City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 22, 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.franklintn.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@franklintn.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 July 25, 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 3-9 And 14-16 On The Consent Agenda

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6; Extend The Performance Agreement For Green Infrastructure Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Lockwood Glen PUD Subdivision, Final Plat, Section 8; Extend The Performance Agreement For Green Infrastructure Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Westhaven PUD Subdivision, Final Plat, Section 40; Extend The Performance Agreement For Drainage Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Streets Improvement To August 28, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS EXTENSIONS

10. Consideration Of Resolution 2024-66, A Resolution Amending Gateway Village PUD Subdivision, Revision 7 To Extend The Vested Rights, For The Property Located West Of Franklin Road And South Of Lynnwood Way, Located At 120 Davenport Boulevard.

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

11. Consideration Of Resolution 2024-60, A Resolution Amending The 4309 S. Carothers Road Subdivision, Site Plan To Extend The Vested Rights, For The Property Located East Of Interstate 65 And West Of South Carothers Road, Located At 4309 S. Carothers Road.

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

REZONINGS/DEVELOPMENT PLANS

12. Consideration Of Ordinance 2024-20, An Ordinance To Rezone 192.688 Acres From Agricultural (AG) District To Planned (PD 4.34/103,750/75) District For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West. (Armistead PUD Subdivision).

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

13. Consideration Of Resolution 2024–43, A Resolution Approving A Development Plan For Armistead PUD Subdivision With 9 Modifications Of Development Standards (Scenic Corridor Overlay Landscape, Building Types, Pedestrian Circulation, Minimum Parking, Open Space, And Signage), For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. Goose Creek Bypass PUD Subdivision, Final Plat, Creating 3 Commercial Lots, On 28.89 Acres, Located at 1948 And 1951 Double Double Drive. (CONSENT AGENDA)

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

15. Goose Creek Bypass PUD Subdivision, Site Plan, Revision 1, Developing 92,000 Square Feet Of Office Space, On 17.98 Acres, Located At 1948 Double Double Drive. (CONSENT AGENDA)

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

16. Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3 (Lot 516), Creating 1 Open Space Lot And Dedicating Easements, On 4.06 Acres, Located West Of The Intersection Of South Carothers Parkway And Flowing Creek Drive. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

ADJOURN

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

City of Franklin

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, July 25, 2024 | **7:00 PM** | **Board Room**

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

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 PM.

Commissioners Present: Michael Orr, Ann Petersen, Roger Lindsey, Marcia Allen, Scott Harrison, Jimmy Franks, Nick Mann, Alma McLemore, Jennifer Williamson

Commissioners Absent: None

Staff Present: Shauna Billingsley, Vernon Gerth, Emily Wright, Amy Diaz-Barriga, and Tia Holden

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 Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.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

Sponsors:

Attachments: 1. FINAL June 27 2024 FMPC Minutes with Attachments

A motion was made by Alderman Petersen, seconded by Commissioner Harrison, to Approve the Minutes from the June 27, 2024, meeting. The motion carried 9-0.

ANNOUNCEMENTS

Chair Lindsey asked if Staff had any announcements.

Emily Wright. Ms. Wright reminded commissioners about the Vision City Conference in October hosted by Franklin Tomorrow. The conference theme is how history impacts the future.

Vernon Gerth. Mr. Gerth made commissioners aware of a customer service survey for the city's development services process. The anonymous survey will be released August 1st. Commissioners will receive a link that can be forwarded to any design professionals or anyone they know who utilizes the city's development services.

Chair Lindsey commented that his family was visiting during the meeting and introduced them.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-15 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to Approve items 3-15 as presented on the Consent Agenda. The motion carried 9-0.

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

Attachments:
1. Amelia Park PUD Subdivision, Final Plat, Section 3 - Sidewalks Action Request
2. Amelia Park PUD Subdivision, Final Plat, Section 3 - Sidewalks Inspection Punch List
3. Amelia Park PUD Subdivision, Final Plat, Section 3 - Streets Action Request
4. Amelia Park PUD Subdivision, Final Plat, Section 3 - Streets Inspection Punch List

The item was Approved on Consent Agenda.

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
Attachments: None

The item was Approved on Consent Agenda.

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
Attachments: None

The item was Approved on Consent Agenda.

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
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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
Attachments: None

The item was Approved on Consent Agenda.

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
Attachments: None

The item was Approved on Consent Agenda.

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

Attachments:
1. Rizer Point PUD Subdivision, Final Plat, Section 4 - Sidewalk Action Request
2. Rizer Point PUD Subdivision, Final Plat, Section 4 - Sidewalk Inspection Punch List

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments:
1. MAP Aureum PUD Subdivision, Final Plat
2. COF 8524 Aureum PUD Subdivision, Final Plat Conditions of Approval_01
3. Aureum PUD Final Plat

The item was Approved on Consent Agenda.

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

Attachments:
1. MAP Poplar Farms PUD Subdivision, Final Plat, Section 2
2. COF 8526 Poplar Farms PUD Subdivision, Final Plat, Section 2 Conditions of Approval_01
3. Poplar Farms Sec 2 Final Plat_Rev1_Signed

The item was Approved on Consent Agenda.

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

Attachments:
1. MAP Woodwick Stone Subdivision, Final Plat
2. 8505 Woodwick Stone Sub FP_Conditions of Approval_01
3. Woodwick Stone Subdivision, Final Plat

The item was Approved on Consent Agenda.

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

Attachments:
1. MAP Rolling Hills Community Church, Site Plan
2. 8520 Rolling Hills Comm Church Sub SP_Conditions of Approval_01
3. 0_2024-06-28 Rolling Hills Community Church Site Plan Submittal

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner McLemore, to adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 7:07 PM.

_____ _____

Chair Date

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

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 1
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:

X Release

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

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

SIGNED: Jamie Knight
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:

CATHERINE A. MCDONALD REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 123241 STATE OF TENNESSEE 6/6/2024

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: August 22, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 1 – COF 2892

Improvement:	Sidewalks
Surety Type:	Performance
Original Amount:	$147,000.00
Current Amount:	$147,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	9-July-2024
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

City of Franklin

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

File #: 21-0444

DATE: July 8, 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:

Consideration Of Resolution 2024-66, A Resolution Amending Gateway Village PUD Subdivision, Revision 7 To Extend The Vested Rights, For The Property Located West Of Franklin Road And South Of Lynnwood Way, Located At 120 Davenport Boulevard.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the Gateway Village PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multiphase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The request is to extend the vesting period for eighteen months, October 11, 2024 until April 10, 2026, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The revised development plan for the Gateway Village PUD was approved by BOMA on October 11, 2021. The plan includes 6.75 DUA and 144,258 square feet of nonresidential space for a site that is composed of 60.50 acres. The revision was specifically submitted to request the addition of six residential units to their last remaining mixed-use building. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 8-0.

CURRENT STATUS
This plan is within the first three-year period and is vested until October 11, 2024. The applicant submitted a site plan for Lot 134, but it has not yet pulled any permits for the site.

VESTING IMPACTS
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.

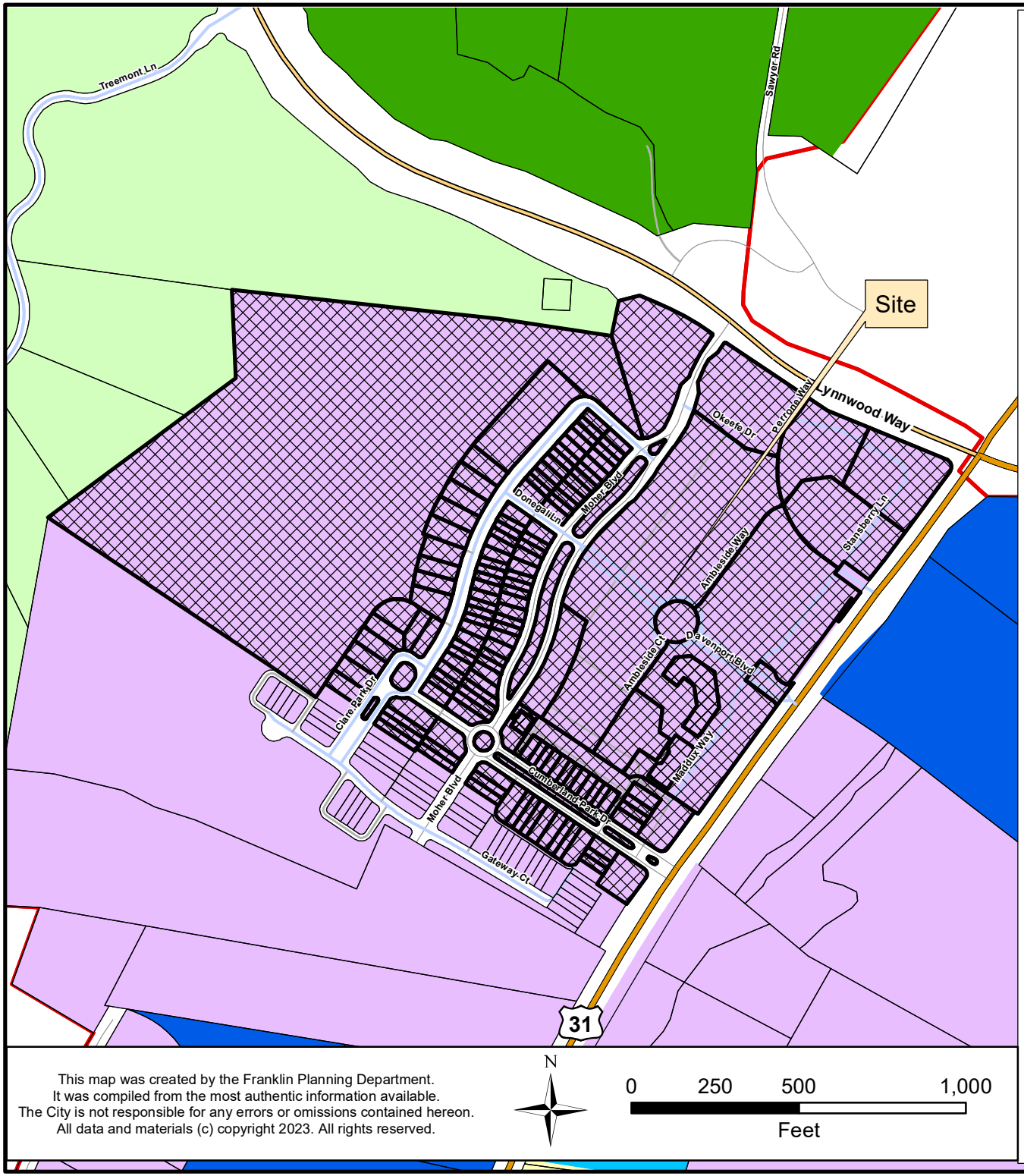
In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor, and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2024-66 if they determine that the continuation of vested rights is in the best interest of the community.



GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7
VESTING EXTENSION
RESOLUTION 2024-66

Project Information
Existing Zoning: PD 6.75-144,258
Overlay Districts: HHO, HHO 500 Foot Buffer
Site Acreage: 60.50 acres

Legend

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2023. All rights reserved.

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HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2024-66

A RESOLUTION AMENDING THE GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7 TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF LYNNWOOD WAY, LOCATED AT 120 DAVENPORT BOULEVARD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2021-30; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2021-125; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.) § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Gateway Village PUD, Revision 7 vesting period began on October 11, 2021 and is set to expire on October 11, 2024, and the applicant has not yet secured permits nor began site preparation; and

WHEREAS, T.C.A. § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right;

WHEREAS, the *Franklin Zoning Ordinance* § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the vesting period for eighteen months, until April 10, 2026.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
See Exhibit B	60.50
Total	60.50

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

SECTION III. That the overall entitlements for the Gateway Village District PUD Subdivision, Revision 7, as outlined below and through Exhibit A, are as follows:

Entitlements	Gateway Village PUD, Rev 7
Base Zone District	PD 6.75/144,258
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	408
Number of Nonresidential Square Footage	144,258 SF
Number of Hotel Rooms	0
Connectivity Index	Remove if not applicable
Open Space Requirements	15%
Number of Phases in Development	1

SECTION IV. That the original vesting period was initiated on October 11, 2021 and was set to expire on October 11, 2024. The amended development plan will now have until April 10, 2026 to secured permits and begin site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION V. That the total vesting period of eighteen months shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed 10 years from the date of the original approval of the preliminary development plan October 11, 2021 and shall remain at October 10, 2031.

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

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

IT IS SO RESOLVED AND DONE on this ____day of _____, 2024.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

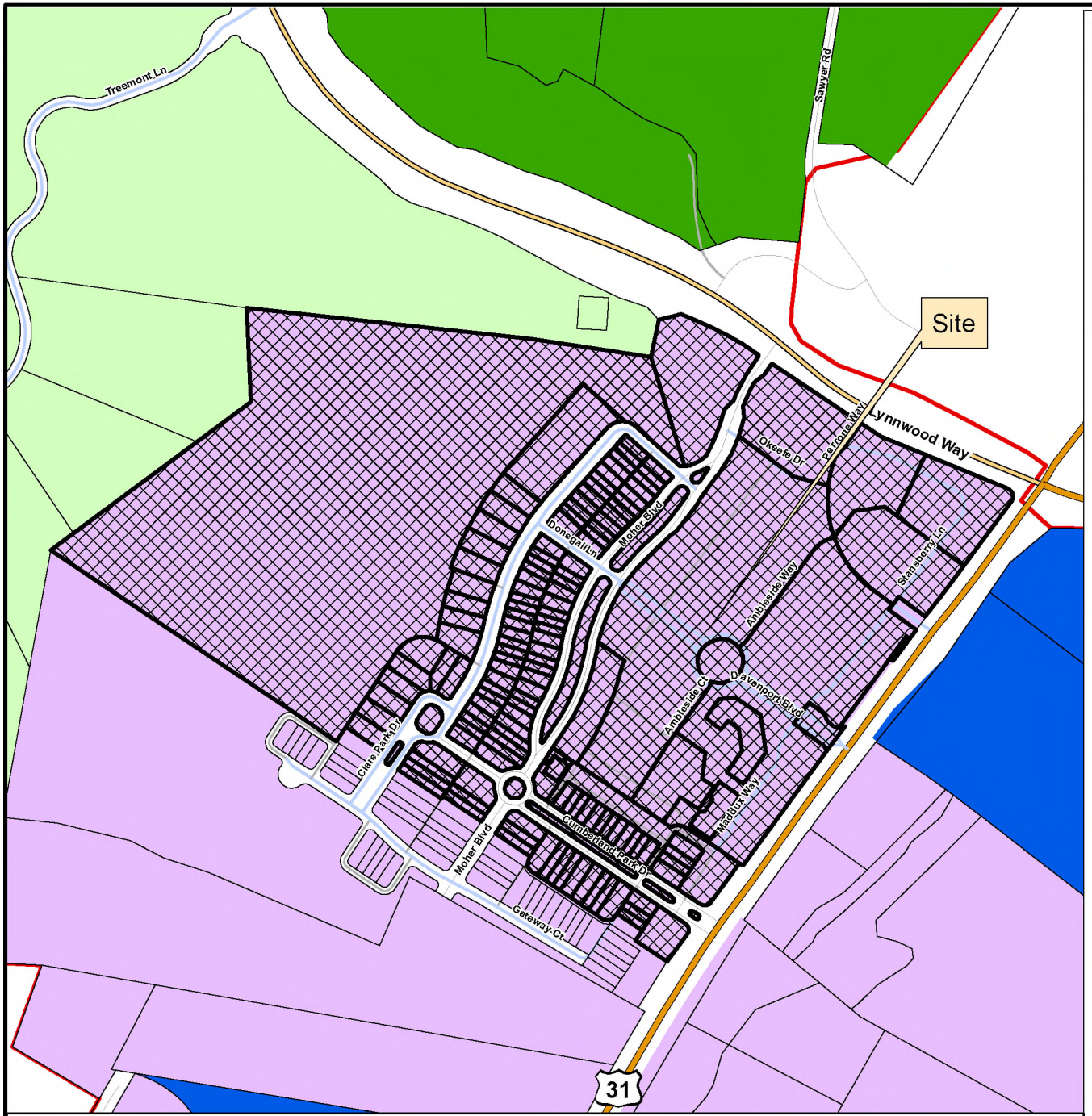
_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

Law approved template Dec. 2023

GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7
VESTING EXTENSION
RESOLUTION 2024-66



Project Information
Existing Zoning: PD 6.75-144,258
Overlay Districts: HHO, HHO 500 Foot Buffer
Site Acreage: 60.50 acres

Legend

- Gateway Village PUD
- 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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Feet

HISTORIC FRANKLIN TENNESSEE

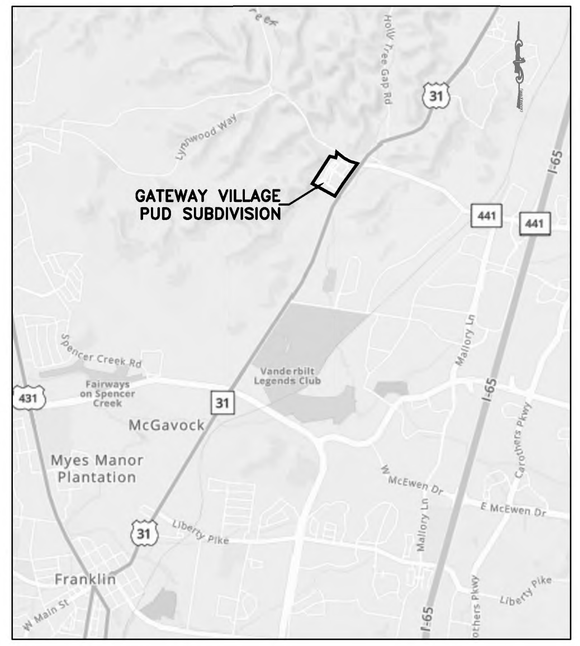
Exhibit B

PARCEL TYPE	PARCEL	CALCULATED ACREAGE	LEGAL ACREAGE	PARCEL ID	NEIGHBORHOOD	PROP STREET
Condominium	053B B 00100	0.188704	1.07	053B B 00100C00408053B	2633	1300 MOHER BLVD #202
Condominium	053 00301	2.833367	0	053 00301C00108053	1902	121 DAVENPORT BLVD #1
Parcels	053B A 00100	0.051712	0	053B A 00100 00008053B	2633	1032 CUMBERLAND PARK DR
Parcels	053B A 00200	0.038387	0	053B A 00200 00008053B	2633	1030 CUMBERLAND PARK DR
Parcels	053B A 00300	0.038383	0	053B A 00300 00008053B	2633	1028 CUMBERLAND PARK DR
Parcels	053B A 00400	0.048849	0	053B A 00400 00008053B	2633	1026 CUMBERLAND PARK DR
Parcels	053B A 00500	0.048853	0	053B A 00500 00008053B	2633	1024 CUMBERLAND PARK DR
Parcels	053B A 00600	0.038388	0	053B A 00600 00008053B	2633	1022 CUMBERLAND PARK DR
Parcels	053B A 00700	0.038383	0	053B A 00700 00008053B	2633	1020 CUMBERLAND PARK DR
Parcels	053B A 00800	0.048852	0	053B A 00800 00008053B	2633	1018 CUMBERLAND PARK DR
Parcels	053B A 00900	0.048852	0	053B A 00900 00008053B	2633	1016 CUMBERLAND PARK DR
Parcels	053B A 01000	0.038385	0	053B A 01000 00008053B	2633	1014 CUMBERLAND PARK DR
Parcels	053B A 01100	0.038385	0	053B A 01100 00008053B	2633	1012 CUMBERLAND PARK DR
Parcels	053B A 01200	0.053413	0	053B A 01200 00008053B	2633	1010 CUMBERLAND PARK DR
Parcels	053B A 01300	0.084143	0	053B A 01300 00008053B	2633	1000 CUMBERLAND PARK DR
Parcels	053B A 01400	0.050889	0	053B A 01400 00008053B	2633	1002 CUMBERLAND PARK DR
Parcels	053B A 01500	0.050888	0	053B A 01500 00008053B	2633	1004 CUMBERLAND PARK DR
Parcels	053B A 01600	0.082691	0	053B A 01600 00008053B	2633	1006 CUMBERLAND PARK DR
Common Area	053B A 01700	1.374308	0	053B A 01700 00008053B	2633	CUMBERLAND PARK DR
Parcels	053B A 01800	0.072209	0	053B A 01800 00008053B	2633	1001 CUMBERLAND PARK DR
Parcels	053B A 01900	0.041919	0	053B A 01900 00008053B	2633	1003 CUMBERLAND PARK DR
Parcels	053B A 02000	0.041918	0	053B A 02000 00008053B	2633	1005 CUMBERLAND PARK DR
Parcels	053B A 02100	0.062688	0	053B A 02100 00008053B	2633	1007 CUMBERLAND PARK DR
Parcels	053B A 02300	0.119028	0	053B A 02300 00008053B	2633	1011 CUMBERLAND PARK DR
Parcels	053B A 02400	0.063847	0	053B A 02400 00008053B	2633	1013 CUMBERLAND PARK DR
Parcels	053B A 02500	0.063843	0	053B A 02500 00008053B	2633	1015 CUMBERLAND PARK DR
Parcels	053B A 02600	0.094424	0	053B A 02600 00008053B	2633	1017 CUMBERLAND PARK DR
Parcels	053B A 02700	0.094413	0	053B A 02700 00008053B	2633	1019 CUMBERLAND PARK DR
Parcels	053B A 02800	0.063816	0	053B A 02800 00008053B	2633	1021 CUMBERLAND PARK DR
Parcels	053B A 02900	0.063817	0	053B A 02900 00008053B	2633	1023 CUMBERLAND PARK DR
Parcels	053B A 03000	0.063805	0	053B A 03000 00008053B	2633	1025 CUMBERLAND PARK DR
Parcels	053B A 03100	0.118999	0	053B A 03100 00008053B	2633	1027 CUMBERLAND PARK DR
Parcels	053B A 03200	0.093767	0	053B A 03200 00008053B	2633	1400 MOHER BLVD
Parcels	053B A 03300	0.063839	0	053B A 03300 00008053B	2633	1402 MOHER BLVD
Parcels	053B A 03400	0.063861	0	053B A 03400 00008053B	2633	1404 MOHER BLVD
Parcels	053B A 03500	0.086962	0	053B A 03500 00008053B	2633	1406 MOHER BLVD
Parcels	036 05101	21.286812	0	036 05101 00008036	1207	FRANKLIN RD
Common Area	036O A 00200	0.364175	0	036O A 00200 00008036O	2633	MOHER BLVD
Parcels	036O A 00300	0.071115	0.07	036O A 00300 00008036O	2633	1317 MOHER BLVD
Parcels	036O A 00400	0.042037	0.04	036O A 00400 00008036O	2633	1315 MOHER BLVD
Parcels	036O A 00500	0.042745	0.04	036O A 00500 00008036O	2633	1313 MOHER BLVD
Parcels	036O A 00600	0.069101	0.07	036O A 00600 00008036O	2633	1311 MOHER BLVD
Parcels	036O A 00700	0.073147	0.07	036O A 00700 00008053B	2633	1309 MOHER BLVD
Parcels	036O A 00800	0.062732	0.06	036O A 00800 00008053B	2633	1307 MOHER BLVD
Parcels	036O A 00900	0.066919	0.07	036O A 00900 00008053B	2633	1305 MOHER BLVD
Parcels	036O A 01000	0.067281	0.07	036O A 01000 00008053B	2633	1303 MOHER BLVD
Parcels	036O A 01100	0.097896	0.1	036O A 01100 00008053B	2633	1301 MOHER BLVD
Parcels	036O A 01200	0.17096	0	036O A 01200 00008053B	2633	1401 MOHER BLVD
Parcels	036O A 01300	0.062629	0	036O A 01300 00008053B	2633	1403 MOHER BLVD
Parcels	036O A 01400	0.062628	0	036O A 01400 00008053B	2633	1405 MOHER BLVD
Parcels	036O A 01500	0.109419	0	036O A 01500 00008053B	2633	1407 MOHER BLVD
Parcels	036O A 01600	0.096857	0	036O A 01600 00008053B	2633	2422 CLARE PARK DR
Parcels	036O A 01700	0.072475	0	036O A 01700 00008053B	2633	2420 CLARE PARK DR
Parcels	036O A 01800	0.072476	0	036O A 01800 00008053B	2633	2418 CLARE PARK DR
Parcels	036O A 01900	0.072476	0	036O A 01900 00008053B	2633	2416 CLARE PARK DR
Parcels	036O A 02000	0.159008	0	036O A 02000 00008053B	2633	2414 CLARE PARK DR
Parcels	036O A 02100	0.075199	0	036O A 02100 00008053B	2633	2302 CLARE PARK DR
Parcels	036O A 02200	0.043194	0	036O A 02200 00008053B	2633	2304 CLARE PARK DR
Parcels	036O A 02300	0.043173	0	036O A 02300 00008053B	2633	2306 CLARE PARK DR
Parcels	036O A 02400	0.056304	0	036O A 02400 00008036O	2633	2308 CLARE PARK DR
Parcels	036O A 02500	0.064738	0.06	036O A 02500 00008036O	2633	2310 CLARE PARK DR
Parcels	036O A 02600	0.043793	0.04	036O A 02600 00008036O	2633	2312 CLARE PARK DR
Parcels	036O A 02700	0.04376	0.04	036O A 02700 00008036O	2633	2314 CLARE PARK DR
Parcels	036O A 02800	0.067988	0.07	036O A 02800 00008036O	2633	2316 CLARE PARK DR

Parcels	036O A 02900	0.113252	0	036O A 02900	00008036O	2633	2401 CLARE PARK DR
Parcels	036O A 03000	0.105942	0	036O A 03000	00008036O	2633	2403 CLARE PARK DR
Common Area	036O A 03100	0.184893	0	036O A 03100	00008036O	2633	CLARE PARK DR
Parcels	036O A 03200	0.140944	0.14	036O A 03200	00008036O	2633	2405 CLARE PARK DR
Parcels	036O A 03300	0.131305	0.13	036O A 03300	00008036O	2633	2407 CLARE PARK DR
Parcels	036O A 03400	0.136929	0.14	036O A 03400	00008036O	2633	2409 CLARE PARK DR
Parcels	036O A 03500	0.1335	0.13	036O A 03500	00008053B	2633	2411 CLARE PARK DR
Parcels	036O A 03600	0.12936	0.13	036O A 03600	00008053B	2633	2413 CLARE PARK DR
Parcels	036O A 03700	0.124084	0.12	036O A 03700	00008053B	2633	2415 CLARE PARK DR
Common Area	036O A 04200	0.023597	0	036O A 04200	00008053B	2633	CLARE PARK DR
Common Area	036O A 04300	0.091228	0	036O A 04300	00008036O	2633	CLARE PARK DR
Parcels	036 05108	6.513444	6.51	036 05108	00008036	2101	1340 MOHER BLVD
Parcels	036 05111	1.597075	1.62	036 05111	00008036	1902	MOHER BLVD
Common Area	036 05112	0.269794	0.27	036 05112	00008036	1206	DAVENPORT BLVD
Parcels	036 05104	3.101487	3.15	036 05104	00008036	2101	120 DAVENPORT BLVD
Parcels	036 05105	1.363704	1.34	036 05105	00008036	2101	1010 PERRONE WAY
Parcels	036 05106	1.233436	1.11	036 05106	00008036	2101	3020 STANSBERRY PVT LN
Parcels	036 05107	1.44534	1.45	036 05107	00008036	1902	1360 MOHER BLVD
Common Area	053 00302	0.666702	0.66	053 00302	00008053	1206	AMBLESIDE WAY
Common Area	036 05113	0.179411	0.2	036 05113	00008036	2101	DAVENPORT BLVD
Common Area	036 05114	0.095987	0.09	036 05114	00008036	2101	PERRONE WAY
Parcels	036O B 00100	0.176288	0.18	036O B 00100	00008036O	2633	2319 CLARE PARK DR
Parcels	036O B 00200	0.120321	0.12	036O B 00200	00008036O	2633	2323 CLARE PARK DR
Parcels	036O B 00300	0.121879	0.12	036O B 00300	00008036O	2633	2325 CLARE PARK DR
Parcels	036O B 00400	0.156876	0.16	036O B 00400	00008036O	2633	2329 CLARE PARK DR
Parcels	036O B 00500	0.170584	0.17	036O B 00500	00008036O	2633	2333 CLARE PARK DR
Parcels	036O B 00600	0.164714	0.16	036O B 00600	00008036O	2633	2337 CLARE PARK DR
Parcels	036O B 00700	0.164688	0.16	036O B 00700	00008036O	2633	2341 CLARE PARK DR
Parcels	036O B 00800	0.164702	0.16	036O B 00800	00008036O	2633	2345 CLARE PARK DR
Parcels	036O B 00900	0.164681	0.16	036O B 00900	00008036O	2633	2349 CLARE PARK DR
Common Area	036O B 01000	0.971505	0.97	036O B 01000	00008036O	2633	CLARE PARK DR
Parcels	036O B 01100	0.052282	0.05	036O B 01100	00008036O	2633	2224 CLARE PARK DR
Parcels	036O B 01200	0.043755	0.04	036O B 01200	00008036O	2633	2222 CLARE PARK DR
Parcels	036O B 01300	0.043751	0.04	036O B 01300	00008036O	2633	2220 CLARE PARK DR
Parcels	036O B 01400	0.055283	0.06	036O B 01400	00008036O	2633	2218 CLARE PARK DR
Parcels	036O B 01500	0.055888	0.06	036O B 01500	00008036O	2633	2216 CLARE PARK DR
Parcels	036O B 01600	0.043754	0.04	036O B 01600	00008036O	2633	2214 CLARE PARK DR
Parcels	036O B 01700	0.043752	0.04	036O B 01700	00008036O	2633	2212 CLARE PARK DR
Parcels	036O B 01800	0.054414	0.05	036O B 01800	00008036O	2633	2210 CLARE PARK DR
Parcels	036O B 01900	0.0544	0.05	036O B 01900	00008036O	2633	2208 CLARE PARK DR
Parcels	036O B 02000	0.043755	0.04	036O B 02000	00008036O	2633	2206 CLARE PARK DR
Parcels	036O B 02100	0.043771	0.04	036O B 02100	00008036O	2633	2204 CLARE PARK DR
Parcels	036O B 02200	0.085024	0.09	036O B 02200	00008036O	2633	2202 CLARE PARK DR
Parcels	036O B 02300	0.071976	0.07	036O B 02300	00008036O	2633	2346 CLARE PARK DR
Parcels	036O B 02400	0.043766	0.04	036O B 02400	00008036O	2633	2344 CLARE PARK DR
Parcels	036O B 02500	0.043761	0.04	036O B 02500	00008036O	2633	2342 CLARE PARK DR
Parcels	036O B 02600	0.043797	0.04	036O B 02600	00008036O	2633	2340 CLARE PARK DR
Parcels	036O B 02700	0.060332	0.06	036O B 02700	00008036O	2633	2338 CLARE PARK DR
Parcels	036O B 02800	0.060526	0.06	036O B 02800	00008036O	2633	2336 CLARE PARK DR
Parcels	036O B 02900	0.04381	0.04	036O B 02900	00008036O	2633	2334 CLARE PARK DR
Parcels	036O B 03000	0.043763	0.04	036O B 03000	00008036O	2633	2332 CLARE PARK DR
Parcels	036O B 03100	0.043761	0.04	036O B 03100	00008036O	2633	2330 CLARE PARK DR
Parcels	036O B 03200	0.056975	0.06	036O B 03200	00008036O	2633	2328 CLARE PARK DR
Parcels	036O B 03300	0.056781	0.06	036O B 03300	00008036O	2633	2326 CLARE PARK DR
Parcels	036O B 03400	0.043785	0.04	036O B 03400	00008036O	2633	2324 CLARE PARK DR
Parcels	036O B 03500	0.043757	0.04	036O B 03500	00008036O	2633	2322 CLARE PARK DR
Parcels	036O B 03600	0.04379	0.04	036O B 03600	00008036O	2633	2320 CLARE PARK DR
Parcels	036O B 03700	0.06556	0.07	036O B 03700	00008036O	2633	2318 CLARE PARK DR
Parcels	036O B 03800	0.065004	0.07	036O B 03800	00008036O	2633	1319 MOHER BLVD
Parcels	036O B 03900	0.044392	0.04	036O B 03900	00008036O	2633	1321 MOHER BLVD
Parcels	036O B 04000	0.044392	0.04	036O B 04000	00008036O	2633	1323 MOHER BLVD
Parcels	036O B 04100	0.06399	0.06	036O B 04100	00008036O	2633	1325 MOHER BLVD
Parcels	036O B 04200	0.062385	0.06	036O B 04200	00008036O	2633	1327 MOHER BLVD
Parcels	036O B 04300	0.043285	0.04	036O B 04300	00008036O	2633	1329 MOHER BLVD
Parcels	036O B 04400	0.043249	0.04	036O B 04400	00008036O	2633	1331 MOHER BLVD
Parcels	036O B 04500	0.043276	0.04	036O B 04500	00008036O	2633	1333 MOHER BLVD

Parcels	036O B 04600	0.068474	0.07	036O B 04600 00008036O	2633	1335 MOHER BLVD
Parcels	036O B 04700	0.063698	0.06	036O B 04700 00008036O	2633	1337 MOHER BLVD
Parcels	036O B 04800	0.043277	0.04	036O B 04800 00008036O	2633	1339 MOHER BLVD
Parcels	036O B 04900	0.043247	0.04	036O B 04900 00008036O	2633	1341 MOHER BLVD
Parcels	036O B 05000	0.077967	0.08	036O B 05000 00008036O	2633	1343 MOHER BLVD
Parcels	036O B 05100	0.061972	0.06	036O B 05100 00008036O	2633	1201 MOHER BLVD
Parcels	036O B 05200	0.043243	0.04	036O B 05200 00008036O	2633	1203 MOHER BLVD
Parcels	036O B 05300	0.043349	0.04	036O B 05300 00008036O	2633	1205 MOHER BLVD
Parcels	036O B 05400	0.054942	0.05	036O B 05400 00008036O	2633	1207 MOHER BLVD
Parcels	036O B 05500	0.056499	0.06	036O B 05500 00008036O	2633	1209 MOHER BLVD
Parcels	036O B 05600	0.045633	0.05	036O B 05600 00008036O	2633	1211 MOHER BLVD
Parcels	036O B 05700	0.046419	0.05	036O B 05700 00008036O	2633	1213 MOHER BLVD
Parcels	036O B 05800	0.057976	0.06	036O B 05800 00008036O	2633	1215 MOHER BLVD
Parcels	036O B 05900	0.05758	0.06	036O B 05900 00008036O	2633	1217 MOHER BLVD
Parcels	036O B 06000	0.045571	0.05	036O B 06000 00008036O	2633	1219 MOHER BLVD
Parcels	036O B 06100	0.044561	0.04	036O B 06100 00008036O	2633	1221 MOHER BLVD
Parcels	036O B 06200	0.0564	0.06	036O B 06200 00008036O	2633	1223 MOHER BLVD
Common Area	036O B 06300	0.020477	0.02	036O B 06300 00008036O	2633	MOHER BLVD
Common Area	036O B 06400	0.234062	0.23	036O B 06400 00008036O	2633	MOHER BLVD
Parcels	053B B 00200	0.558341	0.55	053B B 00200 00008053B	2633	1310 MOHER BLVD
Parcels	036 05115	1.062917	1.08	036 05115 00008036	2101	3000 STANSBERRY PVT LN
Parcels	053B C 01900	0.088389	0	053B C 01900 00008053B	2633	1408 MOHER BLVD
Parcels	053B C 02000	0.088555	0	053B C 02000 00008053B	2633	1409 MOHER BLVD
Parcels	053B C 02800	0.101016	0	053B C 02800 00008053B	2633	2424 CLARE PARK DR

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #_____



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

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LUKENS ENGINEERING CONSULTANTS
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BRENTWOOD, TN 37024
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jlukens@lukensengineering.com

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HEIBERT + BALL LAND DESIGN
SUITE 400, 1894 GEN. GEO. PATTON DR.
FRANKLIN, TN 37067
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ARCHITECT:

JERRY S. CURTIS, ARCHITECT
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tnbass@comcast.net

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
L1.1	LANDSCAPE
L2.1	LANDSCAPE
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	LOT 134 DEVELOPMENT PLAN
C3.1	OVERALL GRADING & DRAINAGE PLAN
C4.1	OVERALL ROW & ACCESS PLAN
A4.1	LOT 134 COLOR ELEVATION
A4.2	COLOR ELEVATION

DEVELOPMENT PLAN MODIFICATION

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138

OWNERSHIP INFORMATION (more than 5% interest)

CVHC9, LLC
1728 General George Patton Drive, Suite 200
BRENTWOOD, TN 37027

Aminmadani Partners LP

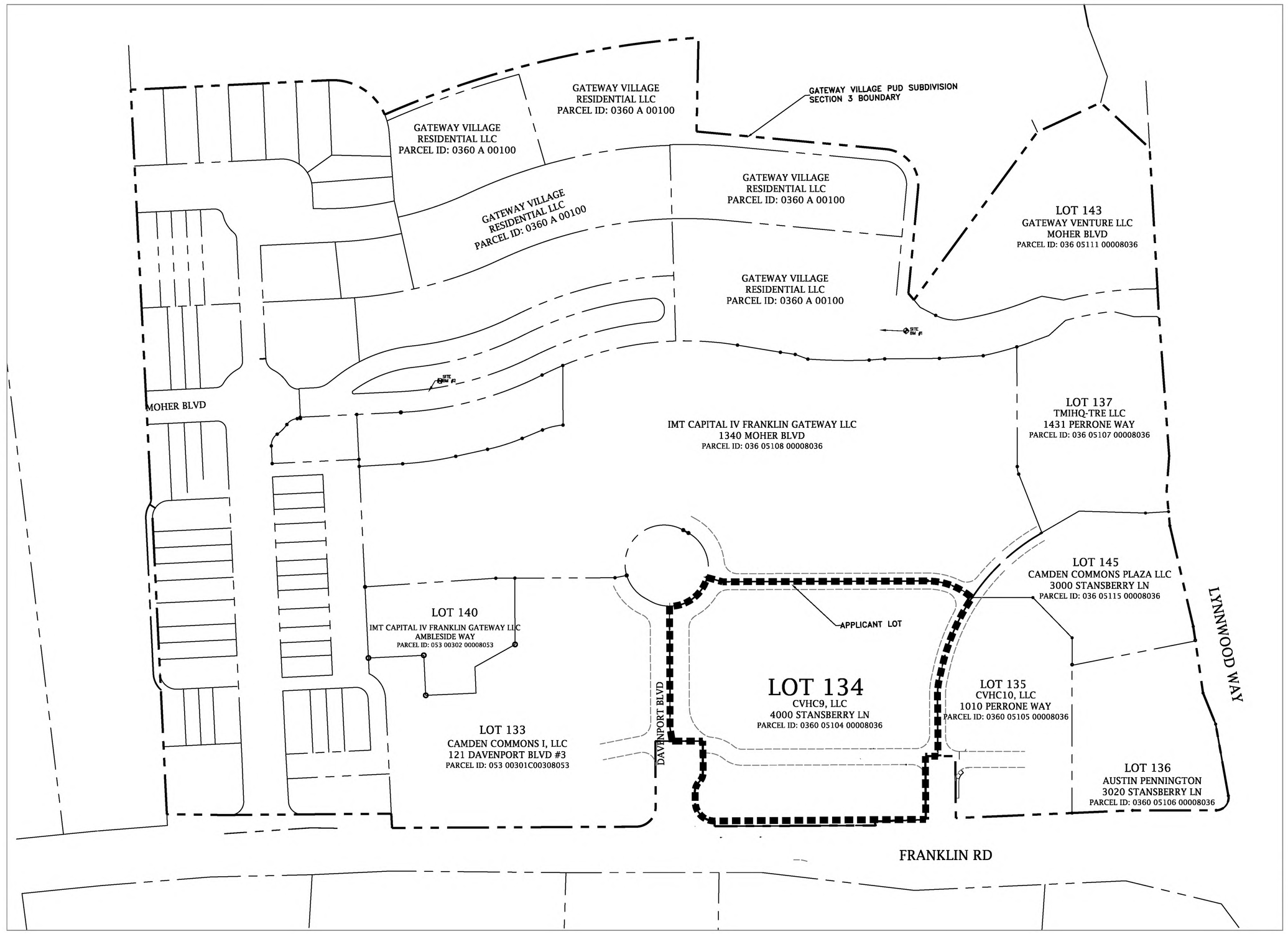
Shabnam Aminmadani, Chief Manager
Sheila Aminmadani
Shareef Aminmadani, VP & Secretary

Ferdowsi Partners, LP

Imaan Ferdowsi, Vice President
Amin Ferdowsi
Bayan Ferdowsi

Other Officers

Homayoun Aminmadani, Vice President



(NAD83)(1996)

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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REGISTERED
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ENGINEER
No. 103160
STATE OF TENNESSEE
06/07/2021

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jlukens@lukensengineering.com

GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

COVER SHEET

C0.0

AERIAL PHOTO: SEE SHEET L1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY

ZONING

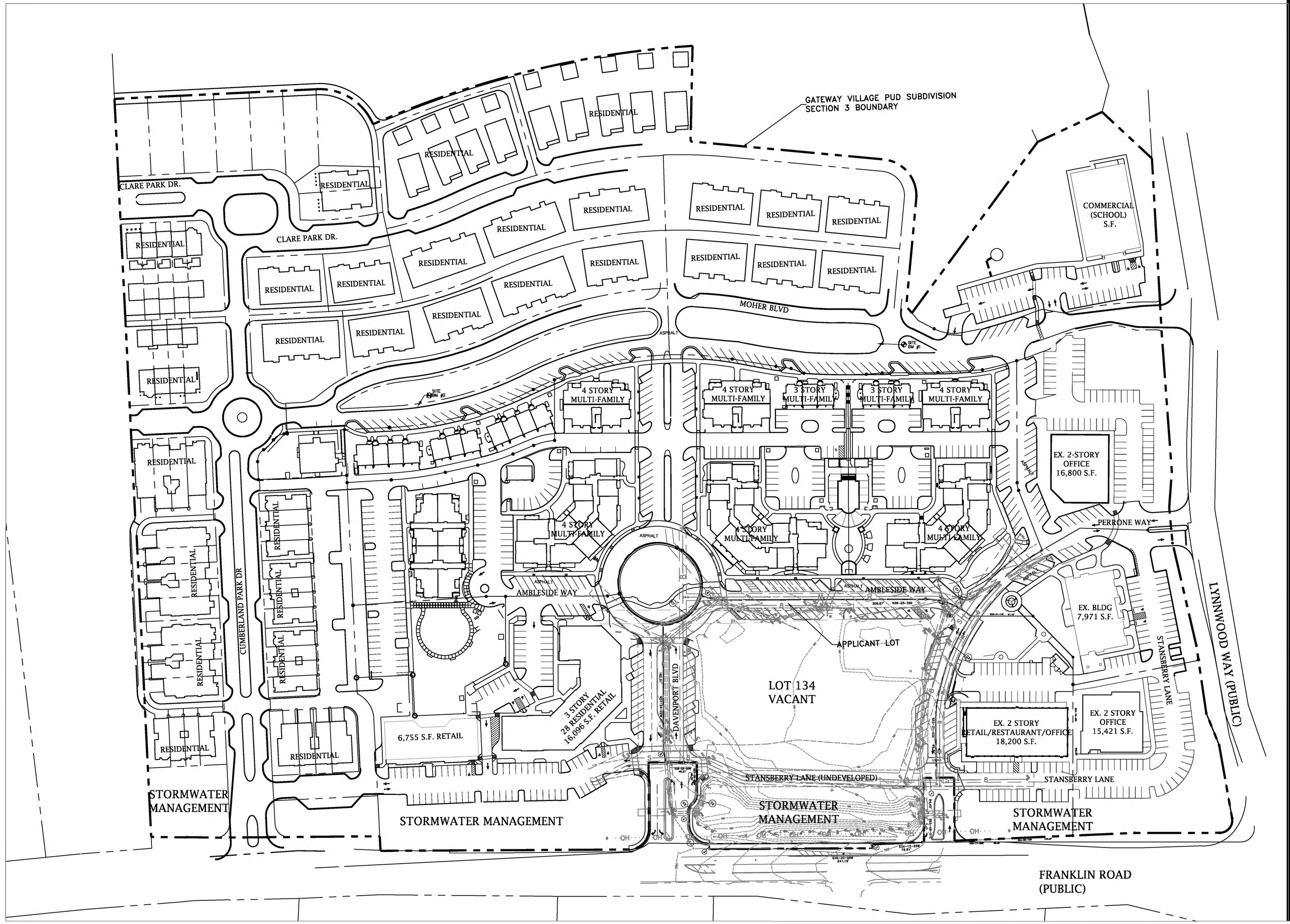
BASE ZONING:	PD, PLANNED DEVELOPMENT
CHARACTER AREA:	BCCO4 TRADITIONAL
FLOOD MAP INFO:	THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PROPERTY IS IDENTIFIED AS A ZONE X ON FLOOD INSURANCE RATE MAP PANEL NO 47187C0205F, DATED SEPTEMBER 29, 2006.
ARCHITECTURAL:	BUILDINGS SHOWN ARE EXISTING LOT 134 TYPICAL BUILDING ELEVATIONS SHOWN ON ARCHITECTURAL SHEETS
STORMWATER:	EACH LOT MANAGES ITS OWN STORMWATER WITH RESPECT TO WATER QUALITY AND WATER VOLUME. SHARED DETENTION BASINS EXIST ALONG THE FRONTAGE ALONG FRANKLIN ROAD. SEE C3.1 FOR PROPOSED LOT 134 STORMWATER.
MINERAL RIGHTS:	THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNERS OF RECORD.

(NAD83)(1995)

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



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JAMES M. LUKENS
REGISTERED
PROFESSIONAL ENGINEER
No. 103165
STATE OF TENNESSEE
2/1/2021

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Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL EXISTING CONDITIONS

C1.0

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SUMMARY NOTES

LAND USE & PARKING TABLES COMPILED FROM THE LATEST DEVELOPMENT PLAN PREPARED BY MORELOCK ENGINEERING FOR LOT 136 OFFICE BUILDING DEVELOPMENT.

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Proposed	162	138	138
135	Retail	57	49	49
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	44
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924.4	1057

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

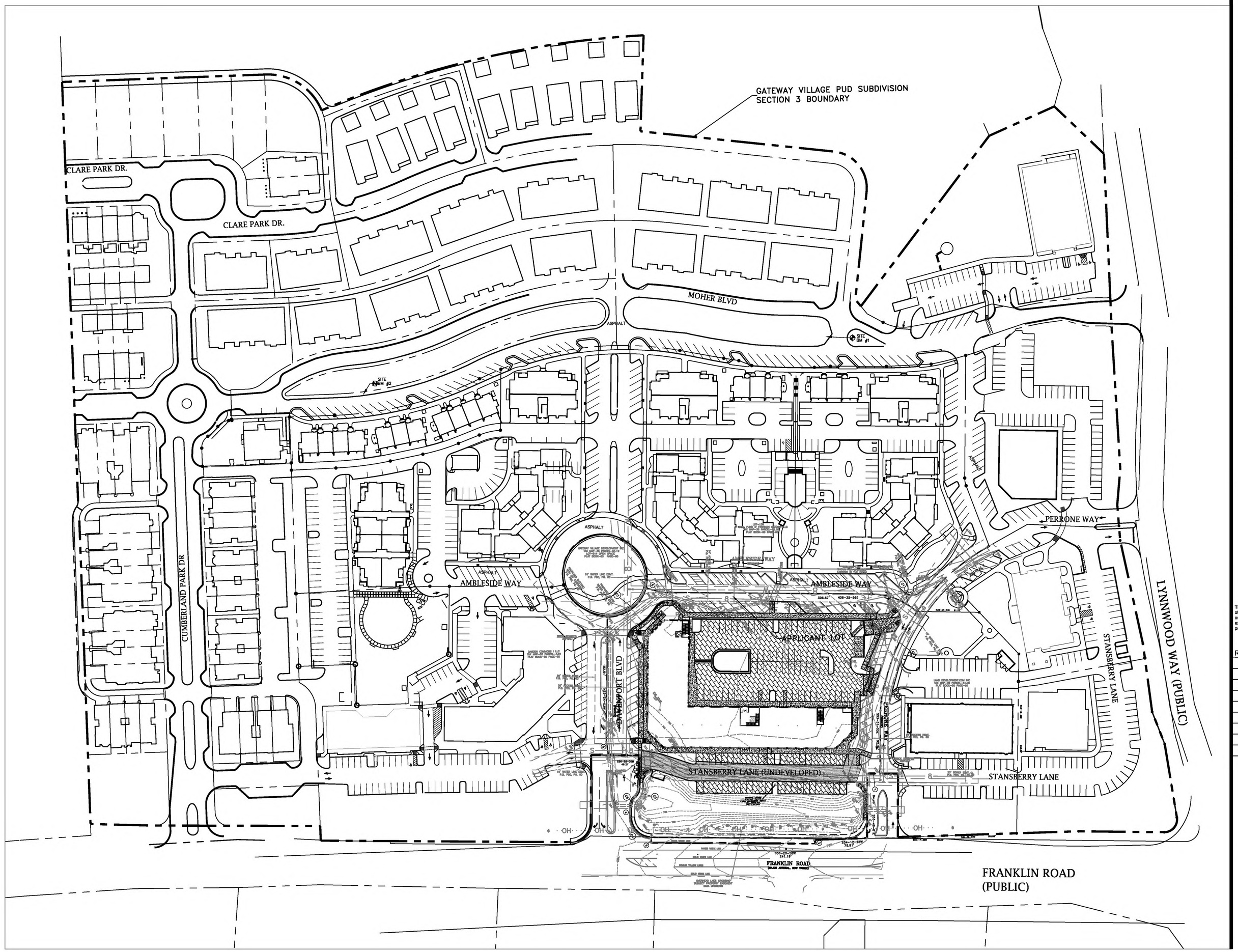
	A	B	C	D	E	F	G	H	I
2	Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
3	133	Camden Commons I Apartments	Studio/1BR/2BR	2/12/14	1/2/2.5 / unit	2+24+35 = 61			
4		Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30			
5		Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
6		Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
7		Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
8		Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
9		True-I-Care	Retail	1467	2.5/1000	3.67			
10		RB's Cyclery	Retail	2564	2.5/1000	6.41			
11		Xtend & Whitley	Retail	2732	2.5/1000	7			
12		Amish Experience	Retail	1248	2.5/1000	3			
13		Applied from Section I				-37			
14		Subtotal					228.08	193.87	191
15									
16	134	Residential	Studio/1BR/2BR	35/18/7	1/2/2.5 / unit	35+36+18 = 89			
17		Commercial	Retail	11,800	3.33/1000	39			
18			Restaurant	3,412	10 / 1000	34			
19		Subtotal					162	138	138
20	135	Commercial	Retail	10,764	2.5 / 1000	26.9			
21			Office	10,764	2.85/1000	30.7			
22			Subtotal				57.6	49	49
23	136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37.4	49
24	137	Touchstone Imaging	Office	21000	2.85 / 1000	60	60	51	52
25	137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 /22	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.63	467
26	140	Park				21	21	17.85	21
27	143	Goddard School	Daycare/Empl/Stacking	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35	46
28	145	Camden Commons Plaza	Oral Surgery	7971	1 / 250	32	32	28	44
29									
30	Total						1087.58	924.4	1057

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

(NAD83/1995)



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GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL DEVELOPMENT PLAN

C2.0

CVHC9, LLC

HOMAYOUN AMINMADANI
Vice President
haminmadani@mrco.net

July 3, 2024

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

To Whom It May Concern:

Please consider this our formal request to extend the vesting rights of Gateway Village PUD Subdivision, Development Plan Revision 7, which was initially approved on October 11, 2021.

It is our understanding that the vesting period for this development plan is set to expire on October 11, 2024. We request that an 18 month extension be granted for this plan, such that the expiration date would be redefined as April 10, 2026.

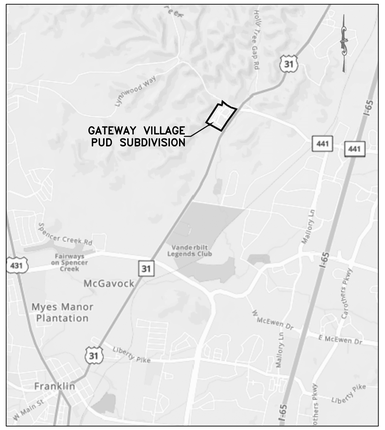
This request stems from unforeseen delays in final plan development and are primarily attributed to a change in the employment status of the Civil EOR and his inability to address comments, revise and resubmit plans in a timely fashion. This has caused delays in getting retaining wall plans and other associated requirements for a grading permit completed. Once those items are addressed time will be needed to solicit bids and award contracts so that the site preparation can commence.

We appreciate your consideration of this request for a vesting extension. Please contact us to address any questions or concerns.

Sincerely,

Homayoun Aminmadani
Vice-President

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #_____



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
PO BOX 1586
BRENTWOOD, TN 37024
615.804.4617
jlukens@lukensengineering.com

LANDSCAPE:

CONNOR BALL, PLA
HEIBERT + BALL LAND DESIGN
SUITE 400, 1894 GEN. GEO. PATTON DR.
FRANKLIN, TN 37067
615.376.2421
connor@hblanddesign.com

ARCHITECT:

JERRY S. CURTIS, ARCHITECT
FRANKLIN, TN
615.790.2828
tnbass@comcast.net

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
L1.1	LANDSCAPE
L2.1	LANDSCAPE
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	LOT 134 DEVELOPMENT PLAN
C3.1	OVERALL GRADING & DRAINAGE PLAN
C4.1	OVERALL ROW & ACCESS PLAN
A4.1	LOT 134 COLOR ELEVATION
A4.2	COLOR ELEVATION

DEVELOPMENT PLAN MODIFICATION

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138

OWNERSHIP INFORMATION (more than 5% interest)

CVHC9, LLC
1728 General George Patton Drive, Suite 200
BRENTWOOD, TN 37027

Aminmadani Partners LP

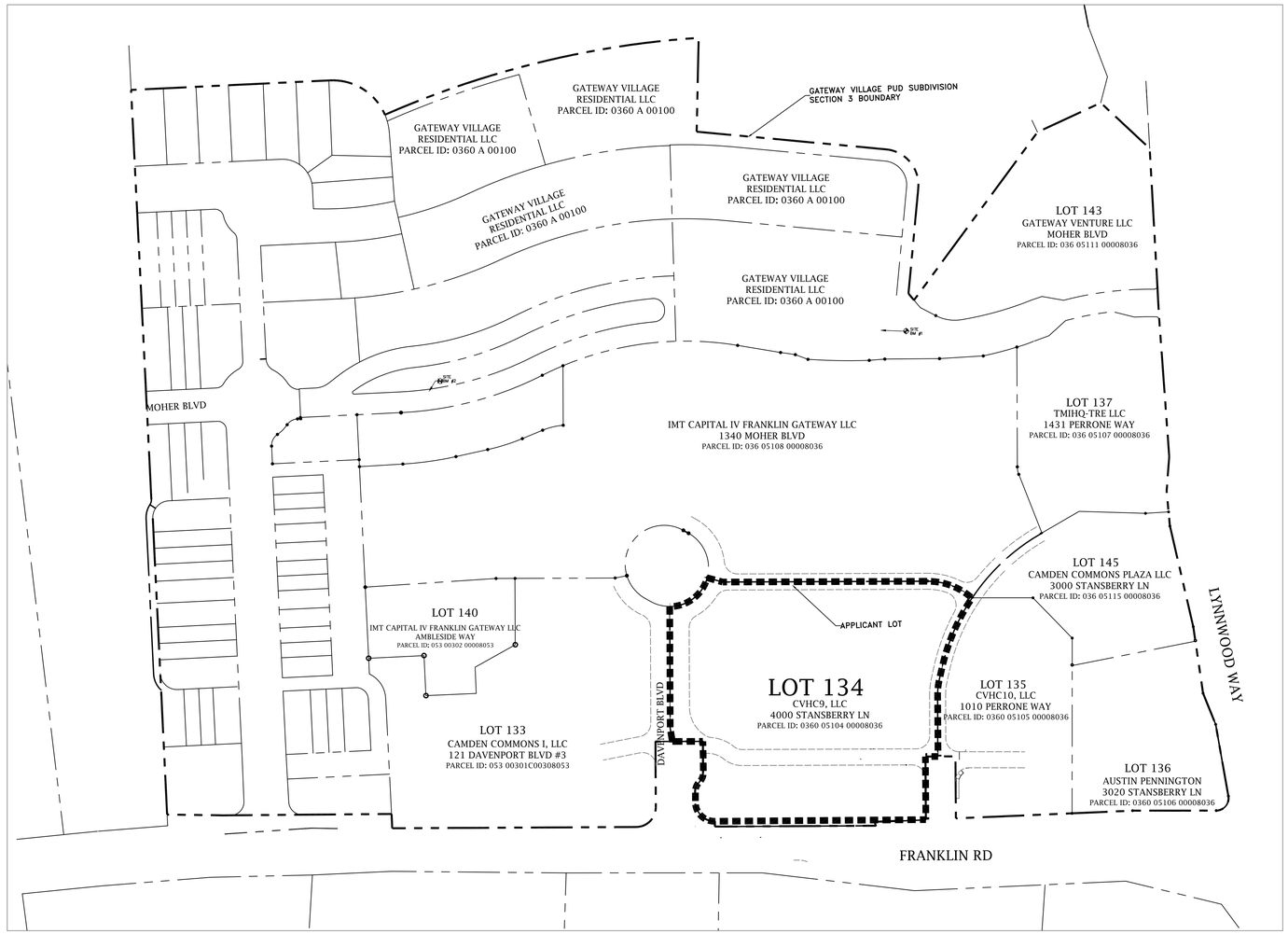
Shabnam Aminmadani, Chief Manager
Sheila Aminmadani
Shareef Aminmadani, VP & Secretary

Ferdowsi Partners, LP

Imaan Ferdowsi, Vice President
Amin Ferdowsi
Bayan Ferdowsi

Other Officers

Homayoun Aminmadani, Vice President



GRAPHIC SCALE
(NAD83 (2011))
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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06/07/2021

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COVER SHEET

C0.0

AERIAL PHOTO: SEE SHEET L1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY

ZONING

BASE ZONING: PD, PLANNED DEVELOPMENT

CHARACTER AREA: BCCO4
TRADITIONAL

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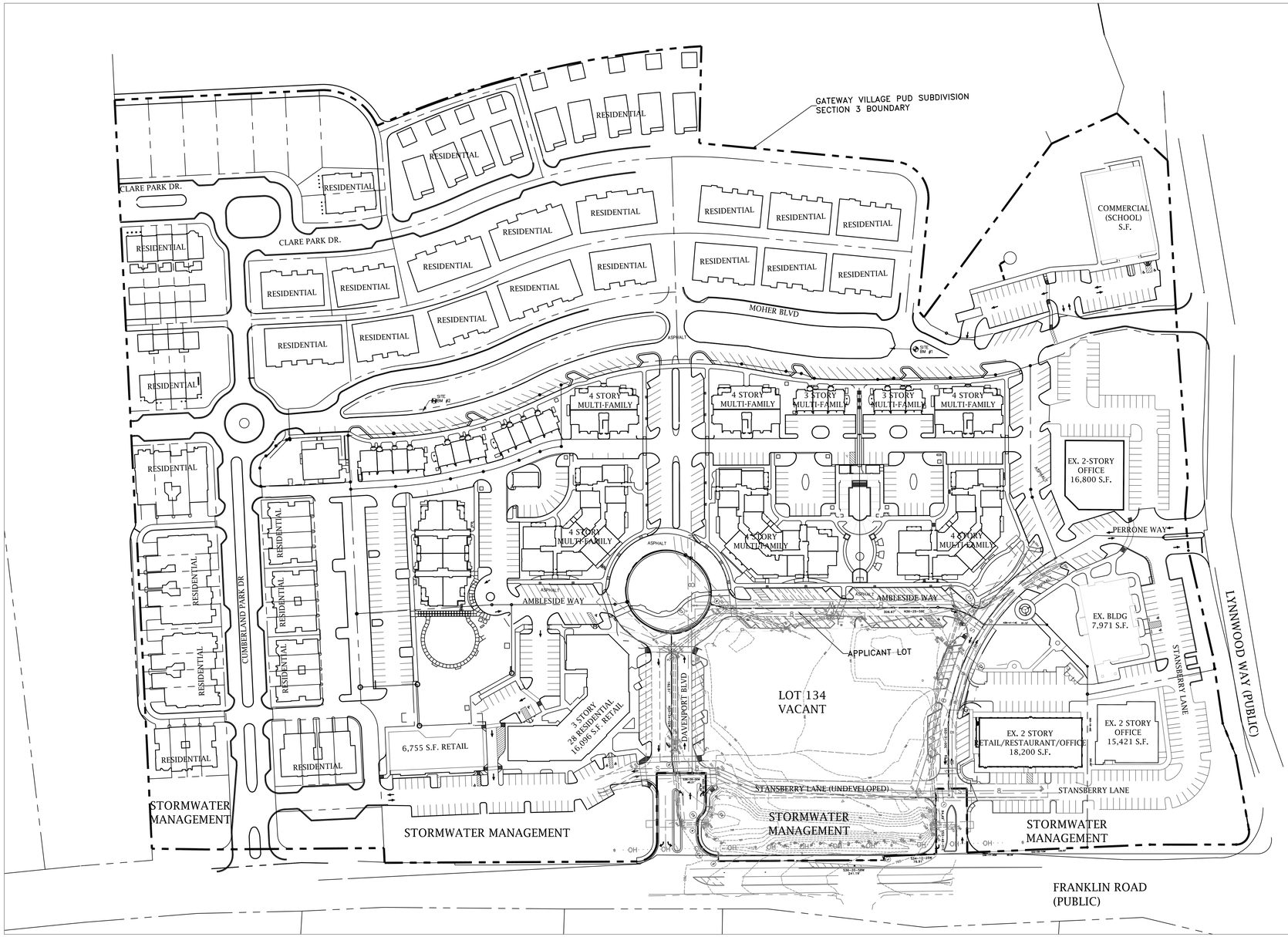
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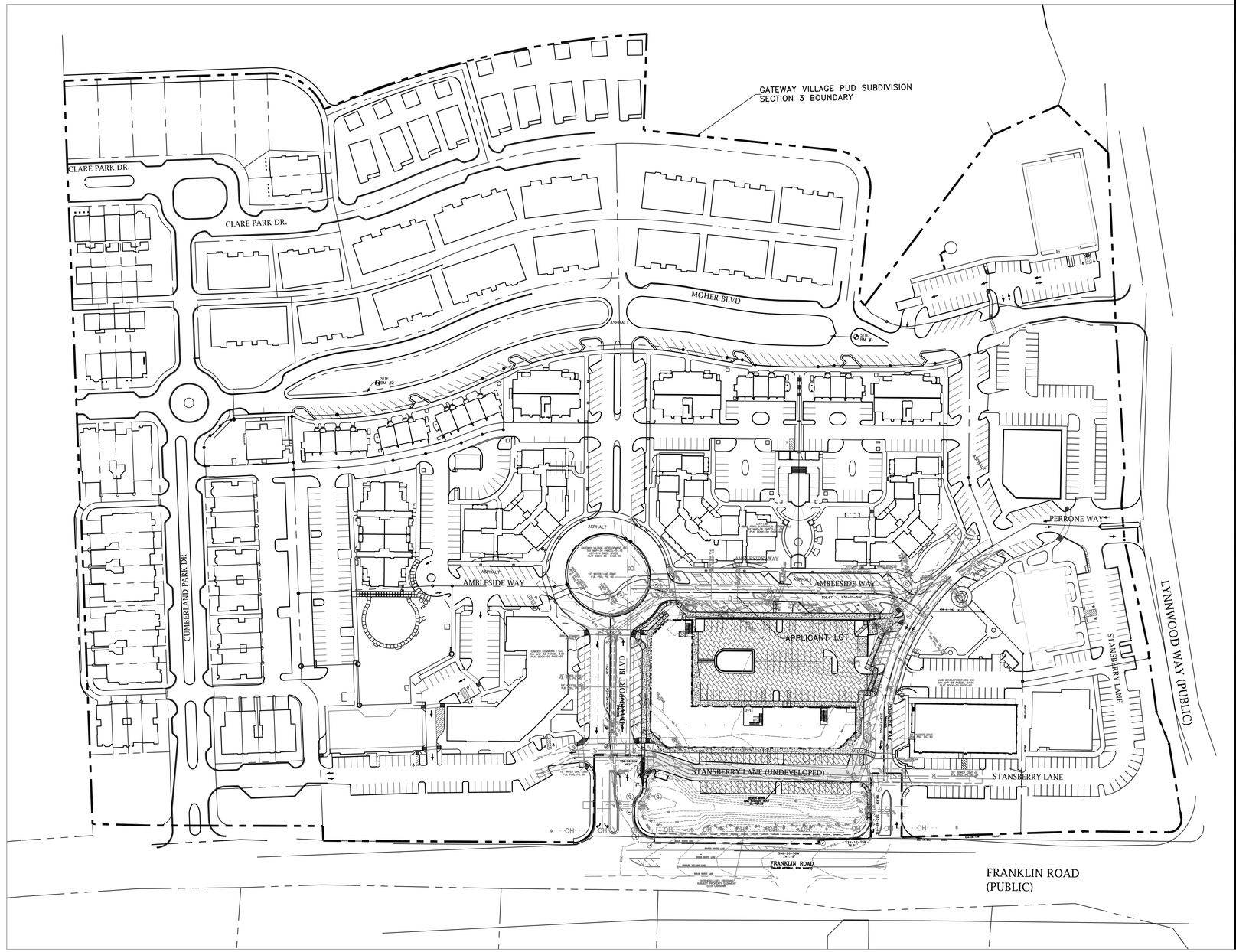
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GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

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DATE: 2021.06.07

OVERALL DEVELOPMENT PLAN

C2.0

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Exhibit B

PARCEL TYPE	PARCEL	CALCULATED ACREAGE	LEGAL ACREAGE	PARCEL ID	NEIGHBORHOOD	PROP STREET
Condominium	053B B 00100	0.188704	1.07	053B B 00100C00408053B	2633	1300 MOHER BLVD #202
Condominium	053 00301	2.833367	0	053 00301C00108053	1902	121 DAVENPORT BLVD #1
Parcels	053B A 00100	0.051712	0	053B A 00100 00008053B	2633	1032 CUMBERLAND PARK DR
Parcels	053B A 00200	0.038387	0	053B A 00200 00008053B	2633	1030 CUMBERLAND PARK DR
Parcels	053B A 00300	0.038383	0	053B A 00300 00008053B	2633	1028 CUMBERLAND PARK DR
Parcels	053B A 00400	0.048849	0	053B A 00400 00008053B	2633	1026 CUMBERLAND PARK DR
Parcels	053B A 00500	0.048853	0	053B A 00500 00008053B	2633	1024 CUMBERLAND PARK DR
Parcels	053B A 00600	0.038388	0	053B A 00600 00008053B	2633	1022 CUMBERLAND PARK DR
Parcels	053B A 00700	0.038383	0	053B A 00700 00008053B	2633	1020 CUMBERLAND PARK DR
Parcels	053B A 00800	0.048852	0	053B A 00800 00008053B	2633	1018 CUMBERLAND PARK DR
Parcels	053B A 00900	0.048852	0	053B A 00900 00008053B	2633	1016 CUMBERLAND PARK DR
Parcels	053B A 01000	0.038385	0	053B A 01000 00008053B	2633	1014 CUMBERLAND PARK DR
Parcels	053B A 01100	0.038385	0	053B A 01100 00008053B	2633	1012 CUMBERLAND PARK DR
Parcels	053B A 01200	0.053413	0	053B A 01200 00008053B	2633	1010 CUMBERLAND PARK DR
Parcels	053B A 01300	0.084143	0	053B A 01300 00008053B	2633	1000 CUMBERLAND PARK DR
Parcels	053B A 01400	0.050889	0	053B A 01400 00008053B	2633	1002 CUMBERLAND PARK DR
Parcels	053B A 01500	0.050888	0	053B A 01500 00008053B	2633	1004 CUMBERLAND PARK DR
Parcels	053B A 01600	0.082691	0	053B A 01600 00008053B	2633	1006 CUMBERLAND PARK DR
Common Area	053B A 01700	1.374308	0	053B A 01700 00008053B	2633	CUMBERLAND PARK DR
Parcels	053B A 01800	0.072209	0	053B A 01800 00008053B	2633	1001 CUMBERLAND PARK DR
Parcels	053B A 01900	0.041919	0	053B A 01900 00008053B	2633	1003 CUMBERLAND PARK DR
Parcels	053B A 02000	0.041918	0	053B A 02000 00008053B	2633	1005 CUMBERLAND PARK DR
Parcels	053B A 02100	0.062688	0	053B A 02100 00008053B	2633	1007 CUMBERLAND PARK DR
Parcels	053B A 02300	0.119028	0	053B A 02300 00008053B	2633	1011 CUMBERLAND PARK DR
Parcels	053B A 02400	0.063847	0	053B A 02400 00008053B	2633	1013 CUMBERLAND PARK DR
Parcels	053B A 02500	0.063843	0	053B A 02500 00008053B	2633	1015 CUMBERLAND PARK DR
Parcels	053B A 02600	0.094424	0	053B A 02600 00008053B	2633	1017 CUMBERLAND PARK DR
Parcels	053B A 02700	0.094413	0	053B A 02700 00008053B	2633	1019 CUMBERLAND PARK DR
Parcels	053B A 02800	0.063816	0	053B A 02800 00008053B	2633	1021 CUMBERLAND PARK DR
Parcels	053B A 02900	0.063817	0	053B A 02900 00008053B	2633	1023 CUMBERLAND PARK DR
Parcels	053B A 03000	0.063805	0	053B A 03000 00008053B	2633	1025 CUMBERLAND PARK DR
Parcels	053B A 03100	0.118999	0	053B A 03100 00008053B	2633	1027 CUMBERLAND PARK DR
Parcels	053B A 03200	0.093767	0	053B A 03200 00008053B	2633	1400 MOHER BLVD
Parcels	053B A 03300	0.063839	0	053B A 03300 00008053B	2633	1402 MOHER BLVD
Parcels	053B A 03400	0.063861	0	053B A 03400 00008053B	2633	1404 MOHER BLVD
Parcels	053B A 03500	0.086962	0	053B A 03500 00008053B	2633	1406 MOHER BLVD
Parcels	036 05101	21.286812	0	036 05101 00008036	1207	FRANKLIN RD
Common Area	036O A 00200	0.364175	0	036O A 00200 00008036O	2633	MOHER BLVD
Parcels	036O A 00300	0.071115	0.07	036O A 00300 00008036O	2633	1317 MOHER BLVD
Parcels	036O A 00400	0.042037	0.04	036O A 00400 00008036O	2633	1315 MOHER BLVD
Parcels	036O A 00500	0.042745	0.04	036O A 00500 00008036O	2633	1313 MOHER BLVD
Parcels	036O A 00600	0.069101	0.07	036O A 00600 00008036O	2633	1311 MOHER BLVD
Parcels	036O A 00700	0.073147	0.07	036O A 00700 00008053B	2633	1309 MOHER BLVD
Parcels	036O A 00800	0.062732	0.06	036O A 00800 00008053B	2633	1307 MOHER BLVD
Parcels	036O A 00900	0.066919	0.07	036O A 00900 00008053B	2633	1305 MOHER BLVD
Parcels	036O A 01000	0.067281	0.07	036O A 01000 00008053B	2633	1303 MOHER BLVD
Parcels	036O A 01100	0.097896	0.1	036O A 01100 00008053B	2633	1301 MOHER BLVD
Parcels	036O A 01200	0.17096	0	036O A 01200 00008053B	2633	1401 MOHER BLVD
Parcels	036O A 01300	0.062629	0	036O A 01300 00008053B	2633	1403 MOHER BLVD
Parcels	036O A 01400	0.062628	0	036O A 01400 00008053B	2633	1405 MOHER BLVD
Parcels	036O A 01500	0.109419	0	036O A 01500 00008053B	2633	1407 MOHER BLVD
Parcels	036O A 01600	0.096857	0	036O A 01600 00008053B	2633	2422 CLARE PARK DR
Parcels	036O A 01700	0.072475	0	036O A 01700 00008053B	2633	2420 CLARE PARK DR
Parcels	036O A 01800	0.072476	0	036O A 01800 00008053B	2633	2418 CLARE PARK DR
Parcels	036O A 01900	0.072476	0	036O A 01900 00008053B	2633	2416 CLARE PARK DR
Parcels	036O A 02000	0.159008	0	036O A 02000 00008053B	2633	2414 CLARE PARK DR
Parcels	036O A 02100	0.075199	0	036O A 02100 00008053B	2633	2302 CLARE PARK DR
Parcels	036O A 02200	0.043194	0	036O A 02200 00008053B	2633	2304 CLARE PARK DR
Parcels	036O A 02300	0.043173	0	036O A 02300 00008053B	2633	2306 CLARE PARK DR
Parcels	036O A 02400	0.056304	0	036O A 02400 00008036O	2633	2308 CLARE PARK DR
Parcels	036O A 02500	0.064738	0.06	036O A 02500 00008036O	2633	2310 CLARE PARK DR
Parcels	036O A 02600	0.043793	0.04	036O A 02600 00008036O	2633	2312 CLARE PARK DR
Parcels	036O A 02700	0.04376	0.04	036O A 02700 00008036O	2633	2314 CLARE PARK DR
Parcels	036O A 02800	0.067988	0.07	036O A 02800 00008036O	2633	2316 CLARE PARK DR

Parcels	036O A 02900	0.113252	0	036O A 02900	00008036O	2633	2401 CLARE PARK DR
Parcels	036O A 03000	0.105942	0	036O A 03000	00008036O	2633	2403 CLARE PARK DR
Common Area	036O A 03100	0.184893	0	036O A 03100	00008036O	2633	CLARE PARK DR
Parcels	036O A 03200	0.140944	0.14	036O A 03200	00008036O	2633	2405 CLARE PARK DR
Parcels	036O A 03300	0.131305	0.13	036O A 03300	00008036O	2633	2407 CLARE PARK DR
Parcels	036O A 03400	0.136929	0.14	036O A 03400	00008036O	2633	2409 CLARE PARK DR
Parcels	036O A 03500	0.1335	0.13	036O A 03500	00008053B	2633	2411 CLARE PARK DR
Parcels	036O A 03600	0.12936	0.13	036O A 03600	00008053B	2633	2413 CLARE PARK DR
Parcels	036O A 03700	0.124084	0.12	036O A 03700	00008053B	2633	2415 CLARE PARK DR
Common Area	036O A 04200	0.023597	0	036O A 04200	00008053B	2633	CLARE PARK DR
Common Area	036O A 04300	0.091228	0	036O A 04300	00008036O	2633	CLARE PARK DR
Parcels	036 05108	6.513444	6.51	036 05108	00008036	2101	1340 MOHER BLVD
Parcels	036 05111	1.597075	1.62	036 05111	00008036	1902	MOHER BLVD
Common Area	036 05112	0.269794	0.27	036 05112	00008036	1206	DAVENPORT BLVD
Parcels	036 05104	3.101487	3.15	036 05104	00008036	2101	120 DAVENPORT BLVD
Parcels	036 05105	1.363704	1.34	036 05105	00008036	2101	1010 PERRONE WAY
Parcels	036 05106	1.233436	1.11	036 05106	00008036	2101	3020 STANSBERRY PVT LN
Parcels	036 05107	1.44534	1.45	036 05107	00008036	1902	1360 MOHER BLVD
Common Area	053 00302	0.666702	0.66	053 00302	00008053	1206	AMBLESIDE WAY
Common Area	036 05113	0.179411	0.2	036 05113	00008036	2101	DAVENPORT BLVD
Common Area	036 05114	0.095987	0.09	036 05114	00008036	2101	PERRONE WAY
Parcels	036O B 00100	0.176288	0.18	036O B 00100	00008036O	2633	2319 CLARE PARK DR
Parcels	036O B 00200	0.120321	0.12	036O B 00200	00008036O	2633	2323 CLARE PARK DR
Parcels	036O B 00300	0.121879	0.12	036O B 00300	00008036O	2633	2325 CLARE PARK DR
Parcels	036O B 00400	0.156876	0.16	036O B 00400	00008036O	2633	2329 CLARE PARK DR
Parcels	036O B 00500	0.170584	0.17	036O B 00500	00008036O	2633	2333 CLARE PARK DR
Parcels	036O B 00600	0.164714	0.16	036O B 00600	00008036O	2633	2337 CLARE PARK DR
Parcels	036O B 00700	0.164688	0.16	036O B 00700	00008036O	2633	2341 CLARE PARK DR
Parcels	036O B 00800	0.164702	0.16	036O B 00800	00008036O	2633	2345 CLARE PARK DR
Parcels	036O B 00900	0.164681	0.16	036O B 00900	00008036O	2633	2349 CLARE PARK DR
Common Area	036O B 01000	0.971505	0.97	036O B 01000	00008036O	2633	CLARE PARK DR
Parcels	036O B 01100	0.052282	0.05	036O B 01100	00008036O	2633	2224 CLARE PARK DR
Parcels	036O B 01200	0.043755	0.04	036O B 01200	00008036O	2633	2222 CLARE PARK DR
Parcels	036O B 01300	0.043751	0.04	036O B 01300	00008036O	2633	2220 CLARE PARK DR
Parcels	036O B 01400	0.055283	0.06	036O B 01400	00008036O	2633	2218 CLARE PARK DR
Parcels	036O B 01500	0.055888	0.06	036O B 01500	00008036O	2633	2216 CLARE PARK DR
Parcels	036O B 01600	0.043754	0.04	036O B 01600	00008036O	2633	2214 CLARE PARK DR
Parcels	036O B 01700	0.043752	0.04	036O B 01700	00008036O	2633	2212 CLARE PARK DR
Parcels	036O B 01800	0.054414	0.05	036O B 01800	00008036O	2633	2210 CLARE PARK DR
Parcels	036O B 01900	0.0544	0.05	036O B 01900	00008036O	2633	2208 CLARE PARK DR
Parcels	036O B 02000	0.043755	0.04	036O B 02000	00008036O	2633	2206 CLARE PARK DR
Parcels	036O B 02100	0.043771	0.04	036O B 02100	00008036O	2633	2204 CLARE PARK DR
Parcels	036O B 02200	0.085024	0.09	036O B 02200	00008036O	2633	2202 CLARE PARK DR
Parcels	036O B 02300	0.071976	0.07	036O B 02300	00008036O	2633	2346 CLARE PARK DR
Parcels	036O B 02400	0.043766	0.04	036O B 02400	00008036O	2633	2344 CLARE PARK DR
Parcels	036O B 02500	0.043761	0.04	036O B 02500	00008036O	2633	2342 CLARE PARK DR
Parcels	036O B 02600	0.043797	0.04	036O B 02600	00008036O	2633	2340 CLARE PARK DR
Parcels	036O B 02700	0.060332	0.06	036O B 02700	00008036O	2633	2338 CLARE PARK DR
Parcels	036O B 02800	0.060526	0.06	036O B 02800	00008036O	2633	2336 CLARE PARK DR
Parcels	036O B 02900	0.04381	0.04	036O B 02900	00008036O	2633	2334 CLARE PARK DR
Parcels	036O B 03000	0.043763	0.04	036O B 03000	00008036O	2633	2332 CLARE PARK DR
Parcels	036O B 03100	0.043761	0.04	036O B 03100	00008036O	2633	2330 CLARE PARK DR
Parcels	036O B 03200	0.056975	0.06	036O B 03200	00008036O	2633	2328 CLARE PARK DR
Parcels	036O B 03300	0.056781	0.06	036O B 03300	00008036O	2633	2326 CLARE PARK DR
Parcels	036O B 03400	0.043785	0.04	036O B 03400	00008036O	2633	2324 CLARE PARK DR
Parcels	036O B 03500	0.043757	0.04	036O B 03500	00008036O	2633	2322 CLARE PARK DR
Parcels	036O B 03600	0.04379	0.04	036O B 03600	00008036O	2633	2320 CLARE PARK DR
Parcels	036O B 03700	0.06556	0.07	036O B 03700	00008036O	2633	2318 CLARE PARK DR
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Parcels	036O B 04000	0.044392	0.04	036O B 04000	00008036O	2633	1323 MOHER BLVD
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Parcels	036O B 04200	0.062385	0.06	036O B 04200	00008036O	2633	1327 MOHER BLVD
Parcels	036O B 04300	0.043285	0.04	036O B 04300	00008036O	2633	1329 MOHER BLVD
Parcels	036O B 04400	0.043249	0.04	036O B 04400	00008036O	2633	1331 MOHER BLVD
Parcels	036O B 04500	0.043276	0.04	036O B 04500	00008036O	2633	1333 MOHER BLVD

Parcels	036O B 04600	0.068474	0.07	036O B 04600 00008036O	2633	1335 MOHER BLVD
Parcels	036O B 04700	0.063698	0.06	036O B 04700 00008036O	2633	1337 MOHER BLVD
Parcels	036O B 04800	0.043277	0.04	036O B 04800 00008036O	2633	1339 MOHER BLVD
Parcels	036O B 04900	0.043247	0.04	036O B 04900 00008036O	2633	1341 MOHER BLVD
Parcels	036O B 05000	0.077967	0.08	036O B 05000 00008036O	2633	1343 MOHER BLVD
Parcels	036O B 05100	0.061972	0.06	036O B 05100 00008036O	2633	1201 MOHER BLVD
Parcels	036O B 05200	0.043243	0.04	036O B 05200 00008036O	2633	1203 MOHER BLVD
Parcels	036O B 05300	0.043349	0.04	036O B 05300 00008036O	2633	1205 MOHER BLVD
Parcels	036O B 05400	0.054942	0.05	036O B 05400 00008036O	2633	1207 MOHER BLVD
Parcels	036O B 05500	0.056499	0.06	036O B 05500 00008036O	2633	1209 MOHER BLVD
Parcels	036O B 05600	0.045633	0.05	036O B 05600 00008036O	2633	1211 MOHER BLVD
Parcels	036O B 05700	0.046419	0.05	036O B 05700 00008036O	2633	1213 MOHER BLVD
Parcels	036O B 05800	0.057976	0.06	036O B 05800 00008036O	2633	1215 MOHER BLVD
Parcels	036O B 05900	0.05758	0.06	036O B 05900 00008036O	2633	1217 MOHER BLVD
Parcels	036O B 06000	0.045571	0.05	036O B 06000 00008036O	2633	1219 MOHER BLVD
Parcels	036O B 06100	0.044561	0.04	036O B 06100 00008036O	2633	1221 MOHER BLVD
Parcels	036O B 06200	0.0564	0.06	036O B 06200 00008036O	2633	1223 MOHER BLVD
Common Area	036O B 06300	0.020477	0.02	036O B 06300 00008036O	2633	MOHER BLVD
Common Area	036O B 06400	0.234062	0.23	036O B 06400 00008036O	2633	MOHER BLVD
Parcels	053B B 00200	0.558341	0.55	053B B 00200 00008053B	2633	1310 MOHER BLVD
Parcels	036 05115	1.062917	1.08	036 05115 00008036	2101	3000 STANSBERRY PVT LN
Parcels	053B C 01900	0.088389	0	053B C 01900 00008053B	2633	1408 MOHER BLVD
Parcels	053B C 02000	0.088555	0	053B C 02000 00008053B	2633	1409 MOHER BLVD
Parcels	053B C 02800	0.101016	0	053B C 02800 00008053B	2633	2424 CLARE PARK DR

City of Franklin

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

File #: 21-05794

DATE: July 17, 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:

Consideration Of Resolution 2024-60, A Resolution Amending The 4309 S. Carothers Road Subdivision, Site Plan To Extend The Vested Rights, For The Property Located East Of Interstate 65 And West Of South Carothers Road, Located At 4309 S. Carothers Road.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a vesting extension request for the 4309 S.Carothers Road Subdivision, Site Plan.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Site Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case the site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the FMPC approved the Site Plan.

THE REQUEST

The request is to extend the vesting period for two years, from August 26, 2024, until August 26, 2026, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The site plan for 4309 S. Carothers Road Subdivision was approved by FMPC on August 26, 2021. The plan includes a 6,000 square foot retail space, a 9,500 square foot daycare, and a 3,888 square foot convenience store (gas station) and associated gas pumps on a site that is composed of 5.35 acres. Staff recommended approval, with conditions, of the site plan. FMPC approved the Site Plan, with conditions, by a vote of 8-0. The applicant requested a variance to reduce the transitional buffer on the northeast entrance to the site from 25' to 11' in order to align the entrance to the site with Carothers Parkway. The variance request was approved by BZA on April 1, 2021 and again on December 7, 2023 after the original variance had expired.

Since the approval of this site plan, there have been concerns vocalized by residents about the gas station use. The use of gas stations is still an allowed use in the Neighborhood Commercial zoning district in today's Zoning Ordinance.

CURRENT STATUS
This plan is within the first three-year period and is vested until August 26, 2024.

VESTING IMPACTS
If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new site plan would need to be approved and would be reviewed against the current local development standards.

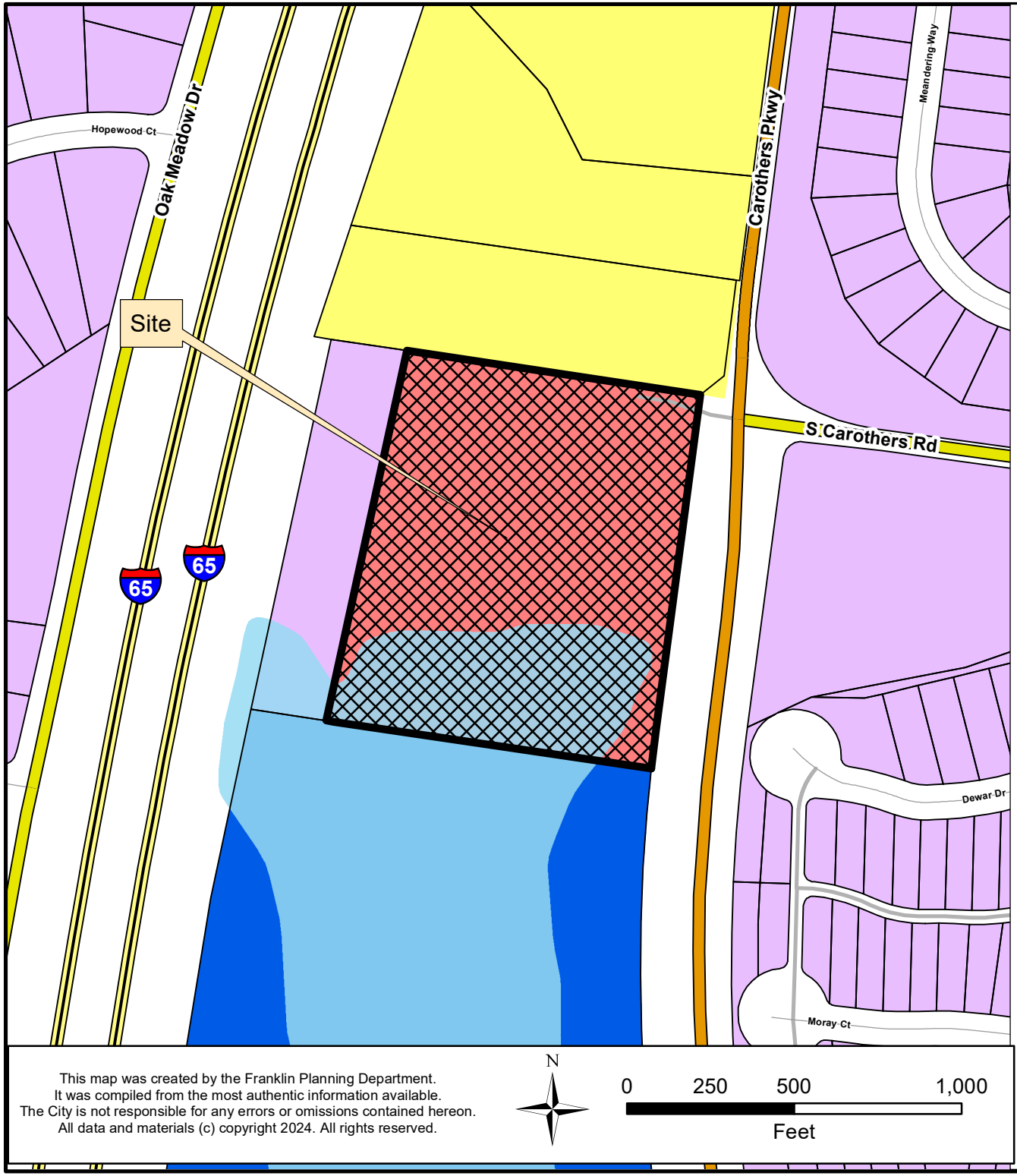
In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor, and could be incorporated into the design without major changes to the plan, but the applicant would still need to request a variance to reduce the transitional buffer in order to align the entrance to the site with Carothers Parkway. If a new site plan were submitted, all the proposed uses on the site plan, including the use of gas station, are still allowed uses in the Neighborhood Commercial zoning district.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2024-60 if they determine that the continuation of vested rights is in the best interest of the community.



4309 S. CAROTHERS ROAD SUBDIVISION
SITE PLAN, VESTING EXTENSION

Project Information
Existing Zoning: Neighborhood Commercial (NC)
Overlay Districts: FFO
Site Acreage: 5.35 acres
Proposed Nonresidential Square Footage: 19,388 SF
Proposed Building Height: 1 story

Legend

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

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HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2024-60

A RESOLUTION AMENDING THE 4309 SOUTH CAROTHERS SUBDIVISION SITE PLAN TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED EAST OF INTERSTATE 65 AND WEST OF SOUTH CAROTHERS ROAD, LOCATED AT 4309 SOUTH CAROTHERS ROAD.

WHEREAS, the Franklin Municipal Planning Commission (FMPC) of the City of Franklin, Tennessee, has approved the Site Plan for the property on the August 26, 2021 FMPC Agenda; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.)§ 13-4-310, as amended, the approval of the Site Plan by the FMPC, when no development plan is required, initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a plan shall be a period of three (3) years, beginning on the date of the local government's approval of the plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the 4309 South Carothers Subdivision Site Plan vesting period began on August 26, 2021 and is set to expire on August 26, 2024, and the applicant has not obtained permits, started site prep, or commenced construction; and

WHEREAS, T.C.A. § 13-4-310 (h) states that an amendment to an approved plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right;

WHEREAS, the *Franklin Zoning Ordinance* § 20.19.3 states that if the extension is not granted, the vested rights will terminate at the end of the original vesting period; and

WHEREAS, the applicant has requested an extension of the vesting period for two years, until August 26, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

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

PREMISES CONSIDERED

Map-Parcel	Acres
89-47	5.35
Total	5.35

Law Dept approved 07.12.24

SECTION II. That the attached Location Map and Survey (Exhibit A) shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the original vesting period was initiated on August 26, 2021 and was set to expire on August 26, 2024. The amended plan will now have until August 26, 2026 to obtained permits, started site prep, or commenced construction. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION IV. That the total vesting period of ten years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten years from the date of the original approval of the plan August 26, 2021 and shall remain at August 26, 2031.

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

SECTION VI. BE IT FINALLY ORDAINED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____day of _____, 2024.

ATTEST:

By: _____
Emily Wright
Secretary/Planning Director

FRANKLIN MUNICIPAL PLANNING COMMISSION:

By: _____
Roger Lindsey
Chair

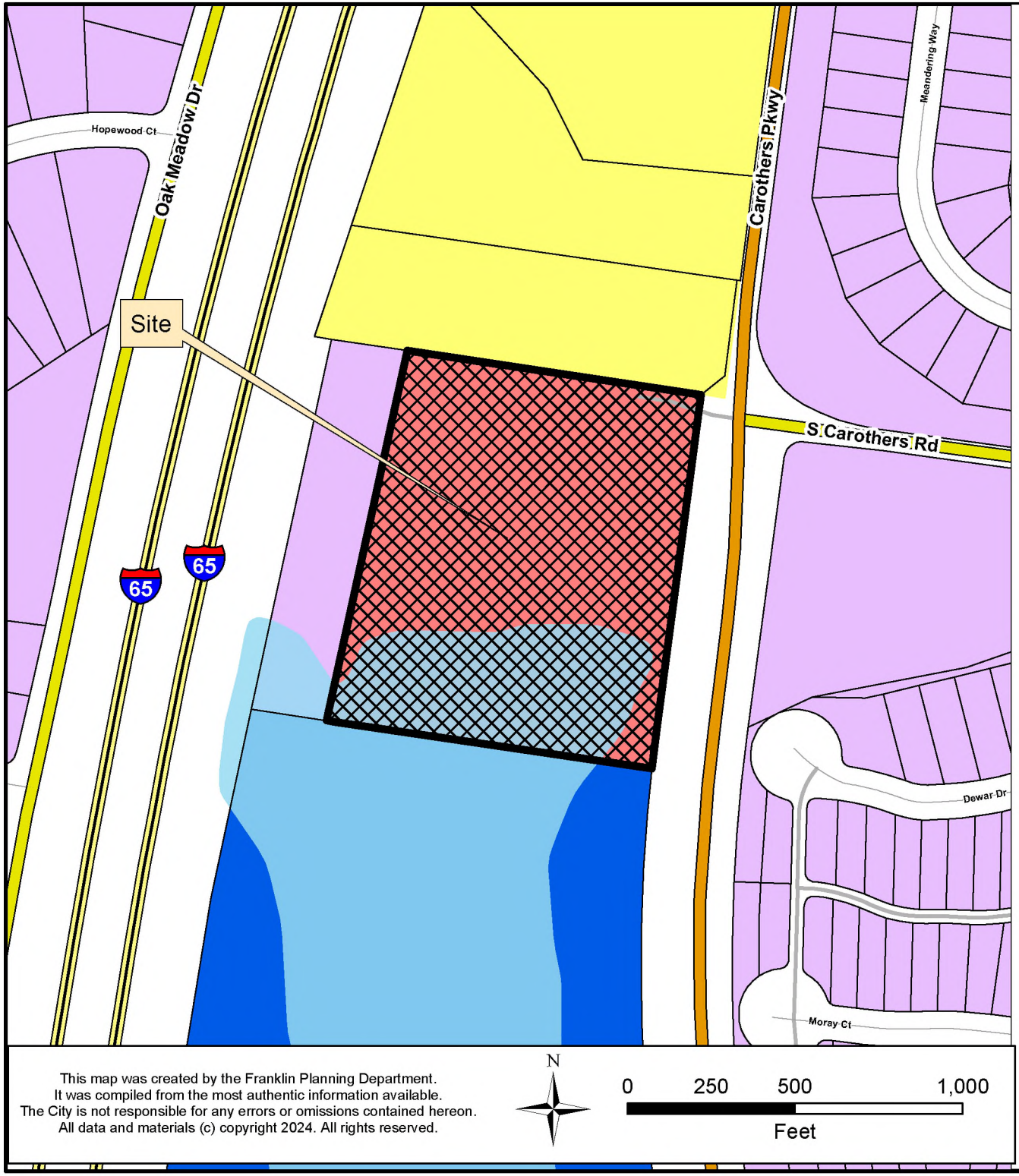
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

Law Dept approved 07.12.24



4309 S. CAROTHERS ROAD SUBDIVISION
SITE PLAN, VESTING EXTENSION

Project Information

Existing Zoning: Neighborhood Commercial (NC)
Overlay Districts: FFO
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- 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
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- 5TH Avenue District
- RC6 Regional Commerce 6 District
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- GO General Office District
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HISTORIC FRANKLIN TENNESSEE

4309 CAROTHERS
COMMERCIAL DEVELOPMENT

SITE PLAN

FRANKLIN, TN
CITY OF FRANKLIN PROJECT NO. 7541
PRE-APP: February 22, 2021
SITE PLAN: May 10, 2021
RESUBMITAL: July 1, 2021
RESUBMITTAL: August 5, 2021
ONE STOP: September 18, 2023
ONE STOP: December 19, 2023

SITE DATA CHART

PROJECT NAME:	4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN
ADDRESS:	3443 CAROTHERS PKWY
PARCEL:	MAP 89, PARCEL 47.00
AC / SF OF SITE:	5.35 AC / 232,957 SQ FT
REGULATIONS	
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED):	TBD
DATE OF VESTING ZONING ORDINANCE:	TBD
CURRENT ZONING:	NC
VESTED ZONING:	
OVERLAY ZONING:	FFO
SETBACKS	
FRONT YARD:	10 FT
SIDE YARD:	5 FT
REAR YARD:	5 FT
COMMERCIAL SF BY USE:	
RETAIL:	6,000 SF
DAYCARE:	9,500 SF
QUICK CONVENIENCE STORE:	3,888 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1 STORY
MIN LANDSCAPE SURFACE AREA:	15%
FORMAL/INFORMAL OPEN SPACE:	0.28 AC
TREE CANOPY RETENTION AC:	1.01 AC
PARKING REQUIRED:	99
PARKING PROVIDED:	101
HISTORIC RESOURCE TREATMENT:	N

DEVELOPER/OWNER

LOCKWOOD JOINT VENTURE
208 N THOMPSON LANE
MURFREESBORO, TN 37129
CONTACT: MANISH PATEL
PHONE: (615) 414-1045
E-MAIL: MNPATEL29@GMAIL.COM

CIVIL ENGINEER

ENERGY LAND & INFRASTRUCTURE, LLC
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
CONTACT: CLAY WALLACE
PHONE: (615) 383-6300
E-MAIL: CLAY.WALLACE@ELI-LLC.COM

SURVEYOR

ENERGY LAND & INFRASTRUCTURE, LLC
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
CONTACT: BENNIE WHEELER
PHONE: (615) 383-6300
E-MAIL: BENNIE.WHEELER@ELI-LLC.COM

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
114 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PHONE: (615) 975-5765
E-MAIL: GREG.GAMBLE@GDC-TN.COM



VICINITY MAP
SCALE: 1" = 500'

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
IF REMOVAL OF ADDITIONAL TREES IS NECESSARY, A REVISION OF THE TREE PRESERVATION PLAN IS REQUIRED
THEREFORE, THESE PLANS ARE APPROVED AS NOTED
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE.
01/04/2024

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
WATER SEWER RECLAIM WATER
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE.
01/04/2024

THE FIRE MARSHALL SHALL DETERMINE THE LOCATIONS & SPACING OF FIRE HYDRANTS.

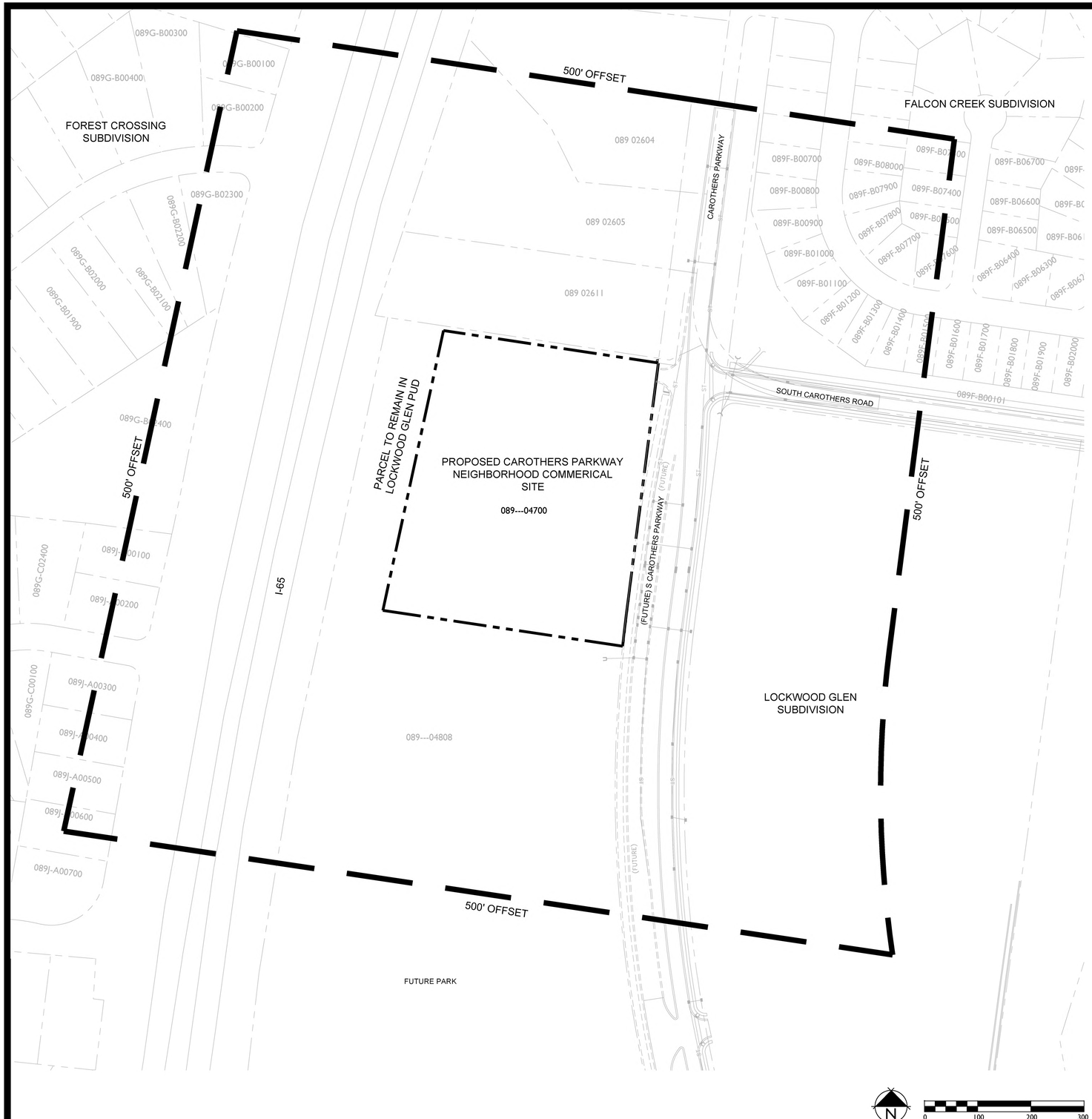
APPLICANT MUST PROVIDE CUT SHEETS TO THE WATER MGMT DEPARTMENT.

Sheet List Table	
Sheet Number	Sheet Title
C 0.0	Cover
C 0.1	Overall Existing Conditions
C 0.2	Existing Conditions
C 2.1	Site Plan
C 3.1	Site Grading & Drainage Plan
C 3.2	Intial EPSC Plan
C 3.3	Interim ESPC Plan
C 3.4	Final EPSC Plan
C 3.5A	Pre-Dev Map
C 3.5B	Post-Dev Map
C 3.5C	Floodplain Cut-Fill Map
C 3.6	Site Notes
C 3.7	Grading Drainage & EPSC Details
C 3.8	Grading Drainage & EPSC Details
C 3.9	Grading Drainage & EPSC Details
C 4.1	Site ROW & Access Plan
C 4.2a	Proposed Carothers Parkway Improvements
C 4.2b	Carothers Parkway Vertical Sight Triangles
C 4.3	Future Carothers Pkwy Intersection Exhibit
C 4.4	Vehicle Tracking Plan
C 4.5	ROW & Access Details
C 4.6	ROW & Access Details
C 4.7	ROW & Access Details
C 5.0	Overall Utility Plan
C 5.1	Site Utility Plan
C 5.2	Utility Plan & Profile
C 5.5	Site Utility Details
PH 1	Photometric Plan
L 1.0	Tree Preservation
L 2.0	Overall Landscape Plan
L 2.1	Open Space Landscape Plan
L 2.2	Bioretention Landscape Plan
L 2.3	Transition Buffer Landscape Plan
L 3.0	Buffer Management Plan
L 4.0	Landscape Details
EX 1	Open Space Exhibit
A 1.0	Elevation Key Map
A 1.1	Retail Building Elevations
A 1.2	Gas Station Elevations
A 1.3	Daycare Building Elevations
A 1.4	Renderings

GDC
GAMBLE
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARL	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

OVERALL EXISTING CONDITIONS SHEET
C0.1
COF # 7541



LEGEND

- EXISTING TREE CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- SPECIMEN TREES

EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER

N

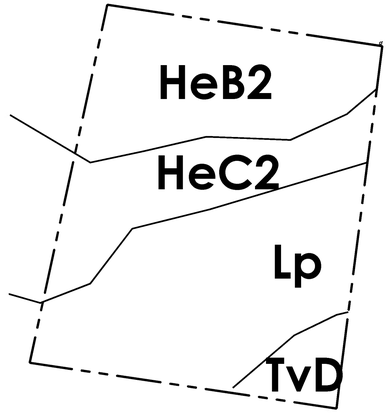
0 40 80 120

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	3443 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.29 AC)
PARKING SPACES REQUIRED:	94 PARKING SPACES

9,500 SF DAY CARE CENTER
(2 PER 1000 SF
+ 1 PER EMPLOYEE
+ 5 STACKING SPACES): 44 PARKING SPACES
6,032 SF RETAIL (3.33 PER 1000 SF): 21 PARKING SPACES
3,888 SF GAS STATION (3.33 PER
1000 SF + 1 PER PUMP STATION): 29 PARKING SPACES

PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES



SOIL MAP NTS

SOILS LEGEND

HeB2	Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
HeC2	Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
Lp	Lindside Silt Loam, Phosphatic
TvD	Talbott Very Rocky Soils, 2 to 15 Percent Slopes

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.77 ACRES WHICH IS 33% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	77,193 SF	29,396 SF	47,797 SF

TREE CANOPY DATA

OVERALL SITE AREA: 232,957 SF (5.35 AC)

EXISTING TREE CANOPY:
77,193 SF (1.77 AC)
1.77 AC/5.35 AC = 33% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
24% OF TOTAL CANOPY
24% X 1.77 AC = 18,295 SF (0.42 AC)
PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
47,797 SF (1.10 AC)

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

SURVEY METHOD: FIELD RUN BOUNDARY AND TOPOGRAPHIC
SURVEY DATE: FEBRUARY 2020
SURVEY COMPANY: ENERGY, LAND, AND INFRASTRUCTURE
OUTLINE: EXTENTS TO PROPERTY LINE

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee



Revision Date

EXISTING CONDITIONS
SHEET
C0.2
COF # 7541

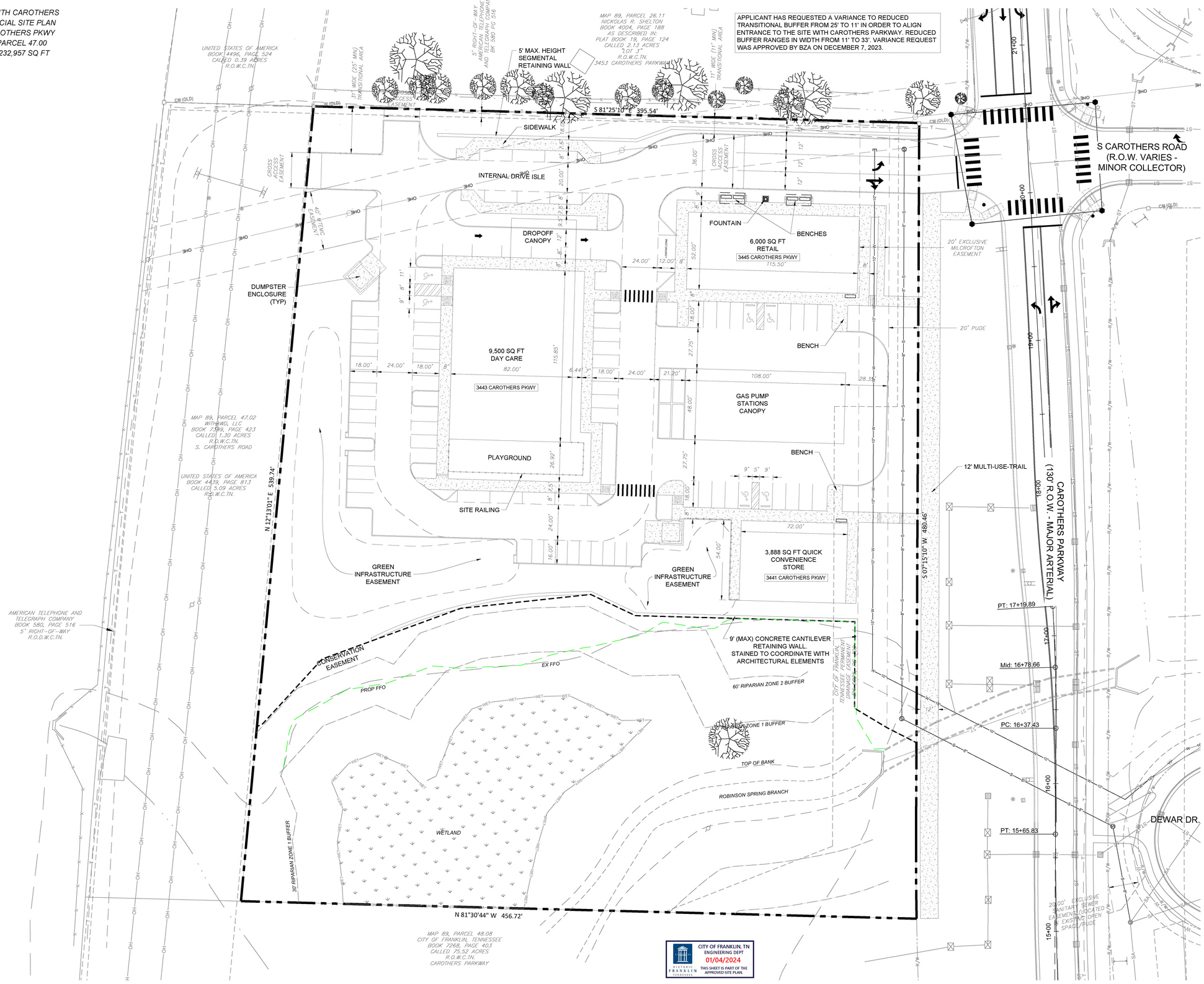
SITE DATA CHART

PROJECT NAME:	4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN
ADDRESS:	3443 CAROTHERS PKWY
PARCEL:	MAP 89, PARCEL 47.00
AC / SF OF SITE:	5.35 AC / 232,957 SQ FT

REGULATIONS

VESTING (DATE DEVELOPMENT FIRST BECAME VESTED):	TBD
DATE OF VESTING ORDINANCE:	TBD
CURRENT ZONING:	NC
VESTED ZONING:	
OVERLAY ZONING:	FFO
SETBACKS	
FRONT YARD:	10 FT
SIDE YARD:	5 FT
REAR YARD:	5 FT
COMMERCIAL SF BY USE:	
RETAIL:	6,000 SF
DAYCARE:	9,500 SF
QUICK CONVENIENCE STORE:	3,888 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1 STORY
MIN LANDSCAPE SURFACE AREA:	15%
FORMAL/INFORMAL OPEN SPACE:	0.28 AC
TREE CANOPY RETENTION AC:	1.01 AC
PARKING	
PARKING SPACES REQUIRED:	94
9500 SF DAY CARE CENTER (2/1000 SF + 1/Employee + 5 Stacking Spaces)	44
6032 SF RETAIL (3.33 / 1000 SF)	21
3888 SF GAS STATION (3.33 / 1000 SF + 1/Pump Station)	29
PARKING SPACES PROVIDED:	96
PERVIOUS SPACES:	0
IMPERVIOUS SPACES:	96
HISTORIC RESOURCE TREATMENT:	N

APPLICANT HAS REQUESTED A VARIANCE TO REDUCED TRANSITIONAL BUFFER FROM 25' TO 11' IN ORDER TO ALIGN ENTRANCE TO THE SITE WITH CAROTHERS PARKWAY. REDUCED BUFFER RANGES IN WIDTH FROM 11' TO 33'. VARIANCE REQUEST WAS APPROVED BY BZA ON DECEMBER 7, 2023.



CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

N

GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 12/19/23
No. 108132
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE PLAN

Sheet No.

C 2.1

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Site.dwg
Layout Name: C 2.1 Site Plan
Plotted: Tuesday, December 19, 2023 - 3:16 pm
By: clyw

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.

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. WALLS SHALL BE DESIGNED SUCH THAT NO ELEMENTS NECESSARY FOR WALL STABILITY EXTEND INTO RIGHT-OF-WAY OR PUBLIC EASEMENTS. GROUTED OR UNGROUTED STACKED STONE WALLS SHALL NOT BE USED TO SUPPORT RIGHT OF WAY OR PUBLIC UTILITIES.
6. WALLS NEAR RIGHT-OF-WAY SHALL BE DESIGNED FOR A MINIMUM 250 PSF LIVE LOAD SURCHARGE WITHIN RIGHT-OF-WAY EXTENTS AND SHALL PROVIDE A MINIMUM GLOBAL STABILITY FACTORY PF 1.30.

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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.

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.

STRUCTURE TABLE

STRUCTURE	TYPE	TOC ELEV	LOCATION	INV OUT ELEV	INV IN ELEV	UPSTREAM STRUCTURE
AD 16	Area Drain	667.51	N 570511.78 E 1723881.66	664.00		
CB 2	Single	669.03	N 570471.99 E 1723528.95	664.98	664.98	CB 3
CB 3	Single	669.64	N 570503.76 E 1723570.07	665.24	665.24	CB 4
CB 4	Single	669.95	N 570494.58 E 1723631.37	665.55	665.55	CB 5
CB 5	Single	670.23	N 570497.39 E 1723706.18	665.93	665.93	TD 6
CB 10	Single	665.10	N 570282.58 E 1723678.43	663.00		
CB 11	Single	665.70	N 570282.94 E 1723796.43	662.60		
CB 13	Single	669.78	N 570509.65 E 1723455.81	665.55	665.75	CB 14
CB 14	Single	673.10	N 570556.99 E 1723544.27	670.00		
CB 15	Single	667.02	N 570472.78 E 1723886.77	663.20	663.40	AD 16
HW 1	Headwall	665.38	N 570479.08 E 1723479.26		664.73	CB 2
HW 8	Headwall	663.14	N 570283.98 E 1723695.23		662.00	JB 9
HW 12	Headwall	663.94	N 570279.80 E 1723406.20		662.00	CB 13
JB 9	Junction Box	0.00	N 570279.64 E 1723697.68	662.08	662.08 662.08	CB 11 CB 10
TD 6	Trench Drain	668.44	N 570480.49 E 1723818.33	666.50		

PIPE TABLE

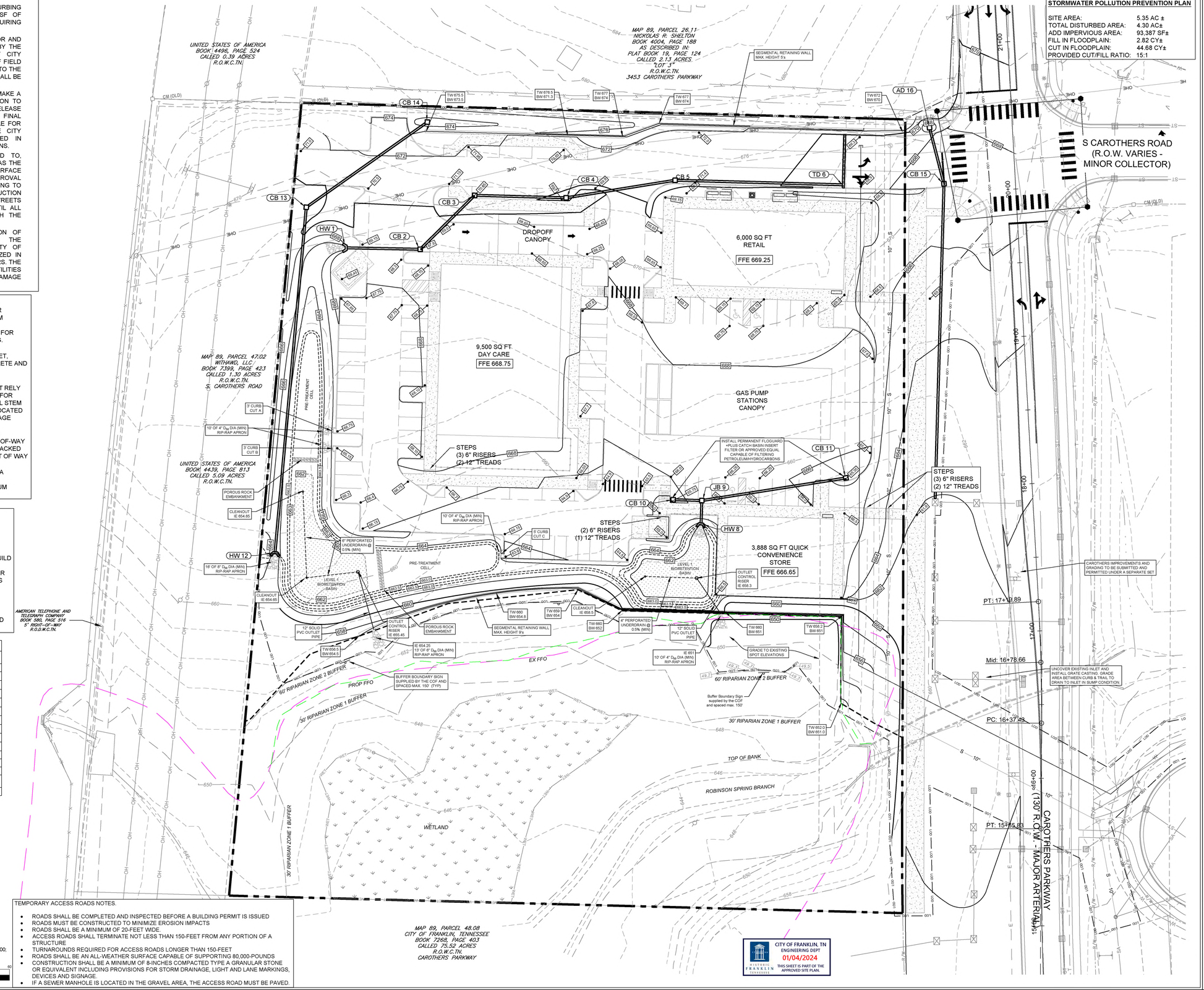
LINE	SIZE (in)	MATERIAL	LENGTH (ft)	SLOPE
EX-15	15	RCP	213.49'	3.47%
1-2	15	RCP	50.20'	0.50%
2-3	15	RCP	51.98'	0.50%
3-4	15	RCP	61.99'	0.50%
4-5	15	RCP	74.86'	0.51%
5-6	15	RCP	113.42'	0.50%
8-9	15	RCP	15.86'	0.50%
9-10	15	RCP	19.48'	4.72%
9-11	15	RCP	98.80'	0.53%
12-13	15	RCP	235.15'	1.51%
13-14	15	RCP	100.33'	4.24%
15-16	15	RCP	39.33'	1.53%

N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100, NAD83 DATUM
GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

TEMPORARY ACCESS ROADS NOTES.

- ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED
- ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
- ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
- ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE
- TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
- ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS
- CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
- IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED.



GENERAL INFORMATION RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN

SITE AREA:	5.35 AC ±
TOTAL DISTURBED AREA:	4.30 AC±
ADD IMPERVIOUS AREA:	93,387 SF±
FILL IN FLOODPLAIN:	2.82 CY±
CUT IN FLOODPLAIN:	44.68 CY±
PROVIDED CUT/FILL RATIO:	15:1

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

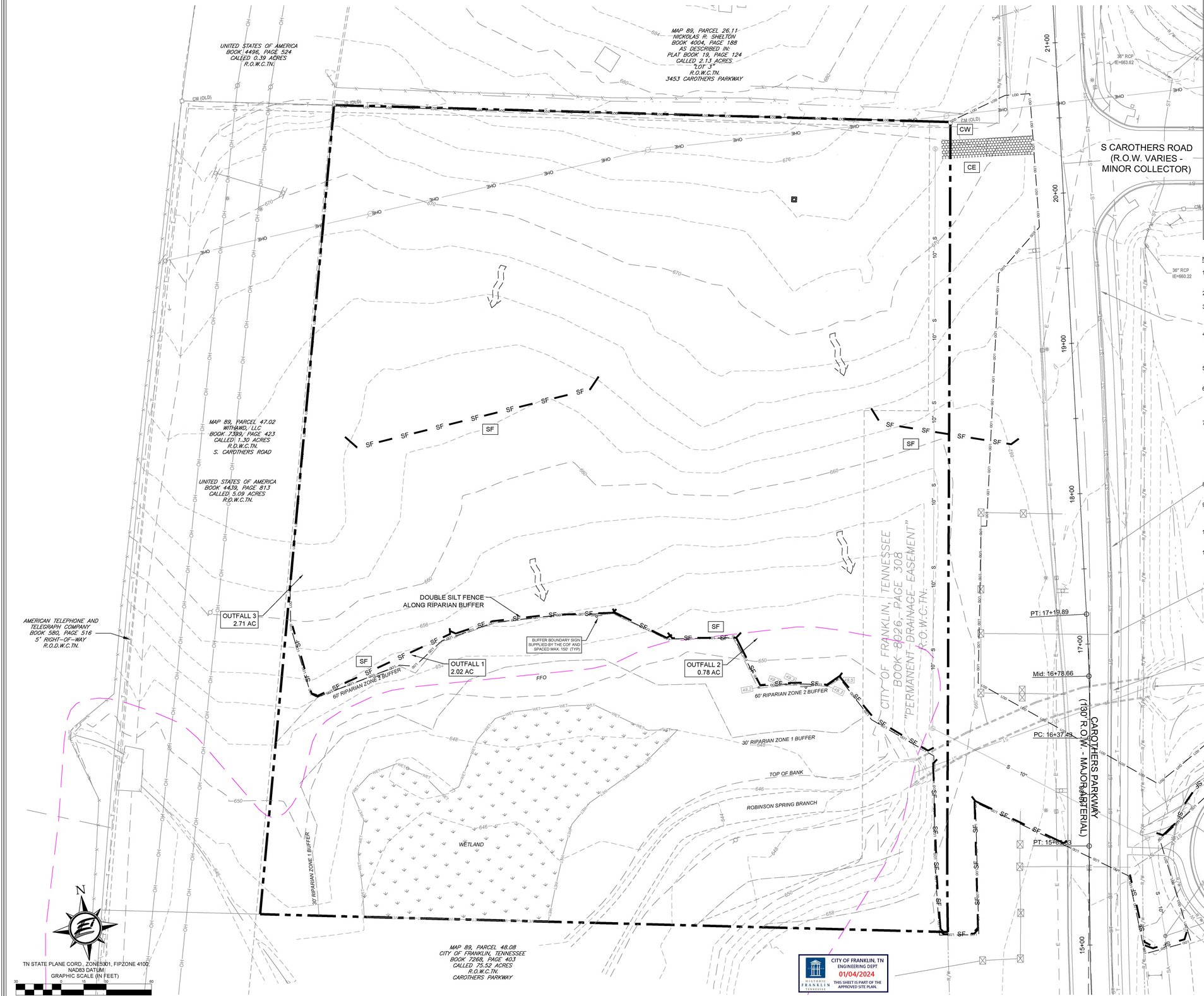
LARRY C. WALLACE
REGISTERED ENGINEER
No. 128142
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
SITE GRADING & DRAINAGE PLAN

Sheet No.
C 3.1

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.1 Site Grading & Drainage Plan
Plotted: Tuesday, December 19, 2023 - 3:16 pm
By: clayw



CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

EROSION CONTROL LEGEND

CODE	PRACTICE
CE	CONSTRUCTION EXIT
PP	STORM PIPE INLET PROTECTION
IP	WIRE MESH & GRAVEL INLET PROTECTION
OP	STORM PIPE OUTLET PROTECTION
TD	DIVERSION BERM
SF	ENHANCED SILT FENCE
CW	CONCRETE WASHOUT
ST	SEDIMENT TRAP
TS	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION
CD	EEL CHECK DAM
TP	TREE PROTECTION
LOD	LIMITS OF DISTURBANCE

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. 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.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. 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.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.
11. BIORETENTION SHALL REMAIN AS FOREBAY AND NOT BE INSTALLED UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN BUILT OUT.

INITIAL SEQUENCING:

1. INSTALL STABILIZED CONSTRUCTION EXIT.
2. STABILIZE EXISTING CONSTRUCTION ROAD AS NEEDED.
3. INSTALL SILT FENCE AS SHOWN ON THE INITIAL EPSC PLAN.
4. APPLY SEEDING AND MATTING TO DISTURBED AREAS.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/21	One Stop
2	8/5/21	Per City of Franklin Comments
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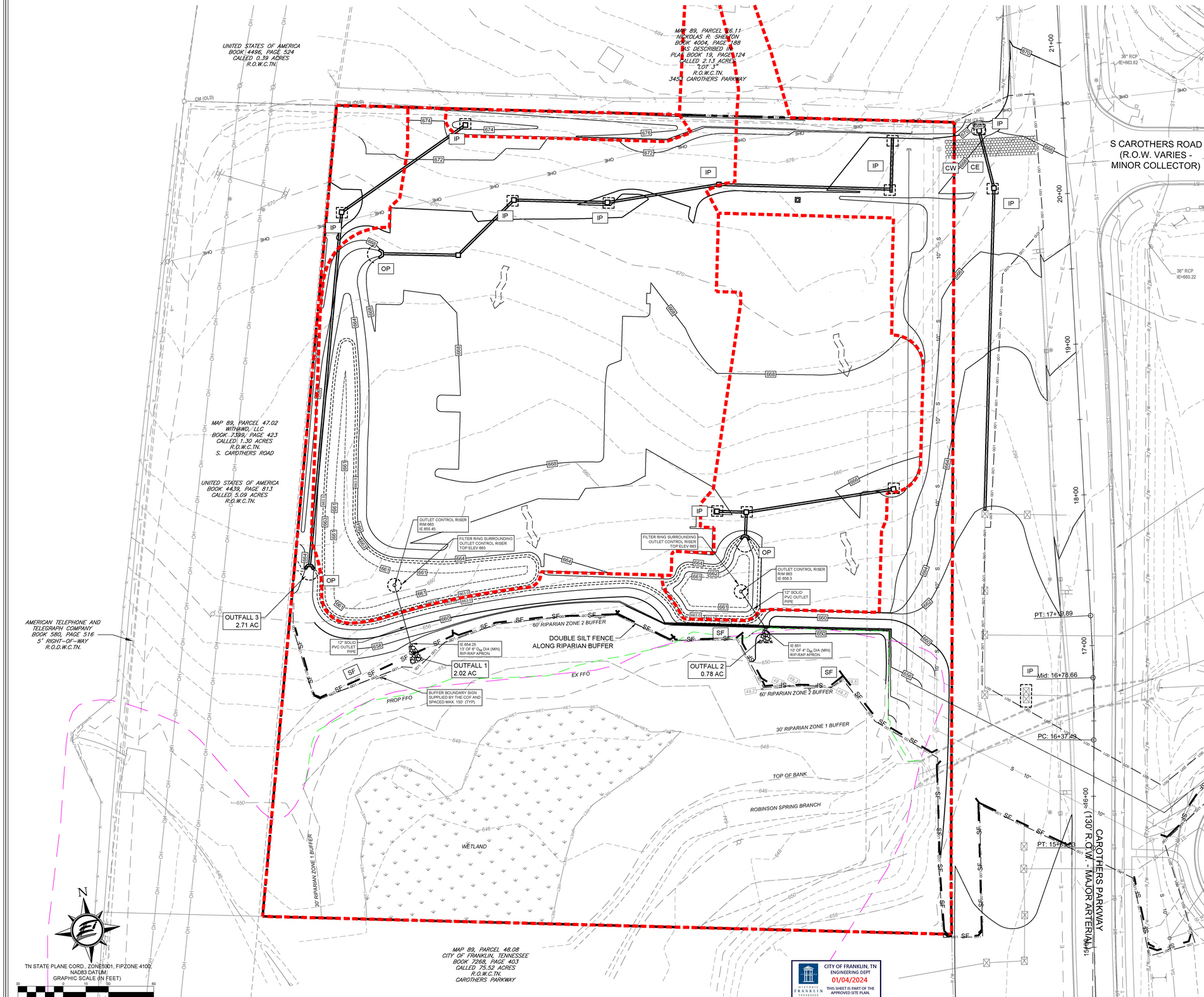
LARRY C. WALLACE
REGISTERED ENGINEER
AGENCY NO. 102132
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
INTIAL EPSC PLAN

Sheet No.
C 3.2

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.2 Initial EPSC Plan
Plotted: Tuesday, December 19, 2023 - 3:16 pm
By: cbyw



CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

EROSION CONTROL LEGEND

CODE	PRACTICE	
CE	CONSTRUCTION EXIT	
PP	STORM PIPE INLET PROTECTION	
IP	WIRE MESH & GRAVEL INLET PROTECTION	
OP	STORM PIPE OUTLET PROTECTION	
TD	DIVERSION BERM	TD
SF	ENHANCED SILT FENCE	—SF—
CW	CONCRETE WASHOUT	CW
ST	SEDIMENT TRAP	ST
TS	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION	TS
CD	EEL CHECK DAM	
TP	TREE PROTECTION	—TP—
LOD	LIMITS OF DISTURBANCE	—LOD—

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. 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.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. 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.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.
11. BIORETENTION SHALL REMAIN AS FOREBAY AND NOT BE INSTALLED UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN BUILT OUT.

INTERMEDIATE SEQUENCING:

1. INSTALL/ADJUST/MAINTAIN SILT FENCE, CONCRETE WASHOUT, INLET/OUTLET PROTECTIONS, AND CHECK DAMS AS SHOWN ON THE INTERMEDIATE EPSC PLAN, OR AS DEEMED NECESSARY IN THE FIELD.
2. CLEAR AND GRUB THE AREA REQUIRED TO GRADE THE SITE.
3. INSTALL INLET AND OUTLET PROTECTIONS WITH STORM PIPE AND DRAINAGE STRUCTURES.
4. APPLY SEED AND STRAWMATTING TO ALL DISTURBED AREAS.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 128133
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

INTERIM ESPC PLAN

Sheet No.

C 3.3

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.3 Interim ESPC Plan
Plotted: Tuesday, December 19, 2023 - 3:16 pm
By: cleyw



EROSION CONTROL LEGEND

CODE	PRACTICE
CE	CONSTRUCTION EXIT
PP	STORM PIPE INLET PROTECTION
IP	WIRE MESH & GRAVEL INLET PROTECTION
OP	STORM PIPE OUTLET PROTECTION
TD	DIVERSION BERM
SF	ENHANCED SILT FENCE
CW	CONCRETE WASHOUT
ST	SEDIMENT TRAP
TS	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION
CD	EEL CHECK DAM
TP	TREE PROTECTION
LOD	LIMITS OF DISTURBANCE

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. 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.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE MOWING, NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. 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.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.

FINAL SEQUENCING & STORMWATER NARRATIVE :

1. MAINTAIN/ADJUST SILT FENCE AND CHECK DAMS IN PLACE UNTIL SITE IS STABILIZED.
2. TEMPORARY SEDIMENT BASINS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IF COMPLETE AND STABILIZED.
3. AFTER CONSTRUCTION OF THIS AND FUTURE CONTRIBUTING SECTIONS IS COMPLETE AND ALL DISTRUBED AREAS HAVE BEEN FULLY STABILIZED, CONSTRUCT BIO-RETENTION AREA AND CONVERT TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION PONDS. REMOVE ALL TEMPORARY SEDIMENT BASIN STRUCTURES AND SEDIMENT IN A MANNER AS TO NOT ALLOW SEDIMENT TO BE DISCHARGED FROM POND.
4. UPON FINAL STABILIZATION OF ALL DISTURBED AREAS, COMPLETE AND SUBMIT THE NOTICE OF TERMINATION (NOT) TO TDEC.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 12/19/23
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

FINAL EPSC PLAN

Sheet No.

C 3.4

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.4 Final EPSC Plan
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: cloyw

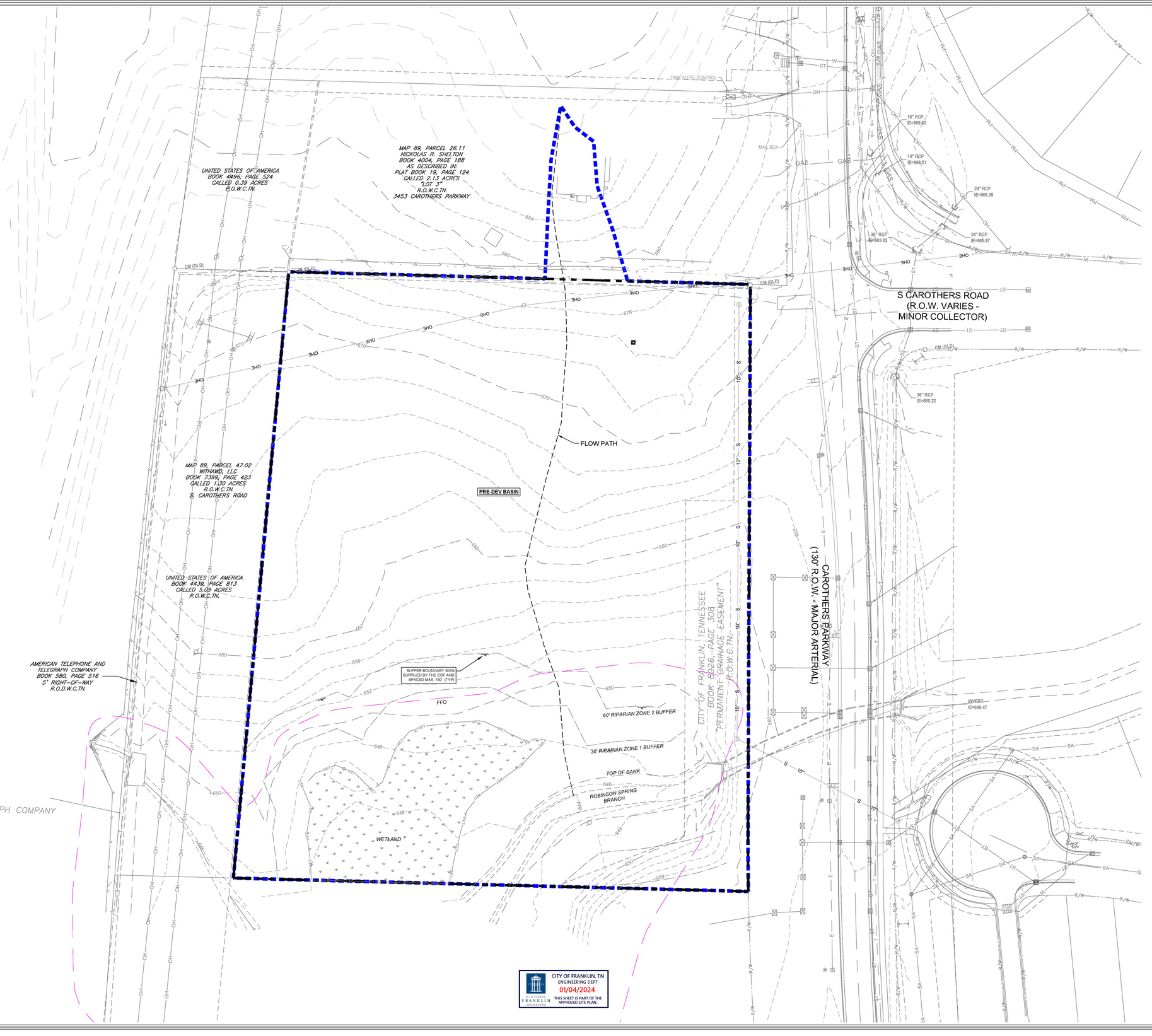
Pre-Dev Basin Grading & Drainage Data Chart

- Site Area: 5.51 AC
- Impervious Area: 0.03 AC
- Composite CN: 78
- Peak Flow Runoff
  - 2 year: 12.93 CFS
  - 10 year: 22.38 CFS
  - 25 year: 28.53 CFS
  - 50 year: 33.59 CFS
  - 100 year: 38.81 CFS

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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.



N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100,
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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4309 SOUTH CAROTHERS
COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
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LARRY C. WALLACE
REGISTERED ENGINEER
LICENSE NO. 109133
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

PRE-DEV MAP

Sheet No.

C 3.5A

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.5A Pre-Dev Map
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: clyw

STORMWATER MANAGEMENT NARRATIVE :

RUNOFF FROM BASIN 1 WILL BE CONVEYED TO A LEVEL 2 BIORETENTION BASIN. CONCENTRATED FLOWS WILL DISCHARGE TO PRE-TREATMENT CELLS WHICH WILL FLOW THROUGH POUROUS ROCK EMBACKMENTS AND THEN OVER A FIVE FOOT LONG GRASS FILTER STRIP TO THE BIORETENTION BASIN. OUTFLOWS FROM THE BIORETENTION BASIN WILL DISCHARGE RIP-RAP APRONS AND THEN TO ROBINSON SPRING BRANCH. PEAK BASIN FLOWS HAVE BEEN ROUTED THROUGH THE BIORETENTON BACKFILL MATERIAL AND OUTLET CONTROL STRUCTURE.

RUNOFF FROM BASIN 2 WILL BE CONVEYED TO A LEVEL 1 BIORETENTION BASIN. CONCENTRATED FLOWS WILL DISCHARGE TO A GRAVEL FLOW SPREADER AND THEN TO THE BIORETENTION BASIN. OUTFLOWS FROM THE BIORETENTION BASIN WILL DISCHARGE RIP-RAP APRONS AND THEN TO ROBINSON SPRING BRANCH. PEAK BASIN FLOWS HAVE BEEN ROUTED THROUGH THE BIORETENTON BACKFILL MATERIAL AND OUTLET CONTROL STRUCTURE.

BASIN 3 CONSISTS OF THE GRASSED AREAS NORTH AND WEST OF THE IMPROVED AREAS AS WELL AS THE LARGE GRASSED AND FORESTED AREA SOUTH OF THE IMPROVEMENTS INSIDE THE FLOODPLAIN AND BUFFERS. THIS BASIN WILL BYPASS TREATMENT.

THE TOTAL WEIGHTED RV IS 0.195.

A WETLAND SPANNING FROM THE SOUTHERN PARCEL INTO THE SITE AND TO UNNAMED TRIBUTARIES TO THE HARPETH RIVER HAVE BEEN IDENTIFIED. THESE FEATURES WILL NOT BE IMPACTED BY CONSTRUCTION. 30' ZONE 1 AND 60' ZONE 2 UNDISTURBED RIPARIAN BUFFERS HAVE BEEN DELINEATED ALONG THE WETLAND AND STREAM.

COMPENSATING CUT IN EXCESS OF A RATIO OF 15:1 (CUT:FILL) HAS BEEN PROVIDED IN THE FLOODPLAIN.

Post-Dev Basin 1 Grading & Drainage Data Chart
- Site Area: 2.02 AC
- Impervious Area: 1.33 AC
- Disturbed Area: 1.80 AC
- Composite CN: 92
- Peak Flow Runoff
  - 2 year: 8.60 CFS
  - 10 year: 12.57 CFS
  - 25 year: 15.04 CFS
  - 50 year: 17.02 CFS
  - 100 year: 19.05 CFS

Post-Dev Basin 2 Grading & Drainage Data Chart
- Site Area: 0.78 AC
- Impervious Area: 0.70 AC
- Disturbed Area: 0.78 AC
- Composite CN: 96
- Peak Flow Runoff
  - 2 year: 3.79 CFS
  - 10 year: 5.35 CFS
  - 25 year: 6.32 CFS
  - 50 year: 7.11 CFS
  - 100 year: 7.92 CFS

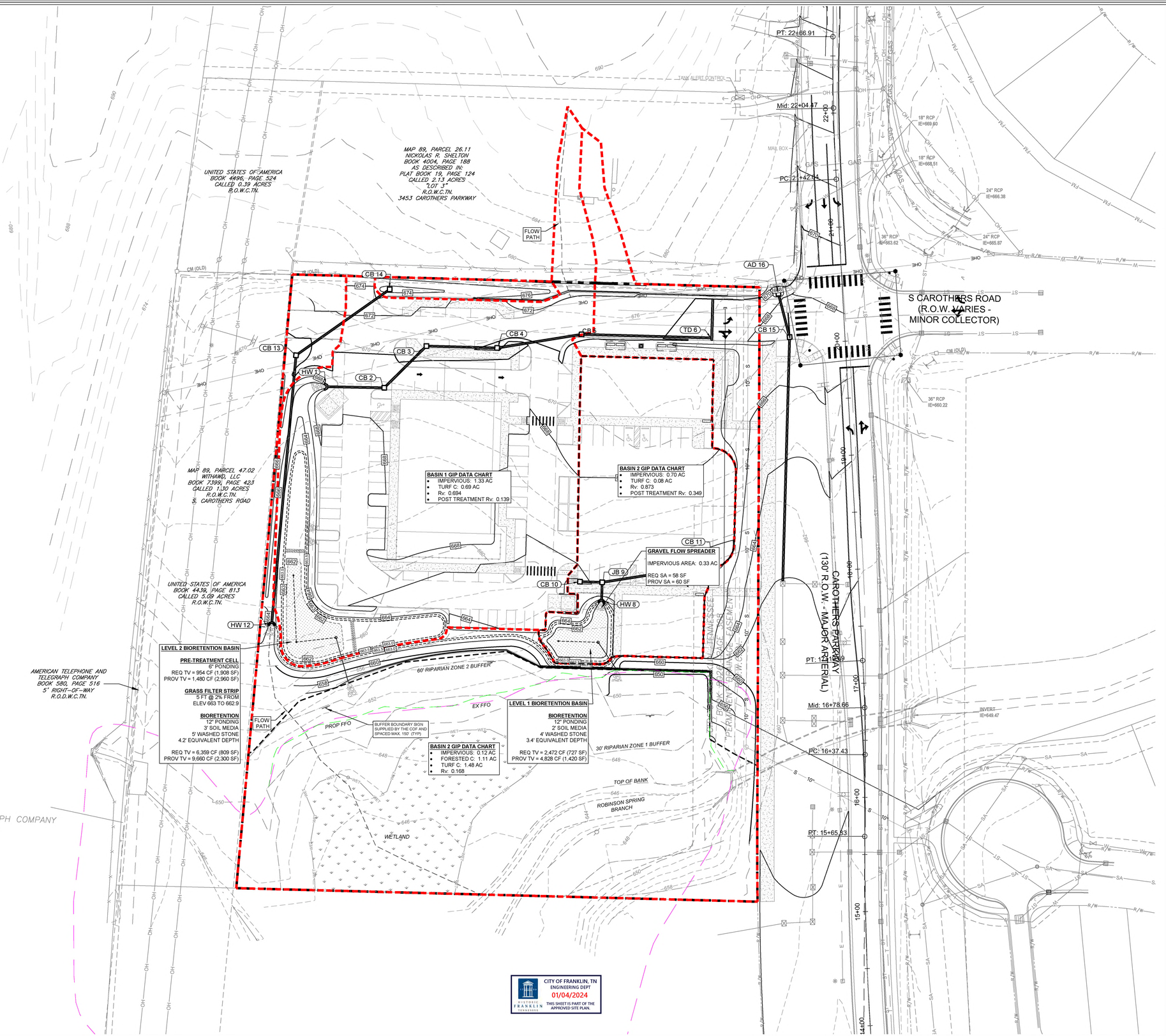
Post-Dev Basin 3 Grading & Drainage Data Chart
- Site Area: 2.71 AC
- Impervious Area: 0.12 AC
- Disturbed Area: 1.12 AC
- Composite CN: 77
- Peak Flow Runoff
  - 2 year: 6.73 CFS
  - 10 year: 11.71 CFS
  - 25 year: 14.98 CFS
  - 50 year: 17.67 CFS
  - 100 year: 20.45 CFS

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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.

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.



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.

N

TN STATE PLANE CORD, ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309carothers-Grading.dwg
Layout Name: C 3.5B Post-Dev Map
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: clyw

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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4309 SOUTH CAROTHERS
COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109184
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

POST-DEV MAP

Sheet No.

C 3.5B

SITE FILL IN FLOODPLAIN

BFE 651
CUT 44.68 CU YD
FILL 2.82 CU YD
CUT/FILL RATIO: 15:1

CONSERVATION EASEMENT

PROPOSED FLOODPLAIN / FFO BASED ON PROPOSED GRADING

PROPOSED FLOODPLAIN / FFO BASED ON BFE AND SURVEY DATA

EXISTING FEMA FLOODPLAIN / FFO

60' RIPARIAN ZONE 2 BUFFER

BUFFER BOUNDARY SIGN SUPPLIED BY THE COF AND SPACED MAX. 150' (TYP.)

WETLAND

30' RIPARIAN ZONE 1 BUFFER

TOP OF BANK

UNNAMED TRIB TO THE HARPETH RIVER

N

GRAPHIC SCALE (IN FEET)
10 0 5 10 20
1 inch = 10 ft.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Elevations Table

Number	Min Elev	Max Elev	Area (sf)	Color
1	-1.07	-0.75	396.17	
2	-0.75	-0.50	699.72	
3	-0.50	-0.25	794.73	
4	-0.25	0.00	1240.94	
5	0.00	0.25	338.33	
6	0.25	0.50	87.05	
7	0.50	0.78	32.67	

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

Issue Date: May 10, 2021
ELI Project No: 20-11-1210
Drafted By: RDP
Checked By: LCW

Sheet Title:
FLOODPLAIN CUT-FILL MAP

Sheet No.
C 3.5C

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Floodplain.dwg
Layout Name: C 3.5C Floodplain Cut-Fill Map
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: cteyw

GENERAL NOTES

1. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL. FURNISH THE DESIGN ENGINEER WITH A SET OF CLEAN PRINTS WITH THE AS-BUILT SEWER AND WATER LINES MARKED.
2. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER WHEN LOT CORNERS ARE NEEDED. ONCE THE CORNERS ARE SET THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE MARKERS AND IRON PINS. IF THE CORNERS ARE DISTURBED THE CONTRACTOR SHALL REMOVE THE DISTURBED IRON PIN AND NOTIFY THE DESIGN ENGINEER. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF RESETTING THE CORNER. THE CONTRACTOR SHALL NOT ATTEMPT TO RESET THE PROPERTY CORNER.
3. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
4. BASE INFORMATION WAS TAKEN FROM FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ENERGY LAND & INFRASTRUCTURE FROM FEBRUARY 2020. OFFSITE CONTOURS SHOWN ARE A MIX OF FIELD RUN SURVEY FROM THE LOCKWOOD GLEN PUD SUBDIVISION AND GIS CONTOURS.
5. THE PROJECT SITE IS SHOWN ON TAX MAP 89, PARCEL 47.00.
6. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
7. THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
8. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (IE. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND EXISTENCE OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
12. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
13. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
14. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE, TO THE CITY OF FRANKLIN, OR TO UTILITY REPRESENTATIVE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
15. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
16. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC&PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
17. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
18. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
19. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE CITY OF FRANKLIN REGULATIONS AND SPECIFICATIONS.
20. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF FRANKLIN AND STATE OF TENNESSEE DOT AND SPECIFICATIONS.
21. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
22. ALL PAVEMENT STRIPING SHALL THERMOPLASTIC OR APPROVED ALTERNATIVE.

SITE GRADING & EROSION CONTROL NOTES

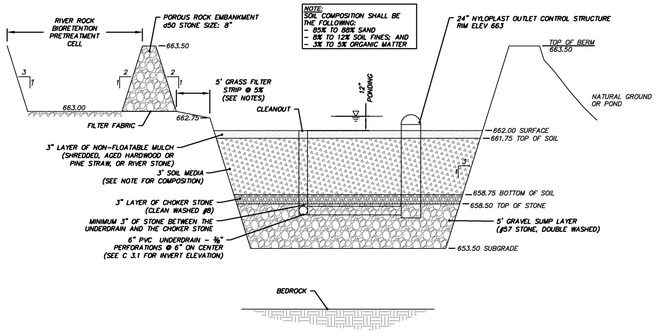
1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 4.30± ACRES.
2. PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS EVIDENCED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0214G, REVISED DECEMBER 22, 2016.
3. INSTALL SILT BARRIERS BEFORE GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREA AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY THE CITY OF FRANKLIN, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
10. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
13. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
14. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 0.5%.
15. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
16. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
17. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
18. THE GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT AND FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
21. DO NOT DISTURB THE VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
22. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTRIBUTED AREAS, TO A MINIMUM DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
23. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
24. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
25. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
26. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY A GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXCEPTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
27. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III
28. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS MUCH AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
29. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
30. STOCKPILE TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
31. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DETENTION PONDS VERIFYING THE REQUIRED VOLUME HAS BEEN PROVIDED AND THAT THE OUTLET CONTROL STRUCTURE MEETS THE DESIGN REQUIREMENTS. THE SURVEY SHALL BE CONDUCTED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.
32. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
33. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH ARE NOT AVAILABLE ON SITE.
34. AFTER STRIPPING TOPSOIL, PROOF ROLL EXPOSED SUBGRADE WITH A LOADED TRUCK TO IDENTIFY UNSTABLE SOILS. STABILIZE UNSTABLE AREAS BY UNDERCUTTING AND REPLACING UNSTABLE MATERIALS WITH COMPACTED SELECT MATERIAL.
35. ALL FILL SHALL BE FREE OF ALL ORGANIC MATTER, TRASH AND OTHER DELETERIOUS MATERIALS, CONTAINING NO ROCK FRAGMENTS GREATER THAN 6 INCHES IN ANY ONE DIRECTION.
36. STRUCTURAL SOIL FILL SHALL HAVE A STANDARD PROCTOR MAXIMUM DRY DENSITY OF 90 POUNDS PER CUBIC FOOT (PCF) OR GREATER AND A PLASTICITY INDEX (PI) OF 30 PERCENT OR LESS. ALL MATERIAL BEING USED AS SOIL FILL SHOULD BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BEING PLACED.
37. PLACE FILL AND COMPACT IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
38. PLACE 4-INCH MINIMUM LAYER OF A COMPACTED CRUSHED STONE UNDER CONCRETE SLABS.
39. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE. PROPER ADJUSTMENT SHOULD BE MADE BY CONTRACTOR FOR SUBGRADE.
40. FORM AND SLOPE ALL EXISTING AND PROPOSED SIDEWAK(S) TO A SMOOTH TRANSITION. AT POINTS OF INTERSECTION, AS DIRECTED BY ENGINEER, MAXIMUM ALLOWABLE GRADE CHANGE AT THESE INTERSECTIONS WILL BE 6 PERCENT. IN SOME INSTANCES IT MAY BE NECESSARY TO REMOVE EXISTING SIDEWALK AND REPLACE TO ALLOW FOR SMOOTH TRANSITION.
41. BACK FILL ALL PIPES UNDER PAVEMENT TO TOP OF SUBGRADE WITH CRUSHED STONE.
42. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
43. EXISTING ELEVATIONS, CONTOURS, AND BENCHMARKS SHOWN ON PLANS ARE BASED NAVD83.
44. WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT, CUT EXISTING PAVEMENT IN A NEAT STRAIGHT LINE THROUGH PAVEMENT AND BASE.
45. INSTALL STONE BEDDING AND BACK FILL IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATION, PROJECT SPECIFICATIONS AND CITY OF FRANKLIN CONSTRUCTION CRITERIA.
46. SHAPE ALL DITCHES ACCORDING TO TYPICAL SECTION OR SPECIAL DITCH DETAIL.
47. ONLY MATERIAL MEETING CONTRACTOR'S GEOTECHNICAL ENGINEER'S REQUIREMENTS FOR EMBANKMENT MAY BE USED.
48. ALL EXCAVATION IS UNCLASSIFIED WITHOUT REGARD TO MATERIALS ENCOUNTERED. CONTRACTOR SHALL VISIT SITE AND DRAW HIS OWN CONCLUSIONS TO CONDITIONS ENCOUNTERED. LINE AND GRADES SHOWN SHALL BE ACHIEVED WITHOUT ADDITIONAL COMPENSATION.
49. ASPHALT PAVEMENT, MINERAL AGGREGATE BASE AND CONCRETE MATERIALS AND CONSTRUCTION SHALL MEET REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.
50. PROPOSED CONTOURS SHOWN AT 2 FOOT INTERVAL.
51. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.
52. ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY CONTRACTOR AT HIS EXPENSE.
53. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF PROJECT SITE IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITHOUT APPROVAL BY SAME. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE OR LOCAL AGENCY FOR THE CONSTRUCTION OF THIS PROJECT.
54. ALL HEADWALLS FOR PIPES 24" AND LARGER SHALL HAVE SAFETY GRATING. SEE DRAINAGE STRUCTURE DETAIL SHEET.

SEWER AND WATER CONSTRUCTION NOTES

1. ALL SEWER CONSTRUCTION METHODS AND MATERIALS SHALL MEET THE CITY OF FRANKLIN STANDARD SPECIFICATIONS AND DETAILS (STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION APPROVED).
2. ALL WATER CONSTRUCTION METHODS AND MATERIALS SHALL MEET MILCROFTON UTILITY DISTRICT STANDARD SPECIFICATIONS AND DETAILS.
3. ALL SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF FRANKLIN SEWER INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.
4. ALL WATER CONSTRUCTION SHALL BE INSPECTED BY A MILCROFTON UTILITY DISTRICT INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO CONSTRUCT THE SEWER AND/OR WATER AS SHOWN ON THE APPROVED PLANS.
6. THE CONTRACTOR SHALL KEEP A SET OF THE STATE OF TENNESSEE AND CITY OF FRANKLIN APPROVED PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
7. THE PROPOSED SEWER AND WATER LINE SHALL NOT BE TIED TO THE EXISTING SEWER OR WATER LINE UNTIL THE PROPOSED LINE OR LINES HAVE BEEN INSTALLED, INSPECTED, TESTED AND APPROVED FOR TIE-IN BY THE CITY OF FRANKLIN SEWER DEPARTMENT AND MILCROFTON UTILITY DISTRICT RESPECTIVELY.
8. AIR TEST SHALL BE REQUIRED ON THE SEWER LINE, WITH THE CITY OF FRANKLIN INSPECTOR PRESENT, PER CITY OF FRANKLIN SPECIFICATIONS.
9. THE OWNER DOES NOT ASSUME RESPONSIBILTY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION DISIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF THE UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES AND RELOCATE IF NECESSARY.
10. ALL SEWER MANHOLES SHALL BE SUBJECTED TO AND PASS A VACUUM TEST OF AT LEAST 10"Hg,
11. NO BLASTING IS ALLOWABLE WITHIN 25 FEET OF FINISHED SEWER OR WATER LINES.

SITE UTILITY NOTES

1. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. DETERMINE EXACT LOCATIONS IN FIELD PRIOR TO BEGINNING WORK. GENERAL LOCATION OF ALL KNOWN UTILITIES MEASURE SHOWN OR IDENTIFIED HEREIN AND REFLECT OWNER'S BEST RECORDS AND ON SITE INVESTIGATION. THE OWNER MAKES NO EXPRESSED OR IMPLIED GUARANTEE OF ACCURACY OR THAT OTHER UTILITIES ARE NOT LOCATED IN CONSTRUCTION VICINITY.
2. PRIOR TO COMMENCING WORK, CONTACT UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. GIVE NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND UTILITY.
3. COOPERATE WITH EACH UTILITY COMPANY IN PROTECTION OF THEIR RESPECTIVE APPURTENANCES.
4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND UTILITIES, CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT.
5. CONSTRUCTION OF ALL SANITARY SEWER, WATER MAIN AND RELATED APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE CITY OF FRANKLIN.
6. INSTALL STONE BEDDING AND BACKFILL IN STRICT ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.
7. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
8. CLEANOUTS SHALL BE SAME SIZE AS LATERAL LINES. SITE GRADES SHALL BE WITHIN 6' OF FINISHED GRADE PRIOR TO CONSTRUCTION OF WATER LINE.
9. COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION", ISSUED BY A.G.C. OF AMERICA, INC. AND U.S. DEPARTMENT OF LABOR.
10. BACKFILL PROPOSED UTILITIES IN PAVED AREAS WITH COMPACTED CRUSHED STONE UNLESS OTHERWISE DIRECTED BY ENGINEER.
11. LAY WASTEWATER LINES AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. IF THIS IS NOT PRACTICAL, THE WASTEWATER LINE MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED. IT IS LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE TOP OF THE WASTEWATER LINE IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.
12. WHERE A WASTEWATER LINE CROSSES UNDER WATER MAINS, THE TOP OF THE WASTEWATER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF THE ELEVATION OF THE WASTEWATER LINE CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, RELOCATE THE WATER MAIN TO PROVIDE THIS SEPARATION, OR ELSE RECONSTRUCT IT WITH MECHANICAL JOINT DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE WASTEWATER LINE WITH A FULL JOINT OF THE WATER MAIN CENTERED OVER THE WASTEWATER LINE, AND ENCASED IN CONCRETE.
13. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE CONSTRUCT BOTH THE WATER MAIN AND THE WASTEWATER LINE OF MECHANICAL JOINT DUCTILE IRON PIPE AND PRESSURE TEST EACH.
14. ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES, SHALL BE PLACED UNDERGROUND.
15. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE SEWER PLAN AND PROFILE SHEETS. POLYVINYL CHLORIDE (PVC) SHALL BE (SDR 35). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52. ALL DUCTILE IRON WASTEWATER PIPE SHALL BE AN ASPHALTIC COATING APPROXIMATELY 1 mil THICK AS SPECIFIED IN AWWA C151, THE INSIDE OF THE PIPES SHALL BE PROTECTO 401 CERAMIC EPOXY COATING 40 mils DFT OR EQUAL.
16. ALL SEWER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM TO THE CITY OF FRANKLIN WATER AND WASTEWATER DEPARTMENT REQUIREMENTS AND SPECIFICATIONS.
17. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM WITH MILCROFTON UTILITY DISTRICT REQUIREMENTS AND SPECIFICATIONS.
18. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
19. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
20. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
22. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
23. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE FRANKLIN WATER AND SEWER DEPARTMENT SPECIFICATIONS.
24. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER CITY OF FRANKLIN REQUIREMENTS.
25. REPAIR ALL DAMAGETO EXISTING FEATURES (ie. DRIVES, ROADS, YARDS, LANDSCAPING, ETC…) TO PRE-CONSTRUCTION CONDITION.
26. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY MILCROFTON UTILITY DISTRICT.
27. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
28. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
29. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
30. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
31. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
32. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
33. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATERLINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
34. EXISTING MANHOLES LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ESURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
35. WATER SERVICES SHALL BE ¾" TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, CURB STOPS, PRESENT METER BOX AND ALL OTHER FITTINGS AS REQUIRED BY MILCROFTON UTILITY DISTRICT.
36. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
37. ALL CONNECTION TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIANT SEAL METHOD.
38. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER). 6" TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
39. THE CONCRETE ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. US

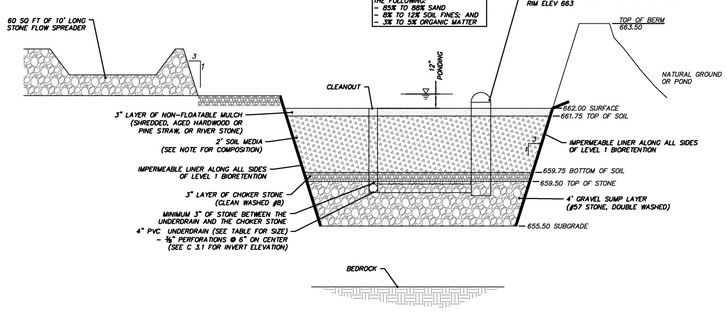


LEVEL 2 BIORETENTION SECTION

N.T.S.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

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



LEVEL 1 BIORETENTION SECTION

N.T.S.

BIORETENTION LEVEL 1 & 2 (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-01 (DWG.NO.)	DIRECTOR OF ENGINEERING	10/5/15 (DATE)
01/01/2016 (EFFECTIVE DATE)	STORMWATER COORDINATOR	10/5/15 (DATE)

ACTIVITY: Silt Fence — TCP – 13

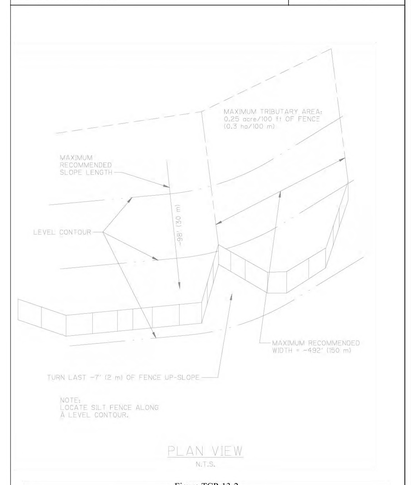


Figure TCP-13-2
Silt Fence End Layout

Stormwater Best Management Practices – Temporary Construction Site Runoff Management — TCP-13-8 — January 2002

ACTIVITY: Silt Fence — TCP – 13

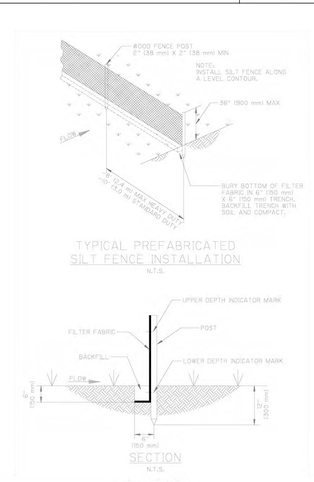
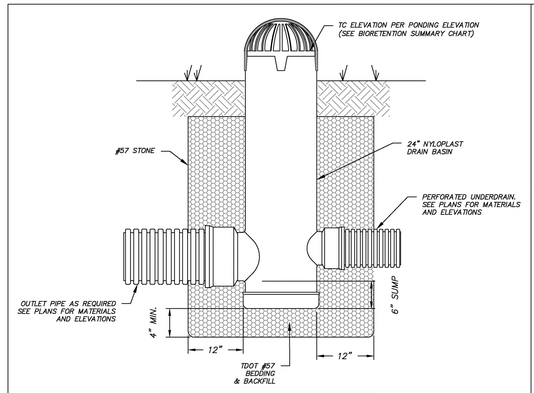


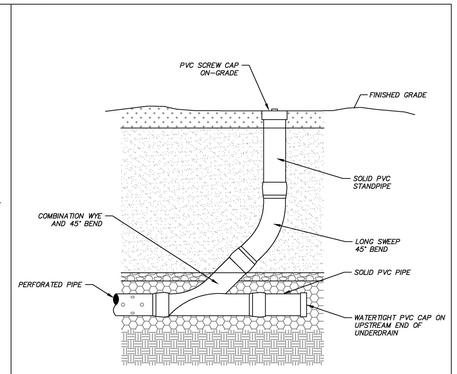
Figure TCP-13-1
Silt Fence Anchoring

Stormwater Best Management Practices – Temporary Construction Site Runoff Management — TCP-13-7 — January 2002



NYLOPLAST OUTLET STRUCTURE

N.T.S.



BIORETENTION CLEANOUT DETAIL

N.T.S.

4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN, TENNESSEE
FRANKLIN, TENNESSEE

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
440 METROPLEX DRIVE • NASHVILLE, TN 37211
OFFICE 615-383-6100 • WWW.ELI-LLC.COM
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Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE — REGISTERED ENGINEER — 120142 — STATE OF TENNESSEE — 12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

GRADING DRAINAGE & EPSC DETAILS

Sheet No.

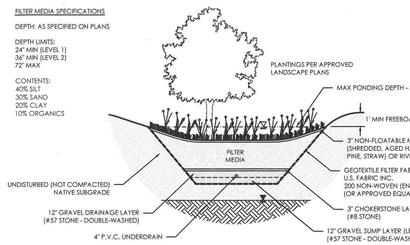
C 3.7

FILTER MEDIA SPECIFICATIONS

DEPTH: AS SPECIFIED ON PLANS

DEPTH LIMITS:
24" MIN (LEVEL 1)
36" MIN (LEVEL 2)
72" MAX

CONTENTS:
40% SILT
30% SAND
20% CLAY
10% ORGANICS



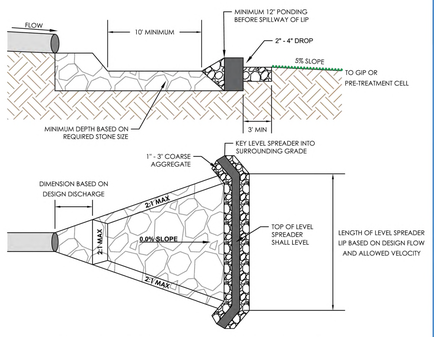
1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT, EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER; UNDERDRAIN PIPES, CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
02/20/2017 (DWG.NO.)	DIRECTOR OF ENGINEERING	12/7/2017 (DATE)
02/20/2017 (EFFECTIVE DATE)	STORMWATER COORDINATOR	12/7/2017 (DATE)



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

LEVEL SPREADER NOTES:

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

N.T.S.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

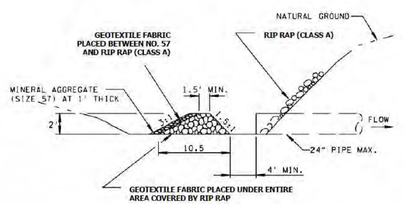
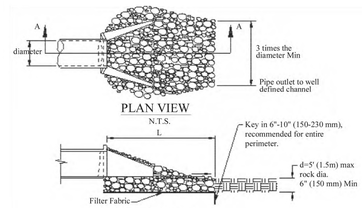


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

ACTIVITY: Outlet Protection — PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³/s (m³ /s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC — PESC-07-3 — January 2014

ACTIVITY: Stabilized Construction Entrance — TCP- 01

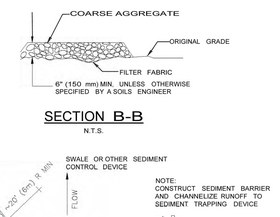
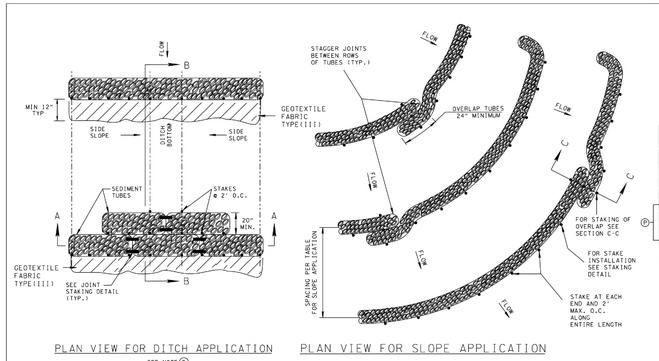


Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices - Temporary Construction Site Runoff Management — TCP-01-5 — January 2014

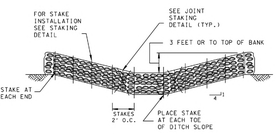
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Layout Name: C 3.7 Grading Drainage & EPSC Details
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: cbyw



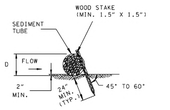
PLAN VIEW FOR DITCH APPLICATION

SEE NOTE Ⓔ

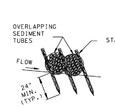
PLAN VIEW FOR SLOPE APPLICATION



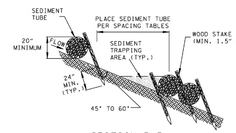
SECTION A-A



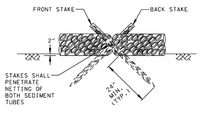
STAKING DETAIL



SECTION C-C



SECTION B-B



JOINT STAKING DETAIL

(DITCH APPLICATION ONLY)

EROSION CONTROL PLAN LEGEND: TUBE••TUBE••TUBE SEDIMENT TUBE

- REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-08: REMOVED TEMPORARY REFERENCE, ADDED OVERLAP DETAIL, OTHER MINOR MISC. EDITS, REVISED GENERAL NOTES.
- REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.
- REV. 6-10-14: MODIFIED SPACING TABLES. ADDED GEOTEXTILES ADDED NOTE Ⓟ.

SEDIMENT TUBE SPACING FOR SLOPE APPLICATION

SLOPE	8"	12"	18"	20"	24"
2%	70'	80'	N/A	N/A	N/A
5%	30'	60'	80'	N/A	N/A
10%	20'	30'	70'	80'	80'
6:1	N/A	20'	40'	50'	55'
4:1	N/A	20'	30'	30'	30'
3:1	N/A	N/A	20'	20'	25'
2:1	N/A	N/A	20'	20'	20'

N/A = NOT RECOMMENDED
SPACING NOT TO EXCEED 80'

SEDIMENT TUBE SPACING TABLE FOR DITCH APPLICATION

SLOPE	MAXIMUM SEDIMENT TUBE SPACING
LESS THAN 2%	80'
2%	80'
3%	50'
4%	40'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON A 20' SEDIMENT TUBE
SEE TABLE ON EC-STR-6 FOR OTHER HEIGHTS.

SEDIMENT TUBE GENERAL NOTES

(A) SEDIMENT TUBES CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.

(B) SEDIMENT TUBES SHALL BE INSTALLED ALONG OR ON THE GROUND CONTOUR, AT THE TOE OF SLOPES, OR IN A DITCH TO HELP REDUCE THE EFFECTS OF SOIL EROSION AND RETAIN SEDIMENT. SEDIMENT TUBES SHOULD NOT BE USED IN DITCHES OR STREAMS.

(C) FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 15 ACRES. AT SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES. FOR SLOPE APPLICATIONS, THE MAXIMUM DRAINAGE AREAS SHALL BE ½ ACRE PER 100 LF OF TUBE.

(D) SEDIMENT TUBES SHALL NOT BE USED ON PAVEMENT, ROCKY SOILS, OR AT ANY OTHER LOCATIONS WHERE THE STAKES CANNOT BE DRIVEN TO THE REQUIRED DEPTH.

(E) SEDIMENT TUBES SHALL BE MANUFACTURED FROM WOOD EXCELSIOR, RICE OR WHEAT STRAW, COCONUT FIBERS, OR HARDWOOD MULCH THAT IS ENCLOSED BY A TUBULAR FLEXIBLE NETTING MATERIAL. ALL MATERIALS INCLUDING THE NETTING SHALL BE BIODEGRADABLE.

(F) PINE NEEDLE AND LEAF MULCH FILLED SEDIMENT TUBES AND STRAW BALES ARE NOT ACCEPTABLE MATERIALS.

(G) THE DIAMETER OF A SEDIMENT TUBE SHALL BE A MINIMUM OF 8 INCHES AND A MAXIMUM OF 24 INCHES. DIAMETER TOLERANCE IS 2 INCHES. FOR DITCH APPLICATIONS, SEDIMENT TUBES SHALL BE A MINIMUM OF 20 INCHES.

(H) SEDIMENT TUBES SHALL BE INSTALLED WITH WOODEN STAKES (MIN. 1.5" x 1.5" ACTUAL). THE STAKE SHALL BE EMBEDDED A MINIMUM OF 2 FEET.

(I) SEDIMENT TUBES SHALL BE TRENCHED IN A MINIMUM OF 2 INCHES.

(J) IF MORE THAN ONE SEDIMENT TUBE IS PLACED IN A ROW IN SLOPE APPLICATION, THE TUBES SHALL BE OVERLAPPED A MINIMUM OF 24 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. WHEN USED IN DITCHES, TWO ROWS OF TUBE SHALL BE PLACED ON THE CHANNEL BOTTOM WITH STAGGERED JOINTS AS SHOWN.

(K) FOR DITCH APPLICATIONS, SEDIMENT TUBES SHALL BE A MINIMUM OF 20 INCH DIAMETER AND SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SEDIMENT TUBES SHALL CONTINUE UP THE SIDE SLOPES A MINIMUM OF 3 FEET PLUS THE DIAMETER OF THE TUBE, OR TO THE TOP OF THE DITCH, WHICHEVER IS LESS.

(L) SEDIMENT TUBES USED IN SLOPE APPLICATIONS MAY REMAIN IN PLACE TO BIODEGRADE. FOR DITCH APPLICATIONS SEDIMENT TUBES SHALL BE COMPLETELY REMOVED AFTER FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED.

(M) SEDIMENT TUBES SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS NUMBERS:

T40-11.01 TEMPORARY SEDIMENT TUBE (8 INCH) PER LINEAR FOOT
T40-11.02 TEMPORARY SEDIMENT TUBE (12 INCH) PER LINEAR FOOT
T40-11.03 TEMPORARY SEDIMENT TUBE (18 INCH) PER LINEAR FOOT
T40-11.04 TEMPORARY SEDIMENT TUBE (20 INCH) PER LINEAR FOOT
T40-11.05 TEMPORARY SEDIMENT TUBE (24 INCH) PER LINEAR FOOT

PAYMENT SHALL INCLUDE ALL MATERIALS (INCLUDING GEOTEXTILE FABRIC IF USED) AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF SEDIMENT TUBE.

(N) ONLY SEDIMENT TUBES LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

(O) SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT TUBE WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.

(P) GEOTEXTILE FABRIC REQUIRED FOR SLOPE APPLICATION STEEPER THAN 6:1.

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

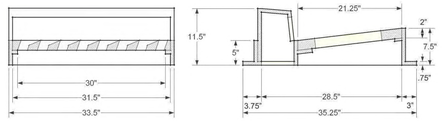
NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

SEDIMENT TUBE

1-20-06 EC-STR-37

No. 3300-V



Front View
NTS

Side View
NTS

No. 3300-V

Frame . . . . . 270 lbs.
Grate . . . . . 190 lbs.
Curb Box . . . . . 142 lbs.
Total . . . . . 602 lbs.



Isometric View

Notes:

1) John Bouchard No. 3300-V or City of Franklin approved equivalent.

2) Double inlets are required at all street low points where street grade distances exceed 100' in either direction

Single Drainage Inlet w/ Vane Grate for Curb & Gutter

Date: 4/27/06

Std Dwg No: **SD-01A**

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

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

NOTES

1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING AT CASTINGS NOTED ON CITY OF FRANKLIN RP-SERIES DRAWINGS.

HISTORIC FRANKLIN TENNESSEE

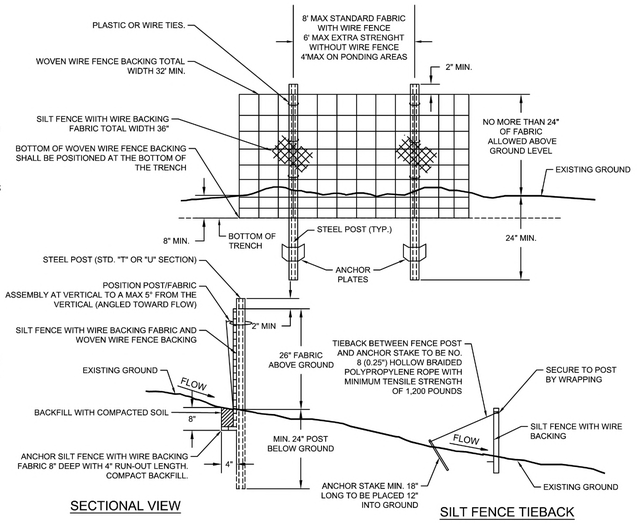
DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2020

DWG. NO. **D-1**

NOTES:

1. SILT FENCE WITH WIRE BACKING IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. USE SILT FENCE WITH WIRE BACKING UP-GRADIENT TO, AND ALONG THE PERIMETER OF STREAMS, WETLANDS, PONDS, SPRINGS, OR OTHER NATURAL WATER RESOURCES LOCATED WITHIN OR ADJACENT TO THE PROJECT RIGHT OF WAY.
2. THE MAXIMUM DRAINAGE AREA SIZE FOR CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEEL OF FENCE LENGTH. MAXIMUM SLOPE LENGTH BEHIND FENCE ON UPSLOPE SIDE SHALL BE 290 FEET (AS MEASURED ALONG GROUND SURFACE)
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED; CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND/OR WHEN EVIDENCE OF FILTER CLOGGING IS OBSERVED.
4. STEEL POSTS SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM.WOVEN WIRE FENCE BACKING TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST SIX PER POST.
5. FABRIC SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE BACKING WITH THE TIES SPACED EVERY 24 INCHES ALONG TOP AND MIDSECTION.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WITH WIRE BACKING WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.
7. STOP SILT FENCE AT PAVED CROSSINGS, USE ALTERNATIVE MEASURE IF NECESSARY.
8. COORDINATE SILT FENCE PLACEMENT IN WATER QUALITY BUFFERS TO MINIMIZE IMPACT.
9. REINFORCE TOE OF THE FENCE WITH 12 INCHES OF NC DOT #5 OR #57 WASHED STONE WHEN FLOW WILL RUN PARALLEL TO THE TOE OF THE FENCE.



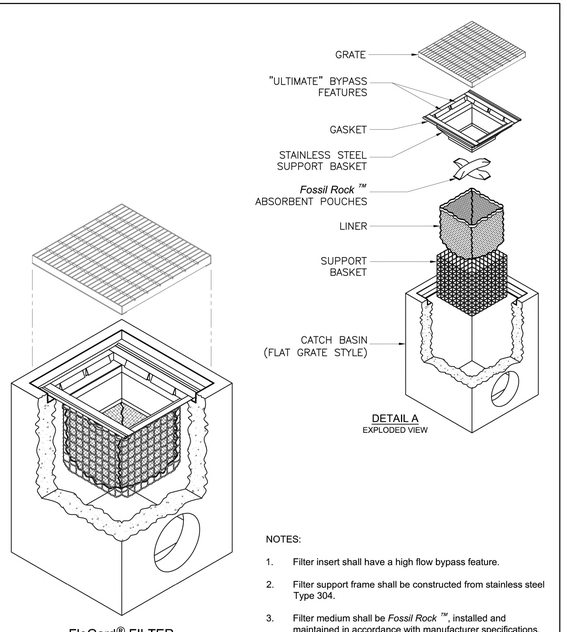
SECTIONAL VIEW

SILT FENCE TIEBACK

SILT FENCE DETAIL

(NOT TO SCALE)

FGP-0001



FloGard® FILTER
-INSTALLED INTO CATCH BASIN-

U.S. PATENT # 6,00,023 & 6,877,029

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

Inlet Filtration

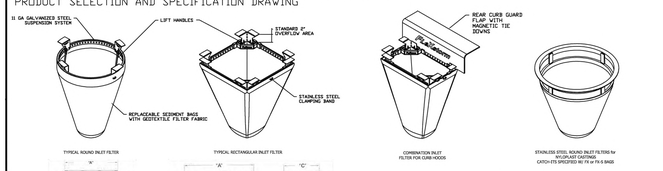
FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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DRAWING NO.	REV.	ECO	DATE
FGP-0001	G	ECO-0142 JPR 7/13/16	JPR 11/3/06 SHEET 1 OF 2

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



1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT / SQUARE	Small Rect / Square (up to 16" (B) x 10" (D) openings or 64" perimeter)	62SRQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MRQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LRQ
	XL Rect / Square (side by side 2 grates to fit up to 48" (B) x 36" (D) openings)	62XLRQ
CURBING INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (Cu Ft)	Filtered Flow Rate at 50% Min (CFS) FX (Woven)	IL (Non-Woven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

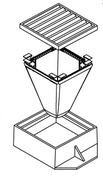
FLEXSTORM FILTER BAGS	(12" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX- Standard Woven Bag	FX	FX-S	200	40
IL- IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

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

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



NOTES:

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

FLEXSTORM INLET FILTERS™
CATCH IT
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE	DWG NO.	REV
C	FLEXSTORM_CATCH_IT	A

SCALE | SHEET 1 OF 1

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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440 METROPLEX DRIVE • NASHVILLE, TN 37211
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE — LICENSED PROFESSIONAL ENGINEER — 12/19/23 — STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

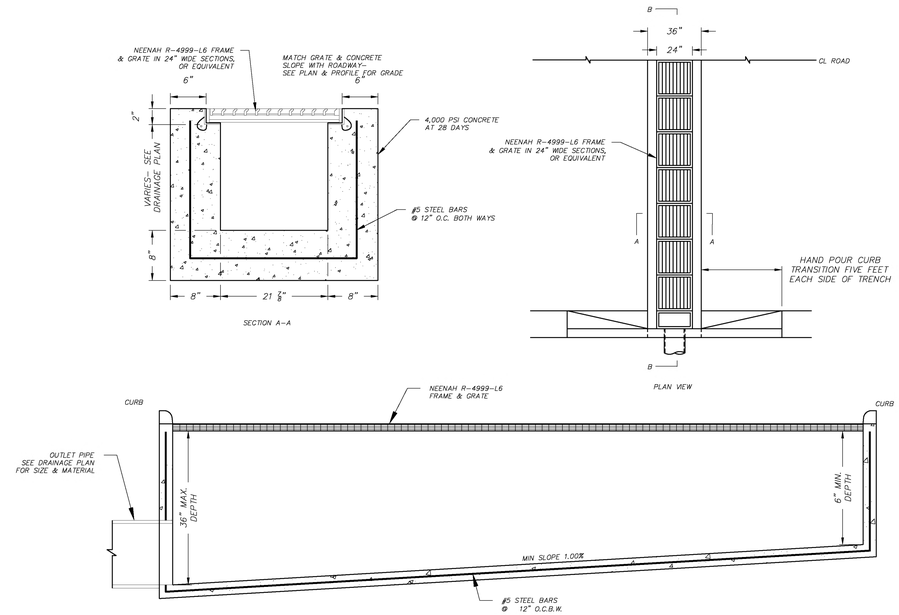
Sheet Title:

GRADING DRAINAGE & EPSC DETAILS

Sheet No.

C 3.8

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309carothers-Details.dwg
Layout Name: C 3.8 Grading Drainage & EPSC Details
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: clove



TRENCH DRAIN

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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COMMERCIAL SITE PLAN

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FRANKLIN, TENNESSEE

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1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109337
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
GRADING DRAINAGE & EPSC DETAILS

Sheet No.
C 3.9

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Details.dwg
Layout Name: C 3.9 Grading Drainage & EPSC Details
Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: cdyw

R.OW. & ACCESS GENERAL NOTES

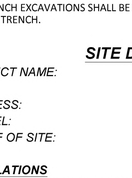
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE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

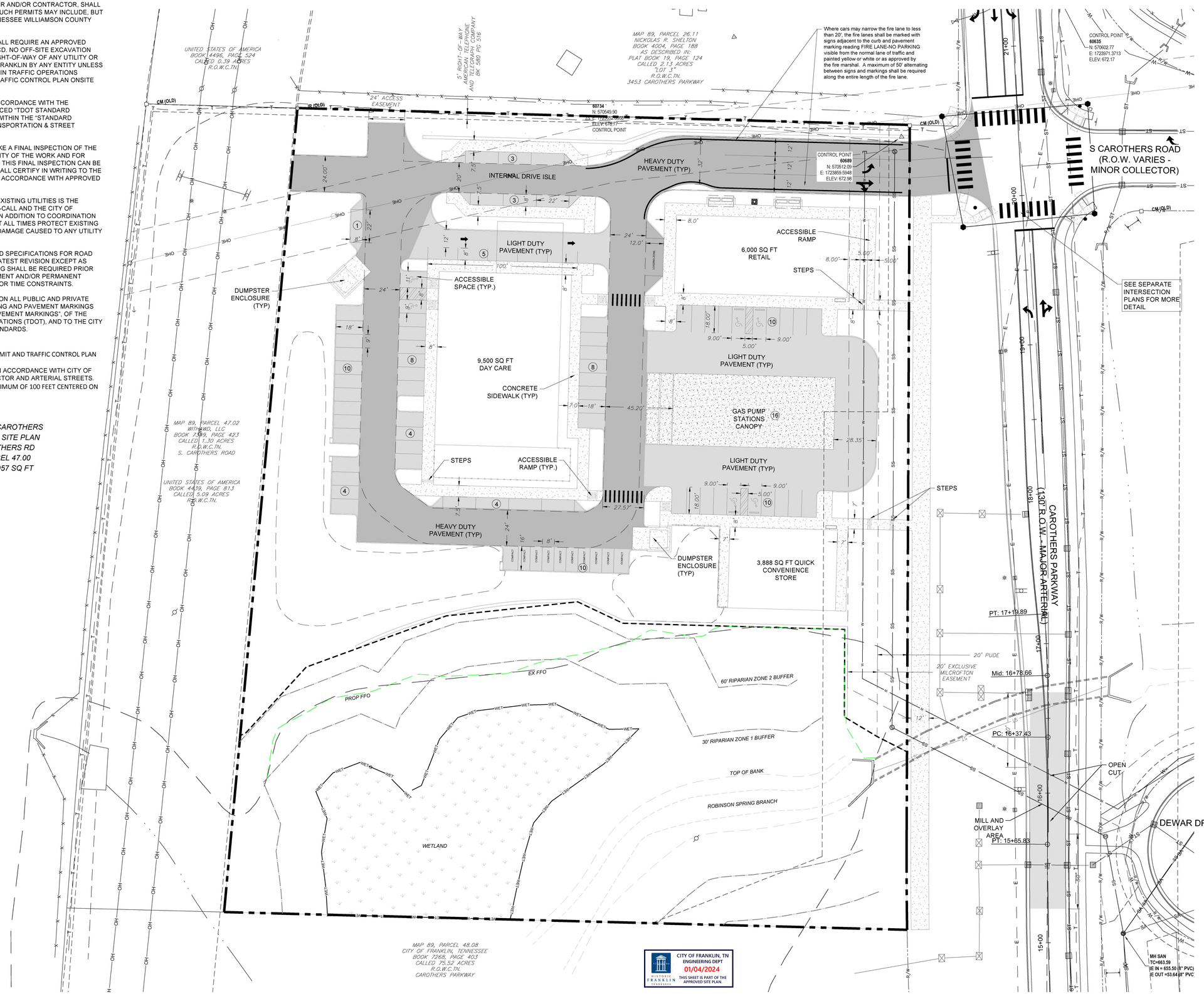
CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

SITE DATA CHART

PROJECT NAME:	*4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN*
ADDRESS:	*4309 S CAROTHERS RD*
PARCEL:	*MAP 89, PARCEL 47.00*
AC / SF OF SITE:	*5.35 AC / 232,957 SQ FT*
REGULATIONS	
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED):	*TBD*
DATE OF VESTING ZONING ORDINANCE:	*TBD*
CURRENT ZONING:	*NC*
VESTED ZONING:	
OVERLAY ZONING:	*FFO*
SETBACKS	
FRONT YARD:	*10 FT*
SIDE YARD:	*5 FT*
REAR YARD:	*5 FT*
COMMERCIAL SF BY USE:	
RETAIL:	*6,000 SF*
DAYCARE:	*9,500 SF*
QUICK CONVENIENCE STORE:	*3,888 SF*
HOTEL KEYS:	*N/A*
BUILDING HEIGHT:	*1 STORY*
MIN LANDSCAPE SURFACE AREA:	*15%*
FORMAL/INFORMAL OPEN SPACE:	*0.28 AC*
TREE CANOPY RETENTION AC:	*1.01 AC*
PARKING	
PARKING SPACES REQUIRED:	*94*
9500 SF DAY CARE CENTER (2/1000 SF + 1/Employee	
+ 5 Stacking Spaces)	*44*
6032 SF RETAIL (3.33 / 1000 SF)	*21*
3888 SF GAS STATION (3.33 / 1000 SF + 1/Pump Station)	*29*
PARKING SPACES PROVIDED:	*96*
PERVIOUS SPACES:	*0*
IMPERVIOUS SPACES:	*96*
HISTORIC RESOURCE TREATMENT:	*N*





CITY OF FRANKLIN, TN ENGINEERING DEPT 01/04/2024 THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE REGISTERED ENGINEER 102132 STATE OF TENNESSEE
Larry C. Wallace 12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

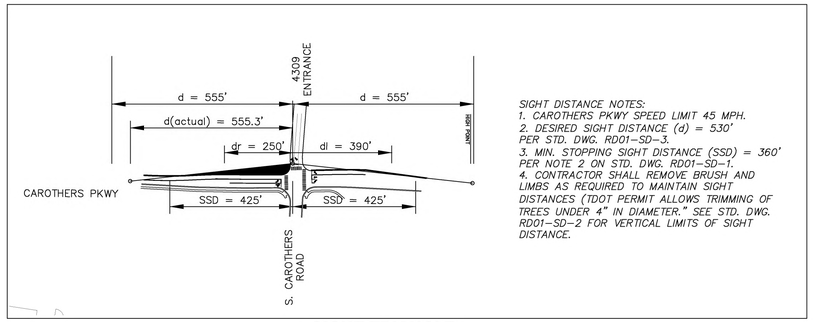
Sheet Title:

SITE ROW & ACCESS PLAN

Sheet No.

C 4.1

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-ROW.dwg
Layout Name: C 4.1 Site ROW & Access Plan
Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: cday



SIGHT DISTANCE NOTES:
1. CAROTHERS PKWY SPEED LIMIT 45 MPH.
2. DESIRED SIGHT DISTANCE (d) = 530' PER STD. DWG. RD01-SD-3.
3. MIN. STOPPING SIGHT DISTANCE (SSD) = 360' PER NOTE 2 ON STD. DWG. RD01-SD-1.
4. CONTRACTOR SHALL REMOVE BRUSH AND LIMBS AS REQUIRED TO MAINTAIN SIGHT DISTANCES (TDOT PERMIT ALLOWS TRIMMING OF TREES UNDER 4" IN DIAMETER." SEE STD. DWG. RD01-SD-2 FOR VERTICAL LIMITS OF SIGHT DISTANCE.

SIGHT TRIANGLE
NTS

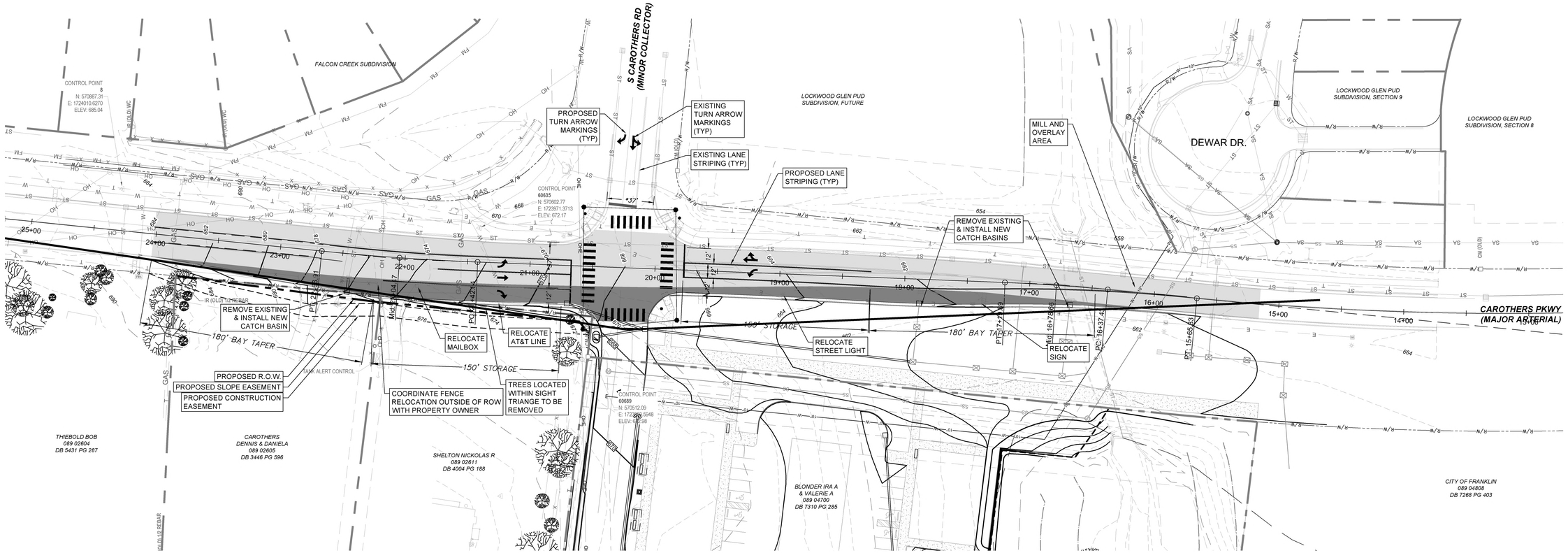
LEGEND

- IRON ROD FOUND
- MAG NAIL FOUND
- AREA DRAIN
- CATCH BASIN
- SIGN
- TELEPHONE PEDESTAL
- VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/ LIGHT
- ELECTRIC PULL BOX
- PROPERTY LINE
- RIGHT OF WAY
- RAILROAD TRACKS
- FENCE LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EDGE OF EASEMENT
- DRIP LINE
- EXISTING SEWER LINE

TN STATE PLANE GRID
NOTE: BEARINGS ARE RELATIVE TO TN. S.P.C.S. - NAD 83

GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

PLAN SHOWN IS FOR REFERENCE ONLY. FINAL INTERSECTION AND ROADWAY IMPROVEMENTS WILL BE SUBMITTED AS A SEPARATE PLAN SET. THESE PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS



FULL DEPTH PAVING

MILL & OVERLAY

NOTES:

- **EXISTING ROAD WIDTHS ARE FACE OF CURB TO FACE OF CURB*
- *PROPOSED ROAD WIDTHS ARE EOP TO EOP*
- *FIELD RUN TOPOGRAPHIC INFORMATION PERFORMED BY ENERGY LAND & INFRASTRUCTURE DATED MAY 2021*
- *TAPER AND BAY LENGTHS & SIGHT TRIANGLE MATCH TDOT STANDARDS FOR 45 mph DESIGN SPEED (40 mph POSTED)*

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

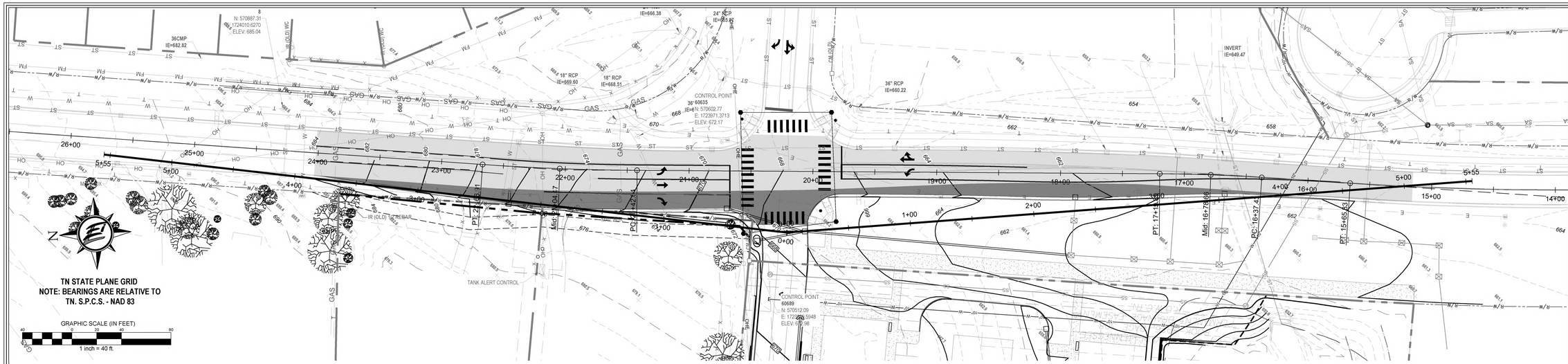
LARRY C. WALLACE
REGISTERED ENGINEER
No. 108143
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
PROPOSED CAROTHERS PARKWAY IMPROVEMENTS

Sheet No.
C 4.2A

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Carothers.dwg
Layout Name: C 4.2a Proposed Carothers Parkway Improvements
Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: cleyw



NORTH SIGHT LINE PROFILE

SOUTH SIGHT LINE PROFILE

PROFILE SCALE:
HOR: 1"=40'
VER: 1"=4'

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
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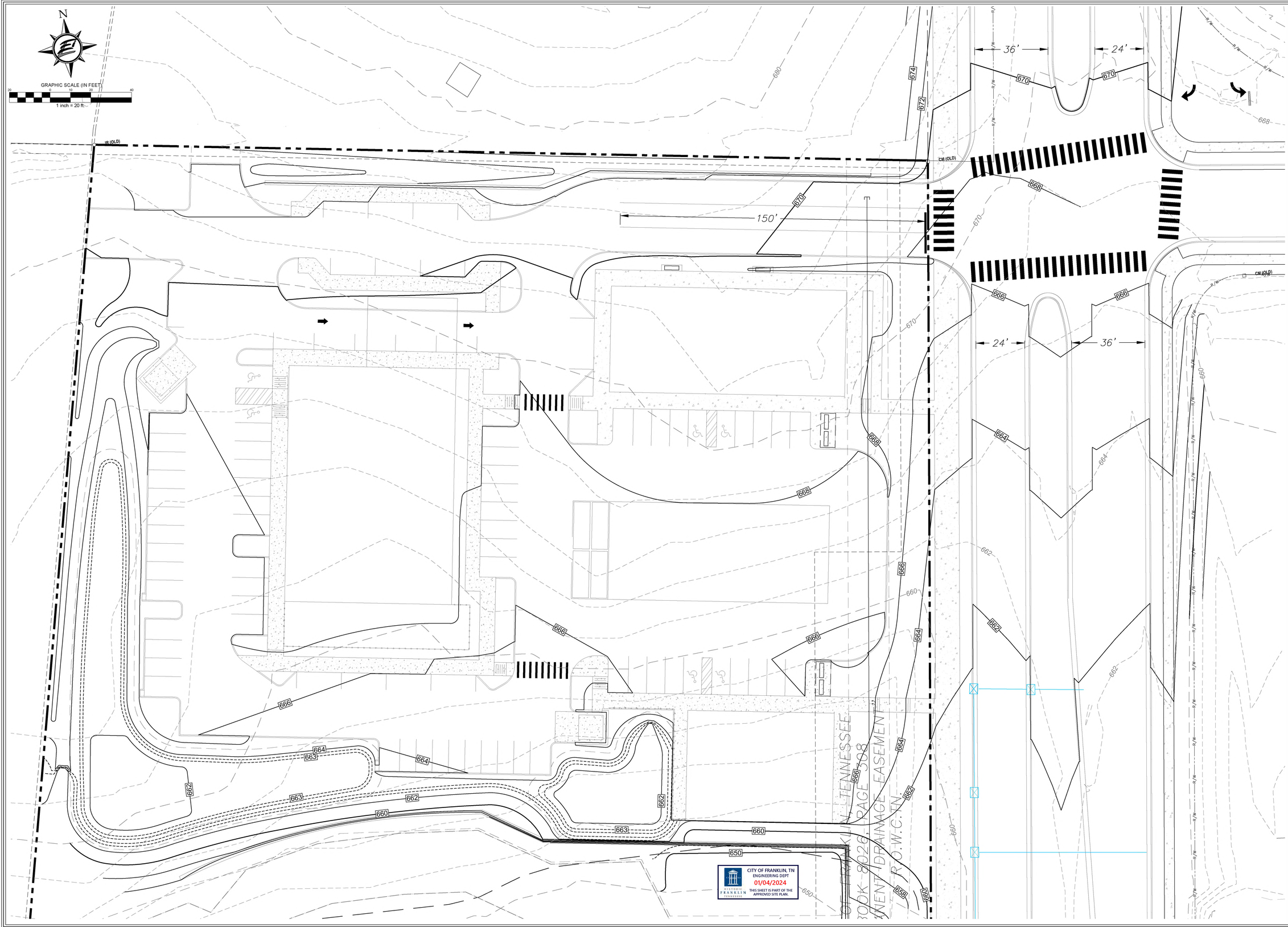
LARRY C. WALLACE
REGISTERED ENGINEER
No. 109253
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
CAROTHERS PARKWAY VERTICAL SIGHT TRIANGLES

Sheet No.
C 4.2B

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309carothers-Carothers.dwg
Layout Name: C 4.2b Carothers Parkway Vertical Sight Triangles
Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: clayw



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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
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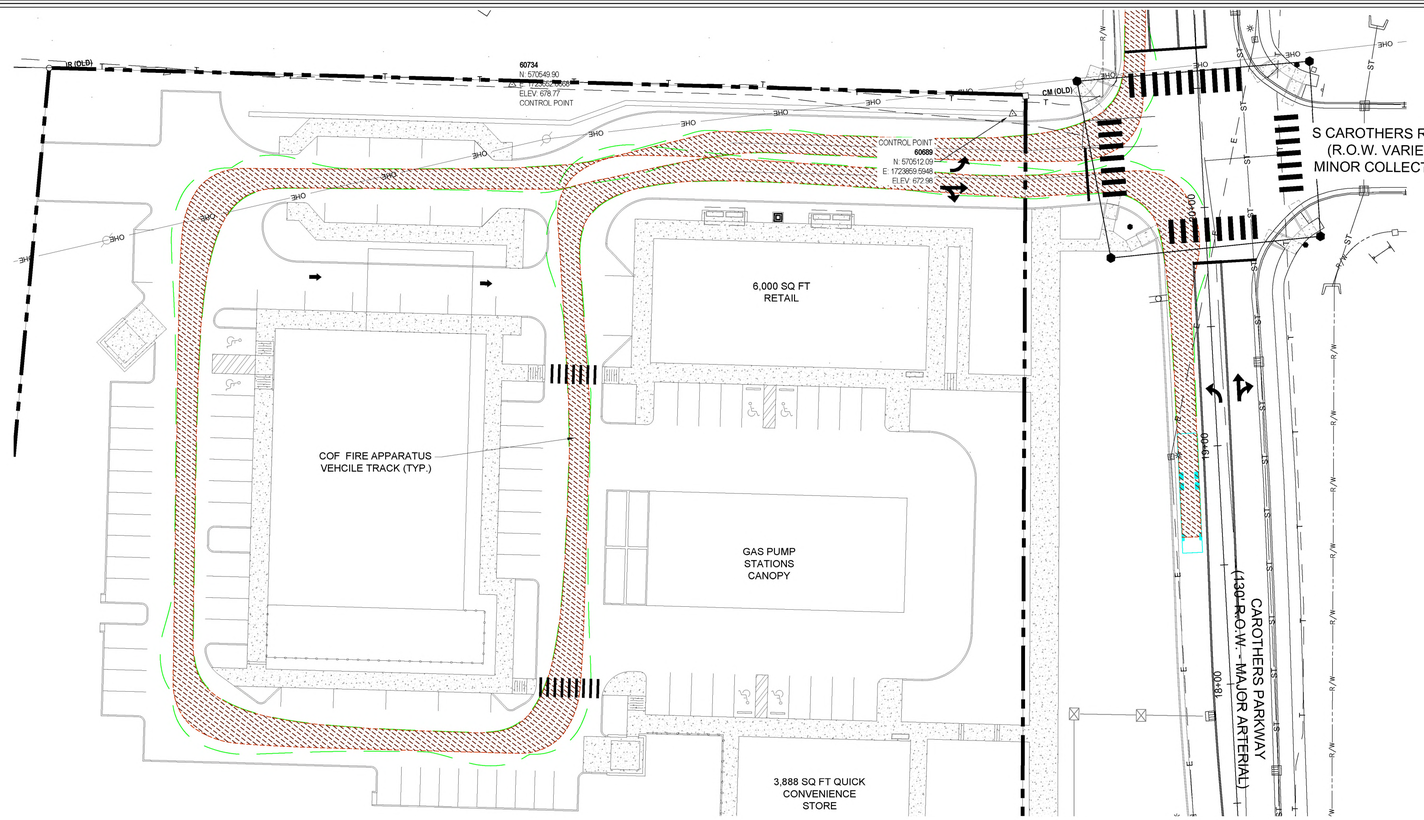
LARRY C. WALLACE
REGISTERED ENGINEER
No. 102132
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
FUTURE CAROTHERS PKWY INTERSECTION EXHIBIT

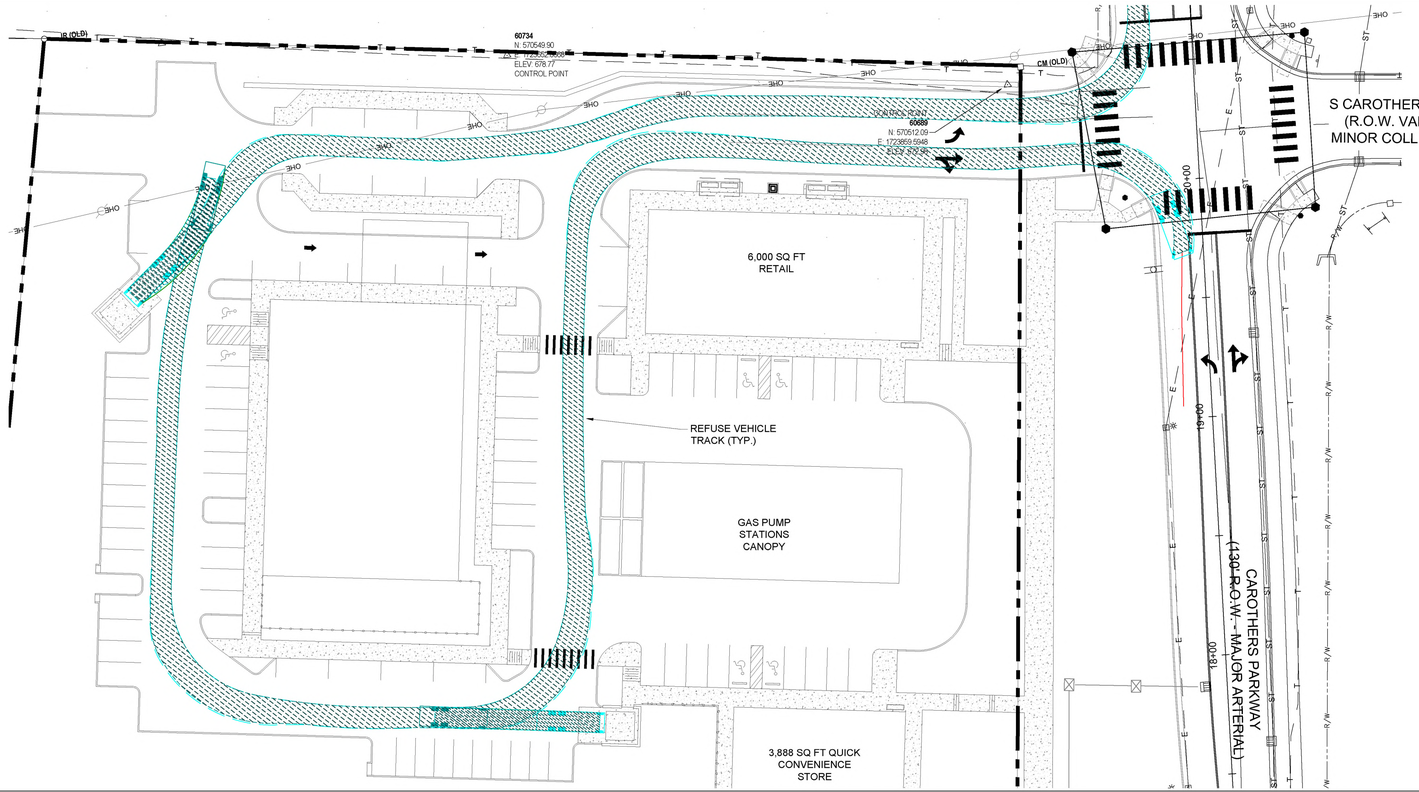
Sheet No.
C 4.3

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Future Intersection.dwg
Layout Name: C 4.3 Future Carothers Pkwy Intersection Exhibit
Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: clayw



CITY OF FRANKLIN
FIRE APPARATUS
VEHICLE TRACK PLAN

5 mph design speed



FRONT-END LOADER REFUSE TRUCK SPECIFICATIONS

- Height: 12.5'
- Wheel base: 19.5'
- Width: 8'-1"
- Overhead clearance with can in raised position: 18.5'
- Turning radius: 46'
- Turning diameter: 97'
- Track: 6'-6"
- Total length with boom overhang and arms extended: 41'
- Total overall length of truck (with boom overhang): 37'
- Truck length without boom: 35'
- Front overhang: 4'-2"
- Fork length: 4'
- Boom arms front of bumper overhang: 24"
- Empty scale weight: 40,400 pounds
- Total gross vehicle weight: 75,000 pounds
- Front axis width: 18,000 pounds
- Empty trash dumpster estimated weight: 700 pounds
- Full trash dumpster estimated weight: 1,600 pounds

CITY OF FRANKLIN
REFUSE VEHICLE
TRACK PLAN

5 mph design speed

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

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1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109134
STATE OF TENNESSEE
Larry C Wallace 12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

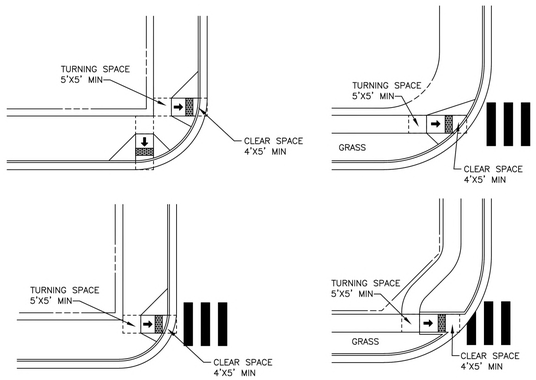
VEHICLE TRACKING PLAN

Sheet No.

C 4.4

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-ROW.dwg
Layout Name: C 4.4 Vehicle Tracking Plan
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: cdyw

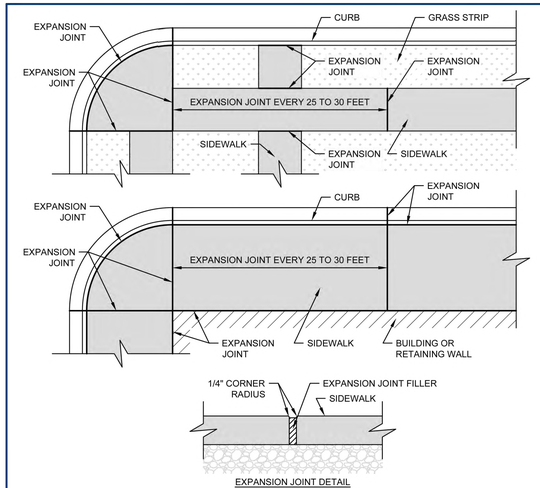


GENERAL NOTES

1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR RAMP LAYOUT		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Hoffa	DATE: 7/1/2021	RP-16

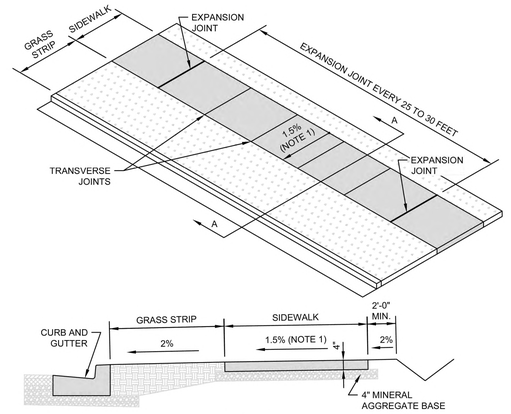


EXPANSION JOINT DETAIL

NOTES

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

HISTORIC FRANKLIN TENNESSEE	SIDEWALK EXPANSION JOINT		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Hoffa	DATE: 1/1/2020	RP-10

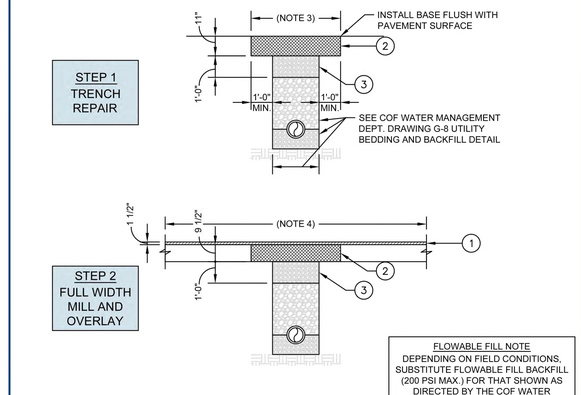


SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Hoffa	DATE: 1/1/2020	RP-8



FLOWABLE FILL NOTE
DEPENDING ON FIELD CONDITIONS, SUBSTITUTE FLOWABLE FILL BACKFILL (200 PSI MAX.) FOR THAT SHOWN AS DIRECTED BY THE COF WATER MANAGEMENT OR STREET DEPTS.

PAVEMENT SCHEDULE

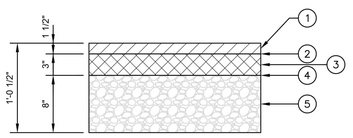
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. BITUMINOUS AGGREGATE BASE
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWINGS RD-1 AND RD-2.

NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR ARTERIAL AND COLLECTOR STREET		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Hoffa	DATE: 7/1/2020	RD-7



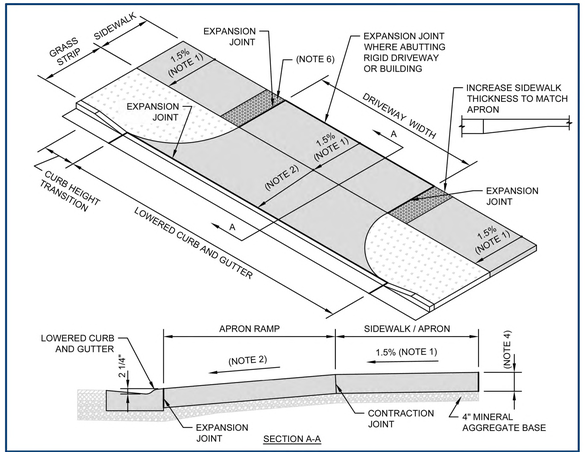
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 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

HISTORIC FRANKLIN TENNESSEE	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Hoffa	DATE: 1/1/2020	RD-3



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. DETECTABLE WARNING SURFACE: BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE	STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Hoffa	DATE: 1/1/2020	RP-5

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
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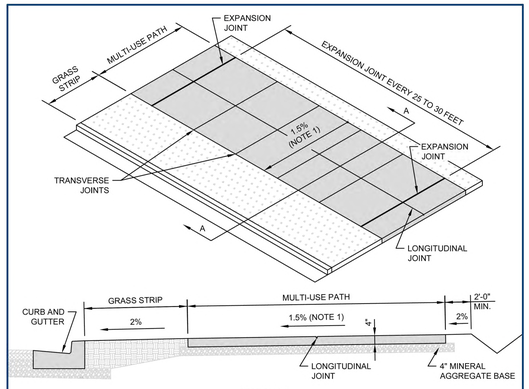
LARRY C. WALLACE
REGISTERED ENGINEER
No. 102133
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
ROW & ACCESS DETAILS

Sheet No.
C 4.5

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Details.dwg
Layout Name: C 4.5 ROW & Access Details
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: cleyw

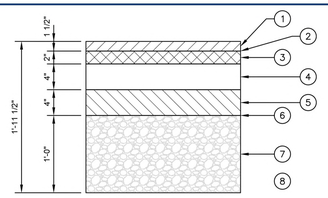


SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	**CONCRETE MULTI-USE PATH**		DWG. NO. **RP-9**
CITY OF FRANKLIN	CITY ENGINEER: Paul Holzen	DATE: 7/1/2021	
NOT TO SCALE			



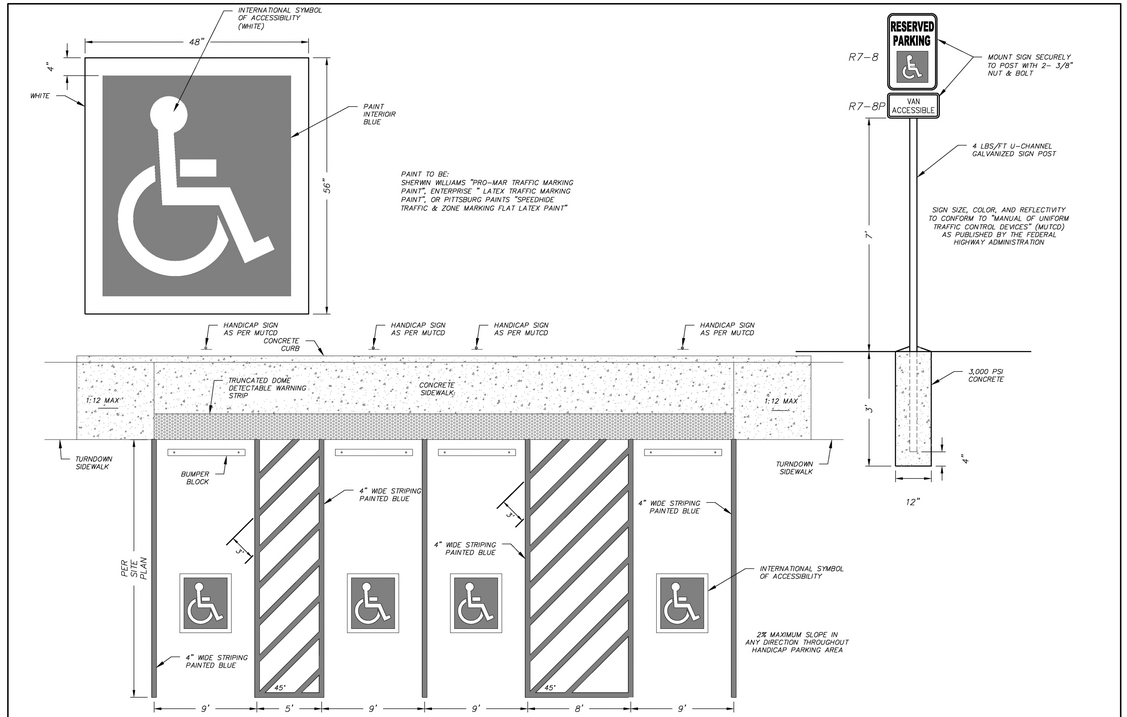
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 2" - ASPHALT BINDER (226 LB/SY)
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - ASPHALTIC AGGREGATE BASE BINDER (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. 4" - ASPHALT AGGREGATE BASE (360 LB/SY)
   307-02.02 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A-S
   307-02.03 AGGREGATE (BPMB-HM) GRADING A-S
6. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
7. 12" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
8. AGGREGATE UNDERDRAINS WITH PIPE (NOT SHOWN)
   (COORDINATE WITH TDOT STD. DRAWING RD-UD-3)

NOTES

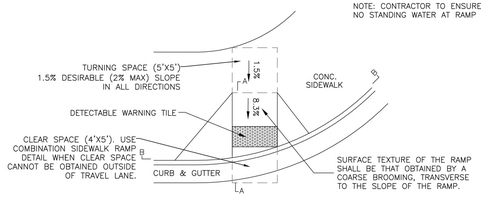
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

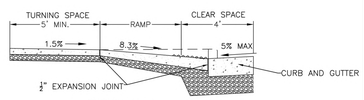
HISTORIC FRANKLIN TENNESSEE	**MAJOR AND MINOR ARTERIAL PAVEMENT SECTION**		DWG. NO. **RD-1**
CITY OF FRANKLIN	CITY ENGINEER: Paul Holzen	DATE: 7/1/2021	
NOT TO SCALE			



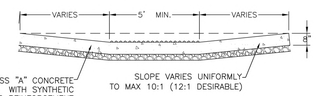
HANDICAP PARKING

NOTE: CONTRACTOR TO ENSURE NO STANDING WATER AT RAMP





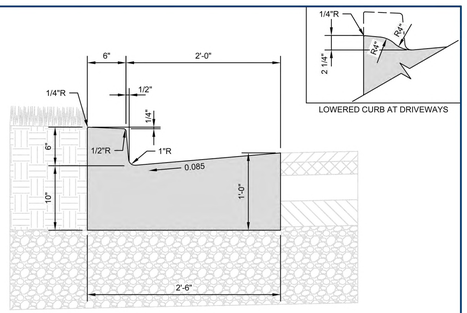
SECTION A–A



SECTION B–B

GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN	Paul Holzen 7/1/2017 CITY ENGINEER DATE	
PERPENDICULAR CURB RAMP		
DWG. NO. RP-11	EFFECTIVE DATE: 7/1/2017	Frank Martin 7/1/2017 ASST. DIRECTOR OF ENG. DATE



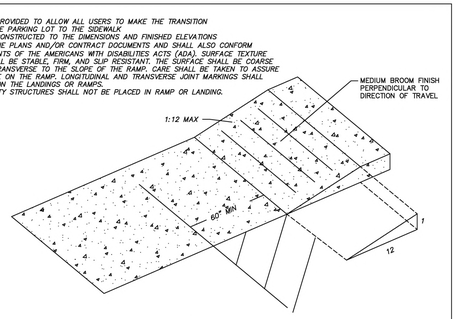
NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. COMBINED CURB AND GUTTER BASED ON TDOT STD. DRAWING RP-VC-10
8. INLET CASTING: JBS 3300-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

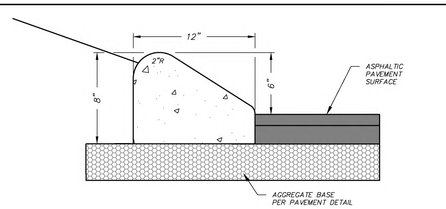
HISTORIC FRANKLIN TENNESSEE	**ARTERIAL AND COLLECTOR CURB AND GUTTER**		DWG. NO. **RP-1**
CITY OF FRANKLIN	CITY ENGINEER: Paul Holzen	DATE: 7/1/2021	
NOT TO SCALE			

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

NOTES:
1. RAMPS SHALL BE PROVIDED TO ALLOW ALL USERS TO MAKE THE TRANSITION IN GRADE FROM THE PARKING LOT TO THE SIDEWALK
2. RAMPS SHALL BE CONSTRUCTED TO THE DIMENSIONS AND FINISHED ELEVATIONS AS SPECIFIED IN THE PLANS AND/OR CONTRACT DOCUMENTS AND SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACTS (ADA). SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. CARE SHALL BE TAKEN TO ASSURE AN UNIFORM GRADE ON THE RAMP. LONGITUDINAL AND TRANSVERSE JOINT MARKINGS SHALL NOT BE ALLOWED ON THE LANDINGS OR RAMPS.
3. DRAINAGE AN UTILITY STRUCTURES SHALL NOT BE PLACED IN RAMP OR LANDING.

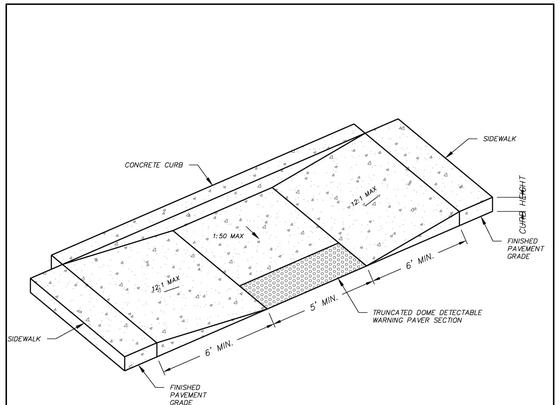


ACCESSIBLE RAMP



1. EXPANSION JOINTS (3/4" PREMOLDED FIBER) ARE TO BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS & ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE
   E. MAXIMUM SPACING IS 100 FEET
2. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEETTO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION.
3. EDGES OF JOINTS SHALL BE FINISHED ON 1/4 INCH RADII
4. CURB TIE INS SHALL BE HAND POURED 10' ON EACH SIDE OF A CURB INLET. AN EXPANSION JOINT SHALL BE USED ON EACH SIDE OF THE TIE IN.

EXTRUDED CURB



LOWERED ACCESS RAMP

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

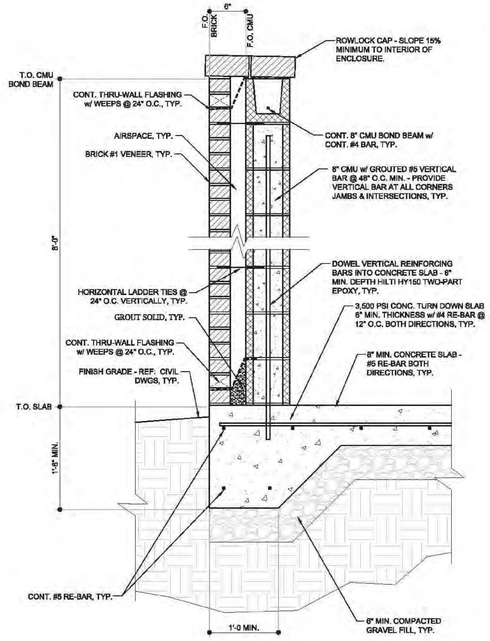
LARRY C. WALLACE
REGISTERED ENGINEER
AGENCY NO. 109143
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
ROW & ACCESS DETAILS

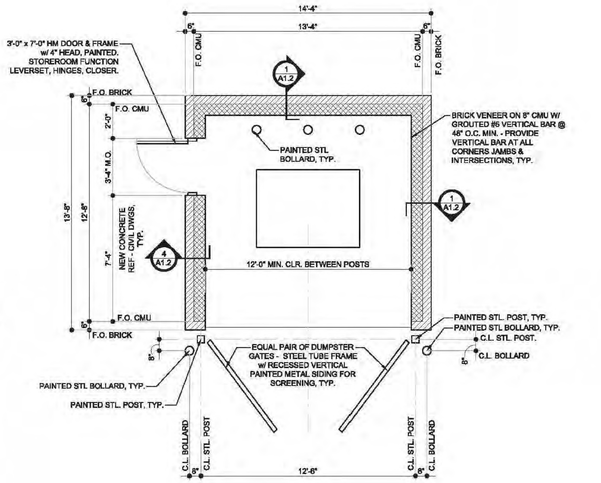
Sheet No.
C 4.6

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Layout Name: C 4.6 ROW & Access Details
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: cbyw



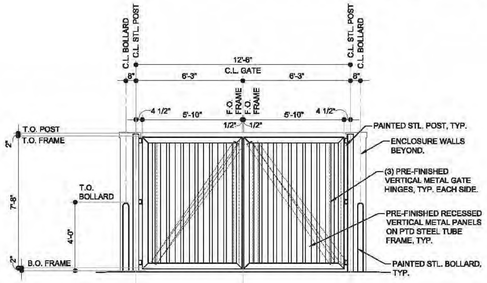
DUMPSTER ENCLOSURE WALL SECTION 1

1' 6" 0 1'



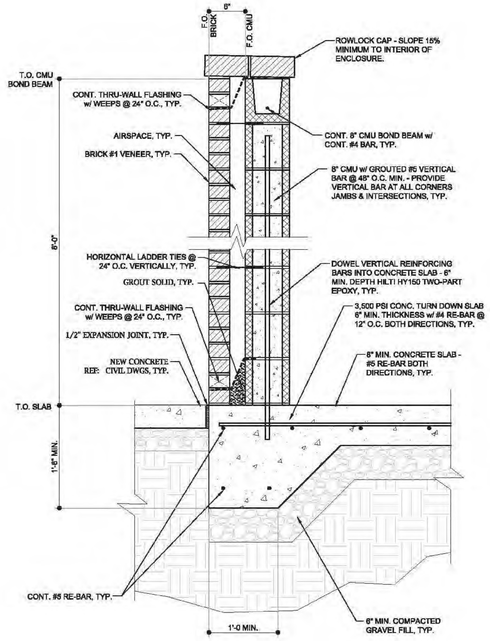
DUMPSTER ENCLOSURE PLAN 2

4' 2' 0 4'



DUMPSTER ENCLOSURE GATE ELEVATION 3

4' 2' 0 4'



DUMPSTER ENCLOSURE WALL SECTION 4

1' 6" 0 1'

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102153
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

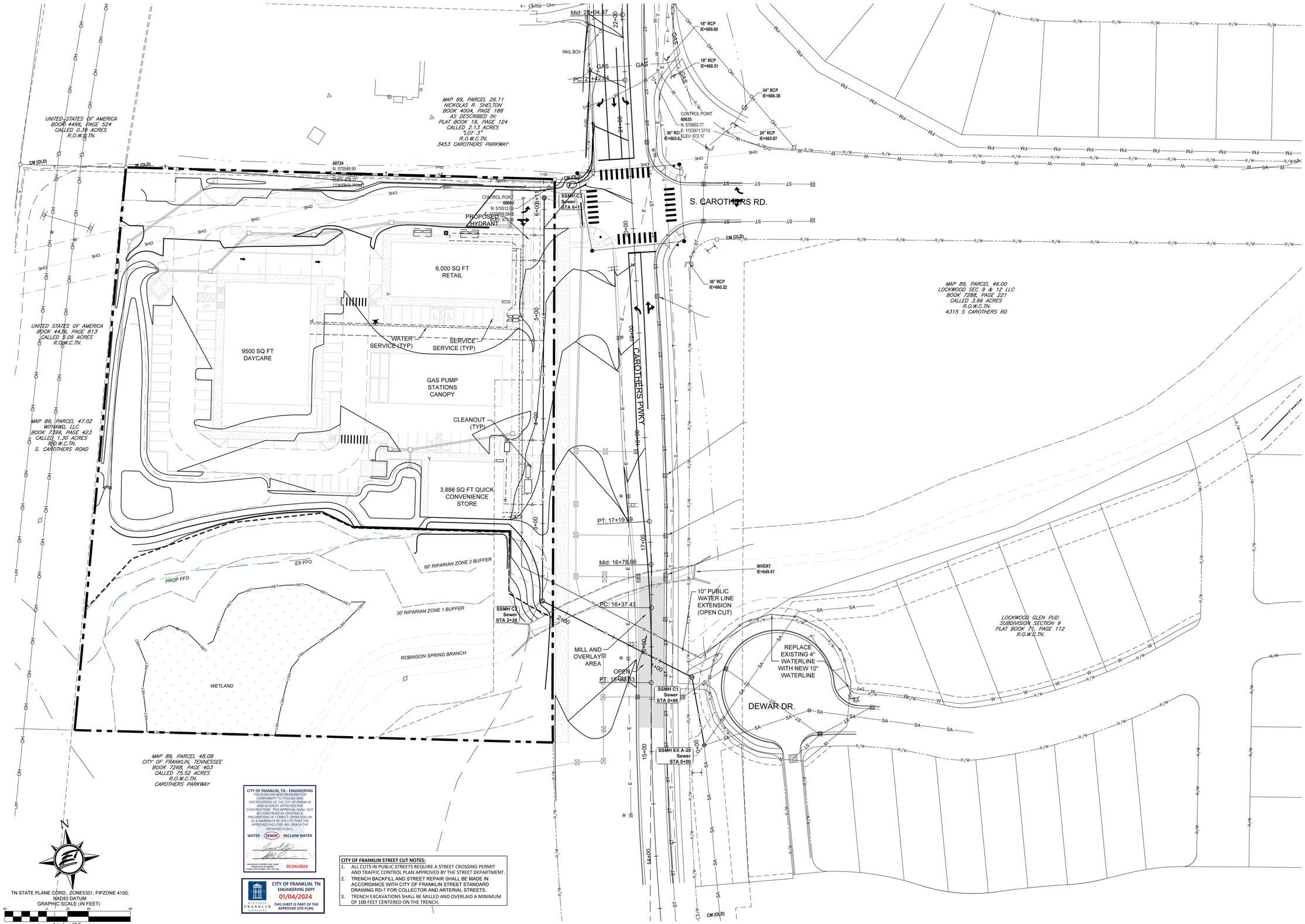
Sheet Title:

ROW & ACCESS DETAILS

Sheet No.

C 4.7

Filename: W:\20-11-1210 4309 South Carothers\3_CAD Production\2_Site Plan\4309Carothers-Details.dwg
Layout Name: C 4.7 ROW & Access Details
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: croyw



CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
WATER SEWER RECLAIM WATER
APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL IF RELATED PERMIT NOT ACTIVE
01/04/2024

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

CITY OF FRANKLIN STREET CUT NOTES:
1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Utility.dwg
Layout Name: C 5.0 Overall Utility Plan
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: clayw

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 103122
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

OVERALL UTILITY PLAN

Sheet No.
C 5.0

NOTES

1. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/ PLAN MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.
2. WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.
3. AFTER FINAL GRADE ADJUSTMENT, FRANKLIN WATER MANAGEMENT MAY REQUIRE THE MANHOLES TO BE RETESTED TO ENSURE PROPER SEAL.

WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.

CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

UTILITY NETWORK NARRATIVE

PUBLIC WATER AND SEWER WILL BE EXTENDED FROM ACROSS THE EASTERN SIDE OF CAROTHERS PARKWAY IN LOCKWOOD GLEN PUD SUBDIVISION, SECTION 9 .

UTILITY IMPACT STATEMENT

THE ANTICIPATED DEMAND FOR WATER AND SEWER IS 5,900 GPD BASED ON 15 RETAIL EMPLOYEES, 160 PRE-SCHOOL OCCUPANTS, AND FOUR FUEL ISLANDS. THERE ARE NO RELCAIMED WATER LINES IN THE VICINITY.

WATER & SEWER DATA CHART

DEVELOPMENT TYPE: COMMERCIAL

RETAIL (15 EMPLOYEES):	300 GPD
PRE-SCHOOL (160 OCCUPANTS):	1,600 GPD
SERVICE STATION (4 FUEL ISLANDS):	4,000 GPD
TOTAL DEMAND:	5,900 GPD

UTILITY PROVIDERS

ELECTRIC
MTEMC
GARY OSBURN
(615) 595-4677

NATURAL GAS
ATMOS
(615) 771-8300

SEWER
CITY OF FRANKLIN WATER & SEWER
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
615-794-4554

WATER
MILCROFTON UTILITY DISTRICT
MIKE JONES
(615) 794-5947 EXT 24

FLOW TEST

DATE 08-04-2021

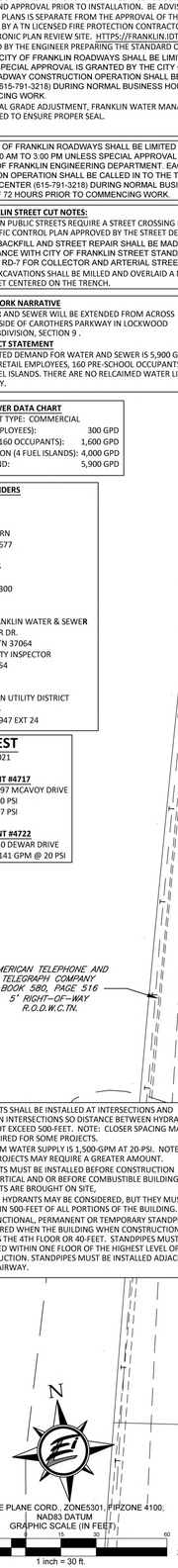
GAGE HYDRANT #4717

LOCATION	1097 MCAVOY DRIVE
STATIC	110 PSI
RESIDUAL	107 PSI

FLOW HYDRANT #4722

LOCATION	430 DEWAR DRIVE
FLOW	9,141 GPM @ 20 PSI

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE,
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.



LEGEND

- WM — WATER METER
- HYD — FIRE HYDRANT
- WV — WATER VALVE
- UTILITY POLE
- LIGHT POLE
- S — SEWER MANHOLE
- X — FENCE LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- T — OVERHEAD COMMUNICATION LINE
- UG — UNDERGROUND COMMUNICATION LINE
- W — WATER LINE
- SA — SEWER LINE
- FM — FORCE MAIN SEWER
- ST — STORM LINE

WATER & SEWER GENERAL NOTES

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

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/ PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. APPROVAL SHALL NOT BE CONSTRUED AS AN OVERALL PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
WATER SEWER RECLAIM WATER
APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL IF RELATED PERMIT NOT ACTIVE. 01/04/2024

CITY OF FRANKLIN, TN
ENGINEERING DEPT.
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
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LARRY C. WALLACE
REGISTERED ENGINEER
12/19/23
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE UTILITY PLAN

Sheet No.

C 5.1

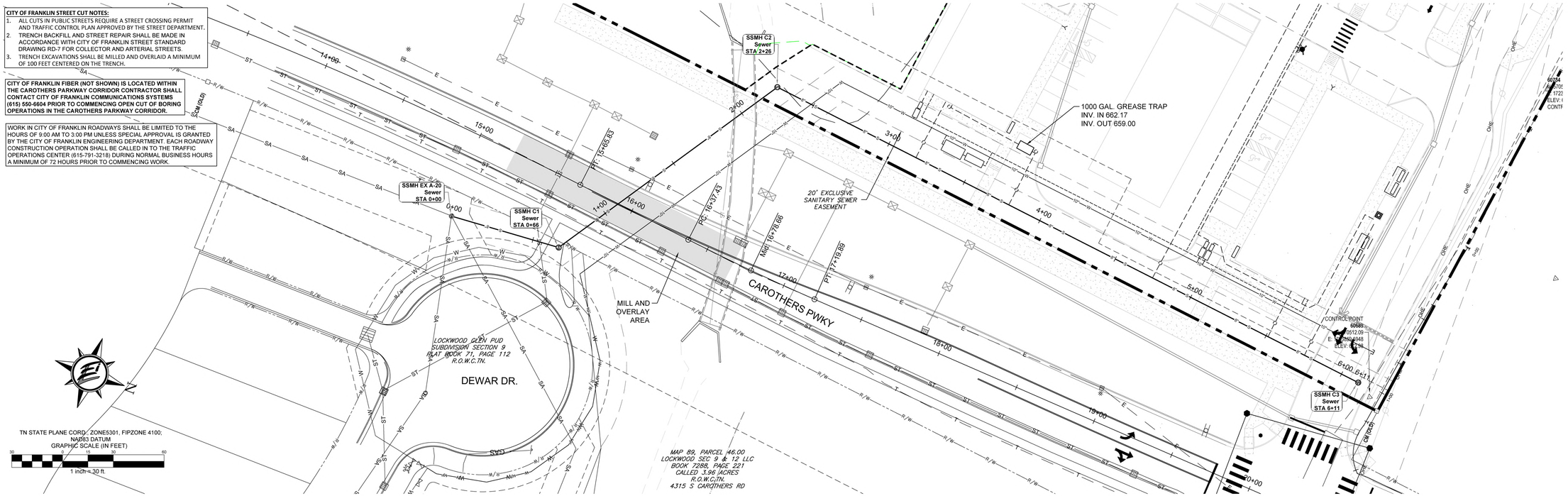
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Layout Name: C 5.1 Site Utility Plan
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: cbyw

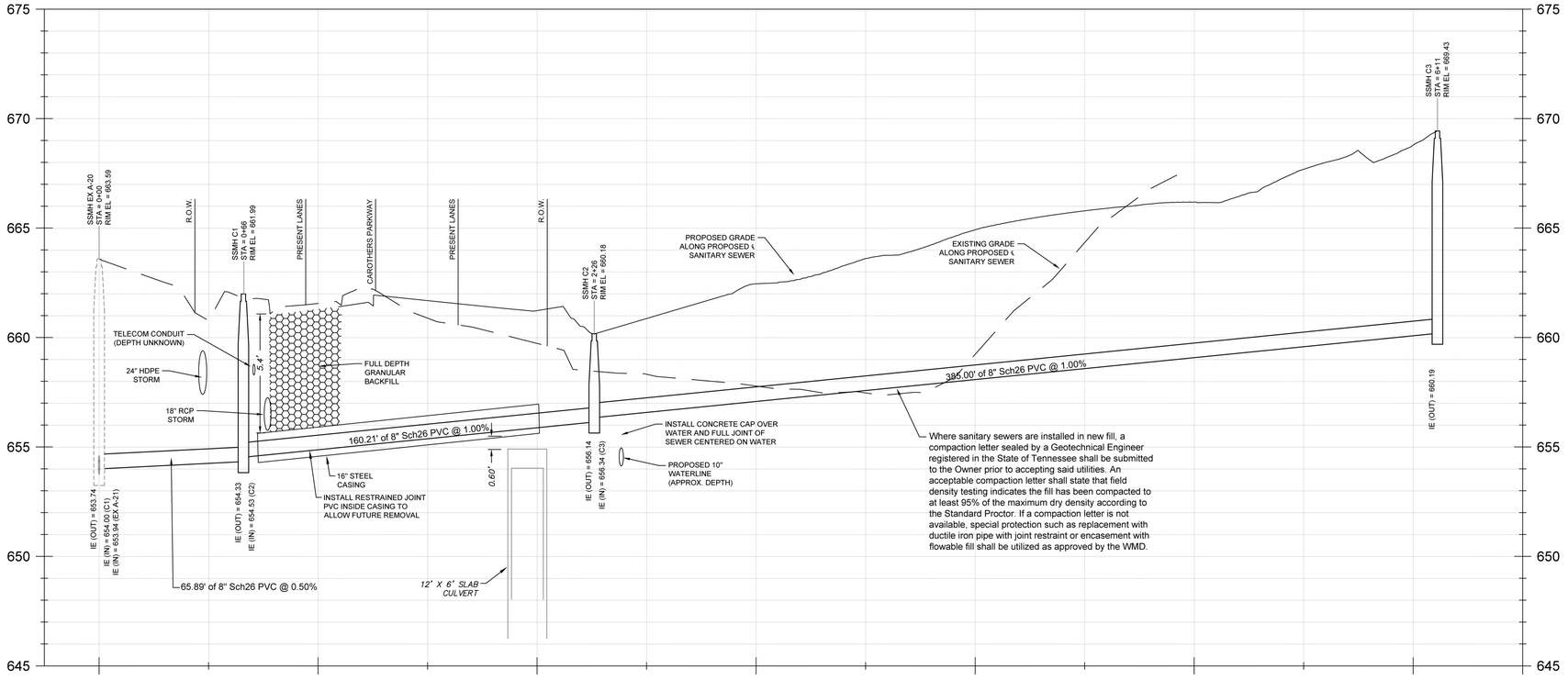
CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

CITY OF FRANKLIN FIBER (NOT SHOWN) IS LOCATED WITHIN THE CAROTHERS PARKWAY CORRIDOR CONTRACTOR SHALL CONTACT CITY OF FRANKLIN COMMUNICATIONS SYSTEMS (615) 550-6604 PRIOR TO COMMENCING OPEN CUT OF BORING OPERATIONS IN THE CAROTHERS PARKWAY CORRIDOR.

WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.





PROFILE SCALE:
HOR: 1"=30'
VER: 1"=3'

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY'S RULES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
WATER SEWER RECLAIM WATER
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE.
01/04/2024

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
440 METROPLEX DRIVE • NASHVILLE, TN 37211
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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4309 SOUTH CAROTHERS
COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
102134
STATE OF TENNESSEE
12/19/23

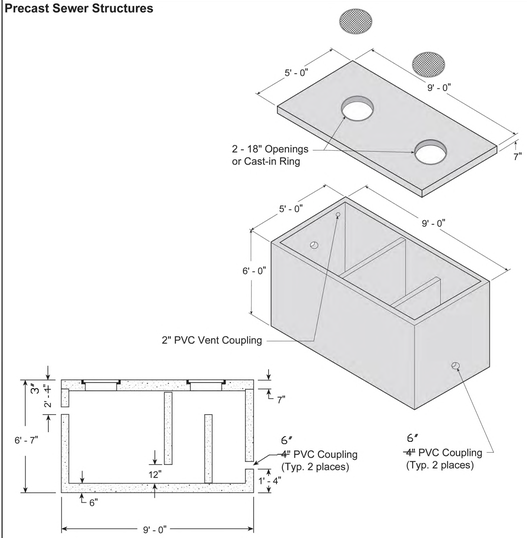
Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
UTILITY PLAN & PROFILE

Sheet No.
C 5.2

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Utility.dwg
Layout Name: C 5.2 Utility Plan & Profile
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: cday

Precast Sewer Structures



Materials & Features

CONCRETE: 5,000 PSI

REINFORCING: per ASTM A-615 or A-185

MEETS ASTM C-858 & ASTM C-913 AASHTO live load requirements.

CI CASTINGS: per ASTM A-46 Class 30/35

WEIGHT: 16,000 lbs. w/Lid

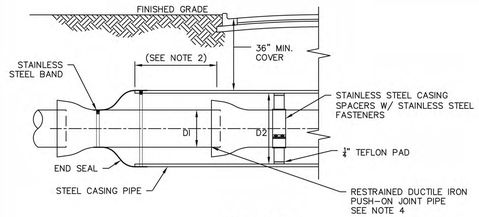
GREASE CAPACITY: 750 Lbs.

Can be fabricated with 6" PVC couplings on request.

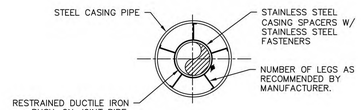
-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION.PAGE	DATE
1,000 Gallon Grease Trap		AR	12.1	2-1-05

FORTERRA



ELEVATION



SECTION

NOTES:

1. WHEN CONSTRUCTION IS WITHIN TDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS OF EACH AGENCY SHALL BE MET.
2. CASING SHALL EXTEND A MIN. OF 10' BEYOND EDGE OF PAVEMENT OR R.O.W., WHICHEVER IS FURTHER.
3. A MINIMUM OF 3 CASING SPACERS PER 20 LINEAR FEET OF INSTALLED CARRIER PIPE SHALL BE PROVIDED.
4. CARRIER PIPE SHALL BE RESTRAINED JOINT.

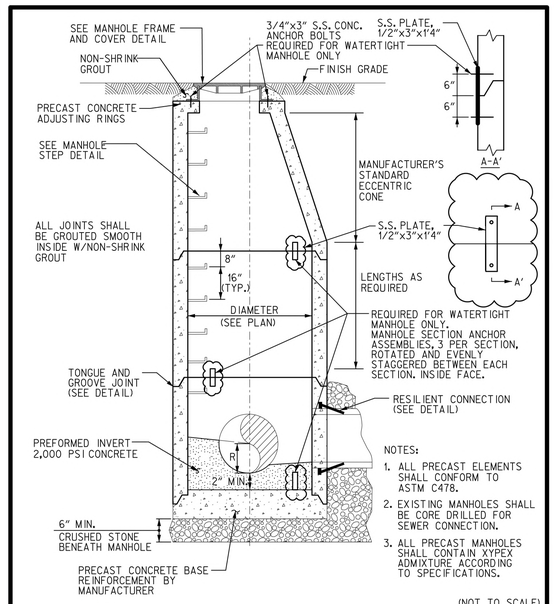
CARRIER PIPE AND CASING PIPE SIZES (MIN.)										
CARRIER PIPE NOM. DIA (DI)	2	4	6	8	10	12	14	16	20	24
CASING PIPE NOM. DIA. (D2)	6	14	16	18	22	24	30	30	36	48
WALL THICKNESS (IN.) R.O.W.	0.250	0.250	0.250	0.250	0.250	0.250	0.312	0.312	0.375	0.500
WALL THICKNESS (IN.) RAILROAD	0.250	0.250	0.250	0.312	0.375	0.375	0.500	0.500	0.563	0.625

HISTORIC FRANKLIN TENNESSEE

BORE AND JACK CASING

DWG. NO. **G-10**

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



NOTES:

1. ALL PRECAST ELEMENTS SHALL CONFORM TO ASTM C478.
2. EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
3. ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE ACCORDING TO SPECIFICATIONS.

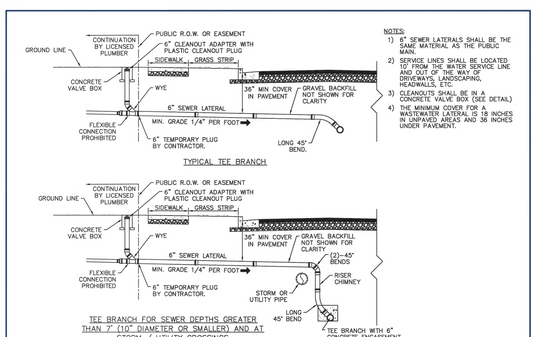
(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

PRECAST CONCRETE MANHOLE

WW - 1



NOTES:

1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED 10' FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

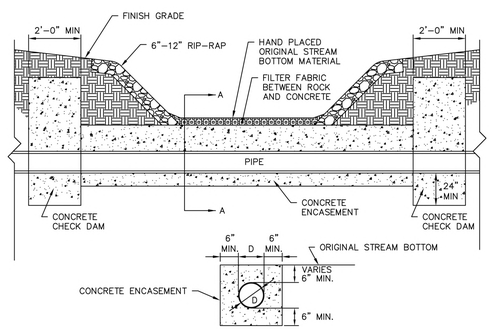
HISTORIC FRANKLIN TENNESSEE

SANITARY SEWER LATERALS

DWG. NO. **WW-9**

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.



SECTION A–A

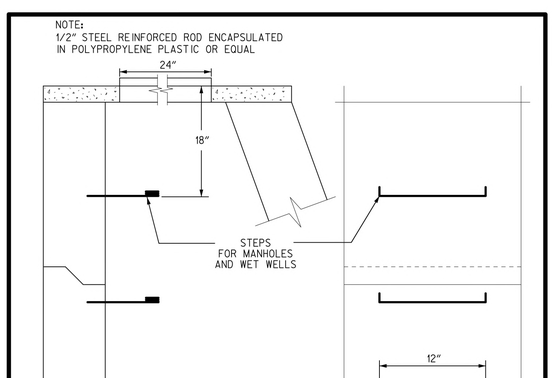
NOTES:

1) NO BLASTING IS PERMITTED IN THE EXCAVATION OF TRENCHES THAT LIE WITHIN 50 FEET OF A STREAM OR WETLAND, INCLUDING ALL STREAM CROSSINGS.
2) CROSSINGS SHALL INTERSECT THE STREAM CHANNEL AS CLOSE TO 90 DEGREES (PERPENDICULAR) TO THE STREAM AS POSSIBLE.
2) CONCRETE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3) ENCASEMENT WIDTH TO BE POURED THE WIDTH OF TRENCH WITH A MINIMUM OF 6" ON EACH SIDE OF PIPE. PROVIDE STAINLESS STEEL HOLD-DOWNS TO PREVENT PIPE FROM FLOATING DURING CONCRETE PLACEMENT.
4) CHECK DAMS TO HAVE A 24" POURED KEYWAY IN DIRT EXCAVATION (BOTTOM AND SIDES). IN ROCK EXCAVATION, REMOVE FRACTURED AND SHOT ROCK IN TRENCH, AND EXTEND CHECK DAM TO CLEAN, SOLID ROCK SURFACE (BOTTOM AND SIDES).
5) CROSSINGS THAT UTILIZE HORIZONTAL DIRECTIONAL DRILLING MAY BE USED INSTEAD OF OPEN CUT WITH WMD APPROVAL.
   A. BORE ENTRY/EXIT LOCATIONS ARE TO BE AT LEAST 50 FEET FROM THE STREAM BANK.
   B. BORE DEPTH BELOW STREAM BED TO BE SUFFICIENT TO PREVENT RELEASE OF DRILLING FLUID.
   C. A SITE-SPECIFIC CONTINGENCY AND CONTAINMENT PLAN FOR INADVERTENT RELEASE OF DRILLING FLUID MUST BE ESTABLISHED PRIOR TO COMMENCEMENT OF WORK.

UTILITY STREAM CROSSINGS

DWG. NO. **G-12**

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:
NOT TO SCALE		



NOTE:
MANHOLE FRAME AND COVER SHALL ALIGN WITH THE STEPS OVER THE BENCH OF THE INVERT CHANNEL.

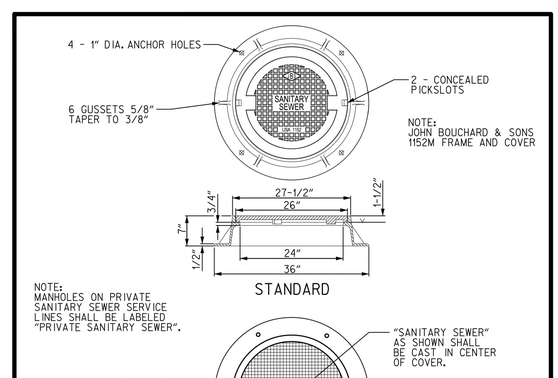
(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE STEPS

WW - 2



NOTE:
MANHOLES WITH WATERTIGHT COVERS SHALL HAVE RISERS BOLTED TOGETHER WITH STAINLESS STEEL BOLTS AND PLATES, 3 PER JOINT.

(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE FRAME AND COVER

WW - 6

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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440 METROPLEX DRIVE • NASHVILLE, TN 37211
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4309 SOUTH CAROTHERS
COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109143
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE
UTILITY
DETAILS

Sheet No.

C 5.5

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Details.dwg
Layout Name: C 5.5 Site Utility Details
Plotted: Tuesday, December 19, 2023 - 3:20 pm
By: cdyw

VLX LED Specifications



Project Name:

Catalog Number:

Type:

The new **VLX LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 96 to 192 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VLX LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

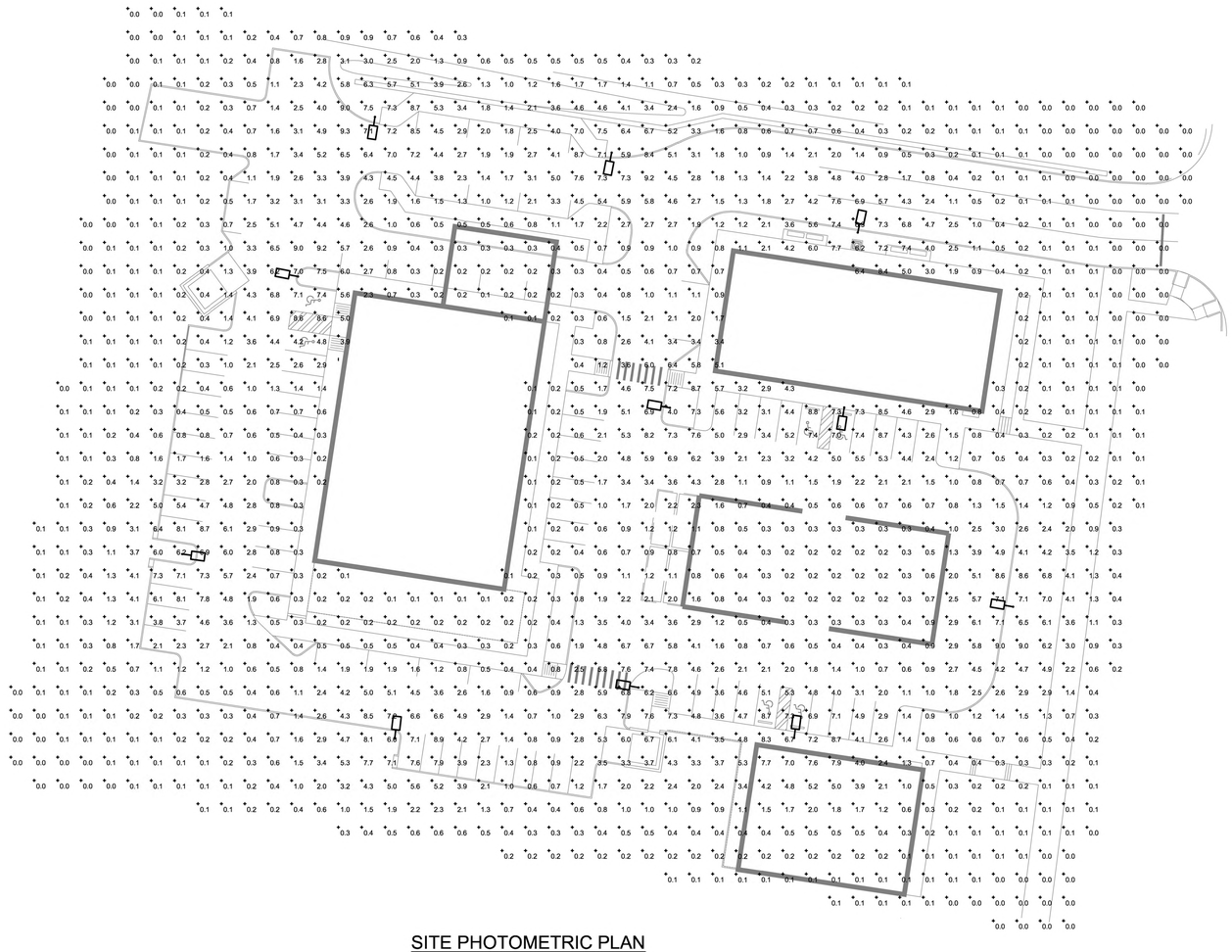
MODEL	OPTICS	LEDS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VLX-1	**T1** Type 1	**96LC**	**3** 350mA	**3K** 3000K	**UNV** 120/277V	**AM** Arm Mount Round Pole Plate Adaptors (RPP) are to be ordered separately.	**BZ** Bronze	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell & Receptacle	**RPP** Round Pole Adapter
	T2 Type 2	**128LC**	**5** 530mA	**4K** 4000K	**8** 347V	**WM** Wall Mount * Requires BAWP BAWP to be ordered separately.	**BK** Black		**UPMA-S** Universal Square Pole Mount Adapter
	T3 Type 3	**160LC**	**7** 700mA	**5K** 5000K	**5** 480V		**SBK** Smooth Black		**UPMA-R** Universal Round Pole Mount Adapter
	T4 Type 4	**192LC**					**WH** White	**PER** **5PINPER** **7PINPER** 5, 5-pin / 7-Pin Photo Receptacle *Requires Twist-Lock Receptacle and Requires Dimming Driver	**BAWP** Cast Wall Pack
	T4A Type 4 Automotive						**SWH** Smooth White		**ROT-R** Keyhole Option Right Side
	T5 Type 5						**GP** Graphite		**ROT-L** Keyhole Option Left Side
	T5W Type 5 Wide						**GY** Grey	**DIM** 0-10V Dimming Driver	**CLS** Back Side Cutoff Louver Shield
	T5WR Type 5 Wide Round						**SL** Silver Metallic	**WSC-8** Motion Sensor 8' Mounting Height	**RCLS** Right Side Cutoff Louver Shield
							CC Custom Color	**WSC-20** Motion Sensor 9-20' Mounting Height	**LCLS** Left Side Cutoff Louver Shield
								WSC-40 Motion Sensor 21-40' Mounting Height *The WSC options will require (1) FSIR 100 sensor for programming	**VWC** Vanguard Wireless Controls *Consult Factory

VISIONAIRE LIGHTING

220

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	11	Visionaire Lighting LLC	VLX-T3-96LC-7-4K-			1	26266	1	215

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.8 fc	9.3 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

genesis engineering group, llc.
134 fourth avenue north
franklin, tn 37064
genesis
www.geneng.net

SEAL:

DANIEL M. SCHAFRAN
REGISTERED ENGINEER
No. 119550
STATE OF TENNESSEE
01/04/24

4309 CAROTHERS PARKWAY
PHOTOMETRIC PLAN
FRANKLIN, TN.

NO.	REVISION	DATE

DATE:	05.10.2021
JOB NUMBER:	2021
FILE NAME:	
DRAWN BY:	BJC
CHECKED BY:	GEG

DRAWING TITLE:

SITE PHOTOMETRIC PLAN

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

DRAWING NO.

PH-1



LEGEND

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- SPECIMEN TREES REMOVED

N

0 40 80 120

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	3443 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.29 AC)
PARKING SPACES REQUIRED:	94 PARKING SPACES
9,500 SF DAY CARE CENTER (2 PER 1000 SF + 1 PER EMPLOYEE + 5 STACKING SPACES):	44 PARKING SPACES
6,032 SF RETAIL (3.33 PER 1000 SF):	21 PARKING SPACES
3,888 SF GAS STATION (3.33 PER 1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES

SPECIMEN TREES

NO.	Size	Species	REMOVED	RETAINED
1	27"	OAK	X	
2	48"	HACKBERRY	X	
3	24"	OAK	X	
4	28"	OAK	X	
5	28"	OAK	X	
6	48"	HACKBERRY	X	
7	40"	HACKBERRY	X	
8	28"	HACKBERRY		X
9	36"	HACKBERRY	X	

TOTAL SPECIMEN INCHES: 307"

TOTAL HEALTHY SPECIMEN INCHES REMOVED 279"

TOTAL REQUIRED REPLACEMENT: 558"

*SEE L2.0 FOR REPLACEMENT CHART

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.77 ACRES WHICH IS 33% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	77,193 SF	29,396 SF	47,797 SF

TREE CANOPY DATA

OVERALL SITE AREA: 232,957 SF (5.35 AC)

EXISTING TREE CANOPY:
77,193 SF (1.77 AC)
1.77 AC/5.35 AC = 33% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION:
24% OF TOTAL CANOPY
24% X 1.77 AC = 18,295 SF (0.42 AC)

PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
47,797 SF (1.10 AC)

TREE PROTECTION NOTES:

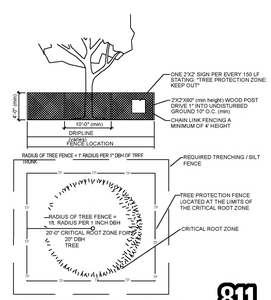
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. 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.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL
NTS

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

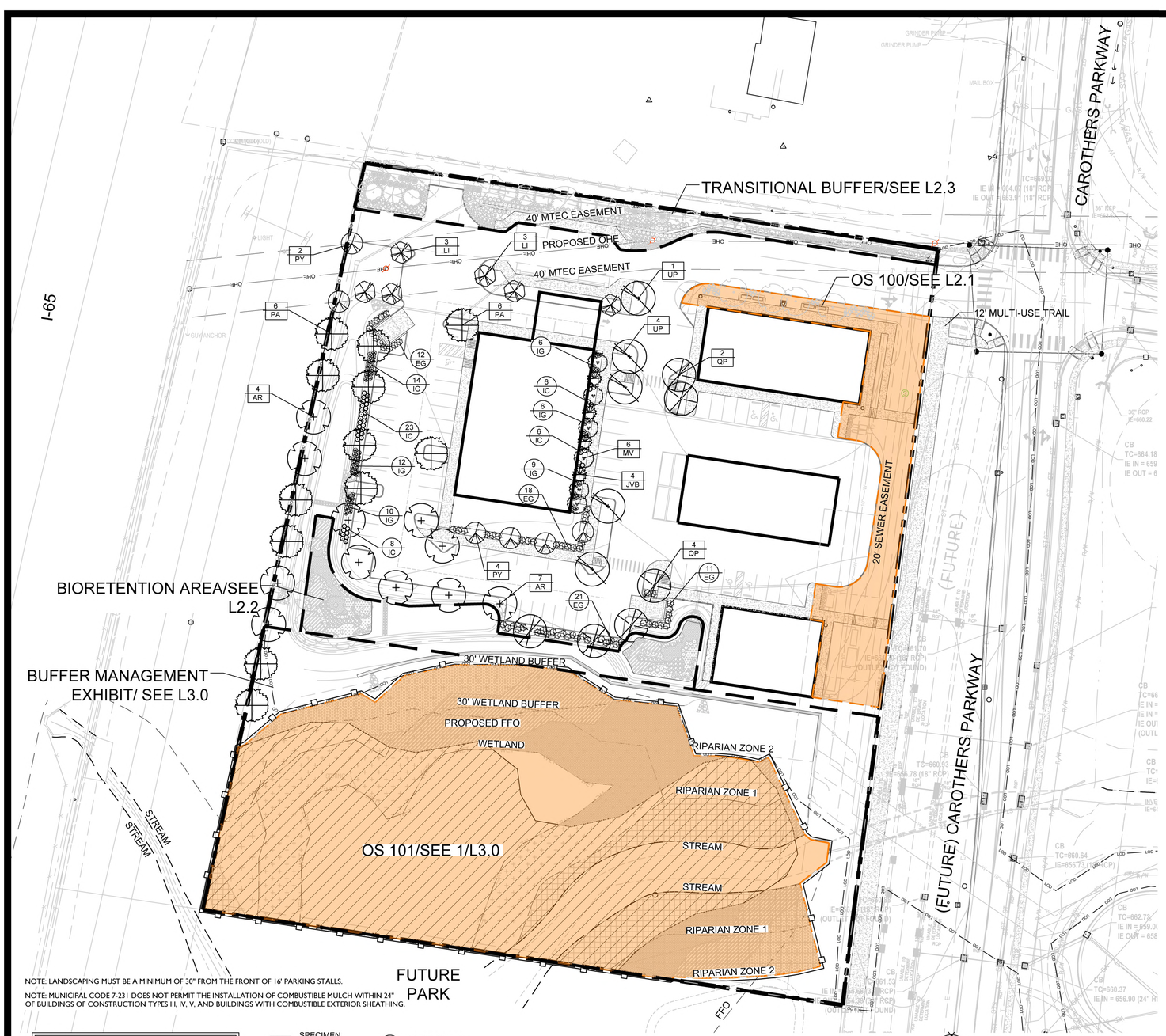
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

TIMOTHY SCOTT STOKES
LANDSCAPE ARCHITECT
12-14-23
CAPE ANN

Revision Date

TREE PRESERVATION
SHEET
L1.0
COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

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

LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- OPEN SPACE

X / XX SPECIMEN REPLACEMENT PLANTINGS

(X) / XX ACI REQUIRED PLANTINGS

BUILDING AND PARKING LOT PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
11	AR	ACER RUBRUM	RED MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
12	PA	PLATANUS × ACERIFOLIA	LONDON PLANE TREE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
6	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
5	UP	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
6	LI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2" CAL, B/B	8'-10'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
4	JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE JUNIPER	2" CAL, B/B	6'-8'	EVERGREEN	AS SHOWN	CENTRAL LEADER. FULL/BALANCED
6	PY	PRUNUS × YEDOENSIS	YOSHINO CHERRY	2" CAL, B/B	8'-10'	DECIDUOUS	AS SHOWN	CENTRAL LEADER. FULL/BALANCED
6	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	AS SHOWN	3-4 CANES, FULL/BALANCED
SHURBS								
62	EG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		5'-6'	EVERGREEN	48" O.C.	
57	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
43	IC	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		30"	EVERGREEN	36" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	3443 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.29 AC)
PARKING SPACES REQUIRED:	94 PARKING SPACES
9,500 SF DAY CARE CENTER (2 PER 1000 SF + 1 PER EMPLOYEE + 5 STACKING SPACES):	44 PARKING SPACES
6,032 SF RETAIL (3.33 PER 1000 SF):	21 PARKING SPACES
3,888 SF GAS STATION (3.33 PER 1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%

TOTAL SITE AREA: 5.35 AC
OPEN SPACE REQUIRED: 0.27 AC

OPEN SPACE PROVIDED - SECTION 1			
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
100	OPEN SPACE	POCKET PARK	0.29 AC
101	NATURAL AREA	NON-BUILDABLE OPEN SPACE	1.65 AC
		TOTAL PROVIDED:	1.94 AC

LANDSCAPE REQUIREMENTS (ACI)

SITE AREA = 5.35 AC
REQUIRED LSA = 0.15 (0.803 AC)
- PRESERVED TREE CANOPY (1.10 AC) = 0.00 AC

CANOPY (82" PER AC) = 0"
UNDERSTORY (21" PER AC) = 0"
SHRUBS (96 PER AC) = 0

	QUANTITY PROVIDED	INCHES PROVIDED
	AMOUNT	CALIPER INCHES
3" CALIPER CANOPY TREES:	0	0"
AGGREGATE CANOPY CALIPER INCHES PROVIDED:		0"
AGGREGATE CANOPY CALIPER INCHES REQUIRED:		0"
2" CALIPER UNDERSTORY TREES:	0	0"
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:		0"
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:		0"
MINIMUM 18" HEIGHT SHRUBS:	0	
MINIMUM 30" HEIGHT SHRUBS:	0	
TOTAL SHRUBS PROVIDED:	0	
TOTAL SHRUBS REQUIRED:	0	

NOTE: NO ACI LANDSCAPE MATERIAL IS REQUIRED. TREE SAVE AREA IS LARGER THAN MINIMUM LSA REQUIREMENT.

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 279"
REPLACEMENT IN. REQUIRED: 558"

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	52	156"
2" CALIPER CANOPY TREES	60	120"
2" CALIPER UNDERSTORY TREES	141	282"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED WITHIN BUFFER AREAS:		272"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED ON OUTSIDE OF BUFFER AREAS:		286"
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:		558"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):		558"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0"

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:

TBD

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
Foundation Planting	Along primary facade
Perimeter Planting Strip	Screen VUAs and to create "modules"
Interior VUA Planting	Create VUA "modules"
Utility Box Screen from view	Screen Utility Boxes and Meters from view
HVAC Screen	Screen HVAC from view
Dumpster Screen	Screen dumpster from view
Incompatible Use Buffer	Buffer the adjacent less intensive use
Street Trees	

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

Applicant:

Landscape Architect: Greg Gamble 615.975.5765

Franklin Planning Department: 615.791.3212

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

GREGORY SCOTT STOKES
TENNESSEE
LANDSCAPE ARCHITECT
4-4-23

Revision Date
△
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OVERALL LANDSCAPE PLAN
SHEET
L2.0
COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

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

1 / L2.1 100 OPEN SPACE - REQUIRED PLAN

X / XX SPECIMEN REPLACEMENT PLANTINGS

(X / XX) ACI REQUIRED PLANTINGS

100 OPEN SPACE - FORMAL - PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
4	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
1	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
10	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	2" CAL B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
SHRUBS								
10	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

JOHN SCOTT STOVER
TENNESSEE
LANDSCAPE ARCHITECT
12-19-23

Revision Date

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

OPEN SPACE LANDSCAPE PLAN
SHEET
L2.1
COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

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1 / L2.2

BIORETENTION POND 1 - LEVEL 2 (1,791 SF) AND BIORETENTION POND 2 - LEVEL 1 (1,429 SF)

PLAN

X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

BIORETENTION POND 1 - LEVEL 2 PLANT SCHEDULE - 1,791 SF

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
3	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL. B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
2	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
1	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
SHRUBS								
10	BD	BUDDLEIA DAVADII	BUTTERFLY BUSH		36"	DECIDUOUS	48" O.C.	
20	HF	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORT		18"	SEMI-EVER	36" O.C.	
10	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
15	IV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPIRE		30"	DECIDUOUS	36" O.C.	
9	HQ	HYRDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	36" O.C.	
GROUNDCOVER AND PERENNIALS								
285	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	4" POT			18" O.C.	
95	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT			18" O.C.	
100	LC	LOBELIA CARDINALIS	CARDINAL FLOWER	4" POT			18" O.C.	
115	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM		18"	GRASS	24" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
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X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

BIORETENTION POND 2 - LEVEL 1 PLANT SCHEDULE - 1,429 SF

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
SHRUBS								
5	BD	BUDDLEIA DAVADII	BUTTERFLY BUSH		36"	DECIDUOUS	48" O.C.	
9	HF	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORT		18"	SEMI-EVER	36" O.C.	
17	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
6	IV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPIRE		30"	DECIDUOUS	36" O.C.	
7	HQ	HYRDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	36" O.C.	
GROUNDCOVER AND PERENNIALS								
130	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	4" POT			18" O.C.	
60	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT			18" O.C.	
35	LC	LOBELIA CARDINALIS	CARDINAL FLOWER	4" POT			18" O.C.	
85	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM		18"	GRASS	24" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
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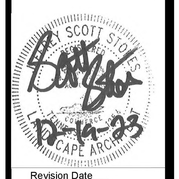
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee



Revision Date

BIORETENTION LANDSCAPE PLAN SHEET L2.2

COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

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

1 / L2.3

TRANSITION ZONE 1 BUFFER
PLAN

0' 20' 40'

X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

TRANSITION ZONE 1 PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
4	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
3	UP	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	PS	PINUS STROBUS	WHITE PINE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
4	IA	ILEX x ATTENUATA 'FOSTERI'	FOSTER HOLLY	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
3	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R STEVENS HOLLY	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
19	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	2" CAL B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE JUNIPER	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
2	LI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
3	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	3-4 CANES, FULL/BALANCED
SHRUBS								
30	BD	BUDDLEIA DAVADII	BUTTERFLY BUSH		36"	DECIDUOUS	48" O.C.	
20	EG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		5'-6'	EVERGREEN	48' O.C.	
26	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
63	IC	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		30"	EVERGREEN	36" O.C.	
29	HQ	HYRDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	36" O.C.	
51	ND	NANDINA DOMESTICA 'AKA' PP19916	BLUSH PINK NANDINA		18"	EVERGREEN	24" O.C.	
27	TM	TAXUS X MEDIA 'HICKSII'	HICKS YEW		36"	EVERGREEN	48" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

TRANSITION ZONE 1 BUFFER

DEVELOPING USE: NC
EXISTING ADJACENT USE/ZONING: R2

SITE ACREAGE: 5.50 AC
BUFFER CLASS: TRANSITION ZONE 1
BUFFER WIDTH: 25'
BUFFER LENGTH: 409.5'

MINIMUM TREES REQUIRED:	42
TREES PROVIDED:	46
MINIMUM SHRUBS REQUIRED:	246
SHRUBS PROVIDED:	246

TRANSITION BUFFFER VARIANCE REQUEST

APPLICANT HAS REQUESTED A VARIANCE TO REDUCED TRANSITIONAL BUFFER FROM 25' TO 11' IN ORDER TO ALIGN ENTRANCE TO THE SITE WITH CAROTHERS PARKWAY. REDUCED BUFFER RANGES IN WIDTH FROM 11' TO 33'. VARIANCE REQUEST WAS APPROVED BY BZA ON DECEMBER 7, 2023.

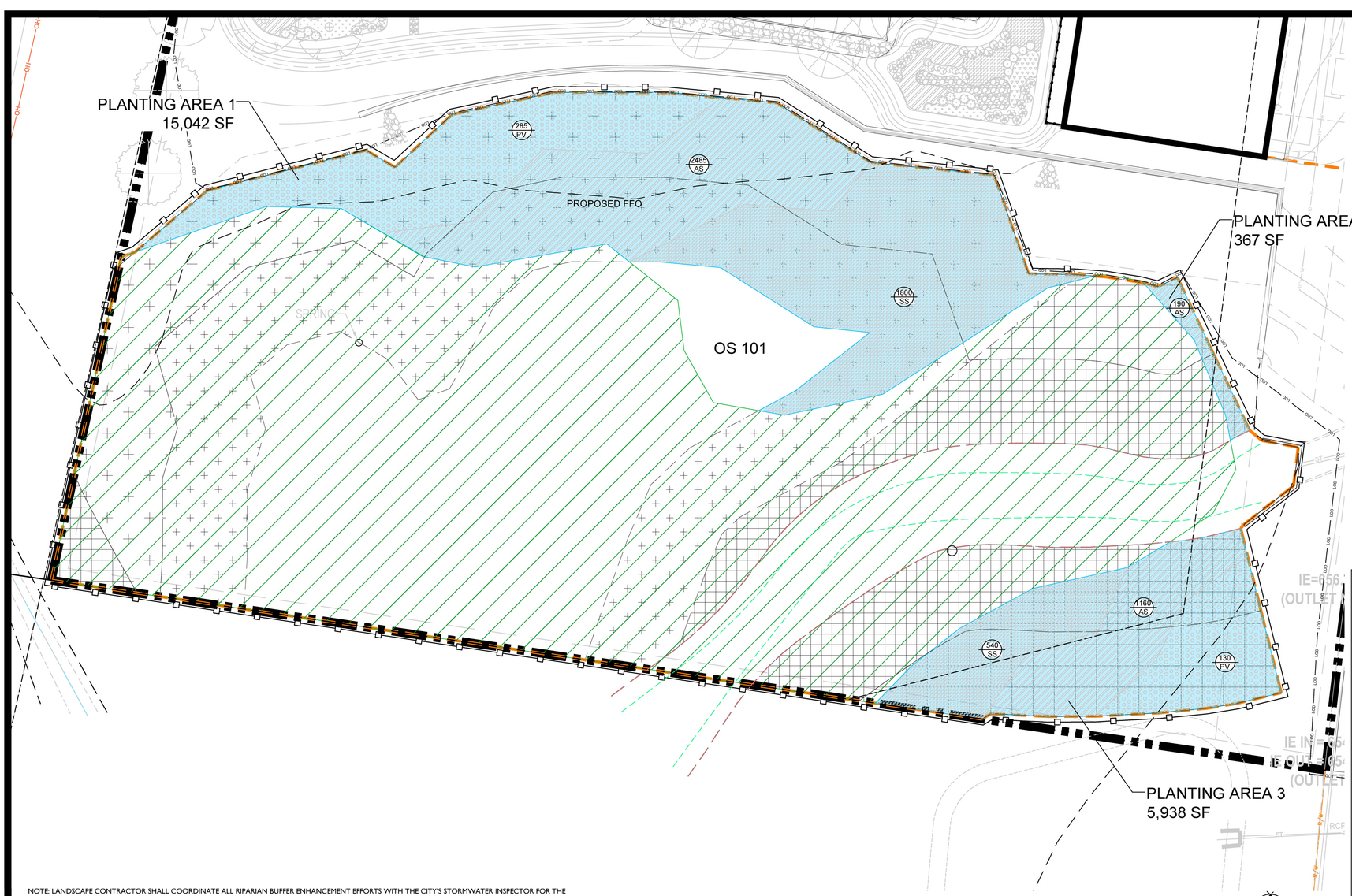
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date

TRANSITION BUFFER LANDSCAPE PLAN
SHEET
L2.3
COF # 7541



LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER ZONE 1
- 30' WETLAND BUFFER ZONE 2
- STREAM
- AREAS TO BE PLANTED

WATER QUALITY IMPROVEMENTS

IMPROVEMENTS INCLUDE:

- REMOVAL OF EXOTIC INVASIVES WITHIN RIPARIAN AND WETLAND ZONES
- ESTABLISH NATIVE PLANT MATERIAL IN THE BUFFER ENHANCEMENT AREAS

BUFFER MITIGATION DATA

TOTAL AREA OF BUFFER ENCROACHMENT:	0 SF
TOTAL AREA OF BUFFER MITIGATION:	0 SF
AREA TO BE PLANTED IN BUFFER:	21,347 SF

RIPARIAN ENHANCEMENT NOTES

A 30' RIPARIAN BUFFER ZONE 1, 30' RIPARIAN BUFFER ZONE 2, 30' WETLAND BUFFER ZONE 1, AND 30' WETLAND BUFFER ZONE 2 OCCUR ON THIS SITE. RIPARIAN AND WETLAND 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 A NATIVE MIX OF FORBES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

THE MAJORITY OF THE RIPARIAN AND WETLAND BUFFERS OCCURRING ON THIS SITE IS FORESTED WITH CANOPY AND UNDERSTORY TREES, SHRUBBY UNDERBRUSH, AND GROUNDCOVER. AFTER THE REQUIRED REMOVAL OF INVASIVE SPECIES, THE RIPARIAN ZONES SHOULD BE EVALUATED. ANY ADDITIONAL UNFORESTED AREAS IN THESE BUFFERS SHALL RECEIVE BARE ROOT PLANTINGS INSTALLED APPROXIMATELY 13' ON CENTER.

TOTAL AREA OF UNFORESTED STREAM BUFFER: 21,347 SF.

*SUBSTITUTIONS MAY BE MADE. CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL PRIOR TO ORDERING AND INSTALLING PLANTS.

30' RIPARIAN BUFFER ZONE 1, 30' RIPARIAN BUFFER ZONE 2, 30' WETLAND BUFFER ZONE 1, AND 30' WETLAND BUFFER ZONE 2 PLANTING NOTES:

1. 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 ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS RE-EMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURER'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT http://www.tnipc.org/revised-list-of-invasive-plants
2. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
3. BARE ROOT PLANTS ARE AVAILABLE FROM THE TN DIVISION OF FORESTRY NURSERY. http://www.plantTNTrees.org
4. REFER TO THE TENNESSEE URBAN RIPARIAN BUFFER HANDBOOK FOR MORE PLANTING GUIDELINES. http://www.franklintn.gov/home/showdocument?id=22773

ADDITIONAL NOTES:

PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORMWATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM 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. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.

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.

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 OF ONE HUNDRED FIFTY (150) FEET.

NOTE 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.

PLANTING AREA 1 PLANT SCHEDULE - 15,042 SF - 96 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
11	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
11	SN	SALIX NIGRA	BLACK WILLOW	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
10	CO	CARYA OVATA	SHAGBARK OAK	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
10	PO	PLANTUS OCCIDENTALIS	SYCAMORE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
18	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
18	AT	ASIMINA TRILOBA	PAW PAW	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
18	CD	CORNUS DRUMMONDII	ROUGHLEAF DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	CENTRAL LEADER
GROUNDCOVER								
2485	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	
285	PV	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.		GRASS	48" O.C.	
1800	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1 GAL.		GRASS	24" O.C.	

PLANTING AREA 2 PLANT SCHEDULE - 367 SF - 2 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
1	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
1	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
GROUNDCOVER								
190	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	

PLANTING AREA 3 PLANT SCHEDULE - 5,938 SF - 38 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
3	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
4	SN	SALIX NIGRA	BLACK WILLOW	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
5	CO	CARYA OVATA	SHAGBARK OAK	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
5	PO	PLANTUS OCCIDENTALIS	SYCAMORE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
7	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
7	AT	ASIMINA TRILOBA	PAW PAW	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
7	CD	CORNUS DRUMMONDII	ROUGHLEAF DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	CENTRAL LEADER
GROUNDCOVER								
1160	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	
130	PV	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.		GRASS	48" O.C.	
540	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1 GAL.		GRASS	24" O.C.	

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 279"
REPLACEMENT IN. REQUIRED: 558"

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	52	156"
2" CALIPER CANOPY TREES	60	120"
2" CALIPER UNDERSTORY TREES	141	282"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED WITHIN BUFFER AREAS:		272"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED ON OUTSIDE OF BUFFER AREAS:		286"
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:		558"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):		558"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0"

NOTE*: CANOPY AND UNDERSTORY TREES PLANTED WITHIN ALL RIPARIAN AND WETLAND BUFFER ZONES ARE TO BE 2 CALIPER INCHES WHEN INSTALLED AND DEDICATED TOWARDS SPECIMEN TREE REPLACEMENT.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

H. SCOTT SIGLER
LICENSED LANDSCAPE ARCHITECT
12-14-23

Revision Date

BUFFER MANAGEMENT PLAN
SHEET
L3.0
COF # 7541

CITY OF FRANKLIN LANDSCAPE NOTES:

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

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

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

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

5. TREE TOPPING IS NOT PERMITTED.

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

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

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

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

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

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

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

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

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

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

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

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

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

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

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

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

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

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

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

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

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 STRICKLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

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

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

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

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

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

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

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

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

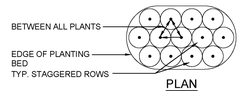
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS 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.

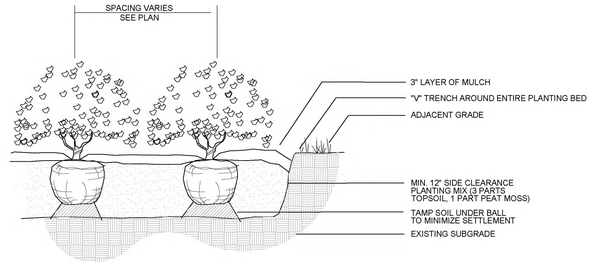
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



PLAN

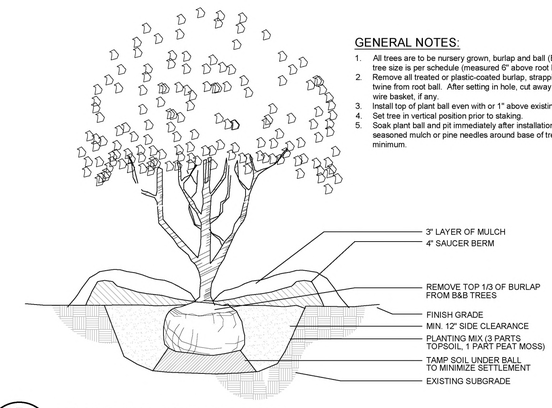
GENERAL NOTES:

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.



1 / L4.0 SHRUB PLANTING

SECTION NTS

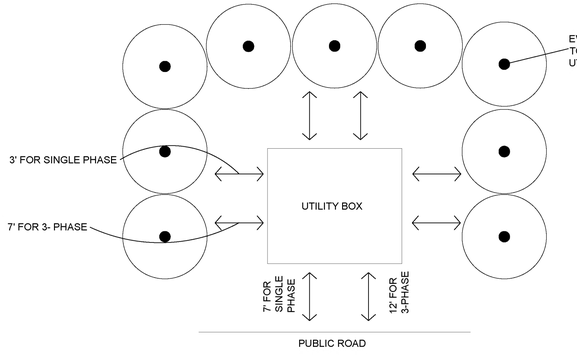


GENERAL NOTES:

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.

2 / L4.0 UNDERSTORY TREE

SECTION NTS

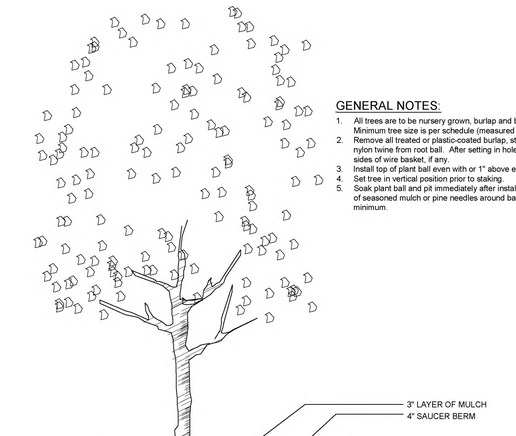


GENERAL NOTES:

1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLAN MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

3 / L4.0 UTILITY BOX SCREEN

PLAN NTS

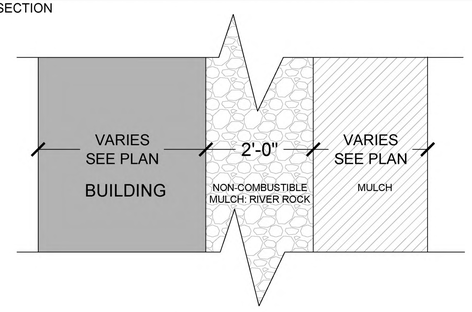


GENERAL NOTES:

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.

4 / L4.0 SINGLE TRUNK DECIDUOUS TREE

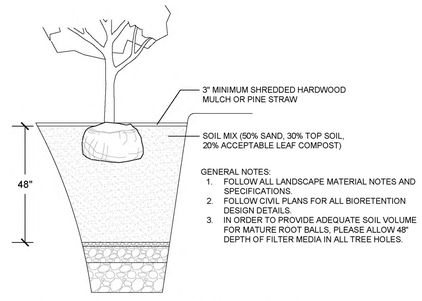
SECTION NTS



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

5 / L4.0 NON-COMBUSTIBLE MULCH

SECTION NTS



GENERAL NOTES:
1. FOLLOW ALL LANDSCAPE MATERIAL NOTES AND SPECIFICATIONS.
2. FOLLOW CIVIL PLANS FOR ALL BIORETENTION DESIGN DETAILS.
3. IN ORDER TO PROVIDE ADEQUATE SOIL VOLUME FOR MATURE ROOT BALLS, PLEASE ALLOW 48" DEPTH OF FILTER MEDIA IN ALL TREE HOLES.

6 / L4.0 BIORETENTION TREE PLANTING

SECTION NTS

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

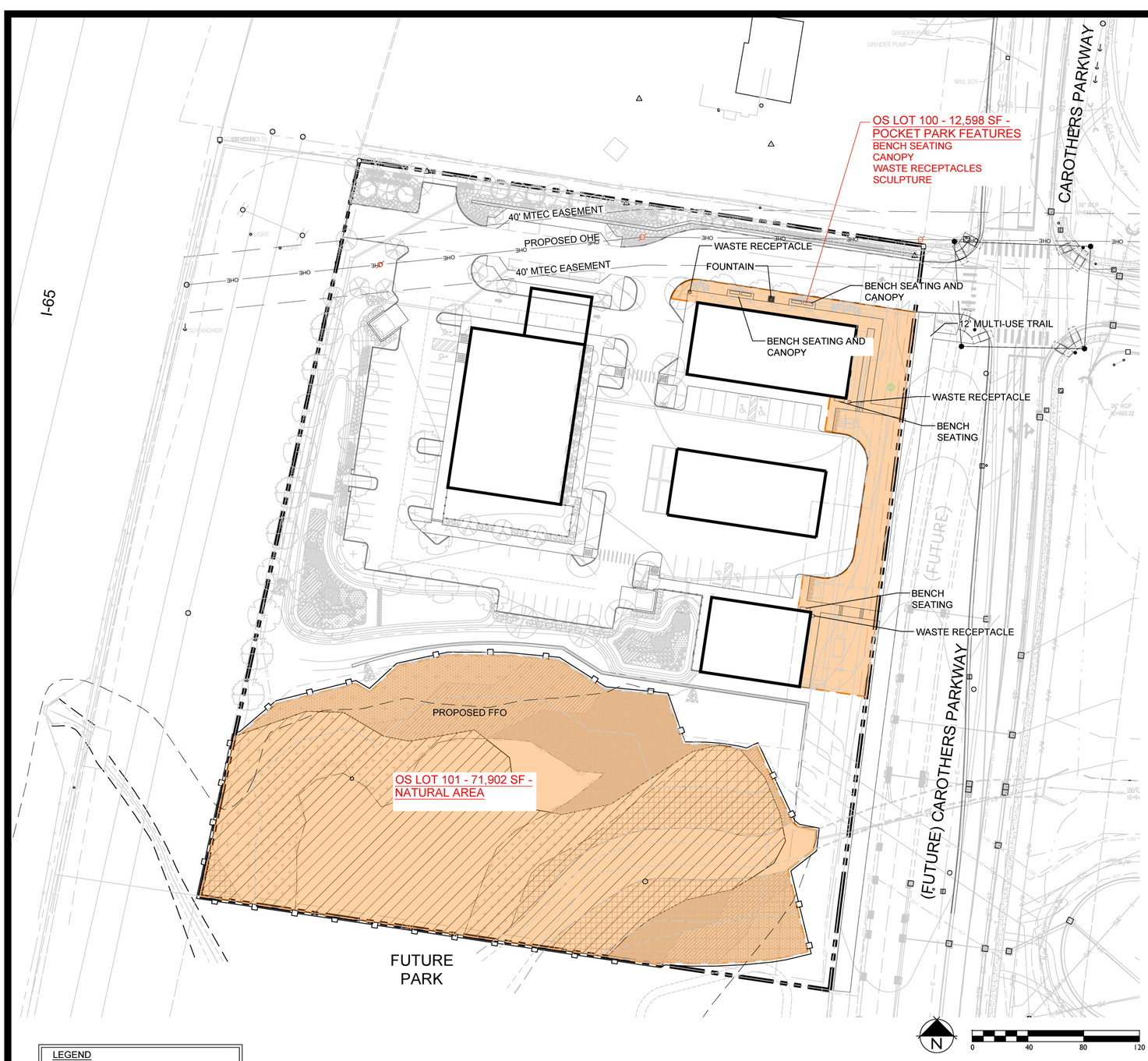
JASON SCOTT STOKES
TENNESSEE
REGISTERED LANDSCAPE ARCHITECT
12-14-23

Revision Date
1 _____
2 _____
3 _____
4 _____

LANDSCAPE DETAILS

SHEET
L4.0

COF # 7541



LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- OPEN SPACE



*NOTE: BENCH SEATING IS SPECIFIED WITH AND WITHOUT CANOPY. IMAGE ABOVE DEPICTS CONCEPTUAL SEATING WITH CANOPY.

1 EX1 SEATING AND CANOPY



2 EX1 WASTE RECEPTACLES



3 EX1 FOUNTAIN

*NOTE: FOUNTAIN IS PROPOSED AND IS CONCEPTUAL ONLY. FOUNTAIN INSTALLED SHALL USE CHLORINE FOR SANITIZATION PURPOSES.

*NOTE: IMAGES ARE CONCEPTUAL. FINAL SELECTION AND PLACEMENT OF PRODUCTS TO BE DETERMINED BY OWNER AT CONSTRUCTION.

CITY OF FRANKLIN, TN
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01/04/2024
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

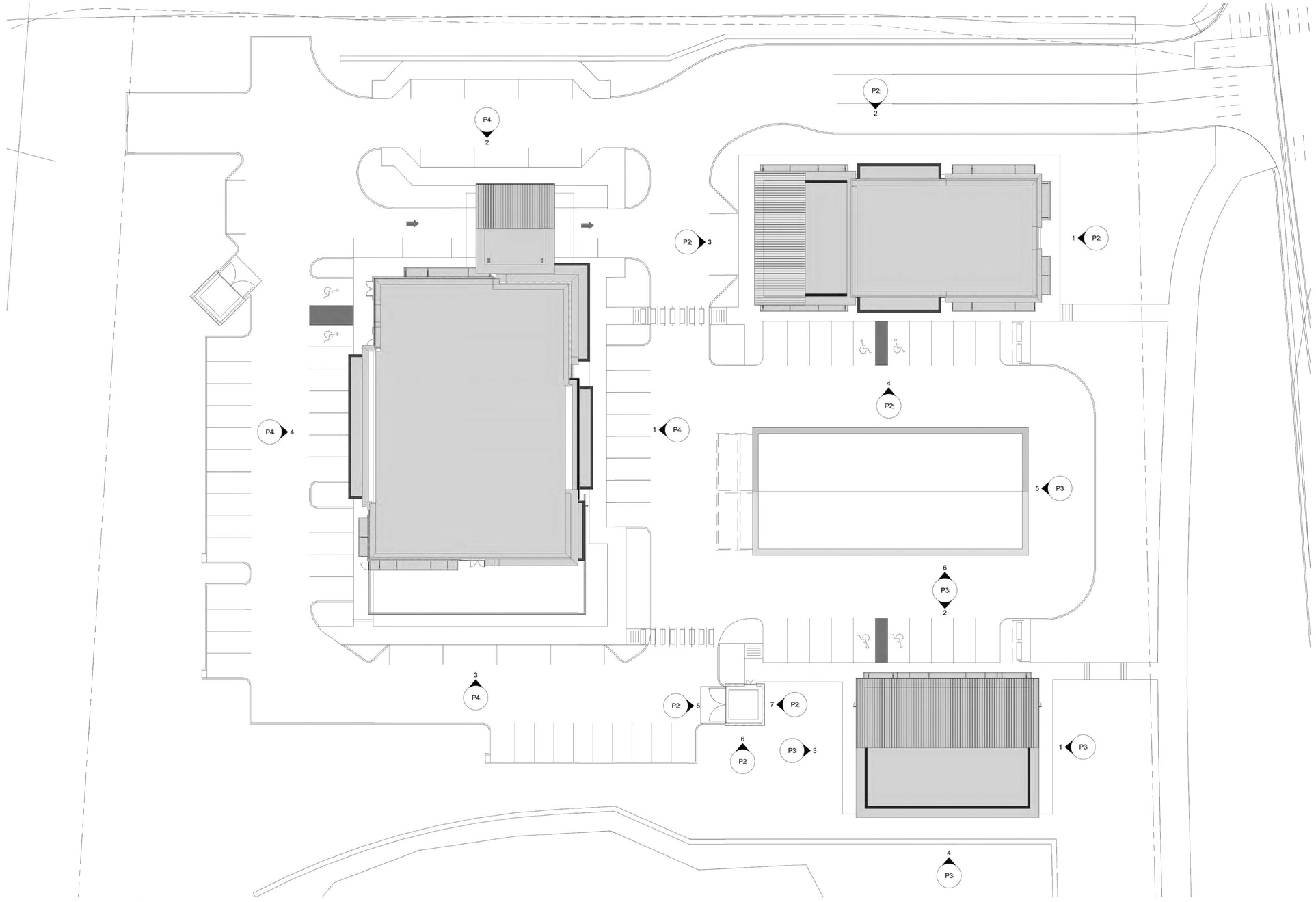
SCOTT SLOVE
LICENSED
LANDSCAPE ARCHITECT
CAPE ARCH
12-14-23

Revision Date

OPEN SPACE EXHIBIT

SHEET
EX1

COF # 7541



NORTH

1 / P1 **SITE PLAN**

SCALE: 1" = 20'-0"

1 / A1.0 ELEVATION KEY MAP

ELEVATIONS

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
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GDC
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DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 01917
STATE OF TENNESSEE
9-14-23

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

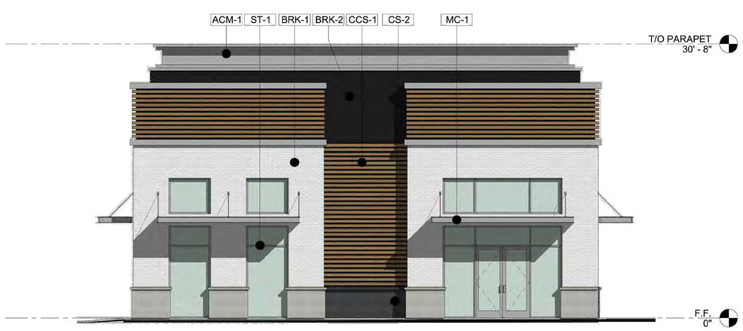
Franklin, Williamson County, Tennessee

Revision Date

TYPICAL ARCHITECTURE

SHEET
A1.0

COF # 7541



1 P2 FRONT RETAIL - EAST
SCALE: 1/8" = 1'-0"



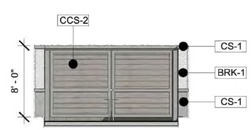
2 P2 FRONT RETAIL - NORTH
SCALE: 1/8" = 1'-0"



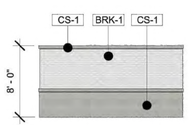
3 P2 FRONT RETAIL - WEST
SCALE: 1/8" = 1'-0"



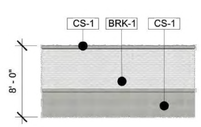
4 P2 FRONT RETAIL - SOUTH
SCALE: 1/8" = 1'-0"



5 P2 TRASH ENCLOSURE - FRONT
SCALE: 1/8" = 1'-0"



6 P2 TRASH ENCLOSURE - SIDES
SCALE: 1/8" = 1'-0"



7 P2 TRASH ENCLOSURE - REAR
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - FRONT RETAIL

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	13%	13%	15%	13%
ACM-2	DARK BRONZE	NOT USED	2%	NOT USED	2%
BRICK VENEER					
BRK-1	WHITE	26%	19%	22%	19%
BRK-2	BLACK	8%	12%	11%	12%
CAST STONE					
CS-1	WHITE	7%	11%	22%	11%
CS-2	BLACK	NOT USED	2%	NOT USED	2%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	25%	17%		17%
CCS-2	LIGHT GREY	NOT USED	NOT USED	MOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	2%	1%	NOT USED	1%
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	N/A
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	19%	23%	18%	23%

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
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1 A1.1 RETAIL BUILDING ELEVATIONS
ELEVATIONS

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 013763
STATE OF TENNESSEE
9-14-23

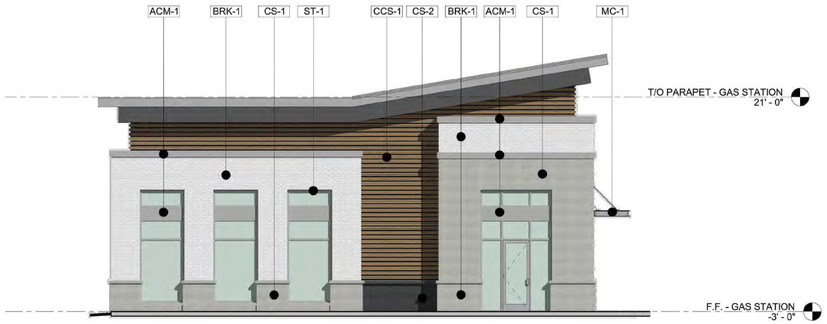
4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date

TYPICAL ARCHITECTURE

SHEET
A1.1

COF # 7541



1 P3 GAS STATION - EAST
SCALE: 1/8" = 1'-0"



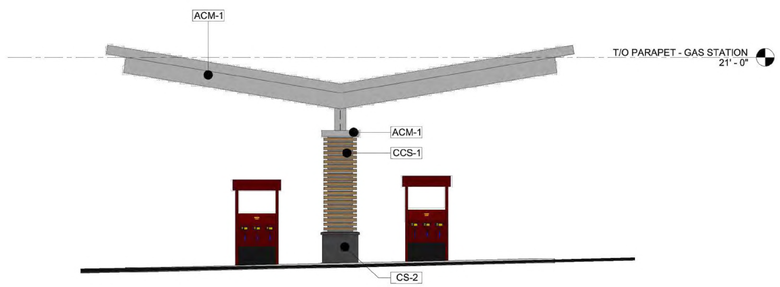
2 P3 GAS STATION - NORTH
SCALE: 1/8" = 1'-0"



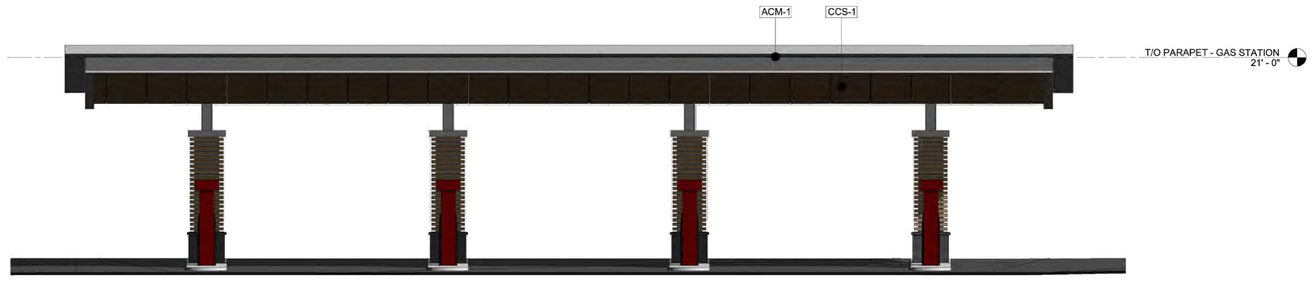
3 P3 GAS STATION - WEST
SCALE: 1/8" = 1'-0"



4 P3 GAS STATION - SOUTH
SCALE: 1/8" = 1'-0"



5 P3 GAS STATION CANOPY - EAST
SCALE: 1/8" = 1'-0"



6 P3 GAS STATION CANOPY - SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - GAS STATION

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	16%	14%	17%	11%
ACM-2	DARK BRONZE	NOT USED	NOT USED	NOT USED	NOT USED
BRICK VENEER					
BRK-1	WHITE	22%	6%	22%	23
BRK-2	BLACK	NOT USED	NOT USED	NOT USED	NOT
CAST STONE					
CS-1	WHITE	19%	19%	19%	6%
CS-2	BLACK	2%	3%	2%	6%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	21%	36%	21%	36%
CCS-2	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	NOT USED	2%	NOT USED	NOT USED
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	18%
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	20%	20%	20%	NOT USED

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

1 A1.2 GAS STATION ELEVATIONS
ELEVATIONS

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

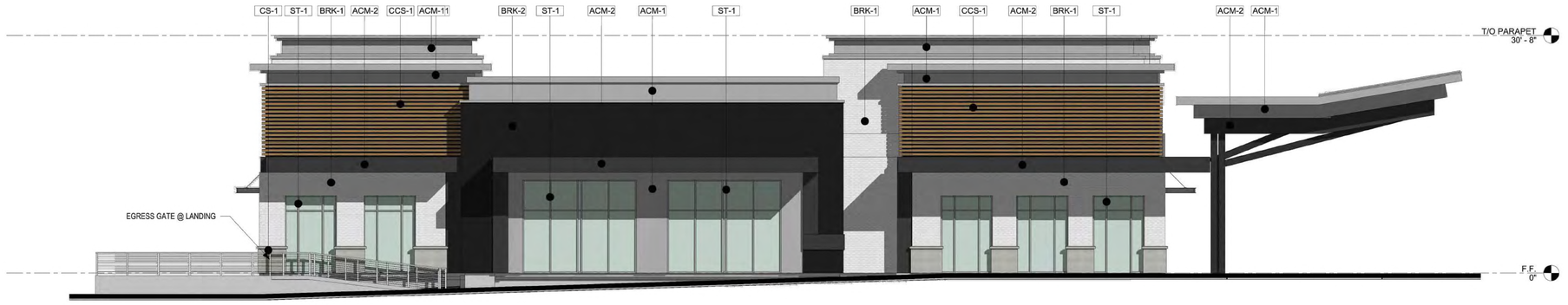
HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 01970
STATE OF TENNESSEE
9-14-23

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

TYPICAL ARCHITECTURE

SHEET
A1.2
COF # 7541



1 P4 **DAYCARE- EAST**
SCALE: 1/8" = 1'-0"



2 P4 **DAYCARE - NORTH**
SCALE: 1/8" = 1'-0"



3 P4 **DAYCARE - SOUTH**
SCALE: 1/8" = 1'-0"



4 P4 **DAYCARE - WEST**
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - DAYCARE

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	22%	13%	14%	12%
ACM-2	DARK BRONZE	11%	10%	12%	8%
BRICK VENEER					
BRK-1	WHITE	16%	41%	23%	35%
BRK-2	BLACK	13%	NOT USED	8%	NOT USED
CAST STONE					
CS-1	WHITE	2%	5%	2%	12%
CS-2	BLACK	NOT USED	NOT USED	NOT USED	NOT USED
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	16%	5%	20%	12%
CCS-2	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	NOT USED	1%	1%	1%
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	N/A
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	20%	18%	20%	20%

CITY OF FRANKLIN, TN
ENGINEERING DEPT
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THIS SHEET IS PART OF THE APPROVED SITE PLAN.

1 A1.3 DAYCARE BUILDING ELEVATIONS
ELEVATIONS

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 01917
STATE OF TENNESSEE
9-14-23

4309 CAROTHERS COMMERCIAL DEVELOPMENT
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Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
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4 _____

TYPICAL ARCHITECTURE

SHEET
A1.3
COF # 7541





1
A1.4

RENDERINGS

PERSPECTIVES

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 01970
STATE OF TENNESSEE
9-14-23

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

Revision Date
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△
△
△

TYPICAL
ARCHITECTURE

SHEET
A1.4

COF # 7541

June 25, 2024

Amy Diaz-Barriga
Assistant Director of Planning & Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064

RE: 4309 S Carothers Subdivision, Site Plan, CoF Project #7541
Request for Site Plan Vesting Extension

Ms. Diaz-Barriga,

On behalf of Lockwood Joint Venture, I am writing to respectfully request a two (2) year extension of the vesting period for the previously approved Site Plan 4309 S Carothers Subdivision, City of Franklin Project # 7541. This Site Plan was originally approved with conditions by the Franklin Municipal Planning Commission (FMPC) on August 26, 2021. Once approved by FMPC, we continued the approval process through the One Stop Development Center and immediately began the process to obtain off-site easements and right-of-way associated with the intersection improvements and new signalization at Carothers Parkway & Old Carothers Road (City of Franklin Project #7673). One of the approved conditions stated, "*Prior to issuance of any Grading Permit, Applicant shall provide documentation that all off-site easements and right-of-way necessary for construction/functionality of the project site have been obtained*." While diligently and respectfully working with the adjacent affected property owners, updating and coordinating with the City of Franklin Staff, we obtained the final easement(s) almost two years later, on August 1, 2023. For this development, and tied to the vested Site Plan, there is also a Site plan for the intersection improvements and new signalization (City of Franklin Project #7673) and a Final Plat (City of Franklin Project # 8319). Both went through submittals and approvals with conditions in 2021, with the Final Plat being re-submitted and re-approved with conditions in 2023.

We certainly anticipated and prepared to begin work before now, and we have been unwavering in our efforts to secure all necessary permits and commence site preparation as outlined in Chapter 20.19 of the Franklin 2023 Zoning Ordinance. The vested Site Plan for 4309 S Carothers, City of Franklin Project #7541, has been sent out for bids, and the General Contractor (GC) for the overall development, including the buildings, will be finalized very soon. The GC will then prepare the site, schedule a pre-construction meeting, and sign the LTMP and NOC outlined in the Site Permit Checklist. We anticipate a construction start date of September 23, 2024.

We understand that the Franklin Municipal Planning Commission must hear this request for an extension of the vesting period, and we respectfully ask that it be placed on the July 25, 2024, meeting agenda.

If you have any questions or need additional information, please don't hesitate to contact me at 615-414-1045.

Regards,

Manish Patel
Partner
Lockwood Joint Venture
208 N Thompson Lane
Murfreesboro, TN 37129

4309 CAROTHERS
COMMERCIAL DEVELOPMENT

SITE PLAN

FRANKLIN, TN
CITY OF FRANKLIN PROJECT NO. 7541
PRE-APP: February 22, 2021
SITE PLAN: May 10, 2021
RESUBMITAL: July 1, 2021
RESUBMITTAL: August 5, 2021
ONE STOP: September 18, 2023
ONE STOP: December 19, 2023

SITE DATA CHART

PROJECT NAME:	4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN
ADDRESS:	3443 CAROTHERS PKWY
PARCEL:	MAP 89, PARCEL 47.00
AC / SF OF SITE:	5.35 AC / 232,957 SQ FT
REGULATIONS	
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED):	TBD
DATE OF VESTING ZONING ORDINANCE:	TBD
CURRENT ZONING:	NC
VESTED ZONING:	
OVERLAY ZONING:	FFO
SETBACKS	
FRONT YARD:	10 FT
SIDE YARD:	5 FT
REAR YARD:	5 FT
COMMERCIAL SF BY USE:	
RETAIL:	6,000 SF
DAYCARE:	9,500 SF
QUICK CONVENIENCE STORE:	3,888 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1 STORY
MIN LANDSCAPE SURFACE AREA:	15%
FORMAL/INFORMAL OPEN SPACE:	0.28 AC
TREE CANOPY RETENTION AC:	1.01 AC
PARKING REQUIRED:	99
PARKING PROVIDED:	101
HISTORIC RESOURCE TREATMENT:	N

DEVELOPER/OWNER

LOCKWOOD JOINT VENTURE
208 N THOMPSON LANE
MURFREESBORO, TN 37129
CONTACT: MANISH PATEL
PHONE: (615) 414-1045
E-MAIL: MNPATEL29@GMAIL.COM

CIVIL ENGINEER

ENERGY LAND & INFRASTRUCTURE, LLC
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
CONTACT: CLAY WALLACE
PHONE: (615) 383-6300
E-MAIL: CLAY.WALLACE@ELI-LLC.COM

SURVEYOR

ENERGY LAND & INFRASTRUCTURE, LLC
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
CONTACT: BENNIE WHEELER
PHONE: (615) 383-6300
E-MAIL: BENNIE.WHEELER@ELI-LLC.COM

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
114 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PHONE: (615) 975-5765
E-MAIL: GREG.GAMBLE@GDC-TN.COM



VICINITY MAP
SCALE: 1" = 500'

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
IF REMOVAL OF ADDITIONAL TREES IS NECESSARY, A REVISION OF THE TREE PRESERVATION PLAN IS REQUIRED
THEREFORE, THESE PLANS ARE APPROVED AS NOTED
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE.
01/04/2024

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
WATER SEWER RECLAIM WATER
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE. 01/04/2024

THE FIRE MARSHALL SHALL DETERMINE THE LOCATIONS & SPACING OF FIRE HYDRANTS.

APPLICANT MUST PROVIDE CUT SHEETS TO THE WATER MGMT DEPARTMENT.

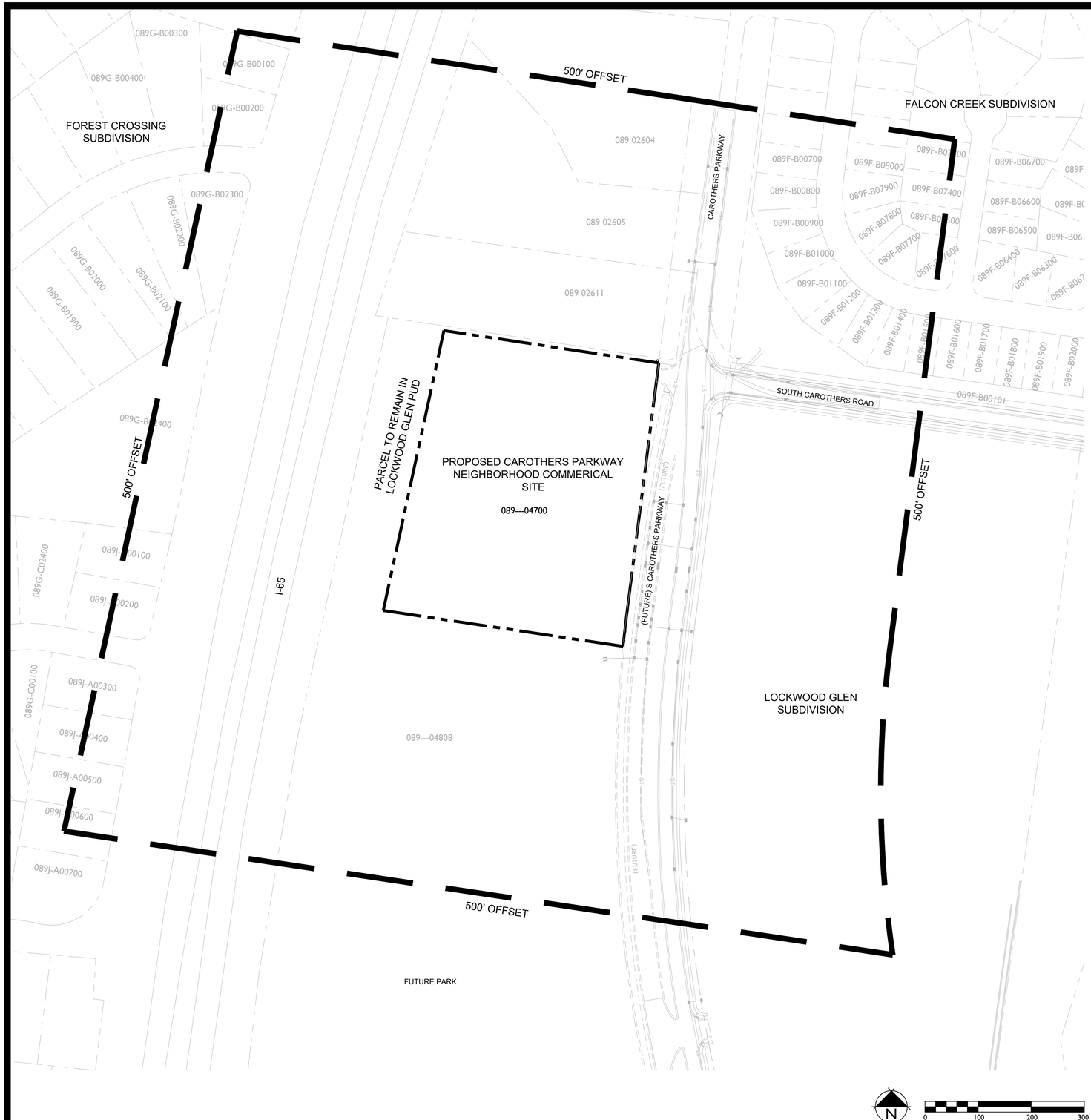
Sheet List Table

Sheet Number	Sheet Title
C 0.0	Cover
C 0.1	Overall Existing Conditions
C 0.2	Existing Conditions
C 2.1	Site Plan
C 3.1	Site Grading & Drainage Plan
C 3.2	Intial EPSC Plan
C 3.3	Interim ESPC Plan
C 3.4	Final EPSC Plan
C 3.5A	Pre-Dev Map
C 3.5B	Post-Dev Map
C 3.5C	Floodplain Cut-Fill Map
C 3.6	Site Notes
C 3.7	Grading Drainage & EPSC Details
C 3.8	Grading Drainage & EPSC Details
C 3.9	Grading Drainage & EPSC Details
C 4.1	Site ROW & Access Plan
C 4.2a	Proposed Carothers Parkway Improvements
C 4.2b	Carothers Parkway Vertical Sight Triangles
C 4.3	Future Carothers Pkwy Intersection Exhibit
C 4.4	Vehicle Tracking Plan
C 4.5	ROW & Access Details
C 4.6	ROW & Access Details
C 4.7	ROW & Access Details
C 5.0	Overall Utility Plan
C 5.1	Site Utility Plan
C 5.2	Utility Plan & Profile
C 5.5	Site Utility Details
PH 1	Photometric Plan
L 1.0	Tree Preservation
L 2.0	Overall Landscape Plan
L 2.1	Open Space Landscape Plan
L 2.2	Bioretention Landscape Plan
L 2.3	Transition Buffer Landscape Plan
L 3.0	Buffer Management Plan
L 4.0	Landscape Details
EX 1	Open Space Exhibit
A 1.0	Elevation Key Map
A 1.1	Retail Building Elevations
A 1.2	Gas Station Elevations
A 1.3	Daycare Building Elevations
A 1.4	Renderings

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

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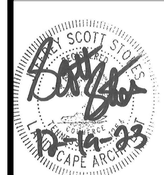


500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARL	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

OVERALL EXISTING CONDITIONS SHEET
C0.1
COF # 7541



LEGEND

- EXISTING TREE CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- SPECIMEN TREES

EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER

N

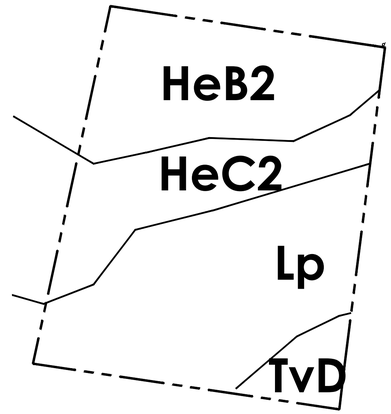
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SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	3443 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.29 AC)
PARKING SPACES REQUIRED:	94 PARKING SPACES

9,500 SF DAY CARE CENTER
(2 PER 1000 SF
+ 1 PER EMPLOYEE
+ 5 STACKING SPACES): 44 PARKING SPACES
6,032 SF RETAIL (3.33 PER 1000 SF): 21 PARKING SPACES
3,888 SF GAS STATION (3.33 PER
1000 SF + 1 PER PUMP STATION): 29 PARKING SPACES

PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES



SOIL MAP NTS

SOILS LEGEND

HeB2	Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
HeC2	Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
Lp	Lindside Silt Loam, Phosphatic
TvD	Talbott Very Rocky Soils, 2 to 15 Percent Slopes

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.77 ACRES WHICH IS 33% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	77,193 SF	29,396 SF	47,797 SF

TREE CANOPY DATA

OVERALL SITE AREA:	232,957 SF (5.35 AC)
EXISTING TREE CANOPY:	
	77,193 SF (1.77 AC)
1.77 AC/5.35 AC =	33% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:	
	24% OF TOTAL CANOPY
24% X 1.77 AC =	18,295 SF (0.42 AC)
PROVIDED CANOPY PRESERVATION :	
	62% OF TOTAL CANOPY
	47,797 SF (1.10 AC)

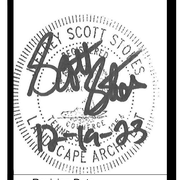
CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN

NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

SURVEY METHOD:	FIELD RUN BOUNDARY AND TOPOGRAPHIC
SURVEY DATE:	FEBRUARY 2020
SURVEY COMPANY:	ENERGY, LAND, AND INFRASTRUCTURE
OUTLINE:	EXTENTS TO PROPERTY LINE

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee



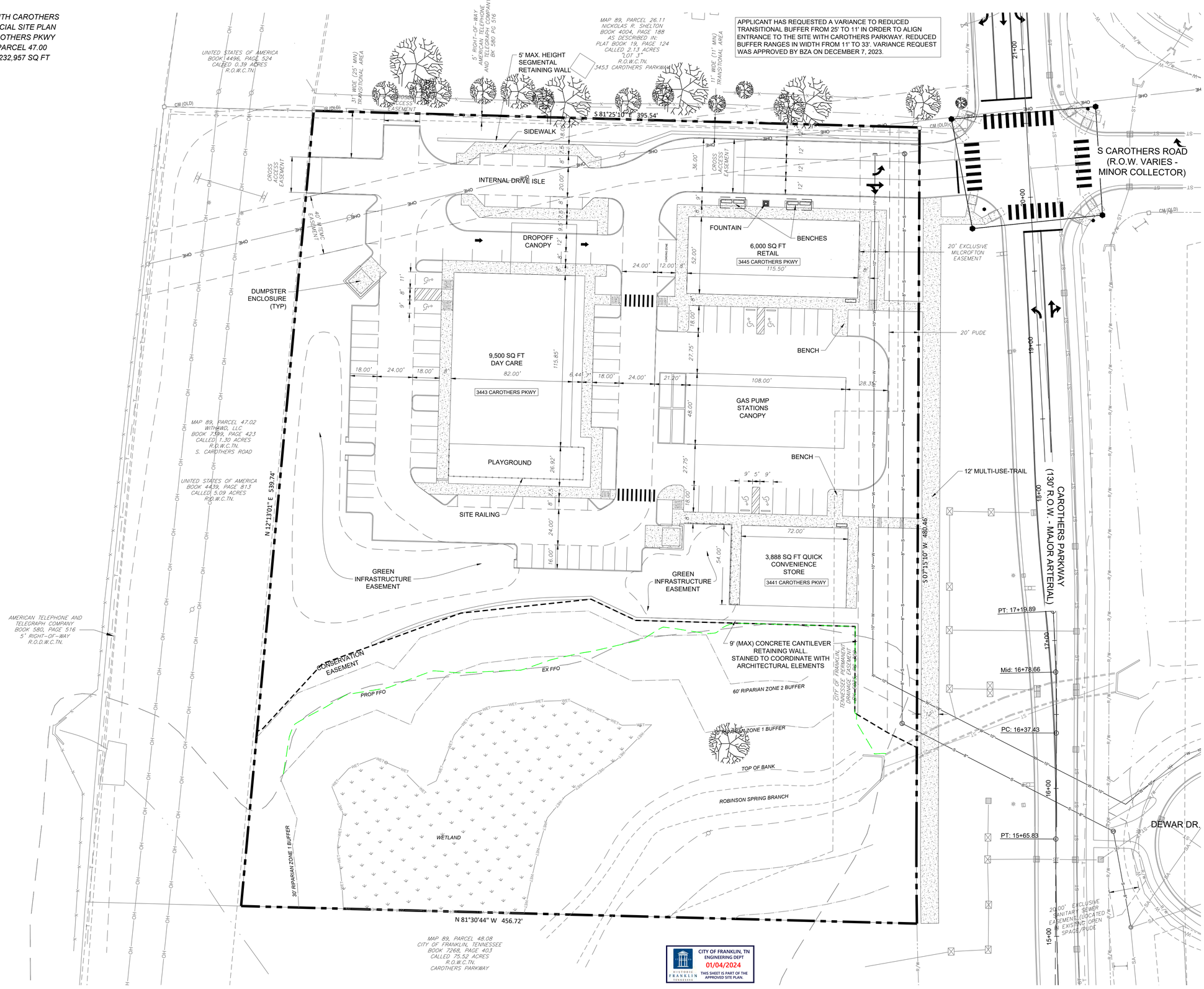
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS
SHEET
C0.2
COF # 7541

SITE DATA CHART

PROJECT NAME:	4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN
ADDRESS:	3443 CAROTHERS PKWY
PARCEL:	MAP 89, PARCEL 47.00
AC / SF OF SITE:	5.35 AC / 232,957 SQ FT
REGULATIONS	
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED):	TBD
DATE OF VESTING ZONING ORDINANCE:	TBD
CURRENT ZONING:	NC
VESTED ZONING:	
OVERLAY ZONING:	FFO
SETBACKS	
FRONT YARD:	10 FT
SIDE YARD:	5 FT
REAR YARD:	5 FT
COMMERCIAL SF BY USE:	
RETAIL:	6,000 SF
DAYCARE:	9,500 SF
QUICK CONVENIENCE STORE:	3,888 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1 STORY
MIN LANDSCAPE SURFACE AREA:	15%
FORMAL/INFORMAL OPEN SPACE:	0.28 AC
TREE CANOPY RETENTION AC:	1.01 AC
PARKING	
PARKING SPACES REQUIRED:	94
9500 SF DAY CARE CENTER (2/1000 SF + 1/Employee + 5 Stacking Spaces)	44
6032 SF RETAIL (3.33 / 1000 SF)	21
3888 SF GAS STATION (3.33 / 1000 SF + 1/Pump Station)	29
PARKING SPACES PROVIDED:	96
PERVIOUS SPACES:	0
IMPERVIOUS SPACES:	96
HISTORIC RESOURCE TREATMENT:	N

APPLICANT HAS REQUESTED A VARIANCE TO REDUCED TRANSITIONAL BUFFER FROM 25' TO 11' IN ORDER TO ALIGN ENTRANCE TO THE SITE WITH CAROTHERS PARKWAY. REDUCED BUFFER RANGES IN WIDTH FROM 11' TO 33'. VARIANCE REQUEST WAS APPROVED BY BZA ON DECEMBER 7, 2023.



CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

N

GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace
12/19/23
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE PLAN

Sheet No.
C 2.1

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Site.dwg
Layout Name: C 2.1 Site Plan
Plotted: Tuesday, December 19, 2023 - 3:16 pm
By: cdyw

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.

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. WALLS SHALL BE DESIGNED SUCH THAT NO ELEMENTS NECESSARY FOR WALL STABILITY EXTEND INTO RIGHT-OF-WAY OR PUBLIC EASEMENTS. GROUTED OR UNGROUTED STACKED STONE WALLS SHALL NOT BE USED TO SUPPORT RIGHT OF WAY OR PUBLIC UTILITIES.
6. WALLS NEAR RIGHT-OF-WAY SHALL BE DESIGNED FOR A MINIMUM 250 PSF LIVE LOAD SURCHARGE WITHIN RIGHT-OF-WAY EXTENTS AND SHALL PROVIDE A MINIMUM GLOBAL STABILITY FACTORY PF 1.30.

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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.

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.

STRUCTURE TABLE

STRUCTURE	TYPE	TOC ELEV	LOCATION	INV OUT ELEV	INV IN ELEV	UPSTREAM STRUCTURE
AD 16	Area Drain	667.51	N 570511.78 E 1723881.66	664.00		
CB 2	Single	669.03	N 570471.99 E 1723528.95	664.98	664.98	CB 3
CB 3	Single	669.64	N 570503.76 E 1723570.07	665.24	665.24	CB 4
CB 4	Single	669.95	N 570494.58 E 1723631.37	665.55	665.55	CB 5
CB 5	Single	670.23	N 570497.39 E 1723706.18	665.93	665.93	TD 6
CB 10	Single	665.10	N 570282.58 E 1723678.43	663.00		
CB 11	Single	665.70	N 570282.94 E 1723796.43	662.60		
CB 13	Single	669.78	N 570509.65 E 1723455.81	665.55	665.75	CB 14
CB 14	Single	673.10	N 570556.99 E 1723544.27	670.00		
CB 15	Single	667.02	N 570472.78 E 1723886.77	663.20	663.40	AD 16
HW 1	Headwall	665.38	N 570479.08 E 1723479.26		664.73	CB 2
HW 8	Headwall	663.14	N 570263.98 E 1723695.23		662.00	JB 9
HW 12	Headwall	663.94	N 570279.80 E 1723406.20		662.00	CB 13
JB 9	Junction Box	0.00	N 570279.64 E 1723697.68	662.08	662.08 662.08	CB 11 CB 10
TD 6	Trench Drain	668.44	N 570480.49 E 1723818.33	666.50		

PIPE TABLE

LINE	SIZE (in)	MATERIAL	LENGTH (ft)	SLOPE
EX-15	15	RCP	213.49'	3.47%
1-2	15	RCP	50.20'	0.50%
2-3	15	RCP	51.96'	0.50%
3-4	15	RCP	61.99'	0.50%
4-5	15	RCP	74.86'	0.51%
5-6	15	RCP	113.42'	0.50%
8-9	15	RCP	15.86'	0.50%
9-10	15	RCP	19.48'	4.72%
9-11	15	RCP	98.80'	0.53%
12-13	15	RCP	235.15'	1.51%
13-14	15	RCP	100.33'	4.24%
15-16	15	RCP	39.33'	1.53%

TN STATE PLANE COORD., ZONES5301, FIPZONE 4100; NAD83 DATUM

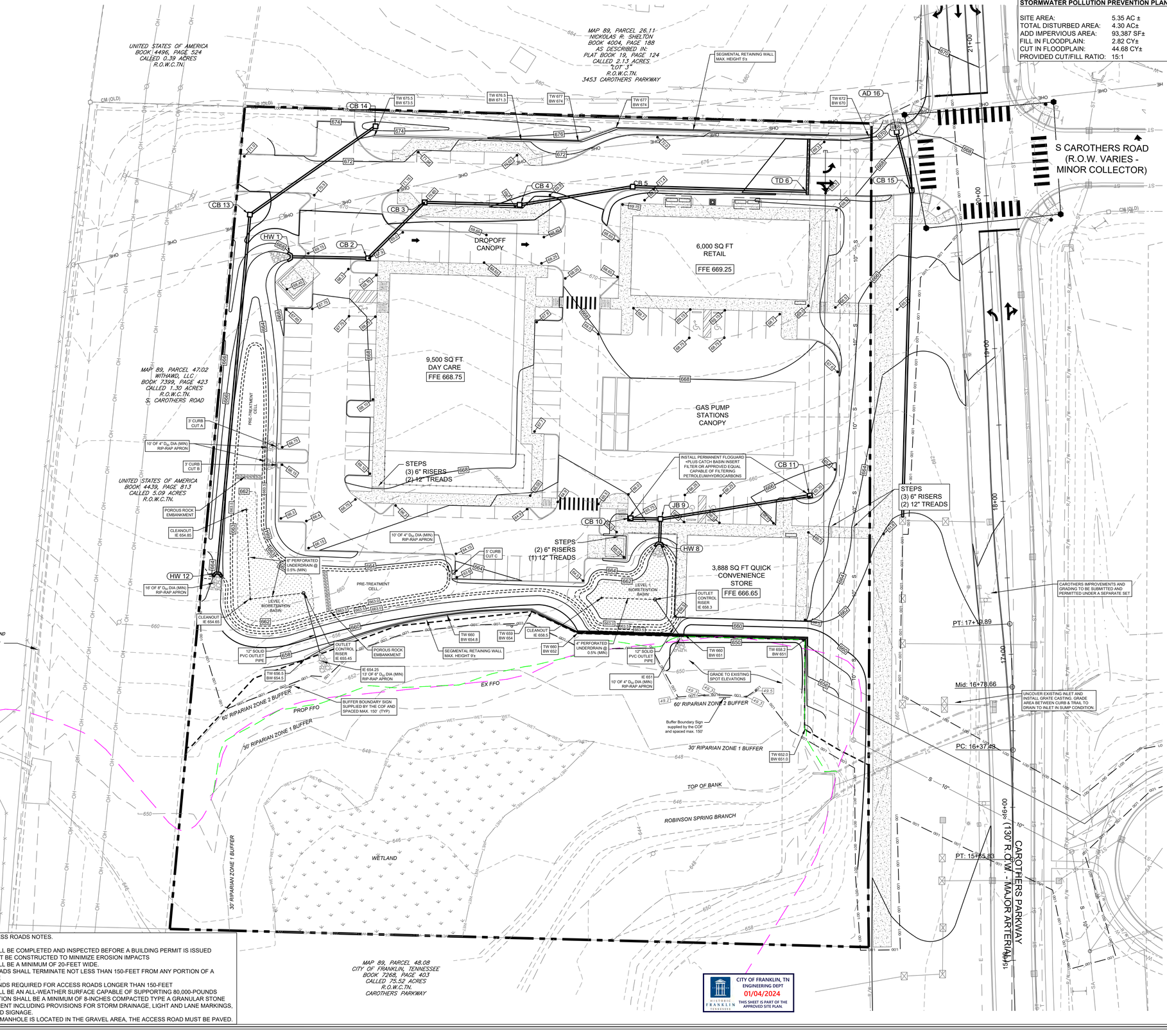
GRAPHIC SCALE (IN FEET)

30 0 15 30 60

1 inch = 30 ft.

TEMPORARY ACCESS ROADS NOTES.

- ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED
- ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
- ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
- ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE
- TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
- ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS
- CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
- IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED.



GENERAL INFORMATION RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN

SITE AREA:	5.35 AC ±
TOTAL DISTURBED AREA:	4.30 AC±
ADD IMPERVIOUS AREA:	93,387 SF±
FILL IN FLOODPLAIN:	2.82 CY±
CUT IN FLOODPLAIN:	44.68 CY±
PROVIDED CUT/FILL RATIO:	15:1

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN, PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments
2	8/5/21	Per City of Franklin Comments
3	9/16/23	One Stop
4	12/19/23	One Stop

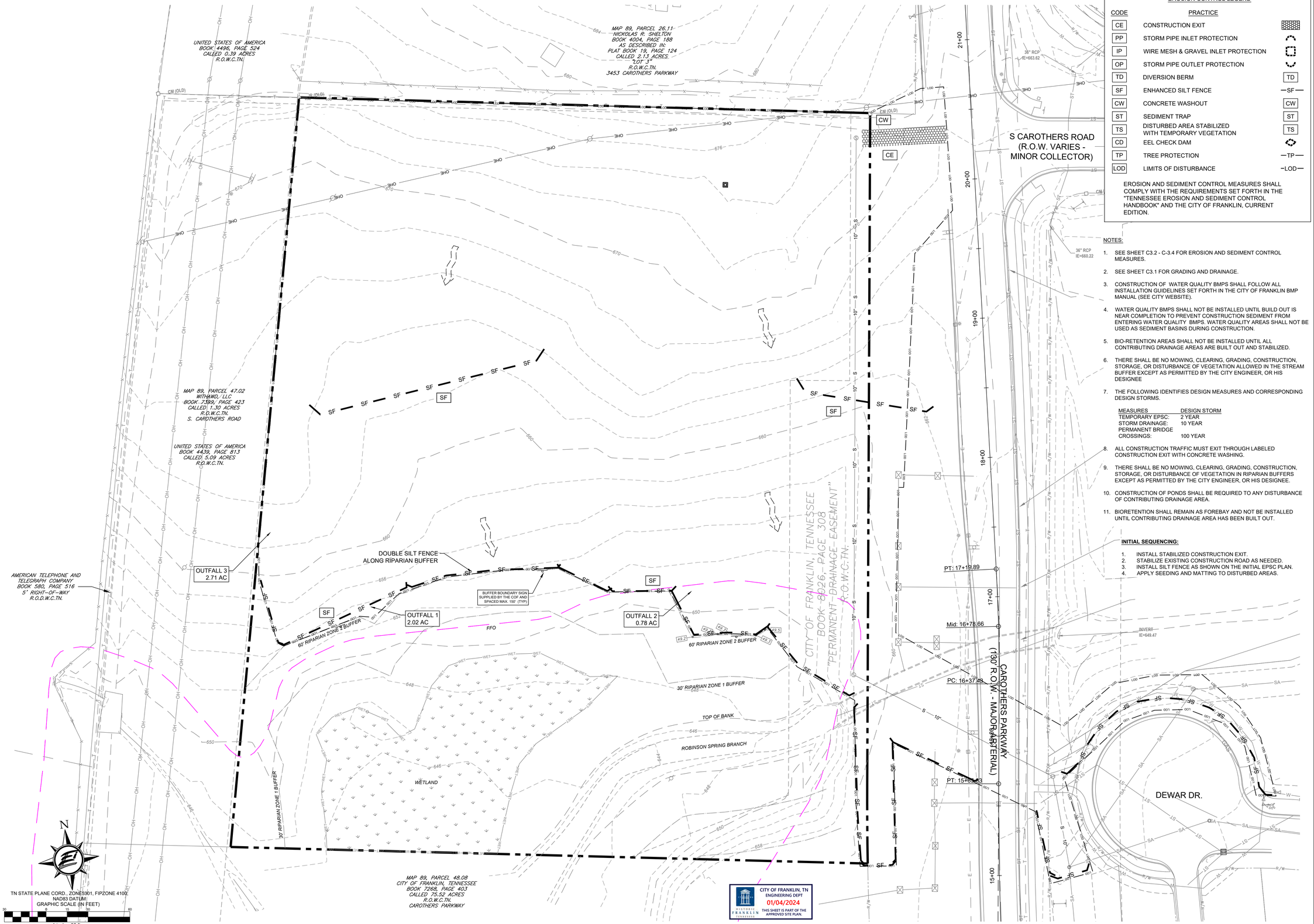
LARRY C. WALLACE — REGISTERED ENGINEER — 102511 — STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
SITE GRADING & DRAINAGE PLAN

Sheet No.
C 3.1

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309carothers-Grading.dwg
Layout Name: C 3.1 Site Grading & Drainage Plan
Plotted: Tuesday, December 19, 2023 – 3:16 pm
By: cloyw



EROSION CONTROL LEGEND

CODE	PRACTICE
CE	CONSTRUCTION EXIT
PP	STORM PIPE INLET PROTECTION
IP	WIRE MESH & GRAVEL INLET PROTECTION
OP	STORM PIPE OUTLET PROTECTION
TD	DIVERSION BERM
SF	ENHANCED SILT FENCE
CW	CONCRETE WASHOUT
ST	SEDIMENT TRAP
TS	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION
CD	EEL CHECK DAM
TP	TREE PROTECTION
LOD	LIMITS OF DISTURBANCE

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. 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.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. 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.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.
11. BIORETENTION SHALL REMAIN AS FOREBAY AND NOT BE INSTALLED UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN BUILT OUT.

INITIAL SEQUENCING:

1. INSTALL STABILIZED CONSTRUCTION EXIT.
2. STABILIZE EXISTING CONSTRUCTION ROAD AS NEEDED.
3. INSTALL SILT FENCE AS SHOWN ON THE INITIAL EPSC PLAN.
4. APPLY SEEDING AND MATTING TO DISTURBED AREAS.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
AGENCY NO. 102141
STATE OF TENNESSEE
12/19/23

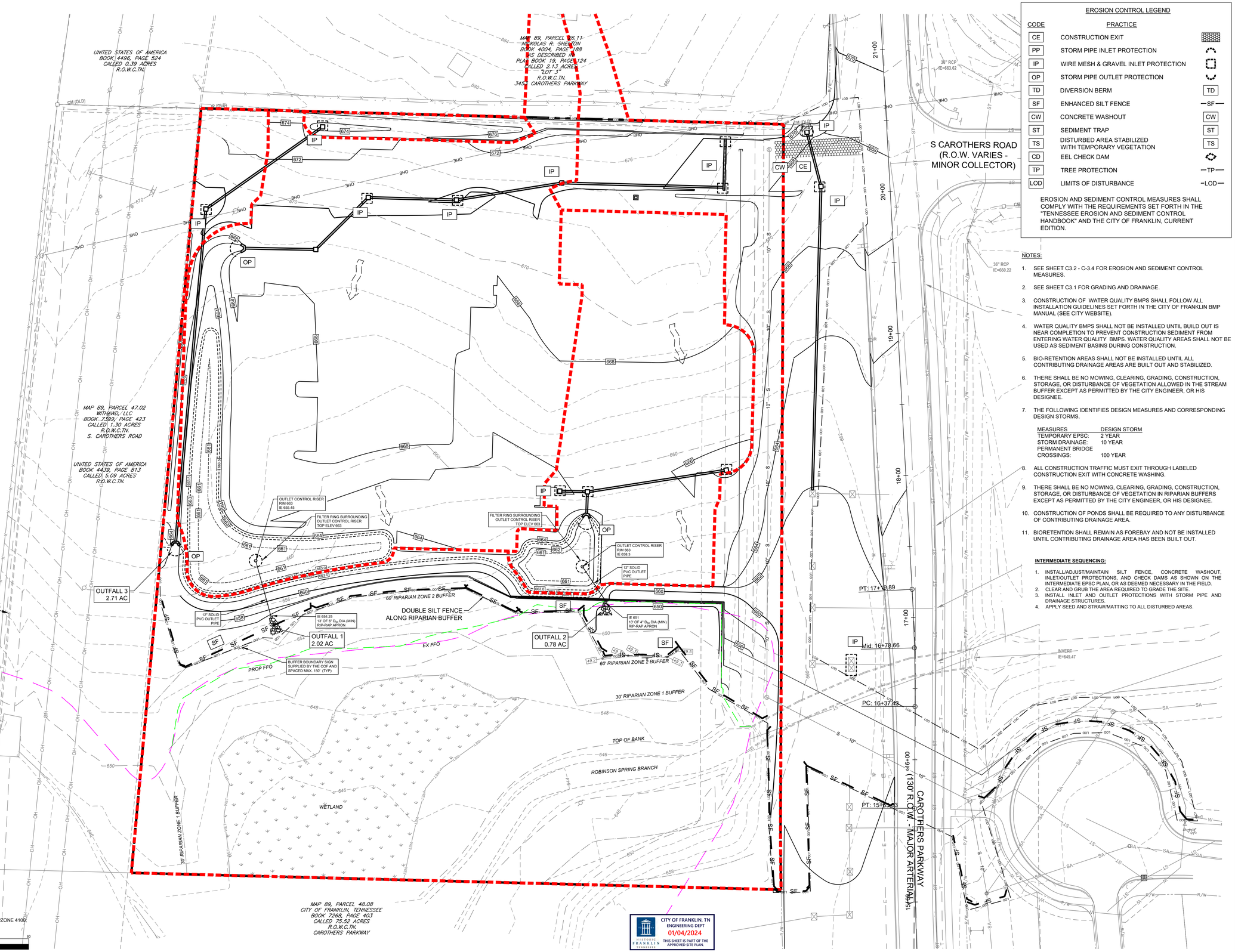
Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

INTIAL EPSC PLAN

Sheet No.
C 3.2

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.2 Initial EPSC Plan
Plotted: Tuesday, December 19, 2023 - 3:16 pm
By: cbyw



CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

HISTORIC FRANKLIN TENNESSEE

EROSION CONTROL LEGEND

CODE	PRACTICE	
CE	CONSTRUCTION EXIT	
PP	STORM PIPE INLET PROTECTION	
IP	WIRE MESH & GRAVEL INLET PROTECTION	
OP	STORM PIPE OUTLET PROTECTION	
TD	DIVERSION BERM	TD
SF	ENHANCED SILT FENCE	—SF—
CW	CONCRETE WASHOUT	CW
ST	SEDIMENT TRAP	ST
TS	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION	TS
CD	EEL CHECK DAM	
TP	TREE PROTECTION	—TP—
LOD	LIMITS OF DISTURBANCE	—LOD—

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. 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.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
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8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
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11. BIORETENTION SHALL REMAIN AS FOREBAY AND NOT BE INSTALLED UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN BUILT OUT.

INTERMEDIATE SEQUENCING:

1. INSTALL/ADJUST/MAINTAIN SILT FENCE, CONCRETE WASHOUT, INLET/OUTLET PROTECTIONS AND CHECK DAMS AS SHOWN ON THE INTERMEDIATE EPSC PLAN, OR AS DEEMED NECESSARY IN THE FIELD.
2. CLEAR AND GRUB THE AREA REQUIRED TO GRADE THE SITE.
3. INSTALL INLET AND OUTLET PROTECTIONS WITH STORM PIPE AND DRAINAGE STRUCTURES.
4. APPLY SEED AND STRAW/MATTING TO ALL DISTURBED AREAS.

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FRANKLIN, TENNESSEE

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LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 12/19/23
NO. 120,144
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

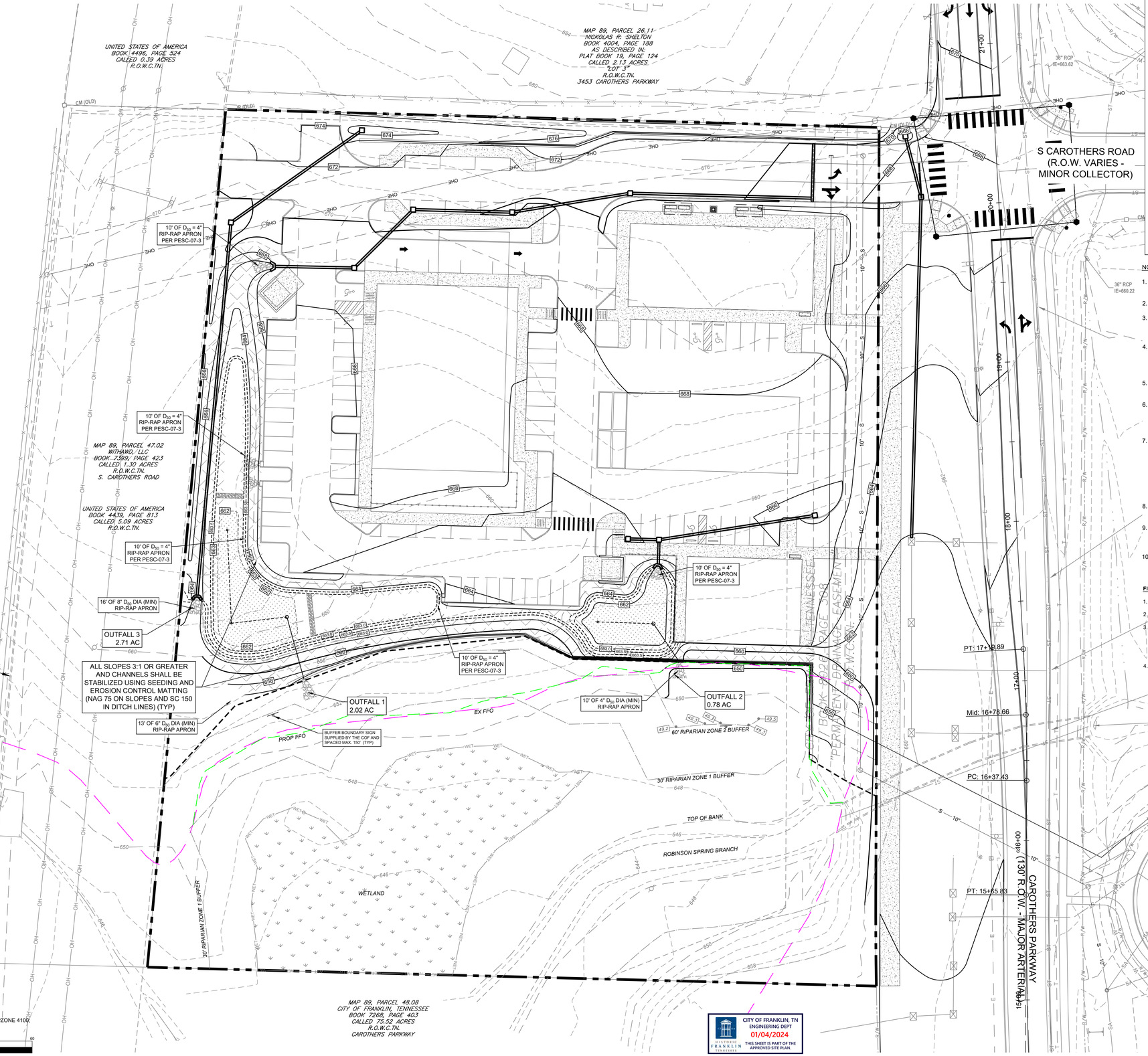
Sheet Title:

INTERIM ESPC PLAN

Sheet No.

C 3.3

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.3 Interim ESPC Plan
Plotted: Tuesday, December 19, 2023 - 3:16 pm
By: clayw



CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
HISTORIC FRANKLIN TENNESSEE
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EROSION CONTROL LEGEND

CODE	PRACTICE	
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CD	EEL CHECK DAM	
TP	TREE PROTECTION	—TP—
LOD	LIMITS OF DISTURBANCE	—LOD—

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TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. 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.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.

FINAL SEQUENCING & STORMWATER NARRATIVE :

1. MAINTAIN/ADJUST SILT FENCE AND CHECK DAMS IN PLACE UNTIL SITE IS STABILIZED.
2. TEMPORARY SEDIMENT BASINS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IF COMPLETE AND STABILIZED.
3. AFTER CONSTRUCTION OF THIS AND FUTURE CONTRIBUTING SECTIONS IS COMPLETE AND ALL DISTRUBED AREAS HAVE BEEN FULLY STABILIZED, CONSTRUCT BIO-RETENTION AREA AND CONVERT TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION PONDS. REMOVE ALL TEMPORARY SEDIMENT BASIN STRUCTURES AND SEDIMENT IN A MANNER AS TO NOT ALLOW SEDIMENT TO BE DISCHARGED FROM POND.
4. UPON FINAL STABILIZATION OF ALL DISTURBED AREAS, COMPLETE AND SUBMIT THE NOTICE OF TERMINATION (NOT) TO TDEC.

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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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OFFICE 615-333-6010 • WWW.ELI-LLC.COM
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	7/1/21	Per City of Franklin Comments
2	8/5/21	Per City of Franklin Comments
3	9/18/23	One Stop
4	12/19/23	One Stop

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 12/19/23
AGENT
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

FINAL EPSC PLAN

Sheet No.

C 3.4

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309carothers-Grading.dwg
Layout Name: C 3.4 Final EPSC Plan
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: cloyw

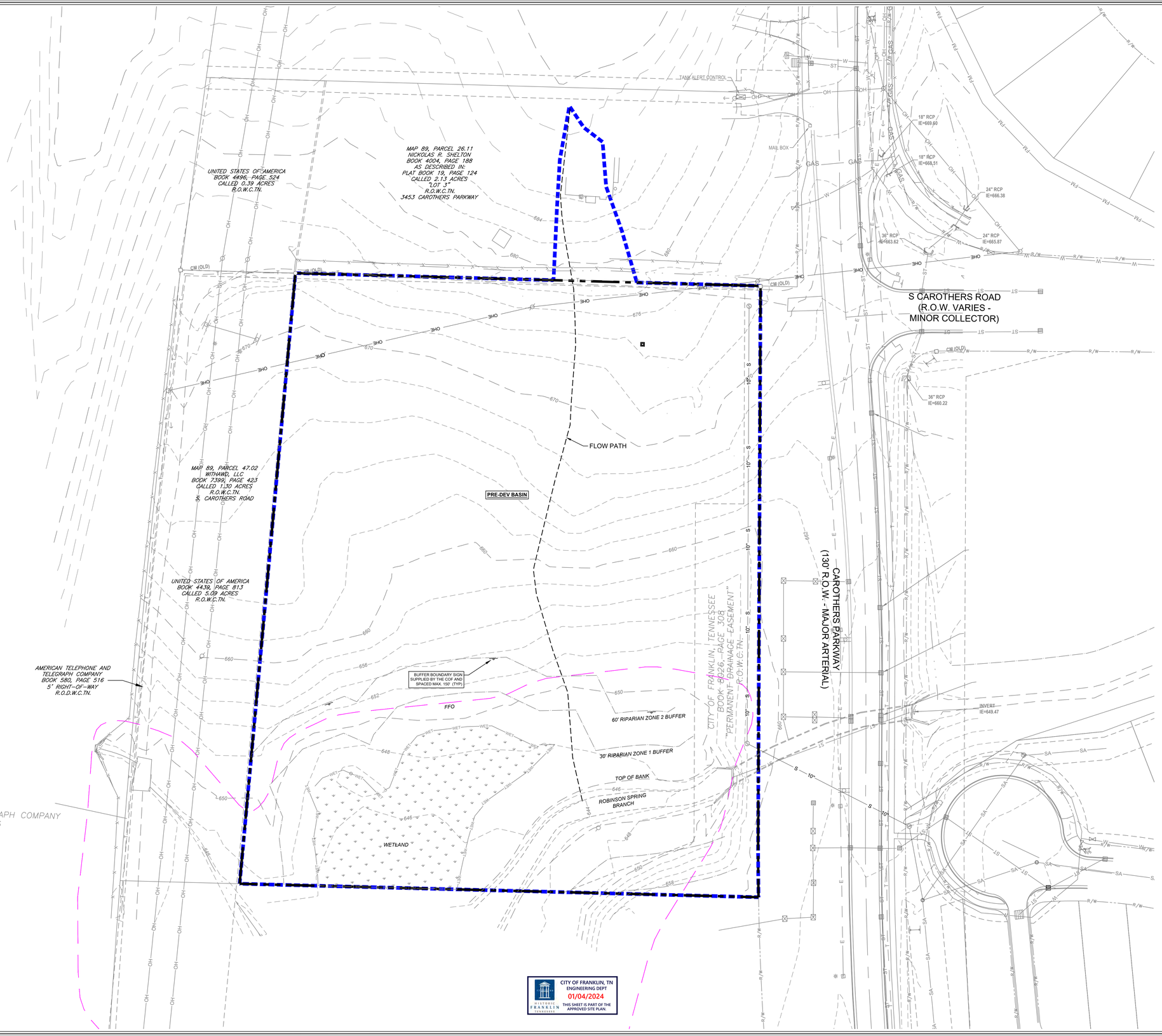
Pre-Dev Basin Grading & Drainage Data Chart

- Site Area: 5.51 AC
- Impervious Area: 0.03 AC
- Composite CN: 78
- Peak Flow Runoff
  - 2 year: 12.93 CFS
  - 10 year: 22.38 CFS
  - 25 year: 28.53 CFS
  - 50 year: 33.59 CFS
  - 100 year: 38.81 CFS

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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.





TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.5A Pre-Dev Map
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: cbyw

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CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 108132
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

PRE-DEV MAP

Sheet No.

C 3.5A

STORMWATER MANAGEMENT NARRATIVE :

RUNOFF FROM BASIN 1 WILL BE CONVEYED TO A LEVEL 2 BIORETENTION BASIN. CONCENTRATED FLOWS WILL DISCHARGE TO PRE-TREATMENT CELLS WHICH WILL FLOW THROUGH POUROUS ROCK EMBACKMENTS AND THEN OVER A FIVE FOOT LONG GRASS FILTER STRIP TO THE BIORETENTION BASIN. OUTFLOWS FROM THE BIORETENTION BASIN WILL DISCHARGE RIP-RAP APRONS AND THEN TO ROBINSON SPRING BRANCH. PEAK BASIN FLOWS HAVE BEEN ROUTED THROUGH THE BIORETENTON BACKFILL MATERIAL AND OUTLET CONTROL STRUCTURE.

RUNOFF FROM BASIN 2 WILL BE CONVEYED TO A LEVEL 1 BIORETENTION BASIN. CONCENTRATED FLOWS WILL DISCHARGE TO A GRAVEL FLOW SPREADER AND THEN TO THE BIORETENTION BASIN. OUTFLOWS FROM THE BIORETENTION BASIN WILL DISCHARGE RIP-RAP APRONS AND THEN TO ROBINSON SPRING BRANCH. PEAK BASIN FLOWS HAVE BEEN ROUTED THROUGH THE BIORETENTON BACKFILL MATERIAL AND OUTLET CONTROL STRUCTURE.

BASIN 3 CONSISTS OF THE GRASSED AREAS NORTH AND WEST OF THE IMPROVED AREAS AS WELL AS THE LARGE GRASSED AND FORESTED AREA SOUTH OF THE IMPROVEMENTS INSIDE THE FLOODPLAIN AND BUFFERS. THIS BASIN WILL BYPASS TREATMENT.

THE TOTAL WEIGHTED RV IS 0.195.

A WETLAND SPANNING FROM THE SOUTHERN PARCEL INTO THE SITE AND TO UNNAMED TRIBUTARIES TO THE HARPETH RIVER HAVE BEEN IDENTIFIED. THESE FEATURES WILL NOT BE IMPACTED BY CONSTRUCTION. 30' ZONE 1 AND 60' ZONE 2 UNDISTURBED RIPARIAN BUFFERS HAVE BEEN DELINEATED ALONG THE WETLAND AND STREAM.

COMPENSATING CUT IN EXCESS OF A RATIO OF 15:1 (CUT:FILL) HAS BEEN PROVIDED IN THE FLOODPLAIN.

Post-Dev Basin 1 Grading & Drainage Data Chart
- Site Area: 2.02 AC
- Impervious Area: 1.33 AC
- Disturbed Area: 1.80 AC
- Composite CN: 92
- Peak Flow Runoff
  - 2 year: 8.60 CFS
  - 10 year: 12.57 CFS
  - 25 year: 15.04 CFS
  - 50 year: 17.02 CFS
  - 100 year: 19.05 CFS

Post-Dev Basin 2 Grading & Drainage Data Chart
- Site Area: 0.78 AC
- Impervious Area: 0.70 AC
- Disturbed Area: 0.78 AC
- Composite CN: 96
- Peak Flow Runoff
  - 2 year: 3.79 CFS
  - 10 year: 5.35 CFS
  - 25 year: 6.32 CFS
  - 50 year: 7.11 CFS
  - 100 year: 7.92 CFS

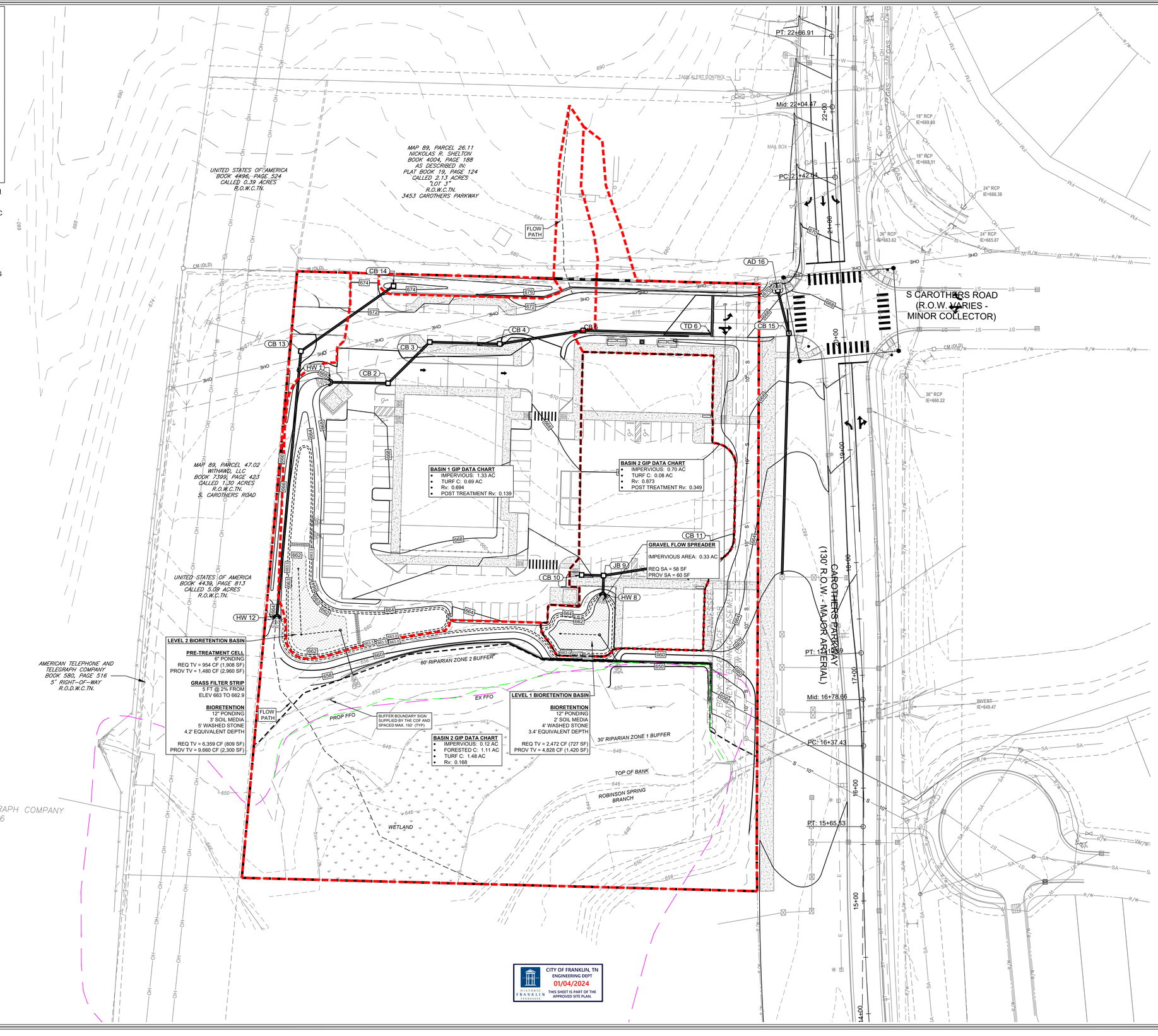
Post-Dev Basin 3 Grading & Drainage Data Chart
- Site Area: 2.71 AC
- Impervious Area: 0.12 AC
- Disturbed Area: 1.12 AC
- Composite CN: 77
- Peak Flow Runoff
  - 2 year: 6.73 CFS
  - 10 year: 11.71 CFS
  - 25 year: 14.98 CFS
  - 50 year: 17.67 CFS
  - 100 year: 20.45 CFS

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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.

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.



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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102132
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

POST-DEV MAP

Sheet No.

C 3.5B

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Grading.dwg
Layout Name: C 3.5B Post-Dev Map
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: cbyw

SITE FILL IN FLOODPLAIN

BFE 651
CUT 44.68 CU YD
FILL 2.82 CU YD
CUT/FILL RATIO: 15:1

CONSERVATION EASEMENT

PROPOSED FLOODPLAIN / FFO BASED ON PROPOSED GRADING

PROPOSED FLOODPLAIN / FFO BASED ON BFE AND SURVEY DATA

EXISTING FEMA FLOODPLAIN / FFO

60' RIPARIAN ZONE 2 BUFFER

BUFFER BOUNDARY SIGN SUPPLIED BY THE COF AND SPACED MAX. 150' (TYP.)

30' RIPARIAN ZONE 1 BUFFER

WETLAND

TOP OF BANK

UNNAMED TRIB TO THE HARPETH RIVER

GRAPHIC SCALE (IN FEET)
1 inch = 10 ft.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Elevations Table

Number	Min Elev	Max Elev	Area (sf)	Color
1	-1.07	-0.75	396.17	
2	-0.75	-0.50	699.72	
3	-0.50	-0.25	794.73	
4	-0.25	0.00	1240.94	
5	0.00	0.25	338.33	
6	0.25	0.50	87.05	
7	0.50	0.78	32.67	

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Issue Date: May 10, 2021
ELI Project No: 20-11-1210
Drafted By: RDP
Checked By: LCW

Sheet Title:
FLOODPLAIN CUT-FILL MAP

Sheet No.
C 3.5C

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Floodplain.dwg
Layout Name: C 3.5C Floodplain Cut-Fill Map
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: cbyw

GENERAL NOTES

1. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL. FURNISH THE DESIGN ENGINEER WITH A SET OF CLEAN PRINTS WITH THE AS-BUILT SEWER AND WATER LINES MARKED.
2. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER WHEN LOT CORNERS ARE NEEDED. ONCE THE CORNERS ARE SET THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE MARKERS AND IRON PINS. IF THE CORNERS ARE DISTURBED THE CONTRACTOR SHALL REMOVE THE DISTURBED IRON PIN AND NOTIFY THE DESIGN ENGINEER. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF RESETTING THE CORNER. THE CONTRACTOR SHALL NOT ATTEMPT TO RESET THE PROPERTY CORNER.
3. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
4. BASE INFORMATION WAS TAKEN FROM FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ENERGY LAND & INFRASTRUCTURE FROM FEBRUARY 2020. OFFSITE CONTOURS SHOWN ARE A MIX OF FIELD RUN SURVEY FROM THE LOCKWOOD GLEN PUD SUBDIVISION AND GIS CONTOURS.
5. THE PROJECT SITE IS SHOWN ON TAX MAP 89, PARCEL 47.00.
6. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
7. THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
8. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (IE. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND EXISTENCE OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
12. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
13. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
14. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE, TO THE CITY OF FRANKLIN, OR TO UTILITY REPRESENTATIVE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
15. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
16. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC&PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
17. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
18. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
19. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE CITY OF FRANKLIN REGULATIONS AND SPECIFICATIONS.
20. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF FRANKLIN AND STATE OF TENNESSEE DOT AND SPECIFICATIONS.
21. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
22. ALL PAVEMENT STRIPING SHALL THERMOPLASTIC OR APPROVED ALTERNATIVE.

SITE GRADING & EROSION CONTROL NOTES

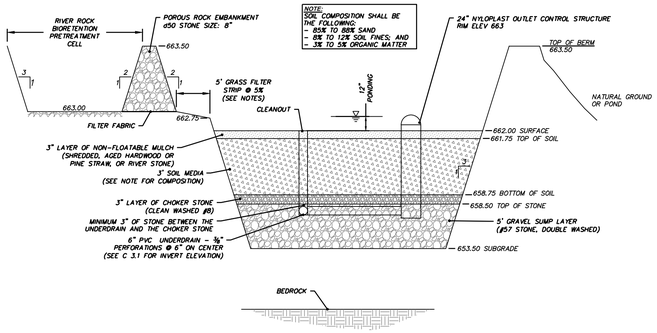
1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 4.30± ACRES.
2. PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS EVIDENCED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0214G, REVISED DECEMBER 22, 2016.
3. INSTALL SILT BARRIERS BEFORE GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREA AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY THE CITY OF FRANKLIN, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
10. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
13. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
14. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 0.5%.
15. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
16. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
17. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
18. THE GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT AND FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
21. DO NOT DISTURB THE VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
22. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTRIBUTED AREAS, TO A MINIMUM DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
23. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
24. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
25. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
26. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY A GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXCEPTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
27. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III
28. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS MUCH AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
29. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
30. STOCKPILE TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
31. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DETENTION PONDS VERIFYING THE REQUIRED VOLUME HAS BEEN PROVIDED AND THAT THE OUTLET CONTROL STRUCTURE MEETS THE DESIGN REQUIREMENTS. THE SURVEY SHALL BE CONDUCTED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.
32. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
33. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH ARE NOT AVAILABLE ON SITE.
34. AFTER STRIPPING TOPSOIL, PROOF ROLL EXPOSED SUBGRADE WITH A LOADED TRUCK TO IDENTIFY UNSTABLE SOILS. STABILIZE UNSTABLE AREAS BY UNDERCUTTING AND REPLACING UNSTABLE MATERIALS WITH COMPACTED SELECT MATERIAL.
35. ALL FILL SHALL BE FREE OF ALL ORGANIC MATTER, TRASH AND OTHER DELETERIOUS MATERIALS, CONTAINING NO ROCK FRAGMENTS GREATER THAN 6 INCHES IN ANY ONE DIRECTION.
36. STRUCTURAL SOIL FILL SHALL HAVE A STANDARD PROCTOR MAXIMUM DRY DENSITY OF 90 POUNDS PER CUBIC FOOT (PCF) OR GREATER AND A PLASTICITY INDEX (PI) OF 30 PERCENT OR LESS. ALL MATERIAL BEING USED AS SOIL FILL SHOULD BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BEING PLACED.
37. PLACE FILL AND COMPACT IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
38. PLACE 4-INCH MINIMUM LAYER OF A COMPACTED CRUSHED STONE UNDER CONCRETE SLABS.
39. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE. PROPER ADJUSTMENT SHOULD BE MADE BY CONTRACTOR FOR SUBGRADE.
40. FORM AND SLOPE ALL EXISTING AND PROPOSED SIDEWAK(S) TO A SMOOTH TRANSITION. AT POINTS OF INTERSECTION, AS DIRECTED BY ENGINEER, MAXIMUM ALLOWABLE GRADE CHANGE AT THESE INTERSECTIONS WILL BE 6 PERCENT. IN SOME INSTANCES IT MAY BE NECESSARY TO REMOVE EXISTING SIDEWALK AND REPLACE TO ALLOW FOR SMOOTH TRANSITION.
41. BACK FILL ALL PIPES UNDER PAVEMENT TO TOP OF SUBGRADE WITH CRUSHED STONE.
42. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
43. EXISTING ELEVATIONS, CONTOURS, AND BENCHMARKS SHOWN ON PLANS ARE BASED NAVD83.
44. WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT, CUT EXISTING PAVEMENT IN A NEAT STRAIGHT LINE THROUGH PAVEMENT AND BASE.
45. INSTALL STONE BEDDING AND BACK FILL IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATION, PROJECT SPECIFICATIONS AND CITY OF FRANKLIN CONSTRUCTION CRITERIA.
46. SHAPE ALL DITCHES ACCORDING TO TYPICAL SECTION OR SPECIAL DITCH DETAIL.
47. ONLY MATERIAL MEETING CONTRACTOR'S GEOTECHNICAL ENGINEER'S REQUIREMENTS FOR EMBANKMENT MAY BE USED.
48. ALL EXCAVATION IS UNCLASSIFIED WITHOUT REGARD TO MATERIALS ENCOUNTERED. CONTRACTOR SHALL VISIT SITE AND DRAW HIS OWN CONCLUSIONS TO CONDITIONS ENCOUNTERED. LINE AND GRADES SHOWN SHALL BE ACHIEVED WITHOUT ADDITIONAL COMPENSATION.
49. ASPHALT PAVEMENT, MINERAL AGGREGATE BASE AND CONCRETE MATERIALS AND CONSTRUCTION SHALL MEET REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.
50. PROPOSED CONTOURS SHOWN AT 2 FOOT INTERVAL.
51. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.
52. ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY CONTRACTOR AT HIS EXPENSE.
53. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF PROJECT SITE IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITHOUT APPROVAL BY SAME. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE OR LOCAL AGENCY FOR THE CONSTRUCTION OF THIS PROJECT.
54. ALL HEADWALLS FOR PIPES 24" AND LARGER SHALL HAVE SAFETY GRATING. SEE DRAINAGE STRUCTURE DETAIL SHEET.

SEWER AND WATER CONSTRUCTION NOTES

1. ALL SEWER CONSTRUCTION METHODS AND MATERIALS SHALL MEET THE CITY OF FRANKLIN STANDARD SPECIFICATIONS AND DETAILS (STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION APPROVED).
2. ALL WATER CONSTRUCTION METHODS AND MATERIALS SHALL MEET MILCROFTON UTILITY DISTRICT STANDARD SPECIFICATIONS AND DETAILS.
3. ALL SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF FRANKLIN SEWER INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.
4. ALL WATER CONSTRUCTION SHALL BE INSPECTED BY A MILCROFTON UTILITY DISTRICT INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO CONSTRUCT THE SEWER AND/OR WATER AS SHOWN ON THE APPROVED PLANS.
6. THE CONTRACTOR SHALL KEEP A SET OF THE STATE OF TENNESSEE AND CITY OF FRANKLIN APPROVED PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
7. THE PROPOSED SEWER AND WATER LINE SHALL NOT BE TIED TO THE EXISTING SEWER OR WATER LINE UNTIL THE PROPOSED LINE OR LINES HAVE BEEN INSTALLED, INSPECTED, TESTED AND APPROVED FOR TIE-IN BY THE CITY OF FRANKLIN SEWER DEPARTMENT AND MILCROFTON UTILITY DISTRICT RESPECTIVELY.
8. AIR TEST SHALL BE REQUIRED ON THE SEWER LINE, WITH THE CITY OF FRANKLIN INSPECTOR PRESENT, PER CITY OF FRANKLIN SPECIFICATIONS.
9. THE OWNER DOES NOT ASSUME RESPONSIBILTY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION DISIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF THE UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES AND RELOCATE IF NECESSARY.
10. ALL SEWER MANHOLES SHALL BE SUBJECTED TO AND PASS A VACUUM TEST OF AT LEAST 10"Hg.
11. NO BLASTING IS ALLOWABLE WITHIN 25 FEET OF FINISHED SEWER OR WATER LINES.

SITE UTILITY NOTES

1. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. DETERMINE EXACT LOCATIONS IN FIELD PRIOR TO BEGINNING WORK. GENERAL LOCATION OF ALL KNOWN UTILITIES MEASURE SHOWN OR IDENTIFIED HEREIN AND REFLECT OWNER'S BEST RECORDS AND ON SITE INVESTIGATION. THE OWNER MAKES NO EXPRESSED OR IMPLIED GUARANTEE OF ACCURACY OR THAT OTHER UTILITIES ARE NOT LOCATED IN CONSTRUCTION VICINITY.
2. PRIOR TO COMMENCING WORK, CONTACT UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. GIVE NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND UTILITY.
3. COOPERATE WITH EACH UTILITY COMPANY IN PROTECTION OF THEIR RESPECTIVE APPURTENANCES.
4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND UTILITIES, CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT.
5. CONSTRUCTION OF ALL SANITARY SEWER, WATER MAIN AND RELATED APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE CITY OF FRANKLIN.
6. INSTALL STONE BEDDING AND BACKFILL IN STRICT ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.
7. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
8. CLEANOUTS SHALL BE SAME SIZE AS LATERAL LINES. SITE GRADES SHALL BE WITHIN 6' OF FINISHED GRADE PRIOR TO CONSTRUCTION OF WATER LINE.
9. COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION", ISSUED BY A.G.C. OF AMERICA, INC. AND U.S. DEPARTMENT OF LABOR.
10. BACKFILL PROPOSED UTILITIES IN PAVED AREAS WITH COMPACTED CRUSHED STONE UNLESS OTHERWISE DIRECTED BY ENGINEER.
11. LAY WASTEWATER LINES AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. IF THIS IS NOT PRACTICAL, THE WASTEWATER LINE MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED. IT IS LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE TOP OF THE WASTEWATER LINE IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.
12. WHERE A WASTEWATER LINE CROSSES UNDER WATER MAINS, THE TOP OF THE WASTEWATER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF THE ELEVATION OF THE WASTEWATER LINE CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, RELOCATE THE WATER MAIN TO PROVIDE THIS SEPARATION, OR ELSE RECONSTRUCT IT WITH MECHANICAL JOINT DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE WASTEWATER LINE WITH A FULL JOINT OF THE WATER MAIN CENTERED OVER THE WASTEWATER LINE, AND ENCASED IN CONCRETE.
13. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE CONSTRUCT BOTH THE WATER MAIN AND THE WASTEWATER LINE OF MECHANICAL JOINT DUCTILE IRON PIPE AND PRESSURE TEST EACH.
14. ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES, SHALL BE PLACED UNDERGROUND.
15. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE SEWER PLAN AND PROFILE SHEETS. POLYVINYL CHLORIDE (PVC) SHALL BE (SDR 35). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52. ALL DUCTILE IRON WASTEWATER PIPE SHALL BE AN ASPHALTIC COATING APPROXIMATELY 1 mil THICK AS SPECIFIED IN AWWA C151. THE INSIDE OF THE PIPES SHALL BE PROTECTO 401 CERAMIC EPOXY COATING 40 mils DFT OR EQUAL.
14. ALL SEWER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM TO THE CITY OF FRANKLIN WATER AND WASTEWATER DEPARTMENT REQUIREMENTS AND SPECIFICATIONS.
15. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM WITH MILCROFTON UTILITY DISTRICT REQUIREMENTS AND SPECIFICATIONS.
16. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
17. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
18. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
20. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
21. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE FRANKLIN WATER AND SEWER DEPARTMENT SPECIFICATIONS.
22. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER CITY OF FRANKLIN REQUIREMENTS.
23. REPAIR ALL DAMAGETO EXISTING FEATURES (ie. DRIVES, ROADS, YARDS, LANDSCAPING, ETC…) TO PRE-CONSTRUCTION CONDITION.
24. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY MILCROFTON UTILITY DISTRICT.
25. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
26. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
27. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
28. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
29. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
30. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
31. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATERLINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
32. EXISTING MANHOLES LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ESURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
33. WATER SERVICES SHALL BE ¾" TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, CURB STOPS, PRESENT METER BOX AND ALL OTHER FITTINGS AS REQUIRED BY MILCROFTON UTILITY DISTRICT.
34. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
35. ALL CONNECTION TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIANT SEAL METHOD.
36. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER). 6" TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
37. THE CONCRETE ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. US

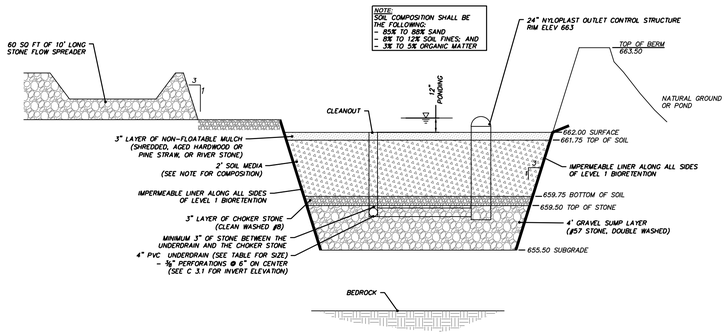


LEVEL 2 BIORETENTION SECTION

N.T.S.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

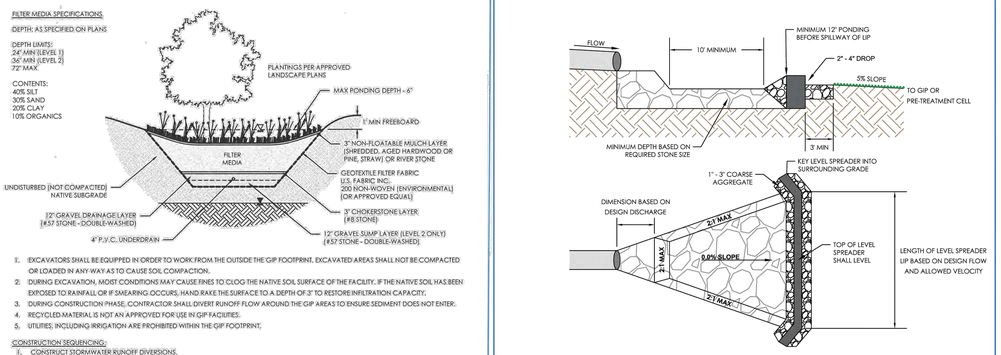
1. *CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.*
2. *EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION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



LEVEL 1 BIORETENTION SECTION

N.T.S.

BIORETENTION LEVEL 1 & 2	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TITLE:		
GIP-01	DIRECTOR OF ENGINEERING	10/15/15 DATE
DWG.NO.		
01/01/2016	STORMWATER COORDINATOR	10/3/15 DATE
EFFECTIVE DATE		



1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES, CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSTEPCTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TITLE		
02/20/2017	DIRECTOR OF ENGINEERING	12/7/2017 DATE
DWG.NO.		
02/20/2017	STORMWATER COORDINATOR	12/7/2017 DATE
EFFECTIVE DATE		

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

LEVEL SPREADER NOTES:

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

N.T.S.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

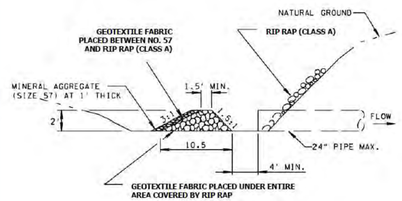


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

ACTIVITY: Silt Fence	TCP – 13

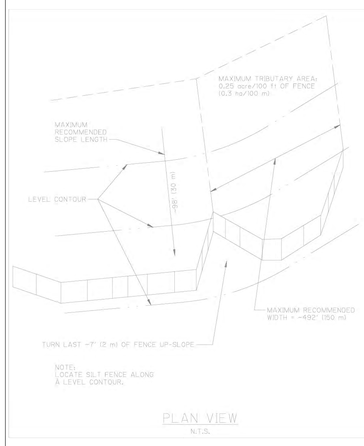


Figure TCP-13-2
Silt Fence End Layout

Stormwater Best Management Practices – Temporary Construction Site Runoff Management	TCP-13-8	January 2002

ACTIVITY: Silt Fence	TCP – 13

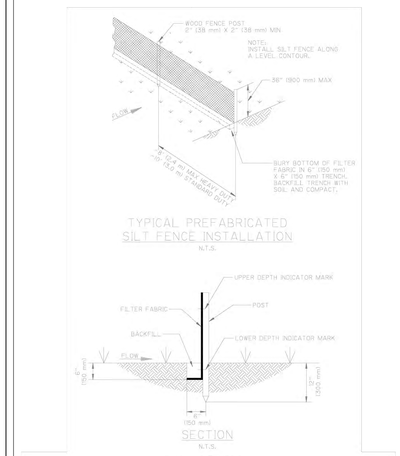
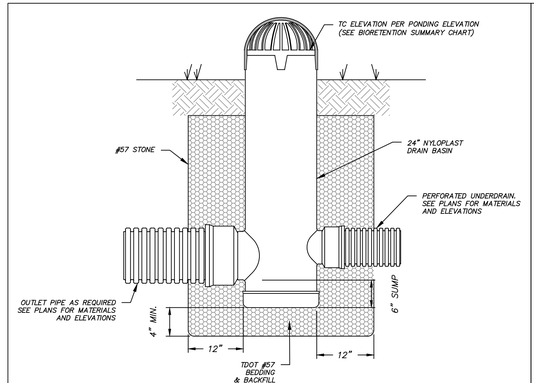


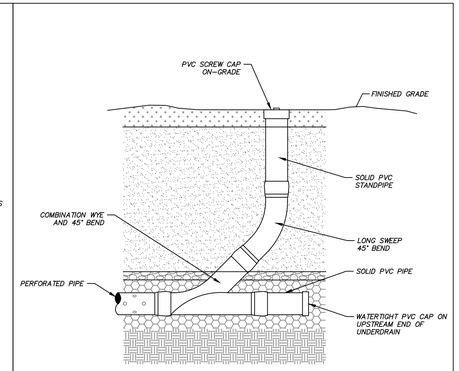
Figure TCP-13-1
Silt Fence Anchoring

Stormwater Best Management Practices – Temporary Construction Site Runoff Management	TCP-13-7	January 2002



NYLOPLAST OUTLET STRUCTURE

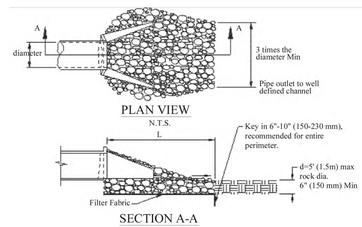
N.T.S.



BIORETENTION CLEANOUT DETAIL

N.T.S.

ACTIVITY: Outlet Protection	PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³/s (m³ /s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC	PESC-07-3	January 2014

ACTIVITY: Stabilized Construction Entrance	TCP- 01

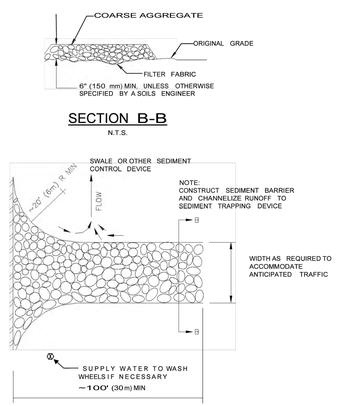


Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices - Temporary Construction Site Runoff Management	TCP-01-5	January 2014

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
440 METROPLEX DRIVE • NASHVILLE, TN 37211
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102132
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

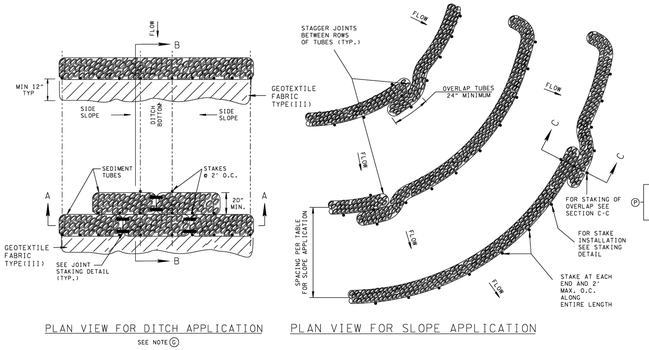
Sheet Title:

GRADING DRAINAGE & EPSC DETAILS

Sheet No.

C 3.7

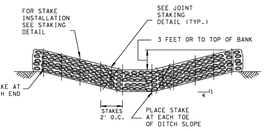
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Layout Name: C 3.7 Grading Drainage & EPSC Details
Plotted: Tuesday, December 19, 2023 - 3:17 pm
By: clayw



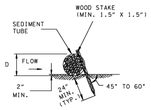
PLAN VIEW FOR DITCH APPLICATION

SEE NOTE Ⓔ

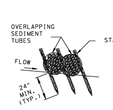
PLAN VIEW FOR SLOPE APPLICATION



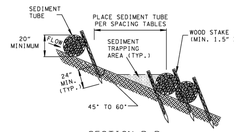
SECTION A-A



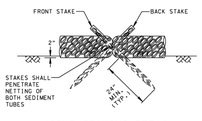
STAKING DETAIL



SECTION C-C



SECTION B-B



JOINT STAKING DETAIL

(DITCH APPLICATION ONLY)

EROSION CONTROL PLAN LEGEND: TUBE••TUBE••TUBE SEDIMENT TUBE

SEDIMENT TUBE SPACING FOR SLOPE APPLICATION					
SLOPE	8"	12"	18"	20"	24"
2%	70'	80'	N/A	N/A	N/A
5%	30'	60'	80'	N/A	N/A
10%	20'	30'	70'	80'	80'
6:1	N/A	20'	40'	50'	55'
4:1	N/A	20'	30'	30'	30'
3:1	N/A	N/A	20'	20'	25'
2:1	N/A	N/A	20'	20'	20'

N/A = NOT RECOMMENDED
SPACING NOT TO EXCEED 80'

SEDIMENT TUBE SPACING TABLE FOR DITCH APPLICATION	
SLOPE	MAXIMUM SEDIMENT TUBE SPACING
LESS THAN 2%	80'
2%	80'
3%	50'
4%	40'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON A 20' SEDIMENT TUBE
SEE TABLE ON EC-STR-6 FOR OTHER HEIGHTS.

SEDIMENT TUBE GENERAL NOTES

Ⓐ SEDIMENT TUBES CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.

Ⓑ SEDIMENT TUBES SHALL BE INSTALLED ALONG OR ON THE GROUND CONTOUR, AT THE TOE OF SLOPES, OR IN A DITCH TO HELP REDUCE THE EFFECTS OF SOIL EROSION AND RETAIN SEDIMENT. SEDIMENT TUBES SHOULD NOT BE USED IN DITCHES OR STREAMS.

Ⓒ FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 15 ACRES, AT SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES. FOR SLOPE APPLICATIONS, THE MAXIMUM DRAINAGE AREAS SHALL BE ¼ ACRE PER 100 LF OF TUBE.

Ⓓ SEDIMENT TUBES SHALL NOT BE USED ON PAVEMENT, ROCKY SOILS, OR AT ANY OTHER LOCATIONS WHERE THE STAKES CANNOT BE DRIVEN TO THE REQUIRED DEPTH.

Ⓔ SEDIMENT TUBES SHALL BE MANUFACTURED FROM WOOD EXCELSIOR, RICE OR WHEAT STRAW, COCONUT FIBERS, OR HARDWOOD MULCH THAT IS ENCLOSED BY A TUBULAR FLEXIBLE NETTING MATERIAL. ALL MATERIALS INCLUDING THE NETTING SHALL BE BIODEGRADABLE.

Ⓕ PINE NEEDLE AND LEAF MULCH FILLED SEDIMENT TUBES AND STRAW BALES ARE NOT ACCEPTABLE MATERIALS.

Ⓖ THE DIAMETER OF A SEDIMENT TUBE SHALL BE A MINIMUM OF 8 INCHES AND A MAXIMUM OF 24 INCHES. DIAMETER TOLERANCE IS 2 INCHES. FOR DITCH APPLICATIONS, SEDIMENT TUBES SHALL BE A MINIMUM OF 20 INCHES.

Ⓗ SEDIMENT TUBES SHALL BE INSTALLED WITH WOODEN STAKES (MIN. 1.5" x 1.5" ACTUAL). THE STAKE SHALL BE EMBEDDED A MINIMUM OF 2 FEET.

Ⓘ SEDIMENT TUBES SHALL BE TRENCHED IN A MINIMUM OF 2 INCHES.

Ⓙ IF MORE THAN ONE SEDIMENT TUBE IS PLACED IN A ROW IN SLOPE APPLICATION, THE TUBES SHALL BE OVERLAPPED A MINIMUM OF 24 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. WHEN USED IN DITCHES, TWO ROWS OF TUBE SHALL BE PLACED ON THE CHANNEL BOTTOM WITH STAGGERED JOINTS AS SHOWN.

Ⓚ FOR DITCH APPLICATIONS, SEDIMENT TUBES SHALL BE A MINIMUM OF 20 INCH DIAMETER AND SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SEDIMENT TUBES SHALL CONTINUE UP THE SIDE SLOPES A MINIMUM OF 3 FEET PLUS THE DIAMETER OF THE TUBE, OR TO THE TOP OF THE DITCH, WHICHEVER IS LESS.

Ⓛ SEDIMENT TUBES USED IN SLOPE APPLICATIONS MAY REMAIN IN PLACE TO BIODEGRADE. FOR DITCH APPLICATIONS SEDIMENT TUBES SHALL BE COMPLETELY REMOVED AFTER FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED.

Ⓜ SEDIMENT TUBES SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS NUMBERS:

740-11.01 TEMPORARY SEDIMENT TUBE (8 INCH) PER LINEAR FOOT
740-11.02 TEMPORARY SEDIMENT TUBE (12 INCH) PER LINEAR FOOT
740-11.03 TEMPORARY SEDIMENT TUBE (18 INCH) PER LINEAR FOOT
740-11.04 TEMPORARY SEDIMENT TUBE (20 INCH) PER LINEAR FOOT
740-11.05 TEMPORARY SEDIMENT TUBE (24 INCH) PER LINEAR FOOT

PAYMENT SHALL INCLUDE ALL MATERIALS (INCLUDING GEOTEXTILE FABRIC IF USED) AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF SEDIMENT TUBE.

Ⓝ ONLY SEDIMENT TUBES LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

Ⓞ SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT TUBE WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.

Ⓟ GEOTEXTILE FABRIC REQUIRED FOR SLOPE APPLICATION STEEPER THAN 6:1.

- REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-08: REMOVED TEMPORARY REFERENCE, ADDED OVERLAP DETAIL, OTHER MINOR MISC. EDITS, REVISED GENERAL NOTES.
- REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.
- REV. 6-10-14: MODIFIED SPACING TABLES. ADDED GEOTEXTILES ADDED NOTE Ⓟ.

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

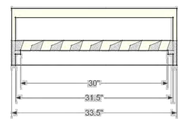
NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

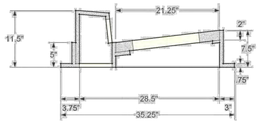
SEDIMENT TUBE

1-20-06 EC-STR-37

No. 3300-V



Front View
NTS



Side View
NTS

No. 3300-V

Frame . . . . . 270 lbs.
Grate . . . . . 190 lbs.
Curb Box . . . . . 142 lbs.
Total . . . . . 602 lbs.



Isometric View

Notes:

1) John Bouchard No. 3300-V or City of Franklin approved equivalent.

2) Double inlets are required at all street low points where street grade distances exceed 100' in either direction

Single Drainage Inlet w/ Vane Grate for Curb & Gutter

Date: 4/27/06 | Std Dwg No: **SD-01A**

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

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

NOTES

1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING AT CASTINGS NOTED ON CITY OF FRANKLIN RP-SERIES DRAWINGS.

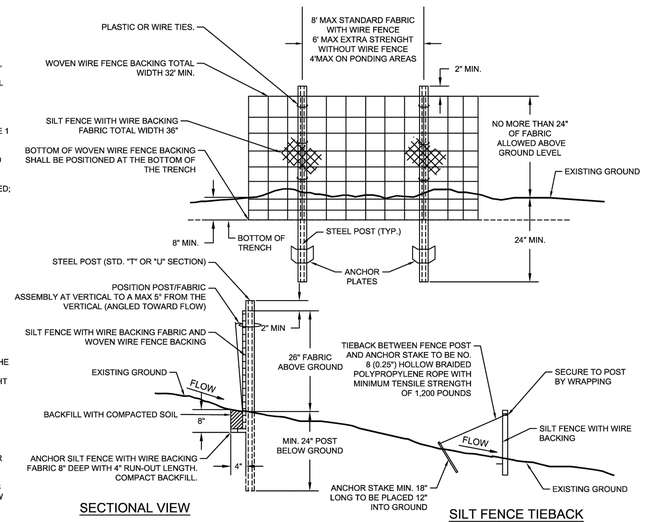
HISTORIC FRANKLIN TENNESSEE

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2020 | DWG. NO. **D-1**

NOTES:

1. SILT FENCE WITH WIRE BACKING IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. USE SILT FENCE WITH WIRE BACKING UP-GRADIENT TO, AND ALONG THE PERIMETER OF STREAMS, WETLANDS, PONDS, SPRINGS, OR OTHER NATURAL WATER RESOURCES LOCATED WITHIN OR ADJACENT TO THE PROJECT RIGHT OF WAY.
2. THE MAXIMUM DRAINAGE AREA SIZE FOR CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEEL OF FENCE LENGTH. MAXIMUM SLOPE LENGTH BEHIND FENCE ON UPSLOPE SIDE SHALL BE 290 FEET (AS MEASURED ALONG GROUND SURFACE)
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED; CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND/OR WHEN EVIDENCE OF FILTER CLOGGING IS OBSERVED.
4. STEEL POSTS SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM.WOVEN WIRE FENCE BACKING TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST SIX PER POST.
5. FABRIC SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE BACKING WITH THE TIES SPACED EVERY 24 INCHES ALONG TOP AND MIDSECTION.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WITH WIRE BACKING WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.
7. STOP SILT FENCE AT PAVED CROSSINGS, USE ALTERNATIVE MEASURE IF NECESSARY.
8. COORDINATE SILT FENCE PLACEMENT IN WATER QUALITY BUFFERS TO MINIMIZE IMPACT.
9. REINFORCE TOE OF THE FENCE WITH 12 INCHES OF NC DOT #5 OR #57 WASHED STONE WHEN FLOW WILL RUN PARALLEL TO THE TOE OF THE FENCE.



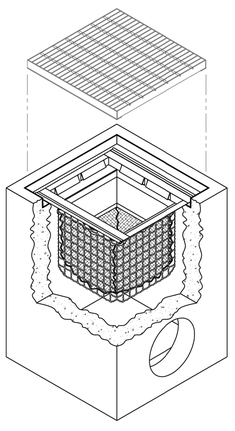
SECTIONAL VIEW

SILT FENCE TIEBACK

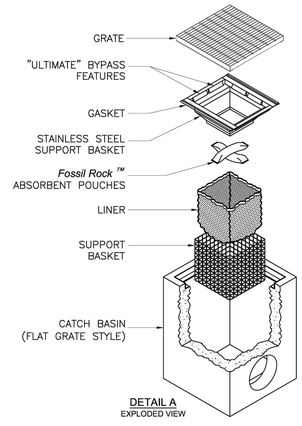
SILT FENCE DETAIL

(NOT TO SCALE)

FGP-0001



FloGard® FILTER
-INSTALLED INTO CATCH BASIN-



DETAIL A
EXPLODED VIEW

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

U.S. PATENT # 6,00,023 & 6,877,029

Inlet Filtration

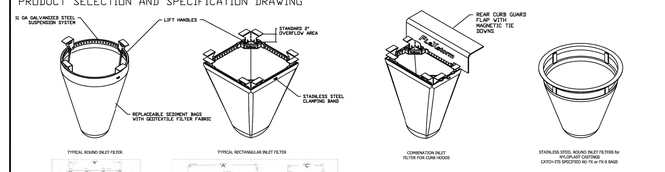
FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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DRAWING NO.	REV.	ECO	DATE	SHEET
FGP-0001	G	ECO-0142 JPR 7/13/16	JPR 11/3/06	SHEET 1 OF 2

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



1. INDENTIFY YOUR FRAME STYLE AND SIZE			
STYLE	FRAME STYLE AND SIZE		Frame P/N:
ROUND	Small Round (up to 20" dia grates (A) dim)		62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))		62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))		62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))		62XLRD
BOX / SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)		62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)		62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)		62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)		62XLSQ
CURBING INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)		62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)		62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)		62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)		62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)		621NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)		621NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)		621BNY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)		621BNY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)		621BNY

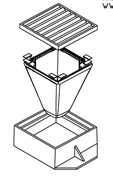
SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
Nominal Bag Size	Solids Storage (Cu Ft)	Filtered Flow Rate at 50% Min (CFS) Ft (Woven)	IL (Non-Woven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER				
FLEXSTORM FILTER BAGS	22" depth) STD Bag P/N	13" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX- Standard Woven Bag	FX	FX-S	200	40
IL- IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER	
Frame P/N from Step 1.	Filter Bag P/N from Step 2.

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



FLEXSTORM INLET FILTERS™
CATCH IT
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC
A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE	DRWG NO.	REV
C	FLEXSTORM_CATCH_IT	A
SCALE	SHEET 1 OF 1	

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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LARRY C. WALLACE — REGISTERED ENGINEER — 12/19/23 — STATE OF TENNESSEE

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Checked By:	LCW

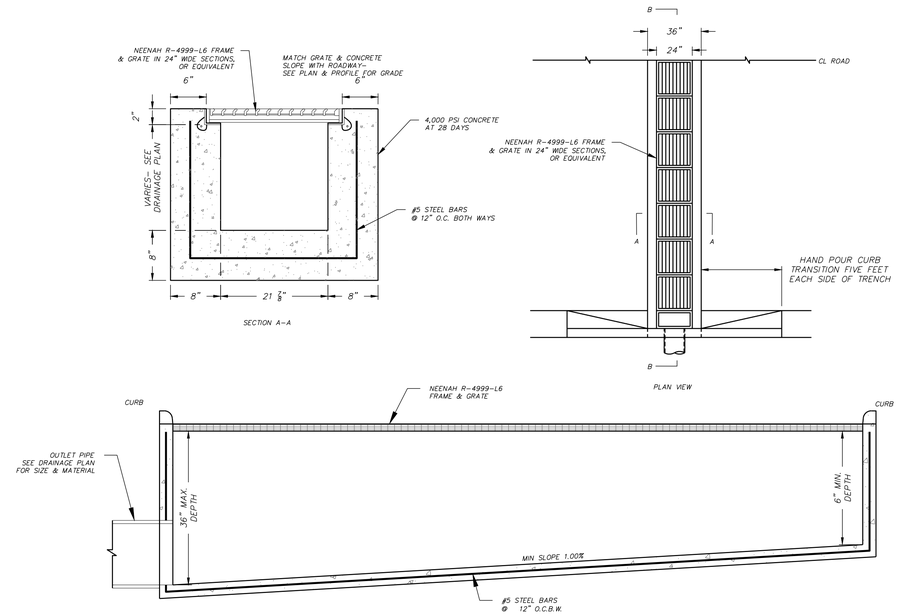
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GRADING DRAINAGE & EPSC DETAILS

Sheet No.

C 3.8

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By: clove



TRENCH DRAIN

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
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GAMBLE
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Sheet No.

C 3.9

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Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: cday

R.OW. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY 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.

3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.

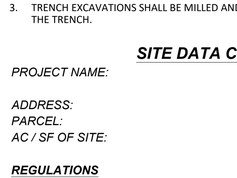
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

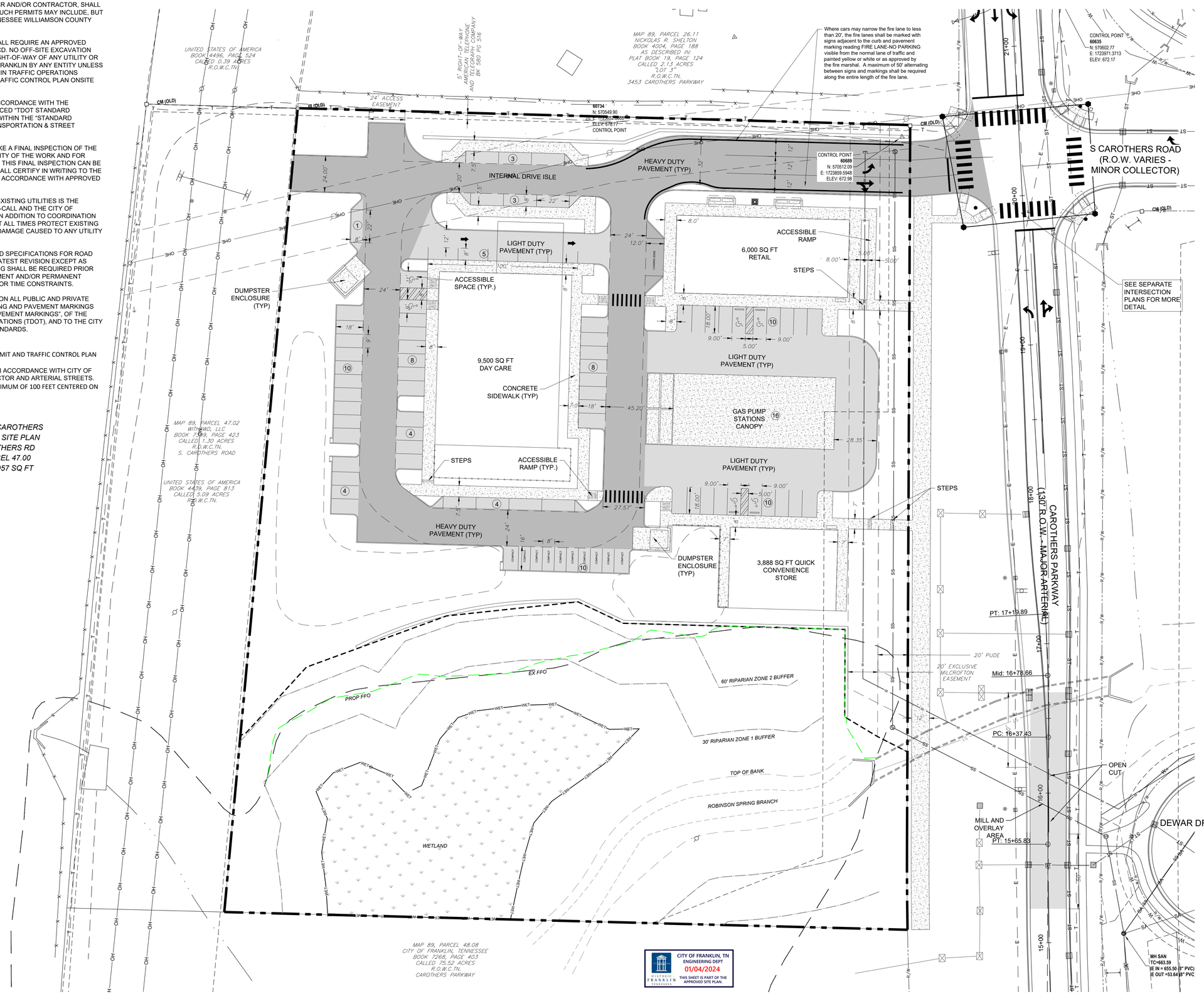
CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

SITE DATA CHART

PROJECT NAME:	*4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN*
ADDRESS:	*4309 S CAROTHERS RD*
PARCEL:	*MAP 89, PARCEL 47.00*
AC / SF OF SITE:	*5.35 AC / 232,957 SQ FT*
REGULATIONS	
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED):	*TBD*
DATE OF VESTING ZONING ORDINANCE:	*TBD*
CURRENT ZONING:	*NC*
VESTED ZONING:	
OVERLAY ZONING:	*FFO*
SETBACKS	
FRONT YARD:	*10 FT*
SIDE YARD:	*5 FT*
REAR YARD:	*5 FT*
COMMERCIAL SF BY USE:	
RETAIL:	*6,000 SF*
DAYCARE:	*9,500 SF*
QUICK CONVENIENCE STORE:	*3,888 SF*
HOTEL KEYS:	*N/A*
BUILDING HEIGHT:	*1 STORY*
MIN LANDSCAPE SURFACE AREA:	*15%*
FORMAL/INFORMAL OPEN SPACE:	*0.28 AC*
TREE CANOPY RETENTION AC:	*1.01 AC*
PARKING	
PARKING SPACES REQUIRED:	*94*
9500 SF DAY CARE CENTER (2/1000 SF + 1/Employee	
+ 5 Stacking Spaces)	*44*
6032 SF RETAIL (3.33 / 1000 SF)	*21*
3888 SF GAS STATION (3.33 / 1000 SF + 1/Pump Station)	*29*
PARKING SPACES PROVIDED:	*96*
PERVIOUS SPACES:	*0*
IMPERVIOUS SPACES:	*96*
HISTORIC RESOURCE TREATMENT:	*N*





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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE REGISTERED ENGINEER 102132 STATE OF TENNESSEE
Larry C Wallace 12/19/23

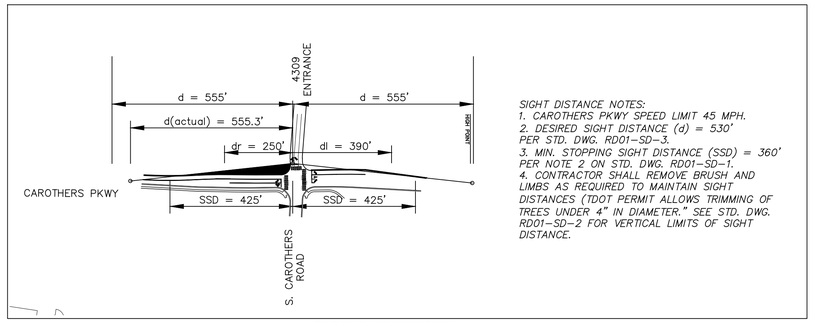
Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE ROW & ACCESS PLAN

Sheet No.
C 4.1

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-ROW.dwg
Layout Name: C 4.1 Site ROW & Access Plan
Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: cday



SIGHT DISTANCE NOTES:
1. CAROTHERS PKWY SPEED LIMIT 45 MPH.
2. DESIRED SIGHT DISTANCE (d) = 530' PER STD. DWG. RD01-SD-3.
3. MIN. STOPPING SIGHT DISTANCE (SSD) = 360' PER NOTE 2 ON STD. DWG. RD01-SD-1.
4. CONTRACTOR SHALL REMOVE BRUSH AND LIMBS AS REQUIRED TO MAINTAIN SIGHT DISTANCES (TDOT PERMIT ALLOWS TRIMMING OF TREES UNDER 4" IN DIAMETER." SEE STD. DWG. RD01-SD-2 FOR VERTICAL LIMITS OF SIGHT DISTANCE.

SIGHT TRIANGLE
NTS

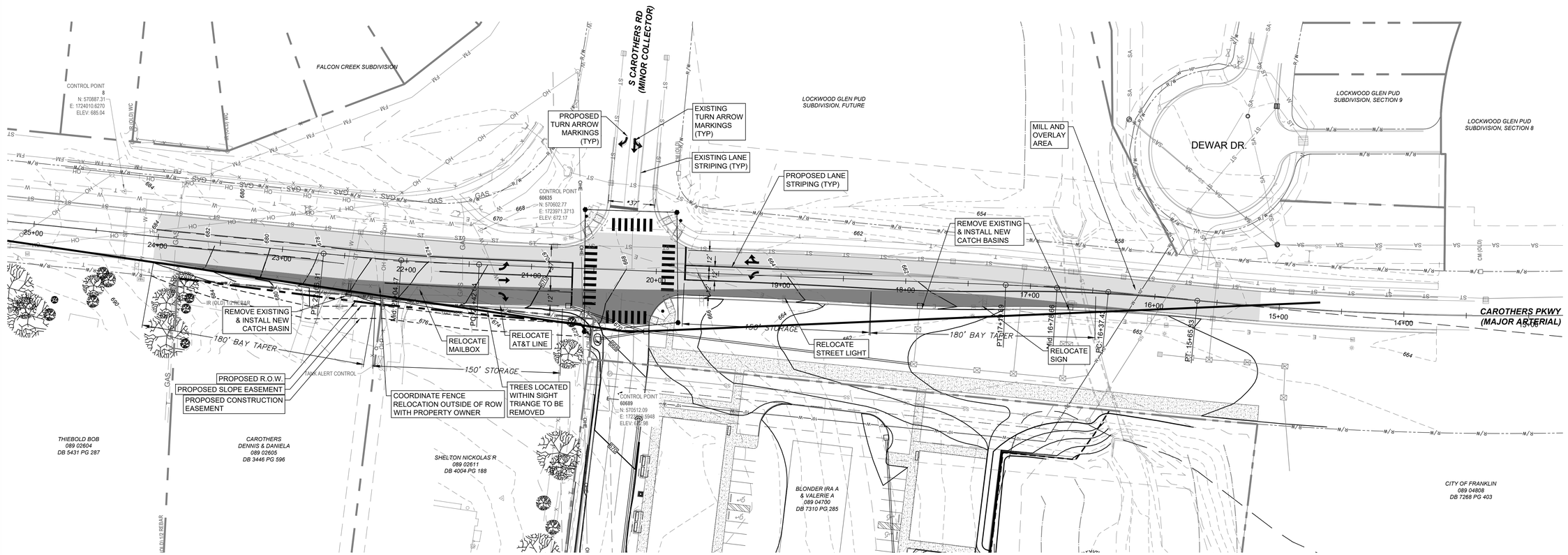
LEGEND

- IRON ROD FOUND
- MAG NAIL FOUND
- AREA DRAIN
- CATCH BASIN
- SIGN
- TELEPHONE PEDESTAL
- VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/ LIGHT
- ELECTRIC PULL BOX
- PROPERTY LINE
- RIGHT OF WAY
- RAILROAD TRACKS
- FENCE LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EDGE OF EASEMENT
- DRIP LINE
- EXISTING SEWER LINE

TN STATE PLANE GRID
NOTE: BEARINGS ARE RELATIVE TO TN. S.P.C.S. - NAD 83

GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

PLAN SHOWN IS FOR REFERENCE ONLY. FINAL INTERSECTION AND ROADWAY IMPROVEMENTS WILL BE SUBMITTED AS A SEPARATE PLAN SET. THESE PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS



FULL DEPTH PAVING

MILL & OVERLAY

NOTES:

- *"EXISTING ROAD WIDTHS ARE FACE OF CURB TO FACE OF CURB
- PROPOSED ROAD WIDTHS ARE EOP TO EOP
- FIELD RUN TOPOGRAPHIC INFORMATION PERFORMED BY ENERGY LAND & INFRASTRUCTURE DATED MAY 2021
- TAPER AND BAY LENGTHS & SIGHT TRIANGLE MATCH TDOT STANDARDS FOR 45 mph DESIGN SPEED (40 mph POSTED)*

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN, PROJECT NO. 7541
FRANKLIN, TENNESSEE

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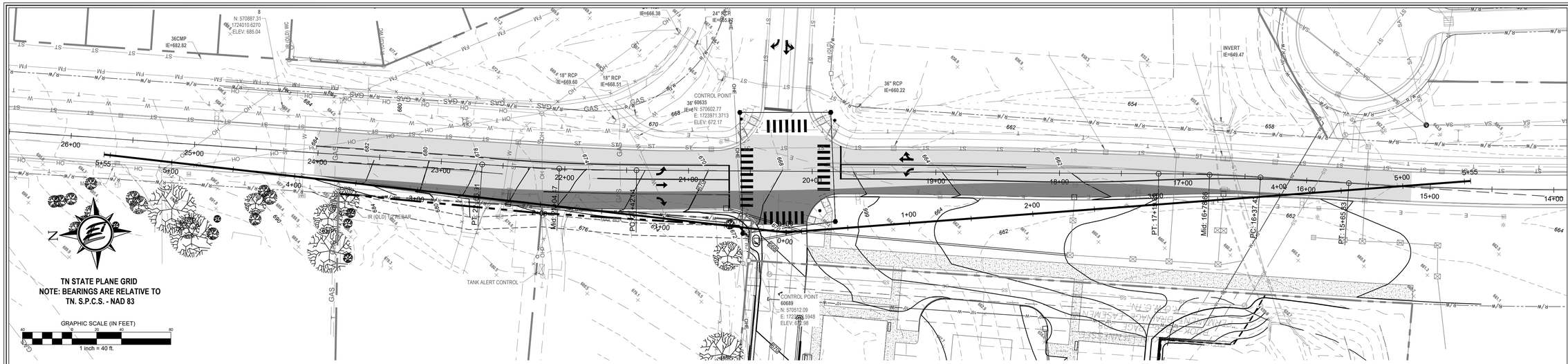
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 12/19/23
102811
STATE OF TENNESSEE

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
PROPOSED CAROTHERS PARKWAY IMPROVEMENTS

Sheet No.
C 4.2A

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309carothers-Carothers.dwg
Layout Name: C 4.2a Proposed Carothers Parkway Improvements
Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: clayw



NORTH SIGHT LINE PROFILE

SOUTH SIGHT LINE PROFILE

PROFILE SCALE:
HOR: 1"=40'
VER: 1"=4'

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
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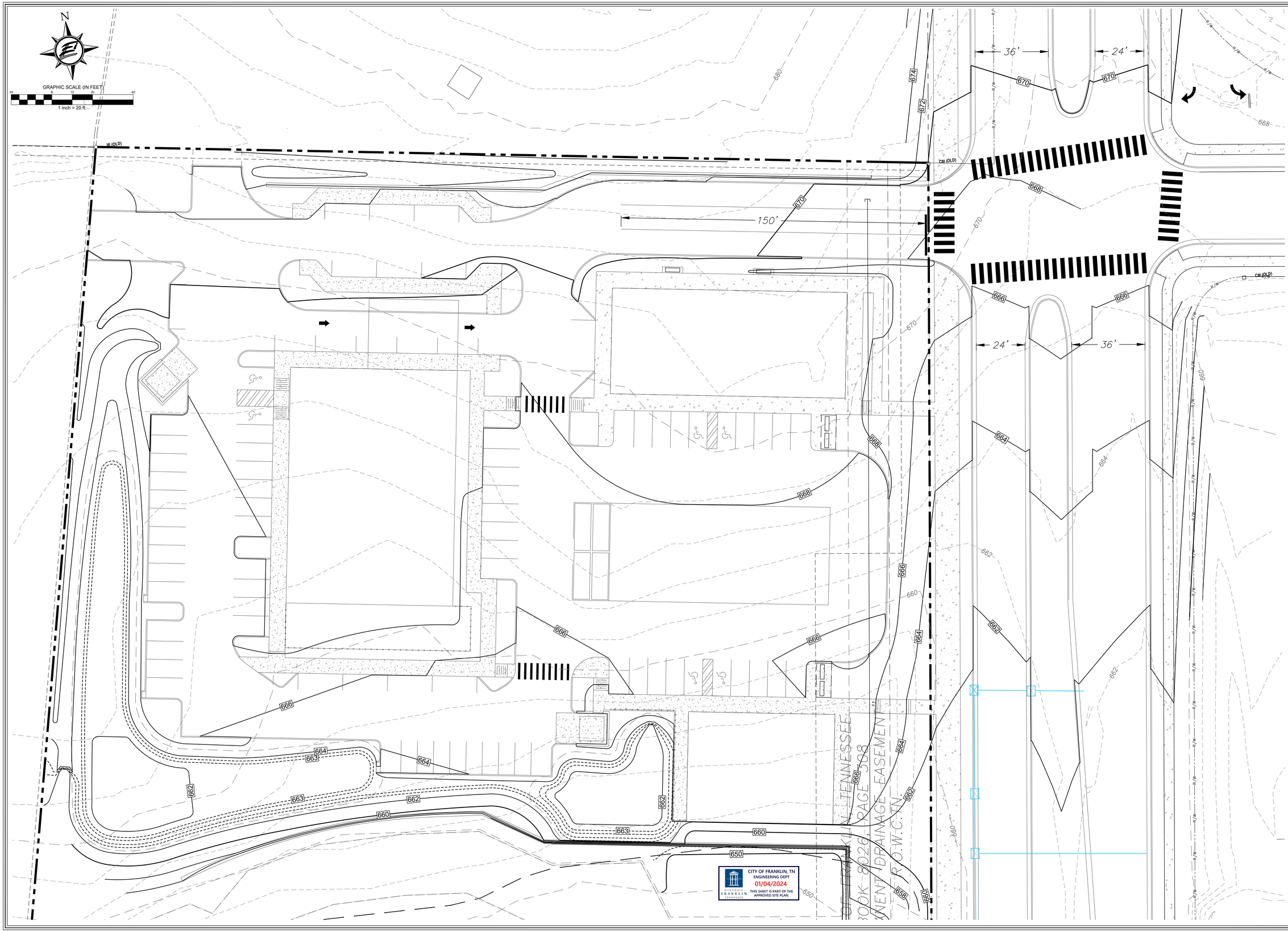
LARRY C. WALLACE
REGISTERED ENGINEER
No. 109123
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
CAROTHERS PARKWAY VERTICAL SIGHT TRIANGLES

Sheet No.
C 4.2B

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Carothers.dwg
Layout Name: C 4.2b Carothers Parkway Vertical Sight Triangles
Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: clayw



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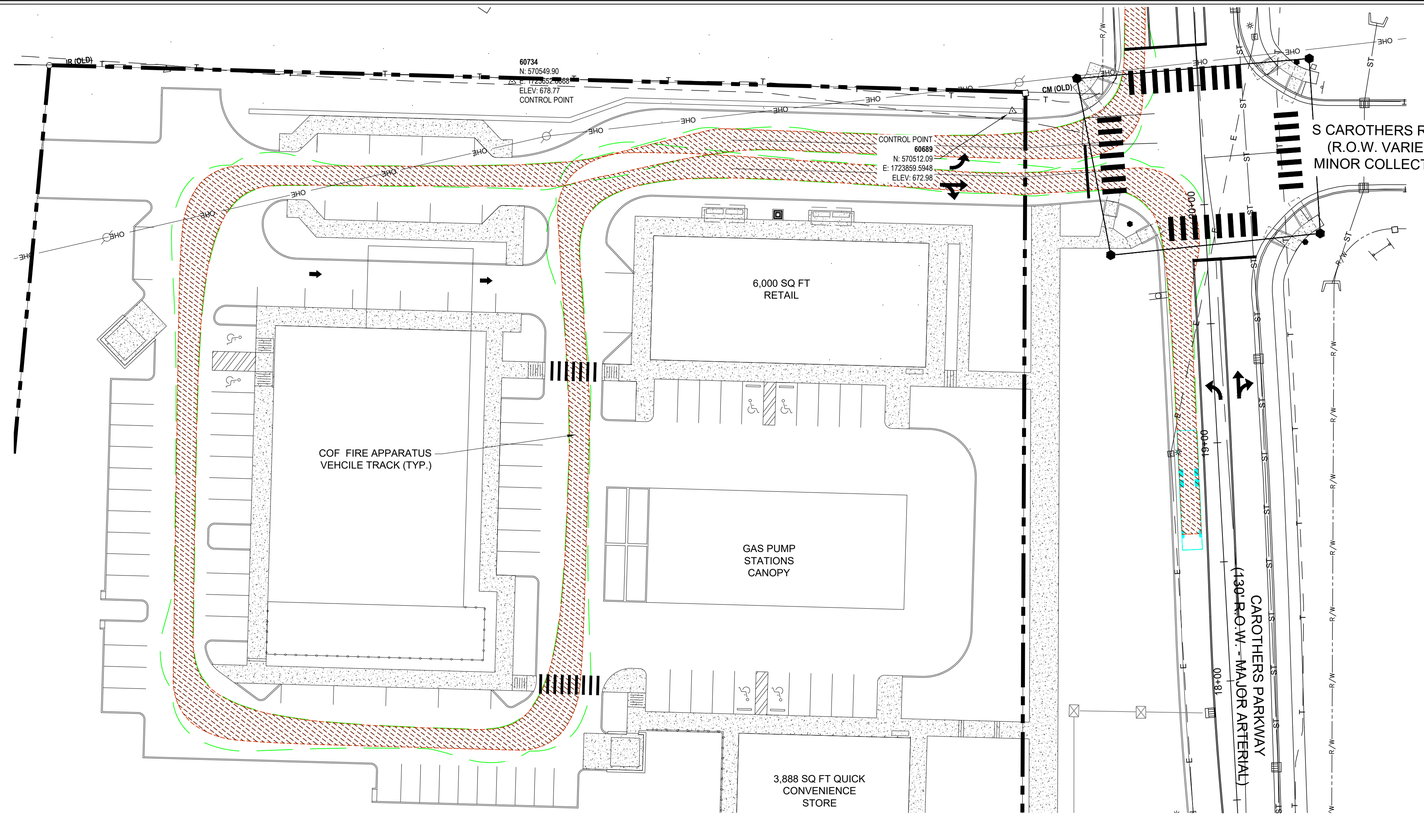
LARRY C. WALLACE
REGISTERED ENGINEER
No. 102132
STATE OF TENNESSEE
Larry C Wallace 12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
FUTURE CAROTHERS PKWY INTERSECTION EXHIBIT

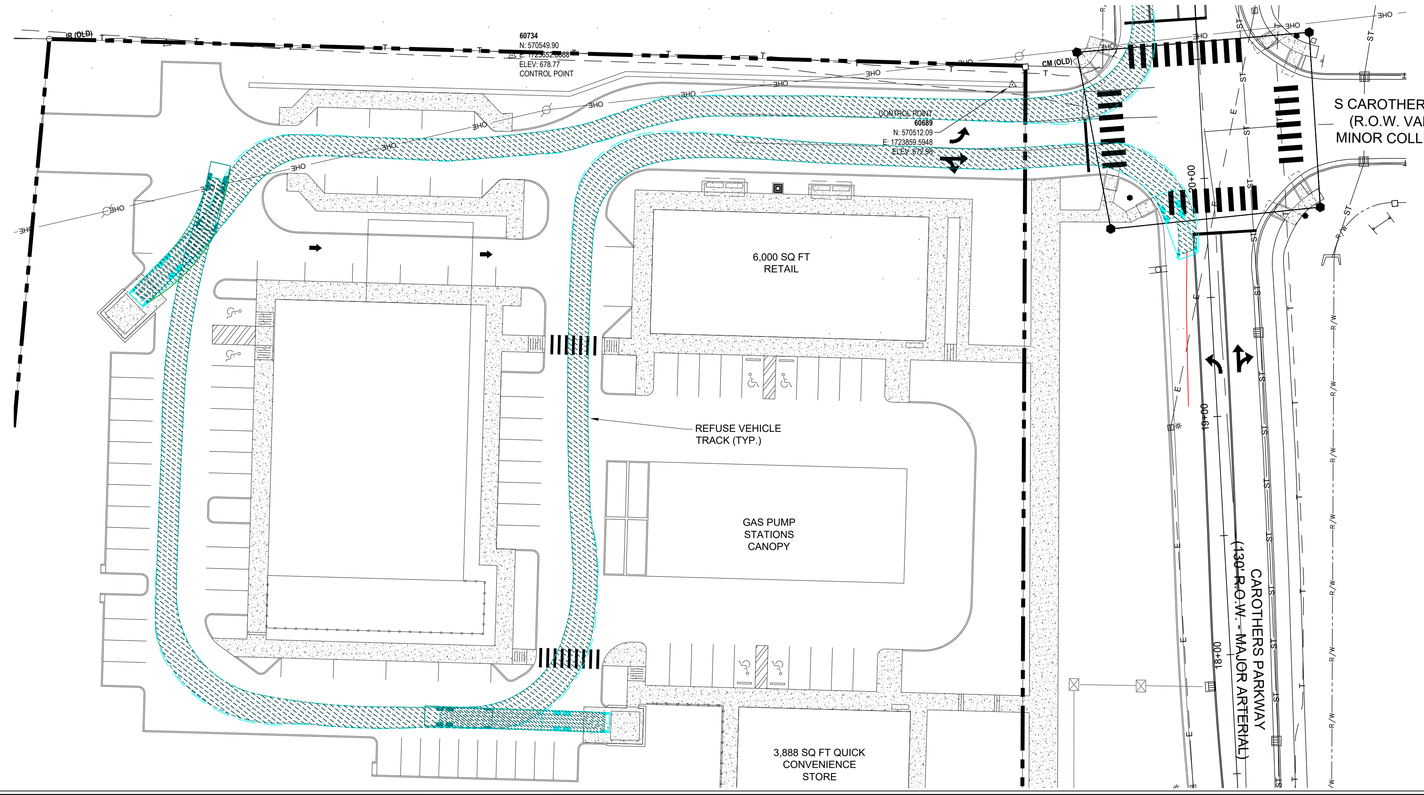
Sheet No.
C 4.3

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Future Intersection.dwg
Layout Name: C 4.3 Future Carothers Pkwy Intersection Exhibit
Plotted: Tuesday, December 19, 2023 - 3:18 pm
By: cbyw



CITY OF FRANKLIN
FIRE APPARATUS
VEHICLE TRACK PLAN

5 mph design speed



FRONT-END LOADER REFUSE TRUCK SPECIFICATIONS

- Height: 12.5'
- Wheel base: 19.5'
- Width: 8'-1"
- Overhead clearance with can in raised position: 18.5'
- Turning radius: 46'
- Turning diameter: 97'
- Track: 6'-6"
- Total length with boom overhang and arms extended: 41'
- Total overall length of truck (with boom overhang): 37'
- Truck length without boom: 35'
- Front overhang: 4'-2"
- Fork length: 4'
- Boom arms front of bumper overhang: 24"
- Empty scale weight: 40,400 pounds
- Total gross vehicle weight: 75,000 pounds
- Front axis width: 18,000 pounds
- Empty trash dumpster estimated weight: 700 pounds
- Full trash dumpster estimated weight: 1,600 pounds

CITY OF FRANKLIN
REFUSE VEHICLE
TRACK PLAN

5 mph design speed

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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LARRY C. WALLACE
REGISTERED ENGINEER
No. 102134
STATE OF TENNESSEE
12/19/23

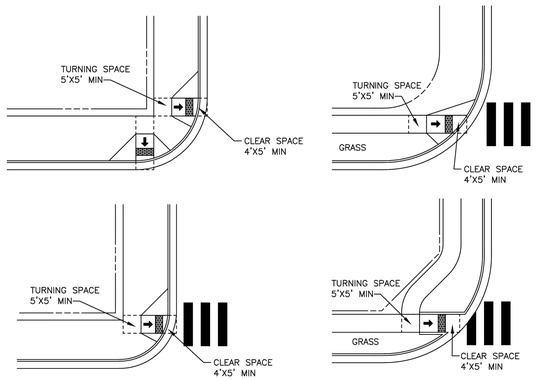
Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

VEHICLE
TRACKING
PLAN

Sheet No.
C 4.4

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-ROW.dwg
Layout Name: C 4.4 Vehicle Tracking Plan
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: cday

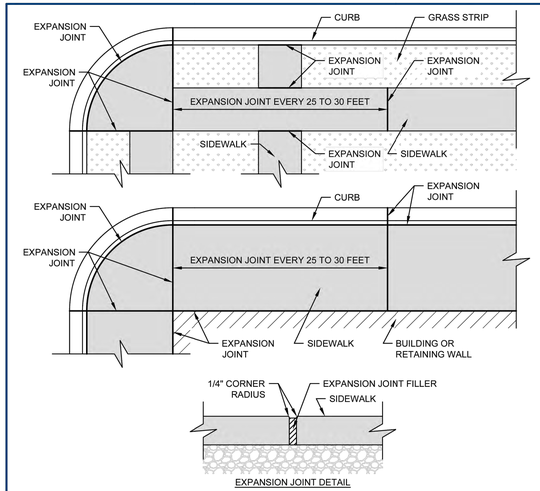


GENERAL NOTES

1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

HISTORIC FRANKLIN TENNESSEE	**PERPENDICULAR RAMP LAYOUT**		DWG. NO. **RP-16**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	

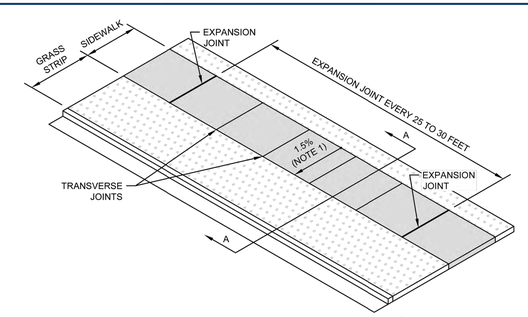


EXPANSION JOINT DETAIL

NOTES

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

HISTORIC FRANKLIN TENNESSEE	**SIDEWALK EXPANSION JOINT**		DWG. NO. **RP-10**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	

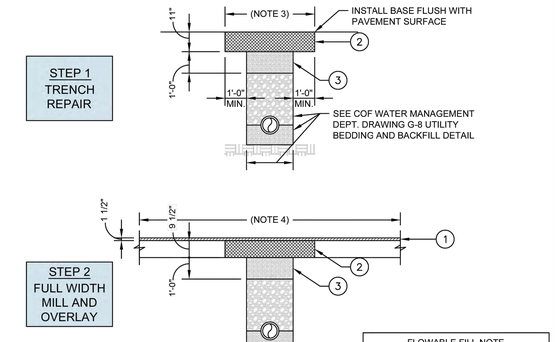


SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	**CONCRETE SIDEWALK**		DWG. NO. **RP-8**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	



FLOWABLE FILL NOTE
DEPENDING ON FIELD CONDITIONS, SUBSTITUTE FLOWABLE FILL BACKFILL (200 PSI MAX.) FOR THAT SHOWN AS DIRECTED BY THE COF WATER MANAGEMENT OR STREET DEPTS.

PAVEMENT SCHEDULE

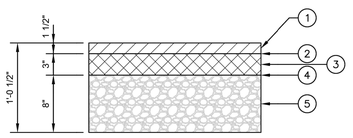
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. BITUMINOUS AGGREGATE BASE
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWINGS RD-1 AND RD-2.

NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

HISTORIC FRANKLIN TENNESSEE	**ASPHALT PAVEMENT TRENCH REPAIR ARTERIAL AND COLLECTOR STREET**		DWG. NO. **RD-7**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2020	



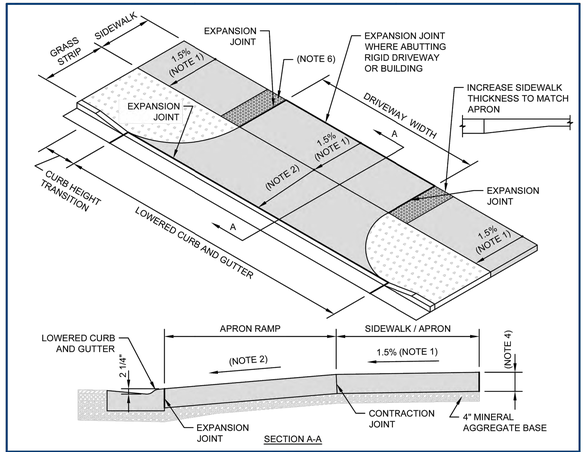
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 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

HISTORIC FRANKLIN TENNESSEE	**LOCAL, ALLEY, AND MEWS PAVEMENT SECTION**		DWG. NO. **RD-3**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. DETECTABLE WARNING SURFACE: BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE	**STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP**		DWG. NO. **RP-5**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
440 METROPLEX DRIVE • NASHVILLE, TN 37211
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

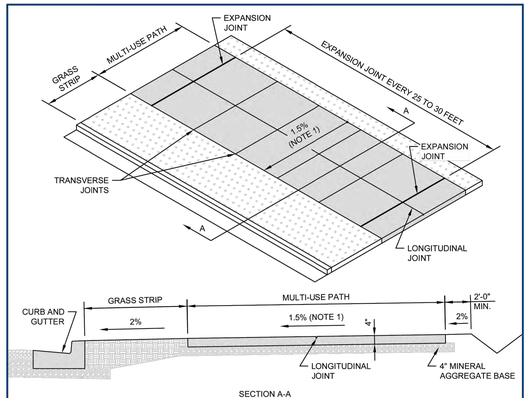
LARRY C. WALLACE
REGISTERED ENGINEER
No. 102132
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
ROW & ACCESS DETAILS

Sheet No.
C 4.5

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Layout Name: C 4.5 ROW & Access Details
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: cbyw

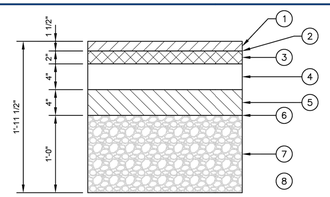


SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE MULTI-USE PATH		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RP-9
NOT TO SCALE			



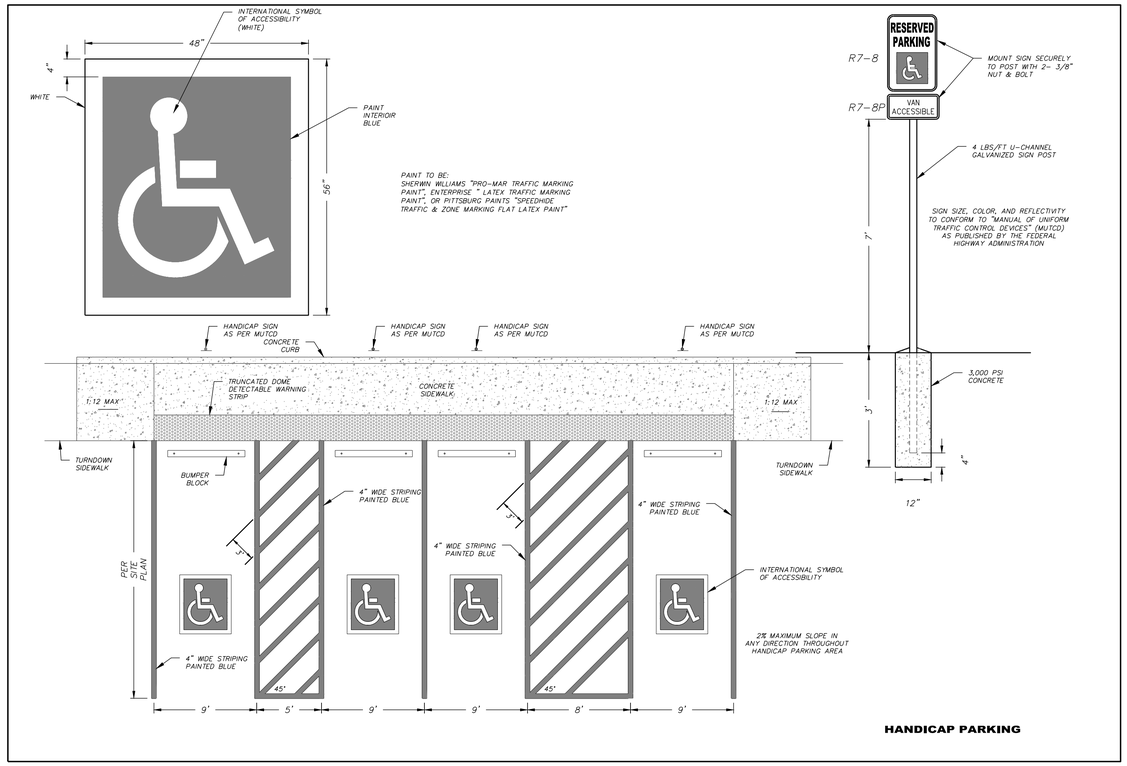
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 2" - ASPHALT BINDER (226 LB/SY)
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - ASPHALTIC AGGREGATE BASE BINDER (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. 4" - ASPHALT AGGREGATE BASE (360 LB/SY)
   307-02.02 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A-S
   307-02.03 AGGREGATE (BPMB-HM) GRADING A-S
6. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
7. 12" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
8. AGGREGATE UNDERDRAINS WITH PIPE (NOT SHOWN)
   (COORDINATE WITH TDOT STD. DRAWING RD-UD-3)

NOTES

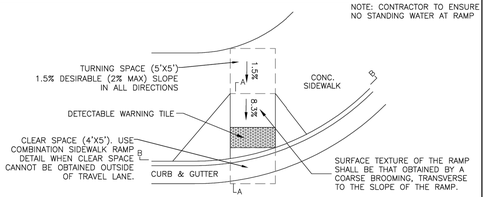
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

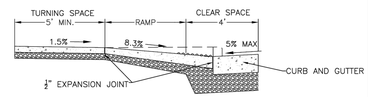
HISTORIC FRANKLIN TENNESSEE	MAJOR AND MINOR ARTERIAL PAVEMENT SECTION		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RD-1
NOT TO SCALE			



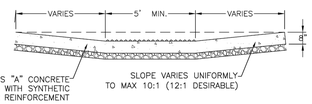
HANDICAP PARKING

NOTE: CONTRACTOR TO ENSURE NO STANDING WATER AT RAMP





SECTION A–A

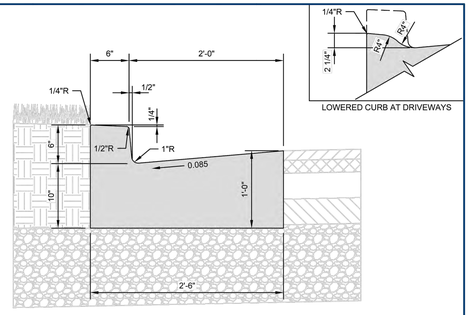


SECTION B–B

GENERAL NOTES

1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN		
PERPENDICULAR CURB RAMP	CITY ENGINEER: Paul P Holz	7/1/2017 DATE
DWG. NO. RP-11	ASST. DIRECTOR OF ENG.: Jacob Mortensen	7/1/2017 DATE
EFFECTIVE DATE: 7/1/2017		



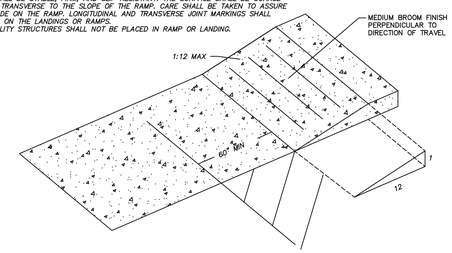
NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. COMBINED CURB AND GUTTER BASED ON TDOT STD. DRAWING RP-VC-10
8. INLET CASTING: JBS 3300-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

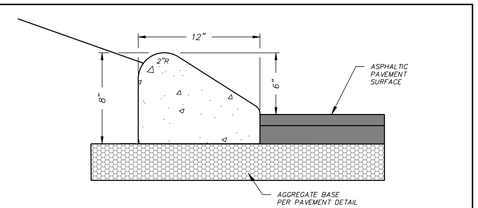
HISTORIC FRANKLIN TENNESSEE	ARTERIAL AND COLLECTOR CURB AND GUTTER		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2017	RP-1
NOT TO SCALE			

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

NOTES:
1. RAMPS SHALL BE PROVIDED TO ALLOW ALL USERS TO MAKE THE TRANSITION IN GRADE FROM THE PARKING LOT TO THE SIDEWALK
2. RAMPS SHALL BE CONSTRUCTED TO THE DIMENSIONS AND FINISHED ELEVATIONS AS SPECIFIED IN THE PLANS AND/OR CONTRACT DOCUMENTS AND SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACTS (ADA). SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. CARE SHALL BE TAKEN TO ASSURE AN UNIFORM GRADE ON THE RAMP, LONGITUDINAL AND TRANSVERSE JOINT MARKINGS SHALL NOT BE ALLOWED ON THE LANDINGS OR RAMPS.
3. DRAINAGE AN UTILITY STRUCTURES SHALL NOT BE PLACED IN RAMP OR LANDING.

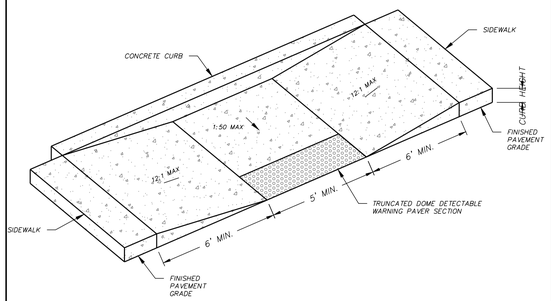


ACCESSIBLE RAMP



1. EXPANSION JOINTS (3/4" PREMOLDED FIBER) ARE TO BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS & ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE
   E. MAXIMUM SPACING IS 100 FEET
2. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEETTO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION.
3. EDGES OF JOINTS SHALL BE FINISHED ON 1/4 INCH RADII.
4. CURB TIE INS SHALL BE HAND POURED 10' ON EACH SIDE OF A CURB INLET. AN EXPANSION JOINT SHALL BE USED ON EACH SIDE OF THE TIE IN.

EXTRUDED CURB



LOWERED ACCESS RAMP

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
AGENCY
No. 109142
STATE OF TENNESSEE
12/19/23

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Checked By:	LCW

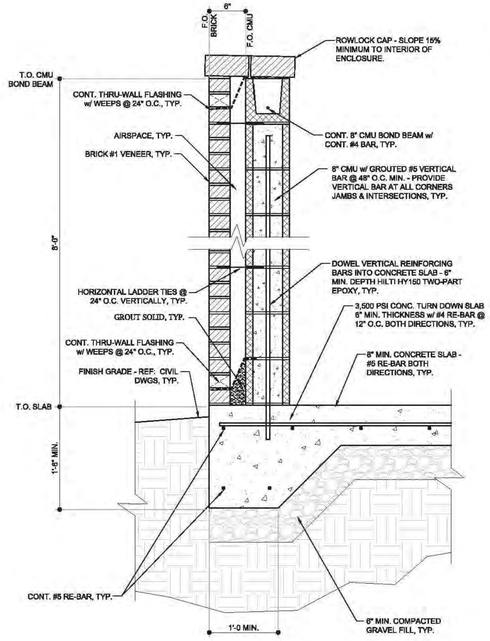
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ROW & ACCESS DETAILS

Sheet No.

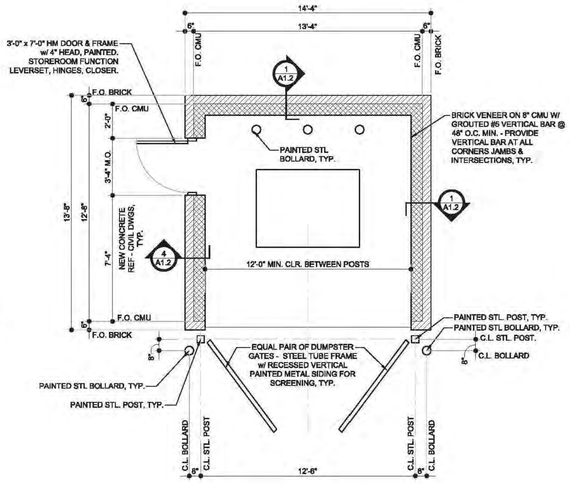
C 4.6

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Layout Name: C 4.6 ROW & Access Details
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: clyw



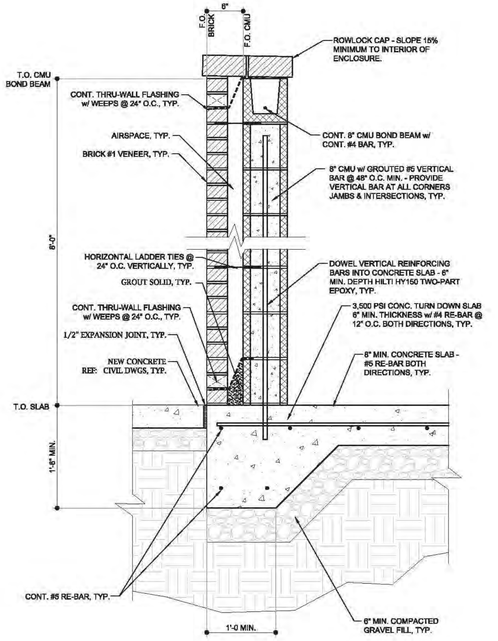
DUMPSTER ENCLOSURE WALL SECTION 1

1' 6" 0 1'



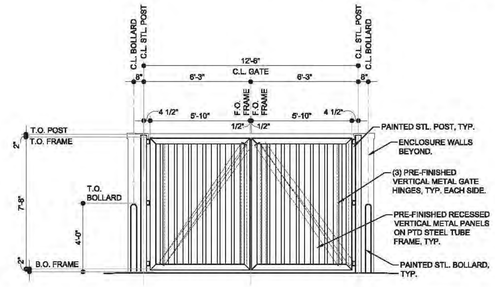
DUMPSTER ENCLOSURE PLAN 2

4' 2' 0 4'



DUMPSTER ENCLOSURE WALL SECTION 4

1' 6" 0 1'



DUMPSTER ENCLOSURE GATE ELEVATION 3

4' 2' 0 4'

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN, PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109123
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

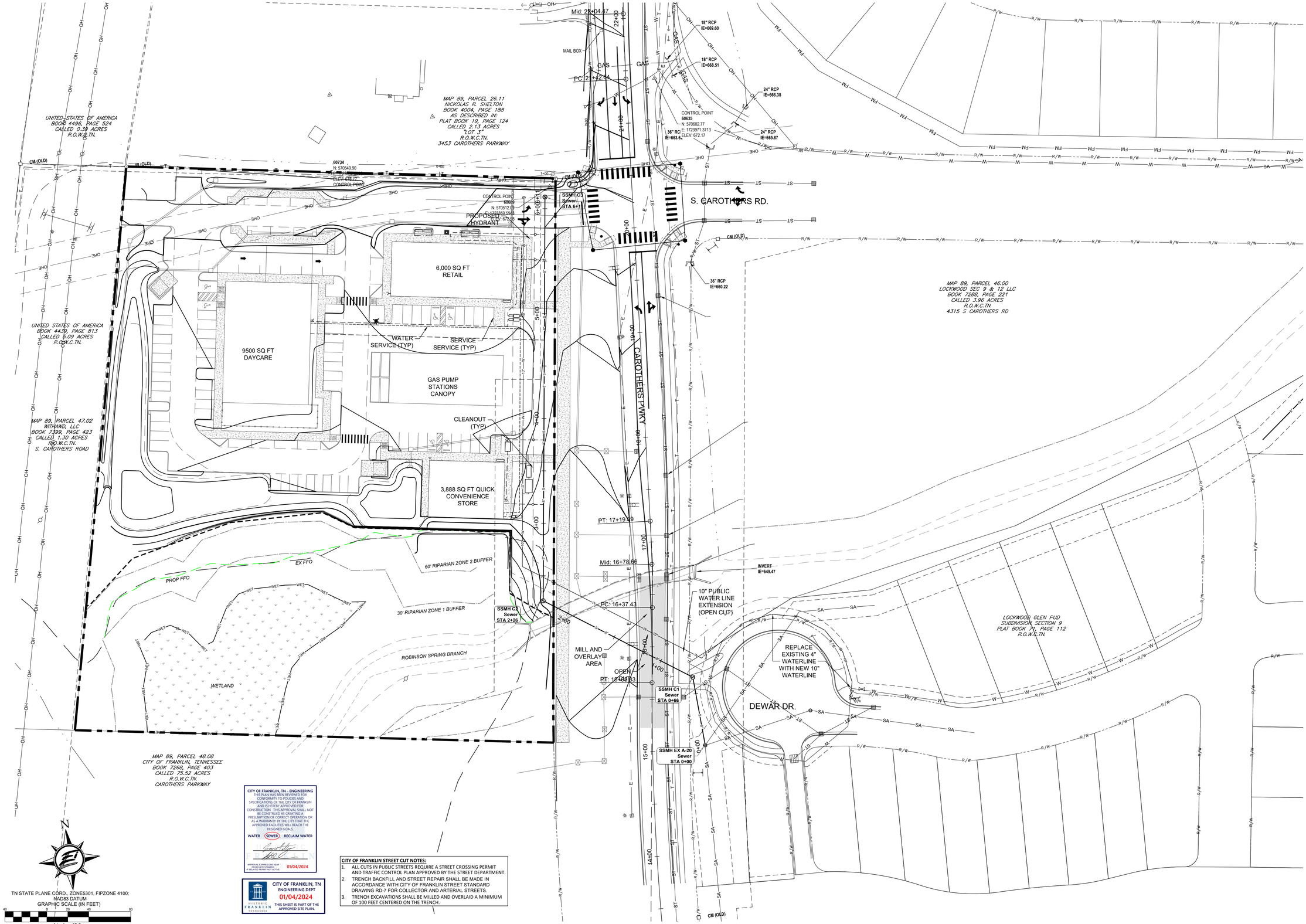
Sheet Title:

ROW & ACCESS DETAILS

Sheet No.

C 4.7

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Layout Name: C 4.7 ROW & Access Details
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: croyw



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LANDSCAPE ARCHITECTURE

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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

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2	8/5/21	Per City of Franklin Comments
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LARRY C. WALLACE
REGISTERED ENGINEER
102811
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

OVERALL UTILITY PLAN

Sheet No.

C 5.0

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309carothers-Utility.dwg
Layout Name: C 5.0 Overall Utility Plan
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: clowe

NOTES

1. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/ PLAN MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.
2. WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.
3. AFTER FINAL GRADE ADJUSTMENT, FRANKLIN WATER MANAGEMENT MAY REQUIRE THE MANHOLES TO BE RETESTED TO ENSURE PROPER SEAL.

WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.

CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

UTILITY NETWORK NARRATIVE

PUBLIC WATER AND SEWER WILL BE EXTENDED FROM ACROSS THE EASTERN SIDE OF CAROTHERS PARKWAY IN LOCKWOOD GLEN PUD SUBDIVISION, SECTION 9 .

UTILITY IMPACT STATEMENT

THE ANTICIPATED DEMAND FOR WATER AND SEWER IS 5,900 GPD BASED ON 15 RETAIL EMPLOYEES, 160 PRE-SCHOOL OCCUPANTS, AND FOUR FUEL ISLANDS. THERE ARE NO RELCAIMED WATER LINES IN THE VICINITY.

WATER & SEWER DATA CHART

DEVELOPMENT TYPE: COMMERCIAL

RETAIL (15 EMPLOYEES):	300 GPD
PRE-SCHOOL (160 OCCUPANTS):	1,600 GPD
SERVICE STATION (4 FUEL ISLANDS):	4,000 GPD
TOTAL DEMAND:	5,900 GPD

UTILITY PROVIDERS

ELECTRIC
MTEMC
GARY OSBURN
(615) 595-4677

NATURAL GAS
ATMOS
(615) 771-8300

SEWER
CITY OF FRANKLIN WATER & SEWER
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
615-794-4554

WATER
MILCROFTON UTILITY DISTRICT
MIKE JONES
(615) 794-5947 EXT 24

FLOW TEST

DATE 08-04-2021

GAGE HYDRANT #4717

LOCATION	1097 MCAVOY DRIVE
STATIC	110 PSI
RESIDUAL	107 PSI

FLOW HYDRANT #4722

LOCATION	430 DEWAR DRIVE
FLOW	9,141 GPM @ 20 PSI

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE,
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.

UNITED STATES OF AMERICA
BOOK 4496, PAGE 524
CALLED 0.39 ACRES
R.O.W.C.TN.

MAP 89, PARCEL 26.11
NICKOLAS R. SHELTON
BOOK 4004, PAGE 188
AS DESCRIBED IN:
PLAT BOOK 19, PAGE 124
CALLED 2.13 ACRES
"LOT 3"
R.O.W.C.TN.
3453 CAROTHERS PARKWAY

MAP 89, PARCEL 47.02
WITHWD, LLC
BOOK 7399, PAGE 423
CALLED 1.30 ACRES
R.O.W.C.TN.
S. CAROTHERS ROAD

UNITED STATES OF AMERICA
BOOK 4439, PAGE 813
CALLED 5.09 ACRES
R.O.W.C.TN.

AMERICAN TELEPHONE AND TELEGRAPH COMPANY
BOOK 580, PAGE 516
5' RIGHT-OF-WAY
R.O.D.W.C.TN.

MAP 89, PARCEL 48.08
CITY OF FRANKLIN, TENNESSEE
BOOK 7268, PAGE 403
CALLED 75.52 ACRES
R.O.W.C.TN.
CAROTHERS PARKWAY

MAP 89, PARCEL 46.00
LOCKWOOD SEC 9 & 12 LLC
BOOK 7288, PAGE 221
CALLED 3.96 ACRES
R.O.W.C.TN.
4315 S CAROTHERS RD

LOCKWOOD GLEN PUD
SUBDIVISION SECTION 9
PLAT BOOK 71, PAGE 112
R.O.W.C.TN.

APPROXIMATE LOCATION OF PROPOSED MTEMC POLE (TYP)

40' MTEMC EASEMENT

BLOW OFF

SSMH C3 Sewer STA 6+11

6,000 SQ FT RETAIL

FDC (TYP)

6"Ø SEWER SERVICE W/ CLEANOUT AT EDGE OF EASEMENT (TYP)

(2) DOMESTIC RPBP & METERS

FDC (TYP)

PROPOSED HYDRANT

6" D.I.P FIRE LINE/SERVICE (TYP)

6"Ø SEWER SERVICE (TYP)

9,500 SQ FT DAY CARE

20' EXCLUSIVE MILCROFTON EASEMENT

20' SANITARY SEWER EASEMENT

GAS PUMP STATIONS CANOPY

1000 GAL. GREASE TRAP
INV. IN 662.17
INV. OUT 659.00

FDC (TYP)

3,888 SQ FT QUICK CONVENIENCE STORE

FIRE RPBP & METER

6"Ø SEWER SERVICE W/ CLEANOUT AT EDGE OF EASEMENT (TYP)

DOMESTIC RPBP & METER

CAROTHERS PARKWAY
(130' R.O.W. - MAJOR ARTERIAL)

S. CAROTHERS RD.

PT: 17+19.89

Mid: 16+78.66

PC: 16+37.43

MILL AND OVERLAY AREA

OPEN CUT
PT: 15+65.83

SSMH C1 Sewer STA 0+66

SSMH EX A-20 Sewer STA 0+00

SSMH C2 Sewer STA 2+26

BEGIN 10" PUBLIC WATER LINE EXTENSION (APPROX)

DEWAR DR.

FFO

60' RIPARIAN ZONE 2 BUFFER

30' RIPARIAN ZONE 1 BUFFER

TOP OF BANK

ROBINSON SPRING BRANCH

WETLAND

30' RIPARIAN ZONE 1 BUFFER

N

TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

LEGEND

WM	WATER METER
HYD	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	LIGHT POLE
S	SEWER MANHOLE
X	FENCE LINE
OHE	OVERHEAD ELECTRIC LINE
UGE	UNDERGROUND ELECTRIC LINE
T	OVERHEAD COMMUNICATION LINE
UG	UNDERGROUND COMMUNICATION LINE
W	WATER LINE
SA	SEWER LINE
FM	FORCE MAIN SEWER
ST	STORM LINE

WATER & SEWER GENERAL NOTES

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

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/ PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRELIMINARY AUTHORIZATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
WATER SEWER RECLAIM WATER
ADDITIONAL EXPIRATION ONE YEAR FROM DATE IS STAMPED IF RELIED UPON. NOT ACTIVE.
01/04/2024

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
HISTORIC FRANKLIN TENNESSEE
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
440 METROPLEX DRIVE • NASHVILLE, TN 37211
OFFICE 615-333-6010 • WWW.ELI-LLC.COM
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102142
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE UTILITY PLAN

Sheet No.
C 5.1

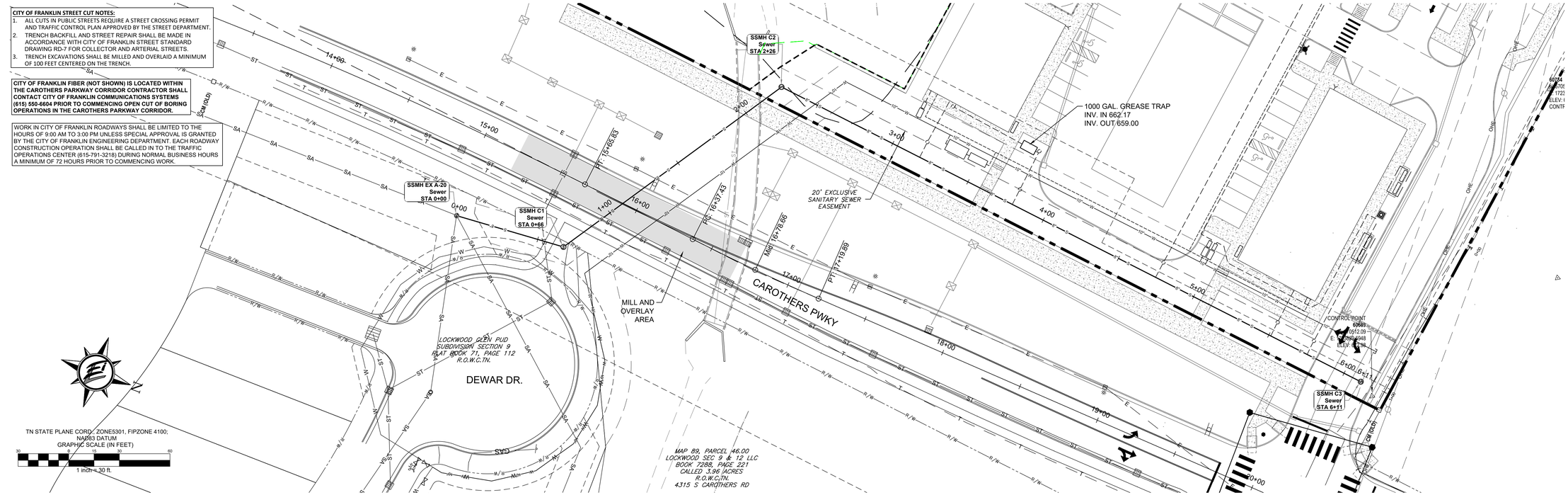
Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Utility.dwg
Layout Name: C 5.1 Site Utility Plan
Plotted: Tuesday, December 19, 2023 - 3:19 pm
By: cbyw

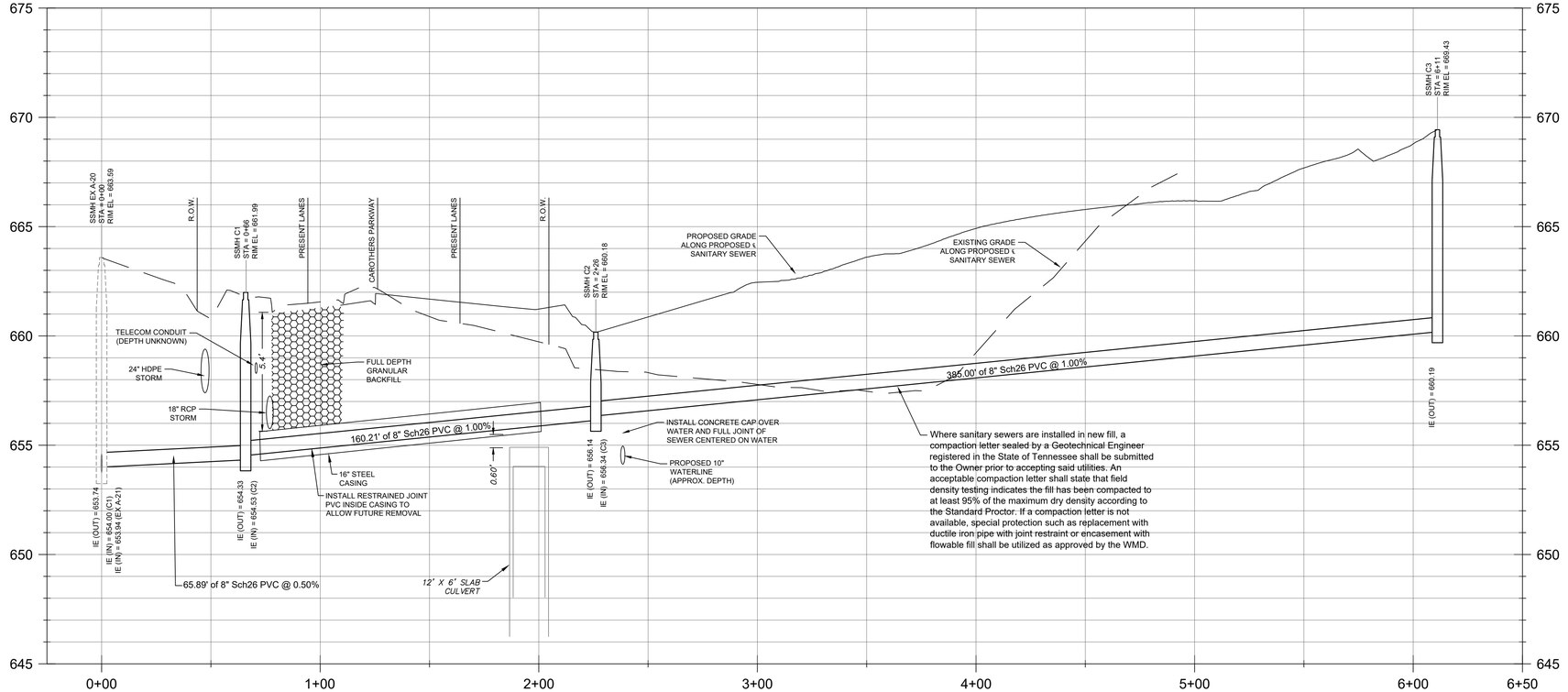
CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

CITY OF FRANKLIN FIBER (NOT SHOWN) IS LOCATED WITHIN THE CAROTHERS PARKWAY CORRIDOR CONTRACTOR SHALL CONTACT CITY OF FRANKLIN COMMUNICATIONS SYSTEMS (615) 550-6604 PRIOR TO COMMENCING OPEN CUT OF BORING OPERATIONS IN THE CAROTHERS PARKWAY CORRIDOR.

WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.





PROFILE SCALE:
HOR: 1"=30'
VER: 1"=3'

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
WATER SEWER RECLAIM WATER
APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL IF WORK HAS NOT BEEN STARTED
01/04/2024

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
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4309 SOUTH CAROTHERS COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
4	12/19/23	One Stop
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2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102133
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

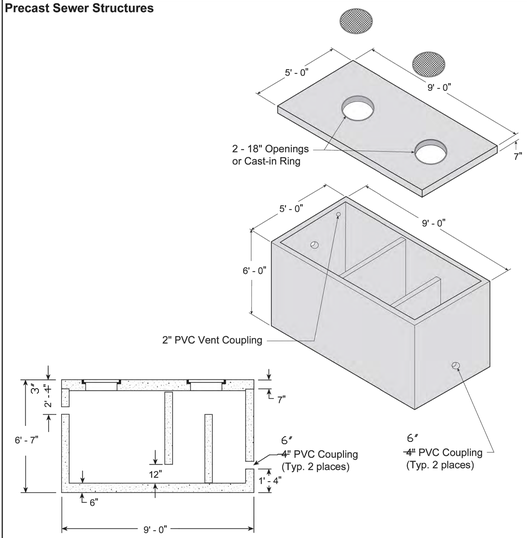
UTILITY PLAN & PROFILE

Sheet No.

C 5.2

Filename: W:\20-11-1210 4309 South Carothers\3_CAD Production\2_Site Plan\4309carothers-Utility.dwg
Layout Name: C 5.2 Utility Plan & Profile
Plotted: Tuesday, December 19, 2023 – 3:19 pm
By: clayw

Precast Sewer Structures



Materials & Features

CONCRETE: 5,000 PSI

REINFORCING: per ASTM A-615 or A-185

MEETS ASTM C-858 & ASTM C-913 AASHTO live load requirements.

CI CASTINGS: per ASTM A-46 Class 30/35

WEIGHT: 16,000 lbs. w/Lid

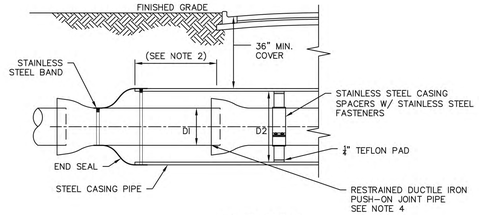
GREASE CAPACITY: 750 Lbs.

Can be fabricated with 6" PVC couplings on request.

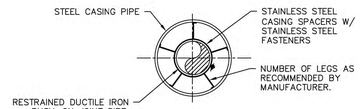
-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION.PAGE	DATE
1,000 Gallon Grease Trap		AR	12.1	2-1-05

FORTERRA



ELEVATION



SECTION

NOTES:

1. WHEN CONSTRUCTION IS WITHIN TDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS OF EACH AGENCY SHALL BE MET.
2. CASING SHALL EXTEND A MIN. OF 10' BEYOND EDGE OF PAVEMENT OR R.O.W., WHICHEVER IS FURTHER.
3. A MINIMUM OF 3 CASING SPACERS PER 20 LINEAR FEET OF INSTALLED CARRIER PIPE SHALL BE PROVIDED.
4. CARRIER PIPE SHALL BE RESTRAINED JOINT.

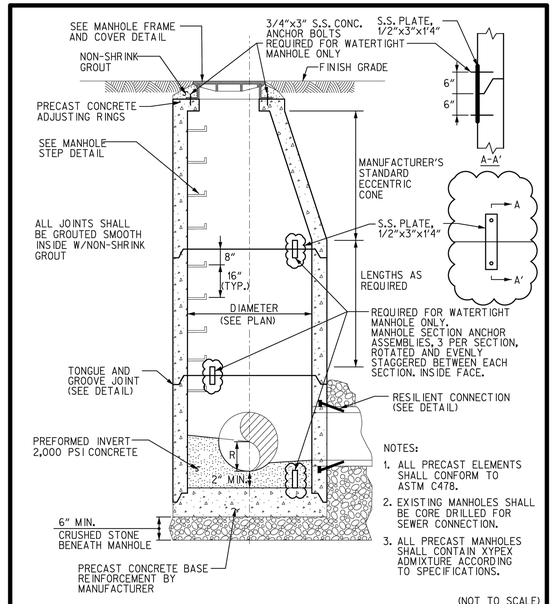
CARRIER PIPE AND CASING PIPE SIZES (MIN.)										
CARRIER PIPE NOM. DIA (DI)	2	4	6	8	10	12	14	16	20	24
CASING PIPE NOM. DIA. (D2)	6	14	16	18	22	24	30	30	36	48
WALL THICKNESS (IN.) R.O.W.	0.250	0.250	0.250	0.250	0.250	0.250	0.312	0.312	0.375	0.500
WALL THICKNESS (IN.) RAILROAD	0.250	0.250	0.250	0.312	0.375	0.375	0.500	0.500	0.563	0.625

HISTORIC FRANKLIN TENNESSEE

BORE AND JACK CASING

DWG. NO. **G-10**

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



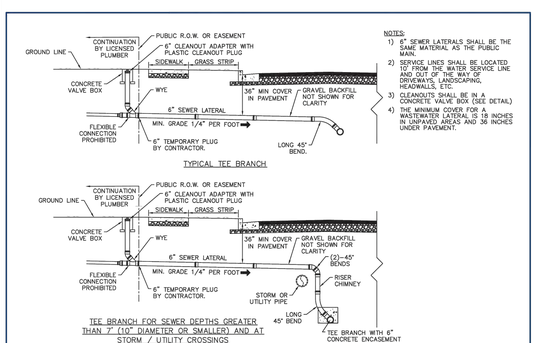
(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

PRECAST CONCRETE MANHOLE

WW - 1



TYPICAL TEE BRANCH

TEE BRANCH FOR SEWER DEPTHS GREATER THAN 7' (10' DIAMETER OR SMALLER) AND AT STORM / UTILITY CROSSINGS

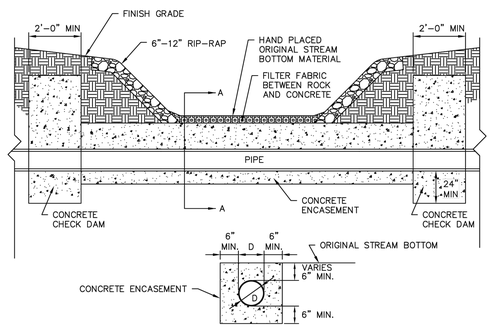
HISTORIC FRANKLIN TENNESSEE

SANITARY SEWER LATERALS

DWG. NO. **WW-9**

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN



SECTION A–A

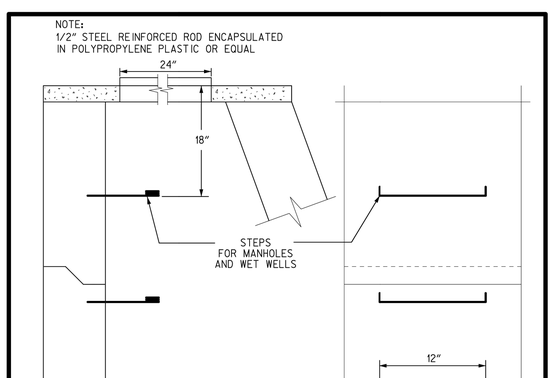
NOTES:

1) NO BLASTING IS PERMITTED IN THE EXCAVATION OF TRENCHES THAT LIE WITHIN 50 FEET OF A STREAM OR WETLAND, INCLUDING ALL STREAM CROSSINGS.
2) CROSSINGS SHALL INTERSECT THE STREAM CHANNEL AS CLOSE TO 90 DEGREES (PERPENDICULAR) TO THE STREAM AS POSSIBLE.
2) CONCRETE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3) ENCASEMENT WIDTH TO BE POURED THE WIDTH OF TRENCH WITH A MINIMUM OF 6" ON EACH SIDE OF PIPE. PROVIDE STAINLESS STEEL HOLD-DOWNS TO PREVENT PIPE FROM FLOATING DURING CONCRETE PLACEMENT.
4) CHECK DAMS TO HAVE A 24" POURED KEYWAY IN DIRT EXCAVATION (BOTTOM AND SIDES). IN ROCK EXCAVATION, REMOVE FRACTURED AND SHOT ROCK IN TRENCH, AND EXTEND CHECK DAM TO CLEAN, SOLID ROCK SURFACE (BOTTOM AND SIDES).
5) CROSSINGS THAT UTILIZE HORIZONTAL DIRECTIONAL DRILLING MAY BE USED INSTEAD OF OPEN CUT WITH WMD APPROVAL.
   A. BORE ENTRY/EXIT LOCATIONS ARE TO BE AT LEAST 50 FEET FROM THE STREAM BANK.
   B. BORE DEPTH BELOW STREAM BED TO BE SUFFICIENT TO PREVENT RELEASE OF DRILLING FLUID.
   C. A SITE-SPECIFIC CONTINGENCY AND CONTAINMENT PLAN FOR INADVERTENT RELEASE OF DRILLING FLUID MUST BE ESTABLISHED PRIOR TO COMMENCEMENT OF WORK.

UTILITY STREAM CROSSINGS

DWG. NO. **G-12**

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:
NOT TO SCALE		



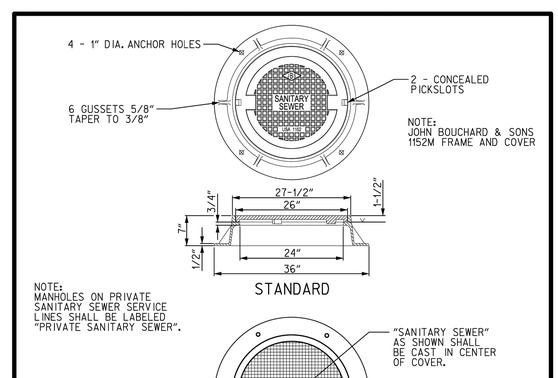
(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE STEPS

WW - 2



(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE FRAME AND COVER

WW - 6

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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4309 SOUTH CAROTHERS
COMMERCIAL SITE PLAN

MAP 89, PARCEL 47.00
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FRANKLIN, TENNESSEE

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3	9/18/23	One Stop
2	8/5/21	Per City of Franklin Comments
1	7/1/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102144
STATE OF TENNESSEE
12/19/23

Issue Date:	May 10, 2021
ELI Project No:	20-11-1210
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE
UTILITY
DETAILS

Sheet No.

C 5.5

Filename: W:\20-11-1210 4309 South Carothers\3_CAD\Production\2_Site Plan\4309Carothers-Details.dwg
Layout Name: C 5.5 Site Utility Details
Plotted: Tuesday, December 19, 2023 - 3:20 pm
By: cdyw

VLX LED Specifications



Project Name:

Catalog Number:

Type:

The new **VLX LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 96 to 192 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VLX LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

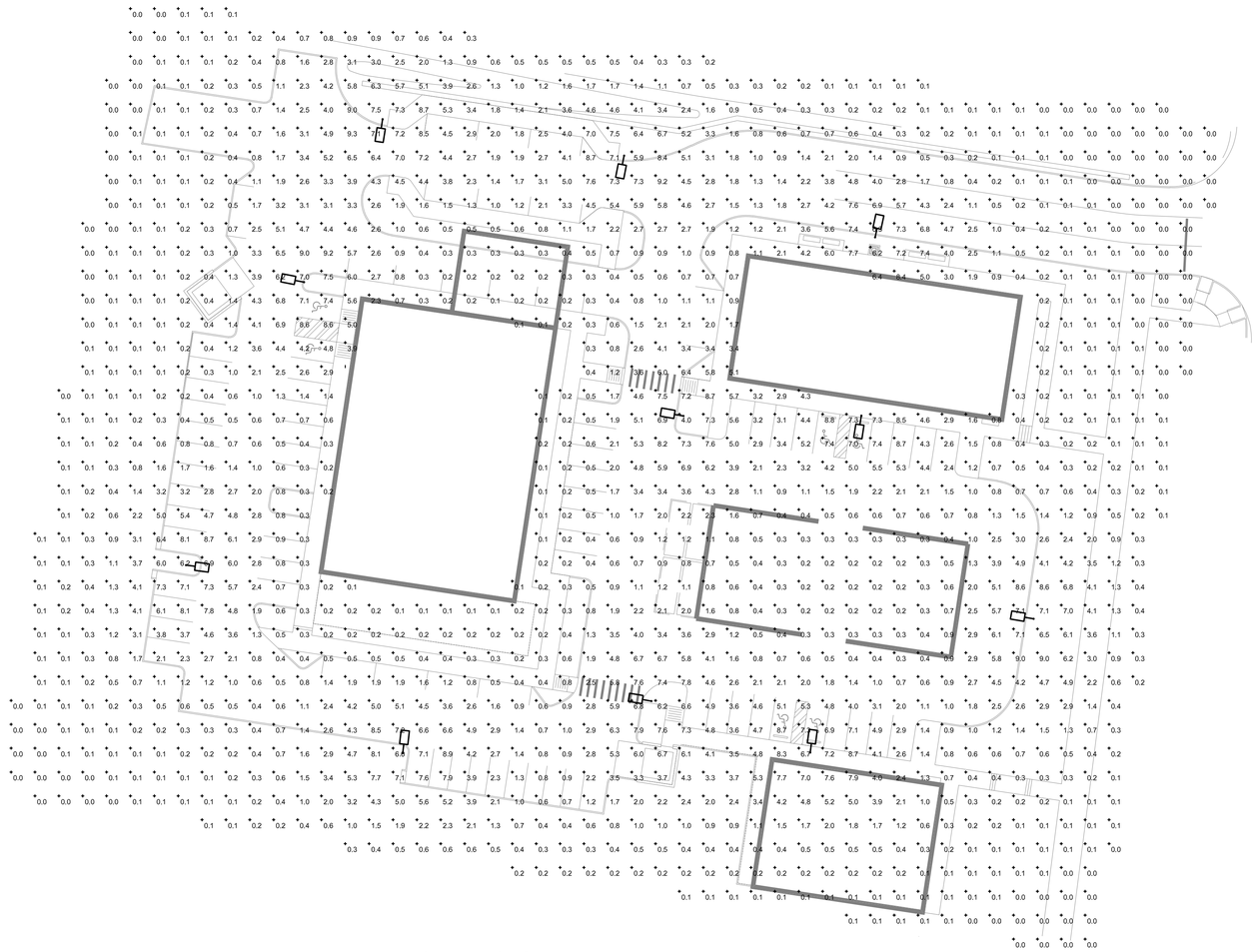
MODEL	OPTICS	LEDS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VLX-1	**T1** Type 1	**96LC**	**3** 350mA	**3K** 3000K	**UNV** 120-277V	**AM** Arm Mount	**BZ** Bronze	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell Receptacle	**RPP** Red Paddle
	T2 Type 2	**128LC**	**5** 530mA	**4K** 4000K	**8** 347V	Round Pole Plate Adaptors (RPP) are to be ordered separately.	**BK** Black		**UPMA-S** Universal Adjustable Mount Adapter
	T3 Type 3	**160LC**	**7** 700mA	**5K** 5000K	**5** 480V	**WM** Wall Mount * Requires BAWP BAWP to be ordered separately.	**SBK** Smooth Black		**UPMA-R** Universal Round Pole Mount Adapter
	T4 Type 4	**192LC**					**WH** White	**PER** **5PINPER** **7PINPER** 5, 5-pin / 7-pin Photocell Receptacle * Requires Dimming Driver	**BAWP** Cast Wall Plate
	T4A Type 4 Automotive						**SWH** Smooth White		**ROT-R** Rotated Optics Right Side
	T5 Type 5						**GP** Graphite		**ROT-L** Rotated Optics Left Side
	T5W Type 5 Wide						**GY** Grey	**DIM** 0-10V Dimming Driver	**CLS** Black Side Cutoff Louver Shield
	T5WR Type 5 Wide Round						**SL** Silver Metallic	**WSC-8** Motion Sensor 8' Mounting Height	**RCLS** Right Side Cutoff Louver Shield
							CC Custom Color	**WSC-20** Motion Sensor 8-20' Mounting Height	**LCLS** Left Side Cutoff Louver Shield
								WSC-40 Motion Sensor 21-40' Mounting Height	**VWC** Visionaire Wireless Comms * Consult Factory
								*The WSC options require the (1) RSR-TOOL remote for programming	

VISIONAIRE LIGHTING

220

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	11	Visionaire Lighting LLC	VLX-T3-96LC-7-4K-			1	26266	1	215

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.8 fc	9.3 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

genesis engineering group, llc.
134 fourth avenue north
franklin, tn 37064
genesis
www.genengr.net

SEAL:

DANIEL M. SCHAFRAN
REGISTERED ENGINEER
AGRICULTURE
CIVIL
No. 119550
STATE OF TENNESSEE

4309 CAROTHERS PARKWAY
PHOTOMETRIC PLAN
FRANKLIN, TN.

NO.	REVISION	DATE

DATE:	05.10.2021
JOB NUMBER:	2021
FILE NAME:	
DRAWN BY:	BJC
CHECKED BY:	GEG

DRAWING TITLE:

SITE PHOTOMETRIC PLAN

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

DRAWING NO.

PH-1



LEGEND

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- SPECIMEN TREES REMOVED

N

0 40 80 120

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	3443 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.29 AC)
PARKING SPACES REQUIRED:	94 PARKING SPACES
9,500 SF DAY CARE CENTER (2 PER 1000 SF + 1 PER EMPLOYEE + 5 STACKING SPACES):	44 PARKING SPACES
6,032 SF RETAIL (3.33 PER 1000 SF):	21 PARKING SPACES
3,888 SF GAS STATION (3.33 PER 1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES

SPECIMEN TREES

NO.	Size	Species	REMOVED	RETAINED
1	27"	OAK	X	
2	48"	HACKBERRY	X	
3	24"	OAK	X	
4	28"	OAK	X	
5	28"	OAK	X	
6	48"	HACKBERRY	X	
7	40"	HACKBERRY	X	
8	28"	HACKBERRY		X
9	36"	HACKBERRY	X	

TOTAL SPECIMEN INCHES: 307"

TOTAL HEALTHY SPECIMEN INCHES REMOVED 279"

TOTAL REQUIRED REPLACEMENT: 558"

*SEE L2.0 FOR REPLACEMENT CHART

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.77 ACRES WHICH IS 33% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	77,193 SF	29,396 SF	47,797 SF

TREE CANOPY DATA

OVERALL SITE AREA: 232,957 SF (5.35 AC)

EXISTING TREE CANOPY:
77,193 SF (1.77 AC)
1.77 AC/5.35 AC = 33% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION:
24% OF TOTAL CANOPY
24% X 1.77 AC = 18,295 SF (0.42 AC)

PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
47,797 SF (1.10 AC)

TREE PROTECTION NOTES:

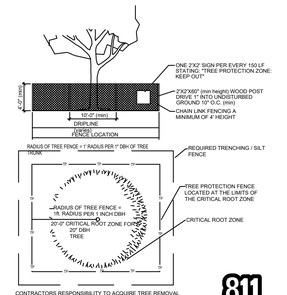
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. 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.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL
NTS

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

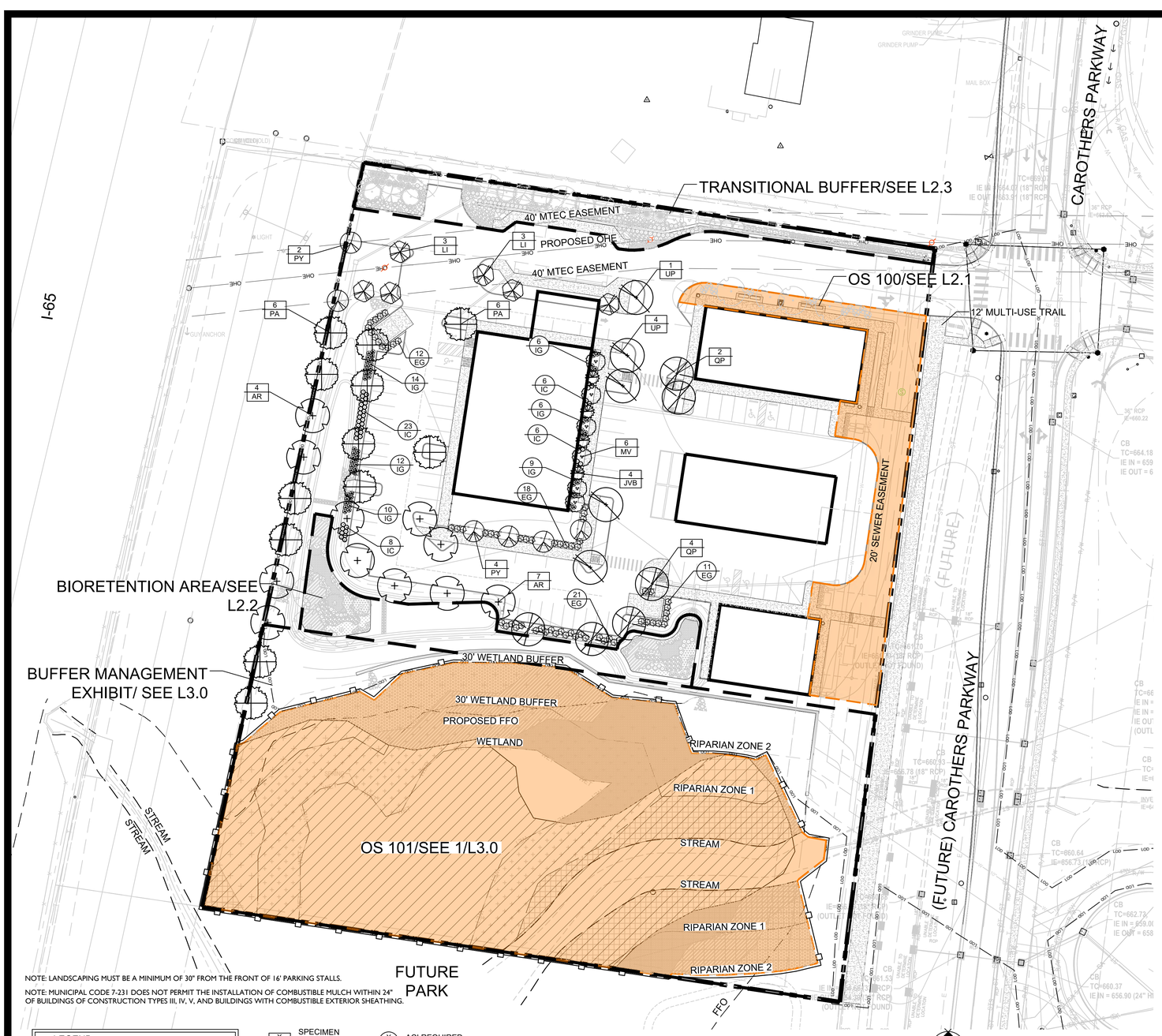
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

KEVIN SCOTT STOKES
CAPE ARCO
12-19-23

Revision Date

TREE PRESERVATION
SHEET
L1.0
COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

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

LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- OPEN SPACE

X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

BUILDING AND PARKING LOT PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
11	AR	ACER RUBRUM	RED MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
12	PA	PLATANUS × ACERIFOLIA	LONDON PLANE TREE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
6	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
5	UP	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
6	LI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2" CAL, B/B	8'-10'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
4	JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE JUNIPER	2" CAL, B/B	6'-8'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
6	PY	PRUNUS × YEDOENSIS	YOSHINO CHERRY	2" CAL, B/B	8'-10'	DECIDUOUS	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
6	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	AS SHOWN	3-4 CANES, FULL/BALANCED
SHURBS								
62	EG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		5'-6'	EVERGREEN	48" O.C.	
57	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
43	IC	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		30"	EVERGREEN	36" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
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BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.29 AC)
PARKING SPACES REQUIRED:	94 PARKING SPACES
9,500 SF DAY CARE CENTER (2 PER 1000 SF + 1 PER EMPLOYEE + 5 STACKING SPACES):	44 PARKING SPACES
6,032 SF RETAIL (3.33 PER 1000 SF):	21 PARKING SPACES
3,888 SF GAS STATION (3.33 PER 1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	96 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	96 PARKING SPACES

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%

TOTAL SITE AREA: 5.35 AC
OPEN SPACE REQUIRED: 0.27 AC

OPEN SPACE PROVIDED - SECTION 1			
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
100	OPEN SPACE	POCKET PARK	0.29 AC
101	NATURAL AREA	NON-BUILDABLE OPEN SPACE	1.65 AC
		TOTAL PROVIDED:	1.94 AC

LANDSCAPE REQUIREMENTS (ACI)

SITE AREA = 5.35 AC
REQUIRED LSA = 0.15 (0.803 AC)
- PRESERVED TREE CANOPY (1.10 AC) = 0.00 AC

CANOPY (82" PER AC) = 0"
UNDERSTORY (21" PER AC) = 0"
SHRUBS (96 PER AC) = 0

	QUANTITY PROVIDED	INCHES PROVIDED
	AMOUNT	CALIPER INCHES
3" CALIPER CANOPY TREES:	0	0"
AGGREGATE CANOPY CALIPER INCHES PROVIDED:		0"
AGGREGATE CANOPY CALIPER INCHES REQUIRED:		0"
2" CALIPER UNDERSTORY TREES:	0	0"
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:		0"
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:		0"
MINIMUM 18" HEIGHT SHRUBS:	0	
MINIMUM 30" HEIGHT SHRUBS:	0	
TOTAL SHRUBS PROVIDED:	0	
TOTAL SHRUBS REQUIRED:	0	

NOTE: NO ACI LANDSCAPE MATERIAL IS REQUIRED. TREE SAVE AREA IS LARGER THAN MINIMUM LSA REQUIREMENT.

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 279"
REPLACEMENT IN. REQUIRED: 558"

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	52	156"
2" CALIPER CANOPY TREES	60	120"
2" CALIPER UNDERSTORY TREES	141	282"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED WITHIN BUFFER AREAS:		272"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED ON OUTSIDE OF BUFFER AREAS:		286"
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:		558"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):		558"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0"

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:

TBD

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
Foundation Planting	Along primary facade
Perimeter Planting Strip	Screen VUAs and to create "modules"
Interior VUA Planting	Create VUA "modules"
Utility Box Screen from view	Screen Utility Boxes and Meters from view
HVAC Screen	Screen HVAC from view
Dumpster Screen	Screen dumpster from view
Incompatible Use Buffer	Buffer the adjacent less intensive use
Street Trees	

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

Applicant:

Landscape Architect: Greg Gamble 615.975.5765

Franklin Planning Department: 615.791.3212

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

KEITH SCOTT STOCKTON
TENNESSEE
12-4-23
LANDSCAPE ARCHITECT

Revision Date

OVERALL LANDSCAPE PLAN
SHEET
L2.0
COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

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

1
L2.1

100 OPEN SPACE - REQUIRED
PLAN

0' 20' 40'

X
XX
SPECIMEN REPLACEMENT PLANTINGS

X
XX
ACI REQUIRED PLANTINGS

100 OPEN SPACE - FORMAL - PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
4	ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
1	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
10	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	2" CAL B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
SHRUBS								
10	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

KEITH SCOTT STOVER
LICENSED LANDSCAPE ARCHITECT
12-9-23

Revision Date
1 _____
2 _____
3 _____
4 _____

OPEN SPACE LANDSCAPE PLAN
SHEET
L2.1
COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

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

1 / L2.2

BIORETENTION POND 1 - LEVEL 2 (1,791 SF) AND BIORETENTION POND 2 - LEVEL 1 (1,429 SF)

PLAN

X / XX SPECIMEN REPLACEMENT PLANTINGS

(X / XX) ACI REQUIRED PLANTINGS

BIORETENTION POND 1 - LEVEL 2 PLANT SCHEDULE - 1,791 SF

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
3	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL. B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
2	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
1	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
SHRUBS								
10	BD	BUDDLEIA DAVADII	BUTTERFLY BUSH		36"	DECIDUOUS	48" O.C.	
20	HF	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORT		18"	SEMI-EVER	36" O.C.	
10	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
15	IV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPIRE		30"	DECIDUOUS	36" O.C.	
9	HQ	HYRDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	36" O.C.	
GROUNDCOVER AND PERENNIALS								
285	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	4" POT			18" O.C.	
95	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT			18" O.C.	
100	LC	LOBELIA CARDINALIS	CARDINAL FLOWER	4" POT			18" O.C.	
115	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM		18"	GRASS	24" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

X / XX SPECIMEN REPLACEMENT PLANTINGS

(X / XX) ACI REQUIRED PLANTINGS

BIORETENTION POND 2 - LEVEL 1 PLANT SCHEDULE - 1,429 SF

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
SHRUBS								
5	BD	BUDDLEIA DAVADII	BUTTERFLY BUSH		36"	DECIDUOUS	48" O.C.	
9	HF	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORT		18"	SEMI-EVER	36" O.C.	
17	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
6	IV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPIRE		30"	DECIDUOUS	36" O.C.	
7	HQ	HYRDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	36" O.C.	
GROUNDCOVER AND PERENNIALS								
130	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	4" POT			18" O.C.	
60	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT			18" O.C.	
35	LC	LOBELIA CARDINALIS	CARDINAL FLOWER	4" POT			18" O.C.	
85	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM		18"	GRASS	24" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
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CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

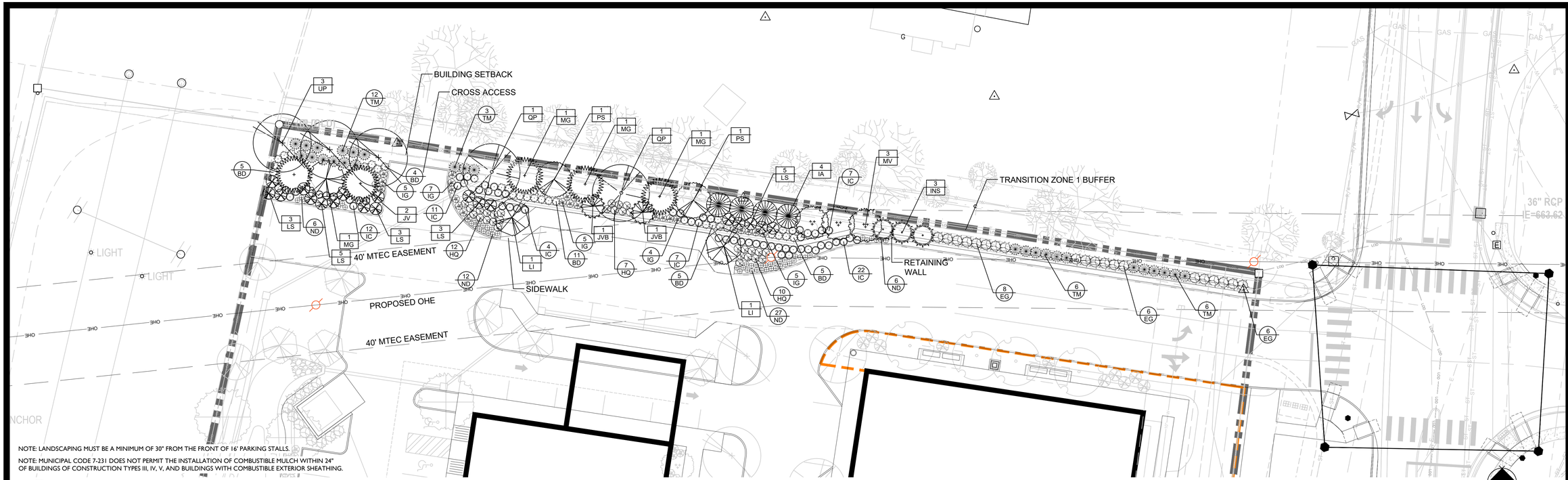
Franklin, Williamson County, Tennessee

Revision Date

BIORETENTION LANDSCAPE PLAN

SHEET L2.2

COF # 7541



NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 16' PARKING STALLS.

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

1 / L2.3

TRANSITION ZONE 1 BUFFER
PLAN

X / XX SPECIMEN REPLACEMENT PLANTINGS

X / XX ACI REQUIRED PLANTINGS

TRANSITION ZONE 1 PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
4	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
3	UP	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	PS	PINUS STROBUS	WHITE PINE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
4	IA	ILEX x ATTENUATA 'FOSTERI'	FOSTER HOLLY	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
3	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R STEVENS HOLLY	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
19	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	2" CAL B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
2	JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE JUNIPER	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	CENTRAL LEADER, FULL/BALANCED
2	LI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	3-4 CANES, FULL/BALANCED
3	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL. B/B	10'-12'	EVERGREEN	AS SHOWN	3-4 CANES, FULL/BALANCED
SHRUBS								
30	BD	BUDDLEIA DAVADII	BUTTERFLY BUSH		36"	DECIDUOUS	48" O.C.	
20	EG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		5'-6'	EVERGREEN	48' O.C.	
26	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		30"	EVERGREEN	36" O.C.	
63	IC	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		30"	EVERGREEN	36" O.C.	
29	HQ	HYRDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA		30"	DECIDUOUS	36" O.C.	
51	ND	NANDINA DOMESTICA 'AKA' PP19916	BLUSH PINK NANDINA		18"	EVERGREEN	24" O.C.	
27	TM	TAXUS X MEDIA 'HICKSII'	HICKS YEW		36"	EVERGREEN	48" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

TRANSITION ZONE 1 BUFFER

DEVELOPING USE: NC
EXISTING ADJACENT USE/ZONING: R2

SITE ACREAGE: 5.50 AC
BUFFER CLASS: TRANSITION ZONE 1
BUFFER WIDTH: 25'
BUFFER LENGTH: 409.5'

MINIMUM TREES REQUIRED:	42
TREES PROVIDED:	46
MINIMUM SHRUBS REQUIRED:	246
SHRUBS PROVIDED:	246

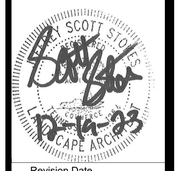
TRANSITION BUFFFER VARIANCE REQUEST

APPLICANT HAS REQUESTED A VARIANCE TO REDUCED TRANSITIONAL BUFFER FROM 25' TO 11' IN ORDER TO ALIGN ENTRANCE TO THE SITE WITH CAROTHERS PARKWAY. REDUCED BUFFER RANGES IN WIDTH FROM 11' TO 33'. VARIANCE REQUEST WAS APPROVED BY BZA ON DECEMBER 7, 2023.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

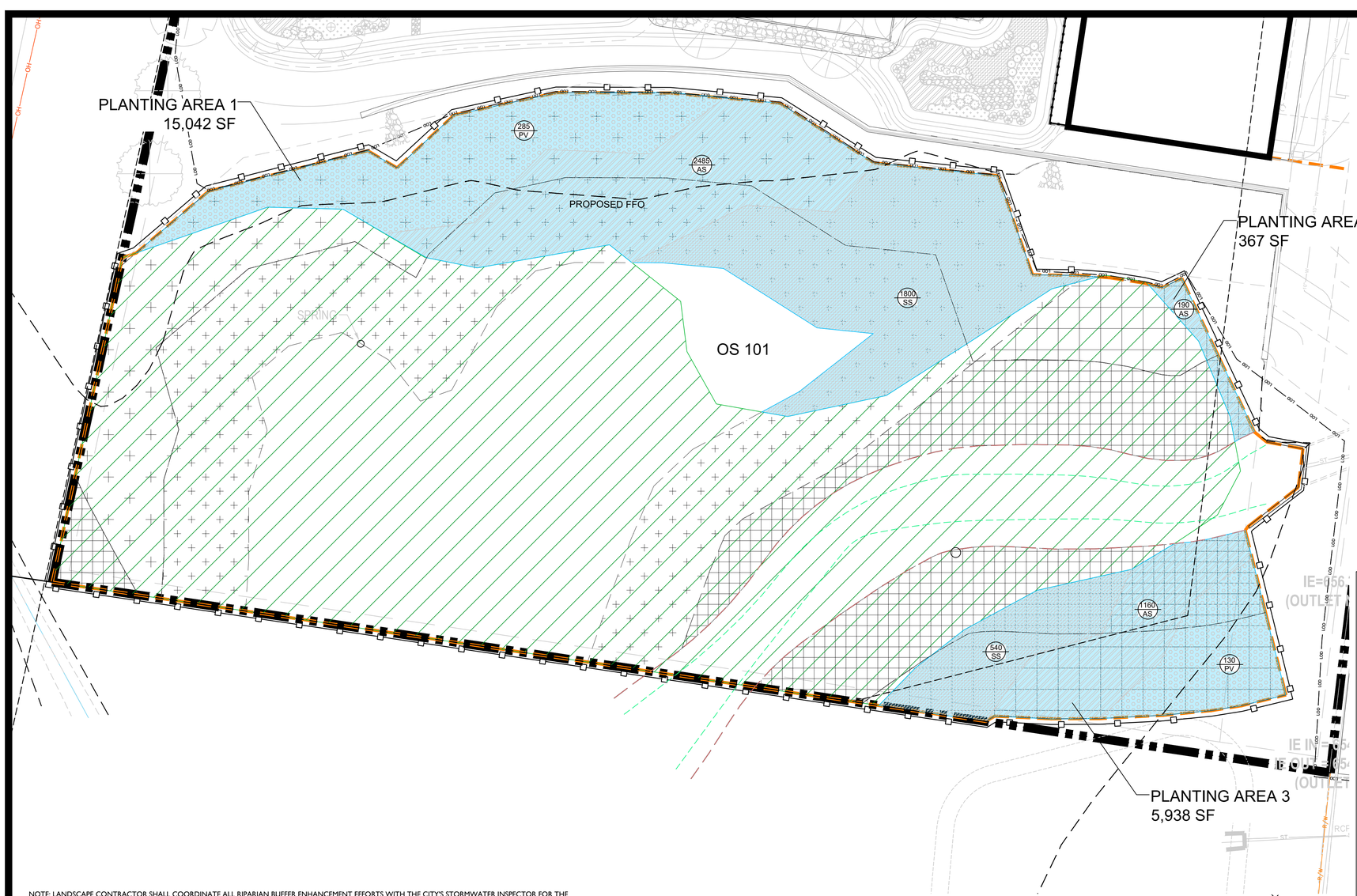
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SITE PLAN
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TRANSITION BUFFER LANDSCAPE PLAN
SHEET
L2.3
COF # 7541



LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER ZONE 1
- 30' WETLAND BUFFER ZONE 2
- STREAM
- AREAS TO BE PLANTED

WATER QUALITY IMPROVEMENTS

IMPROVEMENTS INCLUDE:

- REMOVAL OF EXOTIC INVASIVES WITHIN RIPARIAN AND WETLAND ZONES
- ESTABLISH NATIVE PLANT MATERIAL IN THE BUFFER ENHANCEMENT AREAS

BUFFER MITIGATION DATA

TOTAL AREA OF BUFFER ENCROACHMENT:	0 SF
TOTAL AREA OF BUFFER MITIGATION:	0 SF
AREA TO BE PLANTED IN BUFFER:	21,347 SF

RIPARIAN ENHANCEMENT NOTES

A 30' RIPARIAN BUFFER ZONE 1, 30' RIPARIAN BUFFER ZONE 2, 30' WETLAND BUFFER ZONE 1, AND 30' WETLAND BUFFER ZONE 2 OCCUR ON THIS SITE. RIPARIAN AND WETLAND 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 A NATIVE MIX OF FORBES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

THE MAJORITY OF THE RIPARIAN AND WETLAND BUFFERS OCCURRING ON THIS SITE IS FORESTED WITH CANOPY AND UNDERSTORY TREES, SHRUBBY UNDERBRUSH, AND GROUNDCOVER. AFTER THE REQUIRED REMOVAL OF INVASIVE SPECIES, THE RIPARIAN ZONES SHOULD BE EVALUATED. ANY ADDITIONAL UNFORESTED AREAS IN THESE BUFFERS SHALL RECEIVE BARE ROOT PLANTINGS INSTALLED APPROXIMATELY 13' ON CENTER.

TOTAL AREA OF UNFORESTED STREAM BUFFER: 21,347 SF.

*SUBSTITUTIONS MAY BE MADE. CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL PRIOR TO ORDERING AND INSTALLING PLANTS.

30' RIPARIAN BUFFER ZONE 1, 30' RIPARIAN BUFFER ZONE 2, 30' WETLAND BUFFER ZONE 1, AND 30' WETLAND BUFFER ZONE 2 PLANTING NOTES:

1. 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 ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS RE-EMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURER'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT http://www.tnipc.org/revised-list-of-invasive-plants
2. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
3. BARE ROOT PLANTS ARE AVAILABLE FROM THE TN DIVISION OF FORESTRY NURSERY. http://www.plantTNTrees.org
4. REFER TO THE TENNESSEE URBAN RIPARIAN BUFFER HANDBOOK FOR MORE PLANTING GUIDELINES. http://www.franklintn.gov/home/showdocument?id=22773

ADDITIONAL NOTES:

PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORMWATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM 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. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.

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.

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 OF ONE HUNDRED FIFTY (150) FEET.

NOTE: 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.

PLANTING AREA 1 PLANT SCHEDULE - 15,042 SF - 96 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
11	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
11	SN	SALIX NIGRA	BLACK WILLOW	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
10	CO	CARYA OVATA	SHAGBARK OAK	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
10	PO	PLANTUS OCCIDENTALIS	SYCAMORE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
18	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
18	AT	ASIMINA TRILOBA	PAW PAW	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
18	CD	CORNUS DRUMMONDII	ROUGHLEAF DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	CENTRAL LEADER
GROUNDCOVER								
2485	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	
285	PV	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.		GRASS	48" O.C.	
1800	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1 GAL.		GRASS	24" O.C.	

PLANTING AREA 2 PLANT SCHEDULE - 367 SF - 2 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
1	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
1	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
GROUNDCOVER								
190	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	

PLANTING AREA 3 PLANT SCHEDULE - 5,938 SF - 38 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
3	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
4	SN	SALIX NIGRA	BLACK WILLOW	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
5	CO	CARYA OVATA	SHAGBARK OAK	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
5	PO	PLANTUS OCCIDENTALIS	SYCAMORE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
7	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
7	AT	ASIMINA TRILOBA	PAW PAW	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
7	CD	CORNUS DRUMMONDII	ROUGHLEAF DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	CENTRAL LEADER
GROUNDCOVER								
1160	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	
130	PV	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.		GRASS	48" O.C.	
540	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1 GAL.		GRASS	24" O.C.	

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 279"
REPLACEMENT IN. REQUIRED: 558"

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	52	156"
2" CALIPER CANOPY TREES	60	120"
2" CALIPER UNDERSTORY TREES	141	282"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED WITHIN BUFFER AREAS:		272"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED ON OUTSIDE OF BUFFER AREAS:		286"
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:		558"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):		558"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0"

NOTE*: CANOPY AND UNDERSTORY TREES PLANTED WITHIN ALL RIPARIAN AND WETLAND BUFFER ZONES ARE TO BE 2 CALIPER INCHES WHEN INSTALLED AND DEDICATED TOWARDS SPECIMEN TREE REPLACEMENT.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date

BUFFER MANAGEMENT PLAN
SHEET
L3.0
COF # 7541

CITY OF FRANKLIN LANDSCAPE NOTES:

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

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

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

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

5. TREE TOPPING IS NOT PERMITTED.

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

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

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

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

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

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

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

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

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

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

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

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

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

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

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

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

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

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

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

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

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 STRICKLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

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

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

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

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

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

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

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

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

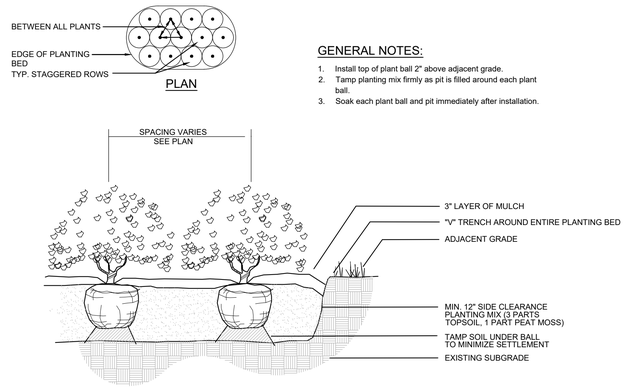
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS 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.

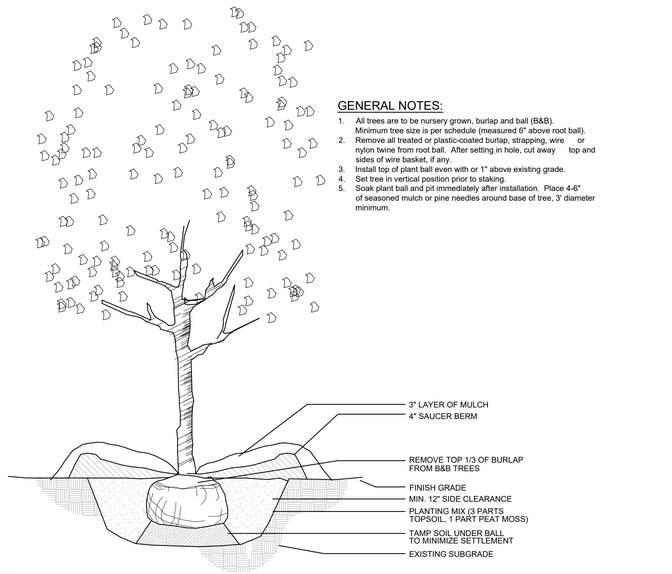
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



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.

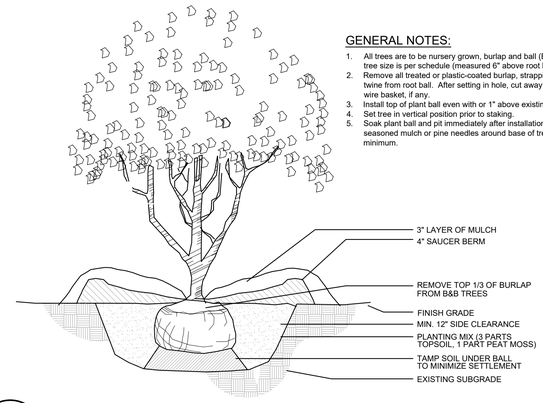
1 L4.0 SHRUB PLANTING
SECTION NTS



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.

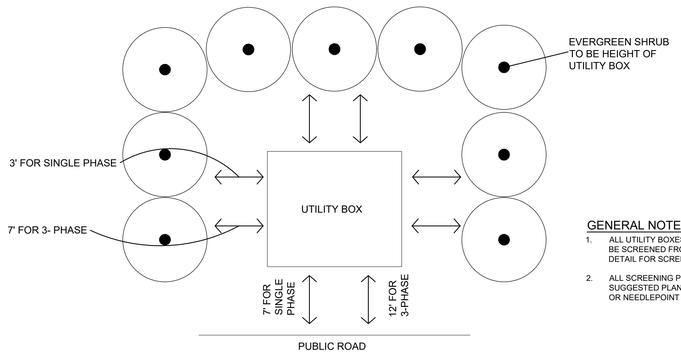
4 L4.0 SINGLE TRUNK DECIDUOUS TREE
SECTION NTS



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.

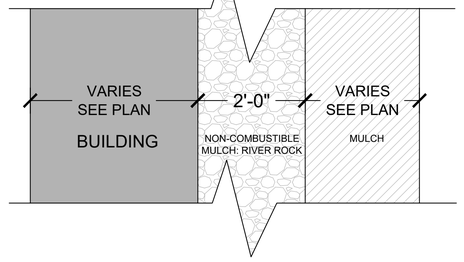
2 L4.0 UNDERSTORY TREE
SECTION NTS



GENERAL NOTES:

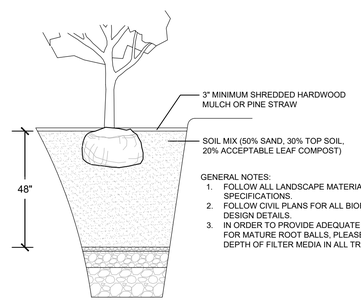
1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLAN MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

3 L4.0 UTILITY BOX SCREEN
PLAN NTS



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

5 L4.0 NON-COMBUSTIBLE MULCH
SECTION NTS



GENERAL NOTES:
1. FOLLOW ALL LANDSCAPE MATERIAL NOTES AND SPECIFICATIONS.
2. FOLLOW CIVIL PLANS FOR ALL BIORETENTION DESIGN DETAILS.
3. IN ORDER TO PROVIDE ADEQUATE SOIL VOLUME FOR MATURE ROOT BALLS, PLEASE ALLOW 48" DEPTH OF FILTER MEDIA IN ALL TREE HOLES.

6 L4.0 BIORETENTION TREE PLANTING
SECTION NTS

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

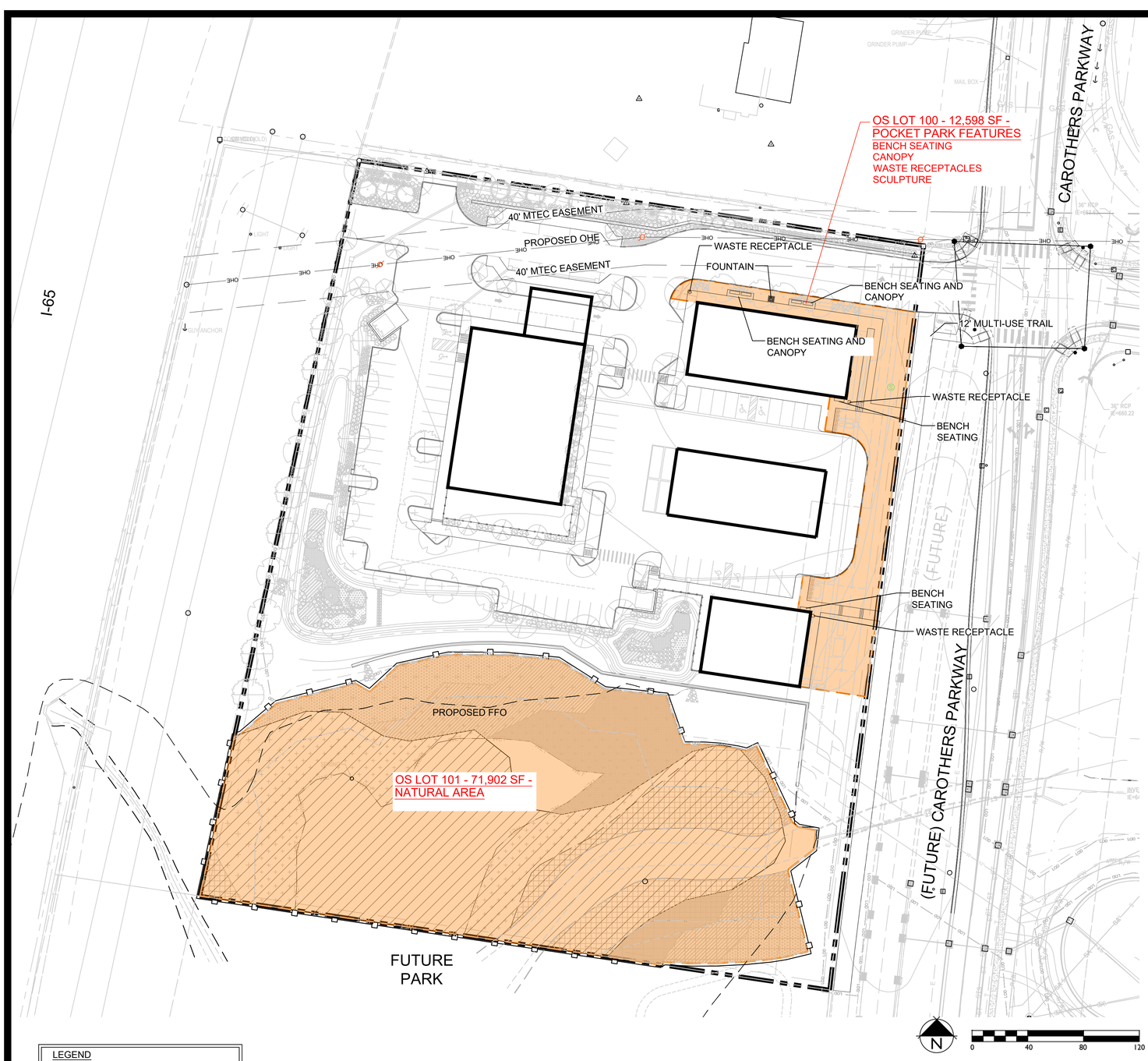
KEVIN SCOTT STOCKTON
LICENSED LANDSCAPE ARCHITECT
12-14-23
CAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

LANDSCAPE DETAILS

SHEET
L4.0

COF # 7541



LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- OPEN SPACE

CITY OF FRANKLIN, TN
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*NOTE: BENCH SEATING IS SPECIFIED WITH AND WITHOUT CANOPY. IMAGE ABOVE DEPICTS CONCEPTUAL SEATING WITH CANOPY.

1 / EX1 SEATING AND CANOPY



2 / EX1 WASTE RECEPTACLES



3 / EX1 FOUNTAIN

*NOTE: FOUNTAIN IS PROPOSED AND IS CONCEPTUAL ONLY. FOUNTAIN INSTALLED SHALL USE CHLORINE FOR SANITIZATION PURPOSES.

*NOTE: IMAGES ARE CONCEPTUAL. FINAL SELECTION AND PLACEMENT OF PRODUCTS TO BE DETERMINED BY OWNER AT CONSTRUCTION.

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

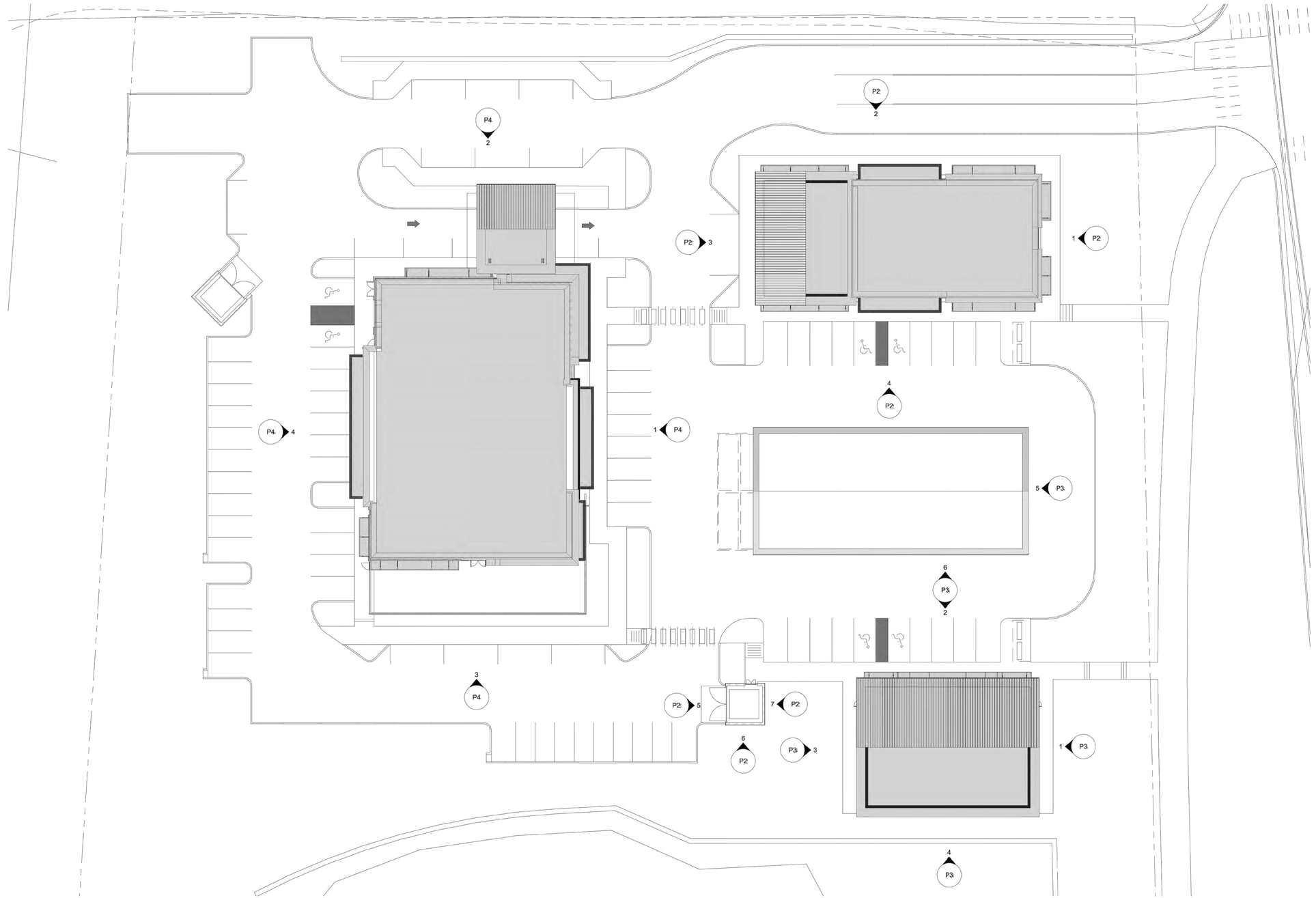
SCOTT MOORE
COMMONWEALTH OF KENTUCKY
CAPE ARCH
12-11-23

Revision Date
△
△
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△

OPEN SPACE EXHIBIT

SHEET
EX1

COF # 7541



NORTH 1 P1 **SITE PLAN**
SCALE: 1" = 20'-0"

1 A1.0 ELEVATION KEY MAP
ELEVATIONS

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

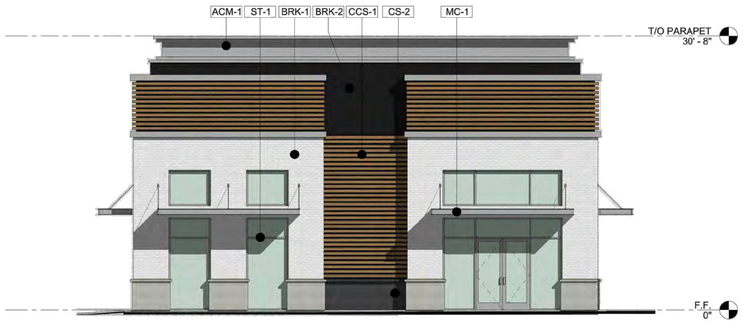
HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 01917
STATE OF TENNESSEE
9-14-23

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date
△
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ARCHITECTURE

SHEET
A1.0
COF # 7541



1 P2 FRONT RETAIL - EAST

SCALE: 1/8" = 1'-0"



2 P2 FRONT RETAIL - NORTH

SCALE: 1/8" = 1'-0"



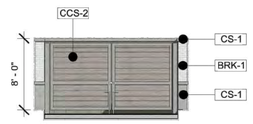
3 P2 FRONT RETAIL - WEST

SCALE: 1/8" = 1'-0"



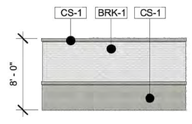
4 P2 FRONT RETAIL - SOUTH

SCALE: 1/8" = 1'-0"



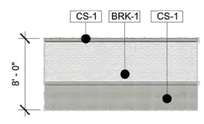
5 P2 TRASH ENCLOSURE - FRONT

SCALE: 1/8" = 1'-0"



6 P2 TRASH ENCLOSURE - SIDES

SCALE: 1/8" = 1'-0"



7 P2 TRASH ENCLOSURE - REAR

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - FRONT RETAIL

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	13%	13%	15%	13%
ACM-2	DARK BRONZE	NOT USED	2%	NOT USED	2%
BRICK VENEER					
BRK-1	WHITE	26%	19%	22%	19%
BRK-2	BLACK	8%	12%	11%	12%
CAST STONE					
CS-1	WHITE	7%	11%	22%	11%
CS-2	BLACK	NOT USED	2%	NOT USED	2%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	25%	17%		17%
CCS-2	LIGHT GREY	NOT USED	NOT USED	MOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	2%	1%	NOT USED	1%
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	N/A
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	19%	23%	18%	23%

CITY OF FRANKLIN, TN
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1 A1.1 RETAIL BUILDING ELEVATIONS

ELEVATIONS

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GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 01970
STATE OF TENNESSEE
9-14-23

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

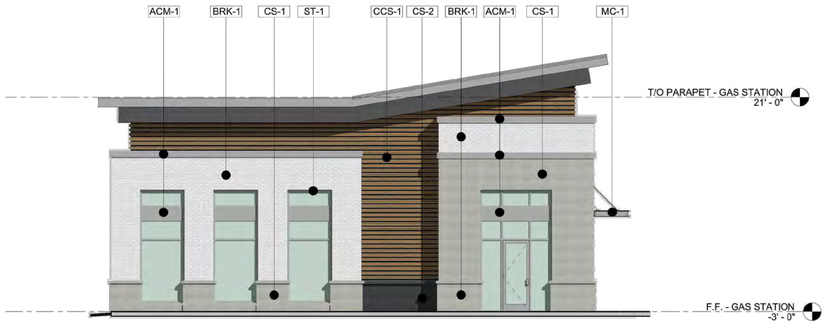
Franklin, Williamson County, Tennessee

Revision Date

TYPICAL ARCHITECTURE

SHEET
A1.1

COF # 7541



1 P3 GAS STATION - EAST
SCALE: 1/8" = 1'-0"



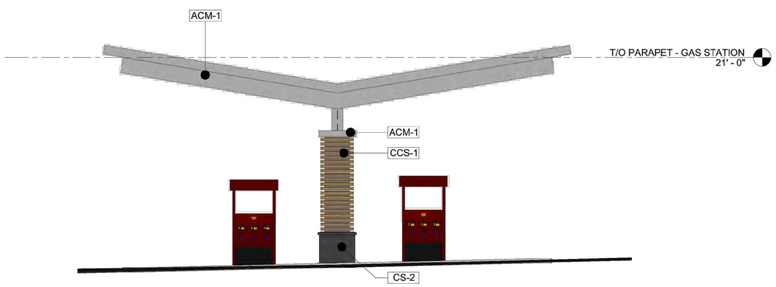
2 P3 GAS STATION - NORTH
SCALE: 1/8" = 1'-0"



3 P3 GAS STATION - WEST
SCALE: 1/8" = 1'-0"



4 P3 GAS STATION - SOUTH
SCALE: 1/8" = 1'-0"



5 P3 GAS STATION CANOPY - EAST
SCALE: 1/8" = 1'-0"



6 P3 GAS STATION CANOPY - SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - GAS STATION

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	16%	14%	17%	11%
ACM-2	DARK BRONZE	NOT USED	NOT USED	NOT USED	NOT USED
BRICK VENEER					
BRK-1	WHITE	22%	6%	22%	23
BRK-2	BLACK	NOT USED	NOT USED	NOT USED	NOT
CAST STONE					
CS-1	WHITE	19%	19%	19%	6%
CS-2	BLACK	2%	3%	2%	6%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	21%	36%	21%	36%
CCS-2	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	NOT USED	2%	NOT USED	NOT USED
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	18%
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	20%	20%	20%	NOT USED

CITY OF FRANKLIN, TN
ENGINEERING DEPT
01/04/2024
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1 A1.2 GAS STATION ELEVATIONS
ELEVATIONS

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 01917
STATE OF TENNESSEE
9-14-23

4309 CAROTHERS COMMERCIAL DEVELOPMENT
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Franklin, Williamson County, Tennessee

Revision Date

TYPICAL ARCHITECTURE

SHEET
A1.2
COF # 7541



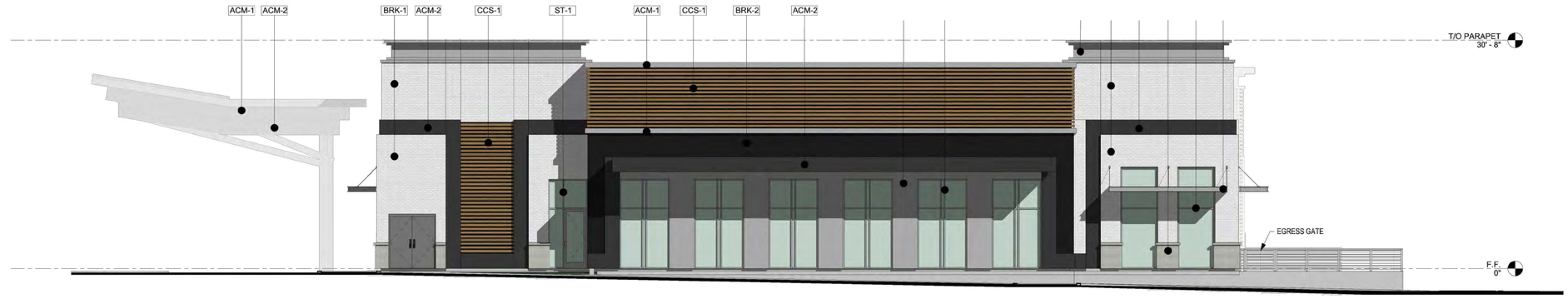
1 P4 **DAYCARE- EAST**
SCALE: 1/8" = 1'-0"



2 P4 **DAYCARE - NORTH**
SCALE: 1/8" = 1'-0"



3 P4 **DAYCARE - SOUTH**
SCALE: 1/8" = 1'-0"



4 P4 **DAYCARE - WEST**
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - DAYCARE

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	22%	13%	14%	12%
ACM-2	DARK BRONZE	11%	10%	12%	8%
BRICK VENEER					
BRK-1	WHITE	16%	41%	23%	35%
BRK-2	BLACK	13%	NOT USED	8%	NOT USED
CAST STONE					
CS-1	WHITE	2%	5%	2%	12%
CS-2	BLACK	NOT USED	NOT USED	NOT USED	NOT USED
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	16%	5%	20%	12%
CCS-2	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	SILVER	NOT USED	1%	1%	1%
METAL STANDING SEAM ROOF					
MSS-1	SILVER	N/A	N/A	N/A	N/A
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	20%	18%	20%	20%

CITY OF FRANKLIN, TN
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1 A1.3 DAYCARE BUILDING ELEVATIONS
ELEVATIONS

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 01970
STATE OF TENNESSEE
9-14-23

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

TYPICAL ARCHITECTURE

SHEET
A1.3

COF # 7541





1
A1.4

RENDERINGS

PERSPECTIVES

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DESIGN
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

HENRY M. HINDMAN
REGISTERED ARCHITECT
NO. 01970
STATE OF TENNESSEE
9-14-23

4309 CAROTHERS COMMERCIAL DEVELOPMENT

SITE PLAN

Franklin, Williamson County, Tennessee

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

TYPICAL
ARCHITECTURE

SHEET
A1.4

COF # 7541

File #: 21-0227

DATE: May 16, 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:

Consideration Of Ordinance 2024-20, An Ordinance To Rezone 192.688 Acres From Agricultural (AG) District To Planned (PD 4.34/103,750/75) District For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West. (Armistead PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8493
Applicant: Brian Wright, TPUDC
Owner Mary Anne Warren, Short Properties GP

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a rezoning request for the 192.688 acres located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East. The applicant is requesting to rezone from Agricultural (AG) District to Planned (PD 4.34/103,750/75) District to accommodate the proposed Armistead PUD Subdivision. The development is proposed with 837 dwelling units consisting of single-family detached, townhouse, multiplex, multifamily farm compound, and courtyard residential units, 103,750 square feet of nonresidential space, and 75 hotel keys. This rezoning request was initially submitted and reviewed under a previously approved version of Envision Franklin, and that version of Envision Franklin places this property in two design concepts that include Conservation Subdivision and Neighborhood Mixed Use.

The Conservation Subdivision design concept, states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." The primary use for Conservation Subdivision is single-family.

There is a special consideration within the Conservation Subdivision Design Concept for properties West of Mack Hatcher Parkway and North of Old Charlotte Pike. It supports complementary and ancillary nonresidential uses integrated into an "Agrihood" design. Specifically, it supports one farm

market cafe/restaurant located as a community amenity. It also supports 10-20 small-scale office, live/work units, and/or maker's spaces incorporated into townhome and big house areas of this portion of the plan.

The Neighborhood Mixed Use design concept, states, "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support." The primary uses for Neighborhood Mixed Use include institutional, local commercial, multifamily residential, professional office, townhouses, and transitional office.

There is a special consideration within the Neighborhood Mixed Use Design Concept for properties West of Mack Hatcher Parkway and North of New Highway 96 West. This special consideration was specifically requested for what would be a proposed Agrihood and states, "Areas of Neighborhood Mixed-Use developed as an “Agrihood” are appropriate at the northwest quadrant of the intersection of Mack Hatcher Parkway and New Highway 96 West as a transition between the mixed-uses established at Westhaven Town Center and the agricultural uses found throughout the West Harpeth Basin. An Agrihood is defined as a farm-focused, mixed-use development that incorporates a working farm. At the “Historic” Farm (buildings near the intersection of New Highway 96 and Mack Hatcher Parkway), buildings should maintain their agricultural character, but may be repurposed for agriculture-related uses and enterprises. New buildings and additions may be appropriate to support the Agrihood that complement and do not overwhelm or detract from the historic structures. This area is intended to be accessed primarily by pedestrians and general vehicular traffic should be avoided, however, minimal farm or house-related vehicular traffic may access the area by gravel, dirt, or grass drive aisles as is consistent with existing agricultural character. Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards. The Village Core of the Agrihood should establish a “Main Street” Commercial Area intended to be comprised of neighborhood scale commercial uses as well as niche uses like makers’ spaces, a farmers’ market, artist studios, and other similar uses that are complementary to local farming. This neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. However, standalone multifamily buildings are appropriate and should be limited to two to three stories in height with six to ten units per structure. Neighborhood Mixed-Use in this area may also include a Boutique Inn with up to 20 rooms and Farm-Stay cottages for rent. Both the Inn and Cottages should not exceed two stories in height, and the Inn should have unique architecture that fits contextually into the Agrihood. Cottages should be designed in character with single family residential and the agricultural character of the neighborhood and should serve as a secondary use. The Inn’s accessory uses may include a café, restaurant, or other food/beverage service. Other secondary uses could include an outdoor wedding and special events venue, as well as an indoor event venue, if associated impacts of these uses are deemed acceptable through a BOMA approval of a development plan and rezoning."

The proposed rezoning meets the guiding principles of both design concepts and the special considerations that apply within Envision Franklin.

In addition to reviewing for consistency with Envision Franklin, city staff also reviews proposed development projects' impacts on city infrastructure. Traffic continues to be the number one quality of life concern for Franklin residents. As presented to the Joint Conceptual Workshop on June 27th 2024, there are extreme delays in the study area that do not meet the City of Franklin's level of service requirements. Staff received feedback at the meeting that the Planning Commission and Board of Mayor and Alderman may support this development even with the delays identified in the study area. Separate from this informal feedback, staff's role is to report when projects are not fully

addressing our approved development standards. Therefore, staff must still recommend disapproval given the lack of level of service standards being met at the intersections of Hillsboro Road and Mack Hatcher and Franklin Road and Mack Hatcher.

PROCEDURAL REQUIREMENTS:

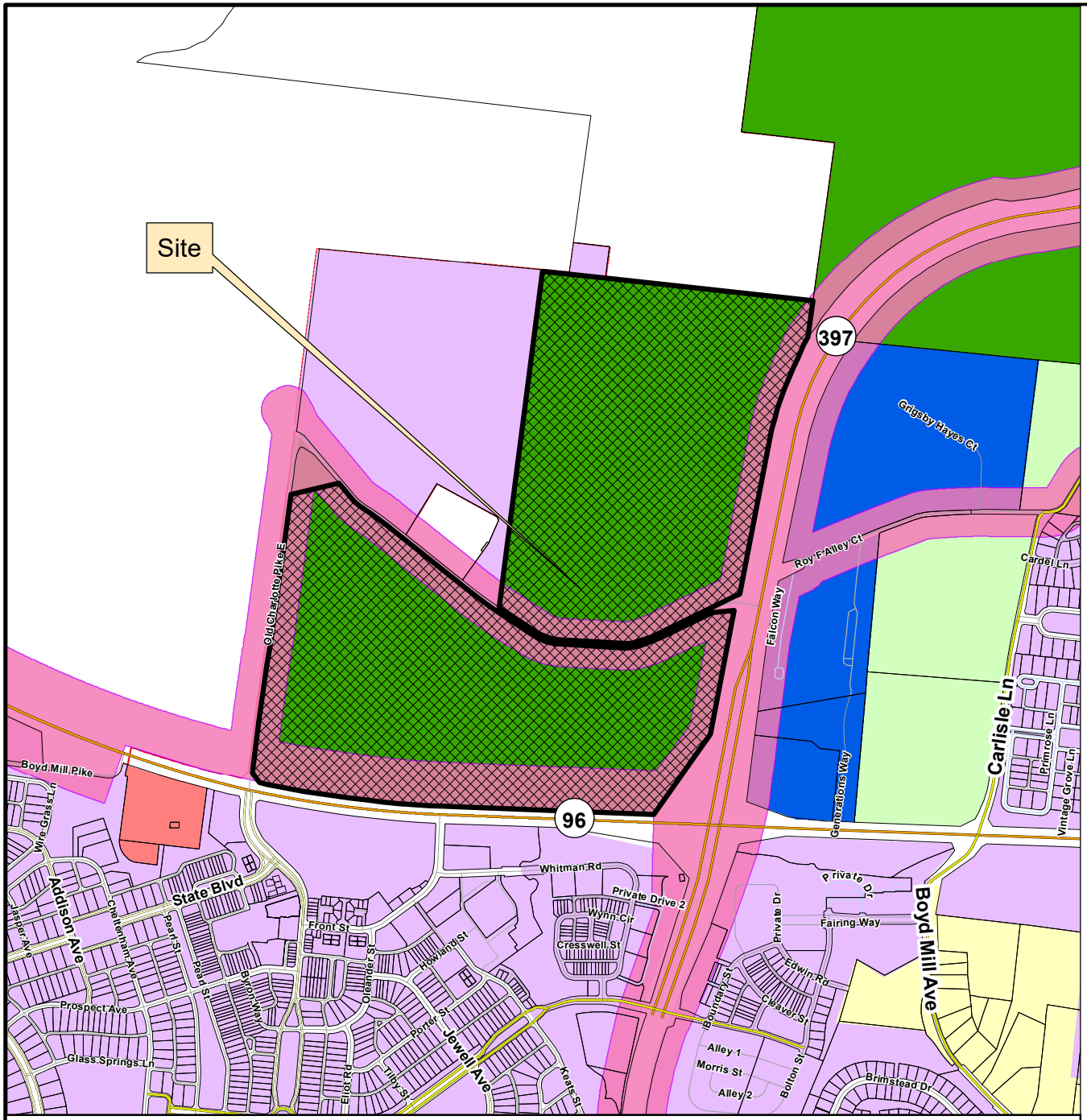
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove ORD 2024-20.



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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N

0 250 500 1,000

Feet

ARMISTEAD PUD SUBDIVISION
ORDINANCE 2024-20
RESOLUTION 2024-43

Project Information

Existing Zoning: Agriculture
Proposed Zoning: PD (4.34 Units Per Acre/
103,750 SF Non-Residential/75 Keys
Overlay Districts: SCO
Site Acreage: 192.69 acres
Proposed Number of Dwelling Units: 837
Proposed Nonresidential Sq. Footage: 103,750 SF
Hotel Keys: 75

Legend

- Armistead PUD Subdivision
- Scenic Corridor 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

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2024-20

AN ORDINANCE TO REZONE 192.688 ACRES FROM AGRICULTURAL (AG) DISTRICT TO PLANNED (PD 4.34/103,750/75) DISTRICT FOR THE PROPERTY LOCATED WEST OF MACK HATCHER MEMORIAL PARKWAY AND EAST OF OLD CHARLOTTE PIKE EAST, LOCATED AT 1740 NEW HIGHWAY 96 WEST. (ARMISTEAD PUD SUBDIVISON).

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

WHEREAS, the Planned (PD) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2024-43, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Agricultural District to Planned (PD 4.34/103,750/75) District:

PREMISES CONSIDERED

Map-Parcel	Acres
064-02000-00005064	192.688
Total	192.688

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

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

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2024.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Law approved template Dec. 2023

ARMISTEAD

REZONING PLAN (ASSOCIATED WITH DEVELOPMENT PLAN)
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TAX PARCEL ID 064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492



Initial Submittal: 05/13/2024
Resubmittal: 08/01/2024

Owner:
Short Properties GP
1740 New Hwy 96 W
Franklin, Tennessee 37064
westbrookfarmtn@gmail.com

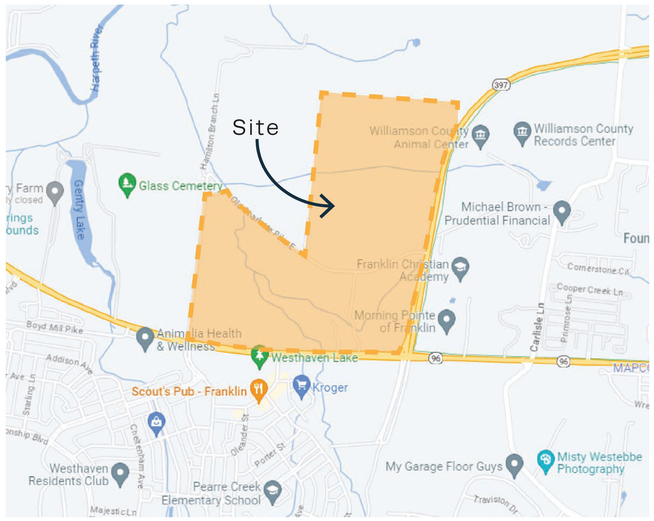
Development Partner:
Character Development
Contact: Brian Wright
1027 Westhaven Blvd
Franklin, Tennessee 37064
(615) 948-8702
brian@tpudc.com
Contact: Craige Hoover
(850) 240-7778
craigehoover@gmail.com

Land Planning & Urban Design:
Town Planning & Urban Design Collaborative, LLC
Contact: Brian Wright
1027 Westhaven Blvd
Franklin, Tennessee 37064
(615) 948-8702
brian@tpudc.com

Engineer:
Civil Site Design Group
Sean Decoster, PE
2305 Kline Avenue
Suite 300
Nashville, Tennessee 37211
(615) 639-0222
seand@csdgtn.com

Sheet Index

C0.0	Cover Sheet
CIVIL PLANS	
C1.0	Overall Existing Conditions Plan
C1.1	Rezoning Plan



SITE INFORMATION

Total Acreage	192.688
Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

Vesting Development Standards:

Development Standard	Version/Date
Zoning Ordinance	7/1/2024
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2023
Stormwater BMP Manual	7/1/2021
Technical Specifications for Utility Installation	10/30/2020
Municipal Code	3/14/2024

armistead
FRANKLIN, TN
Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER 08/01/2024
STATE OF TENNESSEE

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

COVER SHEET
C0.0



SLOPE ANALYSIS NOTE:

- THE EXISITNG TOPOGRAPHIC INFORMATION WAS TAKEN FROM PUBLICLY AVAILABLE GIS INFORMATION. BASED ON THIS INFORMATION, THERE AREA NO KNOWN SLOPES ON THE EXISTING SITE THAT EXCEED 14% SLOPE. FIELD RUN TOPOGRAPHIC INFORMATION WILL BE PROVIDED AT THE SITE PLAN, AND THE SLOPE ANALYSIS WILL BE RE-EVALUATED AS NECESSARY.

EXISTING STORMWATER NARRATIVE:

- XXXXXX

EXISTING GRADING & DRAINAGE DATA CHART:

- XXXXXX

EXISTING CONDITIONS NOTE:

- BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

F.E.M.A NOTE:

- ACCORDING TO F.E.M.A F.I.R.M MAP NUMBER 47187C0195F & 47187C0183G, EFFECTIVE DATE SEPTEMBER 29, 2006, THIS SITE LIES WITHIN ZONE X.

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION,STORAGE,ORDISTURBACEOFVEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

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armistead
FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

DANIEL C. DEVANEY
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL EXISTING CONDITIONS PLAN

C1.0



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084 02000 00 005084
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T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Dean K. Digiovanni 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
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Date of Submittal:	08/01/2024
Date of Revision(s):	

REZONING PLAN

C1.1

ARMISTEAD

REZONING PLAN (ASSOCIATED WITH DEVELOPMENT PLAN)
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TAX PARCEL ID 064 02000 00005064
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Owner:
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westbrookfarmtn@gmail.com

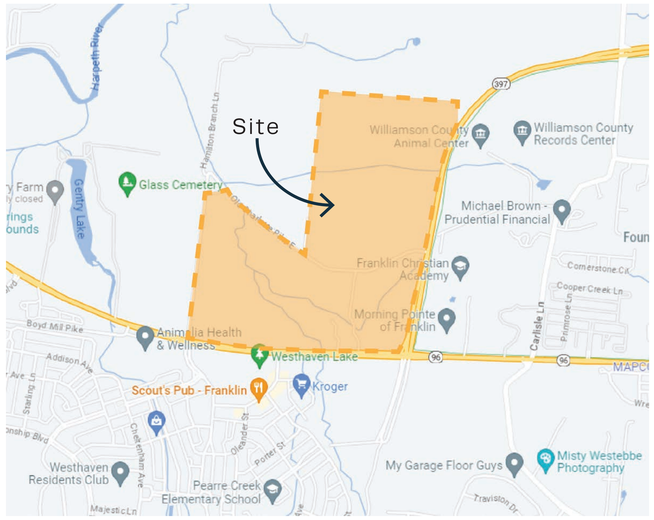
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armistead
FRANKLIN, TN
Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Dean K. DeCoster 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

COVER SHEET
C0.0



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armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL EXISTING CONDITIONS PLAN

C1.0


HAMILTON WAY (LOCAL)
HAMILTON SUBDIVISION
(BY OTHERS)
HAMILTON DRIVE (LOCAL)
OLD CHARLOTTE PIKE EAST
NEW HIGHWAY 96 WEST
MACK HATCHER PARKWAY
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=3,941,023 SQUARE FEET
OR 90.473 ACRES
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=4,452,505 SQUARE FEET
OR 102.215 ACRES
PERMANENT SANITARY
SEWER EASEMENT
PER COF CONTRACT NO. 2021-0147
BK 8748, PG 347, R.O.W.C., TN
WET WEATHER CONVEYANCE
150' SCENIC
CORRIDOR
OVERLAY
ZONE "X" AREA
WETLAND
Tobacco Barn
Cemetery
Concrete Highway Monument (Old)
Concrete Highway Monument (Typ)
Iron Rod (Found)
Iron Pin (Found)
Telephone Junction Box
Telephone Pedestal
Underground Telephone
Electric Manhole
Electric Pedestal
Electric Transformer
Gas Valve
Gas Meter
Water Valve
Water Meter
Sanitary Manhole
Storm Manhole
Storm Inlet
Light Pole
Guy Wire
Sign
Mailbox
Fence
Tree Line
Edge of Pavement
Edge of Gravel
Ditch
Culvert
Top of Bank
Bottom of Bank
Contour
Index Contour
Intermediate Contour
Depression Contour
Spot Elevation
Boundary Line
Adjoiner Line
Right-of-Way
Centerline
Property Corner
Iron Rod Set
Iron Pin Set
Concrete Monument Set
Concrete Monument Found
Point of Beginning
Point of Commencement
Point of Tangency
Point of Curvature
Point of Reverse Curvature
Point of Intersection
Point of Compound Curvature
Point of Reverse Curvature

File #: 21-0226

DATE: May 16, 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:

Consideration Of Resolution 2024–43, A Resolution Approving A Development Plan For Armistead PUD Subdivision With 9 Modifications Of Development Standards (Scenic Corridor Overlay Landscape, Building Types, Pedestrian Circulation, Minimum Parking, Open Space, And Signage), For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8492
Applicant: Brian Wright, TPUDC
Owner Mary Anne Warren, Short Properties GP

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for Armistead District PUD Subdivision, a multiphase, mixed-use, agrihood development located at 1740 Highway 96 W, also known as the Short Farm. The applicant is proposing 837 dwelling units consisting of single-family detached, townhouse, multiplex, multifamily, farm compound, and courtyard residential units, 103,750 square feet of nonresidential space, and 75 hotel keys for a site that is composed of 192.688 acres. Armistead is a place-making opportunity that engages the history of the Short farm to create a unique development that is rural while also providing amenities that keep the agricultural spirit alive. The applicant has been dedicated to working with the City to apply the zoning ordinance appropriately and diligently.

This development plan was initially submitted and reviewed under a previously approved version of Envision Franklin, and that version of Envision Franklin places this property in two design concepts that include Conservation Subdivision and Neighborhood Mixed Use. The Conservation Subdivision design concept, states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." The primary use for Conservation Subdivision is single-family, and the Special Consideration supports a

small number of ancillary nonresidential and live-work uses. The proposed plan provides 51% open space, which equates to 98.06 acres, exceeding the 50% requirement within the Conservation Subdivision design concept, in addition to providing an abundance of single family residential throughout the site.

The Neighborhood Mixed Use design concept, states, "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support" along with the special consideration detailed within the rezoning staff report. The primary uses for Neighborhood Mixed Use include institutional, local commercial, multifamily residential, professional office, townhouses, and transitional office. The Neighborhood Mixed-Use design concept is designated to a very specific area of the plan which provides a walkable block layout and pedestrian-scale development patterns and is referred to as the village. The plan proposes a cohesive development of rural living with the convenience of retail and eatery options along with office space that could serve as potential work spaces for residents. In addition, Armistead will offer educational opportunities such as a museum, daycare, and institutional spaces for the community to utilize. The proposed development plan meets the guiding principles of Envision Franklin and is appropriate for the special consideration within the Neighborhood Mixed Use design concept.

A parking study has been submitted that analyzes the parking needs throughout the development in comparison to the requirements of the zoning ordinance. The applicant has incorporated shared parking that will be utilized specifically within the town center portion of the Armistead development. The applicant is only proposing shared parking within the town center in conjunction with a modification of standard request for a reduction in minimum parking requirements for multifamily, townhouse, and multiplex. The shared parking study meets the requirements of Chapter 10,1,10.A which outlines an alternative parking plan may be utilized with "shared parking by two or more uses with different operational characteristics and peak hours of demand."

On July 9th, staff led a discussion at BOMA worksession regarding the Modification to the City's Street Standards being proposed by the developer. Based on the feedback provided, staff has worked with the applicant and are now generally in agreement with all the requests. More detail will be needed at Site Plan prior to the final approval of the Modification of Engineering Standards and the corresponding construction documents.

Traffic, however, continues to be the number one quality of life concern for Franklin residents. As presented to the Joint Conceptual Workshop on June 27th 2024, there are extreme delays in the study area that do not meet the City of Franklin's level of service requirements. Staff received feedback at the meeting that the Planning Commission and Board of Mayor and Alderman may support this development even with the delays identified in the study area. Separate from this informal feedback, staff's role is to report when projects are not fully addressing our approved development standards. Therefore, staff must still recommend disapproval given the lack of level of service standards being met at the intersections of Hillsboro Road and Mack Hatcher and Franklin Road and Mack Hatcher.

MODIFICATION OF STANDARDS:

There are nine Modification of Standards requests for this plan.

MOS #1: Requesting a modification of standards to permit agricultural plantings, such as fields and orchards, instead of the required tree plantings, consistent with the existing rural character of

Franklin.

Chapter 4.9.5 of the Zoning Ordinance states, "Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings: A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees; B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards." The existing rural character of the area supports agricultural plantings as an acceptable substitute for this plan.

Staff recommends approval of MOS #1.

MOS #2: Requesting a modification of standards to allow buildings within CD4V (the village center) to be at an angle from the frontage to create more interest along the streetscape and the ability to have more open space in front of a building.

Chapter 6.7 and 6.8 of the Zoning Ordinance states, "The front façade shall parallel the frontage" (6.7; and that "the building shall parallel the frontage" (6.8). The applicant is requesting to allow buildings within CD4V to be at an angle from the frontage to create more interest along the streetscape and the ability to have more open space in front of a building. The CD4V area is specifically identified as the focus of mixed-use activity as Armistead's village center and the area of the plan within the Neighborhood Mixed Use Design Concept. This request is consistent with other rural areas near the City of Franklin. In addition, it adds a rural character specific to the proposed project.

Staff recommends approval of MOS #2.

MOS #3: Requesting a modification of standards to create a Farm Compound Building Type to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin.

The applicant is requesting to create a Farm Compound Building Type to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type within Chapter 6 of the zoning ordinance that coincides with "Farmstead Compound" within Envision Franklin. The applicant hopes to utilize this aspect of Envision Franklin and is requesting to apply their created building type to accomplish this.

Staff recommends approval of MOS #3.

MOS #4: Requesting a modification of standards to allow sidewalks only on one side of public and private streets.

Chapter 9.6.1.A, states, "Sidewalks and curbs shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65. The applicant has identified the locations where they intend to provide only one side of sidewalk in order to preserve a more rural feel within the development. The proposed locations, specified on sheet C4.10, are only requested in areas where streets are adjacent to agricultural fields or natural areas. The applicant will still provide pedestrian circulation in the form of a rural path outside the ROW on the side of the street adjacent to these agricultural and natural areas.

Staff recommends approval of MOS #4.

MOS #5: Requesting a modification of standards to allow a PROWAG compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage.

Section 9.6.1.B.1 states," A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route." The applicant is requesting to allow a rural path as opposed to the required sidewalk for buildings in courtyards and SCO frontage. Staff had originally provided guidance to the applicant to use a PROWAG distinction to reference the type of material to be used on these paths. However, upon further consideration, staff is recommending new language, as PROWAG (Public Right-Of-Way Accessibility Guidelines) refers to standards within right-of-way, and these rural paths are intended to be outside the right-of-way. Staff can support the request for an aesthetic change so long as the safety of the user is considered.

Staff recommends approval of MOS #5, with the condition that the language "PROWAG" is removed and replaced with stable, firm and slip resistant, regardless of the sidewalk material.

MOS #6: Requesting a modification of standards to allow a PROWAG compliant rural path in place of a sidewalk for multifamily buildings along the SCO.

Section 9.6.1.B.2 states, "A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive." The applicant is requesting to allow a rural path as opposed to the required sidewalk for multifamily buildings along the SCO. Similar to MOS #5, Staff can support the request for an aesthetic change so long as the safety of the user is considered.

Staff recommends approval of MOS #6, with the condition that the language "PROWAG" is removed and replaced with stable, firm and slip resistant, regardless of the sidewalk material.

MOS #7: Request to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. The chart below shows the zoning ordinance requirements and what the applicant is proposing.

Use	Zoning Ordinance Required Parking Rates	Proposed Parking Rates
Studio	1.5 spaces per unit	1.02 spaces per unit
1-Bedroom	1.5 spaces per unit	1.02 spaces per unit
2-Bedroom	2.5 spaces per unit	1.89 spaces per unit
3-Bedroom	3 spaces per unit	2.76 spaces per unit

Chapter 10.1.6 provides the minimum parking requirements for proposed uses within a development. The applicant is requesting a modification to allow a reduction in the minimum parking requirements specifically for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. Staff can support the reduction of multifamily/townhouses/multiplex parking minimums based on the recent approval by BOMA for the same parking reduction request on another development (Middle Eight PUD Subdivision) and based on other local development examples that support the reduced parking rate being appropriate.

Staff recommends approval of MOS #7.

MOS #8: Request to allow a PROWAG compliant rural path in place of a sidewalk for buildings in courtyards.

Chapter 11.7 states, "The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street." The applicant is requesting to allow a rural path as opposed to the required sidewalk for buildings in courtyards. Similar to MOS #5 and 6, Staff can support the request for an aesthetic change so long as the safety of the user is considered.

Staff recommends approval of MOS #8, with the condition that the language "PROWAG" is removed and replaced with stable, firm and slip resistant, regardless of the sidewalk material.

MOS #9: Request to permit one irregularly shaped hanging sign per business if the shape is representative of the business that is represented.

Chapter 15.1.3 states, "Signs shall not be irregularly shaped." The applicant is requesting one irregularly shaped hanging sign per business if the shape is representative of the business that is represented. This request has become a common one for development plans and has been approved by BOMA each time it has been considered.

Staff recommends approval MOS #9.

PROCEDURAL REQUIREMENTS:

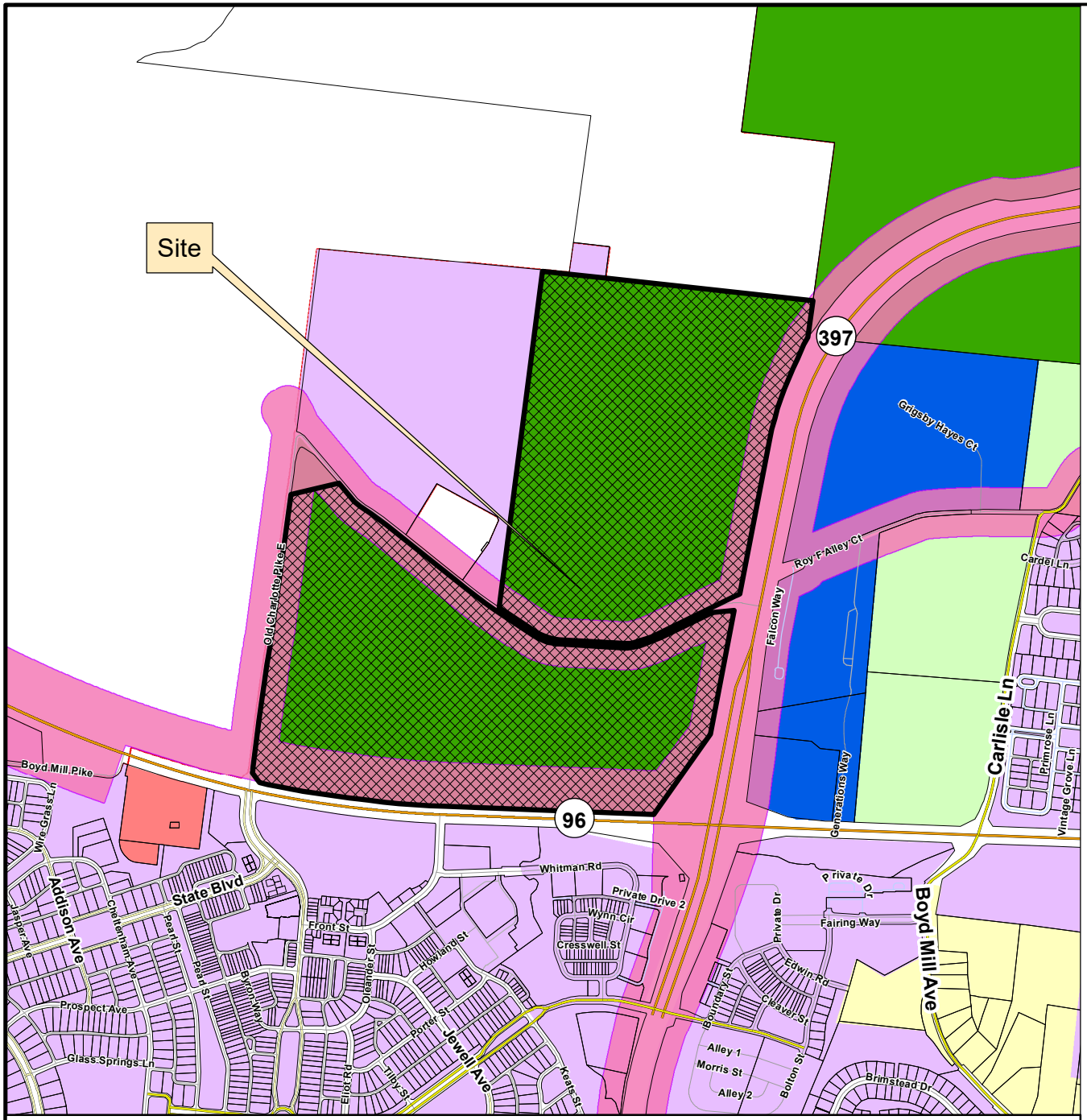
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove RES 2024-43.



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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Feet

ARMISTEAD PUD SUBDIVISION
ORDINANCE 2024-20
RESOLUTION 2024-43

Project Information

Existing Zoning: Agriculture
Proposed Zoning: PD (4.34 Units Per Acre/
103,750 SF Non-Residential/75 Keys
Overlay Districts: SCO
Site Acreage: 192.69 acres
Proposed Number of Dwelling Units: 837
Proposed Nonresidential Sq. Footage: 103,750 SF
Hotel Keys: 75

Legend

- Armistead PUD Subdivision
- Scenic Corridor 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

HISTORIC FRANKLIN TENNESSEE

COF no: 8492

CONDITIONS OF APPROVAL:

Open Issues: 54 These issues are currently being filtered

Engineering - Checklist

General Issues

100. Streets

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***
At the Site Plan stage, applicant shall design all intersections intended to function as a traffic circle or roundabout according to appropriate engineering standards, meeting all minimum safety and operational standards (TDOT, FHWA, AASHTO, etc.) appropriate for the intersection configuration, including vertical and horizontal geometry, pedestrian facilities, etc.
[Edited By Kevin Long]

135. Streets

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the Site Plan stage, all off-site roadway improvements described in the finalized TIA and/or development plan shall be designed and constructed concurrently with the section of the Armistead development adjacent or nearest to the required improvements.

136. Streets

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the Site Plan stage, all public streets and alleys shall meet AASHTO & City of Franklin standards for geometric design as required for the appropriate design vehicles meant to use said public streets & alleys, specifically City of Franklin Sanitation & Fire vehicles, verified by engineering turn templates (Autoturn, etc.) shown on the civil plan sheets.
[Edited By Kevin Long]

145. Streets

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the Site Plan stage, applicant shall design all parking spaces to meet the minimum 8' width according to City of Franklin Zoning and Engineering requirements.

169. Streets

kevin.long@franklintn.gov	***This is an advisory comment and does not hinder the approval of this development plan.*** The street network as shown on this Development Plan can only be approved conceptually at this time. At the Site Plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details, as applicable. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the Site Plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

343. Pervious Pavers In On Street Parking Areas

jimmy.wiseman@franklintn.gov	Pervious pavers are shown in on street parking spots adjacent to the right-of-way. The applicant shall provide a special maintenance agreement that will be approved by the City prior to going to BOMA. Additionally, the pavers shown in the on-street parking shall not count towards the overall water quality treatment.

348. Pavers In The Roadway

jimmy.wiseman@franklintn.gov The following conditions shall apply to the pavers shown in parallel parking along the roadways:

The HOA or Property Owners are responsible for maintaining various features of the properties located within the Armistead PUD Subdivision, including pervious pavers in on-street parking and other improvements situated outside of the public right-of-way.

1. Maintenance Responsibilities:
   - The HOA or Property Owners shall be solely responsible for the maintenance, repair, and upkeep of all features located outside the public right-of-way. This includes, but is not limited to, pervious pavers installed in on-street parking within the community.

2. Stormwater Ordinance Compliance:
   - The pervious pavers installed by the HOA or Property Owners in parking spots shall not be considered towards the calculation of water quality and quantity requirements as stipulated in the City's Stormwater Ordinance. The responsibility for ensuring compliance with stormwater regulations remains solely with the HOA or Property Owners.

3. City's Rights:
   - In the event that the HOA or Property Owners request the City to take over the maintenance of the features described herein, the City reserves the right to remove the pervious pavers and replace them with traditional asphalt paving. The City's decision to replace the pavers will be at the City's discretion and may be based on factors such as maintenance feasibility, regulatory compliance, and operational efficiency. All of the requirements with respect to pervious pavers shall be adhered to as spelled out in the City of Franklin Best Management Practices Manual.

4. Indemnification:
   - The HOA or Property Owners agree to indemnify and hold harmless the City, its employees, agents, and representatives from any claims, damages, or liabilities arising out of or related to the maintenance, repair, or performance of the features.

Engineering - Development Plan Checklist

General Issues

99. Traffic Impact Analysis (TIA)

jimmy.wiseman@franklintn.gov All of the required improvements from the TIA shall meet AASHTO standards at the site plan stage. This condition shall remain open.

107. Modification of Standards

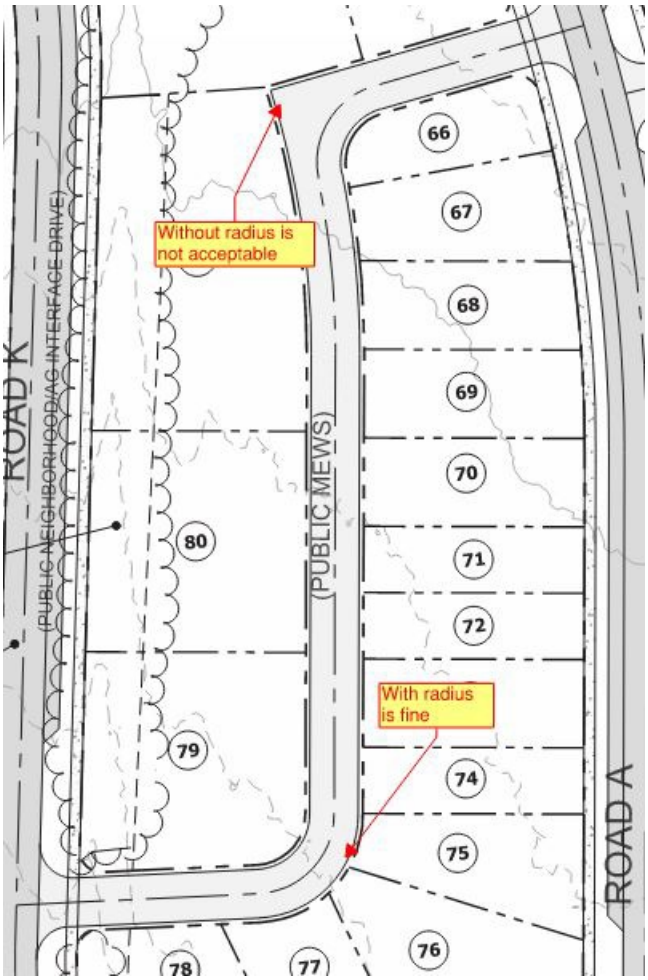
jimmy.wiseman@franklintn.gov	Staff generally in agreement with the Modification of Engineering Standards requests. The formal request still needs more edits. Once that is completed the document shall be saved in IDT for future reference. More detail will be needed at Site Plan prior to the final approval of the construction documents.

109. Raised Sidewalks

lance.fittro@franklintn.gov	The previous comment has not been fully-addressed: The use of shared vehicular and pedestrian ways is not permitted as a matter of public safety. Where pedestrian traffic is expected, necessary or encouraged, this shall be accommodated with a pedestrian path separated from the vehicular travel way. Pedestrian paths may cross vehicular travel ways where appropriate precautions, including standard signage, pavement markings, and pedestrian and vehicular warnings per the MUTCD and ADA are provided.

122. Development Plan

lance.fittro@franklintn.gov	The previous comments have not been fully-addressed: • Label all streets and alleys with their proposed classification per the City of Franklin Street Standards. • All development dimensional standards verbally stated in the Regulating Plan and MOES request and illustrated in the street/thoroughfare typical sections shall be accurately depicted, to scale, on the development plan. The development plan layout continues to be drawn with dimensions and radii which are inconsistent with the street sections and MOES requests. Staff cannot evaluate or approve non-standard geometry for public streets which has not been depicted on the plans or properly evaluated (with autoturn analysis) for use by City service and emergency vehicles. • Alley intersections with another alley shall utilize the SD-6 T-Alley Intersection configuration. Skewed or wye-alley intersections are not permitted. • Mews alleys are not to be utilized as a means of providing additional pavement width for utilities or as a means to avoid meeting dimensional standards for standard alleys which would otherwise be applicable. The various alleys and mews shown on the plans having non-standard geometry and 90-degree bends without radius shall also be constructed with standard geometry and proper radii for the outside of the turn. One example of many to be corrected is shown below:



123. Connectivity

jimmy.wiseman@franklintn.gov The full connection and TIA required improvements on Old Charlotte Pike shall be completed and accepted by the City of Franklin prior to the first building permit in Phase 4.

124. Access on 96

jimmy.wiseman@franklintn.gov This comment shall remain open as a condition of approval. TDOT shall be the final say on connections to Highway 96.

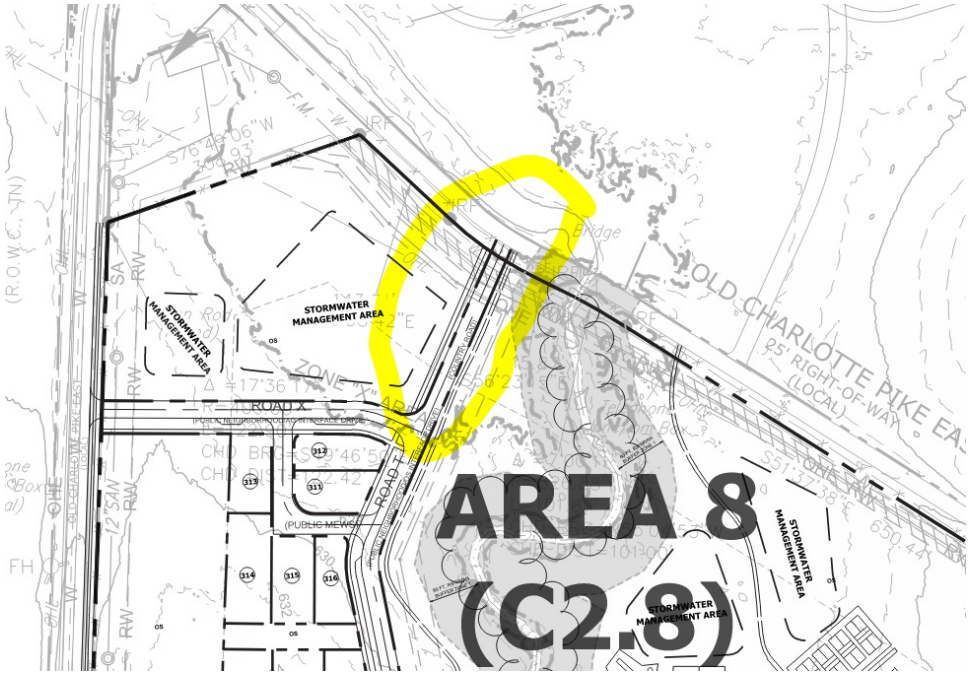
139. Offsite Improvements by Adjacent Site

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval.*

Prior to the first issuance of a Certificate of Occupancy for the Armistead PUD Subdivision, the improvements to Old Charlotte Pike, Hamilton Drive, and associated appurtenances necessary to meet City Standards, as shown on the Site Plan for the Hamilton PUD Subdivision (COF 7763), shall be constructed by the developer(s) and accepted by the City of Franklin. It is the intent that the Hamilton PUD Subdivision developer will construct the improvements shown on their associated Site Plan (COF 7763), however should these improvements not be complete at the time a Certificate of Occupancy is requested for Armistead PUD Subdivision, the Armistead PUD Subdivision developer shall be responsible for constructing said improvements.

142. Old Charlotte Pike

jimmy.wiseman@franklintn.gov This connection shall be removed.



144. Modification of Standards Request

jimmy.wiseman@franklintn.gov This comment shall remain open as a reminder to staff. All paralell parking shall be 8' in width at all Site Plan submittals.

150. Sidewalk

joe.marlo@franklintn.gov *Comment not adequately addressed. The Hamilton PUD constructed curb and gutter, 6'-0" grass strip, and 5'-0" sidewalk on the N-S leg of Old Charlotte along the Pump Station property. The 4'-0" shoulder along the remainder is a temporary condition along the Short Property, and in this temporary condition, a ditch is used to transport storm runoff. The design submitted (4'-0" shoulder, 3' grass strip, 5' sidewalk) does not meet City Standards and does not adequately convey storm runoff.*

The following shall remain open as a Condition of Approval of the Development Plan.

At Site Plan, Applicant shall provide a 5-foot sidewalk, 6-foot grass strip, and curb/gutter or ditch complying with the Street Technical Standards along frontage with Old Charlotte Pike (N-S leg). ROW on Old Charlotte Pike shall be dedicated such that it extends 2'-0" beyond sidewalk. *[COF Zoning Ordinance 9.6]*

If a curb and gutter section is used, Applicant shall provide stormwater infrastructure (inlets and pipe) to adequately convey runoff.

If a ditch section is used, Applicant shall provide a grass buffer between a 4'-0" roadside shoulder and 5'-0" sidewalk that meets COF standards, including using 4H:1V side slopes and having a width as needed to adequately convey runoff but no less than 12 feet. *[COF Street Technical Standards 2.3.14(4)(b) and 2.4.2(2)]*

165. Sidewalk Materials

lance.fittro@franklintn.gov	Sidewalks constructed along public streets shall be constructed of concrete, textured pavers, or a combination of these materials, and shall be raised above the adjacent street level. In special circumstances, brick sidewalks may be allowed by the City Engineer, provided that an agreement is executed requiring maintenance by others, not the City. In addition to Franklin Transportation & Street Technical Standards, all sidewalks and trails within public rights-of-way shall meet PROWAG design guidelines. While asphalt and gravel paths may be located outside the ROW within open spaces or private lots, these materials are not acceptable for sidewalks required along public streets.

168. Grading and Drainage

lance.fittro@franklintn.gov	The previous comment has not been fully-addressed. The grading shown on the plans does not match the typical section provided with respect to proposed ribbon curb, bioswale locations and sidewalk locations in many instances, and is non-functional for conveying stormwater runoff to the storm sewer network in others. With future Site Plan submittals, the Applicant shall provide refined grading and drainage plans as necessary to effectively convey and stormwater runoff to stormwater management features.

203. ADA On-Street Parking

joe.marlo@franklintn.gov

The following shall remain open as a Condition of Approval of the Development Plan.

At Site Plan, where on-street parking is provided and parking is metered or is striped at the travel lane, the Applicant shall provide accessible on-street parking spaces that meet the following:

1. Quantity of accessible on-street parking spaces shall meet that required in Table R214 of the "*Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board.
2. A 5'-0" access aisle shall be provided at each accessible on-street parking space exclusive of the gutter and in addition to the 8'-0" minimum stall width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.
4. Additional ROW shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

209. Streets

joe.marlo@franklintn.gov ***The following shall remain open as a Condition of Approval of the Development Plan.***

At Site Plan, Applicant shall revise design and ROW extents for proposed alleys and mews that do not meet Street specifications and that have not been included in MOS / MOES requests. Alleys and Mews shall be designed with smooth, graduated geometry meeting street standards, and not shall result in dead-end elements or create corners.

See examples requiring revision at Site Plan below.



217. Typical Cross Sections

joe.marlo@franklintn.gov ***The following shall remain open as a Condition of Approval of the Development Plan.***

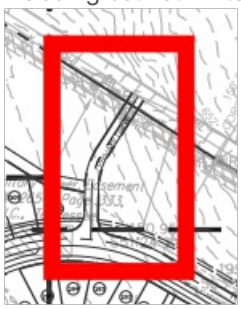
At Site Plan, unless otherwise approved by a Modification of Engineering Standards, Applicant shall revise design for proposed alleys and mews that do not meet Street specifications as follows:

1. Streets, alleys, and mews shall be revised such that the lane width dimension indicated on plans is exclusive of curb and/or gutter. (i.e. if a 11' lane width is dimensioned in cross sections, the element shall be revised such that 11' of pavement is provided and the curb and/or gutter does not begin until the edge of the 11' dimension.)
2. A 6" width of ribbon curb is not approved. Where ribbon curb is allowed, applicant shall provide a width of ribbon curb as approved by the COF Engineering Department at Site Plan. Where ROW and easements are located at the back of curb, ROW and easements shall be revised accordingly to account for the approved ribbon curb width.
3. Where gutter and raised curb are provided, gutter width shall not be less than 18 inches.

218. Access

joe.marlo@franklintn.gov ***The following shall remain open as a Condition of Approval of the Development Plan.***

At Site Plan, Applicant shall revise the connection to the E-W leg of Old Charlotte Pike indicated below to meet COF Street Technical Standards for a residential driveway, including but not limited to removing curb cuts and utilizing a driveway apron.



273. CLOMR/LOMR

lance.fittro@franklintn.gov There is currently unmapped 100-year floodplain on this property. An analysis shall be performed with the first site plan to determine the limits of the 100-year floodplain.

Any proposed modification to the 100-year floodplain, including any currently unmapped by FEMA by the required flood study, shall require a CLOMR to be approved prior to the issuance of a grading permit. No buildable lots shall be created which contain any portion of the 100-year floodplain or Floodway Fringe Overlay. Recapture of entitlements depicted on the Development Plan which cannot be removed from the floodplain, if possible, shall be subject to the vested development standards including Zoning Ordinance 20.8.16, Revisions to an Approved Development Plan.

302. Materials

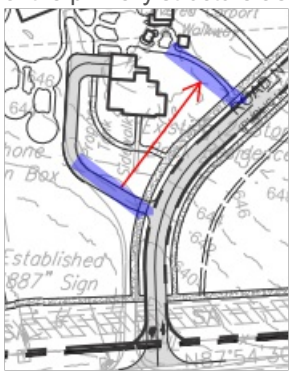
joe.marlo@franklintn.gov ***The following shall remain open as a Condition of Approval of the Development Plan.***

At Site Plan, where streets, mews, alleys, shared drives, or similar elements providing vehicular access are constructed over City utilities, materials for these travel ways shall be as approved by the City of Franklin Engineering and Water Management Department.

304. Driveway

joe.marlo@franklintn.gov ***The following shall remain open as a Condition of Approval of the Development Plan.***

At Site Plan, Applicant shall shift proposed driveway on Road N to the northeastern side of the primary structure as indicated below to provide additional spacing from SR96.



330. Autoturn

joe.marlo@franklintn.gov *The submittal did not adequately address the comment. Requested Autoturn exhibits were not provided within the Development Plan, while others were provided but show failures. The Applicant is cautioned that revisions to the layout of streets, alleys, and mews and similar elements providing vehicular access will likely be necessary to allow adequate turning movements.*

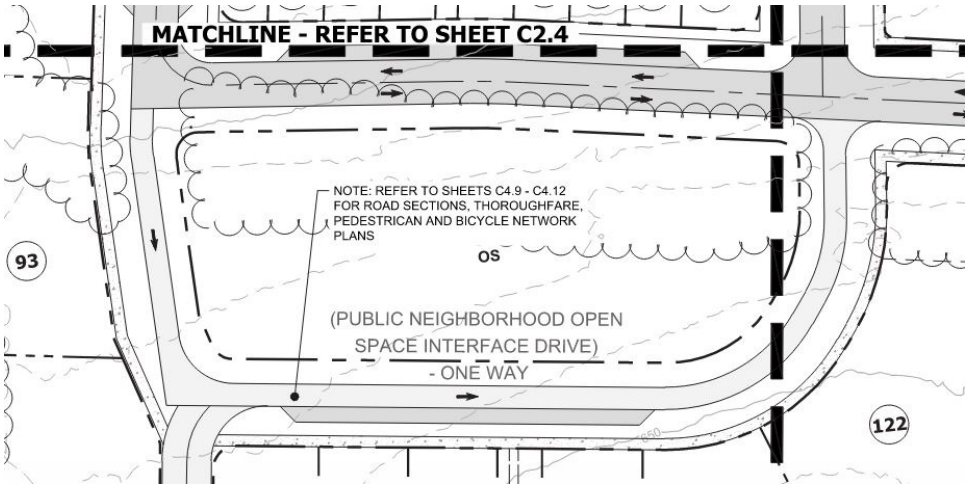
The following shall remain open as a Condition of Approval of the Development Plan.

At Site Plan, Applicant shall revise vehicular network as required such that unobstructed vehicular travel at a design speed of 5 mph is provided at all streets, alleys, and mews, and similar elements providing vehicular access. Applicant shall demonstrate unobstructed vehicular travel as follows:

1. Applicant shall provide autoturn exhibits for COF Solid Waste vehicles showing unobstructed travel around the development, including at public alleys and mews. Autoturn exhibits submitted with the development plan appear to show turning conflicts which shall be corrected at Site Plan. The body of the Autoturn vehicle shall not extend past edge of curb, due to trash container interference.
2. Applicant shall provide autoturn exhibits for COF Fire Apparatus vehicles showing unobstructed travel around the development, including all streets and public mews.
3. Applicant shall provide autoturn exhibits for single-unit trucks (SU-30) showing unobstructed travel around the development. No autoturn exhibits for this vehicle were provided with the development plan as requested by staff.
4. Applicant shall provide autoturn exhibits for the largest vehicle intended to use the spine road connecting Mack Hatcher to Old Charlotte Pike (Roads L/A/R and roundabout). Due to the direct connection to Mack Hatcher, this will likely be the preferred route for larger vehicles. The largest vehicle used in the Autoturn exhibits shall be approved by COF Engineering Staff. No autoturn exhibits for this vehicle were provided with the development plan as requested by staff.

333. No One-Way Streets

lance.fittro@franklintn.gov The previous comment has not been addressed. **The one-way street with on-street parking and 10' travel lanes proposed is not acceptable.** Applicant shall revise street layout to provide for 2-way traffic on all public streets, including that shown below, as well as provide the necessary fire lane for access to the adjacent residential structures.



Parks

General Issues

59. Parkland Impact Fee

kevinl@franklintn.gov	The Parkland Agreement for 837 units was sent to the applicant on 7-31-24 for signatures. Once received, it will be placed on the next BOMA Work Session agenda on 8-27-24 and voting on 9-10-24 if received by 8-12-24, otherwise the dates may very. [Edited By Kevin Lindsey]

Planning

General Issues

225. MOS 1 - Front Faade Location

chelsea.randolph@franklintn.gov	MOS 1 (Updated to MOS 2) - Front Façade Location Staff has received additional information on the front façade location and can support this request.

227. MOS 3 - SCO Planting Requirements

chelsea.randolph@franklintn.gov	MOS 3 (Updated to MOS 1) - SCO Planting Requirements Staff can support this MOS.

228. MOS 4 - Farmstead Compound Building Type

chelsea.randolph@franklintn.gov	MOS 4 (Updated to MOS 3) - Farmstead Compound Building Type Staff has received additional information on the farmstead compound building type and can support this request.

229. MOS 5 - Irregular Shape Signs

chelsea.randolph@franklintn.gov	MOS 5 (Updated to MOS 9) - Irregular Shape Signs Staff can support this MOS request.

230. MOS 6 - Pedestrian Circulation

chelsea.randolph@franklintn.gov	MOS 6 (Updated to MOS 4) - Pedestrian Circulation The request has been clarified and additional information provided as to the agrarian nature of the 1-sided sidewalks to allow for a rural path on the other side. Staff can support this MOS.

307. MOS 8 - Minimum Parking

chelsea.randolph@franklintn.gov	MOS 8 (Updated to MOS 7) - Minimum Parking A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. Staff can support the reduction for multifamily/townhome/multiplex parking based on on recent precedent with other projects and local examples that support the reduced parking rate being appropriate.

345. MOS 5, 6, and 8

chelsea.randolph@franklintn.gov	MOS 5 - Pedestrian Circulation (Section 9.6.1.B.1) - Buildings in courtyards and SCO frontage. MOS 6 - Pedestrian Circulation (Section 9.6.1.B.2) - Multifamily Buildings along the SCO. MOS 8 - Open Space - Courtyard - Features (Section 11.7) Buildings in Courtyards. The above referenced modifications are requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards, SCO frontage, multifamily buildings along the SCO, and buildings in courtyards. Staff can support these MOS requests with the condition that the language "prowag" is removed and replaced with "stable, firm and slip resistant" regardless of the sidewalk material. Changes should be made to both the cover sheet, sheet C4.10, and all locations where the MOS request is listed. [Edited By Amy Diaz-Barriga]

346. Sheet 53 - Pedestrian Network

chelsea.randolph@franklintn.gov	Applicant shall correctly label the green "woonerf" as the discussed non-vehicular multi-use trail along Charlotte Pike.

347. Shared Parking Study

chelsea.randolph@franklintn.gov	Applicant shall correct the shared parking study to reflect the numbers shown on sheet C2.11 (Site Data Chart) for retail/personal service. The site data chart and the entitlements show 42,150 square feet while the shared parking study shows 41,150 square feet.

Sanitation and Environmental Services

General Issues

319. Solid Waste Service

nate.ridley@franklintn.gov	Good morning. This front loader truck can be run in residential areas as it is equipped with a box for residential use. We currently operate one in the Westhaven subdivision. The applicate shall use the recommended Front loader auto-turn in residential areas. SES will not approve this development until the necessary requirements have been satisfied. It is responsibility of the City of Franklin to make sure that service can be provided in a safe and efficiently manner. Thanks for your cooperation. Nate [Edited By Nate Ridley]

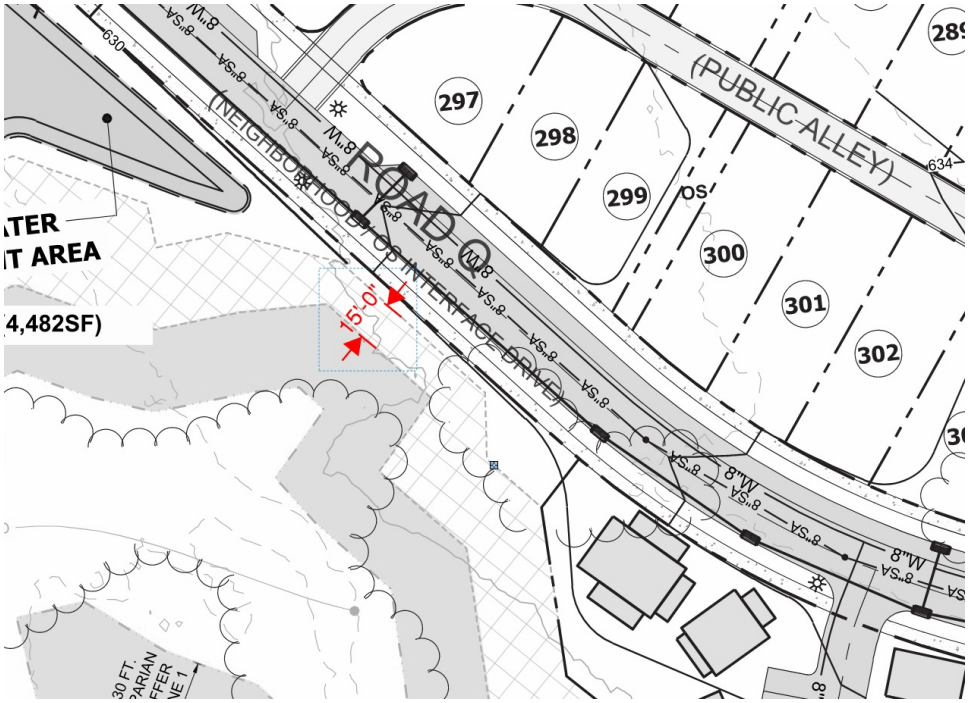
Stormwater

General Issues

128. Riparian Buffer

jeff.willoughby@franklintn.gov

1. Apply riparian buffers and mitigation areas to sheet L3.1. All proposed stormwater treatment features shall be located outside riparian buffers.
2. Roads shall be removed from the riparian buffers.



[Edited By Jeff Willoughby]

131. Riparian Buffer

jeff.willoughby@franklintn.gov All mitigation areas shall be reflected on all sheets as additional zone 2 riparian buffer.

222. Stormwater Management Plan

ellen.moore@franklintn.gov Alternative stormwater treatment practices presented throughout the development plan documents are conceptual in nature and are not being entitled with the development plan approval. Alternative stormwater treatment practices proposed may be considered with the future site plan submittals when full engineering design information is provided.

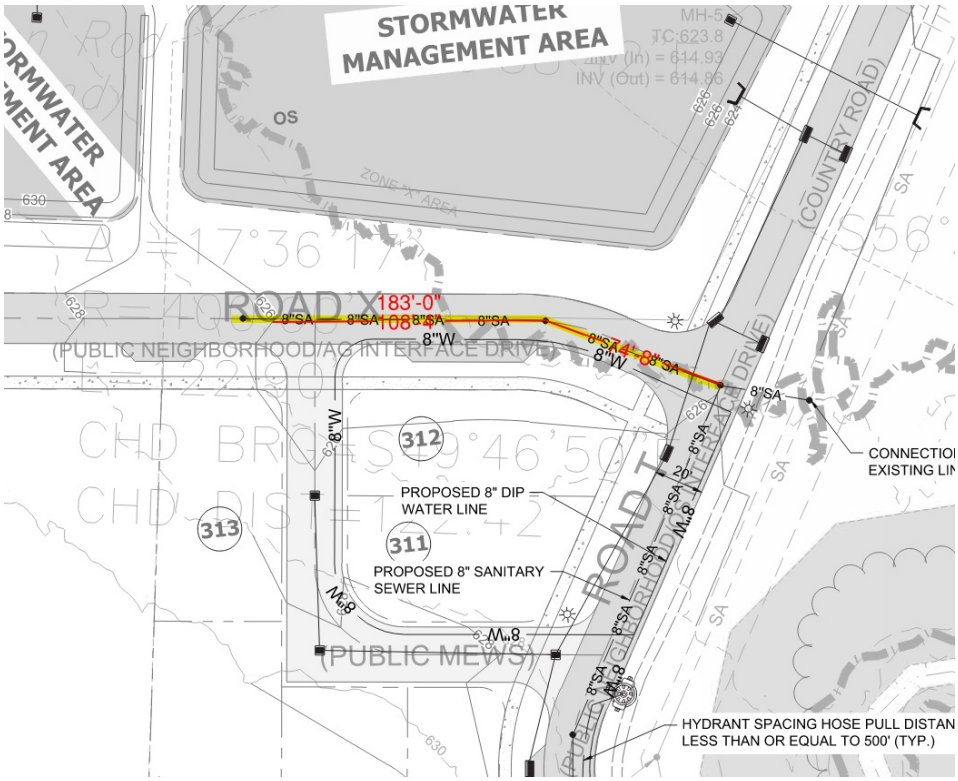
The conceptual stormwater layout provided is not being approved and additional features may be required for each section of the development.
[Edited By Ellen Moore]

Water/Sewer

General Issues

22. Sanitary sewer service

ben.mcneil@franklintn.gov The applicant has revised the lot number from 311 to 313 in addition, the applicant has extended an 8" sewer main 183' to serve a single lot, the main extension will not be permitted. The applicant shall revise the lot to utilize sewer serving more than a single family home or remove the lot from the development plan.



23. Reclaim Water

ben.mcneil@franklintn.gov The applicant has not addressed the issue of reclaim storage on site. In order for Franklin to consider reclaim water distribution to the proposed site, the applicant must provide area of development for on site storage. At site plan, a single reclaim water meter will serve Armistead development, the applicant will be required to store the requested amount on site and utilize the reclaim water from private storage.

Request for reclaim water service will be permitted only if applicant meets all reclaim water requirements associated with reclaim water request.

24. Alley sections

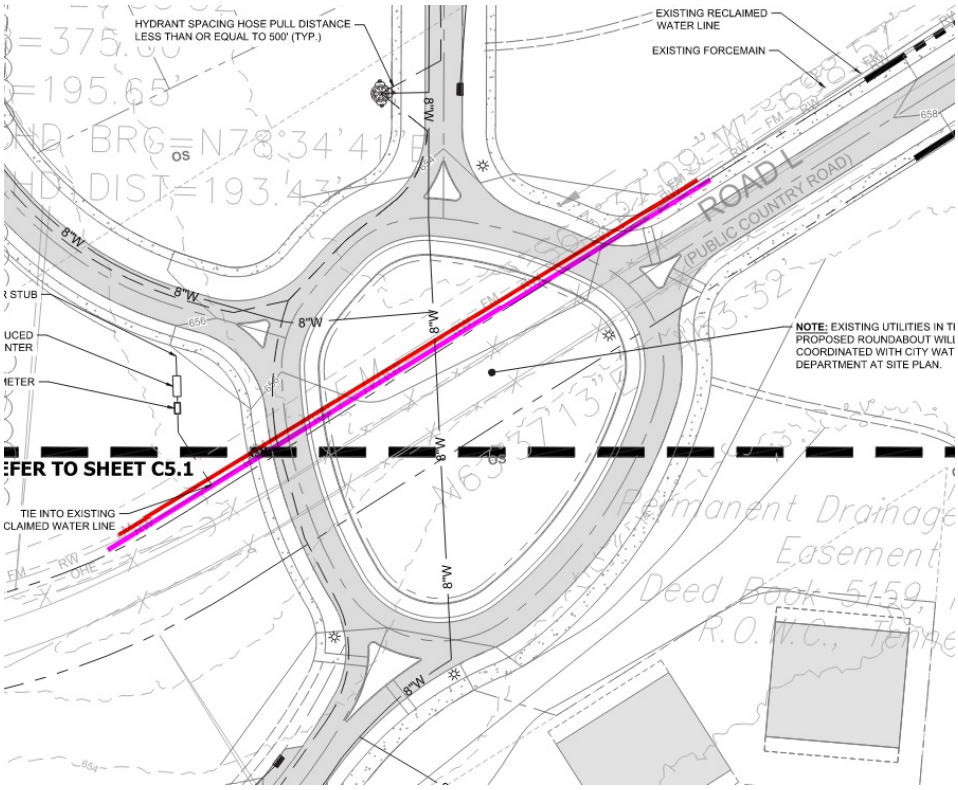
ben.mcneil@franklintn.gov The applicant did not correct the issue of Mews Alley sections and utility layouts. Due to the incomplete information provided at development plan stage to ensure utility placement within Mews alleys is acceptable, the proposed Mews alleys must be designed with proper placement of sanitary sewer. If the Mews alley sections do not meet the requirements at site plan, the design must be revised to serve the development with sanitary sewer.

Sanitary sewer main and easement will not be permitted out of street and easement must be open and clear for maintenance of sanitary sewer.

38. Existing force main and reclaim

ben.mcneil@franklintn.gov The applicant did not address the issue, Senior Water Management staff has reviewed the proposed roundabout over the existing reclaim water and force main lines. The proposed roundabout appears to impede the easements and negatively impact what has been negotiated at the time of original construction. The FM and Reclaim line is in danger during construction and must not be disturbed due to the inability to shut down for any extended peroid. The proposed layout diminishes the ability to maintain existing utility after the streets are completed. The roundabout must be reconsidered as the reconstruction of existing FM will result in loss of capacity. FM is critical to service existing sewer customers.

At site plan, the street layout must be approved by Franklin Water Management and all impacts to existing utilities must be minimized.

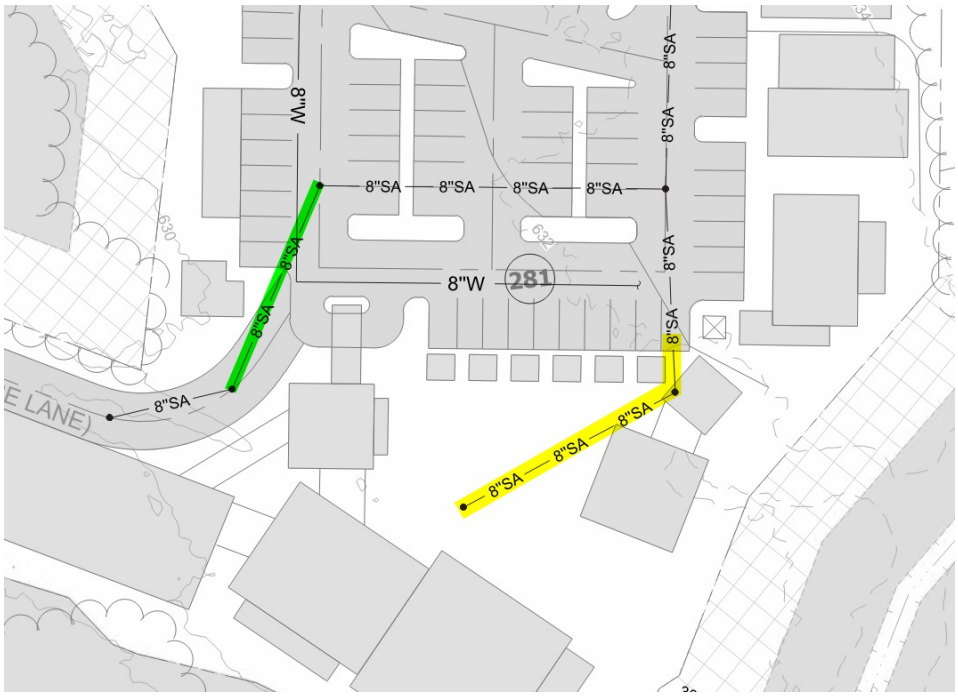


[Edited By Ben McNeil]

313. Sanitary sewer sheet C 5.6

ben.mcneil@franklintn.gov The applicant appears to have added the sewer for the portion of building at the end of the proposed fire lane. At this time, slopes are unknown, but this segment can be worked out at site plan. If the fire lane is not paved, but grass pavers, Franklin will not be responsible for pavers at this location.

The remaining issue is the proposed sewer shown through the building highlighted in yellow and the segment highlighted in green that would be crossing out of the street. The sewer and easement area must be shown clear of the building and the unknown square shown. The green shaded line must be revised at site plan to be in the street.



323. Proposed reclaim service locations

ben.mcneil@franklintn.gov The applicant is still proposing multiple reclaim meter locations on the plans, centralized reclaim water meter location must be identified and provide information for holding the requested amount on site. The final details of reclaim dispersal may be worked out with site plan, but reclaim meter and holding area must be identified and agreed upon for reclaim water service approval by Franklin Water Management.
[Edited By Ben McNeil]

324. Pervious parking

ben.mcneil@franklintn.gov The applicant has stated that the utilities have been removed from road O, but there appears to be several locations where proposed pervious parking is proposed where sewer services will be installed. This is not permitted over sanitary sewer utility. The applicant must note this on development plan and each site plan.

344. Sanitary sewer capacity

ben.mcneil@franklintn.gov	Condition of approval for sanitary sewer capacity. The applicant is aware of the requirement for a capacity study of the Westhaven pump station in relation to the existing wet well. Franklin staff and the development team have met with a third party consultant scoping the requirements for the analysis. At completion of the capacity study, all requirements identified by the third party consultant related to the development of Armistead and their requested capacity must be completed to ensure the existing lift station capacity is not diminished and there is no detrimental effect to the operating conditions of the lift station and the pumps contained therein. Armistead will be responsible for their proportionate share of any upgrades identified within the capacity study. Conveyance availability is required to be requested by development and issued by Franklin Water with each site plan submittal. Once available conveyance capacity has been exhausted, the applicant is responsible for their share of conveyance capacity outlined in capacity analysis. [Edited By Scott Andrews]

Zoning

General Issues

212. Use

shanna.mccoy@franklintn.gov	Staff is working to revise the determination letter at this time. The applicant shall update sheet L2.0 as needed at One-Stop based on the used outlined in the forthcoming determination letter. [Edited By Amy Diaz-Barriga]



Legend

- Hotel
- Mixed Use
- Multi-Family
- Townhouse
- Live/Work
- Multiplex (4 units)
- Farm Compound
- Existing Historic Farm Buildings
- Plaza
- Single Family Residential Lot
- Clubhouse/Agricultural
- Open Space
- Agriculture Green
- Parking Structure
- Roads / Parking Lots

NOTE: This page provides a conceptual illustrative plan that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations. This illustrative plan is not intended to be regulatory or binding.

Informational pages are provided as context and background only. These sheets do not entitle the project to any specific project component.

armistead
FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

ILLUSTRATIVE MASTER PLAN

C0.13



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SCENIC OVERLAY LEGEND

SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER — 08/01/2024 — STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL DEVELOPMENT PLAN

C2.0

RESOLUTION 2024-43

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR ARMISTEAD PUD SUBDIVISION WITH 9 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING TYPE, LANDSCAPE REQUIREMENTS, SIGN, PEDESTRIAN CIRCULATION, OPEN SPACE, AND MINIMUM PARKING), FOR THE PROPERTY LOCATED WEST OF MACK HATCHER MEMORIAL PARKWAY AND EAST OF OLD CHARLOTTE PIKE EAST, LOCATED AT 1740 NEW HIGHWAY 96 WEST.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2024-20; and

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

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

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
064-02000-00005064	192.688
Total	192.688

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

SECTION III. That the overall entitlements for the Armistead PUD Subdivision are as follows:

Entitlements	Armistead PUD
Base Zone District	PD (4.34/103,750 SF/75 keys)
Other Zoning Overlays	SCO
Number of Dwelling Units	837
Number of Nonresidential Square Footage	103, 750 SQ FT
Number of Hotel Rooms	75
Open Space Requirements	5% (9.63 acres)
Number of Phases in Development	6

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

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

MOS 1: **Request to allow agricultural plantings, such as fields and orchards instead of the required tree plantings** Approved: _____ Denied: _____	Chapter 4.9.5 Scenic Corridor Overlay District – Landscape Requirements Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings: A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees; B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.

	Staff recommended approval.
MOS 2: **Request to allow buildings within CD-4V to be at an angle from the frontage.** Approved: _____ Denied: _____	Chapter 6.7 Building Types - Multifamily The building shall parallel the frontage. *Staff recommended approval.*
MOS 3: **Request to create Farm Compound Building Type as shown to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin.** Approved: _____ Denied: _____	Chapter 6 Building Types There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin. *Staff recommended approval.*
MOS 4: **Request to allow sidewalks only on one side of public and private streets.** Approved: _____ Denied: _____	Chapter 9.6 – Pedestrian Circulation Sidewalks and curb shall be required on both sides of public and private streets and internal drives *Staff recommended approval.*
MOS 5: **Request to allow a Public Right-of-Way Accessibility Guidelines (PROWAG) compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage.** Approved: _____ Denied: _____	Chapter 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connection A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route. *Staff recommended approval with conditions.*
MOS 6: **Request to allow a Public Right-of-Way Accessibility Guidelines (PROWAG) compliant rural path in place of a**	Chapter 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connection

sidewalk for multifamily buildings along the SCO. Approved: _____ Denied: _____	A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive. *Staff recommended approval with conditions.*
MOS 7: **Request to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking** Approved: _____ Denied: _____	Chapter 10.1.6 Minimum Parking Standards *Staff recommended approval.*
MOS 8: **Request to allow a Public Right-of-Way Accessibility Guidelines (PROWAG) compliant rural path in place of a sidewalk for buildings in courtyards.** Approved: _____ Denied: _____	Chapter 11.7 – Open Space – Courtyards - Features The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street. *Staff recommended approval with conditions.*
MOS 9: **Request to allow one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.** Approved: _____ Denied: _____	Chapter 15.1.3 Signs – General Provisions – Proportion and Shape Signs shall not be irregularly shaped. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-20, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2024.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	October 8, 2023 and April 2, 2024
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	May 23, 2024
NEIGHBORHOOD MEETING:	October 3, 2023
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

Law approved template Dec. 2023

ARMISTEAD

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TAX PARCEL ID 064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492



This Development Plan is being submitted as a unified plan. Accordingly, Density, Open Space, and Parking standards for the Project are provided on a Project-wide basis. Density, Open Space and Parking will be allocated by the Applicant among the various lots, building sites and open space sites as Applicant may determine at the time of each Site Plan submission pursuant to this Development Plan. Such allocations shall be tracked and submitted in writing to the City as part of each applicable Site Plan. Compliance with the City Zoning Ordinance (as modified pursuant to the MOS) and the Project Regulations shall be determined on a Project-wide basis.

This Development Plan Application is being submitted on behalf of the owner of the Property, Short Properties GP simultaneously with a separate Rezoning Application to rezone the Property as PD Planned District.

Comprehensive Review at Site Plan: Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Vesting Development Standards:

Development Standard	Version/Date
Zoning Ordinance	7/1/2024
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2023
Stormwater BMP Manual	7/1/2021
Technical Specifications for Utility Installation	10/30/2020
Municipal Code	3/14/2024

Parkland Impact Fee:

Overall	837	$4,304.00	$3,602,448
Due at 1st Plat		25%	$900,612
Phase 1	306	75%	$987,768
Phase 2	100	75%	$322,800
Phase 3	65	75%	$209,820
Phase 4	103	75%	$332,484
Phase 5	112	75%	$361,536
Phase 6	151	75%	$487,428

Pre-App Submittal: 03/25/2024
Initial Submittal: 05/13/2024
Resubmittal: 08/01/2024

Owner:
Short Properties GP
1740 New Hwy 96 W
Franklin, Tennessee 37064
westbrookfarmtn@gmail.com

Development Partner:
Character Development
Contact: Brian Wright
1027 Westhaven Blvd
Franklin, Tennessee 37064
(615) 948-8702
brian@tpudc.com
Contact: Craige Hoover
(850) 240-7778
craigehoover@gmail.com

Land Planning & Urban Design:
Town Planning & Urban Design Collaborative, LLC
Contact: Brian Wright
1027 Westhaven Blvd
Franklin, Tennessee 37064
(615) 948-8702
brian@tpudc.com

Engineer:
Civil Site Design Group
Sean Decoster, PE
2305 Kline Avenue
Suite 300
Nashville, Tennessee 37211
(615) 639-0222
seand@csdgtn.com

Requests for Modification of Standards:

- **MOS 1: Section 4.9.5 – Scenic Corridor Overlay District – Landscape Requirements (see Sheet C0.2)**
  Standard: Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings:
  A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees;
  B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.
  Modification to the standard to permit Agricultural plantings, such as fields and orchards instead of the required tree plantings, consistent with the existing rural character of Franklin.
- **MOS 2: Section 6.7 – Building Types – Multifamily; Section 6.8 – Building Types – Commercial/Mixed-Use Building (see Sheet C0.2)**
  Standard: The front façade shall parallel the frontage (6.7); The building shall parallel the frontage (6.8);
  Modification to the standard to allow buildings within CD-4V to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building.
- **MOS 3: Chapter 6 – Building Types (see Sheet C0.2)**
  Modification to create Farm Compound Building Type as shown on this sheet to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin.
- **MOS 4: Section 9.6.1.A Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
  A Modification is requested to allow sidewalks only on 1 side of public and private streets. However, we will still provide pedestrain circulation in the form of a rural path outside of the ROW.
- **MOS 5: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route.
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage.
- **MOS 6: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for multifamily buildings along the SCO.
- **MOS 7: Section 10.1.6 Minimum Parking (see Sheet C0.2 and Shared Parking Study)**
  A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand.
- **MOS 8: Section 11.7 – Open Space – Courtyard – Features (see Sheet C4.10 Pedestrian Network)**
  Standard: The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street.
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards.
- **MOS 9: Section 15.1.3 – Signs – General Provisions – Proportion & Shape (see Sheet C0.2)**
  Standard: Signs shall not be irregularly shaped.
  Modification to permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.

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[1]The Character District Plan is used as a key to the Site Data Chart.

armistead
FRANKLIN, TN
Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER — 08/01/2024

KYLE A. JACOBSON — 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
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COVER SHEET

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CITY OF FRANKLIN 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.

CITY OF FRANKLIN 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. EPSC'S SHALL BE IMPLEMENTED BEFORE EARTH MOVING BEGINS.

3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 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, EPSC'S AND 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. EPSC'S 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 FRO SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.

9. GREEN INFRASTRUCTURE BMP'S SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.

7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

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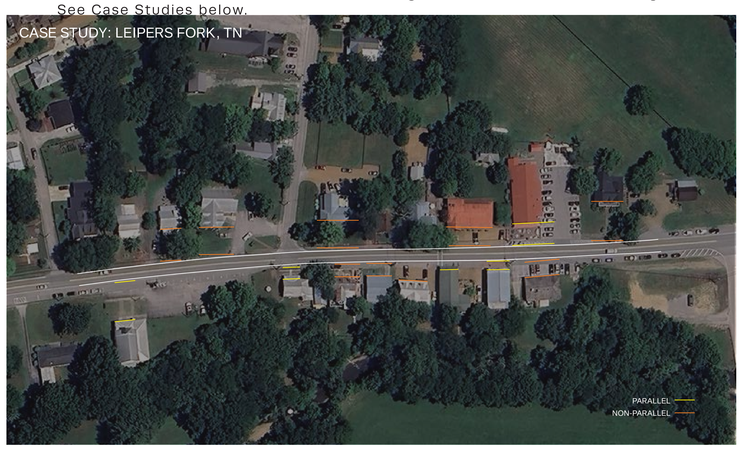
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GENERAL NOTES

C0.1

Requests for Modification of Standards (additional information):

- **MOS 2: Section 6.7 – Building Types – Multifamily; Section 6.8 – Building Types – Commercial/Mixed-Use Building**
  Standard: The front façade shall parallel the frontage (6.7); The building shall parallel the frontage (6.8);
  Modification to the standard to allow buildings within CD-4V to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This is consistent with other rural towns in the region. See Case Studies below.









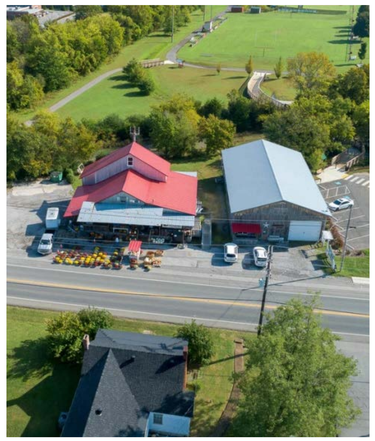














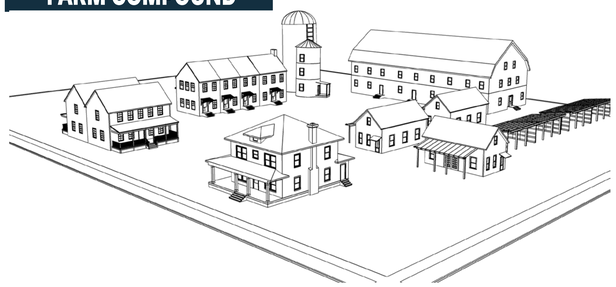




- **MOS 3: Chapter 6 – Building Types**
  Modification to create Farm Compound Building Type as shown on this sheet to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin.

Building Types:

FARM COMPOUND



Conceptual illustration of Farm Compound Building Type.

General Description

A Building Type that refers collectively to a group of Agricultural Buildings on a single Lot, irrespective of the actual use of such group of Buildings, which may include without limitation, Agricultural or Residential. The Buildings is/are designed, or appear from the exterior as if it/they were designed, as a farm, such as a barn, shed, stable, grain bin, silo, House, or other Buildings and Structures typically associated with a farm, irrespective of the actual use of such Building, Buildings, or Structures.

Number of Dwelling Units

16 dwelling units per site

Frontage Type

Yard

Building Orientation and Entry

Entrances shall be on the front facade of a Building and visible from the street or internal open space

Buildings may be placed at an angle to the street and internal open spaces

Windows

Min 15% on facades facing streets

Architectural Style

Buildings shall be designed to appear as if they were farm buildings, such as a barn, shed, stable, grain bin, silo, farm house. Materials and colors shall be consistent with traditional farm style architecture.

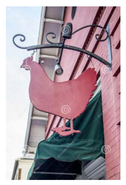
- **MOS 1: Section 4.9.5 – Scenic Corridor Overlay District – Landscape Requirements**
  Standard: Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings:
  A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees;
  B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.
  Modification to the standard to permit Agricultural plantings, such as fields and orchards instead of the required tree plantings, consistent with the existing rural character of Franklin.
  We propose that, at site plan, show integrated agricultural elements that are consistent with the agrihood's theme and function. We believe that substituting conventional landscape plantings with agricultural crops and elements will not only preserve but enhance the aesthetic and environmental quality of the scenic corridor, providing a unique and sustainable landscape that supports our community's agricultural focus.

- **MOS 7: Section 10.1.6 Minimum Parking**
  A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. Parking Generation Manual, 5th Edition, was used to estimate the parking demand associated with the multi-family portion of Short Family Farm development. According to ITE's Parking Generation Manual, the 85th percentile parking demand for mid-rise, multi-family developments is approximately 0.87 parking spaces per bedroom. Therefore, the parking demand for studio and 1-Bedroom units are 0.87 spaces per unit, the parking demand for 2-Bedroom units is 1.74, and the parking demand for 3- Bedroom units is 2.61. Additionally, per ULI's Shared Parking, a ratio of 0.15 spaces per unit was added to account for visitor parking. The table below shows the required and proposed parking rates for Multiplex/Townhouses/Multifamily. See the Shared Parking Study for more details.

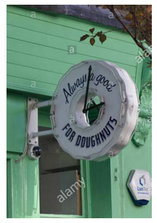
Use	Zoning Ordinance Required Parking Rates	Proposed Parking Rates
Studio	1.5 spaces per unit	1.02 spaces per unit
1-Bedroom	1.5 spaces per unit	1.02 spaces per unit
2-Bedroom	2.5 spaces per unit	1.89 spaces per unit
3-Bedroom	3 spaces per unit	2.76 spaces per unit

- **MOS 9: Section 15.1.3 – Signs – General Provisions – Proportion & Shape**
  Standard: Signs shall not be irregularly shaped.
  Modification to permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
  See examples images below.













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MOS

CO.2

Since 1887, Family farms were once common sights across the landscape of rural Tennessee and the purchase of land near Franklin by two Short brothers in 1887 marked the beginning of a farm they named Westbrook. When Jesse A. Short and Benjamin F. Short bought this land they could not have imagined that for well over the next 130 years the farm would continue to be overseen by men named Jesse Short. The farm handed down through generations grew and flourished and provided sustenance and livelihood for those who nurtured it. This land has fed, nurtured and sustained generations of their family as well as others in the community. Honoring this legacy will include the next evolution of a family farm in which agriculture is the heart of a sustainable, mixed-use development.

Armistead is a place where history, family, and community intertwine. You might wonder why we chose the name “Armistead” for this development, formerly known as Westbrook Farm. The answer takes us on a journey back to 1755 in Cumberland County, Virginia, where two boys, John Atkinson and Thaddeus Armistead, were born just months apart. They grew up as friends, and John eventually married Thaddeus’ sister, Mary Armistead, in 1777.

Fast forward to the early 19th century, the Atkinson and Armistead families, along with several others, moved to Williamson County, Tennessee. They settled on neighboring farms, and their descendants continued to intertwine through marriage and community involvement. Two of these descendants, Jesse Armistead Short and his brother B.F. Short, purchased what would become Westbrook Farm in 1887.

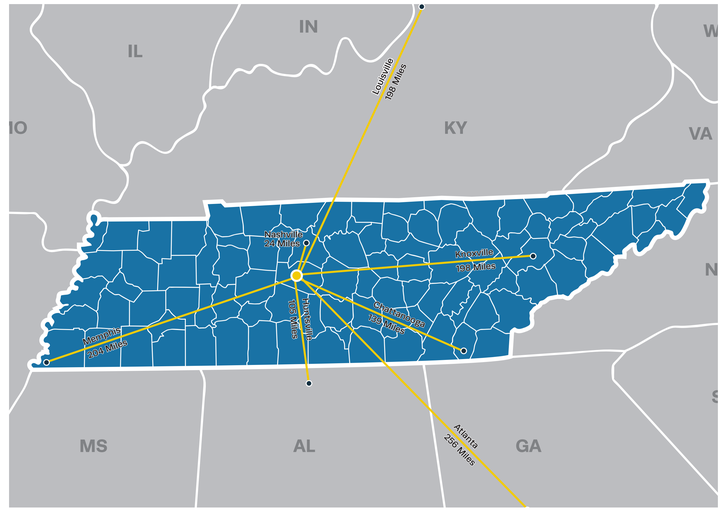
Jesse Armistead Short never married, but his brother B.F. did, and they had a son named Jesse Edelin Short. Jesse Edelin continued the family tradition of farming at Westbrook. Generations of Shorts lived and grew up on this farm, and it became a place where family and friends gathered for holidays and weekends.

In 1933, the circle of family connections came full circle when Alma Carter Bennett, a descendant of the Atkinson-Armistead line through the Carter family, married Jesse Edelin Short, Jr. Their union reconnected two sets of descendants from the original Atkinson and Armistead families after 156 years.

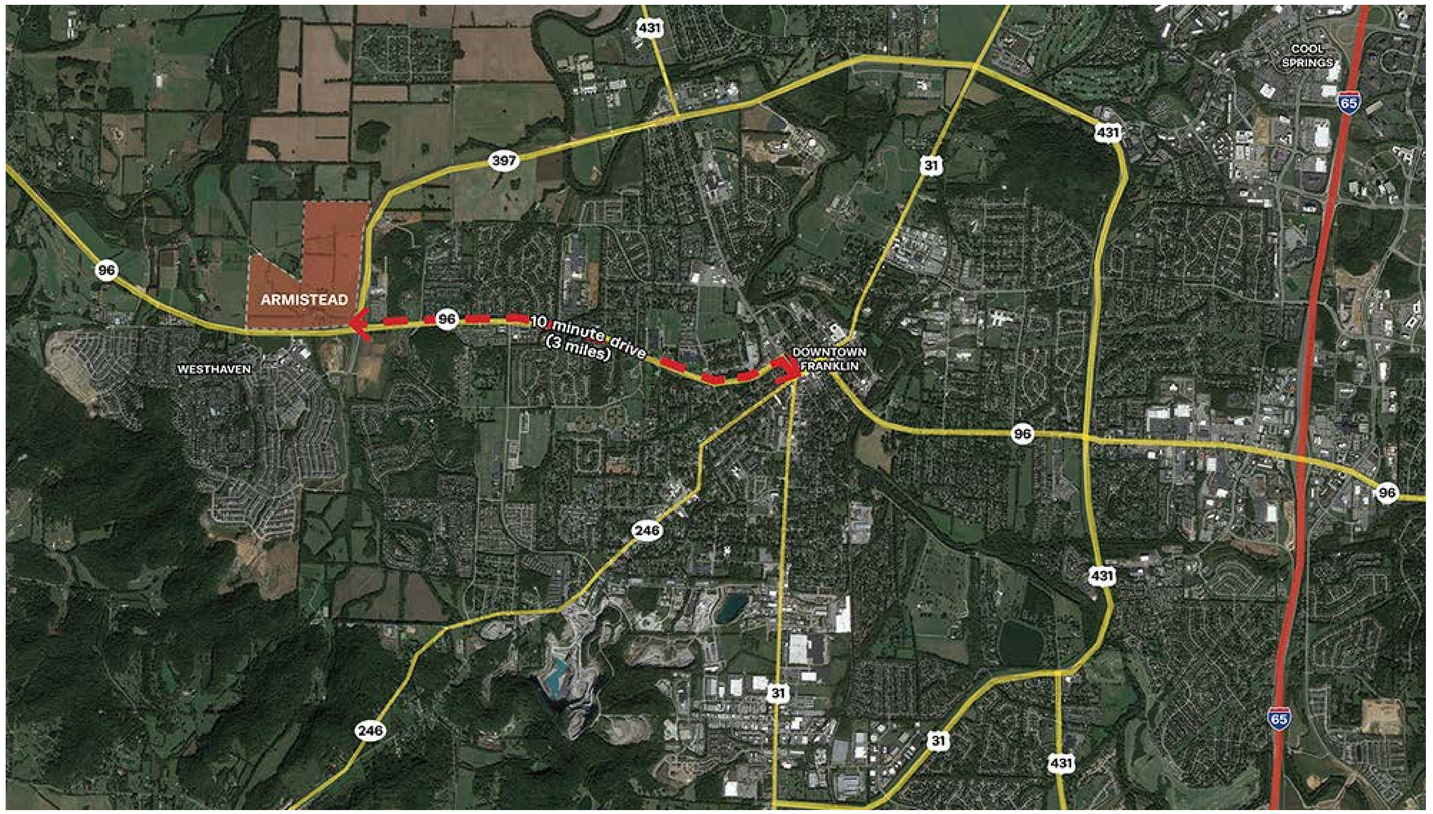
So, why Armistead? Because it’s a name that has connected our families for almost 250 years. It’s a name that embodies the spirit of community, the importance of family, and the deep roots we have in this land. Armistead is not just a development; it’s a tribute to the generations that came before us, a nod to the rich history that has shaped us, and a promise for a sustainable, community-focused future.







The Short Family Farm is comprised of 192 acres in Franklin, Tennessee, at the intersection of New Highway 96 West and Mack Hatcher Memorial Parkway. The site is 3 miles west of Historic Downtown Franklin and 20 miles south of Nashville. The property is adjacent to Gentry Farm, a historic family-owned working farm, and just north of Westhaven, a thriving 1,500-acre mixed-use community.





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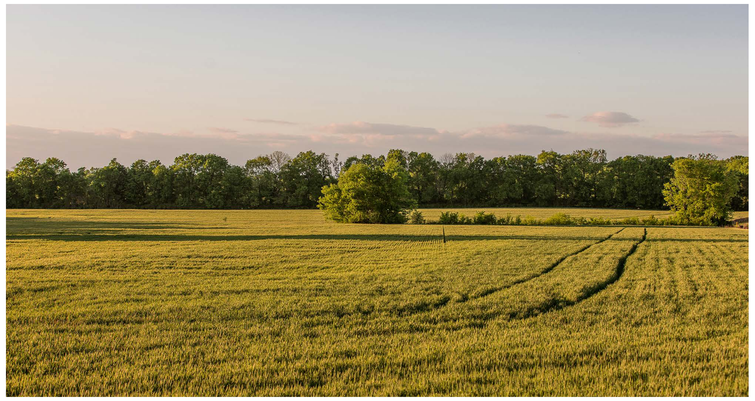
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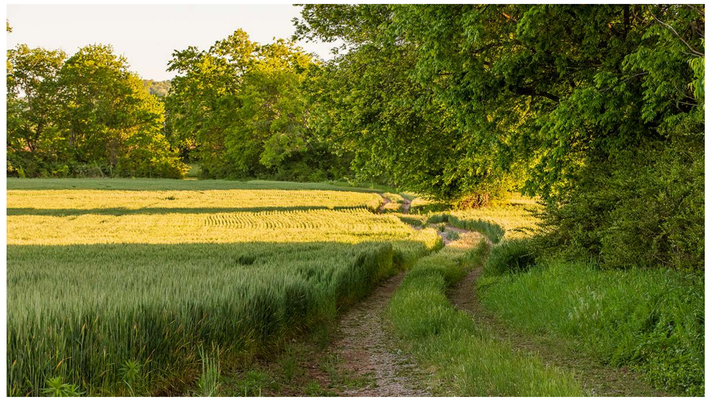
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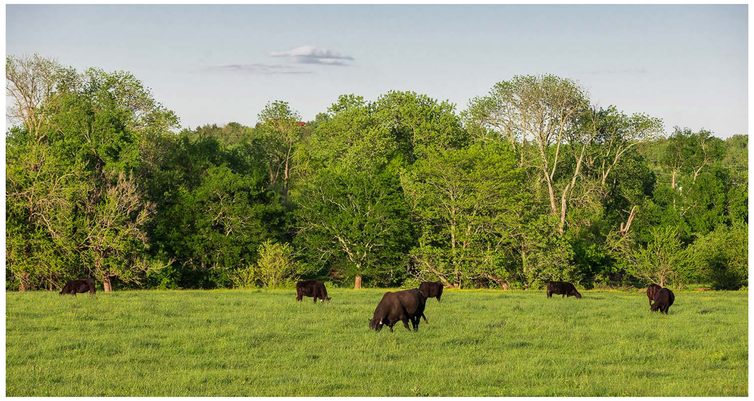
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HISTORY STATEWIDE & LOCAL CONTEXT

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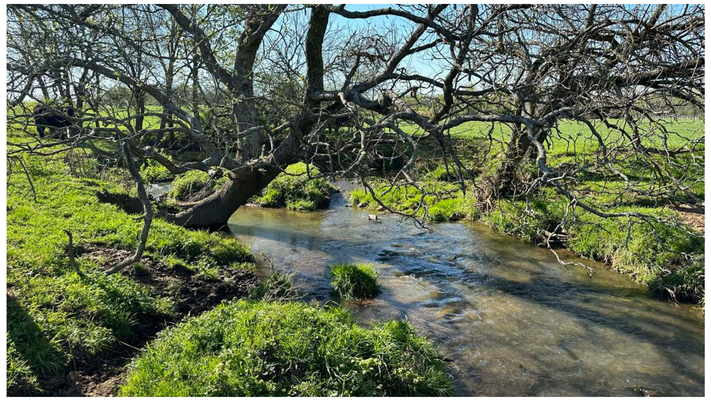
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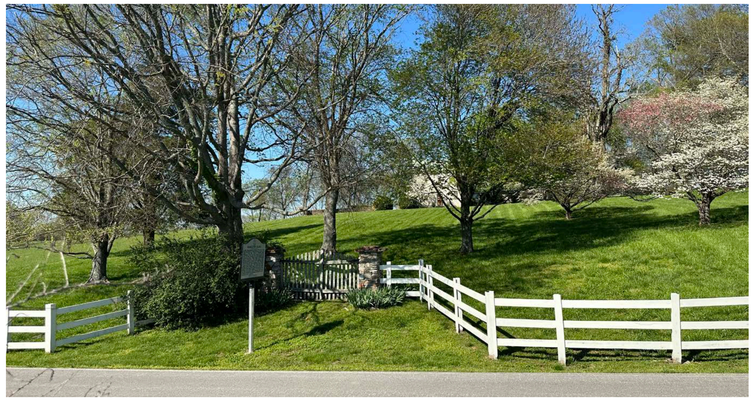
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EXISTING SITE PHOTOS

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EXISTING SITE PHOTOS

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Situated on approximately 200 acres in Franklin, Tennessee — three miles west of America's Favorite Main Street — we are proposing a new type of rural village. Drawing from thousands of years of agrarian civilizations, Armistead is the next evolution of a family farm in continuous production since 1887. Working closely with generations of the Short Family, the development team aims to create a sustainable, mixed-use ecosystem for the next century. Our mission is to create a place that the family and our neighbors are proud of and becomes a model for future rural development across the country.

Our Team has explored and studied the Armistead Property, familiarizing ourselves with its unique characteristics. We are committed to preserving the natural elements that give the land its charm, but also finding creative ways to enhance them. Armistead will embody the ideal of an agrihood, where a diversity of people will live, work, learn and play amongst full-scale crop and livestock production. In fact, the community will center on food systems and what it takes to support them in an ethically, economically and ecologically sound manner.

With the majority of the farm left as open space, croplands, grazing pastures and orchards are interspersed among mature trees, the central creek branch and historic farm elements. In fact, the most fertile areas have been dedicated to the growing crops so the built environment becomes complementary. Hamlets incorporate retail markets and essential services, gathering spaces and amenities, as well as unique residential offerings to accommodate the range of people that will support a community such as Armistead. From a Creekside cottage as part of a pocket neighborhood, to a second story flat overlooking the village square, multifamily presented as an architecturally thoughtful "big house" multiplex or farmstead compound, or tiny houses and micro apartments, or housing for farm hands in a barn, there will be a place for everyone who wants to call Armistead home.

A boutique inn is envisioned to welcome visitors, whether on vacation or participating in agricultural and educational programs at Armistead. This will be a working farm, which requires robust labor and training as well as the customers that bring it full circle, and the development team is intentional about ensuring those systems can put down roots and thrive long-term.

It is our goal to transform the property into a walkable, active, harmonious piece of Franklin. To be successful, Armistead will demand hard work, shared responsibility, and commitment, and a reverence for the mission. We believe many will be drawn to our vision, and that a limitless opportunity exists to inhabit an agrihood for today and generations to come.











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PROJECT DESCRIPTION

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Mission

To celebrate and sustain Armistead's 135-year agricultural legacy in the next chapter of this 200-acre family farm by creating an agricultural village where generations of people will live, work, learn and play amongst substantial crop and livestock production and a vibrant village life.

Vision

Armistead will be recognized as a quintessential agrihood, a mixed-use village with farm, food, and family interwoven throughout, Armistead residents will have their daily needs within a short walk, guests are inspired, enriched, and entertained, and everyone is treated like family.

Core Values

- ***Honoring:*** Articulating a well-earned reverence for the generations of family members who have cultivated and nurtured this land for 135 years, and now want to share it with the public.
- ***Protecting:*** Staying rooted in the history, shaping the evolution, and resolving to be true to the mission of the farm forever.
- ***Sustaining:*** Putting the land first, dedicating the best soil for growing and ensuring that the built environment and its uses are focused on continual improvement of the natural resources.
- ***Welcoming:*** Emphasizing the common ground of food and fellowship in a way that allows generations of people to live, work, learn and play in harmony with the farm and each other.
- ***Engaging:*** Recognizing the importance of education and exploration to people of all ages and interests and the future of our community.
- ***Inspiring:*** Remembering why we do what we do: stirring hearts, sparking passions, and restoring spirits.
- ***Ever-growing:*** Dedicating ourselves to the never-ending journey of exploration and discovery.









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MISSION, VISION, & CORE VALUES

C0.7

Diversity of Housing Types

The key to any ecosystem is diversity. Communities are healthiest when they offer a range of housing types, including single family homes, cottages, town homes, multifamily apartments, and senior living. Diversity of housing types elicits diversity of residents.













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Planning | Engineering
Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT PILLARS

C0.8

Preserve the Legacy of Farming

Armistead has been a farm for centuries, making an "agri-hood" the most appropriate way to allow for density to meet the 21st century context, and allowing a new generation of people to cultivate and enjoy the bounty of the land. The Farm at Armistead is envisioned to be more than just a supplier of fresh produce; it will be an integral component of the local food ecosystem of Armistead. Our comprehensive agricultural operations will be strategically aligned with the community's food outlets, ensuring that our produce, livestock, fruits, and additional agricultural products contribute directly to the local economy while promoting sustainability and transparency.

The Tennessee Right to Farm Act (Tennessee Code Annotated § 43-26-101 through 43-26-104) defines agricultural operations broadly to encompass a wide range of activities related to farming and agriculture, and Armistead intends to employ as many of those operations as possible. While the farming operations will grow and evolve over time, we envision the following components.

Vegetables and Fruits: A wide variety of seasonal vegetables, fruits, and berries, catering to the tastes and nutritional needs of our community.

Legumes and Mushrooms: Nutrient-rich legumes and a variety of mushrooms, cultivated for both their culinary and ecological benefits.

Grains: including wheat, corn, rye, and barley, meticulously cultivated to produce an array of products from nutritious flours to artisanal spirits.

Leafy Greens and Microgreens: A selection of lettuces and microgreens, grown for their intense flavors and nutritional value.

Cut Flowers: A vibrant assortment of seasonal cut flowers for bouquets, events, and decor, grown sustainably to beautify homes and community spaces.

Tree Nursery: A diverse selection of edible saplings and young trees for landscaping, and orchard planting, nurtured to promote local greening efforts.

Chickens: Both for egg production and meat (broilers), as well as soil enhancement and pest control.

Pigs and Sheep: Pigs for meat and sheep primarily for wool, contributing to our sustainable textile initiatives.

Bees: Essential for pollination, with honey produced as a valuable by-product.



Turkeys and Goats: Turkeys for seasonal meat production and goats for dairy products and land management.

Demonstration Garden: Serving as a living exhibit, this garden showcases a microcosm of our farm operations within a section of our historic farm area. It's an educational resource that illustrates sustainable farming practices, open for public tours and workshops.

Greenhouse: A vital part of our operations for propagation, growing microgreens, and hydroponic systems. The greenhouse allows for year-round production, crucial for educational programs and consistent supply to our markets.

Educational Programs: We will offer a range of classes and workshops focused on sustainable agriculture, environmental stewardship, and food preparation techniques.

Tours: Regularly scheduled farm tours provide visitors with insights into sustainable farming operations and the benefits of local food systems.





Farmers Market: Hosting a regular farmers market not only serves as a direct sales venue for our products but also as a community gathering place to support local artisans and producers.

Micro-Distilling: A Micro-distillery where locally grown grains, fruits, and botanicals are fermented and distilled into artisanal spirits, showcasing the farm's produce and emphasizing agricultural value addition

Composting Program: The Farm at Armistead will implement a comprehensive composting program to reduce waste and enrich soil health. Each homeowner and restaurant tenant will receive a compost bin, and the material will be processed at our on-site facility.

Informational pages are provided as context and background only. These sheets do not entitle the project to any specific project component.

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Job No.:	
Wk. Order:	
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Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT PILLARS

C0.9

Cradle to Grave Living

In order to accommodate and attract young families, working professionals, empty-nesters, as well as folks entering the twilight of their life, Armistead must offer amenities, activities, housing types, and multi-modal transportation that cater to them all.

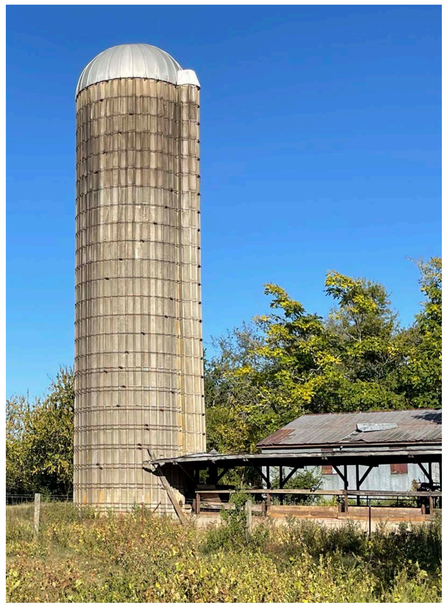







Historic Preservation

Preserving and up-cycling the existing structures on the property will preserve the family's history and maintain a modern day community that is rooted in the past as it advances to the future.





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armistead
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PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
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CHARACTER DEVELOPMENT

T·P·U·D·C

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PROJECT PILLARS

C0.10









Public Outreach

From April 27 to May 2, 2023, Town Planning and Urban Design Collaborative (TPUDC) hosted the Short Family Farm Design Charrette--a multi-day public workshop and participatory process where all members of the community got to work directly with a multidisciplinary design team, including town planners, architects, illustrators, and engineers, to define a collective vision for the future and create a conservation strategy and neighborhood master plan for the Short Family Farm property. Presentations, topical meetings, hands-on work sessions, and a pop-up design studio were open to the public at all times. That input was integrated into the project pillars and the overall design of what would become Armistead, which was largely done in-person during the Charrette.

What we heard:

- Agriculture at all scales
- Family-oriented town center that meets daily needs and provides places to gather
- Focus on local, small businesses--not chains
- An affordable, diverse mix of housing types
- Focus on education
- Natural, productive landscaping--no lawns
- Rural/farm character
- Trails, meaningful open spaces, & recreation opportunities
- Integrate sustainability
- Preserve/reuse existing historic farm buildings

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armistead
FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
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Job No.:	
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Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

DESIGN PROCESS

C0.11

















Research

The development team looked locally and nationally to source their inspiration for Armistead. The following list of projects served as inspiration for key elements of the projects design including sustainability, conservation, village charm and character, architecture, Community Supported Agriculture, destination retail and much more.

Comparable Projects

Serenbe – Chattahoochee Hills, GA

Agritopia – Gilbert, AZ

Prairie Crossing – Grayslake, IL

Southall – Franklin, TN

Habersham – Beaufort, SC

Old Town – Fernandina Beach, FL

Congaree and Penn Farm – Jacksonville, FL

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armistead
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CITY OF FRANKLIN,
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CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
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COMPARABLE PROJECTS

C0.12



Legend

- Hotel
- Mixed Use
- Multi-Family
- Townhouse
- Live/Work
- Multiplex (4 units)
- Farm Compound
- Existing Historic Farm Buildings
- Plaza
- Single Family Residential Lot
- Clubhouse/Agricultural
- Open Space
- Agriculture Green
- Parking Structure
- Roads / Parking Lots

NOTE: This page provides a conceptual illustrative plan that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations. This illustrative plan is not intended to be regulatory or binding.

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armistead
FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

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Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

ILLUSTRATIVE MASTER PLAN

C0.13



SLOPE ANALYSIS NOTE:

- THE EXISITNG TOPOGRAPHIC INFORMATION WAS TAKEN FROM PUBLICLY AVAILABLE GIS INFORMATION. BASED ON THIS INFORMATION, THERE AREA NO KNOWN SLOPES ON THE EXISTING SITE THAT EXCEED 14% SLOPE. FIELD RUN TOPOGRAPHIC INFORMATION WILL BE PROVIDED AT THE SITE PLAN, AND THE SLOPE ANALYSIS WILL BE RE-EVALUATED AS NECESSARY.

EXISTING STORMWATER NARRATIVE:

- XXXXXX

EXISTING GRADING & DRAINAGE DATA CHART:

- XXXXXX

EXISTING CONDITIONS NOTE:

- BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

F.E.M.A NOTE:

- ACCORDING TO F.E.M.A F.I.R.M MAP NUMBER 47187C0195F & 47187C0183G, EFFECTIVE DATE SEPTEMBER 29, 2006, THIS SITE LIES WITHIN ZONE X.

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

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CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL EXISTING CONDITIONS PLAN

C1.0


HAMILTON WAY (LOCAL)
HAMILTON SUBDIVISION
(BY OTHERS)
HAMILTON DRIVE (LOCAL)
OLD CHARLOTTE PIKE EAST
NEW HIGHWAY 96 WEST
MACK HATCHER PARKWAY
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=3,941,023 SQUARE FEET
OR 90.473 ACRES
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=4,452,505 SQUARE FEET
OR 102.215 ACRES
PERMANENT SANITARY SEWER EASEMENT PER COF CONTRACT NO. 2021-0147 BK 8748, PG 347, R.O.W.C., TN
WET WEATHER CONVEYANCE
150' SCENIC CORRIDOR OVERLAY
NON RIGHT-OF-WAY (25' FROM CENTERLINE) PER COF CONTRACT NO. 2022-0148 BK 9141, PG 785, R.O.W.C., TN
WETLAND
ZONE "X" AREA
THE GENTRY FAMILY LIMITED PARTNERSHIP TAX MAP 64, PARCEL 24.01 BK 7422, PG 359 (R.O.W.C., TN)
WEST HARPETH PARTNERS TAX MAP 51, PARCEL 13.00 BK 8799, PG 663 (R.O.W.C., TN)
ELLEN LIVINGFIELD MOSE TAX MAP 64, PARCEL 11.08 BK 8843, PG 175 (R.O.W.C., TN)
CITY OF FRANKLIN, TENNESSEE TAX MAP 64, PARCEL 30.01 BK 5091, PG 623 (R.O.W.C., TN)
Permanent Drainage Easement Easement # 2 Deed Book 5159, Page 113, R.O.W.C., Tennessee
Permanent Drainage Easement Easement # 1 Deed Book 5159, Page 113, R.O.W.C., Tennessee
20' Wide Sanitary Sewer Easement Deed Book 2654, Page 538, R.O.W.C., Tennessee
20' Wide Sanitary Sewer Easement Deed Book 2654, Page 533, R.O.W.C., Tennessee
40' Wide Sanitary Sewer Easement Deed Book 2654, Page 538, R.O.W.C., Tennessee
Sanitary Sewer Easement (Varies in width) Deed Book 4371, Page 346, R.O.W.C., Tennessee
20' Utility Easement For H.B. & T.S. Utility District of Williamson County, Tennessee Book 268, Page 186, R.O.W.C., Tennessee
40' Middle Tennessee Electric Easement (Not Of Record-But Identified In Book 253, Page 543, R.O.W.C., Tennessee)
10' Gas Line Easement Book 253, Page 543, R.O.W.C., Tennessee
Easement For Channel Change And Rock Retaining Wall Deed Book 4748, Page 676, R.O.W.C., Tennessee
20' Wide Sewer Line Easement Book 5921, Page 582, R.O.W.C., Tennessee
Permanent Drainage Easement Easement # 2 Deed Book 5159, Page 113, R.O.W.C., Tennessee
Permanent Drainage Easement Deed Book 4748, Page 676, R.O.W.C., Tennessee
Tobacco Barn
Planted Stone At Base Of Existing Fence Corner
Concrete Highway Monument (Old)
Concrete Highway Monument (Old)
Concrete Highway Monument (Old)
Concrete Highway Monument (Old)
Iron Rod (Found)
Iron Rod (Found)
Iron Rod (Found)
Telephone Junction Box (Telco)
Telephone Junction Box
Telephone Junction Box
Underground Telephone
Underground Telephone
Underground Telephone



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SCENIC OVERLAY LEGEND

SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

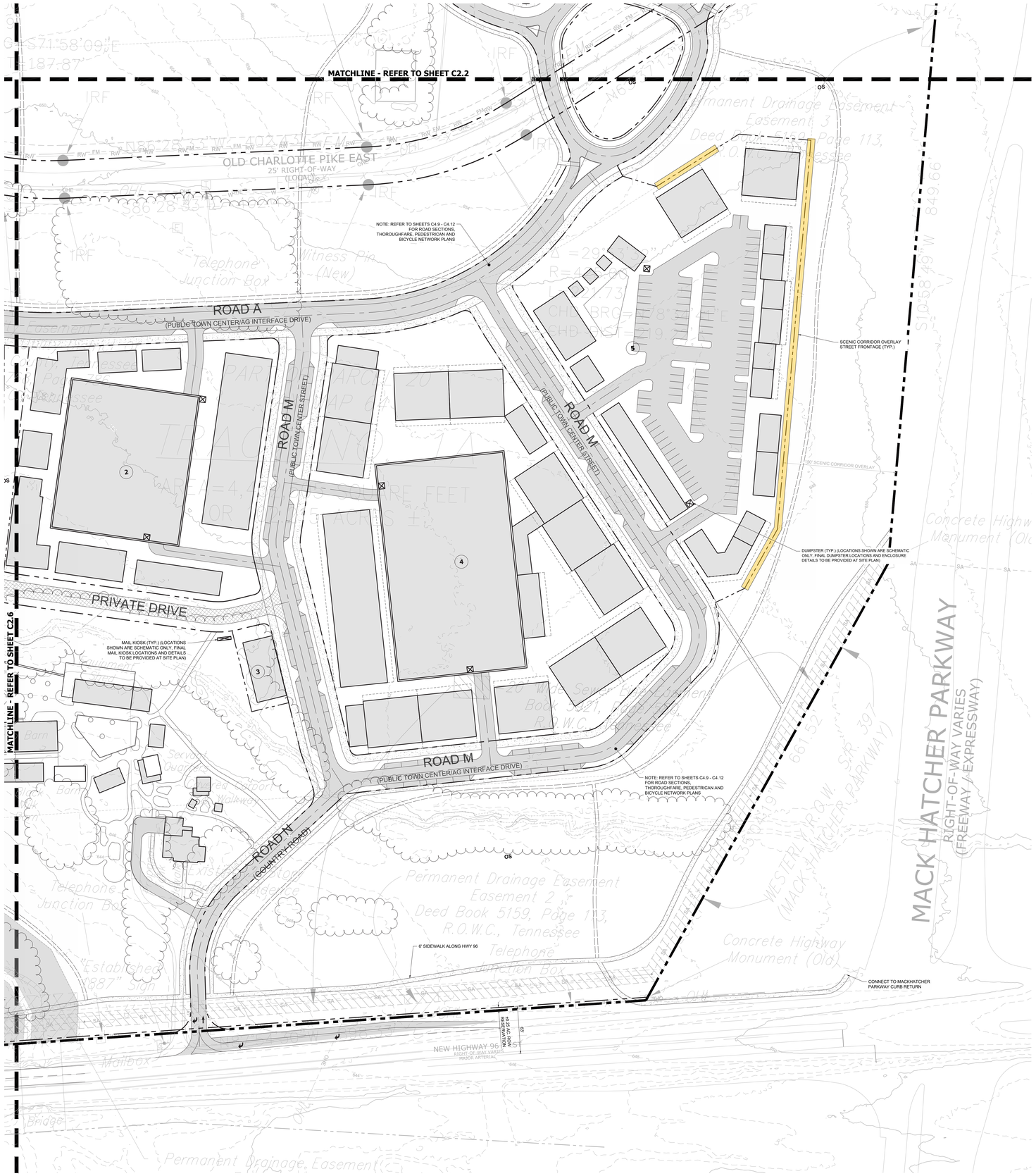
CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL DEVELOPMENT PLAN

C2.0



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

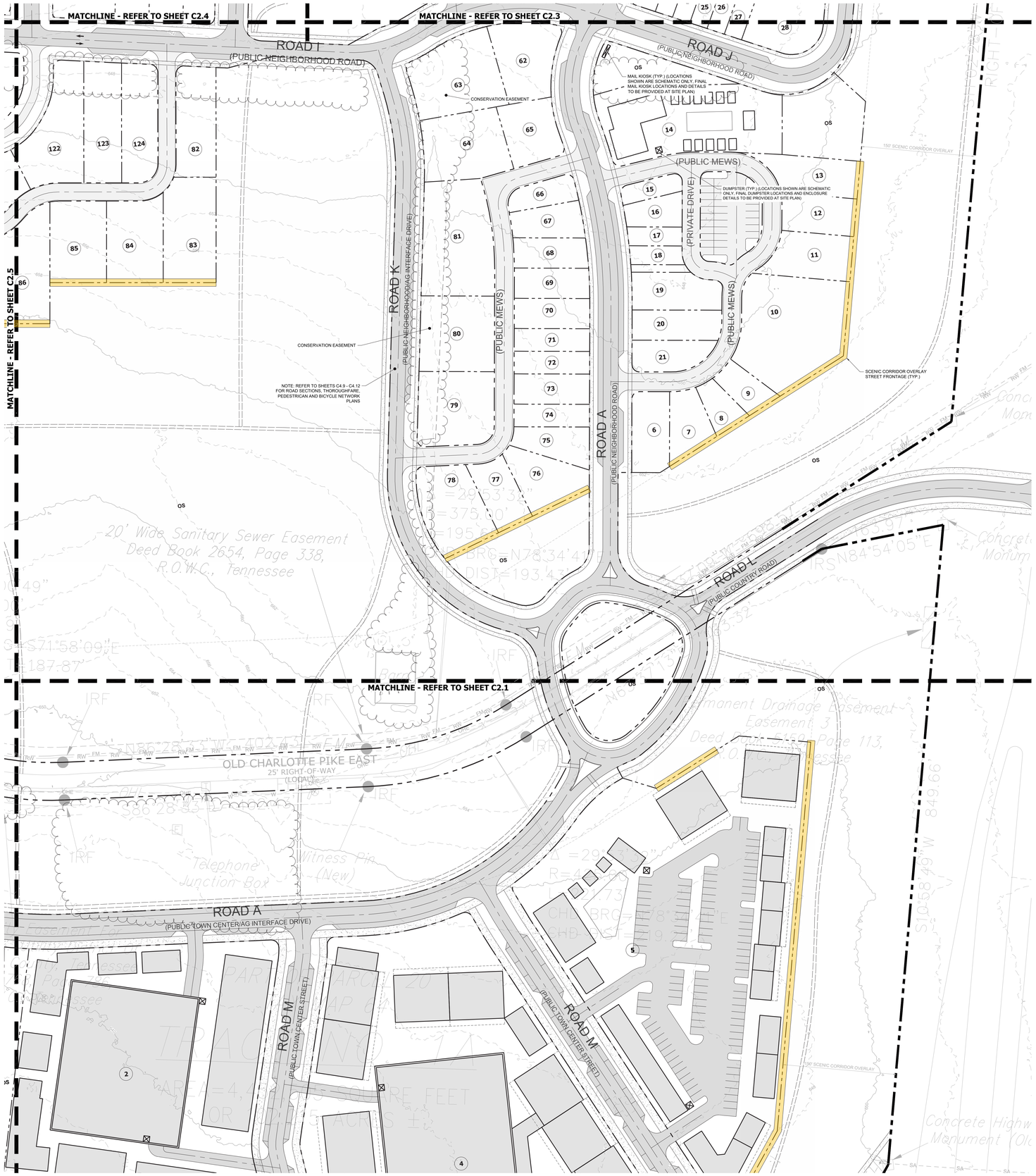
CSDG
Planning | Engineering
Landscape Architecture

LEAH B. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
No. 3717
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 1

C2.1



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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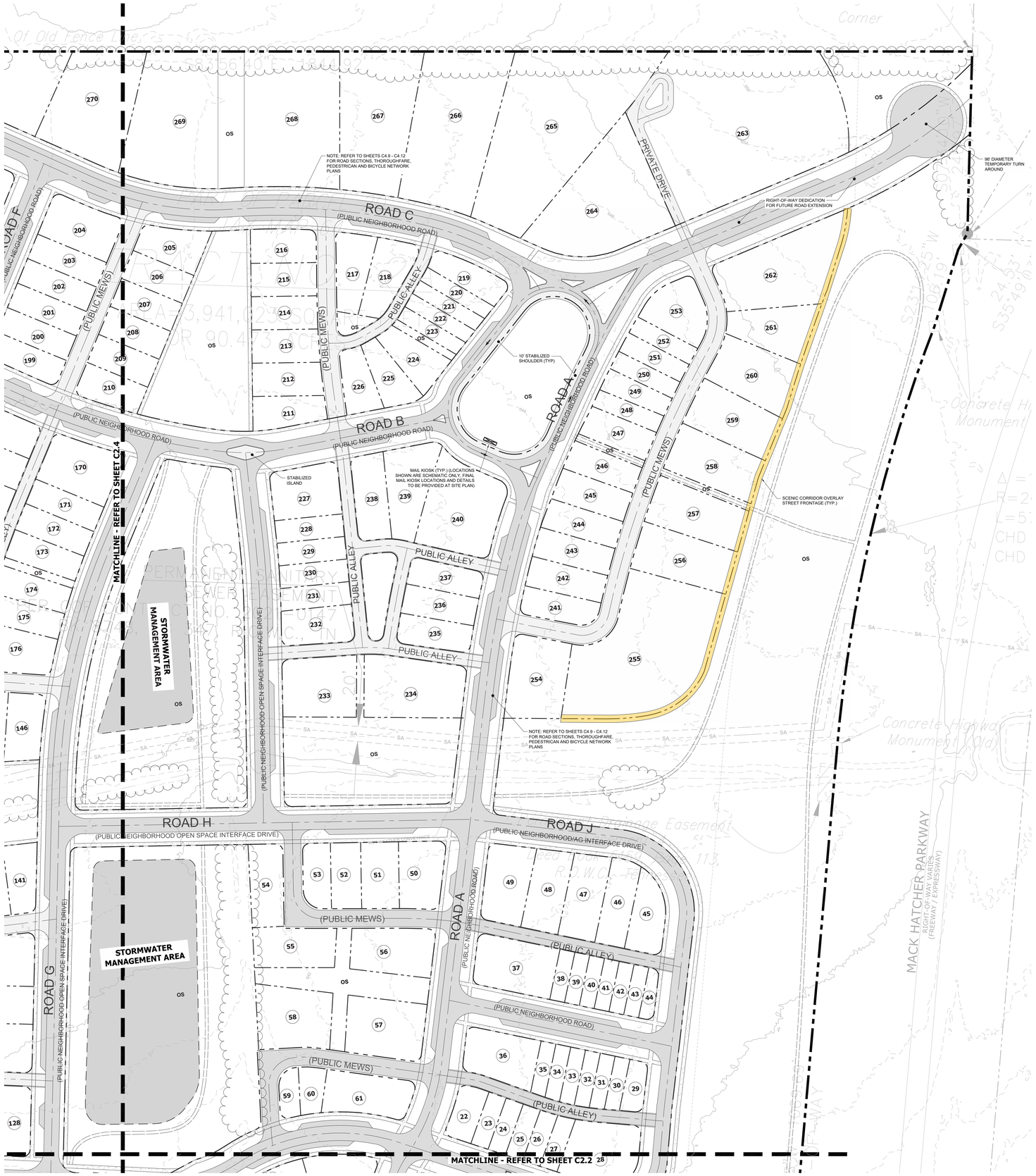
CSDG
Planning | Engineering
Landscape Architecture

JOHN E. DICKSON
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 2

C2.2



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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DEREK E. DECOSTE
NUMBER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
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Designed:	CAM
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Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 3

C2.3



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

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- EX. FIRE — F —
- EX. WATER — W —

- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
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- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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CHARACTER DEVELOPMENT

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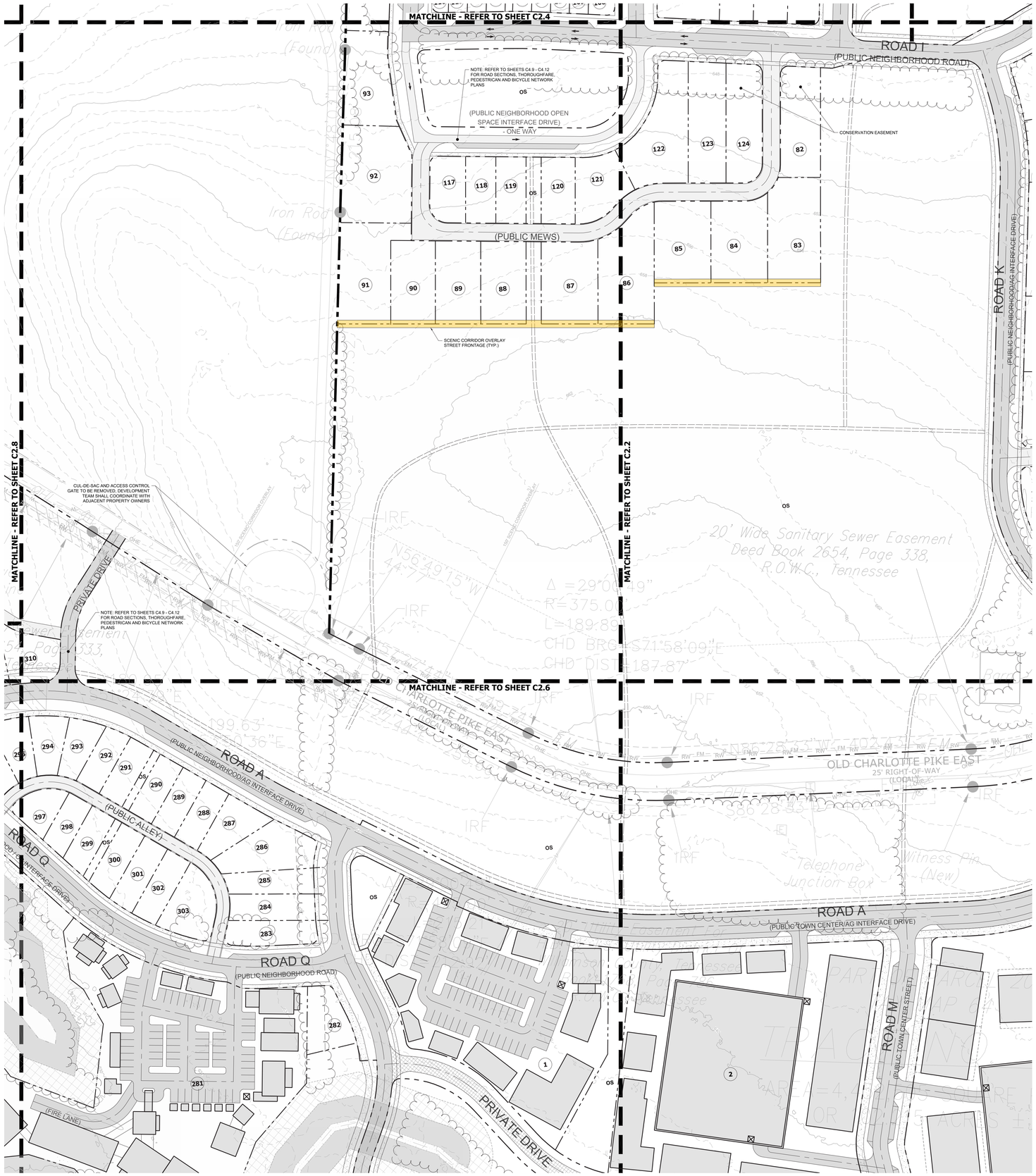
CSDG
Planning | Engineering
Landscape Architecture

DEAN K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 4

C2.4



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
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- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
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- UNERGROUND ELECTRIC — UGE —
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- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CHARACTER DEVELOPMENT

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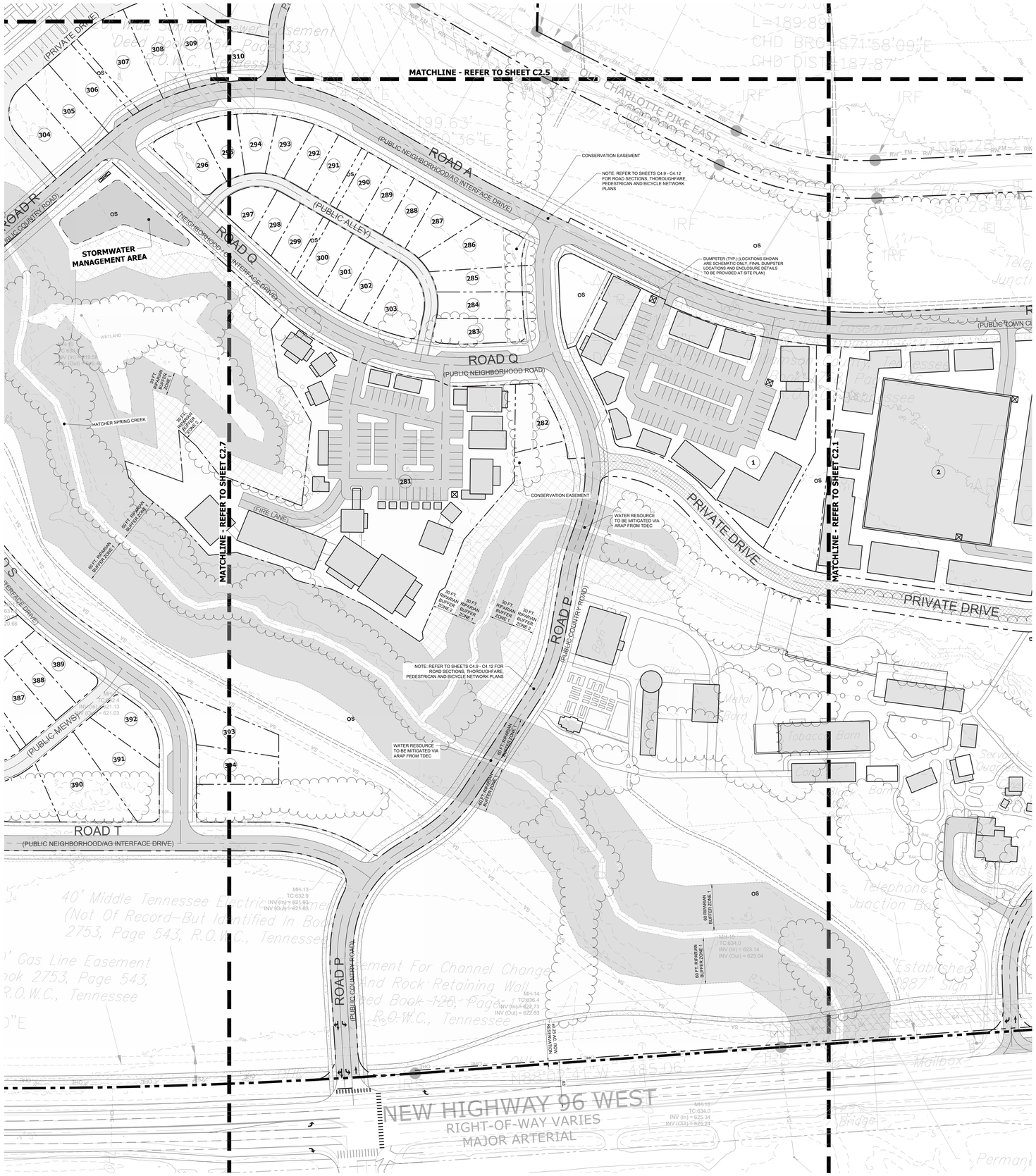
CSDG
Planning | Engineering
Landscape Architecture

DEAN K. DECOSTE — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 5

C2.5



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
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- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER
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- SIGN (TYP.)
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- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

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- EX. UNERGROUND ELECTRIC — UGE
- EX. SANITARY SEWER — SA
- EX. STORM SEWER — ST
- EX. FIRE — F
- EX. WATER — W

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- LOT
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- DITCH
- FENCE
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM
- GAS — G
- OVERHEAD ELECTRIC — OHE
- UNERGROUND ELECTRIC — UGE
- SANITARY SEWER — SA
- STORM SEWER — ST
- FIRE LINE — F
- WATER — W

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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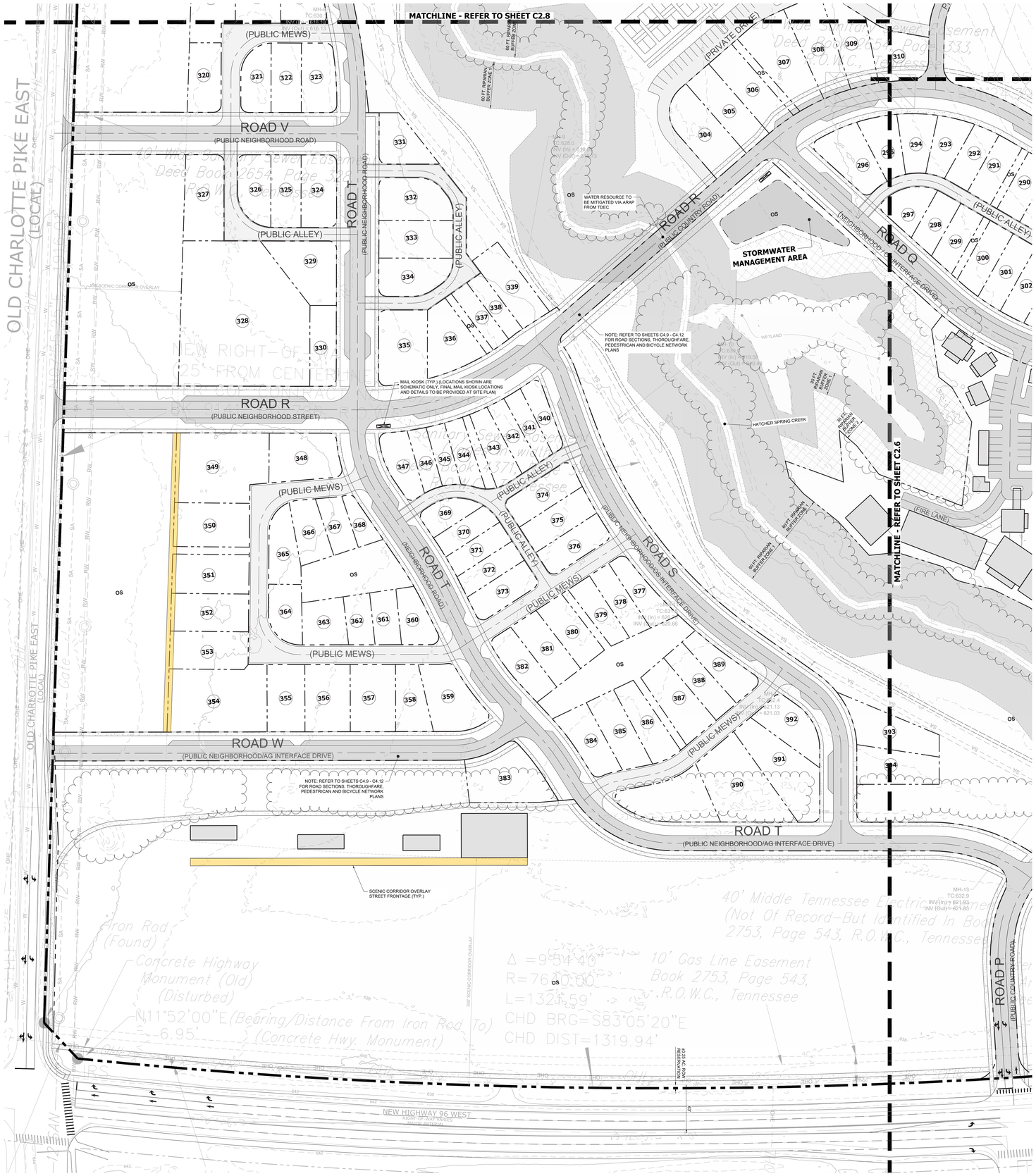
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 6

C2.6



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM
- EX. GAS — G
- EX. OVERHEAD ELECTRIC — OHE
- EX. UNERGROUND ELECTRIC — UGE
- EX. SANITARY SEWER — SA
- EX. STORM SEWER — ST
- EX. FIRE — F
- EX. WATER — W
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM
- GAS — G
- OVERHEAD ELECTRIC — OHE
- UNERGROUND ELECTRIC — UGE
- SANITARY SEWER — SA
- STORM SEWER — ST
- FIRE LINE — F
- WATER — W

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
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FRANKLIN, TN

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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Short Properties GP

CHARACTER DEVELOPMENT

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Landscape Architecture

LEAH K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
No. 2301
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 7

C2.7



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
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- EX. FIRE — F —
- EX. WATER — W —
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- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

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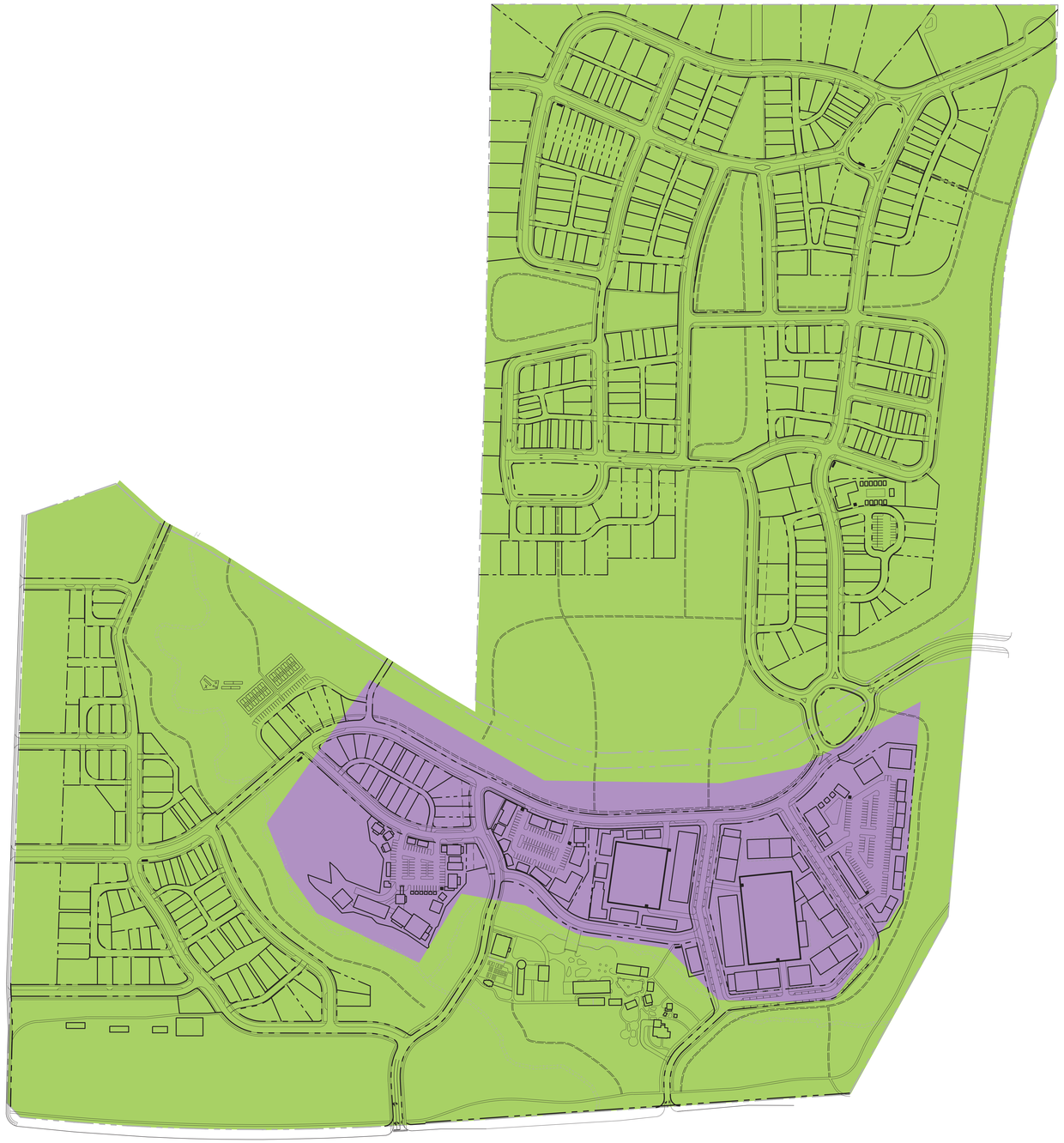
Short Properties GP

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Landscape Architecture

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DEVELOPMENT PLAN - AREA 8

C2.8



Legend

- Conservation Subdivision
- Neighborhood Mixed-Use

Compliance with Land Use Plan

Consistent with the Major Objectives of Envision Franklin, the Armistead Development will be an exceptional place where a diversity of people can live, work, learn and play. Neighborhood commercial and mixed-use areas are strategically located on the site to serve the surrounding residential areas, helping to reduce traffic and trip length. A main pillar of the Armistead Development is the reuse of the historic Legacy Farm buildings and the preservation of Franklin's natural beauty.

The location of Armistead along Mack Hatcher Parkway and New Highway 96 West is ideally suited for various levels of agriculture, single- and multi-family residential, a mix of shops and services, community amenities and open spaces.

Guiding Principles

Managed Growth

The Envision Franklin Land Use Plan notes that the City of Franklin seeks purposeful, mixed-use, vibrant, context-sensitive growth and development. The Armistead Development is strategically located just north of Westhaven and south of existing farmland, aiming to provide a seamless transition between these two differing development patterns, resulting in a mixed-use Agrihood. It will be an intentional development--preserving the history of the Short Family and its working farm. Additionally, the property is located within an area most suited to development according to the Envision Franklin Land Use Suitability Map.

Economic Vitality

A major focus of the Armistead Development is to promote small businesses, local farms, and incubator spaces. This is in keeping with Envision Franklin's Economic Vitality Guiding Principle, in which the City "aims to retain and support the growth of existing businesses, to attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment." Surrounding development will benefit from Armistead's non-residential offerings, such as restaurants, office spaces, and retail. Armistead will also provide a range of housing options at a variety of price points to support both employess and the local economy.

Vibrant Neighborhoods

Armistead will help accomplish the City's goal of creating vibrant, memorable neighborhoods through its variety of housing types, mix of uses, wide array of open space types, walkable character, and strong agricultural identity. These elements will lend to a traditional neighborhood that provides residents with countless opportunities for living, working, learning and playing.

Historic Preservation

To respect the farm's history, the Armistead Development proposed to rehab and reuse the existing farm buildings.The Short Family has played a vital role in the history of the City of Franklin, and this development intends to respect that through intentional, context-sensitive design and the continuation of agricultural production.

Natural Beauty

Another important aspect of having a Century Farm designation is conserving the property's historically natural beauty. As Envision Franklin states, "Franklin's natural features are irreplaceable assets of great value, and they will be protected with planning and conservation tools and celebrated through careful site design." Armistead aims to protect the site's scenic corridors and a large portion of its existing tree canopy. The site's existing creek will be restored as a riparian zone.

Exceptional Design

As a master-planned community, Armistead shares the same design goals as Envision Franklin, prioritizing context-sensitive landscaping, architecture and development patterns; street activation; design of the public realm; parking behind buildings; and various types of high-quality open spaces.

Connected Community

Armistead will provide a "well-designed, effective, convenient, and active transportation network," which includes a number of thoroughfare types to meet the needs of residents and visitors alike. Parking will be offered through on- and off-street options, and multimodal options will range from sidewalks to multi-use paths.

Context-Responsive Infill

The Armistead Development will be respectful of the existing site conditions and historic farm buildings, incorporating these into the new development.

Character Area

The subject property is located within the West Harpeth Character Area, established in Appendix B: Existing Conditions - Character Area Patterns Map of Envision Franklin. The West Harpeth area is characterized by both agricultural land/farmsteads and traditional neighborhood development (TND), and with the extension of City infrastructure, such as the completion of the Mack Hatcher Parkway corridor, it is an exceptional location for context-sensitive mixed-use development. As an Agrihood, Armistead provides the perfect transition between existing agricultural property and nearby developments like Westhaven.

Design Concepts

According to the Envision Franklin Design Concepts Map, a significant portion of the Armistead Development is designated as a "Conservation Subdivision." The proposed development is in keeping with the description of this area as "primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state." In the "Conservation Subdivision" Design Concept, at least 50% of the property should be preserved for open space. The Armistead Development has set aside 57% of the property within Conservation Subdivision for open space, dedicated to a variety of open space types, including agriculture, pastures, trails, and recreational opportunities. The Property is also included in a Special Consideration within the Conservation Subdivision Design Concept, in which the concept of an Agrihood is introduced with specific uses suggested. The development is aligned with this Special Consideration.

Approximately 29 acres of Armistead is designated as Neighborhood Mixed-Use, supporting a diverse range of high-activity uses that are interconnected, easily accessible by foot, and incorporate "high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to achieve the street and connect these gathering places to the residential neighborhoods they support." Namely, Armistead's village center follows the boundary of this Design Concept with several blocks of mixed-use and residential buildings. A woonerf (Dutch for "street for living") lines the northern portion of the existing farm buildings and intersects a plaza that runs through the village center. Within the Neighborhood Mixed-Use Design Concept is a Special Consideration for the Armistead Development, which proposes a Village Core commercial area, inn with farmstay cottages, and the retention of existing "historic" farm buildings.

Vision Statement

The Vision statement in Envision Franklin is that the City "will be a connected community of vibrant neighborhoods and anchored by its historic downtown. The City Seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality." Armistead will play a vital role in accomplishing this vision, as it prioritizes context-sensitive architecture, preserving the family's agricultural heritage, connectivity, sustainability, local food production, and overall health & wellness.

0 150 300
Scale : 1"=150'

armistead
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PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

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CHARACTER DEVELOPMENT

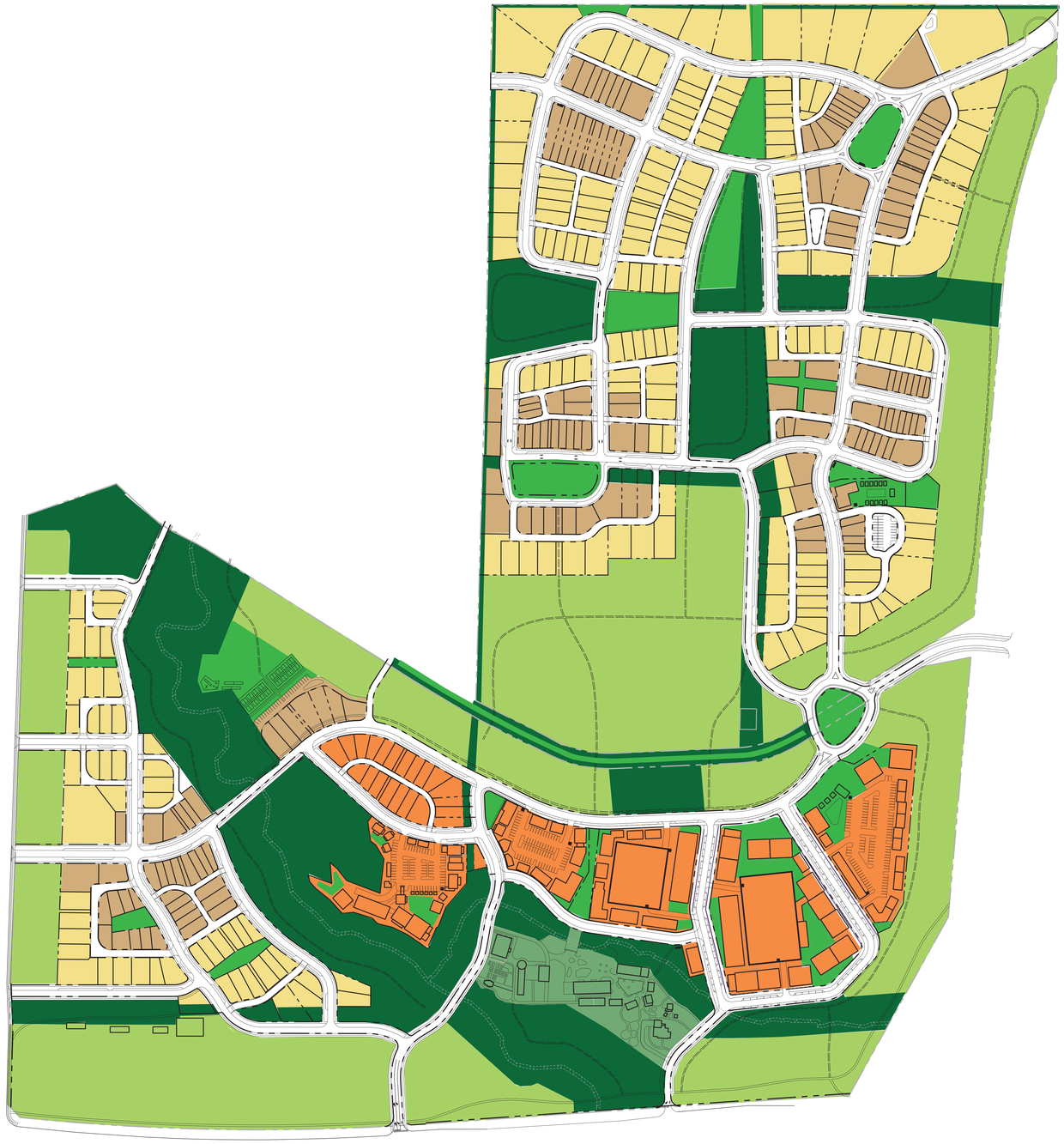
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Landscape Architectur

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ENVISION FRANKLIN DESIGN CONCEPTS

C2.9



Legend

- Natural Area
- Formal Open Space
- CD-2 Agricultural (2.5 Stories Max)
- CD-3 Neighborhood (2.5 Stories Max)
- CD-4H Hamlet (2.5 Stories Max)
- CD-4V Village (3 Stories Max, except as otherwise noted)
- SD-LF Legacy Farm
- 4-story height allowance

Districts



CD-2 (Agricultural)
The CD-2 Agricultural Character District consists of Agricultural areas. Typical Buildings include farmhouses and Agricultural Buildings. Within the Conservation Subdivision Design Concept.



CD-3 (Neighborhood)
The CD-3 Neighborhood District consists of primarily a low-density, single-family detached Residential area in which Houses are the predominant Building Type, with Farm Compounds and Multiplex also permitted. Within the Conservation Subdivision Design Concept.



CD-4H (Hamlet)
The CD-4H Hamlet District consists of a mix of housing types including single-family detached, Townhouses and Multiplexes. The Club district also includes one farm market cafe/restaurant located as a community amenity and live/work units. Within the Conservation Subdivision Design Concept.



CD-4V (Village)
The CD-4V Village District is the focus of mixed-use activity, with a variety of shops and services seamlessly integrated, offering convenience and vitality to the community. The transition of a woonerf into a vibrant plaza encourages community engagement and interaction within the village center. Within the Neighborhood Mixed Use Design Concept.



SD-LF (Legacy Farm)
The SD-LF Legacy Farm District consists of the existing farm buildings. These buildings will remain with new purposes that further the concept of the agrihood such as Farmer's and Maker's Markets, event spaces, and venues for educational programming. Gravel paths provide connections through the area in keeping with the historic character. Within the Conservation Subdivision Design Concept.

The Character District Plan is used as a key to the Site Data Chart.

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SEAN A. DECOSTER
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LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

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CHARACTER DISTRICT PLAN

C2.10

SITE DATA CHART

Site Information:	
Project Name	Armistead Development
Project Number	COF 8492
Address	1740 Hwy 96 W, Franklin, TN 37064
Parcel(s)	064 02000 00005064
Acreage/SF of site	192.688 AC/8,393,528 SF
Vesting (date development first became vested, if a revision)	NA
Existing Zoning	AG
Proposed Zoning	PD (4.34 units per acre/103,750 SF non residential/75 Keys)
Overlay Zoning	SCO
Dwelling Unit Count, by Type	
SF Detached Residential	321
Townhouse	48
Multiplex	48
Multifamily	356
Farm Compound	64
Courtyard Lots	42 (based on 10% standard)
Commercial SF, by Use	
Retail/Personal Service	42,150 SF
Office	21,350 SF
Restaurant	20,150 SF
Clinic	1,400 SF
Indoor Animal Services	1,200 SF
Institutional (Educational Facilities)	4,500 SF
Daycare	4,000 SF
Museum	1,600 SF
Event Space (existing Tobacco Barn)	7,400 SF (300 seats)
Hotel Keys, including Inn & Cottages	20 Keys in Inn, 55 in Cottages
Landscape/Open Space Standards (See Open Space and Landscape sheets for details)	
Minimum Landscape Surface Area per Lot	20%
Open Space SF Required	9.63 acres
Natural Area SF Required	NA
Tree Canopy Retention Acreage	80% of existing Tree Canopy Cover as % of total development site size

Parking Required CD-4V and SD-LF (see Shared Parking Study for details)		
Use	Parking Rate Per Zoning Ordinance/ (Proposed Rate)	Spaces Required based on Proposed Rate
Multifamily Studio	1.5 spaces per unit/(1.02 spaces per unit)	21
Multifamily 1-Bedroom	1.5 spaces per unit/ (1.02 spaces per unit)	160
Multifamily 2-Bedroom	2.5 spaces per unit/ (1.89 spaces per unit)	297
Multifamily 3-Bedroom	3 spaces per unit/ (2.76 spaces per unit)	58
Retail/Personal Service	3.33 spaces per 1000 SF	137
Office	4 spaces per 1000 SF	85
Restaurant	10 spaces per 1000 SF + 1 space per employee on largest shift	252
Clinic	4 spaces per 1000 SF	6
Indoor Animal Services	2 spaces per 1000 SF	2
Institutional (Educational Facilities)	Variable/ (4.5 spaces per 1000 SF)	20
Day Care Center	2 spaces per 1000 SF + 1 space per employee	14
Museum	Variale/ (4.5 spaces per 1000 SF + 0.5 spaces per 1000 SF)	8
Event Space (300 seat capacity in existing Tobacco Barn)	Variable/ (0.4 spaces per seat)	120
Hotel, including Inn & Cottages	1 space per room + 1 space per employee	87
Total Parking Required in CD-4V and SD-LF		1267
Total Parking Required in CD-4V and SD-LF with Shared Parking Adjustment (see Shared Parking Study)		847

Parking Provided	
CD-3	As required per the zoning ordinance on the individual lots for single-family. For townhouse and multiplex use the proposed rate for multifamily as noted above.
CD-4H	As required per the zoning ordinance on the individual lots for single-family. For townhouse and multiplex use the proposed rate for multifamily as noted above.
CD-4V	867 spaces (see Parking Diagram for location details)

Other	
Historic Resource Treatment (y/n)	Farm Field boundary along west property boundary north of Old Charlotte and Corridor Context across from Hamilton House. The depth of the open space is 150 feet.
Max Number of Lots less than 40 ft in width and 4000 SF in size based on Envision Franklin (15% of total residential units)	125 Lots

Regulations:

Districts (See Character District Diagram)	CD-2	CD-3	CD-4H	CD-4V	SD-LF
Building Types Applied (* new proposed Building Type)	Accessory to Agricultural Use	House, Multiplex, Farm Compound*	House, Multiplex, Townhouse, Commercial/Mixed-Use (Clubhouse)	House,Townhouse, Multiplex, Multifamily[1], Commercial/Mixed-Use, Civic	NA (Existing Buildings)
Frontage Types Applied	NA	Yard	Yard, (Landscape, Urban for Multiplex, Clubhouse)	Yard, Landscape, Urban	NR
Lot/Building Site Width (Residential)	NA	40' min (15% of total residential units may be less)	40' min (15% of total residential units may be less), Townhouse 24' min	40' min (15% of total residential units may be less), Townhouse 24' min	NA
Lot/Building Site Size Min (Residential)	NA	4000 sq ft min alley (15% of total residential units may be less)	4000 sq ft min (15% of total residential units may be less), Townhouse 2400 sq ft min	4000 sq ft min (15% of total residential units may be less), Townhouse 2400 sq ft min	NA
Setbacks:					
Front Yard	NR	10 ft min, 0 ft min for lots with conservation/tree preservation easements, SCO and courtyard facing units	0' min (measured from Lot Line or back of private open space or conservation easement)	0 ft min (Hotel measured from front Lot Line to closest portion of closest Principal Building)	NA
Side Yard	NR	5 ft min, unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	5 ft min (attached 0 ft min), unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	5 ft min (attached 0 ft min), unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	NA
Rear Yard	NR	10 ft min, unless lot is less than 100 ft deep then 3 ft min	10 ft min on alley when PUDE easement is needed for utilities, otherwise 3 ft min	10 ft min on alley when PUDE easement is needed for utilities, otherwise 3 ft min	NA
Building Height	2.5 Stories	2.5 Stories	2.5 Stories	3 stories (4 story special allowance for mixed-use buildings as noted on regulating plan)	NA
Uses (in compliance with any additional use regulations in the zoning)	Agricultural, Community Gardens	Single-Family Residential, Multiplexes, Multifamily Residential and Townhouses (in a Farm Compound),	Single-Family Residential, Multiplexes, Townhouses, Retail, Offices, Restaurants	Single-Family Residential, Multiplexes, Townhouses, Multifamily Residential, Personal Services, Retail, Offices, Restaurants, Hotels[2], Garden Centers, Essential Services, Clinic, Day Care Centers, Educational Facility (Culinary School), Entreprenuership/Innovation Center, Indoor Animal Services	Agricultural, Event Venue (Tobacco Barn), Museum, Office

[1]For Multifamily Building type, facades along the street shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units

[2]The Hotel is made up of the main building and outbuildings like cottages that have multiple keys per building and are contextually appropriate with the area.

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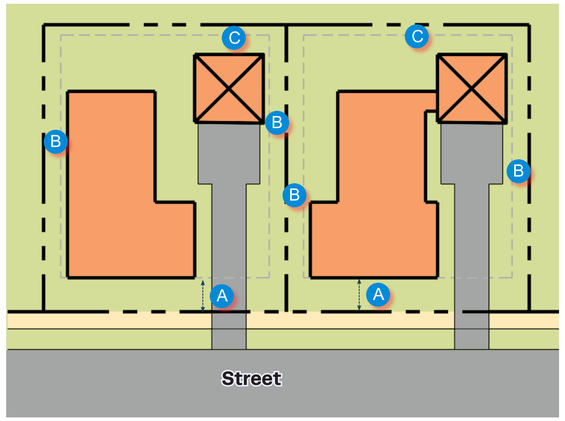
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REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

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SITE DATA TABLE

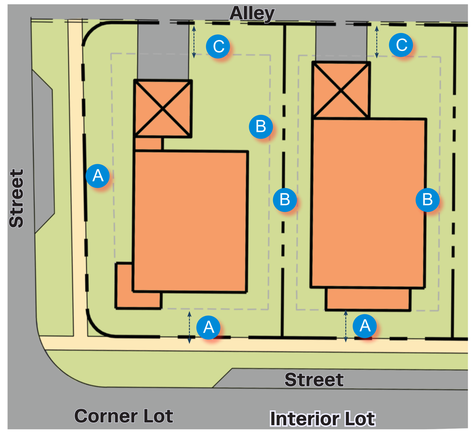
C2.11

CD-3 Neighborhood Single Family Interior and Corner Lots – Front Loaded



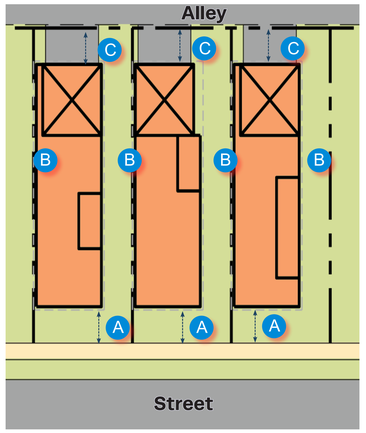
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min, unless lot is less than 100 ft deep then 3 ft min	C

CD-3 Neighborhood Single Family Interior and Corner Lots – Alley Loaded



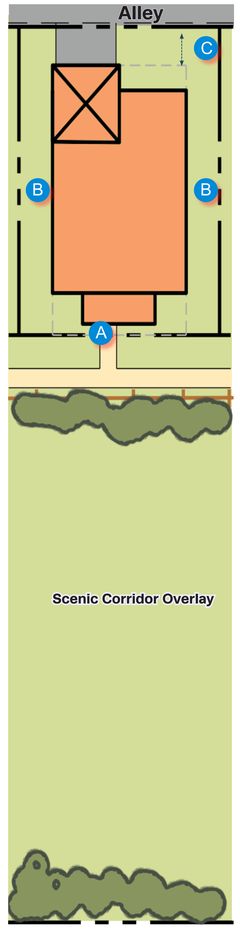
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

CD-3 Single Family – 40 ft wide or less



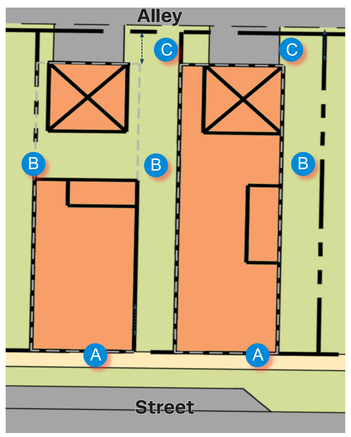
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	0 ft min on one side and 10 ft min on the other	B
Rear Setback	10 ft min	C

Scenic Cooridor Overlay Lot



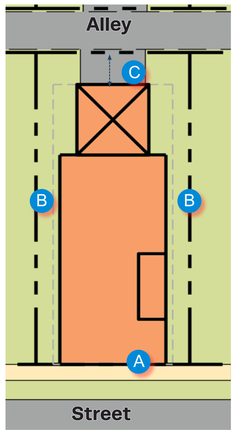
Setbacks		
Principal Building		
Front Setback	0 ft min from back of Scenic Corridor Overlay	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

CD-4 Single Family – 40 ft wide or less



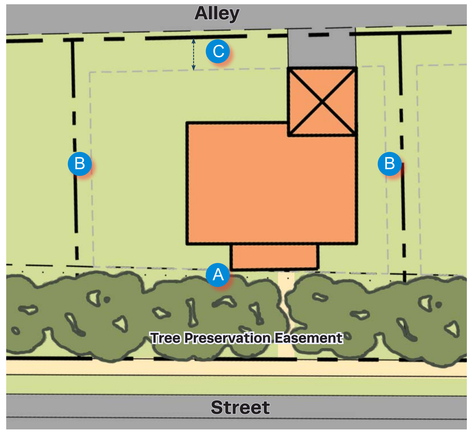
Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	0 ft min on one side and 10 ft min on the other	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

CD-4 Neighborhood Single Family Lot – Alley Loaded



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

Single Family Lot with Tree Preservation Easement



Setbacks		
Principal Building		
Front Setback	0 ft min from back of easement	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

*these are the typical lot types, additional lot types may be provided at site plan

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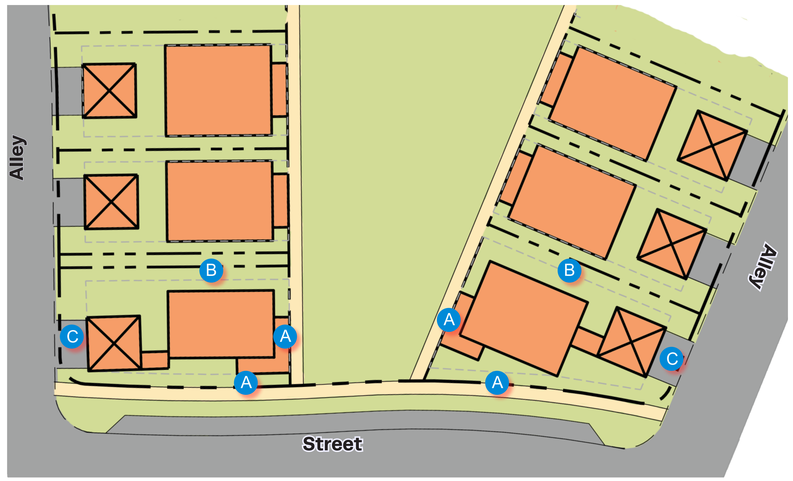
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LOT TYPE DIAGRAMS

C2.12

Single Family Courtyard



Setbacks		
Principal Building		
Front Setback	0 ft min facing courtyard, 5 ft min facing street	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

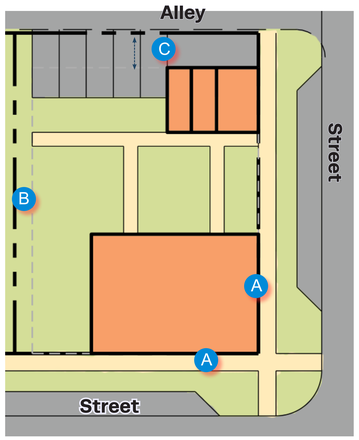
Townhouse with Private Open Space Easement (2400 sq ft min)



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	0 ft min attached, otherwise 5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

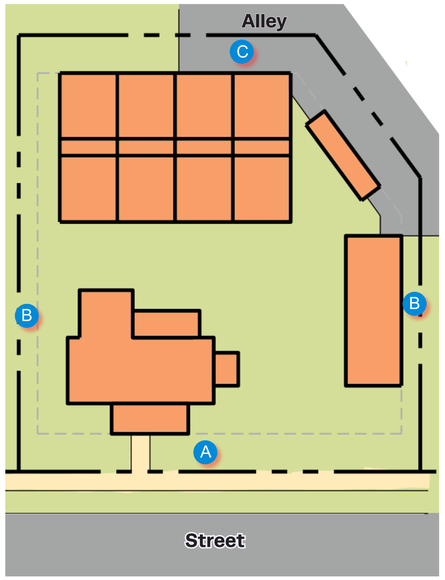
*these are the typical lot types, additional lot types may be provided at site plan

Multiplex Lots



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

Farm Compound (70% open space)



Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

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LOT TYPE DIAGRAMS

C2.13



Development Approach & Open Space

The Armistead Property's site design utilizes the clustered development pattern. **This approach is known to preserve open space and rural character by densifying uplands leaving environmentally sensitive areas and natural systems intact.** In Envision Franklin, this approach is called Conservation Subdivision. The majority of the property is within Conservation Subdivision with approximately 29 acres in Neighborhood Mixed-Use. The plan directs the highest intensity of development within the Neighborhood Mixed Use. Within Conservation Subdivision 50% is required to be in open space, the plan provides 50% of the total site acreage, not just the Conservation Subdivision acreage, in open space.

Legend

- Natural Area
- Formal Open Space
- Agricultural
- Farm Park Natural Area

OPEN SPACE DATA CHART	
Site Acreage:	192.688 Acres
Minimum Open Space Acreage Required (except for Natural Area):	9.63 Acres

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Parkland Dedication	Total Minus Parkland Dedication
1	Greenway	3.99 acres		
2	Neighborhood Amenities	2.65 acres		
3	Pocket Park	.39 acres		
4	Courtyard	2.05 acres		
5	Square/Green	1.60 acres		
6	Plaza/Outdoor Dining	2.27 acres		
Total Formal Open Space		12.95 acres	.79 acres	12.16 acres
7	Natural Area	35.45 acres	.35 acres	35.10 acres
8	Agriculture	48.78 acres	.97 acres	47.81 acres
9	Farm Park Natural Area	3.46 acres	.47 acres	2.99 acres
Total Provided:		**100.64 acres**	**2.58 acres**	**98.06 acres**

Natural Area
35.10 acres — 18%

Agriculture
47.81 acres — 25%

Formal Open Space
12.16 acres — 6%

Farm Park Natural Area
2.99 acres — 2%

Total Open Space
98.06 acres — 51%

0 150 300
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DEVON K. CLARK — 08/01/2024 — STATE OF TENNESSEE

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OPEN SPACE PLAN

C2.14



Legend

- Street Frontage
- Scenic Corridor Overlay Street Frontage

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JOHN K. DECOSTER
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STATE OF TENNESSEE
08/01/2024

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FRONTAGE DIAGRAM

C2.15



Legend

Block Perimeter

0 150 300

Scale : 1"=150'

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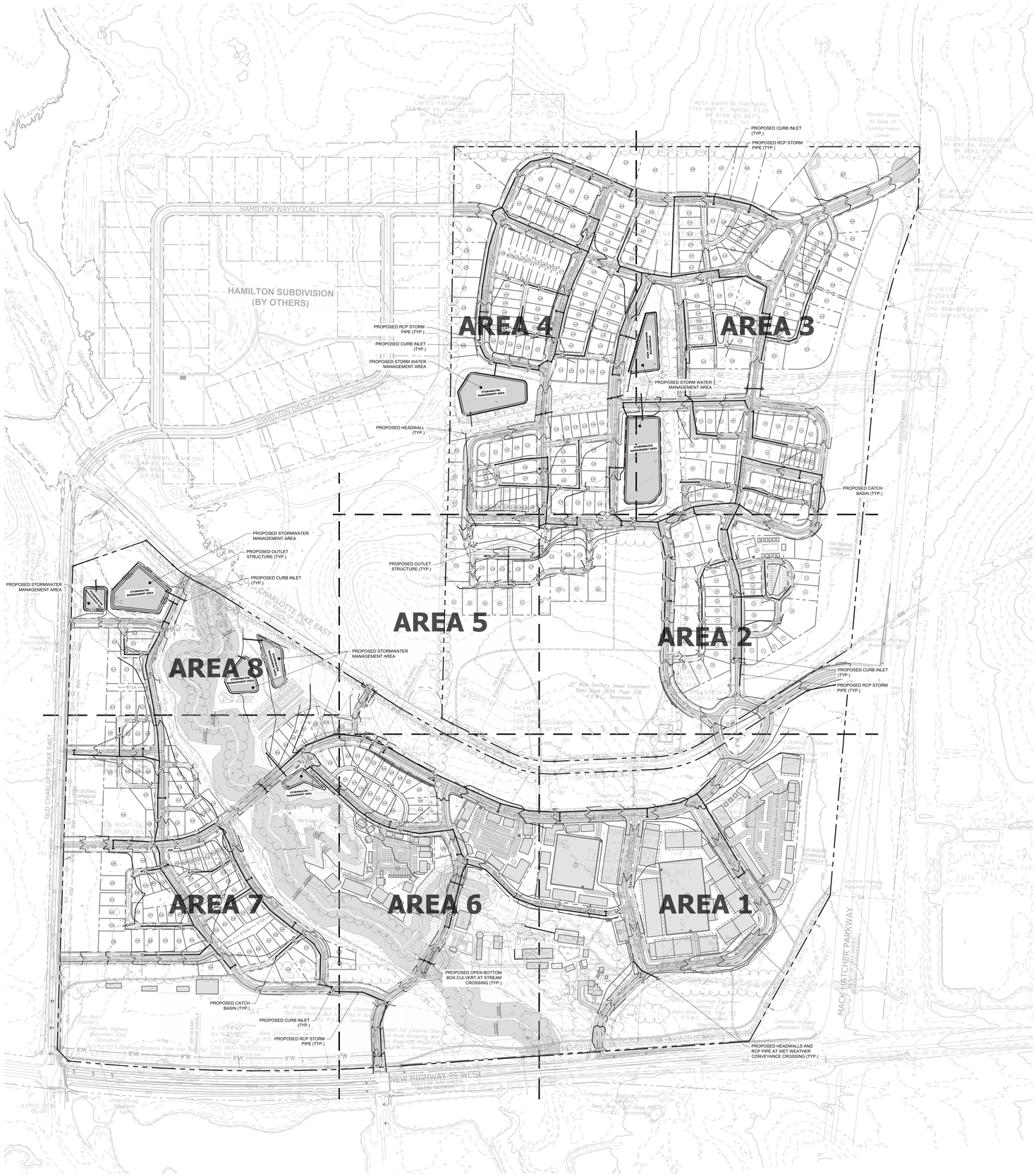
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BLOCK PERIMETER DIAGRAM

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CITY OF FRANKLIN 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 CAUSE 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.

STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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

TREE PROTECTION NOTE:

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

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

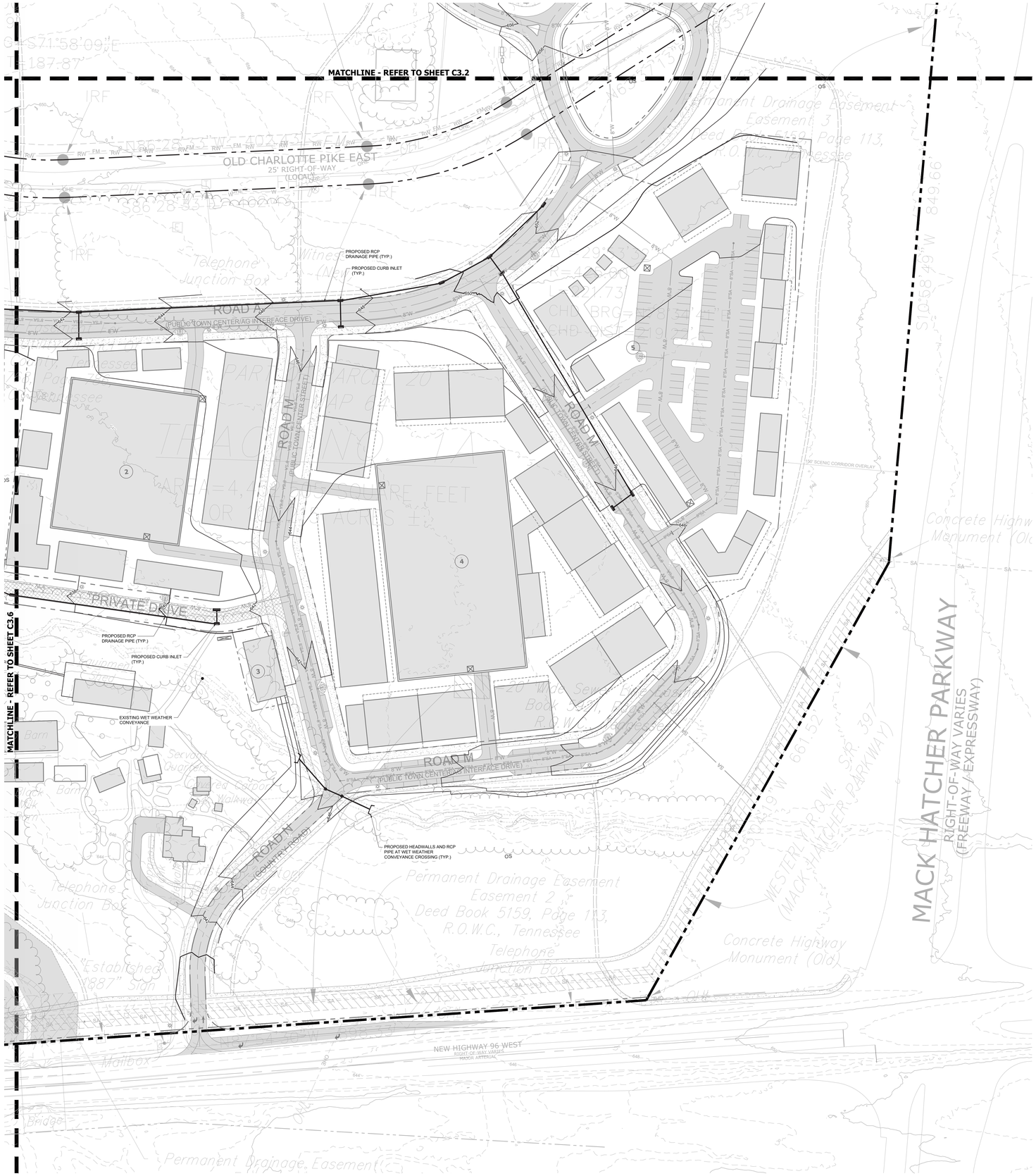
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL GRADING & DRAINAGE PLAN

C3.0



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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

TREE PROTECTION NOTE:

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

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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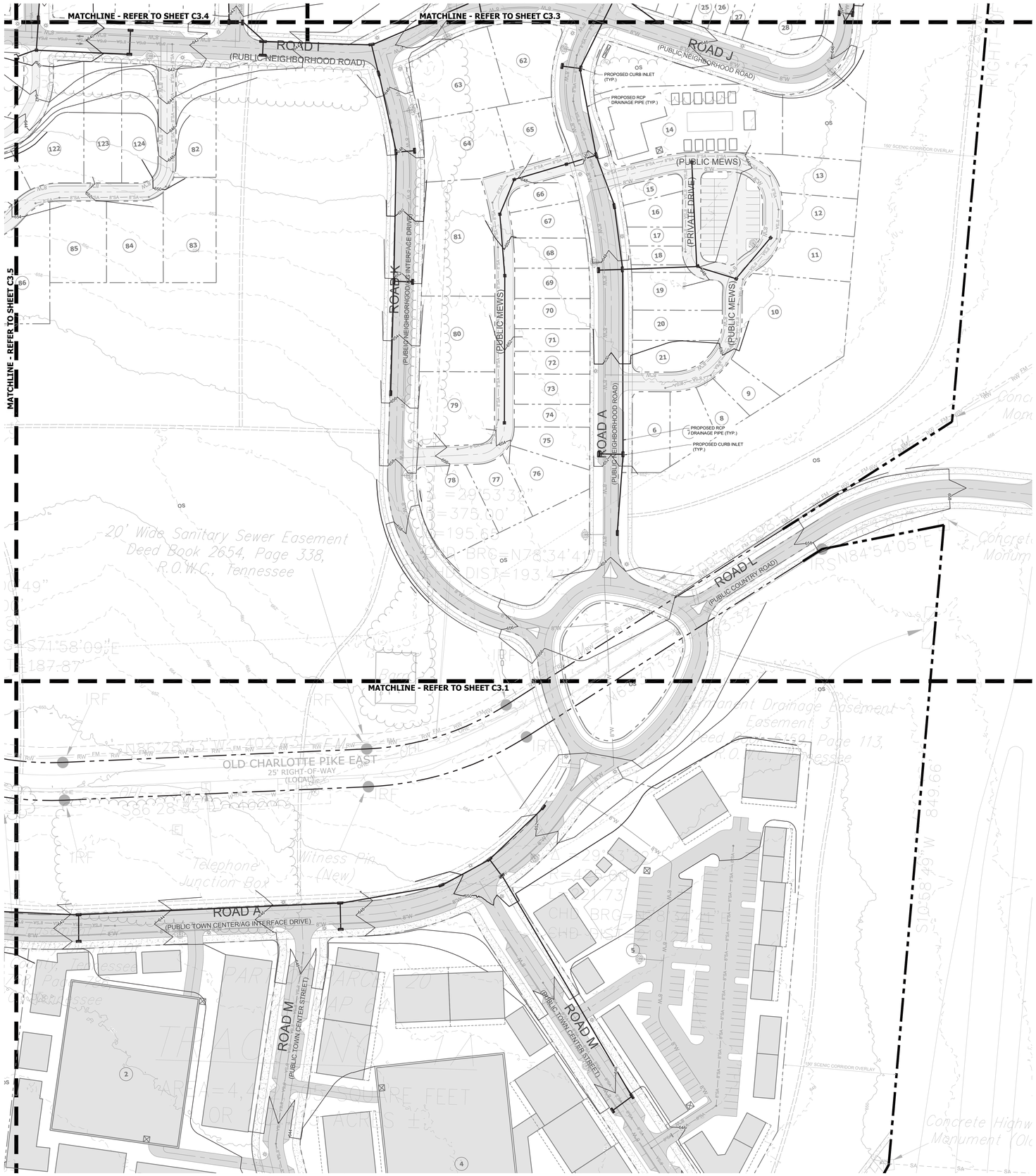
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 1

C3.1



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

DEAN E. DECOSTER
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 2

C3.2



0 50 100
Scale: 1"=50'

CITY OF FRANKLIN 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.
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STORMWATER NOTE:

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RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
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STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 3

C3.3



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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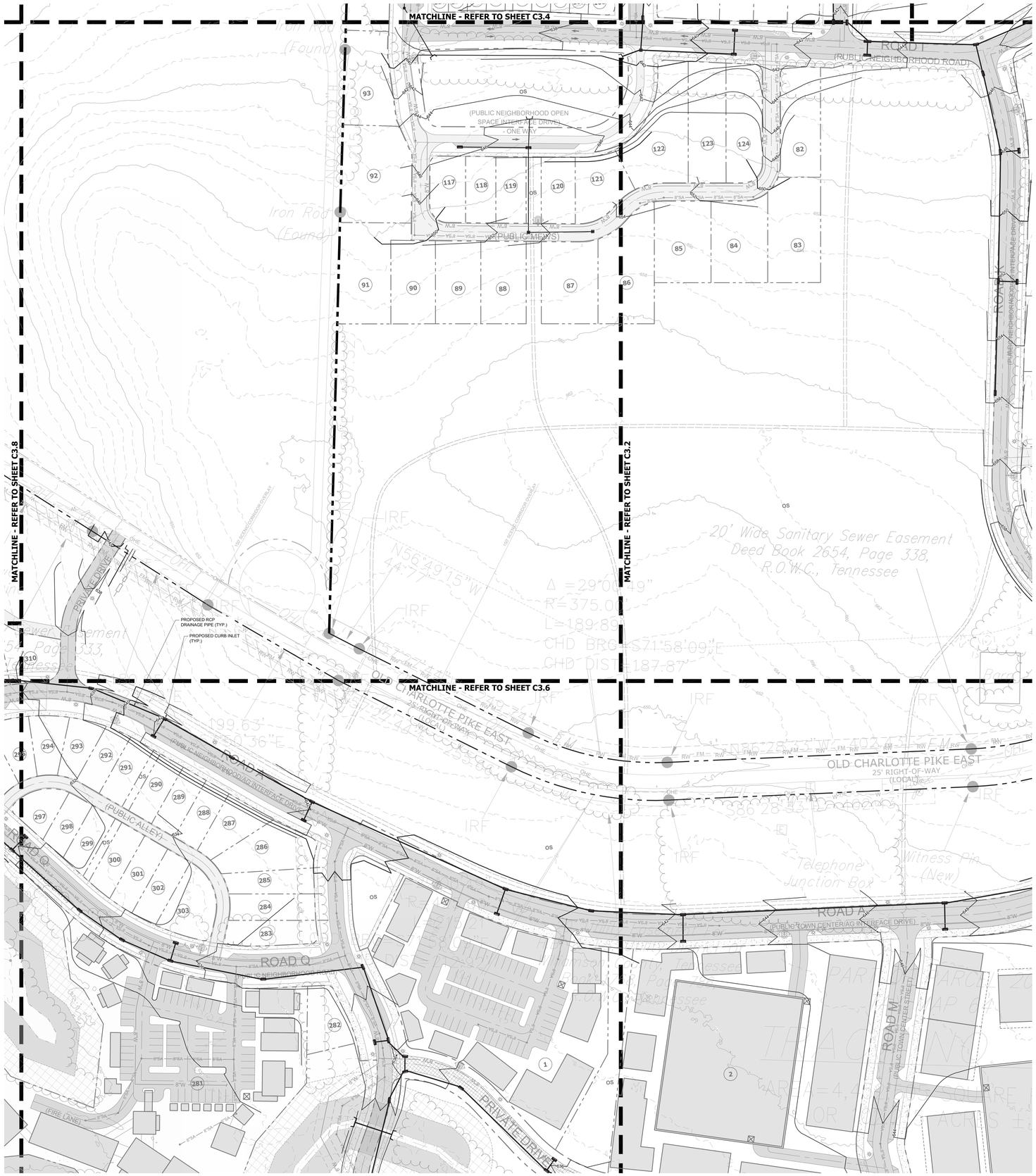
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Licensed Professional Engineer
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 4

C3.4



CITY OF FRANKLIN 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.
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RIPARIAN NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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CHARACTER DEVELOPMENT

T·P·U·D·C

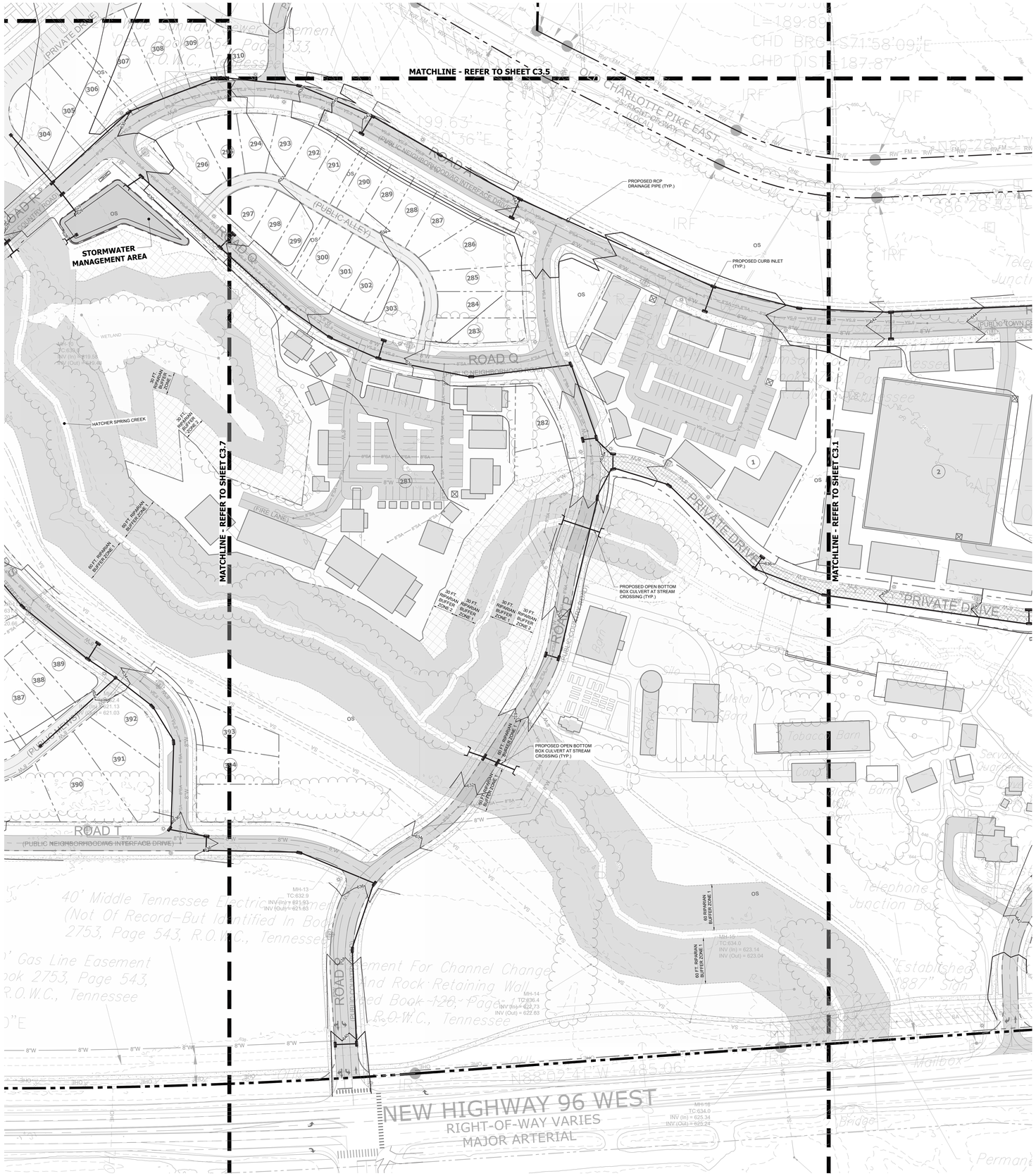
CSDG
Planning | Engineering
Landscape Architecture

JOHN E. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 5

C3.5



CITY OF FRANKLIN 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 CAUSE 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.

STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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

TREE PROTECTION NOTE:

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

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

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Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 6

C3.6



CITY OF FRANKLIN 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.
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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.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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

TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

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LEAH E. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
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Designed:	CAM
Drawn:	LEB
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Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 7

C3.7



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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STORMWATER NOTE:

- XXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

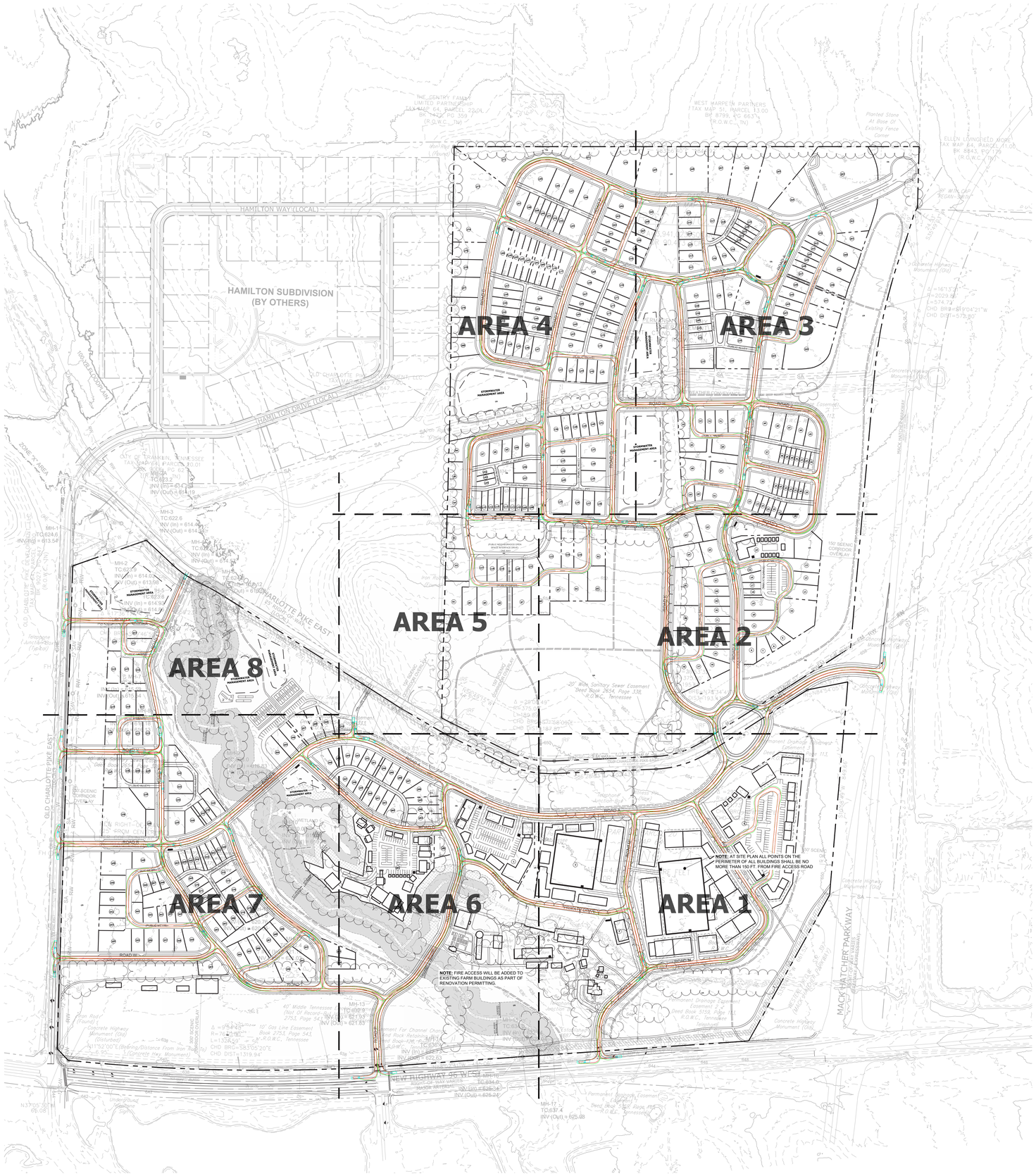
CSDG
Planning | Engineering
Landscape Architecture

Dean R. DeCosta
09/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 8

C3.8



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY 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.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

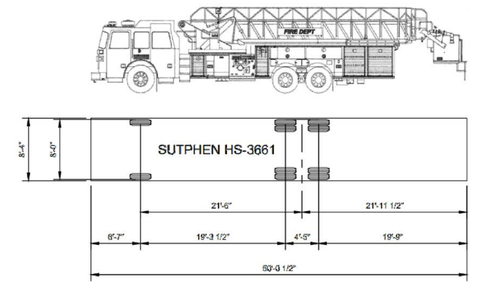
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2. A 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, THE APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

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Short Properties GP

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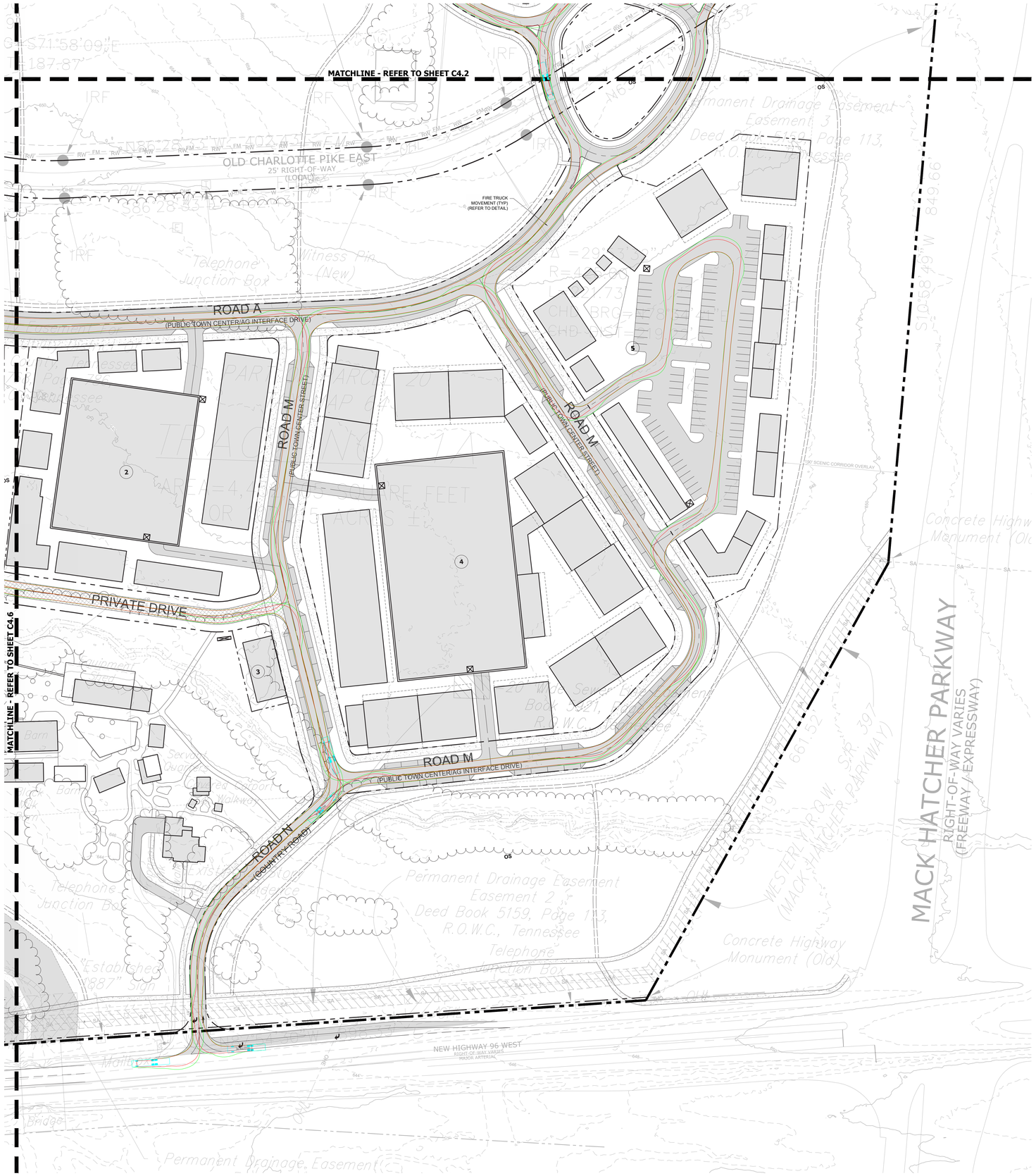
CSDG
Planning | Engineering
Landscape Architecture

SEAL E. DECOSTE 37 LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL ROW & ACCESS PLAN

C4.0



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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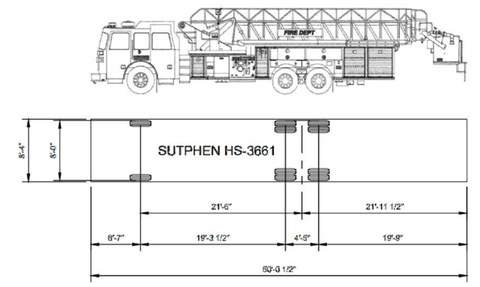
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3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

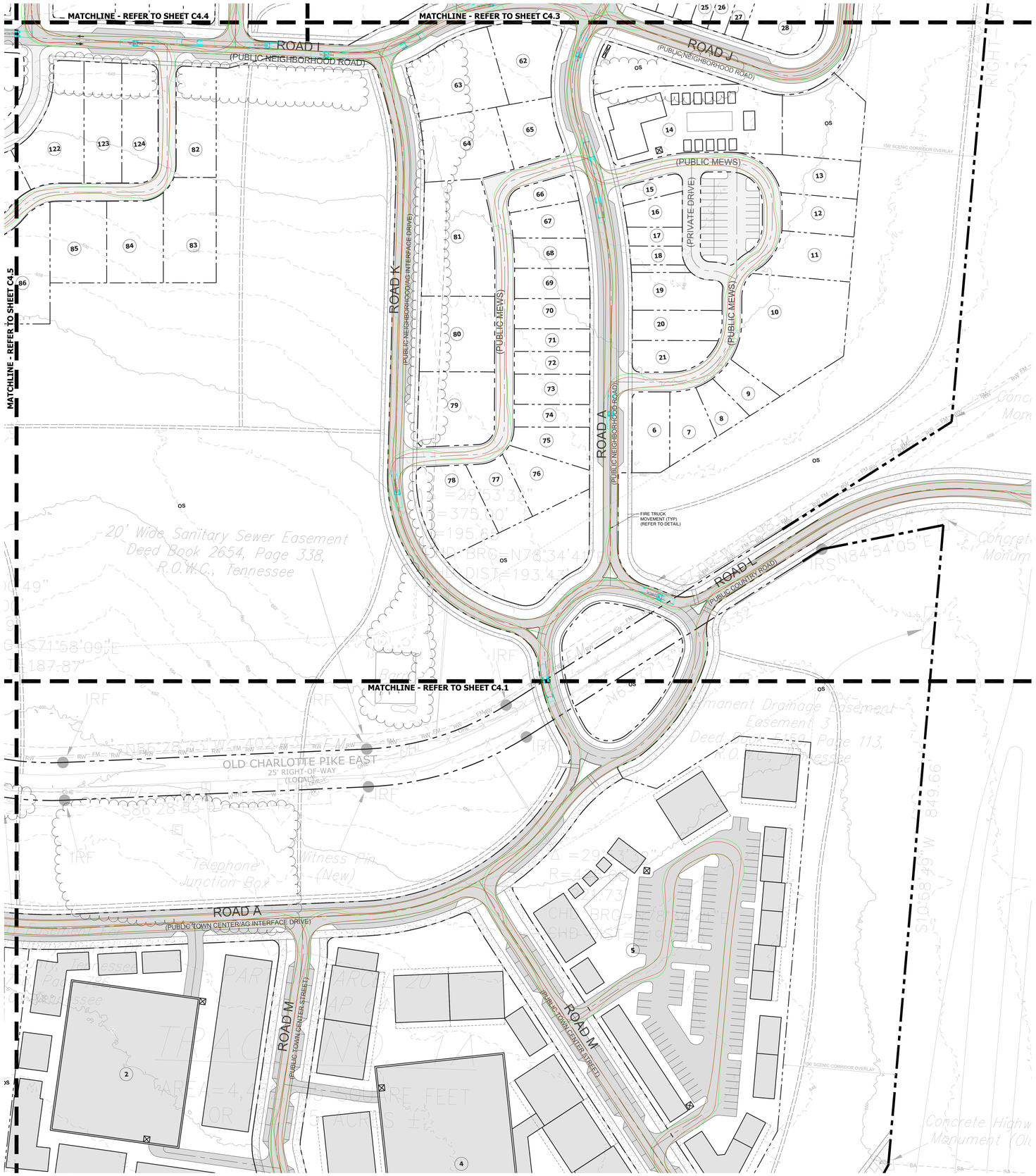
CSDG
Planning | Engineering
Landscape Architecture

JASON E. DRIGGERS
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 1

C4.1



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY 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.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

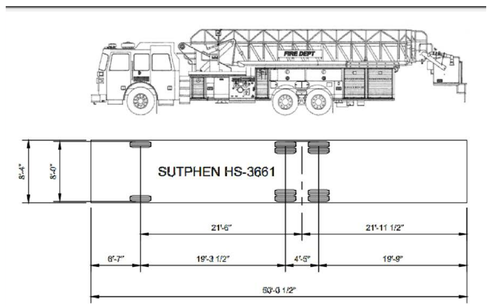
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30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

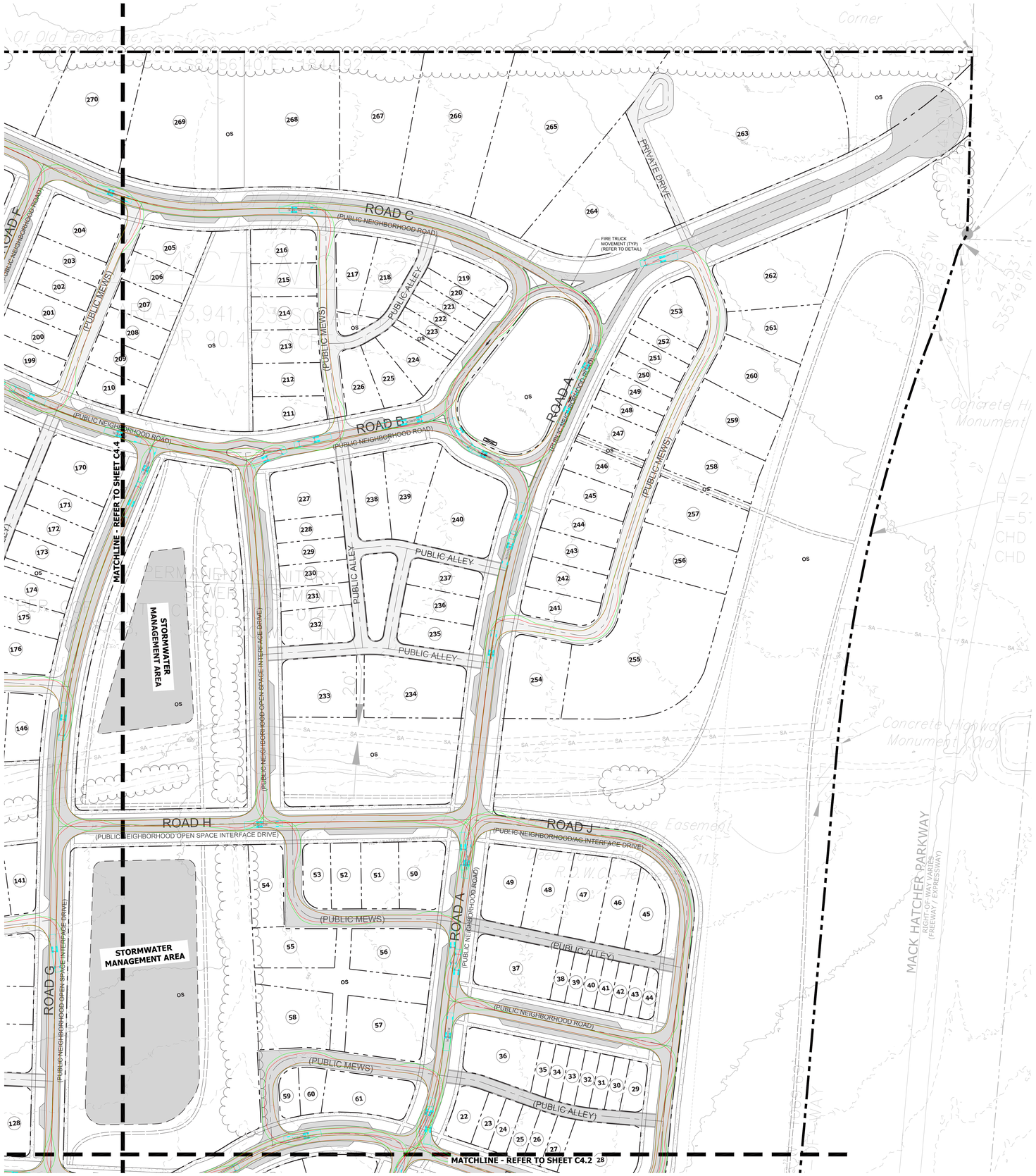
CSDG
Planning | Engineering
Landscape Architecture

Dean K. Decosimo
Licensed Professional Engineer
State of Tennessee
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 2

C4.2



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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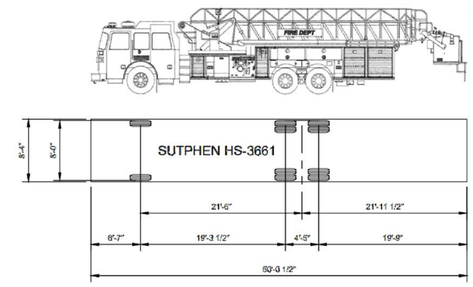
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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

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NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

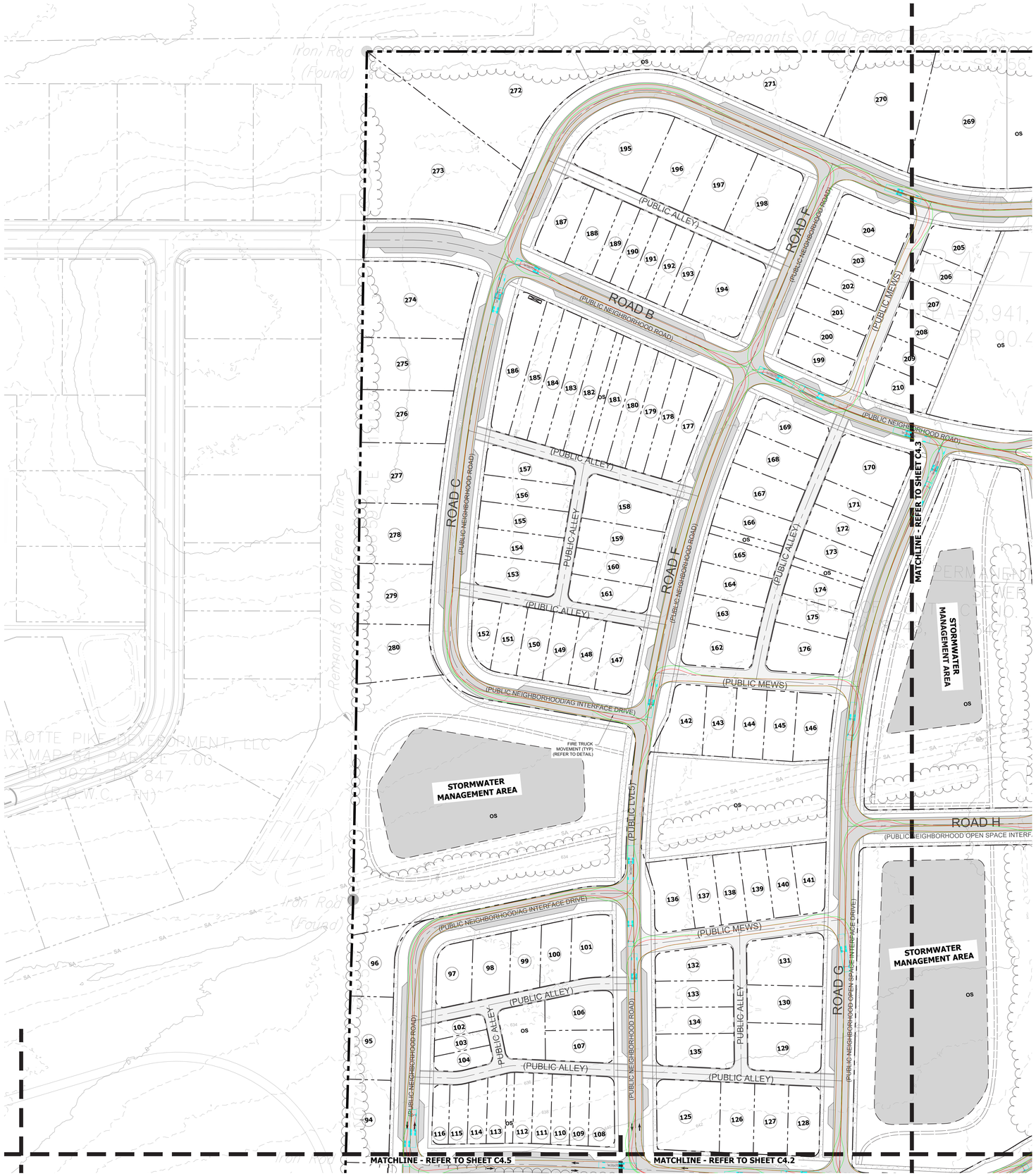
CSDG
Planning | Engineering
Landscape Architecture

DEAN E. DECKER
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 3

C4.3



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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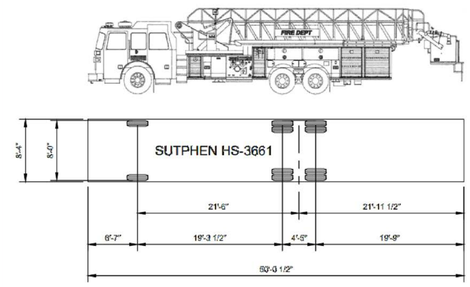
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BUFFER LEGEND

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30' WIDE RIPARIAN BUFFER - ZONE 2

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Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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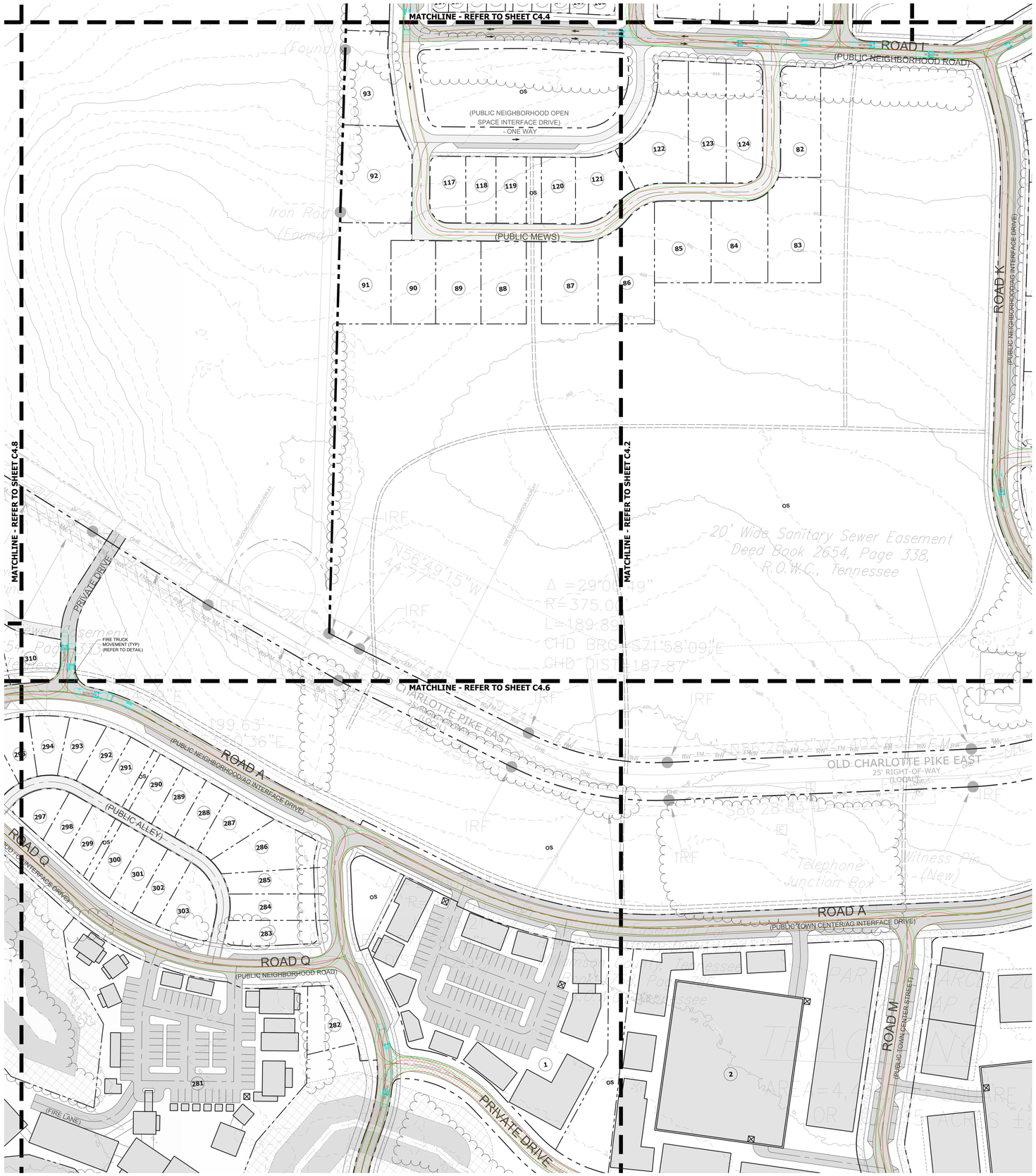
CSDG
Planning | Engineering
Landscape Architecture

Dean R. Decosta
Licensed Professional Engineer
State of Tennessee
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 4

C4.4



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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FIRE TRUCK ACCESS NOTE:

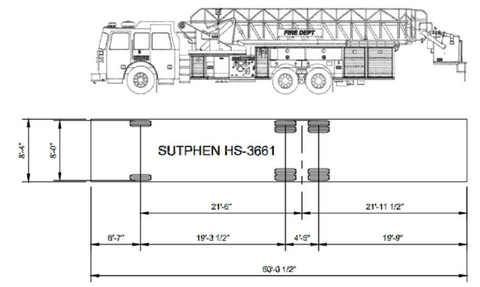
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3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

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= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

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armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

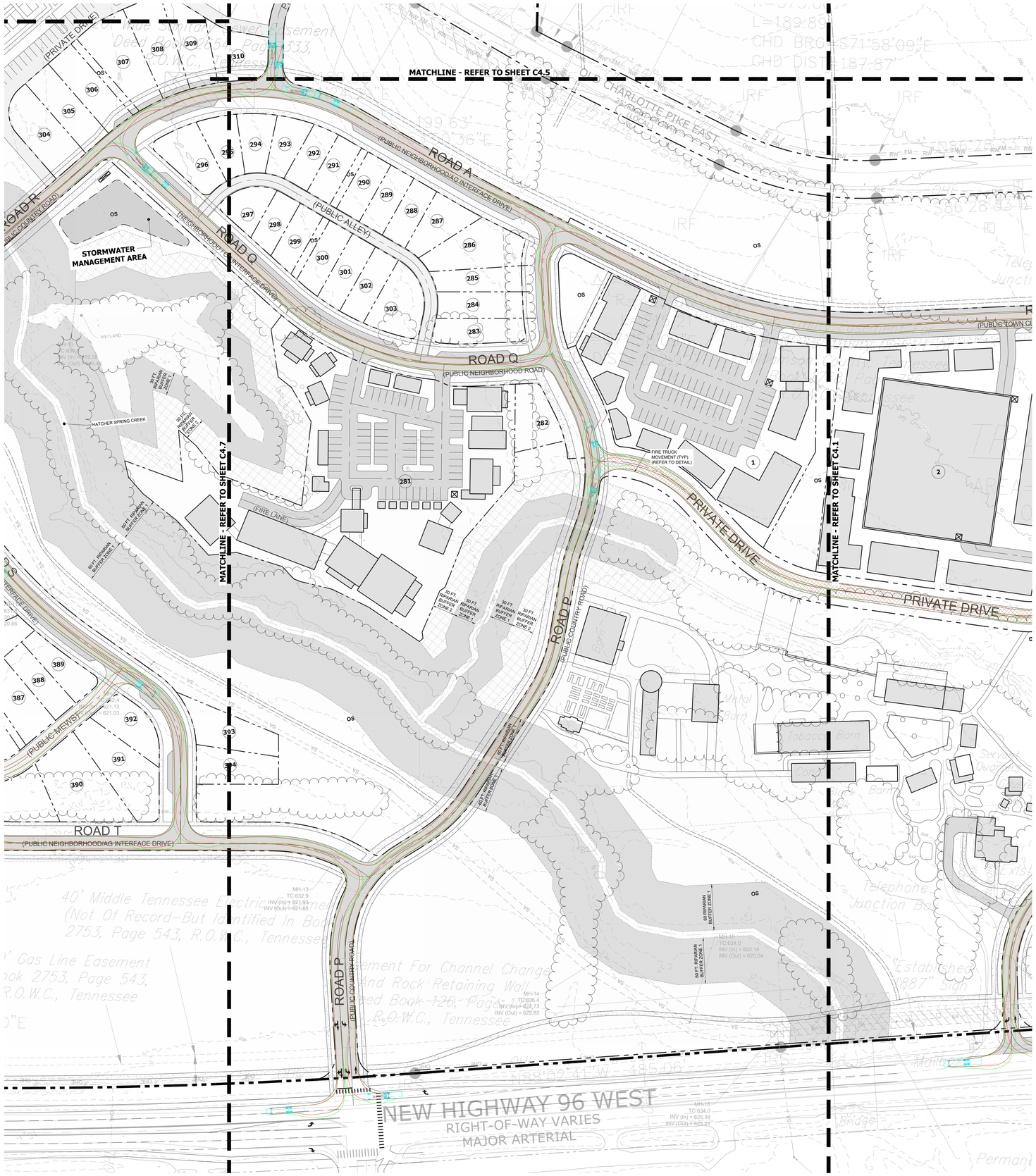
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LEAH E. DECOSTER
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STATE OF TENNESSEE
08/01/2024

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Drawn:	LEB
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Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 5

C4.5



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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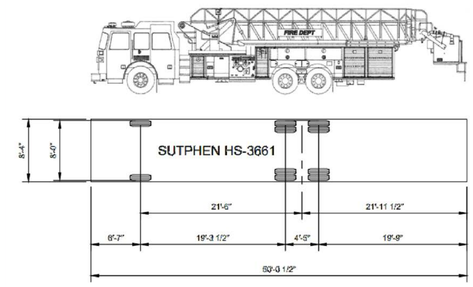
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SITE INFORMATION

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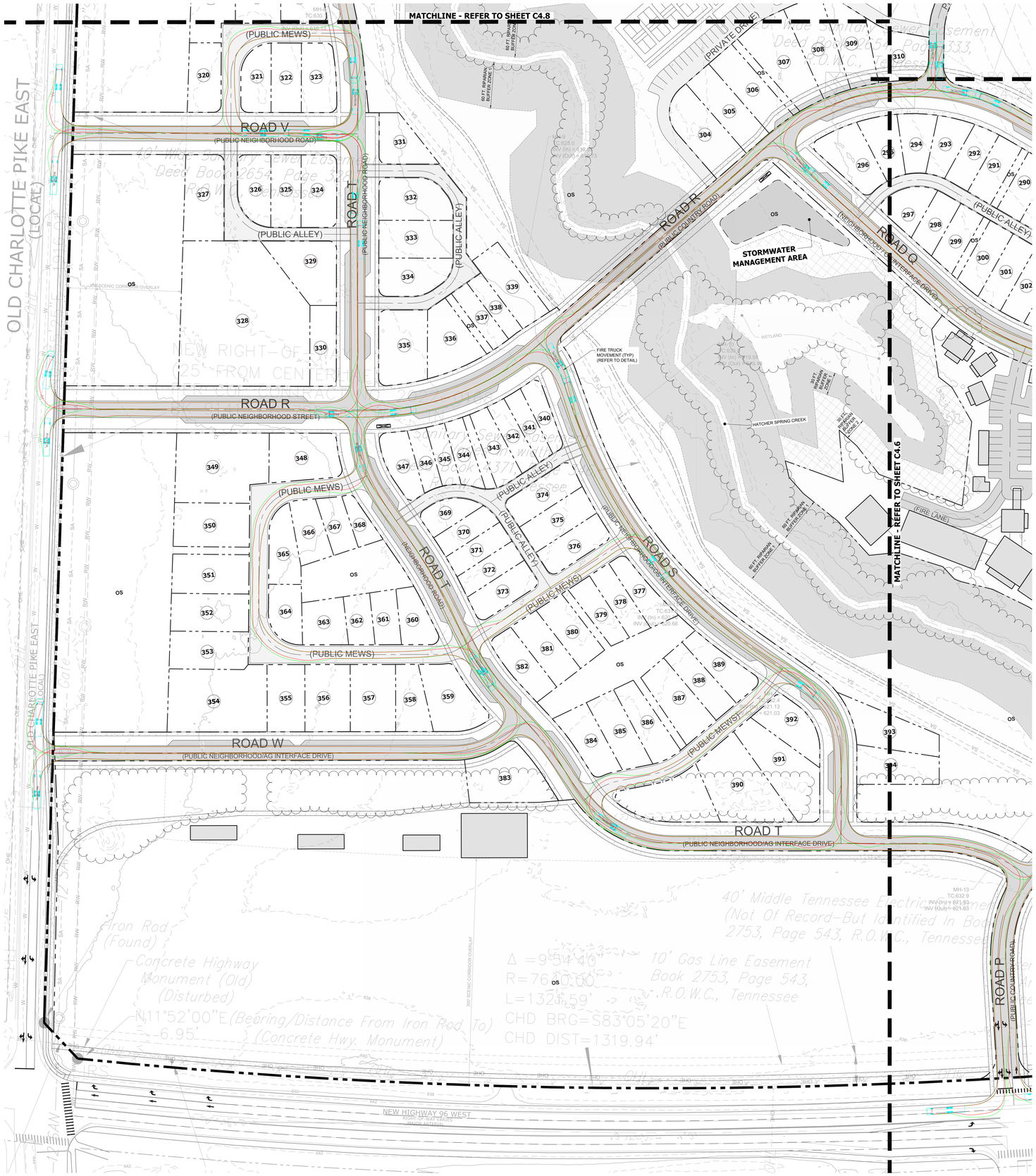
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ROW & ACCESS PLAN - AREA 6

C4.6



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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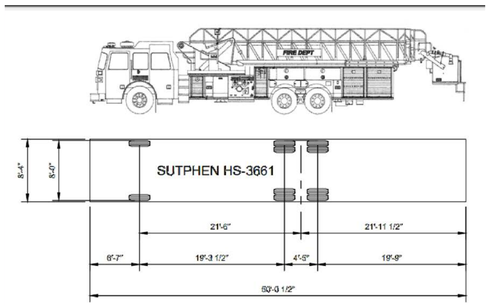
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BUFFER LEGEND

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SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
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JOHN K. DECOSTER
REGISTERED
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STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 7

C4.7



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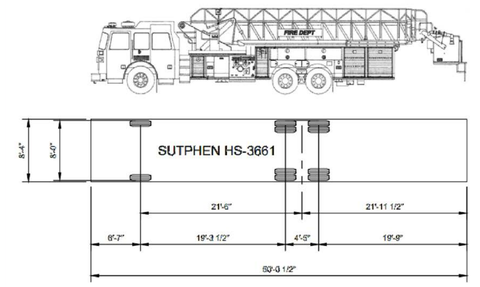
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30' WIDE RIPARIAN BUFFER - ZONE 1

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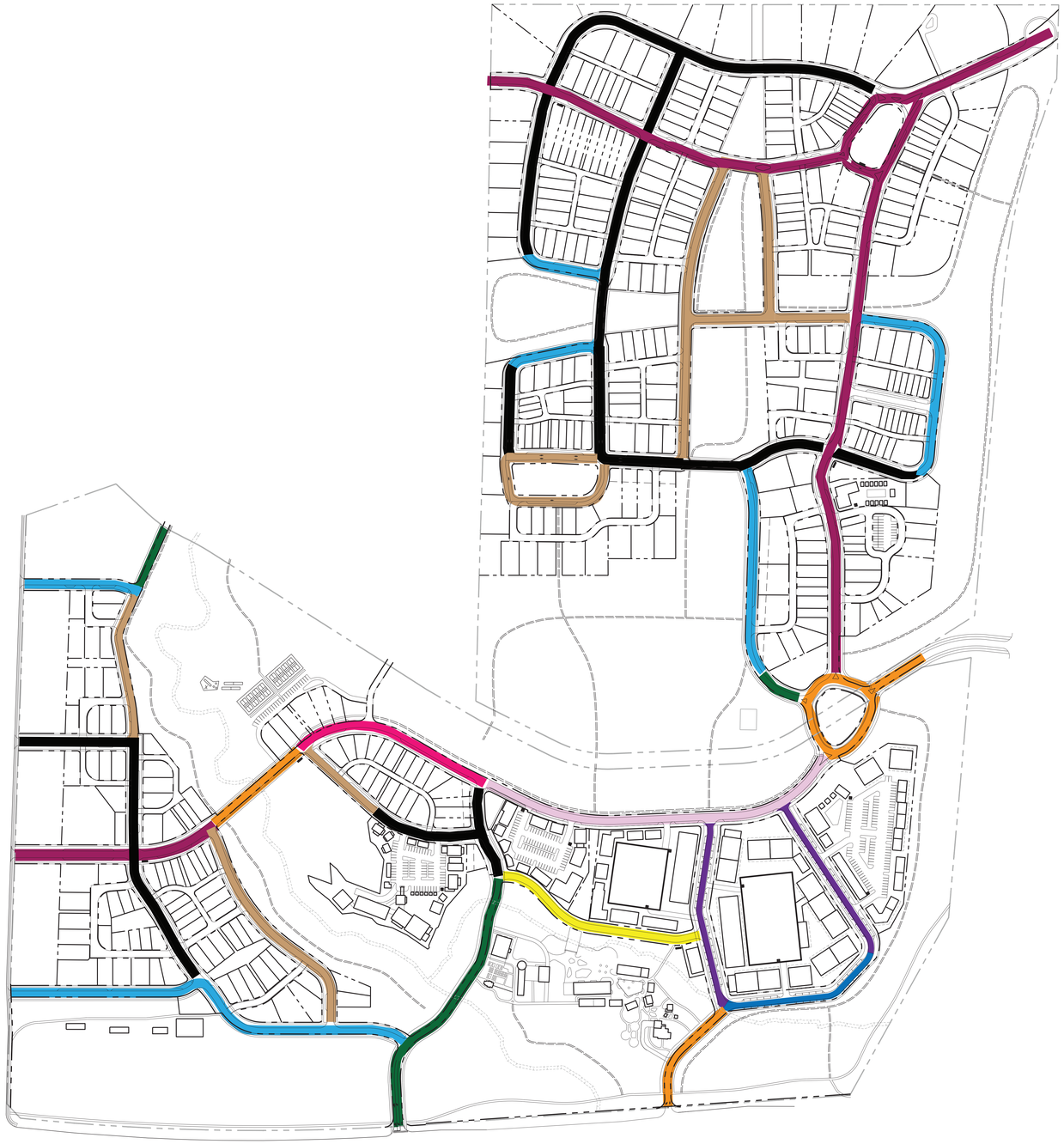
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ROW & ACCESS PLAN - AREA 8

C4.8



Legend

- NEIGHBORHOOD STREET (11 FT LANES)
- COUNTRY ROAD (11 FT LANES)
- TOWN CENTER/AG INTERFACE DRIVE (11 FT LANES)
- NEIGHBORHOOD/AG INTERFACE DRIVE (11 FT LANES)
- NEIGHBORHOOD ROAD (10 FT LANES)
- NEIGHBORHOOD/OPEN SPACE INTERFACE DRIVE (10 FT LANES)
- NEIGHBORHOOD/AG INTERFACE DRIVE (10 FT LANES)
- TOWN CENTER STREET (10 FT LANES)
- COUNTRY ROAD (10 FT LANES)
- TOWN CENTER/AG INTERFACE DRIVE (10 FT LANES)
- SHARED STREET
- MEWS (Note: Residential fire sprinklers will not be required if the mews is 22-feet wide)
- ALLEYS

0 150 300
Scale : 1"=150'

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T·P·U·D·C

CSDG
Planning | Engineerin
Landscape Architectur

DATE: 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
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THOROUGHFARE TYPE PLAN

C4.9



Legend

- Sidewalk 5'
- Rural Path
- Woonerf
- Woonerf



- **MOS 4: Section 9.6.1.A Streets and Circulation – Pedestrian Circulation – Placement and Connections**
  Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
  A Modification is requested to allow sidewalks only on 1 side of public and private streets. However, we will still provide pedestrain circulation in the form of a rural path outside of the ROW on the otherside of the street. This is provided only on streets adjacent to agriculture or natural areas in keeping with the character of the project.



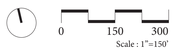
- **MOS 5: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route.
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage. This is in keeping with the character of the project.



- **MOS 6: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for multifamily buildings along the SCO. This is in keeping with the character of the project and the intent of the SCO frontage.



- **MOS 8: Section 11.7 – Open Space – Courtyard – Features (see Sheet C4.10 Pedestrian Network)**
  Standard: The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street.
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for buildings in courtyards. This is in keeping with the character of the project. See renderings for an example of the character that is intended for the courtyards.



armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineerin
Landscape Architectur

SEAN K. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

PEDESTRIAN NETWORK

C4.10

NEIGHBORHOOD STREET/NEIGHBORHOOD ROAD



TOWN CENTER/AG INTERFACE DRIVE



NEIGHBORHOOD/OPEN SPACE INTERFACE DRIVE



COUNTRY ROAD



NEIGHBORHOOD/AG INTERFACE DRIVE



TOWN CENTER STREET



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FRANKLIN, TN

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CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER
REGISTERED LANDSCAPE ARCHITECT
No. 000104
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	NTS
Date of Submittal:	08/01/2024
Date of Revision(s):	

TYPICAL CROSS-SECTIONS

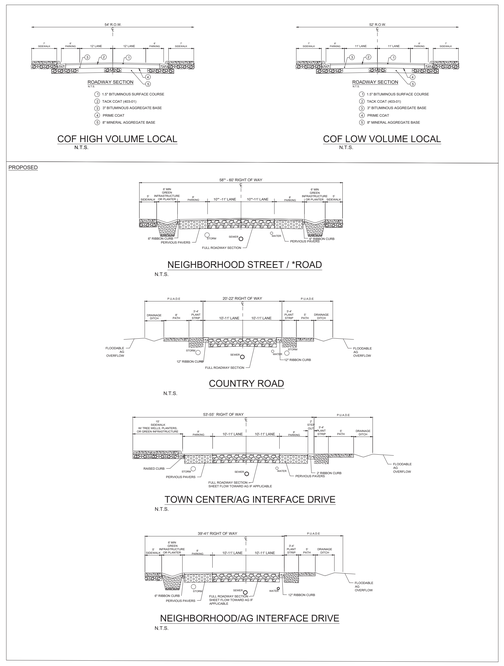
C4.11

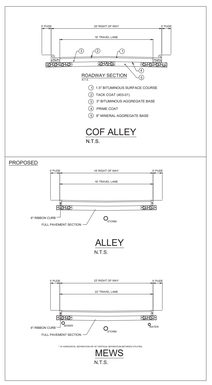
SHARED STREET

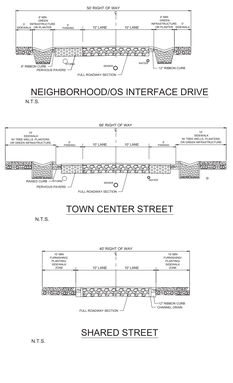


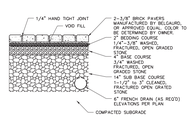
SIDEWALK | SEPARATION ZONE | TRAVEL LANE | TRAVEL LANE | SEPARATION ZONE | SIDEWALK

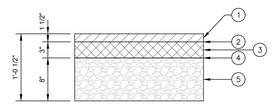
Engineered Versions











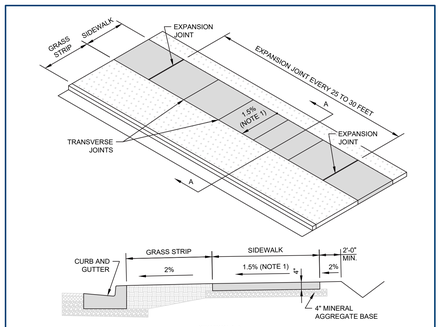
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 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

HISTORIC FRANKLIN TENNESSEE	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RD-3
	NOT TO SCALE		



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RP-8
	NOT TO SCALE		

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

JASON K. DECOSTER — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	NTS
Date of Submittal:	08/01/2024
Date of Revision(s):	

TYPICAL CROSS-SECTIONS (CONTINUED)

C4.12



0 150 300
Scale : 1"=150'

Legend

- Parking Lot
- Parking Structure
- On-Street Parking

Parking Type	Number of Spaces
Parking Lot	197
Parking Structure	504
On-Street Parking	166
Total Spaces	**867**

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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

064 02000 00005064
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CHARACTER DEVELOPMENT

T·P·U·D·C

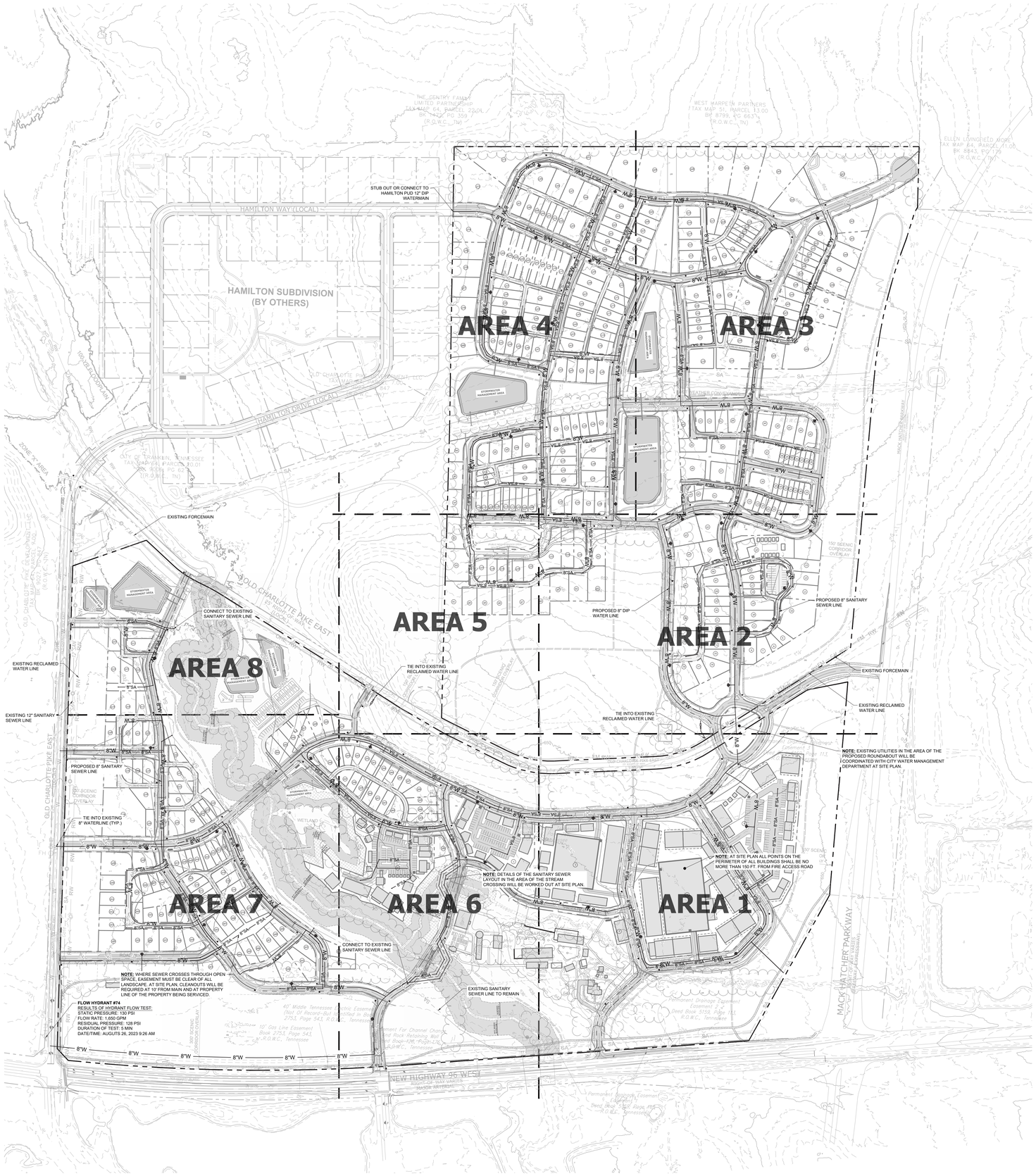
CSDG
Planning | Engineerin
Landscape Architectur

JOHN R. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

CD-4V PARKING DIAGRAM

C4.13



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FIRE WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
  - NAME: BEN MCNEIL
  - PHONE: (615)-794-4554
- HB & TS UTILITY DISTRICT
  - NAME: CODY LOVETT
  - PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

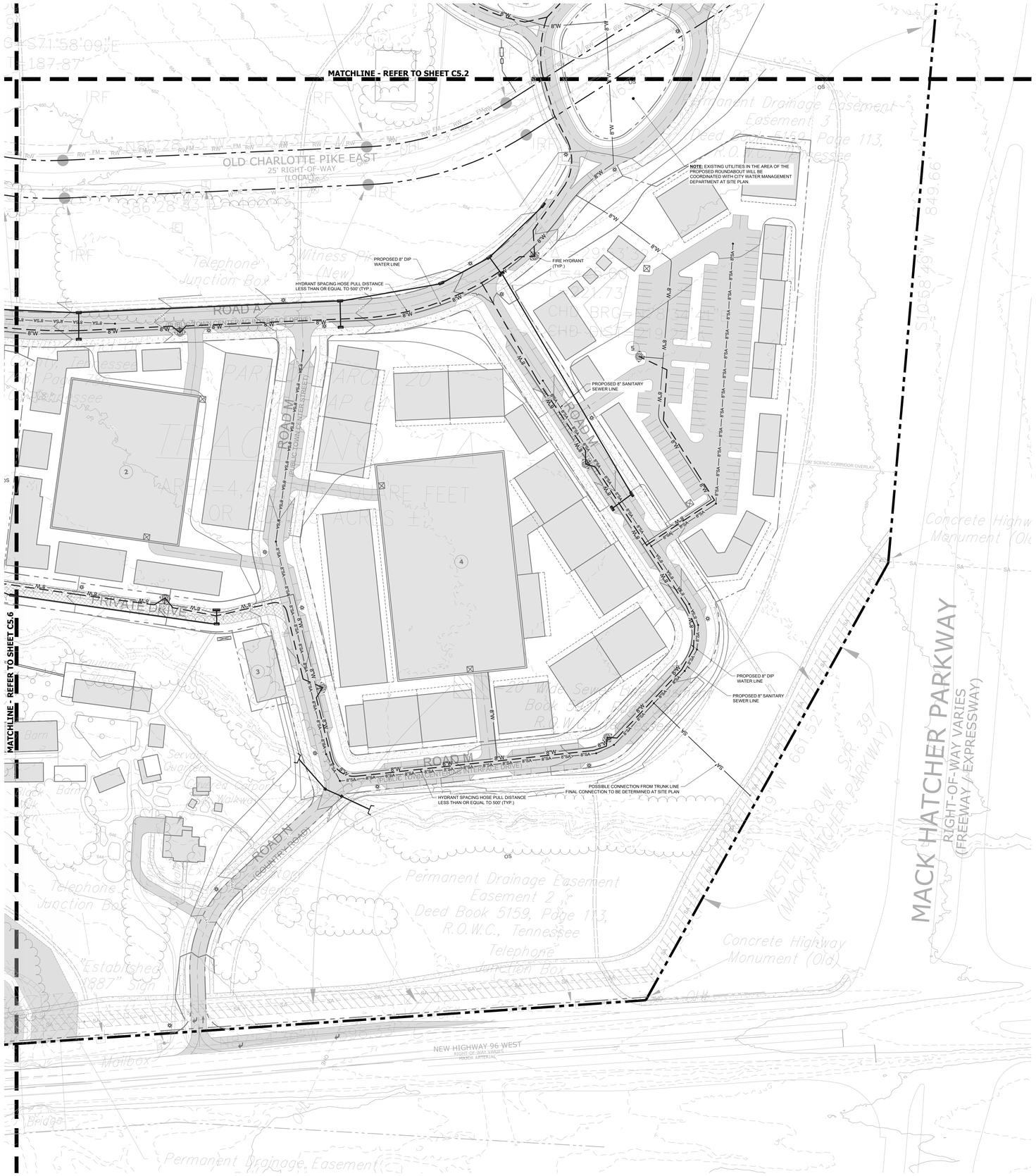
CSDG
Planning | Engineering
Landscape Architecture

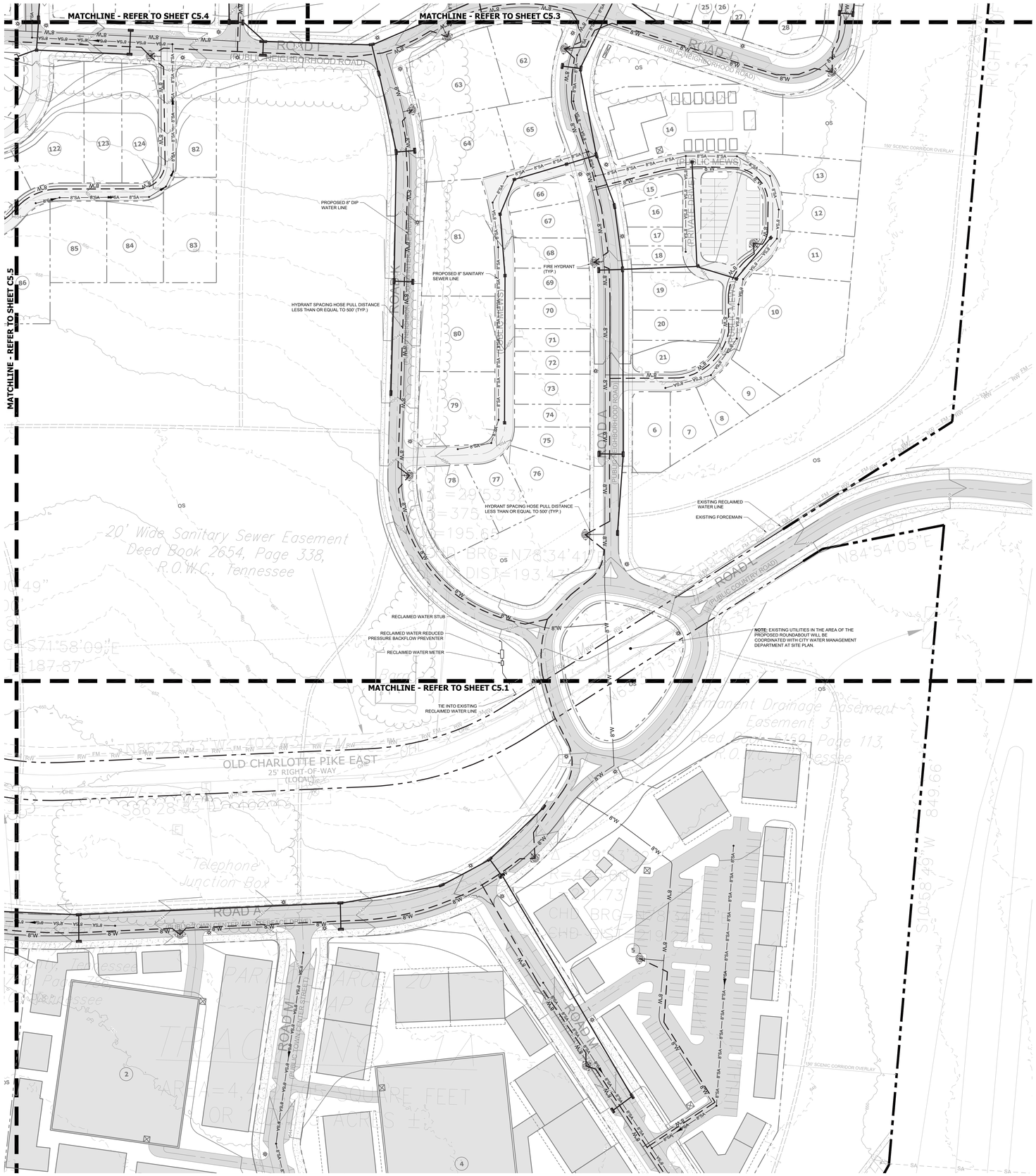
JOHN K. DECOSTER
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL UTILITY PLAN

C5.0


MATCHLINE - REFER TO SHEET C5.2
MATCHLINE - REFER TO SHEET C5.6
OLD CHARLOTTE PIKE EAST
25' RIGHT-OF-WAY
(LOCAL)
ROAD A
ROAD M
ROAD N
(SOUTH TRY-ROAD)
PRIVATE DRIVE
NEW HIGHWAY 96 WEST
RIGHT-OF-WAY VARIES
MAJOR ARTERIAL
MACK HATCHER PARKWAY
RIGHT-OF-WAY VARIES
(FREEWAY / EXPRESSWAY)
WESTERN R.O.W.
(MACK HATCHER PARKWAY)
NOTE: EXISTING UTILITIES IN THE AREA OF THE PROPOSED ROUNDABOUT WILL BE COORDINATED WITH CITY WATER MANAGEMENT DEPARTMENT AT SITE PLAN.
PROPOSED 8" DIP WATER LINE
FIRE HYDRANT (TYP.)
HYDRANT SPACING HOSE PULL DISTANCE LESS THAN OR EQUAL TO 500' (TYP.)
PROPOSED 8" SANITARY SEWER LINE
PROPOSED 8" DIP WATER LINE
PROPOSED 8" SANITARY SEWER LINE
HYDRANT SPACING HOSE PULL DISTANCE LESS THAN OR EQUAL TO 500' (TYP.)
POSSIBLE CONNECTION FROM TRUNK LINE
FINAL CONNECTION TO BE DETERMINED AT SITE PLAN
Permanent Drainage Easement
Easement 2
Deed Book 5159, Page 113,
R.O.W.C., Tennessee
Permanent Drainage Easement
Easement 3
Deed Book 5159, Page 113,
R.O.W.C., Tennessee
Concrete Highway Monument (Old)
"Established 1887" Sign
Mailbox
Bridge
Barn
Telephone Junction Box
Witness Post
Utility Pole
Guy Wire
Sewer Manhole
Water Valve
Water Meter
Fire Hydrant
Gas Valve
Gas Meter
Light Pole
Sign
Mail Box
Bollard
Flag Pole
Electric Box
Cable Box
Cable Pedestal
Fiber Optic Box
Fiber Optic Pedestal
Fiber Optic Vault
Telephone Pedestal
Telephone Vault
Irrigation Control Valve
Irrigation Quick Coupler Valve
Irrigation Remote Control Valve
Irrigation Sprinkler
Irrigation Well
Irrigation Backflow Preventer
Irrigation Water Meter
Irrigation Manifold
Irrigation Pump
Irrigation Pump Station
Irrigation Sprinkler Head
Irrigation Valve
Irrigation Valve Box
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WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

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Planning | Engineering
Landscape Architecture

DEREK E. DECOSTE
08/01/2024
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 2

C5.2



WATER SERVICE NOTE:

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UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FIRE WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 3

C5.3



WATER SERVICE NOTE:

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  NAME: BEN MCNEIL

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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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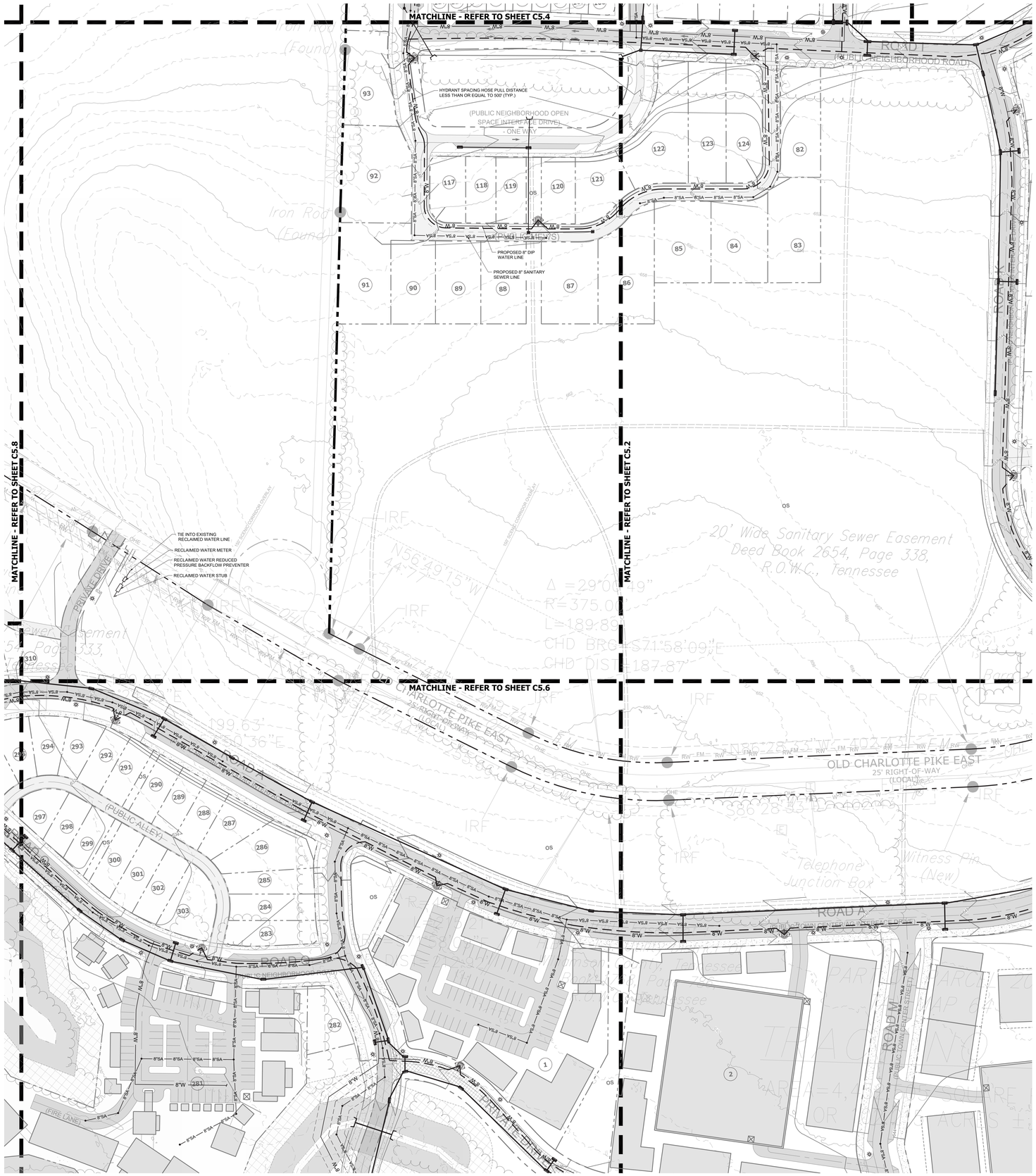
CSDG
Planning | Engineering
Landscape Architecture

DEAN E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 4

C5.4



WATER SERVICE NOTE:

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  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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BUFFER LEGEND

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NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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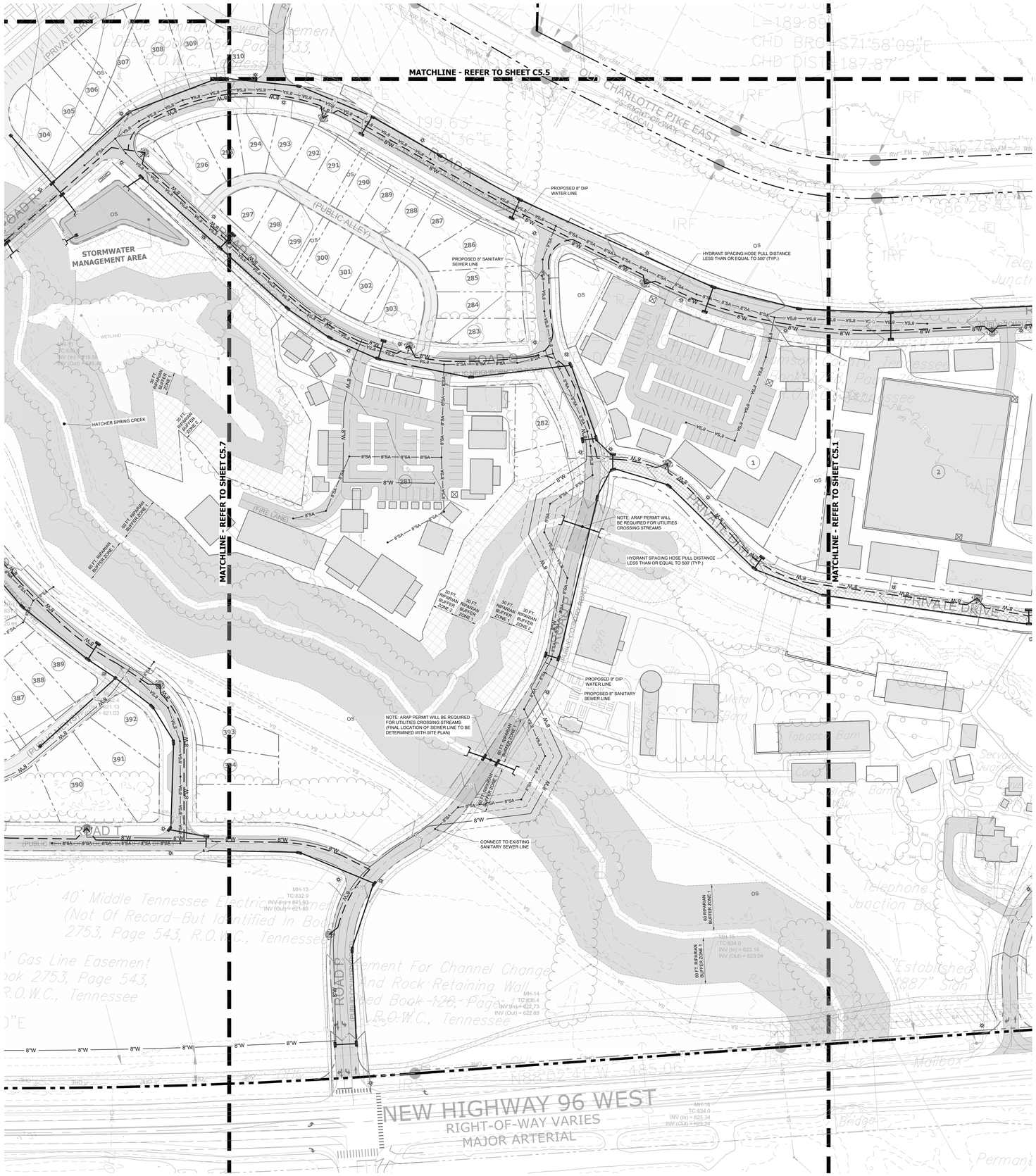
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 5

C5.5



WATER SERVICE NOTE:

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UTILITY EASEMENT NOTE:

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- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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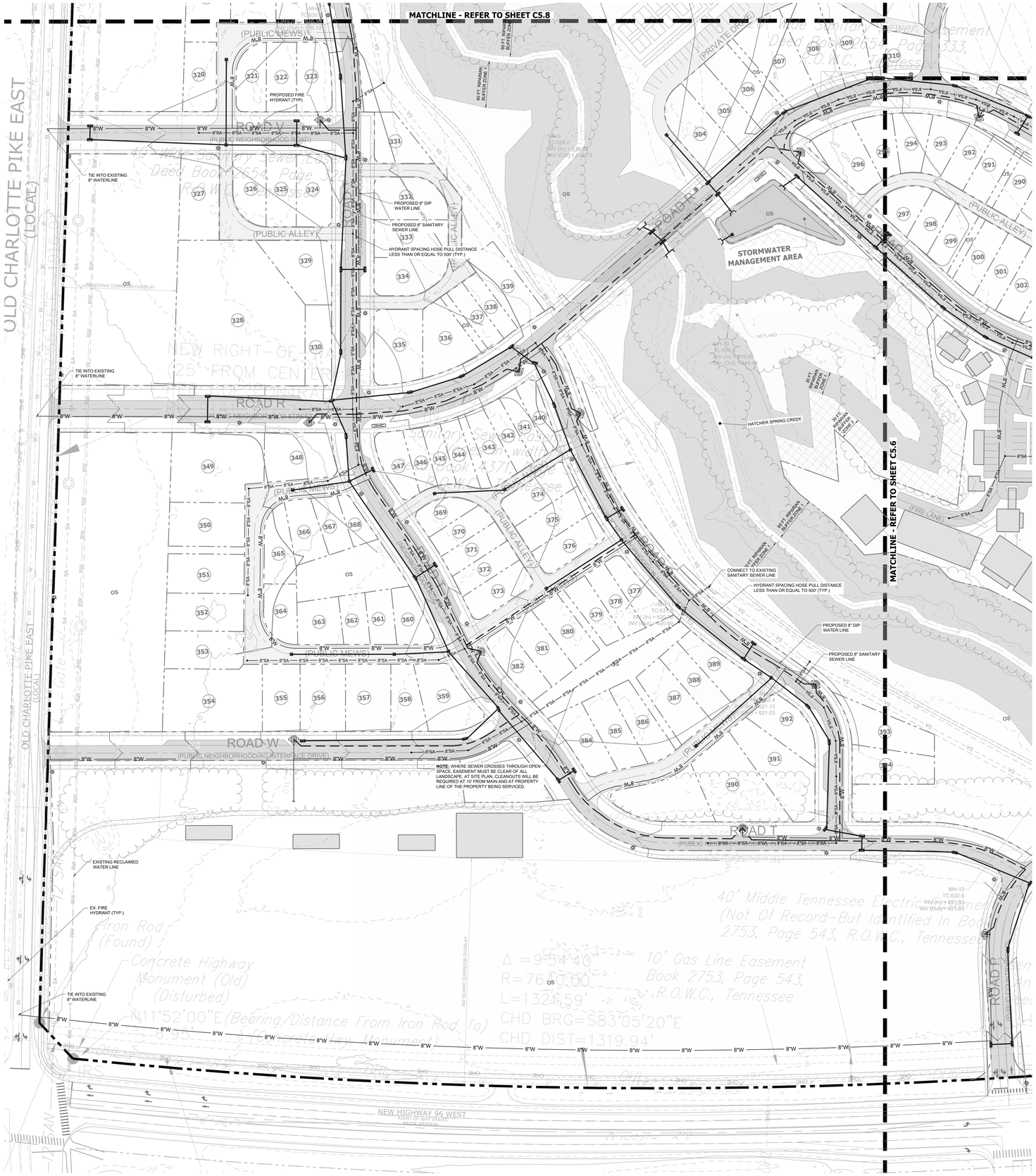
CSDG
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Job No.:	23-039-01
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Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 6

C5.6



WATER SERVICE NOTE:

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UTILITY / CONTACTS:

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  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

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FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	**Conservation Subdivision & Neighborhood Mixed-Use**
Existing Zoning:	**AG**
Proposed Zoning:	**PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)**
Zoning Overlay:	**SCO**
Parcel Number:	**064 02000 00005064**

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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

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SEAN K. DECOSTER
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
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Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 7

C5.7



WATER SERVICE NOTE:

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  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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PUD SUBDIVISION, DEVELOPMENT PLAN
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CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

08/01/2024

Job No.:	23-039-01
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Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 8

C5.8



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   - STATIC PRESSURE: 130 PSI
   - RESIDUAL PRESSURE: 128 PSI
   - FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL PHASING PLAN

C6.0



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

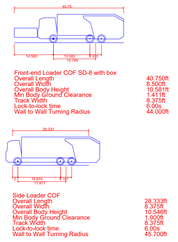
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3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

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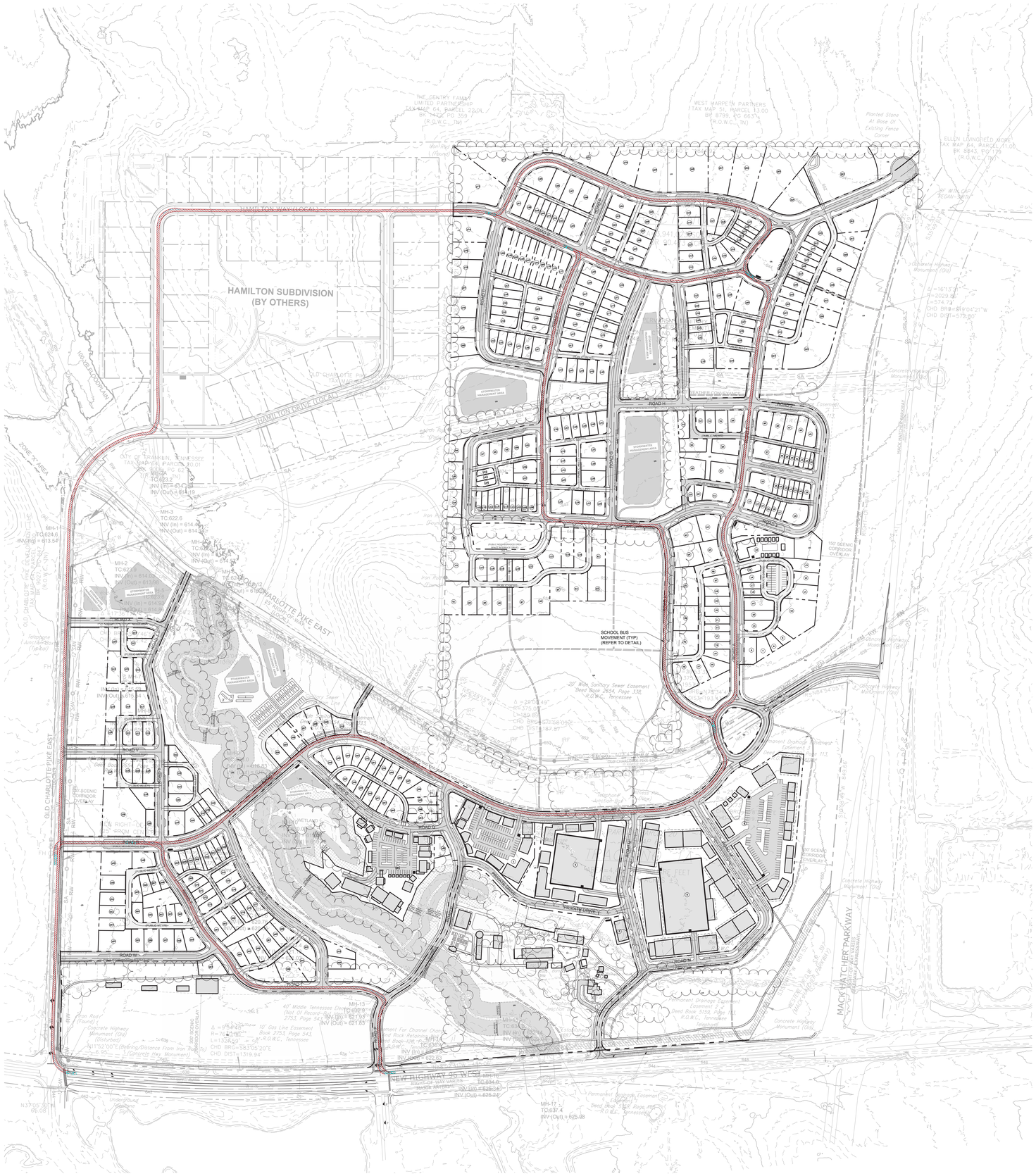
CSDG
Planning | Engineering
Landscape Architecture

LICENSED PROFESSIONAL ENGINEER
BRIAN K. DECKER
No. 120124
STATE OF TENNESSEE
08/01/2024

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SOLID WASTE VEHICLE PLAN

C6.1



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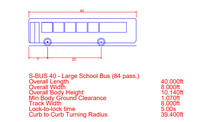
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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

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SCHOOL BUS VEHICLE PLAN

C6.2



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

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STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

ALL DECELERATION AND TAPER DISTANCES SHALL BE DESIGNED TO THE CITY, TDOT, AND AASHTO STANDARDS.

ALL ROAD IMPROVEMENTS PER THE TRAFFIC IMPACT STUDY BY KCI TECHNOLOGIES. REFER TO REPORT FOR FINAL RECOMMENDATIONS.

0 150 300
Scale: 1"=150'

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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OFFSITE ROAD IMPROVEMENTS

C7.0



OVERALL DEVELOPMENT PROGRAM

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NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAL DESIGN PROFESSIONAL STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OFFSITE ROAD IMPROVEMENTS

C7.1



0 150 300
Scale : 1"=150'

TREE PROTECTION NOTES:

- THE TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED BEFORE THE ISSUANCE OF ANY PERMITS, AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- THE TREE PROTECTION BARRIER SHALL BE INSTALLED AS LABELED ON THIS PLAN OR A DISTANCE TO THE RADIUS OF THE DRIPLINE, WHICHEVER IS GREATEST, AS MEASURED FROM THE TRUNK OF THE PROTECTED TREE.
- ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC; SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA. ANSI A-300-95 STANDARD TO 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 BARRIER.
- TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E. THEY MUST BE WATERED SUFFICIENTLY). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.

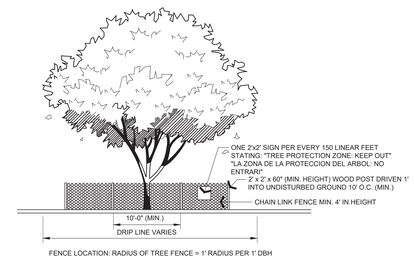
TREE CANOPY RETENTION:

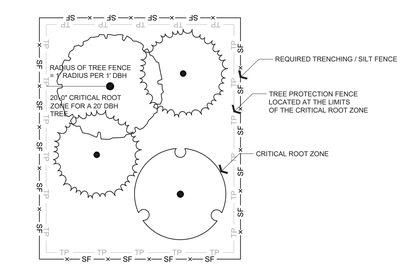
- OVERALL SITE AREA: 8,393,576 SF (+/- 192.69 AC)
- EXISTING ZONING: AG, AGRICULTURE
- EXISTING TREE CANOPY: 707, 961 SF (+/- 16.25 AC)

  7.5% OF TOTAL SITE AREA
- REQUIRED PERCENTAGE OF CANOPY PRESERVED:

  = 54% (382,298 SF / 8.77 AC)
- PROVIDED PERCENTAGE OF CANOPY PRESERVED:

  = 83% (504,222,310 SF / 11.57AC)





1 TREE PROTECTION FENCING
N.T.S. P-SH1-03

TREE PRESERVATION LEGEND

- TREE CANOPY PRESERVED
- TREE CANOPY REMOVED

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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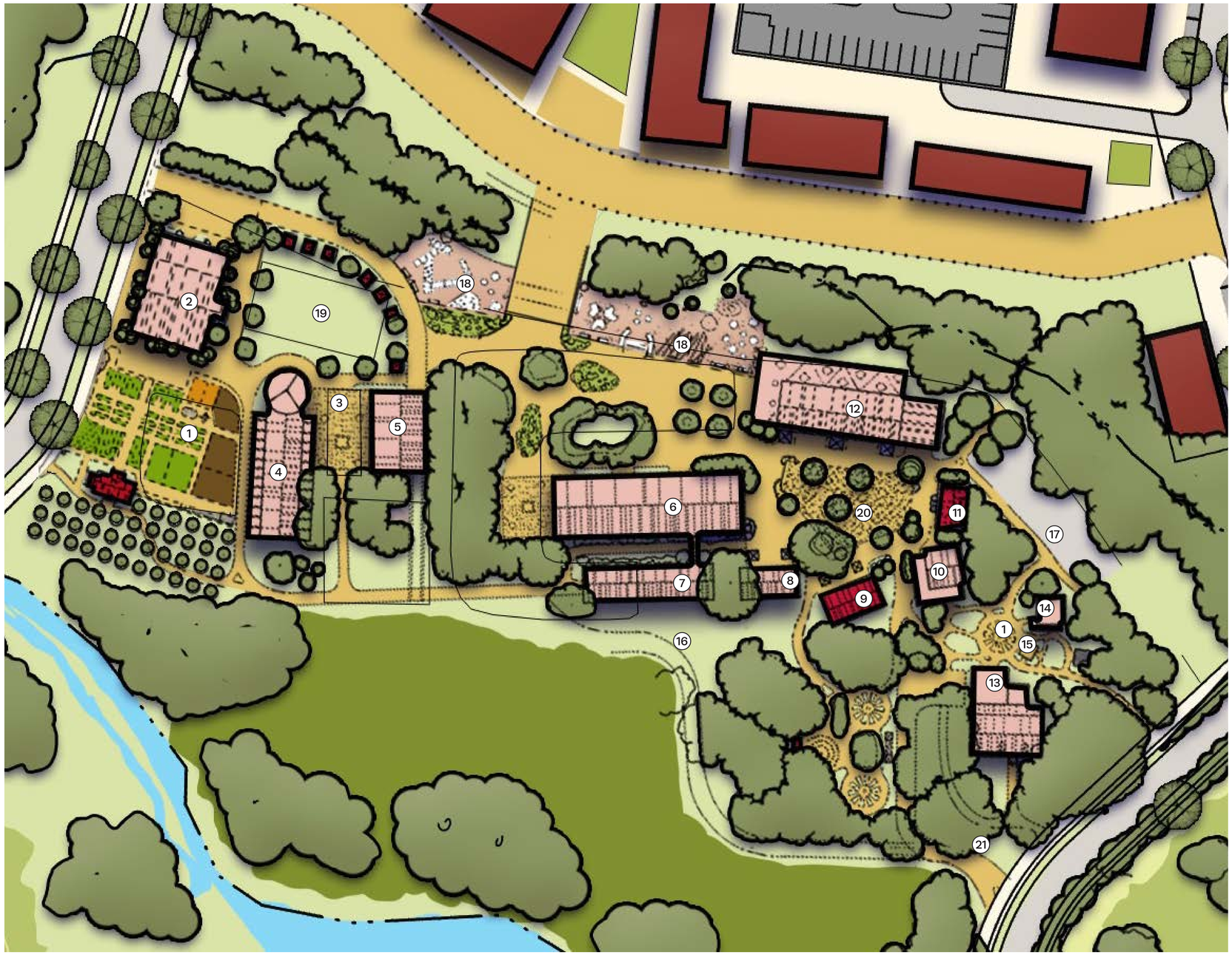
CSDG
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JASON A. JACKSON
REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 1301
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

TREE PRESERVATION PLAN

L1.0



Legend

1. Demonstration Gardens
2. Barn/Distillery
3. Silo
4. Greenhouse
5. Granary
6. Tobacco Barn Gathering Hall
7. Processing Kitchen
8. Storage
9. Market Shed
10. Family Farm Museum
11. Museum Expansion (future)
12. Covered Deck
13. Farm/Construction Office
14. Smokehouse
15. Root Cellar
16. Farm Drive
17. Back of House
18. Playground
19. Lawn
20. Market Square
21. Existing Driveway

	Element	Enclosed SF	Total SF	Proposed Use
1	DEMONSTRATION GARDEN	500	15,000	A miniature showcase of our farm's agricultural diversity, featuring an array of vegetables, orchards, an apiary, and a chicken coop among them. It serves as an educational tool, illustrating sustainable farming practices and the interconnectedness of various agricultural elements on our farm.
2	BARN/MICRODISTILLERY	3000	3000	This structure supports the demonstration garden and houses a micro-distillery where locally grown grains, fruits, and botanicals are fermented and distilled into artisanal spirits, showcasing the farm's produce and emphasizing agricultural value addition
3	SILO WITH OVERLOOK	500	500	Functioning as a traditional grain silo, this structure also features an observation deck, providing a panoramic view of the entire agrihood, illustrating the farm's layout and its integrated agricultural operations.
4	GREENHOUSE	2500	2500	This facility is dedicated to seed propagation, citrus cultivation, and season extension for various crops, enhancing our farm's productivity and biodiversity throughout the year.
5	GRANARY	1500	1500	Utilized for storing premium grains destined for milling and other processes, this granary ensures the quality preservation of our farm's harvested cereals, supporting both our agricultural and value-added activities.
6	TOBACCO BARN GATHERING HALL	4500	4500	While maintaining its original agricultural heritage, this barn is repurposed as a community hub, hosting artisanal and agricultural markets, community meetings, special events, and performances, fostering social engagement and cultural activities within the agrihood.
7	PROCESSING KITCHEN	1200	1500	This repurposed dairy building will transform into a USDA-certified kitchen for producing value-added farm products and catering services, complementing the adjacent gathering hall's activities and enhancing the farm's culinary scope.
8	STORAGE	800	800	This structure serves as a central storage facility for farm tools and equipment, essential for the upkeep and operational support of the historic farm, ensuring efficiency and organization in our agricultural and agritourism efforts.
9	MARKET SHED (FUTURE)	800	800	This unconditioned, covered space is designed for farmers market activities and periodic sales of agricultural products, acting as an extension of the Covered Deck (12), and supporting local agriculture by providing a venue for direct farm-to-consumer transactions.
10	FAMILY FARM MUSEUM	800	1000	This transformed farmhand house becomes a passive museum, offering insights into the Short family's history and their farming legacy, enriching visitors' understanding of the farm's heritage and its evolution over time.
11	MUSEUM EXPANSION (FUTURE)	800	800	Planned as an extension of the Family Farm Museum, this future structure will enhance the narrative of the farm's history, providing additional space for exhibits and educational materials that delve deeper into the agricultural legacy and community impact of the Short family.
12	COVERED DECK	750	5000	Repurposing a tractor shed, this covered deck will host "dirty classes" such as ceramics and gardening workshops, alongside outdoor farm dinners, offering a versatile space for hands-on educational experiences and informal communing in an agricultural setting. Public restrooms will be added to the enclosed storage area.
13	FARM/CONSTRUCTION OFFICE	2000	2750	The existing farmhouse will be repurposed into an office, serving as the operational heart for farm, construction, and community management.
14	SMOKEHOUSE	300	300	This facility is dedicated to the traditional smoking and preservation of meats, functioning solely for demonstration purposes to educate visitors on these time-honored techniques without any consumer sales.
15	ROOT CELLAR	n/a	250	This root cellar serves as a natural storage area, utilizing the earth's insulation to maintain a consistent, cool temperature for preserving fruits, vegetables, and other perishables, demonstrating sustainable food storage practices on the farm.
18	PLAYGROUND STRUCTURES	n/a	5000	Constructed from natural materials, this playground structure is designed to blend with the landscape, offering children a space to climb, slide, and play, creatively integrated with the existing terrain to foster outdoor activity and connection with nature.
19	LAWN	n/a	4000	This passive green space offers a modest yet serene setting for picnicking, sunbathing, and relaxation, with the versatility to host various activities, including singer-songwriter performances, providing a versatile area for community enjoyment and engagement.
20	MARKET SQUARE	n/a	6000	Designed with compacted stone fines, mulch, and wood chips, this semi-pervious area serves as a passive park, enhanced with benches and picnic tables for leisure and social interaction. It's periodically enlivened by farmers and artisanal markets, along with community events, fostering a dynamic communal space.

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HISTORIC FARM PARK

L2.0

Low Impact Development

Armistead will maximize utilization of Low Impact Development (LID) techniques and stormwater management practices, consistent with the project's core sustainability and placemaking values and goals. Site planning techniques and LID practices, such as bio-retention systems, bioswales, and permeable pavement are designed to reduce the impacts of development on the environment and promote the natural flow of water.

Managing stormwater in an integrated and comprehensive manner requires application of a variety of techniques at different scales. At the watershed/neighborhood scale, sensitive natural systems including steep slopes, wetlands and their buffers, and natural drainage patterns are prioritized and protected when identifying development patterns and site access locations – i.e. "where to build". Compact development footprints in conjunction with natural resource preservation can minimize overall impervious area within the watershed while also providing placemaking benefits and infrastructure efficiency. At the scale of the block, street, and site, smaller-scale decentralized LID stormwater management practices naturally filter, absorb, slow, and store stormwater as close to where it falls as possible – i.e. "how to build". Stormwater management practices designed to be appropriate to the neighborhood context can also serve as a functional piece of civic art, providing long-term added neighborhood value while performing the stormwater management function they are designed to fulfill.

Goals

A comprehensive stormwater management plan should seek to accomplish multiple goals in addition to satisfying the requirements by regulating entities. These goals are as follows:

1. Promote compact development in conjunction with preservation of contiguous sensitive natural resources.
2. Utilize LID practices to naturally filter, absorb, slow, and store stormwater close to where it falls as an alternative to conventional "pipe and pond" techniques.
3. Select, locate, and design stormwater management practices to reinforce the proposed urban character and context.
4. Carefully consider long-term infrastructure operation and maintenance requirements as a critical part of the planning and design process.

Elements

A wide range of tools and techniques at the watershed/neighborhood, block, street, and site scales form a palette of options for specific design. The elements described herein make up the "bones" of a context-oriented master stormwater management plan. Each element functions independently from the others, but operates in series with the other elements, creating compounding benefits for the entire stormwater management network. The multiple elements identified here provide for "built-in" redundancy for the master system allowing for flexibility in repair, long-term maintenance, and other modifications.

Plan level options are focused on handling larger, less frequent rain events. These options need to be prepared for addressing higher volumes, faster velocities, and longer draw-down or recharge times. Facilities designed to function at the plan level are larger, yet they remain in context with their surroundings so that they do not detract from the community. Plan level options address runoff control demands at the neighborhood and block level.

Watershed/Neighborhood Level

Neighborhood-wide management options typically include shaping of neighborhood form to minimize development footprint, protect sensitive natural resources, and work with existing topography. LID practices at the block/street/site scale are typically designed to filter and infiltrate smaller storm events with overflows for larger storms to larger-scale flood control practices such as ponds or underground detention/retention systems in appropriate locations based on topography and the proposed neighborhood form.

Throughout the neighborhood, public spaces that are large enough can be designed as catchment areas and part of the stormwater infrastructure. Recessed greens, sunken fields, gardens, or allotment plots are available to capture stormwater for a period of time. Infiltration over a controlled period occurs with these facilities so that groundwater recharge can keep small streams flowing during dry periods. Recreational ponds and canals may also be designed to detain stormwater with adequate pretreatment for water quality.

Block, Street, and Site Scale

At the block level, management options include facilities that handle At the block, street, and site scale LID management practices including impervious area reduction, bio-retention, bioswales, tree planting, and permeable pavement will be thoughtfully woven into streets and sites to filter and infiltrate smaller storms with provision for overflow during larger storm events.

Along streets where topography permits, grassed, planted, or bio-engineered swales will help filter and slow stormwater runoff. These swales differ from a standard rural roadside ditch in that they are wider, shallower, and contain specific plant material to help slow runoff and aid in pollutant and nutrient removal. All streets will be designed to minimize extraneous pavement – less pavement means less runoff.

For very low-volume private streets, utilizing the street travel way itself for the storage and delay of stormwater generation provides an underutilized opportunity for most new projects. Some on-street parking configurations will be able to use amended soils with a pervious surface for stormwater storage. Combined with specific curb and gutter details that are designed to carry water efficiently, yet provide some velocity attenuation with the ability to infiltrate during small storm events, the approach to street level management options is robust.

Along streets that feature a more urban character, tree planters can become stormwater runoff receptacles. Shallow depressions lined with grasses, hedges, and other water-tolerant plants can become "pollution eaters," aiding in water quality improvement throughout the site.

For plaza areas and pedestrian streets, using low-profile "birco" or slot drains that are connected to a conveyance network, the integration of stormwater management and urbanism can become seamless.

Where blocks incorporate an attached green, public open space, or other environmentally important space, slight depressions can be designed to assist in the temporary storage of stormwater runoff. Soils will be amended to assist with infiltration. Smaller lots can minimize or eliminate runoff utilizing rain barrels, small-scale rain gardens, stormwater planters, roof downspout disconnection, impervious area reduction and permeable paving surfaces wherever feasible. In the village center areas, underground infiltration systems can be incorporated into the public open spaces or under parking areas to contain stormwater runoff with possible reuse for irrigation, cleaning, or other purposes as permitted. Agricultural areas will incorporate a range of agricultural-related best management practices designed to prevent erosion, control sediment distribution, and manage surface water elimination. Irrigation and long-term storage measures will be incorporated as well.

Parking Lots

For surface parking lots, a series of integrated management practices will be implemented, using bio-retention, infiltration, permeable pavement where appropriate, and shallow ponding. Where large parking areas are planned, recessed greens with suitable sediment forebays will be used to aid in the control of larger storm events. Depending on the neighborhood-scale stormwater approach, parking areas are often suitable locations for subgrade detention/retention flood control systems.





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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

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1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

GREEN INFRASTRUCTURE

L3.0

Initial Green Infrastructure Strategic Diagram



KEY

- Infiltration Trenches
- Gravel Paths
- Pervious Parking
- Floodable Fields
- Water Quality Swales
- Wetlands
- Rain Gardens
- Stormwater Flow
- Stormwater Basin
- Stormwater Trench
- Cisterns

NOTE:

- All streets are intended to have bioretention features as shown on the street sections.

- All on street parking is intended to be pervious pavers.

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GREEN INFRASTRUCTURE

L3.1

D. Primary Functions/Categories

Conveyance (C)

Filtration (F)

Storage (S)

E. Green Infrastructure Techniques

The following Green Infrastructure Techniques are organized according to their likely application and location with in Armistead. The organizational framework is broken into two categories: Civic Space & Ag Areas and Roadside & Streetscape.

CIVIC SPACE & AG AREA TECHNIQUES

Subsurface Stormwater Trench (S)

Subsurface trenches, also known as French drains or infiltration trenches, are underground drainage systems designed to collect and redirect water away from specific areas, such as building foundations, roadways, or agricultural fields. These trenches are typically filled with gravel or other permeable materials and may include a perforated pipe to enhance water collection and conveyance. As water enters the trench (usually through a green inlet or pervious pavement), it fills the voids within the system, seeps to the bottom of the trench and soaks into the soil beneath. Excess water that does not infiltrate into the soil is slowly released into the rest of the stormwater system at a controlled rate. Subsurface trenches can be located under sidewalks, plazas, parking lots, lawns, or other pervious and impervious recreational areas (basketball courts, athletic fields, etc.) They can be connected to other stormwater tools types, such as bump-outs, to receive stormwater overflow from these systems.

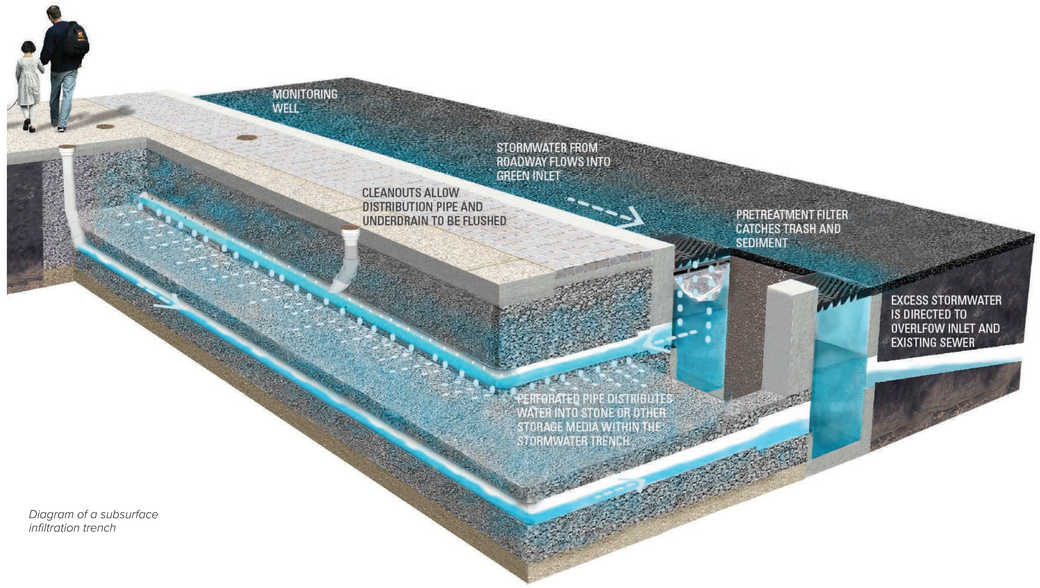


Diagram of a subsurface infiltration trench



A subsurface infiltration trench under construction at Stanley's True Value Hardware

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GREEN INFRASTRUCTURE

L3.2

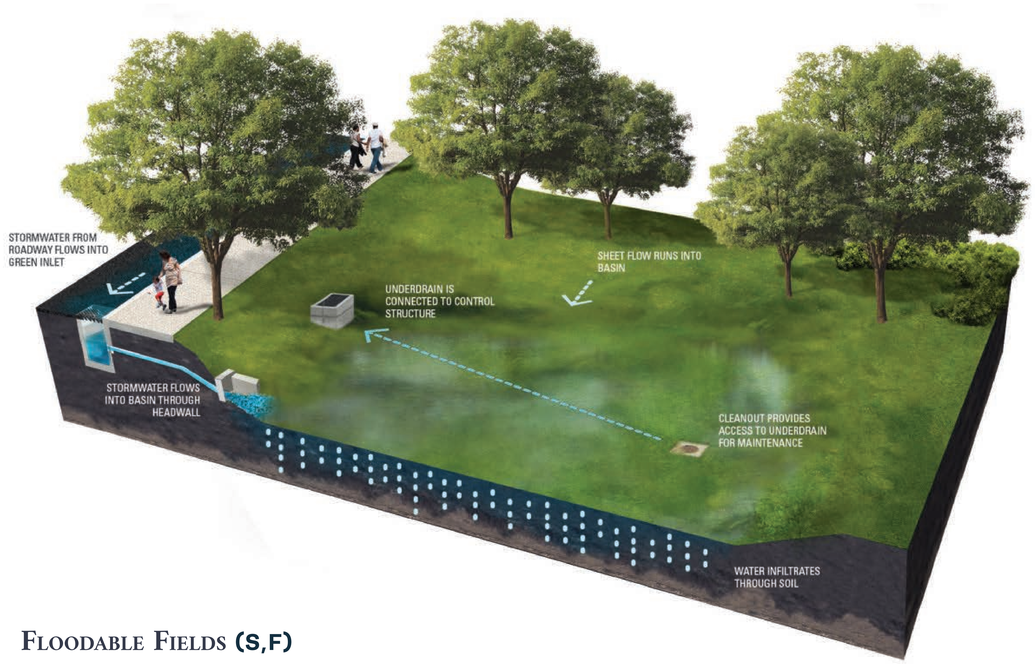
E. Stormwater Tools (Continued)

Stormwater Basin (Retention & Detention Ponds) (S,F)

A Stormwater Basin is a vegetated depression designed to collect and store runoff. There are two primary types of Stormwater Basins, retention ponds and detention ponds. Retention and detention ponds are engineered water management systems designed to control stormwater runoff, improve water quality, and mitigate flood risks in urban and suburban areas. While they serve similar purposes, they function differently based on their design and intended use:

Retention ponds, also known as wet ponds, are designed to permanently retain stormwater runoff on a temporary or long-term basis. They store water and allow it to gradually infiltrate into the ground or evaporate, reducing the volume and peak flow of runoff entering downstream water bodies.

Detention ponds, also known as dry ponds, are designed to temporarily store stormwater runoff for a short period, usually to control peak flow rates and reduce the risk of flooding downstream. Unlike retention ponds, they are typically dry between storm events. Detention areas are sometimes designed as parks.





Floodable Fields (S,F)

As part of our commitment to sustainable development and effective stormwater management, we have incorporated the concept of "floodable fields" into our external stormwater conveyance system. These floodable fields are strategically designed agricultural and grazing pastures that serve a dual purpose: productive land use and overflow management. In the event of excessive rainfall or stormwater volumes that exceed the capacity of the primary conveyance and infiltration system, the overflow is directed into designated floodable fields. These fields are intentionally lower in elevation and designed to temporarily hold and slowly release excess water. These floodable fields will be actively used for agriculture and grazing during normal weather conditions. Crops and pasture grasses are selected based on their resilience to temporary flooding and their ability to thrive in varying moisture conditions.





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GREEN INFRASTRUCTURE

L3.3

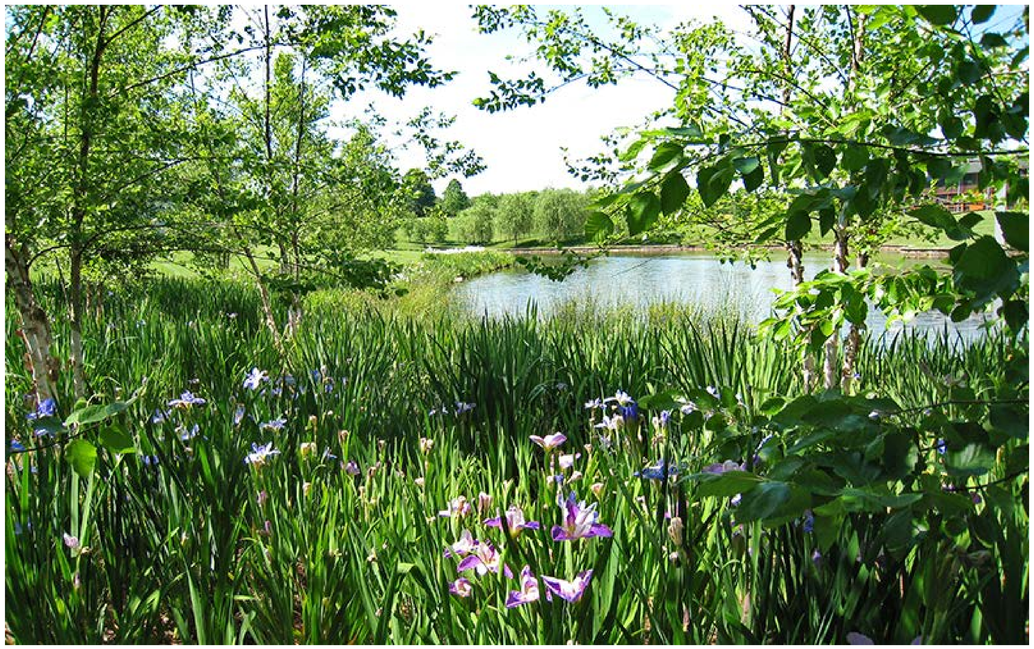
E. Stormwater Tools (Continued)

Constructed Stormwater Wetlands (S,F)

Constructed Stormwater Wetlands collect runoff and store it in a permanent, shallow pool. Marshland vegetation helps treat the water and allows pollutants to settle to the bottom. Because stormwater wetlands seek to imitate the functions of natural wetlands, these systems can become aesthetic assets to the community and provide habitat for local wildlife. Stormwater wetlands are often constructed in regions where native soil conditions do not allow for infiltration or where the ground-water table is exposed or close to the surface. Stormwater wetlands can also be created in low-lying areas through the use of impermeable liners to induce year-round inundated soil saturation. Wetland vegetation generally consists of open water, emergent plants, low/high marsh, and upland plants.



Diagram of a stormwater wetland



Stormwater wetland at Glenstone Potomac, MD

Permeable Paths & Trails (C,F)

Gravel paths and trails are highly permeable, allowing water to pass through and reduce surface runoff. This helps to prevent erosion, manage stormwater, and promote groundwater recharge, making them an environmentally friendly choice. Paths and trails may be made of a variety of materials such as gravel, mulch or other permeable materials.





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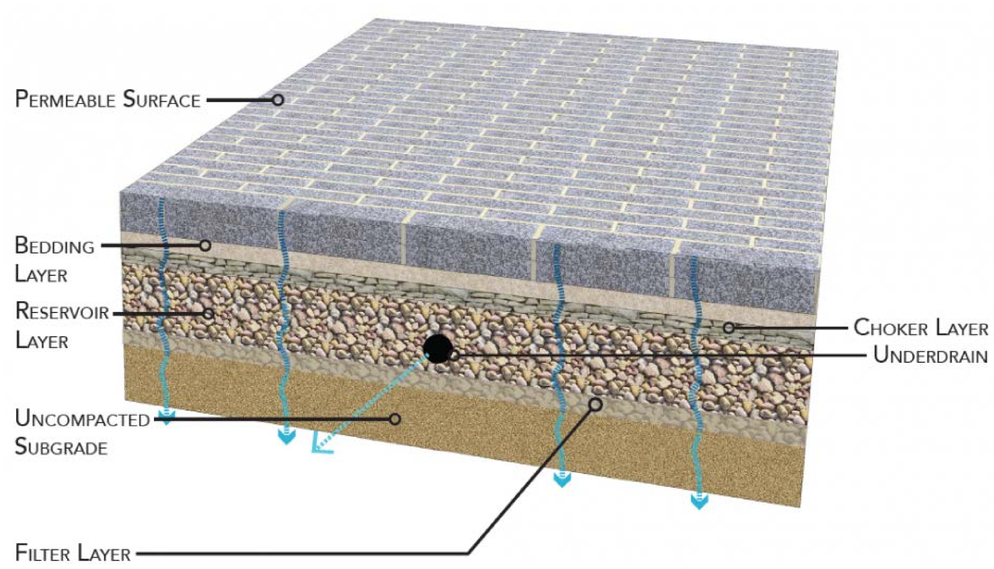
GREEN INFRASTRUCTURE

L3.4

ROADSIDE & STREETSCAPE TECHNIQUES

Permeable Pavers (F)

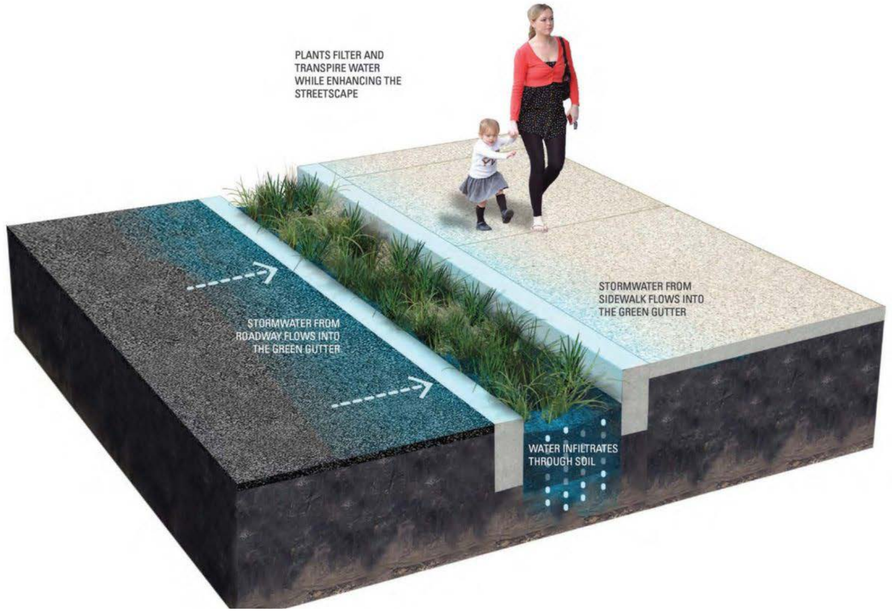
Permeable pavers are paving systems designed to allow water to pass through the surface and infiltrate the ground below. These pavers are part of sustainable urban drainage systems and are used to manage stormwater runoff, reduce flooding, and promote groundwater recharge. They can be made from various materials, including concrete, brick, or stone, and are designed to create a permeable surface when installed.





Green Gutter (C,F)

Green gutters are narrow and shallow landscaped strips along a street's curbline designed primarily to convey and slow runoff with some infiltration benefit. The top of the planting media in the green gutter is lower than the street's gutter elevation, allowing stormwater runoff from both the street and sidewalk to flow directly into the system. Green gutters may be lined with geotextile (permeable or impermeable) and are commonly planted with a variety of grasses and flowering perennials. Stormwater is infiltrated into the underlying soil and/or slowly released back to the existing sewer through a downstream curb cut. Green gutter vegetation helps reduce the volume of stormwater runoff through evapotranspiration.





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GREEN INFRASTRUCTURE

L3.5

E. Stormwater Tools (Continued)

Bioretention Swale (Planting Strips, Bumpouts, & Medians) (C,S)

Bioretention swales are landscape elements designed to manage stormwater runoff, reduce flooding, improve water quality, and enhance the aesthetic appeal of the area. They are typically shallow, vegetated, and linear channels that mimic natural drainage patterns. Bioretention swales slow, infiltrate, and filter runoff water through vegetation, soil, and sometimes engineered materials, enhancing the quality of water before it reaches larger water bodies.

A ribbon curb, inlet or curb-cut directs runoff into the bumpout structure where it can be stored, infiltrated, and absorbed by the plants. Excess runoff is permitted to leave the system through an underdrain or overflow and flow into the next step in the stormwater chain. The vegetation of the bioretention feature will water-tolerant plants and trees. There are three primary types or applications of bioretention swales: the planting strip, intersection bumpouts, and medians.

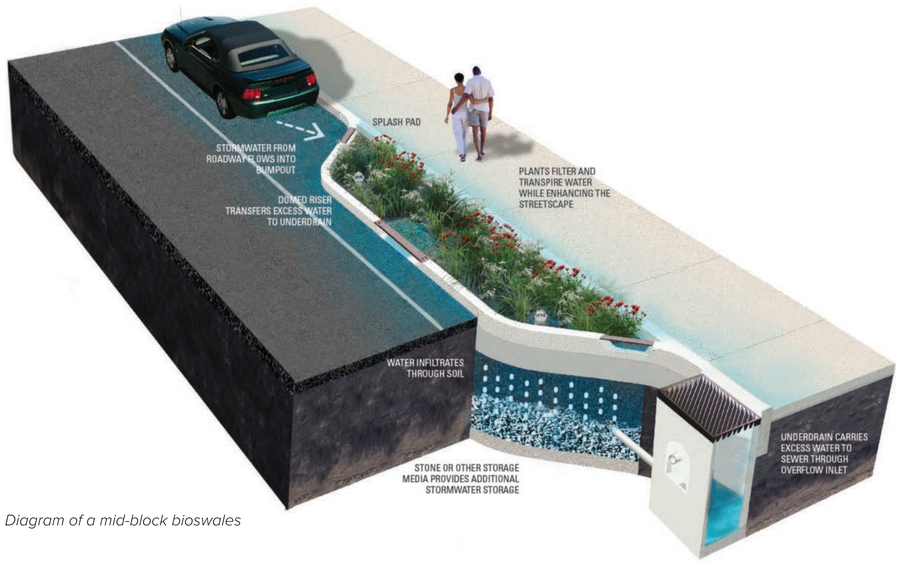


Diagram of a mid-block bioswales



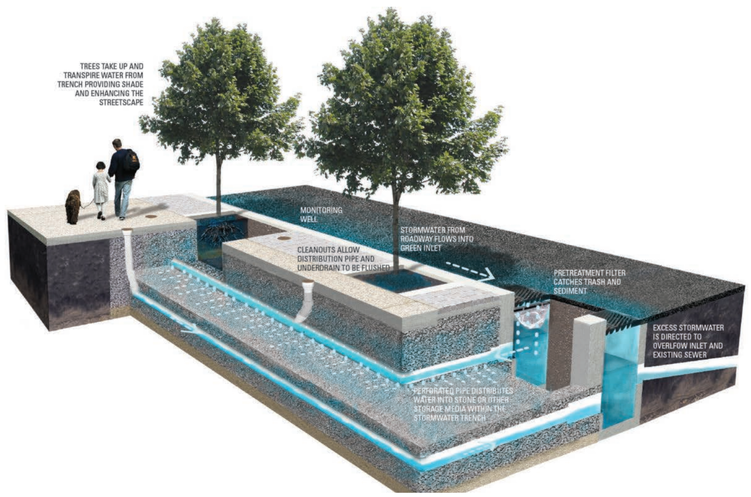


Stormwater Tree Wells & Trenches (S,F)

Stormwater tree wells and trenches are specialized excavated areas around the base of trees in urban environments, designed to provide space for tree roots, manage water infiltration, and protect the tree within paved or densely built areas. Typically, stormwater runoff is conveyed to the stormwater tree pits and wells through sheet flow or a grate that is placed along the curb and connected to the tree pit. Stormwater trees pits and wells have planting media lower than the surrounding elevation. Multiple stormwater tree wells can be designed in series to maximize the potential for stormwater capture, treatment, and infiltration.

A stormwater tree trench is a system of trees connected by a large underground infiltration structure. On the surface, a stormwater tree trench appears like a series of street tree pits. However, under the sidewalk, there is an engineered system to manage the incoming runoff. This system is typically composed of a trench dug along the sidewalk, lined with a permeable geotextile fabric, filled with stone or gravel, and topped off with soil and trees. Stormwater runoff flows through a special inlet leading to the stormwater tree trench. The runoff is stored in the empty spaces between the stones, watering the trees and infiltrating through the bottom. If the capacity of this system is exceeded, stormwater runoff can bypass it entirely and flow into an existing street inlet.







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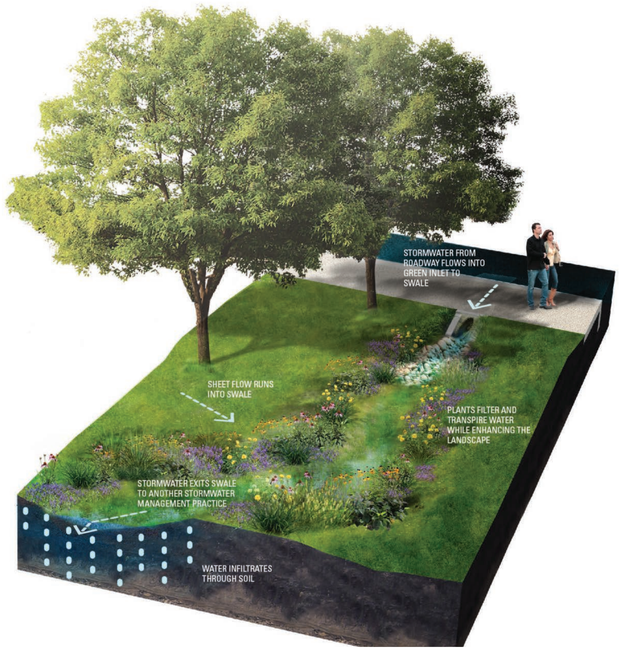
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GREEN INFRASTRUCTURE

L3.6

Water Quality Swale (C,S,F)

Water Quality Swales are vegetated channels with slope edges that transport stormwater runoff. Swales are typically designed to control stormwater runoff velocity and infiltrate it where feasible. The systems are often used as pretreatment for another downstream stormwater tool, such as a rain garden or storm-water basin. Stormwater swales are often located adjacent to roadways and parking lots, upstream of other stormwater tools, or in areas prone to overland flooding.





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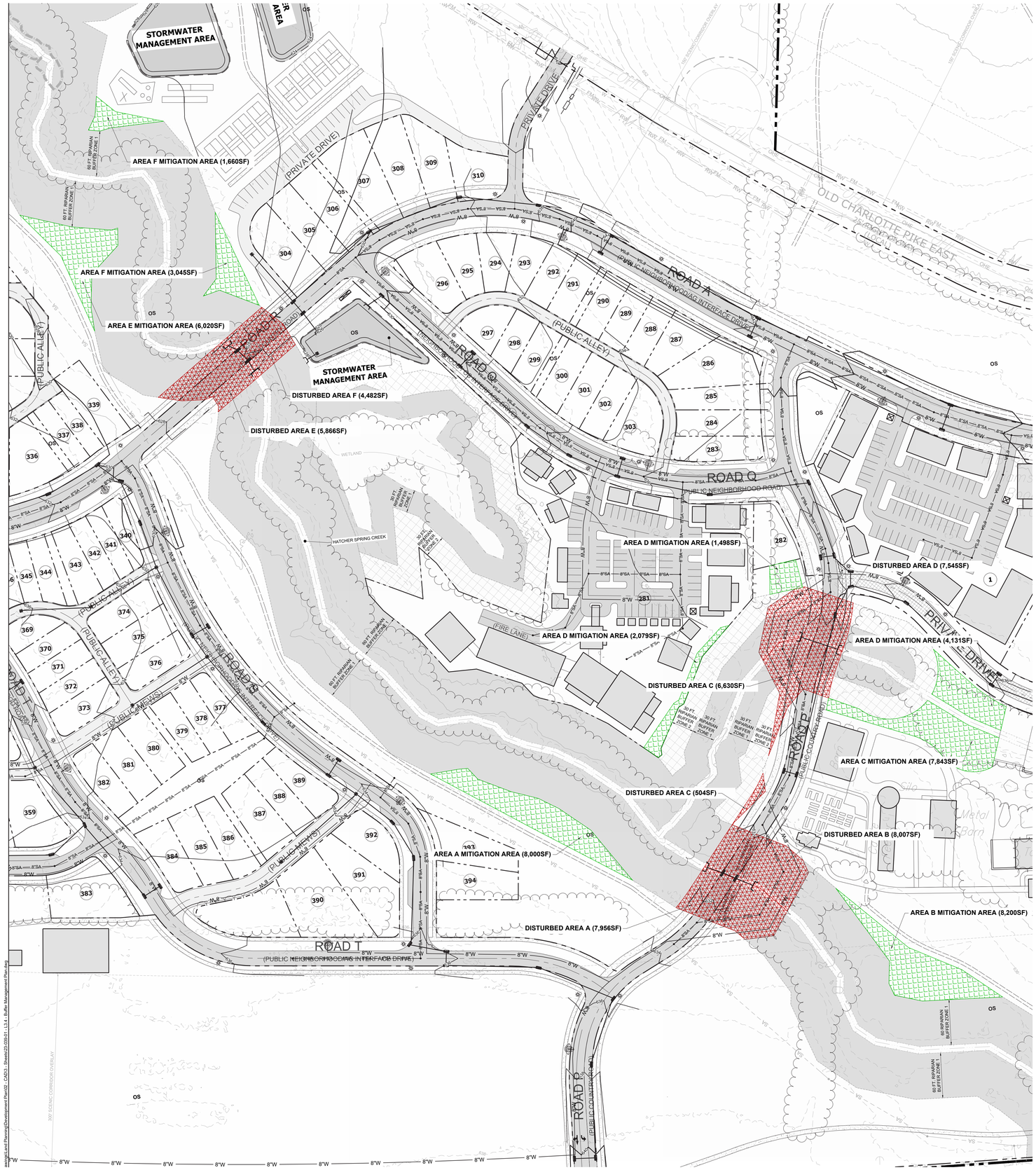
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GREEN INFRASTRUCTURE

L3.7



BUFFER MANAGEMENT PLAN NOTES:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR THEIR DESIGNEE.
- 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 OF ONE HUNDRED FIFTY FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATIONS OF THE SIGNAGE SHALL BE SHOWN ON THE INITAL EPSC AND BUFFER MANAGEMENT PLANS. THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS.
- LANDSCAPE CONTRACTOR SHALL COODINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFOR BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFER. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH THE FINAL STABILIZATION. FAILURE TO CONTACT THE CITY MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. RIPARIAN SEED MIX SHALL ACHIEVE 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2 YEAR PERIOD OR LANDSCAPING BONDS SHALL BE WITHHELD. THE SITE LANDSCAPE ARCHITECT SHALL PROVIDE A CONFIRMATION REPORT STATING THIS.

RIPARIAN BUFFER INSTALLATION AND MAINTENANCE NOTES:

- WHEN PLANTING DURING DORMANT SEASON (NOV-FEB), SEEDING RATE SHOULD BE INCREASED BY APPROXIMATELY 25% TO ACCOMMODATE FOR SEED LOSS DUE TO ROT, PREDATION, EROSION, OR BEING BURIED TOO DEEP DUE TO FREEZING AND THAWING.
- REMOVE EXISTING VEGETATION PRIOR TO SEEDING, FOR ERODIBLE SITES, REMOVE VEGETATION JUST PRIOR TO SEEDING TO HOLD SOIL.
- TILL SOIL BY DISKING, DRAGGING, OR RAKING TO PREVENT SEED FROM BEING BURIED TOO DEEP. AFTER SMOOTHING, CONDITION BY USING A CULTIPACKER, ROLLER OR OTHER EQUIPMENT TO COMPACT THE SOIL PRIOR TO SEEDING. TILLAGE SHOULD BE AVOIDED IF POSSIBLE.
- NATIVE SEED SHOULD BE PLANED NO MORE THAN 1/3" DEEP, DEPENDING ON SOIL MOISTURE.
- CONVENTIONALLY TILLED AREA SHALL BE MECHANICALLY OR MANUALLY BROADCAST SEEDED. SOIL SHALL BE CULTIPACKED OR ROLLED AFTER SEEDING TO PRESS THE SEED INTO THE SOIL. FOR NON CONVENTIONALLY TILLED AREA, SPECIALTY WARM SEASON GRASS DRILLS ARE NEEDED TO SEED.
- WHEN BROADCAST SEEDING, BROADCAST AT HALF RATE AND SEED OF THE AREA TWICE WITH THE SECOND PASS PERPENDICULAR TO THE FIRST PASS FOR EQUAL COVERAGE.
- CONTACT ROUNDSTONE NATIVE SEED, LLC. FOR SEED MIX SPECIFICATIONS AND PLANTING GUIDELINES. WWW.ROUNDSTONESEED.COM.
- 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 OF ONE HUNDRED FIFTY FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATIONS OF THE SIGNAGE SHALL BE SHOWN ON THE INITIAL EPSC AND BUFFER MANAGEMENT PLANS. THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS.

BUFFER MITIGATION NOTES:

- ALL INVASIVE SPECIES WITHIN THE RIPARIAN BUFFER MITIGATION AREAS SHALL BE REMOVED FROM THE STREAM BUFFER ZONES AND HAULED OFF SITE.
- TAKE SPECIAL CARE TO MINIMIZE DISTURBANCE TO EXISTING CANOPY TREE ROOT SYSTEMS WITHIN THE STREAM BUFFER MITIGATION AREA IN TOP 12" OF TOPSOIL. DO NOT CUT TREE'S MAJOR ROOT SYSTEM. NO ROOTS OVER 2" DIAMETER ARE TO BE CUT. ALL ROOTS CUT BELOW 2" ARE TO BE APPROPRIATELY PRUNED WITH A CLEAN CUT.
- INVASIVE SPECIES REMOVAL SHALL BE DONE BY HAND. THE INVASIVE SPECIES ROOT SYSTEM SHALL BE COMPLETELY REMOVED AND NOT CUT OFF AT GROUND LEVEL. NO HEAVY EQUIPMENT IS ALLOWED WITH THE STREAM BUFFER ZONES OR TREE PROTECTION ZONES.
- HERBICIDE TREATMENT MAY BE APPLIED TO THE INVASIVE PLANT MATERIAL ONLY BY A LICENSED SPRAYER IN LIEU OF HAND REMOVAL.
- ANY DISTURBED AREA NOT OTHERWISE PLANTED PER THE PROPOSED LANDSCAPE PLAN SHALL RECEIVE A COMBINATION OF RIPARIAN SEED MIX 168 WITH SWAMP MILKWEED SEED BY ROUNDSTONE NATIVE SEED (OR APPROVED EQUAL). CONTRACTOR TO PROVIDE NATIVE SEED MIX SPECIFICATIONS THAT MEET THE URBAN RIPARIAN HANDBOOK REQUIREMENTS.
- SEE URBAN RIPARIAN HANDBOOK FOR IRRIGATION AND PLANTING RECOMMENDATIONS FOR BARE ROOT PLANTS.
- CLEARLY MARK THE OUTLINE OF THE PROPOSED BUFFER AREA WITH WHITE FLAGS OR STAKES.
- A FULL PLANTING PLAN AND PLANT SCHEDULES FOR MITIGATION WILL BE PROVIDED AT SITE PLAN LEVEL.

MONITOR AND REPORT NOTES:

- THE OWNER SHALL SUBMIT A YEARLY MONITORING REPORT TO THE CITY. SEEDLING/TREES MUST BE GUARANTEED AT A 75% SURVIVORSHIP FOR THE DURING OF THE REQUIRED MONITORING PERIOD. ANY TREES THAT DO NO SURVIVE DURING THIS PERIOD SHALL BE REPLACED BY THE OWNER. THE MONITORING REPORT MUST INCLUDE A NARRATIVE DESCRIPTION AND PHOTOS ACCURATELY DEPICTING THE STREAM AND RIPARIAN HABITAT AND A COPY OF THE RIPARIAN VEGETATION SURVEY DOCUMENTING SURVIVORSHIP OF PLANED RIPARIAN SPECIES. THE MONITORING REPORT SHOULD BE SUBMITTED AT THE BEGINNING OF THE FIRST GROWING SEASON AND AFTER COMPLETION OF THE REFORESTATION PROJECT, AND SHALL BE SUBMITTED ANNUALLY FOR A PERIOD OF THREE YEARS.

MITIGATION LEGEND

MITIGATION AREA

DISTURBED AREA

MITIGATION TABLE

DEVELOPMENT	DISTURBED AREA (SF)	MITIGATION AREA (SF)
AREA A	7,956	8,000
AREA B	8,007	8,200
AREA C	7,134	7,843
AREA D	7,545	7,708
AREA E	5,866	6,020
AREA F	4,482	4,705

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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BUFFER MANAGEMENT PLAN

L4.0



NOTE: This page provides conceptual illustrative renderings of buildings that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations.

Courtyard Cottages

Homes face the meandering water through the courtyard, creating a picturesque setting where children can gather and immerse themselves in playful adventures. The cottages and the and the courtyard they enfront are just some of the many captivating spaces within our community that invites residents to explore and connect with nature.

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CONCEPTUAL RENDERING

A1.0



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Old Charlotte Pike

Old Charlotte Pike pays homage to the charming country roads of Franklin. A pedestrian realm has been crafted that celebrates the iconic hedge row while offering captivating views of the historic barn, grazing livestock, and the silo. Serving as a pivotal landmark within the property, walking paths gracefully meander through the picturesque pasture, guiding individuals towards both the Village Center and North Village. This carefully planned layout transforms Old Charlotte Pike into a versatile and multi-modal pathway, accommodating walkers, bikers, and vehicles alike, fostering a seamless and harmonious connection within our community.

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CONCEPTUAL RENDERING (CONT'D)

A1.1



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Village Center

The village center is the focus of mixed-use activity, with a variety of shops and services seamlessly integrated, offering convenience and vitality to the community. The transition of a woonerf into a vibrant plaza encourages community engagement and interaction within the village center. An inspiring asymmetrical barn stands as a proud testament to the area's rich heritage. A sight for both residents and visitors, shepherds guide their sheep through the village center, embracing the sustainable principles of rotational grazing and adding a touch of rural charm.

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CONCEPTUAL RENDERING (CONT'D)

A1.2

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Historic Farm

The Village Center will serve as a gathering place for all to experience and participate in the iconic food hub we envision to create. Existing farm buildings will remain with new purposes that further the concept of the agrihood such as Farmer's and Maker's Markets and venues for educational programming. The Village Center will feature people-centric streets, designed to strengthen connectivity and active lifestyles. These streets will seamlessly link various open spaces, artfully carved out between locally owned boutiques and cafes, preserved historic structures, flourishing farms, and the serene fishing pond.

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CONCEPTUAL RENDERING (CONT'D)

A1.3



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CONCEPTUAL RENDERING (CONT'D)

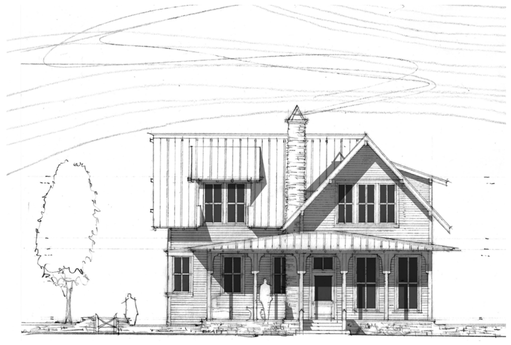
A1.4



Large House



Medium Cottage



Medium Cottage

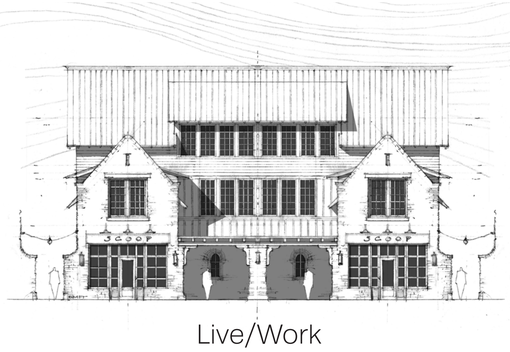


Multiplex

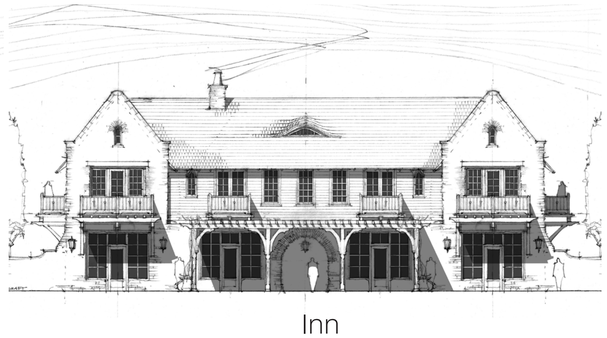


Townhouse

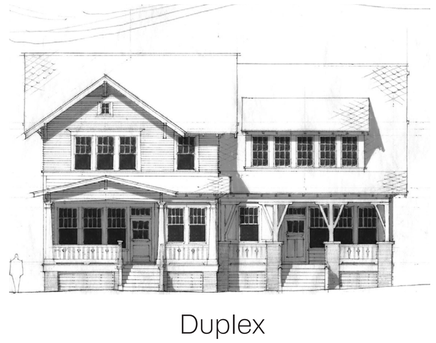
A townhouse building with up to 4 units may be designed as a single cohesive front façade when each individual dwelling unit façade complies with all zoning ordinance façade standards for each unit and the primary material is brick. A townhouse building with more than 4 units shall comply with the zoning ordinance standards for façade variety for townhouse dwelling units.



Live/Work



Inn



Duplex



Multiplex



Multiplex



Multiplex



Multiplex



Houses



Houses



Houses

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TYPICAL BUILDING ELEVATIONS

A2.0



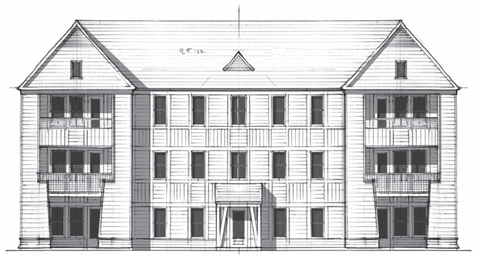
3 - 3



1 - 1



2 - 2



6-unit Multifamily



10-unit walk-up Mixed-Use



Mixed-Use

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TYPICAL BUILDING ELEVATIONS (CONT'D)

A2.1

The connection to the land is the hallmark of design and landscape architecture of Armistead. Our intention is to reflect the patterns and defining characteristics of rural Franklin in all respects. From artist cottages to farmhouse estates and everything in between, a range of housing types and styles will be showcased throughout the property, but all will seamlessly mesh into the fabric of the natural and agricultural surroundings. A mix of uses will be woven throughout the community as to not disrupt the idyllic farm/rural character. Inspired by the old-American countryside alongside modern features, homes and commercial spaces will bring the outside, indoors. An illusory boundary will be created between nature, the built environment, and sustainable technologies. The essence of earth, air, water, light, and greenery will be compounded into the design of everyday life.

Grand front porches, home gardens, and trees will line the pedestrian pathways to emphasize the traditional, walkable neighborhood concept. This plan will create a harmonious community between neighbors to create a place for life to slow down, memories to be made, and families to flourish – a place to feel welcomed, known, and valued – Home.

The following lists comprise the desired architectural styles and characteristics that were expressed by the public during the design charrette process.

Styles:

- Traditional farmhouse
- Craftsman
- Folk Victorian
- National Style
- Carpenter Gothic
- Subtle modern farm
- Railroad Depot Style

Characteristics:

- Materials: Brick in town center, stone, vertical board & batten, vertical & horizontal lap siding
- Steeper roof pitches
- Exposed rafter tails
- Deep overhangs
- Board & batten shutters
- Deep front & side porches
- Brackets













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ARCHITECTURE STATEMENT OF INTENT

A3.0

























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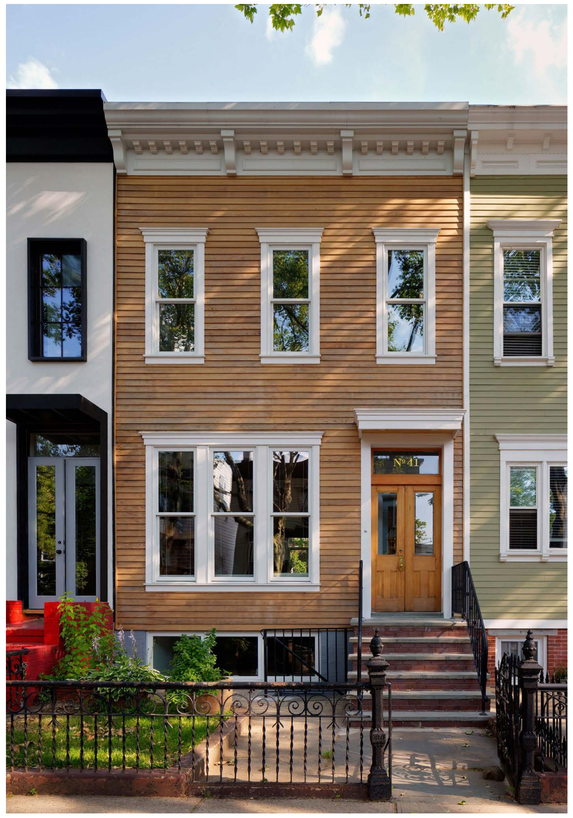
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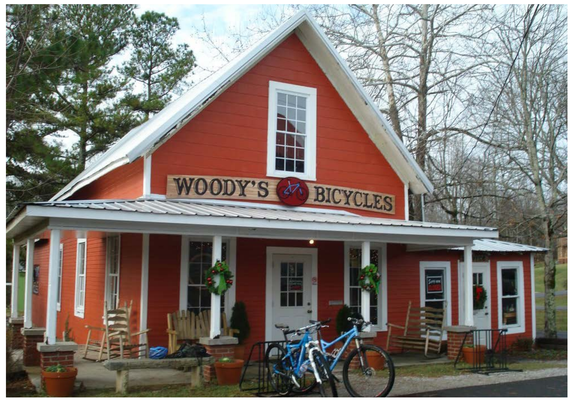
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ARCHITECTURAL PRECEDENT IMAGES

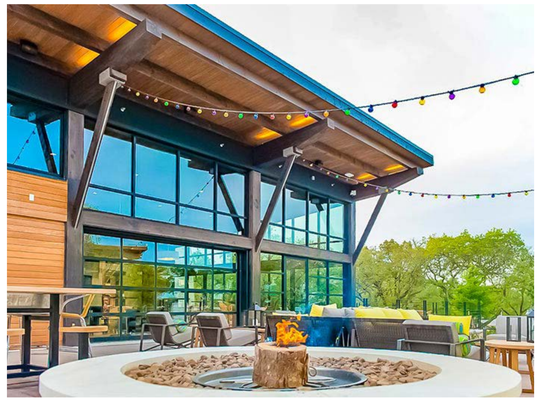
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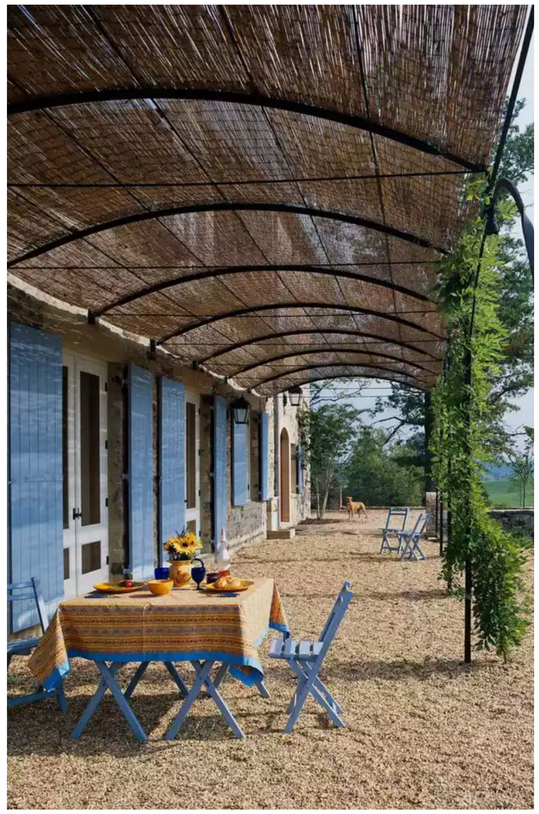




















Images are conceptual representations ONLY, and are not for entitlement purposes. These images do not entitle the project to any specific project component.

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PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

ARCHITECTURAL PRECEDENT IMAGES

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ARMISTEAD

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TAX PARCEL ID 064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492



This Development Plan is being submitted as a unified plan. Accordingly, Density, Open Space, and Parking standards for the Project are provided on a Project-wide basis. Density, Open Space and Parking will be allocated by the Applicant among the various lots, building sites and open space sites as Applicant may determine at the time of each Site Plan submission pursuant to this Development Plan. Such allocations shall be tracked and submitted in writing to the City as part of each applicable Site Plan. Compliance with the City Zoning Ordinance (as modified pursuant to the MOS) and the Project Regulations shall be determined on a Project-wide basis.

This Development Plan Application is being submitted on behalf of the owner of the Property, Short Properties GP simultaneously with a separate Rezoning Application to rezone the Property as PD Planned District.

Comprehensive Review at Site Plan: Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Vesting Development Standards:

Development Standard	Version/Date
Zoning Ordinance	7/1/2024
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2023
Stormwater BMP Manual	7/1/2021
Technical Specifications for Utility Installation	10/30/2020
Municipal Code	3/14/2024

Parkland Impact Fee:

Overall	837	$4,304.00	$3,602,448
Due at 1st Plat		25%	$900,612
Phase 1	306	75%	$987,768
Phase 2	100	75%	$322,800
Phase 3	65	75%	$209,820
Phase 4	103	75%	$332,484
Phase 5	112	75%	$361,536
Phase 6	151	75%	$487,428

Pre-App Submittal: 03/25/2024
Initial Submittal: 05/13/2024
Resubmittal: 08/01/2024

Owner:
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westbrookfarmtn@gmail.com

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craigehoover@gmail.com

Land Planning & Urban Design:
Town Planning & Urban Design Collaborative, LLC
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Civil Site Design Group
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Suite 300
Nashville, Tennessee 37211
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seand@csdgtn.com

Requests for Modification of Standards:

- **MOS 1: Section 4.9.5 – Scenic Corridor Overlay District – Landscape Requirements (see Sheet C0.2)**
  Standard: Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings:
  A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees;
  B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.
  Modification to the standard to permit Agricultural plantings, such as fields and orchards instead of the required tree plantings, consistent with the existing rural character of Franklin.
- **MOS 2: Section 6.7 – Building Types – Multifamily; Section 6.8 – Building Types – Commercial/Mixed-Use Building (see Sheet C0.2)**
  Standard: The front façade shall parallel the frontage (6.7); The building shall parallel the frontage (6.8);
  Modification to the standard to allow buildings within CD-4V to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building.
- **MOS 3: Chapter 6 – Building Types (see Sheet C0.2)**
  Modification to create Farm Compound Building Type as shown on this sheet to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin.
- **MOS 4: Section 9.6.1.A Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
  A Modification is requested to allow sidewalks only on 1 side of public and private streets. However, we will still provide pedestrain circulation in the form of a rural path outside of the ROW.
- **MOS 5: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route.
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage.
- **MOS 6: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for multifamily buildings along the SCO.
- **MOS 7: Section 10.1.6 Minimum Parking (see Sheet C0.2 and Shared Parking Study)**
  A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand.
- **MOS 8: Section 11.7 – Open Space – Courtyard – Features (see Sheet C4.10 Pedestrian Network)**
  Standard: The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street.
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards.
- **MOS 9: Section 15.1.3 – Signs – General Provisions – Proportion & Shape (see Sheet C0.2)**
  Standard: Signs shall not be irregularly shaped.
  Modification to permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.

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[1]The Character District Plan is used as a key to the Site Data Chart.

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Short Properties GP

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Landscape Architecture

SEAN K. DECOSTER 120.003202 LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE 08/01/2024

KYLE A. JAMES 3717 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

COVER SHEET

C0.0

CITY OF FRANKLIN 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.

CITY OF FRANKLIN 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. EPSC'S SHALL BE IMPLEMENTED BEFORE EARTH MOVING BEGINS.

3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 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, EPSC'S AND 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. EPSC'S 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 FRO SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.

9. GREEN INFRASTRUCTURE BMP'S SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.

7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

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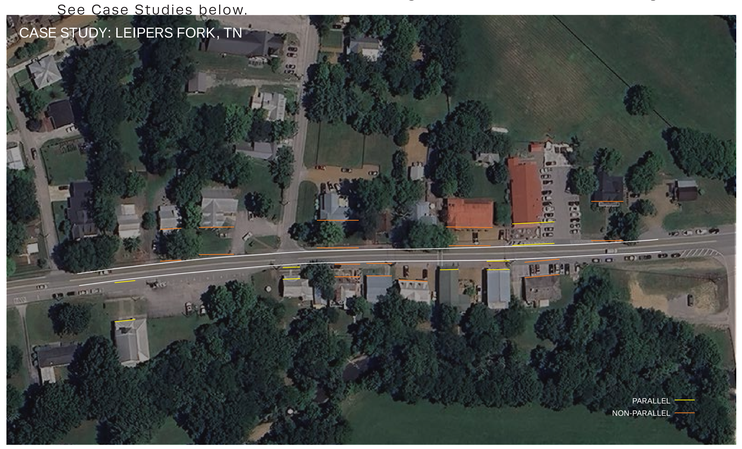
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Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

GENERAL NOTES

C0.1

Requests for Modification of Standards (additional information):

- **MOS 2: Section 6.7 – Building Types – Multifamily; Section 6.8 – Building Types – Commercial/Mixed-Use Building**
  Standard: The front façade shall parallel the frontage (6.7); The building shall parallel the frontage (6.8);
  Modification to the standard to allow buildings within CD-4V to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This is consistent with other rural towns in the region. See Case Studies below.









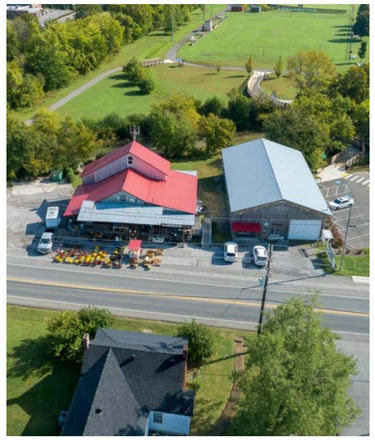














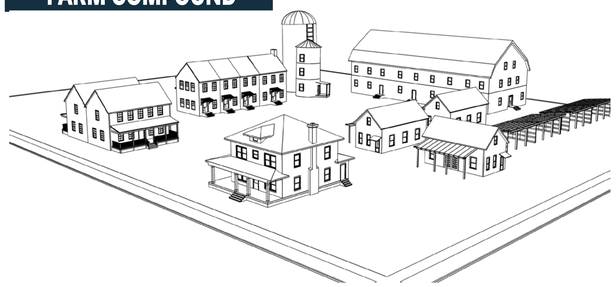




- **MOS 3: Chapter 6 – Building Types**
  Modification to create Farm Compound Building Type as shown on this sheet to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin.

Building Types:

FARM COMPOUND



Conceptual illustration of Farm Compound Building Type.

General Description
A Building Type that refers collectively to a group of Agricultural Buildings on a single Lot, irrespective of the actual use of such group of Buildings, which may include without limitation, Agricultural or Residential. The Buildings is/are designed, or appear from the exterior as if it/they were designed, as a farm, such as a barn, shed, stable, grain bin, silo, House, or other Buildings and Structures typically associated with a farm, irrespective of the actual use of such Building, Buildings, or Structures.
Number of Dwelling Units
16 dwelling units per site
Frontage Type
Yard
Building Orientation and Entry
Entrances shall be on the front facade of a Building and visible from the street or internal open space
Buildings may be placed at an angle to the street and internal open spaces
Windows
Min 15% on facades facing streets
Architectural Style
Buildings shall be designed to appear as if they were farm buildings, such as a barn, shed, stable, grain bin, silo, farm house. Materials and colors shall be consistent with traditional farm style architecture.

- **MOS 1: Section 4.9.5 – Scenic Corridor Overlay District – Landscape Requirements**
  Standard: Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings:
  A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees;
  B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.
  Modification to the standard to permit Agricultural plantings, such as fields and orchards instead of the required tree plantings, consistent with the existing rural character of Franklin.
  We propose that, at site plan, show integrated agricultural elements that are consistent with the agrihood's theme and function. We believe that substituting conventional landscape plantings with agricultural crops and elements will not only preserve but enhance the aesthetic and environmental quality of the scenic corridor, providing a unique and sustainable landscape that supports our community's agricultural focus.

- **MOS 7: Section 10.1.6 Minimum Parking**
  A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. Parking Generation Manual, 5th Edition, was used to estimate the parking demand associated with the multi-family portion of Short Family Farm development. According to ITE's Parking Generation Manual, the 85th percentile parking demand for mid-rise, multi-family developments is approximately 0.87 parking spaces per bedroom. Therefore, the parking demand for studio and 1-Bedroom units are 0.87 spaces per unit, the parking demand for 2-Bedroom units is 1.74, and the parking demand for 3- Bedroom units is 2.61. Additionally, per ULI's Shared Parking, a ratio of 0.15 spaces per unit was added to account for visitor parking. The table below shows the required and proposed parking rates for Multiplex/Townhouses/Multifamily. See the Shared Parking Study for more details.

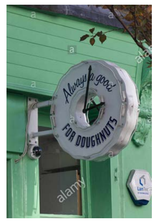
Use	Zoning Ordinance Required Parking Rates	Proposed Parking Rates
Studio	1.5 spaces per unit	1.02 spaces per unit
1-Bedroom	1.5 spaces per unit	1.02 spaces per unit
2-Bedroom	2.5 spaces per unit	1.89 spaces per unit
3-Bedroom	3 spaces per unit	2.76 spaces per unit

- **MOS 9: Section 15.1.3 – Signs – General Provisions – Proportion & Shape**
  Standard: Signs shall not be irregularly shaped.
  Modification to permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
  See examples images below.













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Date of Submittal:	08/01/2024
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MOS

CO.2

Since 1887, Family farms were once common sights across the landscape of rural Tennessee and the purchase of land near Franklin by two Short brothers in 1887 marked the beginning of a farm they named Westbrook. When Jesse A. Short and Benjamin F. Short bought this land they could not have imagined that for well over the next 130 years the farm would continue to be overseen by men named Jesse Short. The farm handed down through generations grew and flourished and provided sustenance and livelihood for those who nurtured it. This land has fed, nurtured and sustained generations of their family as well as others in the community. Honoring this legacy will include the next evolution of a family farm in which agriculture is the heart of a sustainable, mixed-use development.

Armistead is a place where history, family, and community intertwine. You might wonder why we chose the name “Armistead” for this development, formerly known as Westbrook Farm. The answer takes us on a journey back to 1755 in Cumberland County, Virginia, where two boys, John Atkinson and Thaddeus Armistead, were born just months apart. They grew up as friends, and John eventually married Thaddeus’ sister, Mary Armistead, in 1777.

Fast forward to the early 19th century, the Atkinson and Armistead families, along with several others, moved to Williamson County, Tennessee. They settled on neighboring farms, and their descendants continued to intertwine through marriage and community involvement. Two of these descendants, Jesse Armistead Short and his brother B.F. Short, purchased what would become Westbrook Farm in 1887.

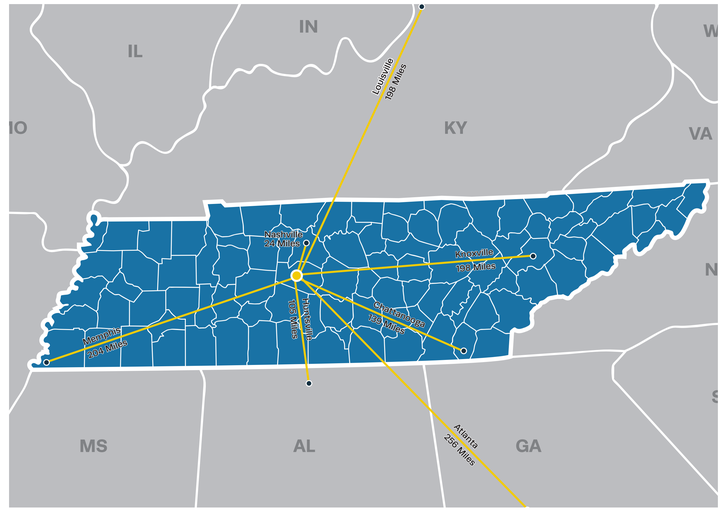
Jesse Armistead Short never married, but his brother B.F. did, and they had a son named Jesse Edelin Short. Jesse Edelin continued the family tradition of farming at Westbrook. Generations of Shorts lived and grew up on this farm, and it became a place where family and friends gathered for holidays and weekends.

In 1933, the circle of family connections came full circle when Alma Carter Bennett, a descendant of the Atkinson-Armistead line through the Carter family, married Jesse Edelin Short, Jr. Their union reconnected two sets of descendants from the original Atkinson and Armistead families after 156 years.

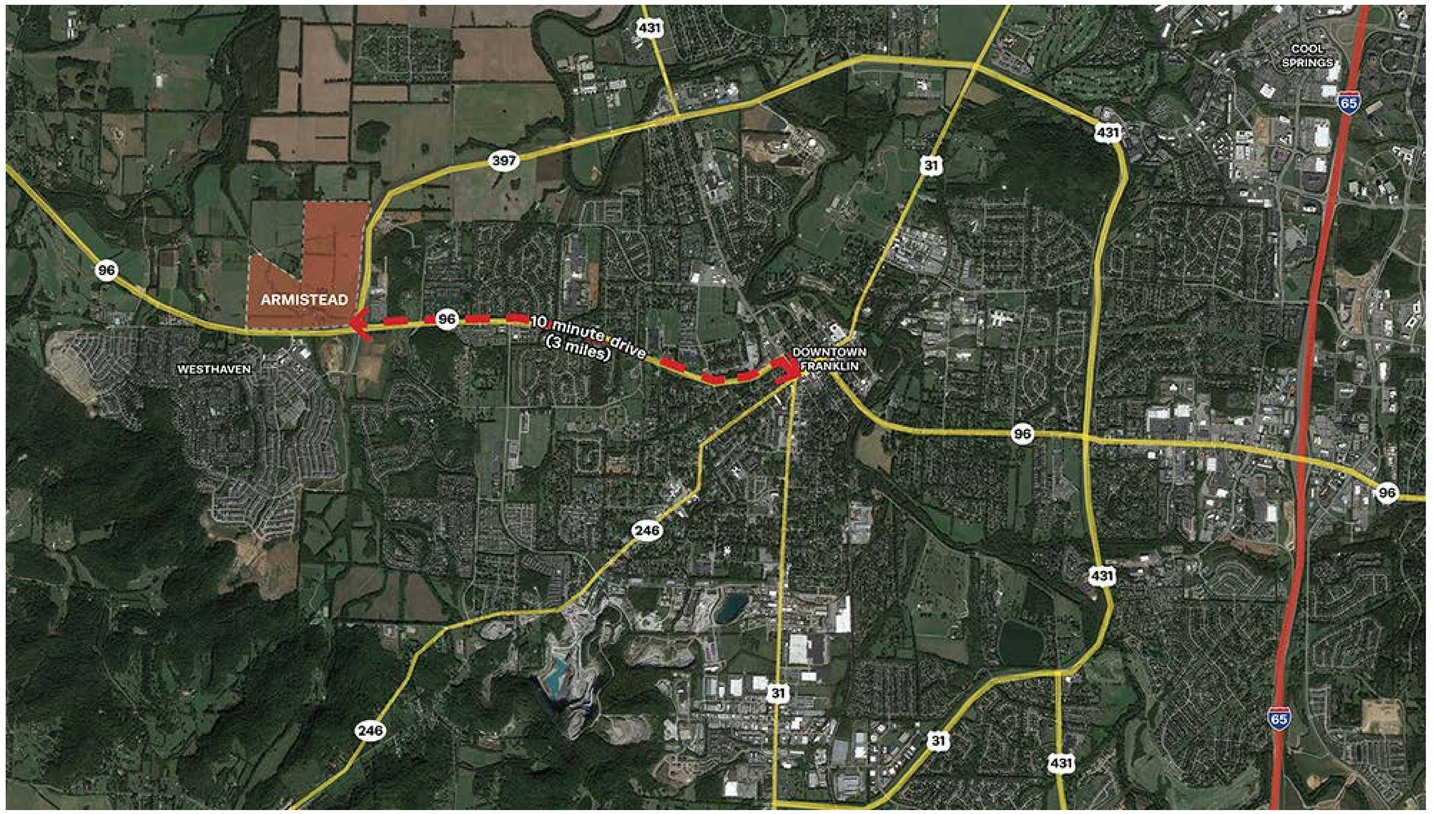
So, why Armistead? Because it’s a name that has connected our families for almost 250 years. It’s a name that embodies the spirit of community, the importance of family, and the deep roots we have in this land. Armistead is not just a development; it’s a tribute to the generations that came before us, a nod to the rich history that has shaped us, and a promise for a sustainable, community-focused future.







The Short Family Farm is comprised of 192 acres in Franklin, Tennessee, at the intersection of New Highway 96 West and Mack Hatcher Memorial Parkway. The site is 3 miles west of Historic Downtown Franklin and 20 miles south of Nashville. The property is adjacent to Gentry Farm, a historic family-owned working farm, and just north of Westhaven, a thriving 1,500-acre mixed-use community.





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armistead
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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

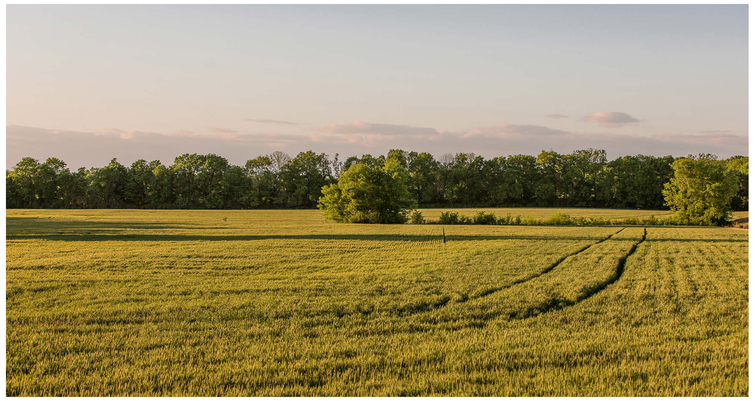
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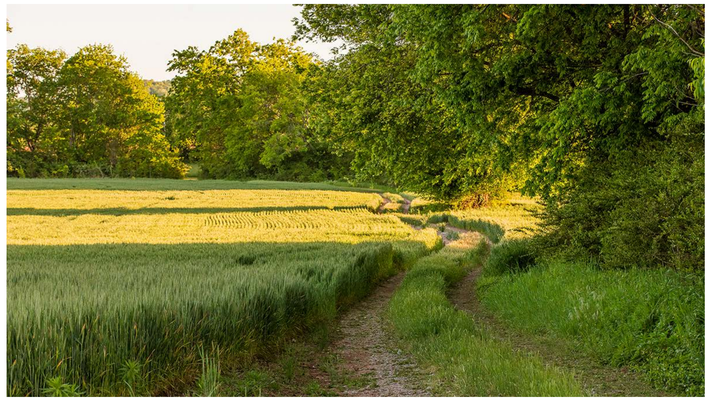
CSDG
Planning | Engineering
Landscape Architecture

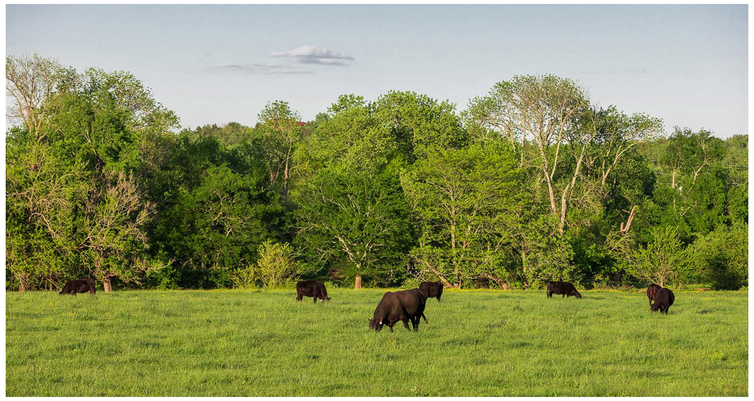
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HISTORY STATEWIDE & LOCAL CONTEXT

C0.3



















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CHARACTER DEVELOPMENT

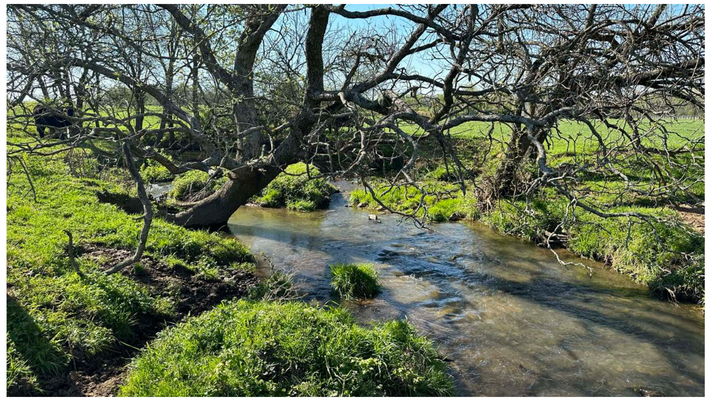
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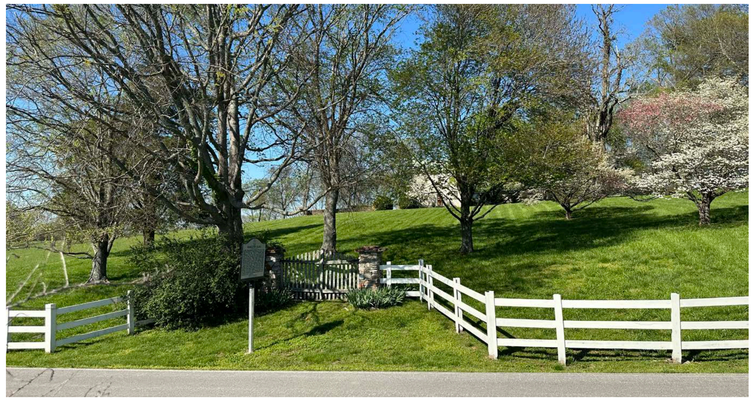
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EXISTING SITE PHOTOS

C0.4










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EXISTING SITE PHOTOS

C0.5

Situated on approximately 200 acres in Franklin, Tennessee — three miles west of America's Favorite Main Street — we are proposing a new type of rural village. Drawing from thousands of years of agrarian civilizations, Armistead is the next evolution of a family farm in continuous production since 1887. Working closely with generations of the Short Family, the development team aims to create a sustainable, mixed-use ecosystem for the next century. Our mission is to create a place that the family and our neighbors are proud of and becomes a model for future rural development across the country.

Our Team has explored and studied the Armistead Property, familiarizing ourselves with its unique characteristics. We are committed to preserving the natural elements that give the land its charm, but also finding creative ways to enhance them. Armistead will embody the ideal of an agrihood, where a diversity of people will live, work, learn and play amongst full-scale crop and livestock production. In fact, the community will center on food systems and what it takes to support them in an ethically, economically and ecologically sound manner.

With the majority of the farm left as open space, croplands, grazing pastures and orchards are interspersed among mature trees, the central creek branch and historic farm elements. In fact, the most fertile areas have been dedicated to the growing crops so the built environment becomes complementary. Hamlets incorporate retail markets and essential services, gathering spaces and amenities, as well as unique residential offerings to accommodate the range of people that will support a community such as Armistead. From a Creekside cottage as part of a pocket neighborhood, to a second story flat overlooking the village square, multifamily presented as an architecturally thoughtful "big house" multiplex or farmstead compound, or tiny houses and micro apartments, or housing for farm hands in a barn, there will be a place for everyone who wants to call Armistead home.

A boutique inn is envisioned to welcome visitors, whether on vacation or participating in agricultural and educational programs at Armistead. This will be a working farm, which requires robust labor and training as well as the customers that bring it full circle, and the development team is intentional about ensuring those systems can put down roots and thrive long-term.

It is our goal to transform the property into a walkable, active, harmonious piece of Franklin. To be successful, Armistead will demand hard work, shared responsibility, and commitment, and a reverence for the mission. We believe many will be drawn to our vision, and that a limitless opportunity exists to inhabit an agrihood for today and generations to come.











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PROJECT DESCRIPTION

C0.6

Mission

To celebrate and sustain Armistead's 135-year agricultural legacy in the next chapter of this 200-acre family farm by creating an agricultural village where generations of people will live, work, learn and play amongst substantial crop and livestock production and a vibrant village life.

Vision

Armistead will be recognized as a quintessential agrihood, a mixed-use village with farm, food, and family interwoven throughout, Armistead residents will have their daily needs within a short walk, guests are inspired, enriched, and entertained, and everyone is treated like family.

Core Values

- ***Honoring:*** Articulating a well-earned reverence for the generations of family members who have cultivated and nurtured this land for 135 years, and now want to share it with the public.
- ***Protecting:*** Staying rooted in the history, shaping the evolution, and resolving to be true to the mission of the farm forever.
- ***Sustaining:*** Putting the land first, dedicating the best soil for growing and ensuring that the built environment and its uses are focused on continual improvement of the natural resources.
- ***Welcoming:*** Emphasizing the common ground of food and fellowship in a way that allows generations of people to live, work, learn and play in harmony with the farm and each other.
- ***Engaging:*** Recognizing the importance of education and exploration to people of all ages and interests and the future of our community.
- ***Inspiring:*** Remembering why we do what we do: stirring hearts, sparking passions, and restoring spirits.
- ***Ever-growing:*** Dedicating ourselves to the never-ending journey of exploration and discovery.









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MISSION, VISION, & CORE VALUES

C0.7

Diversity of Housing Types

The key to any ecosystem is diversity. Communities are healthiest when they offer a range of housing types, including single family homes, cottages, town homes, multifamily apartments, and senior living. Diversity of housing types elicits diversity of residents.













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PROJECT PILLARS

C0.8

Preserve the Legacy of Farming

Armistead has been a farm for centuries, making an "agri-hood" the most appropriate way to allow for density to meet the 21st century context, and allowing a new generation of people to cultivate and enjoy the bounty of the land. The Farm at Armistead is envisioned to be more than just a supplier of fresh produce; it will be an integral component of the local food ecosystem of Armistead. Our comprehensive agricultural operations will be strategically aligned with the community's food outlets, ensuring that our produce, livestock, fruits, and additional agricultural products contribute directly to the local economy while promoting sustainability and transparency.

The Tennessee Right to Farm Act (Tennessee Code Annotated § 43-26-101 through 43-26-104) defines agricultural operations broadly to encompass a wide range of activities related to farming and agriculture, and Armistead intends to employ as many of those operations as possible. While the farming operations will grow and evolve over time, we envision the following components.

Vegetables and Fruits: A wide variety of seasonal vegetables, fruits, and berries, catering to the tastes and nutritional needs of our community.

Legumes and Mushrooms: Nutrient-rich legumes and a variety of mushrooms, cultivated for both their culinary and ecological benefits.

Grains: including wheat, corn, rye, and barley, meticulously cultivated to produce an array of products from nutritious flours to artisanal spirits.

Leafy Greens and Microgreens: A selection of lettuces and microgreens, grown for their intense flavors and nutritional value.

Cut Flowers: A vibrant assortment of seasonal cut flowers for bouquets, events, and decor, grown sustainably to beautify homes and community spaces.

Tree Nursery: A diverse selection of edible saplings and young trees for landscaping, and orchard planting, nurtured to promote local greening efforts.

Chickens: Both for egg production and meat (broilers), as well as soil enhancement and pest control.

Pigs and Sheep: Pigs for meat and sheep primarily for wool, contributing to our sustainable textile initiatives.

Bees: Essential for pollination, with honey produced as a valuable by-product.



Turkeys and Goats: Turkeys for seasonal meat production and goats for dairy products and land management.

Demonstration Garden: Serving as a living exhibit, this garden showcases a microcosm of our farm operations within a section of our historic farm area. It's an educational resource that illustrates sustainable farming practices, open for public tours and workshops.

Greenhouse: A vital part of our operations for propagation, growing microgreens, and hydroponic systems. The greenhouse allows for year-round production, crucial for educational programs and consistent supply to our markets.

Educational Programs: We will offer a range of classes and workshops focused on sustainable agriculture, environmental stewardship, and food preparation techniques.

Tours: Regularly scheduled farm tours provide visitors with insights into sustainable farming operations and the benefits of local food systems.





Farmers Market: Hosting a regular farmers market not only serves as a direct sales venue for our products but also as a community gathering place to support local artisans and producers.

Micro-Distilling: A Micro-distillery where locally grown grains, fruits, and botanicals are fermented and distilled into artisanal spirits, showcasing the farm's produce and emphasizing agricultural value addition

Composting Program: The Farm at Armistead will implement a comprehensive composting program to reduce waste and enrich soil health. Each homeowner and restaurant tenant will receive a compost bin, and the material will be processed at our on-site facility.

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PROJECT PILLARS

C0.9

Cradle to Grave Living

In order to accommodate and attract young families, working professionals, empty-nesters, as well as folks entering the twilight of their life, Armistead must offer amenities, activities, housing types, and multi-modal transportation that cater to them all.

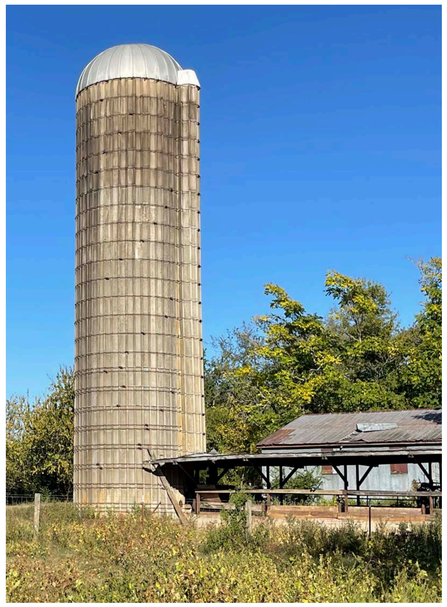







Historic Preservation

Preserving and up-cycling the existing structures on the property will preserve the family's history and maintain a modern day community that is rooted in the past as it advances to the future.





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PROJECT PILLARS

C0.10









Public Outreach

From April 27 to May 2, 2023, Town Planning and Urban Design Collaborative (TPUDC) hosted the Short Family Farm Design Charrette--a multi-day public workshop and participatory process where all members of the community got to work directly with a multidisciplinary design team, including town planners, architects, illustrators, and engineers, to define a collective vision for the future and create a conservation strategy and neighborhood master plan for the Short Family Farm property. Presentations, topical meetings, hands-on work sessions, and a pop-up design studio were open to the public at all times. That input was integrated into the project pillars and the overall design of what would become Armistead, which was largely done in-person during the Charrette.

What we heard:

- Agriculture at all scales
- Family-oriented town center that meets daily needs and provides places to gather
- Focus on local, small businesses--not chains
- An affordable, diverse mix of housing types
- Focus on education
- Natural, productive landscaping--no lawns
- Rural/farm character
- Trails, meaningful open spaces, & recreation opportunities
- Integrate sustainability
- Preserve/reuse existing historic farm buildings

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DESIGN PROCESS

C0.11

















Research

The development team looked locally and nationally to source their inspiration for Armistead. The following list of projects served as inspiration for key elements of the projects design including sustainability, conservation, village charm and character, architecture, Community Supported Agriculture, destination retail and much more.

Comparable Projects

Serenbe – Chattahoochee Hills, GA

Agritopia – Gilbert, AZ

Prairie Crossing – Grayslake, IL

Southall – Franklin, TN

Habersham – Beaufort, SC

Old Town – Fernandina Beach, FL

Congaree and Penn Farm – Jacksonville, FL

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COMPARABLE PROJECTS

C0.12



Legend

- Hotel
- Mixed Use
- Multi-Family
- Townhouse
- Live/Work
- Multiplex (4 units)
- Farm Compound
- Existing Historic Farm Buildings
- Plaza
- Single Family Residential Lot
- Clubhouse/Agricultural
- Open Space
- Agriculture Green
- Parking Structure
- Roads / Parking Lots

NOTE: This page provides a conceptual illustrative plan that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations. This illustrative plan is not intended to be regulatory or binding.

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ILLUSTRATIVE MASTER PLAN

C0.13



SLOPE ANALYSIS NOTE:

- THE EXISITNG TOPOGRAPHIC INFORMATION WAS TAKEN FROM PUBLICLY AVAILABLE GIS INFORMATION. BASED ON THIS INFORMATION, THERE AREA NO KNOWN SLOPES ON THE EXISTING SITE THAT EXCEED 14% SLOPE. FIELD RUN TOPOGRAPHIC INFORMATION WILL BE PROVIDED AT THE SITE PLAN, AND THE SLOPE ANALYSIS WILL BE RE-EVALUATED AS NECESSARY.

EXISTING STORMWATER NARRATIVE:

- XXXXXX

EXISTING GRADING & DRAINAGE DATA CHART:

- XXXXXX

EXISTING CONDITIONS NOTE:

- BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

F.E.M.A NOTE:

- ACCORDING TO F.E.M.A F.I.R.M MAP NUMBER 47187C0195F & 47187C0183G, EFFECTIVE DATE SEPTEMBER 29, 2006, THIS SITE LIES WITHIN ZONE X.

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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OVERALL EXISTING CONDITIONS PLAN

C1.0


HAMILTON WAY (LOCAL)
HAMILTON SUBDIVISION
(BY OTHERS)
HAMILTON DRIVE (LOCAL)
OLD CHARLOTTE PIKE EAST
NEW HIGHWAY 96 WEST
MACK HATCHER PARKWAY
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=3,941,023 SQUARE FEET
OR 90.473 ACRES
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=4,452,505 SQUARE FEET
OR 102.215 ACRES
PERMANENT SANITARY SEWER EASEMENT PER COF CONTRACT NO. 2021-0147 BK 8748, PG 347, R.O.W.C., TN
WET WEATHER CONVEYANCE
150' SCENIC CORRIDOR OVERLAY
NON RIGHT-OF-WAY (25' FROM CENTERLINE) PER COF CONTRACT NO. 2022-0148 BK 9141, PG 785, R.O.W.C.
WETLAND
ZONE "X" AREA
THE GENTRY FAMILY LIMITED PARTNERSHIP TAX MAP 64, PARCEL 24.01 BK 7422, PG 359 (R.O.W.C., TN)
WEST HARPETH PARTNERS TAX MAP 51, PARCEL 13.00 BK 8799, PG 663 (R.O.W.C., TN)
ELLEN LIVINGFIELD MOSE TAX MAP 64, PARCEL 21.08 BK 8843, PG 175 (R.O.W.C., TN)
CITY OF FRANKLIN, TENNESSEE TAX MAP 64, PARCEL 20.01 BK 5091, PG 623 (R.O.W.C., TN)
Planted Stone At Base Of Existing Fence Corner
Concrete Highway Monument (Old)
Concrete Highway Monument (Typ.)
Permanent Drainage Easement Easement # 2 Deed Book 5159, Page 113, R.O.W.C., Tennessee
Permanent Drainage Easement Easement # 1 Deed Book 5159, Page 113, R.O.W.C., Tennessee
20' Wide Sanitary Sewer Easement Deed Book 2654, Page 338, R.O.W.C., Tennessee
20' Wide Sanitary Sewer Easement Deed Book 2654, Page 331, R.O.W.C., Tennessee
40' Wide Sanitary Sewer Easement Deed Book 2654, Page 328, R.O.W.C., Tennessee
Sanitary Sewer Easement (Varies in width) Deed Book 4371, Page 346, R.O.W.C., Tennessee
20' Utility Easement For H.B. & T.S. Utility District of Williamson County, Tennessee Book 705, Page 786, R.O.W.C., Tennessee
20' Wide Sewer Line Easement Book 5921, Page 582, R.O.W.C., Tennessee
40' Middle Tennessee Electric Easement (Not Of Record-But Identified In Book 2753, Page 543, R.O.W.C., Tennessee)
10' Gas Line Easement Book 2753, Page 543, R.O.W.C., Tennessee
Easement For Channel Change And Rock Retaining Wall Deed Book 4746, Page 2, R.O.W.C., Tennessee
Tobacco Barn
Telephone Junction Box
Underground Telephone
Iron Rod (Found)
Iron Pin (Found)
Concrete Monument (Found)
Concrete Highway Monument (Old)
Concrete Highway Monument (Typ.)
Telephone Pedestal
Telephone Junction Box
Electric Pedestal
Electric Junction Box
Water Valve
Water Meter
Gas Valve
Gas Meter
Sanitary Sewer Manhole
Storm Sewer Manhole
Storm Sewer Inlet
Fence Corner
Fence Post
Wood Fence
Wire Fence
Gate
Power Pole
Light Pole
Guy Wire
Mailbox
Sign
Tree
Bush
Shrub
Hedge
Edge of Pavement
Edge of Gravel
Edge of Asphalt
Edge of Concrete
Top of Bank
Bottom of Bank
Centerline
Property Line
Right-of-Way
Setback
Buffer
Contour
Index Contour
Intermediate Contour
Depression Contour
Spot Elevation
Flow Arrow
Drainage Basin
Catch Basin
Curb Inlet
Grate Inlet
Yard Drain
Roof Drain
Culvert
Headwall
Flared End Section
Rip Rap
Silt Fence
Inlet Protection
Construction Entrance
Limits of Disturbance
Limits of Grading
Limits of Clearing
Limits of Tree Protection
Limits of Tree Removal
Limits of Tree Planting
Limits of Tree Replacement
Limits of Tree Mitigation
Limits of Tree Preservation



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SCENIC OVERLAY LEGEND

SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

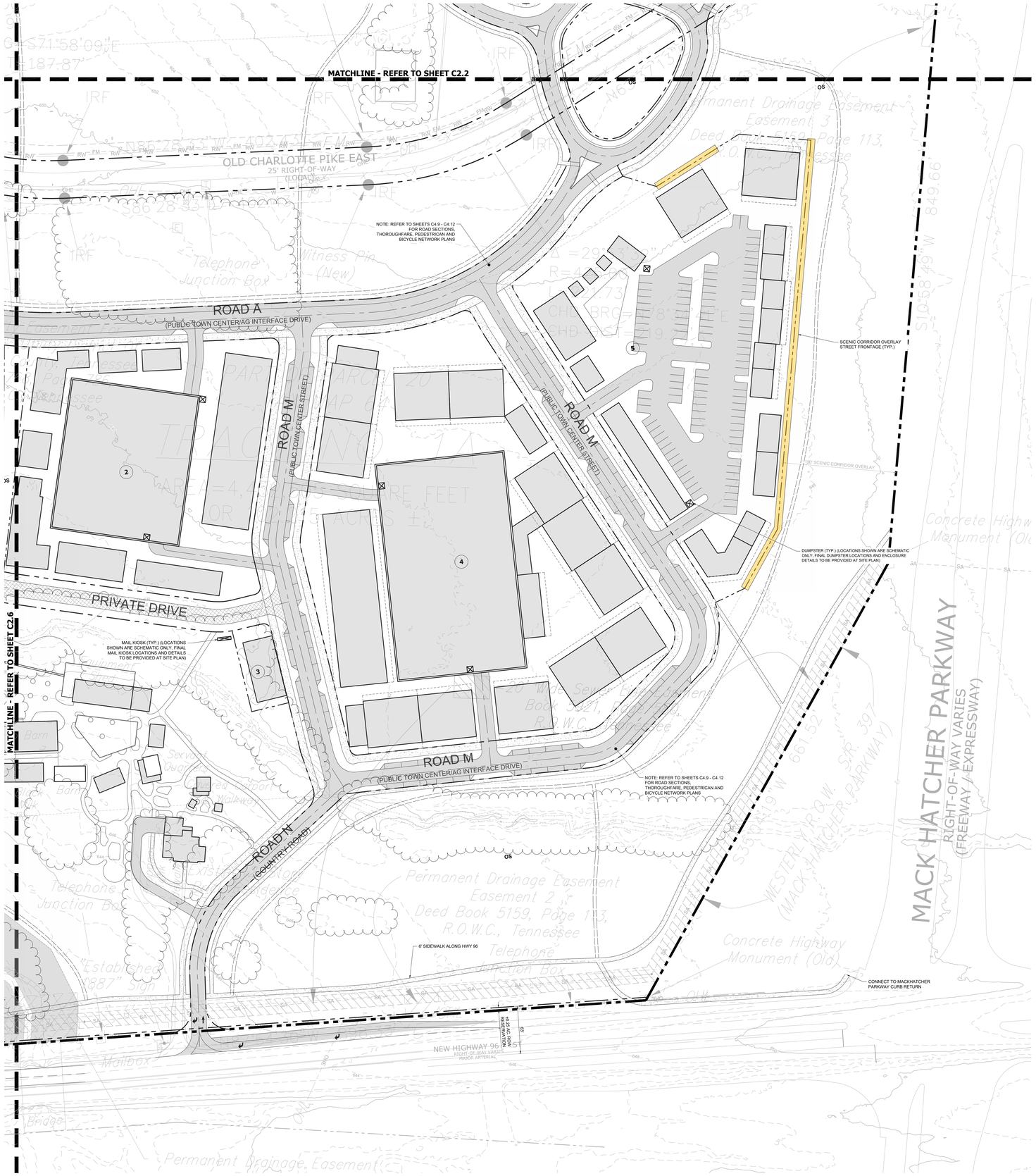
CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER — 08/01/2024 — STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL DEVELOPMENT PLAN

C2.0



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

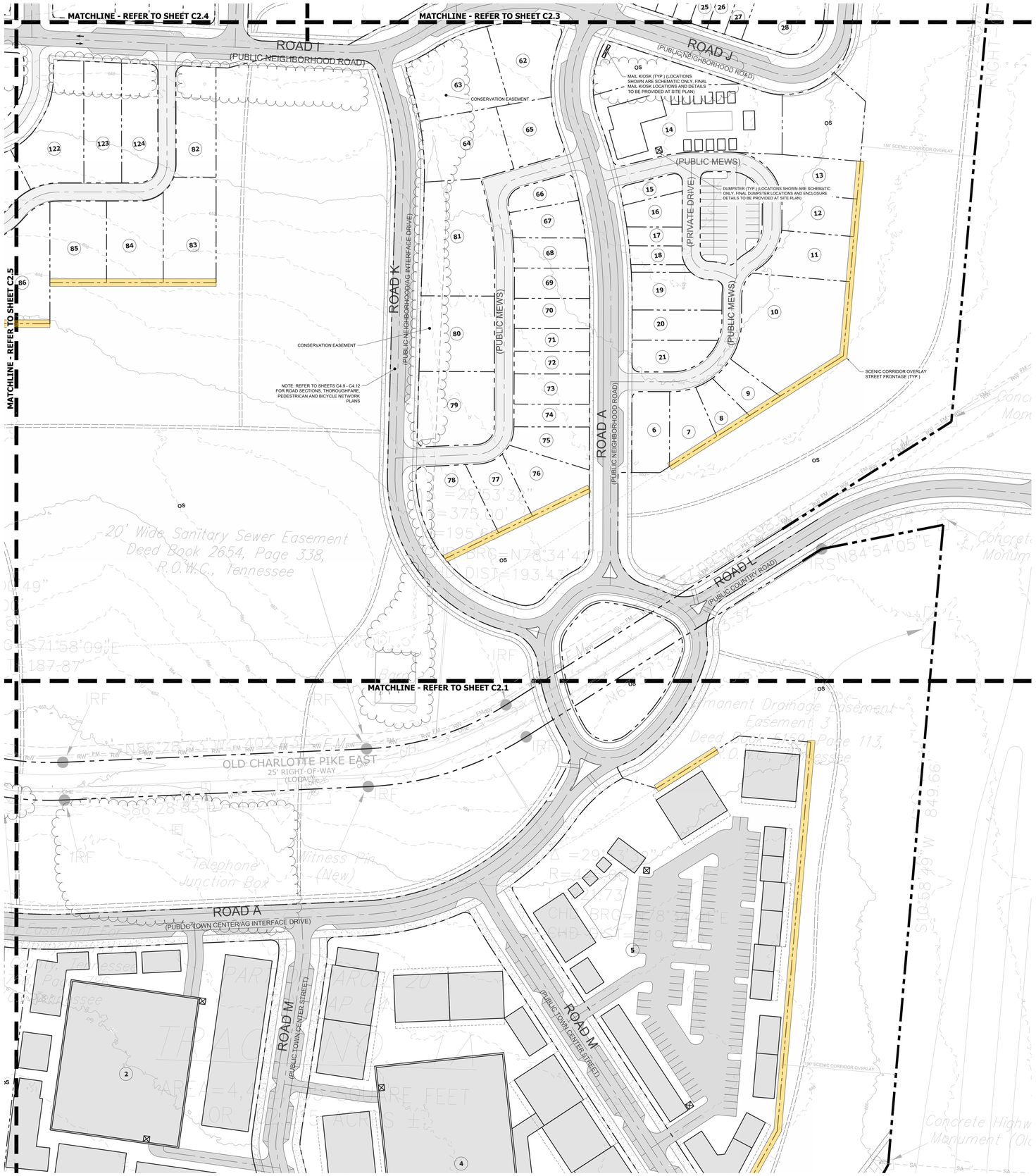
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 1

C2.1



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

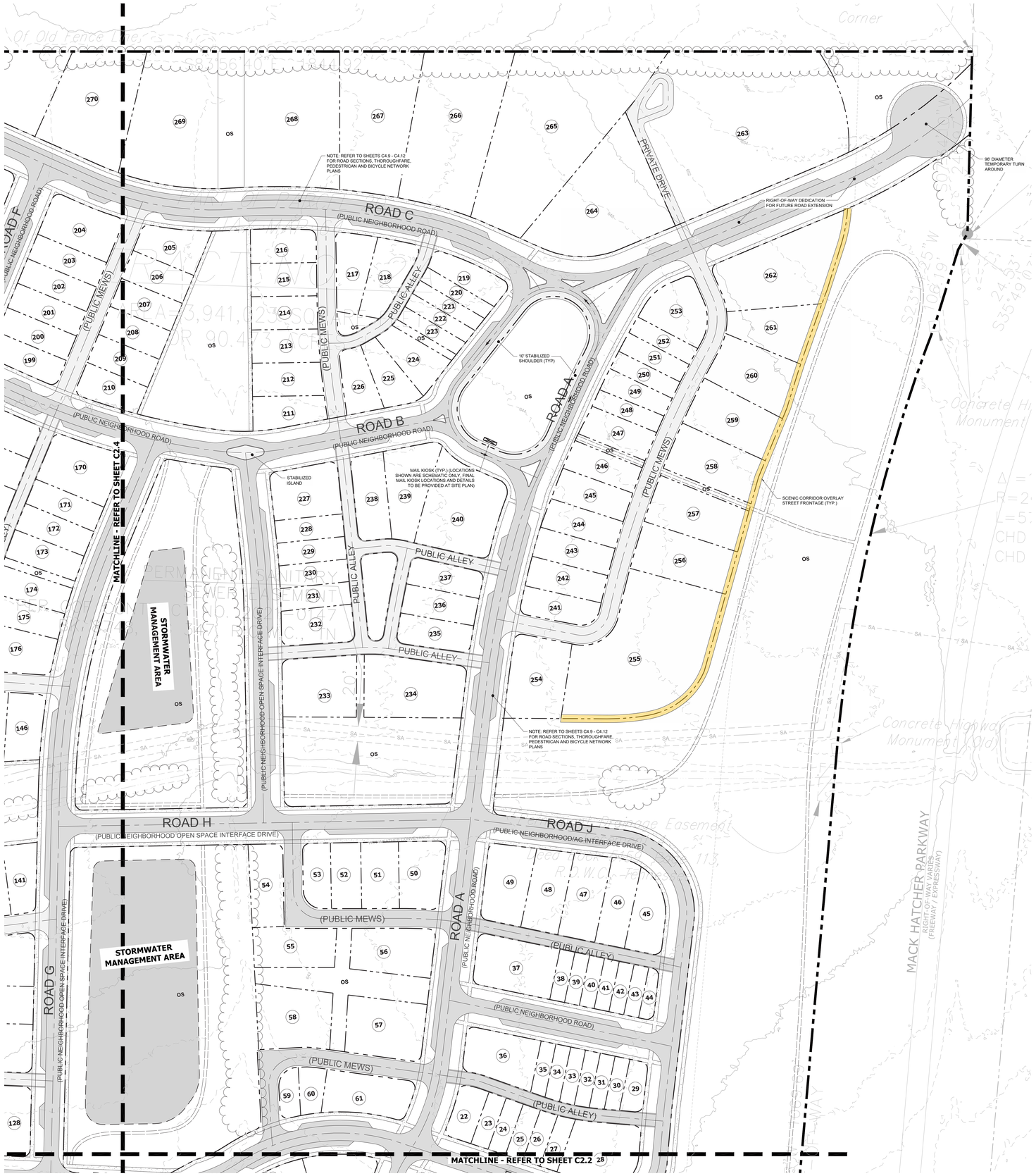
CSDG
Planning | Engineering
Landscape Architecture

JOHN E. DICKSON
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 2

C2.2



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

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Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 3

C2.3



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

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- EX. WATER — W —

- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
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084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

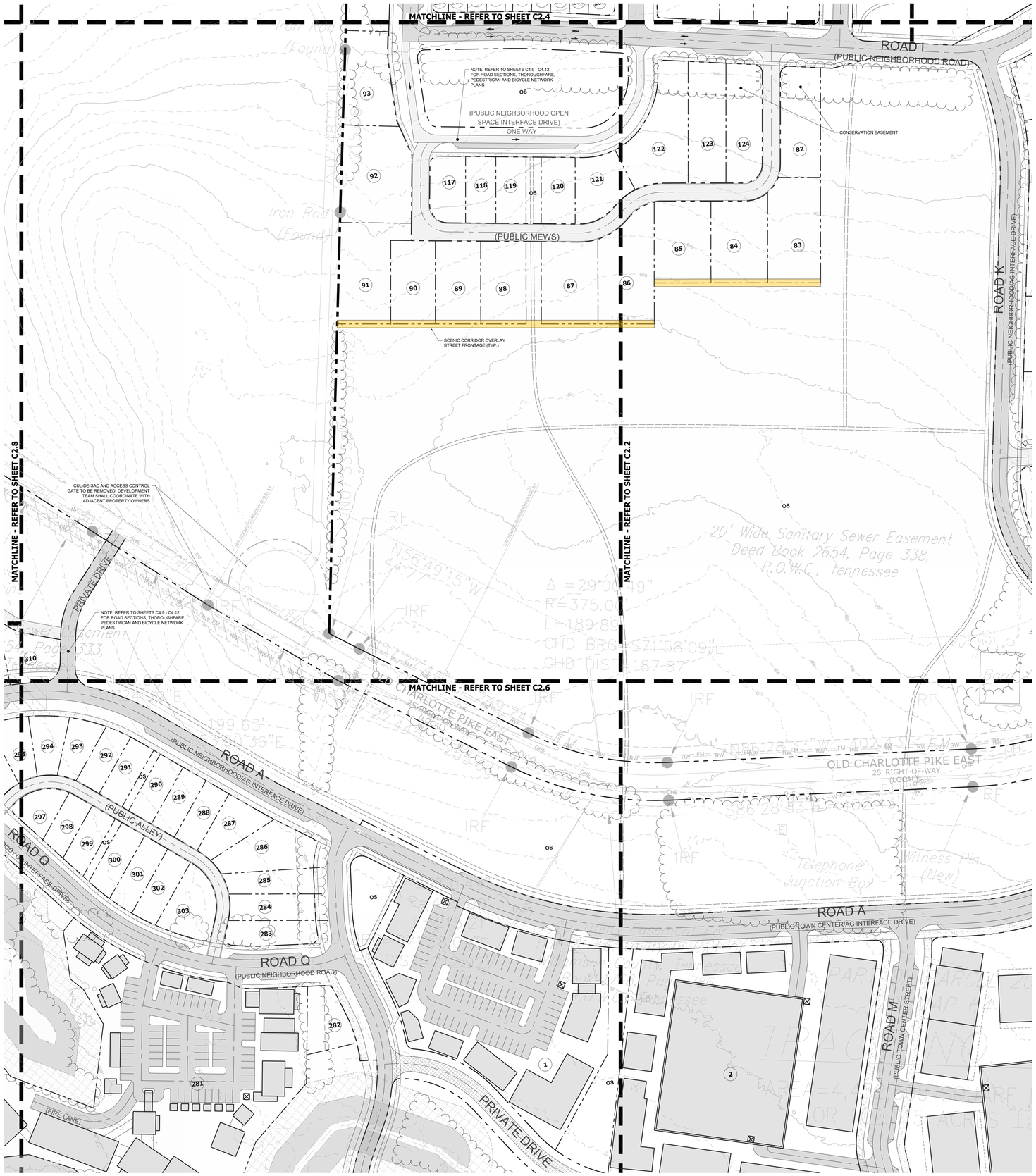
CSDG
Planning | Engineering
Landscape Architecture

LEAH K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 4

C2.4



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
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- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
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- EX. OVERHEAD ELECTRIC — OHE —
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- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —

- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

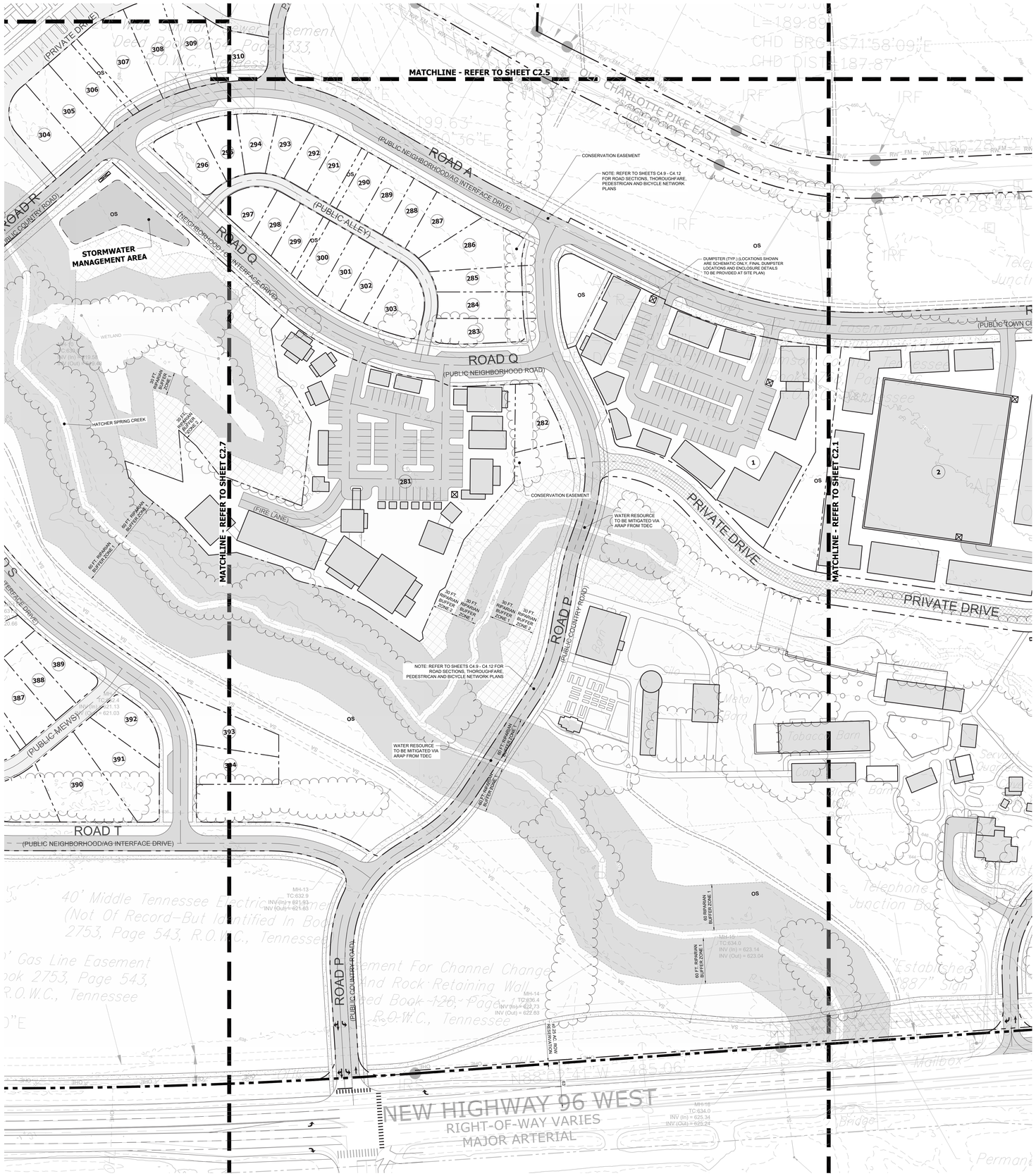
CSDG
Planning | Engineering
Landscape Architecture

DEAN K. DECOSTE — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 5

C2.5



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM
- EX. GAS — G
- EX. OVERHEAD ELECTRIC — OHE
- EX. UNERGROUND ELECTRIC — UGE
- EX. SANITARY SEWER — SA
- EX. STORM SEWER — ST
- EX. FIRE — F
- EX. WATER — W

- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM
- GAS — G
- OVERHEAD ELECTRIC — OHE
- UNERGROUND ELECTRIC — UGE
- SANITARY SEWER — SA
- STORM SEWER — ST
- FIRE LINE — F
- WATER — W

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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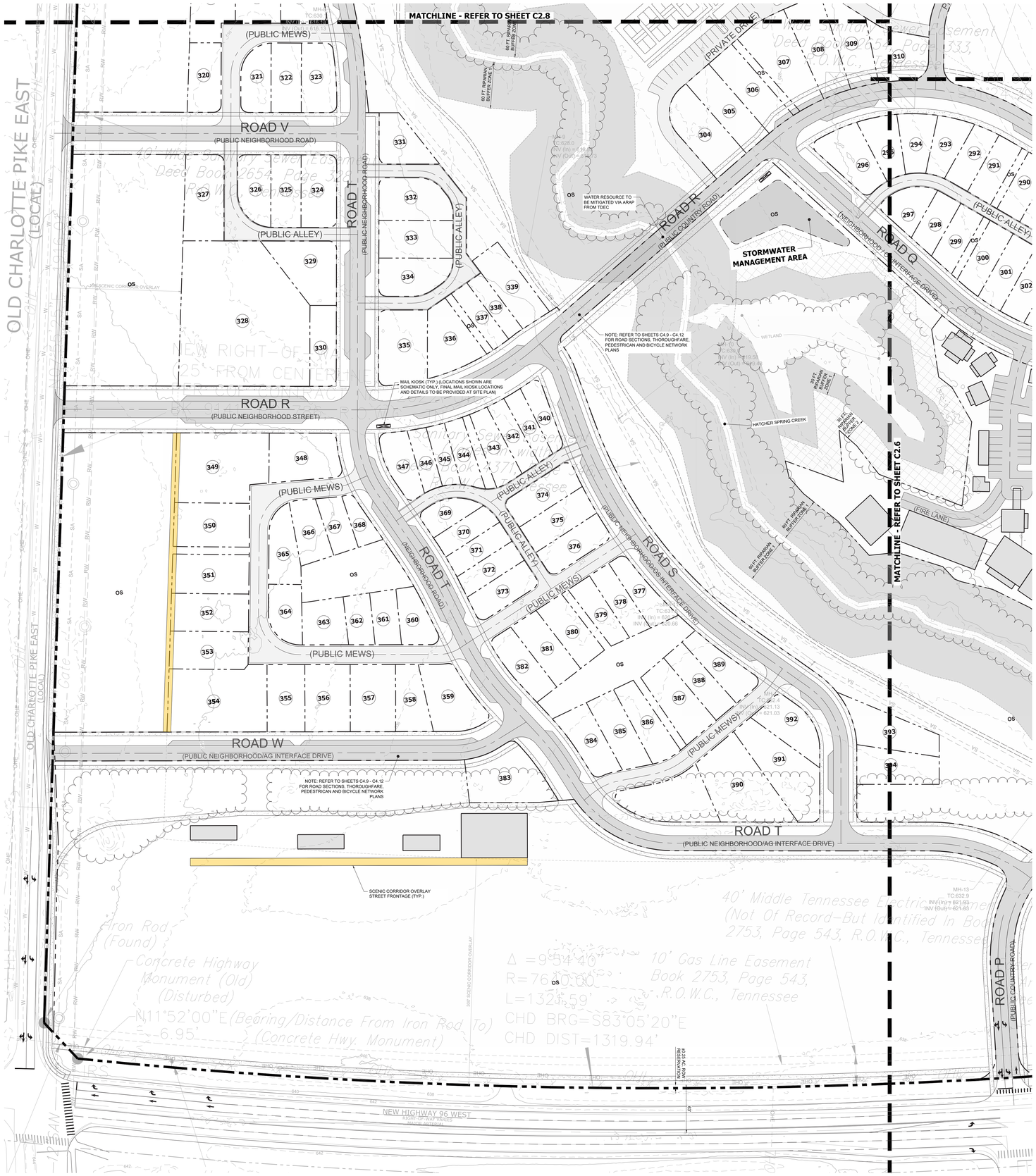
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Planning | Engineering
Landscape Architecture

JEAN E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 6

C2.6



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
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GENERAL LINETYPES

[EX. = EXISTING]

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- EASEMENT
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- FENCE
- ROAD CENTERLINE
- WATER FEATURES
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- GAS — G
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- SANITARY SEWER — SA
- STORM SEWER — ST
- FIRE LINE — F
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CHARACTER DEVELOPMENT

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LEAH K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
0001053
STATE OF TENNESSEE
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Job No.:	23-039-01
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Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 7

C2.7



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
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GENERAL LINETYPES

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- FORCEMAIN — FM —
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BUFFER LEGEND

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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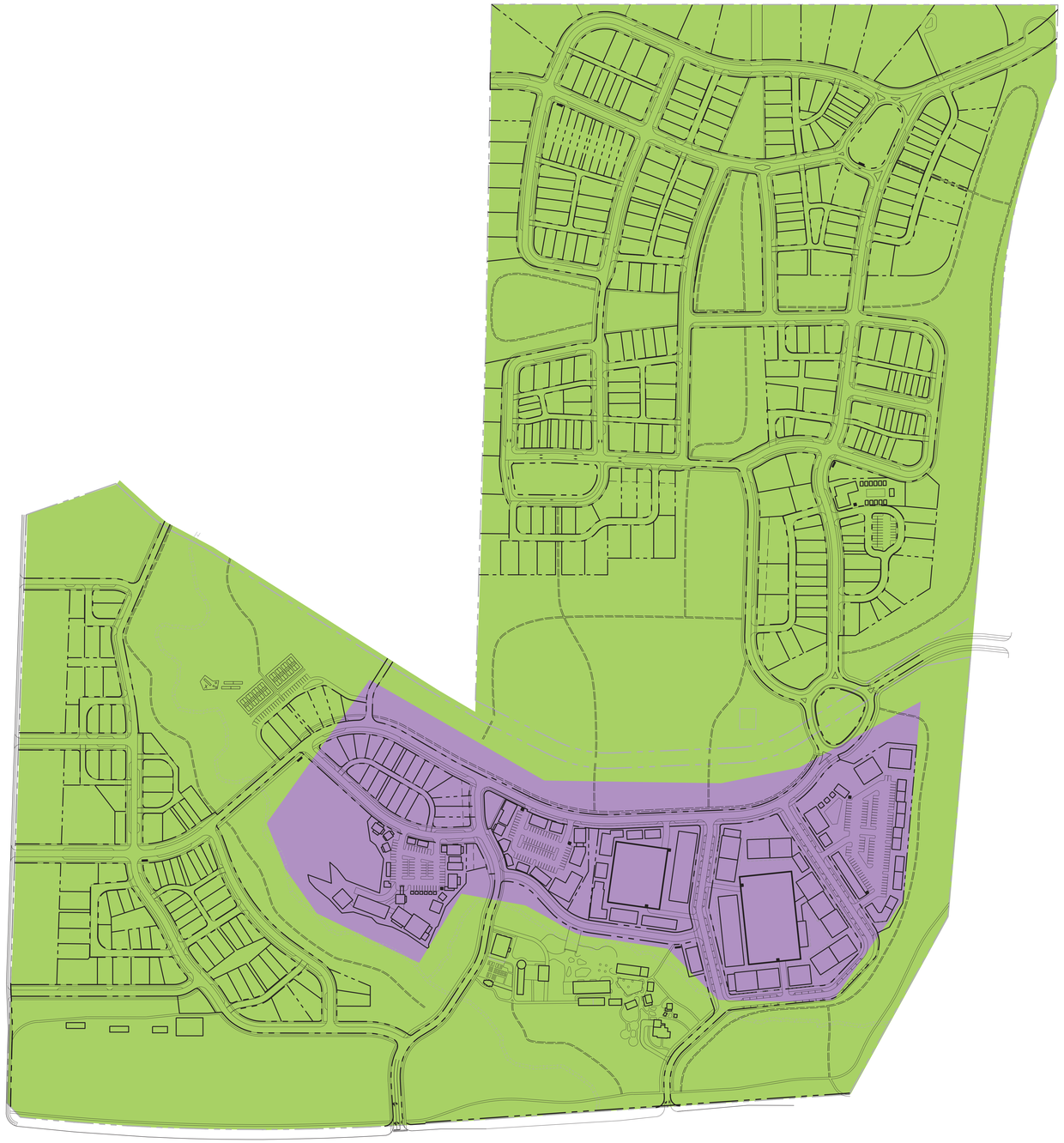
CSDG
Planning | Engineering
Landscape Architecture

Kevin L. Decosta
Licensed Professional Engineer
State of Tennessee
08/01/2024

Job No.:	23-039-01
Wk. Order:	
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DEVELOPMENT PLAN - AREA 8

C2.8



Legend

- Conservation Subdivision
- Neighborhood Mixed-Use

Compliance with Land Use Plan

Consistent with the Major Objectives of Envision Franklin, the Armistead Development will be an exceptional place where a diversity of people can live, work, learn and play. Neighborhood commercial and mixed-use areas are strategically located on the site to serve the surrounding residential areas, helping to reduce traffic and trip length. A main pillar of the Armistead Development is the reuse of the historic Legacy Farm buildings and the preservation of Franklin's natural beauty.

The location of Armistead along Mack Hatcher Parkway and New Highway 96 West is ideally suited for various levels of agriculture, single- and multi-family residential, a mix of shops and services, community amenities and open spaces.

Guiding Principles

Managed Growth

The Envision Franklin Land Use Plan notes that the City of Franklin seeks purposeful, mixed-use, vibrant, context-sensitive growth and development. The Armistead Development is strategically located just north of Westhaven and south of existing farmland, aiming to provide a seamless transition between these two differing development patterns, resulting in a mixed-use Agrihood. It will be an intentional development--preserving the history of the Short Family and its working farm. Additionally, the property is located within an area most suited to development according to the Envision Franklin Land Use Suitability Map.

Economic Vitality

A major focus of the Armistead Development is to promote small businesses, local farms, and incubator spaces. This is in keeping with Envision Franklin's Economic Vitality Guiding Principle, in which the City "aims to retain and support the growth of existing businesses, to attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment." Surrounding development will benefit from Armistead's non-residential offerings, such as restaurants, office spaces, and retail. Armistead will also provide a range of housing options at a variety of price points to support both employess and the local economy.

Vibrant Neighborhoods

Armistead will help accomplish the City's goal of creating vibrant, memorable neighborhoods through its variety of housing types, mix of uses, wide array of open space types, walkable character, and strong agricultural identity. These elements will lend to a traditional neighborhood that provides residents with countless opportunities for living, working, learning and playing.

Historic Preservation

To respect the farm's history, the Armistead Development proposed to rehab and reuse the existing farm buildings.The Short Family has played a vital role in the history of the City of Franklin, and this development intends to respect that through intentional, context-sensitive design and the continuation of agricultural production.

Natural Beauty

Another important aspect of having a Century Farm designation is conserving the property's historically natural beauty. As Envision Franklin states, "Franklin's natural features are irreplaceable assets of great value, and they will be protected with planning and conservation tools and celebrated through careful site design." Armistead aims to protect the site's scenic corridors and a large portion of its existing tree canopy. The site's existing creek will be restored as a riparian zone.

Exceptional Design

As a master-planned community, Armistead shares the same design goals as Envision Franklin, prioritizing context-sensitive landscaping, architecture and development patterns; street activation; design of the public realm; parking behind buildings; and various types of high-quality open spaces.

Connected Community

Armistead will provide a "well-designed, effective, convenient, and active transportation network," which includes a number of thoroughfare types to meet the needs of residents and visitors alike. Parking will be offered through on- and off-street options, and multimodal options will range from sidewalks to multi-use paths.

Context-Responsive Infill

The Armistead Development will be respectful of the existing site conditions and historic farm buildings, incorporating these into the new development.

Character Area

The subject property is located within the West Harpeth Character Area, established in Appendix B: Existing Conditions - Character Area Patterns Map of Envision Franklin. The West Harpeth area is characterized by both agricultural land/farmsteads and traditional neighborhood development (TND), and with the extension of City infrastructure, such as the completion of the Mack Hatcher Parkway corridor, it is an exceptional location for context-sensitive mixed-use development. As an Agrihood, Armistead provides the perfect transition between existing agricultural property and nearby developments like Westhaven.

Design Concepts

According to the Envision Franklin Design Concepts Map, a significant portion of the Armistead Development is designated as a "Conservation Subdivision." The proposed development is in keeping with the description of this area as "primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state." In the "Conservation Subdivision" Design Concept, at least 50% of the property should be preserved for open space. The Armistead Development has set aside 57% of the property within Conservation Subdivision for open space, dedicated to a variety of open space types, including agriculture, pastures, trails, and recreational opportunities. The Property is also included in a Special Consideration within the Conservation Subdivision Design Concept, in which the concept of an Agrihood is introduced with specific uses suggested. The development is aligned with this Special Consideration.

Approximately 29 acres of Armistead is designated as Neighborhood Mixed-Use, supporting a diverse range of high-activity uses that are interconnected, easily accessible by foot, and incorporate "high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to achieve the street and connect these gathering places to the residential neighborhoods they support." Namely, Armistead's village center follows the boundary of this Design Concept with several blocks of mixed-use and residential buildings. A woonerf (Dutch for "street for living") lines the northern portion of the existing farm buildings and intersects a plaza that runs through the village center. Within the Neighborhood Mixed-Use Design Concept is a Special Consideration for the Armistead Development, which proposes a Village Core commercial area, inn with farmstay cottages, and the retention of existing "historic" farm buildings.

Vision Statement

The Vision statement in Envision Franklin is that the City "will be a connected community of vibrant neighborhoods and anchored by its historic downtown. The City Seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality." Armistead will play a vital role in accomplishing this vision, as it prioritizes context-sensitive architecture, preserving the family's agricultural heritage, connectivity, sustainability, local food production, and overall health & wellness.

0 150 300
Scale : 1"=150'

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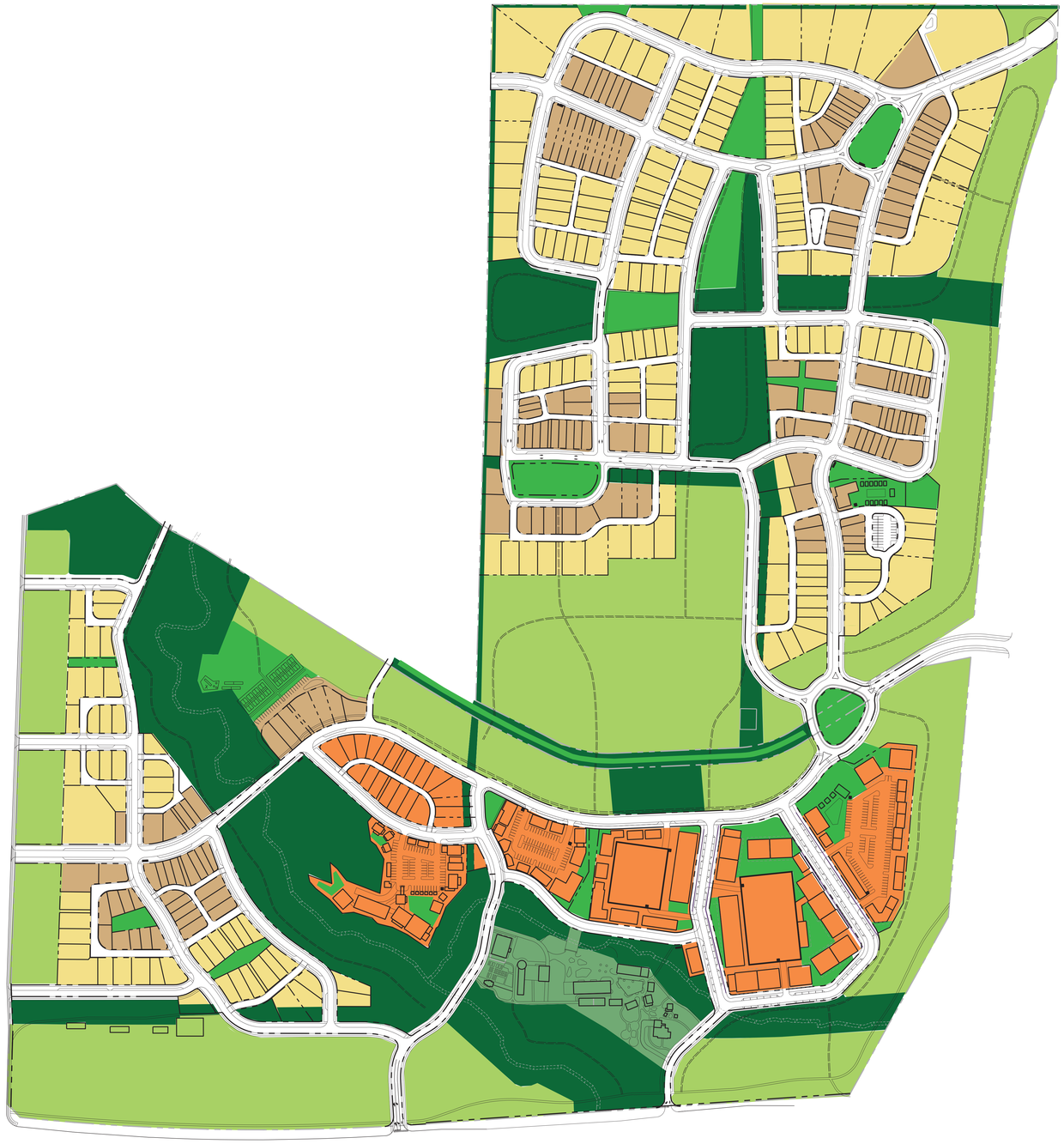
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Planning | Engineerin
Landscape Architectur

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ENVISION FRANKLIN DESIGN CONCEPTS

C2.9



Legend

- Natural Area
- Formal Open Space
- CD-2 Agricultural (2.5 Stories Max)
- CD-3 Neighborhood (2.5 Stories Max)
- CD-4H Hamlet (2.5 Stories Max)
- CD-4V Village (3 Stories Max, except as otherwise noted)
- SD-LF Legacy Farm
- 4-story height allowance

Districts



CD-2 (Agricultural)
The CD-2 Agricultural Character District consists of Agricultural areas. Typical Buildings include farmhouses and Agricultural Buildings. Within the Conservation Subdivision Design Concept.



CD-3 (Neighborhood)
The CD-3 Neighborhood District consists of primarily a low-density, single-family detached Residential area in which Houses are the predominant Building Type, with Farm Compounds and Multiplex also permitted. Within the Conservation Subdivision Design Concept.



CD-4H (Hamlet)
The CD-4H Hamlet District consists of a mix of housing types including single-family detached, Townhouses and Multiplexes. The Club district also includes one farm market cafe/restaurant located as a community amenity and live/work units. Within the Conservation Subdivision Design Concept.



CD-4V (Village)
The CD-4V Village District is the focus of mixed-use activity, with a variety of shops and services seamlessly integrated, offering convenience and vitality to the community. The transition of a woonerf into a vibrant plaza encourages community engagement and interaction within the village center. Within the Neighborhood Mixed Use Design Concept.



SD-LF (Legacy Farm)
The SD-LF Legacy Farm District consists of the existing farm buildings. These buildings will remain with new purposes that further the concept of the agrihood such as Farmer's and Maker's Markets, event spaces, and venues for educational programming. Gravel paths provide connections through the area in keeping with the historic character. Within the Conservation Subdivision Design Concept.

The Character District Plan is used as a key to the Site Data Chart.

0 150 300
Scale : 1"=150'

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SEAN A. DECOSTER
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

CHARACTER DISTRICT PLAN

C2.10

SITE DATA CHART

Site Information:	
Project Name	Armistead Development
Project Number	COF 8492
Address	1740 Hwy 96 W, Franklin, TN 37064
Parcel(s)	064 02000 00005064
Acreage/SF of site	192.688 AC/8,393,528 SF
Vesting (date development first became vested, if a revision)	NA
Existing Zoning	AG
Proposed Zoning	PD (4.34 units per acre/103,750 SF non residential/75 Keys)
Overlay Zoning	SCO
Dwelling Unit Count, by Type	
SF Detached Residential	321
Townhouse	48
Multiplex	48
Multifamily	356
Farm Compound	64
Courtyard Lots	42 (based on 10% standard)
Commercial SF, by Use	
Retail/Personal Service	42,150 SF
Office	21,350 SF
Restaurant	20,150 SF
Clinic	1,400 SF
Indoor Animal Services	1,200 SF
Institutional (Educational Facilities)	4,500 SF
Daycare	4,000 SF
Museum	1,600 SF
Event Space (existing Tobacco Barn)	7,400 SF (300 seats)
Hotel Keys, including Inn & Cottages	20 Keys in Inn, 55 in Cottages
Landscape/Open Space Standards (See Open Space and Landscape sheets for details)	
Minimum Landscape Surface Area per Lot	20%
Open Space SF Required	9.63 acres
Natural Area SF Required	NA
Tree Canopy Retention Acreage	80% of existing Tree Canopy Cover as % of total development site size

Parking Required CD-4V and SD-LF (see Shared Parking Study for details)		
Use	Parking Rate Per Zoning Ordinance/ (Proposed Rate)	Spaces Required based on Proposed Rate
Multifamily Studio	1.5 spaces per unit/(1.02 spaces per unit)	21
Multifamily 1-Bedroom	1.5 spaces per unit/ (1.02 spaces per unit)	160
Multifamily 2-Bedroom	2.5 spaces per unit/ (1.89 spaces per unit)	297
Multifamily 3-Bedroom	3 spaces per unit/ (2.76 spaces per unit)	58
Retail/Personal Service	3.33 spaces per 1000 SF	137
Office	4 spaces per 1000 SF	85
Restaurant	10 spaces per 1000 SF + 1 space per employee on largest shift	252
Clinic	4 spaces per 1000 SF	6
Indoor Animal Services	2 spaces per 1000 SF	2
Institutional (Educational Facilities)	Variable/ (4.5 spaces per 1000 SF)	20
Day Care Center	2 spaces per 1000 SF + 1 space per employee	14
Museum	Variale/ (4.5 spaces per 1000 SF + 0.5 spaces per 1000 SF)	8
Event Space (300 seat capacity in existing Tobacco Barn)	Variable/ (0.4 spaces per seat)	120
Hotel, including Inn & Cottages	1 space per room + 1 space per employee	87
Total Parking Required in CD-4V and SD-LF		1267
Total Parking Required in CD-4V and SD-LF with Shared Parking Adjustment (see Shared Parking Study)		847

Parking Provided	
CD-3	As required per the zoning ordinance on the individual lots for single-family. For townhouse and multiplex use the proposed rate for multifamily as noted above.
CD-4H	As required per the zoning ordinance on the individual lots for single-family. For townhouse and multiplex use the proposed rate for multifamily as noted above.
CD-4V	867 spaces (see Parking Diagram for location details)

Other	
Historic Resource Treatment (y/n)	Farm Field boundary along west property boundary north of Old Charlotte and Corridor Context across from Hamilton House. The depth of the open space is 150 feet.
Max Number of Lots less than 40 ft in width and 4000 SF in size based on Envision Franklin (15% of total residential units)	125 Lots

Regulations:

Districts (See Character District Diagram)	CD-2	CD-3	CD-4H	CD-4V	SD-LF
Building Types Applied (* new proposed Building Type)	Accessory to Agricultural Use	House, Multiplex, Farm Compound*	House, Multiplex, Townhouse, Commercial/Mixed-Use (Clubhouse)	House,Townhouse, Multiplex, Multifamily[1], Commercial/Mixed-Use, Civic	NA (Existing Buildings)
Frontage Types Applied	NA	Yard	Yard, (Landscape, Urban for Multiplex, Clubhouse)	Yard, Landscape, Urban	NR
Lot/Building Site Width (Residential)	NA	40' min (15% of total residential units may be less)	40' min (15% of total residential units may be less), Townhouse 24' min	40' min (15% of total residential units may be less), Townhouse 24' min	NA
Lot/Building Site Size Min (Residential)	NA	4000 sq ft min alley (15% of total residential units may be less)	4000 sq ft min (15% of total residential units may be less), Townhouse 2400 sq ft min	4000 sq ft min (15% of total residential units may be less), Townhouse 2400 sq ft min	NA
Setbacks:					
Front Yard	NR	10 ft min, 0 ft min for lots with conservation/tree preservation easements, SCO and courtyard facing units	0' min (measured from Lot Line or back of private open space or conservation easement)	0 ft min (Hotel measured from front Lot Line to closest portion of closest Principal Building)	NA
Side Yard	NR	5 ft min, unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	5 ft min (attached 0 ft min), unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	5 ft min (attached 0 ft min), unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	NA
Rear Yard	NR	10 ft min, unless lot is less than 100 ft deep then 3 ft min	10 ft min on alley when PUDE easement is needed for utilities, otherwise 3 ft min	10 ft min on alley when PUDE easement is needed for utilities, otherwise 3 ft min	NA
Building Height	2.5 Stories	2.5 Stories	2.5 Stories	3 stories (4 story special allowance for mixed-use buildings as noted on regulating plan)	NA
Uses (in compliance with any additional use regulations in the zoning)	Agricultural, Community Gardens	Single-Family Residential, Multiplexes, Multifamily Residential and Townhouses (in a Farm Compound),	Single-Family Residential, Multiplexes, Townhouses, Retail, Offices, Restaurants	Single-Family Residential, Multiplexes, Townhouses, Multifamily Residential, Personal Services, Retail, Offices, Restaurants, Hotels[2], Garden Centers, Essential Services, Clinic, Day Care Centers, Educational Facility (Culinary School), Entreprenuership/Innovation Center, Indoor Animal Services	Agricultural, Event Venue (Tobacco Barn), Museum, Office

[1]For Multifamily Building type, facades along the street shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units

[2]The Hotel is made up of the main building and outbuildings like cottages that have multiple keys per building and are contextually appropriate with the area.

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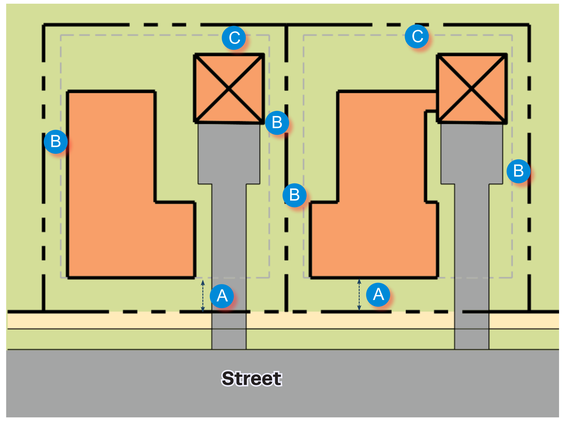
DEAN K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
No. 1179
08/01/2024
STATE OF TENNESSEE

Job No.:	
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SITE DATA TABLE

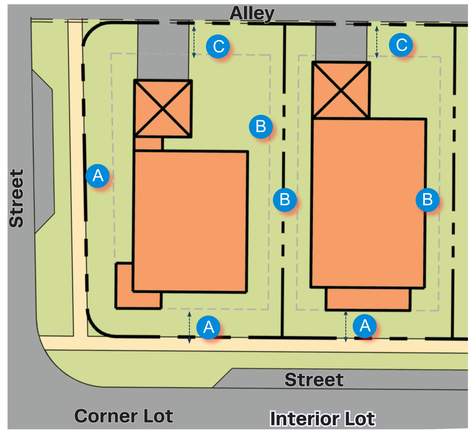
C2.11

CD-3 Neighborhood Single Family Interior and Corner Lots – Front Loaded



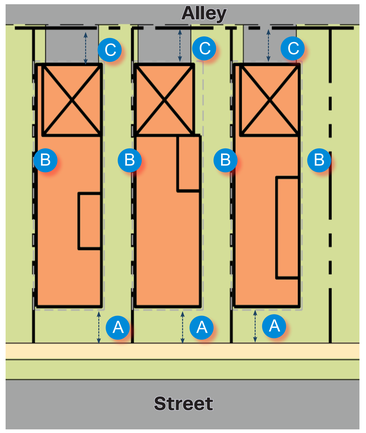
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min, unless lot is less than 100 ft deep then 3 ft min	C

CD-3 Neighborhood Single Family Interior and Corner Lots – Alley Loaded



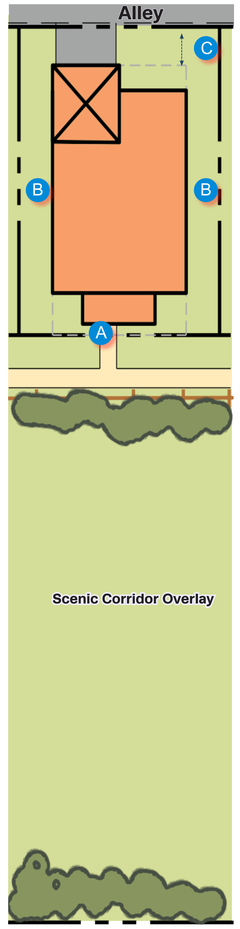
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

CD-3 Single Family – 40 ft wide or less



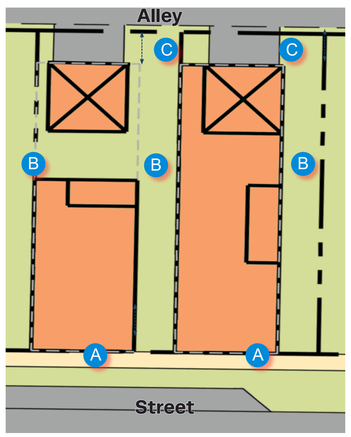
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	0 ft min on one side and 10 ft min on the other	B
Rear Setback	10 ft min	C

Scenic Cooridor Overlay Lot



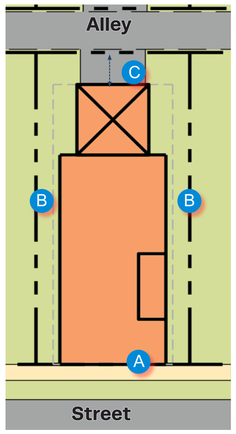
Setbacks		
Principal Building		
Front Setback	0 ft min from back of Scenic Corridor Overlay	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

CD-4 Single Family – 40 ft wide or less



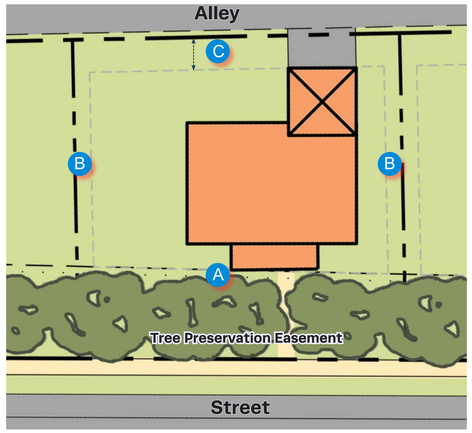
Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	0 ft min on one side and 10 ft min on the other	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

CD-4 Neighborhood Single Family Lot – Alley Loaded



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

Single Family Lot with Tree Preservation Easement



Setbacks		
Principal Building		
Front Setback	0 ft min from back of easement	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

*these are the typical lot types, additional lot types may be provided at site plan

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PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
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CITY OF FRANKLIN # 8492

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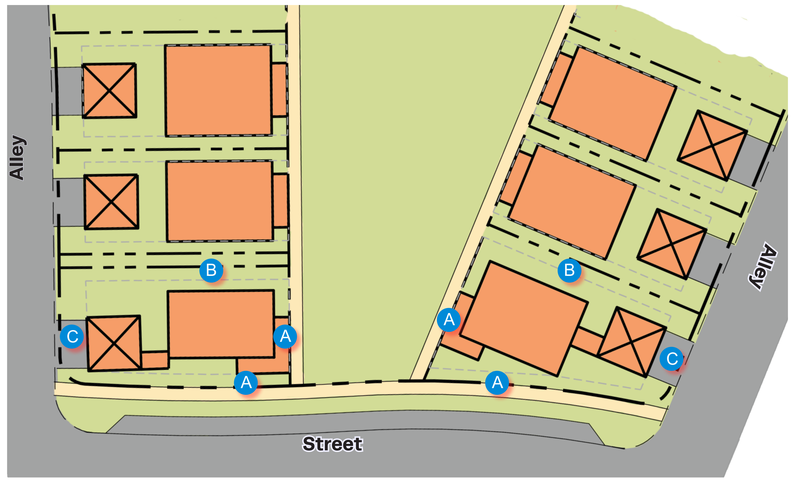
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	NTS
Date of Submittal:	08/01/24
Date of Revision(s):	

LOT TYPE DIAGRAMS

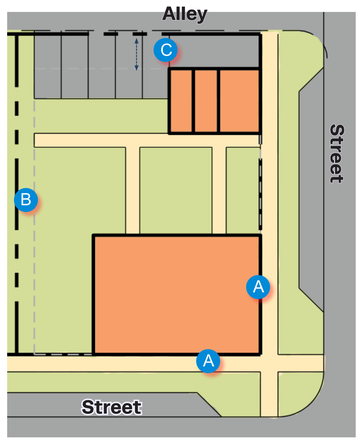
C2.12

Single Family Courtyard



Setbacks		
Principal Building		
Front Setback	0 ft min facing courtyard, 5 ft min facing street	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

Multiplex Lots



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

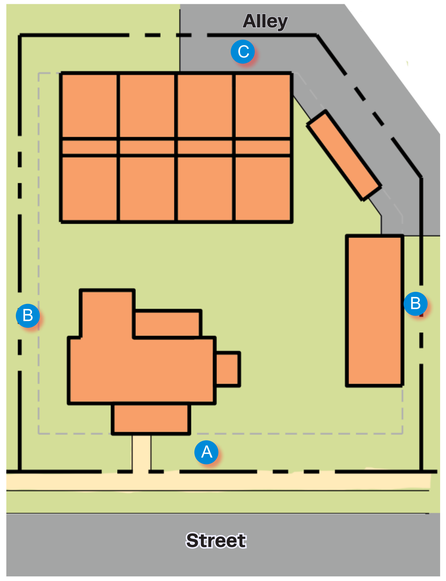
Townhouse with Private Open Space Easement (2400 sq ft min)



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	0 ft min attached, otherwise 5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

*these are the typical lot types, additional lot types may be provided at site plan

Farm Compound (70% open space)



Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

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CHARACTER DEVELOPMENT

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08/01/2024

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LOT TYPE DIAGRAMS

C2.13



Development Approach & Open Space

The Armistead Property's site design utilizes the clustered development pattern. **This approach is known to preserve open space and rural character by densifying uplands leaving environmentally sensitive areas and natural systems intact.** In Envision Franklin, this approach is called Conservation Subdivision. The majority of the property is within Conservation Subdivision with approximately 29 acres in Neighborhood Mixed-Use. The plan directs the highest intensity of development within the Neighborhood Mixed Use. Within Conservation Subdivision 50% is required to be in open space, the plan provides 50% of the total site acreage, not just the Conservation Subdivision acreage, in open space.

Legend

- Natural Area
- Formal Open Space
- Agricultural
- Farm Park Natural Area

OPEN SPACE DATA CHART	
Site Acreage:	192.688 Acres
Minimum Open Space Acreage Required (except for Natural Area):	9.63 Acres

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Parkland Dedication	Total Minus Parkland Dedication
1	Greenway	3.99 acres		
2	Neighborhood Amenities	2.65 acres		
3	Pocket Park	.39 acres		
4	Courtyard	2.05 acres		
5	Square/Green	1.60 acres		
6	Plaza/Outdoor Dining	2.27 acres		
Total Formal Open Space		12.95 acres	.79 acres	12.16 acres
7	Natural Area	35.45 acres	.35 acres	35.10 acres
8	Agriculture	48.78 acres	.97 acres	47.81 acres
9	Farm Park Natural Area	3.46 acres	.47 acres	2.99 acres
Total Provided:		**100.64 acres**	**2.58 acres**	**98.06 acres**

Natural Area
35.10 acres — 18%

Agriculture
47.81 acres — 25%

Formal Open Space
12.16 acres — 6%

Farm Park Natural Area
2.99 acres — 2%

Total Open Space
98.06 acres — 51%

0 150 300
Scale : 1"=150'

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OPEN SPACE PLAN

C2.14



Legend

- Street Frontage
- Scenic Corridor Overlay Street Frontage

0 150 300
Scale : 1"=150'

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CHARACTER DEVELOPMENT

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Planning | Engineerin
Landscape Architectur

SEAN K. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

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FRONTAGE DIAGRAM

C2.15



Legend

Block Perimeter

0 150 300

Scale : 1"=150'

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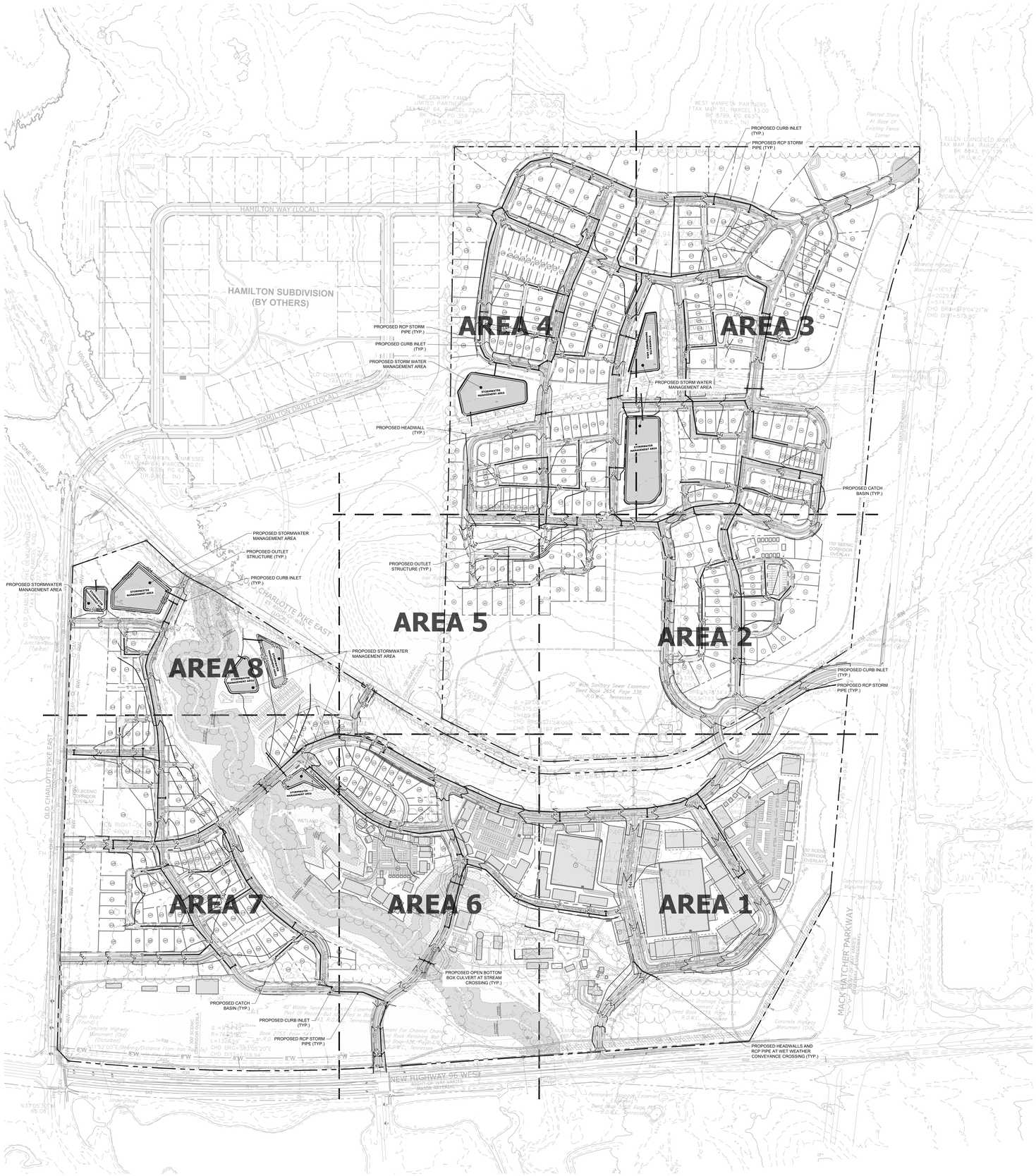
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Landscape Architectur

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BLOCK PERIMETER DIAGRAM

C2.16



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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STORMWATER NOTE:

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RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

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CHARACTER DEVELOPMENT

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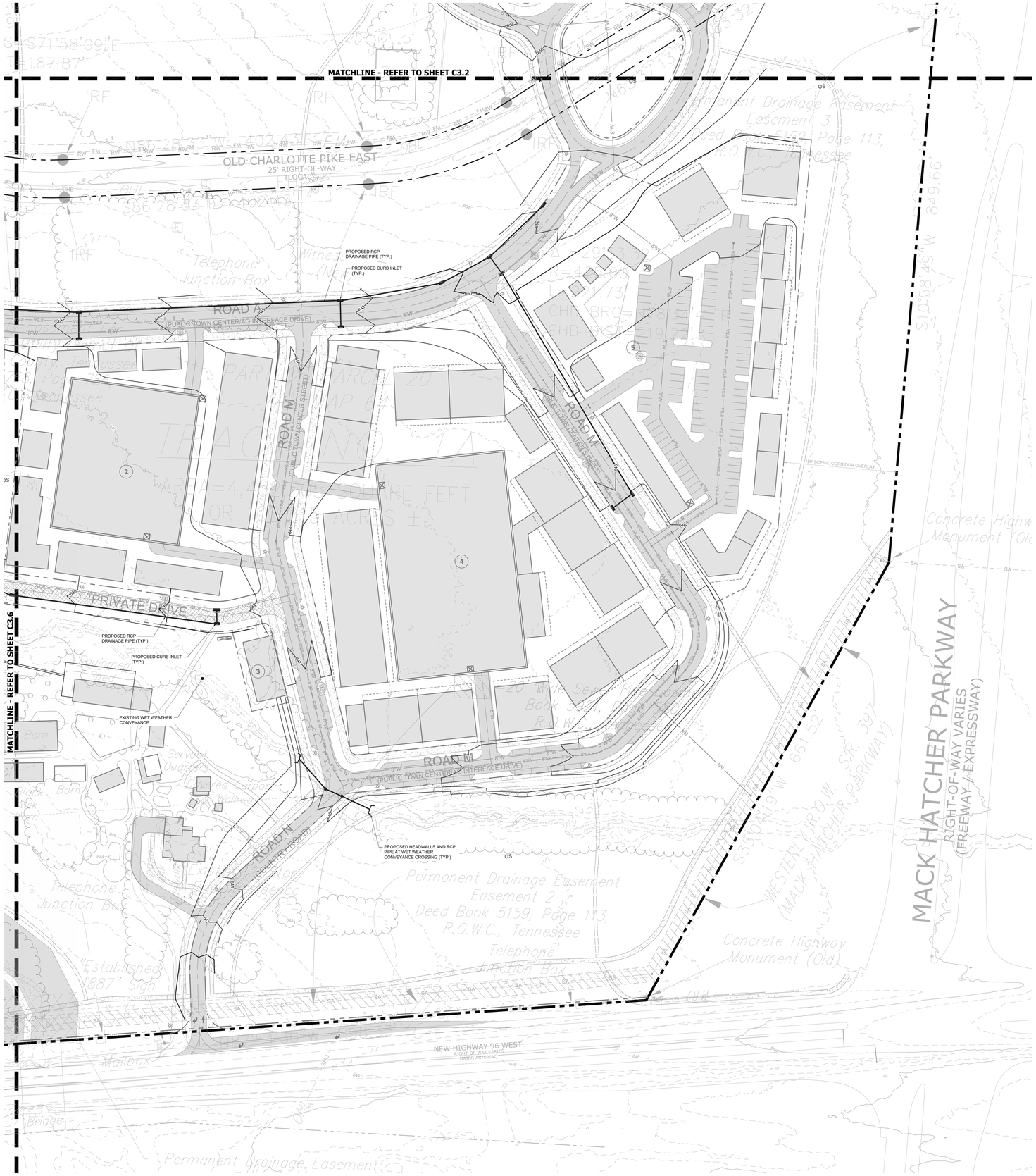
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL GRADING & DRAINAGE PLAN

C3.0



0 50 100
Scale: 1"=50'

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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STORMWATER NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

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CHARACTER DEVELOPMENT

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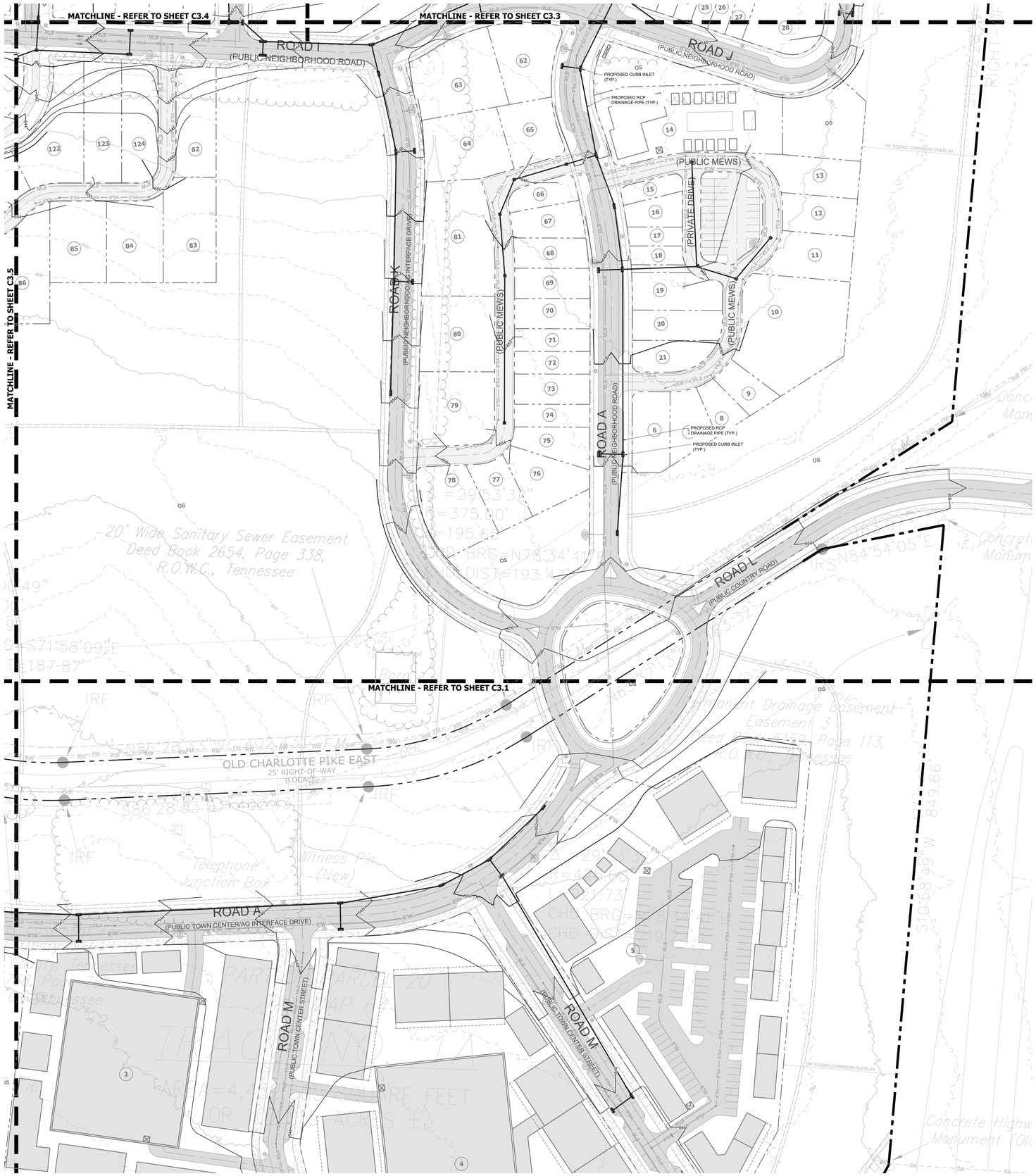
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LEAH E. DECOSTE
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ENGINEER
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GRADING & DRAINAGE PLAN - AREA 1

C3.1



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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LEAH E. DECOSTER
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

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Drawn:	LEB
Scale:	1" = 50'
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GRADING & DRAINAGE PLAN - AREA 2

C3.2



0 50 100
Scale: 1"=50'

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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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

TREE PROTECTION NOTE:

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

STORMWATER NOTE:

- XXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 3

C3.3



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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

TREE PROTECTION NOTE:

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

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

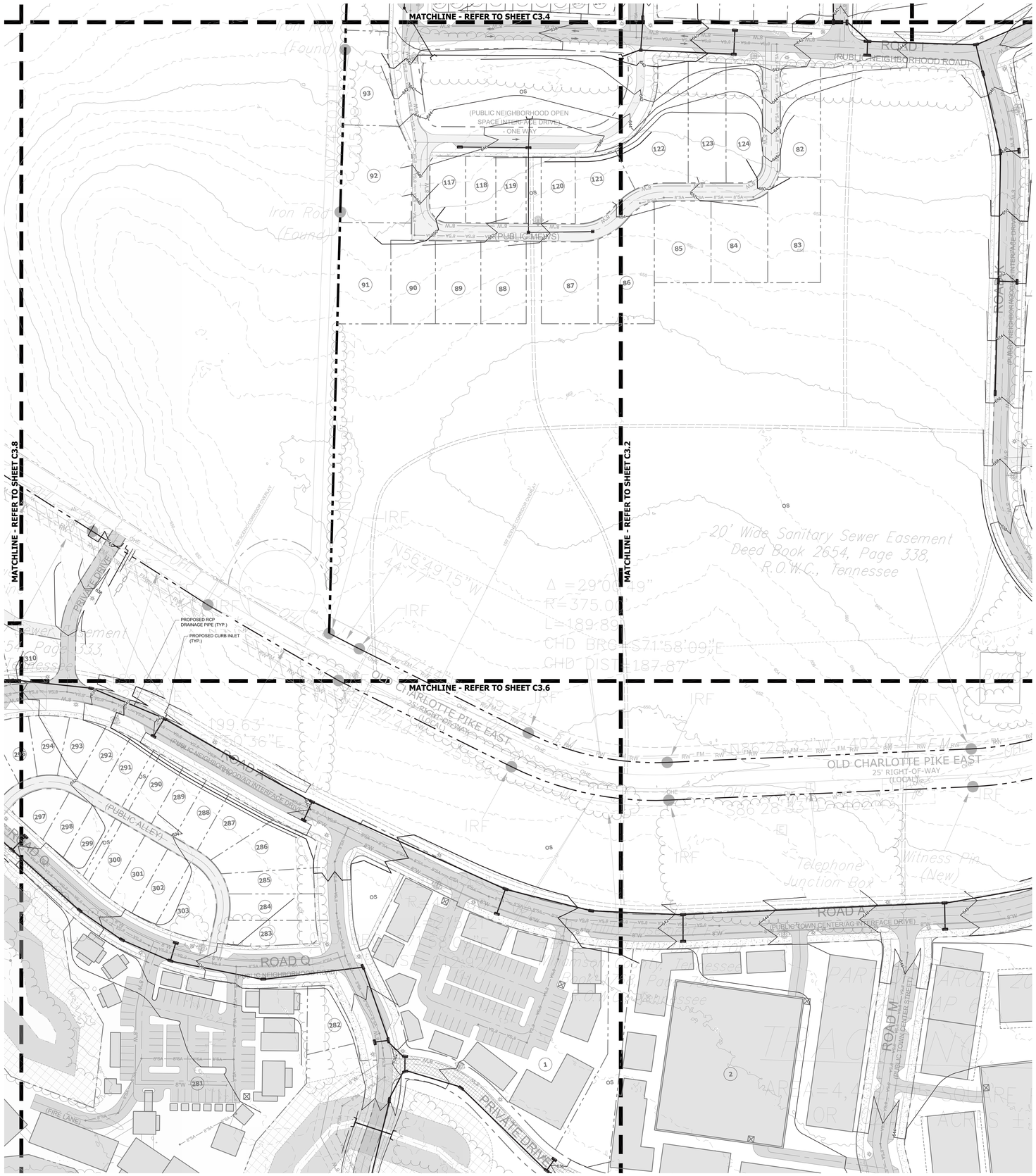
CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 4

C3.4



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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

TREE PROTECTION NOTE:

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

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION,STORAGE,ORDISTURBACEOFVEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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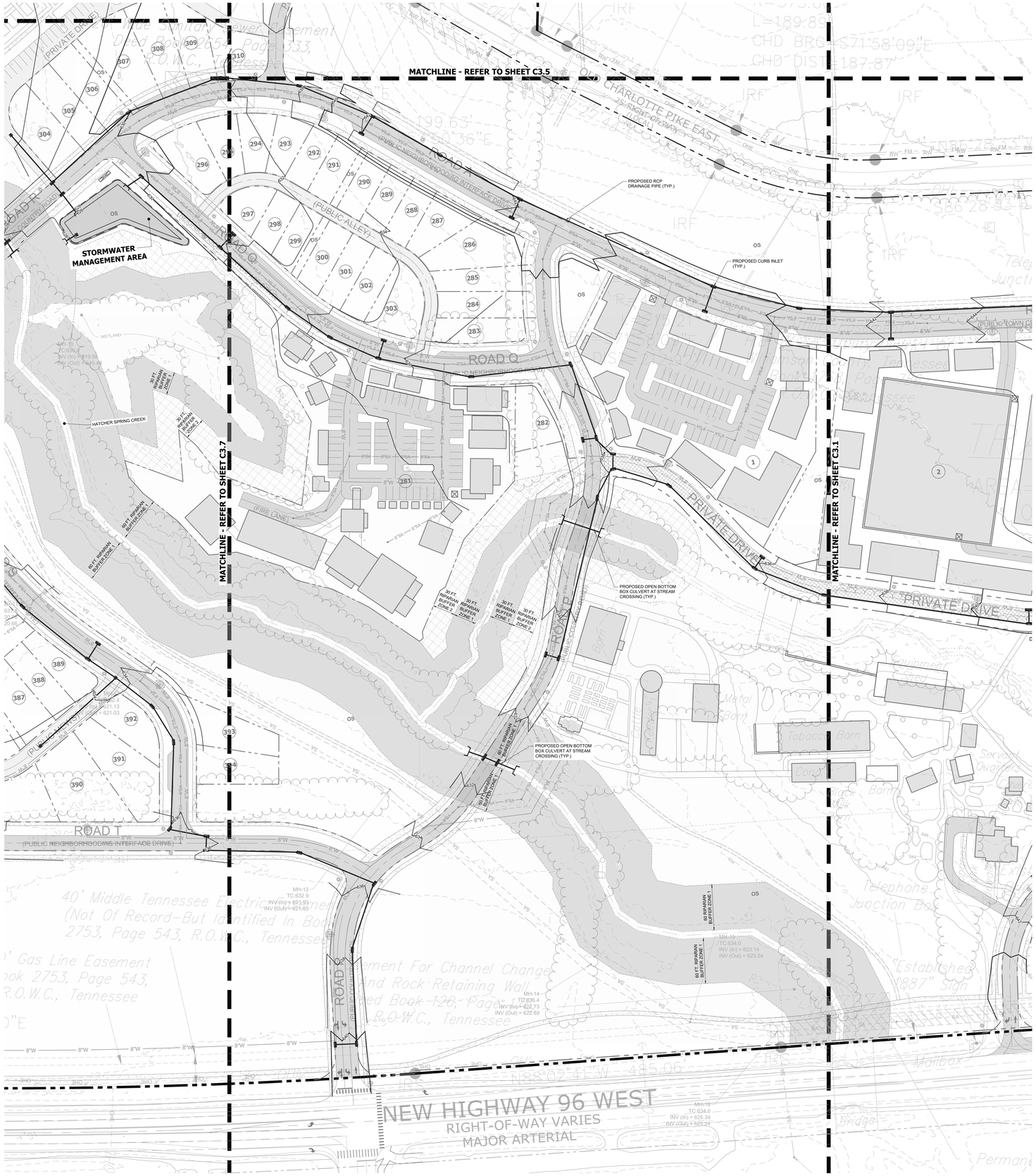
CSDG
Planning | Engineering
Landscape Architecture

JOHN E. DEGROOTE
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 5

C3.5



CITY OF FRANKLIN 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.
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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.

STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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

TREE PROTECTION NOTE:

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

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

JOHN R. DECOSTE
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 6

C3.6



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Dean E. DeGroote 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 7

C3.7



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

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RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

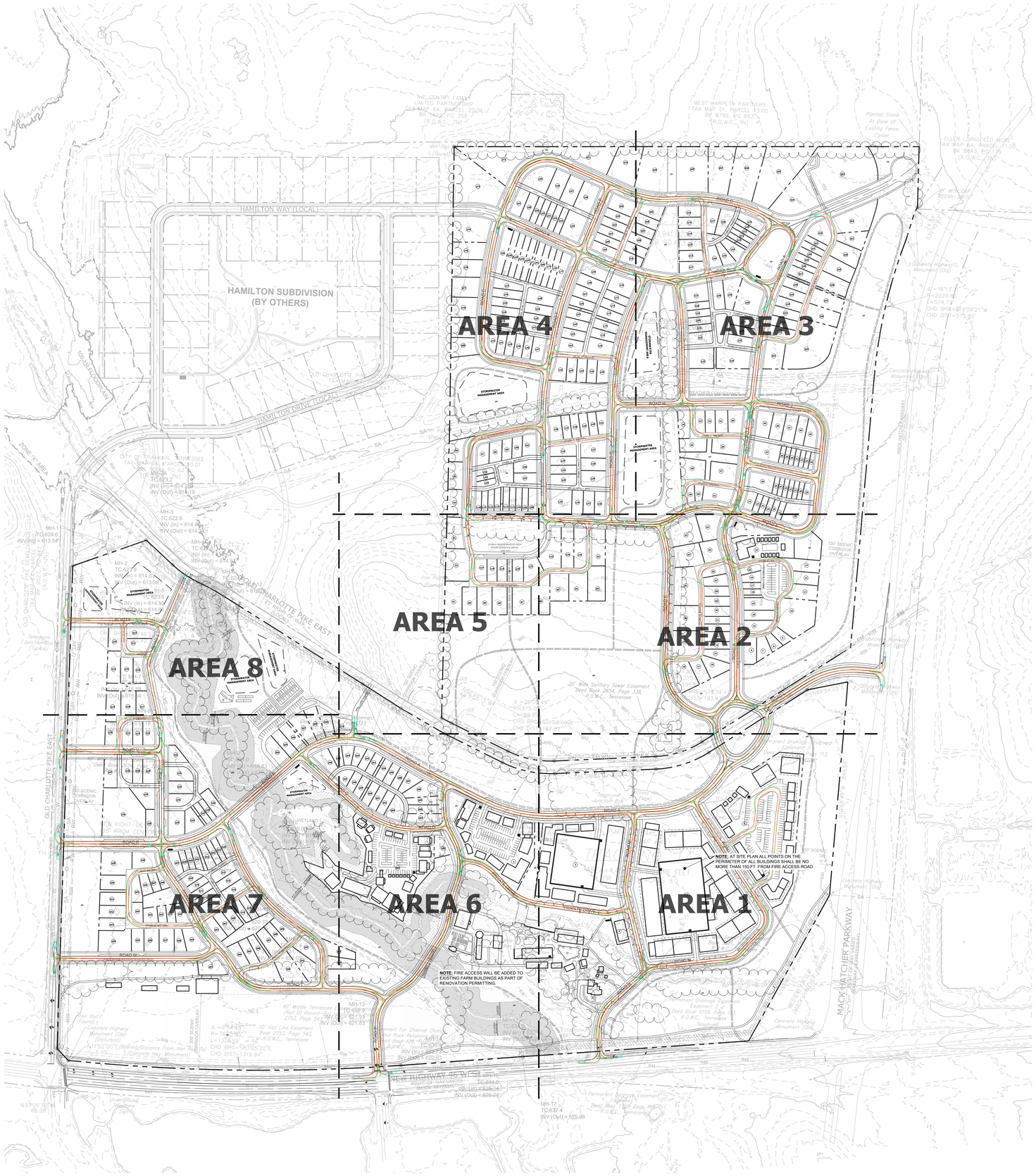
CSDG
Planning | Engineering
Landscape Architecture

Jean E. Decosta
Registered Professional Engineer
State of Tennessee
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 8

C3.8



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY 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.
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ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

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FIRE TRUCK ACCESS NOTE:

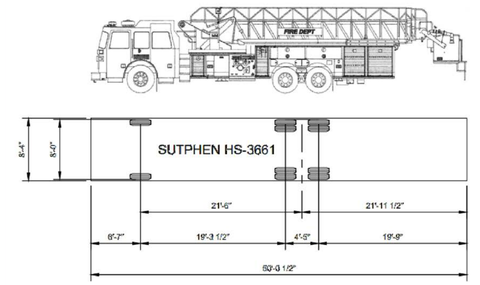
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FDC LOCATIONS NOTE:

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= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

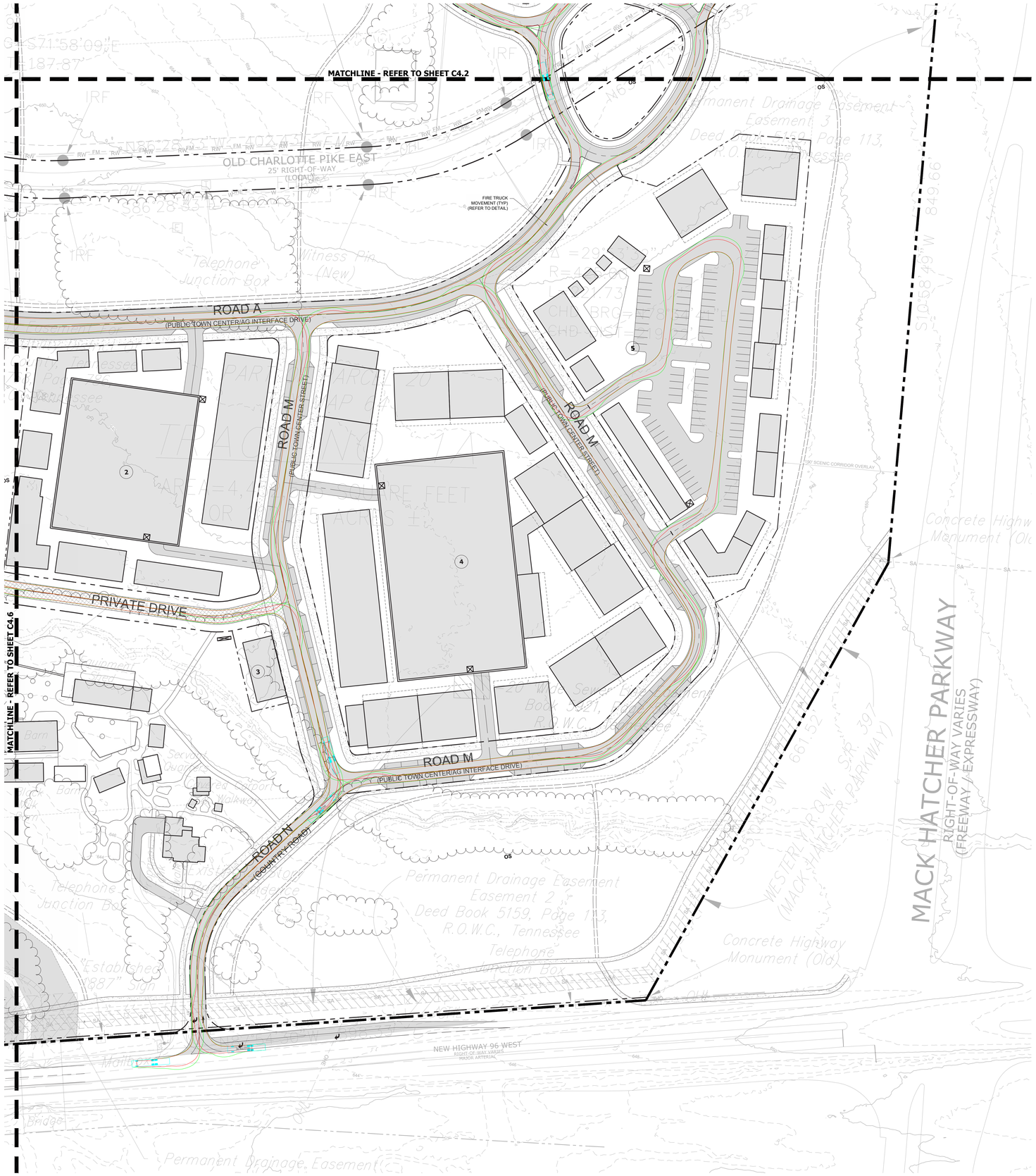
CSDG
Planning | Engineering
Landscape Architecture

SEAL R. DECOSTE 08/01/2024 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL ROW & ACCESS PLAN

C4.0



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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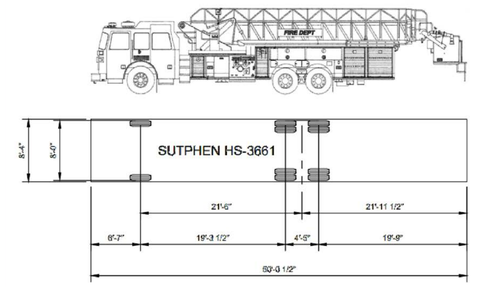
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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

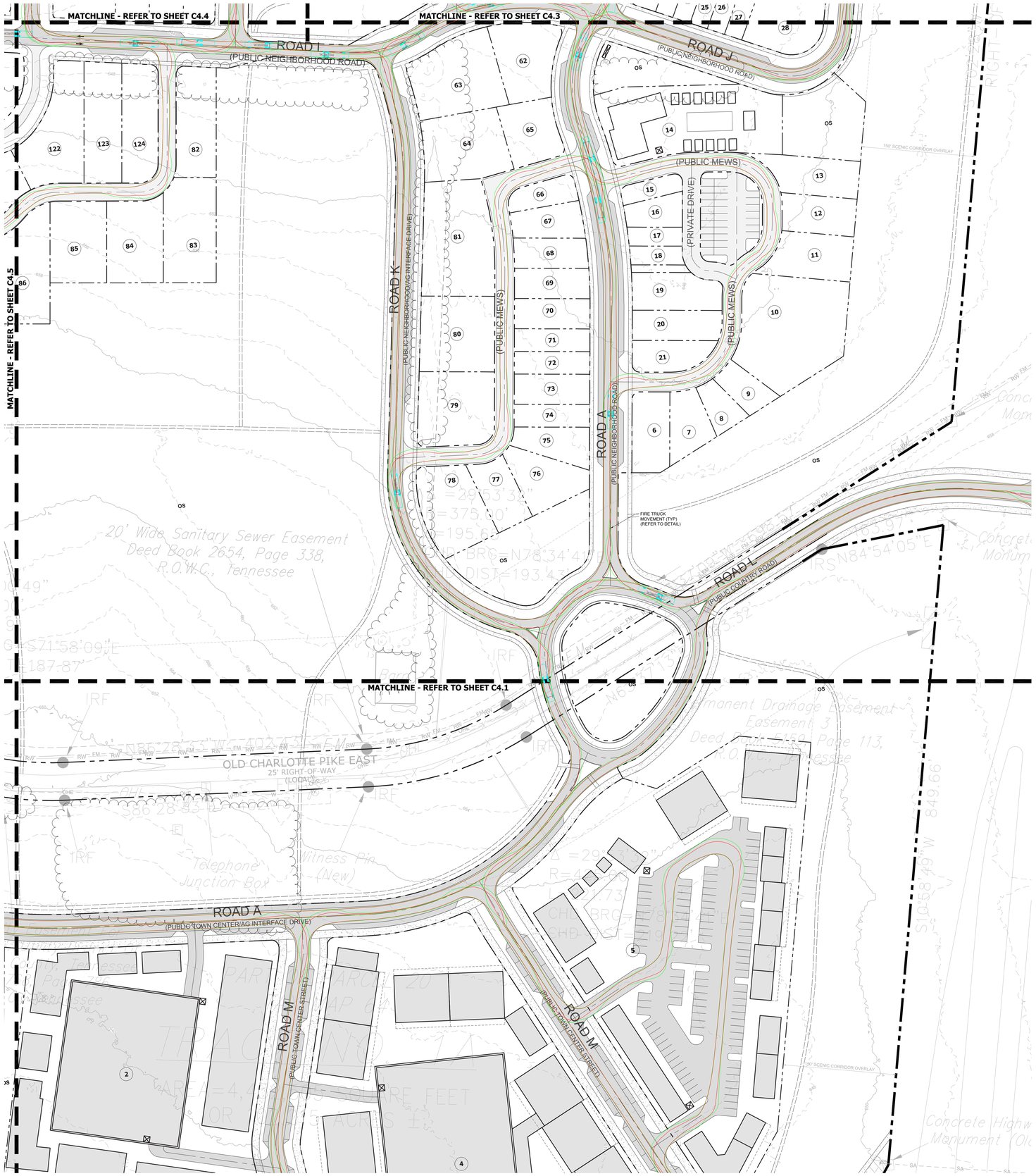
CSDG
Planning | Engineering
Landscape Architecture

DEAN E. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 1

C4.1



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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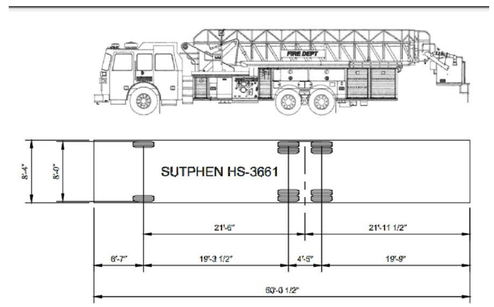
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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

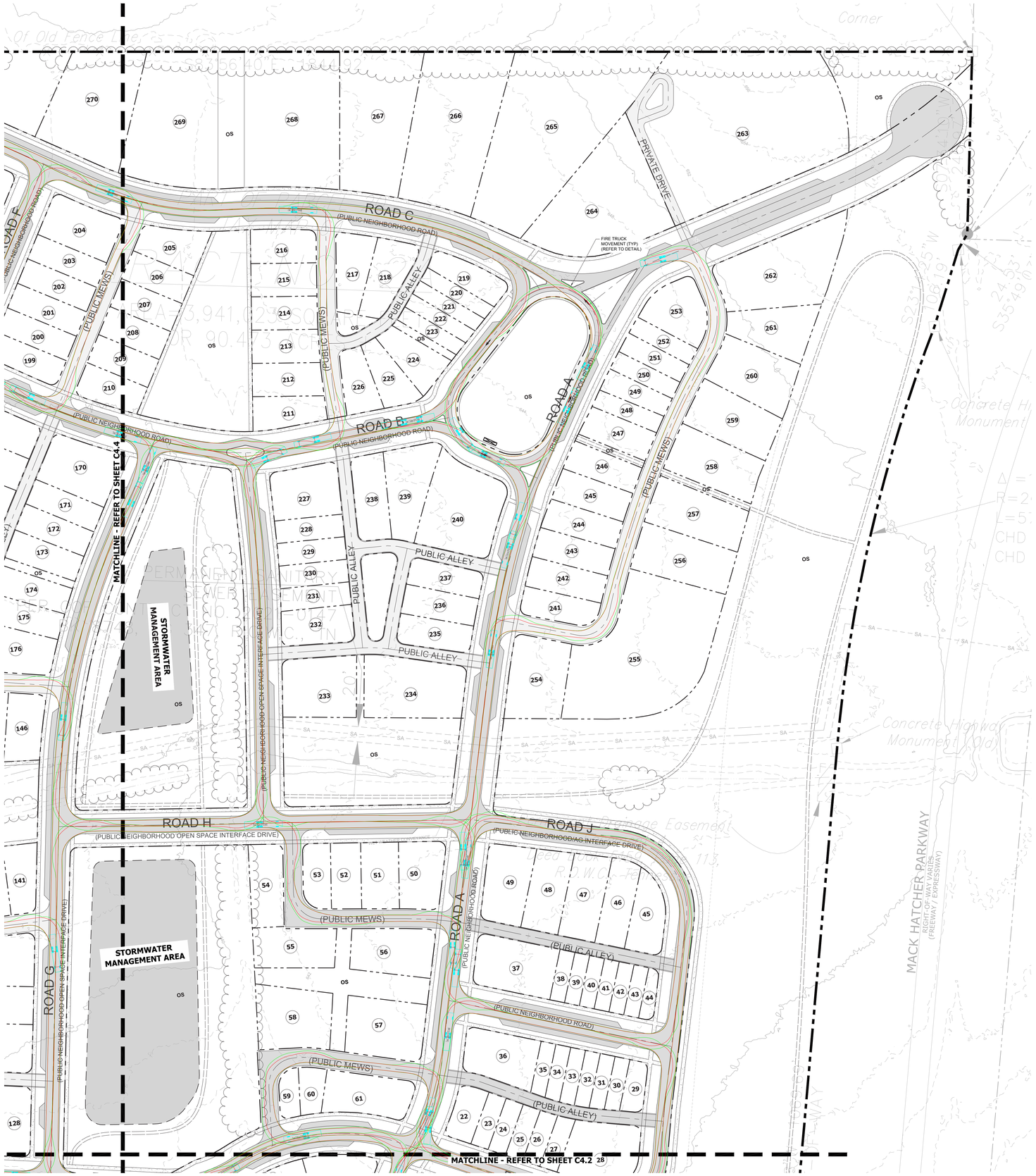
CSDG
Planning | Engineering
Landscape Architecture

Dean K. Decosimo
Tennessee License
No. 120411
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 2

C4.2



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
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FIRE TRUCK ACCESS NOTE:

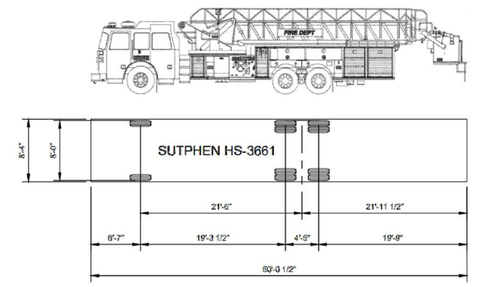
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3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

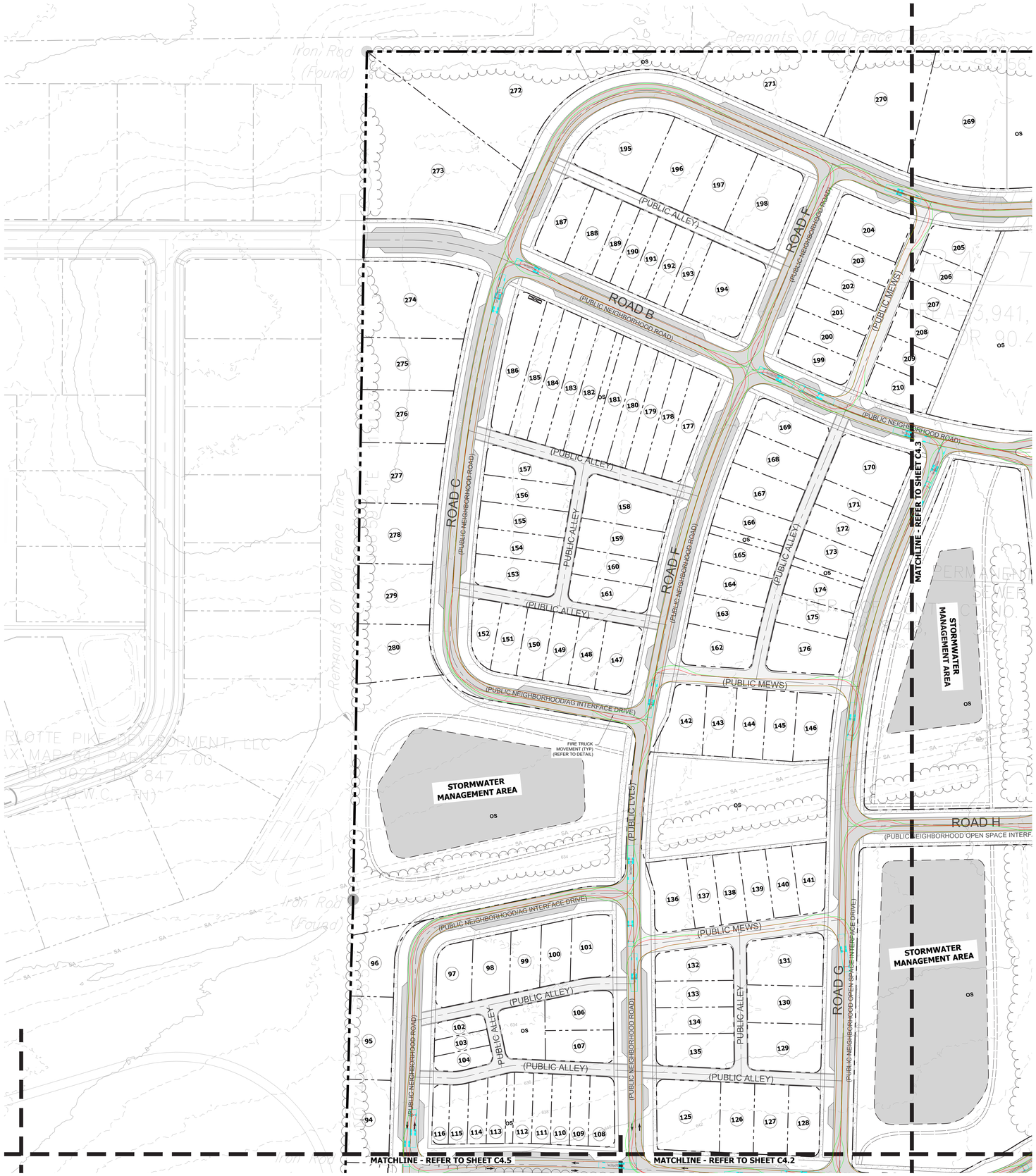
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 3

C4.3



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY 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.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

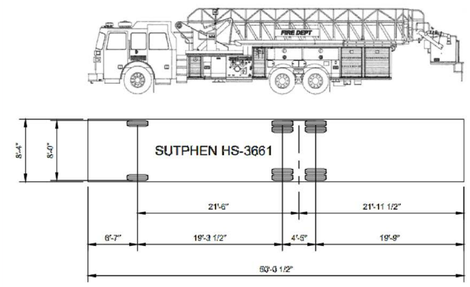
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= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

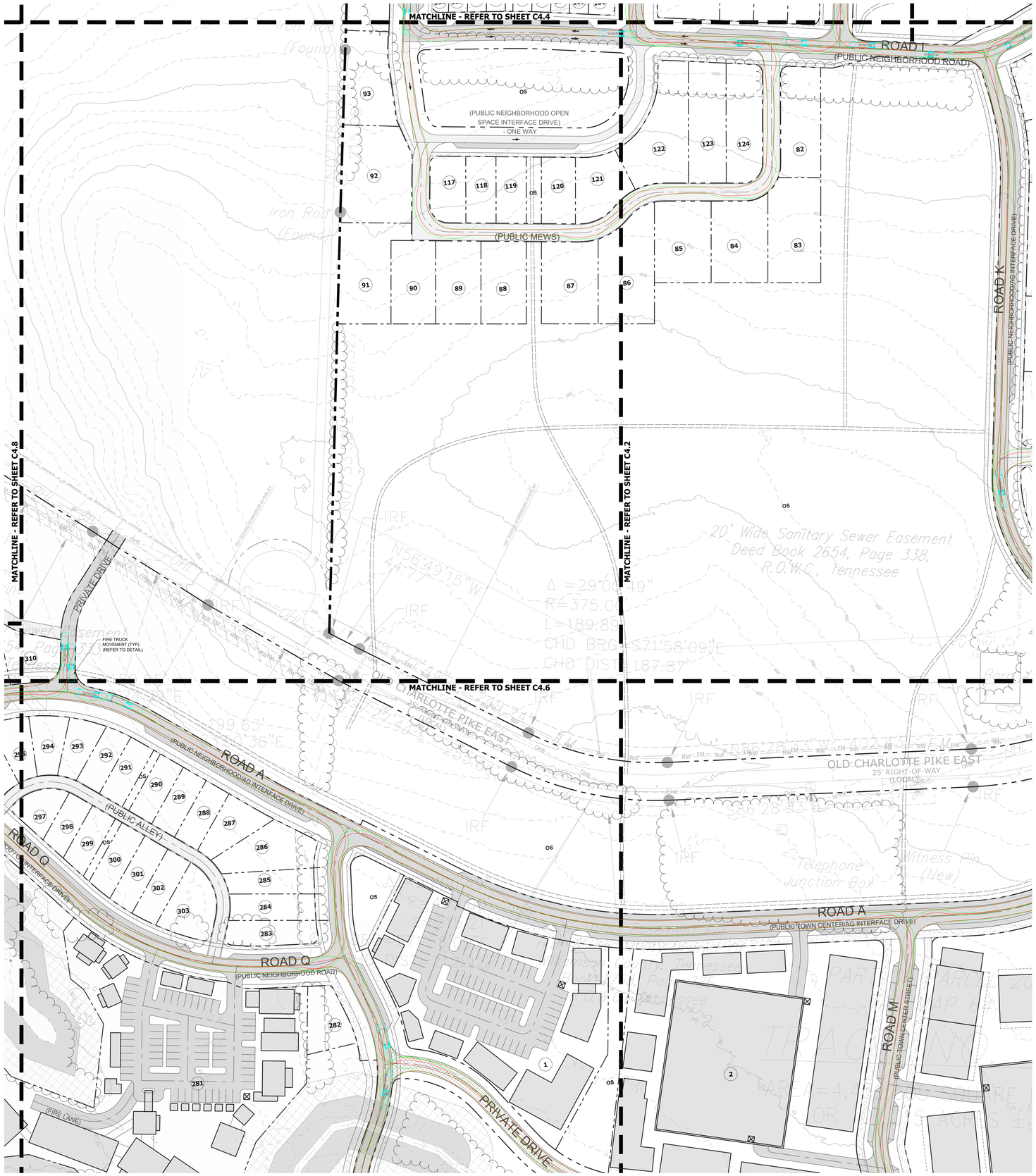
CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
JEAN E. DECOSTE
REGISTERED
STATE OF TENNESSEE
Jean E. DeCoste 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 4

C4.4



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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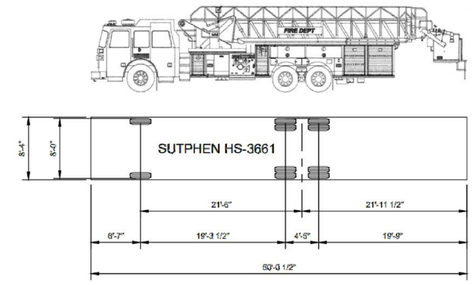
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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

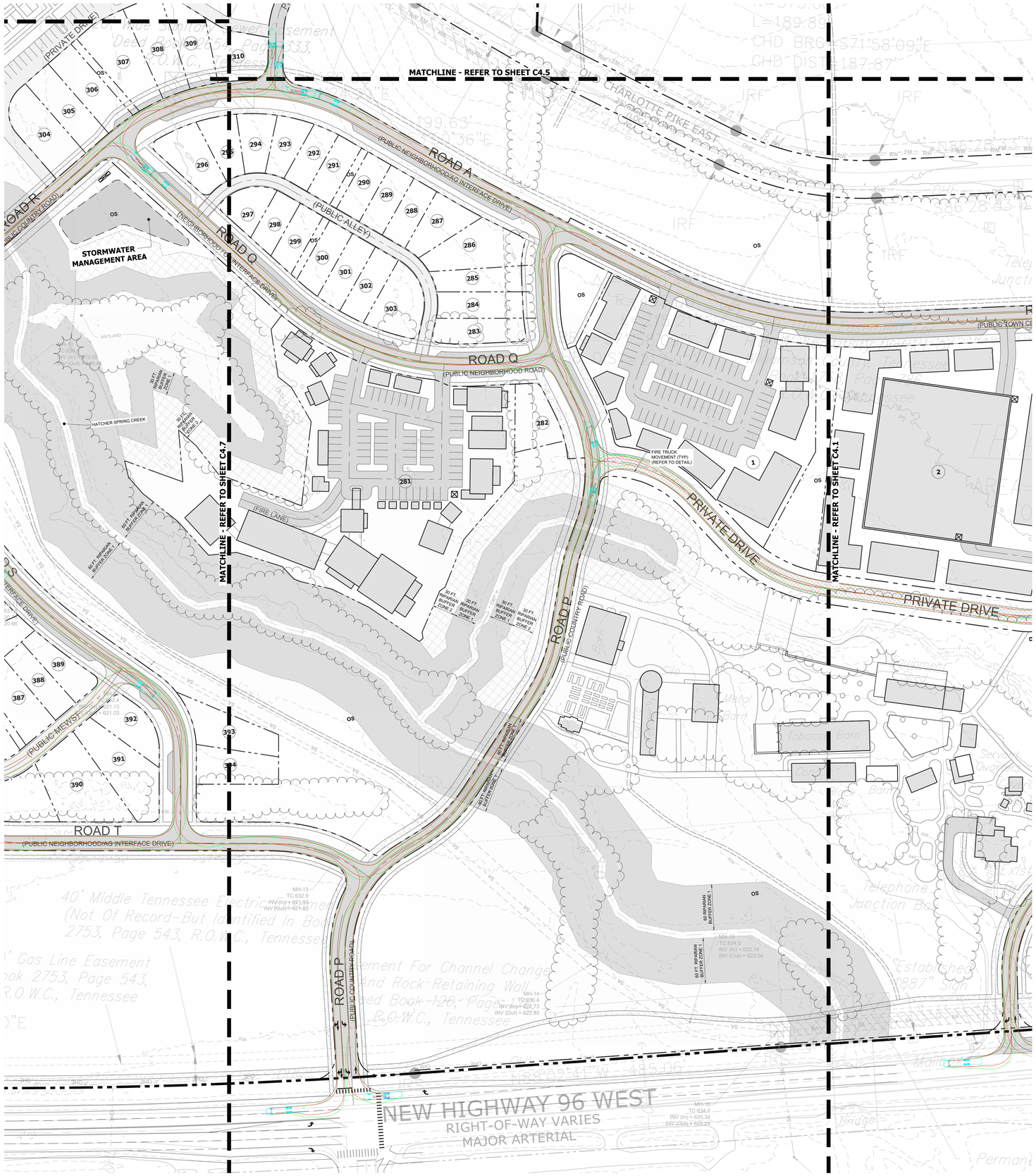
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 5

C4.5



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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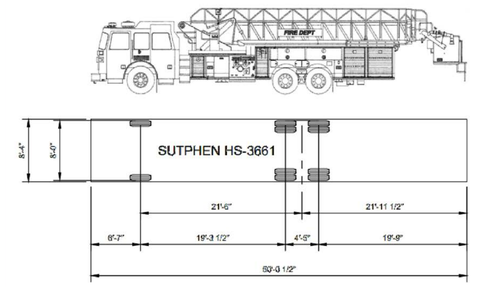
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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

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Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

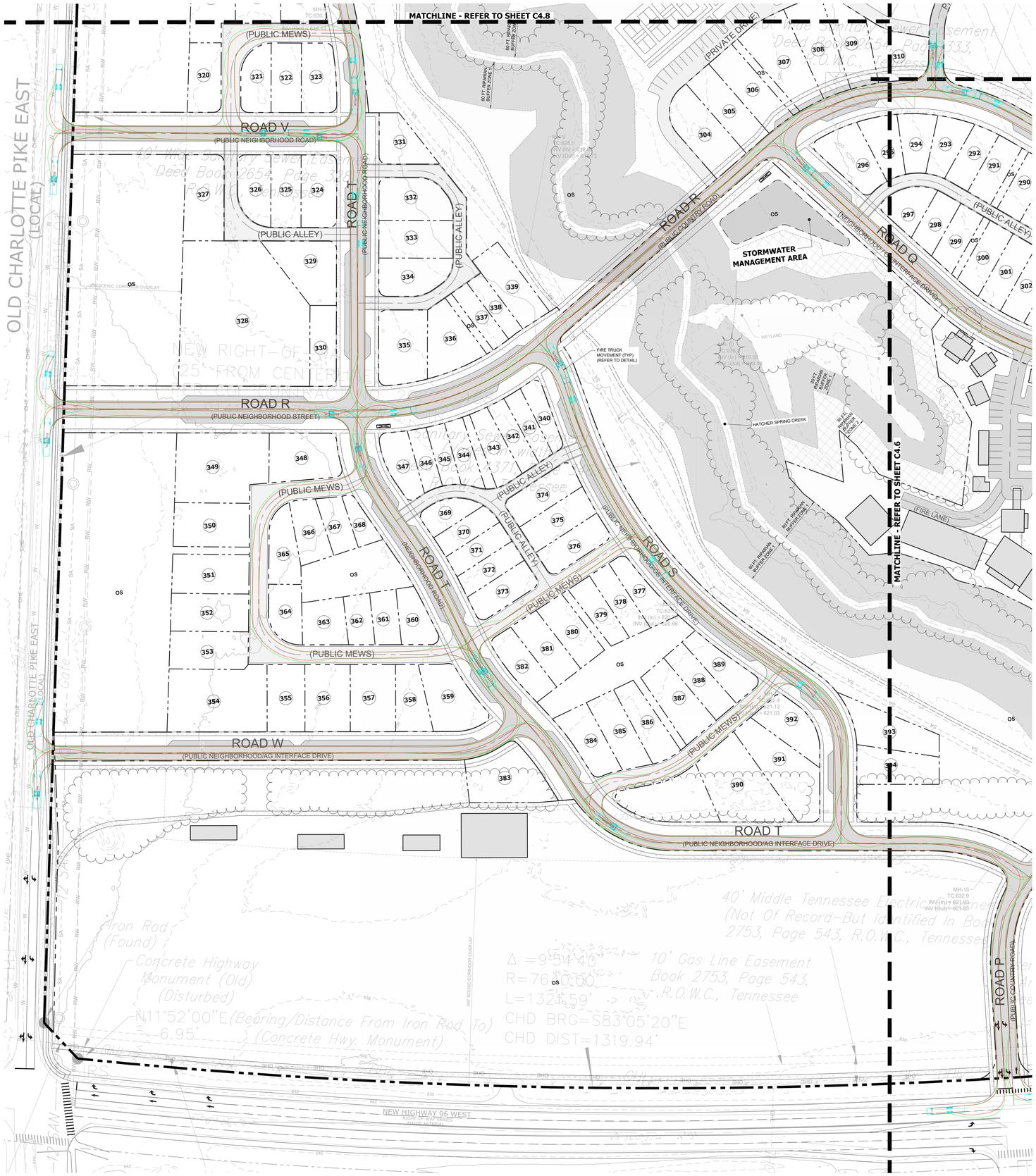
CSDG
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Landscape Architecture

JOHN E. DECKER
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 6

C4.6



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

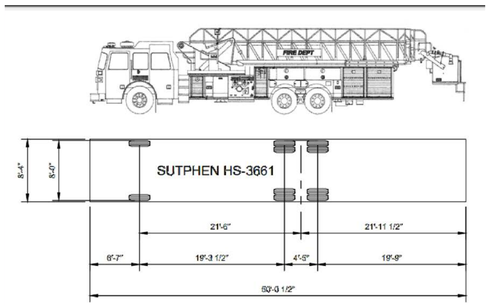
1. ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
2. A 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, THE APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

JOHN K. DECOSTER
REGISTERED
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 7

C4.7



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY 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.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
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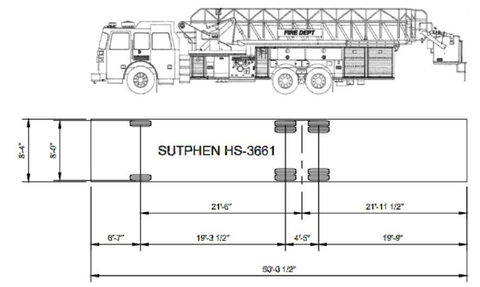
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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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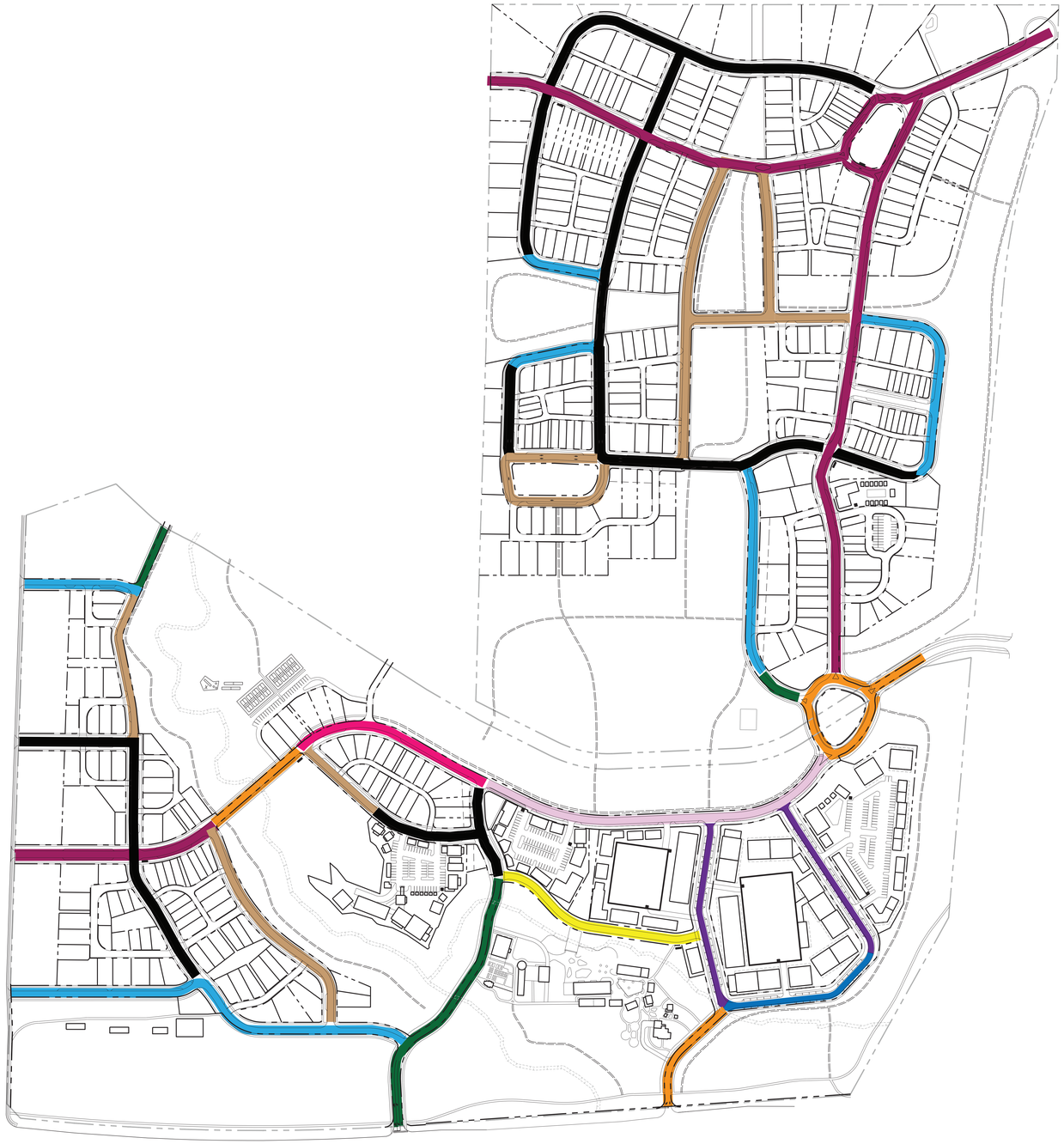
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 8

C4.8



Legend

- NEIGHBORHOOD STREET (11 FT LANES)
- COUNTRY ROAD (11 FT LANES)
- TOWN CENTER/AG INTERFACE DRIVE (11 FT LANES)
- NEIGHBORHOOD/AG INTERFACE DRIVE (11 FT LANES)
- NEIGHBORHOOD ROAD (10 FT LANES)
- NEIGHBORHOOD/OPEN SPACE INTERFACE DRIVE (10 FT LANES)
- NEIGHBORHOOD/AG INTERFACE DRIVE (10 FT LANES)
- TOWN CENTER STREET (10 FT LANES)
- COUNTRY ROAD (10 FT LANES)
- TOWN CENTER/AG INTERFACE DRIVE (10 FT LANES)
- SHARED STREET
- MEWS (Note: Residential fire sprinklers will not be required if the mews is 22-feet wide)
- ALLEYS

0 150 300
Scale : 1"=150'

ARMISTEAD PD DEVELOPMENT PLAN APPLICATION

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

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CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineerin
Landscape Architectur

SEAN K. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
DATE: 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

THOROUGHFARE TYPE PLAN

C4.9



Legend

- Sidewalk 5'
- Rural Path
- Woonerf
- Woonerf



- **MOS 4: Section 9.6.1.A Streets and Circulation – Pedestrian Circulation – Placement and Connections**
  Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
  A Modification is requested to allow sidewalks only on 1 side of public and private streets. However, we will still provide pedestrain circulation in the form of a rural path outside of the ROW on the otherside of the street. This is provided only on streets adjacent to agriculture or natural areas in keeping with the character of the project.



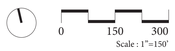
- **MOS 5: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route.
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage. This is in keeping with the character of the project.



- **MOS 6: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for multifamily buildings along the SCO. This is in keeping with the character of the project and the intent of the SCO frontage.



- **MOS 8: Section 11.7 – Open Space – Courtyard – Features (see Sheet C4.10 Pedestrian Network)**
  Standard: The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street.
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for buildings in courtyards. This is in keeping with the character of the project. See renderings for an example of the character that is intended for the courtyards.



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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineerin
Landscape Architectur

JOHN K. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
Date: 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

PEDESTRIAN NETWORK

C4.10

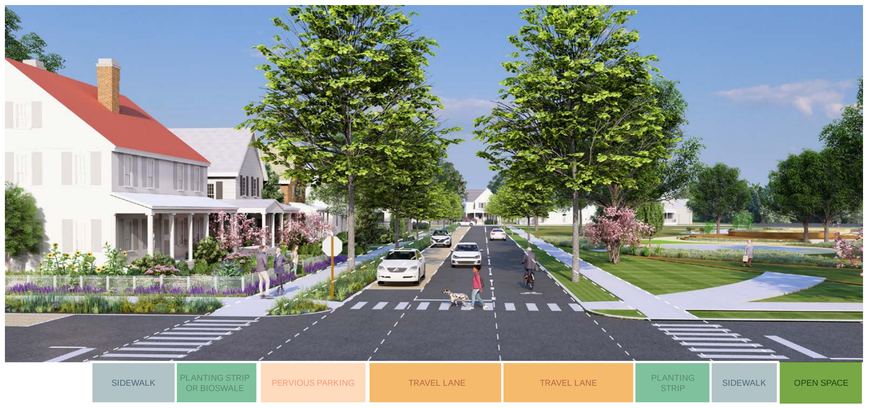
NEIGHBORHOOD STREET/NEIGHBORHOOD ROAD



TOWN CENTER/AG INTERFACE DRIVE



NEIGHBORHOOD/OPEN SPACE INTERFACE DRIVE



COUNTRY ROAD



NEIGHBORHOOD/AG INTERFACE DRIVE



TOWN CENTER STREET



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Planning | Engineering
Landscape Architecture

SEAN K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
No. 000104
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	NTS
Date of Submittal:	08/01/2024
Date of Revision(s):	

TYPICAL CROSS-SECTIONS

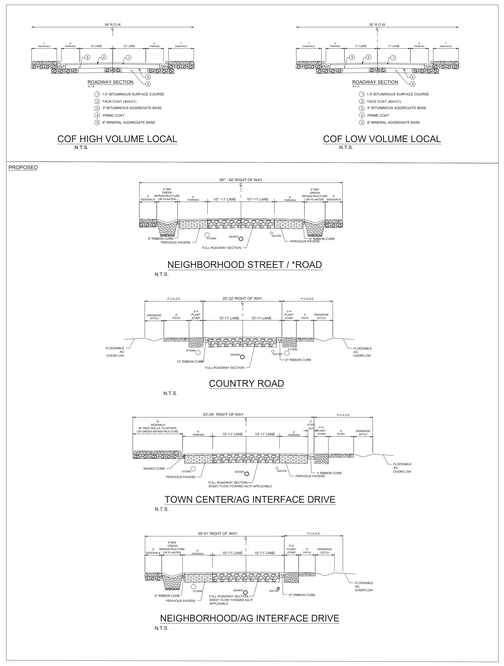
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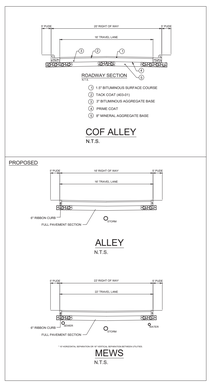
SHARED STREET

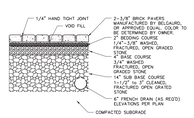


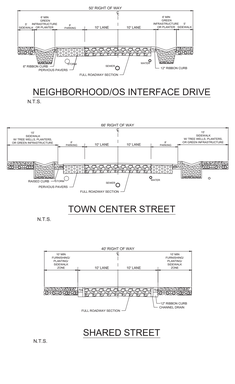
SIDEWALK | SEPARATION ZONE | TRAVEL LANE | TRAVEL LANE | SEPARATION ZONE | SIDEWALK

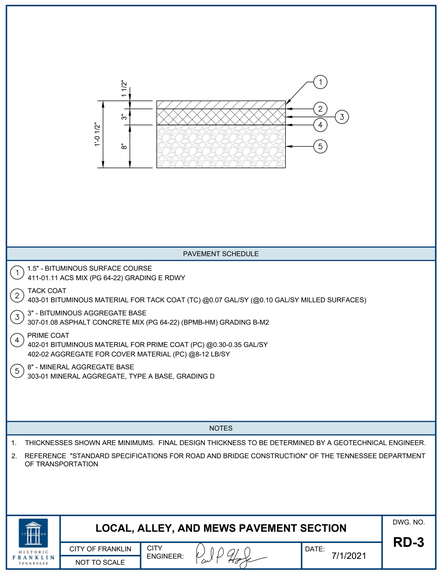
Engineered Versions

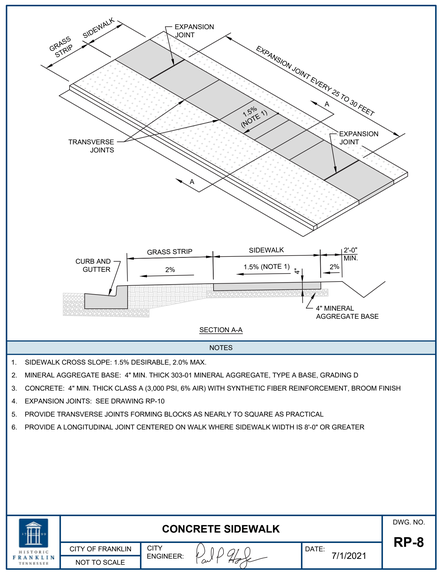












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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

JASON K. DECOSTER — 08/01/2024 — STATE OF TENNESSEE

Job No.:	
Designed:	
Drawn:	
Scale:	NTS
Date of Submittal:	08/01/2024
Date of Revision(s):	

TYPICAL CROSS-SECTIONS (CONTINUED)

C4.12



0 150 300
Scale : 1"=150'

Legend

- Parking Lot
- Parking Structure
- On-Street Parking

Parking Type	Number of Spaces
Parking Lot	197
Parking Structure	504
On-Street Parking	166
Total Spaces	**867**

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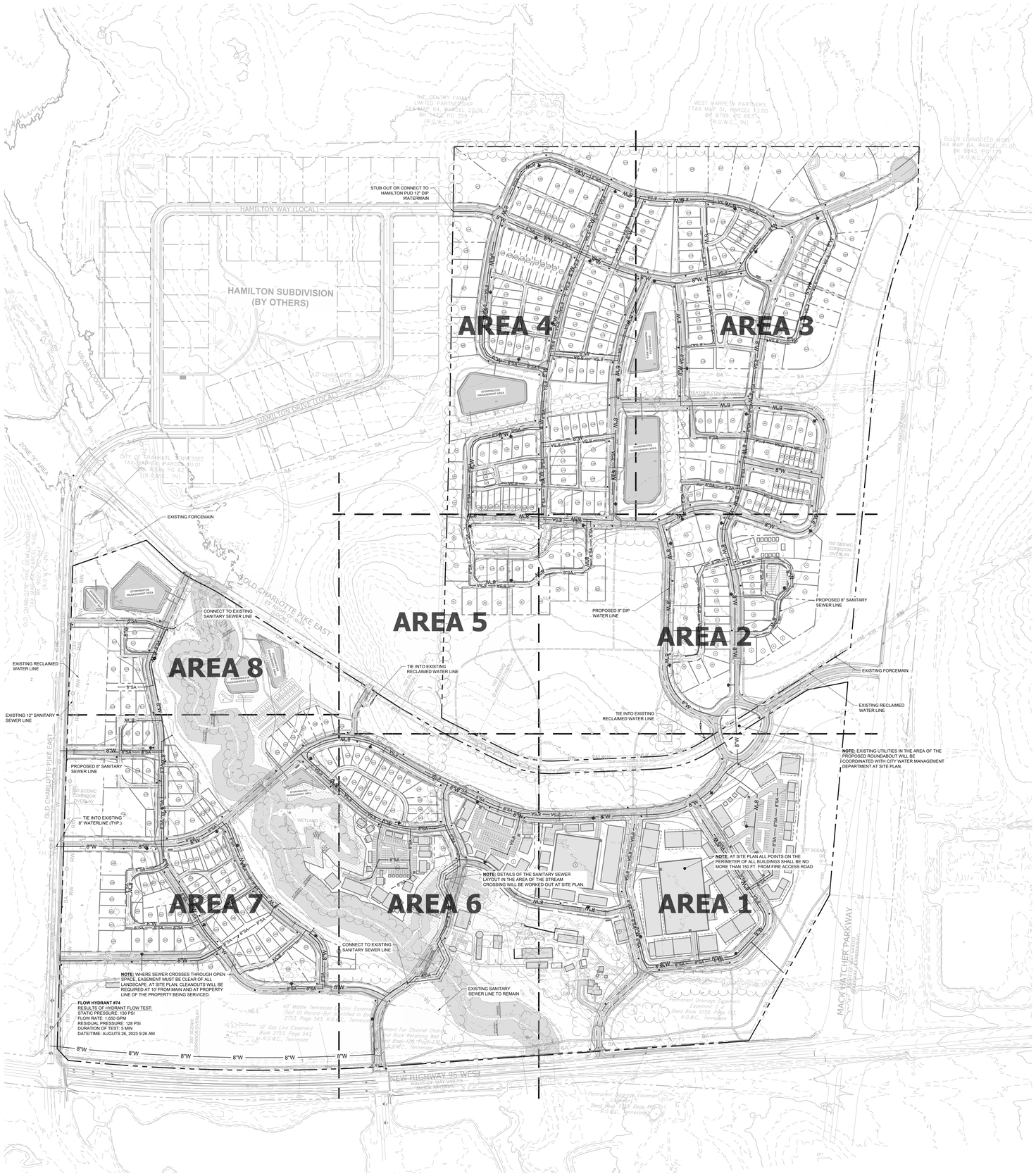
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JOHN R. DECOSTER
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

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CD-4V PARKING DIAGRAM

C4.13



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FIRE WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
  - NAME: BEN MCNEIL
  - PHONE: (615)-794-4554
- HB & TS UTILITY DISTRICT
  - NAME: CODY LOVETT
  - PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

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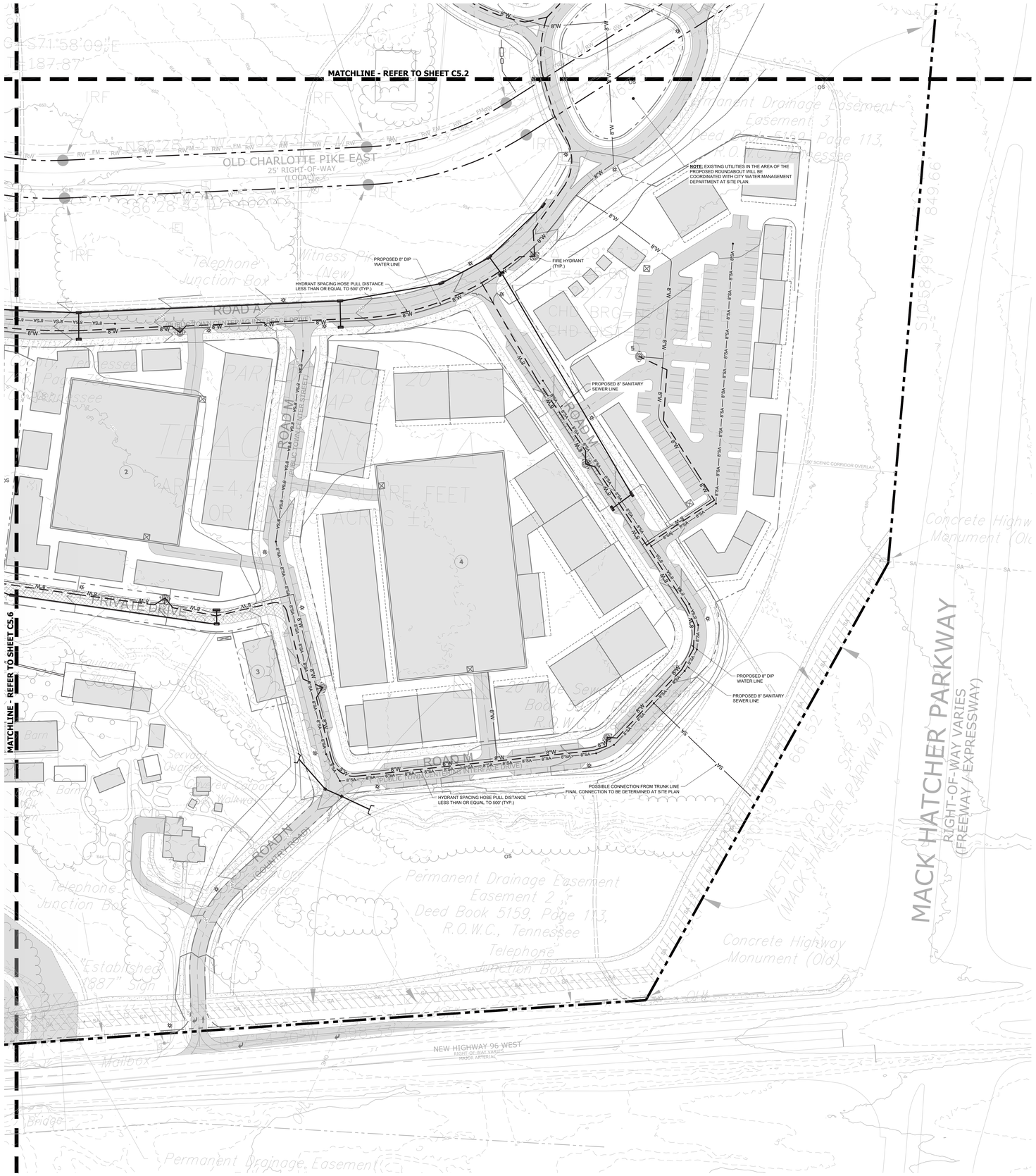
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Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL UTILITY PLAN

C5.0



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FIRE WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

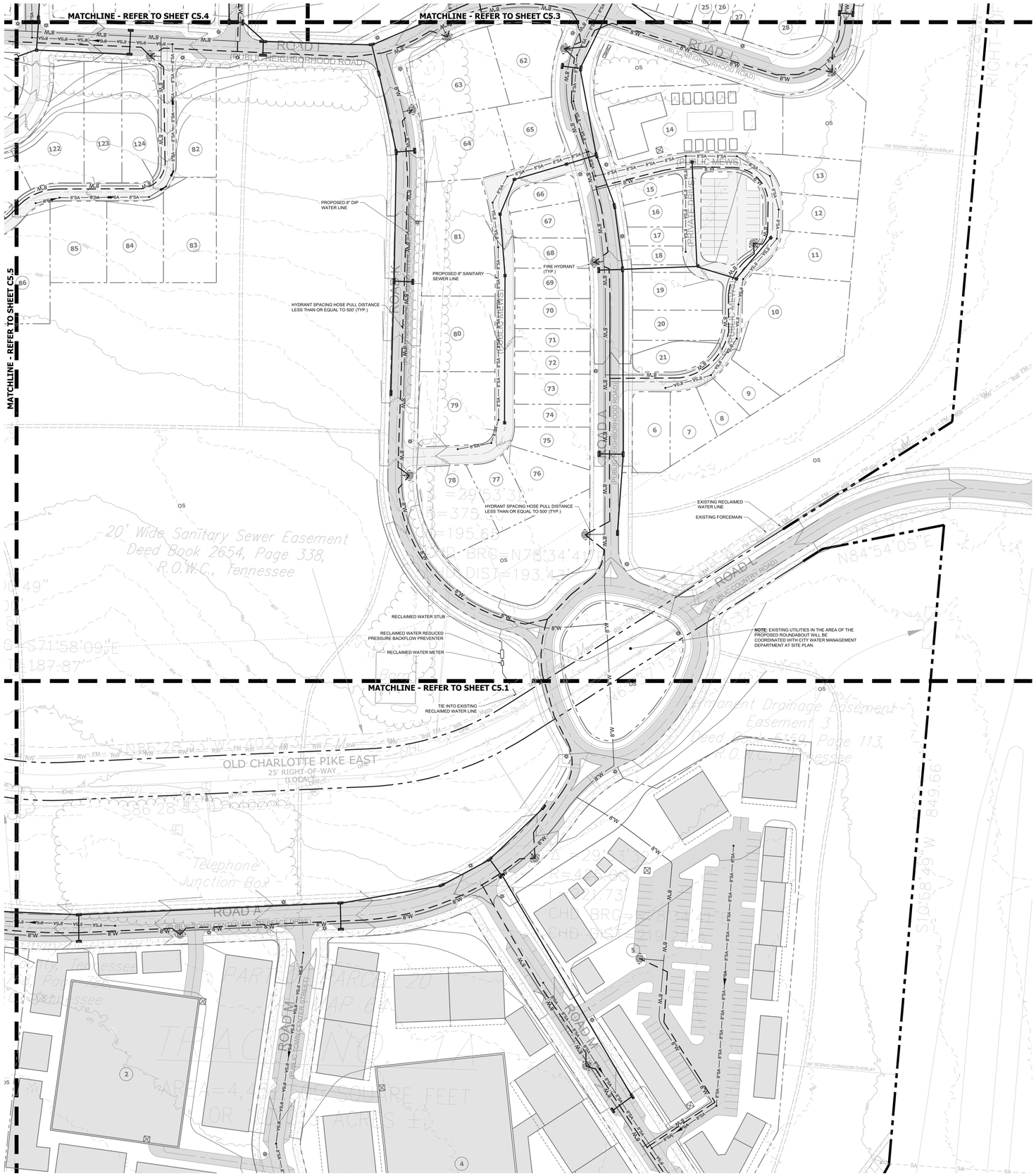
CSDG
Planning | Engineering
Landscape Architecture

JOHN K. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 1

C5.1



WATER SERVICE NOTE:

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UTILITY EASEMENT NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

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BUFFER LEGEND

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NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 2

C5.2



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

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PROPOSED UTILITY PLAN:

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FIRE WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

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- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 3

C5.3



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

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PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FIRE WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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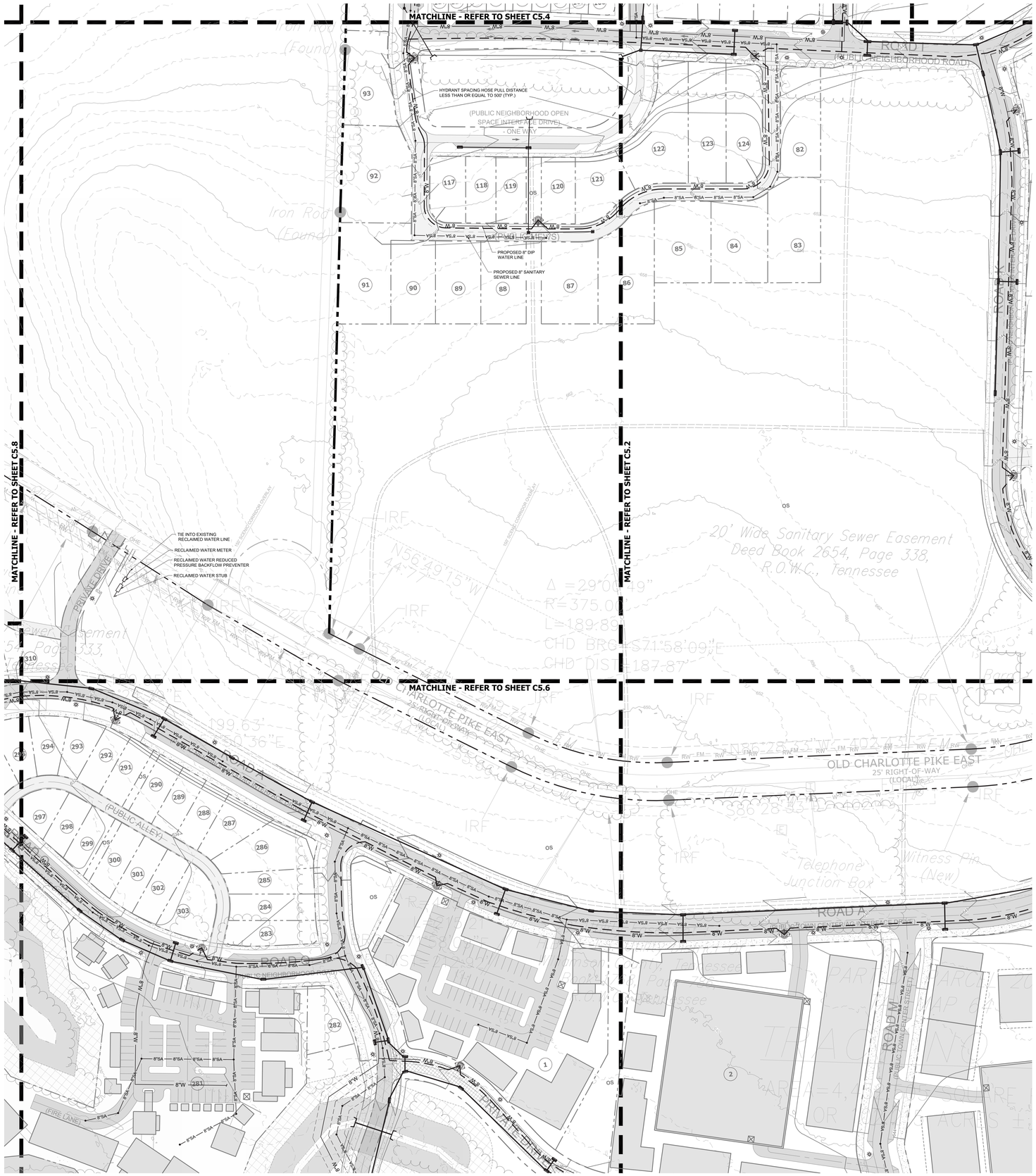
CSDG
Planning | Engineering
Landscape Architecture

DEAN E. DECOSTE
08/01/2024
REGISTERED ENGINEER
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 4

C5.4



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

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PROPOSED UTILITY PLAN:

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FIRE WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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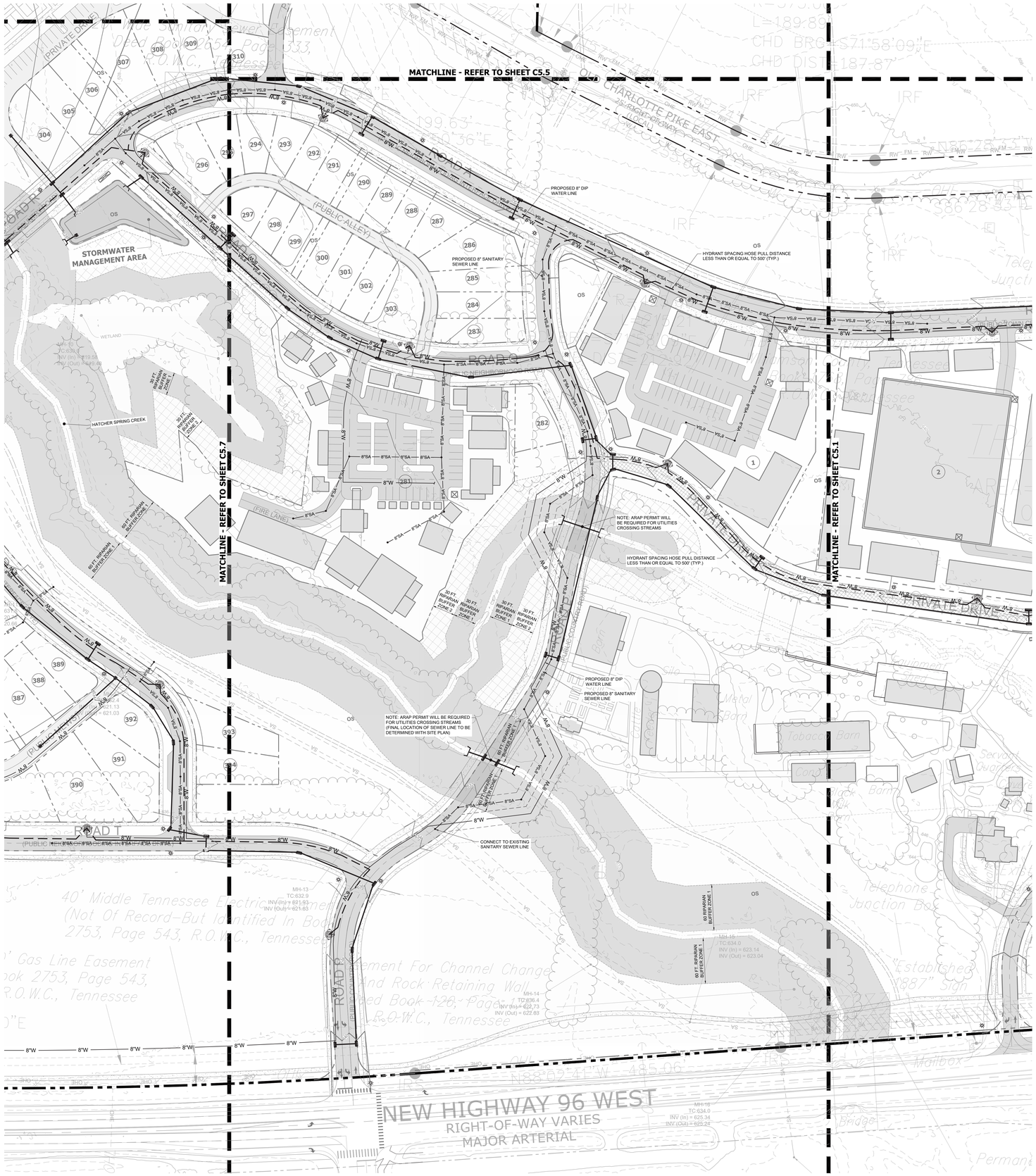
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 5

C5.5



WATER SERVICE NOTE:

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UTILITY EASEMENT NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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084 02000 00 005084
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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

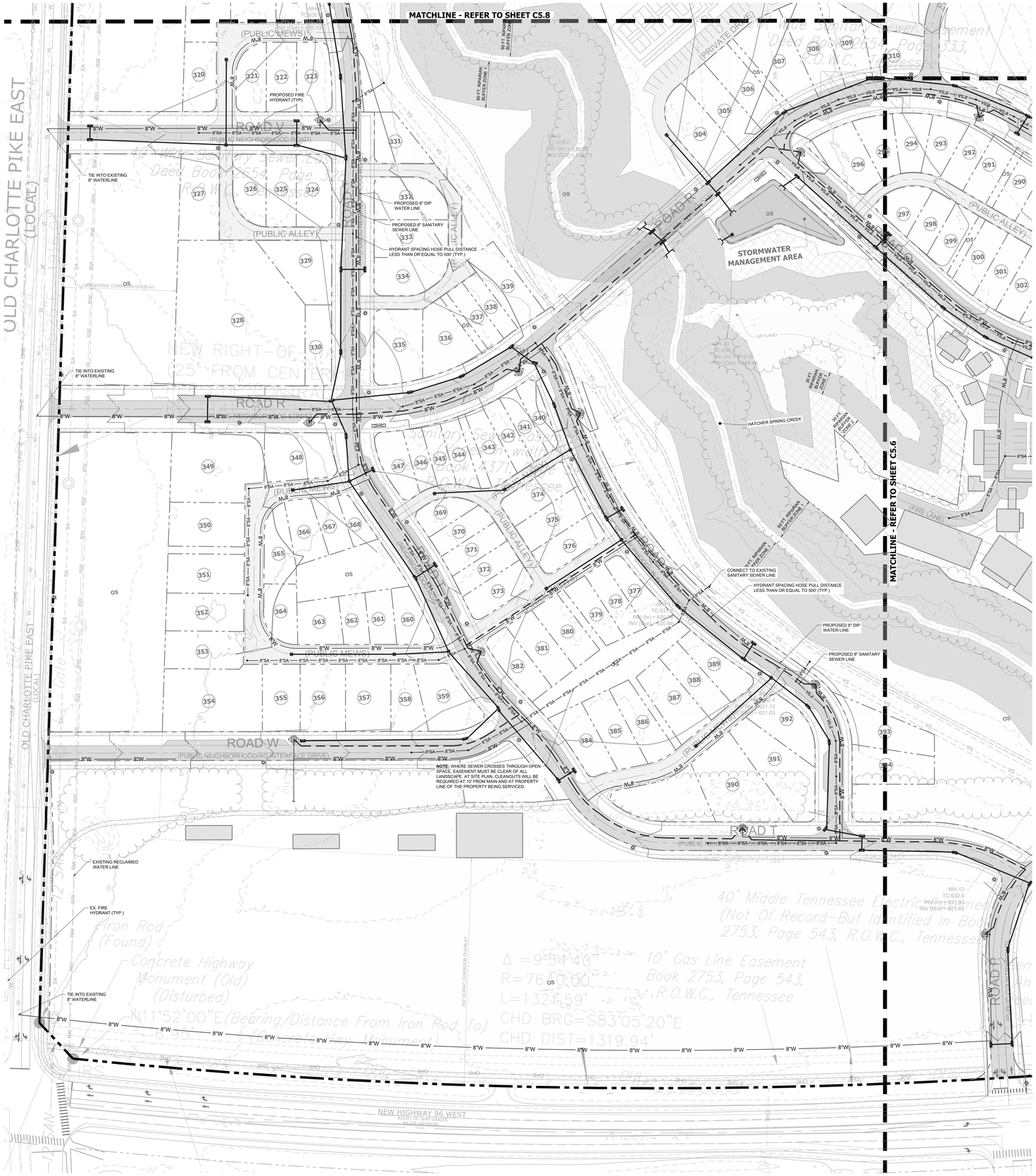
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Landscape Architecture

08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 6

C5.6



WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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BUFFER LEGEND

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NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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PUD SUBDIVISION, DEVELOPMENT PLAN
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084 02000 00 005084
1740 NEW HWY 96 W

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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER — 08/01/2024 — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 7

C5.7



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FIRE WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 8

C5.8


HAMILTON WAY (LOCAL)
HAMILTON SUBDIVISION
(BY OTHERS)
HAMILTON DRIVE (LOCAL)
OLD CHARLOTTE PIKE EAST
NEW HIGHWAY 96 WEST
MACK HATCHER PARKWAY
WETLAND
WET WEATHER CONVEYANCE
150' SCENIC CORRIDOR OVERLAY
100 YR FLOODPLAIN
ZONE "X" AREA
20' Wide Sanitary Sewer Easement Deed Book 2654, Page 138 R.O.W.C., Tennessee
10' Gas Line Easement Book 2753, Page 543, R.O.W.C., Tennessee
40' Middle Tennessee Electric Easement (Not Of Record-But Identified In Book 2753, Page 543, R.O.W.C., Tennessee
Permanent Drainage Easement Easement 1 Deed Book 5159, Page 113, R.O.W.C., Tennessee
Permanent Drainage Easement Easement 2 Deed Book 5159, Page 151, R.O.W.C., Tennessee
Temporary Construction Easement For Channel Change And Rock Retaining Wall Deed Book 126, Page 176, R.O.W.C., Tennessee
THE GENTRY FAMILY LIMITED PARTNERSHIP TAX MAP 64, PARCEL 22.01 BK 1472, PG 359 (R.O.W.C., TN)
WEST HARPETH PARTNERS TAX MAP 51, PARCEL 13.00 BK 8799, PG 663 (R.O.W.C., TN)
ELLEN LIVINGFIELD MOORE TAX MAP 64, PARCEL 21.00 BK 8843, PG 175 (R.O.W.C., TN)
CITY OF FRANKLIN, TENNESSEE TAX MAP 64, PARCEL 20.01 BK 8089, PG 65 (R.O.W.C., TN)
OLD CHARLOTTE PIKE DEVELOPMENT, LLC TAX MAP 64, PARCEL 7.00 BK 8089, PG 65 (R.O.W.C., TN)
Δ =9°54'40" R=760.00' L=131.59' CHD BRG=S83°05'20"E CHD DIST=131.39'
N11°52'00"E (Bearing/Distance From Iron Rod Found) ~6.95'
(Concrete Hwy. Monument)
N37°05'38"W 65.28'
S88°52'41"W 1,319.94'
Δ =29°05'49" R=375.00' L=189.80' CHD BRG=S72°58'09"E CHD DIST=187.87'
Δ =16°13'27" R=2029.90' L=574.72' CHD BRG=S19°04'21"W CHD DIST=572.80'
Telephone Junction Box
Underground Telephone Sign
Storm Drainage Manhole
Storm Drainage Inlet
Gas Valve
Water Valve
Fire Hydrant
Sanitary Sewer Manhole
Sanitary Sewer Cleanout
Power Pole
Light Pole
Guy Wire
Mail Box
Sign
Fence
Gate
Bollard
Curb Inlet
Flume
Bridge
Culvert
Concrete Pad
Electric Meter
Gas Meter
Telephone Pedestal
Cable TV Box
Electric Box
Telephone Riser
Cable TV Riser
Gas Riser
Water Meter
Irrigation Control Valve
Irrigation Quick Coupler Valve
Irrigation Backflow Preventer
Irrigation Sprinkler
Irrigation Well
Irrigation Pump
Irrigation Meter
Irrigation Manhole
Irrigation Inlet
Irrigation Cleanout
Irrigation Riser
Irrigation Valve
Irrigation Flow Sensor
Irrigation Rain Sensor
Irrigation Controller
Irrigation Timer
Irrigation Solenoid
Irrigation Pressure Regulator
Irrigation Pressure Gauge
Irrigation Pressure Switch
Irrigation Pressure Transducer
Irrigation Pressure Relief Valve
Irrigation Pressure Reducing Valve
Irrigation Pressure Sustaining Valve
Irrigation Pressure Booster Pump
Irrigation Pressure Tank
Irrigation Pressure Vessel
Irrigation Pressure Filter
Irrigation Pressure Strainer
Irrigation Pressure Backflow Preventer
Irrigation Pressure Meter
Irrigation Pressure Manhole
Irrigation Pressure Inlet
Irrigation Pressure Cleanout
Irrigation Pressure Riser
Irrigation Pressure Valve
Irrigation Pressure Flow Sensor
Irrigation Pressure Rain Sensor
Irrigation Pressure Controller
Irrigation Pressure Timer
Irrigation Pressure



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

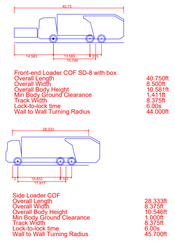
1. ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
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3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

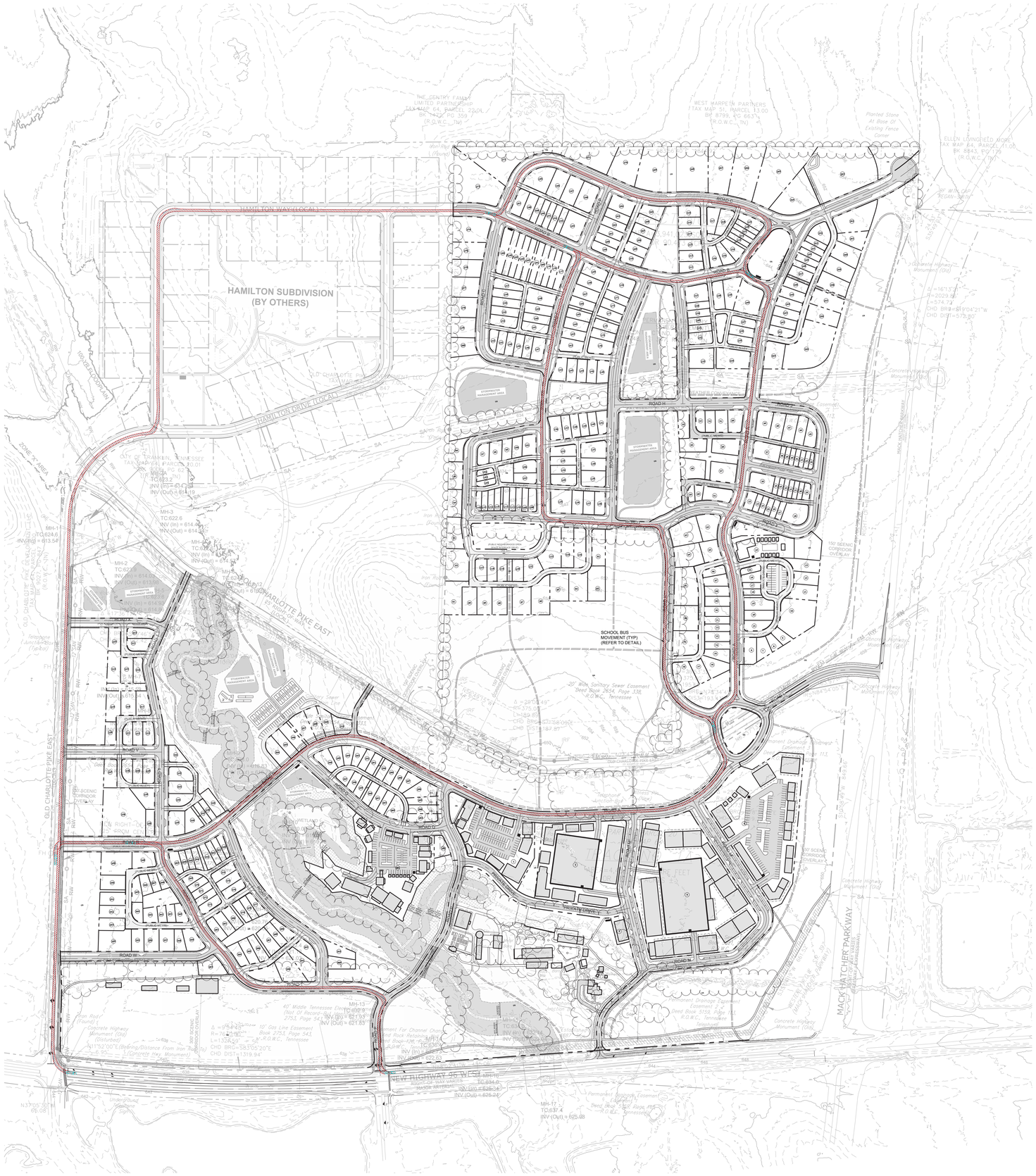
CSDG
Planning | Engineering
Landscape Architecture



Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

SOLID WASTE VEHICLE PLAN

C6.1



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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SITE DISTANCE NOTE:

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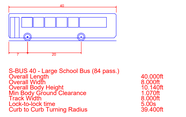
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FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
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Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
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084 02000 00 005084
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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture



Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

SCHOOL BUS VEHICLE PLAN

C6.2



ALL DECELERATION AND TAPER DISTANCES SHALL BE DESIGNED TO THE CITY, TDOT, AND AASHTO STANDARDS.

ALL ROAD IMPROVEMENTS PER THE TRAFFIC IMPACT STUDY BY KCI TECHNOLOGIES. REFER TO REPORT FOR FINAL RECOMMENDATIONS.

0 150 300
Scale: 1"=150'

OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

LEB. DECOSTE. 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OFFSITE ROAD IMPROVEMENTS

C7.0



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAL DESIGN PROFESSIONAL STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OFFSITE ROAD IMPROVEMENTS

C7.1



0 150 300
Scale : 1"=150'

TREE PROTECTION NOTES:

- THE TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED BEFORE THE ISSUANCE OF ANY PERMITS, AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- THE TREE PROTECTION BARRIER SHALL BE INSTALLED AS LABELED ON THIS PLAN OR A DISTANCE TO THE RADIUS OF THE DRIPLINE, WHICHEVER IS GREATEST, AS MEASURED FROM THE TRUNK OF THE PROTECTED TREE.
- ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC; SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA. ANSI A-300-95 STANDARD TO 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 BARRIER.
- TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E. THEY MUST BE WATERED SUFFICIENTLY). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.

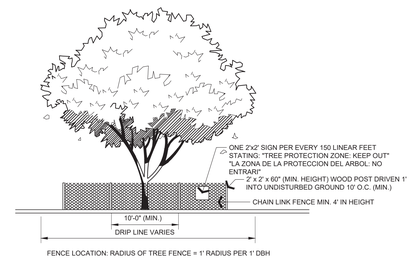
TREE CANOPY RETENTION:

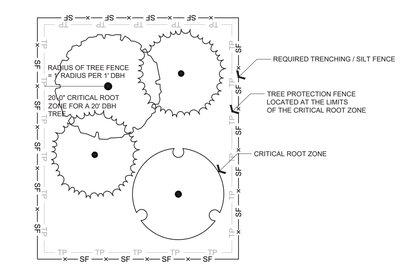
- OVERALL SITE AREA: 8,393,576 SF (+/- 192.69 AC)
- EXISTING ZONING: AG, AGRICULTURE
- EXISTING TREE CANOPY: 707, 961 SF (+/- 16.25 AC)

  7.5% OF TOTAL SITE AREA
- REQUIRED PERCENTAGE OF CANOPY PRESERVED:

  = 54% (382,298 SF / 8.77 AC)
- PROVIDED PERCENTAGE OF CANOPY PRESERVED:

  = 83% (504,222,310 SF / 11.57AC)





1 TREE PROTECTION FENCING
N.T.S. P-SH1-03

TREE PRESERVATION LEGEND

- TREE CANOPY PRESERVED
- TREE CANOPY REMOVED

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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Short Properties GP

CHARACTER DEVELOPMENT

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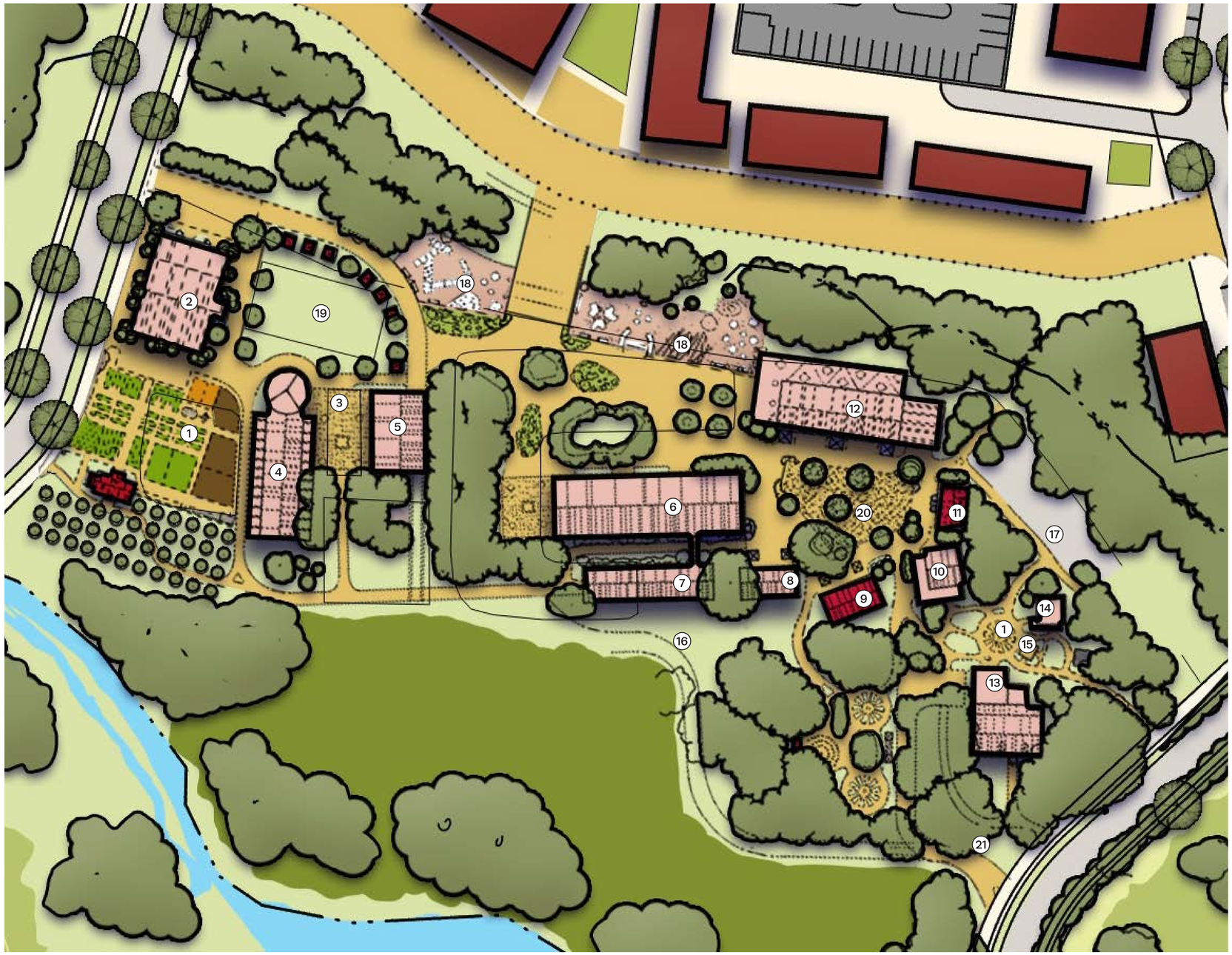
CSDG
Planning | Engineering
Landscape Architecture

JASON A. JACKSON
REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 2307
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

TREE PRESERVATION PLAN

L1.0



Legend

1. Demonstration Gardens
2. Barn/Distillery
3. Silo
4. Greenhouse
5. Granary
6. Tobacco Barn Gathering Hall
7. Processing Kitchen
8. Storage
9. Market Shed
10. Family Farm Museum
11. Museum Expansion (future)
12. Covered Deck
13. Farm/Construction Office
14. Smokehouse
15. Root Cellar
16. Farm Drive
17. Back of House
18. Playground
19. Lawn
20. Market Square
21. Existing Driveway

	Element	Enclosed SF	Total SF	Proposed Use
1	DEMONSTRATION GARDEN	500	15,000	A miniature showcase of our farm's agricultural diversity, featuring an array of vegetables, orchards, an apiary, and a chicken coop among them. It serves as an educational tool, illustrating sustainable farming practices and the interconnectedness of various agricultural elements on our farm.
2	BARN/MICRODISTILLERY	3000	3000	This structure supports the demonstration garden and houses a micro-distillery where locally grown grains, fruits, and botanicals are fermented and distilled into artisanal spirits, showcasing the farm's produce and emphasizing agricultural value addition
3	SILO WITH OVERLOOK	500	500	Functioning as a traditional grain silo, this structure also features an observation deck, providing a panoramic view of the entire agrihood, illustrating the farm's layout and its integrated agricultural operations.
4	GREENHOUSE	2500	2500	This facility is dedicated to seed propagation, citrus cultivation, and season extension for various crops, enhancing our farm's productivity and biodiversity throughout the year.
5	GRANARY	1500	1500	Utilized for storing premium grains destined for milling and other processes, this granary ensures the quality preservation of our farm's harvested cereals, supporting both our agricultural and value-added activities.
6	TOBACCO BARN GATHERING HALL	4500	4500	While maintaining its original agricultural heritage, this barn is repurposed as a community hub, hosting artisanal and agricultural markets, community meetings, special events, and performances, fostering social engagement and cultural activities within the agrihood.
7	PROCESSING KITCHEN	1200	1500	This repurposed dairy building will transform into a USDA-certified kitchen for producing value-added farm products and catering services, complementing the adjacent gathering hall's activities and enhancing the farm's culinary scope.
8	STORAGE	800	800	This structure serves as a central storage facility for farm tools and equipment, essential for the upkeep and operational support of the historic farm, ensuring efficiency and organization in our agricultural and agritourism efforts.
9	MARKET SHED (FUTURE)	800	800	This unconditioned, covered space is designed for farmers market activities and periodic sales of agricultural products, acting as an extension of the Covered Deck (12), and supporting local agriculture by providing a venue for direct farm-to-consumer transactions.
10	FAMILY FARM MUSEUM	800	1000	This transformed farmhand house becomes a passive museum, offering insights into the Short family's history and their farming legacy, enriching visitors' understanding of the farm's heritage and its evolution over time.
11	MUSEUM EXPANSION (FUTURE)	800	800	Planned as an extension of the Family Farm Museum, this future structure will enhance the narrative of the farm's history, providing additional space for exhibits and educational materials that delve deeper into the agricultural legacy and community impact of the Short family.
12	COVERED DECK	750	5000	Repurposing a tractor shed, this covered deck will host "dirty classes" such as ceramics and gardening workshops, alongside outdoor farm dinners, offering a versatile space for hands-on educational experiences and informal communing in an agricultural setting. Public restrooms will be added to the enclosed storage area.
13	FARM/CONSTRUCTION OFFICE	2000	2750	The existing farmhouse will be repurposed into an office, serving as the operational heart for farm, construction, and community management.
14	SMOKEHOUSE	300	300	This facility is dedicated to the traditional smoking and preservation of meats, functioning solely for demonstration purposes to educate visitors on these time-honored techniques without any consumer sales.
15	ROOT CELLAR	n/a	250	This root cellar serves as a natural storage area, utilizing the earth's insulation to maintain a consistent, cool temperature for preserving fruits, vegetables, and other perishables, demonstrating sustainable food storage practices on the farm.
18	PLAYGROUND STRUCTURES	n/a	5000	Constructed from natural materials, this playground structure is designed to blend with the landscape, offering children a space to climb, slide, and play, creatively integrated with the existing terrain to foster outdoor activity and connection with nature.
19	LAWN	n/a	4000	This passive green space offers a modest yet serene setting for picnicking, sunbathing, and relaxation, with the versatility to host various activities, including singer-songwriter performances, providing a versatile area for community enjoyment and engagement.
20	MARKET SQUARE	n/a	6000	Designed with compacted stone fines, mulch, and wood chips, this semi-pervious area serves as a passive park, enhanced with benches and picnic tables for leisure and social interaction. It's periodically enlivened by farmers and artisanal markets, along with community events, fostering a dynamic communal space.

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Short Properties GP

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HISTORIC FARM PARK

L2.0

Low Impact Development

Armistead will maximize utilization of Low Impact Development (LID) techniques and stormwater management practices, consistent with the project's core sustainability and placemaking values and goals. Site planning techniques and LID practices, such as bio-retention systems, bioswales, and permeable pavement are designed to reduce the impacts of development on the environment and promote the natural flow of water.

Managing stormwater in an integrated and comprehensive manner requires application of a variety of techniques at different scales. At the watershed/neighborhood scale, sensitive natural systems including steep slopes, wetlands and their buffers, and natural drainage patterns are prioritized and protected when identifying development patterns and site access locations – i.e. "where to build". Compact development footprints in conjunction with natural resource preservation can minimize overall impervious area within the watershed while also providing placemaking benefits and infrastructure efficiency. At the scale of the block, street, and site, smaller-scale decentralized LID stormwater management practices naturally filter, absorb, slow, and store stormwater as close to where it falls as possible – i.e. "how to build". Stormwater management practices designed to be appropriate to the neighborhood context can also serve as a functional piece of civic art, providing long-term added neighborhood value while performing the stormwater management function they are designed to fulfill.

Goals

A comprehensive stormwater management plan should seek to accomplish multiple goals in addition to satisfying the requirements by regulating entities. These goals are as follows:

1. Promote compact development in conjunction with preservation of contiguous sensitive natural resources.
2. Utilize LID practices to naturally filter, absorb, slow, and store stormwater close to where it falls as an alternative to conventional "pipe and pond" techniques.
3. Select, locate, and design stormwater management practices to reinforce the proposed urban character and context.
4. Carefully consider long-term infrastructure operation and maintenance requirements as a critical part of the planning and design process.

Elements

A wide range of tools and techniques at the watershed/neighborhood, block, street, and site scales form a palette of options for specific design. The elements described herein make up the "bones" of a context-oriented master stormwater management plan. Each element functions independently from the others, but operates in series with the other elements, creating compounding benefits for the entire stormwater management network. The multiple elements identified here provide for "built-in" redundancy for the master system allowing for flexibility in repair, long-term maintenance, and other modifications.

Plan level options are focused on handling larger, less frequent rain events. These options need to be prepared for addressing higher volumes, faster velocities, and longer draw-down or recharge times. Facilities designed to function at the plan level are larger, yet they remain in context with their surroundings so that they do not detract from the community. Plan level options address runoff control demands at the neighborhood and block level.

Watershed/Neighborhood Level

Neighborhood-wide management options typically include shaping of neighborhood form to minimize development footprint, protect sensitive natural resources, and work with existing topography. LID practices at the block/street/site scale are typically designed to filter and infiltrate smaller storm events with overflows for larger storms to larger-scale flood control practices such as ponds or underground detention/retention systems in appropriate locations based on topography and the proposed neighborhood form.

Throughout the neighborhood, public spaces that are large enough can be designed as catchment areas and part of the stormwater infrastructure. Recessed greens, sunken fields, gardens, or allotment plots are available to capture stormwater for a period of time. Infiltration over a controlled period occurs with these facilities so that groundwater recharge can keep small streams flowing during dry periods. Recreational ponds and canals may also be designed to detain stormwater with adequate pretreatment for water quality.

Block, Street, and Site Scale

At the block level, management options include facilities that handle At the block, street, and site scale LID management practices including impervious area reduction, bio-retention, bioswales, tree planting, and permeable pavement will be thoughtfully woven into streets and sites to filter and infiltrate smaller storms with provision for overflow during larger storm events.

Along streets where topography permits, grassed, planted, or bio-engineered swales will help filter and slow stormwater runoff. These swales differ from a standard rural roadside ditch in that they are wider, shallower, and contain specific plant material to help slow runoff and aid in pollutant and nutrient removal. All streets will be designed to minimize extraneous pavement – less pavement means less runoff.

For very low-volume private streets, utilizing the street travel way itself for the storage and delay of stormwater generation provides an underutilized opportunity for most new projects. Some on-street parking configurations will be able to use amended soils with a pervious surface for stormwater storage. Combined with specific curb and gutter details that are designed to carry water efficiently, yet provide some velocity attenuation with the ability to infiltrate during small storm events, the approach to street level management options is robust.

Along streets that feature a more urban character, tree planters can become stormwater runoff receptacles. Shallow depressions lined with grasses, hedges, and other water-tolerant plants can become "pollution eaters," aiding in water quality improvement throughout the site.

For plaza areas and pedestrian streets, using low-profile "birco" or slot drains that are connected to a conveyance network, the integration of stormwater management and urbanism can become seamless.

Where blocks incorporate an attached green, public open space, or other environmentally important space, slight depressions can be designed to assist in the temporary storage of stormwater runoff. Soils will be amended to assist with infiltration. Smaller lots can minimize or eliminate runoff utilizing rain barrels, small-scale rain gardens, stormwater planters, roof downspout disconnection, impervious area reduction and permeable paving surfaces wherever feasible. In the village center areas, underground infiltration systems can be incorporated into the public open spaces or under parking areas to contain stormwater runoff with possible reuse for irrigation, cleaning, or other purposes as permitted. Agricultural areas will incorporate a range of agricultural-related best management practices designed to prevent erosion, control sediment distribution, and manage surface water elimination. Irrigation and long-term storage measures will be incorporated as well.

Parking Lots

For surface parking lots, a series of integrated management practices will be implemented, using bio-retention, infiltration, permeable pavement where appropriate, and shallow ponding. Where large parking areas are planned, recessed greens with suitable sediment forebays will be used to aid in the control of larger storm events. Depending on the neighborhood-scale stormwater approach, parking areas are often suitable locations for subgrade detention/retention flood control systems.





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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

GREEN INFRASTRUCTURE

L3.0

Initial Green Infrastructure Strategic Diagram



KEY

- Infiltration Trenches
- Gravel Paths
- Pervious Parking
- Floodable Fields
- Water Quality Swales
- Wetlands
- Rain Gardens
- Stormwater Flow
- Stormwater Basin
- Stormwater Trench
- Cisterns

NOTE:

- All streets are intended to have bioretention features as shown on the street sections.

- All on street parking is intended to be pervious pavers.

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GREEN INFRASTRUCTURE

L3.1

D. Primary Functions/Categories

Conveyance (C)

Filtration (F)

Storage (S)

E. Green Infrastructure Techniques

The following Green Infrastructure Techniques are organized according to their likely application and location with in Armistead. The organizational framework is broken into two categories: Civic Space & Ag Areas and Roadside & Streetscape.

CIVIC SPACE & AG AREA TECHNIQUES

Subsurface Stormwater Trench (S)

Subsurface trenches, also known as French drains or infiltration trenches, are underground drainage systems designed to collect and redirect water away from specific areas, such as building foundations, roadways, or agricultural fields. These trenches are typically filled with gravel or other permeable materials and may include a perforated pipe to enhance water collection and conveyance. As water enters the trench (usually through a green inlet or pervious pavement), it fills the voids within the system, seeps to the bottom of the trench and soaks into the soil beneath. Excess water that does not infiltrate into the soil is slowly released into the rest of the stormwater system at a controlled rate. Subsurface trenches can be located under sidewalks, plazas, parking lots, lawns, or other pervious and impervious recreational areas (basketball courts, athletic fields, etc.) They can be connected to other stormwater tools types, such as bump-outs, to receive stormwater overflow from these systems.

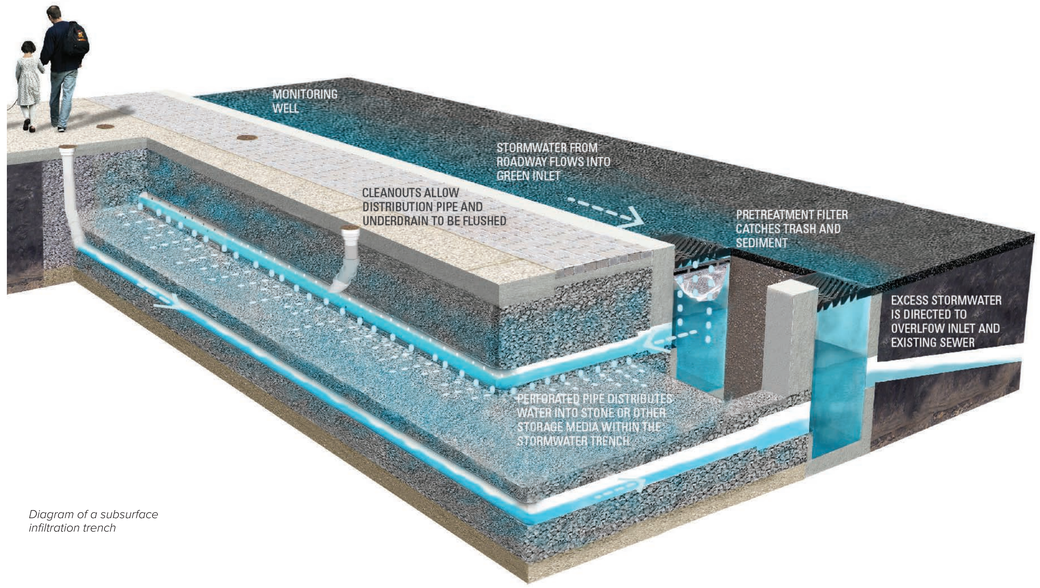


Diagram of a subsurface infiltration trench



A subsurface infiltration trench under construction at Stanley's True Value Hardware

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GREEN INFRASTRUCTURE

L3.2

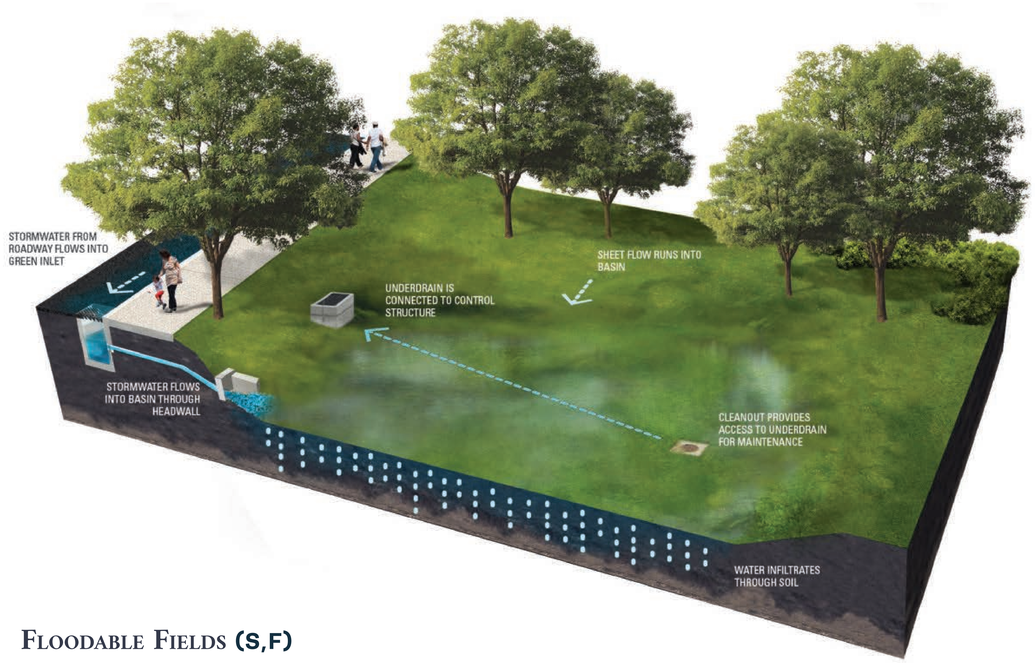
E. Stormwater Tools (Continued)

Stormwater Basin (Retention & Detention Ponds) (S,F)

A Stormwater Basin is a vegetated depression designed to collect and store runoff. There are two primary types of Stormwater Basins, retention ponds and detention ponds. Retention and detention ponds are engineered water management systems designed to control stormwater runoff, improve water quality, and mitigate flood risks in urban and suburban areas. While they serve similar purposes, they function differently based on their design and intended use:

Retention ponds, also known as wet ponds, are designed to permanently retain stormwater runoff on a temporary or long-term basis. They store water and allow it to gradually infiltrate into the ground or evaporate, reducing the volume and peak flow of runoff entering downstream water bodies.

Detention ponds, also known as dry ponds, are designed to temporarily store stormwater runoff for a short period, usually to control peak flow rates and reduce the risk of flooding downstream. Unlike retention ponds, they are typically dry between storm events. Detention areas are sometimes designed as parks.





Floodable Fields (S,F)

As part of our commitment to sustainable development and effective stormwater management, we have incorporated the concept of "floodable fields" into our external stormwater conveyance system. These floodable fields are strategically designed agricultural and grazing pastures that serve a dual purpose: productive land use and overflow management. In the event of excessive rainfall or stormwater volumes that exceed the capacity of the primary conveyance and infiltration system, the overflow is directed into designated floodable fields. These fields are intentionally lower in elevation and designed to temporarily hold and slowly release excess water. These floodable fields will be actively used for agriculture and grazing during normal weather conditions. Crops and pasture grasses are selected based on their resilience to temporary flooding and their ability to thrive in varying moisture conditions.





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GREEN INFRASTRUCTURE

L3.3

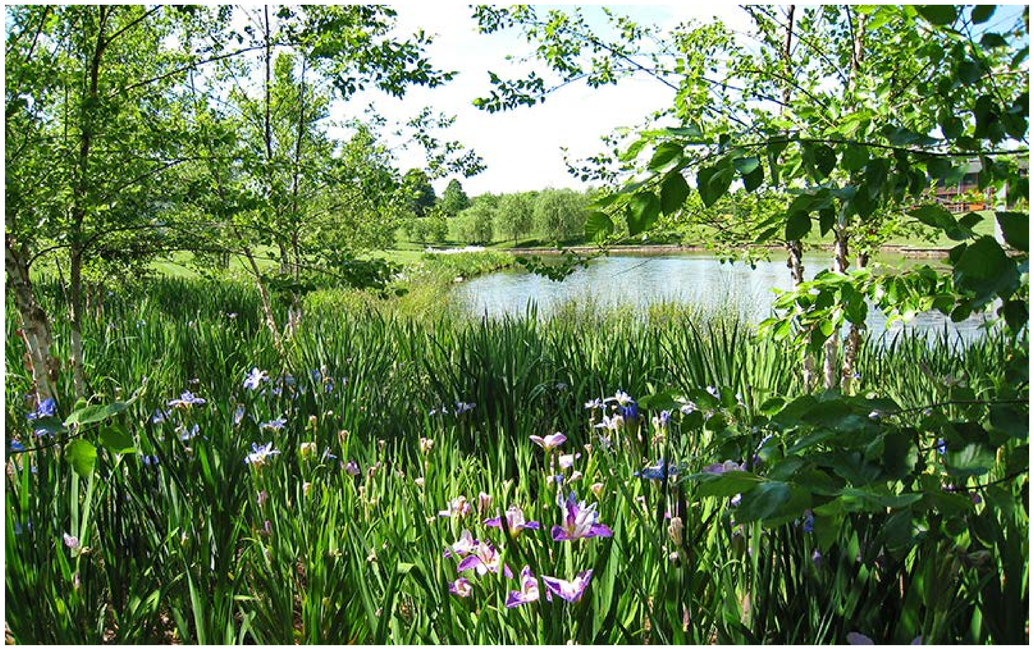
E. Stormwater Tools (Continued)

Constructed Stormwater Wetlands (S,F)

Constructed Stormwater Wetlands collect runoff and store it in a permanent, shallow pool. Marshland vegetation helps treat the water and allows pollutants to settle to the bottom. Because stormwater wetlands seek to imitate the functions of natural wetlands, these systems can become aesthetic assets to the community and provide habitat for local wildlife. Stormwater wetlands are often constructed in regions where native soil conditions do not allow for infiltration or where the ground-water table is exposed or close to the surface. Stormwater wetlands can also be created in low-lying areas through the use of impermeable liners to induce year-round inundated soil saturation. Wetland vegetation generally consists of open water, emergent plants, low/high marsh, and upland plants.



Diagram of a stormwater wetland



Stormwater wetland at Glenstone Potomac, MD

Permeable Paths & Trails (C,F)

Gravel paths and trails are highly permeable, allowing water to pass through and reduce surface runoff. This helps to prevent erosion, manage stormwater, and promote groundwater recharge, making them an environmentally friendly choice. Paths and trails may be made of a variety of materials such as gravel, mulch or other permeable materials.





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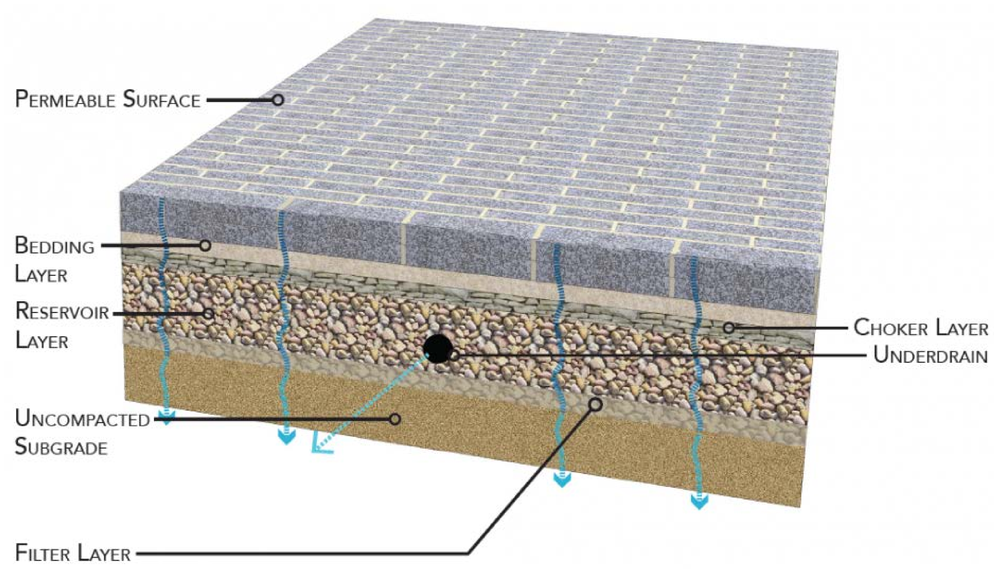
GREEN INFRASTRUCTURE

L3.4

ROADSIDE & STREETSCAPE TECHNIQUES

Permeable Pavers (F)

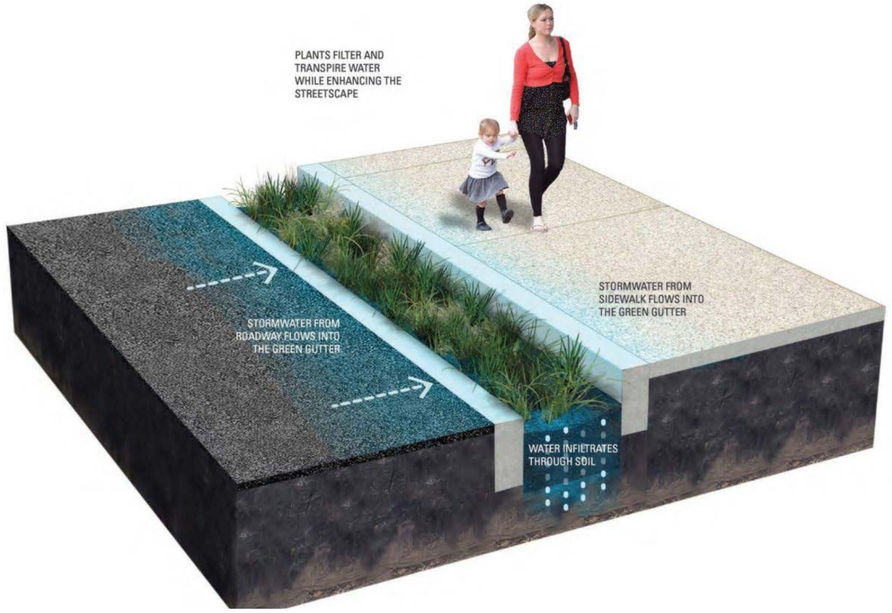
Permeable pavers are paving systems designed to allow water to pass through the surface and infiltrate the ground below. These pavers are part of sustainable urban drainage systems and are used to manage stormwater runoff, reduce flooding, and promote groundwater recharge. They can be made from various materials, including concrete, brick, or stone, and are designed to create a permeable surface when installed.





Green Gutter (C,F)

Green gutters are narrow and shallow landscaped strips along a street's curbline designed primarily to convey and slow runoff with some infiltration benefit. The top of the planting media in the green gutter is lower than the street's gutter elevation, allowing stormwater runoff from both the street and sidewalk to flow directly into the system. Green gutters may be lined with geotextile (permeable or impermeable) and are commonly planted with a variety of grasses and flowering perennials. Stormwater is infiltrated into the underlying soil and/or slowly released back to the existing sewer through a downstream curb cut. Green gutter vegetation helps reduce the volume of stormwater runoff through evapotranspiration.





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GREEN INFRASTRUCTURE

L3.5

E. Stormwater Tools (Continued)

Bioretention Swale (Planting Strips, Bumpouts, & Medians) (C,S)

Bioretention swales are landscape elements designed to manage stormwater runoff, reduce flooding, improve water quality, and enhance the aesthetic appeal of the area. They are typically shallow, vegetated, and linear channels that mimic natural drainage patterns. Bioretention swales slow, infiltrate, and filter runoff water through vegetation, soil, and sometimes engineered materials, enhancing the quality of water before it reaches larger water bodies.

A ribbon curb, inlet or curb-cut directs runoff into the bumpout structure where it can be stored, infiltrated, and absorbed by the plants. Excess runoff is permitted to leave the system through an underdrain or overflow and flow into the next step in the stormwater chain. The vegetation of the bioretention feature will water-tolerant plants and trees. There are three primary types or applications of bioretention swales: the planting strip, intersection bumpouts, and medians.

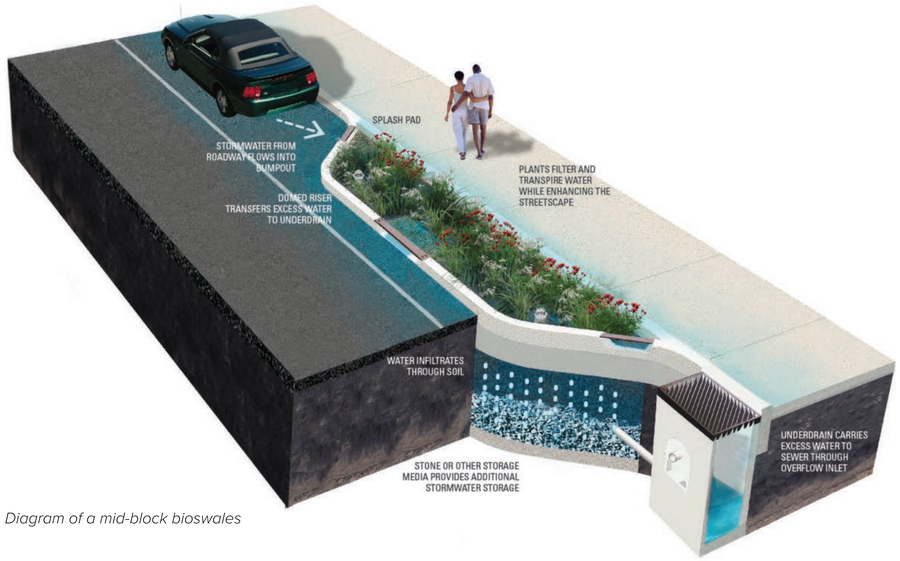


Diagram of a mid-block bioswales



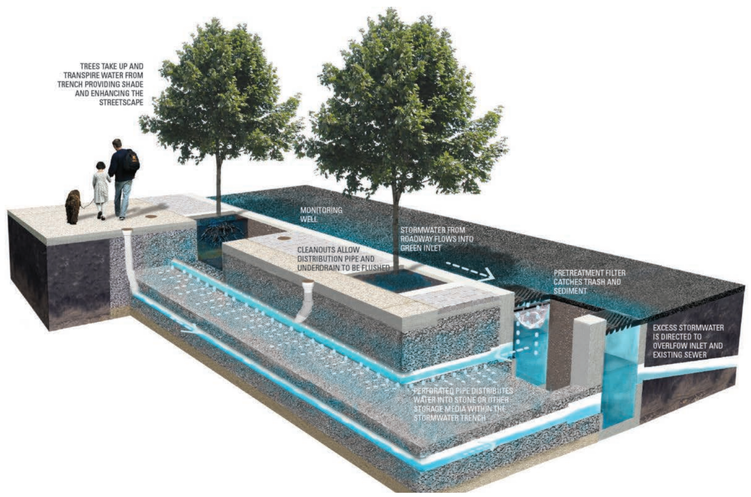


Stormwater Tree Wells & Trenches (S,F)

Stormwater tree wells and trenches are specialized excavated areas around the base of trees in urban environments, designed to provide space for tree roots, manage water infiltration, and protect the tree within paved or densely built areas. Typically, stormwater runoff is conveyed to the stormwater tree pits and wells through sheet flow or a grate that is placed along the curb and connected to the tree pit. Stormwater trees pits and wells have planting media lower than the surrounding elevation. Multiple stormwater tree wells can be designed in series to maximize the potential for stormwater capture, treatment, and infiltration.

A stormwater tree trench is a system of trees connected by a large underground infiltration structure. On the surface, a stormwater tree trench appears like a series of street tree pits. However, under the sidewalk, there is an engineered system to manage the incoming runoff. This system is typically composed of a trench dug along the sidewalk, lined with a permeable geotextile fabric, filled with stone or gravel, and topped off with soil and trees. Stormwater runoff flows through a special inlet leading to the stormwater tree trench. The runoff is stored in the empty spaces between the stones, watering the trees and infiltrating through the bottom. If the capacity of this system is exceeded, stormwater runoff can bypass it entirely and flow into an existing street inlet.







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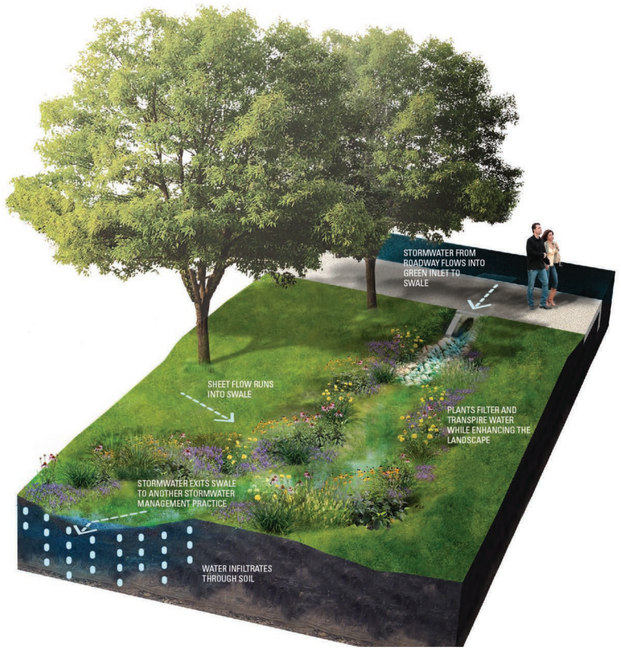
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L3.6

Water Quality Swale (C,S,F)

Water Quality Swales are vegetated channels with slope edges that transport stormwater runoff. Swales are typically designed to control stormwater runoff velocity and infiltrate it where feasible. The systems are often used as pretreatment for another downstream stormwater tool, such as a rain garden or storm-water basin. Stormwater swales are often located adjacent to roadways and parking lots, upstream of other stormwater tools, or in areas prone to overland flooding.





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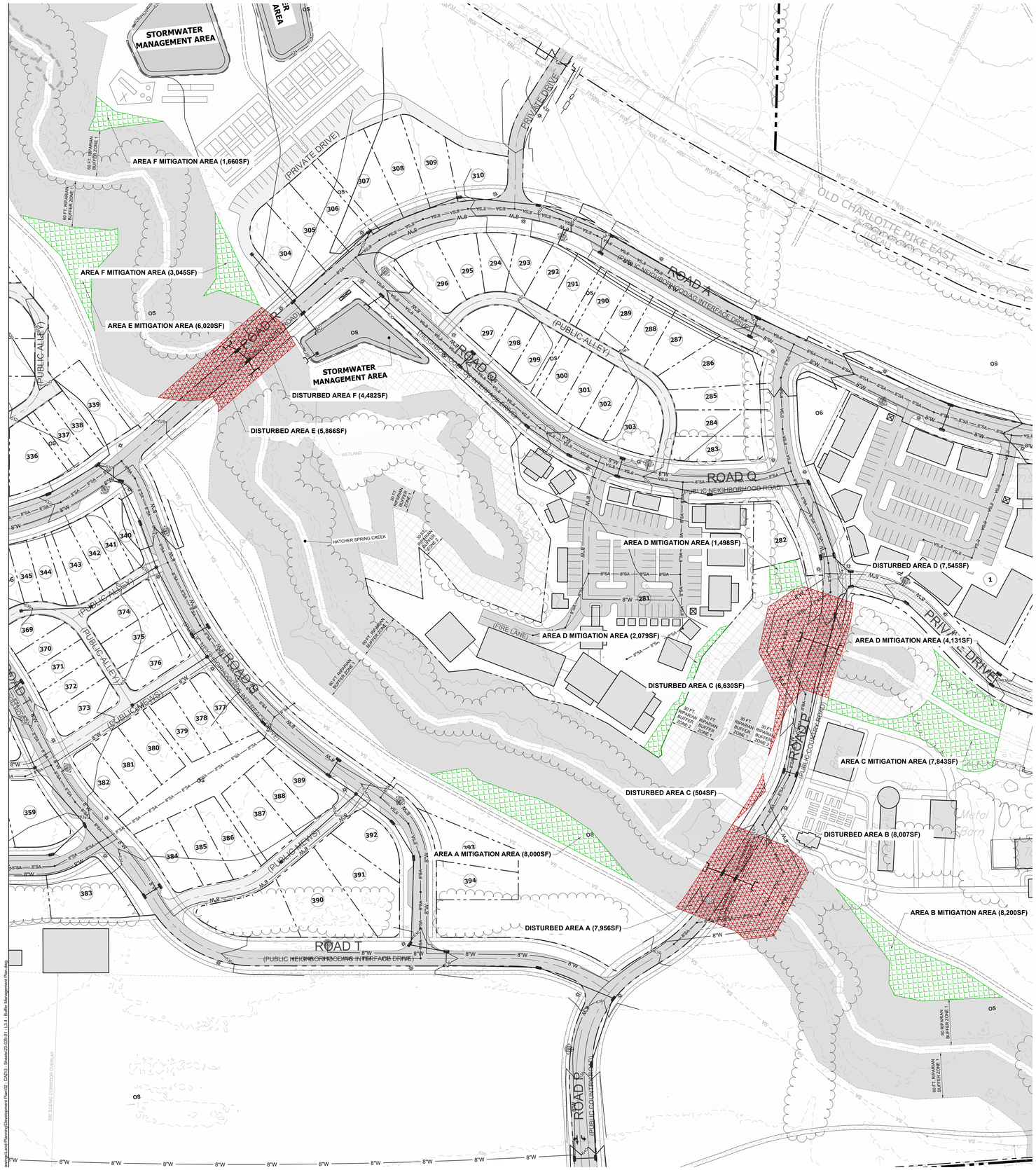
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GREEN INFRASTRUCTURE

L3.7



BUFFER MANAGEMENT PLAN NOTES:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR THEIR DESIGNEE.
- 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 OF ONE HUNDRED FIFTY FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATIONS OF THE SIGNAGE SHALL BE SHOWN ON THE INITAL EPSC AND BUFFER MANAGEMENT PLANS. THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS.
- LANDSCAPE CONTRACTOR SHALL COODINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFOR BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFER. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH THE FINAL STABILIZATION. FAILURE TO CONTACT THE CITY MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. RIPARIAN SEED MIX SHALL ACHIEVE 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2 YEAR PERIOD OR LANDSCAPING BONDS SHALL BE WITHHELD. THE SITE LANDSCAPE ARCHITECT SHALL PROVIDE A CONFIRMATION REPORT STATING THIS.

RIPARIAN BUFFER INSTALLATION AND MAINTENANCE NOTES:

- WHEN PLANTING DURING DORMANT SEASON (NOV-FEB), SEEDING RATE SHOULD BE INCREASED BY APPROXIMATELY 25% TO ACCOMMODATE FOR SEED LOSS DUE TO ROT, PREDATION, EROSION, OR BEING BURIED TOO DEEP DUE TO FREEZING AND THAWING.
- REMOVE EXISTING VEGETATION PRIOR TO SEEDING, FOR ERODIBLE SITES, REMOVE VEGETATION JUST PRIOR TO SEEDING TO HOLD SOIL.
- TILL SOIL BY DISKING, DRAGGING, OR RAKING TO PREVENT SEED FROM BEING BURIED TOO DEEP. AFTER SMOOTHING, CONDITION BY USING A CULTIPACKER, ROLLER OR OTHER EQUIPMENT TO COMPACT THE SOIL PRIOR TO SEEDING. TILLAGE SHOULD BE AVOIDED IF POSSIBLE.
- NATIVE SEED SHOULD BE PLANED NO MORE THAN 1/3" DEEP, DEPENDING ON SOIL MOISTURE.
- CONVENTIONALLY TILLED AREA SHALL BE MECHANICALLY OR MANUALLY BROADCAST SEEDED. SOIL SHALL BE CULTIPACKED OR ROLLED AFTER SEEDING TO PRESS THE SEED INTO THE SOIL. FOR NON CONVENTIONALLY TILLED AREA, SPECIALTY WARM SEASON GRASS DRILLS ARE NEEDED TO SEED.
- WHEN BROADCAST SEEDING, BROADCAST AT HALF RATE AND SEED OF THE AREA TWICE WITH THE SECOND PASS PERPENDICULAR TO THE FIRST PASS FOR EQUAL COVERAGE.
- CONTACT ROUNDSTONE NATIVE SEED, LLC. FOR SEED MIX SPECIFICATIONS AND PLANTING GUIDELINES. WWW.ROUNDSTONESEED.COM.
- 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 OF ONE HUNDRED FIFTY FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATIONS OF THE SIGNAGE SHALL BE SHOWN ON THE INITIAL EPSC AND BUFFER MANAGEMENT PLANS. THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS.

BUFFER MITIGATION NOTES:

- ALL INVASIVE SPECIES WITHIN THE RIPARIAN BUFFER MITIGATION AREAS SHALL BE REMOVED FROM THE STREAM BUFFER ZONES AND HAULED OFF SITE.
- TAKE SPECIAL CARE TO MINIMIZE DISTURBANCE TO EXISTING CANOPY TREE ROOT SYSTEMS WITHIN THE STREAM BUFFER MITIGATION AREA IN TOP 12" OF TOPSOIL. DO NOT CUT TREE'S MAJOR ROOT SYSTEM. NO ROOTS OVER 2" DIAMETER ARE TO BE CUT. ALL ROOTS CUT BELOW 2" ARE TO BE APPROPRIATELY PRUNED WITH A CLEAN CUT.
- INVASIVE SPECIES REMOVAL SHALL BE DONE BY HAND. THE INVASIVE SPECIES ROOT SYSTEM SHALL BE COMPLETELY REMOVED AND NOT CUT OFF AT GROUND LEVEL. NO HEAVY EQUIPMENT IS ALLOWED WITH THE STREAM BUFFER ZONES OR TREE PROTECTION ZONES.
- HERBICIDE TREATMENT MAY BE APPLIED TO THE INVASIVE PLANT MATERIAL ONLY BY A LICENSED SPRAYER IN LIEU OF HAND REMOVAL.
- ANY DISTURBED AREA NOT OTHERWISE PLANTED PER THE PROPOSED LANDSCAPE PLAN SHALL RECEIVE A COMBINATION OF RIPARIAN SEED MIX 168 WITH SWAMP MILKWEED SEED BY ROUNDSTONE NATIVE SEED (OR APPROVED EQUAL). CONTRACTOR TO PROVIDE NATIVE SEED MIX SPECIFICATIONS THAT MEET THE URBAN RIPARIAN HANDBOOK REQUIREMENTS.
- SEE URBAN RIPARIAN HANDBOOK FOR IRRIGATION AND PLANTING RECOMMENDATIONS FOR BARE ROOT PLANTS.
- CLEARLY MARK THE OUTLINE OF THE PROPOSED BUFFER AREA WITH WHITE FLAGS OR STAKES.
- A FULL PLANTING PLAN AND PLANT SCHEDULES FOR MITIGATION WILL BE PROVIDED AT SITE PLAN LEVEL.

MONITOR AND REPORT NOTES:

- THE OWNER SHALL SUBMIT A YEARLY MONITORING REPORT TO THE CITY. SEEDLING/TREES MUST BE GUARANTEED AT A 75% SURVIVORSHIP FOR THE DURING OF THE REQUIRED MONITORING PERIOD. ANY TREES THAT DO NO SURVIVE DURING THIS PERIOD SHALL BE REPLACED BY THE OWNER. THE MONITORING REPORT MUST INCLUDE A NARRATIVE DESCRIPTION AND PHOTOS ACCURATELY DEPICTING THE STREAM AND RIPARIAN HABITAT AND A COPY OF THE RIPARIAN VEGETATION SURVEY DOCUMENTING SURVIVORSHIP OF PLANED RIPARIAN SPECIES. THE MONITORING REPORT SHOULD BE SUBMITTED AT THE BEGINNING OF THE FIRST GROWING SEASON AND AFTER COMPLETION OF THE REFORESTATION PROJECT, AND SHALL BE SUBMITTED ANNUALLY FOR A PERIOD OF THREE YEARS.

MITIGATION LEGEND

MITIGATION AREA

DISTURBED AREA

MITIGATION TABLE

DEVELOPMENT	DISTURBED AREA (SF)	MITIGATION AREA (SF)
AREA A	7,956	8,000
AREA B	8,007	8,200
AREA C	7,134	7,843
AREA D	7,545	7,708
AREA E	5,866	6,020
AREA F	4,482	4,705

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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BUFFER MANAGEMENT PLAN

L4.0



NOTE: This page provides conceptual illustrative renderings of buildings that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations.

Courtyard Cottages

Homes face the meandering water through the courtyard, creating a picturesque setting where children can gather and immerse themselves in playful adventures. The cottages and the and the courtyard they enfront are just some of the many captivating spaces within our community that invites residents to explore and connect with nature.

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CONCEPTUAL RENDERING

A1.0



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Old Charlotte Pike

Old Charlotte Pike pays homage to the charming country roads of Franklin. A pedestrian realm has been crafted that celebrates the iconic hedge row while offering captivating views of the historic barn, grazing livestock, and the silo. Serving as a pivotal landmark within the property, walking paths gracefully meander through the picturesque pasture, guiding individuals towards both the Village Center and North Village. This carefully planned layout transforms Old Charlotte Pike into a versatile and multi-modal pathway, accommodating walkers, bikers, and vehicles alike, fostering a seamless and harmonious connection within our community.

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CONCEPTUAL RENDERING (CONT'D)

A1.1



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Village Center

The village center is the focus of mixed-use activity, with a variety of shops and services seamlessly integrated, offering convenience and vitality to the community. The transition of a woonerf into a vibrant plaza encourages community engagement and interaction within the village center. An inspiring asymmetrical barn stands as a proud testament to the area's rich heritage. A sight for both residents and visitors, shepherds guide their sheep through the village center, embracing the sustainable principles of rotational grazing and adding a touch of rural charm.

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CONCEPTUAL RENDERING (CONT'D)

A1.2

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Historic Farm

The Village Center will serve as a gathering place for all to experience and participate in the iconic food hub we envision to create. Existing farm buildings will remain with new purposes that further the concept of the agrihood such as Farmer's and Maker's Markets and venues for educational programming. The Village Center will feature people-centric streets, designed to strengthen connectivity and active lifestyles. These streets will seamlessly link various open spaces, artfully carved out between locally owned boutiques and cafes, preserved historic structures, flourishing farms, and the serene fishing pond.

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CONCEPTUAL RENDERING (CONT'D)

A1.3



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CHARACTER DEVELOPMENT

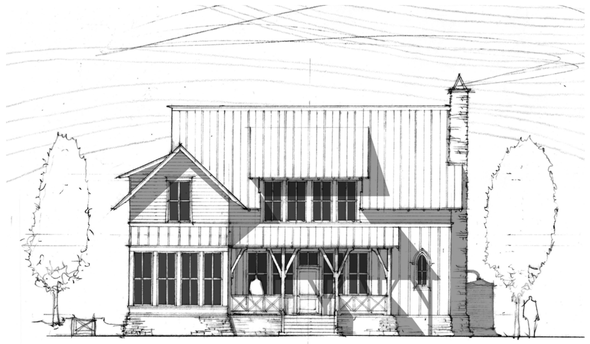
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CONCEPTUAL RENDERING (CONT'D)

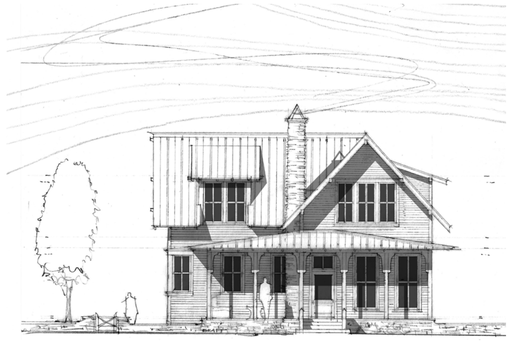
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Large House



Medium Cottage



Medium Cottage

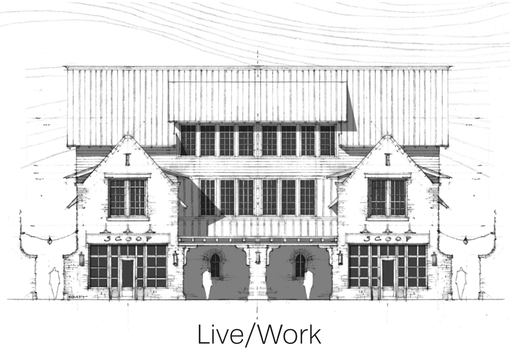


Multiplex

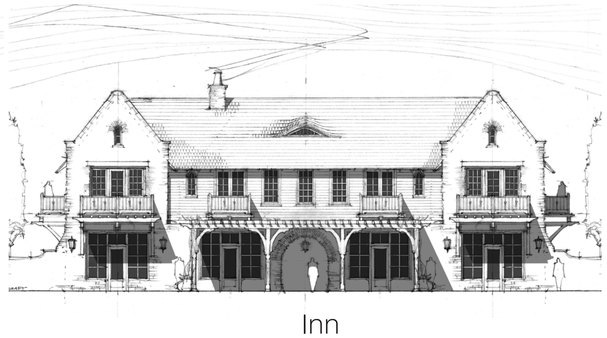


Townhouse

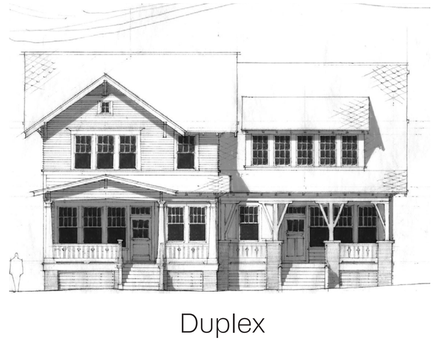
A townhouse building with up to 4 units may be designed as a single cohesive front façade when each individual dwelling unit façade complies with all zoning ordinance façade standards for each unit and the primary material is brick. A townhouse building with more than 4 units shall comply with the zoning ordinance standards for façade variety for townhouse dwelling units.



Live/Work



Inn



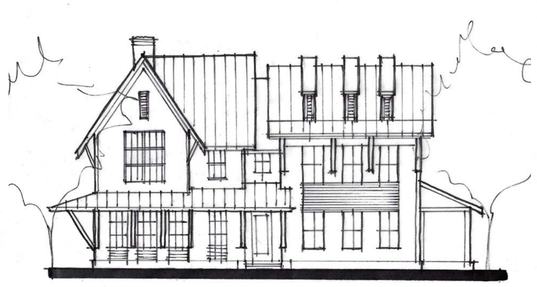
Duplex



Multiplex



Multiplex



Multiplex



Multiplex



Houses



Houses



Houses

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armistead

FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineerin
Landscape Architectur

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

TYPICAL BUILDING ELEVATIONS

A2.0



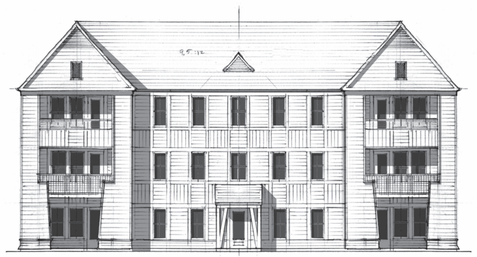
3 - 3



1 - 1



2 - 2



6-unit Multifamily



10-unit walk-up Mixed-Use



Mixed-Use

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TYPICAL BUILDING ELEVATIONS (CONT'D)

A2.1

The connection to the land is the hallmark of design and landscape architecture of Armistead. Our intention is to reflect the patterns and defining characteristics of rural Franklin in all respects. From artist cottages to farmhouse estates and everything in between, a range of housing types and styles will be showcased throughout the property, but all will seamlessly mesh into the fabric of the natural and agricultural surroundings. A mix of uses will be woven throughout the community as to not disrupt the idyllic farm/rural character. Inspired by the old-American countryside alongside modern features, homes and commercial spaces will bring the outside, indoors. An illusory boundary will be created between nature, the built environment, and sustainable technologies. The essence of earth, air, water, light, and greenery will be compounded into the design of everyday life.

Grand front porches, home gardens, and trees will line the pedestrian pathways to emphasize the traditional, walkable neighborhood concept. This plan will create a harmonious community between neighbors to create a place for life to slow down, memories to be made, and families to flourish – a place to feel welcomed, known, and valued – Home.

The following lists comprise the desired architectural styles and characteristics that were expressed by the public during the design charrette process.

Styles:

- Traditional farmhouse
- Craftsman
- Folk Victorian
- National Style
- Carpenter Gothic
- Subtle modern farm
- Railroad Depot Style

Characteristics:

- Materials: Brick in town center, stone, vertical board & batten, vertical & horizontal lap siding
- Steeper roof pitches
- Exposed rafter tails
- Deep overhangs
- Board & batten shutters
- Deep front & side porches
- Brackets













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armistead
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ARCHITECTURE STATEMENT OF INTENT

A3.0

























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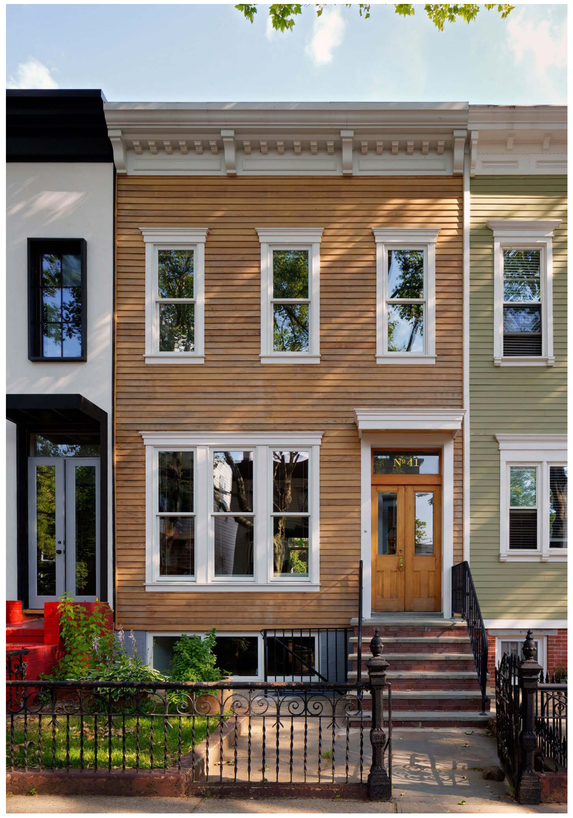
ARCHITECTURAL PRECEDENT IMAGES

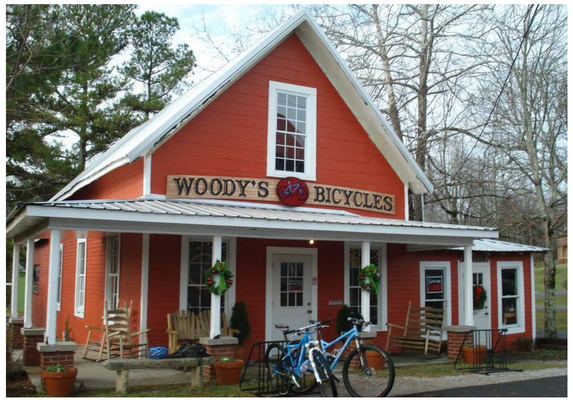
A3.1































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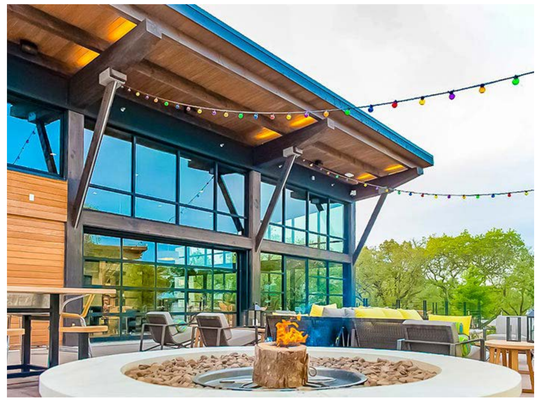
A3.2







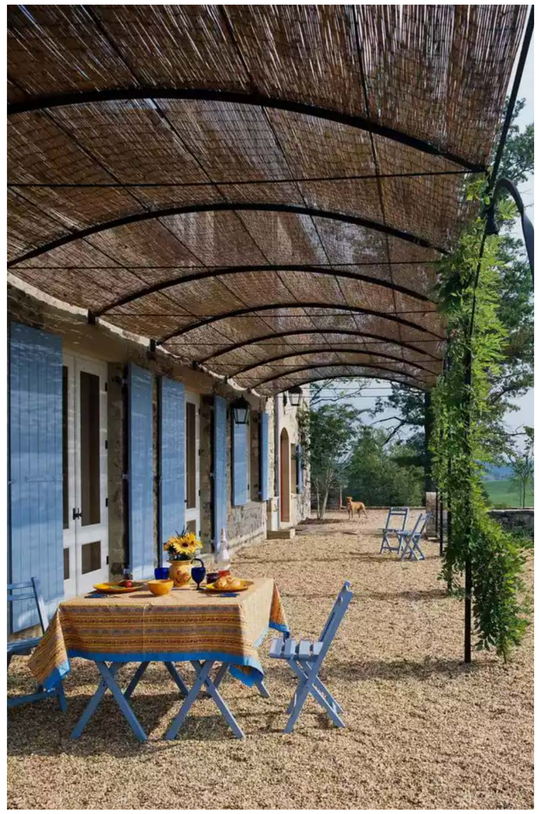




















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armistead
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ARCHITECTURAL PRECEDENT IMAGES

A3.3

August 8, 2024

Paul Holzen, PE
Engineering Director
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

RE: Armistead PUD Development Plan
City of Franklin Street & Technical Standards
Modification of Standards Request
COF Project #1109384
CSDG Project #23-039-01

Dear Paul,

On behalf of our client, Short Properties GP, we a requesting relief from the City's Street & Technical Standards, specifically those found in Table 2.3 (2) – Street Standards – Technical Design Criteria and Table 2.3 (1) – Street Standards – General Parameters. The requested modifications are outlined and illustrated on the attached supporting documents and exhibits, as well as listed here:

- Table 2.3 (2) – Street Standards – Technical Design Criteria: Local High Volume
  - Design Speed/Posted Speed
  - Distance between non-signalized intersections
  - Minimum centerline radius.
- Table 2.3 (2) – Street Standards – Technical Design Criteria: Local Low Volume
  - Design Speed/Posted Speed
  - Minimum centerline radius.
- Table 2.3 (2) – Street Standards – Technical Design Criteria: Alley/Mews
  - Minimum centerline radius
- Table 2.3 (1) – Street Standards – General Parameters: TS-5 (High Volume Local Street Section)
  - Minimum lane width
  - Curb & gutter type
  - Grass strip width
  - Right of Way width
- Table 2.3 (1) – Street Standards – General Parameters: TS-6 (Low Volume Local Street Section)
  - Minimum lane width
  - Curb & gutter type
  - Grass strip width
  - Right of Way width
- Table 2.3 (1) – Street Standards – General Parameters: TS-7 (Alley &Mews)
  - Cross Slope
  - Curb & gutter type
- Table 2.3(7) Operating Characteristics of Intersection Corner Radii
  - Mews Corner Radii
- SD-6 T-Alley Intersection
  - Corner Radius
- 5.2.1(3) Pavement Type
  - Pervious pavement – on street parking

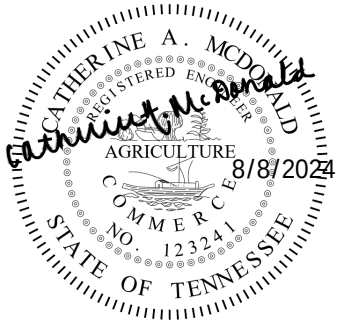
The Armistead development strives to preserve open space and rural character to create an agri-hood concept that combines agrarian traditions with modern living**.** We are requesting modifications to the City's Street & Technical Standards to allow for increased internal circulation throughout the development and more contiguous, functional open spaces that will be used by the community. With the acceptance of these modification requests, larger tree preservation areas will be possible. We do not expect that granting these variances will affect an emergency vehicle's ability to maneuver throughout the

development. Additionally, we do not expect these modifications to have a significant impact on short or long-term capital and maintenance requirements and also believe that they do not present a danger to the general health, safety or welfare of the traveling public or pedestrians.

We also understand that any modification of engineering standards does not trump other city standards such as zoning, the international fire code, local utility provider codes, international building code, etc.

Please feel free to contact our office if you have any questions or need any additional information regarding this request.

Sincerely,
CSDG



Kate McDonald, PE
Associate | Civil Engineer

CSDG No. 23-039-01
T:\CADD\2023\23-039-01\Admin\Docs\Modification of Standards\2024-08-01 23-039-01 MOS - CSDG .docx

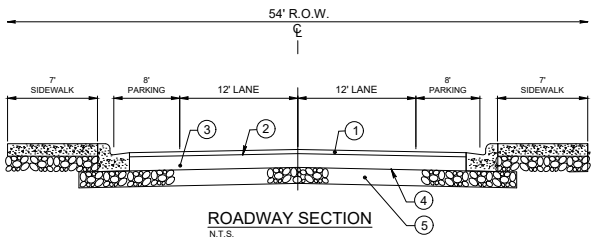
Franklin Transportation & Street Techinical Standards Eff. July 1,2023	Design Element	Design Standard	Requested Modification	Hardship	Financial Impact to COF
Table 2.3 (2) – Street Standards – Technical Design Criteria Local High Volume	Design Speed/Posted Speed	30/25 mph	25/20 mph	Reducing the posted speed from 25 to 20 mph on local high-volume roads within our agrihood addresses several critical safety and operational concerns. First, the presence of farm equipment, pedestrians, and animals necessitates slower vehicle speeds to prevent accidents and enhance pedestrian safety. Moreover, the slower speed limit aligns with our commitment to creating a tranquil, safe, and community-focused environment, where the emphasis is on human and agricultural activity over vehicular speed. Denying this modification could increase the risk of accidents and detract from the quality of life and safety of our residents and visitors.	No negative financial impact on the city. Positive impacts could be a reduced number of emergency responses required due to fewer accidents and bodly injury.
	Distance Between Non-Signalized Intersections	200 ft.	A2- 174 (Road A/M)	A2- Existing historic tree canopy and SCO convergence creates need for shorter distance	No negative financial impact to city.
	Minimum Centerline Radius	333 ft	HV1- 280 ft (Road A) HV2- 206t (Road A)	Given the constraints of the stream buffer and wetland area, and the extent of our pre-determined mixed-use area, a reduced centerline radius is required.	No negative financial impact to city.
Table 2.3 (2) – Street Standards – Technical Design Criteria Local Low Volume	Design Speed/Posted Speed	30/25 mph	20/15 mph	Reducing the posted speed from 25 to 20 mph on local high-volume roads within our agrihood addresses several critical safety and operational concerns. First, the presence of farm equipment, pedestrians, and animals necessitates slower vehicle speeds to prevent accidents and enhance pedestrian safety. Moreover, the slower speed limit aligns with our commitment to creating a tranquil, safe, and community-focused environment, where the emphasis is on human and agricultural activity over vehicular speed. Denying this modification could increase the risk of accidents and detract from the quality of life and safety of our residents and visitors.	No negative financial impact on the city. Positive impacts could be a reduced number of emergency responses required due to fewer accidents and bodly injury.
	Minimum Centerline Radius	70 ft.	LV1- 50 ft. (Road I) LV2 - 25ft LV3 - 25ft	LV1- The existing tree line and stormwater in this area necessitate a smaller centerline radius for this section. LV2 - The existing tree line LV3 - Traffic calming around the civic space	No negative financial impact to city.
	Distance Between Non-Signalized Intersections	200 ft	B1-160ft (Road C/B) B2- 82 ft (Road B) AB- 78 ft (Road A/B) F1- 164 ft (Road C/D) I1- 127ft (Road K/G)	B1- Stormwater Management and traffic circle necessitates. B2 - Stormwater Management and traffic circle necessitates. AB - With B1, Stormwater Management and traffic circle necessitates. F1- Stormwater and Existing Tree Row necessitates I1 - Existing Tree Row necessitates	No negative financial impact to city.
Table 2.3 (2) – Street Standards – Technical Design Criteria Alley/Mews	minimum centerline radius	55 ft.	A1- 36ft A3- 48ft A4- 48ft A6- 50ft A7- 36ft A8- 36ft A10- 36ft A11- 36ft A12- 36ft A15-36ft A16- 36ft	A1- 36ft - Scenic Corridor Overlay setback necessitates A3- 48ft - Stream buffer necessitates A4- 48ft - Stream buffer necessitates A6- 50ft - In order to line up the Mews with the other Mews A7- 36ft - Existing Tree Row necessitates A8- 36ft - Existing Tree Row necessitates A10- 36ft - Existing Tree Row necessitates A11- 36ft - We don't want to line up a mews with a public road. A12- 36ft - Terminating the mews and the block configuration A15-36ft - The open space and the needs to create a rural character necessitate A16- 36ft - The open space and the needs to create a rural character necessitate	No negative financial impact to city.
Table 2.3 (1) – Street Standards – General Parameters TS-5 High Volume Local	Minimum Lane Width	12 ft. traffic lane width	11 ft. traffic lane width	Narrower lanes naturally calm traffic, creating a safer environment for pedestrians. Additionally, this modification allows for wider sidewalks or greenery, enhancing the pedestrian experience and contributing to the community's aesthetic value. Not implementing this change could result in a less pedestrian-friendly environment, potentially compromising the development's core values of walkability and sustainability.	No negative financial impact to city. Less roadway is actually less to maintain.
	Curb & Gutter	Vertical or Mountable	Ribbon Curb (Neighborhood Street, Country Road, Town Center/Ag Interface Drive, Neighborhood/Ag Interface Drive)	Ribbon curbs align with our commitment to environmentally sustainable development. Ribbon curbs enable smoother integration with bioswales, enhancing stormwater infiltration and promoting cleaner water through natural filtration. The transition to ribbon curbs is a strategic move to improve water quality and manage stormwater more effectively, contributing to the overall health of the community's ecosystem. Failure to implement ribbon curbs could result in less efficient water management and a missed opportunity to reinforce our dedication to sustainable urban planning practices.	Ribbon curbs are more durable than curb/gutter. Less chance of damage from mounting them in vehicles. Will help to filter and manage stormwater runoff without relying as heavily on underground storm sewer systems that can be costly to maintain.
	Grass Strip Width	6'	8' (Neighborhood Street, Country Road, Town Center/Ag Interface Drive)	Increasing the grass strip width from 6 feet to 8 feet is essential for enhancing the rural character of our community and providing greater environmental benefits. The wider grass strips will serve as natural bioretention areas, aiding in stormwater management by filtering runoff and reducing the burden on drainage systems. They will also contribute to a greener streetscape, supporting biodiversity and providing a visual buffer between pedestrian walkways and the roadway. Not expanding the grass strips could lead to increased stormwater runoff and missed opportunities for creating a more sustainable, visually appealing, and ecologically rich environment.	Financial impact would be minimal if anything at all. It is two more feet to maintain, but less pavement to replace.
Table 2.3 (1) – Street Standards – General Parameters TS-6 Low Volume Local	Minimum Lane Width	11 ft. traffic lane width	10 ft. traffic lane width	Narrower lanes naturally calm traffic, creating a safer environment for pedestrians. Additionally, this modification allows for wider sidewalks or greenery, enhancing the pedestrian experience and contributing to the community's aesthetic value. Not implementing this change could result in a less pedestrian-friendly environment, potentially compromising the development's core values of walkability and sustainability.	No negative financial impact to city. Less roadway is actually less to maintain.
	Curb & Gutter	Vertical or Mountable	Ribbon Curb (Neighborhood Road, Neighborhood/Open Space Interface Drive, Neighbhorhood/Ag Interface Drive, Country Road, Town Center/Ag Interface Drive)	Ribbon curbs align with our commitment to environmentally sustainable development. Ribbon curbs enable smoother integration with bioswales, enhancing stormwater infiltration and promoting cleaner water through natural filtration. The transition to ribbon curbs is a strategic move to improve water quality and manage stormwater more effectively, contributing to the overall health of the community's ecosystem. Failure to implement ribbon curbs could result in less efficient water management and a missed opportunity to reinforce our dedication to sustainable urban planning practices.	Ribbon curbs are more durable than curb/gutter. Less chance of damage from mounting them in vehicles. Will help to filter and manage stormwater runoff without relying as heavily on underground storm sewer systems that can be costly to maintain.
TS-7 Alley and Mews Section	Alley & Mews Cross Slope	2% Cross Slope	2% Inverted Cross Slope with concrete gutter	This design channels water toward the center of the roadway, away from residences, directing it efficiently into the drainage system.This change is particularly effective when combined with the elimination of curbs, as it facilitates natural water flow without impeding pedestrian access or affecting adjacent properties. Not adopting this inverted slope could result in less effective water management and increased maintenance costs due to potential erosion.	This should be cheaper to maintain because of reduced erosion of asphalt, lower infrastructure strain,and reduced design complexity.
	Alley Curb	RP-4 (rollover curb & gutter)	No Curb	A no-curb approach to our alleys and mews is aligned with our commitment to a natural and rural aesthetic. This design supports enhanced stormwater quality by promoting natural infiltration into the ground, which is a more sustainable and environmentally friendly way to manage runoff compared to traditional stormwater systems. Additionally, the absence of curbs creates a seamless transition between the roadway and the landscape, supporting the integration of our alleys with the surrounding environment. Not implementing this change may lead to a less cohesive rural character and reduced stormwater infiltration, which could conflict with our ecological objectives.	This should be cheaper to maintain because of reduced erosion of asphalt, lower infrastructure strain,and reduced design complexity.
	Mews Curb	RP-4 (rollover curb & gutter)	No Curb	A no-curb approach to our alleys and mews is aligned with our commitment to a natural and rural aesthetic. This design supports enhanced stormwater quality by promoting natural infiltration into the ground, which is a more sustainable and environmentally friendly way to manage runoff compared to traditional stormwater systems. Additionally, the absence of curbs creates a seamless transition between the roadway and the landscape, supporting the integration of our alleys with the surrounding environment. Not implementing this change may lead to a less cohesive rural character and reduced stormwater infiltration, which could conflict with our ecological objectives.	This should be cheaper to maintain because of reduced erosion of asphalt, lower infrastructure strain,and reduced design complexity.
TS-5 High Volume Local Steet Sections	Right of Way Width	54' Minimum	22' - Country Road 50' - Town Center/Ag Interface Drive 41' - Neighborhood/Ag Interface Drive	Narrower lanes naturally calm traffic, creating a safer environment for pedestrians. Additionally, this modification allows for wider sidewalks or greenery/hedge row/gravel path etc, enhancing the pedestrian experience and contributing to the community's aesthetic value. Not implementing this change could result in a less pedestrian-friendly environment, potentially compromising the development's core values of walkability and sustainability.	No negative financial impact to city. Less roadway is actually less to maintain.
TS-6 Low Volume Local Street Sections	Right of Way Width	52' Minimum	50' - Neighborhood/OS Interface Drive 39' - Neighborhood/Ag Interface Drive 20' - Country Road	Narrower lanes naturally calm traffic, creating a safer environment for pedestrians. Additionally, this modification allows for wider sidewalks or greenery/hedge row/gravel path etc, enhancing the pedestrian experience and contributing to the community's aesthetic value. Not implementing this change could result in a less pedestrian-friendly environment, potentially compromising the development's core values of walkability and sustainability.	No negative financial impact to city. Less roadway is actually less to maintain.
Table 2.3(7) Operating Characterisitcs of Intersection Corner Radii	Corner Radius	25-30 ft	Mews: 15 ft	Adjusting the corner radii of mews strikes a balance between vehicular needs and pedestrian-friendly design. This scaling down allows for safer pedestrian crossings due to reduced crossing distances and slower vehicular turning speeds, enhancing pedestrian safety and comfort. These changes also serve to maintain the small-scale, walkable character of our community without compromising the functionality of our roads. A larger corner radius, typical of high-speed or high-volume areas, would be contrary to the desired community-centric atmosphere, potentially creating unsafe conditions for pedestrians and a less intimate feel to the neighborhood.	No negative financial impact to city. Less roadway is actually less to maintain.
SD-6 T-Alley Intersection	Corner Radius	25 ft	10 ft	Adjusting the corner radii of mews strikes a balance between vehicular needs and pedestrian-friendly design. This scaling down allows for safer pedestrian crossings due to reduced crossing distances and slower vehicular turning speeds, enhancing pedestrian safety and comfort. These changes also serve to maintain the small-scale, walkable character of our community without compromising the functionality of our roads. A larger corner radius, typical of high-speed or high-volume areas, would be contrary to the desired community-centric atmosphere, potentially creating unsafe conditions for pedestrians and a less intimate feel to the neighborhood.	No negative financial impact to the city.
5.2.1(3) Pavement Design	Pavement Type	Streets are to be constructed of asphaltic concrete pavement, base course material, or subbase material (where required), placed on compacted subgrade	Pervious Pavement - On Street Parking	Pervious pavers are aligned with our commitment to a natural and rural aesthetic. This design supports enhanced stormwater quality by promoting natural infiltration into the ground, which is a more sustainable and environmentally friendly way to manage runoff compared to traditional stormwater systems.Not implementing this change may lead to a less cohesive rural character and reduced stormwater infiltration, which could conflict with our ecological objectives.	No negative financial impact to the city. A maintenance agreement will be signed with the City.

Notes:
ROW width may vary to determine maintenance responsibilities.

A lateral support may be required where green infrastructure is proposed adjacent to pavement. Exact locations will be determined at the site plan.

Methods to increase separation from the vehicular travel lane to the green infrastructure/ roadside ditch will be evaluated with the City at site plan. This may include a wider shoulder or other techniques as approved by the City Engineer.

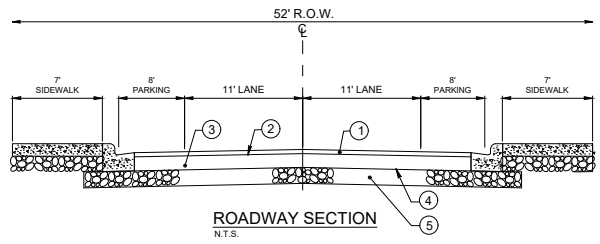
These sections may be required to meet any additional City standards at site plan.



ROADWAY SECTION
N.T.S.

1. 1.5" BITUMINOUS SURFACE COURSE
2. TACK COAT (403-01)
3. 3" BITUMINOUS AGGREGATE BASE
4. PRIME COAT
5. 8" MINERAL AGGREGATE BASE

COF HIGH VOLUME LOCAL
N.T.S.

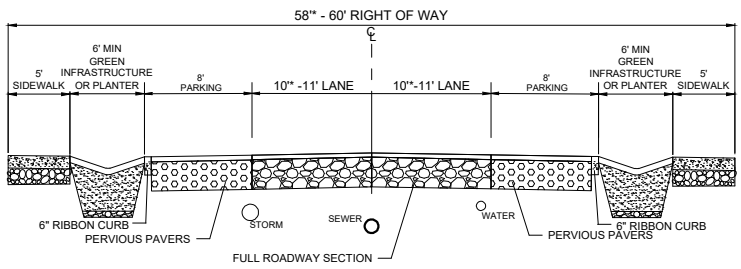


ROADWAY SECTION
N.T.S.

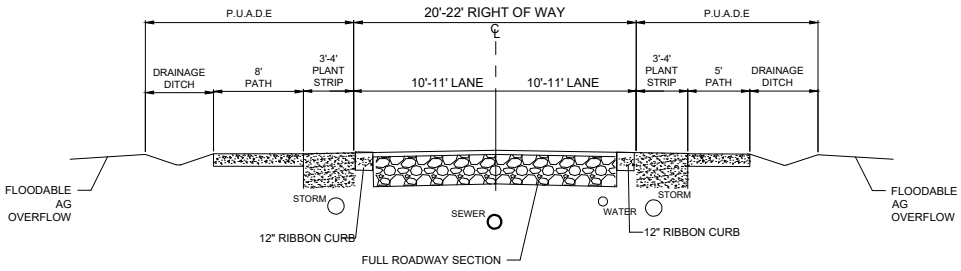
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COF LOW VOLUME LOCAL
N.T.S.

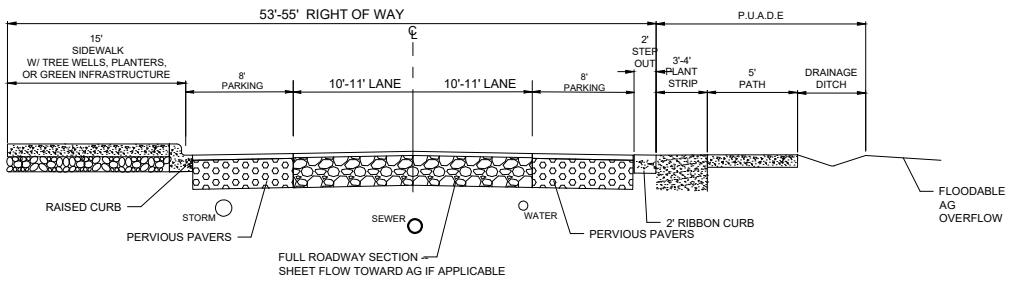
PROPOSED



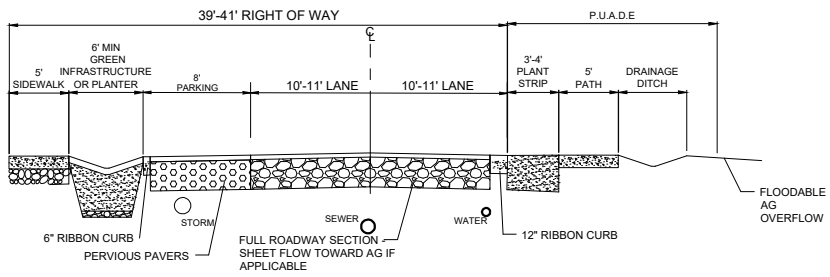
NEIGHBORHOOD STREET / *ROAD
N.T.S.



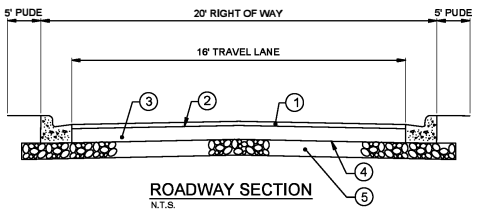
COUNTRY ROAD
N.T.S.



TOWN CENTER/AG INTERFACE DRIVE
N.T.S.



NEIGHBORHOOD/AG INTERFACE DRIVE
N.T.S.

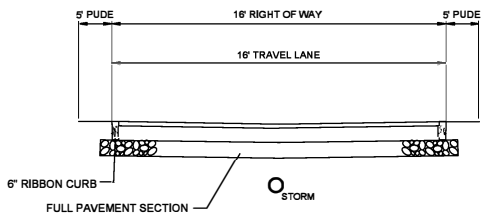


ROADWAY SECTION
N.T.S.

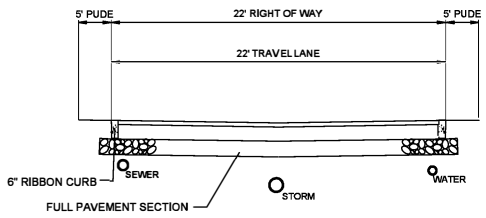
1. 1.5" BITUMINOUS SURFACE COURSE
2. TACK COAT (403-01)
3. 3" BITUMINOUS AGGREGATE BASE
4. PRIME COAT
5. 8" MINERAL AGGREGATE BASE

COF ALLEY
N.T.S.

PROPOSED

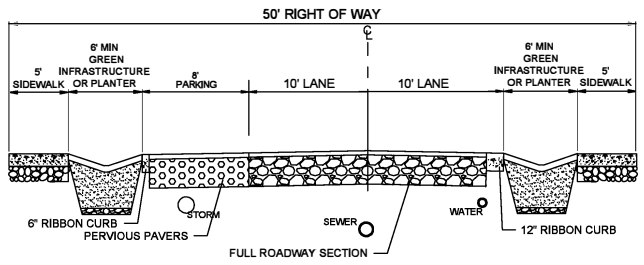


ALLEY
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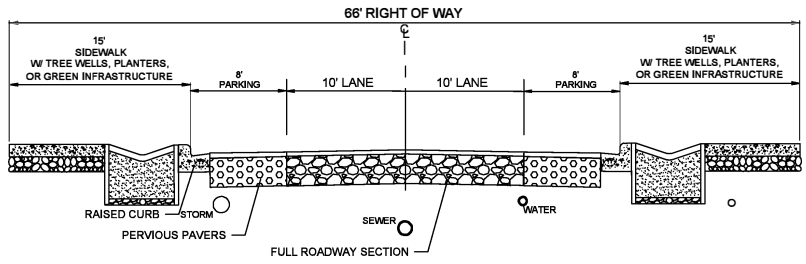


* 10' HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION BETWEEN UTILITIES.

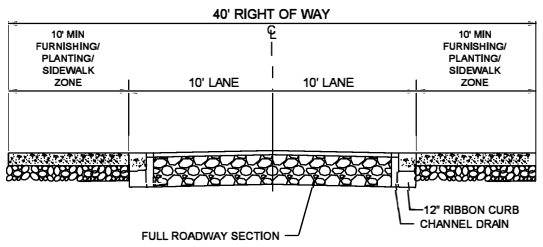
MEWS
N.T.S.



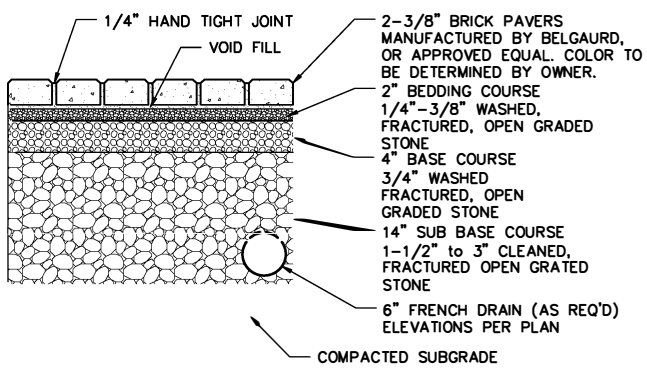
NEIGHBORHOOD/OS INTERFACE DRIVE
N.T.S.



TOWN CENTER STREET
N.T.S.



SHARED STREET
N.T.S.



PERVIOUS PAVER DETAIL
N.T.S.

Paver detail shall be reviewed and approved by the City of Franklin at the site plan stage since they will be up against the right-of-way and must be structurally appropriate.



INTERSECTION SPACING 200' REQUIREMENTS

STREET-STREET	
B1	160'
B2	82'
A8	78'
A2	174
F1	163.29
I1	139.41

No reduced centerline radius is guaranteed if the largest vehicle that needs to traverse the road is unable to do so at the site plan stage.



MIN RADIUS

ALLEY 55'	
A1	36'
A3	48'
A4	48'
A6	50'
A7	36'
A8	36'
A10	36'
A11	36'
A12	36'
A15	36'
A16	36'

LOW VOLUME 70'	
LV1	50'
LV2	25'
LV3	25'

HIGH VOLUME 333'	
HV1	280'
HV2	206'

N

0 150 300
SCALE: 1"=150'



LANES

LEGEND

10' Instead of 11' Lanes

11' Instead of 12' Lanes

N

0 150 300

SCALE: 1"=150'

Need maintenance agreement language approved by law prior to going to the BOMA

PARKING

LEGEND

Pervious Parking


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City of Franklin

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

File #: 21-0550

DATE: August 5, 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:

Goose Creek Bypass PUD Subdivision, Final Plat, Creating 3 Commercial Lots, On 28.89 Acres, Located at 1948 And 1951 Double Double Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8548
Applicant: Abigail Overstreet, Wilson and Associates
Owner: In-N-Out Burger, Jeff Bryant, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create three commercial lots consisting of 28.89 acres. Lots 1 and 2 of the property are part of the Goose Creek Bypass PUD Subdivision. The development plan was approved by the Board of Mayor and Aldermen on April 9, 2024. The site plan was approved on June 27, 2024. A revised site plan is on this meeting's agenda for the further development of Lot 2. Lot 3 was not included in the Goose Creek Bypass PUD Subdivision and has been labeled as unbuildable until a site plan or development plan has been approved for the property.

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.

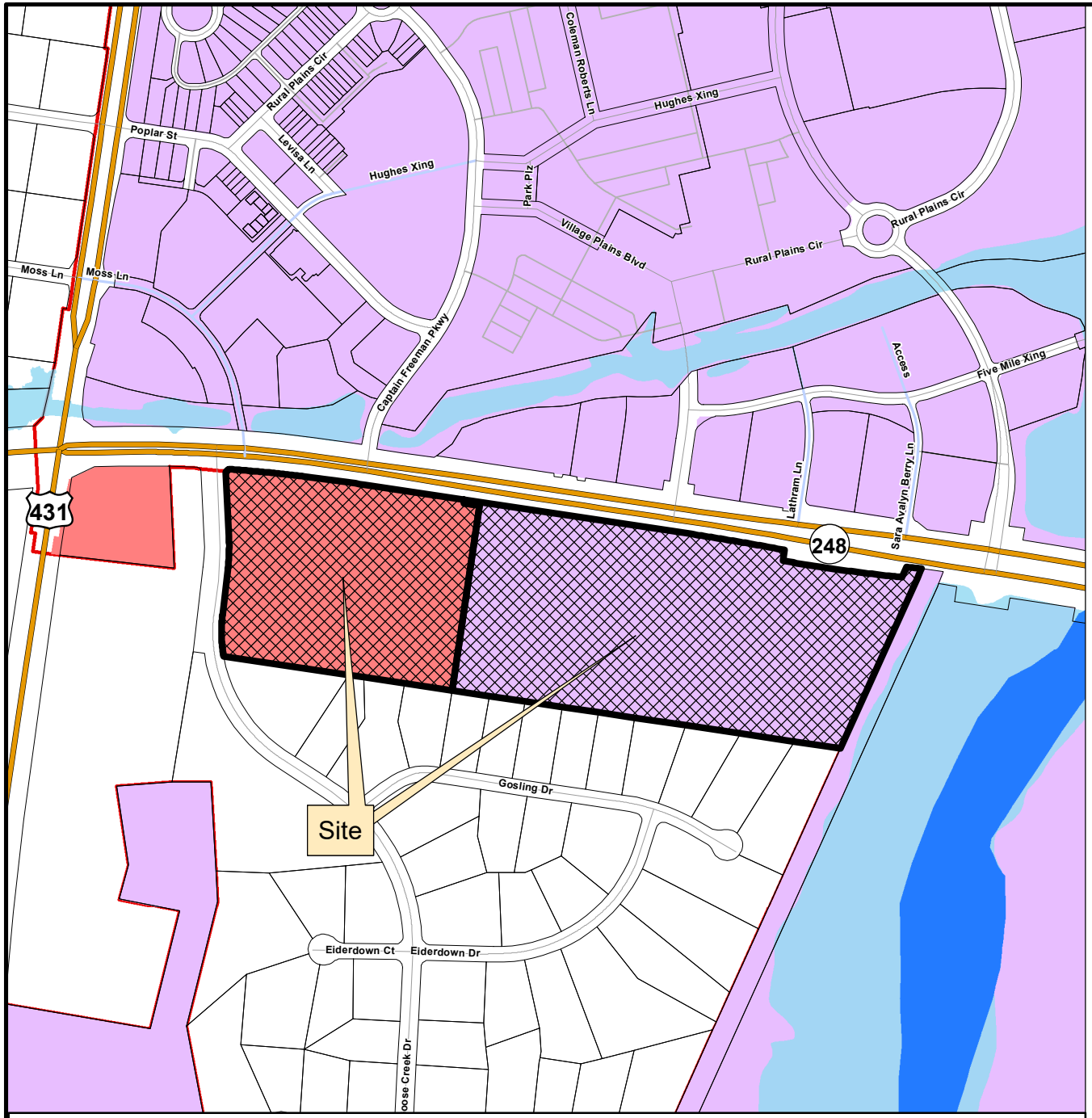
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Goose Creek Bypass PUD Subdivision, Final Plat, with conditions.

GOOSE CREEK BYPASS PUD SUBDIVISION
FINAL PLAT



Project Information

Existing Zoning: Neighborhood Commercial and PD Planned District
Overlay Districts: None
Site Acreage: 28.90 acres
Total Number of Lots: 3

Legend

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

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

COF no: 8548

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

16. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to Site Plan [COF#8502] 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

1. Engineering Sureties

kevin.long@franklintn.gov ***The following sureties replace and void those previously assigned to site plan: COF #8502 (Goose Creek Bypass PUD Subdivision, Site Plan (In-N-Out Restaurant)).***

Applicant shall post sureties in the following amounts:	
Sureties for Water to be posted with HB & TS	
II. CITY SEWER	**$ 160,000.00**
III. PUBLIC SIDEWALK:	**$ 157,000.00**
IV. CITY STREETS	
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	**$ 364,000.00**
VI. STREET ACCESS	**$ 20,000.00**
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	**$ 250,000.00**
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	**$ 773,000.00**
XI. GREEN INFRASTRUCTURE (includes bioretentions 1A, 1B, & 2-10)	**$ 393,000.00**

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**
8" Sewer Main	380 LF
4' Manholes	3 EA
Concrete Sidewalk (4" Class A, 4" Base)	8818 SF
Handicap Ramp And Detectable Warning	8 EA
Shared Or Emergency Access Drive	4070 SY
Concrete Curb	
Concrete Curb And Gutter	
Street Access	

Traffic Signal Modification	1 EA
15" Rcp Culvert	465 LF
18" Rcp Culvert	605 LF
24" Rcp Culvert	406 LF
Endwalls / Headwalls	6 EA
Single Inlet / Junction Box	14 EA
Dry Pond	3100 CY
Ditch Work	8000 SY
Underground Detention Pond 1	
Undergound Detention Pond 2	
Pond Outlet Structure	3 EA
Bioretention/Rain Garden (Total Water Quality Treatment Volume)	12906 CF
Level Spreader	52 LF

[Edited By Kevin Long]

22. Performance Agreement

melodie.brady@franklintn.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@franklintn.gov with any questions.

23. Surety Requirement

melodie.brady@franklintn.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@franklintn.gov with any questions.

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SO	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	PDE	PUBLIC DRAINAGE EASEMENT
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	PUADE	PUBLIC UTILITY ACCESS DRAINAGE EASEMENT
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUIDLING SETBACK	M.B.S.L	WATER FEATURE		G.I.E.	GREEN INFRASTRUCTURE EASEMENT

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS ALL OF PARCELS 19.07 ON WILLIAMSON COUNTY TAX MAP 117. SAID PARCEL IS DESCRIBED IN DB: 9276, PG: 934
3. ZONING: PD - PLANNED DISTRICT
   SETBACK:
   FRONT : 10' - 45'
   SIDE : 0'
   REAR: 10'
4. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
5. THE MARGIN OF FLOOD ZONE AE IS LOCATED USING FEMA'S GIS DATA. SEE LETTER OF MAP REVISION (LOMR) 15-04-8778P. EFFECTIVE 9/30/2016 AND COMMUNITY PANEL 47187C0355F, EFFECTIVE 9/29/2006. THE BASE FLOOD ELEVATIONS (BFE) ARE SHOWN TO SCALE, ALL FROM A NATIONAL FLOOD HAZARD FIRMETTE EXPORTED 4/8/2020.THE CITY OF FRANKLIN FLOODWAY FRINGE OVERLAY SHOWN ON PLAT AS SCALED FROM ZONING MAP.
6. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 03/04/21
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
   e. NO COMBINED GRID FACTORS WERE USED.
7. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
8. 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.
9. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
10. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
17. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
18. ALLEYS AND DRIVES WITHIN CROSS ACCESS EASEMENTS ARE NOT PUBLIC RIGHT-OF-WAY AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S); THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
19. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
20. MINERAL RIGHTS ARE TO BE HELD BY OWNER.
21. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
22. 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.
23. UPON DEVELOPMENT OF THE PARCEL TO THE WEST OF LOTS 1 AND 2, LABELED AS "LOT 3" ON THIS FINAL PLAT, THE PROPERTY OWNER(S) OF LOTS 1 AND 2 SHALL CONSTRUCT PAVED VEHICULAR CONNECTIONS TO THE WESTERN EDGE OF LOTS 1 AND 2 AS INDICATED ON THE CITY OF FRANKLIN APPROVED DEVELOPMENT PLAN (COF NO. 8381).
24. UPON DEVELOPMENT OF EITHER THE PARCELS TO THE EAST OF LOT 2, LABELED AS "SV PROPERTIES LLC MAP 117I, GROUP A, PARCEL 1.00 BOOK 5276, PAGE 162" AND "CHADWELL PROPERTY MAP 117, PARCEL 20.00 BOOK 2654, PAGE 812" THE PROPERTY OWNER(S) OF LOT 2 SHALL CONSTRUCT A PAVED VEHICULAR CONNECTION TO THE EASTERN PROPERTY LINE OF LOT 2 AS INDICATED ON THE CITY OF FRANKLIN APPROVED DEVELOPMENT PLAN (COF NO. 8381).
25. PUBLIC ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE PUBLIC ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE PUBLIC ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
26. VEHICULAR ACCESS FROM GOOSE CREEK BYPASS SHALL BE LIMITED TO THE ACCESS LOCATIONS SHOWN HEREON. THERE SHALL BE NO ADDITIONAL ACCESS TO ANY LOTS FROM GOOSE CREEK BYPASS.
27. LOT 3 IS NOT WITHIN THE BOUNDARIES OF THE GOOSE GREEK BYPASS PUD AND IS UNBUILDABLE UNTIL A SITE PLAN FOR THE PROPERTY HAS BEEN REVIEWED AND APPROVED BY THE CITY OF FRANKLIN.

Lot Area Table		
Parcel #	Area (SF)	Area (AC)
1	145019.59'	3.329
2	638077.98'	14.648
3	475692.65'	10.920

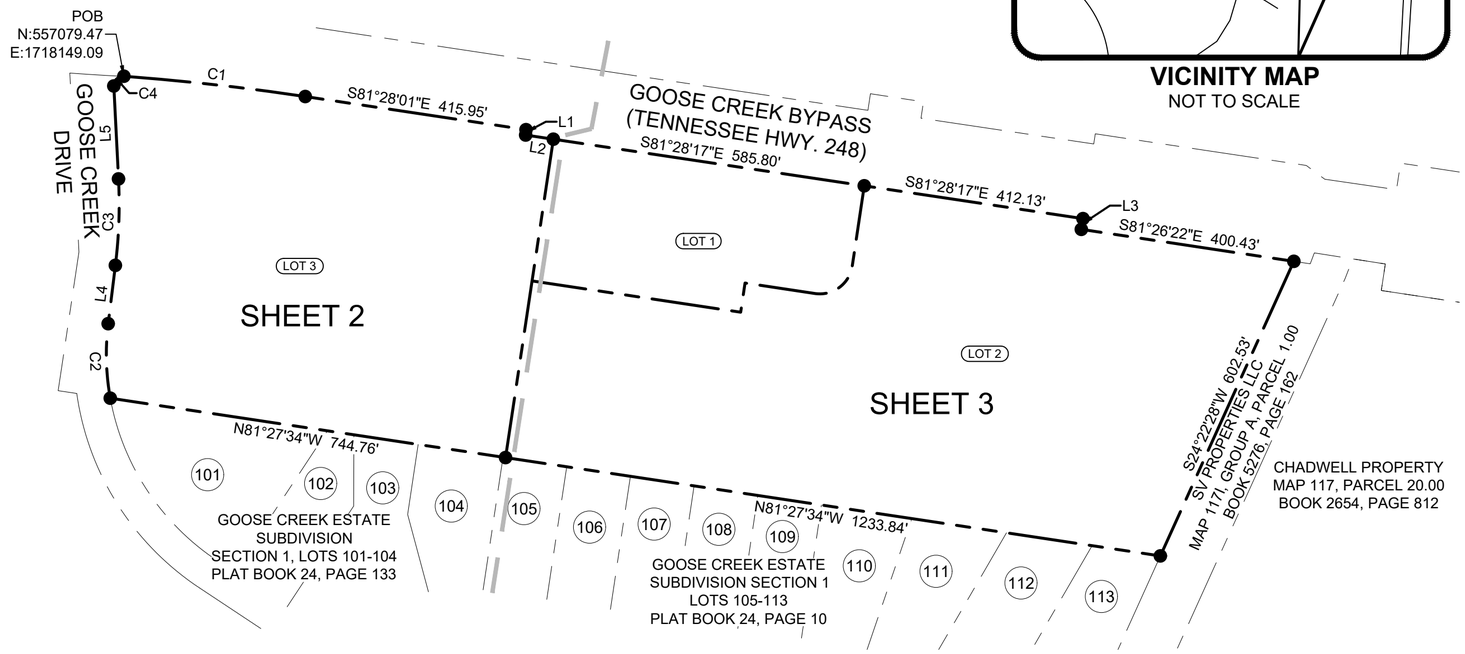
Lot Line Table		
Line #	Length	Direction
L1	10.06'	S3°39'11"W
L2	52.19'	S81°28'17"E
L3	20.21'	S8°51'12"W
L4	109.46'	N7°02'23"E
L5	173.34'	N2°54'21"W

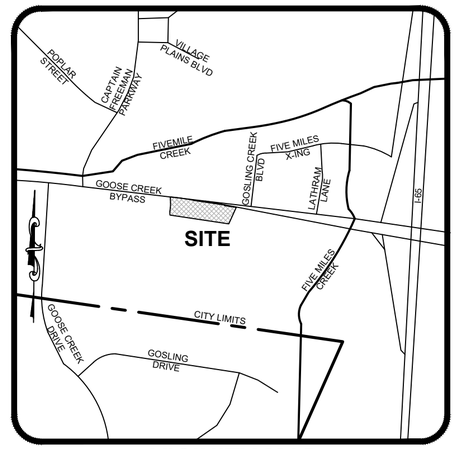
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	340.16'	4523.28'	4° 18' 32"	S83° 37' 17"E	340.08'
C2	139.41'	461.86'	17° 17' 39"	N1° 36' 27"W	138.88'
C3	161.43'	930.00'	9° 56' 44"	N2° 04' 01"E	161.23'
C4	29.44'	17.50'	96° 23' 21"	N45° 57' 35"E	26.09'

OWNER: IN-N-OUT BURGERS
13502 HAMBURGER LN
BALDWIN PARK, CA 91706

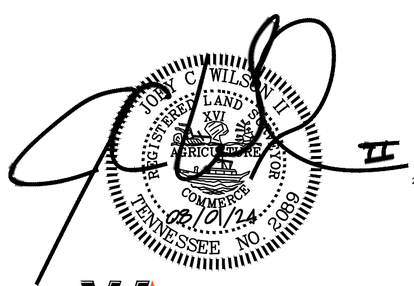
ENGINEER: KIMLEY-HORN & ASSOCIATES
4031 ASPEN GROVE DR
FRANKLIN, TN 37067
615-564-2701
RYAN.MCMASTER@KIMLEY-HORN.COM
RYAN MCMASTER, P.E.

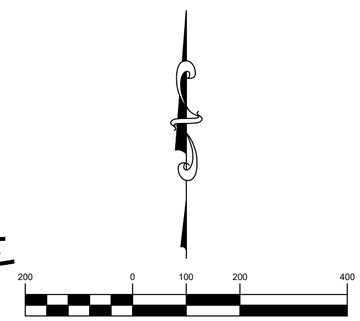
SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
JOEY C. WILSON II, PE, RLS
(615)794-2275
JWILSON@WILSONPC.COM





VICINITY MAP
NOT TO SCALE





GRAPHIC SCALE: 1" = 200'

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

IN-N-OUT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN IN-N-OUT, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH HB&TS UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM

HB&TS UTILITY DISTRICT — DATE

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____DAY OF_____, 20___.

JOEY C. WILSON II, TENNESSEE RLS NO. 2089 — DATE
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN IN-N-OUT, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF OWNERSHIP

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

OWNER(S) — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN "IN-N-OUT" TRACT PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) 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 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, TENNESSEE.

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISIION 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 EMERGENCYMANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	28.897	TOTAL NO. OF LOTS:	02
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 200'	DATE:	08/01/2024

WA PROJECT NO. 23-2010 COF NO. 8548 SHEET 1OF 3

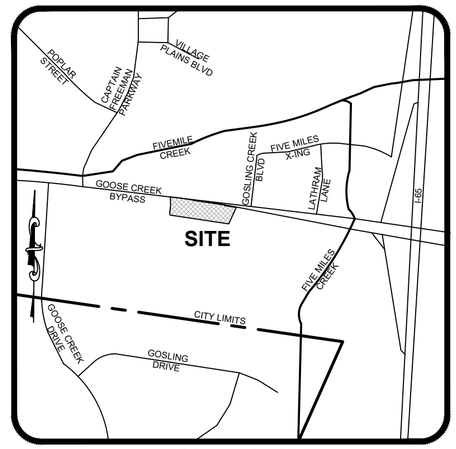
LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SO	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
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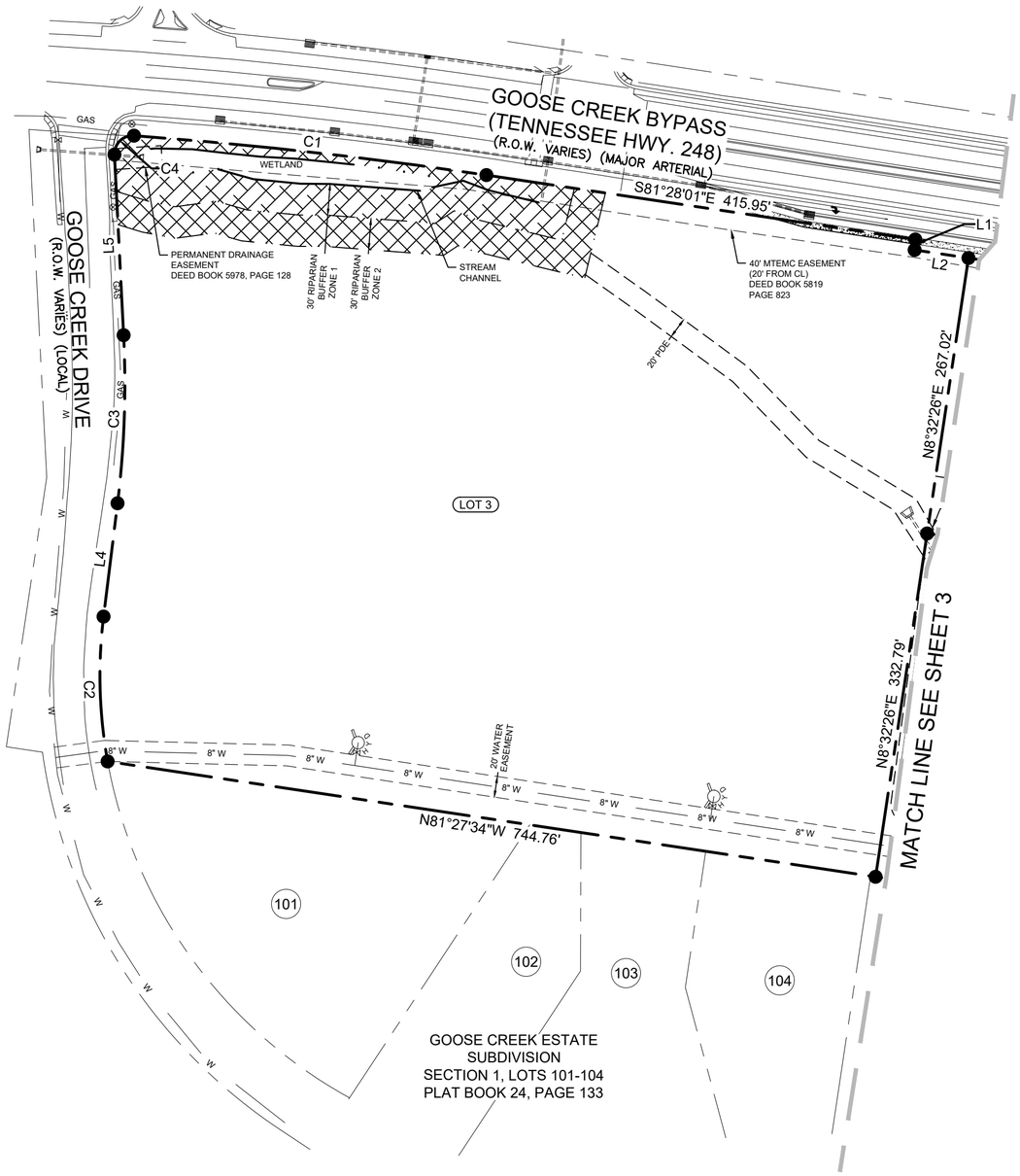
HATCH LEGEND

RIPARIAN BUFFER

DETENTION POND

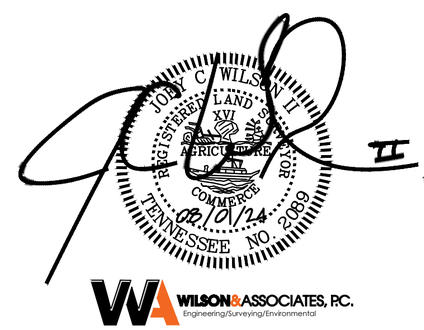


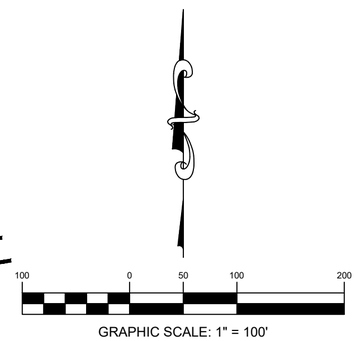
VICINITY MAP
NOT TO SCALE



Lot Line Table		
Line #	Length	Direction
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GRAPHIC SCALE: 1" = 100'

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

IN-N-OUT

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FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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WA PROJECT NO. 23-2010 COF NO. 8548 SHEET 2 OF 3

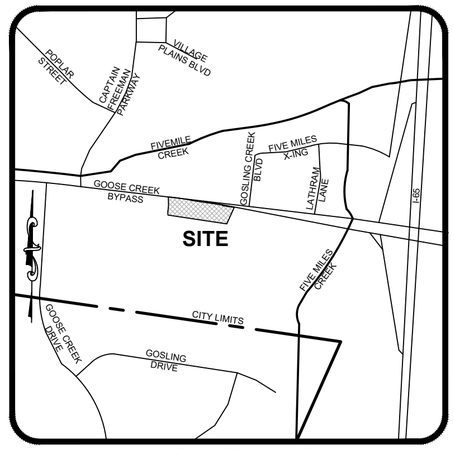
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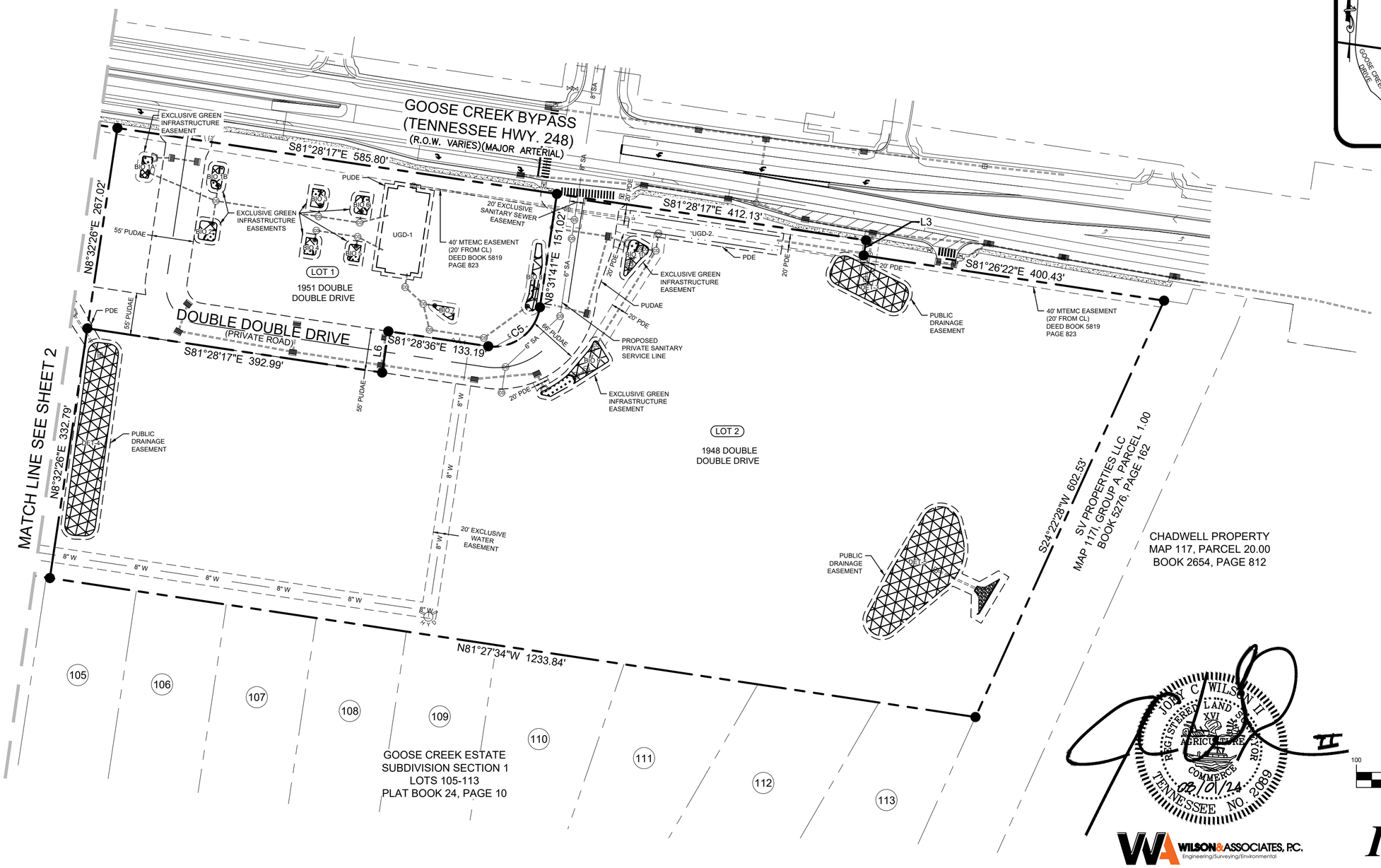
HATCH LEGEND

RIPARIAN BUFFER

DETENTION POND



VICINITY MAP
NOT TO SCALE



Lot Line Table		
Line #	Length	Direction
L3	20.21'	S8°51'12"W
L6	55.00'	N8°31'43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	94.49'	61.01'	88° 44' 37"	N52° 54' 10"E	85.32'

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

IN-N-OUT

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	28.897	TOTAL NO. OF LOTS:	02
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	08/01/2024

WA PROJECT NO. 23-2010 COF NO. 8548 SHEET 3 OF 3

City of Franklin

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

File #: 21-0551

DATE: August 5, 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:

Goose Creek Bypass PUD Subdivision, Site Plan, Revision 1, Developing 92,000 Square Feet Of Office Space, On 17.98 Acres, Located At 1948 Double Double Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8547
Applicant: Mary McGowan, Kimley-Horn
Owner: In-N-Out Burger, Sean Finnegan, Rep.

BACKGROUND/STAFF COMMENTS:
The revision for this site plan is for the construction of a 92,000 square foot large-scale office building on Lot 2 of the Goose Creek Bypass PUD Subdivision as well as utilities and grading for the site. The development plan for the Goose Creek Bypass PUD Subdivision was approved by the Board of Mayor and Aldermen on April 9th, 2024. A 4,000 square foot restaurant was previously approved for Lot 1. This site plan requires approval by the Franklin Municipal Planning Commission due to the transitional buffer for the residential properties along Goose Creek Drive.

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

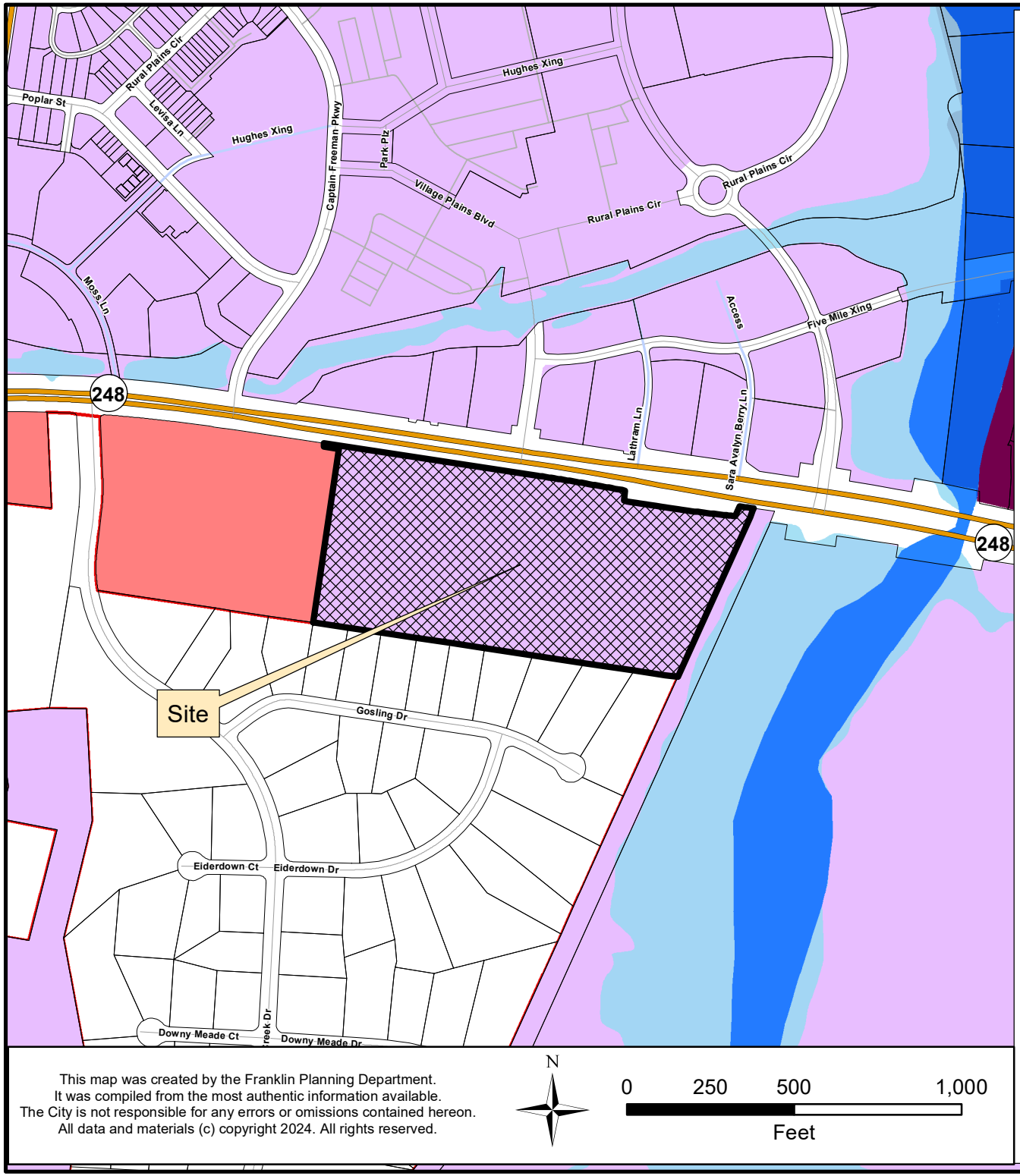
plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Goose Creek Bypass PUD Subdivision, Site Plan, Revision 1, with conditions.



GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN, REVISION 1

Project Information
Existing Zoning: PD Planned District
Overlay Districts: None
Site Acreage: 17.98 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 92,000 SF

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8547

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

25. Final Plat

joe.marlo@franklintn.gov *As final plats followthe FMPC reviewcycle, the Applicant is encouraged to start the final plat process as soon as possible.*

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

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The final plat shall reference the Instrument Number where the Long Term Maintenance Plan (LTMP) agreement and attachments are recorded. This condition does not apply to building permits for site retaining walls not associated with the building(s), which may be issued with the grading permit.

Final Plat shall provide a note stating that with any development of the nearby parcels (Map 117, Parcel 01910; Map 117I, Group A, Parcel 1.00; and Map 117A, Parcel 02000) the the paved connections shall be fully constructed by the In-N-Out developer.

31. J. Stormwater Managment Plan

lance.fittro@franklintn.gov This is an advisory comment to remain open as a reminder to staff, but which **does not hinder approval of the site plan:**

The proposed removal of bedrock for installation of infiltrating stormwater practices is not recommended. While the removal of bedrock is permitted to reach the design depths noted on the site plan, the additional 2' over-excavation of bedrock mentioned in the previous response is not a requirement in the current BMP Manual.

All bioretention in areas of bedrock cut shall be designed and installed with underdrains that gravity drain to daylight without the use of pop-up emitters (this condition is met with the current design). Groundwater intrusion, if encountered, shall be remediated such that bioretention soils and stone storage layers are not saturated for prolonged periods (>72 hours) and remain available for treatment and detention of subsequent storm events. Remediation of groundwater, including wet weather springs, encountered or introduced as a result of bedrock excavation may require revision of the stormwater management plan and shall likewise be completed prior to recording of the plat.

49. V. Site Permits

amanda.ray@franklintn.gov **FOR FUTURE REFERENCE:**

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

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

PERMIT APPLICATION SUBMITTAL INSTRUCTIONS:

- Complete the permit application. Incomplete applications will not be processed.
  - Completed permit applications should be emailed to:

- Completed permit applications should be emailed to: amanda.ray@franklintn.gov.

FEES:

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

OPTIONS FOR PAYING PERMIT FEES:

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

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

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

LONG TERM MAINTENANCE PLAN & AGREEMENT DIRECTIONS:

LTMP MUST first be approved by Jeff Willoughby. When ready for site permits, email Jeff a complete LTMP package, making sure to use the newest LTMP agreement and form found here. This should be done AFTER plans are approved so latest, approved plan sheets are included.

DO NOT SUBMIT THE HARD COPY OF THE SIGNED AGREEMENT & LTMP PACKAGE TO CITY HALL UNTIL YOU RECIEVE A NOTIFICATION THAT THE LTMP DOCUMENT HAS BEEN APPROVED.

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

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

Performance Agreement and Surety

General Issues

36. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
Sureties for Water to be posted with HB & TS	

II. CITY SEWER	
III. PUBLIC SIDEWALK:	
IV. CITY STREETS	
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	**$ 291,000.00**
VI. STREET ACCESS	**$ 10,000.00**
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	**$ 840,000.00**
XI. GREEN INFRASTRUCTURE (includes bioretentions 11-15)	**$ 831,000.00**

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**
Shared Or Emergency Access Drive	113 SY
Local And Alley Pavement	2603 SY
Concrete Driveway - Commercial	856 SF
Concrete Curb	
Street Access	
15" Rcp Culvert	2315 LF
18" Rcp Culvert	443 LF
24" Rcp Culvert	9 LF
Endwalls / Headwalls	7 EA
Single Inlet / Junction Box	36 EA
Underground Detention Pond 3	
Underground Detention Pond 4	
Pond Outlet Structure	1 EA
Bioretention/Rain Garden (Total Water Quality Treatment Volume)	31282 CF

50. Landscape

jason.arnold@franklintn.gov Landscape surety $136,000

51. Performance Agreement

melodie.brady@franklintn.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@franklintn.gov with any questions.

52. Surety Requirement

melodie.brady@franklintn.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@franklintn.gov with any questions.

Planning

General Issues

28. Building Type

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall update the building type to "Large-Scale Office" per Chapter 6.9 in the Zoning Ordinance.

37. Project number

joseph.bryan@franklintn.gov Comment not fully addressed. Project number missing from architectural sheets (pages 56-64).

Applicant shall state project number COF 8547 on all sheets, including those referenced

Applicant shall state project number COF-8547 on all sheets, including those referenced above, and any future correspondence.

Stormwater

General Issues

9. Stormwater Management Plan

ellen.moore@franklintn.gov Applicant shall correct the following:

- A solid wall pipe shall be shown between the cleanout of Bio 13 to the first cleanout of Bio 14 to prevent any issues under the berm and forebay.
- The outlet structure for the new r-tank section shall be shown on the plans. Staff could not locate the calculations for this r-tank in the calculations (might be a labeling issue). The r-tank layout shall be clearly shown on all applicable plans.

29. Stormwater Management Plan

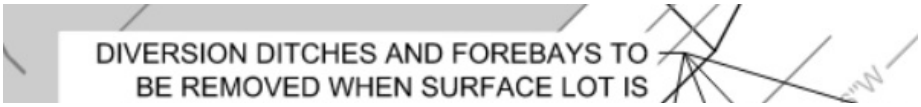
ellen.moore@franklintn.gov This is an advisory comment:

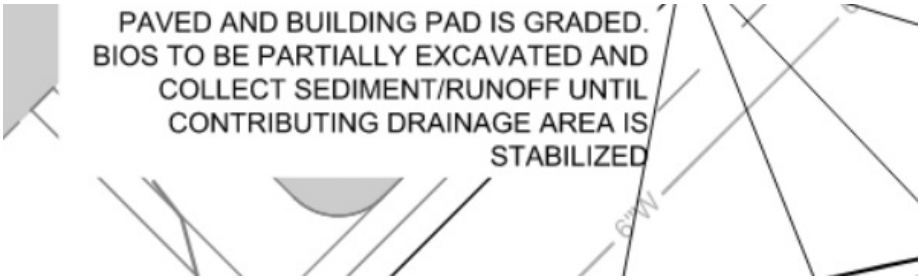
Based on the proposed layout, the sureties associated with the in-n-out restaurant will remain open until build out and stabilization of the entire drainage areas are completed. Depending on timing of the construction, this may delay surety release or Final CO of the restaurant.

39. EPSC

Doug.Noonan@franklintn.gov

- On the initial, ensure the proposed trap grading is clear. The hatching makes the grading hard to to see on trap 1. Keep in mind these plans should be independent from COF8502. We should not have to pull COF8502 plans to reference the measures used on these plans.
- Hatching shall be removed from future bio areas on the interim EPSC plan and grading shall be shown.
- The following note is inaccurate. The forebay's and sediment basin are required to be installed and functioning until the contributing drainage area is built out and stabilized. Even after the building pad is graded the sediment basin and forebay's will be required. If the future bio areas are to be used as forebays, they should be named as such and it should be clear as to how water will be directed to them.





- Ensure the naming trap/basin is correct. For example there is a call-out on trap 1 that references it as an existing sediment basin.
- Bioretention and underdrains are shown on the interim.

[Edited By Doug Noonan]

45. Bioretention

jeff.willoughby@franklintn.gov

1. *Place following note on the bioretention landscape sheets:*
    1. LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTIUTIONS OF PLANT SPECIES OR ADJUSTMENT TO QUANTATIES. Plant species and quantity substitution request shall be submitted by the Landscape Architect of record and MUST be submitted to the City's Storwmater Coordinator for approval BEFORE substitutions are made onsite. Failure to do so shall result in GI bond withholdings.

SITE PLAN SUBMITTAL

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

JULY 08, 2024; AUGUST 01, 2024

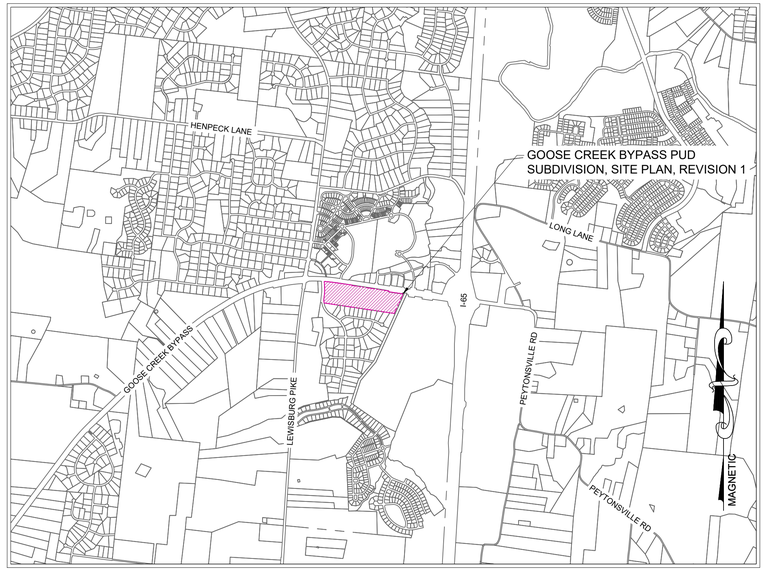
COF PROJECT #8547

GOOSE CREEK BYPASS DEVELOPMENT TAKE DOWN CHART				
DEVELOPMENT	PROPOSED COMMERCIAL	REMAINING COMMERCIAL	PROPOSED OFFICE	REMAINING OFFICE
GOOSE CREEK BYPASS	4,000 SF	0 SF	92,000 SF	0 SF

SITE DATA TABLE

PROJECT NAME:	GOOSE CREEK BYPASS PUD SUBDIVISION, SITE
PLAN, REVISION 1	
COF PROJECT #:	#8547
SUBDIVISION:	N/A
MAP:	MAP # 117
PARCEL #:	19.07 & 19.10
ADDRESS:	1948 DOUBLE DOUBLE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
ZONING:	PD, PLANNED DISTRICT
ENTITLEMENTS:	92,000 SF OFFICE
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	N/A
TOTAL ACREAGE OF LOT:	10.92 ACRES WEST PARCEL 3.33 ACRES LOT 1 14.65 ACRES LOT 2
OWNERS:	IN-A-OUT BURGER
ADDRESS:	13502 HAMBURGER LANE BALDWIN PARK, CA 91706
PHONE:	949-509-6200
EMAIL:	JBRYANT@INNOUT.COM
CONTACT NAME:	JEFF BRYANT
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-800-4004
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	
FRONT:	N/A
BACK:	5' MIN.
REAR:	25' MIN.
BUILDING SQUARE FOOTAGE:	92,000 SF
STORIES:	1-3 STORY
BUILDING HEIGHT:	TBD
BUILDING TYPE:	2B
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
REQUIRED PARKING:	363* SPACES (4 SPACES / 1,000 SF) *DEFERRED PARKING REQUESTED
PROVIDED PARKING:	368 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. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023 AND ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023. 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.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006



VICINITY MAP
1" = 2000'

STORMWATER ASSURANCE

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

DEVELOPMENT STANDARDS	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2023
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	9/11/2023

MODIFICATIONS OF STANDARDS (SEE SHEETS C0.1 - C0.3)

Modification #1:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building: Ground Floor Height change to 10 feet**
Modification #2:	**Restaurant. Section 10.1.14. Parking and Transit: Standard Drive Aisles with change to 28 feet**
Modification #3:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building: Allow for Gable and Pitched Roofs**
Modification #4:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building - Window Opening: Allow window recesses of 2.5" for drive thru window and 1" for windows in the kitchen under the drive-thru colonnade.**
Modification #5:	**Signage. Section 15.10. Monument Sign: Allow a Maximum Monument Sign Height of 7.5 feet, the addition of Authentic Stucco material, and an overall monument height of 8.5 feet above the street centerline.**
Modification #6:	**Signage. Section 15.15. Wall Signage: Allow Wall Signs to be located above the main roofline of the uppermost full story**
Modification #7:	**Site Plan. Section 9.5.3. Cross Access Between Adjacent Properties.**
Modification #8:	**Signage. Section 15.1.3. Proportion and Shape: Allow for Irregular Shape Signage.**
Modification #9:	**Signage. Section 15.1.6. A Signs – General Provisions – To permit Halo Lighting for wall and monument signage**
Modification #10:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building: Materials – Add Authentic Stucco as a Primary Material**
Modification #11:	**Office. Section 6.9. Large-Scale Office Building: Materials – Add Authentic Stucco as a Primary Material**
Modification #12:	**Office. Section 6.9. Large-Scale Office Building: Horizontal Articulation – Remove the requirement for a Base on Authentic Stucco Walls**
Modification # 13:	**Site Plan. Section 13.1 C. Maximum Height. Front Yard Maximum Fence Height of 6 feet.**
Modification # 14:	**Site Plan. Section 13.1.3 G. Fence Materials – Remove the requirement for masonry columns.**

PREPARED FOR:

IN-N-OUT BURGER

PREPARED BY:

GAMBLE DESIGN COLLABORATIVE

Kimley»Horn

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.208.5112 | www.kimley-horn.com
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Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	CITY OF FRANKLIN NOTES
C0.3	APPROVED DEVELOPMENT PLAN
C0.4	SURVEY BY OTHERS
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGE EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	ENLARGED SITE PLAN
C2.3	SITE DETAILS
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C3.10	OVERALL INITIAL EPSC PLAN
C3.11	INITIAL EPSC PLAN
C3.12	INITIAL EPSC PLAN
C3.13	INITIAL EPSC PLAN
C3.14	OVERALL INTERIM EPSC PLAN
C3.15	INTERIM EPSC PLAN
C3.16	INTERIM EPSC PLAN
C3.17	INTERIM EPSC PLAN
C3.18	OVERALL FINAL EPSC PLAN
C3.19	FINAL EPSC PLAN
C3.20	FINAL EPSC PLAN
C3.21	FINAL EPSC PLAN
C3.30	GRADING DRAINAGE AND EPSC DETAILS
C3.31	GRADING DRAINAGE AND EPSC DETAILS
C3.32	GRADING DRAINAGE AND EPSC DETAILS
C3.33	GRADING DRAINAGE AND EPSC DETAILS
C3.34	BIORETENTION SPREADSHEETS
C3.35	UNDERGROUND DETENTION DETAILS
C3.36	UNDERGROUND DETENTION DETAILS
C3.37	UNDERGROUND DETENTION DETAILS
C3.40	PIPE AND STRUCTURE TABLES
C4.0	ROW & ACCESS PLAN
C4.3	EASEMENT PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C5.3	UTILITY DETAILS
C5.4	UTILITY DETAILS
C6.0	EMERGENCY MANAGEMENT PLAN
C7.0	SANITARY SEWER PLAN - OVERALL
L1.0	TREE PRESERVATION
L2.0	OVERALL LANDSCAPE PLAN
L2.1	PARKING LOT LANDSCAPE
L2.2	PARKING SCREEN LANDSCAPE
L2.3	SUPPLEMENTAL BUFFER LANDSCAPE
L2.4	SUPPLEMENTAL BUFFER LANDSCAPE
L3.0	BIORETENTION LANDSCAPE
L3.1	BIORETENTION LANDSCAPE
L3.2	BIORETENTION LANDSCAPE
L4.0	LANDSCAPE DETAILS
A001	SOUTHWEST FACADE
A002	NORTHEAST FACADE
A003	NORTHWEST FACADE
A004	SOUTHEAST FACADE
A005	GOOSE CREEK FACADE
A006	COURTYARD NORTHEAST
A007	COURTYARD SOUTHWEST
A008	GUARDSHACK BUILDING
P0.1	PHOTOMETRIC PLAN

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

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
11849000	C0.0	64

Drawing name: K:\NSH_LDEV\118490000 – Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C0.0 COVER SHEET.dwg C0.0 COVER SHEET Aug 01, 2024 3:05pm by: Shawn.Schaub

CONTRACTOR RESPONSIBILITIES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   C. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (VERSION 2010).

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, METRO NASHVILLE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   T. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   U. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   V. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

GENERAL NOTES:

1. THE PROJECT SITE IS SHOWN ON WILLIAMSON COUNTY, TAX MAP # 117, PARCEL 19.07 & 19.10.
2. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023. 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.
3. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
5. WHERE NOT SPECIFIED, THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES IN ORDER TO ASSURE POSITIVE DRAINAGE TO STORM INLETS.
6. ALL DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI MIN. CONCRETE.
8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
9. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
10. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPALITY AND STATE DOT REGULATIONS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL PAVE AND COLD PLANE IN THE DIRECTION OF TRAFFIC.
12. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. 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.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. 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.

SITE GRADING:

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 11.15 ACRES.
2. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
3. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.
3. FILL AREA SHALL BE PROOF-ROLLED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12".
5. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES. UNLESS OTHERWISE APPROVED BY QUALIFIED SOIL ENGINEER TO OBTAIN REQUIRED COMPACTION.
6. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
7. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
9. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTOR SHALL REFER TO SITE SPECIFIC GEOTECHNICAL REPORT AND SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCING WITH EARTHWORK ACTIVITIES.
11. PERMANENT CUT AND FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
12. THE PROPOSED GRADING PLAN IS A RESULT OF AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO SLOPES AND STORM RUNOFF. SHOULD THE CONTRACTOR HAVE QUESTIONS OR COMMENTS RELATED TO THE PROPOSED DESIGN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
13. THE CONTRACTOR SHALL NOTIFY "ONE CALL" (811) AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL ALSO NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.
14. EARTHWORK ACTIVITIES MUST BE SUPERVISED BY A LICENSED GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR SHALL PROVIDE AS-BUILT CONDITIONS OF ALL UTILITIES AND STORMWATER PONDS PER THE LOCAL MUNICIPALITY REGULATIONS. AS-BUILT CONDITIONS MUST BE LOCATED BY A LICENSED LAND SURVEYOR.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. LATEST EDITION. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   E. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   F. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

   G. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.

   H. SILT FENCE SHALL BE TYPE C TEMPORARY SILT FENCE AND BE WIRE ENFORCED, UNLESS OTHERWISE NOTED.

   I. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

2. DURING CONSTRUCTION:

   A. ON-SITE DUST CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.

   B. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT HAS ACCUMULATED TO ½ THE ORIGINAL HEIGHT OF THE BARRIER.

   C. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. STONE FOR RIP-RAP SHALL CONSIST OF ROUGH UN-HEWN QUARRY GRANITE AS NEARLY IN RECTANGULAR SECTION AS PRACTICAL. THE MINIMUM SIZE STONE SHALL WEIGH BETWEEN 75 AND 150 POUNDS AND SHALL BE HAND PLACED AS A LOOSE STONE EMBANKMENT.

   D. AT ANY TIME DURING CONSTRUCTION IF IT BECOMES NECESSARY TO PUMP STORM WATER OR GROUNDWATER FROM AN EXCAVATION, THE PUMPED WATER MUST NOT HAVE AN OBJECTIONABLE COLOR CONTRAST WHEN COMPARED TO THE RECEIVING WATERS AND MUST NOT IMPAIR IN ANY WAY THE RECEIVING WATERS. WATER THAT DOES NOT MEET THESE REQUIREMENTS MUST BE FILTERED OR DISCHARGED INTO A TEMPORARY SEDIMENT BASIN, WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA FILTER, OR OTHER APPROVED DEVICE UNTIL IT MEETS THE EFFLUENT REQUIREMENTS. ONCE THE EFFLUENT REQUIREMENTS HAVE BEEN MET THE WATER MAY BE DISCHARGED INTO THE STORM SEWER SYSTEM.

      THESE SAME REQUIREMENTS APPLY TO ALL AUTHORIZED NON-STORM WATER DISCHARGES UNDER THE STATE OF TENNESSEE GENERAL NPDES PERMIT NO. TNR 100000, AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

   E. NO GRADED SLOPE SHALL EXCEED 3H:1V UNLESS OTHERWISE NOTED.

   F. EPSC MEASURES SHALL ONLY BE REMOVED AFTER THE SITE HAS ESTABLISHED A SOLID, STABILIZED STAND OF GRASS.

STORM DRAINAGE INFORMATION:

1. PIPES:

   A. UNLESS OTHERWISE NOTED ON THE DRAWING RCP SHALL BE CLASS III WITH "O" RING JOINTS.

   B. THE PIPE MANUFACTURER SHALL SUPPLY A CLASSIFICATION OF THE PIPE SPECIFICATIONS FOR EACH PIPE PRIOR TO INSTALLATION.

   C. PIPE INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   D. IF UNDERGROUND WATER/SPRINGS ARE UNCOVERED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. CONSULTATION WITH THE ONSITE GEOTECHNICAL ENGINEER WILL BE REQUIRED.

2. STRUCTURES:

   A. ALL STRUCTURES SHALL BE MADE OF PRECAST CONCRETE. ALL INVERTS SHALL BE NEATLY FORMED UP TO THE SPRING LINE WITH MORTAR OR BRICK TO INSURE PROPER FLOW.

   B. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INVERTS AND PIPE SLOPES PRIOR TO INSTALLATION TO ENSURE PROPER COVER AND LENGTHS OF PIPE.

   C. CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL STORM STRUCTURES PRIOR TO ACCEPTANCE BY LOCAL MUNICIPALITY.

   D. THE CONTRACTOR SHALL COMPACT FILL SUFFICIENTLY AROUND ALL STRUCTURES, PIPES, ETC. WITHIN PROPOSED PAVEMENT TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY/MAINTENANCE PERIOD SHALL BE RESTORED AT THE CONTRACTORS EXPENSE.

SANITARY SEWER NOTES:

1. CONSTRUCTION CRITERIA:

   A. ALL INSTALLATION, MATERIALS, AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS.

   B. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION AND SEDIMENTATION IN ACCORDANCE WITH REGULATIONS PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA.

   C. THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO 98% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   D. THE CONTRACTOR FOR VERTICAL CONSTRUCTION SHALL VERIFY THE ELEVATION OF THE SANITARY SEWER SERVICE VS. FINISH FLOOR ELEVATION FOR EACH BUILDING AND ADJUST THE PROPOSED FINISH FLOOR ELEVATION AS NECESSARY IN ORDER TO ASSURE PROPER SEWER SERVICE.

   E. PROPOSED LOT CORNERS SHALL BE STAKED IN THE FIELD PRIOR TO UTILITY SERVICE INSTALLATION.

1. PIPES:

   A. THE MINIMUM VERTICAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 18 INCHES. THE MINIMUM HORIZONTAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 10 FEET WHERE PRACTICAL.

   B. LOW PRESSURE AIR TESTING IS REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN ASTM C-828-80 OR CURRENT REVISION.

   C. WHERE A SEWER LINE CROSSES UNDER A WATER MAIN, THE TOP OF THE SEWER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF PROPER SEPARATION CANNOT BE PROVIDED, CONSTRUCT THE WATER CROSSING WITH MECHANICAL JOINT DIP FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER LINE.

   D. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER AND EXTEND TO THE PROPERTY LINE.

   E. CONTRACTOR SHALL PROVIDE #8 WIRE WITH ALL SEWER SERVICES.

3. STRUCTURES:

   A. CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS PRIOR TO STARTING UTILITY WORK.

   B. EXISTING MANHOLES LOCATED WITHIN PROPOSED CUT/FILL AREAS SHALL BE ADJUSTED TO ASSURE THAT THE TOP OF GRATE MATCHED PROPOSED FINISH GRADE. ADJUSTED MANHOLES MUST BE TESTED PER COF WMD SPECIFICATIONS.

   C. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.

   D. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT SEAL METHOD.

WATER SYSTEM INFORMATION:

1. NOTIFICATIONS:

   A. NOTIFY LOCAL MUNICIPALITY AND UTILITY DISTRICT PRIOR TO THE START OF CONSTRUCTION AND THE WATER AND SEWER INSPECTOR FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ANY METER WORK.

   B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITIES SO THAT WATER MAINS DO NOT CONFLICT WITH OTHER UTILITIES.

   C. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL BENDS IN ORDER TO PROVIDE THE ALIGNMENT SHOWN ON THE PLANS. VERTICAL BENDS SHALL BE PROVIDED IN ORDER TO PASS UNDER/OVER OTHER UTILITY LINES, PROVIDING MINIMUM COVER AS SPECIFIED BY THE LOCAL MUNICIPALITY. PROVIDE BRACING AND SUPPORT AS REQUIRED BY THE LOCAL MUNICIPALITY.

2. HYDRANTS:

   A. FOR FIRE HYDRANT INSTALLATION REFER TO DETAILS.

3. PIPES:

   A. ALL EXISTING DOMESTIC WATER LINES ARE TO BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

   B. D.I.P. SHALL BE USED THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE NOTED ON THE PLANS. ALL INSTALLATION, MATERIAL, DISINFECTION, AND INSPECTIONS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS.

   C. PROVIDE A MINIMUM OF 36 INCHES OF COVER OVER ALL WATER MAINS.

4. WATER MAIN INSTALLATION:

   A. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE LOCAL MUNICIPALITY.

   B. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER MAIN, AS NECESSARY, IN ORDER TO PROVIDE PROPER SEPARATION OF UTILITIES AND ALLOW SPACING NECESSARY FOR BRACING AT BENDS AND TEES.

   C. WATER SERVICES SHALL BE ¾ INCH TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, METER BOXES, AND OTHER FITTINGS AS REQUIRED.

   D. ALL WATER LINE SERVICES SHALL EXTEND BEYOND THE RIGHT-OF-WAY AND INTO PRIVATE LOTS.

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GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	WGH
DRAWN BY:	WGH

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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
• 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
• 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-ANNUALY 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.	
ROTO-TILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF DRY SWALES IF TEH SWALE DOES NOT DRAW DOWN WITHIN 48 HOURS.	AS NEEDED
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.)

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GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

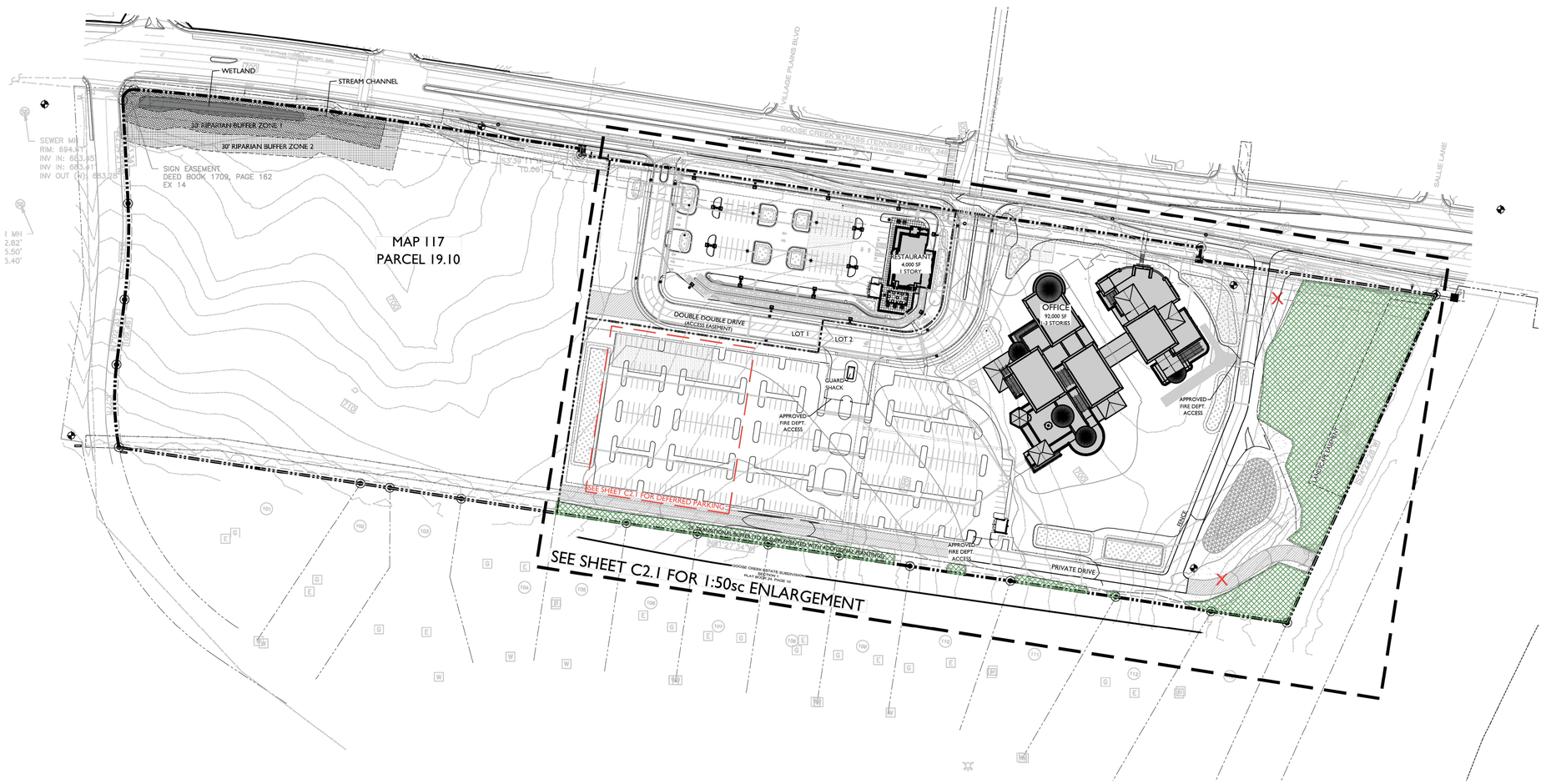
WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL — No. 127218 — SUMMER — STATE OF TENNESSEE

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DESIGNED BY: WGH
DRAWN BY: WGH
CHECKED BY: MMcG
DATE: 08/01/2024
KIMLEY-HORN PROJECT NO. 11849000

CITY OF FRANKLIN NOTES

SHEET NUMBER
C0.2



SITE DATA CHART

PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8381
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
SETBACKS (OFFICE):	
FRONT:	20'-85'
SIDE:	5' MIN.
REAR:	25' MIN.
SETBACKS (RESTAURANT):	
FRONT:	10'-45'
SIDE:	0' MIN.
REAR:	10' MIN.
COMMERCIAL SF, BY USE:	92,000 SF OFFICE 4,000 SF STORE
BUILDING HEIGHT:	1-3 STORY BUILDINGS
CONSTRUCTION TYPE:	TYPE IIB, FULLY SPRINKLERED
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED (20%):	3.60 AC (156,619 SF)
LSA PROVIDED (20%):	3.60 AC (156,619 SF)
OPEN SPACE	
REQUIRED (5%):	0.90 AC (39,155 SF)
PROVIDED (5%):	0.92 AC (40,007 SF)
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	3.14 AC / 136,725 SF (17% OF SITE)
REQUIRED TREE PRESERVATION:	0.81 AC / 35,549 SF (26% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	2.14 AC / 93,262 SF (68% OF TOTAL CANOPY)
PARKING TAKEDOWN (PD - PLANNED DISTRICT):	
TOTAL PARKING PROVIDED:	437 SPACES 69 SPACES FOR QUICK-SERVICE RESTAURANT 368* SPACES FOR OFFICE (4 SPACES / 1,000SF) *DEFERRED PARKING REQUESTED
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT:
TOTAL SITE AREA: 733,047 SF (16.81 AC)
REQUIRED OPEN SPACE (5.0%): 36,602 SF (0.84 AC)
PROVIDED OPEN SPACE (5.5%): 40,007 SF (0.92 AC)

LOT	TYPE	AREA
OS-1	OUTDOOR DINING AREA	2,967 SF (0.07 AC)
OS-2	PLAZA	8,893 SF (0.21 AC)
OS-3	PLAZA	27,167 SF (0.62 AC)
	TOTAL	40,007 SF (0.92 AC)

NOTES:
1. ADDITIONAL OPEN SPACE TO BE PROVIDED IN FUTURE SITE DEVELOPMENT

N

0 100 200 300

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY HB&TS.
4,000 SF COMMERCIAL x (1 seat/20SF) x 3.25 GPD/seat = 650 GPD
92,000 SF OFFICE x (1seat/100SF) x 25 GPD/seat = 23,000 GPD
TOTAL GPD = 23,650 GPD
30,000 GPD = 68 SFUE

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.0 MI (FRANKLIN FIRE DEPT. STATION 7)
NEAREST RECREATIONAL FACILITY: 4.5 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
NOT APPLICABLE

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN.

ENVISION FRANKLIN:

WE BELIEVE THAT THE PROPOSED DEVELOPMENT OF IN-N-OUT BURGER'S FRANKLIN RESTAURANT & CORPORATE OFFICE ALONG GOOSE CREEK BYPASS PRESENTS A WELL-DESIGNED EXPRESSION OF THE ENVISION FRANKLIN PLAN'S NEIGHBORHOOD COMMERCIAL DESIGN CONCEPT. IN PARTICULAR, THE RESTAURANT RESPONDS TO THE EXISTING CONTEXT OF THE COMMERCIAL CORRIDOR ALONG GOOSE CREEK BYPASS, ESTABLISHED BY THE ADJACENT BERRY FARMS TOWN CENTER. THE PROPOSED CORPORATE OFFICE WOULD CONTRIBUTE TO THE GUIDING PRINCIPLES OF THE ENVISION FRANKLIN PLAN, WHEREIN IT STATES THAT ECONOMIC VITALITY FOR CORPORATE OFFICES AND BUILDINGS WITH EXCEPTIONAL BEAUTY ARE WELCOMED. THIS PLAN CONTRIBUTES TO THE ENVISION FRANKLIN PLAN'S MAJOR GOALS, IN THAT, IT CREATES EXCEPTIONAL PLACES FOR PEOPLE THROUGH DESIGN OF NEW DEVELOPMENT, BUILDING FORM, USES, SETBACKS, ACTIVATED STREETS, AND A PEDESTRIAN FOCUS. FURTHERMORE, THE PROPOSED DEVELOPMENT STRATEGICALLY LOCATES REGIONAL COMMERCE NEAR AN ESTABLISHED I-65 INTERCHANGE, WHILE AFFORDING A NEIGHBORHOOD-SCALE COMMERCIAL RESTAURANT TO SERVE THE SURROUNDING RESIDENTIAL NEIGHBORHOODS.

BOMA CONDITION OF APPROVAL:

25' Transitional Landscape Buffer along Southern property line is to be 100% evergreen, and an opaque fence is to be coordinated with city staff at site plan.

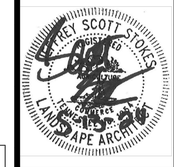
KEY
- PRESERVED CANOPY
- OPEN SPACE
- TREE PRESERVATION FENCE
- SECURITY FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2

C0.3 - APPROVED DEVELOPMENT PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.208.5112 | www.kimley-horn.com

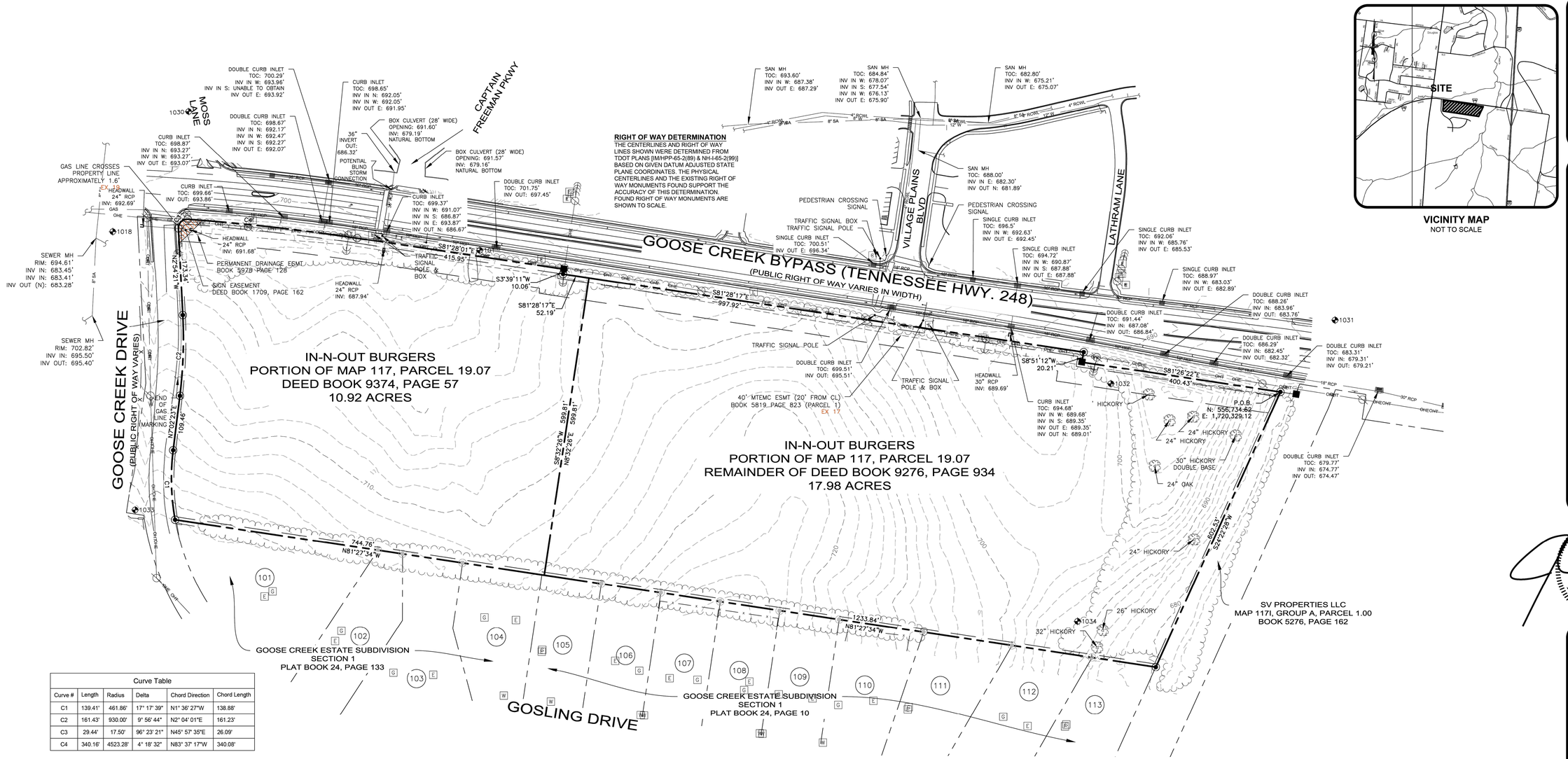
GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0

COF # 8381



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	139.41'	461.86'	17° 17' 39"	N1° 36' 27"W	138.88'
C2	161.43'	930.00'	9° 56' 44"	N2° 04' 01"E	161.23'
C3	29.44'	17.50'	96° 23' 21"	N45° 57' 35"E	26.09'
C4	340.16'	4523.28'	4° 18' 32"	N83° 37' 17"W	340.08'

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS: BOUNDARY AND TOPO WITH OFFSITE ASBUILTS
2. THE ADDRESS OF THIS PROPERTY IS: 0 GOOSE CREEK BYPASS, FRANKLIN, TN 37067
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 019.07, ON WILLIAMSON COUNTY TAX MAP 117. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 9276, PAGE 934, AND FURTHER SUBDIVIDED IN DEED BOOK 9374, PAGE 57, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20222558CTN, DATED APRIL 20, 2023, 8:00AM, REVISION 1 - 4/25/23, AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
7. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
8. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
9. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
10. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING TRIMBLE R10/R12 DUAL-FREQUENCY RTK GNSS BASE AND ROVER. THE PRIMARY BASE CONTROL POSITION WAS DETERMINED USING THE NOAA CORS NETWORK BY POST-PROCESSING A MINIMUM ONE HOUR OCCUPATION.
    a. THE MAXIMUM RMS VALUES FOR FIXED POSITIONS AT 1-SIGMA ARE 0.03 FEET HORIZONTAL AND 0.06 FEET VERTICAL. THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE POSITIONS AND THOSE USED IN THE AVERAGE DOES NOT EXCEED 0.03 FEET HORIZONTAL OR 0.06 FEET VERTICAL.
    b. POSITIONS FOR BOUNDARY MONUMENTS AND SECONDARY CONTROL POINTS ARE THE RESULT OF AN AVERAGE OF THREE OR MORE OCCUPATIONS OF ONE-MINUTE OR LONGER. THE MINIMUM OCCUPATION TIMES FOR TOPOGRAPHIC FEATURES ARE THREE SECONDS.
    c. DATE OF SURVEY: 05/16/2024
    d. HORIZONTAL ZONE/DATUM: TN-4100/NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET).
    e. VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID03, GRID 7 REVISED).
    f. NO COMBINED GRID FACTORS WERE USED.
11. THE CONTOURS, IF SHOWN HEREON, WERE DERIVED FROM LIDAR DATA [POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM NAVD88 (GEOID03], AND INCLUDE SEVERAL DIFFERENT LAND-COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMAS) OF A 2 FOOT EQUIVALENT CONTOUR INTERVAL AT 95 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A VERTICAL ACCURACY EQUAL TO NATIONAL STANDAROS FOR SPATIAL DATA ACCURACY (NSSDA) = 1.9600* 61(RMSE(Z)) (NORMALLY DISTRIBUTED ERROR) = 1.19 FT, AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0. RANDOM SHOTS TAKEN ACROSS THE SITE YIELD AN ACTUAL VERTICAL ACCURACY OF +/- 0.12 FT.
12. THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
13. A NATURAL GAS LINE WITHOUT A RECORDED EASEMENT ENCROACHES THE PROPERTY APPROXIMATELY 1.6' AS SHOWN ON SURVEY.
14. THIS IS A VACANT TRACT OF LAND.
15. EVIDENCE OF EXISTING CEMETERIES WERE NEITHER REFERENCED IN THE TITLE REPORT NOR OBSERVED DURING THE SURVEY.

LEGEND

PIPE, ROD, ETC. FOUND (SEE DESC.)	BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	UNDERGROUND ELEC	UGE
5/8" CAPPED ROD SET	WATER METER	ELECTRIC MH	DECIDUOUS TREE	OVERHEAD ELEC	OHE
FENCE POST FOUND	WATER VALVE	LIGHT POLE	HANDICAP PARKING	OVERHEAD TELEPHONE	OHT
FENCE POST SET	FIRE HYDRANT	UTILITY POLE	SIGN	GAS	GAS
CONC. MON. FOUND	SANITARY SEWER MH	GUY ANCHOR	TURN LANE MARKING	COMMUNICATIONS	COM
CONC. MON. SET	SANITARY SEWER CO	COMMUNICATION BOX	MAIL BOX	BOUNDARY	
PK FOUND	AREA DRAIN	COMMUNICATION MH	CEMETERY	CENTERLINE	
PK SET	CURB INLET	GAS METER	SANITARY SEWER 8" SA	FENCE X	
NON MONUMENTED POINT	STORM MH	GAS VALVE	WATER 4" W	TREE LINE	

C0.4 - SURVEY PLAN BY WILSON & ASSOCIATES, DATED 5/16/2024

CONTROL TABLE

101	N 557017.321	E 1718731.611	EL 701.678	BASE
1001	N 556722.843	E 1721565.147	EL 714.972	NEW BASE
1018	N 557054.839	E 1717999.379	EL 699.896	PK NAIL
1030	N 557294.407	E 1718150.870	EL 696.374	10" NAIL
1031	N 556878.361	E 1720438.045	EL 682.585	10" NAIL
1032	N 556751.164	E 1719990.785	EL 698.803	10" NAIL
1033	N 556499.173	E 1718044.033	EL 722.804	10" NAIL
1034	N 556277.160	E 1719924.296	EL 690.856	10" NAIL

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES; NAD83(2011); NAVD88 (GEOID03 GRID 7 REVISED); U.S. SURVEY FEET; NO DATUM ADJUSTMENT.

GRAPHIC SCALE: 1" = 100'

REVISIONS					
1	2	3	4	5	

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

TENNESSEE REGISTERED LAND SURVEYOR JOSEPH C. WILSON XVI 2089 AGRICULTURE SURVEYOR 5/16/24 COMMERCE TENNESSEE NO. 2089

BOUNDARY & TOPO SURVEY

MAP 117, PARCEL 019.07
GOOSE CREEK BY-PASS, FRANKLIN, WILLIAMSON COUNTY, TN
FOR: KIMLEY HORN

DRAWN BY:	SAM
APPVD. BY:	JCW
DATE	5/16/2024
PROJ. No.	23-2210
SCALE:	1" = 100'

SHEET No.
1 OF 1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CURB INLET
TOC: 698.65'
INV IN N: 692.05'
INV IN W: 692.05'
INV OUT E: 691.95'

DOUBLE CURB INLET
TOC: 698.67'
INV IN N: 692.17'
INV IN W: 692.47'
INV IN S: 692.27'
INV OUT E: 692.07'

MOSS LANE (LOCAL - R.O.W. VARIES)

CAPTAIN FREEMAN PKWY (LOCAL - R.O.W. VARIES)

CURB INLET
TOC: 699.37'
INV IN W: 691.07'
INV IN S: 686.87'
INV IN E: 693.87'
INV OUT N: 686.07'

25' STREAM BUFFER

SAN MH
TOC: 693.60'
INV IN W: 687.38'
INV OUT E: 687.29'

SAN MH
TOC: 684.84'
INV IN W: 678.07'
INV IN S: 677.54'
INV IN W: 676.13'
INV OUT E: 675.90'

SAN MH
TOC: 682.80'
INV IN W: 675.21'
INV OUT E: 675.07'

FIVE MILES X-ING
LOCAL (VARYING ROW)

28' SLOPE ESMT
BOOK 5818 PAGE 786 (PARCEL 1)
TO BE TERMINATED
EX 16

10' CONSTRUCTION ESMT
BOOK 5818 PAGE 786 (PARCEL 2)
TO BE TERMINATED
EX 16

DOUBLE CURB INLET
TOC: 699.51'
INV OUT: 695.51'

TRAFFIC SIGNAL POLE

VILLAGE PLAINS BLVD
(LOCAL - R.O.W. VARIES)

TRAFFIC SIGNAL POLE & BOX

SAN MH
TOC: 688.00'
INV IN E: 682.30'
INV OUT N: 681.89'

CURB INLET
TOC: 694.68'
INV IN W: 689.68'
INV IN S: 689.35'
INV OUT E: 689.35'
INV OUT N: 689.01'

LATHRAM LANE
(LOCAL ROW VARIES)

DOUBLE CURB INLET
TOC: 691.44'
INV IN: 687.08'
INV OUT: 686.84'

GOOSE CREEK BYPASS (TENNESSEE HWY. 248)
(MAJOR ARTERIAL - R.O.W. VARIES)

WETLAND

DOUBLE CURB INLET
TOC: 701.75'
INV OUT: 697.45'

GOOSE CREEK BYPASS (TENNESSEE HWY. 248)
(MAJOR ARTERIAL - R.O.W. VARIES)

HEADWALL
30" RCP
INV: 689.69'

DOUBLE CURB INLET
TOC: 688.26'
INV IN: 683.96'
INV OUT: 683.76'

16" RCP
18" RCP
30" RCP
SIGN

SEWER MH
RIM: 694.61'
INV IN: 683.45'
INV IN: 683.41'
INV OUT (N): 683.28'

EXISTING 8" SANITARY SEWER LINE

SEWER MH
RIM: 702.82'
INV IN: 695.50'
INV OUT: 695.40'

GOOSE CREEK DRIVE
(LOCAL - R.O.W. VARIES)

PERMANENT DRAINAGE ESMT
BOOK 5978 PAGE 128
EX 18

SIGN EASEMENT
DEED BOOK 1709, PAGE 162
EX 14

EXISTING GAS LINE

EXISTING 8" WATER LINE

HEADWALL
24" RCP
INV: 687.94'

STREAM CHANNEL

30' RIPARIAN BUFFER ZONE 2

TEMP CONST ESMT
BOOK 5978 PAGE 128
TO BE TERMINATED
EX 18

30' RIPARIAN
BUFFER ZONE 1

SLOPE ESMT
BOOK 5978 PAGE 128
TO BE TERMINATED
EX 18

UNDERGROUND ELECTRIC
INFRASTRUCTURE PER
APPROVED PLANS COF #8355

EXISTING CONDITIONS
PER COF #8502

LOT 1

1951 DOUBLE DOUBLE DRIVE
±4,000SF
(CLASSIC)

DOUBLE DOUBLE DRIVE
(PRIVATE ROAD)

UNDERGROUND ELECTRIC
INFRASTRUCTURE PER
APPROVED PLANS COF #8355

DET-3

36" HICKORY

P.O.B
N: 556,734.62'
E: 1,720,329.12'

24" HICKORY

24" HICKORY

30" HICKORY
DOUBLE BASE

24" OAK

IN-N-OUT BURGERS
WEST PARCEL
10.92± ACRES
475,693± SQUARE FEET
BOOK 9374 PG. 57
MAP: 117
PARCEL: 01910

DET-4

IN-N-OUT BURGERS
17.98± ACRES
783,097± SQUARE FEET
BOOK 9374 PG. 57
MAP: 117
PARCEL: 01907

1948 DOUBLE DOUBLE DRIVE

LOT 2

24" HICKORY

26" HICKORY

32" HICKORY

SV PROPERTIES LLC
MAP 117I, GROUP A, PARCEL 1.00
BOOK 5276, PAGE 162

READ RONALD BRUCE
READ ELIZABETH PERRY
102

CATES LANNIE JAY
CATES LEIGH ANN
102

DICKERSON MATTHEW R
DICKERSON LAURA A
103

SHERRER KEITH A
SHERRER DANA L
104 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00400
SUBDIVISION & LOT
1 GOOSE EST
SEC.1, LOT 0104
PLAT BOOK & PAGE
: 1 BOOK 24, PAGE:
10

HOYT JEFFERY A
HOYT PATRICIA A
108 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00500
SUBDIVISION & LOT
1 GOOSE EST SEC.1,
LOT 0105
PLAT BOOK & PAGE
: 1 BOOK 24, PAGE: 10

BUKOWSKI DALE
BUKOWSKI
JENNIFER
112 GOSLING RD
FRANKLIN, TN
37064
MAP : 117A
PARCEL: 00600
SUBDIVISION &
LOT 1 GOOSE
EST SEC.1, LOT
0106
PLAT BOOK &
PAGE : 1 BOOK
24, PAGE: 10

FRYE GRANT
FRYE
JACQUELYNN
116 GOSLING
RD
FRANKLIN, TN
37064
MAP : 117A
PARCEL:
00700
SUBDIVISION &
LOT 1 GOOSE
EST SEC.1, LOT
0107
PLAT BOOK &
PAGE : 1 BOOK
24, PAGE: 10

ESLICK CHRIS
ESLICK
LINDSEY
129 GOSLING
RD
FRANKLIN, TN
37064
MAP : 117A
PARCEL:
00800
SUBDIVISION &
LOT 1 GOOSE
EST SEC.1, LOT
0108
PLAT BOOK &
PAGE : 1 BOOK
24, PAGE: 10

CRIGGER JAMES
& VICKY REV
TRUST
124 GOSLING RD
FRANKLIN, TN
37064
MAP : 117A
PARCEL: 00900
SUBDIVISION &
LOT 1 GOOSE
EST SEC.1, LOT
0109
PLAT BOOK &
PAGE : 1 BOOK
24, PAGE: 10

DENTON CYNTHIA
LEDGERWOOD
128 GOSLING RD
FRANKLIN, TN
37064
MAP : 117A
PARCEL: 01000
SUBDIVISION &
LOT 1 GOOSE EST
SEC.1, LOT 0110
PLAT BOOK &
PAGE : 1 BOOK 24,
PAGE: 10

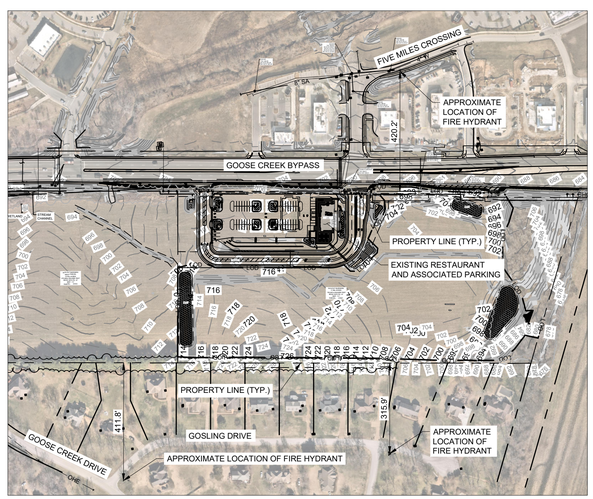
HARPER
CATHERINE L
132 GOSLING RD
FRANKLIN, TN
37064
MAP : 117A
PARCEL:
01100
SUBDIVISION &
LOT 1 GOOSE
EST SEC.1, LOT
0111
PLAT BOOK &
PAGE : 1 BOOK
24, PAGE: 10

DENNIS JERRY C
DENNIS ANITA L
136 GOSLING RD
FRANKLIN, TN
37064
MAP : 117A
PARCEL: 01200
SUBDIVISION &
LOT 1 GOOSE EST
SEC.1, LOT 0112
PLAT BOOK &
PAGE : 1 BOOK 24,
PAGE: 10

LAMB FAM TRUST
140 GOSLING RD
FRANKLIN, TN
37064
MAP : 117A
PARCEL: 01300
SUBDIVISION &
LOT 1 GOOSE EST
SEC.1, LOT 0113
PLAT BOOK &
PAGE : 1 BOOK 24,
PAGE: 10

CHADWELL
PARTNERSHIP
5900 POPLAR
AVE#100
MEMPHIS, TN 38119
MAP : 117A
PARCEL: 02000
PD PLANNED
DISTRICT

EXISTING FIRE HYDRANT LOCATIONS



NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

SITE DATA TABLE

PROJECT NAME:	GOOSE CREEK BYPASS PUD	CONTACT NAME:	JEFF BRYANT
SUBDIVISION, SITE PLAN, REVISION 1			
COF PROJECT #:	TBD	APPLICANT:	KIMLEY-HORN & ASSOCIATES
SUBDIVISION:	N/A	ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
MAP:	MAP # 117	PHONE:	615-800-4004
PARCEL #:	19.07 & 19.10	EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
ADDRESS:	1948 DOUBLE DOUBLE DRIVE	CONTACT NAME:	GRAY HARRISON, P.E.
CITY:	FRANKLIN		
COUNTY:	WILLIAMSON	BUILDING SETBACKS:	N/A FRONT, 5' MIN. SIDE AND 25' MIN. REAR
STATE:	TENNESSEE	BUILDING SQUARE FOOTAGE:	92,000 SF
CIVIL DISTRICT:	10TH CIVIL DISTRICT	STORIES:	1-3 STORY
EXISTING ZONING:	PD, PLANNED DISTRICT	BUILDING HEIGHT:	TBD
ENTITLEMENTS:	92,000 SF OFFICE	MINIMUM LANDSCAPE SURFACE RATIO:	0.20
CHARACTER AREA OVERLAY:	N/A	PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
OTHER APPLICABLE OVERLAYS:	N/A		
TOTAL ACREAGE OF LOT:	10.92 ACRES WEST PARCEL 3.33 ACRES LOT 1 14.65 ACRES LOT 2	REQUIRED PARKING:	368* SPACES (4 SPACES / 1,000 SF) *DEFERRED PARKING REQUESTED
		TOTAL PARKING PROVIDED:	368 SPACES
OWNERS:	IN-N-OUT BURGER		
ADDRESS:	13502 HAMBURGER LANE BALDWIN PARK, CA 91706		
OWNERS:	949-509-6200		
EMAIL:	JBRYANT@INNOUT.COM		

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. 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 COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023, ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 06/12/2023, AND A TOPOGRAPHIC SURVEY BY WILSON & ASSOCIATES, P.C. DATED 04/18/2022. 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.
4. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023, ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 06/12/2023, AND A TOPOGRAPHIC SURVEY BY WILSON & ASSOCIATES, P.C. DATED 04/18/2022. 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.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS - SITE PLAN
FRANKLIN, TENNESSEE

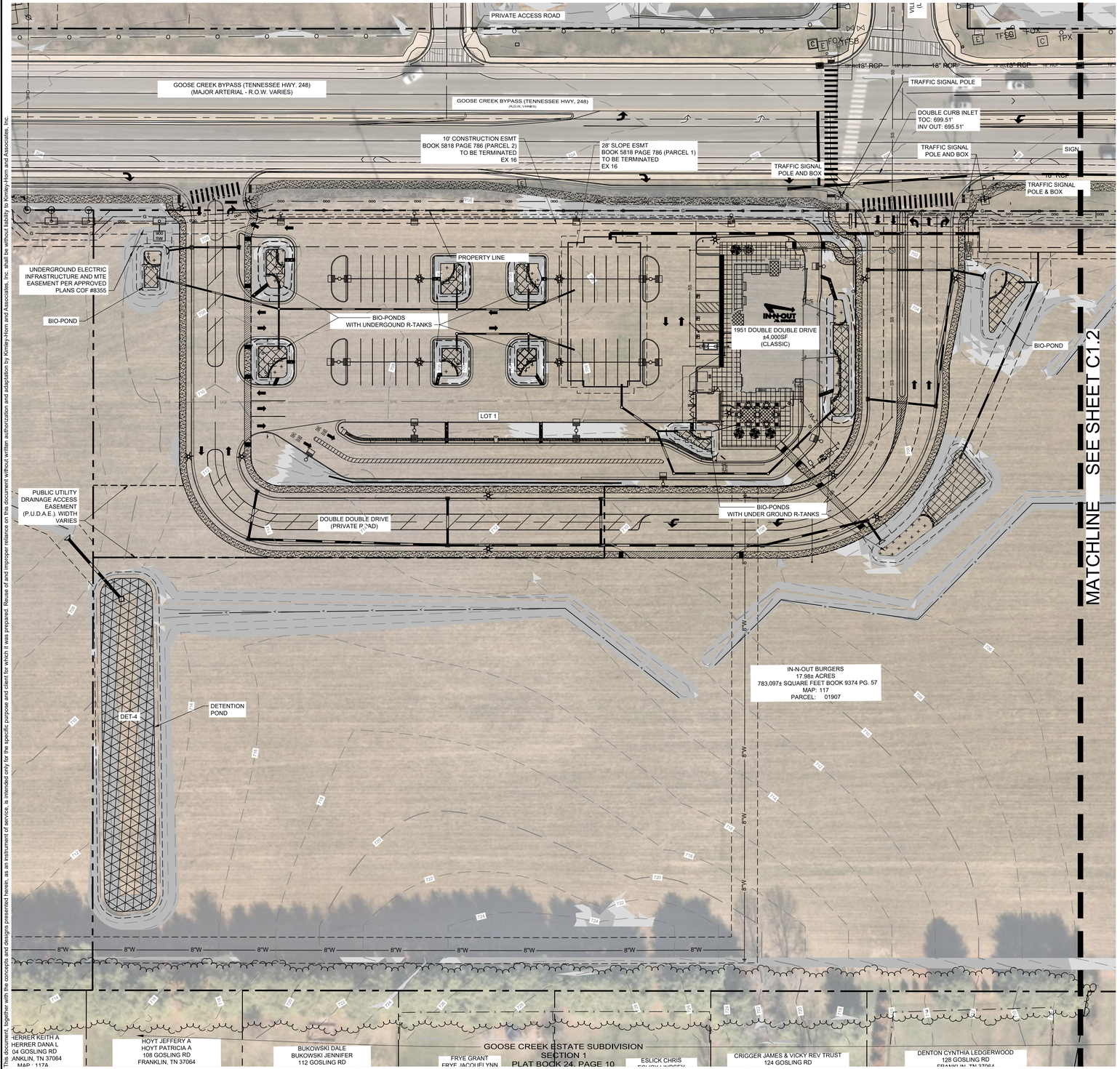
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/15/2024

No.	REVISIONS	DATE	BY
1	ONE STOP SUBMITTAL	07/15/2024	SAC
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: NMM
DRAWN BY: JWG
CHECKED BY: NMM
DATE: 07/15/2024
KIMLEY-HORN PROJECT NO. 11849000

OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0



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SITE DATA TABLE

PROJECT NAME:	GOOSE CREEK BYPASS PUD SUBDIVISION, SITE
PLAN, REVISION 1	
COF PROJECT #:	#8547
SUBDIVISION:	N/A
MAP:	MAP # 117
PARCEL #:	19.07 & 19.10
ADDRESS:	1948 DOUBLE DOUBLE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
ZONING:	PD, PLANNED DISTRICT
ENTITLEMENTS:	92,000 SF OFFICE
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	N/A
TOTAL ACREAGE OF LOT:	10.92 ACRES WEST PARCEL 3.33 ACRES LOT 1 14.65 ACRES LOT 2
OWNERS:	IN-N-OUT BURGER
ADDRESS:	13502 HAMBURGER LANE BALDWIN PARK, CA 91706
PHONE:	949-509-6200
EMAIL:	JBRYANT@INNOUT.COM
CONTACT NAME:	JEFF BRYANT
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-800-4004
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	
FRONT:	N/A
BACK:	5' MIN.
REAR:	25' MIN
BUILDING SQUARE FOOTAGE:	92,000 SF
STORIES:	1-3 STORY
BUILDING HEIGHT:	TBD
BUILDING TYPE:	2B
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
REQUIRED PARKING:	363* SPACES (4 SPACES / 1,000 SF) *DEFERRED PARKING REQUESTED
PROVIDED PARKING:	368 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. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023 AND ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023. 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.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023, ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 06/12/2023, AND A TOPOGRAPHIC SURVEY BY WILSON & ASSOCIATES, P.C. DATED 04/18/2022. 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.
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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
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CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS - SITE PLAN
FRANKLIN, TENNESSEE

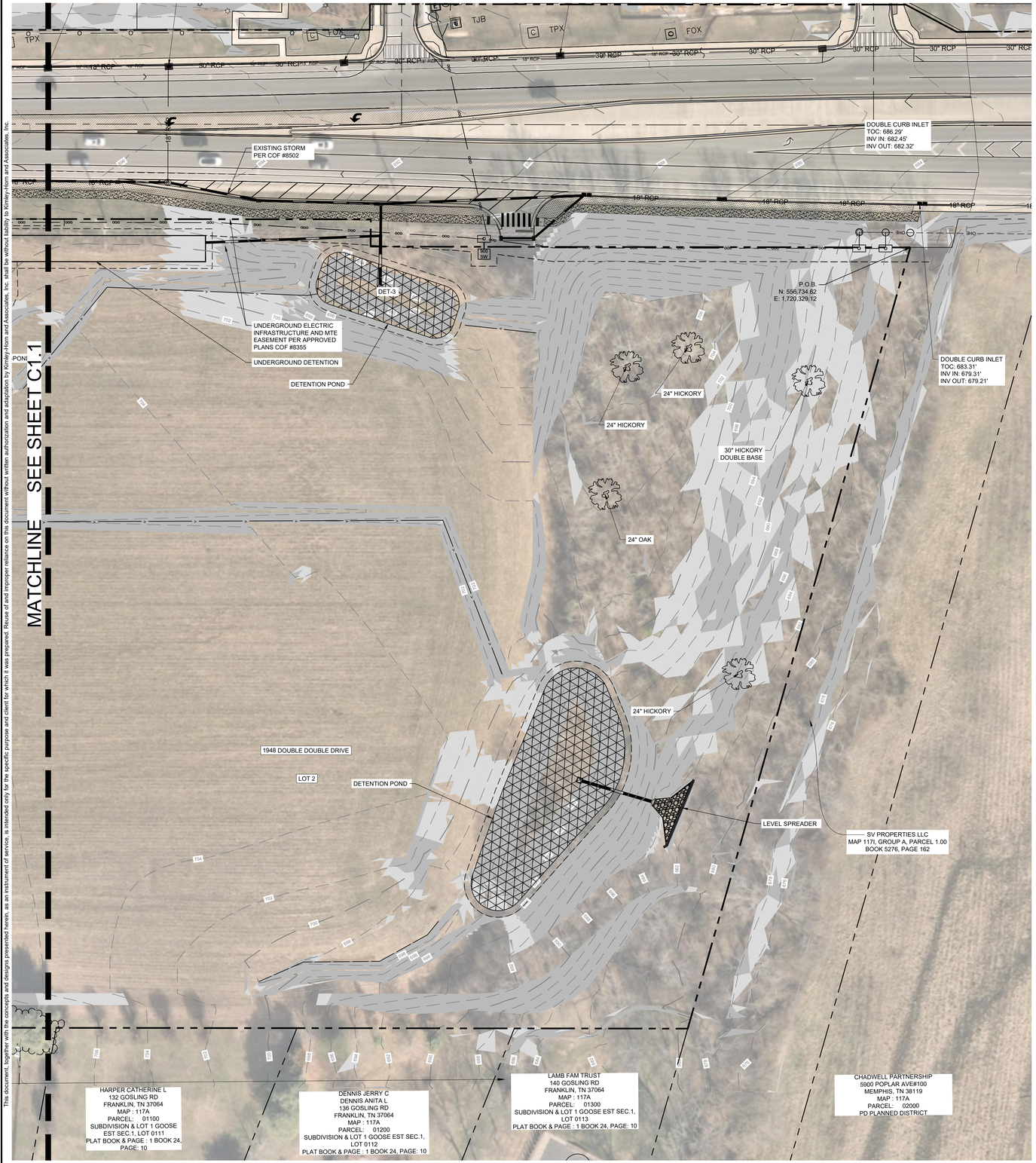
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/15/2024

No.	REVISIONS	DATE	BY
1	ONE STOP SUBMITTAL	07/15/2024	SAC

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----
DATE: 07/15/2024
KIMLEY-HORN PROJECT NO. 11849000

ENLARGE EXISTING CONDITIONS

SHEET NUMBER
C1.1



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SITE DATA TABLE

PROJECT NAME:	GOOSE CREEK BYPASS PUD SUBDIVISION, SITE
PLAN, REVISION 1	
COF PROJECT #:	#8547
SUBDIVISION:	N/A
MAP:	MAP # 117
PARCEL #:	19.07 & 19.10
ADDRESS:	1948 DOUBLE DOUBLE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
ZONING:	PD, PLANNED DISTRICT
ENTITLEMENTS:	92,000 SF OFFICE
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	N/A
TOTAL ACREAGE OF LOT:	10.92 ACRES WEST PARCEL 3.33 ACRES LOT 1 14.65 ACRES LOT 2
OWNERS:	IN-N-OUT BURGER
ADDRESS:	13502 HAMBURGER LANE BALDWIN PARK, CA 91706
PHONE:	949-509-6200
EMAIL:	JBRYANT@INNOUT.COM
CONTACT NAME:	JEFF BRYANT
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-800-4004
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	
FRONT:	N/A
BACK:	5' MIN.
REAR:	25' MIN
BUILDING SQUARE FOOTAGE:	92,000 SF
STORIES:	1-3 STORY
BUILDING HEIGHT:	TBD
BUILDING TYPE:	2B
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
REQUIRED PARKING:	363* SPACES (4 SPACES / 1,000 SF) *DEFERRED PARKING REQUESTED
PROVIDED PARKING:	368 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. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
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5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
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4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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Main: 615.564.2701 | www.kimley-horn.com
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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS - SITE PLAN
FRANKLIN, TENNESSEE

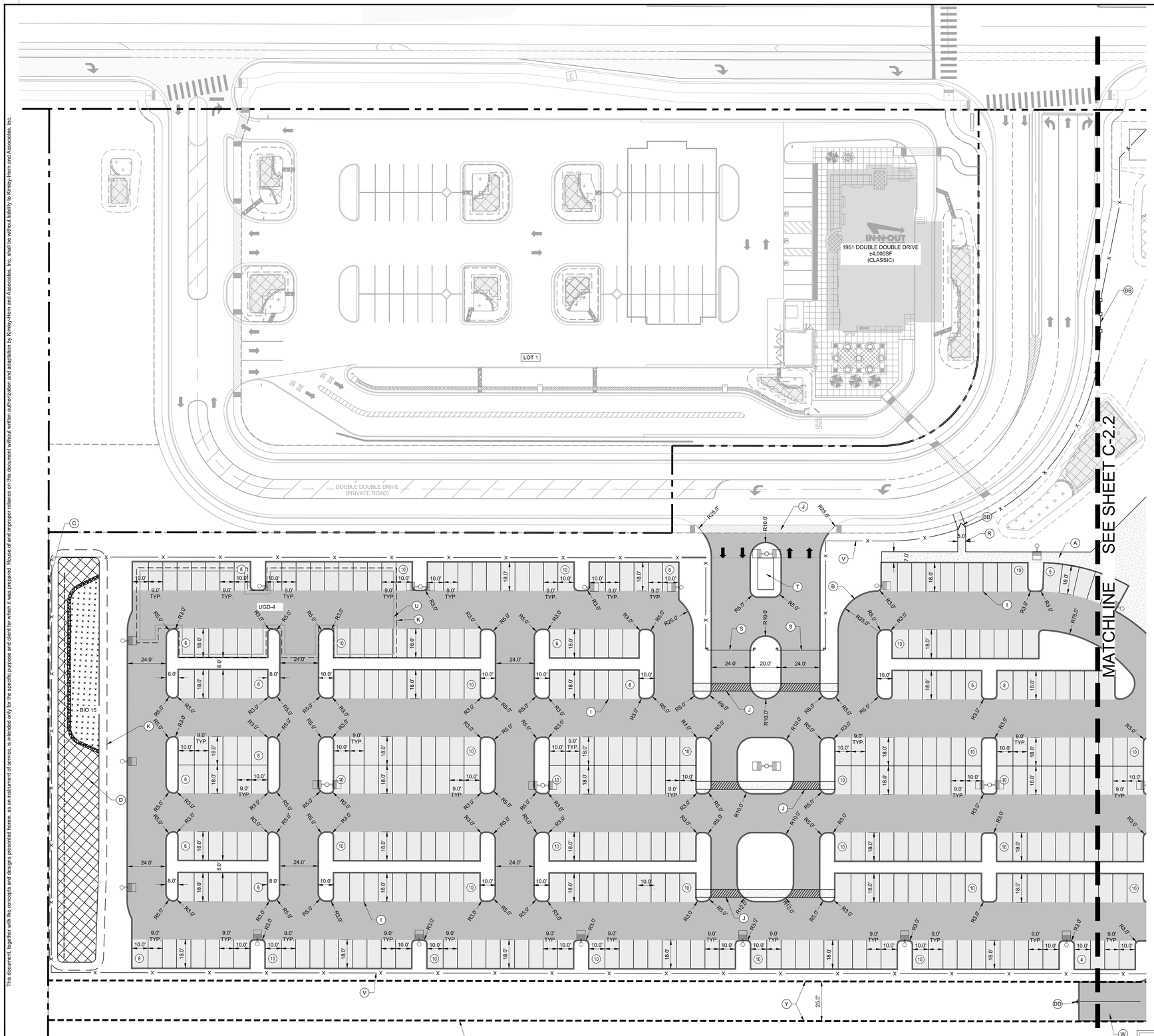
WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 127919 — STATE OF TENNESSEE — 07/15/2024

No.	REVISIONS	DATE	BY
1	ONE STOP SUBMITTAL	07/15/2024	SAC
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	07/15/2024
KIMLEY-HORN PROJECT NO.	11849000

ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.2



SITE DATA TABLE

PROJECT NAME:	GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
COF PROJECT #:	#8547
SUBDIVISION:	N/A
MAP:	MAP # 117
PARCEL #:	19.07 & 19.10
ADDRESS:	1948 DOUBLE DOUBLE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
ZONING:	PD, PLANNED DISTRICT
ENTITLEMENTS:	92,000 SF OFFICE
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	N/A
TOTAL ACREAGE OF LOT:	10.92 ACRES WEST PARCEL 3.33 ACRES LOT 1 14.65 ACRES LOT 2
OWNERS:	IN-N-OUT BURGER
ADDRESS:	13502 HAMBURGER LANE BALDWIN PARK, CA 91706
PHONE:	949-509-6200
EMAIL:	JBRYANT@INNOUT.COM
CONTACT NAME:	JEFF BRYANT
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-800-4004
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	
FRONT:	N/A
BACK:	5' MIN.
REAR:	25' MIN
BUILDING SQUARE FOOTAGE:	92,000 SF
STORIES:	1-3 STORY
BUILDING HEIGHT:	TBD
BUILDING TYPE:	2B
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
REQUIRED PARKING:	363* SPACES (4 SPACES / 1,000 SF) *DEFERRED PARKING REQUESTED
PROVIDED PARKING:	368 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. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SITE HATCH LEGEND

	GRAVEL
	BIORETENTION AREA
	LIGHT DUTY CONCRETE
	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT
	UNDERGROUND DETENTION

SITE PLAN KEYNOTE LEGEND

A	7' CONCRETE SIDEWALK (SEE DETAIL SHEET C2.5 FOR DETAILS)
B	6" POST CURB (SEE SHEET C2.6 FOR DETAILS)
C	PROPERTY LINE, TYP.
D	PROPOSED LEVEL 2 BIORETENTION AREA (SEE SHEET C3.6 FOR DETAILS)
E	PROPERTY LINE, TYP.
F	BUILDING SPLIT (REF. ARCHITECT DRAWINGS FOR FINAL LOCATION)
G	WHITE THERMOPLASTIC STOP BAR, TYP.
H	STOP SIGN, TYP.
I	4" PARKING STRIPE, TYP.
J	CROSSWALK
K	5' GREEN INFRASTRUCTURE EASEMENT, TYP.
L	SITE ENTRANCE
M	FIRE ACCESS DRIVE
N	EMERGENCY ACCESS EASEMENT
O	EXISTING TRANSFORMER
P	TRASH ROLLOUT AREA
Q	ROLLOVER CURB
R	5' CONCRETE SIDEWALK (SEE DETAIL SHEET C2.5 FOR DETAILS)
S	GATE WITH APPROVED FIRE DEPARTMENT ACCESS WITH KNOX KEY SWITCHES AND SIREN-OPERATED SENSORS (S.O.S.). 3 TOTAL
T	GUARD SHACK (REF. ARCHITECTURAL PLANS FOR DETAILS)
U	UNDERGROUND DETENTION
V	FENCE (REF. ARCHITECTURAL PLANS FOR DETAILS)
W	ALTERNATIVE HAMMERHEAD
X	ACCESS DRIVE
Y	25' PUBLIC UTILITY DRAINAGE ACCESS EASEMENT (P.U.D.A.E.)
Z	BASEMENT
AA	FIRE LINE NO PARKING SIGNAGE
BB	PEDESTRIAN GATE WITH KNOX BOX
CC	25' TRANSITIONAL BUFFER
DD	"NO PARKING ANYTIME" (R7-1)

FIRE DEPARTMENT ACCESS GATES NOTE

KNOX KEY SWITCHES AND SIREN-OPERATED SENSORS (S.O.S.) TO BE INSTALLED ON EACH GATE (THREE TOTAL).

PUD CONDITION OF APPROVAL #49

WITH ANY DEVELOPMENT OF THE NEARBY PARCELS (MAP 117, PARCEL 01910; MAP 117I, GROUP A, PARCEL 1.00; AND MAP 117A, PARCEL 02000) THE PAVED CONNECTIONS SHALL BE FULLY CONSTRUCTED BY THE IN-N-OUT DEVELOPER.

SIGN NOTE

STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOW S PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
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Main: 615.564.2701 | www.kimley-horn.com
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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127918
STATE OF TENNESSEE
COMMERCE
07/31/2024

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

ENLARGED SITE PLAN

SHEET NUMBER
C2.1

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SITE DATA TABLE

PROJECT NAME:	GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
COF PROJECT #:	#8547
SUBDIVISION:	N/A
MAP:	MAP # 117
PARCEL #:	19.07 & 19.10
ADDRESS:	1948 DOUBLE DOUBLE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
ZONING:	PD, PLANNED DISTRICT
ENTITLEMENTS:	92,000 SF OFFICE
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	N/A
TOTAL ACREAGE OF LOT:	10.92 ACRES WEST PARCEL 3.33 ACRES LOT 1 14.65 ACRES LOT 2
OWNERS:	IN-N-OUT BURGER
ADDRESS:	13502 HAMBURGER LANE BALDWIN PARK, CA 91706
PHONE:	949-509-6200
EMAIL:	JBRYANT@INNOUT.COM
CONTACT NAME:	JEFF BRYANT
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-800-4004
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	
FRONT:	N/A
BACK:	5' MIN.
REAR:	25' MIN
BUILDING SQUARE FOOTAGE:	92,000 SF
STORIES:	1-3 STORY
BUILDING HEIGHT:	TBD
BUILDING TYPE:	2B
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
REQUIRED PARKING:	363* SPACES (4 SPACES / 1,000 SF) *DEFERRED PARKING REQUESTED
PROVIDED PARKING:	368 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. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
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6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SITE HATCH LEGEND

- GRAVEL
- BIORETENTION AREA
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- UNDERGROUND DETENTION

SITE PLAN KEYNOTE LEGEND

- (A) 7' CONCRETE SIDEWALK (SEE DETAIL SHEET C2.5 FOR DETAILS)
- (B) 6" POST CURB (SEE SHEET C2.6 FOR DETAILS)
- (C) PROPERTY LINE, TYP.
- (D) PROPOSED LEVEL 2 BIORETENTION AREA (SEE SHEET C3.6 FOR DETAILS)
- (E) PROPERTY LINE, TYP.
- (F) BUILDING SPLIT (REF. ARCHITECT DRAWINGS FOR FINAL LOCATION)
- (G) WHITE THERMOPLASTIC STOP BAR, TYP.
- (H) STOP SIGN, TYP.
- (I) 4" PARKING STRIPE, TYP.
- (J) CROSSWALK
- (K) 5' GREEN INFRASTRUCTURE EASEMENT, TYP.
- (L) SITE ENTRANCE
- (M) FIRE ACCESS DRIVE
- (N) EMERGENCY ACCESS EASEMENT
- (O) EXISTING TRANSFORMER
- (P) TRASH ROLLOUT AREA
- (Q) ROLLOVER CURB
- (R) 5' CONCRETE SIDEWALK (SEE DETAIL SHEET C2.5 FOR DETAILS)
- (S) GATE WITH APPROVED FIRE DEPARTMENT ACCESS WITH KNOX KEY SWITCHES AND SIREN-OPERATED SENSORS (S.O.S.). 3 TOTAL
- (T) GUARD SHACK (REF. ARCHITECTURAL PLANS FOR DETAILS)
- (U) UNDERGROUND DETENTION
- (V) FENCE (REF. ARCHITECTURAL PLANS FOR DETAILS)
- (W) ALTERNATIVE HAMMERHEAD
- (X) ACCESS DRIVE
- (Y) 25' PUBLIC UTILITY DRAINAGE ACCESS EASEMENT (P.U.D.A.E.)
- (Z) BASEMENT
- (AA) FIRE LINE NO PARKING SIGNAGE
- (BB) PEDESTRIAN GATE WITH KNOX BOX
- (CC) 25' TRANSITIONAL BUFFER
- (DD) "NO PARKING ANYTIME" (R7-1)

PUD CONDITION OF APPROVAL #49

WITH ANY DEVELOPMENT OF THE NEARBY PARCELS (MAP 117, PARCEL 01910; MAP 117I, GROUP A, PARCEL 1.00; AND MAP 117A, PARCEL 02000) THE PAVED CONNECTIONS SHALL BE FULLY CONSTRUCTED BY THE IN-N-OUT DEVELOPER.

FIRE DEPARTMENT ACCESS GATES NOTE

KNOX KEY SWITCHES AND SIREN-OPERATED SENSORS (S.O.S.) TO BE INSTALLED ON EACH GATE (THREE TOTAL).

SIGN NOTE

STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOW S PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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Main: 615.564.2701 | www.kimley-horn.com
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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCE
No. 127919
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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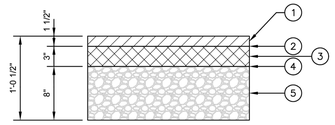
DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

ENLARGED SITE PLAN

SHEET NUMBER
C2.2

Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C2.1 ENLARGED SITE PLAN.dwg C2.2 ENLARGED SITE PLAN Aug 01, 2024 3:08pm by: Shawn.Schaub

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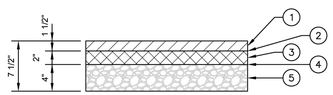
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 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

HISTORIC FRANKLIN TENNESSEE	**LOCAL, ALLEY, AND MEWS PAVEMENT SECTION**		DWG. NO. **RD-3**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul Holz	DATE: 7/1/2021	



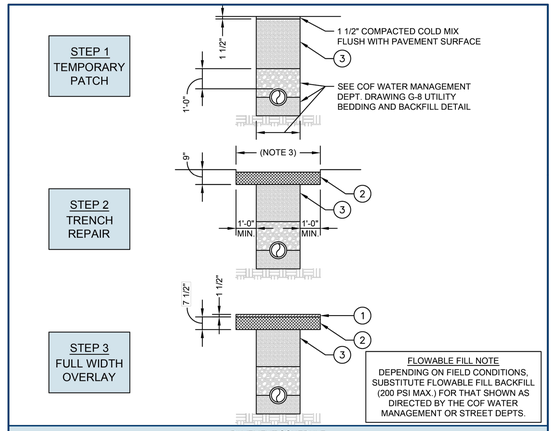
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.05 ACS MIX (PG 64-22) GRADING E RDWY
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
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 4" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

1. THE ASPHALT PAVEMENT MULTI-USE PATH SHOWN HEREON SHALL ONLY BE USED WHERE SPECIFICALLY PERMITTED BY THE CITY ENGINEER. THE CONCRETE MULTI-USE PATH SECTION ON DWG. NO. RP-9 SHALL BE USED IN ALL OTHER LOCATIONS.
2. MULTI-USE PATH CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAXIMUM
3. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
4. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE	**MULTI-USE PATH PAVEMENT SECTION**		DWG. NO. **RD-4**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul Holz	DATE: 7/1/2021	



PAVEMENT SCHEDULE

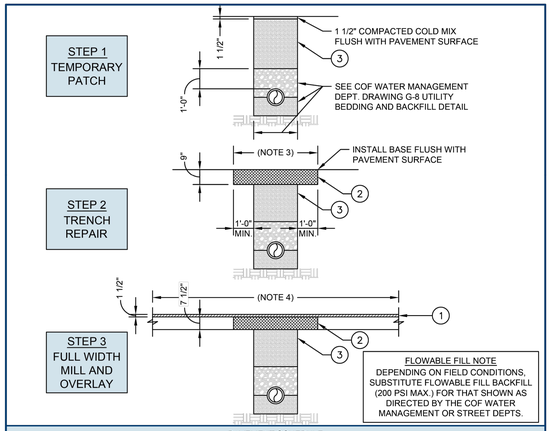
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. REPAIR OF ASPHALT PARKING LOTS AND DRIVE AISLES SHOWN. REPAIR OF CONCRETE SURFACES SHALL USE IN-KIND CONCRETE SURFACE COURSE (6" MIN. THICK, 3,000 PSI MIN.) INSTEAD OF BITUMINOUS MATERIALS SHOWN.

HISTORIC FRANKLIN TENNESSEE	**ASPHALT PAVEMENT TRENCH REPAIR PARKING LOT AND DRIVE AISLE**		DWG. NO. **RD-5**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul Holz	DATE: 7/1/2023	



PAVEMENT SCHEDULE

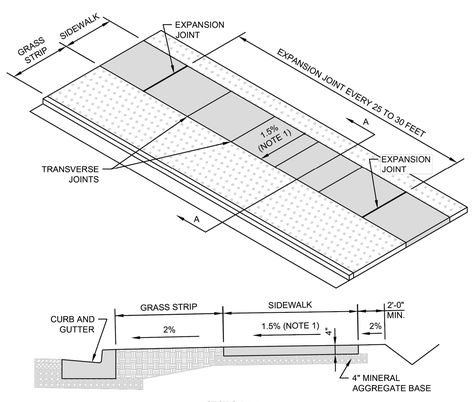
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

HISTORIC FRANKLIN TENNESSEE	**ASPHALT PAVEMENT TRENCH REPAIR LOCAL STREET**		DWG. NO. **RD-6**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul Holz	DATE: 7/1/2023	

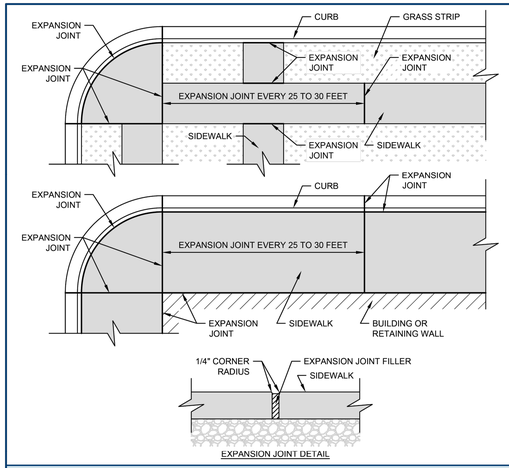


SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	**CONCRETE SIDEWALK**		DWG. NO. **RP-8**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul Holz	DATE: 7/1/2021	



EXPANSION JOINT DETAIL

NOTES

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

HISTORIC FRANKLIN TENNESSEE	**SIDEWALK EXPANSION JOINT**		DWG. NO. **RP-10**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul Holz	DATE: 7/1/2023	

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CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127918
STATE OF TENNESSEE
09/30/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024

KIMLEY-HORN PROJECT NO. 11849000

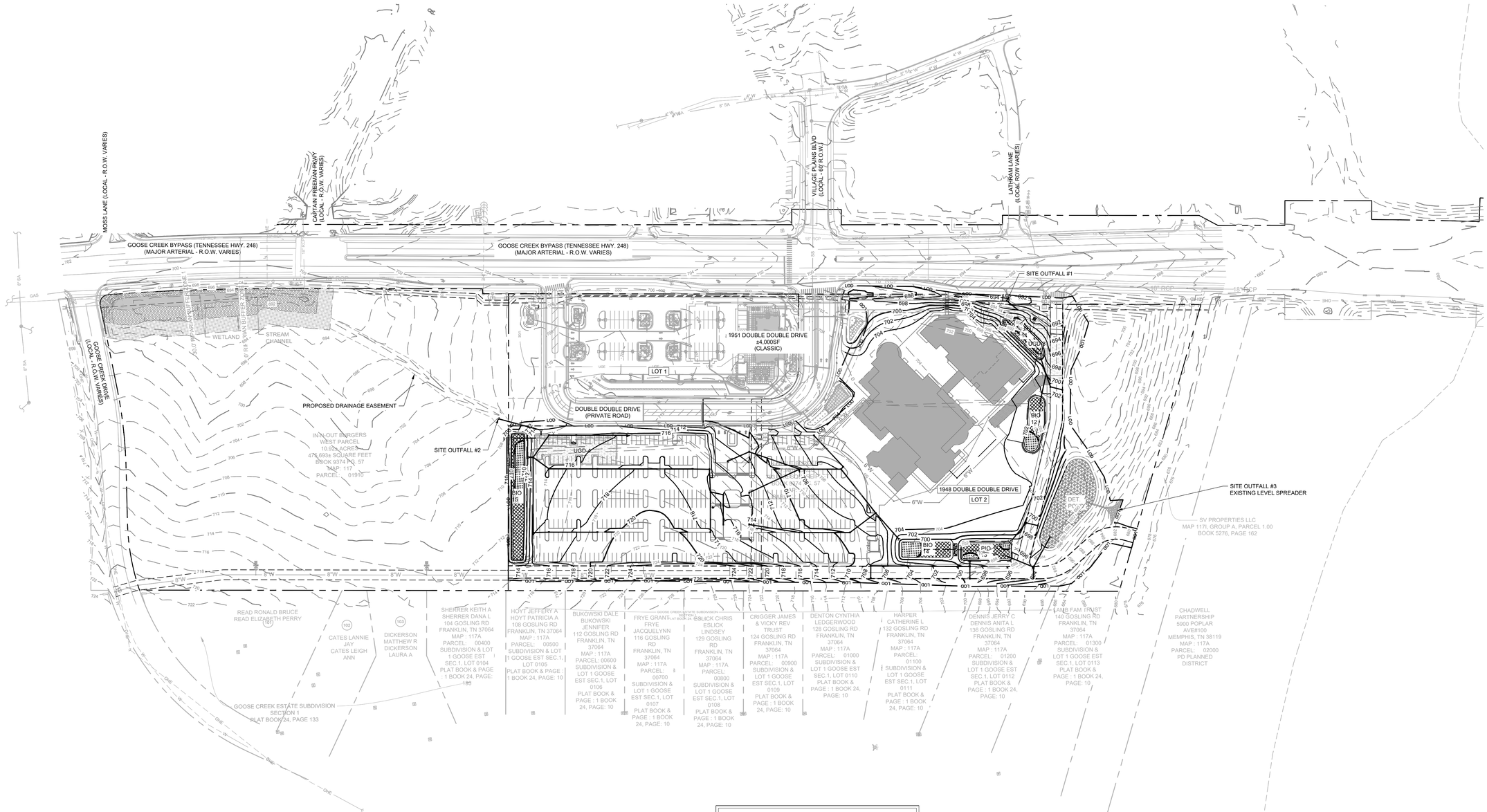
SITE DETAILS

SHEET NUMBER
C2.3

COF #8547

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Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C2.2 SITE DETAILS.dwg C2.2 SITE DETAILS Aug 01, 2024 3:09pm by: Shawn.Schaub



EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO THREE OUTFALLS. OUTFALL #1 IS AN EXISTING HEADWALL SOUTH OF GOOSE CREEK BYPASS OUTFALL #2 IS AT THE WESTERN PROPERTY BOUNDARY, OUTFALL #3 IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

RIPARIAN BUFFER NOTE

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

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIOTENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND AND OVERTURNING FACTOR OF SAFETY OF 1.50, AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE.
9. RETAINING WALLS WITHIN RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL CONSIST OF CAST-IN-PLACE REINFORCED CONCRETE WALLS MEETING TDOT STANDARDS AND INCORPORATE AESTHETIC FEATURES SUCH AS FORM LINERS OR STONE VENEERS WITH A NON-SACRIFICIAL (I.E. PERMANENT) ANTI-GRAFFITI COATING, AS APPROVED BY THE CITY ENGINEER.
10. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER.

SITE DATA TABLE

PROJECT NAME:	GOOSE CREEK BYPASS PUD	CONTACT NAME:	JEFF BRYANT
SUBDIVISION, SITE PLAN, REVISION 1			
COF PROJECT #:	TBD	APPLICANT:	KIMLEY-HORN & ASSOCIATES
SUBDIVISION:	N/A	ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
MAP:	MAP # 117		
PARCEL #:	19.07 & 19.10	PHONE:	615-800-4004
ADDRESS:	1948 DOUBLE DOUBLE DRIVE	EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CITY:	FRANKLIN	CONTACT NAME:	GRAY HARRISON, P.E.
COUNTY:	WILLIAMSON		
STATE:	TENNESSEE	BUILDING SETBACKS:	N/A FRONT, 5' MIN. SIDE AND 25' MIN. REAR
CIVIL DISTRICT:	10TH CIVIL DISTRICT	BUILDING SQUARE FOOTAGE:	92,000 SF
		STORIES:	1-3 STORY
EXISTING ZONING:	PD, PLANNED DISTRICT		
ENTITLEMENTS:	92,000 SF OFFICE	BUILDING HEIGHT:	TBD
CHARACTER AREA OVERLAY:	N/A	MINIMUM LANDSCAPE SURFACE RATIO:	0.20
OTHER APPLICABLE OVERLAYS:	N/A	PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
TOTAL ACREAGE OF LOT:	10.92 ACRES WEST PARCEL 3.33 ACRES LOT 1 14.65 ACRES LOT 2	REQUIRED PARKING:	368* SPACES (4 SPACES / 1,000 SF) *DEFERRED PARKING REQUESTED
		TOTAL PARKING PROVIDED:	368 SPACES
OWNERS:	IN-N-OUT BURGER		
ADDRESS:	13502 HAMBURGER LANE BALDWIN PARK, CA 91706		
OWNERS:	949-509-6200		
EMAIL:	JBRYANT@INNOUT.COM		

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. 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 COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023 AND ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023. 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.
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 47187C0355F, DATED SEPTEMBER 29, 2006

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.

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO VARIOUS CURB CUTS THROUGHOUT THE SITE TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED UNDERGROUND AND SURFACE DETENTION STRUCTURES.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA STORM STRUCTURE TO AN UNDERGROUND DETENTION STRUCTURE. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

SITE AREA TABLE

TOTAL SITE AREA =	17.98 ACRES
SITE IMPERVIOUS AREA =	± 5.71 ACRES
DISTURBED AREA =	± 11.15 ACRES

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127976 — STATE OF TENNESSEE

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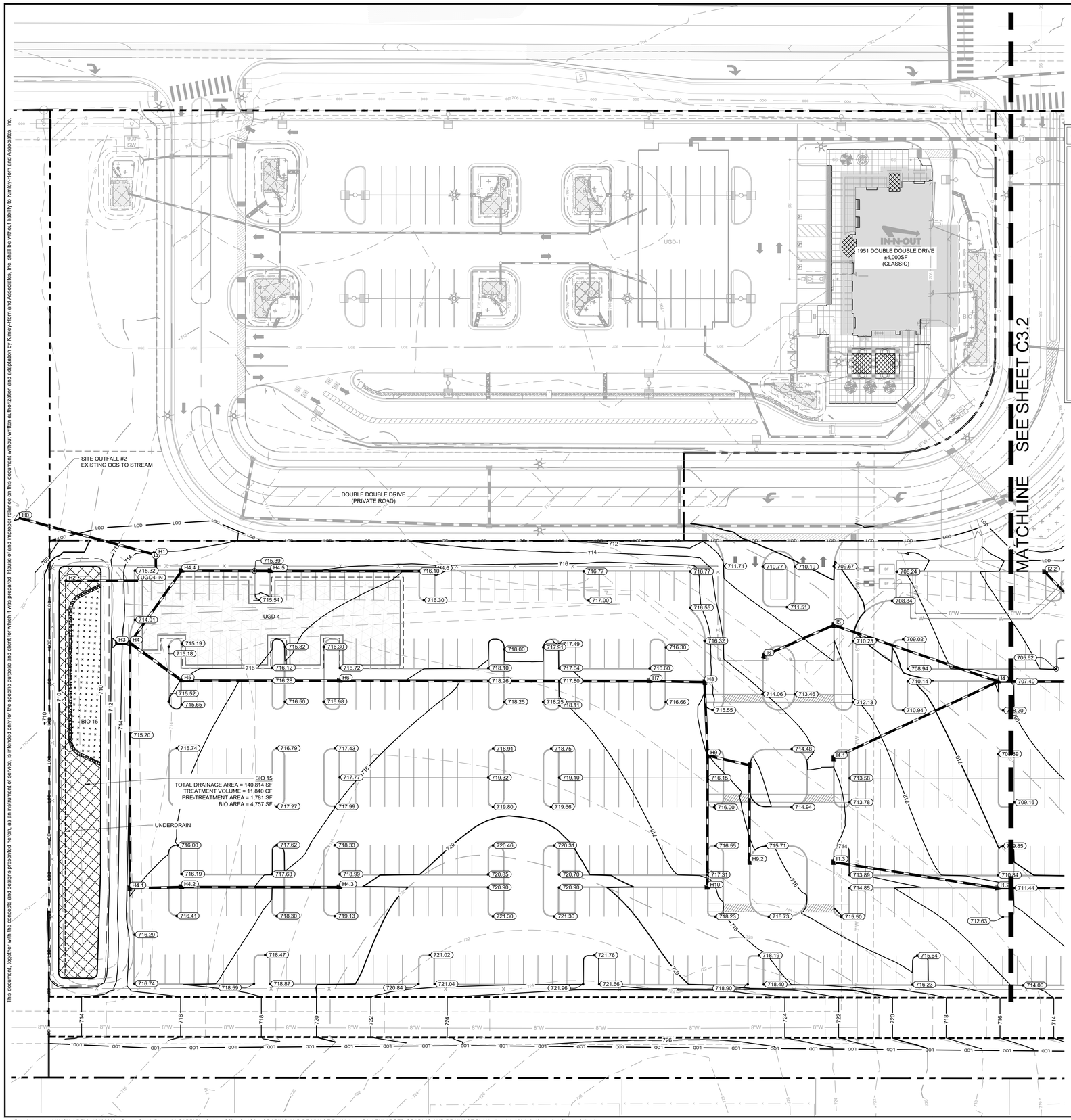
DESIGNED BY: WGH
DRAWN BY: WGH
CHECKED BY: MMcG
DATE: 08/01/2024
KIMLEY-HORN PROJECT NO. 11849000

OVERALL GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING AND DRAINAGE PLAN Aug 01, 2024 3:10pm by: Shawn.Schaub



SITE AREA TABLE

TOTAL SITE AREA =	17.98 ACRES
SITE IMPERVIOUS AREA =	± 5.71 ACRES
DISTURBED AREA =	± 11.15 ACRES

RIPARIAN BUFFER NOTE

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

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIOTENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND AND OVERTURNING FACTOR OF SAFETY OF 1.50, AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE.
9. RETAINING WALLS WITHIN RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL CONSIST OF CAST-IN-PLACE REINFORCED CONCRETE WALLS MEETING TDOT STANDARDS AND INCORPORATE AESTHETIC FEATURES SUCH AS FORM LINERS OR STONE VENEERS WITH A NON-SACRIFICIAL (I.E. PERMANENT) ANTI-GRAFFITI COATING, AS APPROVED BY THE CITY ENGINEER.
10. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER.

SITE DATA TABLE

PROJECT NAME:	GOOSE CREEK BYPASS PUD SUBDIVISION, SITE
PLAN, REVISION 1	
COF PROJECT #:	#8547
SUBDIVISION:	N/A
MAP:	MAP # 117
PARCEL #:	19.07 & 19.10
ADDRESS:	1948 DOUBLE DOUBLE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
ZONING:	PD, PLANNED DISTRICT
ENTITLEMENTS:	92,000 SF OFFICE
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	N/A
TOTAL ACREAGE OF LOT:	10.92 ACRES WEST PARCEL 3.33 ACRES LOT 1 14.65 ACRES LOT 2
OWNERS:	IN-N-OUT BURGER
ADDRESS:	13502 HAMBURGER LANE BALDWIN PARK, CA 91706
PHONE:	949-509-6200
EMAIL:	JBRYANT@INNOUT.COM
CONTACT NAME:	JEFF BRYANT
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-800-4004
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	
FRONT:	N/A
BACK:	5' MIN.
REAR:	25' MIN
BUILDING SQUARE FOOTAGE:	92,000 SF
STORIES:	1-3 STORY
BUILDING HEIGHT:	TBD
BUILDING TYPE:	2B
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
REQUIRED PARKING:	363* SPACES (4 SPACES / 1,000 SF) *DEFERRED PARKING REQUESTED
PROVIDED PARKING:	368 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. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023 AND ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023. 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.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

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.

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO THREE OUTFALLS. OUTFALL #1 IS AN EXISTING HEADWALL SOUTH OF GOOSE CREEK BYPASS OUTFALL #2 IS AT THE WESTERN PROPERTY BOUNDARY, OUTFALL #3 IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO VARIOUS CURB CUTS THROUGHOUT THE SITE TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED UNDERGROUND AND SURFACE DETENTION STRUCTURES.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA STORM STRUCTURE TO AN UNDERGROUND DETENTION STRUCTURE. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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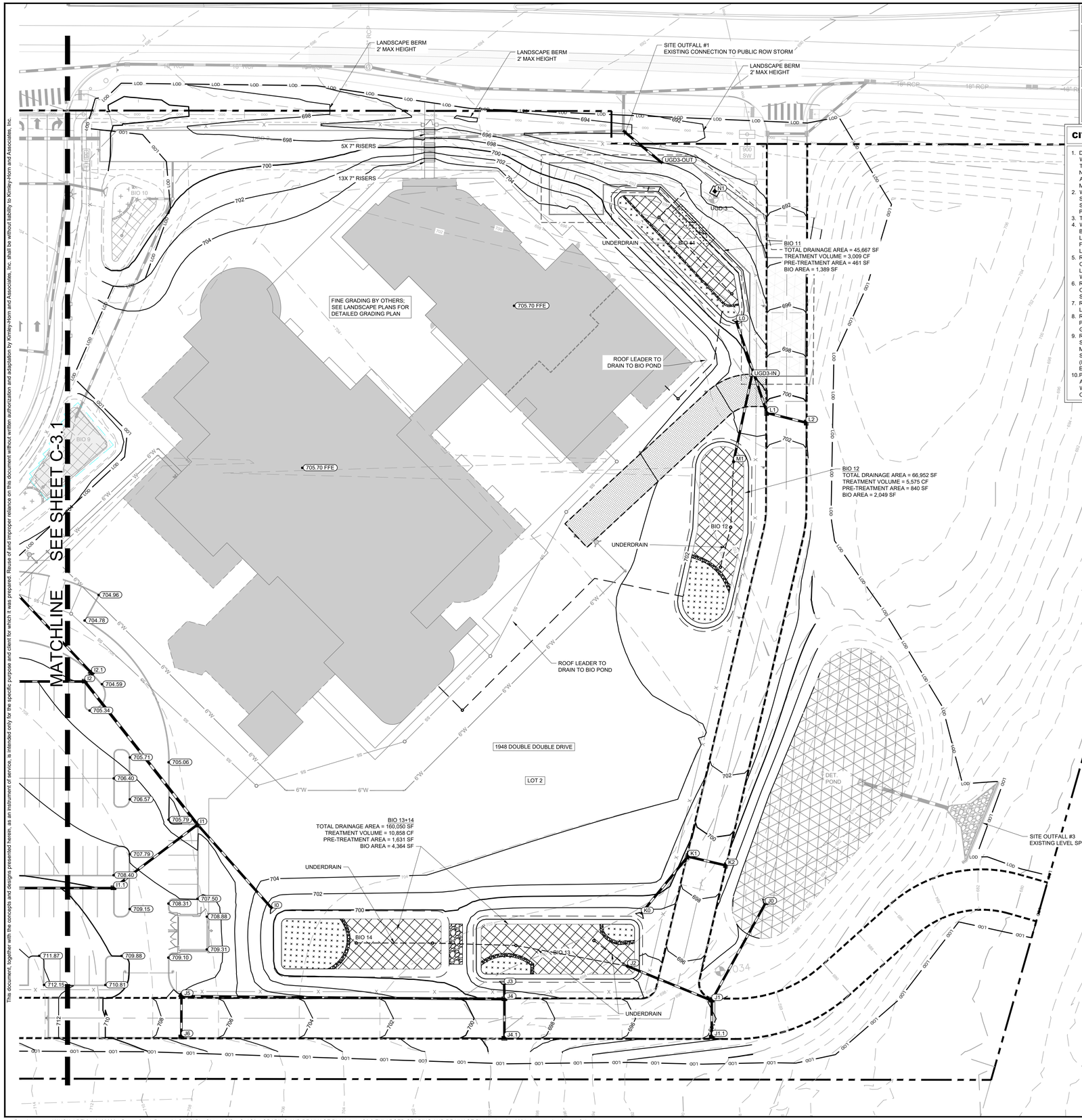
DESIGNED BY:	WGH
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CHECKED BY:	MMcG
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.1

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Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING AND DRAINAGE PLAN Aug 01, 2024 3:10pm by: Shawn.Schaub



SITE AREA TABLE

TOTAL SITE AREA =	17.98 ACRES
SITE IMPERVIOUS AREA =	± 5.71 ACRES
DISTURBED AREA =	± 11.15 ACRES

RIPARIAN BUFFER NOTE

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2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIOTENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND AND OVERTURNING FACTOR OF SAFETY OF 1.50, AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE.
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SITE DATA TABLE

PROJECT NAME:	GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
COF PROJECT #:	#8547
SUBDIVISION:	N/A
MAP:	MAP # 117
PARCEL #:	19.07 & 19.10
ADDRESS:	1948 DOUBLE DOUBLE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
ZONING:	PD, PLANNED DISTRICT
ENTITLEMENTS:	92,000 SF OFFICE
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	N/A
TOTAL ACREAGE OF LOT:	10.92 ACRES WEST PARCEL 3.33 ACRES LOT 1 14.65 ACRES LOT 2
OWNERS:	IN-N-OUT BURGER
ADDRESS:	13502 HAMBURGER LANE BALDWIN PARK, CA 91706
PHONE:	949-509-6200
EMAIL:	JBRYANT@INNOUT.COM
CONTACT NAME:	JEFF BRYANT
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-800-4004
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	
FRONT:	N/A
BACK:	5' MIN.
REAR:	25' MIN.
BUILDING SQUARE FOOTAGE:	92,000 SF
STORIES:	1-3 STORY
BUILDING HEIGHT:	TBD
BUILDING TYPE:	2B
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
REQUIRED PARKING:	363* SPACES (4 SPACES / 1,000 SF) *DEFERRED PARKING REQUESTED
PROVIDED PARKING:	368 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. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023 AND ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023. 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.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

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.
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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.

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO THREE OUTFALLS. OUTFALL #1 IS AN EXISTING HEADWALL SOUTH OF GOOSE CREEK BYPASS OUTFALL #2 IS AT THE WESTERN PROPERTY BOUNDARY. OUTFALL #3 IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO VARIOUS CURB CUTS THROUGHOUT THE SITE TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED UNDERGROUND AND SURFACE DETENTION STRUCTURES.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA STORM STRUCTURE TO AN UNDERGROUND DETENTION STRUCTURE. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

No	REVISIONS	DATE	BY
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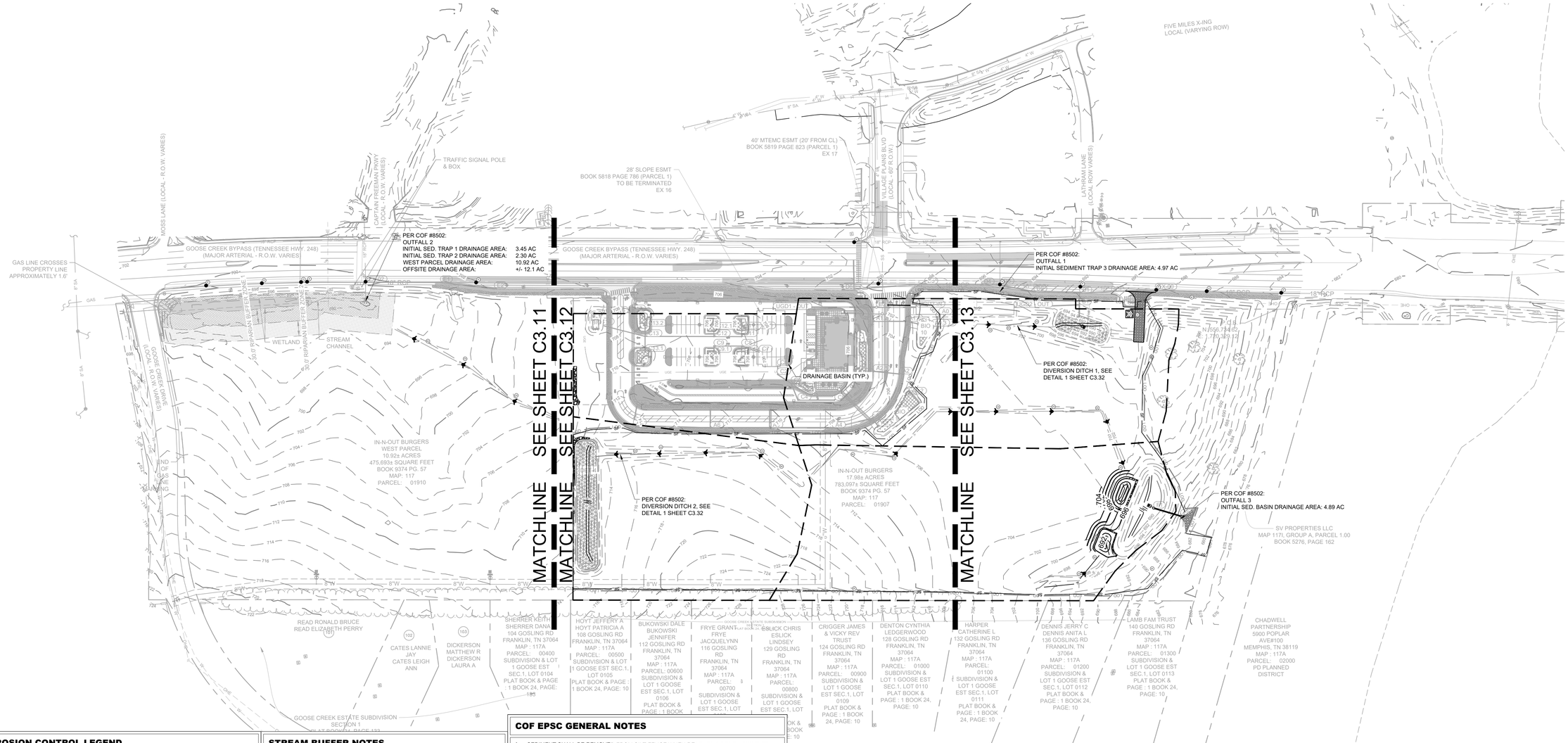
DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.2

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EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
DD	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3.21
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3.20
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3.20
	EE	EROSION EELS - REFER TO DETAIL SHEET C3.20
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3.21
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.20
	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 C3.20
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.20
	TS	TEMPORARY STABILIZATION
	PS	PERMANENT STABILIZATION
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.20
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 C3.20 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

STREAM BUFFER NOTES

NO DISTURBANCE OF THE 30' MINIMUM STREAM BUFFER IS ALLOWED. ANY MINOR DISTURBANCES OF THE 60' AVERAGE STREAM BUFFER, INCLUDING INSTALLATION OF A MULTI-USE PATH, SHALL BE STABILIZED AND MITIGATED FOR WITH EQUIVALENT MEASURES. ANY DISTURBANCE WITHIN THE STREAM BUFFER SHOULD BE STABILIZED WITHIN 7 DAYS OF THE AREA BEING BROUGHT TO FINAL GRADE. EQUIVALENT MEASURES INCLUDE:

- TEMPORARY WADDLE OR EROSION CONTROL EEL SHALL BE INSTALLED PARALLEL AND DOWNSTREAM OF ALL PROPOSED DISTURBANCE WITHIN THE STREAM BUFFER.
- REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND, NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.
  - -- REMOVAL OF EXOTIC/INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.
  - -- ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.
  - -- UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER
  - -- REMOVE LOOSE AND DEAD DEBRIS.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOD WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH LOW MAINTENANCE PLANTS, INCLUDING NATIVE SPECIES AND WILDLIFE PLANTINGS

THE SQUARE FOOTAGE OF MINOR DISTURBANCE SHOULD BE LESS THAN OR EQUAL TO THE SQUARE FOOTAGE OF EQUIVALENT MEASURES PERFORMED WITHIN THE STREAM BUFFER. IF EXISTING CONDITIONS DO NOT WARRANT ANY OF THE ABOVE MEASURES, THE CITY OF FRANKLIN AND ENGINEER SHALL BE CONTACTED FOR FURTHER DIRECTION. SEE LANDSCAPE NOTES FOR MORE DETAILS.

CONTRACTOR SHALL REFER TO THE SWPPP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT COF INSPECTORS PRIOR TO ANY DISTURBANCE WITHIN THE BUFFERS.

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. INSTALLER'S OF WATER QUALITY BMP'S 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 GIP'S FROM COMPACTION.

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 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. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT
2. INSTALL SILT FENCE AND TREE PROTECTION.
3. CONTRACTOR TO CONTACT ENGINEERING DEPARTMENT TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL ENGINEER
No. 127919
STATE OF TENNESSEE

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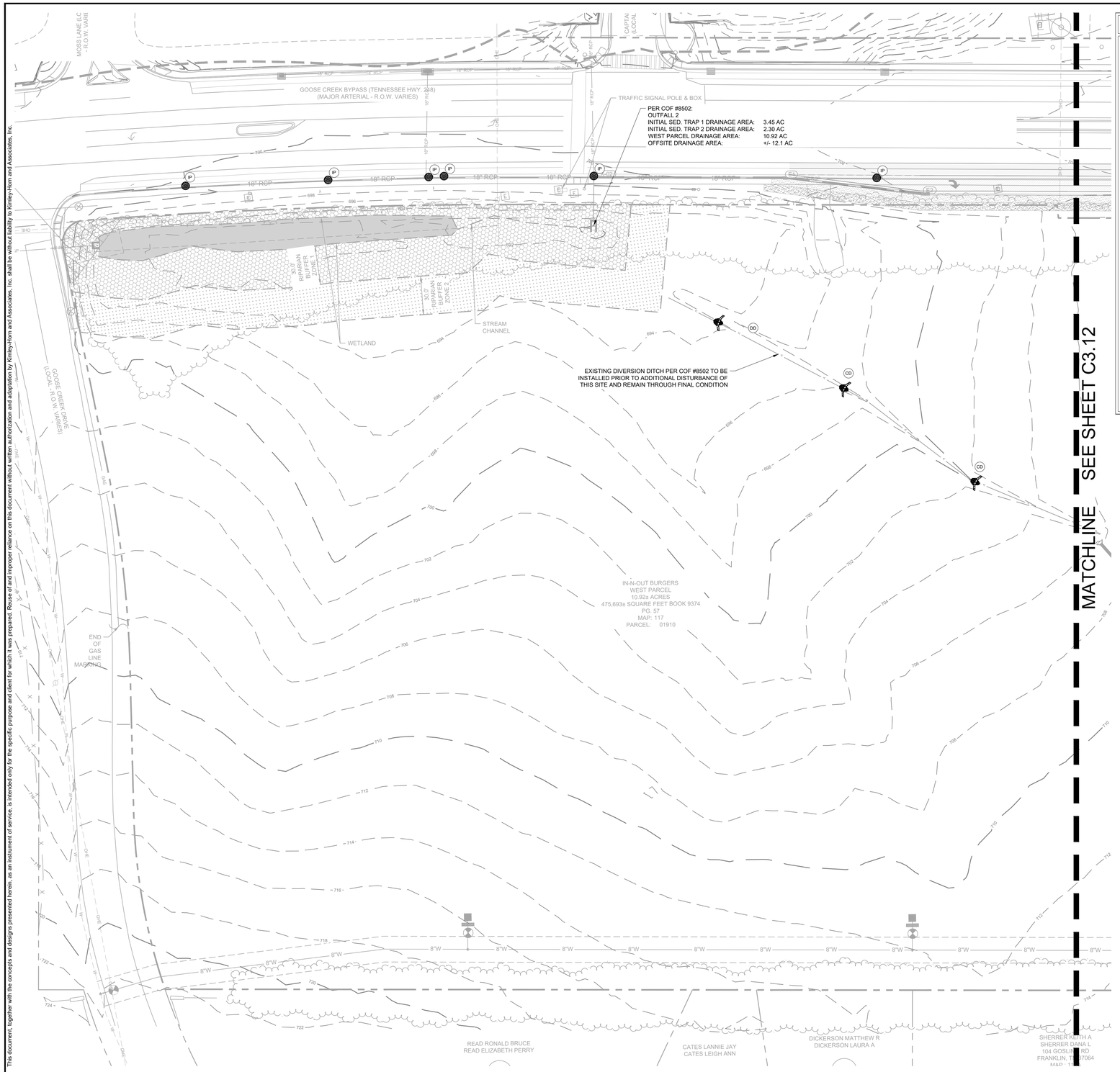
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DRAWN BY:	NFS
CHECKED BY:	WGH
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

OVERALL INITIAL EPSC PLAN

SHEET NUMBER
C3.10

Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C3.7 INITIAL EPSC - PRE-CONSTRUCTION PLAN.dwg C3.7 OVERALL INITIAL EPSC PLAN Aug 01, 2024 3:11pm by: Shawn.Schaub

COF #8547



EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3.21
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3.20
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3.20
	EE	EROSION EELS - REFER TO DETAIL SHEET C3.20
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3.21
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.20
	MA	EROSION CONTROL MATTING - CONTECH LANDLOK 552 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3.20
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.20
	TS	TEMPORARY STABILIZATION
	PS	PERMANENT STABILIZATION
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.20
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 C3.20 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

STREAM BUFFER NOTES

NO DISTURBANCE OF THE 30' MINIMUM STREAM BUFFER IS ALLOWED. ANY MINOR DISTURBANCES OF THE 60' AVERAGE STREAM BUFFER, INCLUDING INSTALLATION OF A MULTI-USE PATH, SHALL BE STABILIZED AND MITIGATED FOR WITH EQUIVALENT MEASURES. ANY DISTURBANCE WITHIN THE STREAM BUFFER SHOULD BE STABILIZED WITHIN 7 DAYS OF THE AREA BEING BROUGHT TO FINAL GRADE. EQUIVALENT MEASURES INCLUDE:

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  - ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.
  - UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER
  - REMOVE LOOSE AND DEAD DEBRIS.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOD WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.
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11. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
12. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT
2. INSTALL SILT FENCE AND TREE PROTECTION.
3. CONTRACTOR TO CONTACT ENGINEERING DEPARTMENT TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
08/01/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	NFS
DRAWN BY:	NFS
CHECKED BY:	WGH
DATE:	08/01/2024

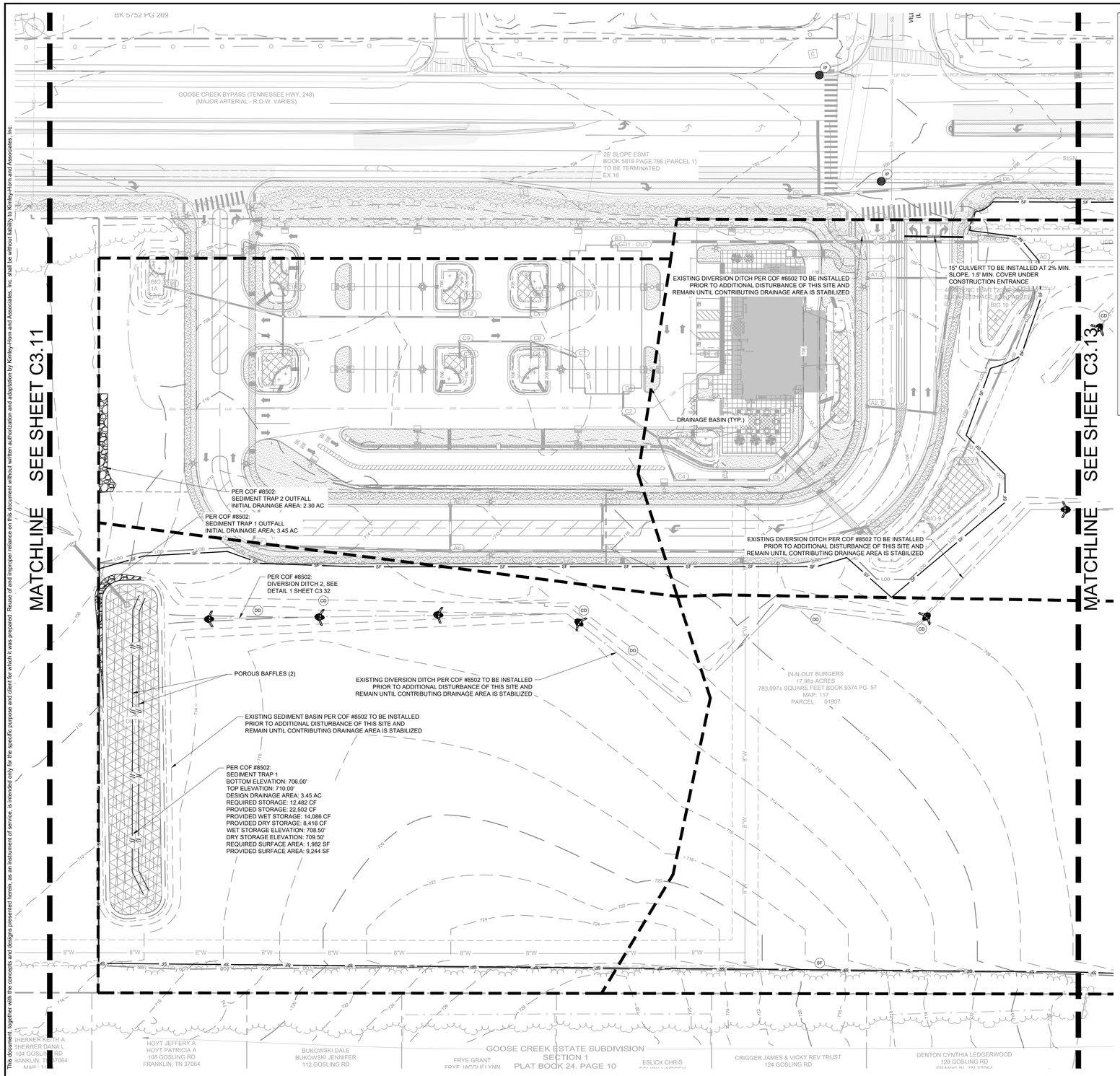
KIMLEY-HORN PROJECT NO. 11849000

INITIAL EPSC PLAN

SHEET NUMBER
C3.11

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Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C3.7 INITIAL EPSC - PRE-CONSTRUCTION PLAN.dwg C3.8 INITIAL EPSC PLAN Aug 01, 2024 3:11pm by: Shawn.Schaub



EROSION CONTROL LEGEND

FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.17
DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3.18
IP	INLET PROTECTION - REFER TO DETAIL SHEET C3.17
SF	SILT FENCE - REFER TO DETAIL SHEET C3.17
EE	EROSION EELS - REFER TO DETAIL SHEET C3.17
CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3.18
CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.17
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 C3.17
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.17
TS	TEMPORARY STABILIZATION
PS	PERMANENT STABILIZATION
TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.17
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.
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- TEMPORARY WADDLE OR EROSION CONTROL EEL SHALL BE INSTALLED PARALLEL AND DOWNSTREAM OF ALL PROPOSED DISTURBANCE WITHIN THE STREAM BUFFER.
- REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND, NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.
  - REMOVAL OF EXOTIC/INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.
  - ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.
  - UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER
  - REMOVE LOOSE AND DEAD DEBRIS.
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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. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
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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 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.
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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. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT
2. INSTALL SILT FENCE AND TREE PROTECTION.
3. CONTRACTOR TO CONTACT ENGINEERING DEPARTMENT TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEER
No. 129139
STATE OF TENNESSEE

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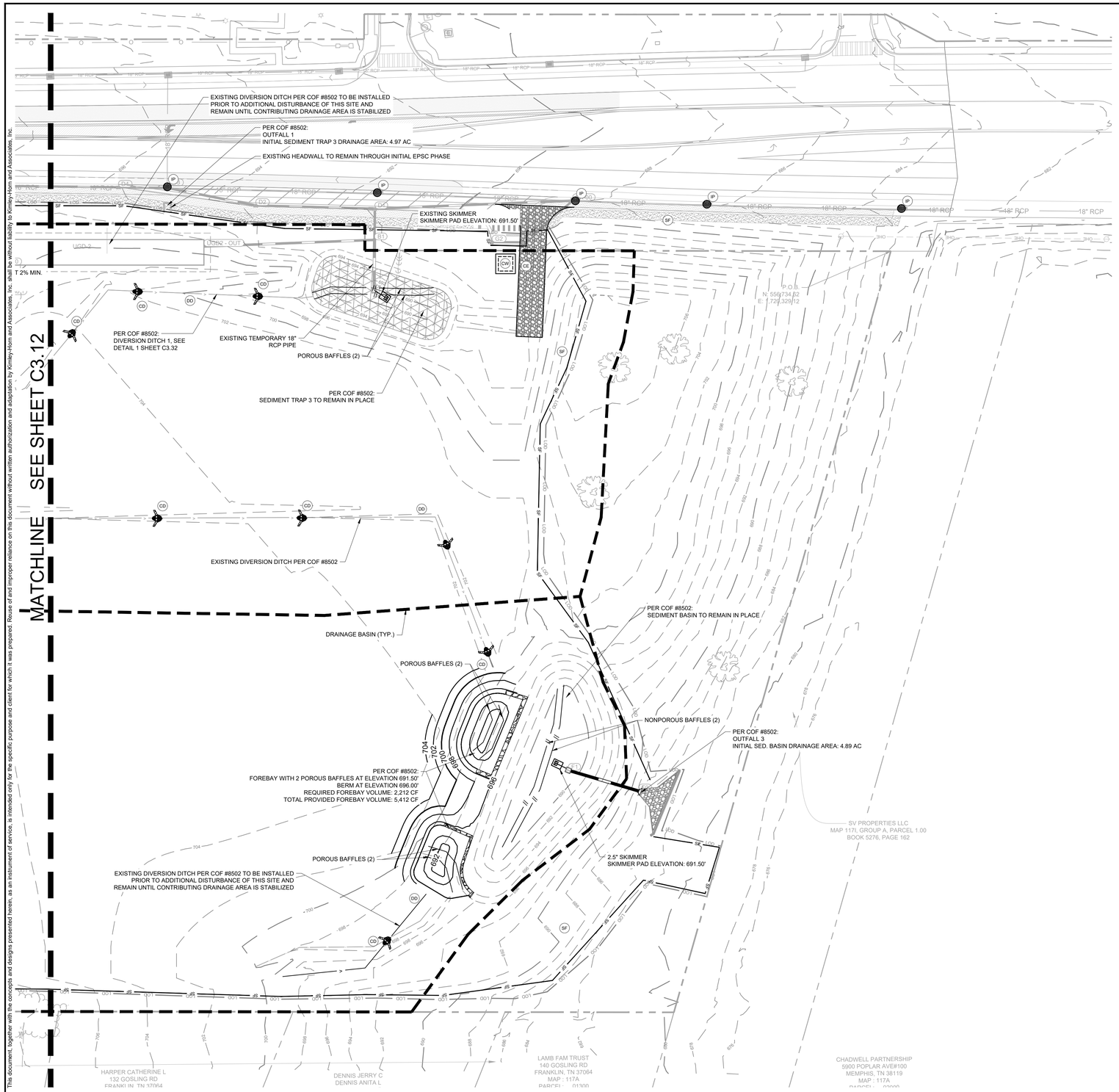
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CHECKED BY:	WGH
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

INITIAL EPSC PLAN

SHEET NUMBER
C3.12

COF #8547

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EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3.21
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3.20
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3.20
	EE	EROSION EELS - REFER TO DETAIL SHEET C3.20
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3.21
CW	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.20
	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 C3.20
CE	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.20
	TS	TEMPORARY STABILIZATION
	PS	PERMANENT STABILIZATION
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.20
LOD	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 C3.20 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

STREAM BUFFER NOTES

NO DISTURBANCE OF THE 30' MINIMUM STREAM BUFFER IS ALLOWED. ANY MINOR DISTURBANCES OF THE 60' AVERAGE STREAM BUFFER, INCLUDING INSTALLATION OF A MULTI-USE PATH, SHALL BE STABILIZED AND MITIGATED FOR WITH EQUIVALENT MEASURES. ANY DISTURBANCE WITHIN THE STREAM BUFFER SHOULD BE STABILIZED WITHIN 7 DAYS OF THE AREA BEING BROUGHT TO FINAL GRADE. EQUIVALENT MEASURES INCLUDE:

- TEMPORARY WADDLE OR EROSION CONTROL EEL SHALL BE INSTALLED PARALLEL AND DOWNSTREAM OF ALL PROPOSED DISTURBANCE WITHIN THE STREAM BUFFER.
- REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND, NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.
  - REMOVAL OF EXOTIC/INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.
  - ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.
  - UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER
  - REMOVE LOOSE AND DEAD DEBRIS.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOD WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.
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THE SQUARE FOOTAGE OF MINOR DISTURBANCE SHOULD BE LESS THAN OR EQUAL TO THE SQUARE FOOTAGE OF EQUIVALENT MEASURES PERFORMED WITHIN THE STREAM BUFFER. IF EXISTING CONDITIONS DO NOT WARRANT ANY OF THE ABOVE MEASURES, THE CITY OF FRANKLIN AND ENGINEER SHALL BE CONTACTED FOR FURTHER DIRECTION. SEE LANDSCAPE NOTES FOR MORE DETAILS.

CONTRACTOR SHALL REFER TO THE SWPPP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT COF INSPECTORS PRIOR TO ANY DISTURBANCE WITHIN THE BUFFERS.

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. INSTALLER'S 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 GIP'S FROM COMPACTION.

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.

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEERING
No. 127319
STATE OF TENNESSEE
08/01/2024

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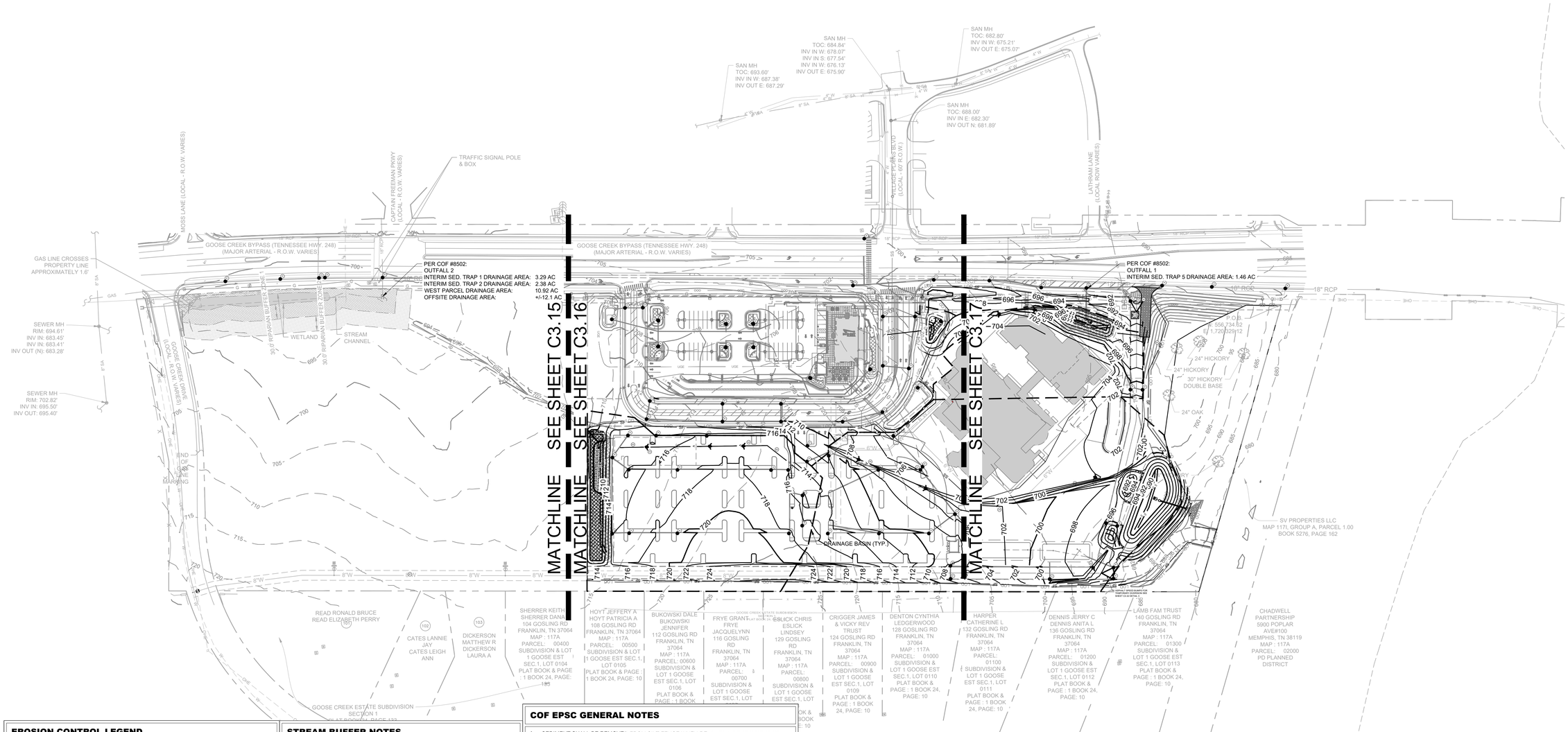
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KIMLEY-HORN PROJECT NO. 11849000

INITIAL EPSC PLAN

SHEET NUMBER
C3.13

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TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.20
LOD		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

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

EPSC PHASE 2 SEDIMENT TRAP SEQUENCE

SEDIMENT TRAPS 2 AND 4 TO BE REMOVED AS PAVING OF SURFACE LOT AND LOOP ROAD BEGIN. BIORETENTION POND LOCATIONS TO BE PARTIALLY EXCAVATED AND COLLECT SEDIMENT/RUNOFF UNTIL UNDERGROUND DETENTION PONDS ARE INSTALLED. SEDIMENT TRAP 3 FROM THE INITIAL PHASE TO REMAIN UNTIL SEDIMENT TRAPS 4 AND 5 ARE INSTALLED. SEDIMENT TRAPS 4 AND 5 TO BE INSTALLED BEFORE UPSTREAM MASS GRADING CAN BEGIN.

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
2. CLEAR, GRUB, AND GRADE REMAINING SITE.
3. INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
4. CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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IN-N-OUT BURGER

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CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

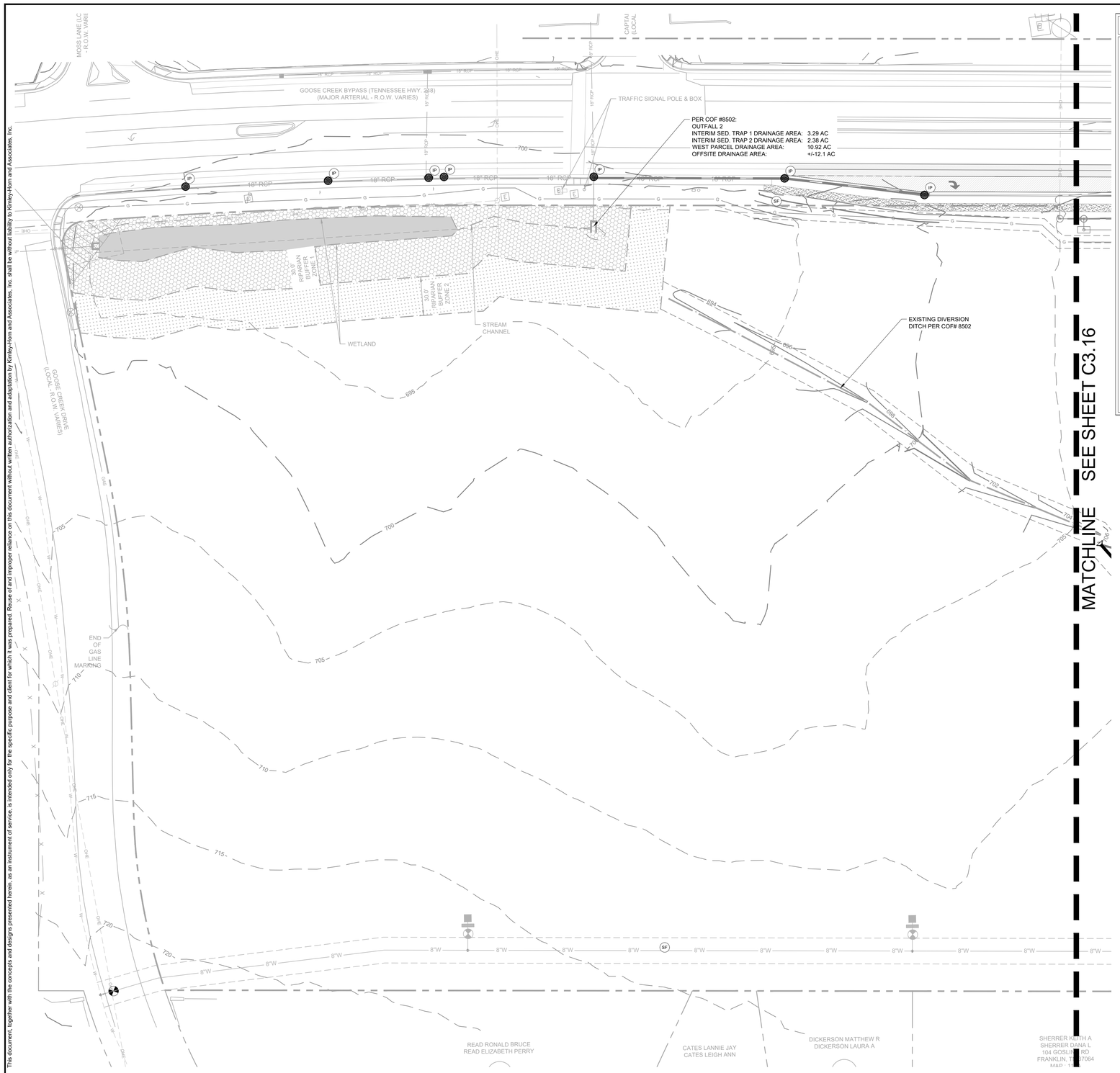
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEERING
No. 127319
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08/01/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	NFS
DRAWN BY:	NFS
CHECKED BY:	WGH
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

OVERALL INTERIM EPSC PLAN

SHEET NUMBER
C3.14



EROSION CONTROL LEGEND

- FR — STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP — OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
- DD — DIVERSION DITCH - REFER TO DETAIL SHEET C3.21
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- SF — SILT FENCE - REFER TO DETAIL SHEET C3.20
- EE — EROSION EELS - REFER TO DETAIL SHEET C3.20
- CD — ROCK CHECK DAM - REFER TO DETAIL SHEET C3.21
- CW — CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.20
- MA — EROSION CONTROL MATTING - CONTECH LANDLOK 5S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3.20
- CE — CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.20
- TS — TEMPORARY STABILIZATION
- PS — PERMANENT STABILIZATION
- TP — TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.20
- 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 C3.20 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

STREAM BUFFER NOTES

NO DISTURBANCE OF THE 30' MINIMUM STREAM BUFFER IS ALLOWED. ANY MINOR DISTURBANCES OF THE 60' AVERAGE STREAM BUFFER, INCLUDING INSTALLATION OF A MULTI-USE PATH, SHALL BE STABILIZED AND MITIGATED FOR WITH EQUIVALENT MEASURES. ANY DISTURBANCE WITHIN THE STREAM BUFFER SHOULD BE STABILIZED WITHIN 7 DAYS OF THE AREA BEING BROUGHT TO FINAL GRADE. EQUIVALENT MEASURES INCLUDE:

- TEMPORARY WADDLE OR EROSION CONTROL EEL SHALL BE INSTALLED PARALLEL AND DOWNSTREAM OF ALL PROPOSED DISTURBANCE WITHIN THE STREAM BUFFER.
- REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND, NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.
  - REMOVAL OF EXOTIC/INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.
  - ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.
  - UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER
  - REMOVE LOOSE AND DEAD DEBRIS.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOD WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH LOW MAINTENANCE PLANTS, INCLUDING NATIVE SPECIES AND WILDLIFE PLANTINGS.

THE SQUARE FOOTAGE OF MINOR DISTURBANCE SHOULD BE LESS THAN OR EQUAL TO THE SQUARE FOOTAGE OF EQUIVALENT MEASURES PERFORMED WITHIN THE STREAM BUFFER. IF EXISTING CONDITIONS DO NOT WARRANT ANY OF THE ABOVE MEASURES, THE CITY OF FRANKLIN AND ENGINEER SHALL BE CONTACTED FOR FURTHER DIRECTION. SEE LANDSCAPE NOTES FOR MORE DETAILS.

CONTRACTOR SHALL REFER TO THE SWPPP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT COF INSPECTORS PRIOR TO ANY DISTURBANCE WITHIN THE BUFFERS.

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. INSTALLER'S OF WATER QUALITY BMP'S 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 GIP'S FROM COMPACTION.

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 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. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
2. CLEAR, GRUB, AND GRADE REMAINING SITE.
3. INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
4. CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

EPSC PHASE 2 SEDIMENT TRAP SEQUENCE

SEDIMENT TRAPS 2 AND 4 TO BE REMOVED AS PAVING OF SURFACE LOT AND LOOP ROAD BEGIN. BIORETENTION POND LOCATIONS TO BE PARTIALLY EXCAVATED AND COLLECT SEDIMENT/RUNOFF UNTIL UNDERGROUND DETENTION PONDS ARE INSTALLED. SEDIMENT TRAP 3 FROM THE INITIAL PHASE TO REMAIN UNTIL SEDIMENT TRAPS 4 AND 5 ARE INSTALLED. SEDIMENT TRAPS 4 AND 5 TO BE INSTALLED BEFORE UPSTREAM MASS GRADING CAN BEGIN.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127218 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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CHECKED BY:	WGH
DATE:	08/01/2024

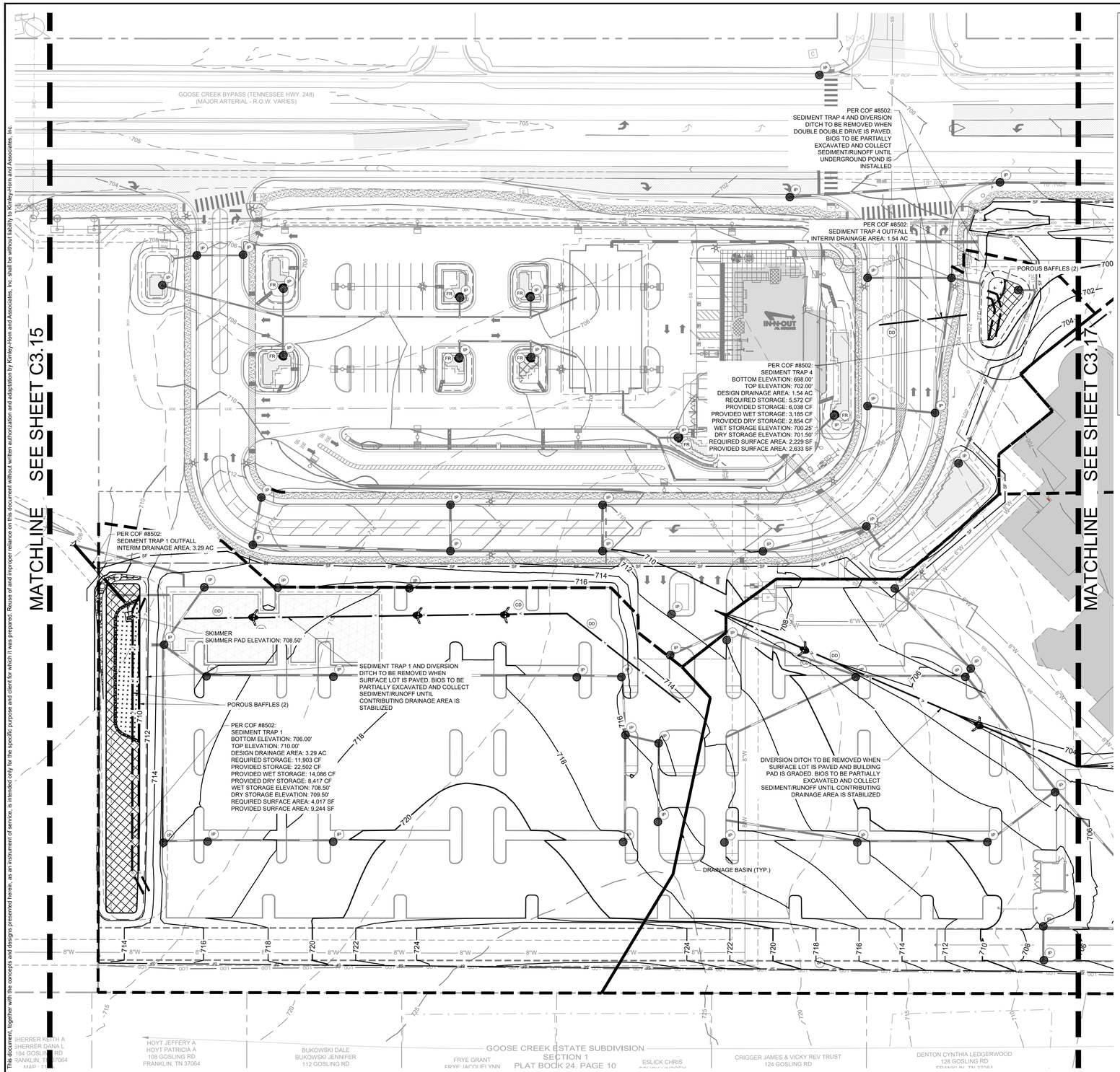
KIMLEY-HORN PROJECT NO. 11849000

INTERIM EPSC PLAN

SHEET NUMBER
C3.15

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Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C3.10 INTERIM EPSC - CONSTRUCTION PLAN.dwg C3.12 INTERIM EPSC PLAN Aug 01, 2024 3:12pm by: Shawn.Schaub



EROSION CONTROL LEGEND

FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3.21
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SF	SILT FENCE - REFER TO DETAIL SHEET C3.20
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MA	EROSION CONTROL MATTING - CONTECH LANDLOK 52 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3.20
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.20
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  - UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER
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- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOD WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.
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3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
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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.
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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. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127918
STATE OF TENNESSEE

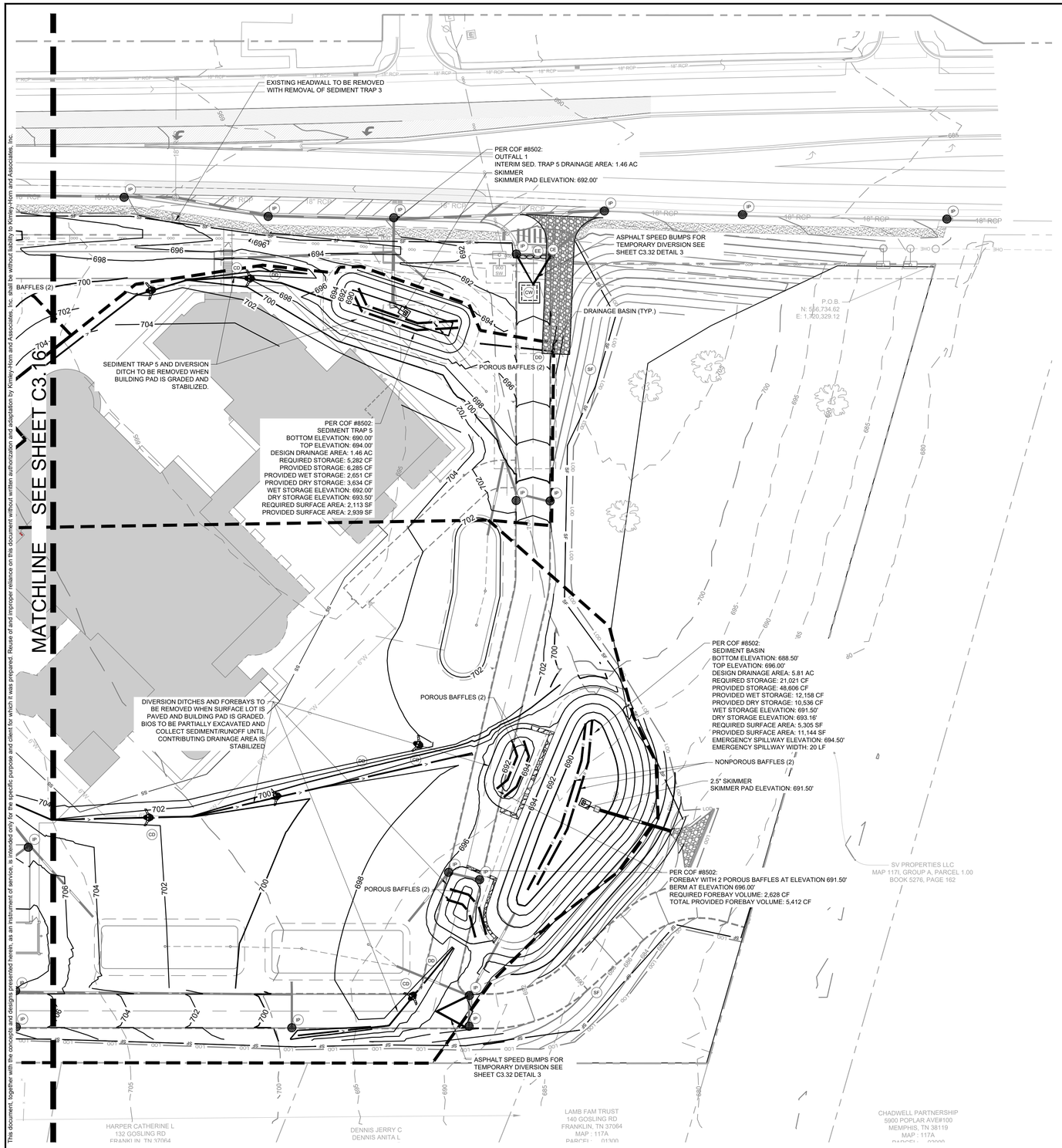
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DESIGNED BY:	NFS
DRAWN BY:	NFS
CHECKED BY:	WGH
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

INTERIM EPSC PLAN

SHEET NUMBER
C3.16

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EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3.21
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3.20
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3.20
	EE	EROSION EELS - REFER TO DETAIL SHEET C3.20
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3.21
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.20
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	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.20
	TS	TEMPORARY STABILIZATION
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TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.20
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.
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- TEMPORARY WADDLE OR EROSION CONTROL EEL SHALL BE INSTALLED PARALLEL AND DOWNSTREAM OF ALL PROPOSED DISTURBANCE WITHIN THE STREAM BUFFER.
- REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND, NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.
  - REMOVAL OF EXOTIC/INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.
  - ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.
  - UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER
  - REMOVE LOOSE AND DEAD DEBRIS.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOD WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.
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THE SQUARE FOOTAGE OF MINOR DISTURBANCE SHOULD BE LESS THAN OR EQUAL TO THE SQUARE FOOTAGE OF EQUIVALENT MEASURES PERFORMED WITHIN THE STREAM BUFFER. IF EXISTING CONDITIONS DO NOT WARRANT ANY OF THE ABOVE MEASURES, THE CITY OF FRANKLIN AND ENGINEER SHALL BE CONTACTED FOR FURTHER DIRECTION. SEE LANDSCAPE NOTES FOR MORE DETAILS.

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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. INSTALLER'S OF WATER QUALITY BMP'S 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 GIP'S FROM COMPACTION.

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 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. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
2. CLEAR, GRUB, AND GRADE REMAINING SITE.
3. INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
4. CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

EPSC PHASE 2 SEDIMENT TRAP SEQUENCE

SEDIMENT TRAPS 2 AND 4 TO BE REMOVED AS PAVING OF SURFACE LOT AND LOOP ROAD BEGIN. BIORETENTION POND LOCATIONS TO BE PARTIALLY EXCAVATED AND COLLECT SEDIMENT/RUNOFF UNTIL UNDERGROUND DETENTION PONDS ARE INSTALLED. SEDIMENT TRAP 3 FROM THE INITIAL PHASE TO REMAIN UNTIL SEDIMENT TRAPS 4 AND 5 ARE INSTALLED. SEDIMENT TRAPS 4 AND 5 TO BE INSTALLED BEFORE UPSTREAM MASS GRADING CAN BEGIN.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127916
STATE OF TENNESSEE
08/01/2024

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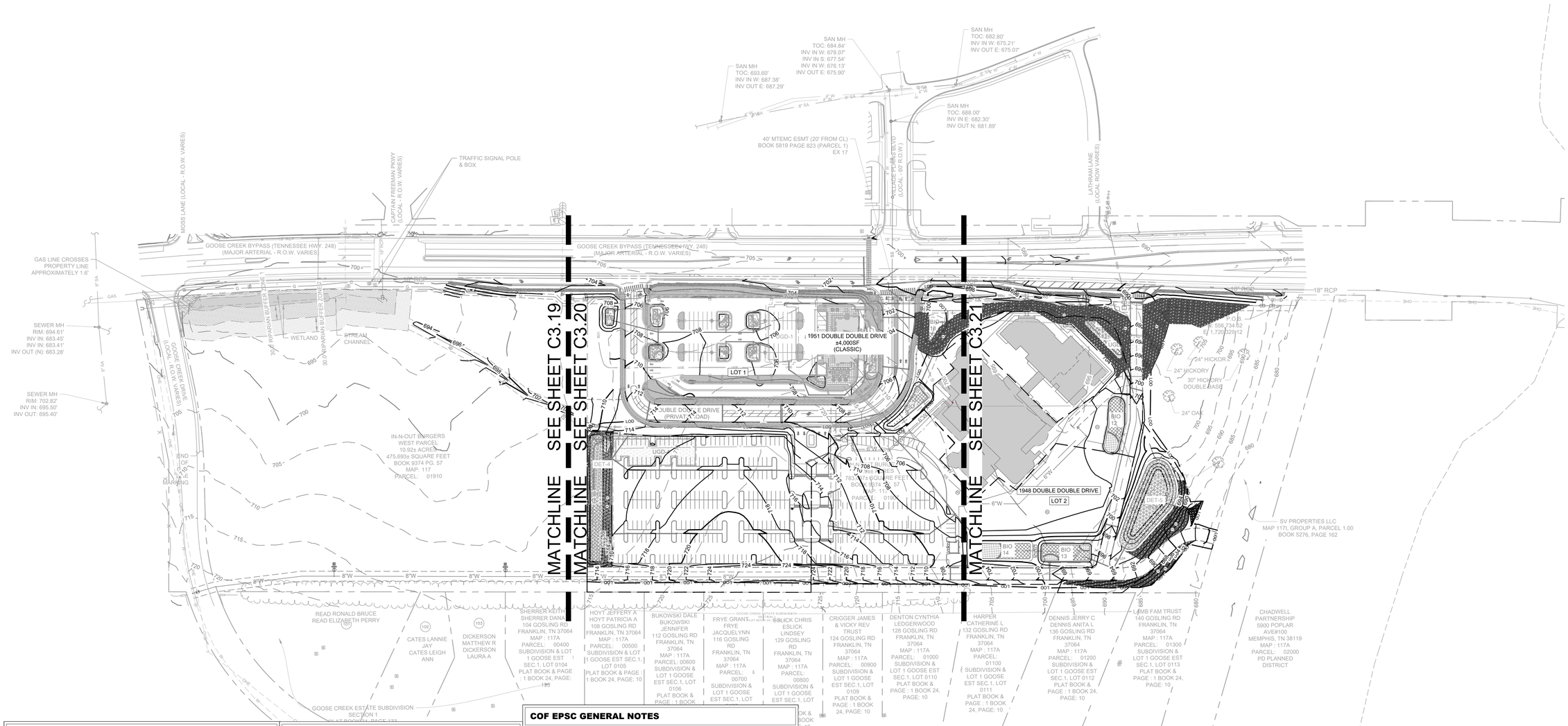
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KIMLEY-HORN PROJECT NO.
11849000

INTERIM EPSC PLAN

SHEET NUMBER
C3.17

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EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
DD	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3.21
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3.20
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3.20
	EE	EROSION EELS - REFER TO DETAIL SHEET C3.20
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3.21
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.20
	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 C3.20
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.20
	TS	TEMPORARY STABILIZATION
	PS	PERMANENT STABILIZATION
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.20
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 C3.20 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

STREAM BUFFER NOTES

NO DISTURBANCE OF THE 30' MINIMUM STREAM BUFFER IS ALLOWED. ANY MINOR DISTURBANCES OF THE 60' AVERAGE STREAM BUFFER, INCLUDING INSTALLATION OF A MULTI-USE PATH, SHALL BE STABILIZED AND MITIGATED FOR WITH EQUIVALENT MEASURES. ANY DISTURBANCE WITHIN THE STREAM BUFFER SHOULD BE STABILIZED WITHIN 7 DAYS OF THE AREA BEING BROUGHT TO FINAL GRADE. EQUIVALENT MEASURES INCLUDE:

- TEMPORARY WADDLE OR EROSION CONTROL EEL SHALL BE INSTALLED PARALLEL AND DOWNSTREAM OF ALL PROPOSED DISTURBANCE WITHIN THE STREAM BUFFER.
- REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND, NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.
  - -- REMOVAL OF EXOTIC/INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.
  - -- ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.
  - -- UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER
  - -- REMOVE LOOSE AND DEAD DEBRIS.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOD WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH LOW MAINTENANCE PLANTS, INCLUDING NATIVE SPECIES AND WILDLIFE PLANTINGS

THE SQUARE FOOTAGE OF MINOR DISTURBANCE SHOULD BE LESS THAN OR EQUAL TO THE SQUARE FOOTAGE OF EQUIVALENT MEASURES PERFORMED WITHIN THE STREAM BUFFER. IF EXISTING CONDITIONS DO NOT WARRANT ANY OF THE ABOVE MEASURES, THE CITY OF FRANKLIN AND ENGINEER SHALL BE CONTACTED FOR FURTHER DIRECTION. SEE LANDSCAPE NOTES FOR MORE DETAILS.

CONTRACTOR SHALL REFER TO THE SWPPP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT COF INSPECTORS PRIOR TO ANY DISTURBANCE WITHIN THE BUFFERS.

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. INSTALLER'S OF WATER QUALITY BMP'S 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 GIP'S FROM COMPACTION.

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.
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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 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. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

SCM NOTE

ALL STORMWATER MANAGEMENT FEATURES FOR A SITE/SECTION SHALL BE INSTALLED WITHIN NINETY(90) DAYS OF ISSUANCE OF A TEMPORARY CERTIFICATE OF USE AND OCCUPANCY (TCUO)/TEMPORARY CERTIFICATE OF COMPLETION (TCOC) AND/OR WHEN A STORMWATER MANAGEMENT FEATURE'S CONTRIBUTING DRAINAGE AREA IS BUILT OUT AND/OR STABILIZED (AS DETERMINED BY THE SITE'S STORMWATER INSPECTOR). FURTHERMORE, STORMWATER CONTROL MEASURES (SCM'S) SHALL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER DOCUMENTING THE SCM'S HAVE BEEN INSTALLED PER THE APPROVED SITE PLAN. AN INSPECTION REPORT DOCUMENTING THIS SHALL BE REQUIRED TO BE SUBMITTED TO THE CITY'S ENGINEERING DEPARTMENT WITHIN NINETY (90) DAYS OF THE SCM'S COMPLETION.

EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
2. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
3. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON THIS PLAN PER THE CITY OF FRANKLIN BMP MANUAL.

GRAPHIC SCALE IN FEET
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NORTH

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GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 117719 — STATE OF TENNESSEE — 08/01/2024

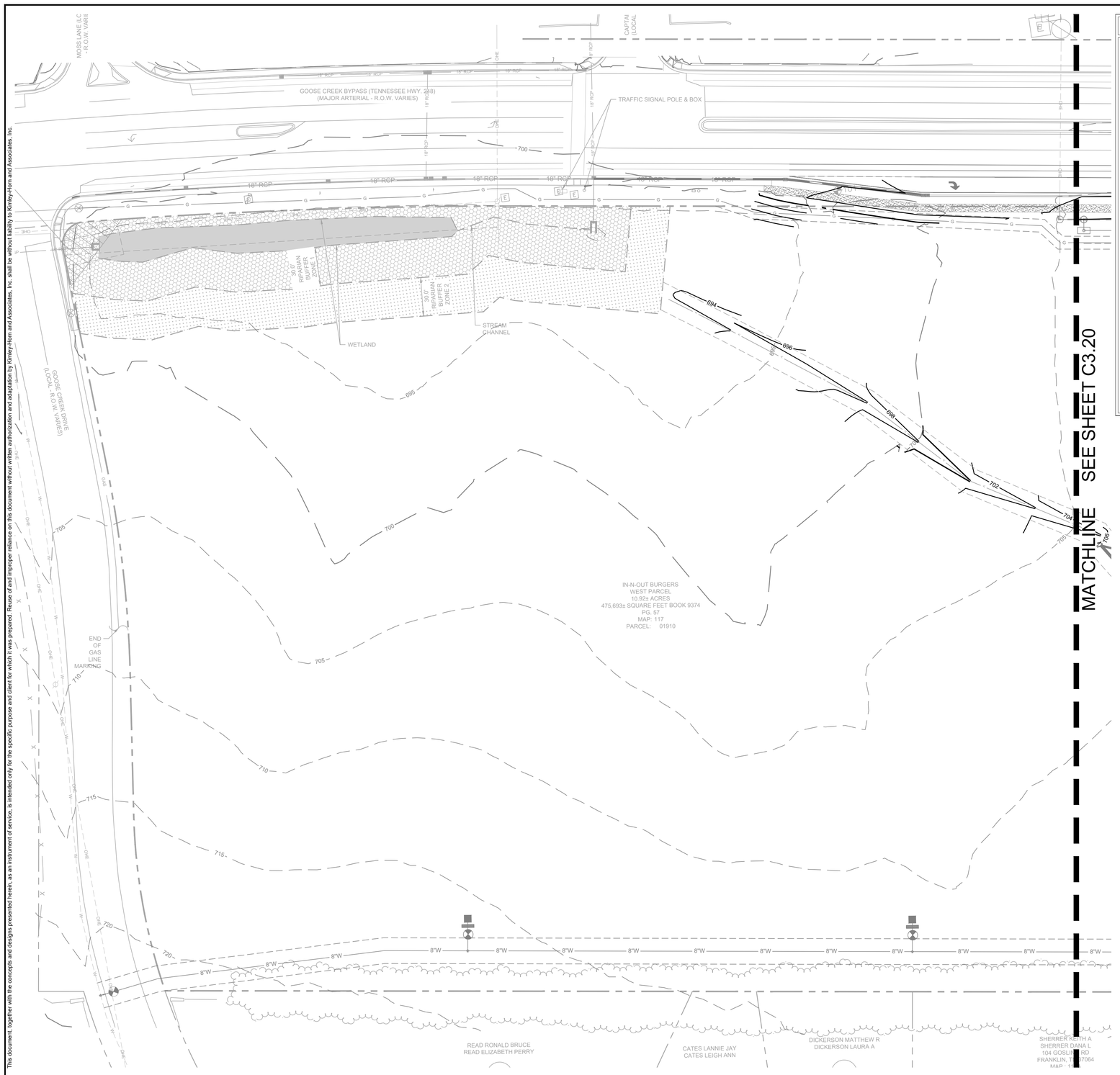
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DRAWN BY:	NFS
CHECKED BY:	WGH
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

OVERALL FINAL EPSC PLAN

SHEET NUMBER
C3.18

Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C3.13 FINAL EPSC - WATER QUALITY PLAN.dwg C3.15 OVERALL FINAL EPSC PLAN Aug 01, 2024 3:13pm by: Shawn.Schaub



EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3.21
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3.20
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3.20
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	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.20
	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 C3.20
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.20
	TS	TEMPORARY STABILIZATION
	PS	PERMANENT STABILIZATION
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.20
LOD	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.
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3. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT

STREAM BUFFER NOTES

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- REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND, NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.
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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.
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12. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
2. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
3. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON THIS PLAN PER THE CITY OF FRANKLIN BMP MANUAL.

SCM NOTE

ALL STORMWATER MANAGEMENT FEATURES FOR A SITE/SECTION SHALL BE INSTALLED WITHIN NINETY(90) DAYS OF ISSUANCE OF A TEMPORARY CERTIFICATE OF USE AND OCCUPANCY (TCUO)/TEMPORARY CERTIFICATE OF COMPLETION (TCOC) AND/OR WHEN A STORMWATER MANAGEMENT FEATURE'S CONTRIBUTING DRAINAGE AREA IS BUILT OUT AND/OR STABILIZED (AS DETERMINED BY THE SITE'S STORMWATER INSPECTOR). FURTHERMORE, STORMWATER CONTROL MEASURES (SCM'S) SHALL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER DOCUMENTING THE SCM'S HAVE BEEN INSTALLED PER THE APPROVED SITE PLAN. AN INSPECTION REPORT DOCUMENTING THIS SHALL BE REQUIRED TO BE SUBMITTED TO THE CITY'S ENGINEERING DEPARTMENT WITHIN NINETY (90) DAYS OF THE SCM'S COMPLETION.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE AND COMMERCE
No. 137919
STATE OF TENNESSEE
08/01/2024

No.	REVISIONS	DATE	BY
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DATE:	08/01/2024

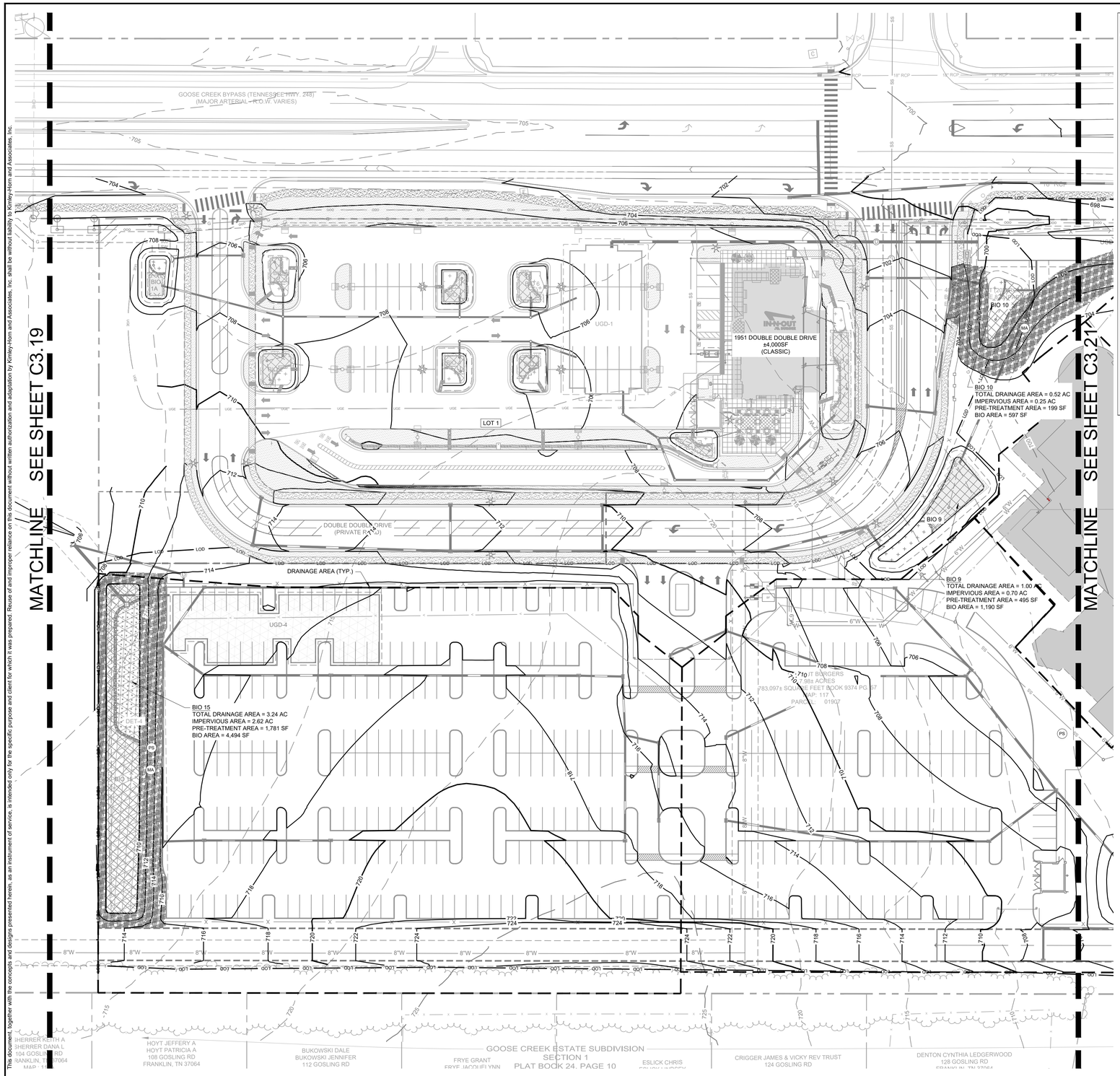
KIMLEY-HORN PROJECT NO. 11849000

FINAL EPSC PLAN

SHEET NUMBER
C3.19

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Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C3.13 FINAL EPSC - WATER QUALITY PLAN.dwg C3.16 FINAL EPSC PLAN Aug 01, 2024 3:13pm by: Shawn.Schaub



EROSION CONTROL LEGEND

FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3.21
IP	INLET PROTECTION - REFER TO DETAIL SHEET C3.20
SF	SILT FENCE - REFER TO DETAIL SHEET C3.20
EE	EROSION EELS - REFER TO DETAIL SHEET C3.20
CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3.21
CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.20
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 C3.20
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.20
TS	TEMPORARY STABILIZATION
PS	PERMANENT STABILIZATION
TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.20
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 C3.20 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

STREAM BUFFER NOTES

NO DISTURBANCE OF THE 30' MINIMUM STREAM BUFFER IS ALLOWED. ANY MINOR DISTURBANCES OF THE 60' AVERAGE STREAM BUFFER, INCLUDING INSTALLATION OF A MULTI-USE PATH, SHALL BE STABILIZED AND MITIGATED FOR WITH EQUIVALENT MEASURES. ANY DISTURBANCE WITHIN THE STREAM BUFFER SHOULD BE STABILIZED WITHIN 7 DAYS OF THE AREA BEING BROUGHT TO FINAL GRADE. EQUIVALENT MEASURES INCLUDE:

- TEMPORARY WADDLE OR EROSION CONTROL EEL SHALL BE INSTALLED PARALLEL AND DOWNSTREAM OF ALL PROPOSED DISTURBANCE WITHIN THE STREAM BUFFER.
- REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND, NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.
  - REMOVAL OF EXOTIC/INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.
  - ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.
  - UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER
  - REMOVE LOOSE AND DEAD DEBRIS.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOD WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH LOW MAINTENANCE PLANTS, INCLUDING NATIVE SPECIES AND WILDLIFE PLANTINGS.

THE SQUARE FOOTAGE OF MINOR DISTURBANCE SHOULD BE LESS THAN OR EQUAL TO THE SQUARE FOOTAGE OF EQUIVALENT MEASURES PERFORMED WITHIN THE STREAM BUFFER. IF EXISTING CONDITIONS DO NOT WARRANT ANY OF THE ABOVE MEASURES, THE CITY OF FRANKLIN AND ENGINEER SHALL BE CONTACTED FOR FURTHER DIRECTION. SEE LANDSCAPE NOTES FOR MORE DETAILS.

CONTRACTOR SHALL REFER TO THE SWPPP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT COF INSPECTORS PRIOR TO ANY DISTURBANCE WITHIN THE BUFFERS.

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. INSTALLER'S 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 GIP'S FROM COMPACTION.

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 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. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
2. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
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SCM NOTE

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GRAPHIC SCALE IN FEET
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GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
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KIMLEY-HORN PROJECT NO. 11849000

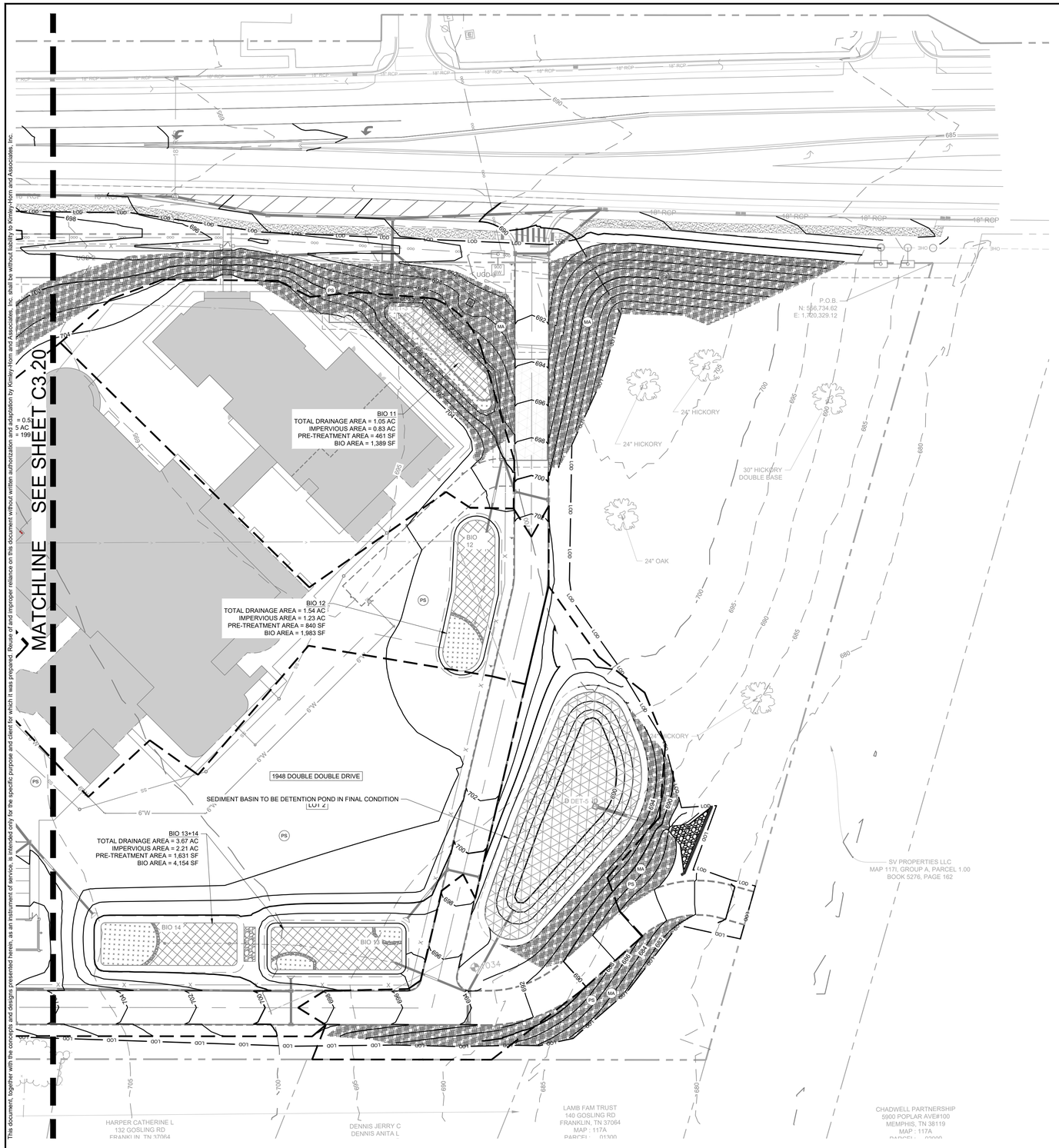
FINAL EPSC PLAN

SHEET NUMBER
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EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3.20
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LOD		LIMITS OF DISTURBANCE
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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.
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10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
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EPSC PHASE 3 CONSTRUCTION SEQUENCE

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SCM NOTE

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GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & BIOSYSTEMS ENGINEERING
No. 127319
STATE OF TENNESSEE
08/01/2024

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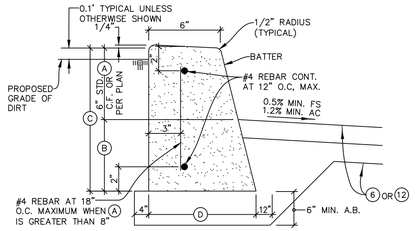
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C3.21

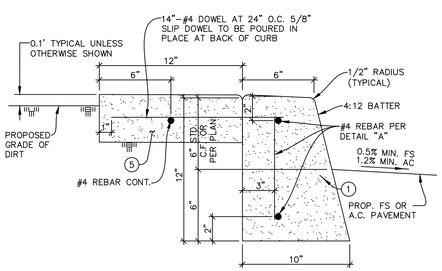
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A	B	C	D
0"	6"	6"	8"
4"	6"	10"	9"
6"	6"	12"	10"
8"	8"	16"	11"
12"	12"	24"	12"
18"	18"	36"	12"
24"	24"	48"	12"
30"	30"	60"	12"

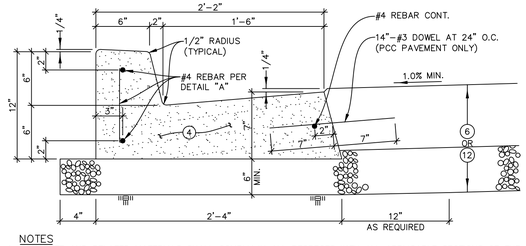
DETAIL "A" 1 2 3
CONCRETE PLANTER CURB
NOT TO SCALE

NOTES
1. CONCRETE AND RELATED MATERIALS SHALL COMPLY IN ALL RESPECTS WITH ALL APPLICABLE SECTIONS OF THE CURRENT EDITION OF THE LOCAL GOVERNING PUBLIC AGENCY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI, TYPE II CEMENT UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
2. CONTROL JOINTS TO BE A MINIMUM 3/8" JOINT FELT AT 30' O.C. MAXIMUM, BCR's AND ECR'S.
3. 3/8" TOOLED WEAKENED PLANE JOINTS TO BE AT 10' MAX. INTERVALS AND ALIGNED WITH ANY ADJACENT SIDEWALK OR PCC PAVEMENT, HAVE A 1.5 INCH MINIMUM DEPTH. WEAKENED PLANE JOINTS TO BE INSTALLED AT THE TIME OF PCC PLACEMENT.
4. 4" THICK C.A.B. SHALL BE USED WHEN ADJACENT TO SIDEWALK AND PCC PAVEMENT.
5. WHEN USING VARIABLE CURB FACE HEIGHT OF BETWEEN 0" AND 6" C.F. HOLD 4:12 BATTER AND 6" HEIGHT BELOW THE PAVEMENT FINISHED SURFACE.
6. ALL SURFACES SHALL BE STRAIGHT, UNIFORM, FREE OF HUMPS, SAGS, IRREGULARITIES AND IMPERFECTIONS. UNIFORM SURFACES SHALL NOT VARY MORE THAN 0.01' WHEN MEASURED WITH A 10 FOOT STRAIGHT EDGE.
7. REBAR SHOWN HEREON IS NOT A REQUIREMENT OF THIS PERMIT, BUT IS AN OPTIONAL CONSTRUCTION REQUIREMENT BY IN-N-OUT BURGERS. CONTRACTOR TO VERIFY INSTALLATION WITH IN-N-OUT PRIOR TO PLACING BID OR BEGINNING CONSTRUCTION.
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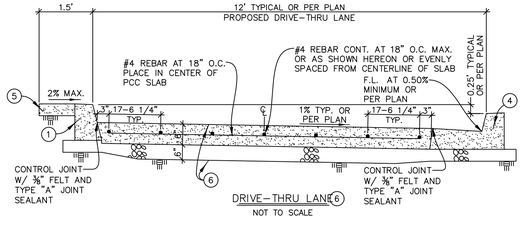
DETAIL "C" 1 5
PLANTER CURB WITH 12" SIDEWALK
NOT TO SCALE

NOTES
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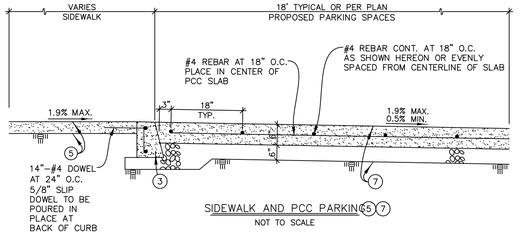


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DETAIL "B" 4
CONCRETE 6" CURB AND 18" GUTTER
NOT TO SCALE



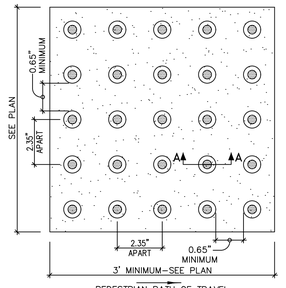
DRIVE-THRU LANE 6
NOT TO SCALE



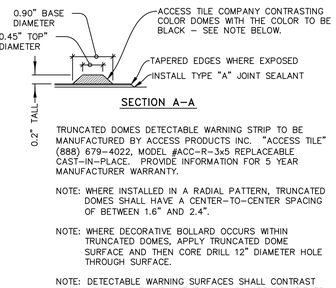
SIDEWALK AND PCC PARKING 5 7
NOT TO SCALE

DETAIL "D" 5 6 7
PCC PAVEMENT AND SIDEWALK
NOT TO SCALE

NOTES
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9. WHEN SIDEWALK ABUTS ANY BUILDING OR TRASH ENCLOSURE ENTRANCE AND WHEN PCC PAVEMENT ABUTS TRASH ENCLOSURE ENTRANCE INSTALL 14"-#3 DOWEL AT 24" O.C.



PEDESTRIAN PATH OF TRAVEL
TYPICAL PLAN
DETAIL "F" 8
TRUNCATED DOME DETAIL FOR PEDESTRIAN ACCESS DETECTABLE WARNING STRIP
NOT TO SCALE



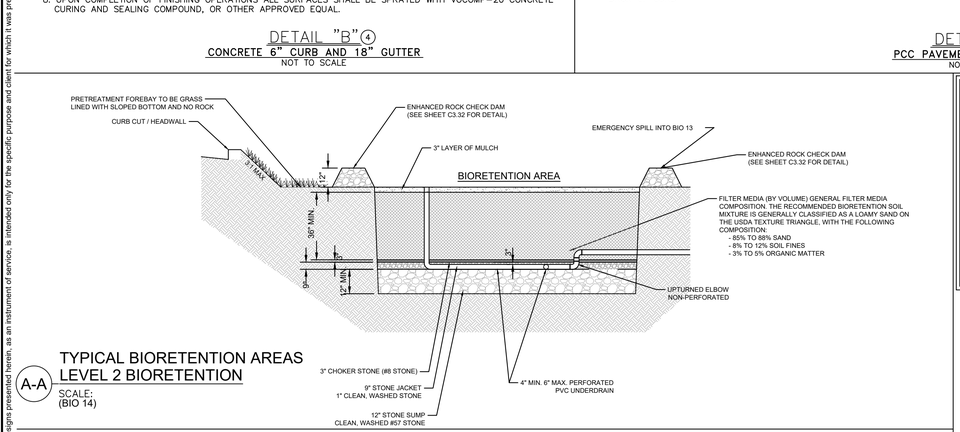
SECTION A-A

TRUNCATED DOMES DETECTABLE WARNING STRIP TO BE MANUFACTURED BY ACCESS PRODUCTS INC. "ACCESS TILE" (888) 679-4022, MODEL #ACC-R-3x5 REPLACEABLE CAST-IN-PLACE. PROVIDE INFORMATION FOR 5 YEAR MANUFACTURER WARRANTY.

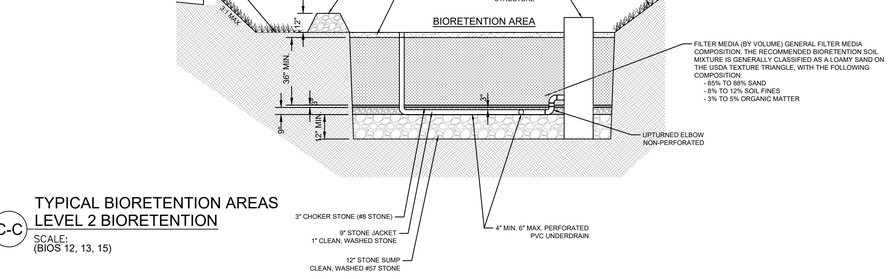
NOTE: WHERE INSTALLED IN A RADIAL PATTERN, TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF BETWEEN 1.6" AND 2.4".

NOTE: WHERE DECORATIVE BOLLARD OCCURS WITHIN TRUNCATED DOMES, APPLY TRUNCATED DOME SURFACE AND THEN CORE DRILL 12" DIAMETER HOLE THROUGH SURFACE.

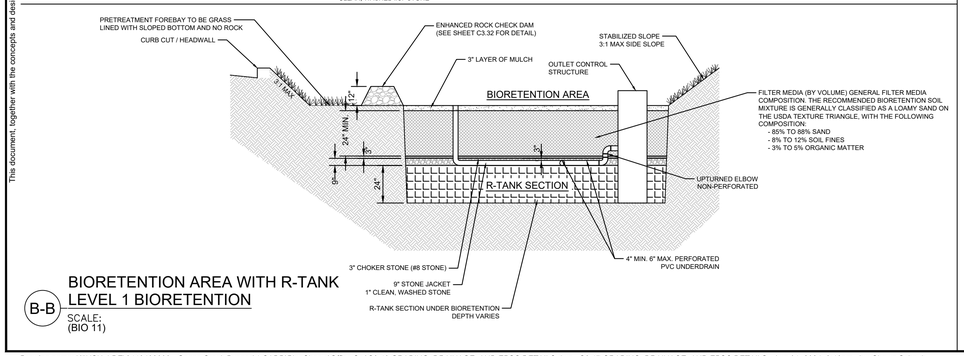
NOTE: DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



TYPICAL BIORETENTION AREAS LEVEL 2 BIORETENTION
A-A SCALE: (BIO 14)



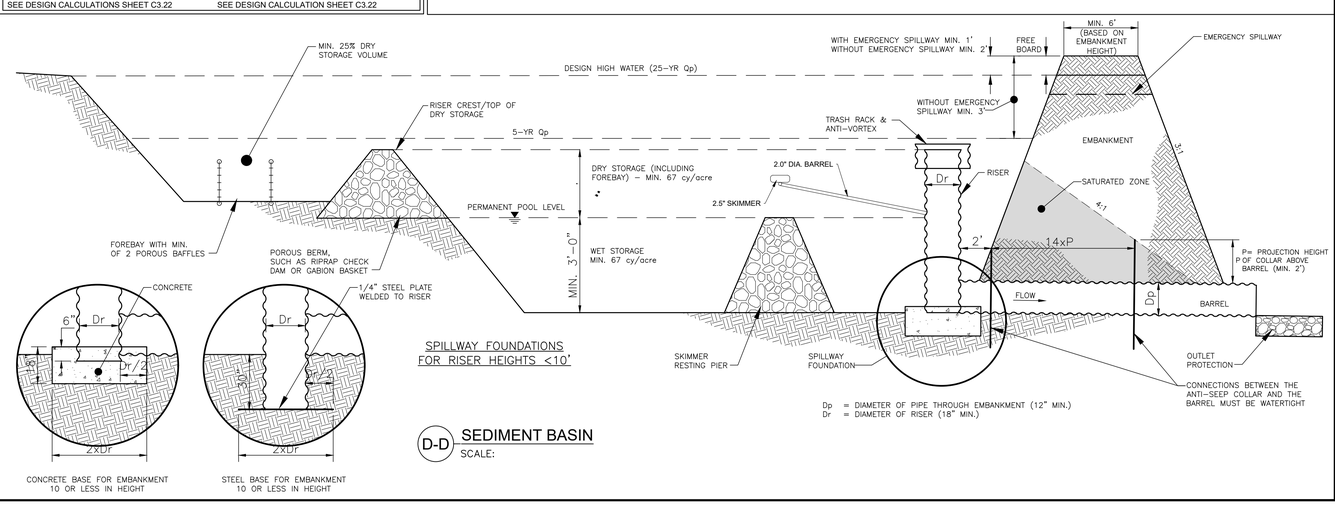
TYPICAL BIORETENTION AREAS LEVEL 2 BIORETENTION
C-C SCALE: (BIOS 12, 13, 15)



BIORETENTION AREA WITH R-TANK LEVEL 1 BIORETENTION
B-B SCALE: (BIO 11)

SEDIMENT BASIN DESIGN DETAILS:

INITIAL PHASE		INTERIM PHASE	
DRAINAGE AREA =	4.89 AC	DRAINAGE AREA =	5.81 AC
REQUIRED WET STORAGE VOLUME =	8,846 CF	REQUIRED WET STORAGE VOLUME =	10,510 CF
DESIGN WET STORAGE VOLUME =	12,158 CF	DESIGN WET STORAGE VOLUME =	12,158 CF
WET STORAGE ELEVATION =	691.50'	WET STORAGE ELEVATION =	691.50'
DRY STORAGE ELEVATION =	692.94'	DRY STORAGE ELEVATION =	693.16'
REQUIRED FOREBAY VOLUME =	2,212 CF	REQUIRED FOREBAY VOLUME =	2,628 CF
DESIGN FOREBAY VOLUME =	5,412 CF	DESIGN FOREBAY VOLUME =	5,412 CF
FOREBAY ELEVATION =	691.50'	FOREBAY ELEVATION =	691.50'
BOTTOM OF BASIN ELEVATION =	688.50'	BOTTOM OF BASIN ELEVATION =	688.50'
PRINCIPAL SPILLWAY ELEVATION =	693.00'	PRINCIPAL SPILLWAY ELEVATION =	693.20'
EMERGENCY SPILLWAY ELEVATION =	694.50'	EMERGENCY SPILLWAY ELEVATION =	694.50'
5 YR WATER SURFACE ELEVATION =	693.32'	5 YR WATER SURFACE ELEVATION =	693.83'
25 YEAR WATER SURFACE ELEVATION =	693.51'	25 YEAR WATER SURFACE ELEVATION =	694.19'
TOP OF EMBANKMENT ELEVATION =	696.00'	TOP OF EMBANKMENT ELEVATION =	696.00'
TOP OF EMBANKMENT WIDTH =	6'	TOP OF EMBANKMENT WIDTH =	6'
SEE DESIGN CALCULATIONS SHEET C3.22		SEE DESIGN CALCULATION SHEET C3.22	



SPILLWAY FOUNDATIONS FOR RISER HEIGHTS <10'

D-D SEDIMENT BASIN
SCALE:

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107916
STATE OF TENNESSEE
DATE: 08/01/2024

No	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024

KIMLEY-HORN PROJECT NO. 11849000

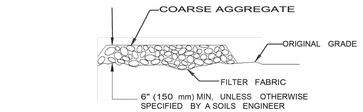
GRADING DRAINAGE AND EPSC DETAILS

SHEET NUMBER
C3.30

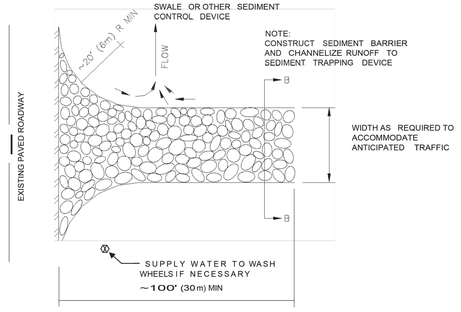
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ACTIVITY: Stabilized Construction Entrance — TCP- 01



SECTION B-B
N.T.S.



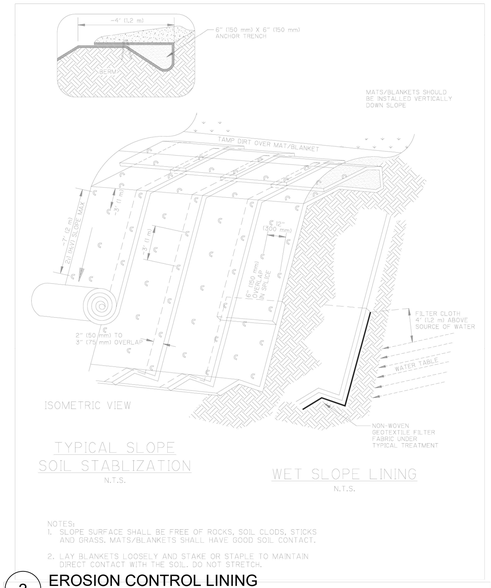
PLAN VIEW
N.T.S.

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

ACTIVITY: Geotextiles — PESC – 02

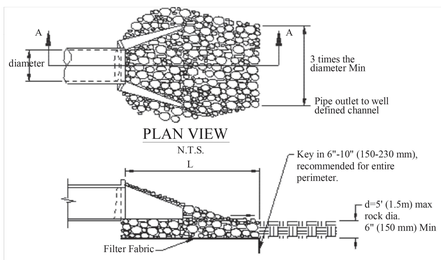


2 EROSION CONTROL LINING
SCALE:

Figure PESC-02-2
Anchoring Geotextiles on Embankments

Stormwater Best Management Practices – Permanent EP&SC — PESC-02-4 — January 2014

ACTIVITY: Outlet Protection — PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

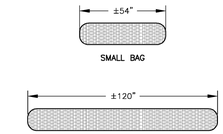
Pipe Diameter in (mm)	Discharge ft ^{3}/s (m^3/s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: Adapted from USDA-SCS

3 OUTLET PROTECTION DETAIL
SCALE:

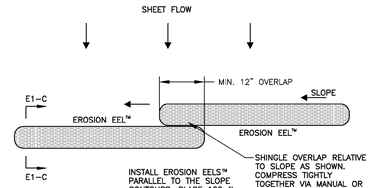
Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC — PESC-07-3 — January 2014

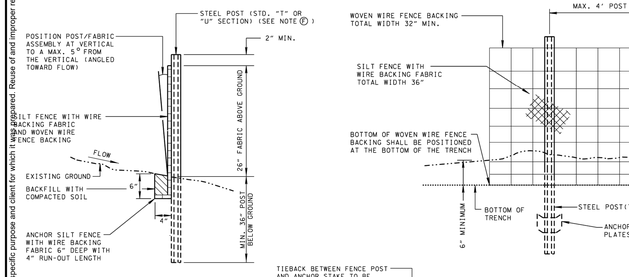


USED
TROL
ND 1.2.

DETAIL E1–A: EROSION EELs™
N.T.S.



4 EROSION EEL DETAIL
SCALE:



5 SILT FENCE DETAIL
SCALE:

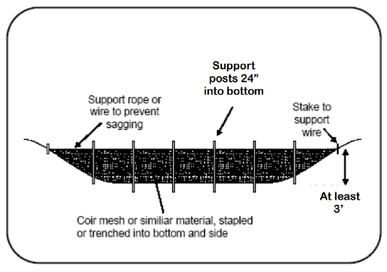
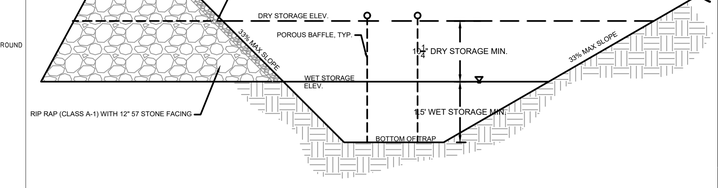


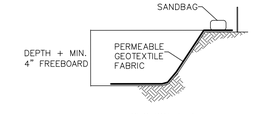
Figure 7.33-2 Cross section of a porous baffle in a sediment trap (*Source: NCDENR*)

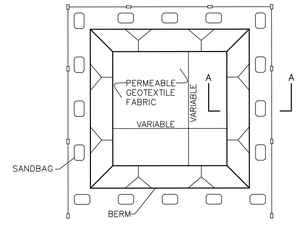
6 POROUS BAFFLE
SCALE:



SPILLWAY TO BE CONSTRUCTED OF RIP RAP AND SMALLER GRADED, CLEAN STONE SUCH AS TDOT #57 STONE. GEOTEXTILE FABRIC MUST BE PLACED BETWEEN THE RIP RAP AND SOIL TO PREVENT PIPING AND EROSION OF THE SPILLWAY. A 4 FOOT MINIMUM WEIR WIDTH MUST BE PROVIDED.

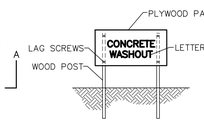
10 SEDIMENT TRAP DETAIL
NOT TO SCALE





PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"

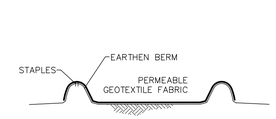


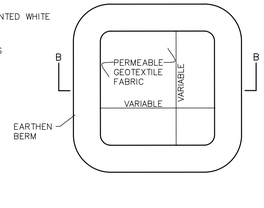
CONCRETE WASHOUT SIGN
(OR EQUIVALENT)

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

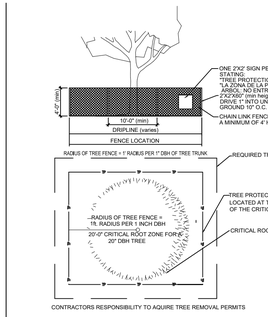




PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS

7 CONCRETE WASHOUT DETAIL
SCALE:



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

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

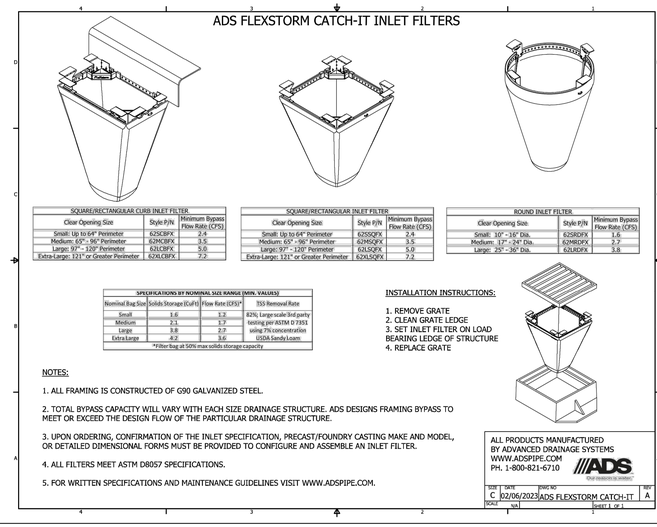
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. 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.

8 TREE PROTECTION DETAIL
SCALE:



9 ADS FLEXSTORM INLET PROTECTION
SCALE:

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PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

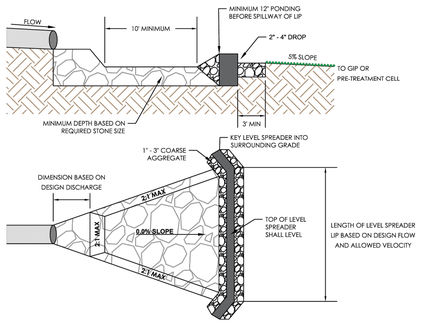
WILLIAM GRAY HARRISON — REGISTERED ENGINEER — No. 127918 — STATE OF TENNESSEE

No.	DATE	BY	REVISIONS
1			
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DESIGNED BY: WGH
DRAWN BY: WGH
CHECKED BY: MMcG
DATE: 08/01/2024
KIMLEY-HORN PROJECT NO. 11849000

GRADING DRAINAGE AND EPSC DETAILS

SHEET NUMBER
C3.31



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

LEVEL SPREADER NOTES:

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

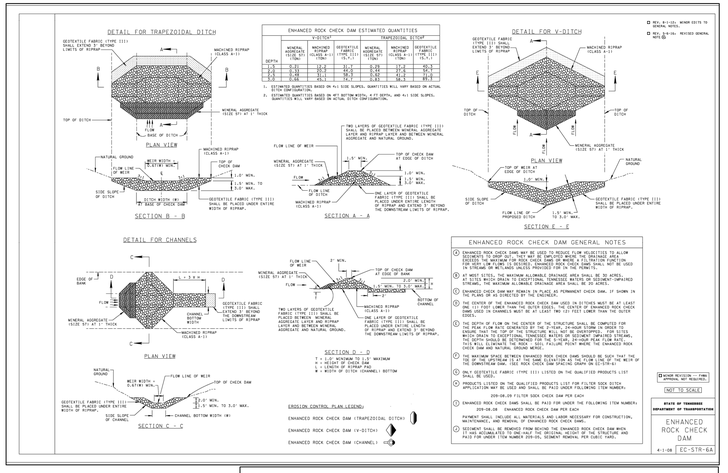
N.T.S.

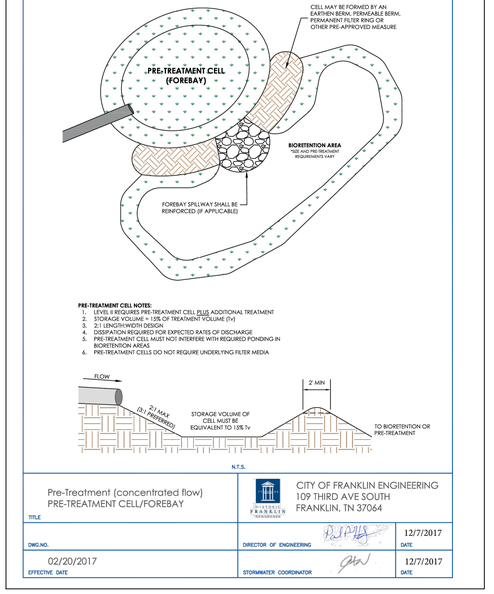
Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER — TITLE	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.	DIRECTOR OF ENGINEERING	12/7/2017 DATE
02/20/2017 EFFECTIVE DATE	STORMWATER COORDINATOR	12/7/2017 DATE

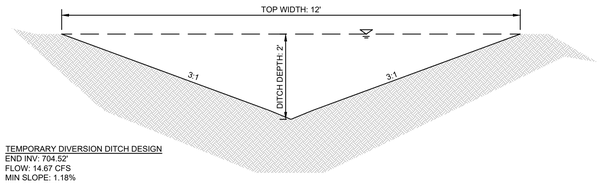
LEVEL SPREADER CALCULATIONS

OUTFALL	Q (CFS)	LENGTH (FT)	PONDING DEPTH (IN)	DEPTH OVER LIP (IN)	VELOCITY (FPS)
B0	3.5	52	12	1	.45

4 GRAVEL/STONE FLOW SPREADER
NOT TO SCALE



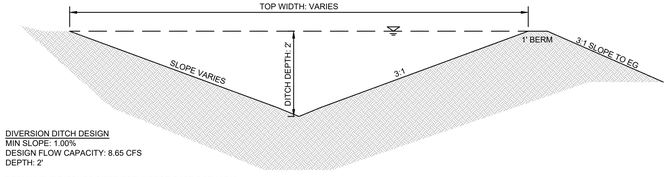




TEMPORARY DIVERSION DITCH DESIGN
END INV: 704.52'
FLOW: 14.67 CFS
MIN SLOPE: 1.18%
LENGTH: 360'

TEMPORARY DITCH SIZED FOR WORST CASE SCENARIO
TEMPORARY DITCHES SIZED FOR THE 10-YEAR 5-MIN STORM EVENT

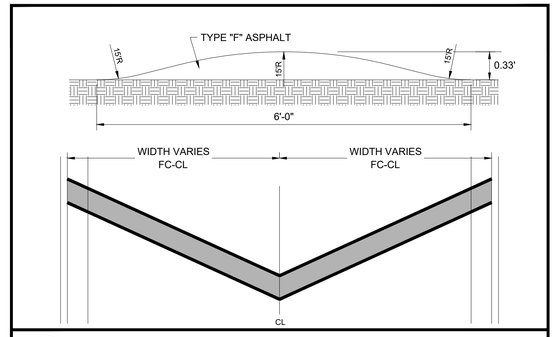
1 TEMPORARY DIVERSION DITCH (TYP.)
SCALE:



DIVERSION DITCH DESIGN
MIN SLOPE: 1.00%
DESIGN FLOW CAPACITY: 8.65 CFS
DEPTH: 2'

PERMANENT DITCHES SIZED FOR WORST CASE SCENARIO
PERMANENT DITCHES ARE SIZED FOR THE 10-YEAR 5-MIN STORM EVENT

2 PERMANENT DIVERSION DITCH
SCALE:



3 ASPHALT DIVERSION SPEED BUMP DETAIL
SCALE:

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PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 127918 — STATE OF TENNESSEE

No.	DATE	REVISIONS	BY
1			
2			
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9			
10			

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024

KIMLEY-HORN PROJECT NO. 11849000

GRADING DRAINAGE AND EPSC DETAILS

SHEET NUMBER
C3.32

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Sediment Trap 1 - INITIAL

Drainage Area (Site) (ac) =	3.45	
Runoff Coefficient (C) =	0.40	
Time of Concentration =	12.00	
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	3.78	
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	4.42	
Flow (Q_2) (cfs) =	5.2	(Q=c*i*drainage area)
Flow (Q_5) (cfs) =	6.1	(Q=c*i*drainage area)
WET Storage Volume (cf) =	6,241	(67 cy per Disturbed Acre)
DRY Storage Volume (cf) =	6,241	(67 cy per Disturbed Acre)
Required Total Volume (cf) =	12,482	(WET + DRY Volumes)
*Required Surface Area (Trapping Efficiency)(sf) =	1,982	(435 sf per cfs of Q5 peak inflow)

Storage Dimensions:

Basin Side Slopes (X : 1) = 3.0

Storage Depth "R" (ft) = 3.5

	Elev (ft)	Area (SF)	Cumulative Volume (CF)	Cumulative Volume (CY)		
Bottom Elevation	706.00	*3,718*	*0*	*0*		
	707.50	*6,000*	*7,289*	*270*		
Sediment Storage Zone (WET STORAGE)	708.50	*7,595*	*14,086*	*522*	2.50	DEPTH OF WET STORAGE
	709.00	*8,412*	*18,088*	*670*		
Settling Zone (DRY STORAGE)	709.50	*9,244*	*22,502*	*833*	1.00	DEPTH OF DRY STORAGE
Embankment/Emergency Spillway	710.00	*10,089*	*27,335*	*1,012*	0.50	FREEBOARD

Designed Wet Storage Volume (cf)=	14,086	**O.K.> Minimum Required Volume**
Designed Dry Storage Volume (cf)=	8,416	**O.K.> Minimum Required Volume**
Designed Storage Volume (cf)=	22,502	**O.K.> Minimum Required Storage**
Designed Surface Area (sf)=	9,244	**O.K.> Minimum Required Surface Area**

Sediment Trap 2 - INITIAL

Drainage Area (Site) (ac) =	2.30	
Runoff Coefficient (C) =	0.40	
Time of Concentration =	13.00	
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	3.78	
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	4.42	
Flow (Q_2) (cfs) =	3.5	(Q=c*i*drainage area)
Flow (Q_5) (cfs) =	4.1	(Q=c*i*drainage area)
WET Storage Volume (cf) =	4,161	(67 cy per Disturbed Acre)
DRY Storage Volume (cf) =	4,161	(67 cy per Disturbed Acre)
Required Total Volume (cf) =	8,321	(WET + DRY Volumes)
*Required Surface Area (Trapping Efficiency)(sf) =	1,322	(435 sf per cfs of Q5 peak inflow)

Storage Dimensions:

Basin Side Slopes (X : 1) = 3.0

Storage Depth "R" (ft) = 3.5

	Elev (ft)	Area (SF)	Cumulative Volume (CF)	Cumulative Volume (CY)		
Bottom Elevation	700.50	*1,702*	*0*	*0*		
	702.00	*2,865*	*3,425*	*127*		
Sediment Storage Zone (WET STORAGE)	702.75	*3,496*	*5,811*	*215*	2.25	DEPTH OF WET STORAGE
	703.50	*4,159*	*8,681*	*322*		
Settling Zone (DRY STORAGE)	704.00	*4,618*	*10,876*	*403*	1.25	DEPTH OF DRY STORAGE
Embankment/Emergency Spillway	704.50	*5,092*	*13,303*	*493*	0.50	FREEBOARD

Designed Wet Storage Volume (cf)=	5,811	**O.K.> Minimum Required Volume**
Designed Dry Storage Volume (cf)=	5,065	**O.K.> Minimum Required Volume**
Designed Storage Volume (cf)=	10,876	**O.K.> Minimum Required Storage**
Designed Surface Area (sf)=	4,618	**O.K.> Minimum Required Surface Area**

Sediment Trap 3 - INITIAL

Drainage Area (Site) (ac) =	4.97	
Runoff Coefficient (C) =	0.40	
Time of Concentration =	10.00	
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	3.78	
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	4.42	
Flow (Q_2) (cfs) =	7.5	(Q=c*i*drainage area)
Flow (Q_5) (cfs) =	8.8	(Q=c*i*drainage area)
WET Storage Volume (cf) =	8,985	(67 cy per Disturbed Acre)
DRY Storage Volume (cf) =	8,985	(67 cy per Disturbed Acre)
Required Total Volume (cf) =	17,971	(WET + DRY Volumes)
*Required Surface Area (Trapping Efficiency)(sf) =	2,854	(435 sf per cfs of Q5 peak inflow)

Storage Dimensions:

Basin Side Slopes (X : 1) = 3.0

Storage Depth "R" (ft) = 3.5

	Elev (ft)	Area (SF)	Cumulative Volume (CF)	Cumulative Volume (CY)		
Bottom Elevation	689.50	*4,103*	*0*	*0*		
	690.00	*4,867*	*2,243*	*83*		
Sediment Storage Zone (WET STORAGE)	691.50	*5,677*	*10,151*	*376*	2.00	DEPTH OF WET STORAGE
	692.50	*6,565*	*16,272*	*603*		
Settling Zone (DRY STORAGE)	693.00	*7,024*	*19,669*	*728*	1.50	DEPTH OF DRY STORAGE
Embankment/Emergency Spillway	693.50	*7,498*	*23,299*	*863*	0.50	FREEBOARD

Designed Wet Storage Volume (cf)=	10,151	**O.K.> Minimum Required Volume**
Designed Dry Storage Volume (cf)=	9,518	**O.K.> Minimum Required Volume**
Designed Storage Volume (cf)=	19,669	**O.K.> Minimum Required Storage**
Designed Surface Area (sf)=	7,024	**O.K.> Minimum Required Surface Area**

Sediment Trap 1 - INTERIM

Drainage Area (Site) (ac) =	3.29	
Runoff Coefficient (C) =	0.85	
Time of Concentration =	12.00	
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	3.78	
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	4.42	
Flow (Q_2) (cfs) =	10.6	(Q=c*i*drainage area)
Flow (Q_5) (cfs) =	12.4	(Q=c*i*drainage area)
WET Storage Volume (cf) =	5,952	(67 cy per Disturbed Acre)
DRY Storage Volume (cf) =	5,952	(67 cy per Disturbed Acre)
Required Total Volume (cf) =	11,903	(WET + DRY Volumes)
*Required Surface Area (Trapping Efficiency)(sf) =	4,017	(435 sf per cfs of Q5 peak inflow)

Storage Dimensions:

Basin Side Slopes (X : 1) = 3.0

Storage Depth "R" (ft) = 3.5

	Elev (ft)	Area (SF)	Cumulative Volume (CF)	Cumulative Volume (CY)		
Bottom Elevation	706.00	*3,718*	*0*	*0*		
	707.50	*6,000*	*7,289*	*270*		
Sediment Storage Zone (WET STORAGE)	708.50	*7,595*	*14,086*	*522*	2.50	DEPTH OF WET STORAGE
	709.00	*8,412*	*18,088*	*670*		
Settling Zone (DRY STORAGE)	709.50	*9,244*	*22,502*	*833*	1.00	DEPTH OF DRY STORAGE
Embankment/Emergency Spillway	710.00	*10,089*	*27,335*	*1,012*	0.50	FREEBOARD

Designed Wet Storage Volume (cf)=	14,086	**O.K.> Minimum Required Volume**
Designed Dry Storage Volume (cf)=	8,416	**O.K.> Minimum Required Volume**
Designed Storage Volume (cf)=	22,502	**O.K.> Minimum Required Storage**
Designed Surface Area (sf)=	9,244	**O.K.> Minimum Required Surface Area**

Sediment Trap 4 - INTERIM

Drainage Area (Site) (ac) =	1.54	
Runoff Coefficient (C) =	0.85	
Time of Concentration =	10.00	
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	4.51	
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	5.24	
Flow (Q_2) (cfs) =	5.9	(Q=c*i*drainage area)
Flow (Q_5) (cfs) =	6.9	(Q=c*i*drainage area)
WET Storage Volume (cf) =	2,786	(67 cy per Disturbed Acre)
DRY Storage Volume (cf) =	2,786	(67 cy per Disturbed Acre)
Required Total Volume (cf) =	5,572	(WET + DRY Volumes)
*Required Surface Area (Trapping Efficiency)(sf) =	2,229	(435 sf per cfs of Q5 peak inflow)

Storage Dimensions:

Basin Side Slopes (X : 1) = 3.0

Storage Depth "R" (ft) = 3.5

	Elev (ft)	Area (SF)	Cumulative Volume (CF)	Cumulative Volume (CY)		
Bottom Elevation	698.00	*923*	*0*	*0*		
	699.00	*1,341*	*1,132*	*42*		
Sediment Storage Zone (WET STORAGE)	700.25	*1,943*	*3,185*	*118*	2.25	DEPTH OF WET STORAGE
	701.00	*2,347*	*4,793*	*178*		
Settling Zone (DRY STORAGE)	701.50	*2,633*	*6,038*	*224*	1.25	DEPTH OF DRY STORAGE
Embankment/Emergency Spillway	702.00	*2,934*	*7,430*	*275*	0.50	FREEBOARD

Designed Wet Storage Volume (cf)=	3,185	**O.K.> Minimum Required Volume**
Designed Dry Storage Volume (cf)=	2,854	**O.K.> Minimum Required Volume**
Designed Storage Volume (cf)=	6,038	**O.K.> Minimum Required Storage**
Designed Surface Area (sf)=	2,633	**O.K.> Minimum Required Surface Area**

Sediment Trap 5 - INTERIM

Drainage Area (Site) (ac) =	1.46	
Runoff Coefficient (C) =	0.85	
Time of Concentration =	10.00	
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	4.51	
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	5.24	
Flow (Q_2) (cfs) =	5.6	(Q=c*i*drainage area)
Flow (Q_5) (cfs) =	6.5	(Q=c*i*drainage area)
WET Storage Volume (cf) =	2,641	(67 cy per Disturbed Acre)
DRY Storage Volume (cf) =	2,641	(67 cy per Disturbed Acre)
Required Total Volume (cf) =	5,282	(WET + DRY Volumes)
*Required Surface Area (Trapping Efficiency)(sf) =	2,113	(435 sf per cfs of Q5 peak inflow)

Storage Dimensions:

Basin Side Slopes (X : 1) = 3.0

Storage Depth "R" (ft) = 3.5

	Elev (ft)	Area (SF)	Cumulative Volume (CF)	Cumulative Volume (CY)		
Bottom Elevation	690.00	*760*	*0*	*0*		
	691.00	*1,311*	*1,036*	*38*		
Sediment Storage Zone (WET STORAGE)	692.00	*1,920*	*2,651*	*98*	2.00	DEPTH OF WET STORAGE
	693.00	*2,585*	*4,904*	*182*		
Settling Zone (DRY STORAGE)	693.50	*2,939*	*6,285*	*233*	1.50	DEPTH OF DRY STORAGE
Embankment/Emergency Spillway	694.00	*3,306*	*7,846*	*291*	0.50	FREEBOARD

Designed Wet Storage Volume (cf)=	2,651	**O.K.> Minimum Required Volume**
Designed Dry Storage Volume (cf)=	3,634	**O.K.> Minimum Required Volume**
Designed Storage Volume (cf)=	6,285	**O.K.> Minimum Required Storage**
Designed Surface Area (sf)=	2,939	**O.K.> Minimum Required Surface Area**

Sediment Trap 2 - INTERIM

Drainage Area (Site) (ac) =	2.38	
Runoff Coefficient (C) =	0.85	
Time of Concentration =	13.00	
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	3.78	
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	4.42	
Flow (Q_2) (cfs) =	7.6	(Q=c*i*drainage area)
Flow (Q_5) (cfs) =	8.9	(Q=c*i*drainage area)
WET Storage Volume (cf) =	4,305	(67 cy per Disturbed Acre)
DRY Storage Volume (cf) =	4,305	(67 cy per Disturbed Acre)
Required Total Volume (cf) =	8,611	(WET + DRY Volumes)
*Required Surface Area (Trapping Efficiency)(sf) =	2,906	(435 sf per cfs of Q5 peak inflow)

Storage Dimensions:

Basin Side Slopes (X : 1) = 3.0

Storage Depth "R" (ft) = 3.5

	Elev (ft)	Area (SF)	Cumulative Volume (CF)	Cumulative Volume (CY)		
Bottom Elevation	700.50	*1,702*	*0*	*0*		
	702.00	*2,865*	*3,425*	*127*		
Sediment Storage Zone (WET STORAGE)	702.75	*3,496*	*5,811*	*215*	2.25	DEPTH OF WET STORAGE
	703.50	*4,159*	*8,681*	*322*		
Settling Zone (DRY STORAGE)	704.00	*4,618*	*10,876*	*403*	1.25	DEPTH OF DRY STORAGE
Embankment/Emergency Spillway	704.50	*5,092*	*13,303*	*493*	0.50	FREEBOARD

Designed Wet Storage Volume (cf)=	5,811	**O.K.> Minimum Required Volume**
Designed Dry Storage Volume (cf)=	5,065	**O.K.> Minimum Required Volume**
Designed Storage Volume (cf)=	10,876	**O.K.> Minimum Required Storage**
Designed Surface Area (sf)=	4,618	**O.K.> Minimum Required Surface Area**

Sediment Basin #1 INITIAL

Basin Drainage Area (A) (ac) =	4.89		
Runoff Coefficient (C) =	0.40		
SCS Curve Number (CN) =	60.00		
Time of Concentration (min) =	15.00		
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	3.78		
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	4.42		
Rainfall Intensity (25-yr Storm) "i" (in/hr) =	5.55		
Flow (Q_2) (cfs) =	7.4	(Q=C*i*A)	
Flow (Q_5) (cfs) =	8.6	(Q=C*i*A)	
Flow (Q_{25}) (cfs) =	10.9	(Q=C*i*A)	
WET Storage Volume (cf) =	8,846		
DRY Storage Volume (cf) =	8,846		
Required Total Volume (cf) =	17,692	(WET + DRY Volumes)	
Forebay Volume (cf) =	2,212		
Required Surface Area (sf) =	3,766		
Storage Depth "R" (ft) =	7.50		
Embankment Downstream Side Slope =	3:1		
Embankment Upstream Side Slope =	3:1		
Embankment Total Height =	7.50		
Minimum Embankment Width =	6.00		

	Elev (ft)	Area (SF)	Cumulative Volume (CF)
Bottom Elevation	688.50	*2,631*	*0*
	689.00	*3,073*	*1,426*
	690.00	*3,980*	*4,953*
	691.00	*4,954*	*9,420*
	692.00	*5,998*	*14,896*
	693.00	*7,123*	*21,456*
	694.00	*8,343*	*29,189*
	695.00	*9,673*	*38,197*
	696.00	*11,144*	*48,606*
Total Basin Volume			48,606 CF
			1,800 CY
			1.12 Ac-Ft

Designed WET Storage Elev =	691.50	
Designed WET Storage Volume (cf) =	12,158	
Designed DRY Storage Elev =	692.94	
Designed DRY Storage Volume (cf) =	8,905	
Designed Total Volume (cf)=	48,606	**O.K.> Minimum Required Volume**

Sediment Basin #1 INTERIM

Basin Drainage Area (A) (ac) =	5.81		
Runoff Coefficient (C) =	0.40		
SCS Curve Number (CN) =	80.00		
Time of Concentration (min) =	10.00		
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	4.51		
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	5.24		
Rainfall Intensity (25-yr Storm) "i" (in/hr) =	6.56		
Flow (Q_2) (cfs) =	10.5	(Q=C*i*A)	
Flow (Q_5) (cfs) =	12.2	(Q=C*i*A)	
Flow (Q_{25}) (cfs) =	15.2	(Q=C*i*A)	
WET Storage Volume (cf) =	10,510		
DRY Storage Volume (cf) =	10,510		
Required Total Volume (cf) =	21,021	(WET + DRY Volumes)	
Forebay Volume (cf) =	2,628		
Required Surface Area (sf) =	5,305		
Storage Depth "R" (ft) =	7.50		
Embankment Downstream Side Slope =	3:1		
Embankment Upstream Side Slope =	3:1		
Embankment Total Height =	7.00		
Minimum Embankment Width =	6.00		

	Elev (ft)	Area (SF)	Cumulative Volume (CF)
Bottom Elevation	688.50	*2,631*	*0*
	689.00	*3,073*	*1,426*
	690.00	*3,980*	*4,953*
	691.00	*4,954*	*9,420*
	692.00	*5,998*	*14,896*
	693.00	*7,123*	*21,456*
	694.00	*8,343*	*29,189*
	695.00	*9,673*	*38,197*
	696.00	*11,144*	*48,606*
Total Basin Volume			48,606 CF
			1,800 CY
			1.12 Ac-Ft

Designed WET Storage Elev =	691.50	
Designed WET Storage Volume (cf) =	12,158	
Designed DRY Storage Elev =	693.16	
Designed DRY Storage Volume (cf) =	10,536	
Designed Total Volume (cf)=	48,606	**O.K.> Minimum Required Volume**

Sediment Basin #1 INTERIM

Skimmer Design

Dewatering Volume = Dry Storage Volume	10,510	CF	Dewatering Time	72	hrs
Skimmer Flow Rate	0.041	CFS		3.00	days
	3,503	ft³/Day	Head (H)	0.208	ft
			Orifice Area	2.70	in²
Skimmer Size	**2.5**	**in**	**Orifice Diameter**	**1.9**	**in**

Principal Spillway Design

Spillway Type	Standpipe		Spillway Foundation Type	Concrete	
Diameter	2.0	ft	Base Thickness	18"	
	2.0		Base Length/Width	4.00	ft
Orifice Area	3.14	ft²	Top of Foundation Elevation	688.50	
Spillway Elevation	693.20				
5-yr H	0.63	ft	**5-yr Q**	11.99	CFS
25-yr H	0.99	ft	**25-yr Q**	15.06	CFS

Emergency Spillway Design

Weir Width	20.0	ft			
Weir Elevation	694.50				
Weir C-Value	2.70				
5-yr H	-0.67	ft	**5-yr Q**	0.00	CFS
25-yr H	-0.31	ft	**25-yr Q**	0.00	CFS

Water Surface Elevations

5-yr Elevation	693.83
5-yr Freeboard	2.17
25-yr Elevation	694.19
25-yr Freeboard	1.81

Sediment Basin #1 INITIAL

Skimmer Design

Dewatering Volume = Dry Storage Volume	8,846	CF	Dewatering Time	72	hrs
Skimmer Flow Rate	0.034	CFS		3.00	days
	2,949	ft³/Day	Head (H)	0.167	ft
			Orifice Area	2.54	in²
Skimmer Size	**2.0**	**in**	**Orifice Diameter**	**1.8**	**in**

Principal Spillway Design

Spillway Type	Standpipe		Spillway Foundation Type	N/A	
Diameter	2.0	ft	Base Thickness	N/A	
	2.0		Base Length/Width	N/A	ft
Orifice Area	3.14	ft²	Top of Foundation Elevation	N/A	
Spillway Elevation	693.00				
5-yr H	0.32	ft	**5-yr Q**	8.61	CFS
25-yr H	0.51	ft	**25-yr Q**	10.82	CFS

Emergency Spillway Design

Weir Width	20.0	ft			
Weir Elevation	694.50				
Weir C-Value	2.70				
5-yr H	-1.18	ft	**5-yr Q**	0.00	CFS
25-yr H	-0.99	ft	**25-yr Q**	0.00	CFS

Water Surface Elevations

5-yr Elevation	693.32
5-yr Freeboard	2.68
25-yr Elevation	693.51
25-yr Freeboard	2.49

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IN-N-OUT BURGER

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GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — No. 137918 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
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9			
10			

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024

KIMLEY-HORN PROJECT NO. 11849000

GRADING DRAINAGE AND EPSC DETAILS

SHEET NUMBER

C3.33

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BIO #11

INPUT DATA

Treatment Volume (Tv)	3,009	CF
Pretreatment Cell Depth	1	FT
Bioretention Surface Elevation	697.0	FT

BIORETENTION SECTION

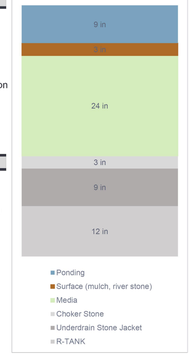
	Depth in	Depth ft	Porosity	Bot. Elev. ft	
Ponding	9	0.75	1.00	697.00	
Surface (mulch, river stone)	3	0.25	0.00	696.75	
Media	24	2.00	0.25	694.75	
Choker Stone	3	0.25	0.40	694.50	
Underdrain Stone Jacket	9	0.75	0.40	693.75	< Max outlet pipe invert elevation
R-TANK	12	1.00	0.90	692.75	

Total Section Depth (incl. ponding)	5.00	FT	
Effective Depth (D_E)	2.55	FT	*(SUMPRODUCT of Depth x Porosity)*

RESULTS

Required Pretreatment Volume	451	CF	*(15% of total treatment volume (T_v))*
Req'd Bioretention Volume	3009	CF	*(Total treatment volume)*
Req'd Pretreatment Area	451	SF	*(Pretreatment vol. divided by avg pretreatment depth)*
Pretreatment Area Provided	461	SF	
Req'd Bioretention Surface Area	1180	SF	*(Bioretention volume divided by effective depth)*
Bioretention Surface Area Provided	1,389	SF	
Total Area Required	1631.35	SF	
Total Area Provided	1850.00		
Resultant Treatment Volume (Tv)	4002.95	CF	*(Pretreatment Area x Depth + Bioretention SA x D_E)*
Percent of Required Tv Provided	116%		

Section Illustration



6/28/2024 Page 1 of 1

BIO #13&14

INPUT DATA

Treatment Volume (Tv)	10,858	CF
Pretreatment Cell Depth	1	FT
Bioretention Surface Elevation	695.0	FT

BIORETENTION SECTION

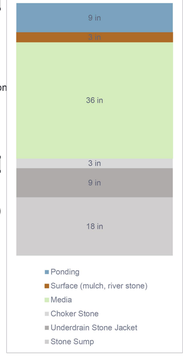
	Depth in	Depth ft	Porosity	Bot. Elev. ft	
Ponding	9	0.75	1.00	695.00	
Surface (mulch, river stone)	3	0.25	0.00	694.75	
Media	36	3.00	0.25	691.75	
Choker Stone	3	0.25	0.40	691.50	
Underdrain Stone Jacket	9	0.75	0.40	690.75	< Max outlet pipe invert elevation
Stone Sump	18	1.50	0.40	689.25	

Total Section Depth (incl. ponding)	6.50	FT	
Effective Depth (D_E)	2.50	FT	*(SUMPRODUCT of Depth x Porosity)*

RESULTS

Required Pretreatment Volume	1629	CF	*(15% of total treatment volume (T_v))*
Req'd Bioretention Volume	10858	CF	*(Total treatment volume)*
Req'd Pretreatment Area	1629	SF	*(Pretreatment vol. divided by avg pretreatment depth)*
Pretreatment Area Provided	1631	SF	
Req'd Bioretention Surface Area	4343	SF	*(Bioretention volume divided by effective depth)*
Bioretention Surface Area Provided	4,364	SF	
Total Area Required	5971.90	SF	
Total Area Provided	5995.00		
Resultant Treatment Volume (Tv)	12541.00	CF	*(Pretreatment Area x Depth + Bioretention SA x D_E)*
Percent of Required Tv Provided	100%		

Section Illustration



7/8/2024 Page 1 of 1

BIO #12

INPUT DATA

Treatment Volume (Tv)	5,575	CF
Pretreatment Cell Depth	1	FT
Bioretention Surface Elevation	701.0	FT

BIORETENTION SECTION

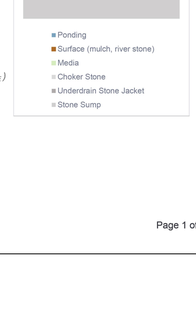
	Depth in	Depth ft	Porosity	Bot. Elev. ft	
Ponding	9	0.75	1.00	701.00	
Surface (mulch, river stone)	3	0.25	0.00	700.75	
Media	48	4.00	0.25	696.75	
Choker Stone	3	0.25	0.40	696.50	
Underdrain Stone Jacket	9	0.75	0.40	695.75	< Max outlet pipe invert elevation
Stone Sump	18	1.50	0.40	694.25	
				688.75	

Total Section Depth (incl. ponding)	7.50	FT	
Effective Depth (D_E)	2.75	FT	*(SUMPRODUCT of Depth x Porosity)*

RESULTS

Required Pretreatment Volume	836	CF	*(15% of total treatment volume (T_v))*
Req'd Bioretention Volume	5575	CF	*(Total treatment volume)*
Req'd Pretreatment Area	836	SF	*(Pretreatment vol. divided by avg pretreatment depth)*
Pretreatment Area Provided	840	SF	
Req'd Bioretention Surface Area	2027	SF	*(Bioretention volume divided by effective depth)*
Bioretention Surface Area Provided	2,049	SF	
Total Area Required	2863.52	SF	
Total Area Provided	2889.00		
Resultant Treatment Volume (Tv)	6474.75	CF	*(Pretreatment Area x Depth + Bioretention SA x D_E)*
Percent of Required Tv Provided	101%		

Section Illustration



7/8/2024 Page 1 of 1

BIO #15

INPUT DATA

Treatment Volume (Tv)	11,840	CF
Pretreatment Cell Depth	1	FT
Bioretention Surface Elevation	710.0	FT

BIORETENTION SECTION

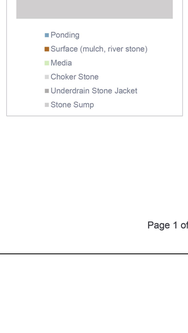
	Depth in	Depth ft	Porosity	Bot. Elev. ft	
Ponding	9	0.75	1.00	710.00	
Surface (mulch, river stone)	3	0.25	0.00	709.75	
Media	36	3.00	0.25	706.75	
Choker Stone	3	0.25	0.40	706.50	
Underdrain Stone Jacket	9	0.75	0.40	705.75	< Max outlet pipe invert elevation
Stone Sump	18	1.50	0.40	704.25	

Total Section Depth (incl. ponding)	6.50	FT	
Effective Depth (D_E)	2.50	FT	*(SUMPRODUCT of Depth x Porosity)*

RESULTS

Required Pretreatment Volume	1776	CF	*(15% of total treatment volume (T_v))*
Req'd Bioretention Volume	11840	CF	*(Total treatment volume)*
Req'd Pretreatment Area	1776	SF	*(Pretreatment vol. divided by avg pretreatment depth)*
Pretreatment Area Provided	1781	SF	
Req'd Bioretention Surface Area	4736	SF	*(Bioretention volume divided by effective depth)*
Bioretention Surface Area Provided	4,757	SF	
Total Area Required	6512.00	SF	
Total Area Provided	6538.00		
Resultant Treatment Volume (Tv)	13673.50	CF	*(Pretreatment Area x Depth + Bioretention SA x D_E)*
Percent of Required Tv Provided	100%		

Section Illustration



7/8/2024 Page 1 of 1

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GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 127918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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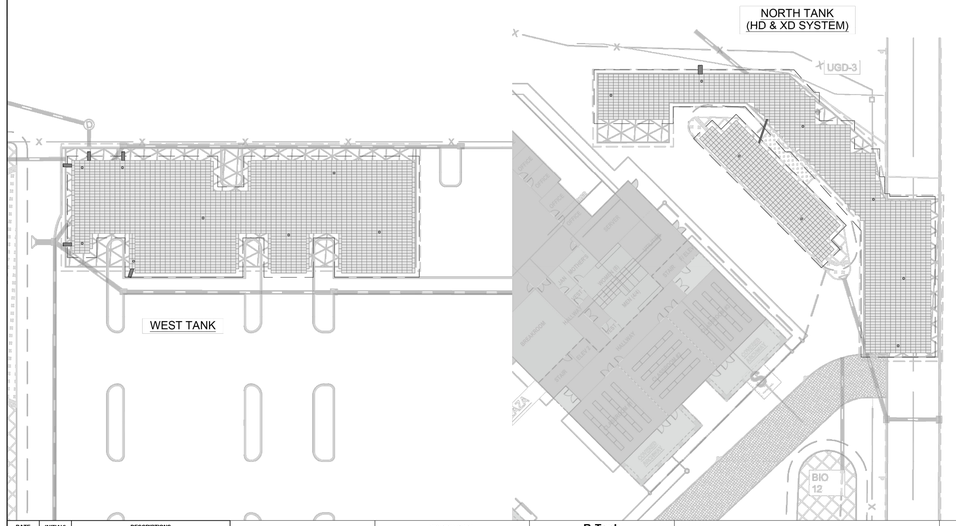
DESIGNED BY: WGH
DRAWN BY: WGH
CHECKED BY: MMcG
DATE: 08/01/2024
KIMLEY-HORN PROJECT NO. 11849000

BIORETENTION SPREADSHEETS

SHEET NUMBER
C3.34

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NOT FOR CONSTRUCTION:
PERLIMINARY PLANS



DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM
0 30' 60'

SYSTEM OVERLAY
GOOSE CREEK BYPASS (OFFICE)
FRANKLIN, TN

DRAWN BY: JEC
DATE: 07/31/2024
SHEET NO.: 1 of 9

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

NOT FOR CONSTRUCTION:
PERLIMINARY PLANS

R-TANK QUANTITIES

TRAFFIC LOAD	HS-20
# OF HD TRIPLE R-TANKS	2346
TOTAL SYSTEM STORAGE	34,896 CF
R-TANK STORAGE VOLUME	28,814 CF
STONE STORAGE VOLUME (40% VOID RATIO)	6,071 CF
STONE BED FOOTPRINT	8,352 SF
STONE QUANTITY	562 CY
N060 NON-WOVEN GEOTEXTILE TANK WRAP	2,139 SY
N060 NON-WOVEN GEOTEXTILE EXCAVATION WRAP	2,526 SY
ACF BX-12 GEOGRID	1,305 SY
INSPECTION PORTS (10")	8
GEOTEXTILE PIPE BOOTS (8" | 12" | 15" | 18" | 24")	TBD
STORMRING CPS (8" | 8" | 10" | 12" | 15" | 18" | 24")	TBD

R-TANK ELEVATIONS

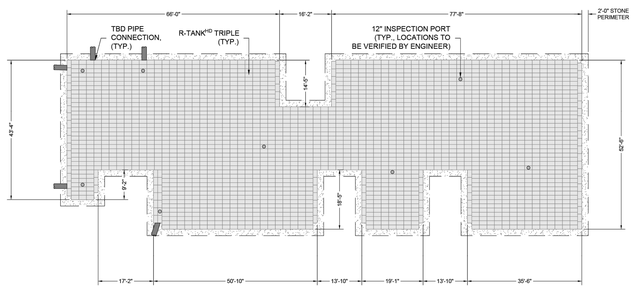
DESCRIPTION	ELEVATION
BASE INV.	704.42
TANK INV.	704.67
TOP OF TANK	708.87
GEOGRID	709.87
MIN. ALLOW. FINAL GRADE	710.54
MAX. ALLOW. FINAL GRADE	715.86

LEGEND

R-TANK HD TRIPLE UNITS
INSPECTION PORT
PIPE CONNECTION
EXCAVATION PERIMETER
PERIMETER BACKFILL

NOTES & DISCLAIMERS

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. BACKFILL, GEOTEXTILE, AND/OR LINER QUANTITIES ARE APPROXIMATIONS BASED ON DIMENSIONS SHOWN.
3. PRE-TREATMENT DEVICES ARE RECOMMENDED UP-STREAM OF ALL INFLOW CONNECTIONS. LEAF GUARDS SHOULD BE INSTALLED ON ANY DOWNSPOUT CONNECTIONS. CONTRACTOR AND ENGINEER ARE RESPONSIBLE ON ENSURING THE LAST UP-STREAM STRUCTURE IS ADEQUATE TO CONTAIN THE NECESSARY TREATMENT DEVICE.
4. CONSULTANT DRAWINGS ARE BEING RELIED UPON AS BEING ACCURATE IN DEPICTING SITE CONDITIONS, THAT THEY SATISFY ANY LOCAL BUILDING CODE REQUIREMENTS, AND THAT THEY ACCURATELY DEPICT SUBSURFACE CONDITIONS.
5. FERGUSON SUPPLIES THE PRODUCTS ONLY AND TAKES NO RESPONSIBILITY FOR INSTALLATION AND HAS NO ROLE IN THE INSTALLATION OF THE PRODUCTS.
6. R-TANK SYSTEMS ARE NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS, RETAINING WALLS, ETC. THEREFORE, THE ENGINEER OF RECORD MUST COORDINATED WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN FOUNDATION DESIGN.



WEST TANK

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM
0 20' 40'

SYSTEM LAYOUT
GOOSE CREEK BYPASS (OFFICE)
FRANKLIN, TN

DRAWN BY: JEC
DATE: 07/31/2024
SHEET NO.: 2 of 9

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NOT FOR CONSTRUCTION:
PERLIMINARY PLANS

R-TANK QUANTITIES

TRAFFIC LOAD	HS-20
# OF HD TRIPLE R-TANKS	1598
TOTAL SYSTEM STORAGE	24,023 CF
R-TANK STORAGE VOLUME	19,627 CF
STONE STORAGE VOLUME (40% VOID RATIO)	4,396 CF
STONE BED FOOTPRINT	6,187 SF
STONE QUANTITY	407 CY
N060 NON-WOVEN GEOTEXTILE TANK WRAP	1,572 SY
N060 NON-WOVEN GEOTEXTILE EXCAVATION WRAP	1,950 SY
ACF BX-12 GEOGRID	1,011 SY
INSPECTION PORTS (12")	6
GEOTEXTILE PIPE BOOTS (8" | 12" | 15" | 18" | 24")	TBD
STORMRING CPS (8" | 8" | 10" | 12" | 15" | 18" | 24")	TBD

R-TANK ELEVATIONS

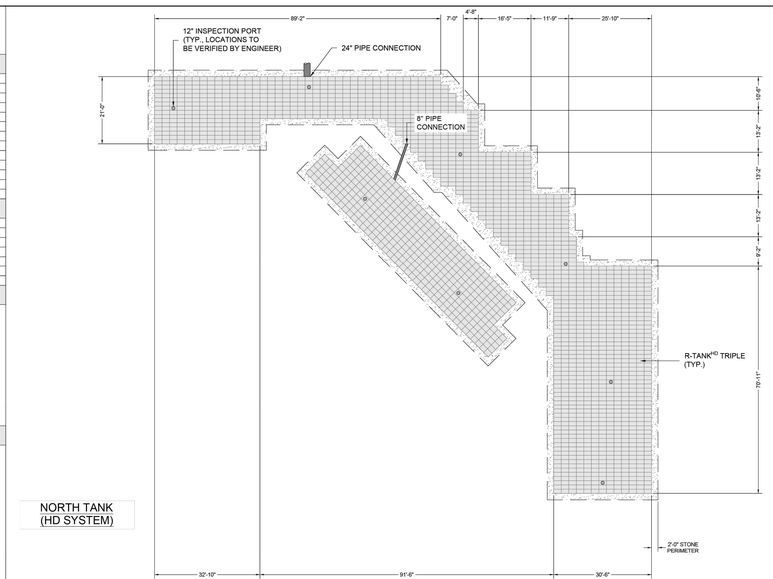
DESCRIPTION	ELEVATION
BASE INV.	687.38
TANK INV.	687.63
TOP OF TANK	691.83
TOP OF STONE	692.50
MIN. ALLOW. FINAL GRADE	693.50
MAX. ALLOW. FINAL GRADE	698.82

LEGEND

R-TANK HD TRIPLE UNITS
INSPECTION PORT
PIPE CONNECTION
EXCAVATION PERIMETER
PERIMETER BACKFILL

NOTES & DISCLAIMERS

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6. R-TANK SYSTEMS ARE NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS, RETAINING WALLS, ETC. THEREFORE, THE ENGINEER OF RECORD MUST COORDINATED WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN FOUNDATION DESIGN.



NORTH TANK
(HD SYSTEM)

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM
0 20' 40'

SYSTEM LAYOUT
GOOSE CREEK BYPASS (OFFICE)
FRANKLIN, TN

DRAWN BY: JEC
DATE: 07/31/2024
SHEET NO.: 3 of 9

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NOT FOR CONSTRUCTION:
PERLIMINARY PLANS

R-TANK QUANTITIES

TRAFFIC LOAD	NON-TRAFFIC
# OF 6 STACK R-TANK^XD MODULES	415
TOTAL # OF R-TANK^XD PANELS	2490
TOTAL SYSTEM STORAGE	1,875 CF
R-TANK STORAGE VOLUME	1,188 CF
STONE STORAGE VOLUME (40% VOID RATIO)	687 CF
STONE BED FOOTPRINT	1,751 SF
STONE QUANTITY	64 CY
M030 WOVEN GEOTEXTILE TANK WRAP	367 SY
M200 WOVEN GEOTEXTILE EXCAVATION WRAP	495 SY
INSPECTION PORTS (12")	2
GEOTEXTILE PIPE BOOTS (8" | 12" | 15" | 18" | 24")	TBD
STORMRING CPS (8" | 8" | 10" | 12" | 15" | 18" | 24")	TBD

R-TANK ELEVATIONS

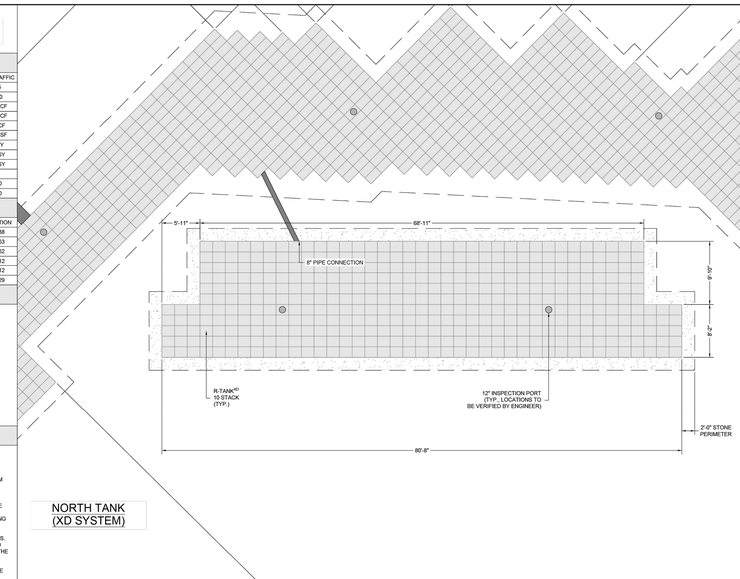
DESCRIPTION	ELEVATION
BASE INV.	687.38
TANK INV.	687.63
TOP OF TANK	688.62
TOP OF STONE	689.12
MIN. ALLOW. FINAL GRADE	689.12
MAX. ALLOW. FINAL GRADE	705.29

LEGEND

R-TANK XD 6 STACK UNITS
INSPECTION PORT
PIPE CONNECTION
EXCAVATION PERIMETER
PERIMETER BACKFILL

NOTES & DISCLAIMERS

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. BACKFILL, GEOTEXTILE, AND/OR LINER QUANTITIES ARE APPROXIMATIONS BASED ON DIMENSIONS SHOWN.
3. PRE-TREATMENT DEVICES ARE RECOMMENDED UP-STREAM OF ALL INFLOW CONNECTIONS. LEAF GUARDS SHOULD BE INSTALLED ON ANY DOWNSPOUT CONNECTIONS. CONTRACTOR AND ENGINEER ARE RESPONSIBLE ON ENSURING THE LAST UP-STREAM STRUCTURE IS ADEQUATE TO CONTAIN THE NECESSARY TREATMENT DEVICE.
4. CONSULTANT DRAWINGS ARE BEING RELIED UPON AS BEING ACCURATE IN DEPICTING SITE CONDITIONS, THAT THEY SATISFY ANY LOCAL BUILDING CODE REQUIREMENTS, AND THAT THEY ACCURATELY DEPICT SUBSURFACE CONDITIONS.
5. FERGUSON SUPPLIES THE PRODUCTS ONLY AND TAKES NO RESPONSIBILITY FOR INSTALLATION AND HAS NO ROLE IN THE INSTALLATION OF THE PRODUCTS.
6. R-TANK SYSTEMS ARE NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS, RETAINING WALLS, ETC. THEREFORE, THE ENGINEER OF RECORD MUST COORDINATED WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN FOUNDATION DESIGN.



NORTH TANK
(XD SYSTEM)

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM
0 10' 20'

SYSTEM LAYOUT
GOOSE CREEK BYPASS (OFFICE)
FRANKLIN, TN

DRAWN BY: JEC
DATE: 07/31/2024
SHEET NO.: 4 of 9

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

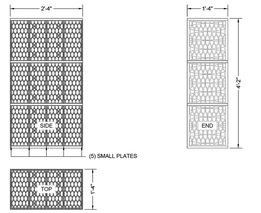
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 127918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----
DATE: 08/01/2024
KIMLEY-HORN PROJECT NO. 11849000

UNDERGROUND DETENTION DETAILS

SHEET NUMBER
C3.35



MODULE DATA

GEOMETRY:
LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 50.39 IN. (1280 MM)
TANK VOLUME = 12.93 CF
STORAGE VOLUME = 12.28 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

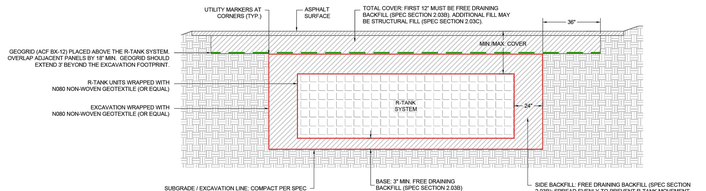
LOAD RATING:
33.4 PSI, (MODULE ONLY)
HS20/HS25 - SEE SPEC FOR COVER REQUIREMENTS
MATERIAL:
100% RECYCLED POLYPROPYLENE
SMALL PLATES REQUIRED:
5/SEGMENT, 15/MODULE

TRIPLE R-TANK^{HD} - MODULE DETAIL

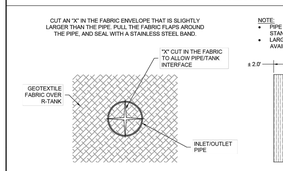
R-TANK UNIT LOAD RATING					
UNIT TYPE	COMPRESSION STRENGTH	NON-VEHICULAR MIN. COVER*	HS-20 MIN. COVER*	HS-25 MIN. COVER*	MAX. COVER*
HD	33.4 PSI	12"	20"	24"	6.99'

* MINIMUM AND MAXIMUM COVER ARE MEASURED FROM THE TOP OF THE R-TANK UNIT TO THE TOP OF THE FINISHED SURFACE.

NOTES:
1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
2. FOR INFILTRATION APPLICATIONS, UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK FOOTPRINT. THE ENGINEER OF RECORD IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE SUBGRADE, AND BASE.
3. FOR INSTALLATIONS IN LANDSCAPED AREAS, THE INSTALLATION OF TREES IS PROHIBITED ABOVE THE R-TANK UNITS. PLEASE CONTACT YOUR LOCAL FERGUSON WATERWORKS REPRESENTATIVE FOR MORE INFORMATION.
4. THE R-TANK SYSTEM IS NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS OR STRUCTURES. THEREFORE, THE ENGINEER OF RECORD MUST COORDINATE WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN THE FOUNDATION DESIGN.

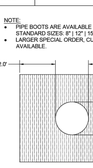


R-TANK SECTION VIEW

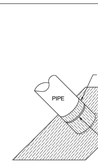


END VIEW OF PIPE/FABRIC CONNECTION

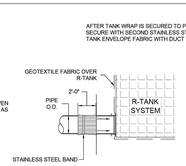
NOTE:
- PIPE BOOTS ARE AVAILABLE IN THE FOLLOWING STANDARD SIZES: 8" | 12" | 15" | 18" | 24".
- LARGER SPECIAL ORDER, CUSTOM SIZES ARE AVAILABLE.



FRONT VIEW OF GEOTEXTILE BOOT

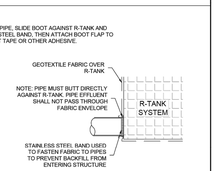


GEOTEXTILE BOOT



SIDE VIEW OF GEOTEXTILE BOOT

AFTER TANK WRAP IS SECURED TO PIPE, SLIDE BOOT AGAINST R-TANK AND SECURE WITH SECOND STAINLESS STEEL BAND. THEN ATTACH BOOT FLAP TO TANK ENVELOPE FABRIC WITH DUCT TAPE OR OTHER ADHESIVE.



SIDE VIEW OF PIPE/FABRIC CONNECTION

R-TANK TYPICAL TANK INLET/OUTLET W/ GEOTEXTILE PIPE BOOT DETAIL

DATE	INITIALS	DESCRIPTIONS

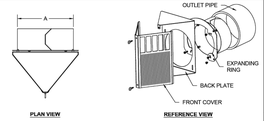
DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

SYSTEM DETAILS
GOOSE CREEK BYPASS (OFFICE)
FRANKLIN, TN

DRAWN BY: JEC
DATE: 07/31/2024
SHEET NO.: 5 of 9

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.



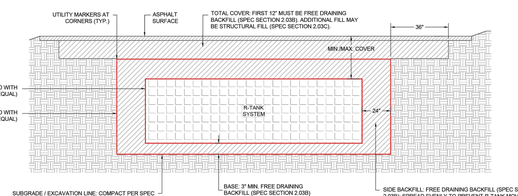
PART NUMBER	NOMINAL PIPE DIA.	EXPANDING COLLAR DIA. (A)		STUB LENGTH (B)	CPS HEIGHT (C)	CPS DEPTH (D)	CPS WIDTH (E)
		MIN.	MAX.				
SCA6-1	6"	5.63"	6.50"	6.00"	10.00"	10.13"	10.13"
SCA8-1	8"	7.50"	8.50"	6.00"	13.00"	11.88"	11.38"
SCA10-1	10"	9.50"	10.50"	8.00"	13.50"	13.50"	13.25"
SCA12-1	12"	11.38"	12.63"	8.00"	15.50"	15.38"	15.38"
SCA15-1	15"	14.25"	15.50"	8.00"	15.50"	21.38"	18.38"
SCA18-1	18"	17.38"	18.63"	8.00"	15.75"	28.00"	21.38"
SCA24-1	24"	23.25"	24.50"	9.00"	17.00"	40.00"	28.38"

STORMRING CPS PRETREATMENT DETAIL

R-TANK UNIT LOAD RATING					
UNIT TYPE	COMPRESSION STRENGTH	NON-VEHICULAR MIN. COVER*	HS-20 MIN. COVER*	HS-25 MIN. COVER*	MAX. COVER*
XD	240.2 PSI	12"	6"	6"	16.70'

* MINIMUM AND MAXIMUM COVER ARE MEASURED FROM THE TOP OF THE R-TANK UNIT TO THE TOP OF THE FINISHED SURFACE.

NOTES:
1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
2. FOR INFILTRATION APPLICATIONS, UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK FOOTPRINT. THE ENGINEER OF RECORD IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE SUBGRADE, AND BASE.
3. FOR INSTALLATIONS IN LANDSCAPED AREAS, THE INSTALLATION OF TREES IS PROHIBITED ABOVE THE R-TANK UNITS. PLEASE CONTACT YOUR LOCAL FERGUSON WATERWORKS REPRESENTATIVE FOR MORE INFORMATION.
4. THE R-TANK SYSTEM IS NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS OR STRUCTURES. THEREFORE, THE ENGINEER OF RECORD MUST COORDINATE WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN THE FOUNDATION DESIGN.

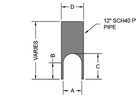


R-TANK SECTION VIEW

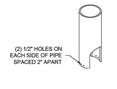
NOTES:
1. THE INSPECTION PORT IS USED IN THE ACCESS MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION AND PERFORM ROUTINE MAINTENANCE.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. R-TANK^{HD}, R-TANK^{XD}, R-TANK^{SD} AND R-TANK^{UD} MAY BE USED IN TRAFFIC APPLICATIONS. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
4. IF INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.

R-TANK INSPECTION PORT DIMENSIONS				
UNIT TYPE	DOGHOUSE BOTTOM WIDTH ("A")	DOGHOUSE VERTICAL LENGTH ("B")*	DOGHOUSE OPENING HEIGHT ("C")	PORT DIAMETER ("D")
HD	10"	9"	14"	12"
SD	10"	3"	8"	12"
UD	8"	7"	12"	10"
XD	10"	VARIES**	VARIES**	12"

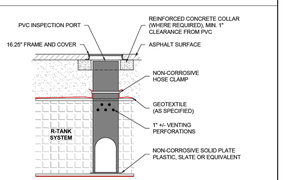
* PORTS ARE SUPPLIED WITH A STANDARD DOGHOUSE LENGTH OF 9". THE OPENING LENGTH SHALL BE REDUCED IN THE FIELD TO CORRESPOND WITH THE SPECIFIED PRODUCT TYPE.
** VERTICAL HEIGHTS VARY BASED ON THE STACKING HEIGHT OF THE XD SYSTEM. THE TOP OF ANY OPENING SHOULD NOT EXCEED THE TOP OF THE STACK HEIGHT.



FRONT VIEW OF INSPECTION PORT



ISOMETRIC PORT



R-TANK TYPICAL VEHICULAR LOAD RATED INSPECTION PORT

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

SYSTEM DETAILS
GOOSE CREEK BYPASS (OFFICE)
FRANKLIN, TN

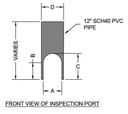
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DATE: 07/31/2024
SHEET NO.: 6 of 9

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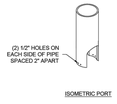
NOTES
1. THE INSPECTION PORT IS USED IN THE ACCESS MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION AND PERFORM ROUTINE MAINTENANCE.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. R-TANK^{HD}, R-TANK^{XD}, R-TANK^{SD} AND R-TANK^{UD} MAY BE USED IN TRAFFIC APPLICATIONS. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
4. IF INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.

R-TANK INSPECTION PORT DIMENSIONS				
UNIT TYPE	DOGHOUSE BOTTOM WIDTH ("A")	DOGHOUSE VERTICAL LENGTH ("B")*	DOGHOUSE OPENING HEIGHT ("C")	PORT DIAMETER ("D")
HD	10"	9"	14"	12"
SD	10"	3"	8"	12"
UD	8"	7"	12"	10"
XD	10"	VARIES**	VARIES**	12"

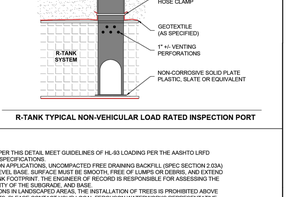
* PORTS ARE SUPPLIED WITH A STANDARD DOGHOUSE LENGTH OF 9". THE OPENING LENGTH SHALL BE REDUCED IN THE FIELD TO CORRESPOND WITH THE SPECIFIED PRODUCT TYPE.
** VERTICAL HEIGHTS VARY BASED ON THE STACKING HEIGHT OF THE XD SYSTEM. THE TOP OF ANY OPENING SHOULD NOT EXCEED THE TOP OF THE STACK HEIGHT.



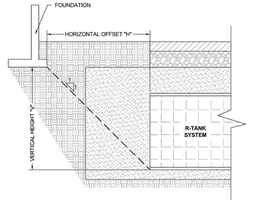
FRONT VIEW OF INSPECTION PORT



ISOMETRIC PORT



R-TANK TYPICAL NON-VEHICULAR LOAD RATED INSPECTION PORT



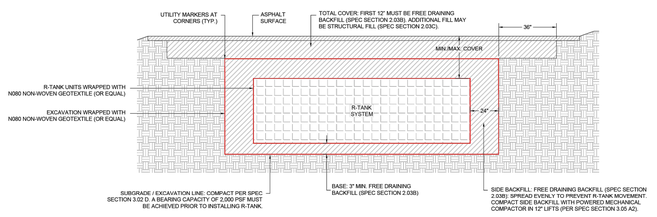
R-TANK IS NOT DESIGNED TO SUPPORT STRUCTURAL LOADS ASSOCIATED WITH BUILDINGS, RETAINING WALLS OR OTHER STRUCTURES.
- THE CIVIL ENGINEER AND STRUCTURAL ENGINEER SHALL REVIEW ALL DOCUMENTATION AND DESIGNS TO ENSURE NO STRUCTURAL LOADS ARE APPLIED BY THE STRUCTURE ON THE R-TANK UNITS. IT IS RECOMMENDED THAT ALL R-TANK UNITS BE INSTALLED ABOVE THE ELEVATION OF ANY SUBSURFACE STRUCTURE'S FOUNDATION FOOTERS. IF THIS CANNOT BE ACHIEVED, IT IS RECOMMENDED THAT A MINIMUM 1:1 ZONE OF INFLUENCE, SITE SPECIFIC SOILS MAY REQUIRE GREATER SEPARATION DISTANCE, BE MAINTAINED BETWEEN THE STRUCTURAL ELEMENT AND THE UNITS.
- THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL REVIEW ALL DOCUMENTATION AND DESIGNS TO ENSURE PROPER STABILITY OF STRUCTURAL ELEMENTS DURING SATURATED SOIL CONDITIONS POTENTIALLY CAUSED BY THE PROXIMITY OF INFILTRATION FACILITIES TO THE STRUCTURAL ELEMENTS.

R-TANK - MINIMUM OFFSET DETAIL

R-TANK UNIT LOAD RATING					
UNIT TYPE	COMPRESSION STRENGTH	NON-VEHICULAR MIN. COVER*	HS-20 MIN. COVER*	HS-25 MIN. COVER*	MAX. COVER*
HD	33.4 PSI	12"	20"	24"	6.99'

* MINIMUM AND MAXIMUM COVER ARE MEASURED FROM THE TOP OF THE R-TANK UNIT TO THE TOP OF THE FINISHED SURFACE.

NOTES:
1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
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R-TANK SECTION VIEW

DATE	INITIALS	DESCRIPTIONS

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R-Tank
MODULAR STORMWATER STORAGE SYSTEM

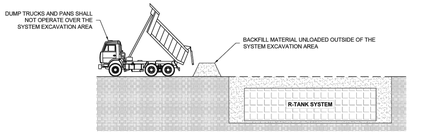
SYSTEM DETAILS
GOOSE CREEK BYPASS (OFFICE)
FRANKLIN, TN

DRAWN BY: JEC
DATE: 07/31/2024
SHEET NO.: 7 of 9

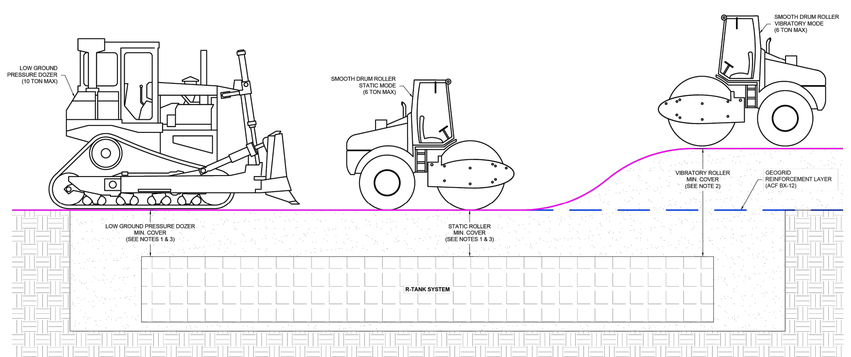
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R-TANK CONSTRUCTION EQUIPMENT RECOMMENDATIONS				
UNIT TYPE	COMPRESSION STRENGTH	10 TON LOW GROUND PRESSURE DOZER MIN. COVER	6 TON SMOOTH DRUM STATIC ROLLER MIN. COVER	6 TON SMOOTH DRUM VIBRATORY ROLLER MIN. COVER
HD	33.4 PSI	12" (SEE NOTE 1, 2 & 3)	12" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)
SD	42.9 PSI	12" (SEE NOTE 1, 2 & 3)	12" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)

NOTES:
1. FOLLOWING PLACEMENT OF SIDE BACKFILL, A UNIFORM 12" LIFT OF THE FREELY DRAINING MATERIAL (SPEC SECTION 2.03 B1) SHALL BE PLACED OVER THE R-TANK AND LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. **SPEC SECTION 3.05 A5**
2. AFTER THE GEOGRID IS INSTALLED OVER THE INITIAL LAYER, THE GRADED AGGREGATE BASE MATERIALS CAN BE PUSHED OUT (MAX MACHINE SIZE IS 10 TON LGP, DOZER OR SMALLER) IN A SINGLE LIFT AND STATIC ROLLED BY A MACHINE WITH A MAX GROSS VEHICLE WEIGHT OF 6 TONS. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. SPEC SECTION 3.05 A5
2. ONLY LOW PRESSURE TIRE OR TRACK VEHICLES (LESS THAN 7 PSI AND OPERATING WEIGHT OF LESS THAN 20,000 LBS) SHALL BE OPERATED OVER THE R-TANK SYSTEM DURING CONSTRUCTION. **SPEC SECTION 3.05 A5**
3. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE R-TANK SYSTEM AT ANY TIME. WHERE NECESSARY, THE HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA WITHOUT R-TANK SYSTEMS, AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM WITH TRACKED EQUIPMENT. **SPEC SECTION 3.05 A5**
4. ENSURE THAT ALL UNRELATED CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. NO NON-INSTALLATION RELATED LOADING SHOULD BE ALLOWED OVER THE R-TANK SYSTEM UNTIL THE FINAL DESIGN SECTION HAS BEEN CONSTRUCTED (INCLUDING PAVEMENT). **SPEC SECTION 3.05 B**
5. SEE R-TANK INSTALLATION GUIDE OR CONTACT YOUR LOCAL FERGUSON REPRESENTATIVE FOR ADDITIONAL INFORMATION.



DUMP TRUCK DETAIL



R-TANK HD OR SD CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

CONSTRUCTION EQUIPMENT COVER DETAIL
GOOSE CREEK BYPASS (OFFICE)
FRANKLIN, TN

DRAWN BY: JEC
DATE: 07/31/2024
SHEET NO.: 8 of 9

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GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 107918 — STATE OF TENNESSEE — 08/01/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----
DATE: 08/01/2024
KIMLEY-HORN PROJECT NO. 11849000

UNDERGROUND DETENTION DETAILS

SHEET NUMBER
C3.36

Drawing name: K:\NSH_LDEV\11849000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C3.10 GRADING, DRAINAGE, AND EPSC DETAILS.dwg C3.23 UNDERGROUND DETENTION DETAILS 1 Aug 01, 2024 3:17pm by: Shawn.Schaub

R-TANK SPECIFICATION

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK INCLUDED
A. Provide excavation and base preparation per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads and safety from excavation sidewall collapse. Excavations shall be in accordance with the owner's and OSHA requirements.
B. Provide and install R-Tank system and all related products per the manufacturer's installation guidelines.
C. Provide and construct the cover of the R-Tank system including; stone backfill, structural fill cover, and pavement section as specified.
D. Protect R-Tank system from construction traffic after installation until completion of all construction activity in the installation area.

1.02 QUALITY CONTROL
A. All materials shall be manufactured in ISO certified facilities.
B. Installation Contractor shall demonstrate knowledge and experience in the installation of subsurface storage system. A pre-installation conference shall be performed per section 1.05.
C. Installation Personnel: Performed only by skilled workers with experience in bulk earthworks, pipe, chamber, or pond/landfill construction projects of comparable size and quality.
D. Contractor must have manufacturer's representative available for site review if requested by Owner.

1.03 SUBMITTALS
A. Submit proposed R-Tank layout drawings. Drawings shall include typical section details as well as the required base elevation of stone and tanks, minimum cover requirements and tank configuration.
B. Submit manufacturer's product data, including compressive strength and unit weight.
C. Submit manufacturer's installation instructions.
D. Submit R-Tank sample for review. Reviewed and accepted samples will be returned to the Contractor.
E. Submit material certifications for geotextile, R-Tank units, stone, sand and backfill materials.
F. Submit manufacturer's experience and personnel requirements as specified in Section 1.03.
G. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to bid opening. Review package should include third party reviewed performance data that meets or exceeds criteria in Table 2.01.B.

1.04 DELIVERY, STORAGE, AND HANDLING
A. Protect R-Tank and other materials from damage during delivery, and store UV sensitive materials under tarp to protect from sunlight when time from delivery to installation exceeds two weeks. Storage of materials should be on smooth surfaces, free from dirt, mud and debris.
B. Handling is to be performed with equipment appropriate to the materials and site conditions, and may include hand, handcart, forklifts, extension lifts, etc.
C. Cold weather:
1. Care must be taken when handling plastics when air temperature is 40 degrees or below as plastic becomes brittle.
2. Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen ground or wet, saturated or muddy subgrade.

1.05 PREINSTALLATION CONFERENCE
A. Prior to the start of the installation, a preinstallation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the R-Tank installation contractor, and the manufacturer's representative.

1.06 PROJECT CONDITIONS
A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system. No loads heavier than the design loads shall be allowed over the system, and in no case shall loads higher than a standard AASHTO HS20 (or HS25, depending on design criteria) load be allowed on the system at any time.
B. Protect adjacent work from damage during R-Tank system installation.
C. All pre-treatment systems to remove debris and heavy sediments must be in place and functional prior to operation of the R-Tank system.
D. Contractor is responsible for any damage to the system during construction.

PART 2 - PRODUCTS

2.01 R-TANK UNITS
A. R-Tank - Injection molded plastic tank plates assembled to form a modular structure of predesigned height (custom for each project).
B. R-Tank units shall meet the following Physical & Chemical Characteristics:

PROPERTY	DESCRIPTION	R-Tank[HD] VALUE	R-Tank[MD] VALUE	R-Tank[HD] VALUE	R-Tank[MD] VALUE
Void Area	Volume available for water storage	95%	95%	95%	90%
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90%
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	33.4 psi	42.9 psi	134.2 psi	240.2 psi
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	22.4 psi	28.9 psi	N/A	N/A
HS-20 Minimum Cover	Cover required to support HS-20 loads	20"	18"	12" (STONE BACKFILL)	6"
HS-25 Minimum Cover	Cover required to support HS-25 loads	24"	19"	15" (STONE BACKFILL)	6"
Maximum Cover	Maximum allowable cover depth	< 7 feet	< 10 feet	5 feet	16.7 feet
Unit Weight	Weight of plastic per cubic foot of tank	3.62 lbs/sf	3.96 lbs / cf	4.33 lbs / cf	7.55 lbs / cf
Rib Thickness	Thickness of load-bearing members	0.18 inches	0.18 inches	N/A	N/A
Service Temperature	Safe temperature range for use	-14 – 167° F	-14 – 167° F	-14 – 167° F	-14 to 185° F

C. Supplier: Ferguson Waterworks; visit www.fergusonga.com for more information.

2.02 GEOSYNTHETICS
A. Geotextile. A geotextile envelope is required to prevent backfill material from entering the R-Tank modules.
1. Standard Application: The standard geotextile shall be an 8 oz per square yard nonwoven geotextile
2. Infiltration Applications: When water must infiltrate/exfiltrate through the geotextile as a function of the system design, a woven monofilament shall be used.
B. Geogrid: For installations subject to traffic loads and/or when required by project plans, install geogrid to reinforce backfill above the R-Tank system. Geogrid is not always required for R-TankUD installations, and is often not required for non-traffic load applications.

2.03 BACKFILL & COVER MATERIALS
A. Backfill Materials: Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (3" minimum). Material must be free from lumps, debris, and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation. Refer to above applications bedding material shall be free draining.
B. Side and Top Backfill: Material must be free from lumps, debris and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.
1. Traffic Applications – Free draining material shall be used adjacent to and above the R-Tank system.
a. For HD, and SD modules, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System). For UD modules with less than 14" of top cover, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter). The use of soil backfill on the sides and top of the UD module is not permitted unless the modules are installed outside of traffic areas or with cover depths of 14" or more.
b. Top backfill material (from top of module to bottom of pavement base or 12" maximum) must be consistent with side backfill.
2. Non-Vehicular Applications - For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may either follow the guidelines for Traffic Applications above, or the top backfill layer (12" minimum) may consist of AASHTO #57 stone blended with 30-40% (by volume) topsoil to aid in establishing vegetation.
C. Additional Cover Materials: Structural Fill shall consist of granular materials meeting the gradational requirements of SM, SP, SW, GM, GP or GW as classified by the Unified Soil Classification System. Structural fill shall have a maximum of 25 percent passing the No. 200 sieve, shall have a maximum clay content of 10 percent and a maximum Plasticity Index of 4. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

2.04 OTHER MATERIALS
A. Utility Marker: Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

PART 3 - EXECUTION

3.01 ASSEMBLY OF R-TANK UNITS
A. Assembly of modules shall be performed in accordance with the R-Tank Installation Manual, Section 2.

3.02 LAYOUT AND EXCAVATION
A. Installer shall stake out, excavate, and prepare the subgrade area to the required plan grades and dimensions, ensuring that the excavation is at least 2 feet greater than R-Tank dimensions in each direction allowing for installation of geotextile filter fabric, R-Tank modules, and free draining backfill materials.
B. All excavations must be prepared with OSHA approved excavated sides and sufficient working space.
C. Protect partially completed installation against damage from other construction traffic by establishing a perimeter with high visibility construction tape, fencing, barricades, or other means until construction is complete.
D. Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas. A minimum 2,000 pounds per square foot bearing capacity is required.
1. Standard Applications: Compact subgrade to a minimum of 95% of Standard Proctor (ASTM D698) density or as required by the Owner's engineer.
2. Infiltration Applications: Subgrade shall be prepared in accordance with the contract documents. Compaction of subgrade should not be performed in infiltration applications.
E. Unsuitable Soils or Conditions: All questions about the base of the excavation shall be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of stone. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade; however in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided.
1. If unsuitable soils are encountered or if the subgrade is pumping or appears excessively soft, repair the area in accordance with contract documents and/or as directed by the owner's engineer.
2. If indications of the water table are observed during excavation, the engineer shall be contacted to provide recommendations.
3. Do not start installation of the R-Tank system until unsatisfactory subgrade conditions are corrected and the subgrade conditions are accepted by the owner's engineer.

3.03 PREPARATION OF BASE
A. Where a geotextile wrap is specified, install the specified fabric along the excavated surfaces while removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.
B. Place a thin layer (3" unless otherwise specified) of bedding material (Section 2.03 A), over the subgrade to establish a level working platform for the R-Tank modules. Level to within ½" (+- ¼") or as shown on the plans. Native subgrade soils or other materials may be used if determined to meet the requirements of 2.03 A and are accepted by the owner's engineer.
1. Standard Applications: Static roll or otherwise compact bedding materials until they are firm and unyielding.
2. Infiltration Applications: Bedding materials shall be prepared in accordance with the contract documents.
B. Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2' perimeter is available around the R-Tank system for proper compaction of backfill.

3.04 INSTALLATION OF THE R-TANKS
A. Where a geotextile wrap is specified on the stone base, cut strips to length and install in excavation, removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.
B. Where an impervious liner (for containment) is specified, install the liner per manufacturer's recommendations and the contract documents. The R-Tank units shall be separated from impervious liner by a geotextile fabric per manufacturer's recommendations (Section 2.02 A).
C. Install R-Tank modules by placing side by side, in accordance with the design drawings. No lateral connections are required. It is advisable to use a string line to form square corners and straight edges along the perimeter of the R-Tank system. The modules are to be oriented as per the design drawing with required depth as shown on plans.
1. For LD, HD, and SD installations, the large side plate of the tank should be placed on the perimeter of the system. This will typically require that the two ends of the tank area will have a row of tanks placed perpendicular to all other tanks. If this is not shown in the construction drawings, it is a simple field adjustment that will have minimal effect on the overall system footprint. Refer to R-Tank Installation Guide for more details
2. For UD installations, there is no perpendicular end row required.
D. Wrap the R-Tank top and sides in specified geotextile. Cut strips of geotextile so that it will cover the sides and top, encapsulating the entire system to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.
E. Identify locations of inlet, outlet and any other penetrations of the geotextile (and optional liner). These connections should be installed flush (butted up to the R-Tank) and the geotextile fabric shall be cut to enable hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile, impervious liner (if specified) or pipe. Connecting pipes at 90 degree angles facilitates construction, unless otherwise specified. Ensure end of pipe is installed snug against R-Tank system.
F. Provide inspection/maintenance ports as shown on the plans. There is a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of one maintenance port for every 2,500 square feet. Install all ports as noted in the R-Tank Installation Guide.
G. If required, install ventilation pipes and vents as specified on drawings to provide ventilation for proper hydraulic performance. The number of pipes and vents will depend on the size of the system. Vents are often installed using a 90 degree elbow with PVC pipe into a landscaped area with 'U' bend or venting bollard to inhibit the ingress of debris. A ground level concrete or steel cover can be used.

3.05 BACKFILLING OF THE R-TANK UNITS
A. Backfill and fill with recommended materials as follows:
1. Place freely draining backfill materials (Section 2.03 B) around the perimeter in lifts with a maximum thickness of 12". Each lift shall be placed around the entire perimeter such that each lift is no more than 24" higher than the side backfill along any other location on the perimeter of the R-Tank system. No fill shall be placed over top of tanks until the side backfill has been completed.
2. Each lift shall be compacted at the specified moisture content to a minimum of 95% of the Standard Proctor Density until no further densification is observed (for self-compacting stone materials). The side fill must be compacted with walk behind compaction equipment. Even when "self-compacting" backfill materials are selected, a walk behind vibratory compactor must be used.
3. Take care to ensure that the compaction process does not allow the machinery to come into contact with the modules due to the potential for damage to the geotextile and R-Tank units.
4. No compaction equipment is permissible to operate directly on the R-Tank modules.
5. Top Backfill. Only low pressure track vehicles shall be operated over the R-Tank system during construction. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Heavy equipment should unload in an are adjacent to the R-Tank system and the material should be moved over the system using tracked equipment with an operating weight of less than 10 tons.
a. Typical Applications: Install a 12" (or as shown on plans) lift of freely draining material (Section 2.03 B) over the R-Tank Units, maintaining 12" between equipment tracks and R-Tank System. Lightly compacted using a walk-behind trench roller. Alternately, a roller (maximum gross vehicle weight of 6 tons) may be used. Roller must remain in static mode until a minimum of 24" of cover has been placed over the modules. Sheep foot rollers should not be used.
b. Shallow Applications (< 18" total cover): Install top backfill in accordance with plans.
6. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall.
7. Following placement and compaction of the initial cover, subsequent lifts of structural fill (Section 2.03 C) shall be placed at the specified moisture content and compacted to a minimum of 95% of the Standard Proctor Density and shall cover the entire footprint of the R-Tank system. During placement of fill above the system, unless otherwise specified, a uniform elevation of fill shall be maintained to within 12" across the footprint of the R-Tank system. Do not exceed maximum cover depths listed in Table 2.01 B.
8. Place additional layers of geotextile and/or geogrid at elevations as specified in the design details. Each layer of geosynthetic reinforcement placed above the R-Tank system shall extend a minimum of 3 feet beyond the limits of the excavation wall.
B. Ensure that all temporary shoring is removed from the limits of excavation until the project is complete and final surface materials are in place. No non-installation related loading should be allowed over the R-Tank system until the final design section has been constructed (including pavement).
C. Place surfacing materials, such as groundcovers (no large trees), or paving materials over the structure with care to avoid displacement of cover fill and damage to surrounding areas.
D. Backfill depth over R-Tank system must be within the limitations shown in the table in Section 2.01 B. If the total backfill depth does not comply with this table, contact engineer or manufacturer's representative for assistance.

3.06 MAINTENANCE REQUIREMENTS
A. A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. Pre-treatment systems shall be inspected yearly, or as directed by the regulatory agency and by the manufacturer (for proprietary systems). Maintain as needed using acceptable practices or following manufacturer's guidelines (for proprietary systems).
B. All inlet pipes and Inspection and/or Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of operation and at least yearly thereafter.
C. If sediment has accumulated to the level noted in the R-Tank Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed.
D. All inspection and maintenance activities should be performed in accordance with the R-Tank Operation, Inspection & Maintenance Manual.

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY:

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

R-TANK SPECIFICATION
GOOSE CREEK BYPASS (OFFICE)
FRANKLIN, TN

DRAWN BY: JEC
DATE: 07/31/2024
SHEET NO: 9 of 9

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GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----
DATE: 08/01/2024
KIMLEY-HORN PROJECT NO. 11849000

UNDERGROUND DETENTION DETAILS

SHEET NUMBER
C3.37

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
H0	HEADWALL	N/A
H1	MANHOLE	714.24
H2	OCS	710.75
H3	HEADWALL	N/A
H4	JBS3080	714.74
H4.1	JBS3080	716.00
H4.2	JBS3080	716.26
H4.3	JBS3080	719.23
H4.4	JBS3080	715.00
H4.5	JBS3080	715.18
H4.6	JBS3080	715.94
H5	JBS3080	715.50
H6	JBS3080	716.88
H7	JBS3080	716.68
H8	JBS3080	716.06
H9	JBS3080	716.01
H9.1	JBS3080	715.73
H9.2	JBS3080	716.33
H10	JBS3080	718.11
I0	HEADWALL	N/A

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
I1	JBS3080	705.20
I1.1	JBS3080	709.20
I1.2	JBS3080	712.04
I1.3	JBS3080	714.33
I2	JBS3080	705.34
I2.1	JBS3080	704.68
I2.2	JBS3080	704.36
I4	JBS3080	707.90
I4.1	JBS3080	713.88
I5	JBS3080	711.11
I6	JBS3080	713.16
J0	HEADWALL	N/A
J1	JBS3080	693.92
J1.1	JBS3080	693.86
J2	OCS	695.75
J3	HEADWALL	N/A
J4	JBS3080	698.91
J4.1	JBS3080	699.00
J5	JBS3080	707.36
J6	JBS3080	707.01

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
K0	HEADWALL	N/A
K1	JBS3080	698.91
K2	JBS3080	698.91
L0	HEADWALL	N/A
L1	JBS3080	700.75
L2	JBS3080	700.95
M1	JBS4310	701.75
N1	AREA DRAIN	692.00
UGD3-IN	UGD	N/A
UGD3-OUT	UGD	694.07
UGD4-IN	UGD	N/A
UGD4-OUT	UGD	N/A

PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN COVER
H1 - H0	704.25 (H1)	703.82 (H0)	15"	88'	0.50%	RCP	5.34
H2 - UGD4-IN	704.89 (H2)	704.67 (UGD4-IN)	15"	45'	0.50%	PVC	3.83
H4 - H3	709.80 (H4)	709.75 (H3)	24"	9'	0.57%	RCP	N/A
H4.1 - H4	712.16 (H4.1)	709.80 (H4)	15"	153'	1.55%	RCP	2.40
H4.2 - H4.1	712.69 (H4.2)	712.16 (H4.1)	15"	33'	1.65%	RCP	2.13
H4.3 - H4.2	714.85 (H4.3)	712.69 (H4.2)	15"	98'	2.20%	RCP	2.13
H4.4 - H4	711.07 (H4.4)	709.80 (H4)	15"	55'	2.31%	RCP	2.43
H4.5 - H4.4	710.54 (H4.5)	709.80 (H4.4)	15"	56'	1.34%	RCP	3.20
H4.6 - H4.5	712.92 (H4.6)	712.10 (H4.5)	15"	102'	0.80%	RCP	1.58
H5 - H4	710.74 (H5)	710.54 (H4)	18"	40'	0.50%	RCP	2.49
H6 - H5	711.03 (H6)	710.54 (H5)	18"	98'	0.50%	RCP	3.25
H7 - H6	711.99 (H7)	711.03 (H6)	18"	192'	0.50%	RCP	2.98
H8 - H7	712.18 (H8)	711.99 (H7)	15"	35'	0.56%	RCP	2.44
H9 - H8	712.41 (H9)	712.18 (H8)	15"	46'	0.51%	RCP	2.05
H9.1 - H9	712.54 (H9.1)	712.41 (H9)	15"	27'	0.50%	RCP	1.75
H9.2 - H9.1	712.84 (H9.2)	712.54 (H9.1)	15"	61'	0.50%	RCP	1.76
H10 - H9	712.81 (H10)	712.41 (H9)	15"	82'	0.50%	RCP	2.17
I1 - I0	700.77 (I1)	698.29 (I0)	15"	70'	3.58%	RCP	1.42
I1.1 - I1	702.22 (I1.1)	700.77 (I1)	15"	66'	2.22%	RCP	2.99
I1.2 - I1.1	706.77 (I1.2)	702.22 (I1.1)	15"	103'	4.46%	RCP	3.69

PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN COVER
I1.3 - I1.2	711.29 (I1.3)	706.77 (I1.2)	15"	104'	4.38%	RCP	1.54
I2 - I1	701.53 (I2)	700.77 (I1)	18"	113'	0.67%	RCP	1.91
I2.1 - I2	701.53 (I2.1)	700.79 (I2)	15"	7'	11.01%	RCP	1.72
I2.2 - I2.1	701.42 (I2.2)	700.79 (I2.1)	15"	87'	0.73%	RCP	1.41
I4 - I2	703.48 (I4)	701.53 (I2)	15"	84'	2.32%	RCP	2.34
I4.1 - I4	704.86 (I4.1)	704.31 (I4)	15"	113'	0.50%	RCP	2.16
I5 - I4	706.88 (I5)	703.48 (I4)	15"	108'	3.15%	RCP	1.72
I6 - I5	708.48 (I6)	706.88 (I5)	15"	48'	3.38%	RCP	2.08
J1 - J0	689.73 (J1)	689.38 (J0)	15"	69'	0.51%	RCP	2.66
J1.1 - J1	690.22 (J1.1)	689.73 (J1)	15"	23'	2.20%	RCP	2.20
J2 - J1	690.57 (J2)	689.73 (J1)	15"	57'	1.49%	RCP	2.70
J4 - J3	694.84 (J4)	694.80 (J3)	15"	10'	0.50%	RCP	N/A
J4.1 - J4	695.18 (J4.1)	694.84 (J4)	15"	25'	1.42%	RCP	2.30
J5 - J4	703.06 (J5)	694.84 (J4)	15"	201'	4.11%	RCP	2.64
J6 - J5	703.39 (J6)	703.06 (J5)	15"	26'	1.32%	RCP	2.19
K1 - K0	695.04 (K1)	694.82 (K0)	15"	46'	0.50%	RCP	1.03
K2 - K1	695.36 (K2)	695.04 (K1)	15"	24'	1.33%	RCP	2.11
L1 - L0	697.34 (L1)	697.00 (L0)	15"	60'	0.56%	RCP	N/A
L2 - L1	697.66 (L2)	697.54 (L1)	15"	25'	0.50%	RCP	1.55
M1 - UGD3-IN	695.75 (M1)	690.50 (UGD3-IN)	15"	55'	9.71%	RCP	N/A

PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN COVER
UGD3-OUT - B1	687.63 (UGD3-OUT)	687.47 (B1)	15"	32'	0.50%	RCP	2.88
UGD4-OUT - H1	704.67 (UGD4-OUT)	704.25 (H1)	15"	11'	4.19%	RCP	8.55

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CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL ENGINEER
No. 127918
STATE OF TENNESSEE
08/01/2024

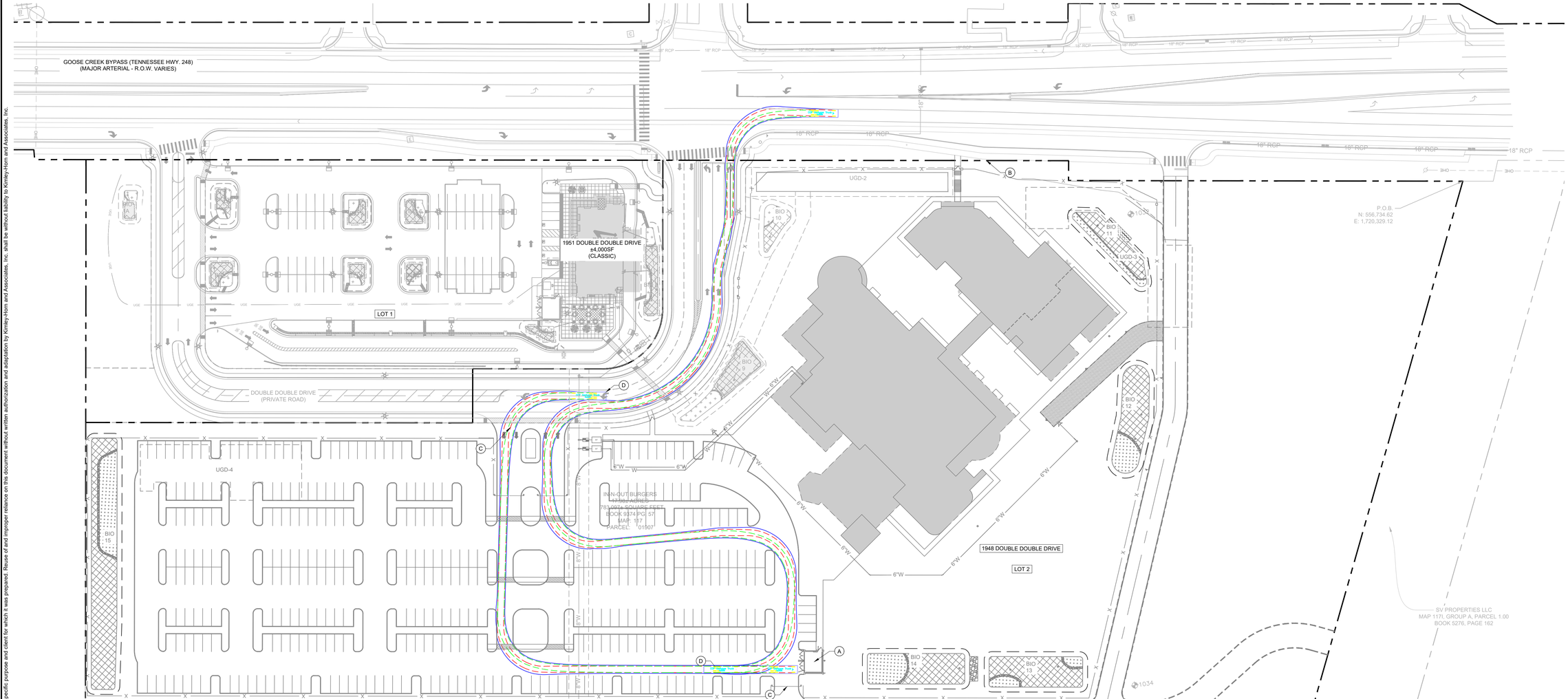
No.	REVISIONS	DATE	BY
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DESIGNED BY: WGH
DRAWN BY: WGH
CHECKED BY: MMcG
DATE: 08/01/2024
KIMLEY-HORN PROJECT NO. 11849000

PIPE AND STRUCTURE TABLES

SHEET NUMBER
C3.40

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SHERRER KEITH A
SHERRER DANA L
104 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00400
SUBDIVISION & LOT 1
SE EST SEC.1, LOT 0104
LAT BOOK & PAGE : 1
BOOK 24, PAGE: 133

HOYT JEFFERY A
HOYT PATRICIA A
108 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00500
SUBDIVISION & LOT 1 GOOSE EST
SEC.1, LOT 0105
PLAT BOOK & PAGE : 1 BOOK 24,
PAGE: 10

BUKOWSKI DALE
BUKOWSKI JENNIFER
112 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00600
SUBDIVISION & LOT 1 GOOSE EST
SEC.1, LOT 0106
PLAT BOOK & PAGE : 1 BOOK 24,
PAGE: 10

GOOSE CREEK ESTATE SUBDIVISION
SECTION 1
PLAT BOOK 24, PAGE 10

FRYE GRANT
FRYE JACQUELYNN
116 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00700
SUBDIVISION & LOT 1
GOOSE EST SEC.1,
LOT 0107

ESLICK CHRIS
ESLICK LINDSEY
129 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00800
SUBDIVISION & LOT 1
GOOSE EST SEC.1, LOT
0108

HARPER CATHERINE L
132 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01100
SUBDIVISION & LOT 1 GOOSE
EST SEC.1, LOT 0111
PLAT BOOK & PAGE : 1 BOOK 24,
PAGE: 10
111

DENNIS JERRY C
DENNIS ANITA L
136 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01200
SUBDIVISION & LOT 1 GOOSE EST SEC.1,
LOT 0112
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10
112

LAMB FAM TRUST
140 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01300
SUBDIVISION & LOT 1 GOOSE EST SEC.1,
LOT 0113
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10
113

CHADWELL PARTNERSHIP
5900 POPLAR AVE#100
MEMPHIS, TN 38119
MAP : 117A
PARCEL: 02000
PD PLANNED DISTRICT

ROW & ACCESS GENERAL NOTES

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

PRIVATE GARBAGE COLLECTION

THE GARBAGE TRUCK SPECIFICATION SHOWN ABOVE MATCHES THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN. TRASH COLLECTION SERVICE FOR THIS BUILDING WILL BE COLLECTED VIA PRIVATE TRASH SERVICE.

VEHICLE LEGEND

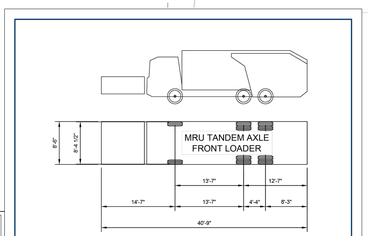
VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

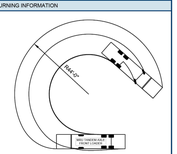
KEYNOTE LEGEND

(A) DUMPSTER ROLL OUT AREA
(B) EXISTING ROW
(C) SITE ENTRANCE
(D) CITY OF FRANKLIN FRONT LOADER GARBAGE TRUCK



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



SOLID WASTE APPARATUS TURNING TEMPLATE			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 9/21/2023	SD-8
NOT TO SCALE			

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Drawing name: K:\NSH_LDEV\1184900000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C4.1 ENLARGED ROW & ACCESS PLAN.dwg C4.2 ENLARGED ROW & ACCESS PLAN Aug 01, 2024 3:17pm by: Shawn.Schaub

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CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE
08/01/2024

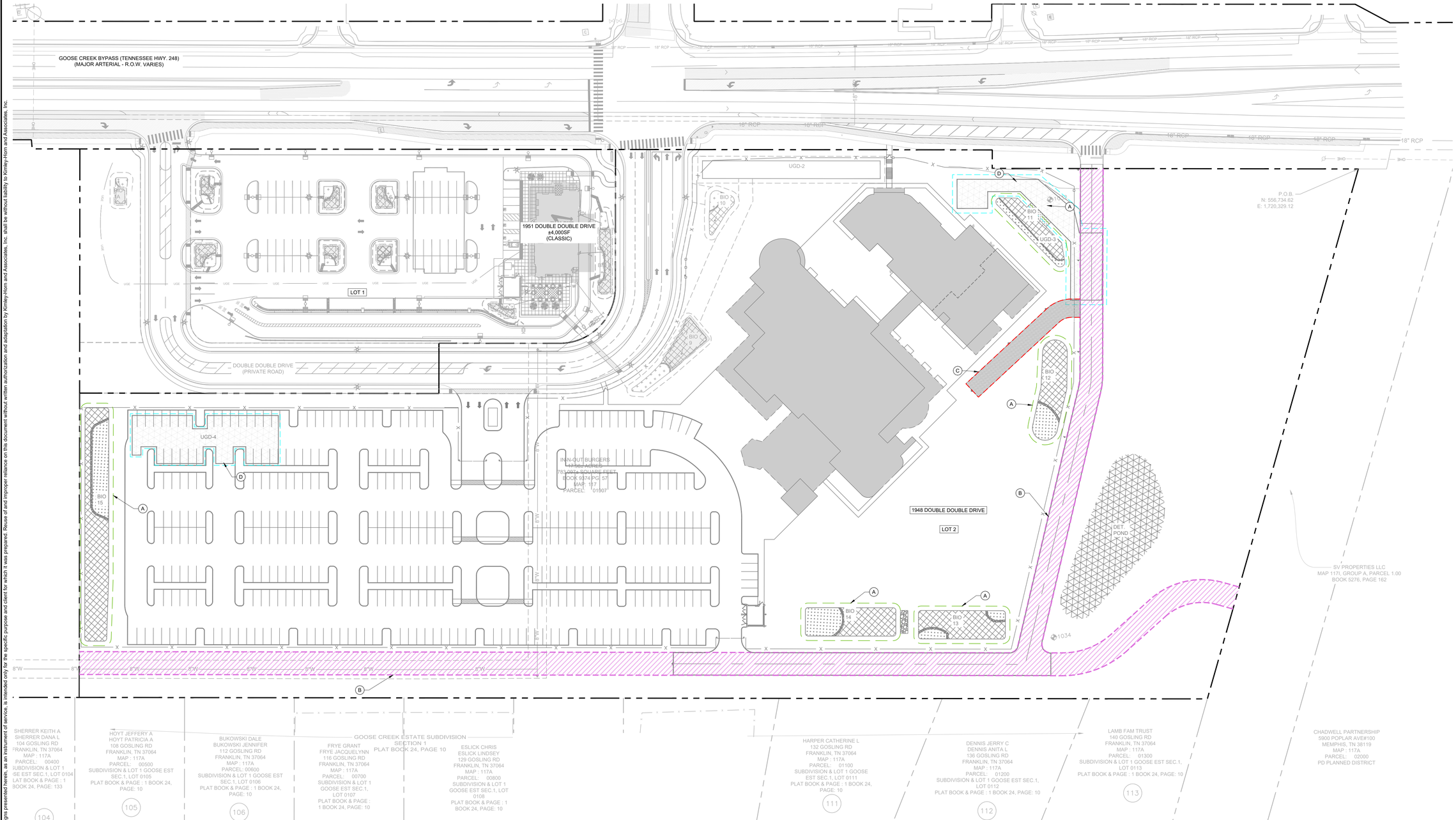
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REVISIONS

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

ROW & ACCESS PLAN

SHEET NUMBER
C4.0



CITY OF FRANKLIN EASEMENT NOTES

1. EXCLUSIVE GREEN INFRASTRUCTURE EASEMENTS (GIE) AROUND ALL GREEN INFRASTRUCTURE BMPS (PERVIOUS PAVEMENT, BIORETENTION, BIORETENTION FOREBAYS, WATER QUALITY SWALE, ETC.) EASEMENTS SHALL EXTEND A MINIMUM OF 5 FEET BEYOND THE TOP OF BERM ELEVATION.
2. PUBLIC DRAINAGE EASEMENTS (PDE) AROUND ALL DETENTION AREAS, UNLESS ALREADY LOCATED WITHIN A GIE. (PUBLIC DRAINAGE EASEMENTS NOT NEEDED IF ALREADY GIE.)
3. PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS (PUDAE) OVER ALL OPEN SPACE LOTS.
4. PUBLIC ACCESS EASEMENT (PAE) OVER PORTIONS OF SIDEWALKS ALONG STREETS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.
5. PUBLIC ACCESS EASEMENTS (PAE) OVER EMERGENCY FIRE ACCESS.

EASEMENTS NOTE

EASEMENTS SHALL BE RECORDED BY A REVISED FINAL PLAT PRIOR TO ISSUANCE OF A BUILDING PERMIT

KEYNOTE LEGEND

- (A) EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT (GIE)
- (B) PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS (PUDAE)
- (C) PUBLIC ACCESS EASEMENTS (PAE)
- (D) PUBLIC DRAINAGE EASEMENT (PDE)

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
No. 127919
STATE OF TENNESSEE
08/01/2024

No	REVISIONS	DATE	BY
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DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024

KIMLEY-HORN PROJECT NO.
11849000

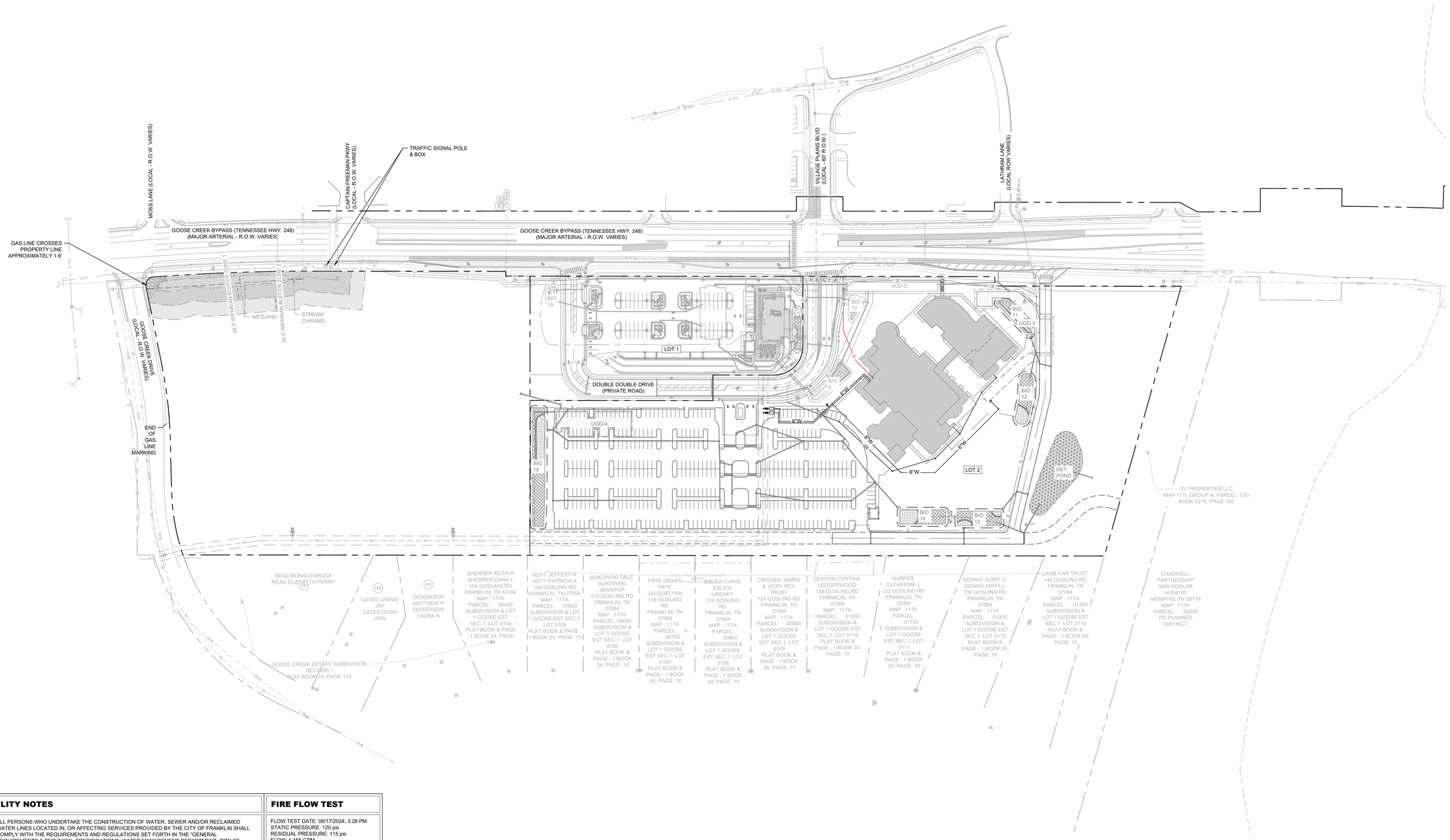
EASEMENT PLAN

SHEET NUMBER
C4.3

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Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C4.3 ENLARGED EASEMENT PLAN.dwg C4.3 ENLARGED EASEMENT PLAN Aug 01, 2024 3:18pm by: Shawn.Schaub

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UTILITY NOTES

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

FIRE FLOW TEST

FLOW TEST DATE: 06/17/2024, 3:28 PM
STATIC PRESSURE: 120 psi
RESIDUAL PRESSURE: 115 psi
FLOW: 1,455 GPM
FLOW @ 20 PSI: 7,335 psi

TESTED BY TIM BYRAM, HB&TS

SITE LEGEND

ss	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM PIPE
w	PROPOSED COF WATER MAIN
8"SA	EXISTING SANITARY SEWER PIPE
XX"RCP	EXISTING STORM PIPE
X" W	EXISTING WATER MAIN
OHE	EXISTING OVERHEAD ELECTRIC
	WATER SERVICE LATERAL
	SEWER SERVICE LATERAL
	FIRE HYDRANT
S	SANITARY SEWER MANHOLE
	LIGHT POLE (LED LIGHT SOURCE)
FDC	FDC

UNDERGROUND SHOP DRAWING NOTE

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE:

HTTPS://FRANKLINTN.GEOCIVIX.COM/SECURE/

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

Phase	Occupancy Group	Square Footage/ # of Residential Units	Occupancy Load Factor (sq ft/occupant)	Demand Factor (gal/occupant)	Total Gallons/Day	Total SFUE
1	Assembly	4,000	20	3.25	650	1.86
	Business	0				0.00
	-					-
	-					-
Total Phase 1						**1.86**
Phase	**Occupancy Group**	**Square Footage/ # of Residential Units**	**Occupancy Load Factor (sq ft/occupant)**	**Demand Factor (gal/occupant)**	**Total Gallons/Day**	**Total SFUE**
2	Assembly	0				0.00
	Business	92,000	100	25	23,000	65.71
	-					-
	-					-
Total Phase 2						**65.71**
Original Entitlement (SFUE)	**67.57**					
Phase 1 Use	1.86					
Phase 2 Use	65.71					
Total Remaining	**0.00**					

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127978
STATE OF TENNESSEE
07/31/2026

No.	REVISIONS	DATE	BY
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DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

OVERALL UTILITY PLAN

SHEET NUMBER
C5.0

AGENCY CONTACTS

WATER
HB & TS
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: 615-794-7796
CONTACT: CODY LOVETT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596
CONTACT: BLAKE DAVIS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: 615-595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL

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KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE
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2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: 615-550-6855
CONTACT: PAULA BROOKS

TELEPHONE
AT&T
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2275

EXISTING UTILITIES NOTE

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

HB&TS WATER UTILITY NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY HB&TS FOR CONSTRUCTION.

FIRE FLOW TEST

FLOW TEST DATE: 06/17/2024, 3:28 PM
STATIC PRESSURE: 120 psi
RESIDUAL PRESSURE: 115 psi
FLOW: 1,455 GPM
FLOW @ 20 PSI: 7,335 psi

TESTED BY TIM BYRAM, HB&TS

UTILITY NOTES

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

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM PIPE
- PROPOSED COF WATER MAIN
- EXISTING SANITARY SEWER PIPE
- EXISTING STORM PIPE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- WATER SERVICE LATERAL
- SEWER SERVICE LATERAL
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- LIGHT POLE (LED LIGHT SOURCE)
- FDC

UNDERGROUND SHOP DRAWING NOTE

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE:

HTTPS://FRANKLINTN.GEOCIVIX.COM/SECURE/

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

UTILITY PLAN KEYNOTE LEGEND

A	6" PVC FIRE SERVICE
B	6" FIRE WATER METER
C	6" FIRE BACKFLOW PREVENTER
E	EX. FIRE HYDRANT ASSEMBLY
F	FIRE DEPARTMENT CONNECTION
G	PRIVATE FIRE HYDRANT ASSEMBLY
H	3" PVC DOMESTIC SERVICE
I	3" DOMESTIC WATER METER
J	3" DOMESTIC BACKFLOW PREVENTER
K	90° BEND
L	45° BEND
M	8" x 6" TEE
N	8" x 3" TEE
O	GATE VALVE
P	EX. 8" WATER LINE
Q	6" SANITARY SEWER SERVICE (MIN 2% TYP.)
R	SANITARY SEWER SERVICE CLEANOUT
S	SANITARY SEWER SERVICE CONNECTION TO EXISTING PRIVATE 6" SSWR SERVICE LINE
T	SANITARY SEWER SERVICE BUILDING CONNECTION
U	STORM PIPE (TYPICAL)
V	GAS SERVICE LINE
W	BACKUP GENERATOR (SEE ARCH. PLANS FOR SCREEN WALL DETAILS)
X	TRANSFORMER (SEE MEP PLANS FOR DETAILS)
Y	ELECTRICAL GENERATOR (SEE MEP PLANS FOR DETAILS)
Z	LIGHT (SEE PHOTOMETRIC PLAN FOR SPECIFICATIONS)
AA	WALL MOUNTED PIV
BB	PRIVATE 6" FIRE LINE WITH WALL MOUNTED PIV FROM BUILDING AFTER BFP INTERNAL TO THE BUILDING
CC	20' HB&TS EASEMENT
DD	FIRE HYDRANT ASSEMBLY
EE	6" TEE
FF	EX. PRIVATE 6" SSWR SERVICE LINE. COF #8502
GG	EX. PRIVATE CLEANOUT. COF #8502
HH	EX. PUBLIC SSWR MH. COF #8502
II	EX. SSWR EASEMENT. COF #8502

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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Main: 615.564.2701 | www.kimley-horn.com

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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127918
STATE OF TENNESSEE
08/01/2024

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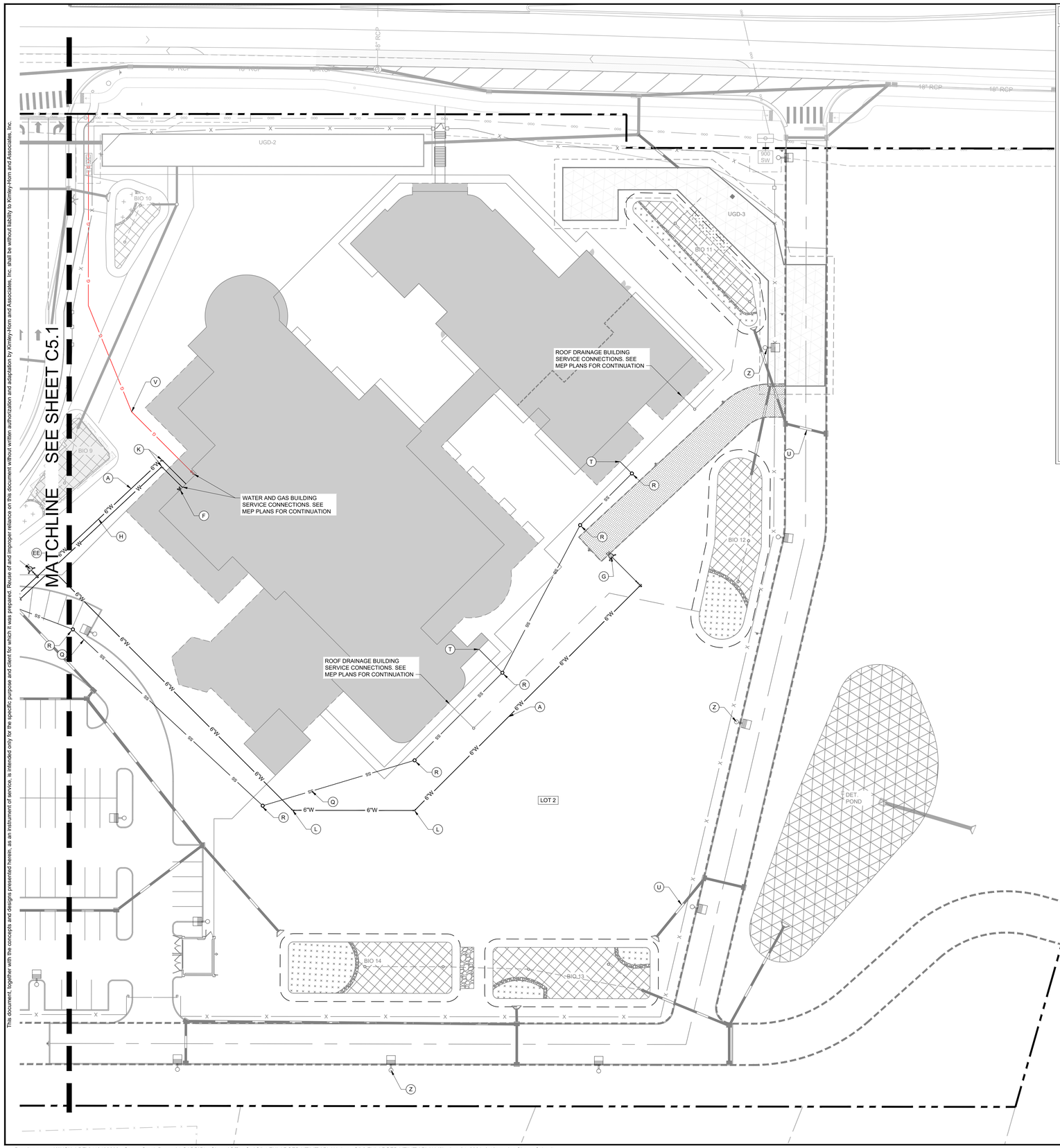
DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024

KIMLEY-HORN PROJECT NO. 11849000

ENLARGED UTILITY PLAN

SHEET NUMBER
C5.1

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SITE LEGEND

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	PROPOSED STORM PIPE
W	PROPOSED COF WATER MAIN
8"SA	EXISTING SANITARY SEWER PIPE
XX"RCP	EXISTING STORM PIPE
X" W	EXISTING WATER MAIN
OHE	EXISTING OVERHEAD ELECTRIC
	WATER SERVICE LATERAL
	SEWER SERVICE LATERAL
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STATIC PRESSURE: 120 psi
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TESTED BY TIM BYRAM, HB&TS

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HB&TS WATER UTILITY NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY HB&TS FOR CONSTRUCTION.

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HB & TS
505 DOWNS BLVD
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CONTACT: CODY LOVETT

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GRAPHIC SCALE IN FEET
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NORTH

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Main: 615.564.2701 | www.kimley-horn.com
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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE ENGINEERING COMMERCE — No. 127918 — STATE OF TENNESSEE — 08/01/2024

No	REVISIONS	DATE	BY
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DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024

KIMLEY-HORN PROJECT NO. 11849000

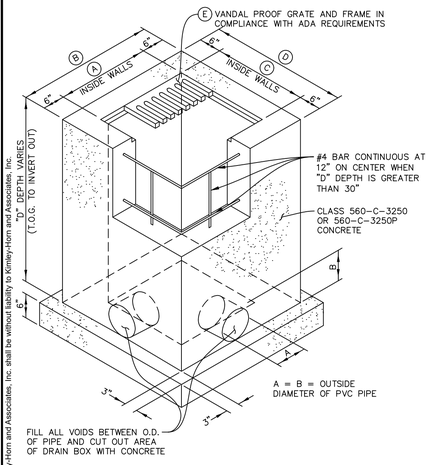
ENLARGED UTILITY PLAN

SHEET NUMBER
C5.2

COF #8547

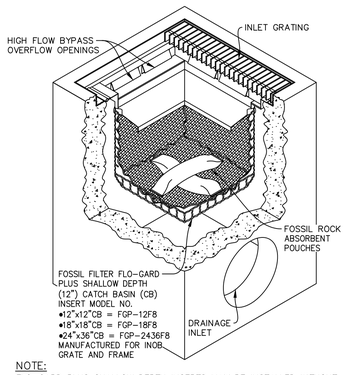
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Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Office Set\C5.1 ENLARGED UTILITY PLAN.dwg C5.2 ENLARGED UTILITY PLAN (2) Aug 01, 2024 3:19pm by: Shawn.Schaub



DRAIN BOX NOTES					
BOX SIZE	(A)	(B)	(C)	(D)	(E)
12"-INCH BY 12"-INCH	12"	24"	12"	24"	SOUTH BAY FOUNDRY, INC. OR EQUAL [NARROW SLOT, 0.5" WIDE (MAX.) OPENINGS] 14"x14" O.D. HOT DIPPED GALVANIZED (ASTM A123) STEEL (ASTM A36) GRATE AND FRAME MANUFACTURED FOR IN-N-OUT AND RATED FOR H-20 TRAFFIC CONDITIONS. SECURE GRATE AGAINST THEFT.
18"-INCH BY 18"-INCH	18"	30"	18"	30"	SOUTH BAY FOUNDRY, INC. OR EQUAL [NARROW SLOT, 0.5" WIDE (MAX.) OPENINGS] 18"x21" O.D. HOT DIPPED GALVANIZED (ASTM A123) STEEL (ASTM A36) GRATE AND FRAME MANUFACTURED FOR IN-N-OUT AND RATED FOR H-20 TRAFFIC CONDITIONS. SECURE GRATE AGAINST THEFT.
24"-INCH BY 36"-INCH (19)	24"	36"	36"	48"	SOUTH BAY FOUNDRY, INC. OR EQUAL [NARROW SLOT, 0.5" WIDE (MAX.) OPENINGS] 27"x36" O.D. HOT DIPPED GALVANIZED (ASTM A123) STEEL (ASTM A36) GRATE AND FRAME MANUFACTURED FOR IN-N-OUT AND RATED FOR H-20 TRAFFIC CONDITIONS. SECURE GRATE AGAINST THEFT.

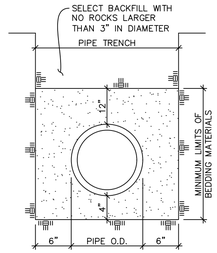
DETAIL "A" (19)
CONCRETE DRAIN BOX
NOT TO SCALE



NOTE:
FLO-GARD PLUS SHALLOW DEPTH INSERTS MAY BE INSTALLED WITHOUT ABSORBENT POUCHES DURING COURSE OF CONSTRUCTION AS A SEDIMENTATION CONTROL DEVICE. AFTER CONSTRUCTION, REMOVE SEDIMENT AND INSTALL ABSORBENT POUCHES.

NOTE:
DRAINAGE PROTECTION SYSTEMS AT (888) 950-8826 IS THE INSTALLATION AND MAINTENANCE COMPANY OF OLDCASTLE INFRASTRUCTURE AND SHOULD BE CONTACTED FOR INFORMATION ON LOCAL SERVICE CONTACT.

DETAIL "B" (20)
FOSSIL FILTER
(MANUFACTURED BY OLDCASTLE STORMWATER SOLUTIONS AT 888-965-3227)
NOT TO SCALE



NOTES:

(1) FOR TRENCHES DEEPER THAN 4 FEET, FOLLOW REQUIREMENTS OF THE EARTHWORK SPECIFICATION.

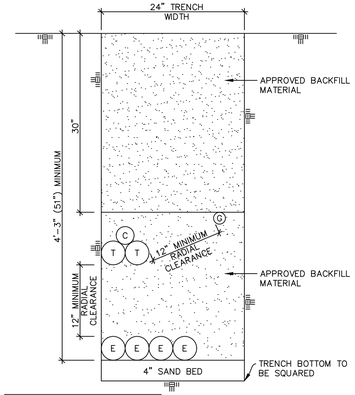
(2) BEDDING MATERIAL SHALL CONSIST OF SAND, GRAVEL, CRUSHED AGGREGATE OR NATIVE FREE-DRAINING GRANULAR MATERIAL HAVING A SAND EQUIVALENT NOT LESS THAN 30 AND A MAXIMUM GRAVEL SIZE OF 1/4".

(3) NEW FIRE SERVICE LINES SHALL HAVE A MINIMUM COVER OF 30" IN NON-TRAFFIC AREAS AND A MINIMUM COVER OF 36" IN TRAFFIC AREAS PER N.F.P.A. 24 SECTION 8.1.

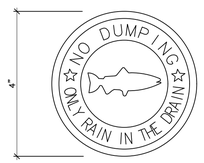
(4) ALL EXISTING SURFACES OF PAVING, CURBS, SIDEWALK AND SOFTSCAPE SHALL BE REPAVED OR RESTORED TO A CONDITION WHICH EXISTED PRIOR TO DEMOLITION AS REQUIRED FOR NEW UTILITY CONSTRUCTION.

(5) EXISTING SOILS HAVE NOT BEEN TESTED AND MAY BE CONSIDERED CORROSIVE TO BURIED METAL PIPE RESULTING IN A POTENTIAL FOR METAL LOSS FROM ELECTROCHEMICAL CORROSION PROCESS. INSTALL PROTECTIVE COATINGS ON ALL METAL PIPES.

DETAIL "C"
STORM DRAIN AND WET UTILITY TRENCH DETAIL
NOT TO SCALE

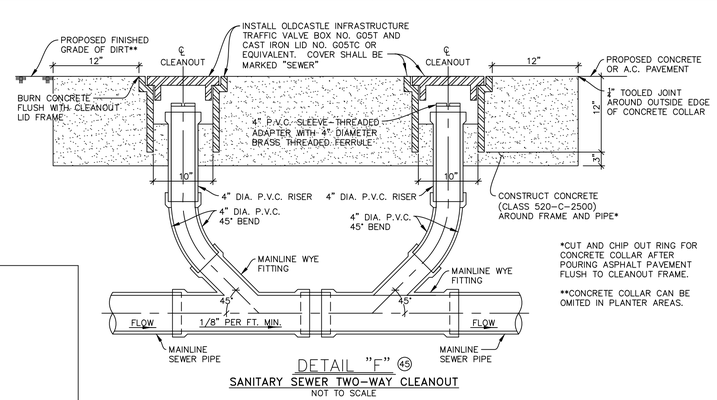


TYPICAL DRY UTILITY JOINT TRENCH DETAIL "M"
NOT TO SCALE



1. INSTALL 4" DIAMETER STAINLESS STEEL ENVIROMARKER DISC, MANUFACTURED BY ALMETEK INDUSTRIES, INC. (908-850-9700), OR EQUIVALENT.
2. APPLY MARKER PER MANUFACTURER'S THEFT PROOF SUB-SURFACE MOUNT INSTALLATION RECOMMENDATIONS, WITH RIVET FASTENER.
3. LOGO AND COLOR OF DISC TO BE PRE-APPROVED BY OWNER PRIOR TO ORDERING.

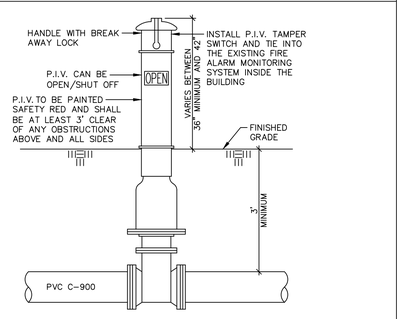
DETAIL "H" (21)



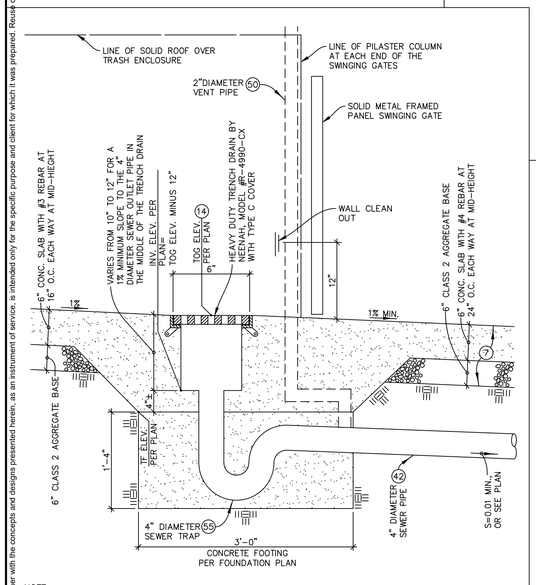
*CUT AND CHIP OUT RING FOR CONCRETE COLLAR AFTER POURING ASPHALT PAVEMENT FLUSH TO CLEANOUT FRAME.

**CONCRETE COLLAR CAN BE OMITED IN PLANTER AREAS.

DETAIL "F" (45)
SANITARY SEWER TWO-WAY CLEANOUT
NOT TO SCALE

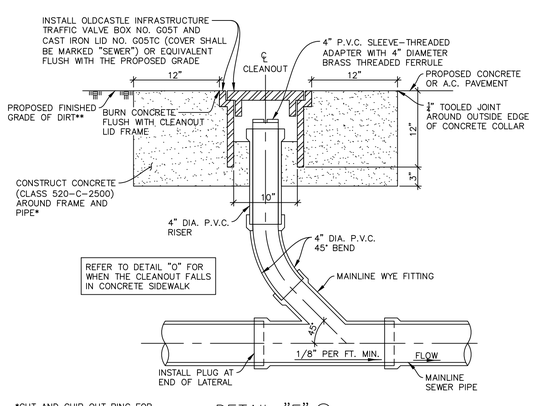


DETAIL "P" (68)
POST INDICATOR VALVE DETAIL
NOT TO SCALE



NOTE:
SITE STORMWATER RUNOFF DOES NOT DRAIN INTO THIS TRASH ENCLOSURE TRENCH DRAIN. THIS SANITARY SEWER TRENCH DRAIN ONLY ACCEPTS THE WASH RUNOFF FROM THE HOSE BIBBS INSIDE OF THE COVERED TRASH ENCLOSURE AND DISCHARGES IT UPSTREAM OF A SITE GREASE INTERCEPTOR.

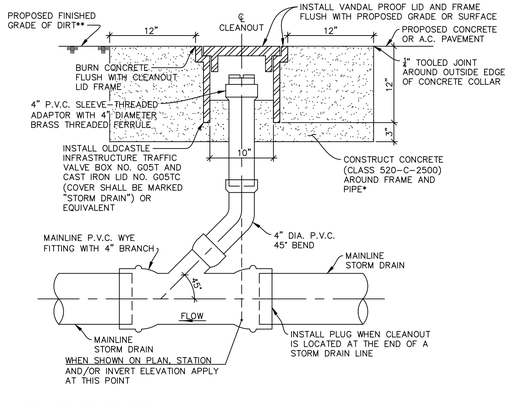
DETAIL "D" (14)(55)
TRASH ENCLOSURE TRENCH DRAIN DETAIL
NOT TO SCALE



*CUT AND CHIP OUT RING FOR CONCRETE COLLAR AFTER POURING ASPHALT PAVEMENT FLUSH TO CLEANOUT FRAME.

**CONCRETE COLLAR CAN BE OMITED IN PLANTER AREAS.

DETAIL "E" (43)
SANITARY SEWER CLEANOUT
NOT TO SCALE



*CUT AND CHIP OUT RING FOR CONCRETE COLLAR AFTER POURING ASPHALT PAVEMENT FLUSH TO CLEANOUT FRAME.

**CONCRETE COLLAR CAN BE OMITED IN PLANTER AREAS.

DETAIL "G" (62)
STORM DRAIN CLEANOUT
NOT TO SCALE

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DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
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CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: WGH
DRAWN BY: WGH
CHECKED BY: MMcG
DATE: 08/01/2024
KIMLEY-HORN PROJECT NO. 11849000

UTILITY DETAILS

SHEET NUMBER
C5.3

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DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE (SEE NOTE 3)
CATCH BASIN GRATES	SEE CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4
AREA DRAINS - 1 GRATE	D-CB-42 SERIES
AREA DRAINS - 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
JUNCTION BOX	D-JBS-1 THRU D-JBS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE-1 THRU D-PE-9F
SAFETY CROSS DRAIN ENDWALLS	D-PE-15A THRU D-PE-48A, AND D-PE-99
SAFETY SIDE DRAIN ENDWALLS	D-SEW-1A
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

NOTES

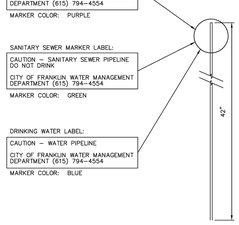
1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING FOR INLET CASTINGS NOTED ON CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4.

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	D-1
NOT TO SCALE			

RECLAIMED WATER MARKER LABEL:
CAUTION - RECLAIMED WATER PIPELINE NON-POTABLE WATER DO NOT DRINK
CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT (615) 794-4554
MARKER COLOR: PURPLE

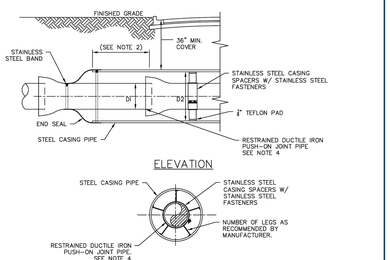
SANITARY SEWER MARKER LABEL:
CAUTION - SANITARY SEWER PIPELINE DO NOT DRINK
CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT (615) 794-4554
MARKER COLOR: GREEN

DRINKING WATER LABEL:
CAUTION - WATER PIPELINE
CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT (615) 794-4554
MARKER COLOR: BLUE

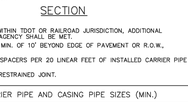


NOTES:
1) MARKER SHALL BE INSTALLED DIRECTLY BEHIND STRUCTURE WITH LABEL FACING ROADWAY.
2) MARKERS TO BE INSTALLED AS INDICATED ON PLANS OR WHERE DIRECTED BY OWNER.
3) MARKER SHALL BE CONSTRUCTED OF DURABLE, UV RESISTANT, COMPOSITE MATERIAL.

UTILITY IDENTIFICATION MARKER			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	G-4
NOT TO SCALE			



ELEVATION



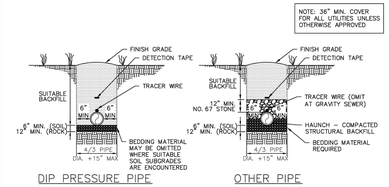
SECTION

NOTES:
1. WHEN CONSTRUCTION IS WITHIN TDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS OF EACH AGENCY SHALL BE MET.
2. CASING SHALL EXTEND A MIN. OF 10' BEYOND EDGE OF PAVEMENT OR R.O.W., WHICHEVER IS FURTHER.
3. A MINIMUM OF 3 CASING SPACERS PER 20 LINEAR FEET OF INSTALLED CARRIER PIPE SHALL BE PROVIDED.
4. CARRIER PIPE SHALL BE RESTRAINED JOINT.

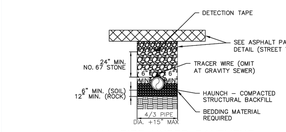
CARRIER PIPE AND CASING PIPE SIZES (MIN.)											
CARRIER PIPE NOM. DIA (D1)	2	4	6	8	10	12	14	16	20	24
CASING PIPE NOM. DIA. (D2)	6	14	16	18	22	24	30	30	36	48
WALL THICKNESS (IN.) R.O.W.	0.250	0.250	0.250	0.250	0.250	0.250	0.312	0.312	0.375	0.500
WALL THICKNESS (IN.) RAILROAD	0.250	0.250	0.250	0.312	0.375	0.375	0.500	0.500	0.563	0.625

BORE AND JACK CASING			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	G-10
NOT TO SCALE			

NOTE: 36" MIN. COVER FOR ALL UTILITIES UNLESS OTHERWISE APPROVED



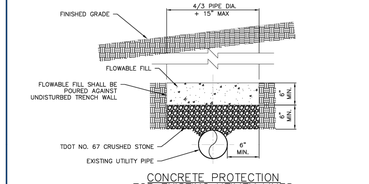
DIP PRESSURE PIPE OTHER PIPE



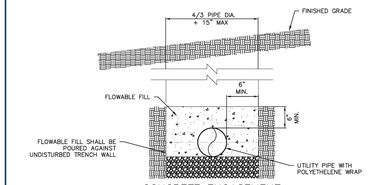
ALL PIPE UNDER PAVEMENT

NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 4" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 50 MIL HDPE INSULATED JACKET PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'-0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY MMO.

UTILITY BEDDING AND BACKFILL DETAIL			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	G-8
NOT TO SCALE			



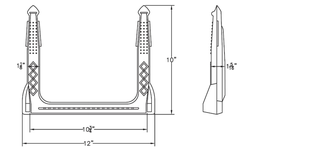
CONCRETE PROTECTION FOR EXISTING UTILITY LINES



CONCRETE ENCASEMENT FOR NEW UTILITY LINES

NOTES:
1) FLOWABLE FILL (CLSM) COMPRESSION STRENGTH = 200 PSI MAX.
2) FLOWABLE FILL TO BE PLACED 16 HOURS BEFORE BACKFILLING TRENCH
3) PRIOR TO ENCASING DUCTILE IRON PIPE IN FLOWABLE FILL, WRAP PIPE WITH 4-MIL HDCL (HIGH-DENSITY, CROSS LAMINATED) POLYETHYLENE OR 8-MIL LLD (LINEAR LOW-DENSITY) POLYETHELENE.

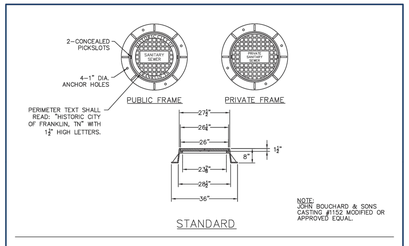
CONCRETE PROTECTION FOR BURIED UTILITIES			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	G-9
NOT TO SCALE			



SECTION A

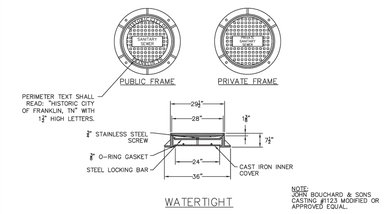
NOTE:
MANHOLE FRAME AND COVER SHALL ALIGN WITH THE STEPS OVER THE BENCH OF THE INVERT CHANNEL.

MANHOLE AND VAULT STEPS			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-4
NOT TO SCALE			



STANDARD

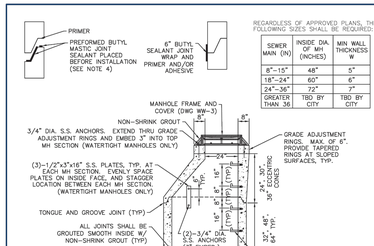
NOTE:
JOHN BOUCHARD & SONS CASTING #1152 MODIFIED OR APPROVED EQUAL.



WATERTIGHT

NOTE:
JOHN BOUCHARD & SONS CASTING #1123 MODIFIED OR APPROVED EQUAL.

MANHOLE FRAME AND COVER			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-3
NOT TO SCALE			



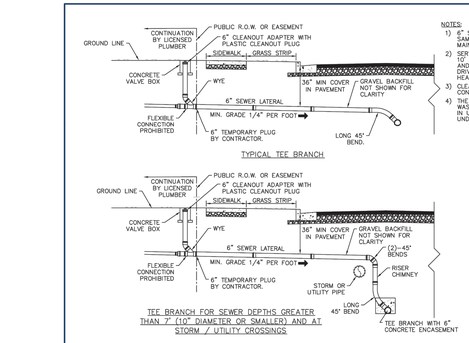
48" MANHOLE

REGARDLESS OF APPROVED PLANS, THE FOLLOWING SIZES SHALL BE REQUIRED:

SEWER MAIN (IN)	INSIDE DIA. OF MH (INCHES)	MIN WALL THICKNESS W
8"–15"	48"	5"
18"–24"	60"	6"
24"–36"	72"	7"
GREATER THAN 36	TBD BY CITY	TBD BY CITY

NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE - f'c = 4,000 PSI MIN.
3) REBAR - ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS - AASHTO H-20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS-231, CONTROLLED EXPANSION WATERSTOP.

48" DIAMETER PRECAST MANHOLE			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-1
NOT TO SCALE			

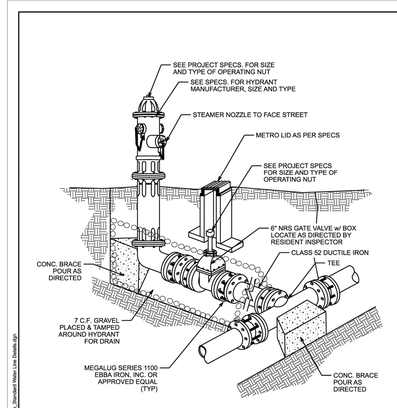


TYPICAL TEE BRANCH

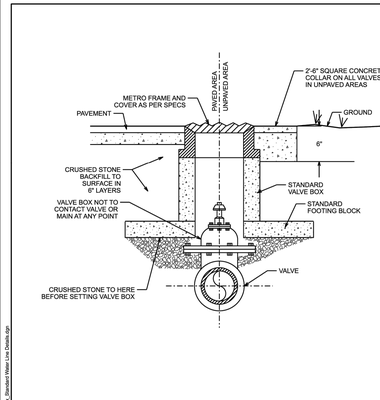
TEE BRANCH FOR SEWER DEPTHS GREATER THAN 7' (10" DIAMETER OR SMALLER) AND AT STORM / UTILITY CROSSINGS

NOTES:
1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED 10' FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

SANITARY SEWER LATERALS			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-9
NOT TO SCALE			



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



TYPICAL VALVE BOX SETTING
STANDARD CONCRETE VALVE BOX
N.T.S.

W:\Williamson\NAT\Standard Details and Manuals_2021\ne_Standard Water Line Details.dgn
W:\Williamson\NAT\Standard Details and Manuals_2021\ne_Standard Water Line Details.dgn

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GOOSE CREEK BYPASS SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

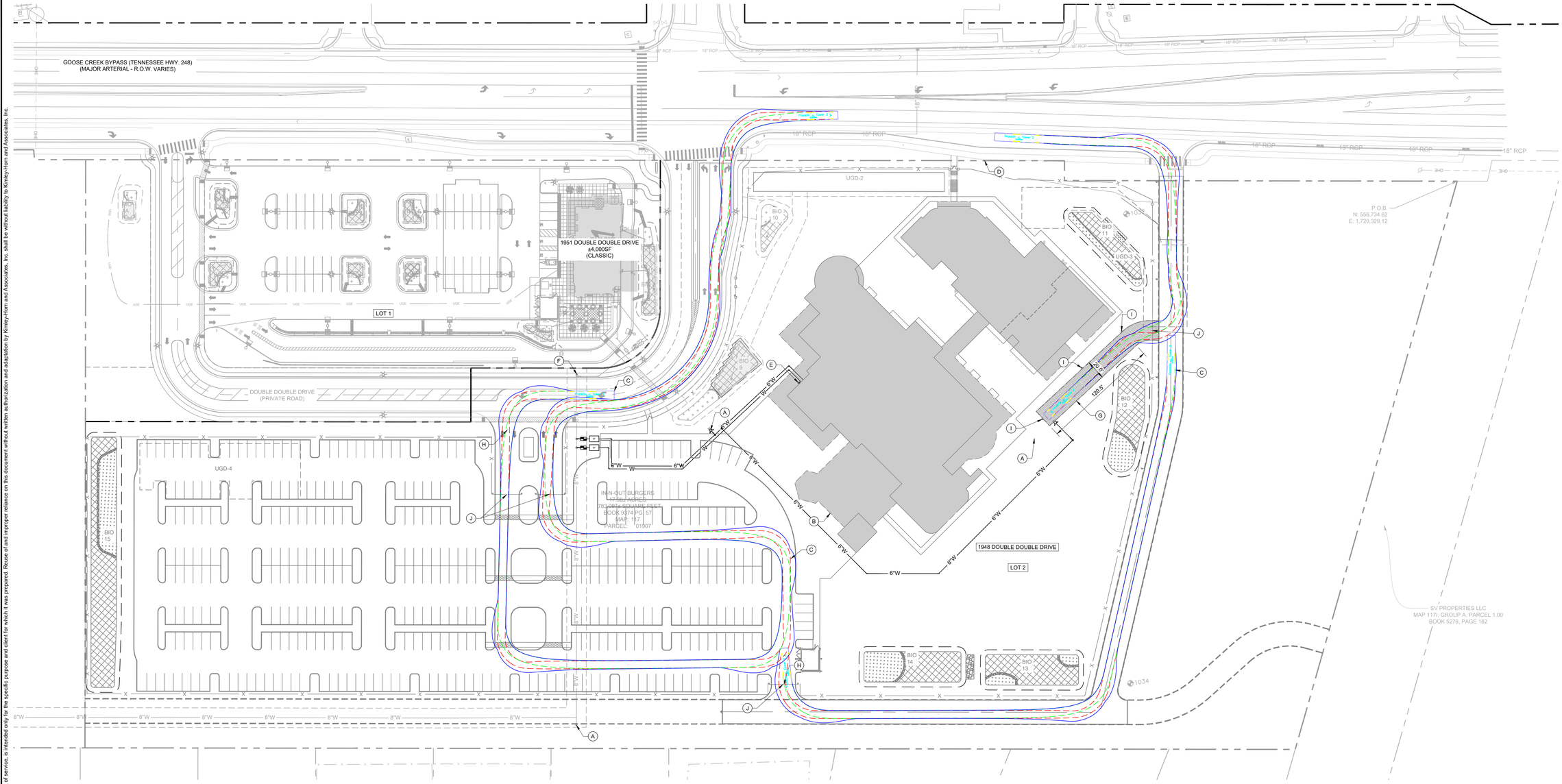
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 127918
STATE OF TENNESSEE
08/01/2024

No.	DATE	BY	REVISIONS
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DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

UTILITY DETAILS

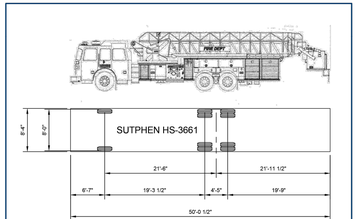
SHEET NUMBER
C5.4



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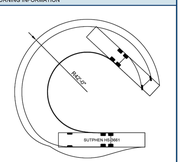
ROW & ACCESS GENERAL NOTES

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



APPARATUS AND TURNING INFORMATION

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



FRANKLIN TENNESSEE — FIRE APPARATUS TURNING TEMPLATE — DWG. NO. SD-7

CITY OF FRANKLIN NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021

KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING ROW
E	FIRE DEPARTMENT CONNECTION (TYP.)
F	EXISTING FIRE HYDRANT ASSEMBLY
G	EMERGENCY FIRE ACCESS
H	SITE ENTRANCE
I	FIRE LINE NO PARKING SIGNAGE
J	APPROVED FIRE DEPARTMENT ACCESS

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

TEMPORARY ACCESS ROADS NOTE

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS.
3. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
4. TEMPORARY ACCESS ROADS SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND APPROVED BY THE FIRE MARSHAL DURING THE SITE REVIEW PROCESS.
5. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS.
6. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT.
7. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED OR THE MANHOLE MUST BE VISIBLY MARKED.

FIRE LANE NOTE

1. WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
2. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE-NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.
3. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

HYDRANT AND STANPIPE NOTE

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFFSITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING
5. ONE FUNCTIONAL, PERMANENT, OR TEMPORARY STANDPIPE IS REQUIRED IN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40 FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.

FIRE LANE GRASS PAVERS NOTE

1. FIRE LANE GRASS PAVERS WILL SUPPORT A MINIMUM OF 75,000 POUNDS
2. THE GRASS PAVERS WILL HAVE A DEFINED EDGE SO THE EDGES OF THE PAVEMENT ARE CLEARLY VISIBLE

FIRE DEPARTMENT ACCESS NOTE

APPROVED FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AT ALL GATES.

FIRE FLOW TEST

FLOW TEST DATE: 06/17/2024, 3:28 PM
STATIC PRESSURE: 120 psi
RESIDUAL PRESSURE: 115 psi
FLOW: 1,455 GPM
FLOW @ 20 PSI: 7,335 psi

TESTED BY TIM BYRAM, HB&TS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD SUBDIVISION, SITE PLAN, REVISION 1

FRANKLIN, TENNESSEE

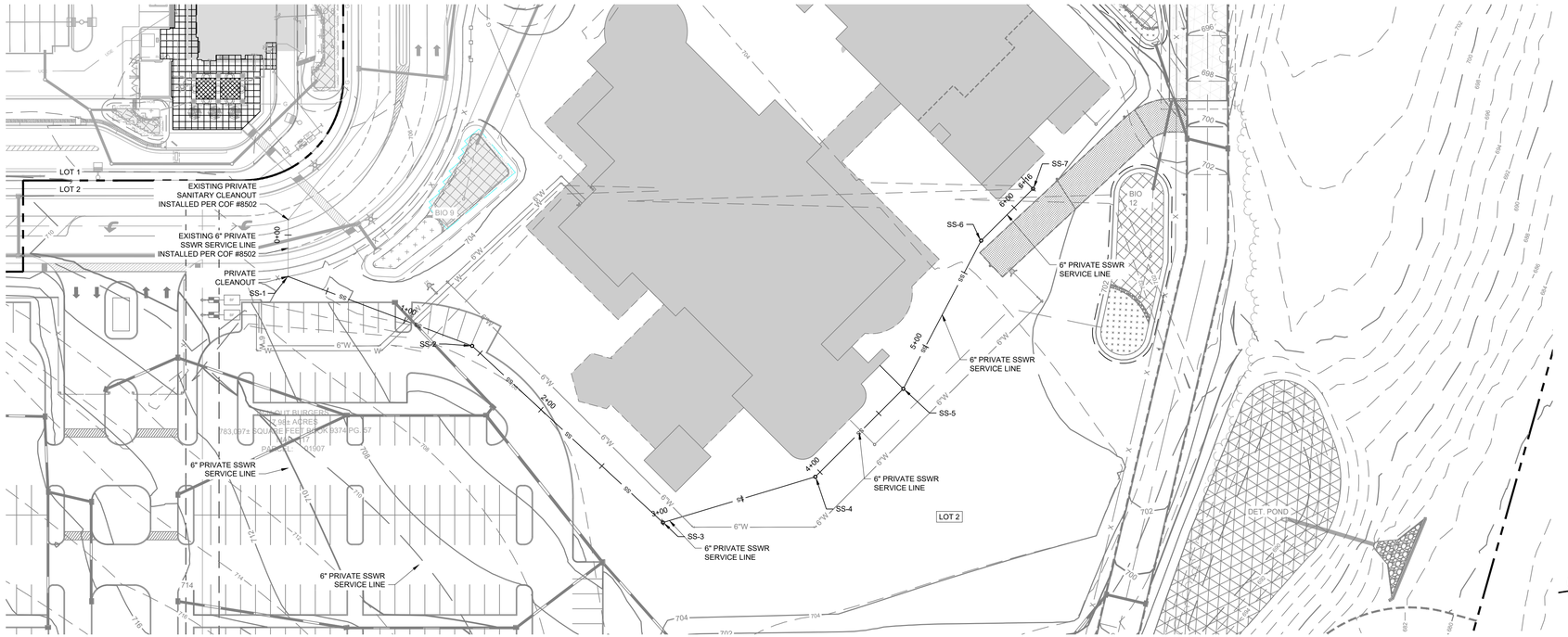
WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 127918 — STATE OF TENNESSEE — 08/01/2024

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

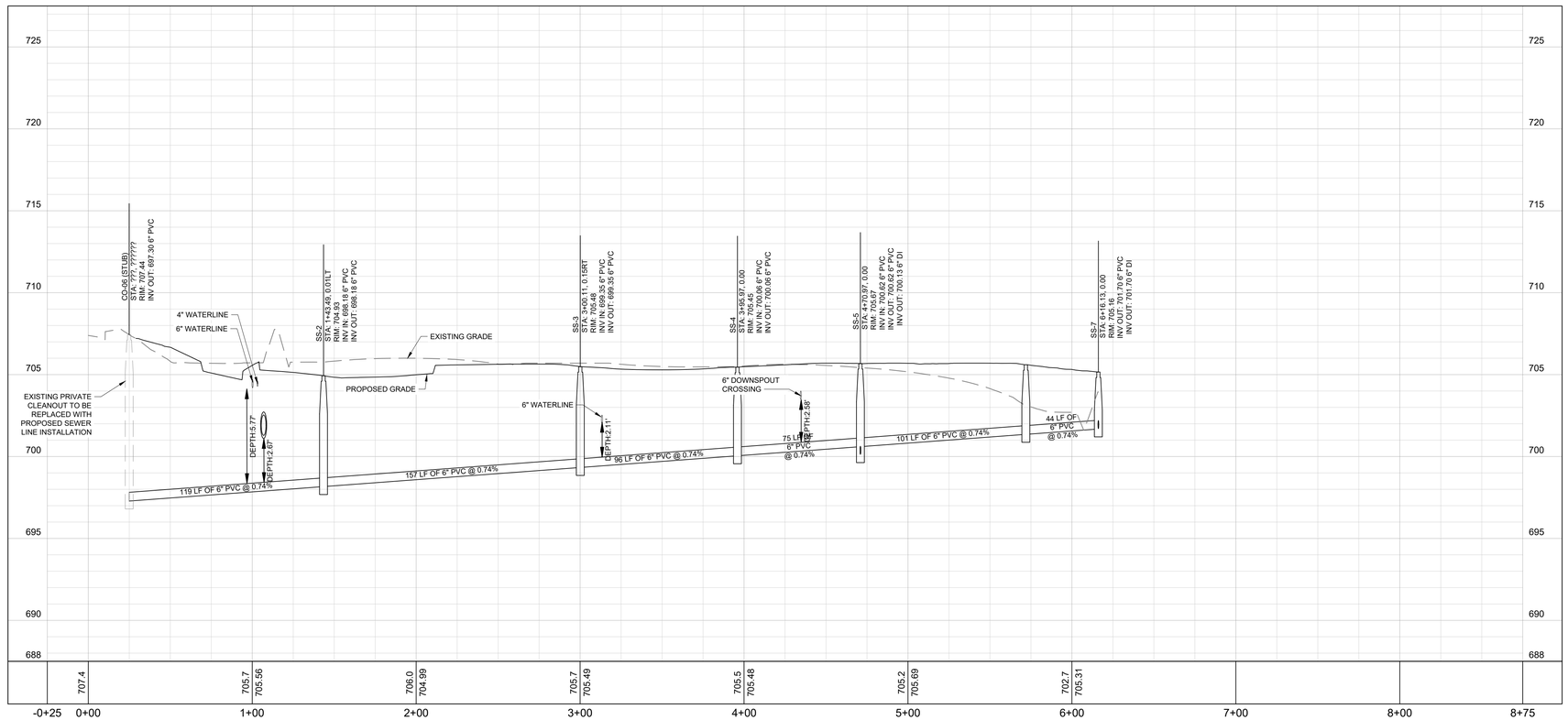
EMERGENCY MANAGEMENT PLAN

SHEET NUMBER
C6.0



PLAN - PRIVATE SSWR

SCALE: 1" = 40'



PROFILE - PRIVATE SSWR

SCALE: 1" = 40'H; 1" = 4'V

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Main: 615.564.2701 | www.kimley-horn.com
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IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JEFF BRYANT
PHONE: 626-813-8275

GOOSE CREEK BYPASS PUD
SUBDIVISION, SITE PLAN, REVISION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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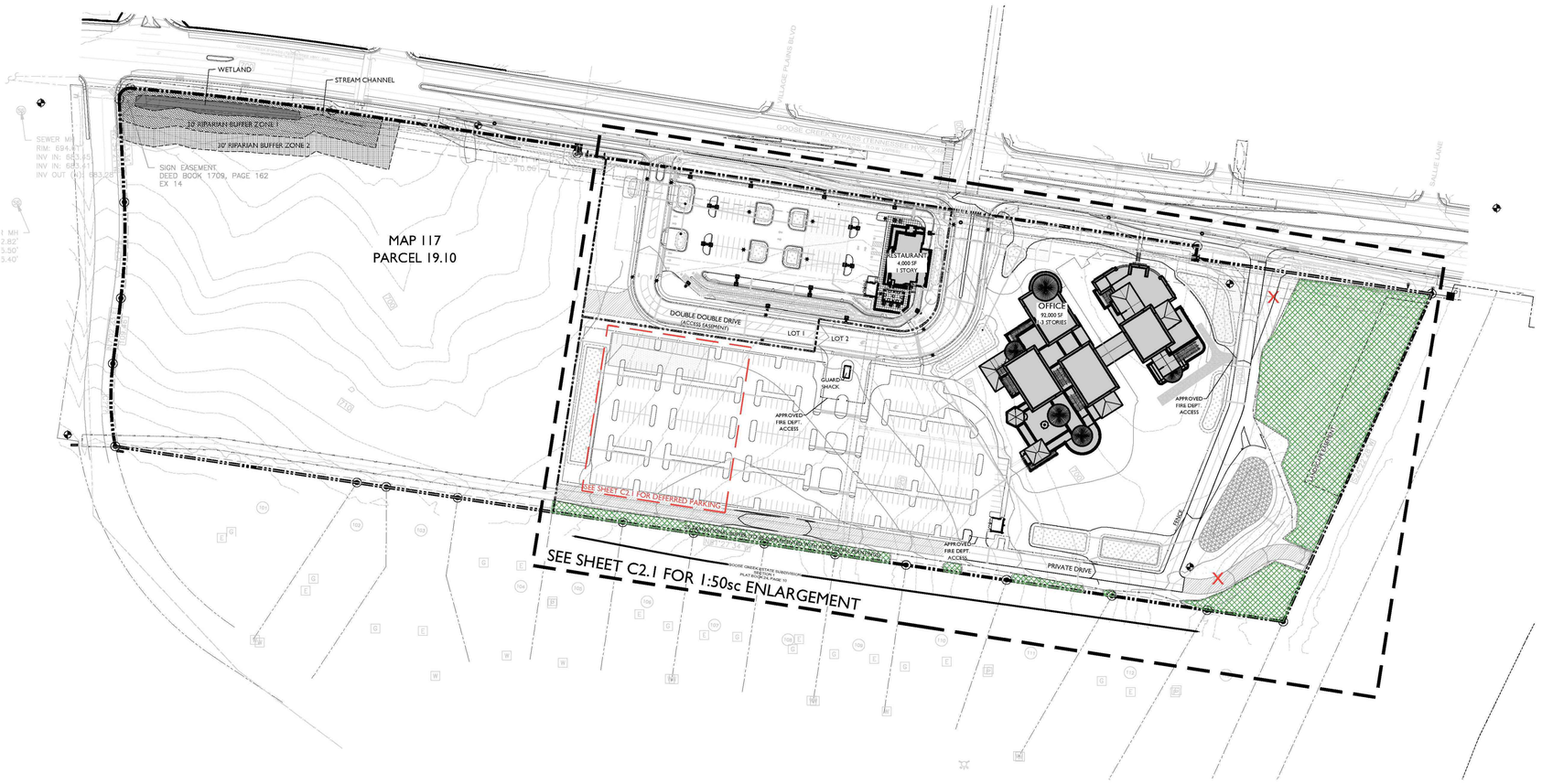
DESIGNED BY:	WGH
DRAWN BY:	WGH
CHECKED BY:	MMcG
DATE:	08/01/2024
KIMLEY-HORN PROJECT NO.	11849000

SANITARY SEWER PLAN - OVERALL

SHEET NUMBER
C7.0

COF #8547

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SITE DATA CHART

PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8381
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
SETBACKS (OFFICE):	
FRONT:	20'-85'
SIDE:	5' MIN.
REAR:	25' MIN.
SETBACKS (RESTAURANT):	
FRONT:	10'-45'
SIDE:	0' MIN.
REAR:	10' MIN.
COMMERCIAL SF, BY USE:	92,000 SF OFFICE 4,000 SF STORE
BUILDING HEIGHT:	1-3 STORY BUILDINGS
CONSTRUCTION TYPE:	TYPE IIB, FULLY SPRINKLERED
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED (20%):	3.60 AC (156,619 SF)
LSA PROVIDED (20%):	3.60 AC (156,619 SF)
OPEN SPACE	
REQUIRED (5%):	0.90 AC (39,155 SF)
PROVIDED (5%):	0.92 AC (40,007 SF)
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	3.14 AC / 136,725 SF (17% OF SITE)
REQUIRED TREE PRESERVATION:	0.81 AC / 35,549 SF (26% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	2.14 AC / 93,262 SF (68% OF TOTAL CANOPY)
PARKING TAKEDOWN (PD - PLANNED DISTRICT):	
TOTAL PARKING PROVIDED:	437 SPACES 69 SPACES FOR QUICK-SERVICE RESTAURANT 368* SPACES FOR OFFICE (4 SPACES / 1,000SF) *DEFERRED PARKING REQUESTED
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT:
TOTAL SITE AREA: 732,047 SF (16.81 AC)
REQUIRED OPEN SPACE (5.0%): 36,602 SF (0.84 AC)
PROVIDED OPEN SPACE (5.5%): 40,007 SF (0.92 AC)

LOT	TYPE	AREA
OS-1	OUTDOOR DINING AREA	2,967 SF (0.07 AC)
OS-2	PLAZA	8,893 SF (0.21 AC)
OS-3	PLAZA	27,167 SF (0.62 AC)
	TOTAL	40,007 SF (0.92 AC)

NOTES:
1. ADDITIONAL OPEN SPACE TO BE PROVIDED IN FUTURE SITE DEVELOPMENT

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY HB&TS.
4,000 SF COMMERCIAL x (1 seat/20SF) x 3.25 GPD/seat = 650 GPD
92,000 SF OFFICE x (1seat/100SF) x 25 GPD/seat = 23,000 GPD
TOTAL GPD = 23,650 GPD
30,000 GPD = 68 SFUE

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.0 MI (FRANKLIN FIRE DEPT. STATION 7)
NEAREST RECREATIONAL FACILITY: 4.5 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
NOT APPLICABLE

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN.

ENVISION FRANKLIN:

WE BELIEVE THAT THE PROPOSED DEVELOPMENT OF IN-N-OUT BURGER'S FRANKLIN RESTAURANT & CORPORATE OFFICE ALONG GOOSE CREEK BYPASS PRESENTS A WELL-DESIGNED EXPRESSION OF THE ENVISION FRANKLIN PLAN'S NEIGHBORHOOD COMMERCIAL DESIGN CONCEPT. IN PARTICULAR, THE RESTAURANT RESPONDS TO THE EXISTING CONTEXT OF THE COMMERCIAL CORRIDOR ALONG GOOSE CREEK BYPASS, ESTABLISHED BY THE ADJACENT BERRY FARMS TOWN CENTER. THE PROPOSED CORPORATE OFFICE WOULD CONTRIBUTE TO THE GUIDING PRINCIPLES OF THE ENVISION FRANKLIN PLAN, WHEREIN IT STATES THAT ECONOMIC VITALITY FOR CORPORATE OFFICES AND BUILDINGS WITH EXCEPTIONAL BEAUTY ARE WELCOMED. THIS PLAN CONTRIBUTES TO THE ENVISION FRANKLIN PLAN'S MAJOR GOALS, IN THAT, IT CREATES EXCEPTIONAL PLACES FOR PEOPLE THROUGH DESIGN OF NEW DEVELOPMENT, BUILDING FORM, USES, SETBACKS, ACTIVATED STREETS, AND A PEDESTRIAN FOCUS. FURTHERMORE, THE PROPOSED DEVELOPMENT STRATEGICALLY LOCATES REGIONAL COMMERCE NEAR AN ESTABLISHED I-65 INTERCHANGE, WHILE AFFORDING A NEIGHBORHOOD-SCALE COMMERCIAL RESTAURANT TO SERVE THE SURROUNDING RESIDENTIAL NEIGHBORHOODS.

BOMA CONDITION OF APPROVAL:

25' Transitional Landscape Buffer along Southern property line is to be 100% evergreen, and an opaque fence is to be coordinated with city staff at site plan.

KEY
- PRESERVED CANOPY
- OPEN SPACE
- TREE PRESERVATION FENCE
- SECURITY FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8381

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.206.5112 | www.kimley-horn.com

GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN - REVISION 1
Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF# 8547



SITE DATA CHART

PROJECT NAME:	IN-N-OUT BURGER
PROJECT NUMBER:	8547
ADDRESS:	GOOSE CREEK BY-PASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07
ACREAGE / SF OF SITE:	17.98 AC / 783,209 SF
ZONING:	PD (96,000)

SPECIMEN TREE CHART

REMOVED (SECTION 1)	REMOVED (SECTION 2)	NUMBER	SIZE (Inches)	SPECIES
	X	1	36	HICKORY
		2	24	HICKORY
		3	24	HICKORY
		4	30	HICKORY
		5	24	OAK
		6	24	HICKORY
	X	7	26	HICKORY
	X	8	32	HICKORY
EXISTING		TOTAL	220	
REMOVED		TOTAL	94	
REPLACE		TOTAL	188	

TREE CANOPY AREA:

THE EXISTING TREE CANOPY IS BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY
OVERALL SITE AREA: 783,209 SF (17.98 AC)

TREE AREA:	EXISTING	REMOVED	RETAINED
OVERALL	3.04 AC	1.08 AC	1.96 AC

TREE CANOPY DATA
EXISTING TREE CANOPY:
3.04 AC
17% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
26% OF TOTAL CANOPY
0.79 AC
PROVIDED CANOPY PRESERVATION :
1.96 AC

NOTE: MASS GRADING FOR WHOLE SITE DONE WITH SECTION 1. TREES REMOVED REMOVED IN SECTION 1 WILL BE REPLACED IN SECTION 2. NO FURTHER TREES REMOVED IN SECTION 2.

KEY

- SPECIMEN TREE
- SPECIMEN TREE REMOVED
- TREE PROTECTION FENCE
- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY

TREE PROTECTION NOTES:

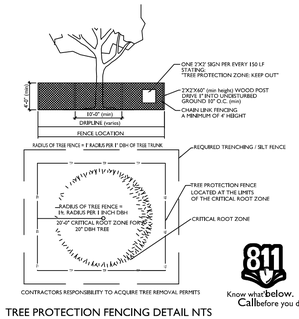
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. 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.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL NTS

811 Know what below. Call before you dig.

N

0 100 200 300

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN - REVISION 1

Franklin, Williamson County, Tennessee

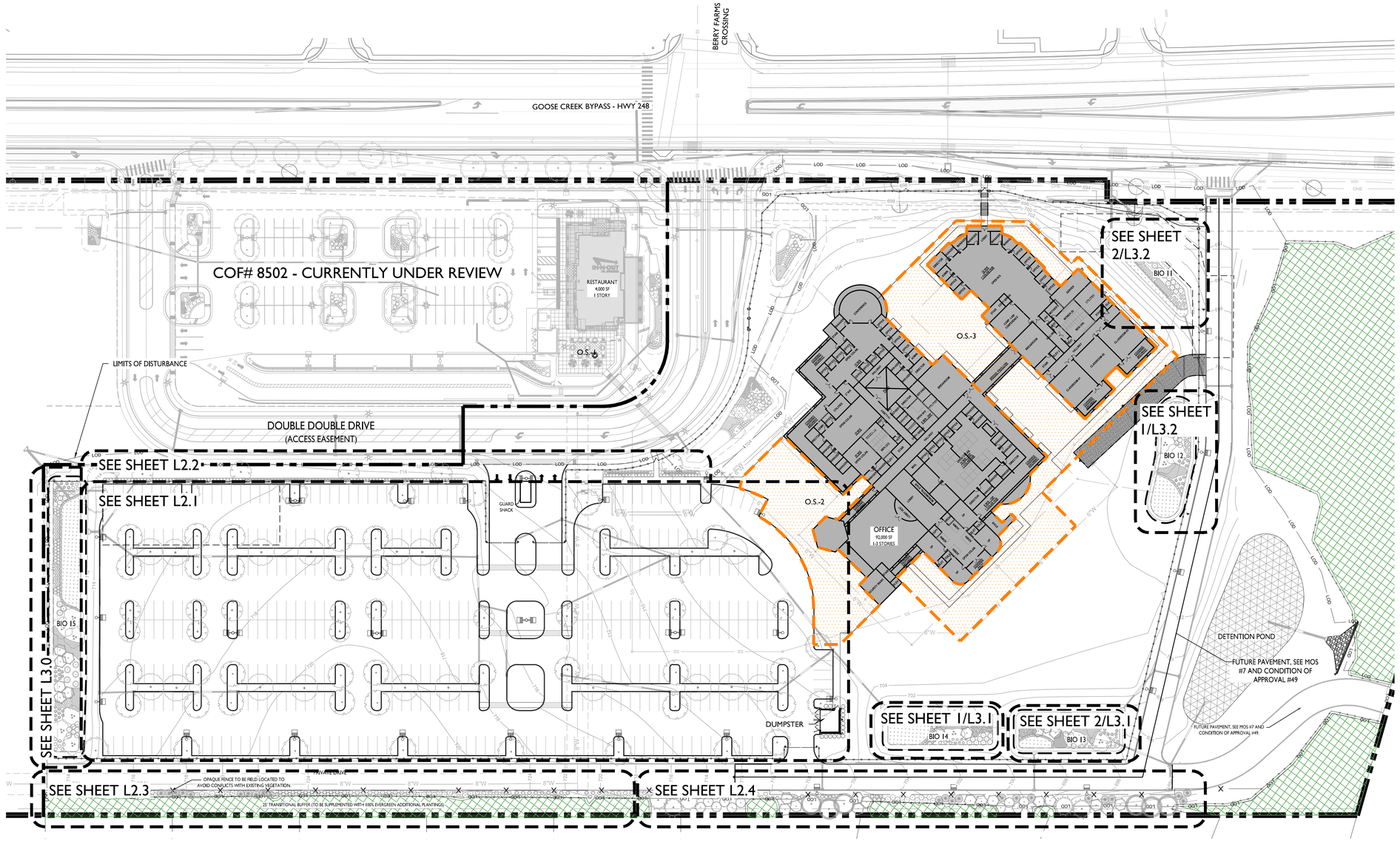
JEFFREY SCOTT SPARKS
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
LA#3823

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

TREE PRESERVATION

SHEET
L1.0

COF# 8547



SITE DATA CHART

PROJECT NAME:	IN-N-OUT BURGER
PROJECT NUMBER:	8547
ADDRESS:	GOOSE CREEK BY-PASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07
ACREAGE / SF OF SITE:	17.98 AC / 783,209 SF
ZONING:	PD (96,000)

KEY

- PRESERVED CANOPY
- OPEN SPACE
- TREE PRESERVATION FENCE

OPEN SPACE REQUIREMENT CHART			
MINIMUM OPEN SPACE REQUIREMENT:	5%		
TOTAL SITE AREA:	783,209 SF	17.98 AC	
*OPEN SPACE REQUIRED:	39,160 SF	0.90 AC	
OPEN SPACE PROVIED - SECTION 1			
KEY	TYPE	AREA OF OPEN SPACE	
O.S.-1	OUTDOOR DINING AREA	1,889 SF	0.04 AC
OPEN SPACE PROVIED - SECTION 2			
KEY	TYPE	AREA OF OPEN SPACE	
O.S.-2	PLAZA	10,223 SF	0.24 AC
O.S.-3	PLAZA	27,785 SF	0.64 AC
*TOTAL O.S. ACERS PROVIDED:		39,897 SF	0.92 AC

*NOTE: OPEN SPACE REQUIREMENTS ARE FOR WHOLE SITE.

PLAZA DESIGN INTENT:

Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:

1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art

OUTDOOR DINING AREA DESIGN INTENT:

Open space set aside associated with restaurants within nonresidential or mixed-use development. These may be patios, terraces, upper story decks, or rooftop dining areas. These areas are open to the general public only as part of a business.

The following features are required:

1. Dining tables and chairs of at least two rows deep
2. Ground-oriented, pedestrian-scale lighting
3. Raised planters, planting strip, or similar vegetation

LANDSCAPE REQUIREMENTS (ACI)*				
OVERALL SITE AREA =	17.98 AC			
OVERALL REQUIRED LSA =	3.60 AC	QUANTITY PROVIDED		
OVERALL TREE SAVE AREA =	1.96 AC			
ADJUSTED LSA WITH CREDIT =	1.64 AC			
CANOPY (82" PER AC) =	135"			
UNDERSTORY (21" PER AC) =	35"	SECTION 1	SECTION 2	TOTAL INCHES
SHRUBS (96 PER AC) =	158			
3" CALIPER CANOPY TREES :		25	22	
AGGREGATE CANOPY CALIPER INCHES PROVIDED :		75"	66"	141"
AGGREGATE CANOPY CALIPER INCHES REQUIRED :				135"
2" CALIPER UNDERSTORY TREES :		8	48	
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED :		16"	96"	112"
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED :				35"
TOTAL SHRUBS PROVIDED :		435	739	1,174
TOTAL SHRUBS REQUIRED :				158

*NOTE: ACI REQUIREMENTS ARE FOR WHOLE SITE.

SPECIMEN TREE REPLACEMENT				
TOTAL HEALTHY IN. REMOVED:	94	QUANTITY PROVIDED (SECTION 1)	QUANTITY PROVIDED (SECTION 2)	CALIPER INCH CONVERSION
REPLACEMENT IN. REQUIRED:	188			
3" CALIPER CANOPY TREES		0	78	234"
2" CALIPER UNDERSTORY TREES		0	0	0
1" CALIPER NATIVE MIX TREES		0	0	0
*TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:				234"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):				188"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:				46"

*NOTE: SPECIMEN TREE REPLACEMENT REQUIREMENTS ARE FOR WHOLE SITE, ACHIEVED WITH SECTION 1 & 2.

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION

SITE PLAN - REVISION 1

Franklin, Williamson County, Tennessee

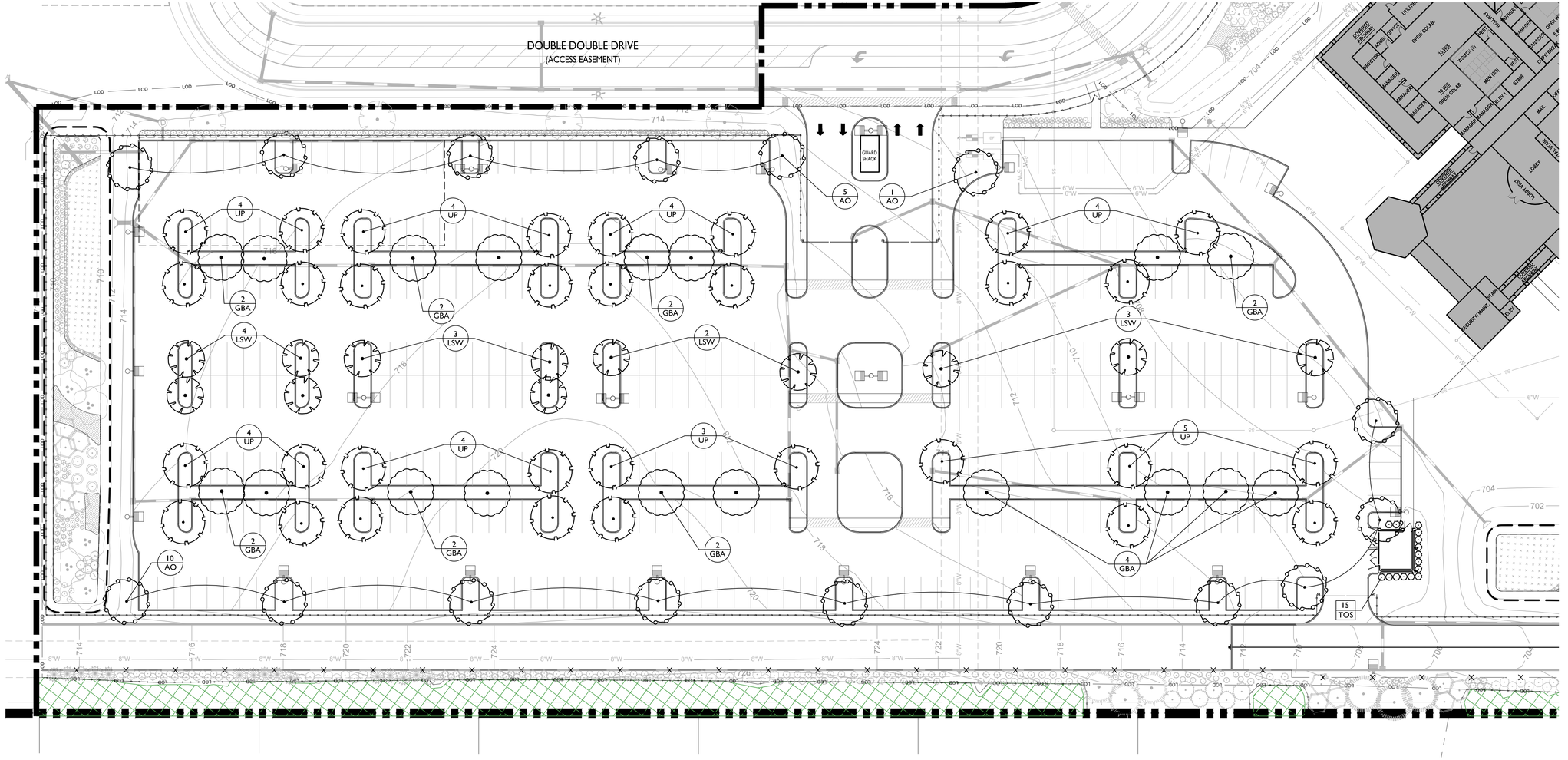
JEFFREY SCOTT STOKES REGISTERED LANDSCAPE ARCHITECT

Revision Date

OVERALL LANDSCAPE PLAN

SHEET L2.0

COF# 8547



1 PARKING AREA LANDSCAPE

PLAN

N

0' 30' 60' 90'

PLANT SCHEDULE - PARKING TREES

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
AO	16	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal. B&B	14'-16`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
GBA	18	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	
LSW	12	Liquidambar styraciflua 'Ward'	Cherokee Sweet Gum	3" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	
UP	32	Ulmus parvifolia	Lacebark Elm	3" Cal. B&B	14'-16`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
SHRUBS								
LCR	4	Loropetalum chinense rubrum 'Shang-hi'	Purple Diamond Loropetalum		30"	EVERGREEN	AS SHOWN	
TOS	15	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae		3`-4`	EVERGREEN	AS SHOWN	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

X/XX SPECIMEN REPLACEMENT

X/XX ACI

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION

SITE PLAN - REVISION I

Franklin, Williamson County, Tennessee

JEFFREY SCOTT STOKES
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

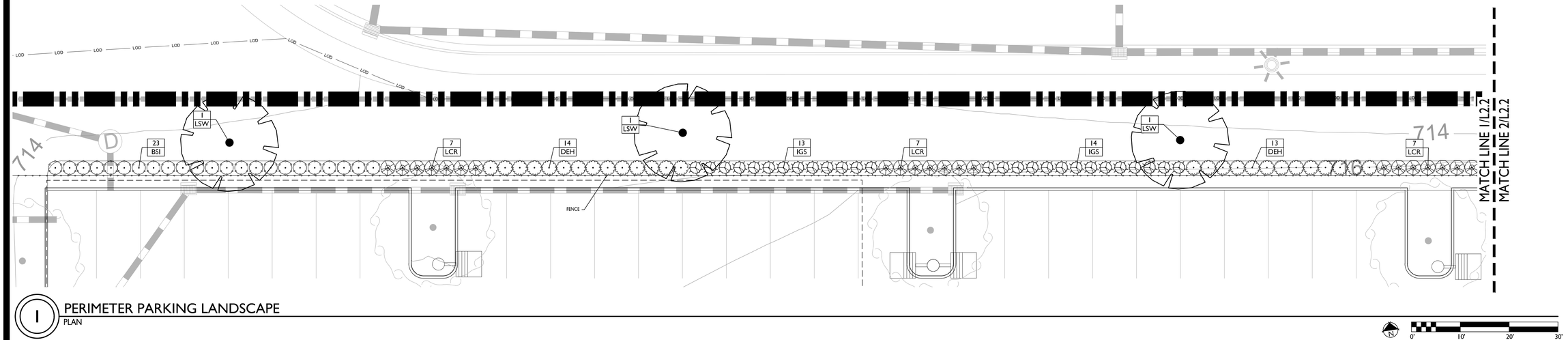
Revision Date

PARKING LOT LANDSCAPE

SHEET

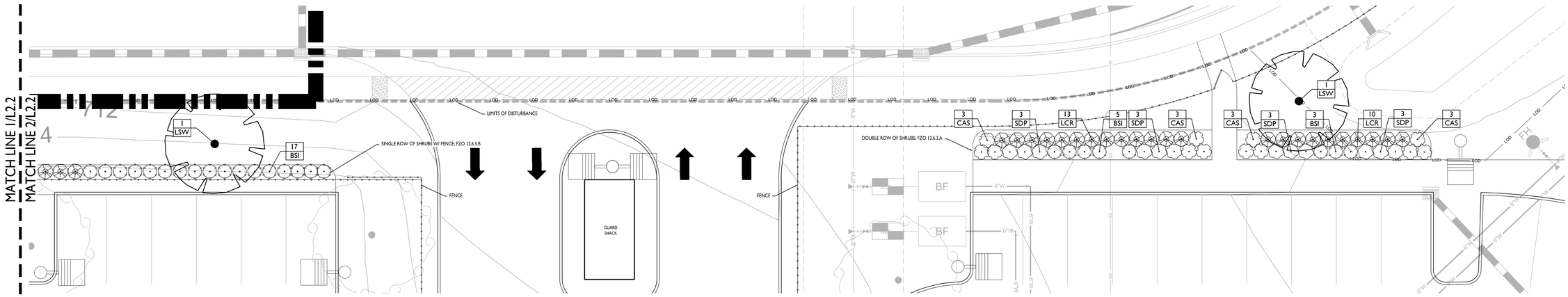
L2.1

COF# 8547



1 PERIMETER PARKING LANDSCAPE
PLAN

N 0' 10' 20' 30'



2 PERIMETER PARKING LANDSCAPE
PLAN

N 0' 10' 20' 30'

PLANT SCHEDULE - PERIMETER PARKING

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
LSW	5	Liquidambar styraciflua 'Ward'	Cherokee Sweet Gum	3" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	
SHRUBS								
BSI	48	Buxus sinica insularis 'Wintergreen'	Wintergreen Korean Boxwood		30"	EVERGREEN	36" O.C.	
CAS	12	Clethra alnifolia	Sweet Pepper Bush		36"	DECIDUOUS	36" O.C.	
DEH	27	Distylium x 'PIIDIST-I'	Emerald Heights Distylium		24"	EVERGREEN	36" O.C.	
IGS	27	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly		30"	EVERGREEN	36" O.C.	
LCR	40	Loropetalum chinense rubrum 'Shang-hi'	Purple Diamond Loropetalum		30"	EVERGREEN	AS SHOWN	
SDP	12	Spiraea x 'NCSX2'	Double Play Doozie Spirea		36"	DECIDUOUS	36" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

X/XX SPECIMEN REPLACEMENT

X/XX ACI

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN - REVISION 1
Franklin, Williamson County, Tennessee

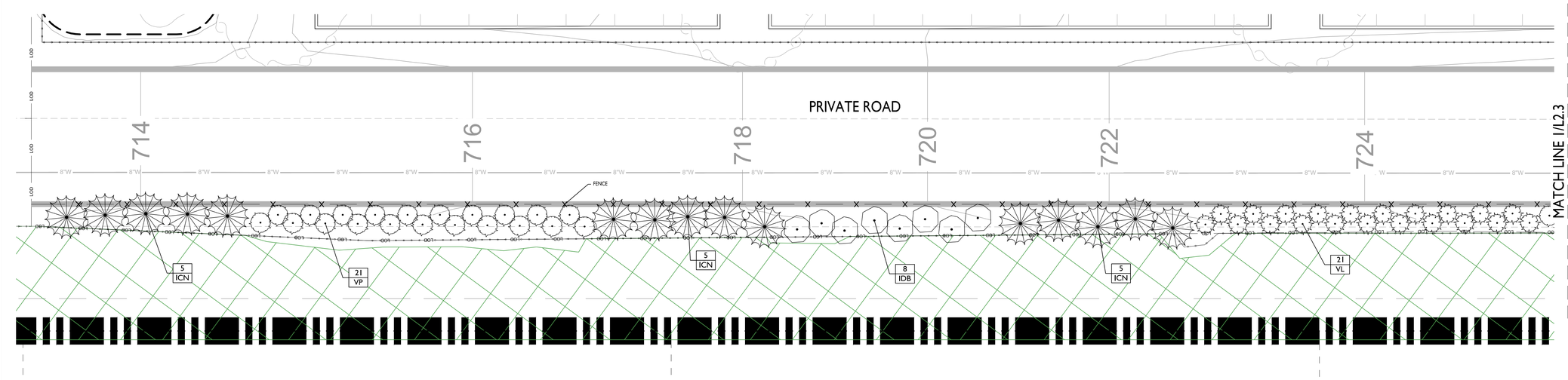


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PARKING SCREEN LANDSCAPE

SHEET
L2.2

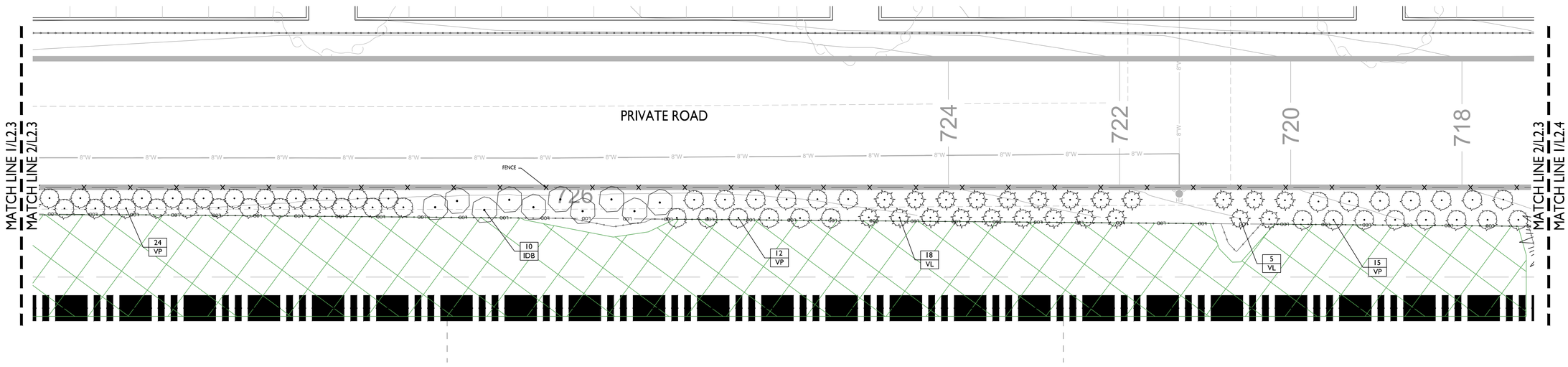
COF# 8547



1 SUPPLEMENTAL BUFFER LANDSCAPE
PLAN

NOTE: BUFFER SUPPLEMENTAL LANDSCAPE IS TO BE 100% EVERGREEN.

N 0' 10' 20' 30'



2 SUPPLEMENTAL BUFFER LANDSCAPE
PLAN

NOTE: BUFFER SUPPLEMENTAL LANDSCAPE IS TO BE 100% EVERGREEN.

N 0' 10' 20' 30'

PLANT SCHEDULE - BUFFER SUPPLEMENT

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
EVERGREEN TREES								
IN	5	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	2" Cal. B&B	6`-8`	EVERGREEN	AS SHOWN	FULL TO GROUND
IF	6	Ilex x attenuata 'Fosteri'	Foster's Holly	2" Cal. B&B	6`-8`	EVERGREEN	AS SHOWN	FULL
JE	11	Juniperus virginiana	Eastern Redcedar	2" Cal. B&B	8`-10`	EVERGREEN	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
MSS	14	Magnolia x soulangeana	Saucer Magnolia	2" Cal. B&B	8`-10`	EVERGREEN	AS SHOWN	
SHRUBS								
DEH	23	Distylium x 'PIIDIST-I'	Emerald Heights Distylium		24"	EVERGREEN	36" O.C.	
EVERGREEN								
IDB	29	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly		30"	EVERGREEN	5` O.C.	
ICN	28	Ilex cornuta 'Needlepoint'	Needlepoint Chinese Holly		36"	EVERGREEN	8` O.C.	
VL	59	Viburnum rhytidophyllum	Leatherleaf Viburnum		36"	EVERGREEN	4` O.C.	
VP	79	Viburnum x pragense	Prague Viburnum		36"	EVERGREEN	4` O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

X / XX SPECIMEN REPLACEMENT

X / XX ACI

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION

SITE PLAN - REVISION 1

Franklin, Williamson County, Tennessee

JEFFREY SCOTT STOKES REGISTERED LANDSCAPE ARCHITECT

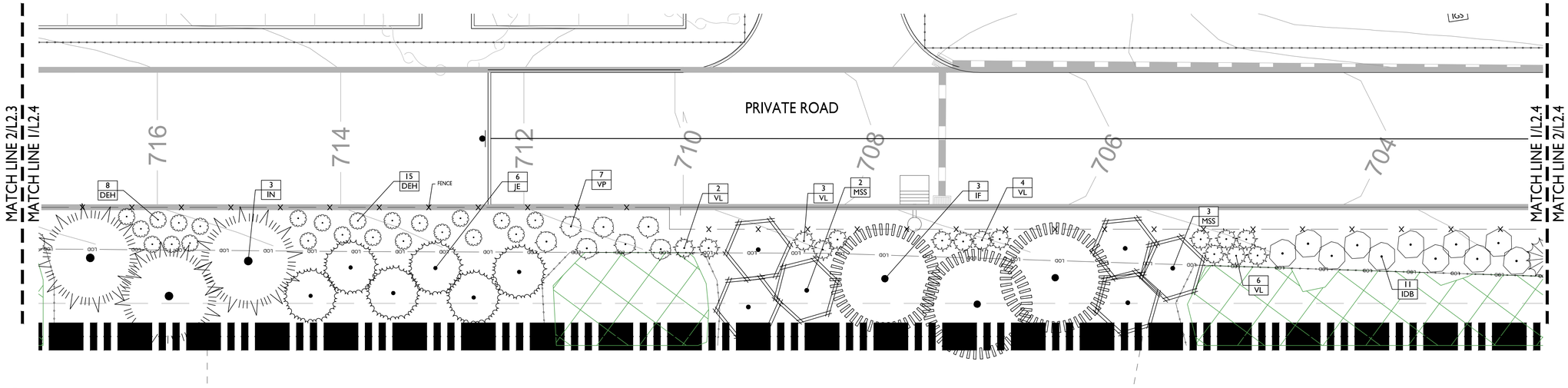
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SUPPLEMENTAL BUFFER LANDSCAPE

SHEET

L2.3

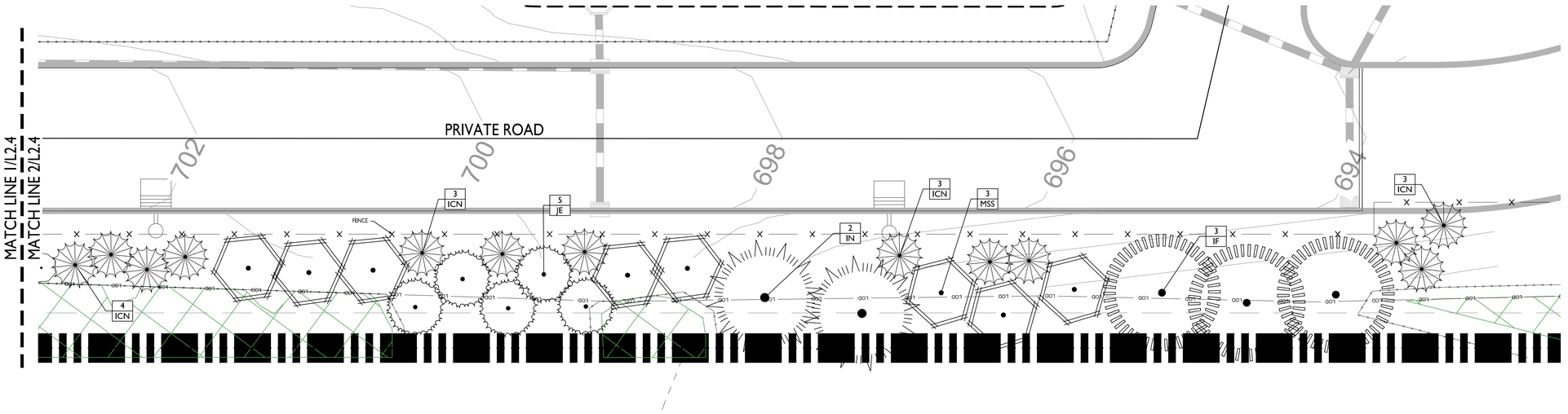
COF# 8547



1 SUPPLEMENTAL BUFFER LANDSCAPE
PLAN

NOTE: BUFFER SUPPLEMENTAL LANDSCAPE IS TO BE 100% EVERGREEN.

N 0' 10' 20' 30'



2 SUPPLEMENTAL BUFFER LANDSCAPE
PLAN

NOTE: BUFFER SUPPLEMENTAL LANDSCAPE IS TO BE 100% EVERGREEN.

N 0' 10' 20' 30'

PLANT SCHEDULE - BUFFER SUPPLEMENT

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
EVERGREEN TREES								
IN	5	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	2" Cal. B&B	6`-8`	EVERGREEN	AS SHOWN	FULL TO GROUND
IF	6	Ilex x attenuata 'Fosteri'	Foster's Holly	2" Cal. B&B	6`-8`	EVERGREEN	AS SHOWN	FULL
JE	11	Juniperus virginiana	Eastern Redcedar	2" Cal. B&B	8`-10`	EVERGREEN	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
MSS	14	Magnolia x soulangeana	Saucer Magnolia	2" Cal. B&B	8`-10`	EVERGREEN	AS SHOWN	
SHRUBS								
DEH	23	Distylium x 'PIIDIST-I'	Emerald Heights Distylium		24"	EVERGREEN	36" O.C.	
EVERGREEN								
IDB	29	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly		30"	EVERGREEN	5` O.C.	
ICN	28	Ilex cornuta 'Needlepoint'	Needlepoint Chinese Holly		36"	EVERGREEN	8` O.C.	
VL	59	Viburnum rhytidophyllum	Leatherleaf Viburnum		36"	EVERGREEN	4` O.C.	
VP	79	Viburnum x pragense	Prague Viburnum		36"	EVERGREEN	4` O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

XX / XX SPECIMEN REPLACEMENT

X / XX ACI

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN - REVISION 1
Franklin, Williamson County, Tennessee

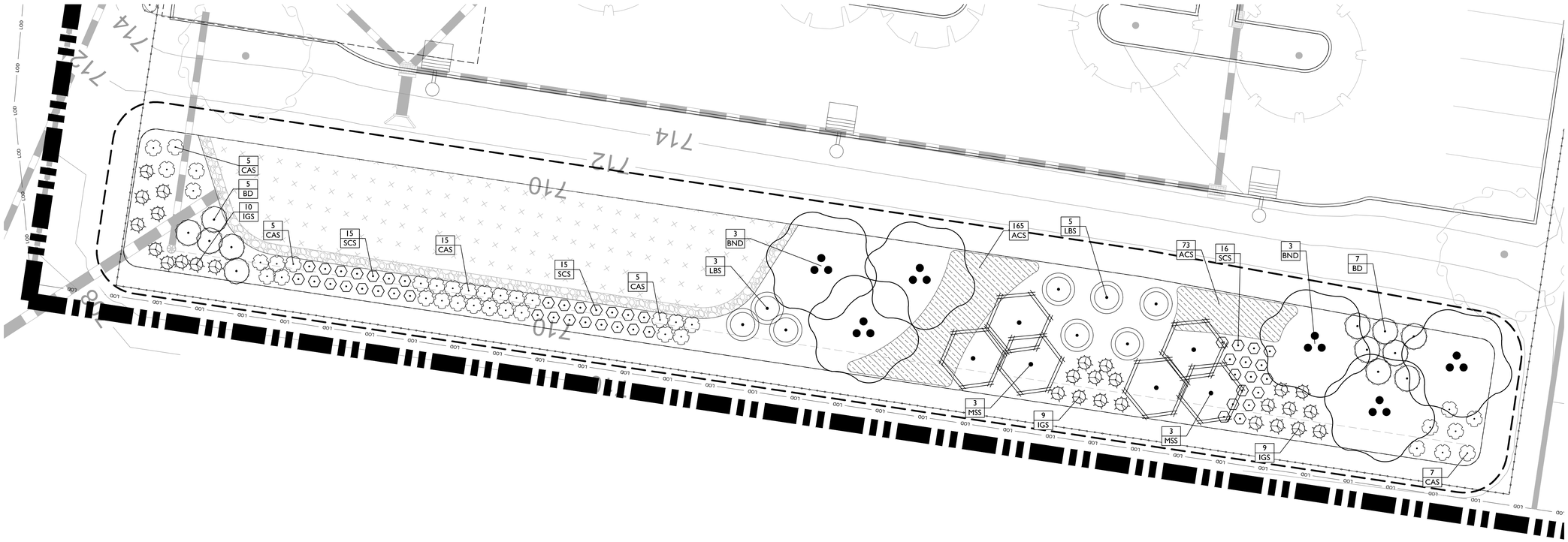


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SUPPLEMENTAL BUFFER LANDSCAPE

SHEET
L2.4

COF# 8547



1 BIO 15 - 4,494 SF - LEVEL 2 - MEADOW PLANTING TEMPLATE

0' 10' 20' 30'

PLANT SCHEDULE - BIO 15

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
BND	6	Betula nigra 'Dura Heat'	Dura Heat River Birch	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	3 CANES
UNDERSTORY TREES								
MSS	6	Magnolia x soulangeana	Saucer Magnolia	2" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	
SHRUBS								
BD	12	Buddleja davidii	Butterfly Bush		36"	DECIDUOUS	6' O.C.	
CAS	37	Clethra alnifolia	Sweet Pepper Bush		36"	DECIDUOUS	36" O.C.	
IGS	28	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly		30"	EVERGREEN	36" O.C.	
LBS	8	Lindera benzoin	Spicebush		42"	DECIDUOUS	8' O.C.	
SCS	46	Schizachyrium scoparium	Little Bluestem		18"		24" O.C.	
GROUND COVERS								
ACS	238	Asclepias syriaca	Common Milkweed	1 gal.			18" O.C.	

NOTE: GROUNDCOVER FOR PROPOSED BIORETENTION PONDS TO BE 3" OF SHREDDED HARDWOOD MULCH ON SURFACE OF FILTER BED.

X/XX SPECIMEN REPLACEMENT

X/XX ACI

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION

SITE PLAN - REVISION 1

Franklin, Williamson County, Tennessee

JEFFREY SCOTT STOKES REGISTERED LANDSCAPE ARCHITECT TENNESSEE

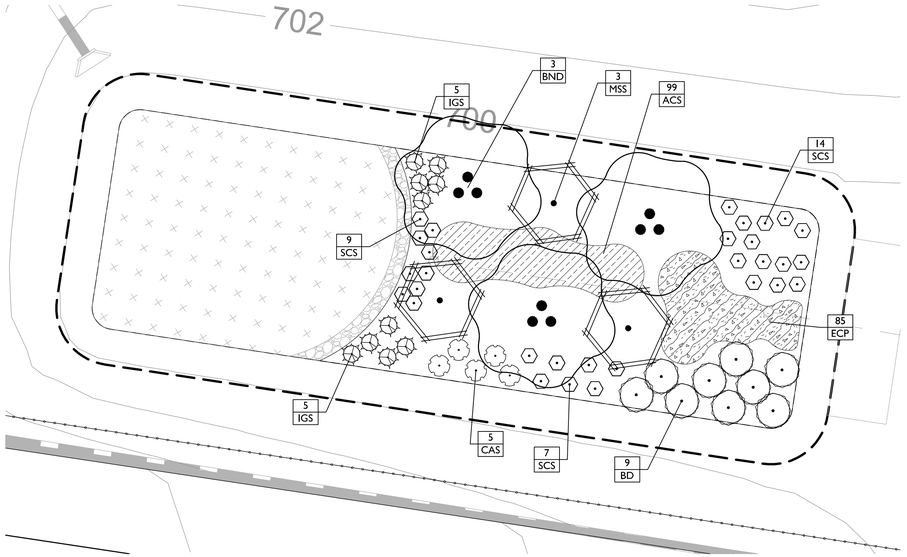
Revision Date

BIORETENTION LANDSCAPE

SHEET

L3.0

COF# 8547

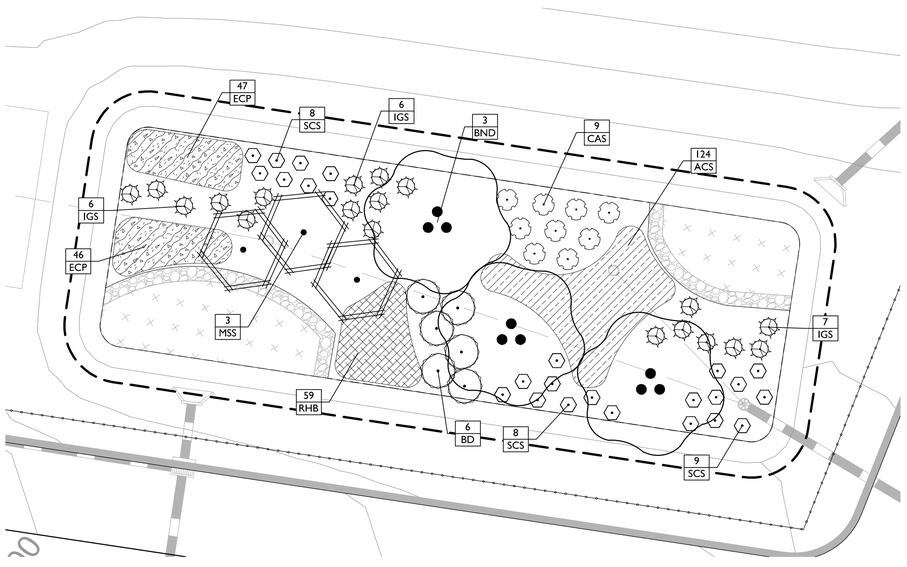


2 BIO 14 - 1,813 SF - LEVEL 2 - MEADOW PLANTING TEMPLATE

PLANT SCHEDULE - BIO 14								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
BND	3	Betula nigra 'Dura Heat'	Dura Heat River Birch	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	3 CANES
UNDERSTORY TREES								
MSS	3	Magnolia x soulangeana	Saucer Magnolia	2" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	
SHRUBS								
BD	9	Buddleja davidii	Butterfly Bush		36"	DECIDUOUS	6' O.C.	
CAS	5	Clethra alnifolia	Sweet Pepper Bush		36"	DECIDUOUS	36" O.C.	
IGS	10	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly		30"	EVERGREEN	36" O.C.	
SCS	30	Schizachyrium scoparium	Little Bluestem		18"		24" O.C.	
GROUND COVERS								
ACS	99	Asclepias syriaca	Common Milkweed	1 gal.			18" O.C.	
ECP	85	Echinacea purpurea	Purple Coneflower	1 gal.			18" O.C.	

NOTE: GROUNDCOVER FOR PROPOSED BIORETENTION PONDS TO BE 3" OF SHREDDED HARDWOOD MULCH ON SURFACE OF FILTER BED.

X/XX SPECIMEN REPLACEMENT X/XX ACI



2 BIO 13 - 2,343 SF - LEVEL 2 - MEADOW PLANTING TEMPLATE

PLANT SCHEDULE - BIO 13								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
BND	3	Betula nigra 'Dura Heat'	Dura Heat River Birch	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	3 CANES
UNDERSTORY TREES								
MSS	3	Magnolia x soulangeana	Saucer Magnolia	2" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	
SHRUBS								
BD	6	Buddleja davidii	Butterfly Bush		36"	DECIDUOUS	6' O.C.	
CAS	9	Clethra alnifolia	Sweet Pepper Bush		36"	DECIDUOUS	36" O.C.	
IGS	19	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly		30"	EVERGREEN	36" O.C.	
SCS	25	Schizachyrium scoparium	Little Bluestem		18"		24" O.C.	
GROUND COVERS								
ACS	124	Asclepias syriaca	Common Milkweed	1 gal.			18" O.C.	
ECP	93	Echinacea purpurea	Purple Coneflower	1 gal.			18" O.C.	
RHB	59	Rudbeckia hirta	Black-eyed Susan	1 gal.			18" O.C.	

NOTE: GROUNDCOVER FOR PROPOSED BIORETENTION PONDS TO BE 3" OF SHREDDED HARDWOOD MULCH ON SURFACE OF FILTER BED.

X/XX SPECIMEN REPLACEMENT X/XX ACI

N 0' 10' 20' 30'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION

SITE PLAN - REVISION 1

Franklin, Williamson County, Tennessee

JEFFREY SCOTT STOKES REGISTERED LANDSCAPE ARCHITECT

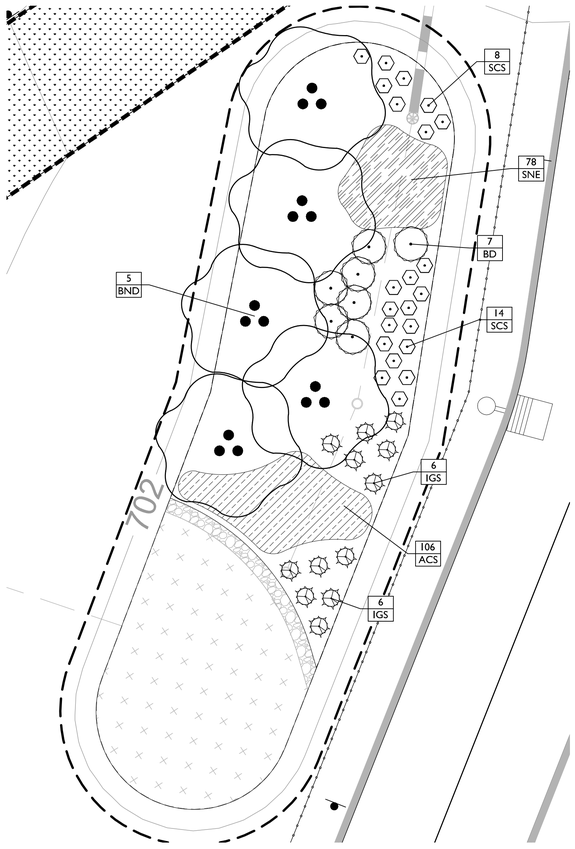
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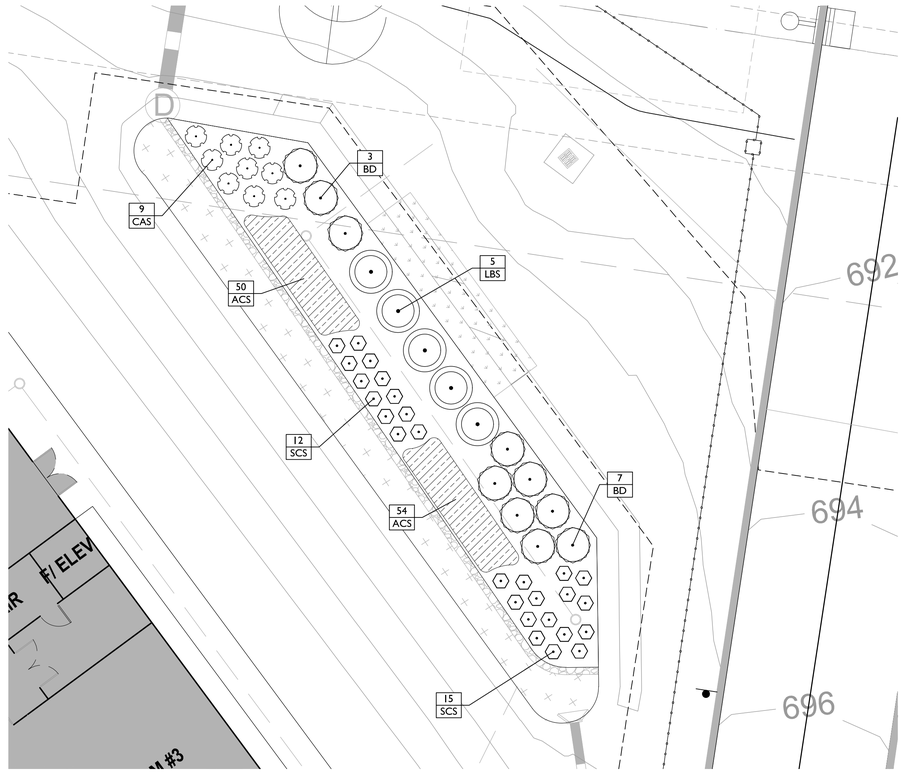
BIORETENTION LANDSCAPE

SHEET

L3.1

COF# 8547





PLANT SCHEDULE - BIO 12

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
BND	5	Betula nigra 'Dura Heat'	Dura Heat River Birch	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	3 CANES
SHRUBS								
BD	7	Buddleja davidii	Butterfly Bush		36"	DECIDUOUS	6' O.C.	
IGS	12	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly		30"	EVERGREEN	36" O.C.	
SCS	22	Schizachyrium scoparium	Little Bluestem		18"		24" O.C.	
GROUND COVERS								
ACS	106	Asclepias syriaca	Common Milkweed	1 gal.			18" O.C.	
SNE	78	Solidago nemoralis	Gray Goldenrod	1 gal.			18" O.C.	

NOTE: GROUNDCOVER FOR PROPOSED BIORETENTION PONDS TO BE 3" OF SHREDDED HARDWOOD MULCH ON SURFACE OF FILTER BED.

X/XX SPECIMEN REPLACEMENT X/XX ACI

PLANT SCHEDULE - BIO 11

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
SHRUBS								
BD	10	Buddleja davidii	Butterfly Bush		36"	DECIDUOUS	6' O.C.	
CAS	9	Clethra alnifolia	Sweet Pepper Bush		36"	DECIDUOUS	36" O.C.	
LBS	5	Lindera benzoin	Spicebush		42"	DECIDUOUS	8' O.C.	
SCS	27	Schizachyrium scoparium	Little Bluestem		18"		24" O.C.	
GROUND COVERS								
ACS	104	Asclepias syriaca	Common Milkweed	1 gal.			18" O.C.	

NOTE: GROUNDCOVER FOR PROPOSED BIORETENTION PONDS TO BE 3" OF SHREDDED HARDWOOD MULCH ON SURFACE OF FILTER BED.

X/XX SPECIMEN REPLACEMENT X/XX ACI

2 BIO 12 - 1,983 SF - LEVEL 2 - MEADOW PLANTING TEMPLATE

N 0' 10' 20' 30'

2 BIO 11 - 1,300 SF - LEVEL 1 - MEADOW PLANTING TEMPLATE

N 0' 10' 20' 30'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN - REVISION I
Franklin, Williamson County, Tennessee

JEFFREY SCOTT STOKES REGISTERED LANDSCAPE ARCHITECT

Revision Date
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BIORETENTION LANDSCAPE

SHEET
L3.2

COF# 8547

CITY OF FRANKLIN LANDSCAPE NOTES:

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

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

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

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

5. TREE TOPPING IS NOT PERMITTED.

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

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

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

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

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

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

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

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

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

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

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

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

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

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

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

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

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

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

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 STRICKLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

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

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

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

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

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

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

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

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

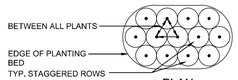
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS 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.

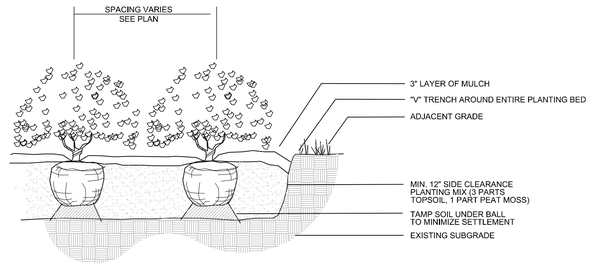
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



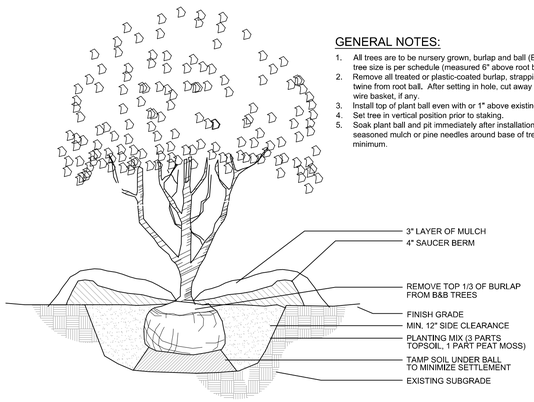
PLAN

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.



SHRUB PLANTING

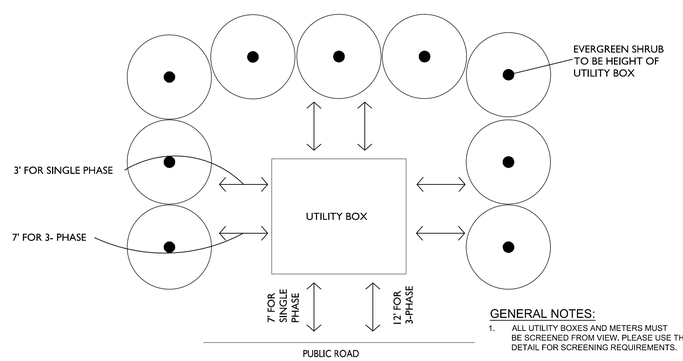


GENERAL NOTES:

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.

UNDERSTORY TREE

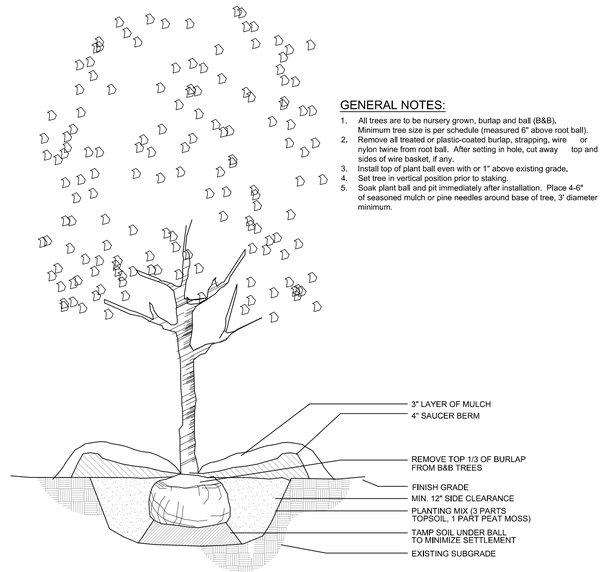
SECTION



GENERAL NOTES:

1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW, PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLAN MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

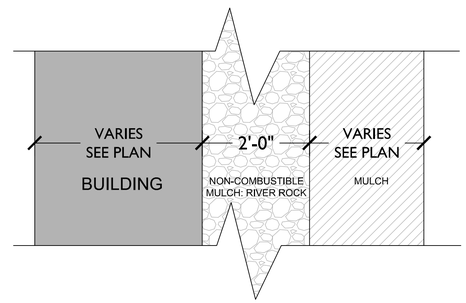
UTILITY BOX SCREEN



GENERAL NOTES:

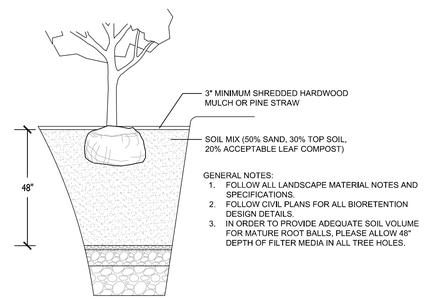
1. All trees are to be nursery grown, burlap and ball (B&B), Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install 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

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN - REVISION I
Franklin, Williamson County, Tennessee

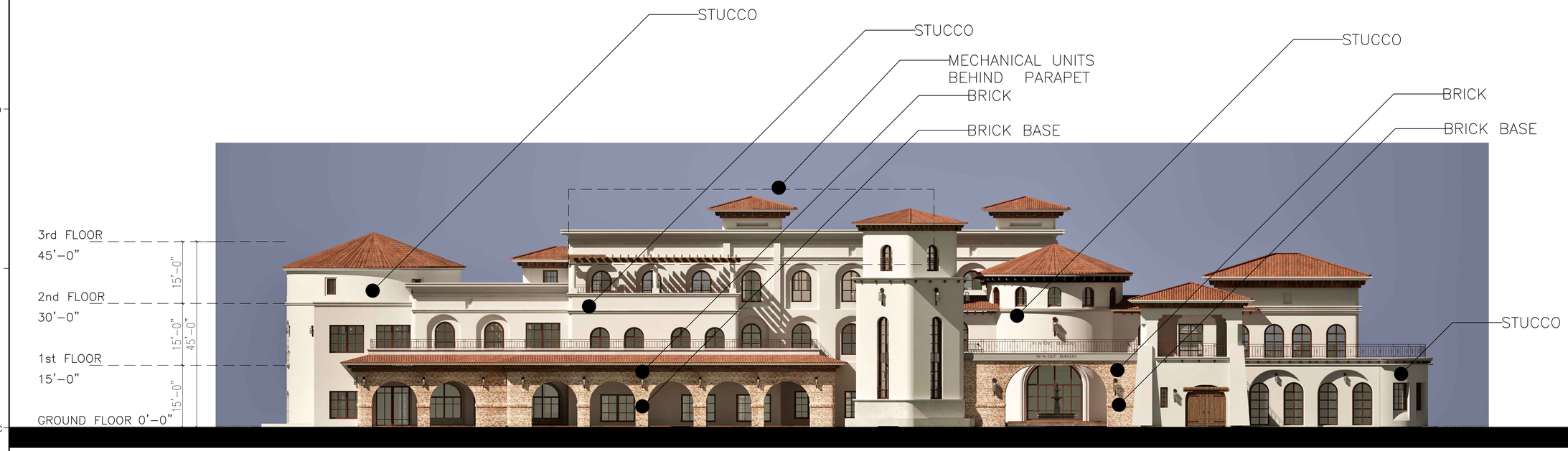
JEFFREY SCOTT SPARKS
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

LANDSCAPE DETAILS

SHEET
L4.0

COF# 8547



SOUTH WEST FACADE

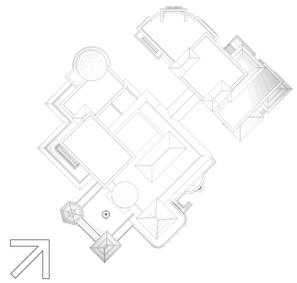
Materials		
Material	Color	Description
Stucco	DEW339 Bone China	Stucco finish over bond breaker felt, weather barrier, densglass and metal stud wall
Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted
Base Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted

Notes	
Building Construction Type 2B Occupancy Business	
Building type 2023 Franklin zoning ordinace Chapter 6	Large-Scale Ofce Building: A large-scale, mult-story ofce building with a building footprint of over 20,000 square feet.

South West Façade Glazing		
Total	9,910.72	100 %
windows only	2,245.91	22.66 %
Total Level 3	1,939.31	100 %
windows only	447.92	23.10 %
Total Level 2	3,836.19	100 %
windows only	851.11	22.19 %
Total Level 1	4,135.23	100 %
windows only	948.12	22.93 %

South West Façade Materials		
Total Area	9,910.73	100 %
Brick Area	863.54	8.71 %
Stucco Area	6,555.13	66.14 %
Base Brick	316.59	3.19 %
Total Level 3	1,939.31	100 %
Brick Area	-	0.00 %
Stucco Area	1,491.39	76.90 %
Base Brick	-	0
Total Level 2	3,836.19	100 %
Brick Area	-	0.00 %
Stucco Area	2,934.74	76.50 %
Base Brick	-	0
Total Level 1	4,135.23	100 %
Brick Area	863.54	20.88 %
Stucco Area	2,125.51	51.40 %
Base Brick	316.59	7.66 %

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THE HASKELL COMPANY
FLORIDA
HASKELL
111 Riverside Avenue
Jacksonville, Florida 32202
Phone # (904) 791-4500

GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN
REVISION 1

No	DESCRIPTION	DATE
02	ELEVATIONS	2024 07 03
01	ELEVATIONS	2024 06 21

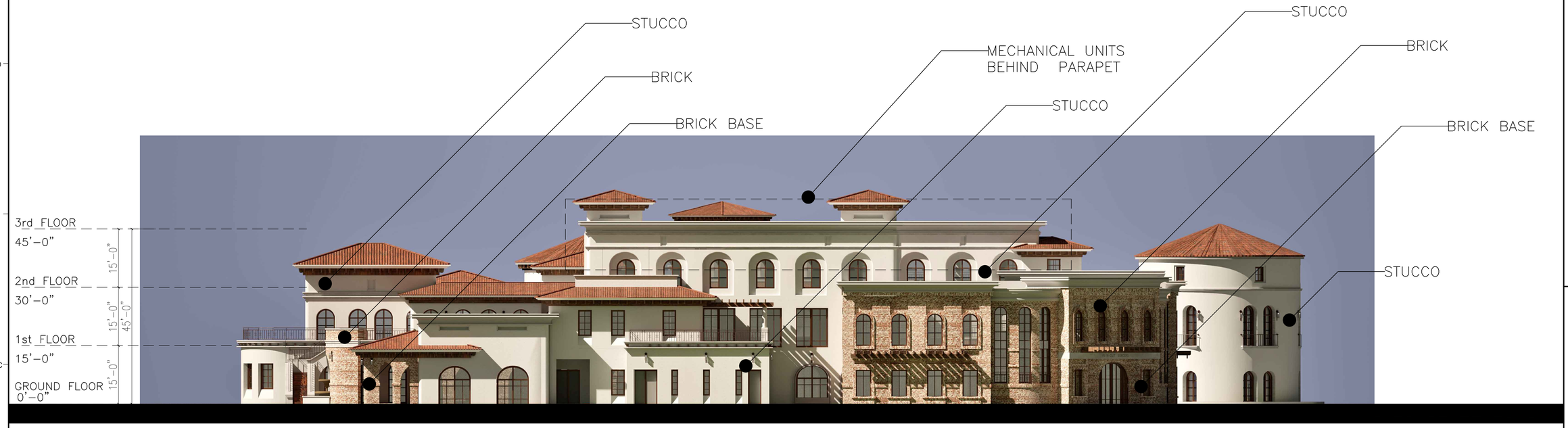
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GS	Checker

AE JOB NUMBER
Project Number

SOUTH WEST FACADE

A 001
SHEET NUMBER



NORTH EAST FACADE

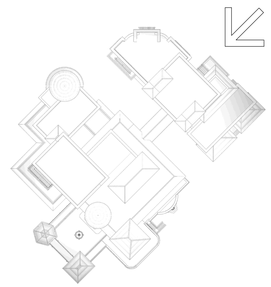
Materials		
Material	Color	Description
Stucco	DEW339 Bone China	Stucco finish over bond breaker felt, weather barrier, densglass and metal stud wall
Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted
Base Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted

Notes	
Building Construction Type 2B Occupancy Business	
Building type 2023 Franklin zoning ordinace Chapter 6	Large-Scale Ofce Building: A large-scale, mult-story ofce building with a building footprint of over 20,000 square feet.

North East Façade		
Total	9,573.07	100 %
windows only	2,196.42	22.94 %
Total Level 3	1,714.70	100 %
windows only	352.98	20.59 %
Total Level 2	3,720.33	100 %
windows only	932.47	25.06 %
Total Level 1	4,138.04	100 %
windows only	911.38	22.02 %

North East Façade Materials		
Total Area	9,573.07	100 %
Brick Area	1,658.06	17.32 %
Stucco Area	5,380.89	56.21 %
Base Brick	392.92	4.10 %
Total Level 3	1,714.70	100 %
Brick Area	-	0.00 %
Stucco Area	1,361.72	79.41 %
Base Brick	-	0
Total Level 2	3,720.33	100 %
Brick Area	930.34	25.01 %
Stucco Area	1,875.75	50.42 %
Base Brick	-	0
Total Level 1	4,138.04	100 %
Brick Area	727.72	17.59 %
Stucco Area	2,174.61	52.55 %
Base Brick	392.92	9.50 %

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GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN
REVISION 1

No	DESCRIPTION	DATE
02	ELEVATIONS	2024 07 03
01	ELEVATIONS	2024 06 21

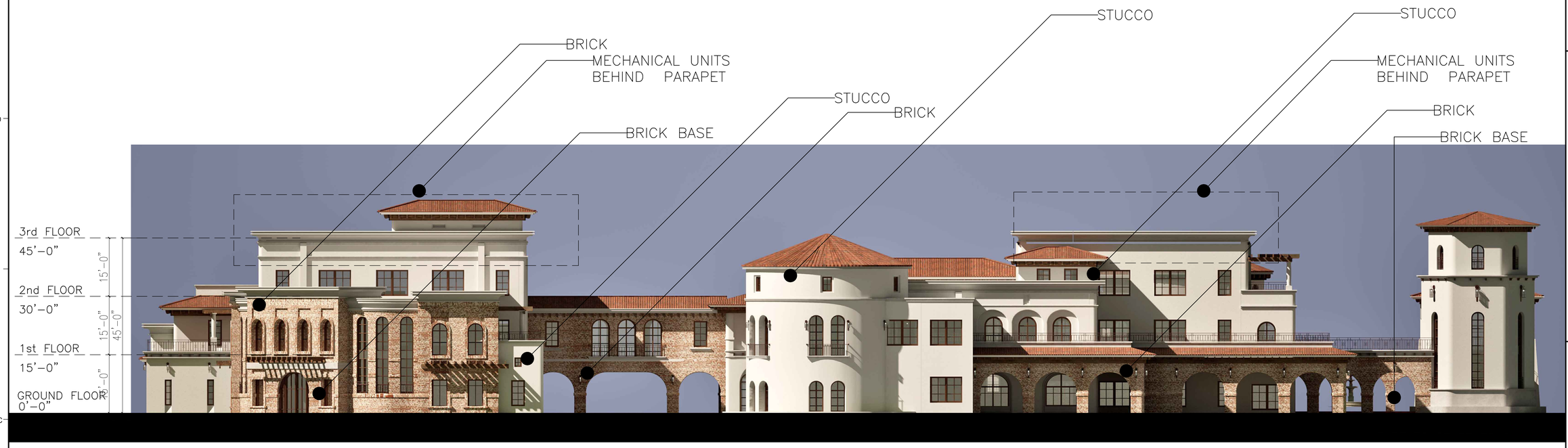
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AE JOB NUMBER
Project Number

NORTH EAST FACADE

A 002
SHEET NUMBER



NORTH WEST FACADE

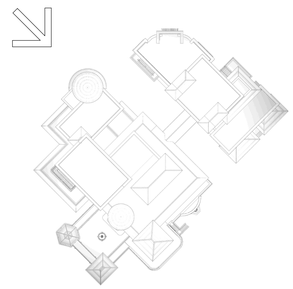
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Material	Color	Description
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Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted
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Notes	
Building Construction Type 2B Occupancy Business	
Building type 2023 Franklin zoning ordinace Chapter 6	Large-Scale Ofce Building: A large-scale, mult-story ofce building with a building footprint of over 20,000 square feet.

North West Façade		
Total	11,286.37	100 %
windows only	2,699.32	23.92 %
Total Level 3	2,160.19	100 %
windows only	501.55	23.22 %
Total Level 2	4,526.42	100 %
windows only	1,254.76	27.72 %
Total Level 1	4,599.56	100 %
windows only	949.04	20.63 %

North West Façade Materials		
Total Area	11,286.37	100 %
Brick Area	2,388.93	21.17 %
Stucco Area	5,381.23	47.68 %
Base Brick	494.25	4.38 %
Total Level 3	2,160.19	100 %
Brick Area	-	0.00 %
Stucco Area	1,660.94	76.89 %
Base Brick	-	0
Total Level 2	4,526.42	100 %
Brick Area	1,079.64	23.85 %
Stucco Area	2,199.10	48.58 %
Base Brick	-	0
Total Level 1	4,599.56	100 %
Brick Area	1,316.26	28.62 %
Stucco Area	1,835.66	39.91 %
Base Brick	494.25	10.75 %

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GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN
REVISION 1

No	DESCRIPTION	DATE
02	ELEVATIONS	2024 07 03
01	ELEVATIONS	2024 06 21

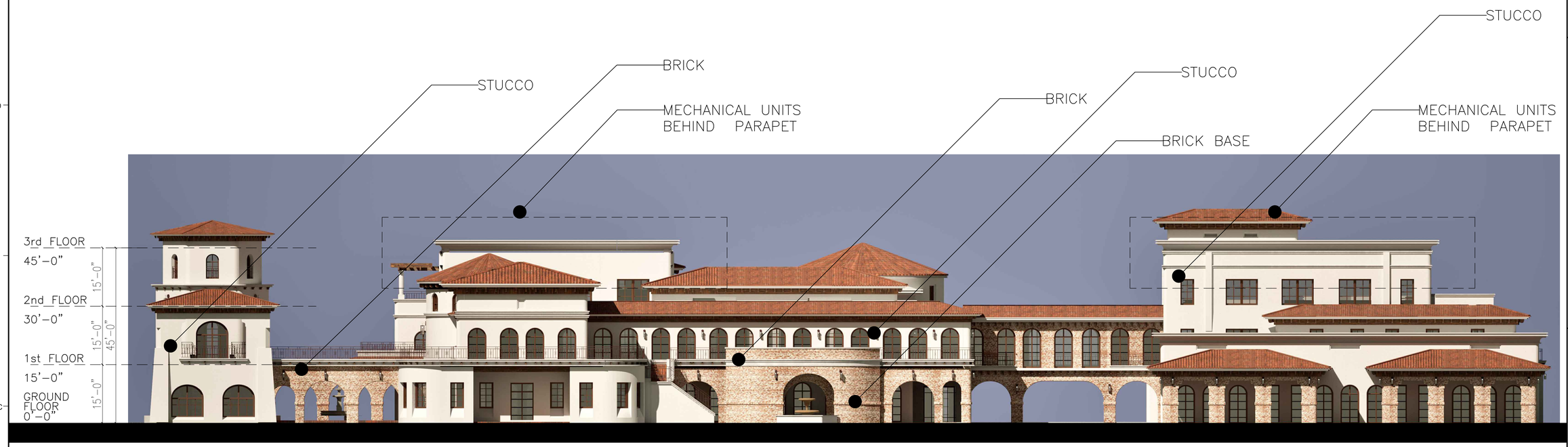
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AE JOB NUMBER
Project Number

NORTH WEST FACADE

A 003
SHEET NUMBER



SOUTH EAST FACADE

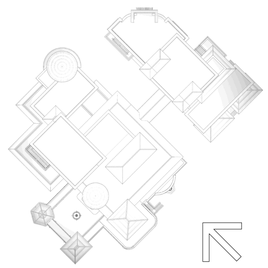
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Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted
Base Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted

Notes	
Building Construction Type 2B	
Occupancy Business	
Building type 2023 Franklin zoning ordinace Chapter 6	Large-Scale Ofce Building: A large-scale, mult-story ofce building with a building footprint of over 20,000 square feet.

South East Façade		
Total	11,193.02	100 %
windows only	3,347.47	29.91 %
Total Level 3	2,300.94	100 %
windows only	560.26	24.35 %
Total Level 2	4,506.44	100 %
windows only	1,343.90	29.82 %
Total Level 1	4,385.63	100 %
windows only	1,475.66	33.65 %

South East Façade Materials		
Total Area	11,193.02	100 %
Brick Area	1,863.61	16.65 %
Stucco Area	6,027.89	53.85 %
Base Brick	448.16	4.00 %
Total Level 3	2,300.94	100 %
Brick Area	-	0.00 %
Stucco Area	1,740.68	75.65 %
Base Brick	-	0
Total Level 2	4,506.44	100 %
Brick Area	759.06	16.84 %
Stucco Area	2,837.42	62.96 %
Base Brick	-	0
Total Level 1	4,385.63	100 %
Brick Area	1,168.93	26.65 %
Stucco Area	1,814.02	41.36 %
Base Brick	448.16	10.22 %

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ANTONIO VALDIVIA
REGISTERED
ARCHITECT
No. 19193
STATE OF TENNESSEE
11-5-2024
AEC, INC

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FLORIDA
HASKELL
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Jacksonville, Florida 32202
Phone # (904) 791-4500

GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN
REVISION 1

No	DESCRIPTION	DATE
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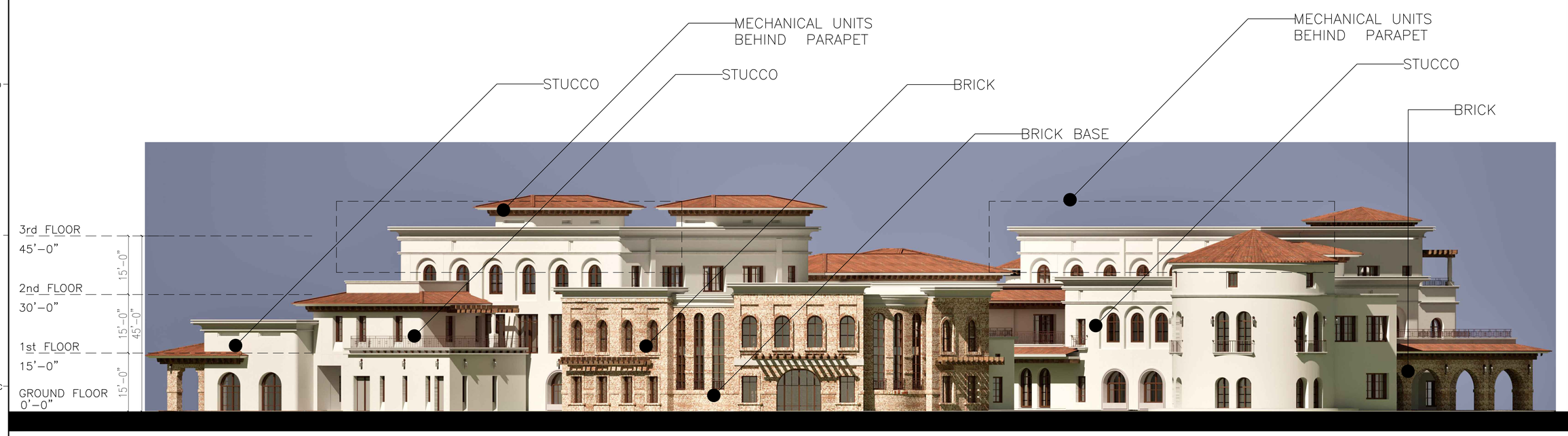
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AE JOB NUMBER
Project Number

SOUTH EAST FACADE

A 004
SHEET NUMBER



GOOSE CREEK

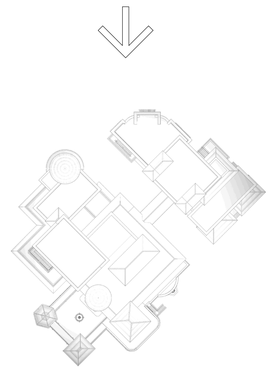
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Material	Color	Description
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Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted
Base Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted

Notes	
Building Construction Type 2B	
Occupancy Business	
Building type 2023 Franklin zoning ordinace Chapter 6	Large-Scale Ofce Building: A large-scale, mult-story ofce building with a building footprint of over 20,000 square feet.

Goose Creek		
Total	11,686.93	100 %
windows only	3,484.57	29.82 %
Total Level 3	2,447.84	100 %
windows only	715.45	29.23 %
Total Level 2	4,417.43	100 %
windows only	1,428.41	32.34 %
Total Level 1	4,821.65	100 %
windows only	1,340.71	27.81 %

Goose Creek Façade Materials		
Total Area	11,686.93	100 %
Brick Area	2,055.10	17.58 %
Stucco Area	5,839.35	49.96 %
Base Brick	500.25	4.28 %
Total Level 3	2,447.84	100 %
Brick Area	-	0.00 %
Stucco Area	1,732.39	70.77 %
Base Brick	-	0
Total Level 2	4,417.43	100 %
Brick Area	1,138.61	25.78 %
Stucco Area	1,852.78	41.94 %
Base Brick	-	0
Total Level 1	4,821.65	100 %
Brick Area	916.49	19.01 %
Stucco Area	2,254.17	46.75 %
Base Brick	500.25	10.38 %

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GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN
REVISION 1

No	DESCRIPTION	DATE
02	ELEVATIONS	2024 07 03
01	ELEVATIONS	2024 06 21

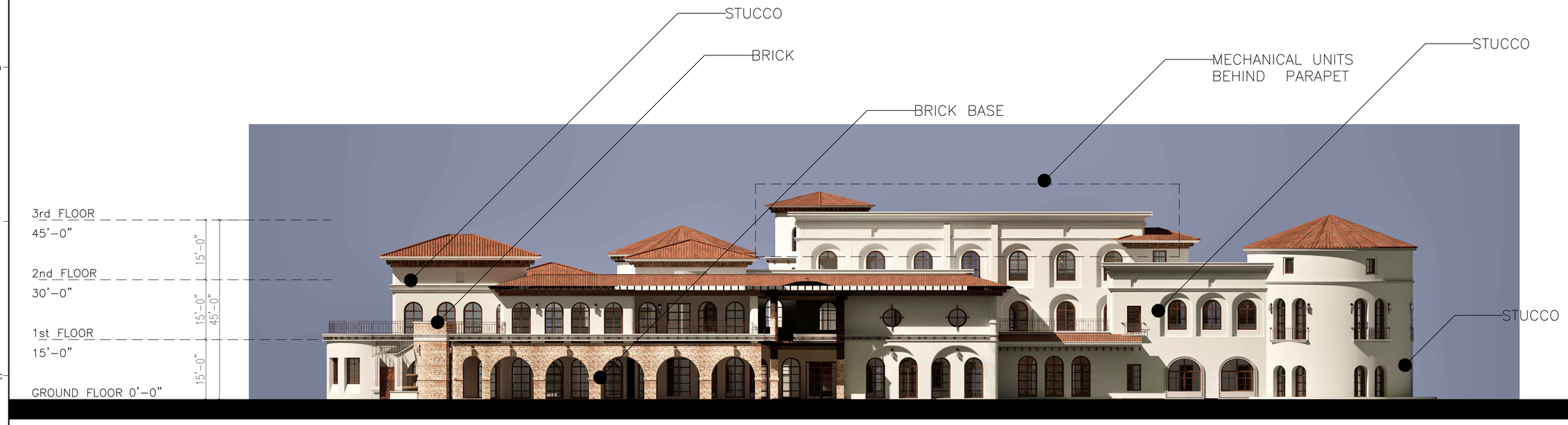
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DRAWN	CHECKED
GS	Checker

AE JOB NUMBER
Project Number

GOOSE CREEK FACADE

A 005
SHEET NUMBER



COURTYARD NORTH EAST

Materials

Material	Color	Description
Stucco	DEW339 Bone China	Stucco finish over bond breaker felt, weather barrier, densglass and metal stud wall
Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted
Base Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted

Notes

Building Construction Type 2B	
Occupancy Business	
Building type 2023 Franklin zoning ordinace Chapter 6	Large-Scale Ofce Building: A large-scale, mult-story ofce building with a building footprint of over 20,000 square feet.

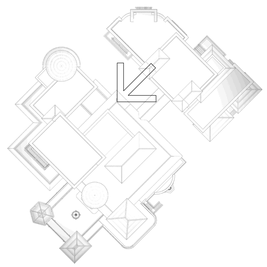
Courtyard North East

Total	9,255.96	100 %
windows only	2,806.43	30.32 %
Total Level 3	1,410.52	100 %
windows only	288.67	20.47 %
Total Level 2	3,725.10	100 %
windows only	1,109.40	29.78 %
Total Level 1	4,120.35	100 %
windows only	1,412.96	34.29 %

Courtyard North East Façade Materials

Total Area	9,255.96	100 %
Brick Area	575.88	6.22 %
Stucco Area	5,936.10	64.13 %
Base Brick	163.20	1.76 %
Total Level 3	1,410.52	100 %
Brick Area	-	0.00 %
Stucco Area	1,121.85	79.53 %
Base Brick	-	0
Total Level 2	3,725.10	100 %
Brick Area	48.54	1.30 %
Stucco Area	2,598.43	69.75 %
Base Brick	-	0
Total Level 1	4,120.35	100 %
Brick Area	527.33	12.80 %
Stucco Area	2,215.83	53.78 %
Base Brick	163.20	3.96 %

For nonresidential projects: "These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission."



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HASKELL
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GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN
REVISION 1

No	DESCRIPTION	DATE
02	ELEVATIONS	2024 07 03
01	ELEVATIONS	2024 06 21

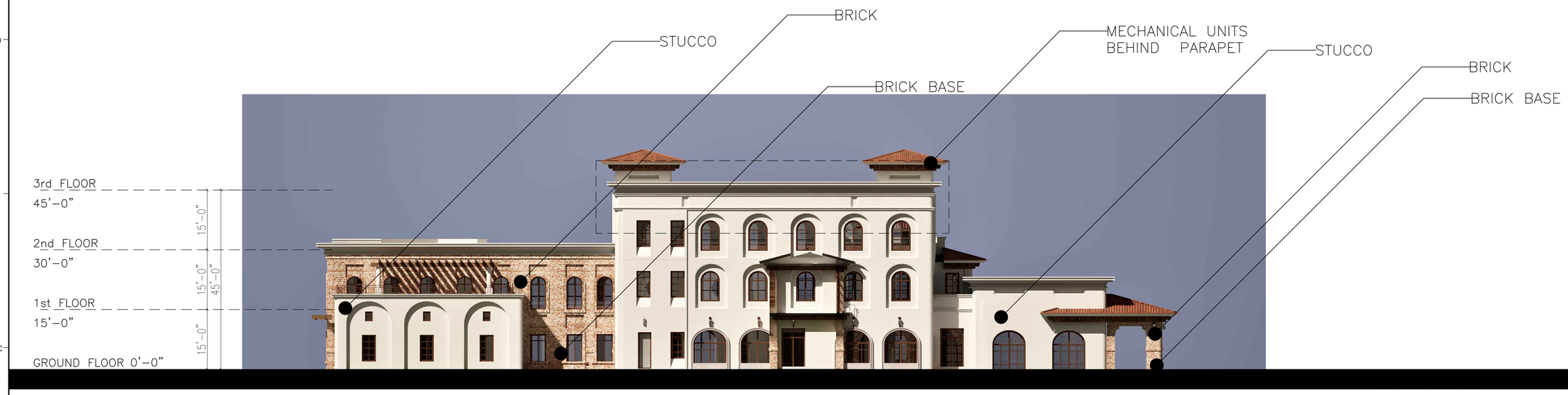
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AE JOB NUMBER
Project Number

COURTYARD NORTH EAST

A 006
SHEET NUMBER



COURTYARD SOUTH WEST

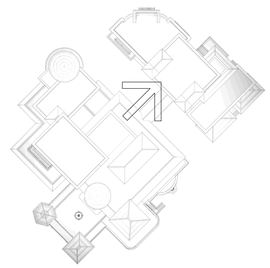
Materials		
Material	Color	Description
Stucco	DEW339 Bone China	Stucco finish over bond breaker felt, weather barrier, densglass and metal stud wall
Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted
Base Brick	Reclaimed Brick Look Reds /Pinks /Whites	Raleigh Used, Cherokee Brick, Mississippi Handcrafted

Notes	
Building Construction Type 2B Occupancy Business	
Building type 2023 Franklin zoning ordinace Chapter 6	Large-Scale Ofce Building: A large-scale, mult-story ofce building with a building footprint of over 20,000 square feet.

Courtyard South West		
Total	6,282.06	100 %
windows only	1,465.05	23.32 %
Total Level 3	922.75	100 %
windows only	221.46	24.00 %
Total Level 2	2,411.12	100 %
windows only	502.33	20.83 %
Total Level 1	2,946.56	100 %
windows only	741.26	25.16 %

Courtyard South West Façade Materials		
Total Area	6,282.06	100 %
Brick Area	942.91	15.01 %
Stucco Area	3,912.10	62.27 %
Base Brick	130.03	2.07 %
Total Level 3	922.75	100 %
Brick Area	-	0.00 %
Stucco Area	701.29	76.00 %
Base Brick	-	0
Total Level 2	2,411.12	100 %
Brick Area	653.04	27.08 %
Stucco Area	1,272.32	52.77 %
Base Brick	-	0
Total Level 1	2,946.56	100 %
Brick Area	249.87	8.48 %
Stucco Area	1,920.88	65.19 %
Base Brick	130.03	4.41 %

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GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN
REVISION 1

No	DESCRIPTION	DATE
02	ELEVATIONS	2024 07 03
01	ELEVATIONS	2024 06 21

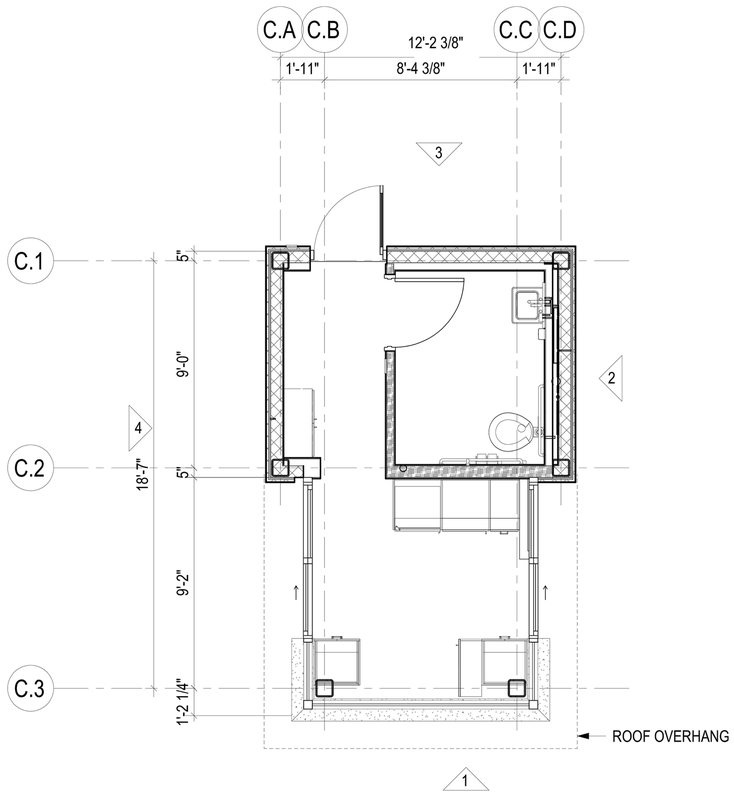
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GS	Checker

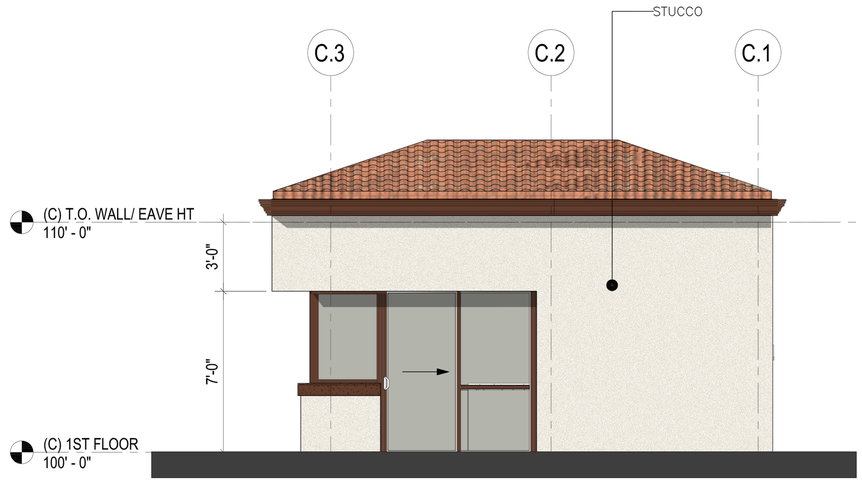
AE JOB NUMBER
Project Number

COURTYARD SOUTH WEST

A 007
SHEET NUMBER



FLOOR PLAN
3/8" = 1'-0"



1 BUILDING ELEVATION
3/8" = 1'-0"

Façade 01 Glazing		
Total	118.13	100 %
windows only	40.76	34.50 %

Façade 02 Glazing		
Total	213.79	100 %
windows only	59.76	27.95 %

Façade 03 Glazing		
Total	138.62	100 %
windows only	23.89	17.23 %

Façade 04 Glazing		
Total	213.79	100 %
windows only	59.76	27.95 %

Materials

Material	Color	Description
Stucco	DEW339 Bone China	Stucco finish over bond breaker felt, weather barrier, densglass and metal stud wall

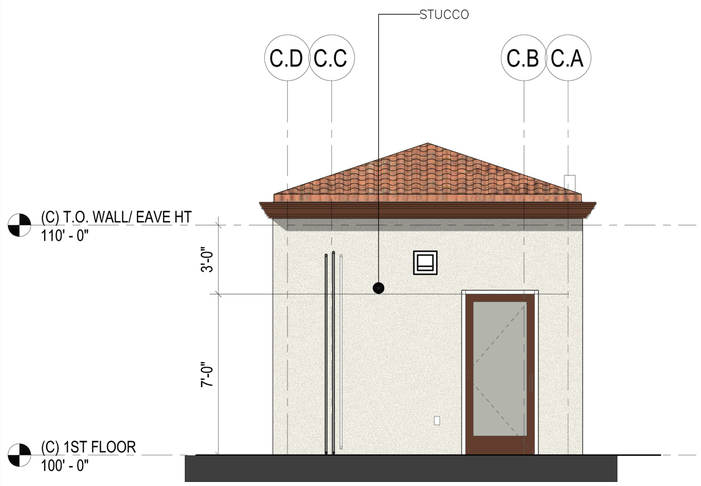
Façade 01 Materials		
Total Area	118.13	100 %
Stucco Area	71.41	60.45 %

Façade 02 Materials		
Total Area	213.79	100 %
Stucco Area	152.12	71.15 %

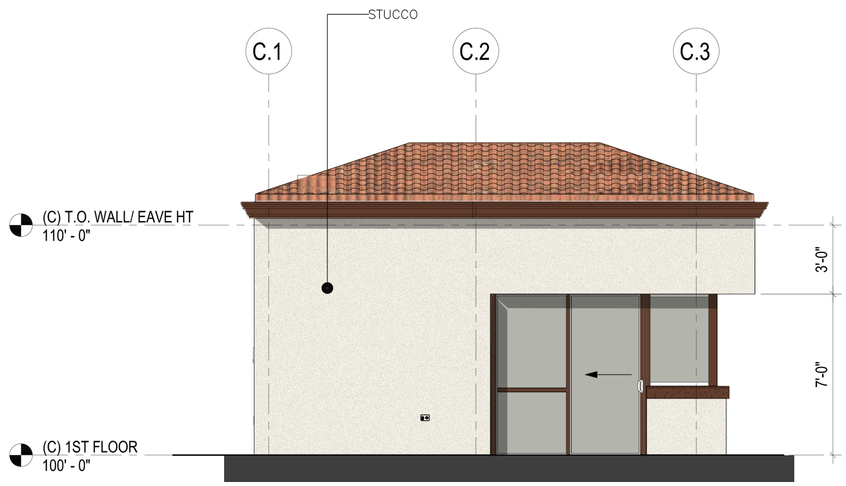
Façade 03 Materials		
Total Area	138.62	100 %
Stucco Area	114.73	82.77 %

Façade 04 Materials		
Total Area	213.79	100 %
Stucco Area	152.12	71.15 %

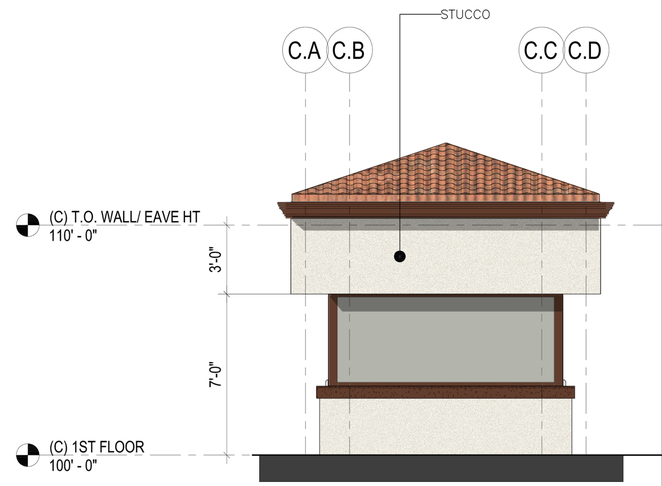
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2 BUILDING ELEVATION
3/8" = 1'-0"



3 BUILDING ELEVATION
3/8" = 1'-0"



4 BUILDING ELEVATION
3/8" = 1'-0"

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GOOSE CREEK BYPASS PUD SUBDIVISION
SITE PLAN
REVISION 1

No	DESCRIPTION	DATE
02	GUARDSHACK	2024 07 03
01	GUARDSHACK	2024 06 21

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GS	Checker

AE JOB NUMBER
Project Number

GUARDSHACK BUILDING

A 008
SHEET NUMBER

Attention: Ali Ata Burgan
Project Name: Burgan Bank, TX
Report for: ECC Lighting
Prepared by: Ali Ata Burgan
Report for: Kenyan Ahmed Project / Agriculture Engineer
Reference: BURGAN BANK (TX) (Proposed Lighting Layout).AGI32 PTS
Reference: BURGAN BANK (TX) (Proposed Lighting Layout).AGI32
Luminaire: 1032 - 2BH-40-48KVC-xx2
Filename: 1032__2BH-40-48KVC-xx2
Date: 10/10/2023

--- Disclaimer ---
Luminaire performance data is provided by manufacturer(s) not to bases on IESNA LM-79 compliant laboratory testing unless otherwise noted. Actual field performance may vary from computer modeling due to numerous factors beyond our control. This calculation is provided as a courtesy to our customers and is intended to be used solely for design assistance. Final lighting design, application, fixture selection and layout is the responsibility of the specifier or owner.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Description
	4	1BH	Single	0.900	21160	RLS 1 RK-2 Fully_1 AM
	5	1BH	Back-Back	0.900	21160	RLS 2 RK-2 Fully_1 AM
	1	1BH	Single	0.900	21160	RLS 1 RK-2 Fully_1 AM
	3	2BH-HSS	Single	0.900	56470	RLS 1 RK-2 Fully_1 AM7 HSS
	1	2BH-HSS	Single	0.900	56470	RLS 1 RK-2 Fully_1 AM7 HSS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Perim Property Line	Illuminance	Fc	0.07	0.4	0.0	N.A.	N.A.
Roadway	Illuminance	Fc	0.35	0.5	0.3	0.85	10.00
Site Area	Illuminance	Fc	1.72	4.8	0.0	N.A.	N.A.
Site Area Under Tree Mechanical	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
West Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

BUILDING B
BUILDING A
NORTH PLAZA
SOUTH PLAZA
COURT PLAZA
BIO 11
BIO 12
BIO 13
BIO 14
BIO 15
UGD-3
UGD-4
DET. POND
1032
1034
Red Line is the Property Line

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04562

DATE: August 8, 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:

Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3 (Lot 516), Creating 1 Open Space Lot And Dedicating Easements, On 4.06 Acres, Located West Of The Intersection Of South Carothers Parkway And Flowing Creek Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8546
Applicant: Lynn Ealey, Land Solutions Company
Owner: Andre Jaeckle, Real Estate Solutions Group, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 1 open space lot and dedicate easements within Waters Edge PUD Subdivision. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. The corresponding site plan was approved administratively in March 2017 and the development plan was originally approved in September 2013. The final plat and site plan are consistent with the development plan.

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.

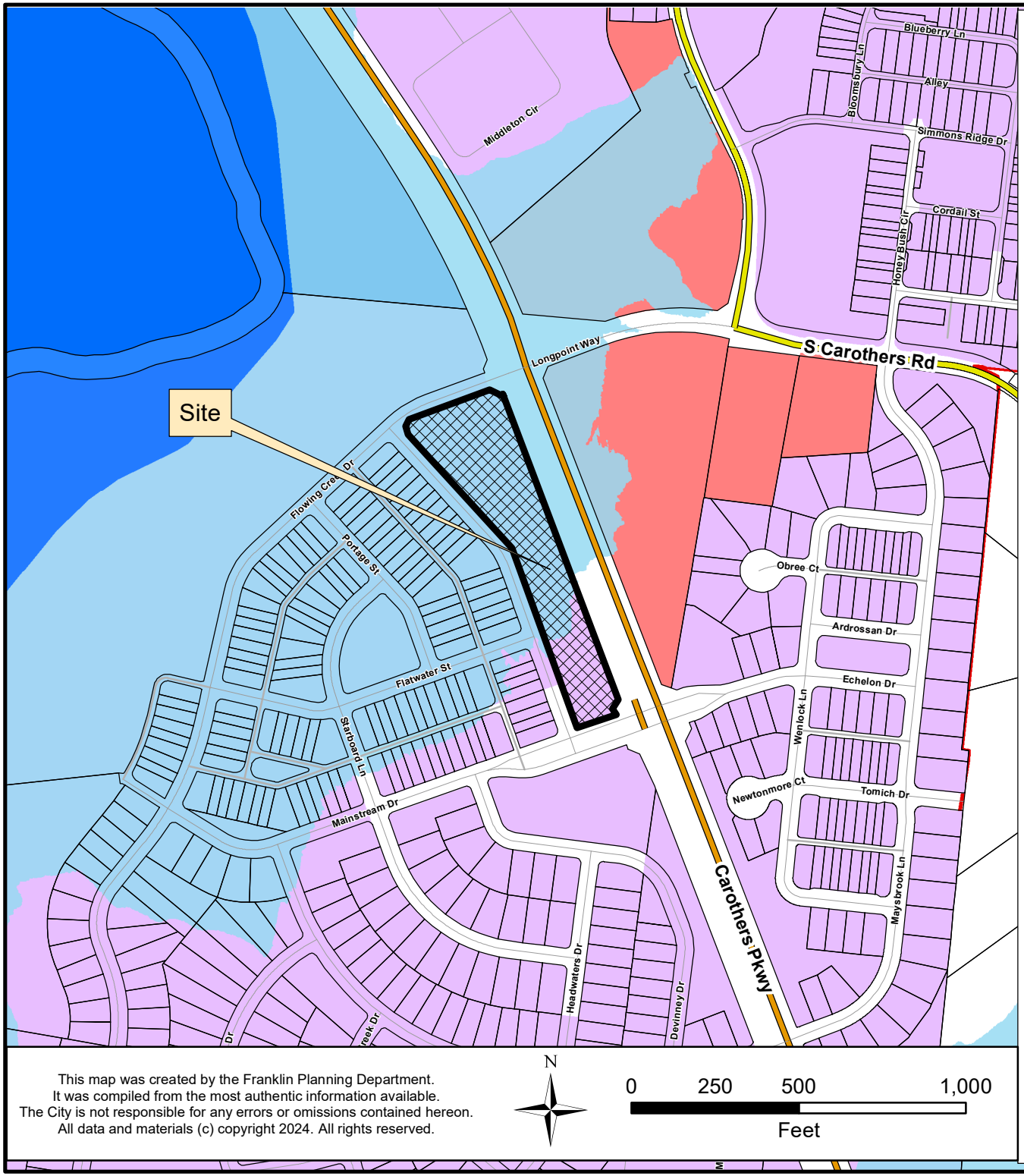
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3 (Lot 516). Staff has only advisory comments remaining.



WATERS EDGE PUD SUBDIVISION, SECTION 4
FINAL PLAT, REVISION 3 (Lot 516)

Project Information
Existing Zoning: PD Planned District
Overlay Districts: FFO
Site Acreage: 4.06 acres
Total Number of Lots: 1

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8546

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

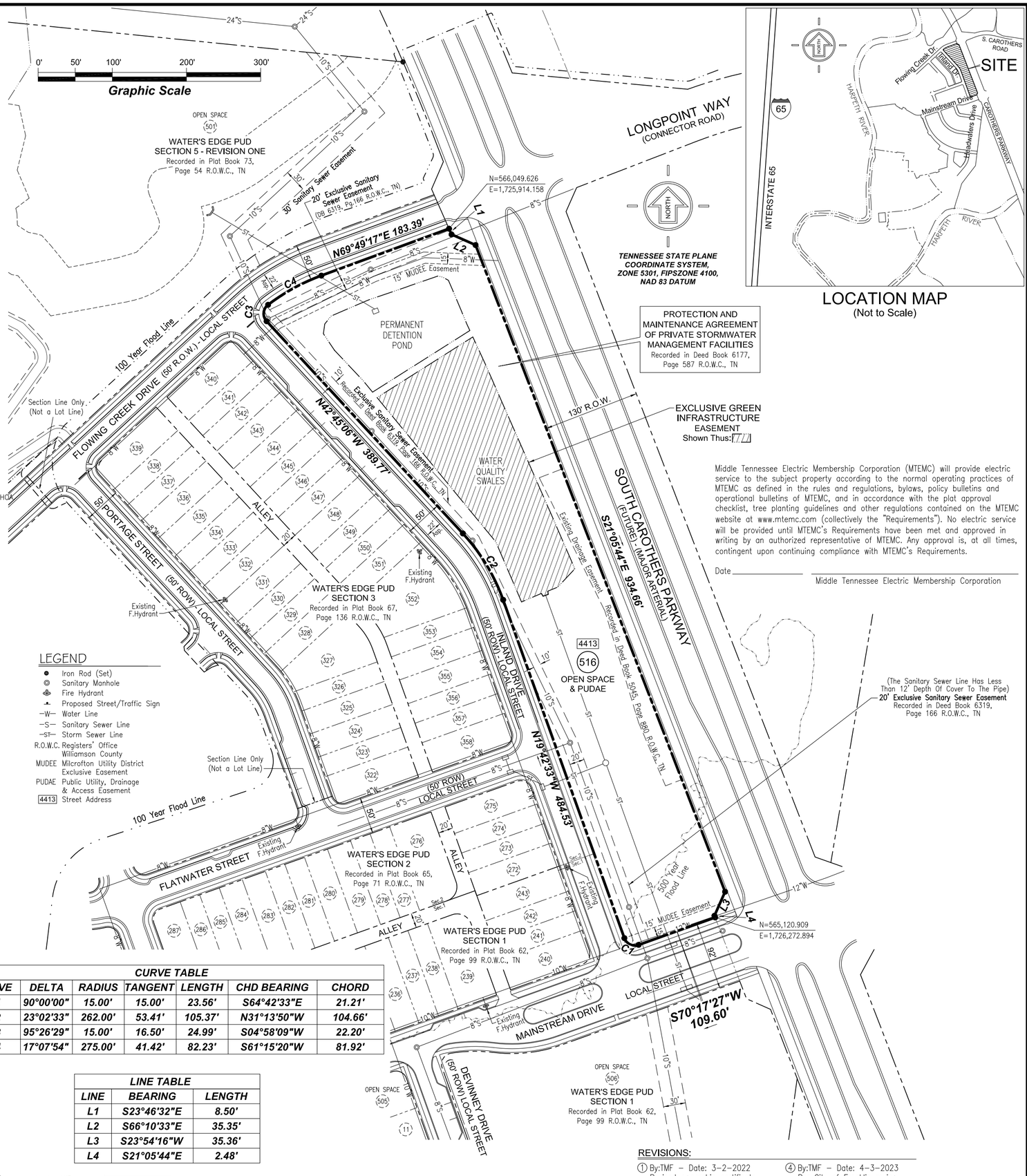
6. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.**

(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.)

GENERAL NOTES:

1. THE PURPOSE OF THIS FINAL PLAT IS TO ADD AN OPEN SPACE TO SECTION 4 AND DEDICATE EASEMENTS.
2. EXISTING ZONING PD (PLANNED DEVELOPMENT)
   FFO, FLOODWAY FRINGE OVERLAY
   CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES: N/A
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 49.00 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN THUS XXX
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNERS/SUBDIVIDERS: REAL ESTATE SOLUTIONS GROUP, LLC
   ADDRESS: 2925 BERRY HILL DRIVE
   NASHVILLE, TN 37204
   CONTACT: LYNN EALEY and ANDRE JAECKLE
   TELEPHONE: (615) 969-9202
   EMAIL: lynn@landsolutionsco.net and ajaeckle@eperformax.com
8. SURVEYOR: JTA LAND SURVEYING, INC.
   3384 N MT. JULIET ROAD – SUITE 900
   MT. JULIET, TENNESSEE 37122
   CONTACT: GREG TERRY
   TELEPHONE: (615) 490-6920
   EMAIL: GREGT.JTA@COMCAST.NET
9. ○ IRON ROD (FOUND)
10. ● IRON ROD (SET) (IRON PINS TO BE SET AT ALL PROPERTY CORNERS).
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS 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 AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13. A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION, ZONED "AE", AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C0214G, WHICH BEARS AN REVISED DATE OF DECEMBER 22ND, 2016.
14. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. 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.
21. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
22. A LETTER OF AWARENESS RECORDED IN BOOK 6755, PAGE 358 WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE, IS TO PROVIDE NOTIFICATION TO WATER'S EDGE RESIDENTS OF THE FUTURE COF WASTEWATER TREATMENT PLANT AND CITY PARK TO BE ADJACENT TO THE WATERS EDGE DEVELOPMENT.
23. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
24. 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.
25. 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.
26. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THE 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.
27. ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL BE DESIGNATED AND GRADED SO THAT A MINIMUM TEN (10) FOOT PUBLIC DRAINAGE EASEMENT AND STORMWATER CONVEYANCE EXIST BETWEEN EACH PROPERTY. WITH THE EXCEPTION OF ZERO-LOT-LINE PROPERTY LINES FOR ATTACHED RESIDENTIAL STRUCTURES, APPLICANT SHALL SHOW A 5-FOOT PUBLIC DRAINAGE EASEMENT ON EACH SIDE OF ALL COMMON PROPERTY LINES FOR THE LOTS BEING CREATED.
28. 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 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.



LEGEND

- ● Iron Rod (Set)
- Ⓢ Sanitary Manhole
- Fire Hydrant
- Proposed Street/Traffic Sign
- –W– Water Line
- –S– Sanitary Sewer Line
- –st– Storm Sewer Line
- R.O.W.C. Registers' Office Williamson County
- MUDEE Milcrofton Utility District Exclusive Easement
- PUDAE Public Utility, Drainage & Access Easement
- 4413 Street Address

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	90°00'00"	15.00'	15.00'	23.56'	S64°42'33"E	21.21'
C2	23°02'33"	262.00'	53.41'	105.37'	N31°13'50"W	104.66'
C3	95°26'29"	15.00'	16.50'	24.99'	S04°58'09"W	22.20'
C4	17°07'54"	275.00'	41.42'	82.23'	S61°15'20"W	81.92'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°46'32"E	8.50'
L2	S66°10'33"E	35.35'
L3	S23°54'16"W	35.36'
L4	S21°05'44"E	2.48'

LOT AREA TABLE		
LOT	SQUARE FEET	ACREAGE
516	176,759	4.0578

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

Date _____ _____
Middle Tennessee Electric Membership Corporation

(The Sanitary Sewer Line Has Less Than 12' Depth Of Cover To The Pipe)
20' Exclusive Sanitary Sewer Easement Recorded in Deed Book 6319, Page 166 R.O.W.C., TN

REVISIONS:

1. By:TMF – Date: 3-2-2022 Revised ownership certificate.
2. By:TMF – Date: 10-17-2022 Add Owner/Subdivider contact information.
3. By:TMF – Date: 3-13-2023 Add missing Storm Drainage & Exclusive Green Infrastucture Easement.
4. By:TMF – Date: 4-3-2023 Per City of Franklin review.
5. By:TMF – Date: 4-26-2023 Add MTEMC signature certificate per final review by the City of Franklin, TN.
6. By:TMF&JGT – Date: 7-8-2024 Correct ownership certificate & add COF number.

Drawn By: TMFuller
Checked By: GTerry

Prepared By:
JTA LAND SURVEYING, INC.
3384 N Mt. Juliet Road – Suite 900
Mt. Juliet, Tennessee 37122
Phone: (615) 490-6920

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

Drawing Name: 2022-050 WatersEdge-Sec1and2-Lot 500 FPlat.dwg

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 Management Agency — Date

_____ _____
City of Franklin — Date

CERTIFICATE OF OWNERSHIP

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

Date: _____ **Owner(s):** _____
Real Estate Solutions Group, LLC — ANDRE JAECKLE

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision is based on and represents a survey made under my supervision on the 26th day of April, 2023.

Last Revised: JULY 7, 2024
Date: ~~February 8, 2022~~
JAMES G. TERRY, RLS TN 2287

REGISTERED LAND SURVEYOR — JAMES G. TERRY — AGRICULTURE — 2287 — COMMERCE — 7-8-24 — TENNESSEE NO. 2287

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision – Section 4 – Revision 3 – (Lot 516) have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for drainage, and $_____ for sidewalks has beenposted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Water's Edge PUD Subdivision – Section 4 – Revision 3 – (Lot 516) have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ _____
Director of Water Management Dept. City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision – Section 4 – Revision 3 – (Lot 516) have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of $_____for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____ _____
Milcrofton Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the_____day of_____ 2023, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____ _____
Secretary, Planning Commission

COF # 8546
FINAL PLAT
WATER'S EDGE PUD SUBDIVISION
SECTION 4 - REVISION 3
(LOT 516)
SOUTH CAROTHERS PARKWAY
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
Scale: 1" = 100'

RECORD

RECORDED _____ , 2023
IN BOOK _____ , PAGE _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE - SUITE K
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

(See Revisions)
DATE: ~~FEB. 8, 2022~~
JOB NO. 2022-050

SHEET 1 OF 1