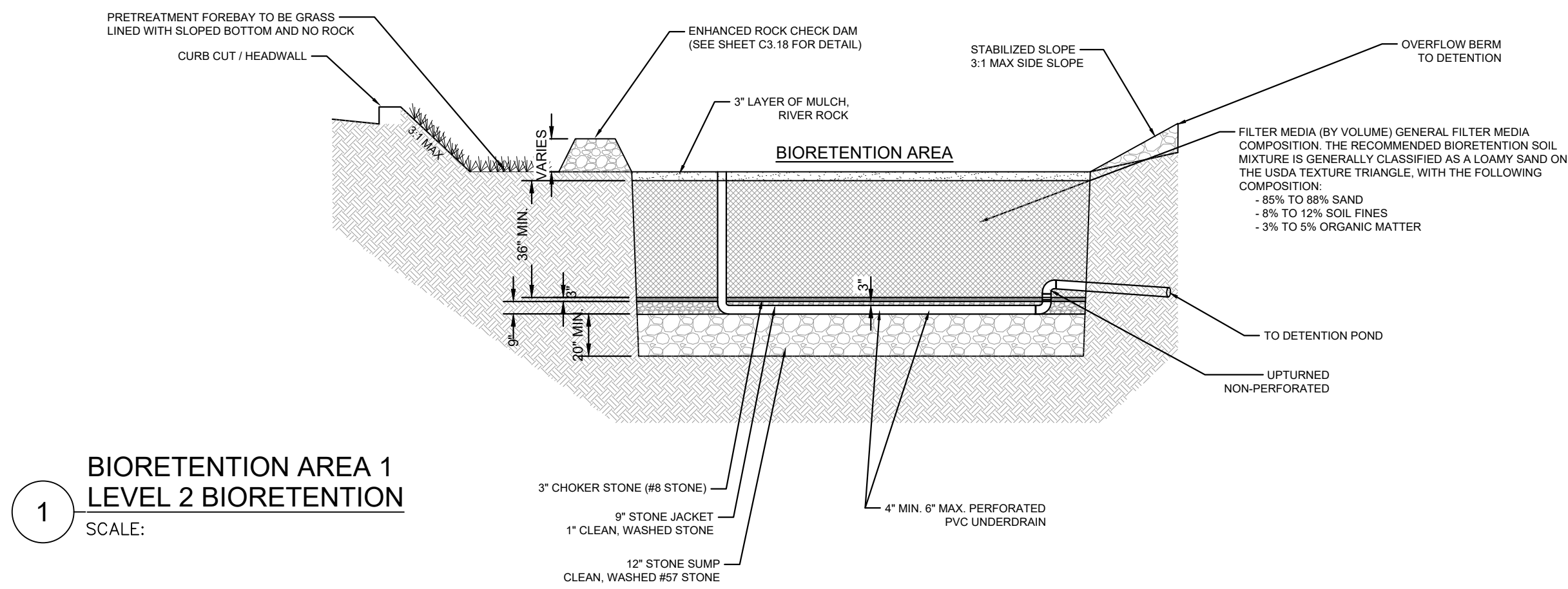
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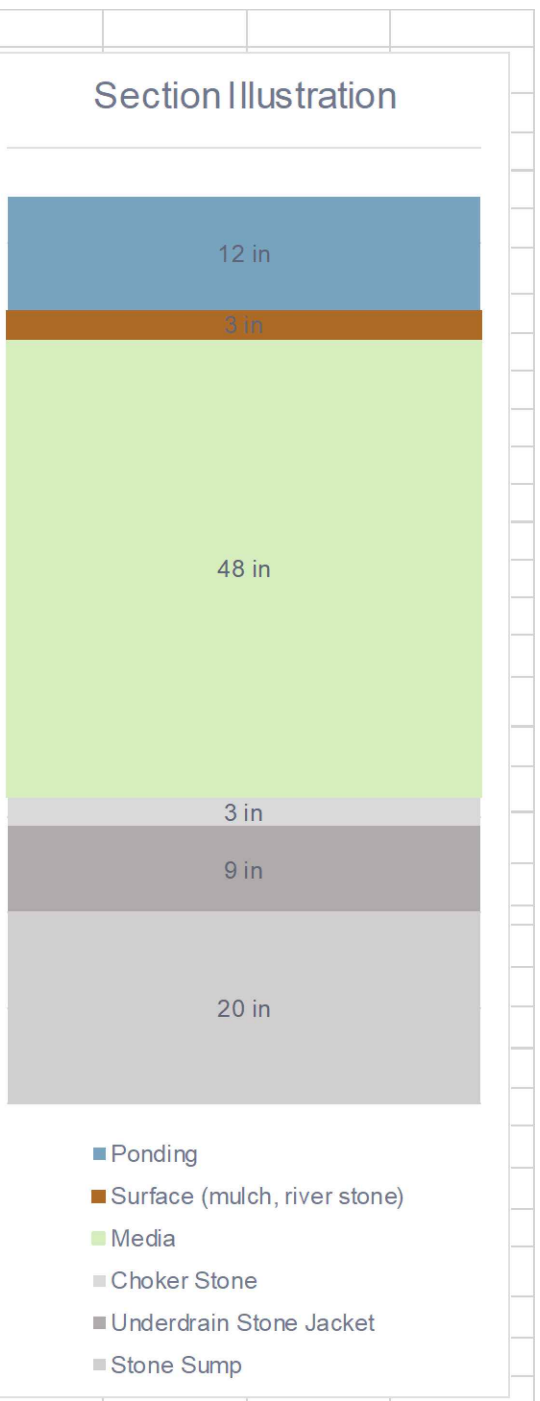


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SHEET NUMBER												
C3.6												

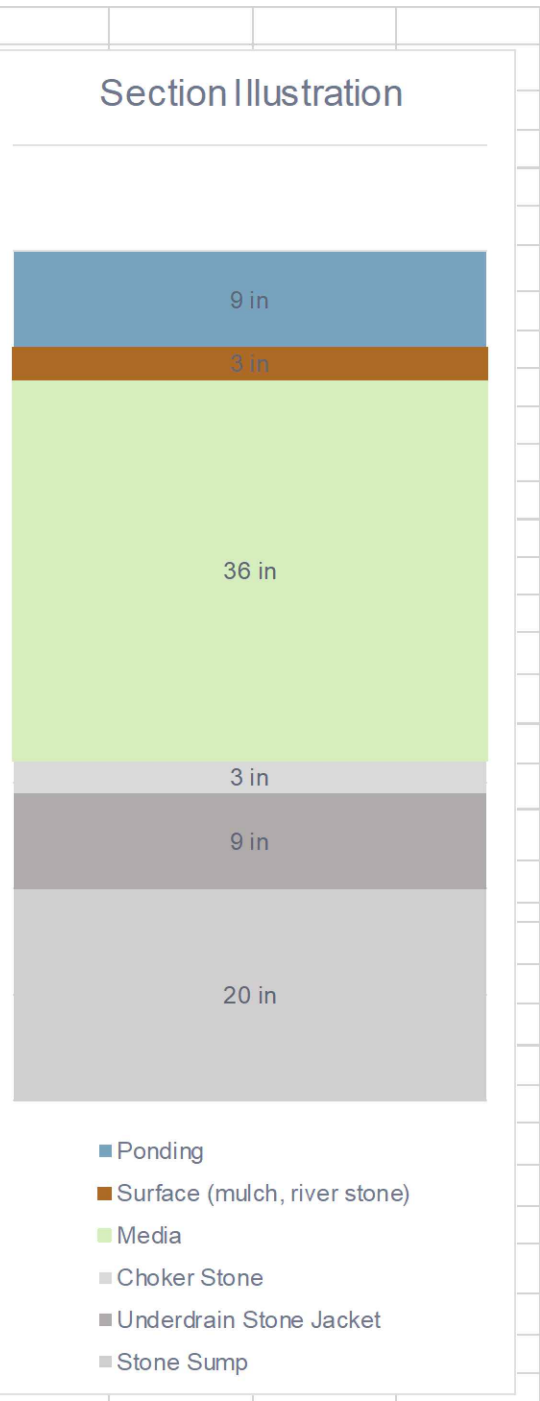
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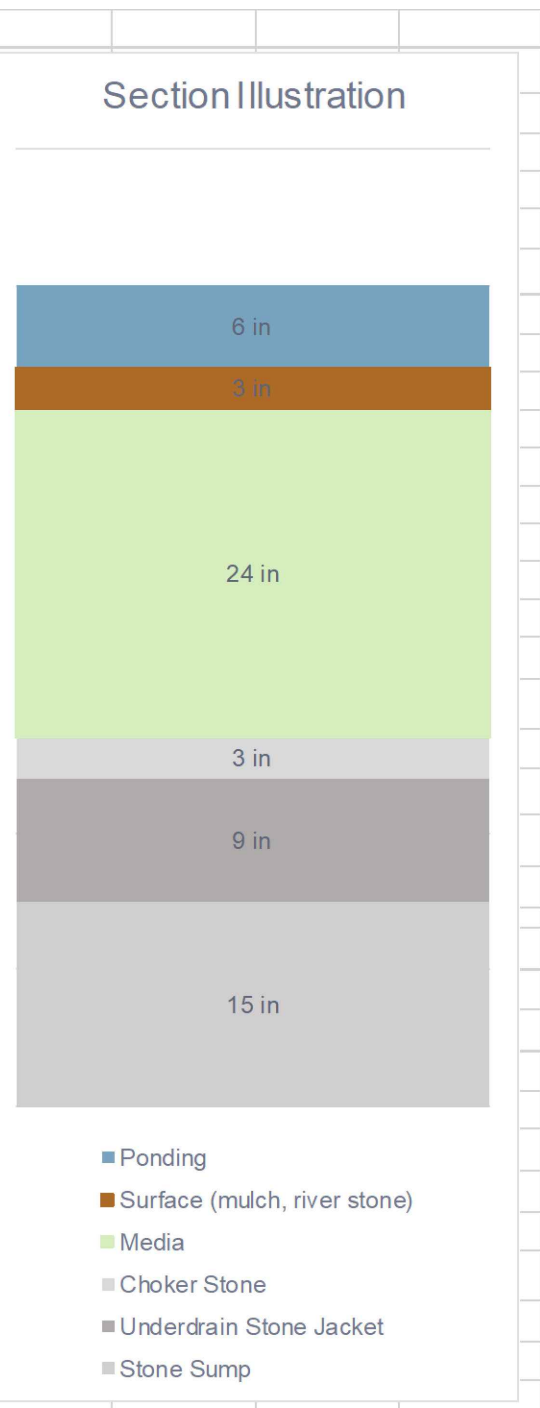
BIO #1 LVL 2			
INPUT DATA			
Treatment Volume (Tv)	12,619	CF	
Pretreatment Cell Depth	1	FT	
Bioretention Surface Elevation	690.5	FT	
BIORETENTION SECTION			
	Depth in	Depth ft	Porosity Bot. Elev. ft
Ponding	12	1.00	1.00 690.50
Surface (mulch, river stone)	3	0.25	0.00 690.25
Media	48	4.00	0.25 686.25
Choker Stone	3	0.25	0.40 686.00
Underdrain Stone Jacket	9	0.75	0.40 685.25 < Max outlet pipe invert elevation
Stone Sump	20	1.67	0.40 683.58
Total Section Depth (incl. ponding)	7.92	FT	
Effective Depth (D _E)	3.07	FT	(SUMPRODUCT of Depth x Porosity)
RESULTS			
Required Pretreatment Volume	1893	CF	(15% of total treatment volume (T _v))
Req'd Bioretention Volume	12619	CF	(Total treatment volume)
Req'd Pretreatment Area	1893	SF	(Pretreatment vol. divided by avg pretreatment depth)
Pretreatment Area Provided	2005	SF	
Req'd Bioretention Surface Area	4115	SF	(Bioretention volume divided by effective depth)
Bioretention Surface Area Provided	4,165	SF	
Total Area Required	6007.74	SF	
Total Area Provided	6170.00	SF	
Resultant Treatment Volume (Tv)	14777.67	CF	(Pretreatment Area x Depth + Bioretention SA x D _E)
Percent of Required Tv Provided	102%		



BIO #2 LVL 2			
INPUT DATA			
Treatment Volume (Tv)	5,366	CF	
Pretreatment Cell Depth	0.9	FT	
Bioretention Surface Elevation	961.9	FT	
BIORETENTION SECTION			
	Depth in	Depth ft	Porosity Bot. Elev. ft
Ponding	9	0.75	1.00 961.90
Surface (mulch, river stone)	3	0.25	0.00 961.65
Media	36	3.00	0.25 958.65
Choker Stone	3	0.25	0.40 958.40
Underdrain Stone Jacket	9	0.75	0.40 957.65 < Max outlet pipe invert elevation
Stone Sump	20	1.67	0.40 955.98
Total Section Depth (incl. ponding)	6.67	FT	
Effective Depth (D _E)	2.57	FT	(SUMPRODUCT of Depth x Porosity)
RESULTS			
Required Pretreatment Volume	805	CF	(15% of total treatment volume (T _v))
Req'd Bioretention Volume	5366	CF	(Total treatment volume)
Req'd Pretreatment Area	894	SF	(Pretreatment vol. divided by avg pretreatment depth)
Pretreatment Area Provided	894	SF	
Req'd Bioretention Surface Area	2091	SF	(Bioretention volume divided by effective depth)
Bioretention Surface Area Provided	2,388	SF	
Total Area Required	2984.98	SF	
Total Area Provided	3282.33	SF	
Resultant Treatment Volume (Tv)	6934.10	CF	(Pretreatment Area x Depth + Bioretention SA x D _E)
Percent of Required Tv Provided	112%		



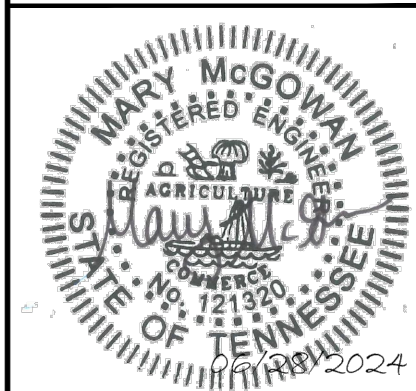
BIO #3 LVL 1 BIO			
INPUT DATA			
Treatment Volume (Tv)	1,243	CF	
Pretreatment Cell Depth	0.5	FT	
Bioretention Surface Elevation	693.3	FT	
BIORETENTION SECTION			
	Depth in	Depth ft	Porosity Bot. Elev. ft
Ponding	6	0.50	1.00 693.31
Surface (mulch, river stone)	3	0.25	0.00 693.06
Media	24	2.00	0.25 691.06
Choker Stone	3	0.25	0.40 690.81
Underdrain Stone Jacket	9	0.75	0.40 690.06 < Max outlet pipe invert elevation
Stone Sump	15	1.25	0.40 688.81
Total Section Depth (incl. ponding)	5.00	FT	
Effective Depth (D _E)	1.90	FT	(SUMPRODUCT of Depth x Porosity)
RESULTS			
Required Pretreatment Volume	186	CF	(15% of total treatment volume (T _v))
Req'd Bioretention Volume	1243	CF	(Total treatment volume)
Req'd Pretreatment Area	373	SF	(Pretreatment vol. divided by avg pretreatment depth)
Pretreatment Area Provided	373	SF	
Req'd Bioretention Surface Area	654	SF	(Bioretention volume divided by effective depth)
Bioretention Surface Area Provided	654	SF	
Total Area Required	1027.11	SF	
Total Area Provided	1027.11	SF	
Resultant Treatment Volume (Tv)	1429.45	CF	(Pretreatment Area x Depth + Bioretention SA x D _E)
Percent of Required Tv Provided	100%		



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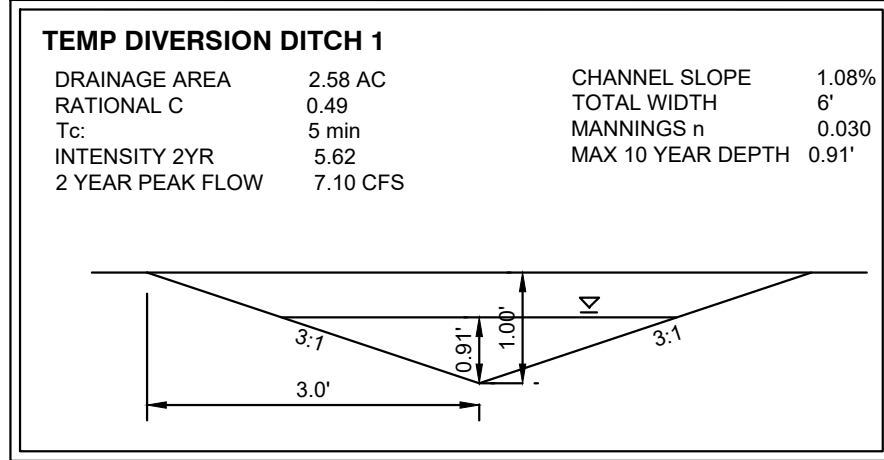
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ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING
EXPANSION
FRANKLIN, TN

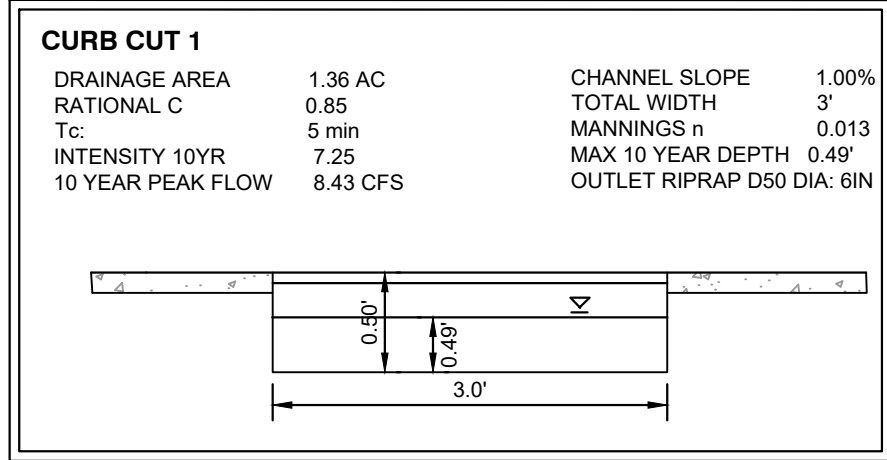


BY										
DATE										
REVISIONS										
No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	SAS									
DRAWN BY:	SAS									
CHECKED BY:	MMc									
DATE:	06/28/2024									
KIMLEY-HORN PROJECT NO.	118627000									
GRADING DRAINAGE AND EPSC DETAILS										
SHEET NUMBER	C3.7									

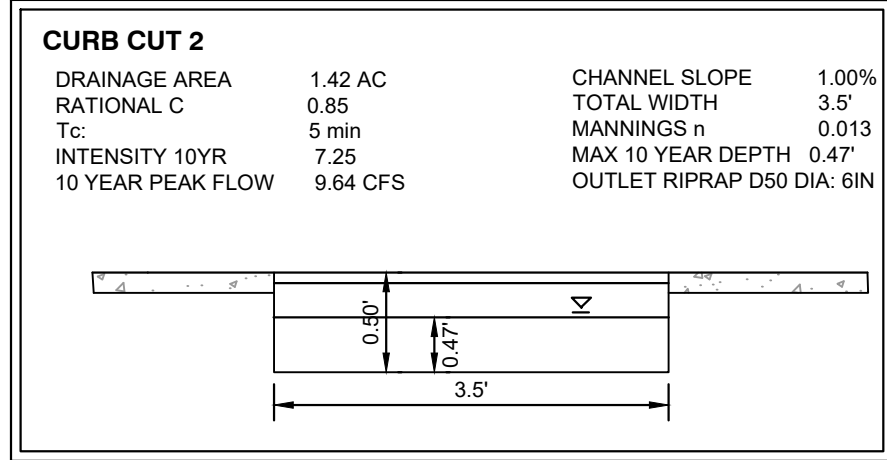
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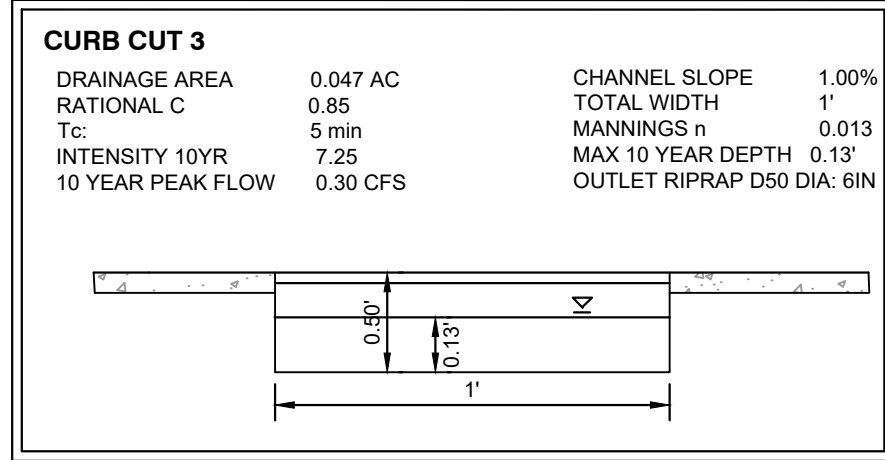
1 TEMP DIVERSION DITCH 1
SCALE:



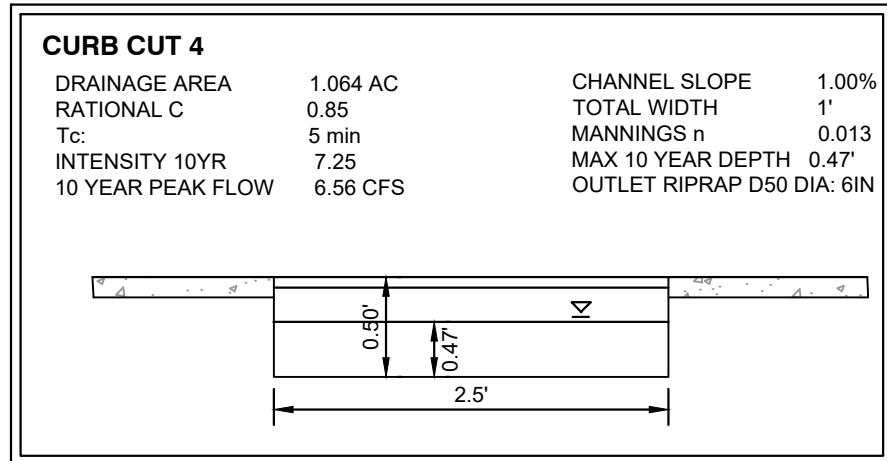
2 CURB CUT 1
SCALE:



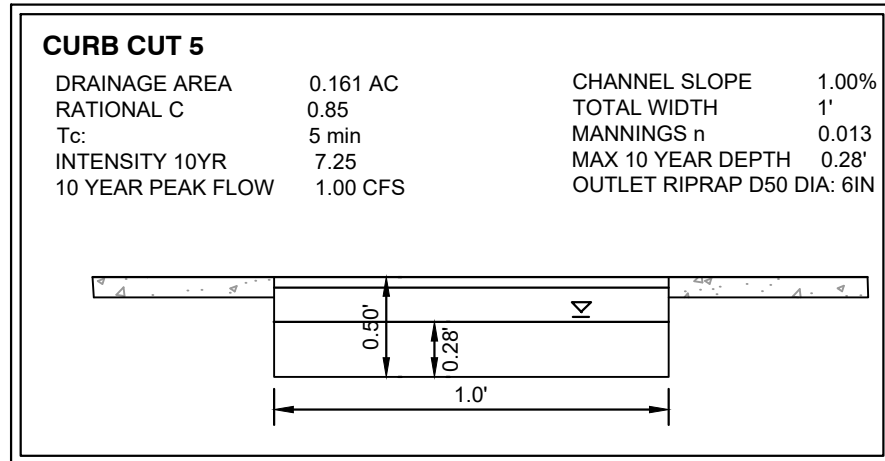
3 CURB CUT 2
SCALE:



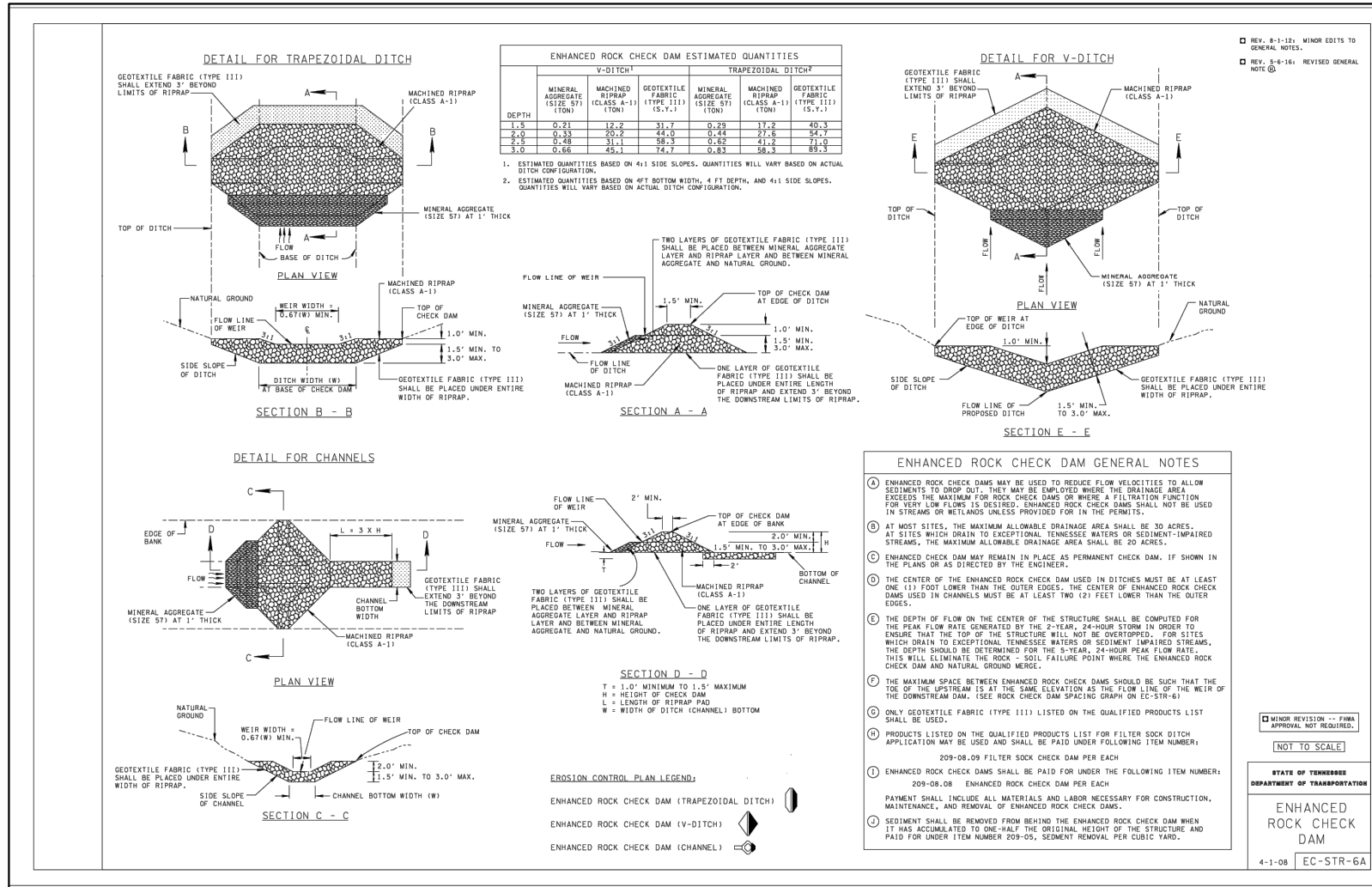
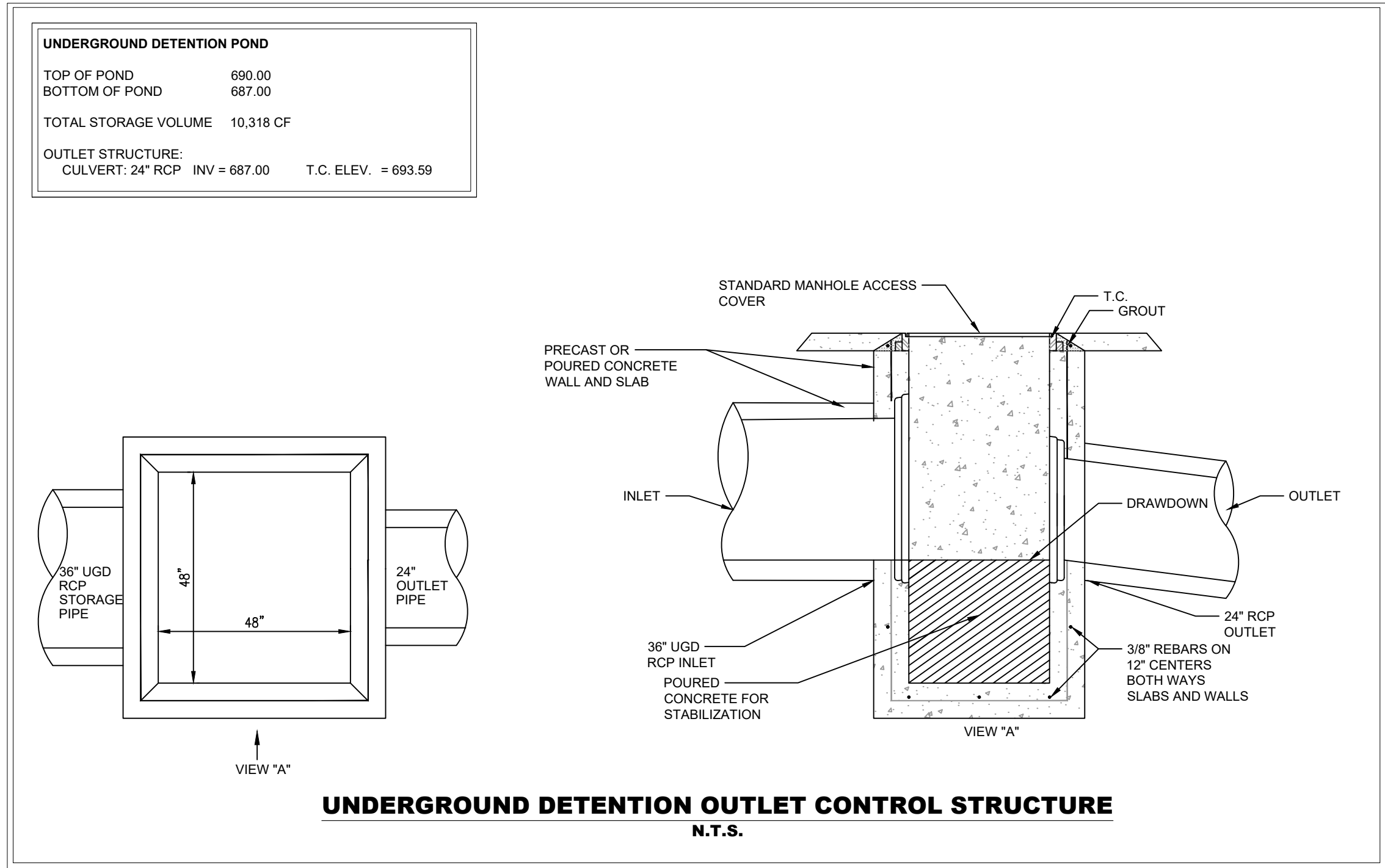
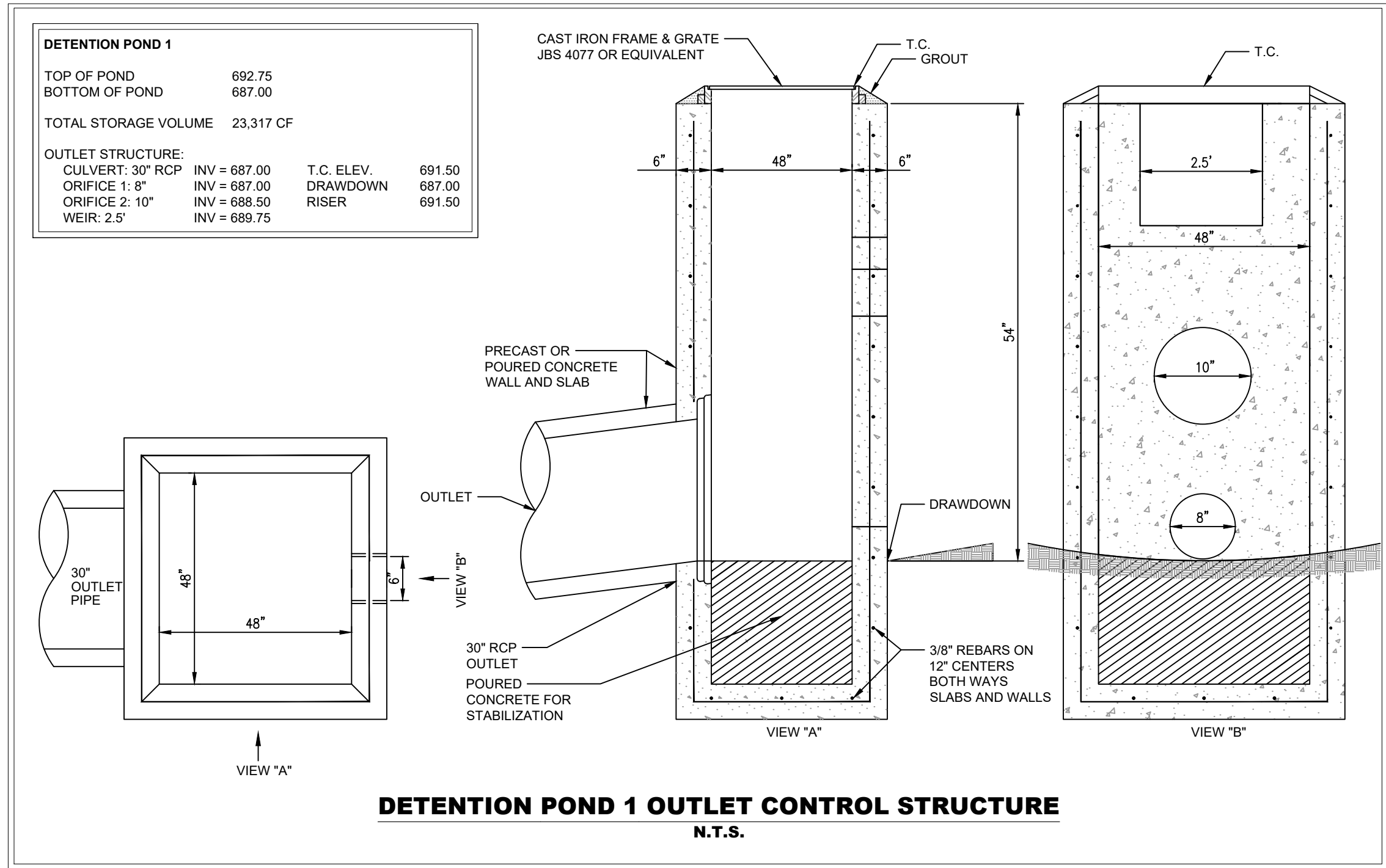
4 CURB CUT 3
SCALE:



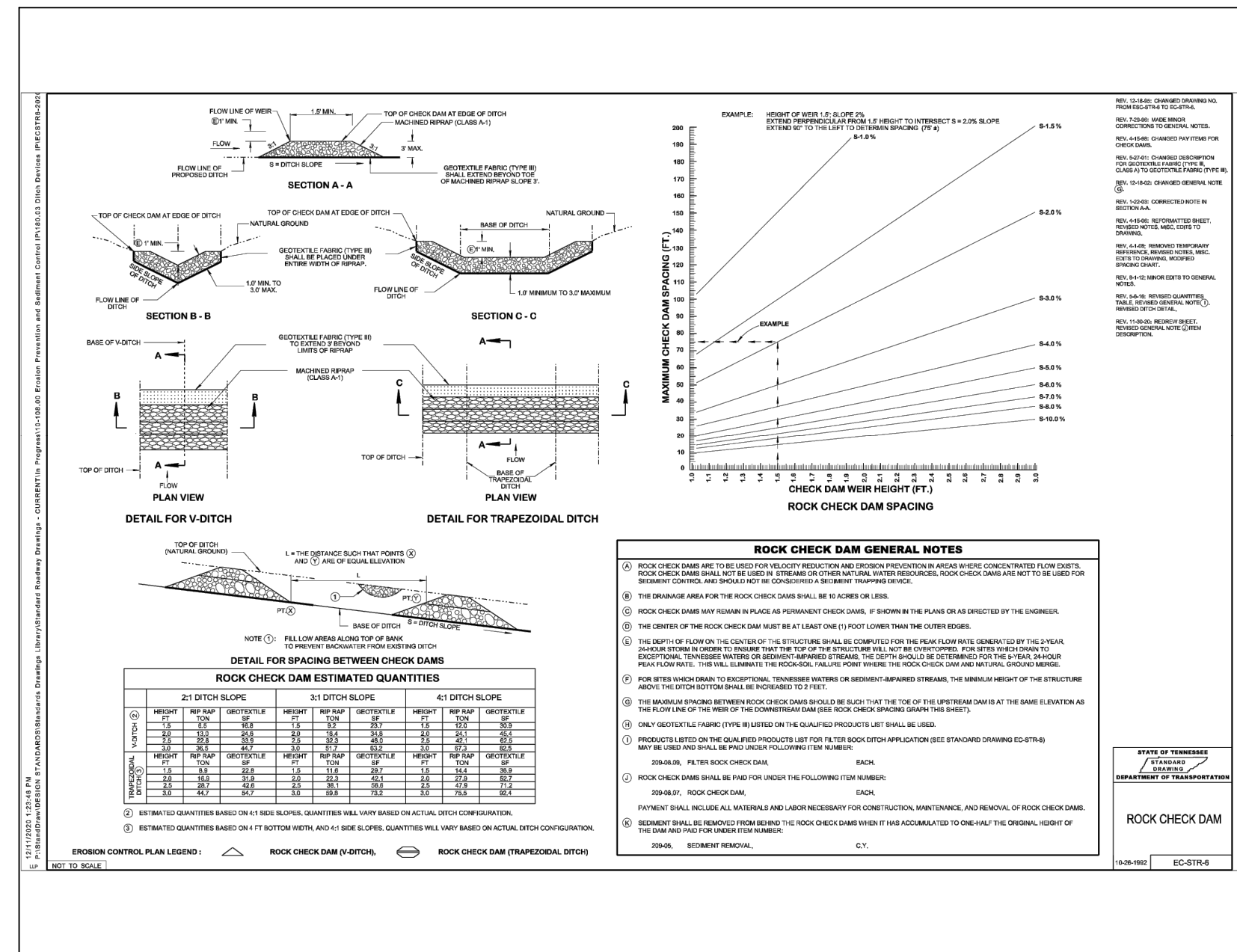
5 CURB CUT 4
SCALE:



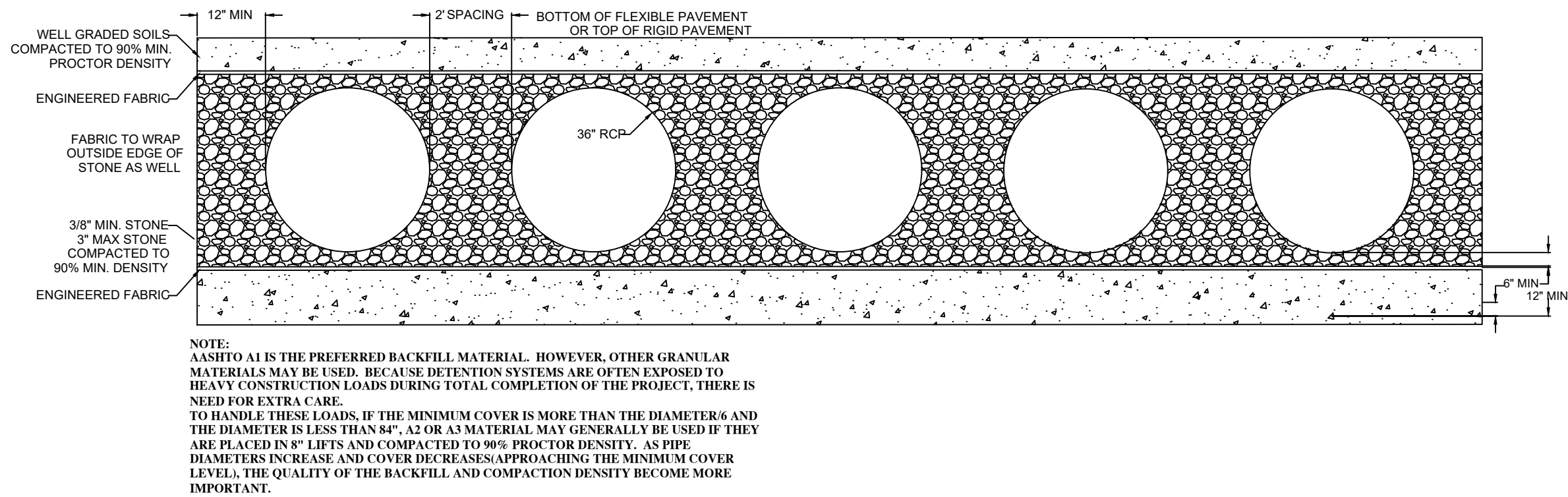
6 CURB CUT 5
SCALE:



7 ENHANCED ROCK CHECK DAM DETAIL
SCALE:



8 ROCK CHECK DAM
SCALE:

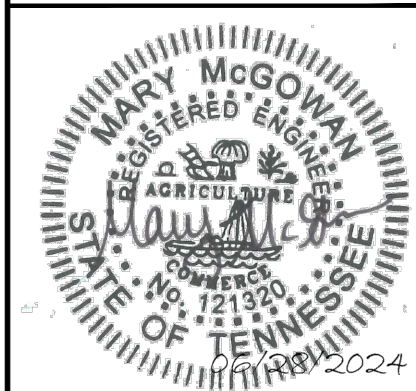


9 UNDERGROUND DETENEION BACKFILL DETAIL
SCALE:

Kimley»Horn

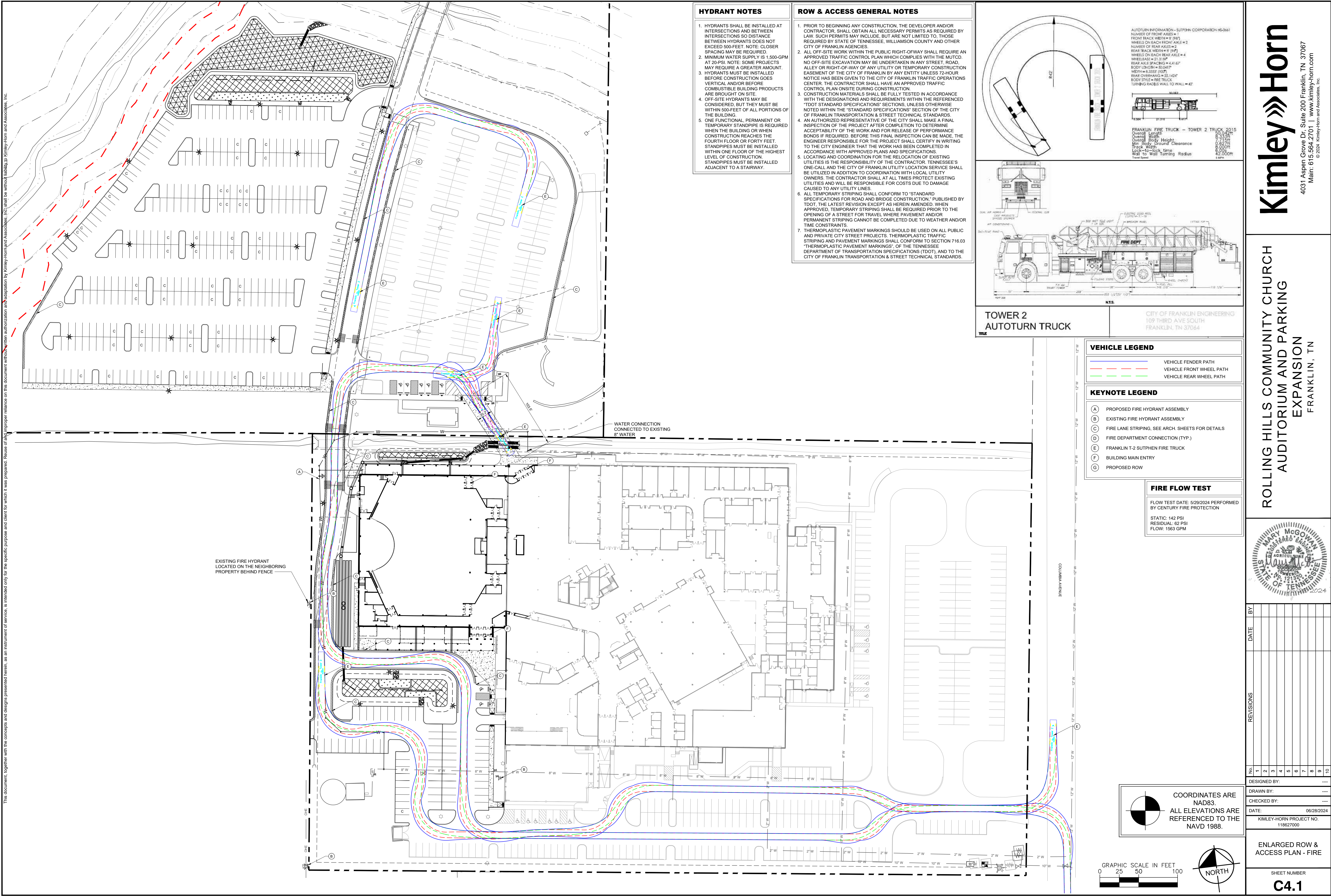
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ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING
EXPANSION
FRANKLIN, TN

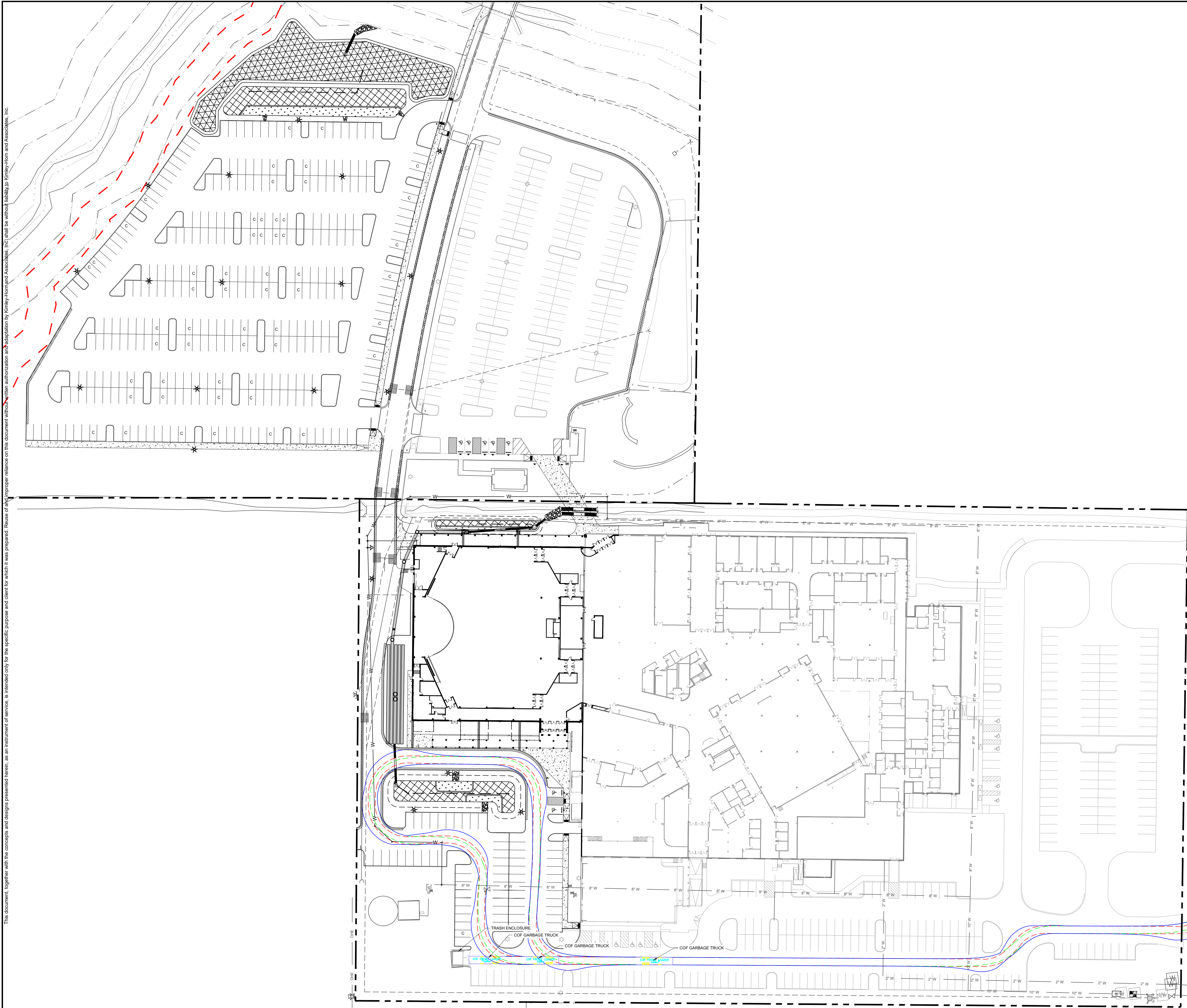


NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	SAS									
DRAWN BY:	SAS									
CHECKED BY:	MMc									
DATE:	06/28/2024									
KIMLEY-HORN PROJECT NO.	118627000									
GRADING DRAINAGE AND EPSC DETAILS										
SHEET NUMBER	C3.8									

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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 ONSITE 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.

VEHICLE LEGEND

VEHICLE FENDER PATH

VEHICLE FRONT WHEEL PATH

VEHICLE REAR WHEEL PATH

SITE LEGEND

SS

PROPOSED SANITARY SEWER PIPE

W

PROPOSED WATER MAIN

ST

PROPOSED STORM PIPE

SS

EXISTING SANITARY SEWER PIPE

W

EXISTING WATER MAIN

ST

EXISTING STORM PIPE

LOD

LIMITS OF DISTURBANCE

FD

FIRE HYDRANT

W

STANDPIPE/WALL HYDRANT

STATEMENT OF IMPACTS

ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM MULTIPLE ENTRANCES FROM PEYTONSVILLE ROAD. THESE ENTRANCES WILL ALSO SERVE AS FIRE ACCESS IN STATES OF EMERGENCY. NO TRAFFIC STUDY HAS BEEN PROVIDED FOR THIS SITE.

Kimley»Horn
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**ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING
EXPANSION
FRANKLIN, TN**

NO.	DATE	BY	REVISIONS
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DESIGNED BY:	---
DRAWN BY:	---
CHECKED BY:	---
DATE:	06/28/2024
KIMLEY-HORN PROJECT NO.	118627000
ENLARGED ROW & ACCESS PLAN - GARBAGE	
SHEET NUMBER	C4.2

Drawing name: K:\FRA LDEV\118627000 - Rolling Hills\4-CADD\PlanSheets\C5.1 ENLARGED UTILITY PLAN.dwg C5.2 ENLARGED UTILITY PLAN Jun 28, 2024 5:00pm by: Shawn.Schaub



COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

WILSON & ASSOCIATES, P.C.
A: 108 BEASLEY DRIVE FRANKLIN, TN 37064
B: (615) 794-2275
CONTACT: JOEY C. WILSON II

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINE 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, CITY OF FRANKLIN, MISSOURI, 2015 EDITION, LATEST DATE 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 CONSTRUCTION. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. 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, IN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT. ACCEPTANCE 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. THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT SHALL BE NOTICED IN WRITING IN A STRAIGHT 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 IN PLACE PRIOR TO ANY 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.
8. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT THE PLANS 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 A TC LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S ID ELECTRONIC PLAN REVIEW SITE FOR THE CITY OF FRANKLIN. ALL UTILITY PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

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

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

FLOW TEST DATE: 5/29/2024 PERFORMED BY CENTURY FIRE PROTECTION

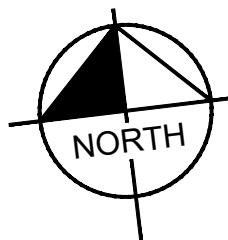
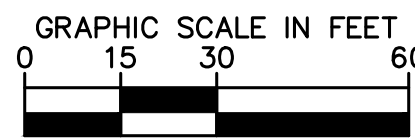
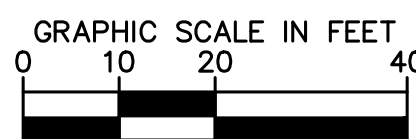
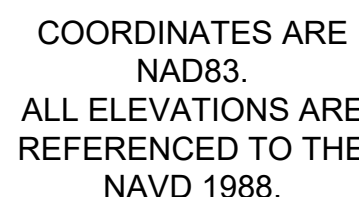
STATIC: 142 PSI
RESIDUAL: 62 PSI
FLOW: 1563 GPM

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT THE APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE SUBMITTED THROUGH THE CITY'S GEOCIVIL ELECTRONIC PLAN REVIEW SITE:

<https://franklinton.geocivix.com/secure>

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE
STANDARD OF CARE / DESIGN INTENT.

1. THE BARREL AND ENDCAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING
 - 2.1. 1500 GPM AND HIGHER - PPG OIL-BASED SAFETY BLUE
 - 2.2. 1000 TO 1499 GPM - PPG OIL-BASED SAFETY GREEN
 - 2.3. 500 TO 999 GPM - PPG OIL-BASED SAFETY ORANGE
 - 2.4. BELOW 500 GPM - PPG OIL-BASED SAFETY RED



ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING
EXPANSION
FRANKLIN, TN

[illegible]

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DESIGNED BY: _____

DRAWN BY: _____

QUANTITY: _____

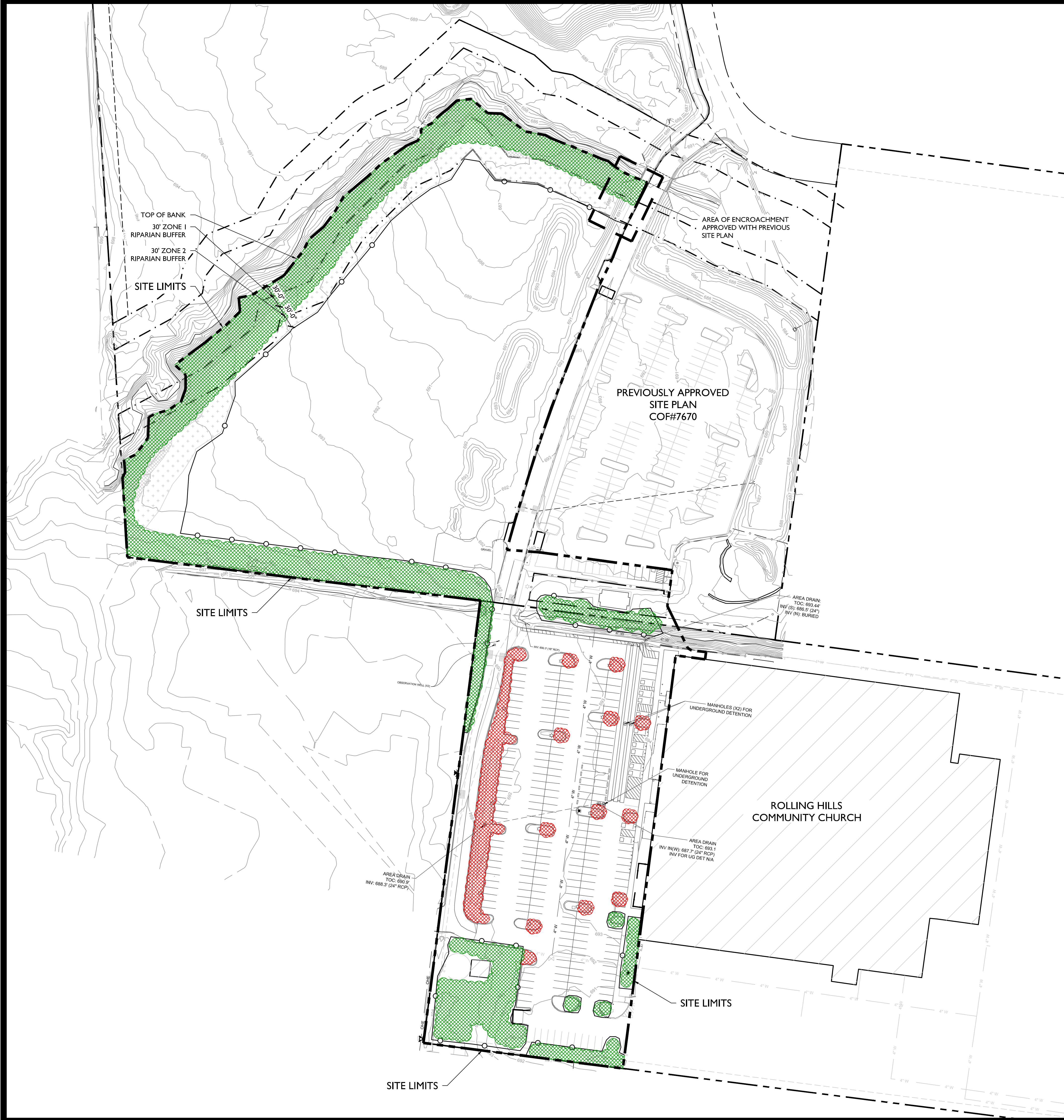
DATE: 06/28/2024

118627000

ENLARGED UTILITY
PLAN

SHEET NUMBER

C5.1



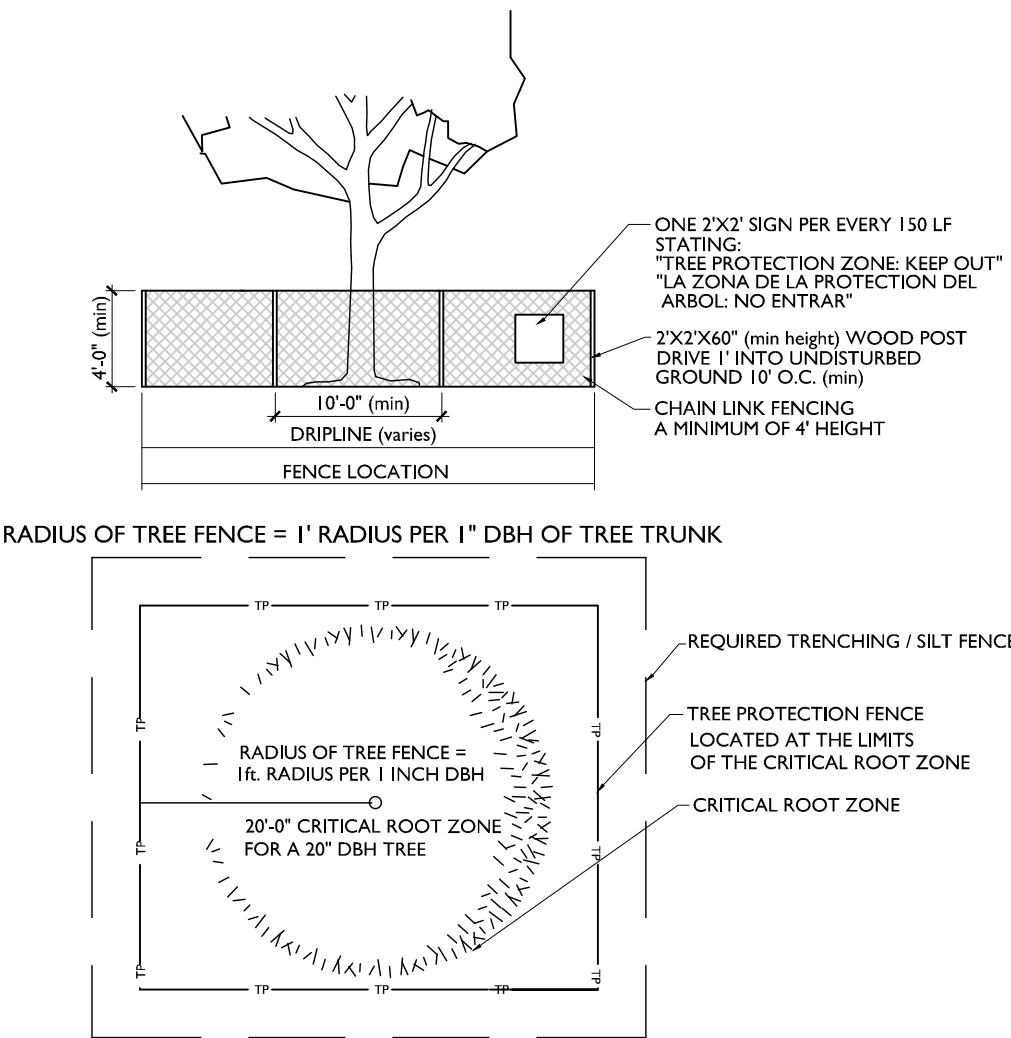
SITE DATA CHART

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH
PROJECT NUMBER:	8520
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
PARCEL(S):	090 00600 00009090
ACREAGE / SF OF SITE:	39.19 AC (1,706,900 SF)
VESTING (IF APPLICABLE):	
BASE ZONING:	LI - LIGHT INDUSTRIAL
ZONING OVERLAY:	COLUMBIA AVENUE OVERLAY SUB-DISTRICT 4
SETBACKS:	
FRONT:	30' MIN.
SIDE:	10' MIN.
REAR:	25' MIN.
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED WHOLE SITE (20%):	7.84 AC (341,380 SF)
LSA (THIS SECTION)	3.75 AC
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	1.86 AC / 80,886 SF (4.7% OF SITE)
REQUIRED TREE PRESERVATION:	0.25 AC / 11,324 SF (14% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	1.6 AC / 69,733 SF (86.2% OF TOTAL CANOPY)
OWNERS:	ROLLING HILLS COMMUNITY CHURCH
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	668 SPACES
TOTAL POST REDEVELOPMENT PARKING:	858 SPACES

KEY	
	EXISTING TREE CANOPY
	REMOVED TREE CANOPY
	TREE PROTECTION FENCE

TREE CANOPY AREA			
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.85 ACRES WHICH IS 4.7% OF THE TOTAL SITE			
TREE AREA	EXISTING	REMOVED	RETAINED
	80,886 SF	10,882 SF	69,733 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY	80,886 SF		
	4.7% OF TOTAL SITE		
REQUIRED CANOPY PRESERVATION	11,324 SF		
	14% OF TOTAL CANOPY		
PROVIDED CANOPY PRESERVATION	69,733 SF		
	86.2% OF TOTAL CANOPY		

*NOTE: TREE CANOPY REQUIREMENTS ARE FOR WHOLE SITE. ONLY SECTION 1 CALCULATIONS ARE PROVIDED. REMAINDER OF REQUIRED TREE CANOPY PRESERVATION DATA WILL BE PROVIDED WITH FUTURE SECTIONS.



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



ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING EXPANSION
PRELIMINARY SITE PLAN
Franklin, Williamson County, Tennessee



Revision Date
△
△
△
△



SITE DATA CHART

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH
PROJECT NUMBER:	8520
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
PARCEL(S):	090 00600 00009090
ACREAGE / SF OF SITE:	39.19 AC (1,706,900 SF)
VESTING (IF APPLICABLE):	
BASE ZONING:	L1 - LIGHT INDUSTRIAL
ZONING OVERLAY:	COLUMBIA AVENUE OVERLAY SUB-DISTRICT 4
SETBACKS:	
FRONT:	30' MIN.
SIDE:	10' MIN.
REAR:	25' MIN.
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED WHOLE SITE (20%):	7.84 AC (341,380 SF)
LSA (THIS SECTION)	3.73 AC
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	1.86 AC / 80,886 SF (4.7% OF SITE)
REQUIRED TREE PRESERVATION:	0.25 AC / 11,324 SF (14% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	1.6 AC / 69,733 SF (86.2% OF TOTAL CANOPY)
OWNERS:	ROLLING HILLS COMMUNITY CHURCH
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	668 SPACES
TOTAL POST REDEVELOPMENT PARKING:	858 SPACES

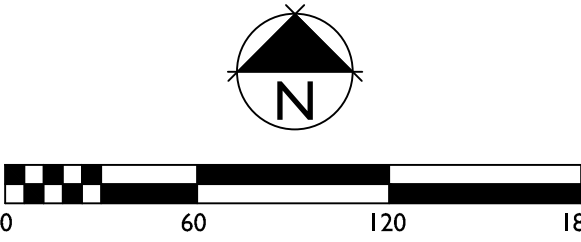
KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

TREE CANOPY AREA			
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.85 ACRES WHICH IS 4.7% OF THE TOTAL SITE.			
TREE AREA	EXISTING	REMOVED	RETAINED
	80,885.67 SF	6,108.69 SF	74,688.89 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY	80,885.67 SF		
	4.7% OF TOTAL SITE		
REQUIRED CANOPY PRESERVATION	11,323.99 SF		
	14% OF TOTAL CANOPY		
PROVIDED CANOPY PRESERVATION	74,688.89 SF		
	92.3% OF TOTAL CANOPY		

*NOTE: TREE CANOPY REQUIREMENTS ARE FOR WHOLE SITE. ONLY SECTION I CALCULATIONS ARE PROVIDED. REMAINDER OF REQUIRED TREE CANOPY PRESERVATION DATA WILL BE PROVIDED WITH FUTURE SECTIONS.

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.

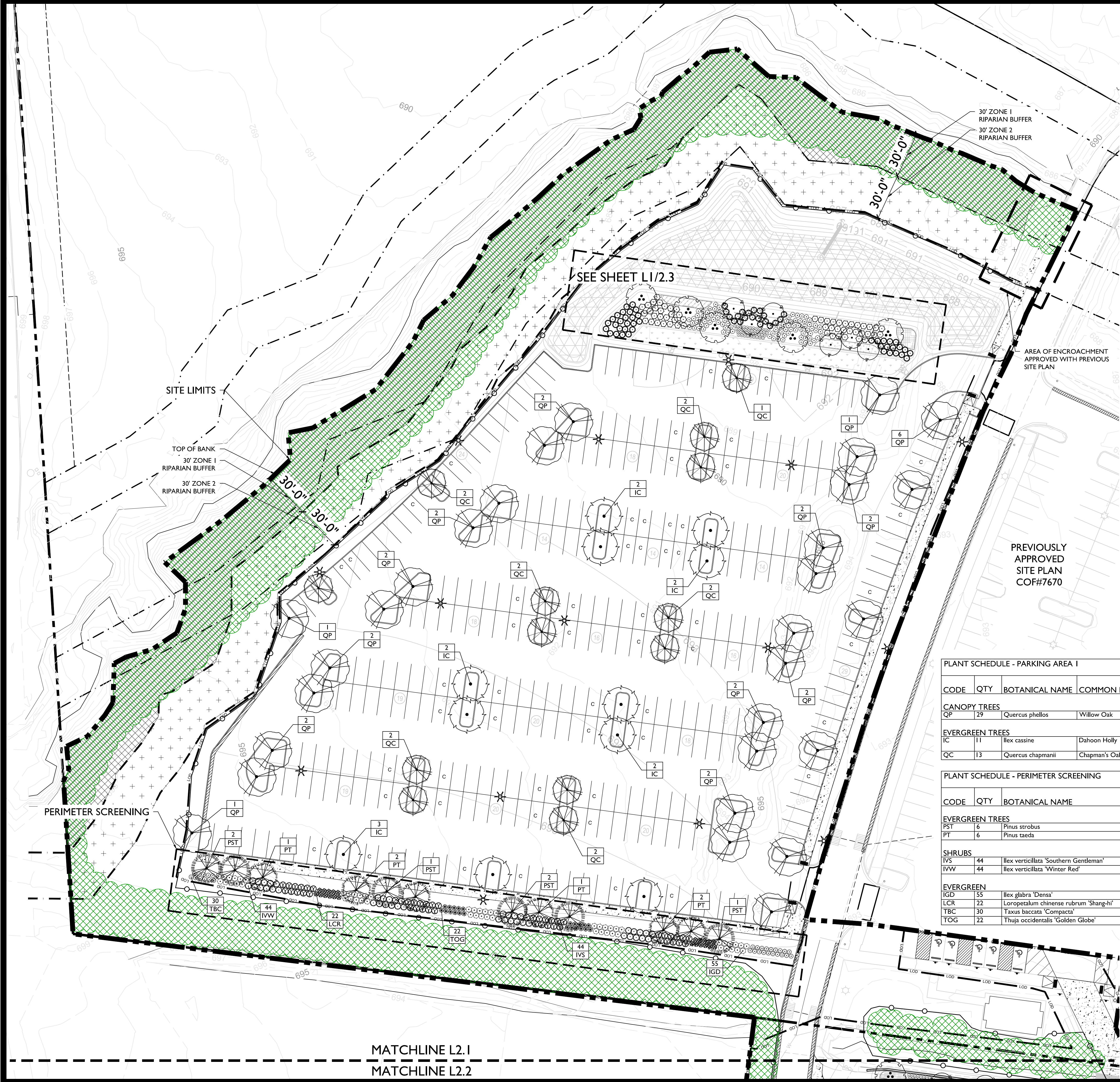


ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING EXPANSION
PRELIMINARY SITE PLAN
Franklin, Williamson County, Tennessee



Revision	Date
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OVERALL
LANDSCAPE PLAN
SHEET
L2.0
COF # 8520



SITE DATA CHART

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH
PROJECT NUMBER:	8520
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
PARCEL(S):	090 00600 00009090
ACREAGE / SF OF SITE:	39.19 AC (1,706,900 SF)
VESTING (IF APPLICABLE):	
BASE ZONING:	L1 - LIGHT INDUSTRIAL
ZONING OVERLAY:	COLUMBIA AVENUE OVERLAY SUB-DISTRICT 4
SETBACKS:	FRONT: 30' MIN. SIDE: 10' MIN. REAR: 25' MIN.
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED WHOLE SITE (20%):	7.84 AC (341,380 SF)
LSA (THIS SECTION):	3.73 AC
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	1.86 AC / 80,886 SF (4.7% OF SITE)
REQUIRED TREE PRESERVATION:	0.25 AC / 11,324 SF (14% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	1.6 AC / 69,733 SF (86.2% OF TOTAL CANOPY)
OWNERS:	ROLLING HILLS COMMUNITY CHURCH
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	668 SPACES
TOTAL POST REDEVELOPMENT PARKING:	858 SPACES

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

PLANT SCHEDULE - PARKING AREA I

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
QP	29	Quercus phellos	Willow Oak	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
EVERGREEN TREES								
IC	11	Ilex cassine	Dahoon Holly	3" Cal. B&B	12'-14'	EVERGREEN	AS SHOWN	EVENLY BRANCHED, FULL SYMMETRICAL
QC	13	Quercus chapmanii	Chapman's Oak	3" Cal. B&B	12'-14'	EVERGREEN	AS SHOWN	

PLANT SCHEDULE - PERIMETER SCREENING

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
EVERGREEN TREES								
PST	6	Pinus strobus	White Pine	3" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	BALANCED BRANCH
PT	6	Pinus taeda	Loblolly Pine	3" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	BALANCED BRANCH
SHRUBS								
IVS	44	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry		30"	DECIDUOUS	48" O.C.	
IWW	44	Ilex verticillata 'Winter Red'	Winter Red Winterberry		30"	DECIDUOUS	48" O.C.	
EVERGREEN								
IGD	15	Ilex glabra 'Densa'	Densa Holly		30"	EVERGREEN	48" O.C.	
LCR	22	Loropetalum chinense rubrum 'Shang-hi'	Purple Diamond Loropetalum		30"	EVERGREEN	AS SHOWN	
TBC	30	Taxus baccata 'Compacta'	Compact English Yew		30"	EVERGREEN	36" O.C.	
TOG	22	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae		30"	EVERGREEN	AS SHOWN	

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





SITE DATA CHART

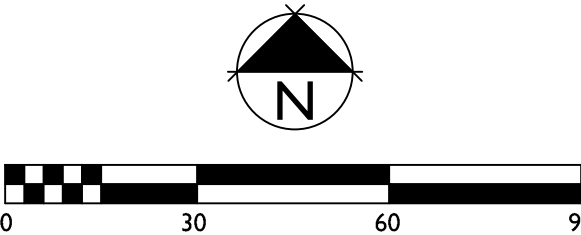
PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH
PROJECT NUMBER:	8520
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
PARCEL(S):	090 00600 00009090
ACREAGE / SF OF SITE:	39.19 AC (1,706,900 SF)
VESTING (IF APPLICABLE):	
BASE ZONING:	L1 - LIGHT INDUSTRIAL
ZONING OVERLAY:	COLUMBIA AVENUE OVERLAY SUB-DISTRICT 4
SETBACKS:	
FRONT:	30' MIN.
SIDE:	10' MIN.
REAR:	25' MIN.
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED WHOLE SITE (20%):	7.84 AC (341,380 SF)
LSA (THIS SECTION):	3.73 AC
TREE CANOPY RETENTION ACREAGE:	
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KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

PLANT SCHEDULE - PARKING AREA 2								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
QP	4	Quercus phellos	Willow Oak	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
EVERGREEN TREES								
QC	1	Quercus chapmanii	Chapman's Oak	3" Cal. B&B	12'-14'	EVERGREEN	AS SHOWN	

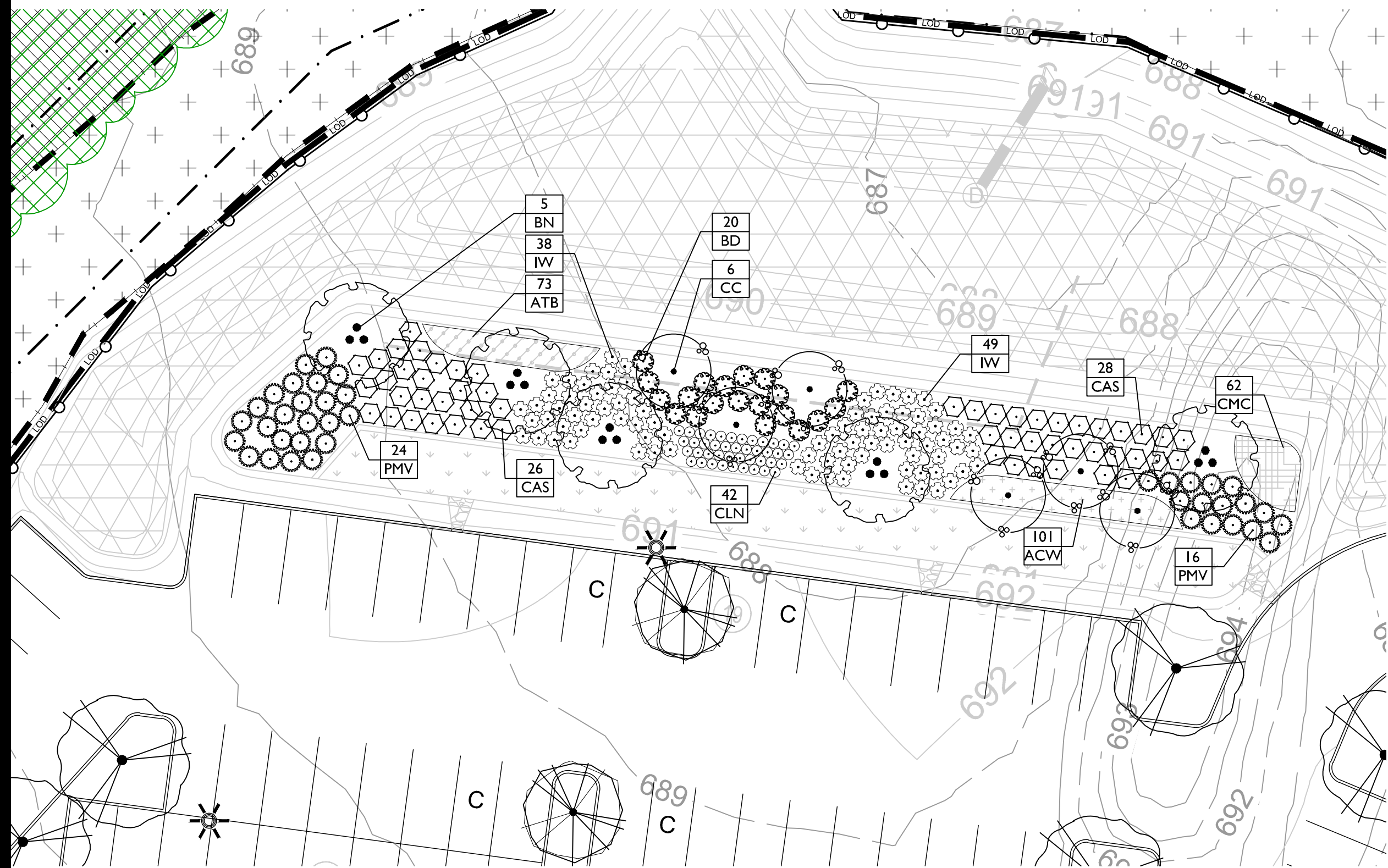
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



ROLLING HILLS COMMUNITY CHURCH
AUDITORIUM AND PARKING EXPANSION
PRELIMINARY SITE PLAN
Franklin, Williamson County, Tennessee



Revision Date	
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PLANT SCHEDULE - BIORETENTION AREA 1								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
BN	5	Betula nigra	River Birch	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	3 CANES
FLOWERING TREES								
CC	6	Cercis canadensis	Eastern Redbud	2" Cal. B&B	8'-10'	DECIDUOUS	AS SHOWN	
SHRUBS								
BD	30	Buddleja davidii	Butterfly Bush	36"		DECIDUOUS	48" O.C.	
CAS	54	Clothra alnifolia	Sweet Pepper Bush	36"		DECIDUOUS	48" O.C.	
IW	87	Ilex verticillata	Winterberry	3 gal.		EVERGREEN		
GRASSES								
CLN	42	Chasmanthium latifolium	Northern Sea Oats		18"		18" O.C.	
PMV	40	Panicum virgatum	Switch Grass		18"		48" O.C.	
GROUND COVERS								
ACW	101	Asplenium canadensis	Wild Columbine	1 gal.			18" O.C.	
ATB	73	Asplenium tuberosa	Butterfly Milkweed	1 gal.			18" O.C.	
CMC	62	Coreopsis major	Coreopsis	1 gal.			18" O.C.	

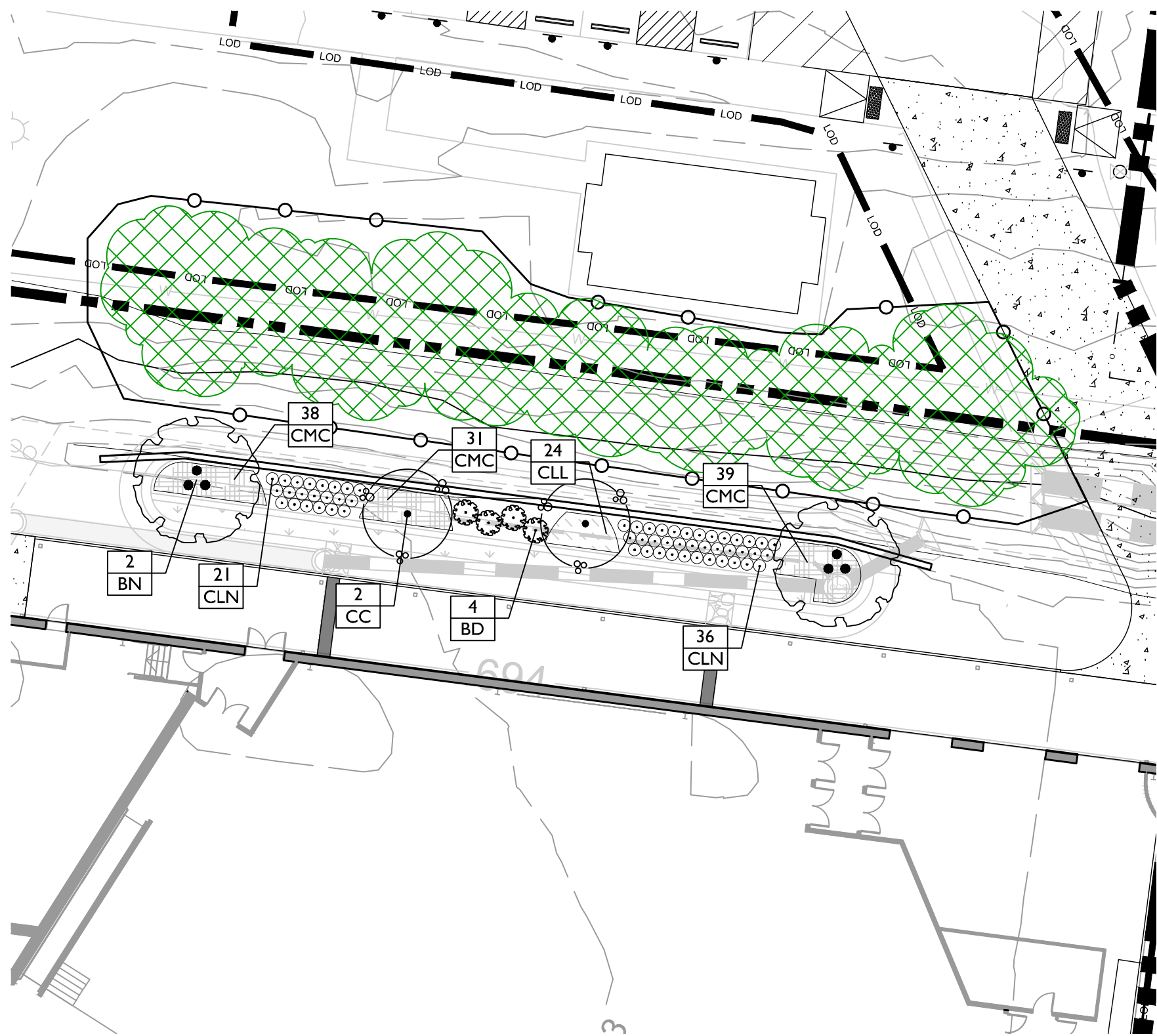
1
L2.3

BIORETENTION AREA 1 - 4,166 SF (LEVEL 1 ORNAMENTAL)



3
L2.3

BIORETENTION AREA 3 - 2,374 SF (LEVEL 1 ORNAMENTAL)



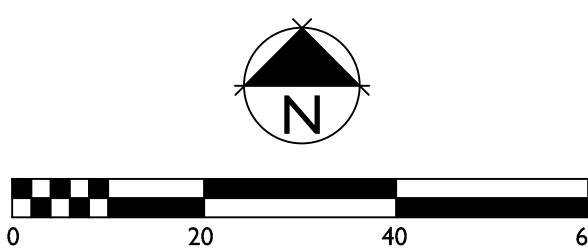
PLANT SCHEDULE - BIORETENTION AREA 2								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
BN	2	Betula nigra	River Birch	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	3 CANES
FLOWERING TREES								
CC	2	Cercis canadensis	Eastern Redbud	2" Cal. B&B	8'-10'	DECIDUOUS	AS SHOWN	
SHRUBS								
BD	4	Buddleja davidii	Butterfly Bush		36"	DECIDUOUS	48" O.C.	
GRASSES								
CLN	57	Chasmanthium latifolium	Northern Sea Oats		18"		18" O.C.	
GROUND COVERS								
CLL	24	Coreopsis lanceolata	Lanceleaf Tickseed	1 gal.			18" O.C.	
CMC	108	Coreopsis major	Coreopsis	1 gal.			18" O.C.	

2
L2.3

BIORETENTION AREA 2 - 730 SF (LEVEL 1 ORNAMENTAL)

PLANT SCHEDULE - BIORETENTION AREA 3								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
BN	4	Betula nigra	River Birch	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	3 CANES
FLOWERING TREES								
CC	2	Cercis canadensis	Eastern Redbud	2" Cal. B&B	8'-10'	DECIDUOUS	AS SHOWN	
SHRUBS								
IW	89	Ilex verticillata	Winterberry	3 gal.		EVERGREEN		
IV	31	Itea virginica	Virginia Sweetspire		24"	DECIDUOUS	36" O.C.	
GRASSES								
MUC	96	Muhlenbergia capillaris	Pink Muhly Grass		18"		24" O.C.	
GROUND COVERS								
ACW	46	Asplenium canadensis	Wild Columbine	1 gal.			18" O.C.	
ATB	48	Asplenium tuberosa	Butterfly Milkweed	1 gal.			18" O.C.	
CMC	115	Coreopsis major	Coreopsis	1 gal.			18" O.C.	

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



SITE DATA CHART

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PROJECT NUMBER:	8520
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PARCEL(S):	090 00600 00009090
ACREAGE / SF OF SITE:	39.19 AC (1,706,900 SF)
VESTING (IF APPLICABLE):	
BASE ZONING:	L1 - LIGHT INDUSTRIAL
ZONING OVERLAY:	COLUMBIA AVENUE OVERLAY SUB-DISTRICT 4
SETBACKS:	
FRONT:	30' MIN.
SIDE:	10' MIN.
REAR:	25' MIN.
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED WHOLE SITE (20%):	7.84 AC (341,380 SF)
LSA (THIS SECTION)	3.73 AC
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	1.86 AC / 80,886 SF (4.7% OF SITE)
REQUIRED TREE PRESERVATION:	0.25 AC / 11,324 SF (14% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	1.6 AC / 69,733 SF (86.2% OF TOTAL CANOPY)
OWNERS:	ROLLING HILLS COMMUNITY CHURCH
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EXISTING PARKING ACROSS SITE:	668 SPACES
TOTAL POST REDEVELOPMENT PARKING:	858 SPACES

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

RIPARIAN ENHANCEMENT NOTES AND SCHEDULE

A 30' RIPARIAN BUFFER ZONE 1 AND A 30' RIPARIAN BUFFER ZONE 2 OCCUR ON THIS SITE. RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE THE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, AND A NATIVE MIX OF FORBES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY SUPPLEMENT.

ZONE 1 & 2 BUFFER AREAS

EXISTING CONDITION IS A FORESTED RIPARIAN AREA. UNDERSTORY TREES TO BE PLANTED TO SUPPLEMENT EXISTING CANOPY. SEED MIX TO BE APPLIED THROUGHOUT ZONE 1 AREA.

TOTAL AREA OF ZONE 1 : 27,258 SF
(BARE ROOT MATERIAL PLANTED AT ~14" O.C.)
TOTAL AMOUNT OF PLANTS: 150

ZONE 1*			
CATEGORY	QTY	COMMON NAME	BOTANICAL NAME
UNDERSTORY TREE	50	SERVICEBERRY	AMELANCHIER ARBOREA
	50	PAW PAW	ASIMINA TRILOBA
	50	SILKY DOGWOOD	CORNUS AMOMIUM
SEED MIX			
ERNMX - 178 RIPARIAN BUFFER MIX, ERNST SEED COMPANY			
TOTAL AREA OF ZONE 1 : 27,258 SF / 0.63 AC			
(RECOMMENDED RATE OF APPLICATION IS 20LBS PER ACRE)			
TOTAL POUNDS OF SEED : 0.63 AC * 20 = 12.6 LBS			
*SUBSTITUTIONS MAY BE MADE. CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL PRIOR TO ORDERING AND INSTALLING PLANTS.			

ZONE 2 - SEED APPLICATION

ENTIRE AREA OF THE ZONE 2 RIPARIAN BUFFER TO BE SEEDED WITH THE FOLLOWING SEED MIX PER MANUFACTURER SPECIFICATIONS:

ERNMX - 178 RIPARIAN BUFFER MIX, ERNST SEED COMPANY

TOTAL AREA OF ZONE 2 : 26,919 SF / 0.62 AC
(RECOMMENDED RATE OF APPLICATION IS 20LBS PER ACRE)
TOTAL POUNDS OF SEED : 0.62 AC * 20 = 12.4 LBS

SITE DATA CHART

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH
PROJECT NUMBER:	8520
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064 090 00600 00009090
PARCEL(S):	
ACREAGE / SF OF SITE:	39.19 AC (1,706,900 SF)
VESTING (IF APPLICABLE):	
BASE ZONING:	L1 - LIGHT INDUSTRIAL
ZONING OVERLAY:	COLUMBIA AVENUE OVERLAY SUB-DISTRICT 4
SETBACKS:	
FRONT:	30' MIN.
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KEY

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	TREE PROTECTION FENCE
	30' ZONE 1 RIPARIAN BUFFER
	30' ZONE 2 RIPARIAN BUFFER

RIPARIAN BUFFER VEGETATION

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

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

Any fallen, dead trees may remain in the riparian buffers.

RIPARIAN BUFFER ZONE - PLANTING NOTES

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, AND SHRUBS SUITABLE FOR A MOIST SHADED UNDERSTORY.

30' ZONE 1 AND 30' ZONE 2 RIPARIAN BUFFERS OCCUR ON THIS SITE. AFTER REMOVAL OF INVASIVE PLANT MATERIAL, OPEN AREAS ARE TO BE IDENTIFIED BY THE LANDSCAPE ARCHITECT TO RECEIVE NATIVE PLANTINGS. PLANT SCHEDULE AND LANDSCAPE PLAN TO BE SUBMITTED FOR APPROVAL TO COF STORMWATER MANAGEMENT COORDINATOR AND LAND PLANNER.

RIPARIAN BUFFER NOTES:

1. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.
2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUNDUP, TO ADEQUATELY SUPPRESS RE-EPERGENCE. FOLLOW MANUFACTURES LABELS. CONTRACTOR TO FOLLOW TENNESSEES GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE LIST MAY BE FOUND AT: <http://www.tnrc.org/revised-list-of-invasive-plants/>
3. HERBICIDE TREATMENT SHALL BE PERFORMED DURING THE GROWING SEASON. RIPARIAN SEED MIX, IF SPECIFIED, SHALL ACHIEVE 70% VEGETATION COVER AND ESTABLISHMENT WITHIN A 2 YEAR PERIOD OR FURTHER STABILIZATION METHODS SHALL BE REQUIRED. AT THE TIME OF BOND RELEASE/REDUCTION REQUEST THE LANDSCAPE ARCHITECT SHALL EVALUATE ALL RIPARIAN BUFFER WORK AND PROVIDE AN ACCOMPANYING LETTER STATING THE SITE IS PERFORMING AS DESIGNED. THE SAME SHALL BE DONE WITH THE MAINTENANCE REQUEST.
4. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
5. AS PER FMC 23-107(5)(d) BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING AT ONE HUNDRED AND FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER.
6. 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.

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

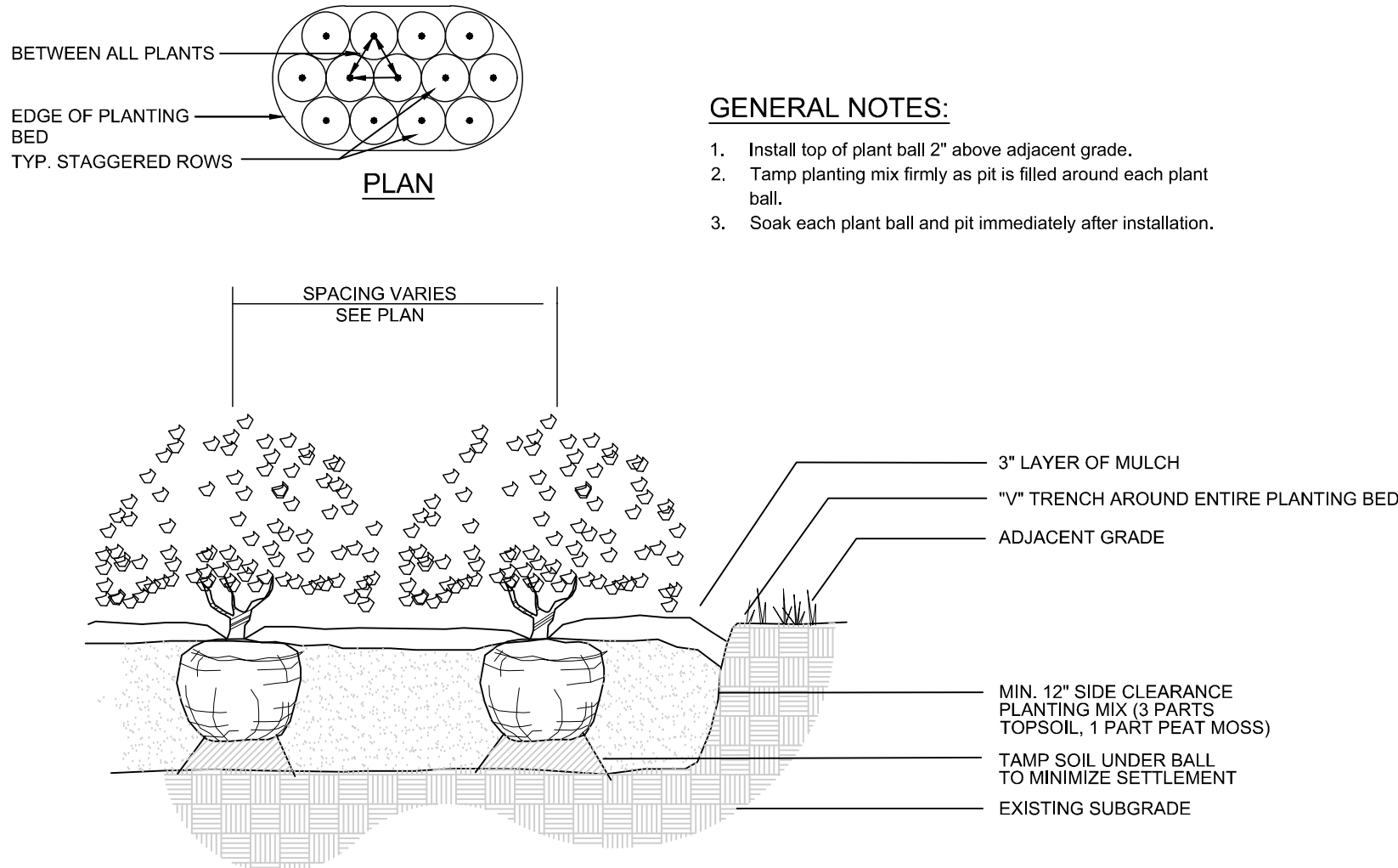
1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.
 - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
 1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
 2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
 3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
 - C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
 - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.
 - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.
 - F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

TREE PROTECTION GENERAL NOTES:

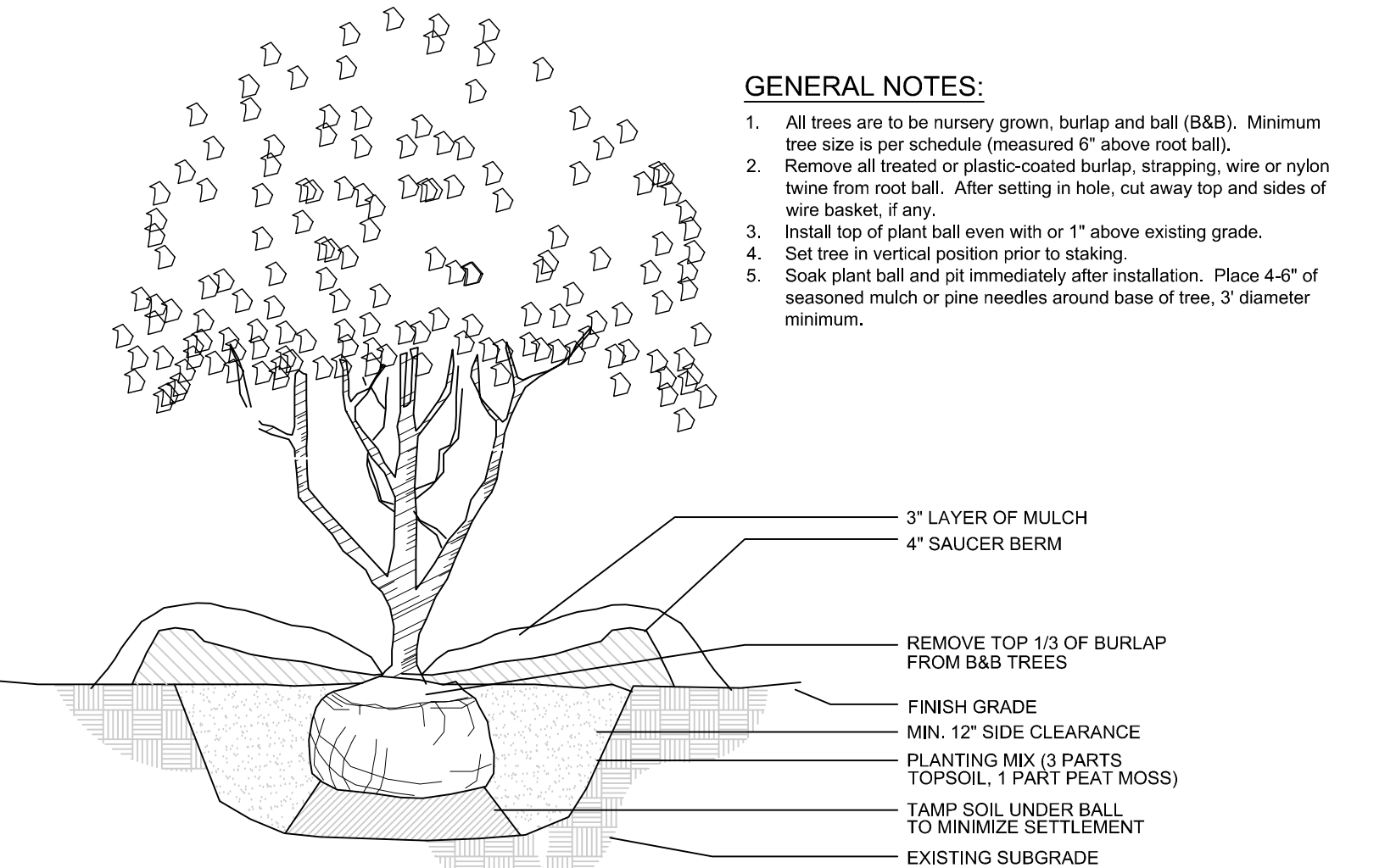
1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.
2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.
3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.
4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

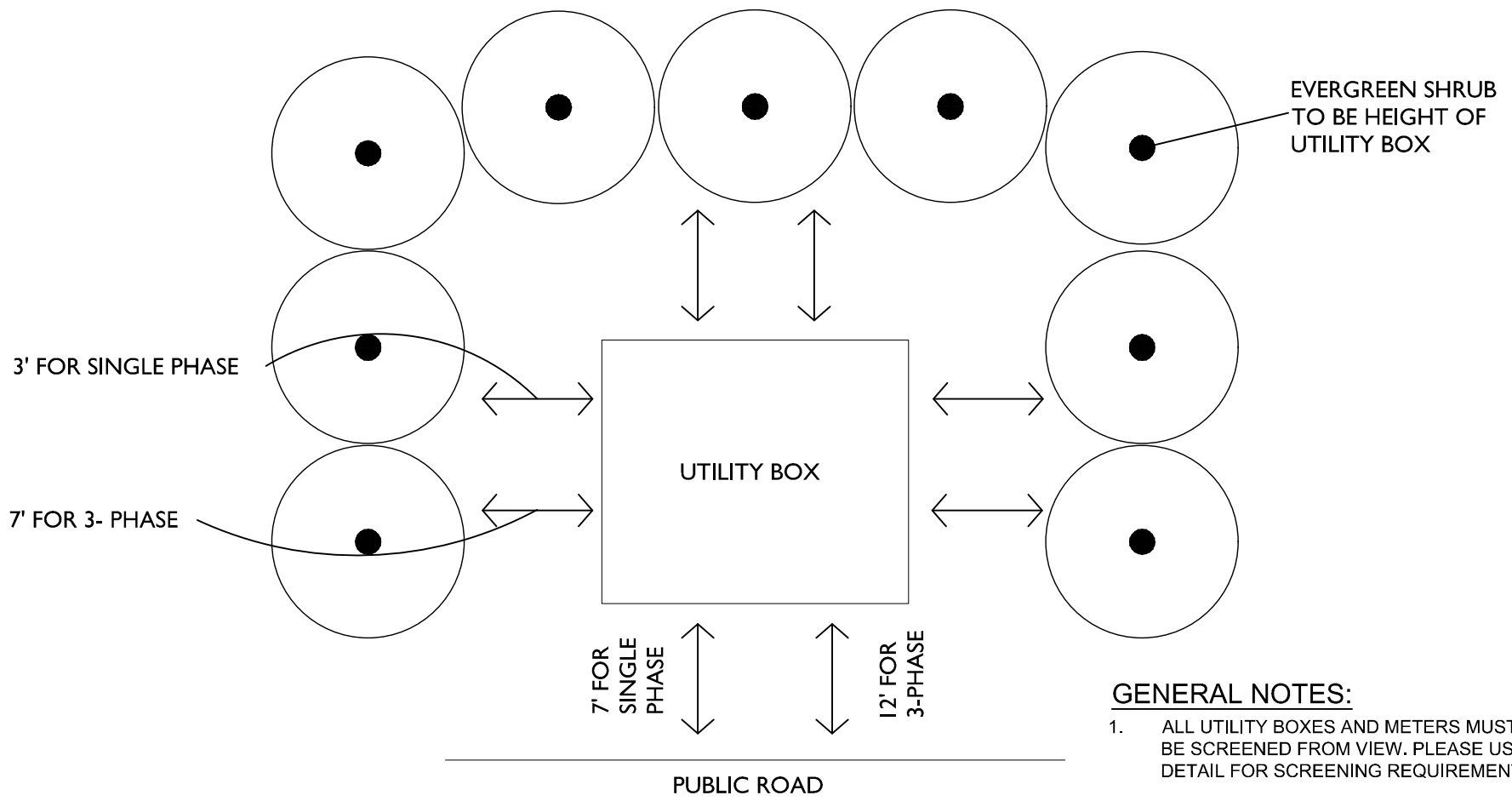


SHRUB PLANTING



UNDERSTORY TREE

SECTION



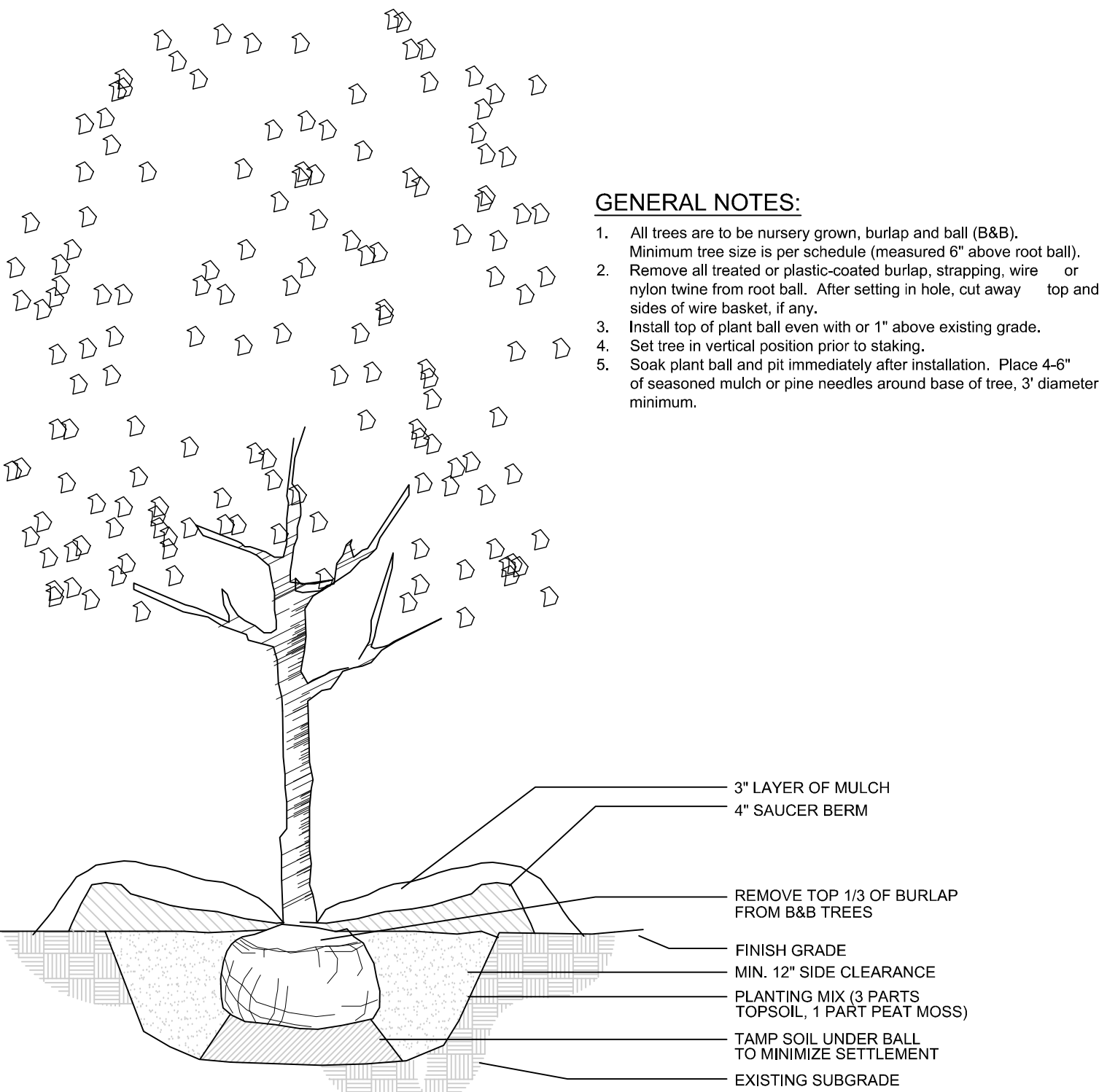
UTILITY BOX SCREEN

GENERAL NOTES:

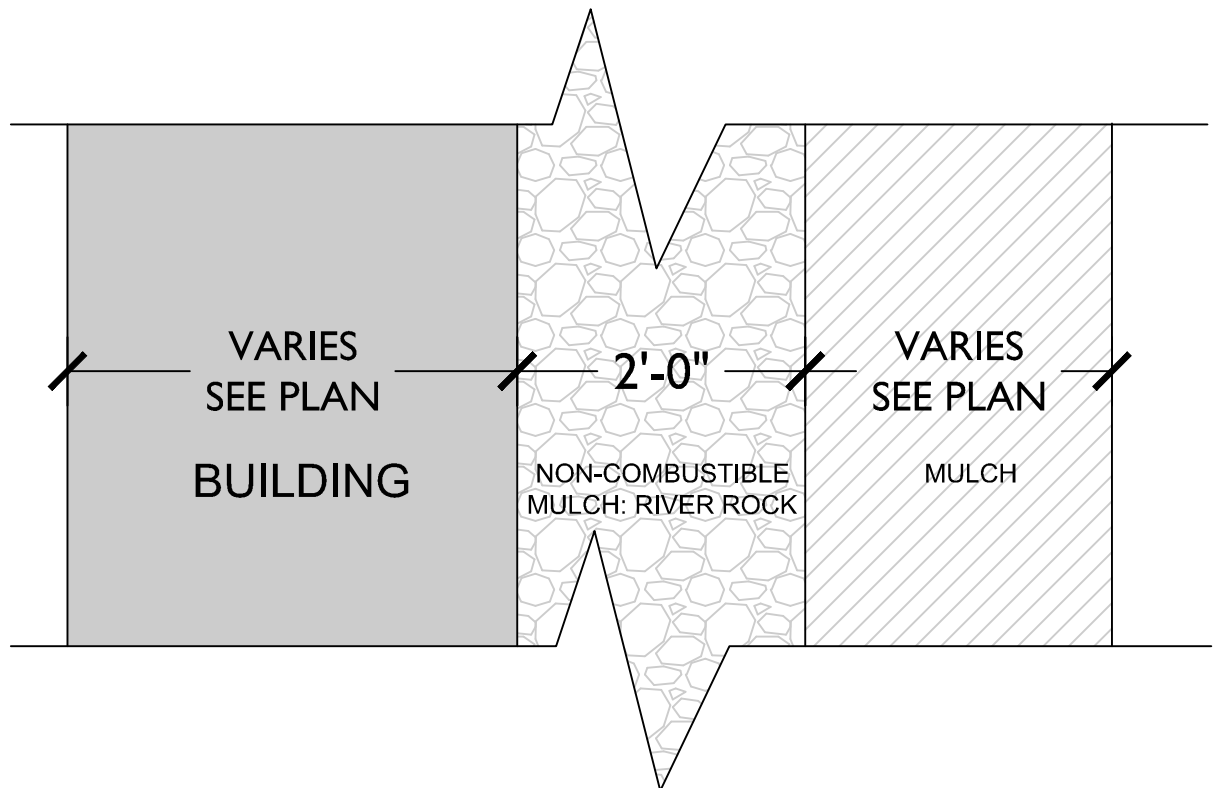
1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.

GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.



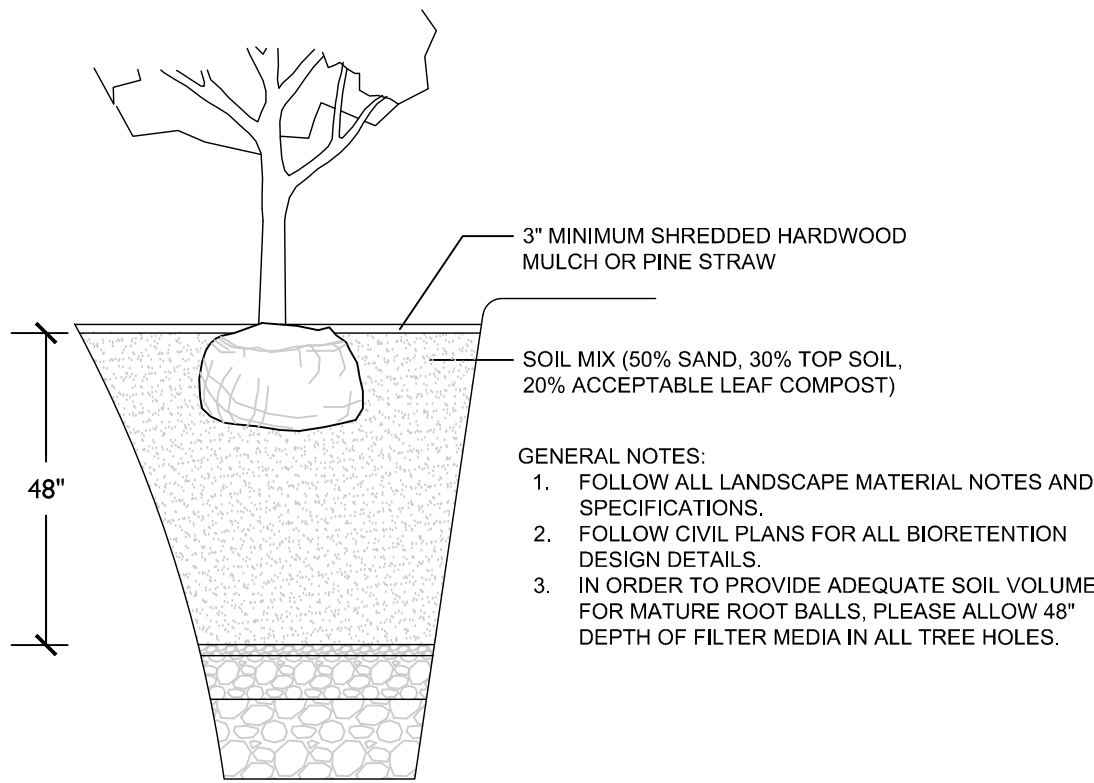
SINGLE TRUNK DECIDUOUS TREE



Sec. 7-231. - Combustible mulch.

Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

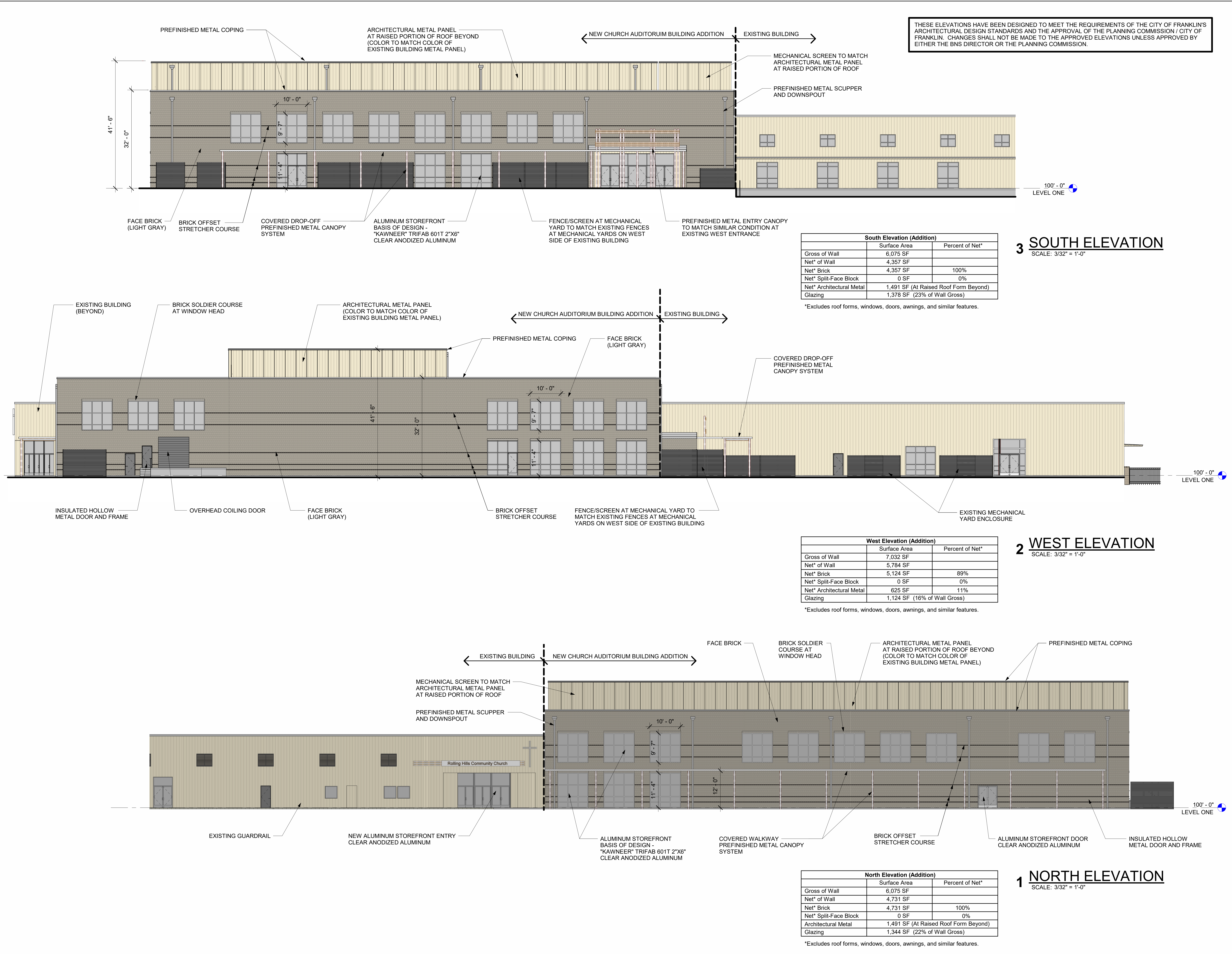
NON-COMBUSTIBLE MULCH

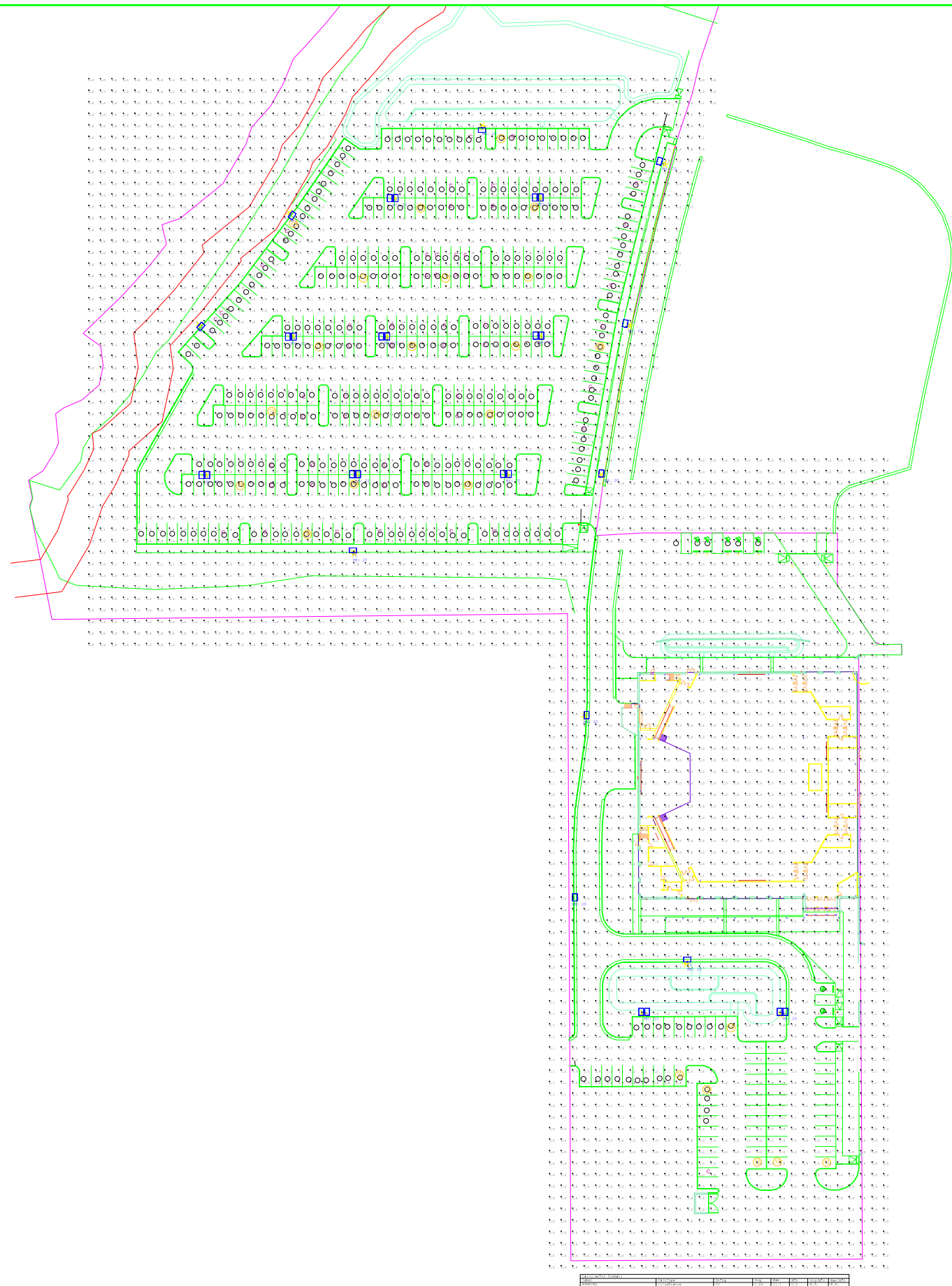


BIORETENTION TREE PLANTING

GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.





NOT FOR CONSTRUCTION

ROLLING HILLS COMMUNITY CHURCH

Drawing No. 3903

COF 8520

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]
	4	P	Single	RAR2-480L-185-4K7-2	0.900	25850	174.5	698	BEACON
	6	P1	Single	RAR2-480L-185-4K7-3	0.900	26121	174.5	1047	BEACON
	10	P3	Back-Back	RAR2-480L-185-4K7-4W	0.900	25636	174.5	3490	BEACON

ROLLING HILLS COMMUNITY CHURCH

