



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 26,
2024

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The August 22, 2024 FMPC Minutes

ANNOUNCEMENTS**ANNUAL CALENDAR**

2. Consideration Of Approval Of The 2025 FMPC Deadlines And Schedules Calendar

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.

3. Consideration Of Approval Of Items 4-12 And 17-19 On The Consent Agenda

SITE PLAN SURETIES

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Site Plan, Section 4, Revision 1, Lot 195; Extend The Maintenance Agreement For Landscaping Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Private Improvements To September 25, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Extend The Performance Agreement For Drainage Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Lockwood Glen PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Green Infrastructure Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Sidewalks and Streets Improvements To September 25, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

13. Consideration Of Resolution 2024-81, A Resolution Amending The Haven At Cool Springs PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs Boulevard

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

ENVISION FRANKLIN PLAN AMENDMENTS

14. PUBLIC HEARING: Consideration Of Resolution 2024-77, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 1247 Hillview Ln, Known As Map 091 Parcel 09900 To Change The Design Concepts Map From Development Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr, Eric Conner

15. PUBLIC HEARING: Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr

16. PUBLIC HEARING: Consideration Of Resolution 2024-78, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 318 Franklin Road, Known As Map 063 Parcel 03300 To Add A Special Consideration To The Factory District Design Concept

Sponsors:

Emily Wright, Kelly Dannenfelser, Andrew Orr

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

17. Battle Ground Park Addition Subdivision, Final Plat, Revision 5, (Resubdivision Of Lots 11 And 12), Modifying Lot Lines And Creating 1 Single Family Residential Lot, On 1.04 Acres, Located At 1318 Academy Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

18. Franklin Ridge Subdivision, Site Plan, Section 1, Creating 14 Single Family Residential Lots And 3 Open Space Lots, On 11.19 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

19. Westhaven PUD Subdivision, Final Plat, Section 65, Creating 39 Single Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way On 11.947 Acres, Located At The Intersection Of Jewell Avenue And Championship Boulevard. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ANY OTHER BUSINESS**ADJOURN**



Meeting Minutes

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- 1. Staff Presentation*
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CALL TO ORDER

Vice Chair Orr called the meeting to order at 7:01 PM.

Commissioners Present: Michael Orr, Ann Petersen, Marcia Allen, Jimmy Franks, Nick Mann, Alma McLemore, and Jennifer Williamson

Commissioners Absent: Scott Harrison and Roger Lindsey

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

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Vice Chair Orr asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The July 25, 2024 FMPC Minutes

Sponsors:

Attachments: 1. FINAL July 25 2024 FMPC Minutes

A motion was made by Commissioner Allen, seconded by Alderman Petersen to Approve the Minutes from the July 25, 2024 meeting. The motion carried 7-0.

ANNOUNCEMENTS

Vice Chair Orr asked if Staff had any announcements. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-9 And 14-16 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Mann, seconded by Commissioner McLemore to Approve items 3-9 and 14-16 as presented on the Consent Agenda. The motion carried 7-0.

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

Attachments: 1. Amelia Park Sec 1 - action request sidewalks
2. Amelia Park Sec 1 - inspection punch list sidewalks

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments:

1. MAP Gateway Village PUD Vesting Ext
2. RES 2024-66 Gateway Village PUD Vesting Extension_Combined_Law Approved 08.13.24
3. Gateway Village PUD Subdivision Development Plan Revision 7 Vesting Extension Request Letter 07-03-2024
4. Gateway Village PUD DP Sheets
5. Exhibit B-Gateway Village Parcels

Staff: Joey Bryan. 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. 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. 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. If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan.

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

Public Comments: None

Applicant: None

Motion

Commissioner Franks motioned to recommend approval to BOMA 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, seconded by Commissioner McLemore.

Discussion: None

The motion carried 7-0.

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

Attachments:

1. MAP 4309 S. Carothers Road Subdivision, Site Plan, Vesting Extension
2. RES_2024-60_4309SouthCarothersSubSitePlan_Combined_LawApproved
3. 4309 South Carothers Rd Request
4. COF 7541 4309 South Carothers Subdivision, Site Plan

Staff: Chelsea Randolph. 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. The site plan for 4309 South 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' 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. This plan is within the first three-year period and is vested until August 26, 2024. 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 stations, are still allowed uses in the Neighborhood Commercial zoning district.

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.

Citizen Comments: None

Applicant: Greg Gamble. Mr. Gamble explained that one of the 2023 conditions of approval was that all easements and ROWs be acquired before grading permits be granted. When neighbors to the north were approached, the neighbors became more interested in potential development surrounding their property, which led to an eighteen-month process seeking an Envision Franklin Plan Amendment request for a Neighborhood Commercial designation. Mr. Gamble stated that upon extension of the vesting rights, bids will come in along with grading of the site. Mr. Gamble requested the Commissioners consider approval for the extension of the vesting rights as much work and money have been committed to the project.

Motion

Commissioner Franks motioned to approve Resolution 2024-60, A Resolution Amending The 4309 South 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, seconded by Commissioner Allen.

Discussion: None

The motion carried 7-0.

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

Attachments:

1. MAP Armistead PUD Subdivision, Rezoning and Development Plan
2. UPDATED(2)_ORD 2024-20 Armistead PUD Subdivision, Rezoning_Combi_36747_1
3. Armistead Rezoning 8-1-24

Staff: Chelsea Randolph. 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 town home 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.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove ORD 2024-20.

Mr. Wiseman stated that the presentation date for the Joint Conceptual Workshop was May 23, 2024, and not June 27, 2024.

Citizen Comments:

David Short, 1740 Highway 96 West. Mr. Short explained his family has farmed and nurtured the land since 1887, and they have a deep respect for the land. With the tremendous change and development of the landscape of Franklin, the family thought it was time to consider how the land could be preserved and honored while evolving for the future. The "Agrihood" concept is an ideal vision for the land that preserves open space, meets the need for more housing, and incorporates a working farm. The "Agrihood" concept also meets the values and legacy that the Short family would like to leave for future generations. For these reasons, Mr. Short requested the Commissioners consider approval of the project.

Cindy Vachuska, 5315 Indian Valley. Ms. Vachuska stated that she opposes the proposed development of the Short farm. Farmland in and around Franklin is being developed at an alarming rate and once the land is developed, we can't get

it back. Ms. Vachuska noted her main objection was the proposed hotel and questioned why a hotel is needed in this location in Franklin. Ms. Vachuska asked the Commissioners to consider the long-term consequences when considering approval of this project.

Chris Ude, 222 Pearl Street. As a former planning commissioner, Mr. Ude stated that he couldn't have been more excited about the Armistead development. The thoughtful approach of the Short family along with public input resulted in a plan that provides diverse housing, walkability, and connectivity while honoring the agricultural heritage of the land. This project will add value to the Armistead residents as well as existing Franklin residents. Mr. Ude stated that he fully supports the proposed plan and believes the thoughtful growth will set the standard for this corridor of Franklin.

Allison Harmon, 4121 New Highway 96. Mr. Harmon stated that she is opposed to the development as the traffic continues to increase. Ms. Harmon asked about affordable housing and suggested creating a neighborhood school to avoid creating a strain on existing schools.

Applicant: Brian Wright. Mr. Wright stated that the project follows the goals and recommendations of Envision Franklin along with the long-term connectivity goals of the City of Franklin. A week long design workshop or charrette was held collaboratively with citizens to design the actual project. The four design pillars include diversity of housing types, preserving the legacy of farming, cradle to grave living and historic preservation. Mr. Wright stated that through the core values, the project is considered a community rather than a subdivision. Four hamlets with a wide range of housing types are proposed, consisting of large single family, row houses, duplexes, multifamily, cottages, farm housing and tiny houses, each with a town center. In addition, there will be retail and office space, restaurants, clinic, indoor animal services, educational facilities, daycare, event space, a museum and hotel. Conservation and sustainability of green and open space accounts for more than 50% as required by Envision Franklin. A highly advanced stormwater system coupled with green streets will attribute to the development's sustainability. A robust circulation system of sidewalks, rural paths and multiuse trails are incorporated into a massive network throughout the development. Community amenities will have a rural feel as 83% of the tree canopy will be preserved and a focus on dark sky's reducing light pollution. Public art, gardens and natural playgrounds will add to the country/rural atmosphere. The historic farm will be turned into a farm park that is meaningful, productive, and functioning as an actual farm. The agricultural aspect of the project is as important as the housing side of the project. Demo gardens, educational gardening space, animals (sheep, goats, pigs), apiary, production fields, fruit and nut orchard and more will contribute to the farm/rural lifestyle. After the charrette, a year was spent working with staff to create this unique "Agrihood" community. Mr. Wright finished by stating that he has information on the series of MOS (modification of standards) and traffic.

Commissioner Franks stated that he has known the Short family all his life and would be voting on the proposal.

Commissioner McLemore stated that her parents lived on the Short property before she was born, and she would be voting on the proposal.

Commissioner Allen stated that she went to school with Jimmy Short, kindergarten through twelfth grade, and she would be voting on the proposal.

Motion

Commissioner Franks motioned to recommend approval to BOMA 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), seconded by Commissioner Williamson.

Commissioner Mann asked for information regarding the traffic study. Specifically, the intersection of Mack Hatcher and 96 West and Mack Hatcher and Hillsboro Road and the impact of the Armistead proposal on traffic. Also, will the development have a signalized intersection from Mack Hatcher?

Mr. Wright stated that a detailed traffic study was completed but was advised to move forward with the proposal knowing that there was a regional traffic issue, and that the Armistead proposal would likely be denied.

Megan Sigler, KCI Technologies. Ms. Sigler stated that the results of the study concluded that the intersection of Mack Hatcher and Hillsboro Road received a "D" grade in the "am" and, with improvements, a grade of "E" in 2030 with the

afternoon score is an “F.” With no improvements to the bridge between the stretch of Mack Hatcher and Highway 96 West, the grade will remain at an “F.” With minor improvements, not including the Armistead development, the intersection will still fail. To achieve an “E” grade, an extra westbound lane on the bridge would be necessary. Currently, improvements creating two westbound travel lanes are planned for Highway 96 between Mack Hatcher and French Street. Also, improvements are planned to extend the southbound right turn lane at Franklin Road and Mack Hatcher with updates to the signalized timing. Regarding the entrance to the proposed development from Mack Hatcher, Ms. Sigler explained that there would be a right-in, right-out (only) entrance and exit. The intersection of Highway 96 and Front Street (Westhaven) into the proposed development is proposed to be signalized.

Mr. Wiseman explained that staff, Planning Commissioners, and Aldermen at the Joint Conceptual Workshop have looked at this project and everyone agrees it’s a great use of land and plan for the area. Potentially, an additional 9,000 cars could be added to the network, creating a mile-long cue at the intersection at Mack Hatcher and Hillsboro Road, westbound. Staff cannot recommend approval of a proposal that would add another 9,000 trips to an already failing intersection.

Commissioner Allen stated that she likes the concept of the project but cannot, in good faith, support a project that would increase traffic at an already failing intersection. If there is a way to phase in the development and improve the traffic conditions, the project could be supported.

Ms. Randolph clarified that this project is a six-phase project but does not mean that the traffic projections would change.

Commissioner Allen stated that Mack Hatcher still isn’t fully completed, and it’s been under construction since the 1990s. Even when it is completed, it doesn’t sound like there will be much improvement in traffic conditions.

Commissioner McLemore stated that development was going to happen. This is an amazing project with elements that are unique and good for the community. If there is any way to figure out the traffic issue, those options should be fully explored so that the project can move forward.

Commissioner Williamson stated that though Mack Hatcher may not be completed before the next 40 years, development is going to happen whether it’s this project or single-family homes, and either way, traffic is going to increase. This project is a unique opportunity that doesn’t come around very often. Phasing and roadway improvements will be critical for any development and if we wait until all the infrastructure is in place, it may be 50 years from now. We may end up with a field of housing with the same traffic issues, if we don’t act on this opportunity.

Commissioner Allen asked if there is any way to reduce the traffic so that it’s a half mile cue instead of a mile cue at the Mack Hatcher and Hillsboro Road intersection.

Vice Chair Orr stated that eventually, people waiting at a backed-up intersection will find an alternate route as they’ve done in the past.

Commissioner Franks stated that millions of dollars would be collected through impact fees. Money is available for roadway improvements. How much of those fees are allocated to roads and streets?

Mr. Wiseman stated that a portion of the impact fees are allocated to road improvements. Staff is pushing TDOT hard on funding improvements in Franklin and Williamson County, but there are not any projects in the 10-year plan. Regarding alternate routes, those routes will most likely go through downtown Franklin.

Commissioner Mann stated that he agrees with Commissioner Allen that this is a great project but cannot support a favorable recommendation to BOMA based on the increase in traffic and the failing intersections. If someone can figure out a way to improve the transportation issues, Commissioner Mann stated that he would fully support the project.

Commissioner Franks stated that the Armistead development is much better than a sea of 1,000 single-family homes, and it’s a unique and thoughtful project that should go before BOMA so that they can provide input on the traffic situation. With the live/work concept, many residents will work from home.

Commissioner Mann stated that many residents will have children who will go to school and will leave the neighborhood at the same time every day. There was a dramatic increase in Franklin/Williamson County traffic once school started about a

month ago.

Vice Chair Orr asked the applicant what schools the development would be zoned for.

An applicant team member (name not given) stated that the schools zoned for this development would be Walnut Grove Elementary, Grassland Middle School and Franklin High School. The traffic study was completed before the development team's presentation to the Joint Conceptual Workshop, and it was discussed that if the Armistead project cannot be approved, then approval for other projects cannot be approved for this quadrant of Franklin. One of the goals of this project is to provide opportunities for people to work and live in the same area without having a mass exodus of cars every morning. This is what new urbanism is about, keeping people in with opportunities to work where they live.

Commissioner McLemore stated that staff had done what they needed to do, but she can support the motion to recommend approval to BOMA.

There being no further discussion, Vice Chair Orr stated that there is a proper motion and second to approve Ordinance 2024-30.

The motion carried 5-2 (Commissioners Allen and Mann voting against).

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

- Attachments:**
1. MAP Armistead PUD Subdivision, Rezoning and Development Plan
 2. COF 8492 Armistead DP Conditions of Approval_02
 3. Armistead Development Plan, Overall Site
 4. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 1
 5. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 2 (Pages 1-10 of Development Plan)
 6. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 3 (Pages 11-20 of Development Plan)
 7. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 4 (Pages 21-30 of Development Plan)
 8. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 5 (Pages 31-40 of Development Plan)
 9. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 6 (Pages 41-50 of Development Plan)
 10. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 7 (Pages 51-60 of Development Plan)
 11. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 8 (Pages 61-70 of Development Plan)
 12. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 9 (Pages 71-80 of Development Plan)
 13. UPDATED_RES 2024-43 Armistead PUD Subdivision, Development Plan_Combined_Law Approved (5) 08.14.24_PART 10 (Pages 81-92 of Development Plan)
 14. 1-8 Pages from Armistead Development Plan 8-1-24_updated_with stamps
 15. 9-16 Pages from Armistead Development Plan 8-1-24_updated_with stamps-2
 16. 17-24 Pages from Armistead Development Plan 8-1-24_updated_with stamps-3
 17. 25-32 Pages from Armistead Development Plan 8-1-24_updated_with stamps-4
 18. 33-40 Pages from Armistead Development Plan 8-1-24_updated_with stamps-5
 19. 41-48 Pages from Armistead Development Plan 8-1-24_updated_with stamps-6

20. 49-56 Pages from Armistead Development Plan 8-1-24_updated_with stamps-7
21. 57-64 Pages from Armistead Development Plan 8-1-24_updated_with stamps-8
22. 65-72 Pages from Armistead Development Plan 8-1-24_updated_with stamps-9
23. 73-80 Pages from Armistead Development Plan 8-1-24_updated_with stamps-10
24. 81-88 Pages from Armistead Development Plan 8-1-24_updated_with stamps-11
25. 89-92 Pages from Armistead Development Plan 8-1-24_updated_with stamps-12
26. Armistead MOES submittal updated 8-12-24

Staff: Chelsea Randolph. The applicant has submitted a development plan for Armistead District PUD Subdivision, 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 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 standards 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 work session 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 May 23, 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 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 (Public Right-Of-Way Accessibility Guidelines) 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. Like 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: Requesting a modification of standards 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: Requesting a modification of standards 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. Like 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: Requesting a modification of standards to permit one irregularly shaped hanging sign per business if the shape is representative of the business that is representing.

- 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.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove RES 2024-43.

Citizen Comments: None

Applicant: Brian Wright. Mr. Wright did not have any additional information to add other than he would be happy to answer any questions.

Motion

Commissioner Franks motioned to recommend approval to BOMA, A 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, seconded by Commissioner Williamson.

Commissioner Williamson stated that additional traffic strategies need to be discussed.

Modification of Standards Motions:

MOS #1: Commissioner Allen motioned to recommend approval of 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, seconded by Commissioner McLemore.

- Discussion: None
- The motion carried 7-0.

MOS #2: Commissioner McLemore motioned to recommend approval of 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, seconded by Commissioner Franks.

- Discussion: None
- The motion carried 7-0.

MOS #3: Commissioner McLemore motioned to recommend approval of 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, seconded by Commissioner Allen.

- Discussion: None
- The motion carried 7-0.

MOS #4: Commissioner Mann motioned to recommend approval of a modification of standards to allow sidewalks only on one side of public and private streets, seconded by Commissioner McLemore.

- Discussion: None
- The motion carried 7-0.

MOS #5: Commissioner Allen motioned to recommend approval of a modification of standards to allow a PROWAG (Public Right-Of-Way Accessibility Guidelines) compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage with staff conditions, seconded by Commissioner Mann.

- Discussion: None
- The motion carried 7-0.

MOS #6: Commissioner Franks motioned to recommend approval of a modification of standards to allow a PROWAG compliant rural path in place of a sidewalk for multifamily buildings along the SCO with staff conditions, seconded by Commissioner McLemore.

- Discussion: None
- The motion carried 7-0.

MOS #7: Commissioner McLemore motioned to recommend approval of a modification of standards to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand, seconded by Commissioner Franks.

- Discussion: None
- The motion carried 7-0.

MOS #8: Commissioner Williamson motioned to recommend approval of a modification of standards to allow a PROWAG compliant rural path in place of a sidewalk for buildings in courtyards with staff conditions, seconded by Commissioner Allen.

- Discussion: None
- The motion carried 7-0.

MOS #9: Commissioner McLemore motioned to recommend approval of a modification of standards to permit one irregularly shaped hanging sign per business if the shape is representative of the business that is representing, seconded by Commissioner Williamson.

- Discussion: Commissioner Mann asked if the irregularly shaped signs would be internal to the development similarly to the signs approved for the Factory. Ms. Randolph stated that it is understood that the signs would be at the village center along the pedestrian-friendly street. Mr. Wright confirmed that generally, that is correct.
- Commissioner Mann amended the motion to include that all irregularly shaped signs be displayed internal to the development, seconded by Commissioner Allen.
- The motion to amend carried 7-0.
- The motion as amended carried 7-0.

Main Motion

Additional Discussion: Commissioners Allen and Mann stated that they would not vote in favor of the motion for reasons stated in the previous item.

The main motion carried 5-2 (Commissioners Allen and Mann voting against).

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

Attachments:

1. MAP Goose Creek Bypass PUD Subdivision, Final Plat
2. 8548 Goose Creek Bypass PUD FP_Conditions of Approval_01
3. 23-2010 In & Out - Final Plat - CLIENT 2024-08-01

The item was Approved on Consent Agenda.

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

Attachments:

1. MAP Goose Creek Bypass PUD Subdivision, Site Plan, Revision 1

2. 8547 Goose Creek Bypass PUD SP Rev 1_Conditions of Approval_01
3. 1-8 Pages from 2024-08-01Goose Creek Bypass - Office - Resubmittal
4. 9-16 Pages from 2024-08-01Goose Creek Bypass - Office - Resubmittal-2
5. 17-24 Pages from 2024-08-01Goose Creek Bypass - Office - Resubmittal-3
6. 25-32 Pages from 2024-08-01Goose Creek Bypass - Office - Resubmittal-4
7. 33-40 Pages from 2024-08-01Goose Creek Bypass - Office - Resubmittal-5
8. 41-48 Pages from 2024-08-01Goose Creek Bypass - Office - Resubmittal-6
9. 49-56 Pages from 2024-08-01Goose Creek Bypass - Office - Resubmittal-7
10. 57-64 Pages from 2024-08-01Goose Creek Bypass - Office - Resubmittal-8

The item was Approved on Consent Agenda.

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

Attachments:

1. MAP Waters Edge PUD Subdivision Section 4 Revision 3 Final Plat (002)
2. COF 8546 Waters Edge PUD Subdivision, Final Plat, Section 4, Revision 3, Conditions of Approval_01
3. FINAL PLAT COF 8546 WatersEdge-Sec4-Rev-Lot 516

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

Vice Chair Orr asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Franks, seconded by Commissioner Mann to Adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 8:26 PM.

Chair

Date

FRANKLIN MUNICIPAL PLANNING COMMISSION MEETINGS AND DEADLINES

January 2025-January 2026

RED dates indicate deadlines moved due to City Observed Holiday

Neighborhood meeting (for PUDs and EF Amendments) must be scheduled with staff by this date	Pre-Application Submittal Deadline (9:00 AM): submit plans prior to or on this date	Pre-Application meeting day	Applicable Neighborhood meeting dates for PUDs and EF Amendments (contingent on availability)	Initial Submittal Deadline (5:00 PM) and Joint Conceptual Workshop Application Deadline	Checkprints returned to applicant (NOON) staff comments due 11:00 AM	Resubmittal of Corrected Plans (5:00 PM)	FMPC Packet/ Administrative Reports Available (noon)	FMPC Meeting (7:00 PM)
11/22/2024	11/25/2024	12/3/2024	12/3-12/5	12/9/2024	12/23 @ 2pm	1/2/2025	1/15/2025	1/23/2025
12/27/2024	12/30/2024	1/7/2025	1/7-1/9	1/13/2025	1/28/2025	2/6/2025	2/19/2025	2/27/2025
1/24/2025	1/27/2025	2/4/2025	2/4-2/6	2/10/2025	2/25/2025	3/6/2025	3/19/2025	3/27/2025 *
2/21/2025	2/24/2025	3/4/2025	3/4-3/6	3/10/2025	3/25/2025	4/3/2025	4/16/2025	4/24/2025
3/21/2025	3/24/2025	4/1/2025	4/1-4/3	4/7/2025	4/22/2025	5/1/2025	5/14/2025	5/22/2025
4/25/2025	4/28/2025	5/6/2025	5/6-5/8	5/12/2025	5/27/2025	6/5/2025	6/18/2025	6/26/2025 *
5/23/2025	5/23/2025	6/3/2025	6/3-6/5	6/9/2025	6/24/2025	7/3/2025	7/16/2025	7/24/2025
6/27/2025	6/30/2025	7/8/2025	7/8-7/10	7/14/2025	7/29/2025	8/7/2025	8/20/2025	8/28/2025
7/25/2025	7/28/2025	8/5/2025	8/5-8/7	8/11/2025	8/26/2025	9/4/2025	9/17/2025	9/25/2025 *
8/22/2025	8/25/2025	9/2/2025	9/2-9/4	9/8/2025	9/23/2025	10/2/2025	10/15/2025	10/23/2025
No November Planning Commission Meeting								
9/26/2025	9/29/2025	10/7/2025	10/7-10/9	10/13/2025	10/28/2025	11/6/2025	12/3/2025	12/11/2025 *
11/21/2025	11/24/2025	12/2/2025	12/2-12/4	12/8/2025	12/23/2025	1/2/2026	1/14/2026	1/22/2026

* Envision Franklin Amendments are only reviewed quarterly by the FMPC

To find out where a meeting will be held, please go to www.franklinton.gov/agendas



File #: 21-0648

DATE: August 15, 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 2024-81, A Resolution Amending The Haven At Cool Springs PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs 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 Haven At Cool Springs 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 two years, December 14, 2024 until December 14, 2026, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the Haven at Cool Springs PUD was approved by BOMA on December 14, 2021. The plan includes 39.44 DUA and 8,595 square feet of nonresidential space for a site that is composed of 7.53 acres. 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 December 14, 2024. The applicant has an approved site plan for the property, 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 with today's Zoning Ordinance. 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. Additionally, this specific property has a shared responsibility with those at 201 and 101 Cool Springs Boulevard for constructing the fourth leg of the Windcross Court and Cool Springs Boulevard intersection, as well as providing cross-connection between these two parcels. These improvements and cross-connections would need to be shown in any new plan for this property. For water capacity, the SFUE is shown as 223 SFUE. As it stands today, the capacity is accounted for in the studies that have been completed.

The development plan does not comply with today's Envision Franklin, adopted in May 2024. Today's Envision Franklin still places this property in Regional Commerce, but limits the height on this stretch of Cool Springs Boulevard to only four stories, as per Appendix E, Interstate Corridor Building Heights. The current plan is approved for 6 stories. In comparison, the approved project to the east, at 201 Cool Springs Boulevard, has a maximum height of four stories (70 feet). While the building height of 6 stories complies with today's Zoning Ordinance, staff is preparing a Zoning Ordinance and Map amendment to rezone properties in this area that are currently zoned RC-6 to a newly proposed RC-4 zoning district, as directed by the FMPC and BOMA at a recent Joint Conceptual Workshop. While this change does not directly affect this property as it is zoned PD, it does affect nearby properties.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-81 if it is determined that it is in the best interest of the community.

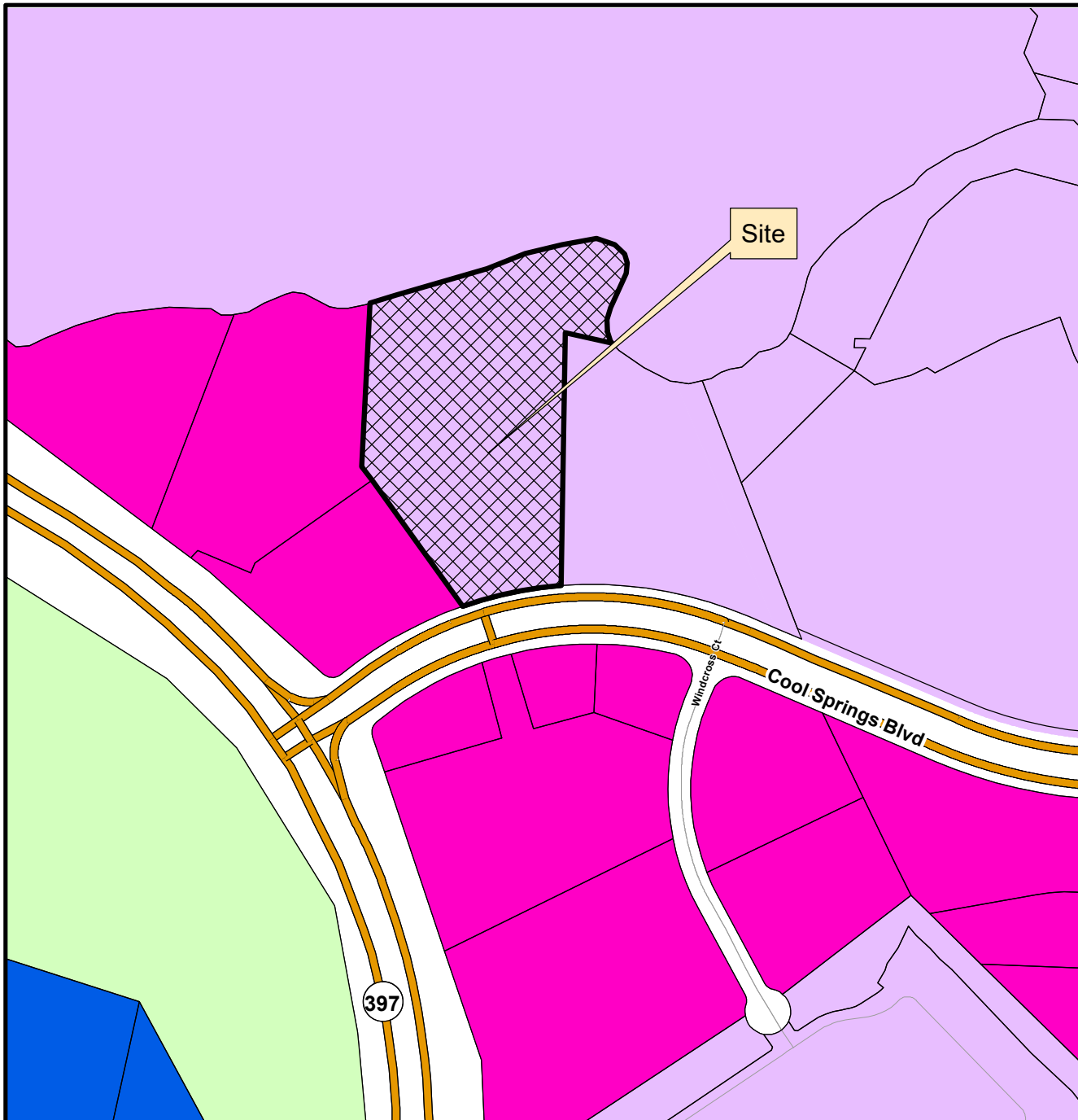
HAVEN AT COOL SPRINGS PUD SUBDIVISION VESTING EXTENSION RESOLUTION 2024-81

Project Information

Existing Zoning: PD 39.44/8,595
Overlay Districts: FFO, FWO
Total Dwelling Units: 297
Total Nonresidential: 8,595 SF
Site Acreage: 7.53 acres

Legend

-  Haven at Cool Springs 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.
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HISTORIC
FRANKLIN
TENNESSEE

RESOLUTION 2024-81

A RESOLUTION AMENDING THE HAVEN AT COOL SPRINGS PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED NORTH OF COOL SPRINGS BOULEVARD AND EAST OF MACK HATCHER PARKWAY, LOCATED AT 151 COOL SPRINGS 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 2021-46; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2021-154; 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 Haven at Cool Springs PUD vesting period began on December 14, 2021 and is set to expire on December 14, 2024, and the applicant has not yet secured site 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 two years, until December 14, 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
62-45.05	7.53
Total	7.53

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 Haven at Cool Springs PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	Haven at Cool Springs PUD
Base Zone District	PD 39.44/8,595
Other Zoning Overlays	FFO, FWO
Number of Dwelling Units	297
Number of Nonresidential Square Footage	8,595
Number of Hotel Rooms	n/a
Open Space Requirements	15%
Number of Phases in Development	1

SECTION IV. That the original vesting period was initiated on December 14, 2021 and was set to expire on December 14, 2024. The amended development plan will now have until December 14, 2026 to secure 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 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 10 years from the date of the original approval of the preliminary development plan December 14, 2021 and shall remain at December 14, 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:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

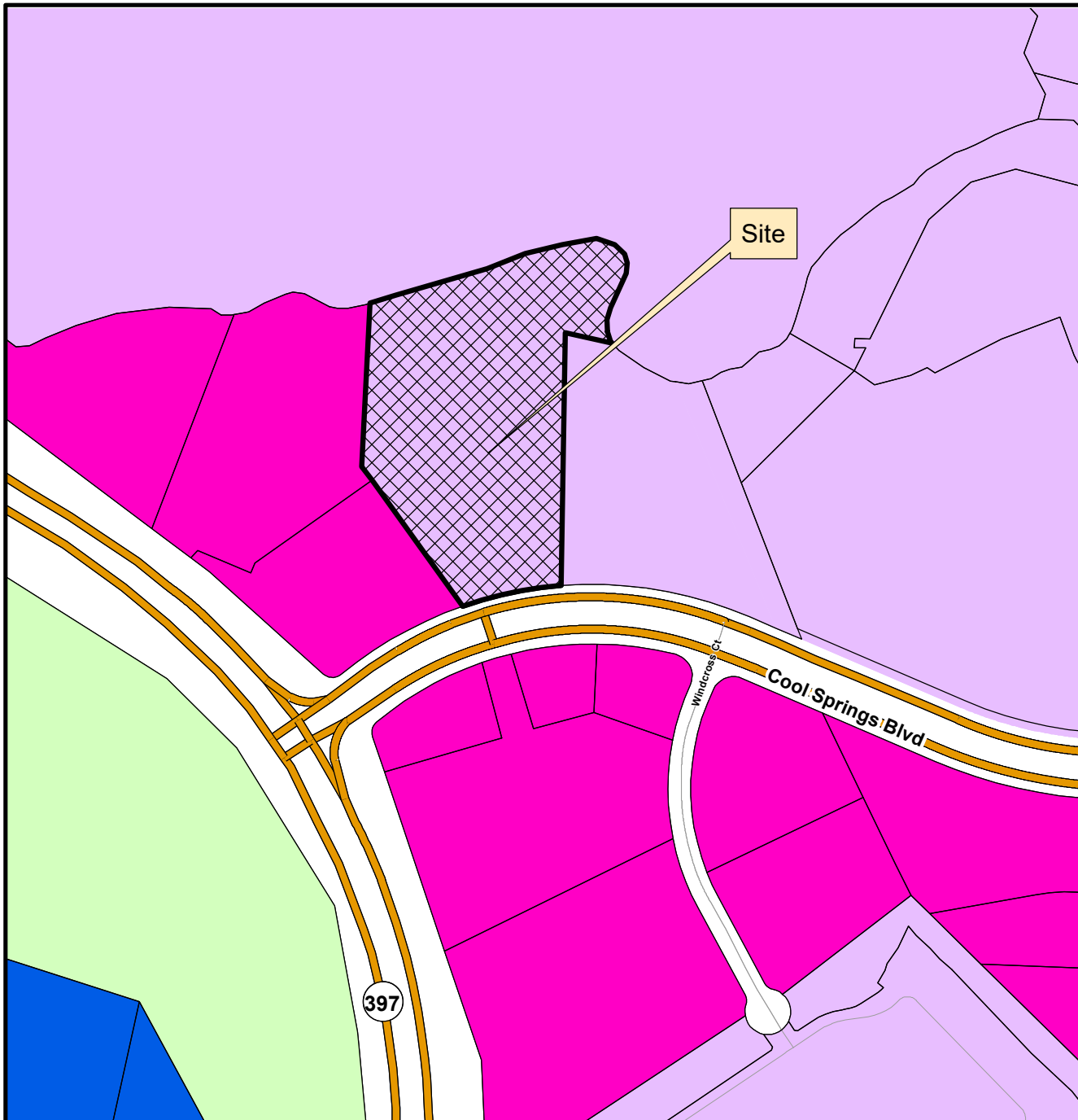
HAVEN AT COOL SPRINGS PUD SUBDIVISION VESTING EXTENSION RESOLUTION 2024-81

Project Information

Existing Zoning: PD 39.44/8,595
Overlay Districts: FFO, FWO
Total Dwelling Units: 297
Total Nonresidential: 8,595 SF
Site Acreage: 7.53 acres

Legend

-  Haven at Cool Springs 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



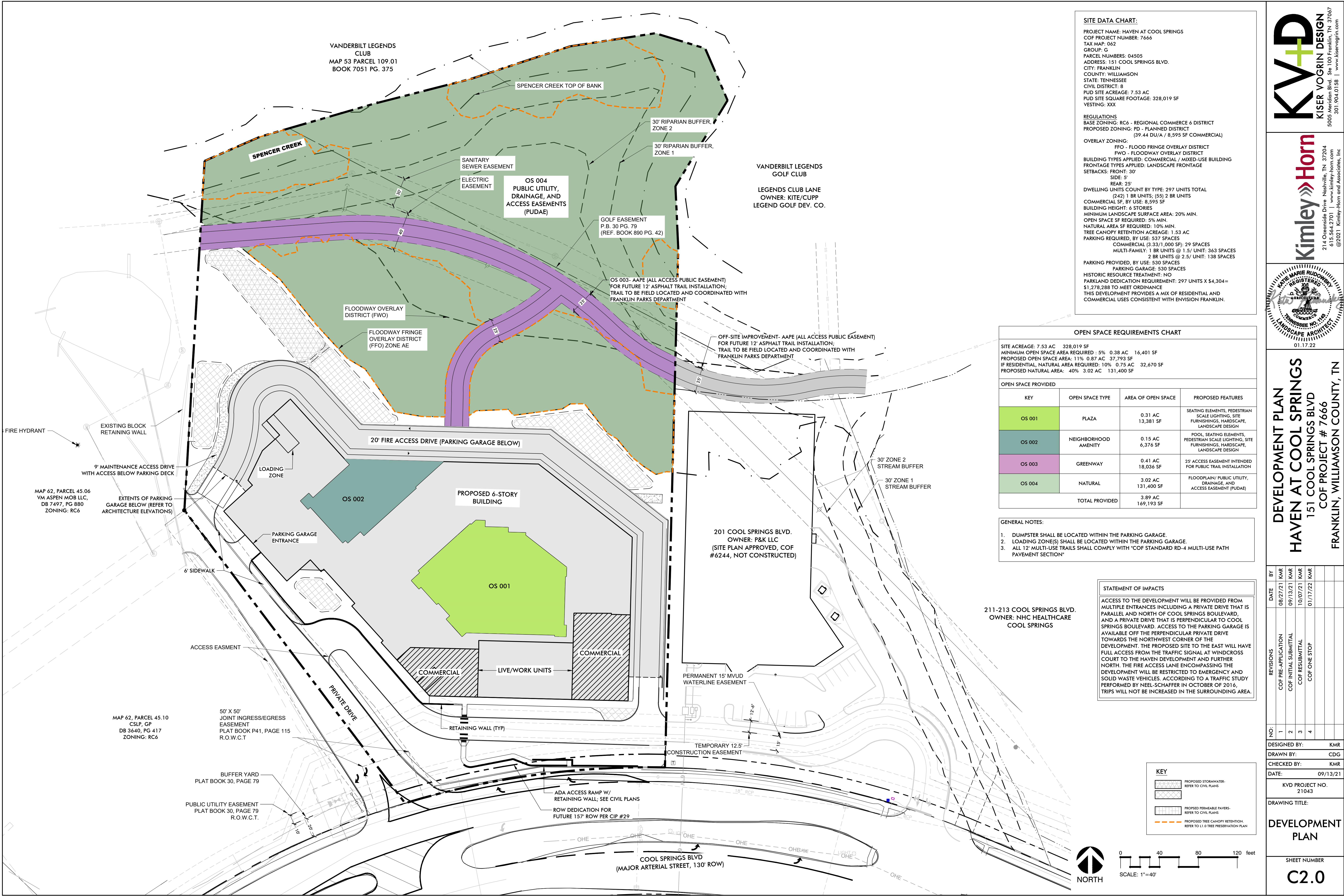
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Feet



HISTORIC
FRANKLIN
TENNESSEE



SITE DATA CHART:
PROJECT NAME: HAVEN AT COOL SPRINGS
COF PROJECT NUMBER: 7666
TAX MAP: 062
GROUP: G
PARCEL NUMBERS: 04505
ADDRESS: 151 COOL SPRINGS BLVD.
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: 7.53 AC
PUD SITE SQUARE FOOTAGE: 328,019 SF
VESTING: XXX

REGULATIONS
BASE ZONING: RC6 - REGIONAL COMMERCE 6 DISTRICT
PROPOSED ZONING: PD - PLANNED DISTRICT
(39.44 DU/A / 8,595 SF COMMERCIAL)
OVERLAY ZONING:
FFO - FLOOD FRINGE OVERLAY DISTRICT
FWO - FLOODWAY OVERLAY DISTRICT
BUILDING TYPES APPLIED: COMMERCIAL / MIXED-USE BUILDING
FRONTAGE TYPES APPLIED: LANDSCAPE FRONTAGE
SETBACKS: FRONT: 30'
SIDE: 5'
REAR: 25'
DWELLING UNITS COUNT BY TYPE: 297 UNITS TOTAL
(242) 1 BR UNITS; (55) 2 BR UNITS
COMMERCIAL SF, BY USE: 8,595 SF
BUILDING HEIGHT: 6 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% MIN.
OPEN SPACE SF REQUIRED: 5% MIN.
NATURAL AREA SF REQUIRED: 10% MIN.
TREE CANOPY RETENTION ACREAGE: 1.53 AC
PARKING REQUIRED, BY USE: 537 SPACES
COMMERCIAL (3.33/1,000 SF): 29 SPACES
MULTI-FAMILY: 1 BR UNITS @ 1.5/ UNIT: 363 SPACES
2 BR UNITS @ 2.5/ UNIT: 138 SPACES
PARKING PROVIDED, BY USE: 530 SPACES
PARKING GARAGE: 530 SPACES
HISTORIC RESOURCE TREATMENT: NO
PARKLAND DEDICATION REQUIREMENT: 297 UNITS X \$4,304= \$1,278,288 TO MEET ORDINANCE
THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL AND COMMERCIAL USES CONSISTENT WITH ENVISION FRANKLIN.

OPEN SPACE REQUIREMENTS CHART
SITE ACREAGE: 7.53 AC 328,019 SF
MINIMUM OPEN SPACE AREA REQUIRED : 5% 0.38 AC 16,401 SF
PROPOSED OPEN SPACE AREA: 11% 0.87 AC 37,793 SF
IF RESIDENTIAL, NATURAL AREA REQUIRED: 10% 0.75 AC 32,670 SF
PROPOSED NATURAL AREA: 40% 3.02 AC 131,400 SF

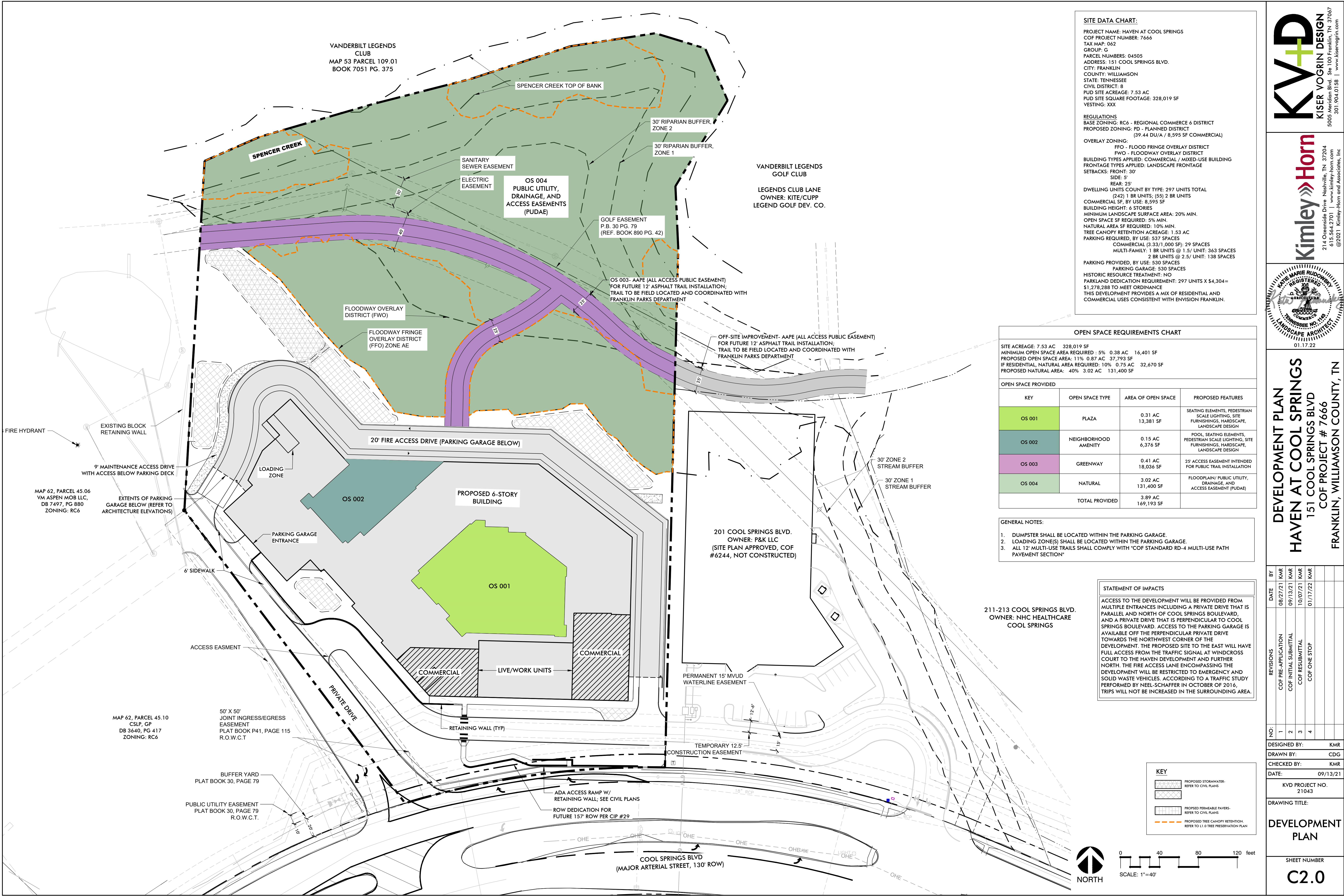
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE	PROPOSED FEATURES
OS 001	PLAZA	0.31 AC 13,381 SF	SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
OS 002	NEIGHBORHOOD AMENITY	0.15 AC 6,376 SF	POOL, SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
OS 003	GREENWAY	0.41 AC 18,036 SF	25' ACCESS EASEMENT INTENDED FOR PUBLIC TRAIL INSTALLATION
OS 004	NATURAL	3.02 AC 131,400 SF	FLOODPLAIN/ PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE)
TOTAL PROVIDED		3.89 AC 169,193 SF	

GENERAL NOTES:
1. DUMPSTER SHALL BE LOCATED WITHIN THE PARKING GARAGE.
2. LOADING ZONE(S) SHALL BE LOCATED WITHIN THE PARKING GARAGE.
3. ALL 12' MULTI-USE TRAILS SHALL COMPLY WITH "COF STANDARD RD-4 MULTI-USE PATH PAVEMENT SECTION"

STATEMENT OF IMPACTS
ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM MULTIPLE ENTRANCES INCLUDING A PRIVATE DRIVE THAT IS PARALLEL AND NORTH OF COOL SPRINGS BOULEVARD, AND A PRIVATE DRIVE THAT IS PERPENDICULAR TO COOL SPRINGS BOULEVARD. ACCESS TO THE PARKING GARAGE IS AVAILABLE OFF THE PERPENDICULAR PRIVATE DRIVE TOWARDS THE NORTHWEST CORNER OF THE DEVELOPMENT. THE PROPOSED SITE TO THE EAST WILL HAVE FULL ACCESS FROM THE TRAFFIC SIGNAL AT WINDCROSS COURT TO THE HAVEN DEVELOPMENT AND FURTHER NORTH. THE FIRE ACCESS LANE ENCOMPASSING THE DEVELOPMENT WILL BE RESTRICTED TO EMERGENCY AND SOLID WASTE VEHICLES. ACCORDING TO A TRAFFIC STUDY PERFORMED BY NEEL-SCHAFER IN OCTOBER OF 2016, TRIPS WILL NOT BE INCREASED IN THE SURROUNDING AREA.

KEY
[Symbol] PROPOSED STORMWATER- REFER TO CIVIL PLANS
[Symbol] PROPOSED PERMEABLE PAVERS- REFER TO CIVIL PLANS
[Symbol] PROPOSED TREE CANOPY RETENTION- REFER TO L.I.O TREE PRESERVATION PLAN

0 40 80 120 feet
SCALE: 1"=40'



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COF PROJECT NUMBER: 7666
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GROUP: G
PARCEL NUMBERS: 04505
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0 40 80 120 feet
SCALE: 1"=40'

KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.com

Kimley-Horn
214 Oceanside Drive Nashville, TN 37204
615.564.2701 | www.kimley-horn.com
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K. MARIE RUDOW
REGISTERED PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT
Tennessee No. 19
01.17.22

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	NO.	DATE	BY
COF PRE-APPLICATION	1	08/27/21	KMR
COF INITIAL SUBMITTAL	2	09/13/21	KMR
COF RESUBMITTAL	3	10/07/21	KMR
COF ONE STOP	4	01/17/22	KMR

DESIGNED BY: KMR
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 09/13/21

KVD PROJECT NO. 21043

DRAWING TITLE: DEVELOPMENT PLAN

SHEET NUMBER C2.0

HAVEN AT COOL SPRINGS, LLC
3200 Southwest Freeway, Suite 1870
Houston, TX 77027

July 22, 2024

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

RE: COF #7666, Haven at Cool Springs PUD Development Plan

To Whom It May Concern:

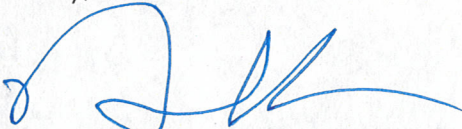
Please consider this our formal request to extend the vesting rights of the Haven at Cool Springs PUD Development Plan (COF #7666), which was initially approved by BOMA on December 13, 2021.

The approved plans are set to expire on December 13, 2024. We request that a 2 year extension be granted for this plan, such that the expiration date would be extended to December 13, 2026.

This request is due to unforeseen circumstances in the current market. The combination of record inflation and rise in interest rates has delayed our ability to close on the construction financing for the project. We are continuing to pursue the construction financing in earnest and are fully committed to breaking ground as soon as we successfully achieve financial close.

We appreciate your consideration of this vesting extension request and can be reached at the contact information below to address any further questions or concerns you may have.

Sincerely,



Richard Owen
Authorized Signatory, Haven at Cool Springs, LLC
E: rowen@ascendantdevco.com
P: 713.600.9390
3700 Southwest Freeway, Suite 1870
Houston, TX 77027



File #: 21-0593

DATE: August 12, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2024-77, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 1247 Hillview Ln, Known As Map 091 Parcel 09900 To Change The Design Concepts Map From Development Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning Resolution 2024-77, a Resolution to adopt an Envision Franklin Plan Amendment for 1247 Hillview Ln.

BACKGROUND/STAFF COMMENTS:

This application is to amend the Envision Franklin Design Concepts Map for shown parcel located at 1247 Hillview Ln, located roughly west of Columbia Pike, south of the future Mack Hatcher southwestern extension, and at the terminus of Hillview Ln. The property currently has the Development Reserve Design Concept with portions of the site marked for Conservation due to large hillsides. The applicant is requesting that the parcel receive the newly created Village Green Design Concept while keeping the established Conservation Design Concept. The applicant intends to develop the site with a master planned approach consisting of single-family homes, townhomes, cottage court homes, small-scale multifamily, a central commercial 'main street' node, and a hospitality area/ inn including supporting uses and indoor/ outdoor event venue aspects with an included Special Consideration.

The applicant is requesting a new Special Consideration for the Village Green Design Concept to clarify their vision for the property. A portion of this Special Consideration would allow for townhomes and small-scale multifamily uses within the 'main street' area to be three stories, one-half story taller than the allowed maximum in Village Green for these uses. An additional portion of the proposed Special Consideration would allow for hospitality uses (and the hospitality's supporting uses to accommodate events and meetings) to be allowed within Village Green as Secondary Uses. The proposed Special Consideration would allow for a total of up to 80 hotel keys between a 'boutique

hotel/inn' and four-room-maximum 'stand-alone cottages' and states that they are only appropriate if they are sized appropriately and the building massing keeps with the location and design of the development.

The Village Green Design Concept is intended to provide for the opportunity of a variety of different housing options while prioritizing the preservation of existing open space. In Village Green, 70 percent of the site is to be set aside as dedicated open space with multi-use trails and encouraged public access. A portion of this 70 percent is also allowed to be used for neighborhood amenities as defined by the Franklin Zoning Ordinance.

The current design concept of Development Reserve is commonly used for portions of the Urban Growth Boundary that currently do not have adequate access to the various infrastructure needed to accommodate development. As Development Reserve areas become annexed into the city, it is appropriate to change Envision Franklin to a different Design Concept that is more appropriate for city development patterns.

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

Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;

Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;

The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;

The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and

Substantial improvements in the quality of life for City residents will be achieved.

The applicant has provided responses to these criteria, which are included as part of their submittal package as an attachment to this item in Civic Clerk. Staff responses to these criteria are as follows:

1. There have been significant changes since the adoption of the recent Envision Franklin update, beginning with the update to Williamson County's Growth Plan which amended the City of Franklin's Urban Growth Boundary (UGB). The UGB in this area shrunk significantly, removing a large portion of the Southwest 1 drainage basin, increasing the viability of annexation within this area, and reducing the area required to be served by the City in the future. Because of this reduction, the infrastructure needs to serve this area have been reduced significantly, making it more reasonable for properties to be annexed into the city without massive infrastructure improvements to serve the entirety of the basin in the future. Additionally, the Board of Mayor and Aldermen have approved an annexation initiation for this property, declaring interest in moving this property into City limits and therefore increased density beyond that provided by Development Reserve.
2. The provided proposal for Village Green is consistent with the overall intent of Envision Franklin, as it preserves over 200 acres of natural area and hillside, and the majority of the existing Harlin property while also providing a variety of housing options in a unique development that encourages a strong sense of place and character. Because of the vast tracts of preserved open space, this development establishes an internal transitional buffer zone between higher density low-rise development and the established rural neighbors.
3. The conceptual design of the proposed neighborhood and the Village Green Design Concept would not cause an abrupt change in massing, form, or architecture; Village Green requires significant open space be established to preserve natural features, and the conceptual plan shows the vast majority of this on the periphery of the parcel coinciding with large natural hillsides. This

required open space allows for ample, uninterrupted space between the development and neighboring properties so that there is no abrupt change in massing, form, or architecture; additionally, the conceptual plan shows the developed area predominantly nestled within the valley between the large hillsides, significantly blocking viewsheds of any new construction from nearby residents.

4. The proposal would not damage the natural environment or scenic quality of the area, as it does not disturb or change any of the Conservation area on the site and should provide additional outdoor recreation opportunities in dedicated natural open space. Additionally, due to the location of the heavier development tucked into the valley of the property, it should not detract from the scenic quality of the area. Staff does not believe that strictly the change to the Village Green Design Concept would negatively impact the health and safety of residents, however there are access concerns which may impact emergency response times. Response times to new construction may be impacted by proposed entrances being from Lula Ln and Coleman Rd, which may require circuitous paths for emergency services, however because a traffic impact analysis (TIA) is not required for Envision Franklin amendments, staff will not know how these entrances may impact the development until a TIA is required at the Development Plan stage, unless otherwise requested by the Franklin Municipal Planning Commission. Staff additionally has concerns about potential traffic patterns caused by the hospitality use (with event and meeting use aspects) and the impact of these traffic patterns to nearby residents. Ideally, hospitality uses would be appropriate as a secondary use if the development had access to an arterial or collector street. However, this site is situated without such access.

5. Staff believes that this change could lead to quality-of-life improvements for Franklin citizens by providing additional new housing options of a different variety than the typical single-family residential neighborhoods and provide the opportunity for passive outdoor recreation options that highlight Franklin's natural features. Additionally, the Village Green Design Concept introduces local commercial land uses that provide nearby residents the opportunity to walk to goods and services in their neighborhood or simply enable a reduction in daily vehicle trips and miles traveled. It should be noted however, that access routes remain a concern, as any redevelopment, widening, or major increase in traffic along Hillview Ln would lead to a reduction in the quality of life of all Hillview Ln residents.

Any plan shown as part of this application is conceptual and has not been fully reviewed for compliance with Franklin's Zoning Ordinance. Specific plans for any development at this site are reviewed as a part of the Development Plan or Site Plan stage to ensure the development meets all requirements.

A virtual neighborhood meeting was held on August 7, 2024. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

As stated throughout this memorandum, access in and out of this site remain an important factor to ensure that any development has enough access to sustain retail uses and adequate emergency response times, while also circumventing Hillview Ln so as not to disturb the quaint, tree-lined country road that surrounding neighbors have grown to love and contributes to their quality of life. TIAs are not required at this stage but will reveal a lot of information about the overall size and intensity of this development during the Development Plan process where entitlements are given through PUD zoning approval.

The Fire Department has stated that 2 points of access for this project will be required at all times and will need to be solidified in the Development Plan as a condition of approval. Additionally, an additional main to feed the development will be required during the development review stage prior to approval.

Staff has worked with the applicant on the language of the proposed Special Consideration and has given feedback but remains cautious of the addition of hospitality and event uses within Village Green, especially in this area due to access and traffic.

Should this amendment be approved by FMPC with the included Special Consideration, Staff will carefully consider these hospitality related uses and their impact to the required TIA to ensure that the use sizes and intensities are appropriate to those established in the Village Green Design Concept and the proposed road network.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends Approval of Resolution 2024-77, with the condition that the Special Consideration language be amended to include the following statement: Hospitality uses are appropriate as a secondary use if the Traffic Impact Analysis provided with the proposed development plan shows minimal traffic impacts to the surrounding road network.

HARLIN ENVISION FRANKLIN PLAN AMENDMENT

Project Information

Existing Design Concept: Development Reserve

Proposed Design Concept: Village Green

Current Land Use: Estate Residential

Overlay Districts: HHO, 500' Buffer of Hillside Overlay

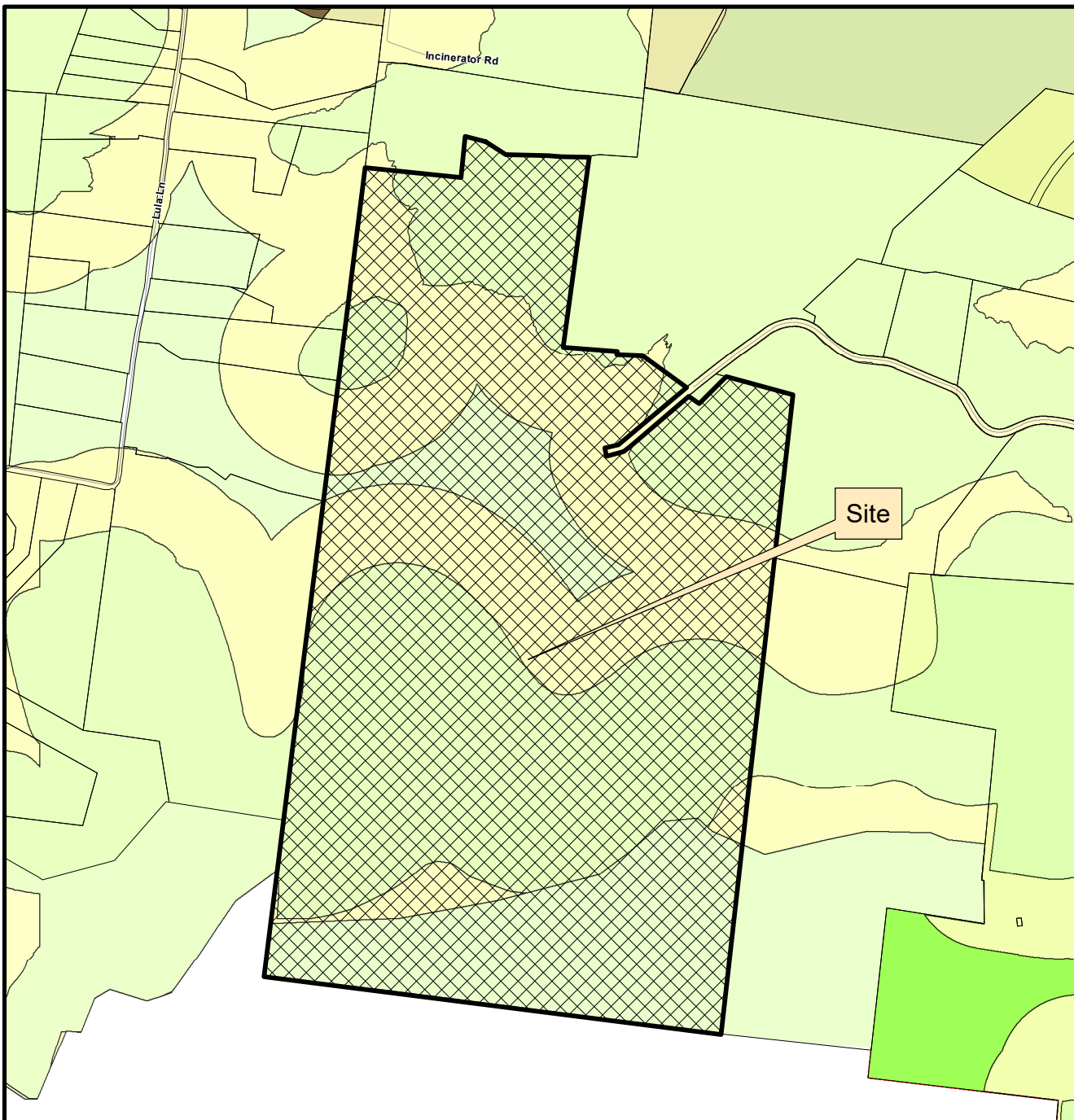
Site Acreage: 310.99 acres

Legend

-  1247 Hillview Lane
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside

Design Concepts

-  Civic and Recreation
-  Conservation
-  Development Reserve
-  Industrial Flex
-  Large Lot Residential
-  Mixed Residential
-  Multifamily Residential
-  Neighborhood Commercial
-  Rural Reserve



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



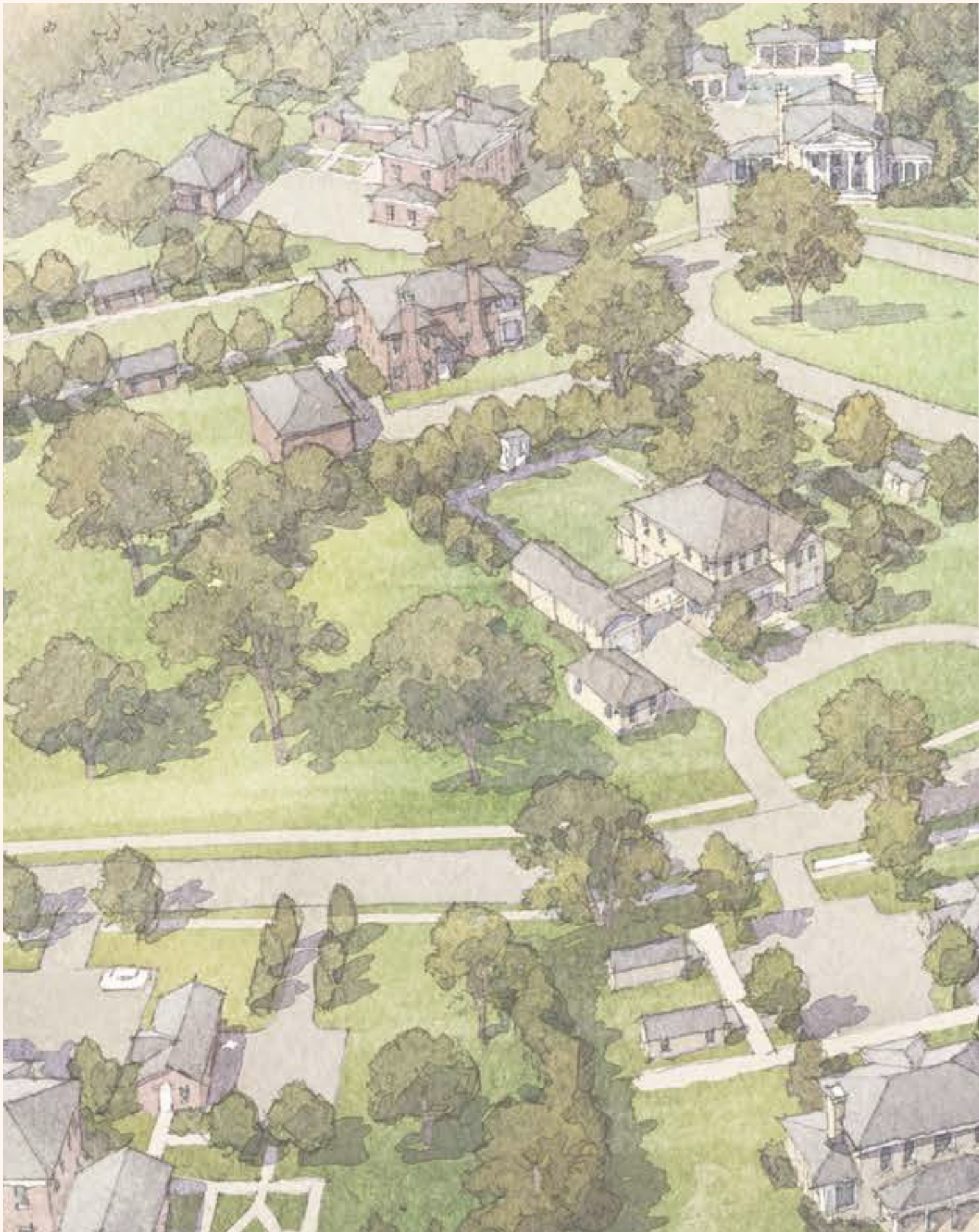
HISTORIC
FRANKLIN
TENNESSEE



HARLIN

.....
ENVISION FRANKLIN AMENDMENT

9/05/2024



HARLIN

INTIMATE | RICHNESS | HOSPITABLE | CURATED

BOYLE



HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING



Kimley»Horn



DEVELOPMENT RESERVE

“These areas should be subject to further planning in coordination with planned infrastructure improvements and public-service delivery.”

(Envision Franklin, pg 40)

PRESERVATION AND PROGRESS **VILLAGE GREEN**

A way to create a transition from Kroger / Target high intensity uses along Columbia Pike to rural character of the county.

A way to preserve large amounts of green space along the edges of the city.

The **VILLAGE GREEN** design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits.
(Envision Franklin, pg 113)

HARLIN

INTIMATE | RICHNESS | HOSPITABLE | CURATED

- Celebrate authenticity of the local rural setting, but not as an agricultural or nature themed neighborhood
- Sophisticated country homes reminiscent of the best architecture built in neighborhoods over 100 years ago
- Amenities and experiences that are interspersed within the neighborhood so residents are within a few minute walk of one, instead of a consolidated facility
- Create a place of multiple interconnected centers with consideration for future growth
- Quality should be a central tenant from start to finish of the project; Prioritize conscientious design, over volume and efficiency; Rich materials
- Adaptability should be fundamental to the master plan to allow flexibility within an evolving market
- Design a village context that appears to have grown over time
- Commercial offerings should be sustainably sized to serve the residents and provide unique experiences
- Foster genuine connections and valued experiences reflective of the local culture through authentic boutique hospitality



Future Connection to Incinerator Rd

Future Connection to Lula Ln

Hillview Lane

Polk Creek

Preserve Homesite in Existing Clearing

Family Compound Lots

Connection to Coleman Rd

1" = 800'

COMMUNITY AMENITIES:

- A. Chapel Square and Park
- B. Hotel
- C. Post Office
- D. Pavilion with Tennis & Pickleball Courts
- E. Preserved Silos in the Park
- F. Social Club
- G. Historic Antebellum House
- H. Fitness Center
- I. Pool & Recreation Center

Cottage Court

Townhouse Court

Preserve Homesites

COMMERCIAL USES:

- 1. Restaurant
- 2. Wine Shop
- 3. General Store
- 4. Coffee Shop
- 5. Artist/Cottage Industry Incubator

Trailhead Park

Trails woven throughout property

Existing Cemetery

Hillview Lane

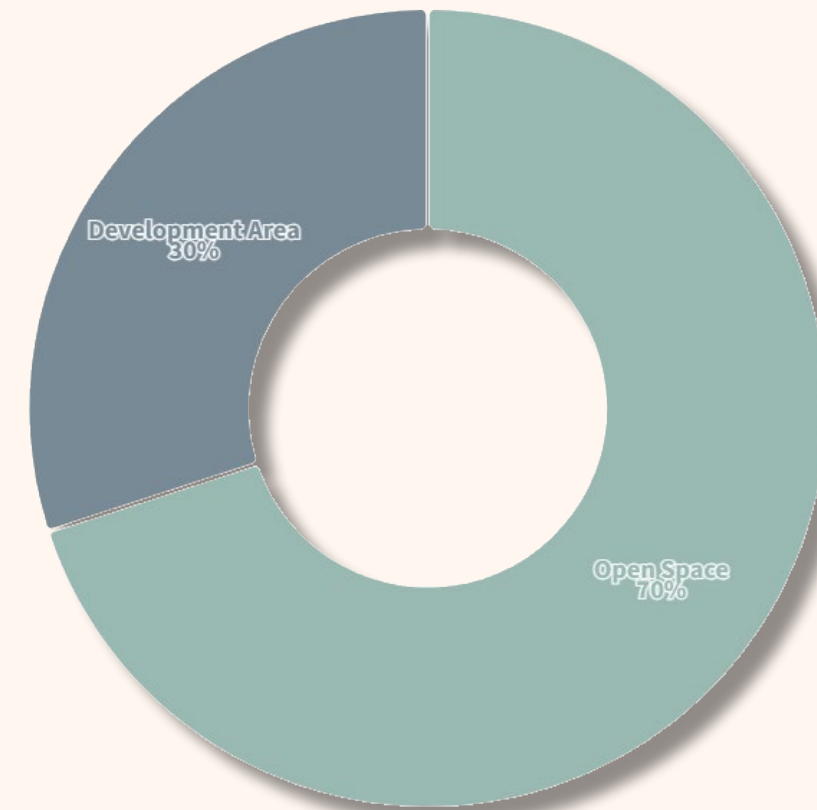
Polk Creek

Family Compound Lots

To Coleman Rd

MASTER PLAN

*plan is conceptual in nature



Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.

(Envision Franklin, pg 113)

Open space and natural features should be identified first so that the development co-mingles with the landscape. Open space should be provided in large tracts, connected across the site, and laid out in a manner so that adjacent development open space can become connected to form a contiguous protected network of green space. Greenways and trails should be provided in the open space areas.

(Envision Franklin, pg 115)



MAIN STREET LOOKING TOWARD CHAPEL PLAZA



STREET BENDING TOWARD VILLAGE CENTER



FAMILY COMPOUNDS ON SOUTHERN EDGE

CRAFTING A COMMUNITY:

CHARACTER IMAGES



SINGLE FAMILY PRECEDENT



TOWNHOUSE AND MULTI-FAMILY PRECEDENT



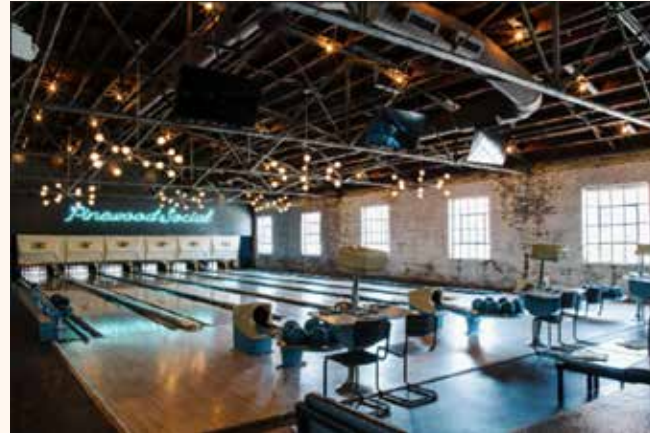
NEIGHBORHOOD CENTER PRECEDENT



HOTEL PRECEDENT



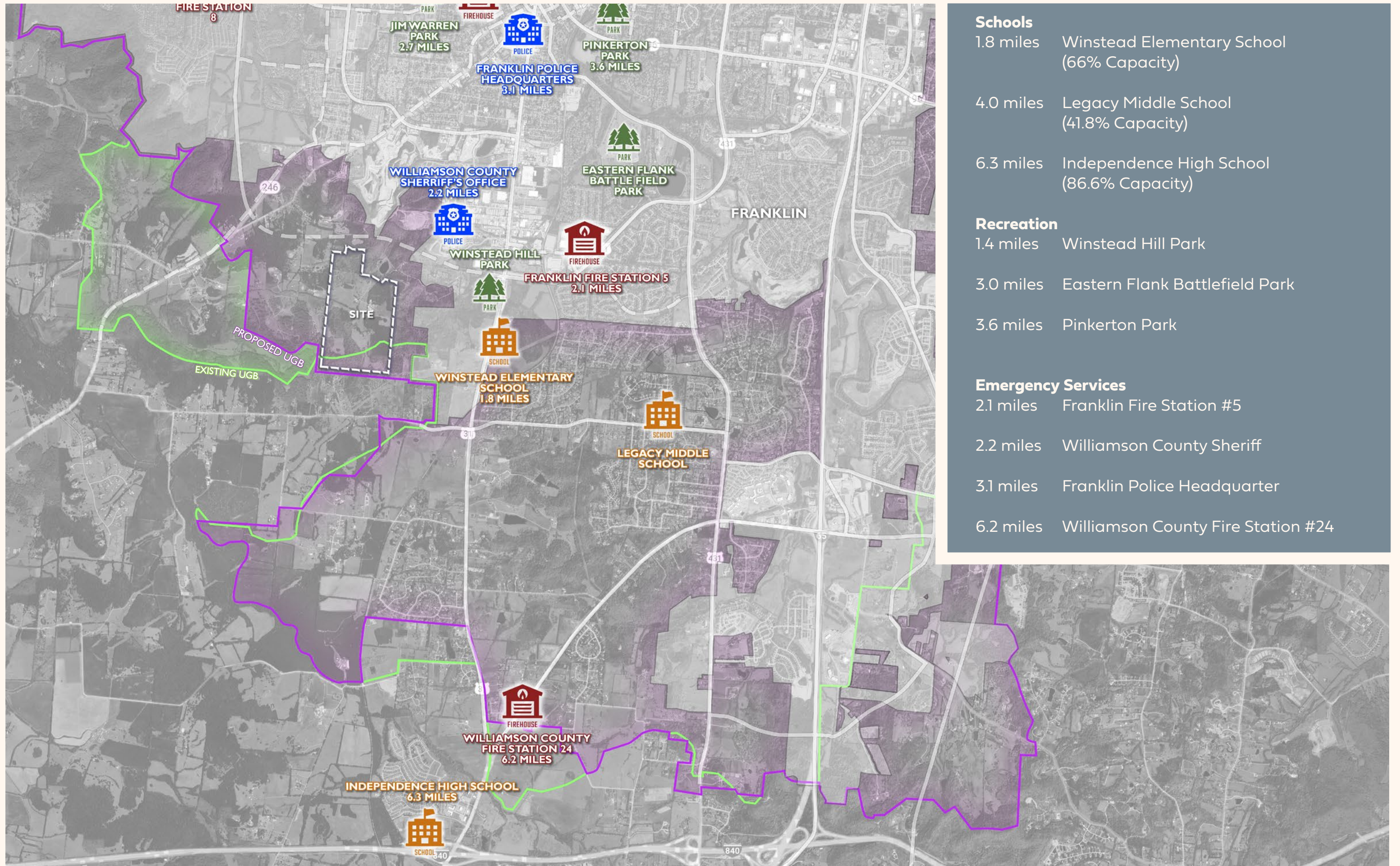
AMENITIES PRECEDENT



AMENITIES PRECEDENT

PLAN OF SERVICES:

AN OVERVIEW OF INFRASTRUCTURE



Schools

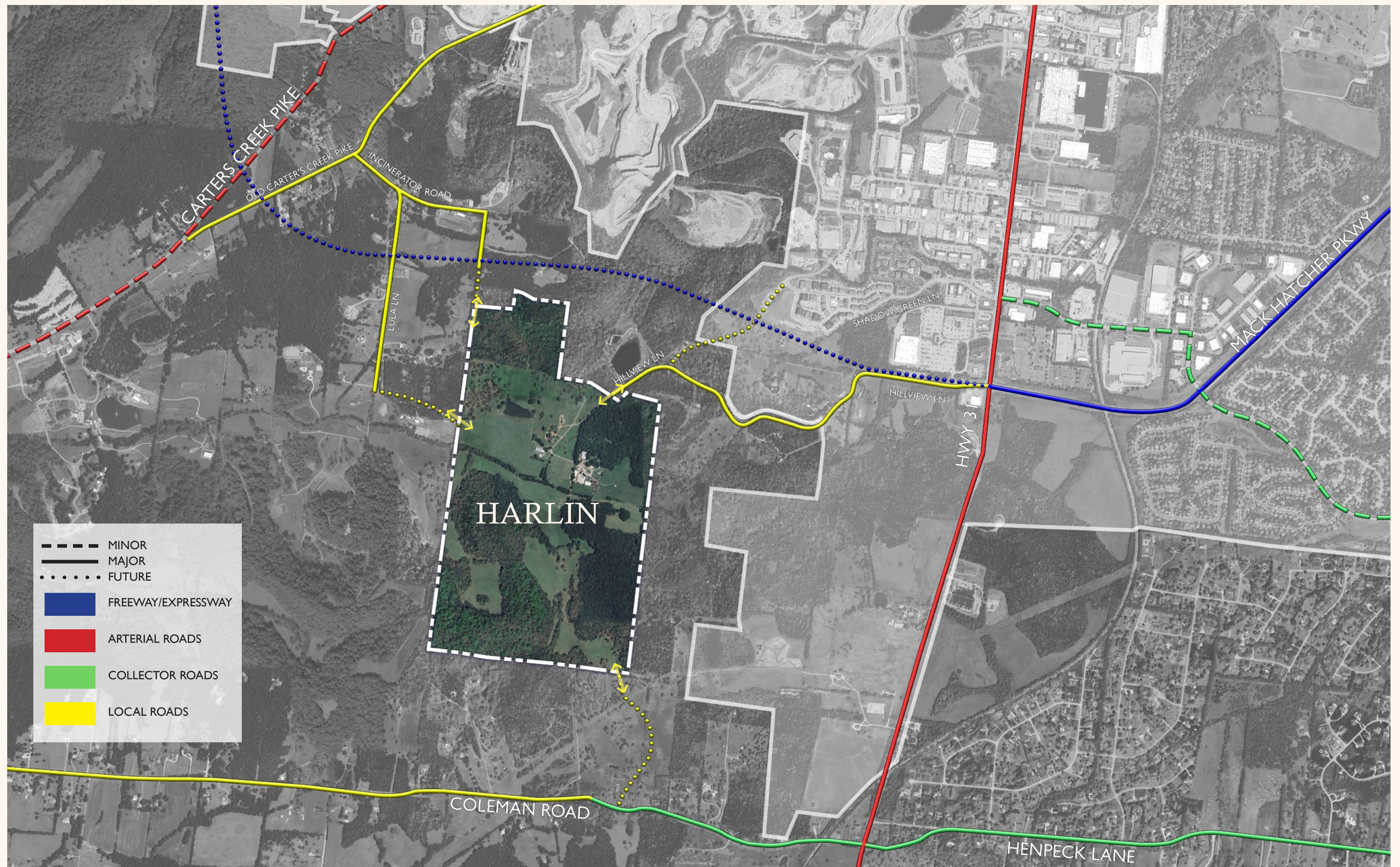
- 1.8 miles Winstead Elementary School (66% Capacity)
- 4.0 miles Legacy Middle School (41.8% Capacity)
- 6.3 miles Independence High School (86.6% Capacity)

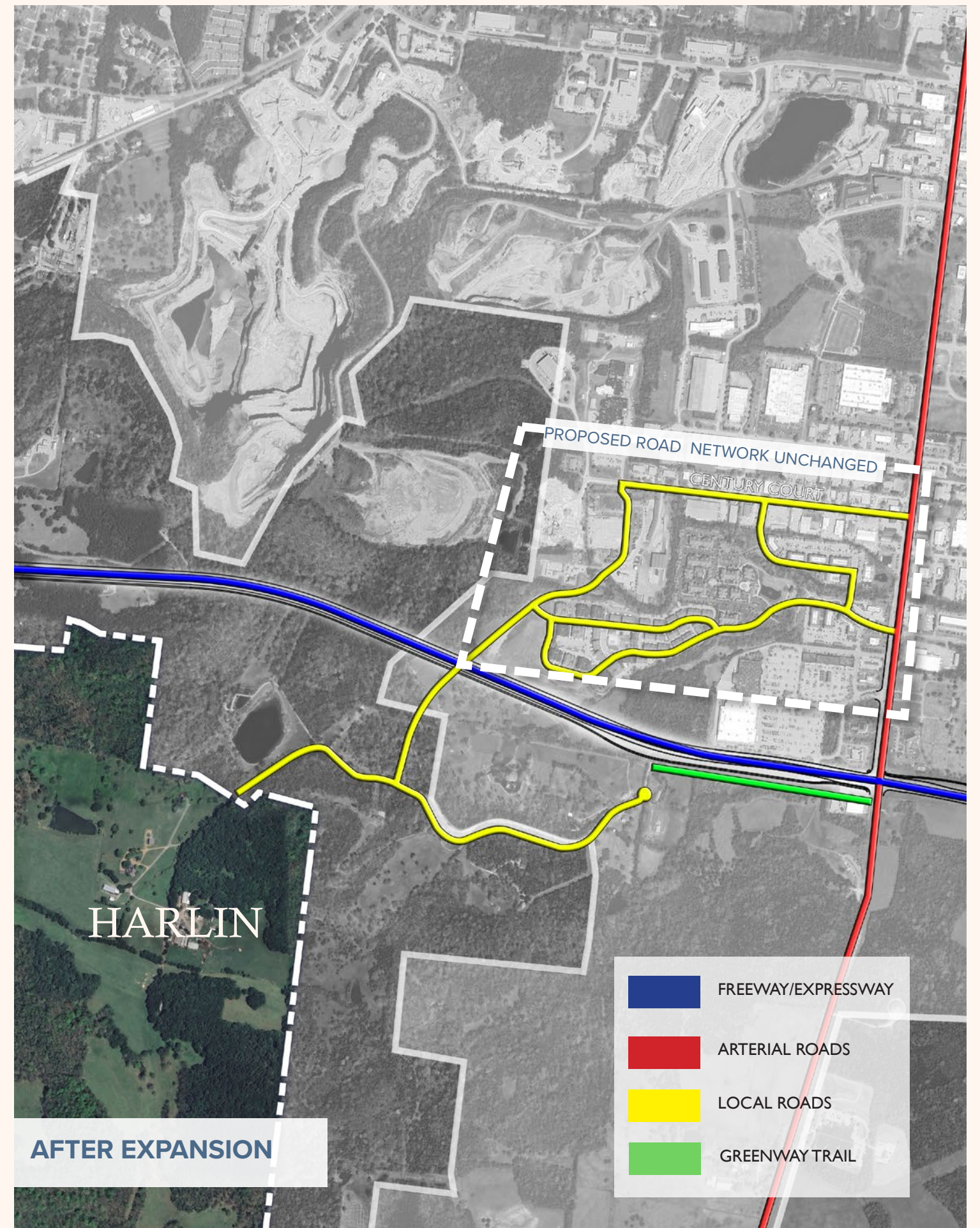
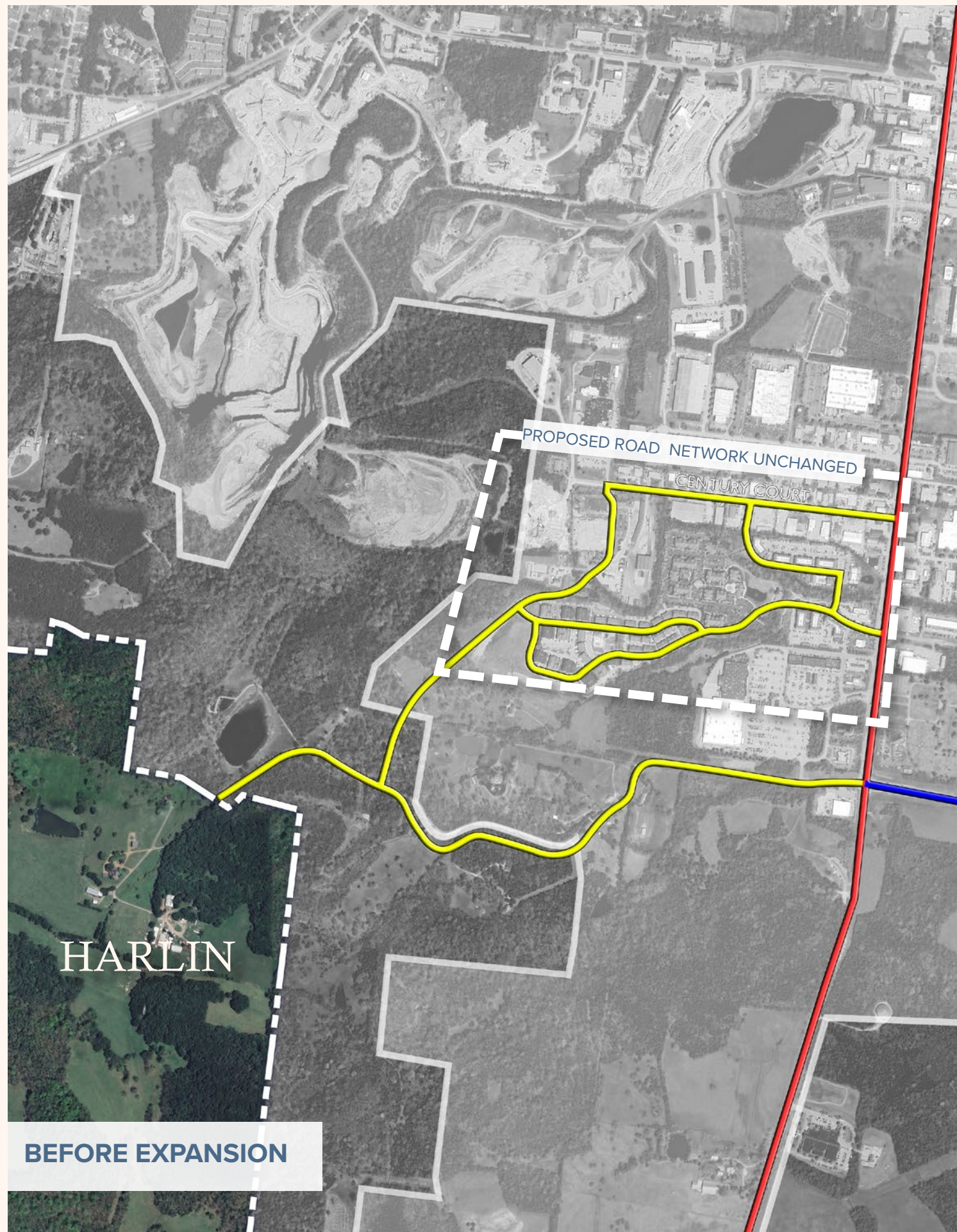
Recreation

- 1.4 miles Winstead Hill Park
- 3.0 miles Eastern Flank Battlefield Park
- 3.6 miles Pinkerton Park

Emergency Services

- 2.1 miles Franklin Fire Station #5
- 2.2 miles Williamson County Sheriff
- 3.1 miles Franklin Police Headquarter
- 6.2 miles Williamson County Fire Station #24







Is there adequate utility infrastructure?

Sewer: City of Franklin

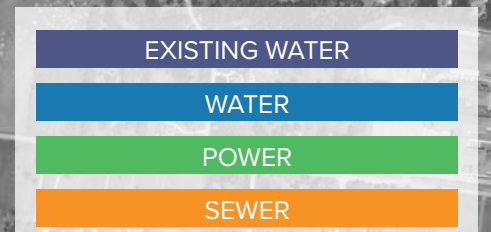
Preliminary coordination with City of Franklin has occurred to provide the proposed improvements to serve the site with adequate infrastructure for sewer. These improvements include the installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity.

Water: HB&TS

HB&TS has provided the input for the offsite water extensions in order to provide adequate water to the development. Approximately, 10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

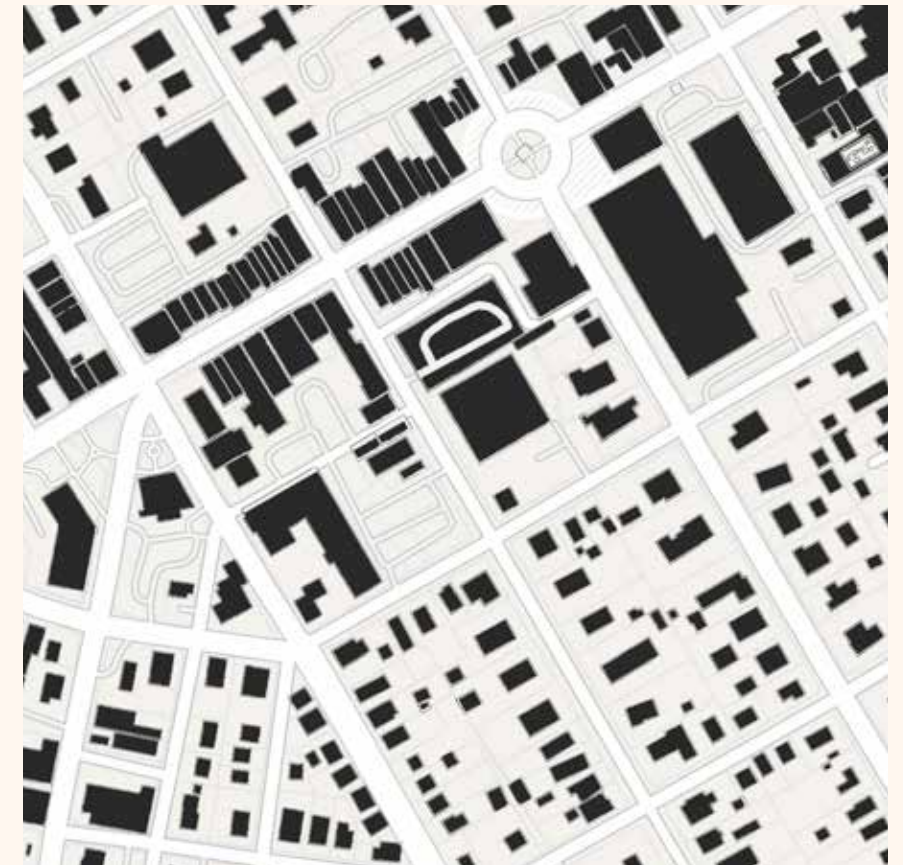
Power: MTEMC

MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.



VILLAGE GREEN:

A FIGURE GROUND STUDY



FRANKLIN, TN



FIGURE GROUND “SQUARE”

Figure ground drawings show the streets, building footprints, and public parks. By studying precedent of old towns and new neighborhoods through these drawings, we can compare how the buildings relate to one another and how the space between the buildings contribute to that place’s character.

The following comparisons use an 1,800 ft x 1,800 ft square which is approximately 75 acres. The gold square shown above overlaid on the property is the same dimension and scale as the figure ground drawing of downtown Franklin to the right. This allows us to see how different places could potentially fit on the property.

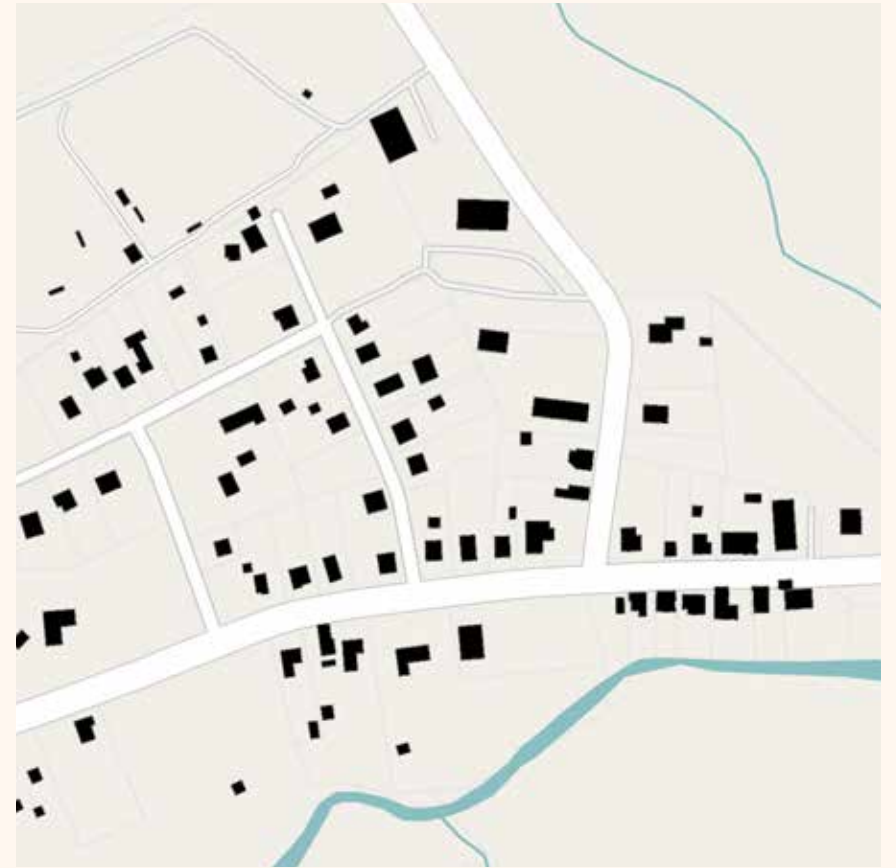
FIGURE GROUND STUDIES
1" = 400'



WESTHAVEN, FRANKLIN, TN



BERRY FARMS, FRANKLIN, TN



LEIPER'S FORK, TN

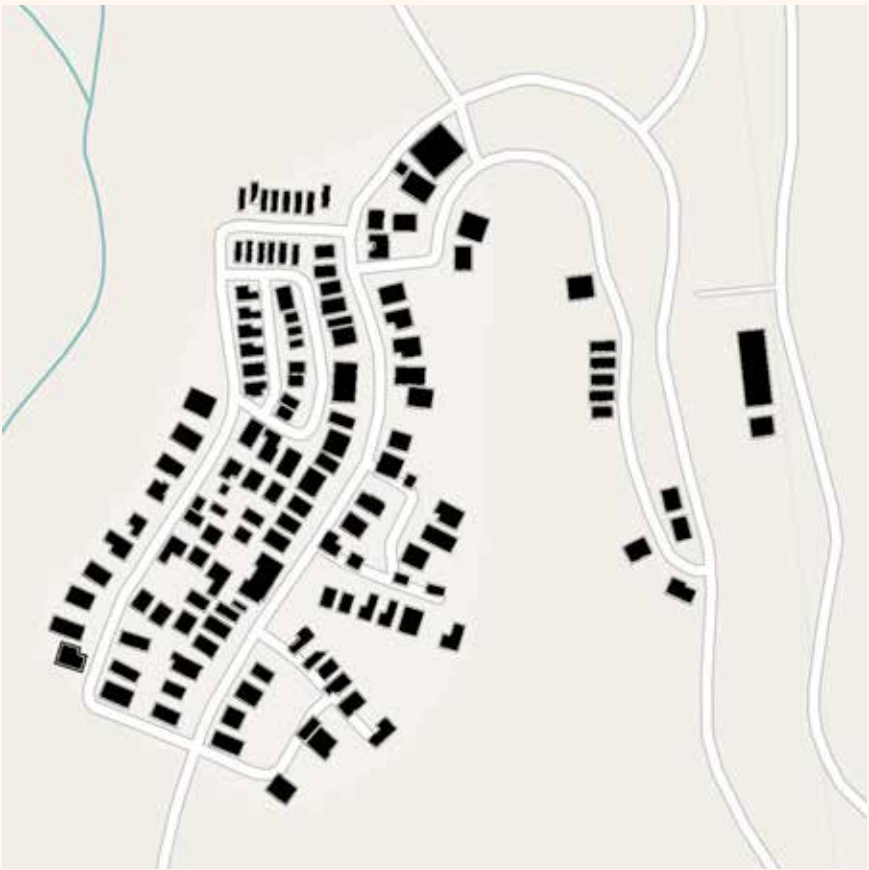


LOCAL PRECEDENT
1" = 400'





PALMETTO BLUFF, SC



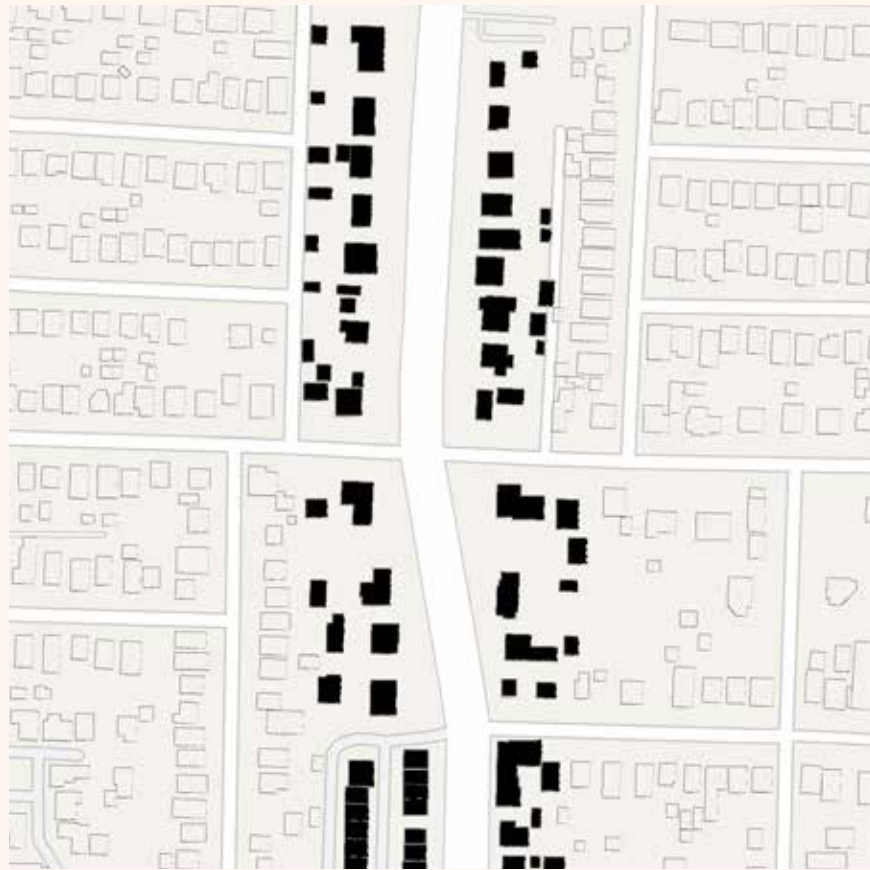
SERENBE, CHATTAHOOCHEE HILLS, GA



GLENWOOD PARK, ATLANTA, GA



TOWN PRECEDENT
1" = 400'



S BELVEDERE BLVD, MEMPHIS, TN



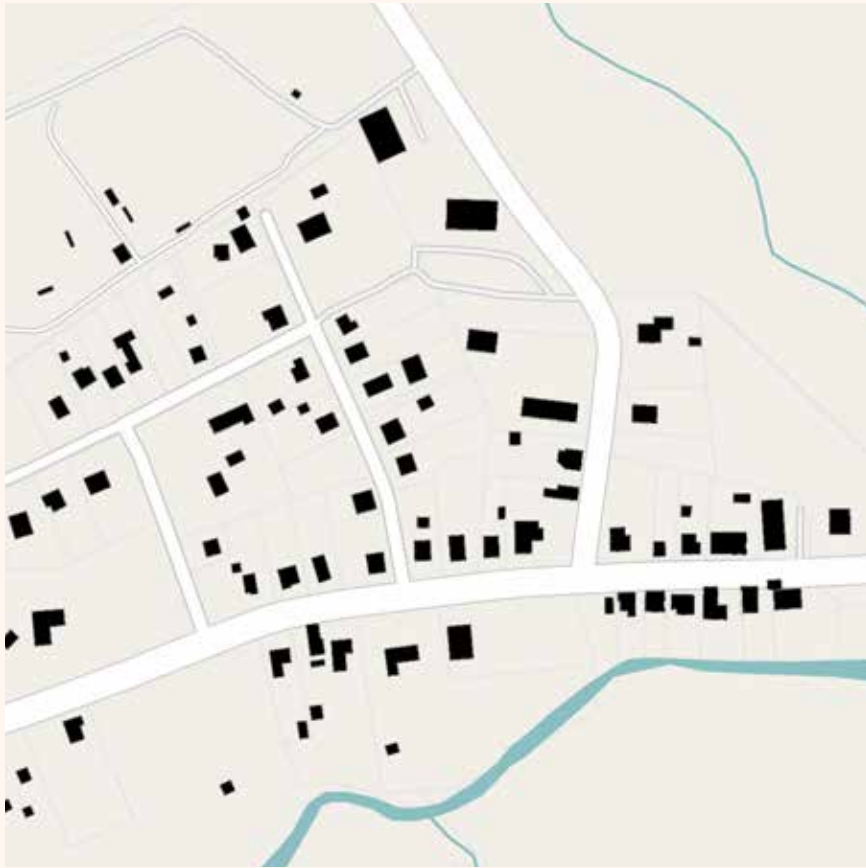
RICHLAND AVE, NASHVILLE, TN



EASTERN PARKWAY, LOUISVILLE, KY



BOULEVARD PRECEDENT
1" = 400'



LEIPER'S FORK, TN



HARLIN



WESTHAVEN, FRANKLIN, TN

less dense

more dense

HARLIN FIGURE GROUND COMPARISON
1" = 400'

VILLAGE GREEN:
SPECIAL CONSIDERATIONS FOR VILLAGE
GREEN CONCEPT



VILLAGE GREEN (SPECIAL CONSIDERATION):

AREA SOUTH OF INCINERATOR ROAD AND WEST OF HILLVIEW LANE (HARLIN FARM)

A neighborhood village may consist of designated areas for commercial uses established in a "Main Street" form and/or at significant intersecting streets within the neighborhood. Commercial Areas are intended to be comprised of neighborhood-scale uses as well as boutique uses that are complementary to the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. Small-Scale Multifamily Buildings and Townhomes within the neighborhood village may be up to three stories in height. All proposed buildings will have the proposed heights indicated on the Development Plan, prior to approval. Civic uses may also be appropriate in the neighborhood village.

Hospitality uses are appropriate as a Secondary Use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan. A boutique hotel may include traditional hotel suites and rooms within an inn, or could include stand-alone cottages (cottages could be a single unit or could include up to 4 suites per building) for a total of up to 80 keys. A boutique hotel is assumed to be a mixed-use building(s) that may also include accessory uses such as: a café, restaurant, retail, meeting space, health/wellness, indoor/ outdoor wedding venue and other accessory uses. These accessory uses could be within the inn building itself or as standalone buildings.

Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards.

AMENDMENT JUSTIFICATION:

SIGNIFICANT CHANGES HAVE OCCURRED SINCE THE ADOPTION OF THE PLAN.

Williamson County recently adopted a Growth Plan Update which has been sent to the State of Tennessee for confirmation. Upon confirmation, a new Urban Growth Boundary (UGB) will be established for the City of Franklin. The new UGB removes significant areas along Carters Creek Pike at the area of Southhall Resort as this area has now been developed in Williamson County. As such, once final approval is granted by the State of Tennessee for the new Urban Growth Boundary, the sewer basin for this area is significantly reduced. This change allows for a future sewer pump station to serve the subject property from a much higher elevation in the drainage basin than under the previous UGB.

This pump station can tie to gravity sewer at an existing manhole provided at the Shadow Green development for future connection. Sewer capacity has been planned for at this location.

In addition to the change proposed in the UGB and sewer basin, the development of Shadow Green has a roadbed stubbed to the property line. There are potential connections proposed via planned roadways to Incinerator Road to the north, Lula Lane to the west, and Coleman Road to the south.

The future development of these properties is not dependent on the development of Mack Hatcher Parkway.

THE PROPOSAL IS CONSISTENT WITH THE OVERALL INTENT OF ENVISION FRANKLIN IF THE POLICY IS CHANGED TO VILLAGE GREEN.

The first guiding principle of Envision Franklin is to Create Exceptional Places for people. The unique opportunity to utilize the policy of Village Green for the Harlin Farm sets up the framework for exactly this. The Policy of Village Green requires the preservation of 70% of the property as open space. The application of this requirement on this property sets up the potential for the protection of large swaths of rural viewshed. The Village Green design concept will permit the development of a unique and special neighborhood enclave with a mixture of home types providing a variety of housing options and neighborhood-scale commercial uses. These considerations address and achieve the major goals of Envision Franklin.

The policy change for the Harlin Farm enables the ability to achieve the goals of Village Green and preserve valuable open space where the open space is the focal point of the design. Clustered residential and commercial uses support the policy intent of a unique village design.

THE PROPOSED PLAN AMENDMENT IS COMPATIBLE WITH THE DESIGN CONCEPTS OF THE SURROUNDING AREA AND DOES NOT CAUSE AN ABRUPT CHANGE IN MASSING, FORM, OR ARCHITECTURE.

The Harlin Farm’s unique terrain offers the opportunity for a boutique village set in a valley surrounded by idyllic Middle Tennessee hills. With these hills protected, the village will nestle into the valley wrapped in protected open space all around the perimeter of the proposed village to the adjacent property lines. Residents’ and visitors’ discovery of the village center will be preceded by undeveloped roadways flanked with preserved woodlands and pastures.

THE PROPOSAL DOES NOT ADVERSELY AFFECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC.

The plan will preserve significant open spaces and will provide additional connectivity for Emergency Services to one of the longest single-entry roads in Franklin benefiting the residents of Hillview Lane with additional access in the event of an emergency.

THE PROPOSED DEVELOPMENT SUBSTANTIALLY IMPROVES THE QUALITY OF LIFE FOR FRANKLIN CITIZENS.

By providing residents with the opportunity to live in and interact in a boutique hamlet with a variety of home options, economic diversity, and preserved open space, the proposed Village Green design concept will improve the quality of life for the residents.

RESOLUTION 2024-77

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR A PARCEL LOCATED AT 1247 HILLVIEW LN, KNOWN AS MAP 091 PARCEL 09900 TO CHANGE THE DESIGN CONCEPTS MAP FROM DEVELOPMENT RESERVE TO VILLAGE GREEN AND ADD A SPECIAL CONSIDERATION

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

WHEREAS, the City adopted *Envision Franklin* on May 23, 2024, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

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

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the property located at 1247 Hillview Lane, from Development Reserve to Village Green; and

WHEREAS, a new Special Consideration be established for the property located at 1247 Hillview Lane, as shown in the attached section of *Envision Franklin*; and

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

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

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

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

SECTION II. The *Envision Franklin* Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. That *Envision Franklin* is hereby amended to include the attached Special Consideration for the Village Green Design Concept.

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

SECTION V. That this Resolution shall take effect upon approval by the FMPC on September 26, 2024, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSE

By: _____
Emily Wright
Secretary

By: _____
Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



HARLIN

HILLVIEW LN

COLUMBIA AVE

MACK HATCHER PKWY

COLUMBIA PIKE

VILLAGE GREEN

SPECIAL CONSIDERATIONS	Northwest Quadrant of Mack Hatcher Parkway, between Hillsboro Road and New Highway 96 West to the edges of the UGB	New development should be master planned and integrated into the design of the entire area including street connectivity. New development should enhance and improve the street network and align with the outcome of the West Harpeth Study conducted in 2021, per Connect Franklin.
	South of Incinerator Road and West of Hillview Lane (Harlin Farm)	A neighborhood village may consist of designated areas for commercial uses established in a “Main Street” form and/or at significant intersecting streets within the neighborhood. Commercial Areas are intended to be comprised of neighborhood-scale uses as well as boutique uses that are complementary to the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. Small-Scale Multifamily Buildings and Townhomes within the neighborhood village may be up to three stories in height. All proposed buildings will have the proposed heights indicated on the Development Plan, prior to approval. Civic uses may also be appropriate in the neighborhood village. Hospitality uses are appropriate as a Secondary Use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan. A boutique hotel may include traditional hotel suites and rooms within an inn, or could include stand-alone cottages (cottages could be a single unit or could include up to 4 suites per building) for a total of up to 80 keys. A boutique hotel is assumed to be a mixed-use building(s) that may also include accessory uses such as: a café, restaurant, retail, meeting space, health/ wellness, indoor/ outdoor wedding venue and other accessory uses. These accessory uses could be within the inn building itself or as standalone buildings. Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards.
	Institutional Uses	New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development. The conversion of dwellings in existing residential neighborhoods for institutional uses is not appropriate.



File #: 21-0746

DATE: September 9, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning Resolution 2024-80.

BACKGROUND/STAFF COMMENTS:

This application is for the property located at 354 Franklin Road, bordered by Mack Hatcher Parkway to the north and Franklin Road to the west. The applicant did not resubmit the plan amendment request by the City's Resubmittal deadline for the September 26, 2024 FMPC meeting with the intent to defer consideration of the plan until December; however, the Williamson Herald had already published notice of the public hearing to meet the 30-day public notice state law requirement. The applicant's Initial Submittal application is included as an attachment since no new information was provided at the Resubmittal deadline. The staff is requesting this item be deferred to the December 12, 2024 FMPC meeting.

This item is on the September 26, 2024 Joint Conceptual Workshop agenda for discussion and feedback.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission defer Resolution 2024-80 to the December 12, 2024 FMPC meeting.

354 FRANKLIN ROAD ENVISION FRANKLIN PLAN AMENDMENT

Project Information

Existing Design Concept: Rural Reserve
 Proposed Design Concept: Village Green
 Proposed Reduction of Conservation
 Current Land Use: Vacant
 Overlay Districts: HHO, FWO, FFO, CFO, SCO, HPO
 Site Acreage: 198.46 acres

Legend

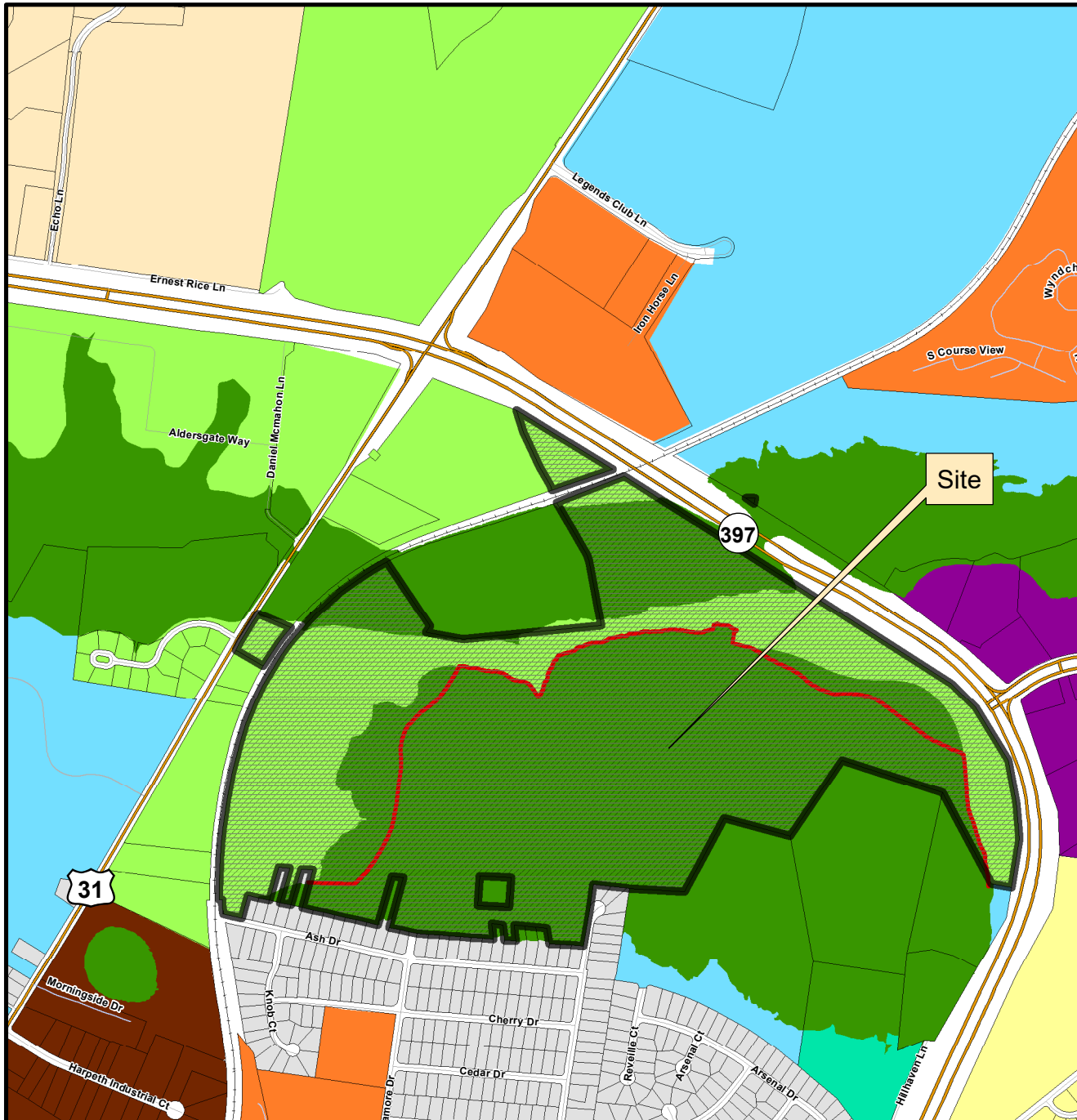
 354 Franklin Road

Design Concepts

-  Civic and Recreation
-  Factory District
-  Historic Residential
-  Large Lot Residential
-  Multifamily Residential
-  Neighborhood Green
-  Regional Commerce
-  Rural Reserve
-  Single Family Residential
-  Conservation
-  Railroad

Proposed Conservation

 Proposed Boundary Reduction



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
 All data and materials (c) copyright 2024. All rights reserved.



0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

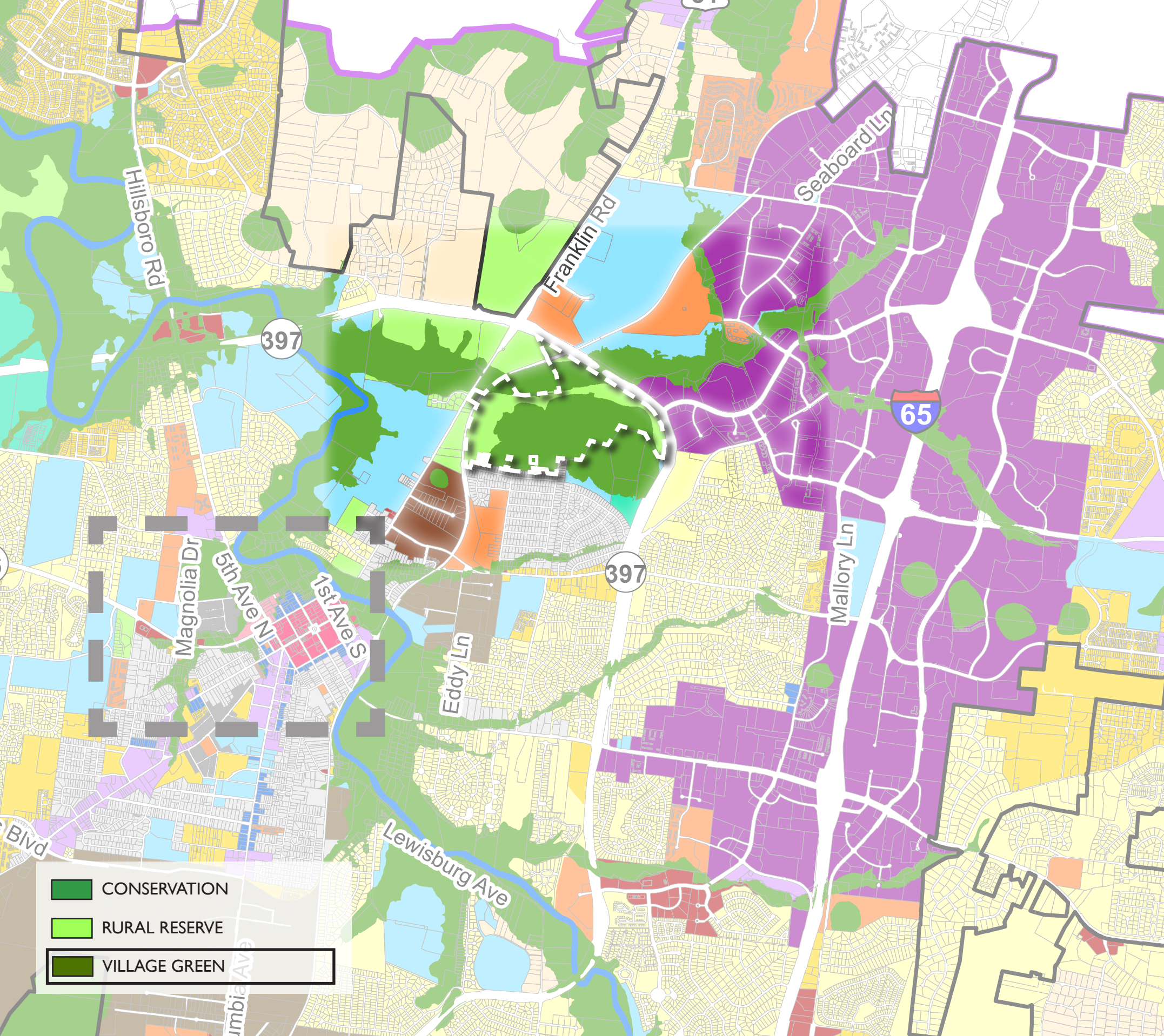


354 FRANKLIN ROAD

ENVISION FRANKLIN AMENDMENT | INITIAL SUBMITTAL

08/12/2024





EXISTING DESIGN CONCEPT:

RURAL RESERVE

The Rural Reserve Design Concept is intended to help preserve the natural beauty of Franklin through innovative design that helps celebrate nature while transitioning from the more densely populated City to the rural County. Preliminary design considerations for new development should focus on identifying the natural features that should be preserved within a required 50 percent open space in a meaningful way, followed after by new residential lots of one-half acre minimum.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails.

ENVISION FRANKLIN, PAGE 103

PROPOSED DESIGN CONCEPT:

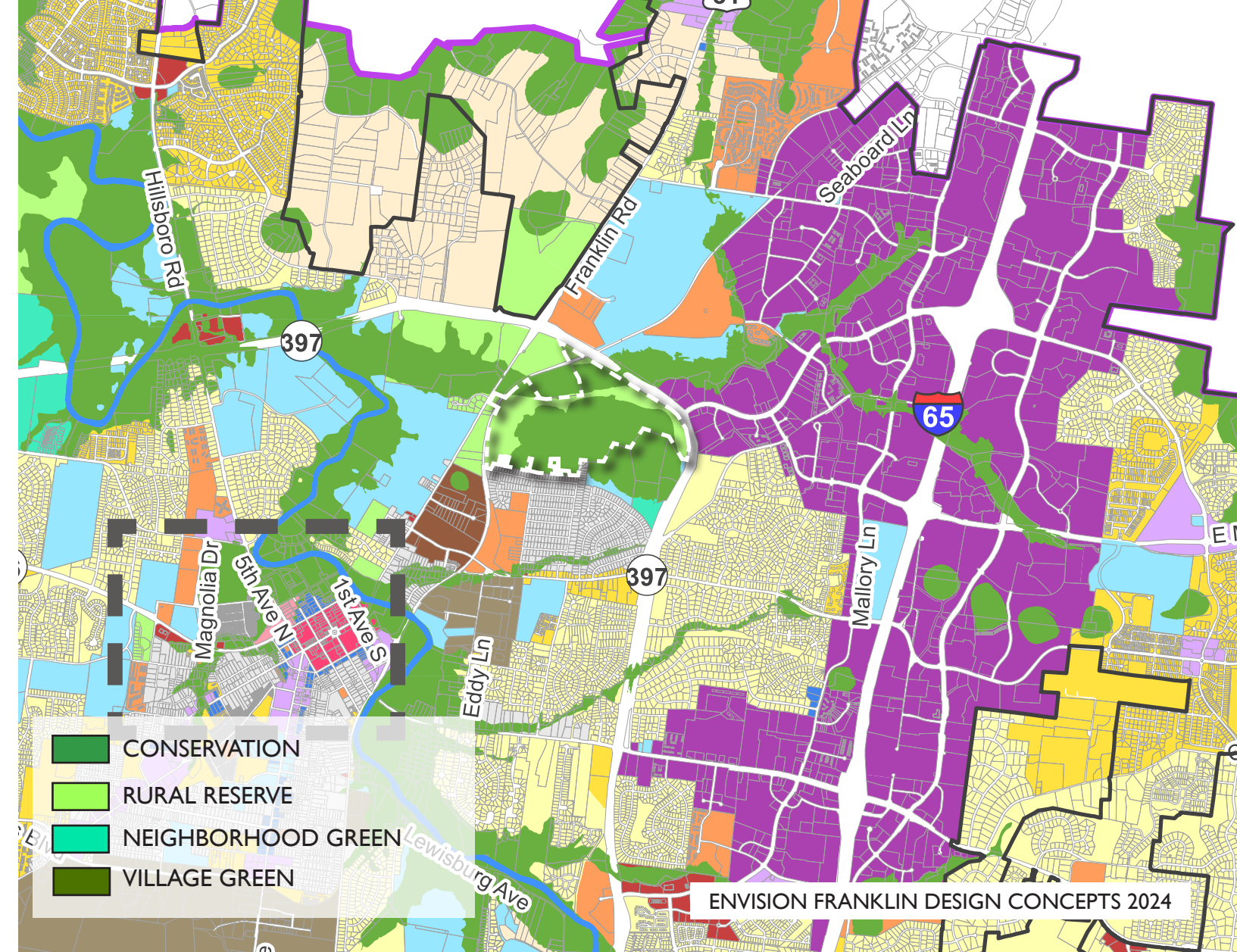
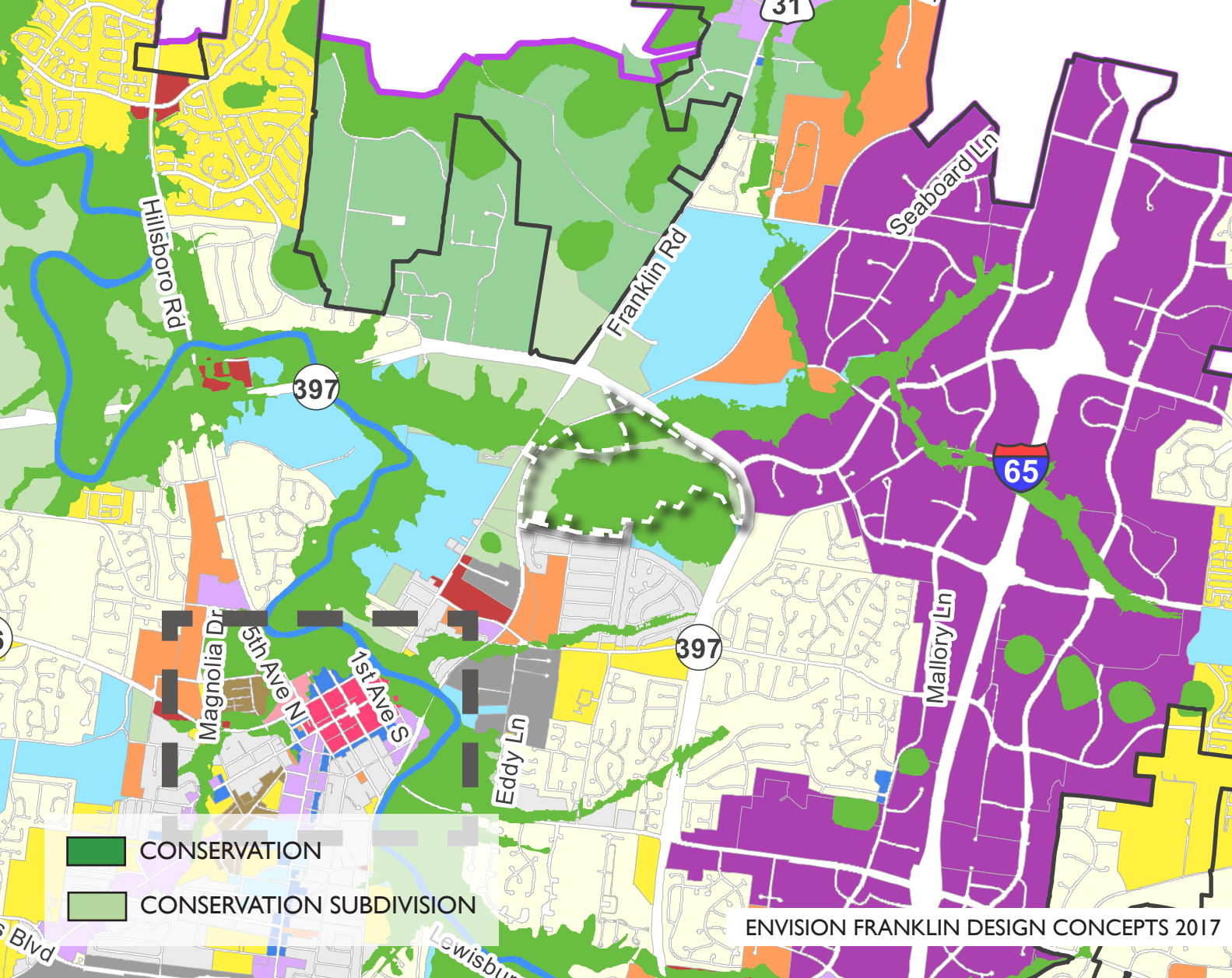
VILLAGE GREEN

The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.

ENVISION FRANKLIN, PAGE 113



Public input shared throughout the process of creating the 2024 Envision Franklin update provided clear guidance that residents of Franklin had a strong desire to preserve certain areas of the City of Franklin as open space and that development patterns in those areas should be focused on preservation as a key element of any proposed development. In recognition of this, the updated Envision Franklin split Conservation Subdivision design concept into three new conservation-based design concepts. The new design concepts seek to accomplish open space preservation while also allowing for a mix of housing types and, in some cases, commercial uses. The three new design concepts are as follows:

- The Rural Reserve Design Concept contemplates large single-family lots with 50% preserved open space.
- The Neighborhood Green Design Concept provides a mix of housing types with while 60% of the site is preserved as open space.
- The Village Green Design Concept was tailored to maximize open space while allowing for a variety of housing types and commercial uses clustered into concentrated pockets such that 70% of the site can be preserved as open space.

The subject parcel was designated as Rural Reserve design concept, but the Village Green design concept preserves even more open space while allowing for the integration of commercial uses as an appropriate transition from the office and commercial environment of the Cool Springs area to the north and east to Ropers Knob and single-family residential uses found to the south. Village Green design also allows for greater place-making opportunities through the integration of a clustered, mixed-use core with both residential and commercial offerings. It is envisioned that trail markers and trailheads would provide better access and better interpretive and educational signage calling attention to the historic events at Ropers Knob.



SITE DATA KEY

	500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
	HILLTOP/HILLSIDE OVERLAY
	FLOODPLAIN
	FLOODWAY

354 FRANKLIN ROAD
EXISTING CONDITIONS



354 FRANKLIN ROAD
CONCEPTUAL MASTER PLAN

ENVISION
FRANKLIN
AMENDMENT





Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.

(Envision Franklin, Village Green, page 113)



KEY FINDINGS

- Missing middle housing offers a valuable focus for housing options beyond single-family homes and large apartment buildings.
- Managing impact fees strategically could help to encourage missing middle housing options and encourage priority development types.
- Envision Franklin design concepts can be updated to support a greater variety of housing types.
- More senior-friendly housing options are needed to accommodate an aging Baby Boomer population. Predictability in the development process is important for both local governments and developers. Streamlining the review and approvals process helps to make project development more efficient and to lower costs.

The 20-Minute Suburb

The 20-minute suburb offers a framework for reconnecting communities and expanding economic and social mobility. It envisions retrofitting suburban communities to become places where residents can meet all of their daily needs within a 20-



minute walk. Developed by Skidmore, Owings & Merrill, this study re-envisioned American suburbs as more affordable, interconnected, sustainable, and inclusive. This is a worthy vision for Franklin, particularly as part of the greater Nashville metro region.

Recommended resource: *Case Studies in Retrofitting Suburbia: Urban Design Strategies for Urgent Challenges*, by June Williamson and Ellen Dunham-Jones, director of the urban design program at Georgia Tech.

For more information: <https://www.som.com/research/the-20-minute-suburb/>

RECOMMENDATIONS

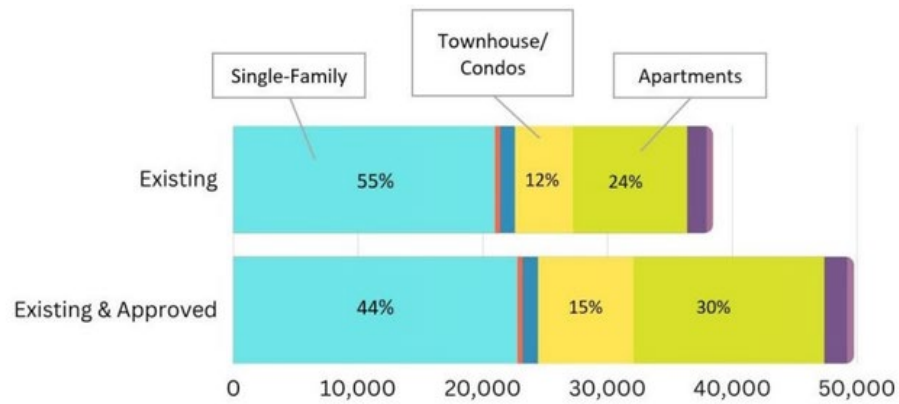
Several of Envision Franklin's Guiding Principles are central to supporting a local housing strategy. These include:

- Vibrant Neighborhoods
- Managed Growth
- Exceptional Design
- Connected Community

A housing strategy can and should meet multiple goals, including supporting social equity and affordability. As one example, there are many people who work in Franklin and serve the community – such as teachers, firefighters, and police officers – who may not be able to afford to live in the City. Expanding housing options to make it possible for those who serve the community and wish to live in Franklin has multiple benefits, including: a greater stake in the community they serve, higher retention for employers, and shorter/fewer car trips to commute.

Other trends that are shaping the local housing market include aging Baby Boomers, the generation born between 1946 and 1964. The largest generation in the United States, they are starting to retire in growing numbers and often seeking smaller, single-story homes that are easy to maintain. Housing that is close to amenities, such as restaurants, shops, and healthcare providers is also sought after. Younger generations–Gen X,

neighborhoods, while looking for energy efficient, environmentally friendly homes that they can afford.



Other housing types represented above: Manufactured Home, Duplex, Assisted Living, Berry Farms Town Center Non-Single-Family Units, Westhaven Units, Residential Special Place

Data Source: 2022 City of Franklin Development Report

ENVISION FRANKLIN HOUSING STRATEGY



INVITING NEIGHBORHOODS
FOR PEOPLE IN EVERY STAGE OF LIFE



IMAGES PROVIDED BY THE ENVISION FRANKLIN HOUSING
STRATEGY PUBLICATION

(PUBLISHED SEPTEMBER 7, 2023)



354 FRANKLIN ROAD
VIEW LOOKING SOUTH FROM INTERSECTION OF MACK HATCHER AND FRANKLIN ROAD



354 FRANKLIN ROAD
VIEW LOOKING EAST IN VILLAGE CORE

NEIGHBORHOOD MEETING WORKSHOP:

SUMMARY AND THEMES FROM THE VOLUNTARY NEIGHBORHOOD MEETING WORKSHOP HELD AT THE MOCKINGBIRD THEATER ON JULY 16, 2024.



COMMUNITY INPUT: DEVELOPMENT TYPE

No one chose 1/2 acre lots as a preferable lot type.

There is an opportunity to create something special that combines conservation subdivision and neighborhood mixed use.

COMMUNITY PREFERENCES:

CONSISTENT THEMES NEIGHBORHOOD WORKSHOP

1. CONSERVATION OF LAND

2. SMALL DEVELOPMENT FOOTPRINT

3. PRESERVATION OF FRANKLIN ROAD
(PRESERVING THE RURAL GATEWAY)

4. TRAILS

5. ACCESS TO ROPER'S KNOB



MIXED OPINIONS:

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

1. MIXED-USE VS NO COMMERCIAL

2. NO DEVELOPMENT VS. CONSERVATION DESIGN

3. NO DEVELOPMENT VS. MISSING MIDDLE HOUSING



MIXED-USE VS. NO COMMERCIAL:

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

Which Architecture Character do you Prefer?

Character Image - 1



VOTE HERE

Character Image - 2



VOTE HERE

Character Image - 3



VOTE HERE

Character Image - 4



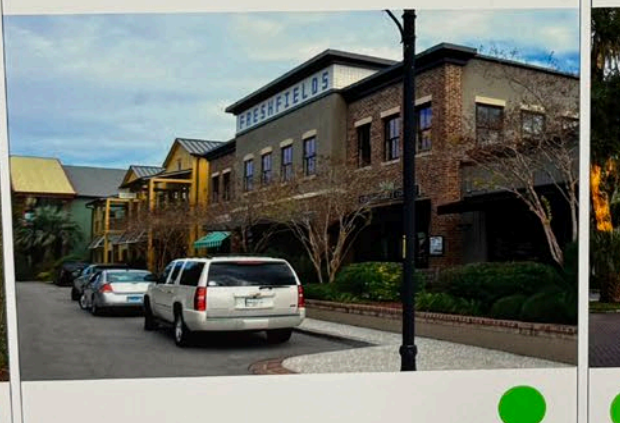
VOTE HERE

Character Image - 5



VOTE HERE

Character Image - 6



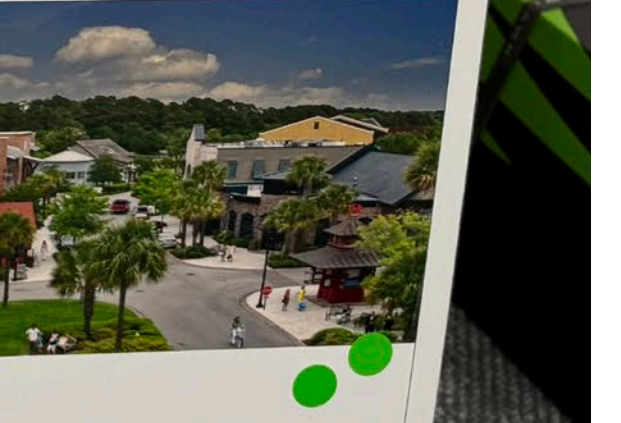
VOTE HERE

Character Image - 7



VOTE HERE

Character Image - 8



VOTE HERE

None of these look like Franklin's character. Try again.

none of those!



NO DEVELOPMENT VS. CONSERVATION DESIGN

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

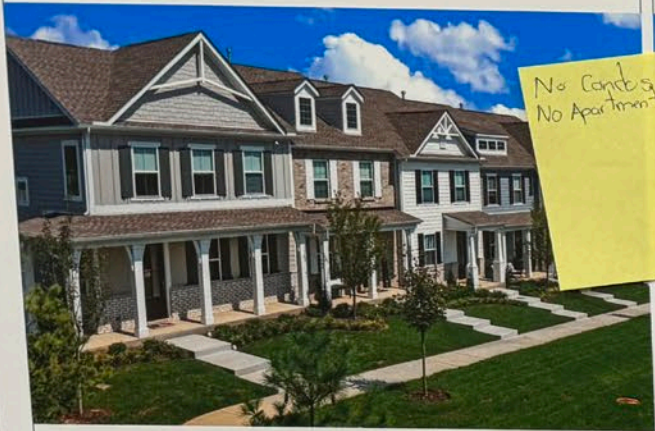


NO DEVELOPMENT VS. MISSING MIDDLE HOUSING

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

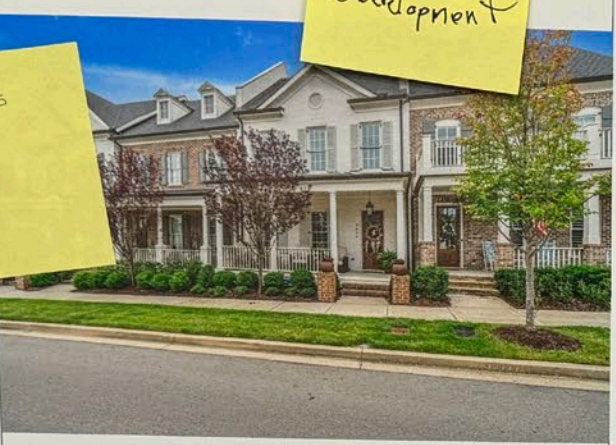
Which Architecture Character do you Prefer?

Character Image - 1



VOTE HERE

Character Image - 2



VOTE HERE

Character Image - 3



VOTE HERE

Character Image - 4



VOTE HERE

Character Image - 5



VOTE HERE

Character Image - 6



VOTE HERE

Character Image - 7



VOTE HERE

Character Image - 8



VOTE HERE

354 FRANKLIN ROAD
NEIGHBORHOOD MEETING WORKSHOP

ENVISION
FRANKLIN
AMENDMENT

GAMBLE DESIGN
COLLABORATIVE
Page 90 of 213



APPROVAL CRITERIA

A. Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment:

The City of Franklin has made significant investment by purchasing properties intended to preserve the existing character of the intersection of Franklin Road and Mack Hatcher Parkway. While the current Rural Reserve design concept does have preservation of open space as one of its intended outcomes, Village Green provides for even more preservation while also allowing for greater place-making opportunities through the integration of limited commercial uses and provides for an appropriate transition between the existing commercial uses in the Cool Springs area located just to the north and east of the site and the existing historic site and residential uses to the south.

B. The proposal is consistent with the overall intent of Envision Franklin:

The proposed design concept has a higher level of open space preservation with small pockets of clustered development. This design concept is very consistent with Envision Franklin's intentions while also providing for a wider range of housing opportunities as described in the City of Franklin's Housing Strategy Report.

C. The proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture:

The pattern of preservation, especially around the perimeter of the site, as described in the Village Green design concept ensures that there is no abrupt change in massing, form, or architecture. Furthermore, the geometry of the parcel and the location of areas of Hilltop and Hillside Overlay areas encourage the majority of proposed development to be nestled out of view from surrounding streets and public spaces. Along Mack Hatcher Parkway neighborhood scale commercial uses provide an appropriate transition from the commercial uses which are currently present in the Cool Springs area to the north of the site.

D. The proposal does not adversely affect the health, safety, and welfare of the public:

The design concept encourages preservation of natural areas which will be used as trails providing for increased opportunities for walking and hiking and improving access to one of the City's significant historic sites, Roper's Knob. Extending roads and infrastructure through the site will also increase interconnectivity for surrounding residential areas.

E. Substantial improvements in the quality of life for Franklin citizens will be achieved:

The proposed design concept will encourage a development pattern consistent with 6 of Envision Franklin's 7 major goals for the city. The proposed design concept allows for greater place-making opportunities, allows for better preservation and better access to a historic area, strategically locates neighborhood commercial in a pedestrian oriented development reducing traffic and trip lengths, provides for greater variety of housing options, proposes to connect land uses through trails and sidewalks, and it protects Franklin's natural beauty by preserving scenic corridors and viewsheds.



SPECIAL CONSIDERATION

VILLAGE GREEN:

Special consideration for the property located at 354 Franklin Road

On the east side of the property, between the HHO and Franklin road, the establishment of a “Main Street” form may be appropriate to create neighborhood scale commercial uses. This neighborhood scale commercial could be comprised of mixed-use buildings and jewel box type architecture to support and complement the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the commercial environment. These commercial businesses are to be boutique in nature and could include retail, restaurant, personal services, and live work units. Chain restaurants are discouraged in this area.

On the west side of the property, between the HHO and the Mack Hatcher parkway, hospitality may be an appropriate use. This use could include a boutique hotel up to 120 rooms as well as accessory uses to support the hospitality use. These accessory uses could include: a café/restaurant, food and beverage service, meeting spaces, health/wellness, and other accessory uses. Boutique office may also be an appropriate use and could include a mixed-tenet style office campus with a max of 30,000 square feet per building that keeps in mass and scale of a small-scale multifamily building.

RESOLUTION 2024-80

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR A PARCEL LOCATED AT 354 FRANKLIN ROAD, KNOWN AS MAP 063 PARCEL 02800 TO CHANGE THE DESIGN CONCEPT FROM RURAL RESERVE TO VILLAGE GREEN, REDUCE THE CONSERVATION DESIGN CONCEPT, AND ADD A SPECIAL CONSIDERATION TO THE VILLAGE GREEN DESIGN CONCEPT

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

WHEREAS, the City adopted *Envision Franklin* on May 23, 2024, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

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

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the property located 354 Franklin Road from Rural Reserve to Village Green; and

WHEREAS, a new Special Consideration be established for the property located at 354 Franklin Road, as shown in the attached section of *Envision Franklin*; and

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

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

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

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

SECTION II. The *Envision Franklin* Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. That *Envision Franklin* is hereby amended to include the attached Special Consideration for the Village Green Design Concept.

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

SECTION V. That this Resolution shall take effect upon approval by the FMPC on September 26, 2024, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSE

By: _____
Emily Wright
Secretary

By: _____
Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

354 FRANKLIN ROAD ENVISION FRANKLIN PLAN AMENDMENT

Project Information

Existing Design Concept: Rural Reserve
 Proposed Design Concept: Village Green
 Proposed Reduction of Conservation
 Current Land Use: Vacant
 Overlay Districts: HHO, FWO, FFO, CFO, SCO, HPO
 Site Acreage: 198.46 acres

Legend

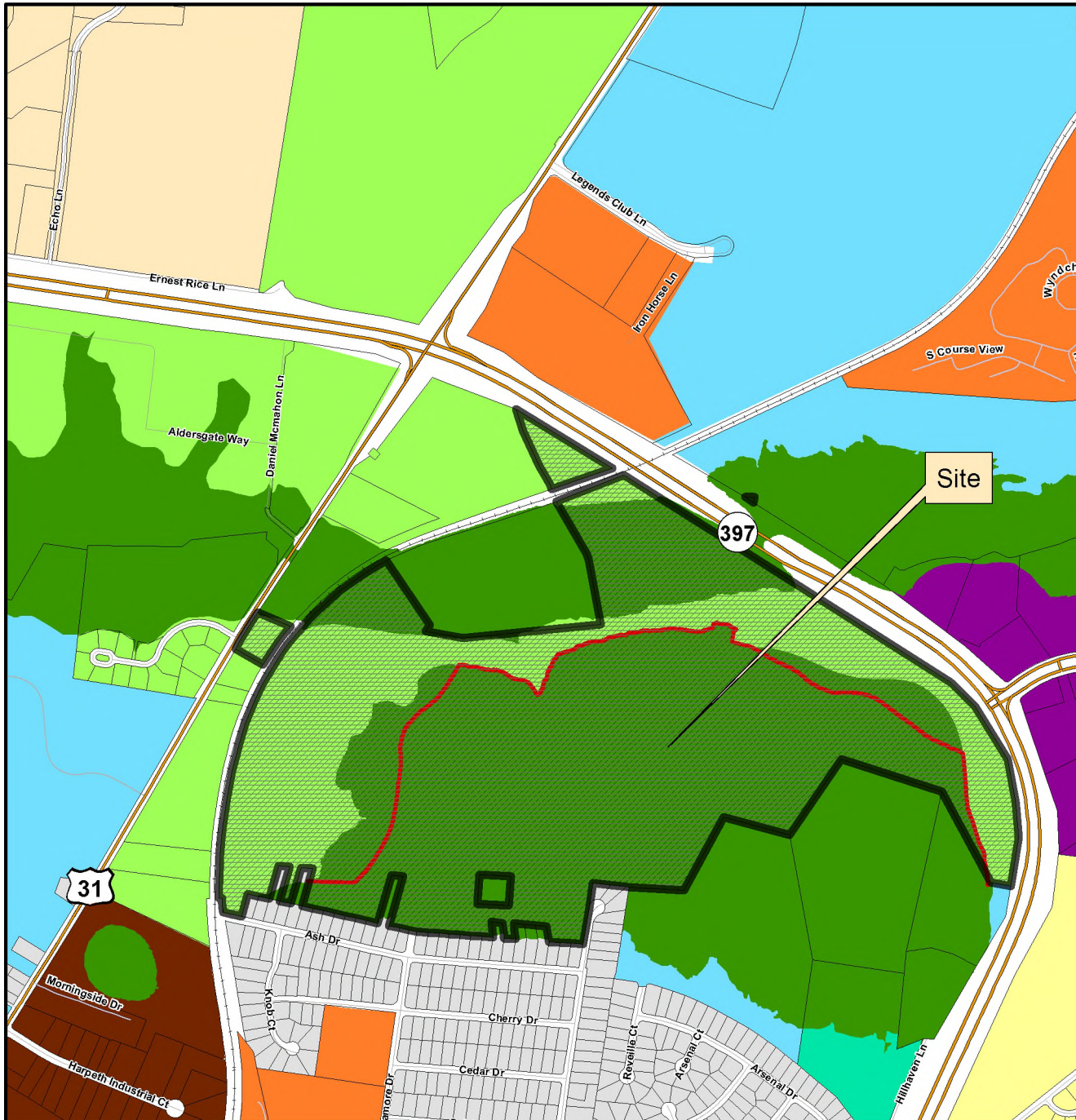
 354 Franklin Road

Design Concepts

-  Civic and Recreation
-  Factory District
-  Historic Residential
-  Large Lot Residential
-  Multifamily Residential
-  Neighborhood Green
-  Regional Commerce
-  Rural Reserve
-  Single Family Residential
-  Conservation
-  Railroad

Proposed Conservation

 Proposed Boundary Reduction



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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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HISTORIC
 FRANKLIN
 TENNESSEE

VILLAGE GREEN

For the property located south of Mack Hatcher Parkway and east of Franklin Road	On the west side of the property, between Franklin Road and the HHO, the establishment of a “Main Street” form may be appropriate to create neighborhood scale commercial uses. This neighborhood scale commercial could be comprised of mixed-use buildings and jewel box type architecture to support and complement the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the commercial environment. These commercial businesses are to be boutique in nature and could include retail, restaurant, personal services, and live work units. Chain restaurants are discouraged in this area. On the east side of the property, between Mack Hatcher Parkway and the HHO, hospitality may be an appropriate use. This use could include a boutique hotel up to 120 rooms as well as accessory uses to support the hospitality use. These accessory uses could include: a café/ restaurant, food and beverage service, meeting spaces, health/wellness, and other accessory uses. Boutique office may also be an appropriate use and could include a mixed-tenet style office campus with a max of 30,000 square feet per building that keeps in mass and scale of a small-scale multifamily building
--	--



File #: 21-0747

DATE: September 9, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2024-78, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 318 Franklin Road, Known As Map 063 Parcel 00300 To Add A Special Consideration To The Factory District Design Concept

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning a plan amendment request.

PROJECT INFORMATION

COF Project Number: 8575
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Greg Betterton, Franklin 240 LLC

BACKGROUND/STAFF COMMENTS:

This application proposes a new Special Consideration for the property located north and east of Morningside Drive within the Factory District Design Concept at 318 Franklin Road. The supported uses for this site include single-family residential, duplexes, townhouses, multiplexes, small-scale multifamily residential, and accessory dwellings and any new development should occur behind the hill. The Conservation Design Concept (as well as the Hillside/Hillcrest Overlay) has been mapped in the center of the property due to naturally occurring slopes. The hill also has significance during the Civil War as a redan fortification. The Scenic Corridor Overlay is located along a 150' section of Franklin Road and the property is located within the Historic Preservation Overlay (HPO) and the Central Franklin Overlay (CFO). The design intent of the property is to preserve the hill and maintain the rural character along the Franklin Road corridor while allowing for some higher intensity residential uses to be tucked behind the hill, out of sight from Franklin Road, and provide an opportunity for walkable residences to the Factory, Harlinsdale Park, and Downtown Franklin.

In addition to the supported residential uses, the applicant is requesting to add three-story mixed-use buildings with local commercial uses on the first floor and residential units on the upper stories as a supported use for this location. The applicant is also seeking to define how far development should

occur from Franklin Road. The requested Special Consideration reads as follows:

To preserve the rural character along the Franklin Road corridor, future development should be situated behind the hill to obscure visibility and maintain a rural viewshed. This should be defined as 500 feet from Franklin Road right-of-way. In order to maintain the low-scale character of the Franklin Road corridor, building heights should gradually increase, with structures located between 500 feet and 700 feet from Franklin Road being limited to a maximum height of two stories then transitioning to a maximum height of three stories. Additional landscape buffering should also be implemented as necessary to maintain the rural viewshed along Franklin Road.

In addition to residential uses, development behind the hill could include mixed-use buildings featuring neighborhood commercial spaces on the ground floor and residential units above to support and activate businesses.

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

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

The applicant has provided responses to these criteria, which are included as part of their submittal package as an attachment to this item in Civic Clerk. Staff responses to these criteria are as follows:

1. Significant changes have not occurred that pertain to this property since the May 23, 2024 adoption of the comprehensive update to Envision Franklin. The Plan supports "missing-middle" residential uses at this site to help achieve a transition from the commercial uses along Harpeth Industrial Court and the low scale residential uses along Morningside Drive to the rural character of this portion of Franklin Road going north. The type of use being requested, mixed-use buildings, is already supported for properties along Harpeth Industrial Court and this development pattern will continue along Liberty Pike with the buildout of the Middle Eight PUD.
2. The proposal is generally consistent with the overall Plan so long as the Conservation area is preserved and development occurs behind the hill, per the Infill Character Map.
3. The conceptual design shown at Resubmittal is generally compatible with the vision cast for the Factory District with the exception that this property is located on the periphery and should serve as a residential-only transition to the rural Franklin Road corridor. The applicant has shown versions of conceptual plans with development encroachment into the Conservation area and also in areas that are not behind the hill. The proposed Special Consideration language and distances leave open the possibility of development occurring on the southern half of the property in a location that is not behind the hill.
4. The proposal generally does not adversely affect the health and safety of residents as long as the conservation area is preserved and development is located behind the hill and out of sight from the Franklin Road corridor.
5. The proposal could arguably improve the quality of life of Franklin residents by providing additional housing choices and local commercial uses in a convenient and walkable area of the community.

Any plan shown as part of this application is conceptual and has not been fully reviewed for compliance with Franklin's Zoning Ordinance. Specific plans for any development at this site will be reviewed at the Development Plan and Site Plan stages to ensure the development meets all requirements.

A virtual neighborhood meeting was held on August 8, 2024. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings.

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends disapproval of Resolution 2024-78, primarily because significant changes have not occurred since the adoption of the Plan, per review criteria #1.

However, if the FMPC seeks to approve this amendment request, the staff recommends including the following statements as part of the Special Consideration in order to ensure the site is developed contextually.

The conservation area should be preserved. Information about the site's history should be included as part of the amenities provided in the conservation area. The developable area of the site should largely correspond to the Infill Character Map (in Appendix D of Envision Franklin and as shown on Page 6 of the Applicant's submittal packet).

318 FRANKLIN ROAD ENVISION FRANKLIN PLAN AMENDMENT

Project Information

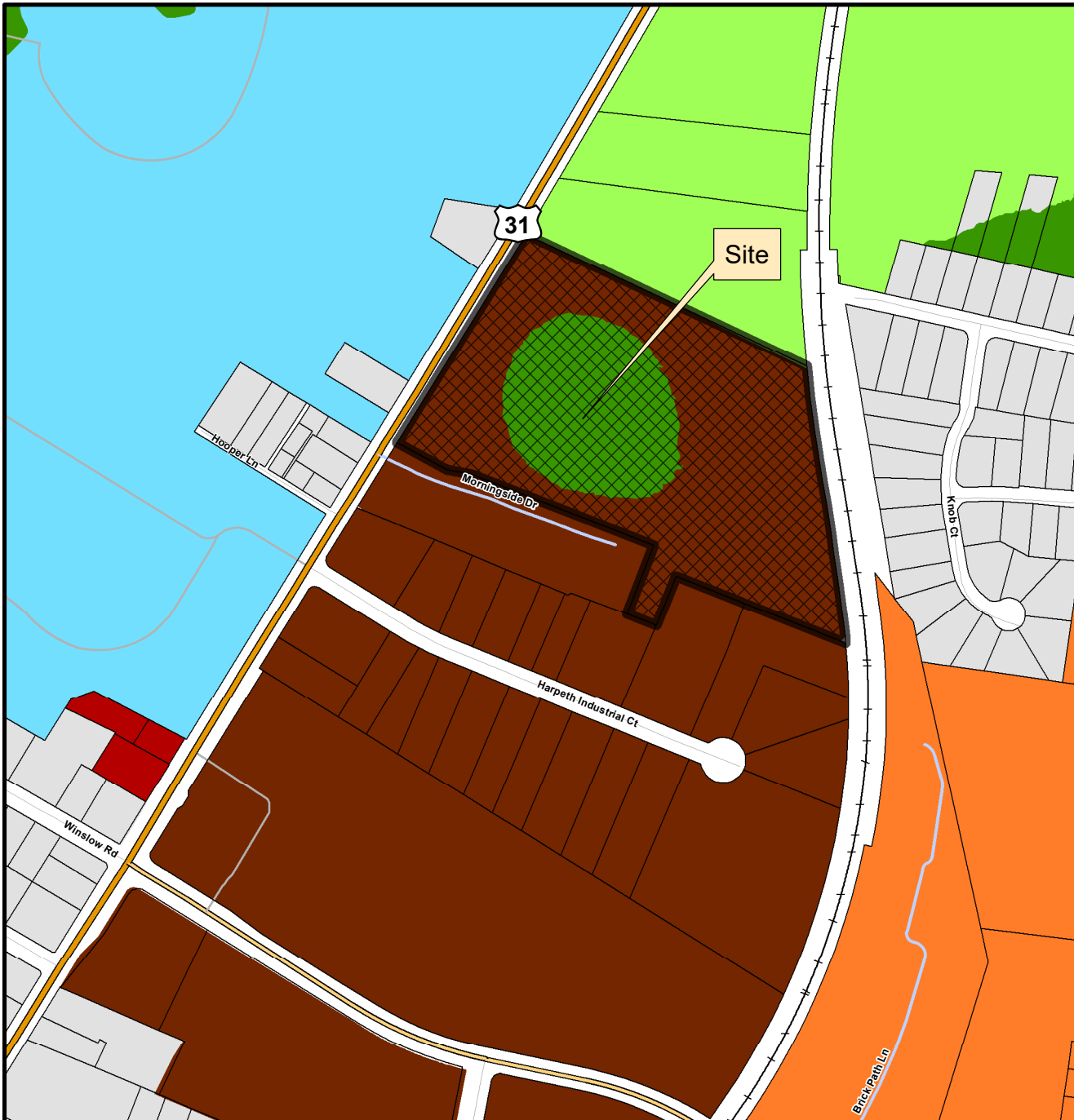
Existing Design Concept: Factory District
Proposed Design Concept: N/A
Current Land Use: Vacant
Overlay Districts: HHO, CFO, SCO, HPO
Site Acreage: 16 acres

Legend

 318 Franklin Road

Design Concepts

-  Civic and Recreation
-  Factory District
-  Historic Residential
-  Industrial Flex
-  Mixed Residential
-  Multifamily Residential
-  Neighborhood Commercial
-  Rural Reserve
-  Conservation
-  Railroad



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HISTORIC
FRANKLIN
TENNESSEE



318 FRANKLIN ROAD

ENVISION FRANKLIN AMENDMENT | INTIAL SUBMITTAL

08/05/2024





FACTORY DISTRICT: SITE CONTEXT

The area surrounding our site has a variety of different uses. A major highlight is the Factory at Franklin, where much community activity takes place with shopping, dining, etc. Adjacent to the sites, there are some mixed use buildings (residential/commercial). Adding mixed use to our site gives a sense of form and connection while also creating new opportunities for site interaction with the expansion of the city.

FACTORY DISTRICT: EXISTING CONDITIONS



MASTER PLAN:

The proposed Envision FranklinText amendment is to strengthen the design intent of the Factory District with additional Special Considerations for the area north of Morningside Drive and Harpeth Industrial Court and west of the railroad.

Jamison Station, located on Liberty Pike, is a mixture of Mixed Use buildings, Town Homes, and Single Family homes as a transition from the Factory to established Single Family neighborhoods along Old Liberty Pike.

Our illustrative master plan illustrates how this transition could and should also occur along the railroad to the north of Morningside Drive. A local street is proposed to connect from Harpeth Industrial Drive to Franklin Road, increasing connectivity for the Factory District. A future connection is required from Harpeth Industrial Drive to the Factory Parking lot where drivers will be able to access Liberty Pike. The interconnectivity throughout the Factory District is paramount to its long term success and sustainability.

In similar design to Jamison Station, Mixed-Use buildings with neighborhood commercial uses on the ground floor and residential above in 3-story buildings line the western side of the railroad as a buffer to the trains. The building would not be visible from Franklin Road. Other mixed use buildings line the new road through the master plan to create a balanced streetscape with commercial ground floor uses on both sides. The mixed use buildings would extend the neighborhood commercial from Harpeth Industrial to behind the hill.

Other residential building types such as town homes, live work town homes, small multifamily buildings and single family homes could transition north and west along the new drive.

The more precise measurement of 375 feet from Franklin Road, best describes the viewshed buffer that should be along Franklin Road to protect the open space.

RESIDENTIAL

COMMERCIAL

MIXED USE

INSTITUTIONAL

LIGHT INDUSTRIAL

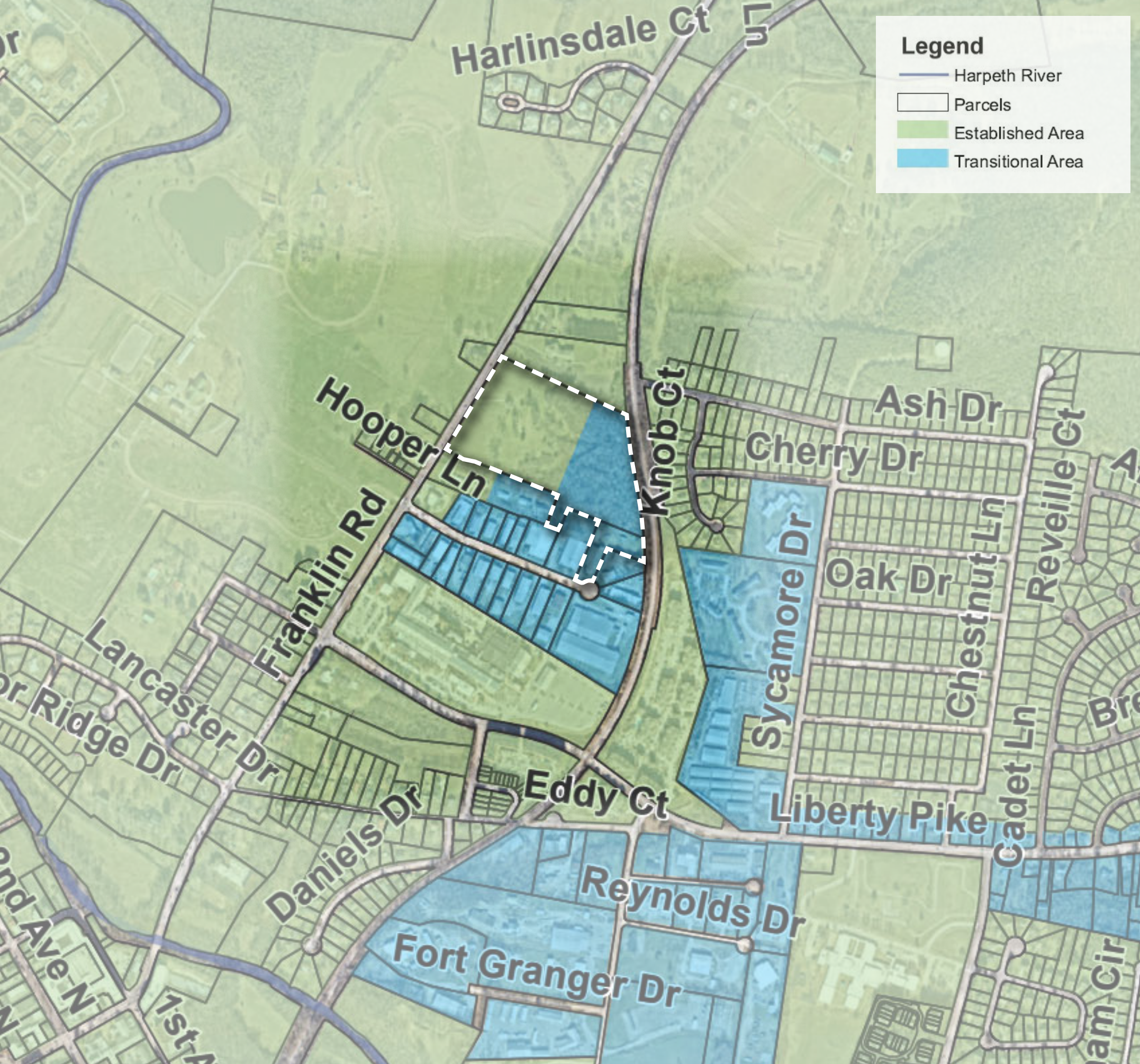


ENVISION FRANKLIN POLICY:
FACTORY DISTRICT

Existing Language in Factory District:

“For the property north of Morningside Drive, future development should be located behind the hill and could include single-family residential, duplexes, townhouses, multiplexes, small-scale multifamily, and accessory dwellings.”
(Envision Franklin | Factory District - Uses | PG 42)

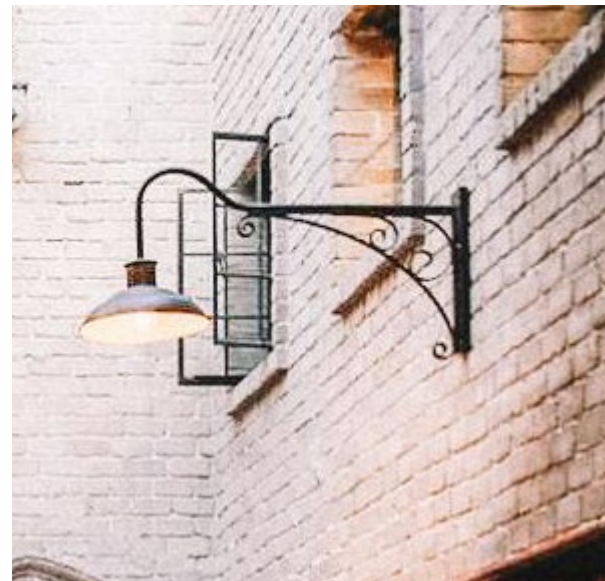
“Any new buildings along Morningside Drive or on the adjacent parcel to the north (hill across from Harlinsdale Park) should respect the rural character of Franklin Road. Infill should be located behind the hill to obscure visibility and maintain the rural viewshed. See Appendix D.”
(Envision Franklin | Factory District - Building Placement | PG 42)



ENVISION FRANKLIN POLICY: INFILL CHARACTER

“Transitional areas are places where change in neighborhood form is expected or enhancement of community character is desired. These areas may include neighborhoods, centers, and **CORRIDORS WITH MIXED USES** in locations where growth and change are expected to be concentrated. Design concepts define the future character, rather than the existing character, with corresponding design guidelines.”

(Envision Franklin | Infill Character Mapping | PG 167)









[LINK TO VIDEO](#)



FACTORY DESIGN POLICY:

SPECIAL CONSIDERATION

PROPERTY NORTH OF MORNINGSIDE DRIVE

To preserve the rural character along the Franklin Road corridor, future development should be situated behind the hill to obscure visibility and maintain a rural viewshed. This shall be defined as 500 feet from Franklin Road right of way. In order to maintain the low-scale character of the Franklin Road corridor, building heights should gradually increase, with structures located between 500 feet and 700 feet from Franklin Road being limited to a maximum height of 2 stories then transitioning to a max height of 3 stories. Additional landscape buffering should also be implemented as necessary to maintain the rural view shed along Franklin Road.

In addition to residential uses, development behind the hill could include mixed-use buildings featuring neighborhood commercial spaces on the ground floor and residential units above to support and activate businesses.



ENVISION FRANKLIN AMENDMENT JUSTIFICATION:

A. SIGNIFICANT CHANGES HAVE OCCURRED SINCE THE ADOPTION OF THE PLAN.

Earlier this year, the Envision Franklin Update was adopted by the City of Franklin Planning Commission. In the update, the Factory District was created to highlight this area around the Factory and create a memorable destination.

The revitalization efforts of the Factory have well exceeded any early expectations, and the excitement is felt throughout the entire City of Franklin. Now, with a fuller understanding of the direction and potential of the Factory District, additional special considerations should be contemplated for the property north of Morningside Drive. With smaller commercial spaces (such as Jameson Station) in the area being at full capacity adding additional opportunities for residents of Franklin to live and work in the community as well as add a much needed resource of neighborhood scale commercial.

B. THE PROPOSAL IS CONSISTENT WITH THE OVERALL INTENT OF ENVISION FRANKLIN IF THE POLICY IS CHANGED TO PERMIT ADDITIONAL SPECIAL CONSIDERATIONS.

The first guiding principle of Envision Franklin is to Create Exceptional Places for people. The uniqueness of the opportunity to utilize the policy of the Factory District for this property north of Morningside Drive sets up the framework for exactly this.

The additional Special Considerations continue the future framework and fabric of the Factory District to a logical transition to the north while protecting the rural viewshed of Franklin Road.

C. THE PROPOSED PLAN AMENDMENT IS COMPATIBLE WITH THE DESIGN CONCEPTS OF THE SURROUNDING AREA AND DOES NOT CAUSE AN ABRUPT CHANGE IN MASSING, FORM, OR ARCHITECTURE.

This is the exact intent of the Special Considerations, to make sure that development in the future is designed and built with compatibility to the surrounding area. The massing, form, and architecture should be built to bookend the Factory District in the similar way that Jamison Station transitions from 3 story buildings at Liberty Pike to town homes, and single family homes along Old Liberty Pike.

D. THE PROPOSAL DOES NOT ADVERSELY AFFECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC.

The plan will preserve significant open space view from Franklin Road, open historic battlefield land to the public, provide a diversity of home types and sizes, and provide additional connectivity from Harpeth Industrial Drive to Franklin Road.

E. SUBSTANTIAL IMPROVEMENTS IN THE QUALITY OF LIFE FOR FRANKLIN CITIZENS WILL BE ACHIEVED:

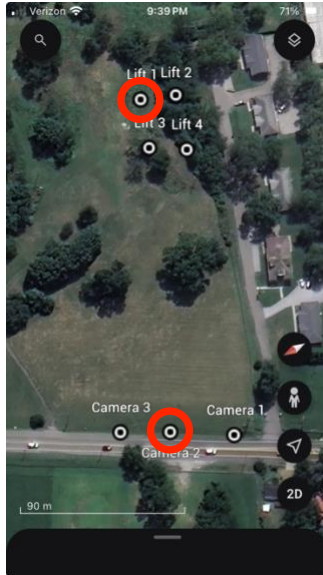
The proposed development substantially improves the quality of life for Franklin citizens by providing residents with the opportunity to live in and interact in the Factory District with a variety of home options, boutique neighborhood commercial, and preserved open space improving the quality of life for the residents.

All Photos taken at 5' height

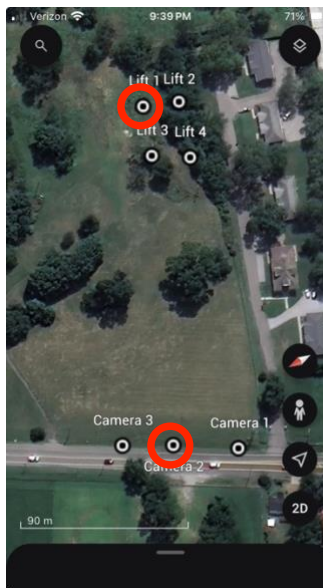
Lift 1 at 25ft

Camera 2

600' from Franklin Road



Bucket at 25ft is visible



Bucket at 24ft not visible

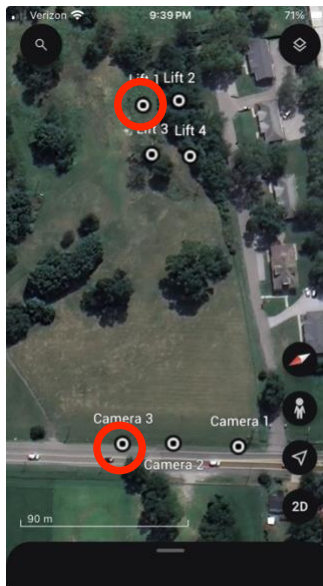
Lift 1 at 25ft
Camera 3

600' from Franklin Road



Bucket at 25ft not visible

Lift 1 at 32ft
Camera 3



Bucket at 32ft is visible (zoomed in to show)

Lift 2 at 25ft
Camera 2

610' from Franklin Road



Bucket at 25ft not visible

TREES OBSTUCTED VIEW OF CAMERA 2 from LIFT 2 at any height

Lift 3 at 25ft
Camera 3



510' from Franklin Road



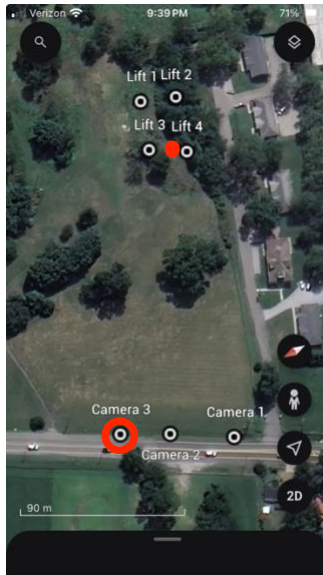
Bucket at 25ft not visible

Lift 3 at 28ft
Camera 3



Bucket at 28ft is visible (zoomed in to show)

Lift 3.5 at 25ft
Camera 3

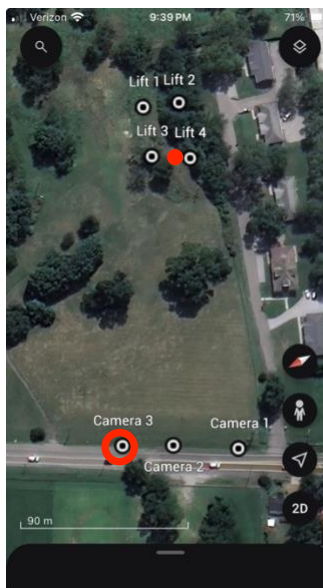


500' from Franklin Road



Bucket at 25ft is visible

Lift 3.5 at 20ft
Camera 3



Bucket at 20ft not visible (zoomed in to show)

RESOLUTION 2024-78

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR A PARCEL LOCATED AT 318 FRANKLIN ROAD, KNOWN AS MAP 063 PARCEL 03300 TO ADD A SPECIAL CONSIDERATION TO THE FACTORY DISTRICT DESIGN CONCEPT

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

WHEREAS, the City adopted *Envision Franklin* on May 23, 2024, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

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

WHEREAS, a new Special Consideration be established for the property located at 318 Franklin Road, as shown in the attached section of *Envision Franklin*; and

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

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

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

SECTION I. That *Envision Franklin* is hereby amended to include the attached Special Consideration for the Factory District Design Concept.

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

SECTION III. That this Resolution shall take effect upon approval by the FMPC on September 26, 2024, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSE

By: _____
Emily Wright
Secretary

By: _____
Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

FACTORY DISTRICT

SPECIAL CONSIDERATION	Property north and east of Morningside Drive	To preserve the rural character along the Franklin Road corridor, future development should be situated behind the hill to obscure visibility and maintain a rural viewshed. This should be defined as 500 feet from Franklin Road right-of-way. In order to maintain the low-scale character of the Franklin Road corridor, building heights should gradually increase, with structures located between 500 feet and 700 feet from Franklin Road being limited to a maximum height of two stories then transitioning to a maximum height of three stories. Additional landscape buffering should also be implemented as necessary to maintain the rural viewshed along Franklin Road. In addition to residential uses, development behind the hill could include mixed-use buildings featuring neighborhood commercial spaces on the ground floor and residential units above to support and activate businesses.



File #: 21-0752

DATE: September 10, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Battle Ground Park Addition Subdivision, Final Plat, Revision 5, (Resubdivision Of Lots 11 And 12), Modifying Lot Lines And Creating 1 Single Family Residential Lot, On 1.04 Acres, Located At 1318 Academy Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8582
Applicant: Daniel Wolterman, T-square Engineering
Owner: Vision Builders, LLC, Nelson Bordeaux, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat revision is to modify lot lines for Lots 11 and 12 of the Battle Ground Park Addition Subdivision and create one single family residential lot, Lot 56. The subject property consists of 1.04 acres and is zoned R4. The property was first platted in 1911. The lot configuration with this revision matches the existing lots of record boundaries and current parcel lines.

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 Battle Ground Park Addition Subdivision, Final Plat, Revision 5.

BATTLE GROUND PARK ADDITION SUBDIVISION FINAL PLAT, REVISION 5

Project Information

Existing Zoning: R-4 Residential District

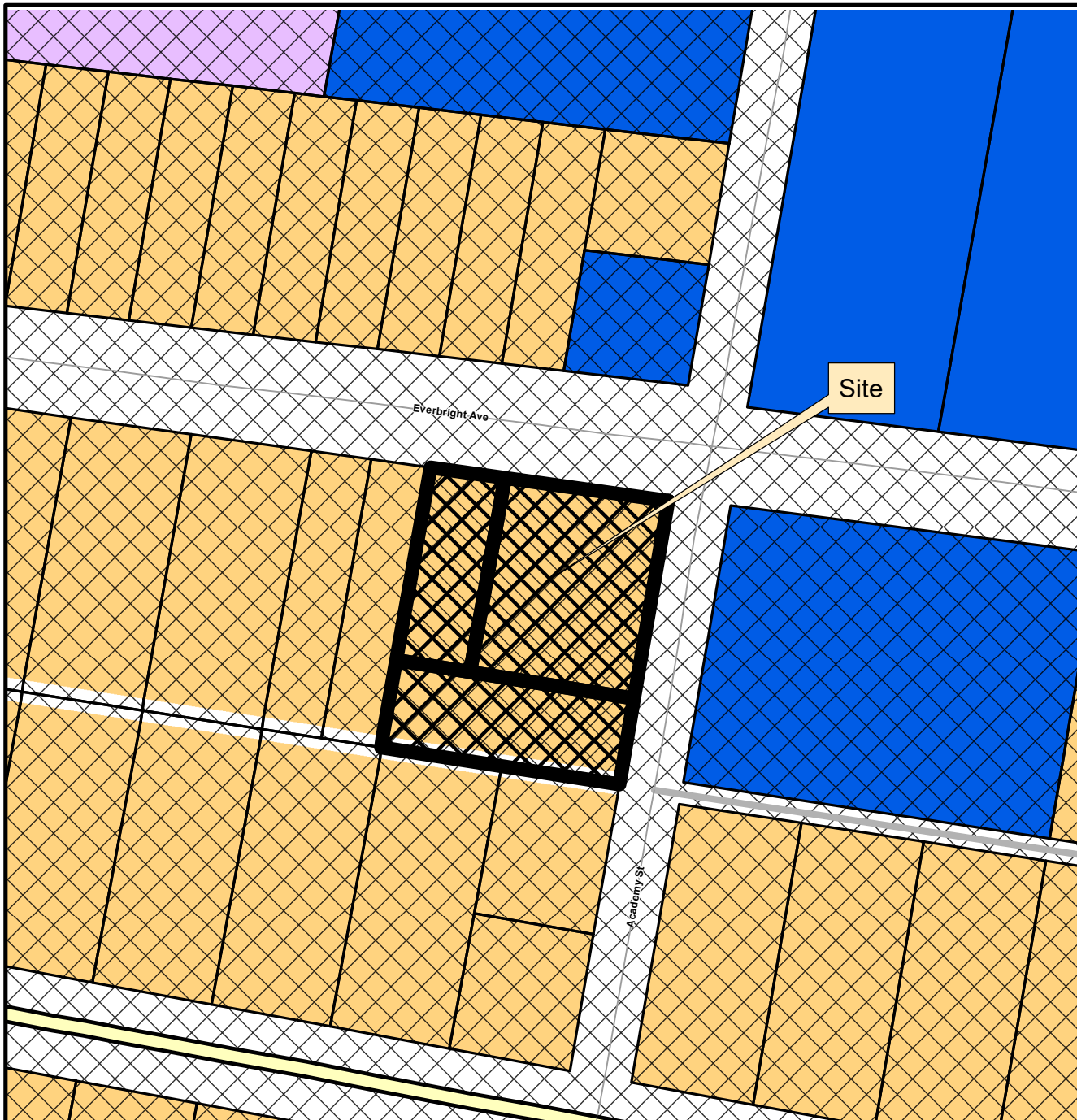
Overlay Districts: CFO

Site Acreage: 1.04 acres

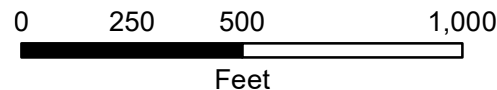
Total Number of Lots: 3

Legend

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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

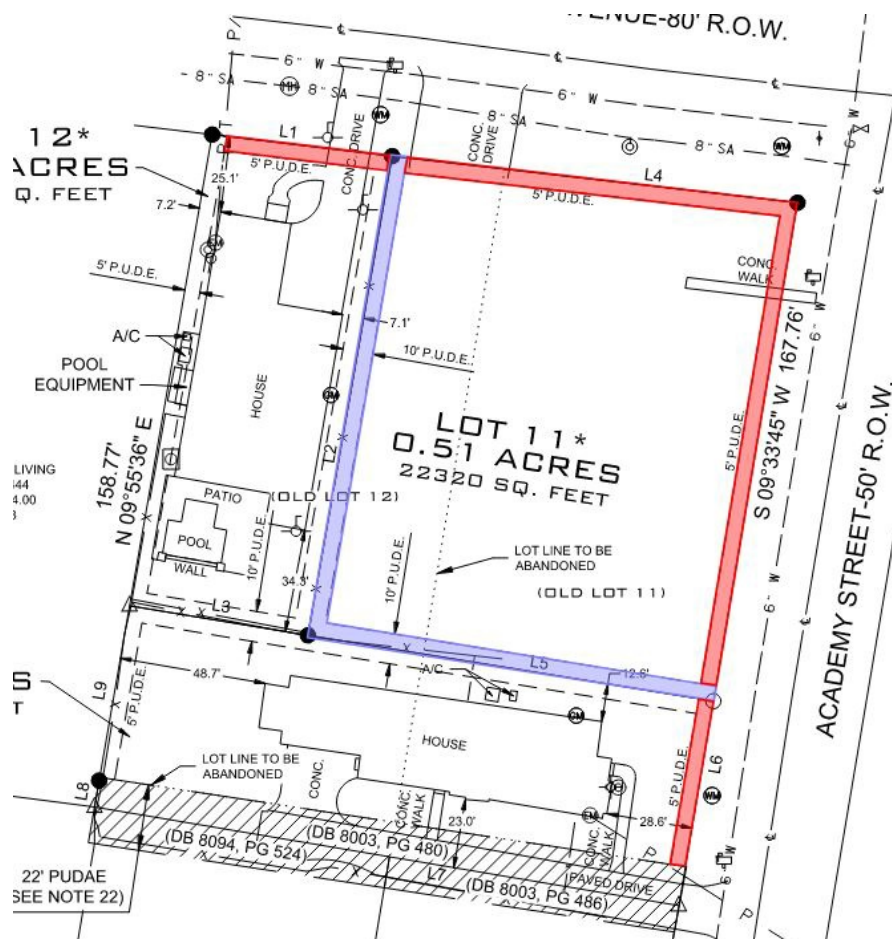
Engineering - Final Plat Checklist

General Issues

21. C. Final Plat

lance.fittro@franklintn.gov Thank you for showing the perimeter PUDE's on the plat. In order to accommodate existing improvements on adjacent lots that are not redeveloping at this time, the lot line PUDE shall be limited to a 5' easement width along the shared lot lines for Lot 11 only, as highlighted in purple below.

Additionally, the streetside utility easements highlighted in red below are not required for City utilities, but may be provided for non-City utilities if needed.



Parks

General Issues

26. Advisory Comment

kevinl@franklintn.gov Advisory Comment,

In the future, If there is an intention of building an accessory structure, then Parkland Impact ordinance will be required.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklinton.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.)

Planning

General Issues

27. Updating Deed Advisory Note

shanna.mccoy@franklinton.gov **ADVISORY COMMENT:** Revisions to plats do not convey ownership. In order for ownership of land to match the new lot lines as depicted on this plat, deeds need to be prepared and submitted to the County describing any change in ownership as related to this plat. The County will not update their parcel map with these new lot lines until they have updated matching ownership records. Please contact **Lisa Wood with the Williamson County Property Assessor's Office at (615)-790-5630** with further questions.

- THE PURPOSE OF THIS PLAT IS RECONFIGURING LOT LINES AND CREATING A NEW LOT FOR PARCELS 15.00, 16.00, & 17.00 AND CHANGE THE ADDRESS OF 1318 ACADEMY STREET (LOT 11, PARCEL 16.00) TO 201 EVERBRIGHT AVENUE.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT(S) 11 & 12 SHOWN ON THE FINAL PLAT ENTITLED "BATTLE GROUND PARK LAND CO" AS RECORDED IN PLAT BOOK 1, PAGE 101, R.O.W.C.
3. BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 5301, PIPSONE 4100, NAD 83 DATUM.
4. SUBJECT PARCEL: MAP 078J, GROUP F, PARCELS 015.00, 016.00, & 017.00. THE TOTAL ACREAGE OF THE SUBJECT PROPERTY IS 1.04 ACRES.
5. SUBJECT PROPERTY LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
6. 4. PROPERTY IS ZONED: R-4-RESIDENTIAL 4 DISTRICT.
7. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE LOCATION OF ANY DESCRIBED TRACT LIES WITHIN FLOODWAY, AND IS SHOWN IN THE AREA ZONE X AS SAID TRACT PLOTS BY SCALE ON FEMA FIRM MAP NUMBER 47187C01926 ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FRANKLIN, TENNESSEE (EFFECTIVE DATE DECEMBER 22, 2016).
8. LOT SHALL CONFORM TO ALL REQUIREMENTS OF THE "FRANKLIN ZONING ORDINANCE".
9. 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.
10. UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS, UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
11. THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
12. THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNLAWFULLY CONDUCTED AN ACQUISITION OF EASEMENTS, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ANY EASEMENTS EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN ANY DESCRIBED EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL, HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN 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.
15. 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.
16. 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.
17. 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. ALL SIGN TRAILERS FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF ASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
18. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - AVERAGE SETBACK OF EXISTING BUILDINGS ON THE SAME BLOCK FACE, BUT NO CLOSER TO THE FRONT LOT LINE THAN THE CLOSEST ADJACENT BUILDING, AND IN NO CASE LESS THAN 10 FEET
SIDE - 7
REAR - 20'
19. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
20. THERE IS TO BE A 40' EASEMENT ON ALL OVERHEAD ELECTRIC LINES AND A 20' EASEMENT ON ALL UNDERGROUND ELECTRIC LINES.
21. AN APOSTROPH (*) DENOTES CRITICAL LOTS FOR DRAINAGE DUE TO LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THESE LOTS SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL. DETAILING SUPERVISORY LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.
22. PORTIONS OF THE ALLY SHOWN ON THE PLAT FOR BATTLEGROUND PARK ADJUT (PB 1 PG 101) WERE QUIT CLAIMED TO THE ADJOINING LOTS AND



File #: 21-0754

DATE: September 10, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Franklin Ridge Subdivision, Site Plan, Section 1, Creating 14 Single Family Residential Lots And 3 Open Space Lots, On 11.19 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8549
Applicant: Gray Harrison, Kimley-Horn
Owner: Toll Southeast LP Company, INC., Michael Burton, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a site plan for 14 single-family residential lots and 3 open spaces lots as Section 1 of the Franklin Ridge Subdivision. The property is zoned R2 and consists of 11.19 acres. The preliminary plat for the Franklin Ridge Subdivision was approved by the Franklin Municipal Planning Commission at its June 2024 meeting. The site plan as submitted aligns with the corresponding preliminary plat and the standards for the R2 Zoning District. The location of the buffer along Mack Hatcher Memorial Parkway warrants approval of this site plan by the Planning Commission.

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 that the Planning Commission approve the Franklin Ridge Subdivision Site Plan for Section 1, with conditions.

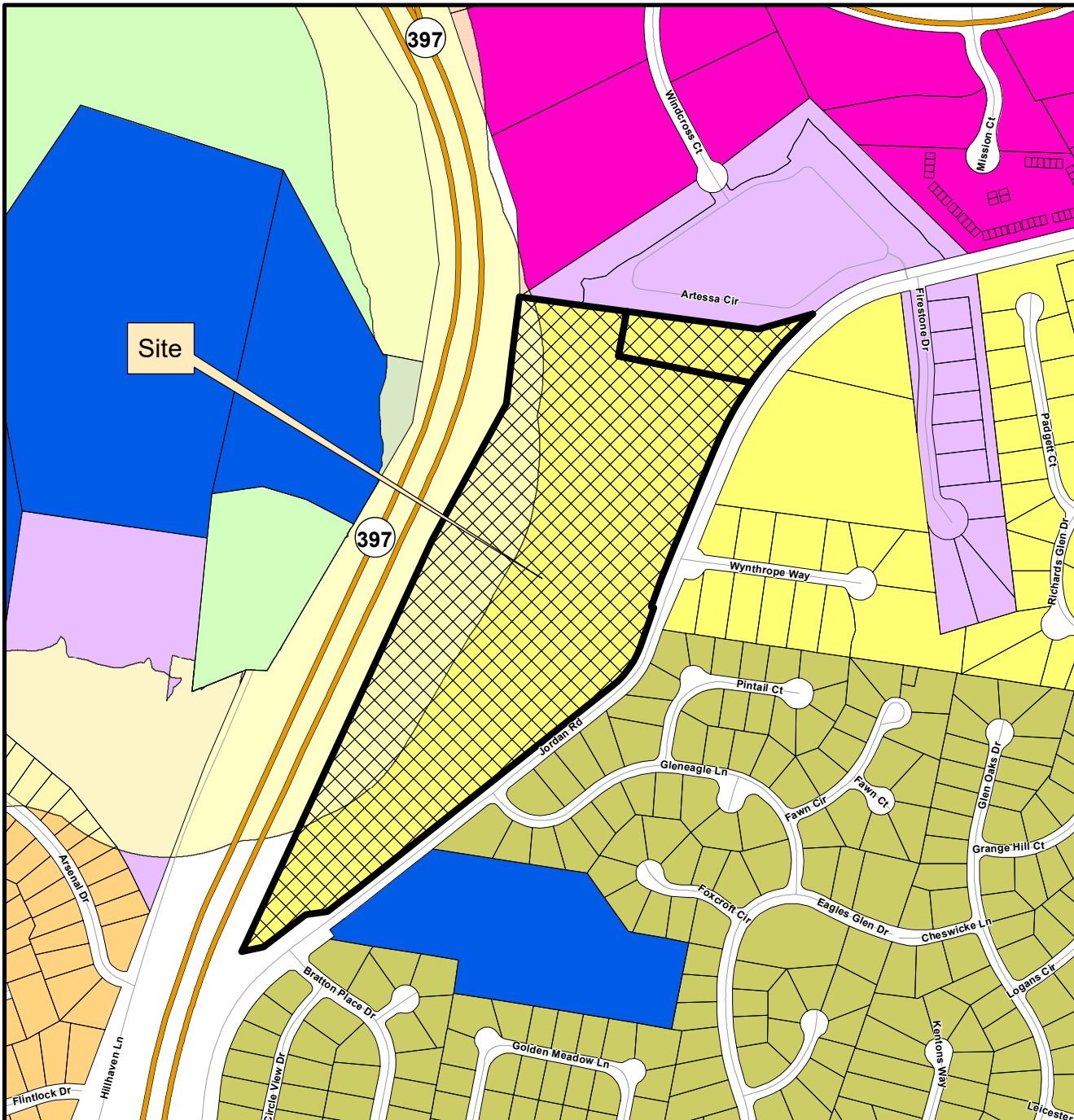
FRANKLIN RIDGE SUBDIVISION, SECTION 1 SITE PLAN

Project Information

Existing Zoning: R-2 Residential District
 Overlay Districts: 500' Buffer of Hillside
 Site Acreage: 28.26 acres
 Proposed Number of Dwelling Units: 14
 Proposed Nonresidential Square Footage: None

Legend

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



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0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 39 These issues are currently being filtered

Addressing

General Issues

33. Addressing

nathan.hollingsworth@franklintn.gov Please make sure to use the correct lot numbering as sent with the original addressing plans. The lots do not need to be renumbered due to the phasing plan and should remain in ascending order across both phases.
[Edited By William Holcomb]

Engineering - Checklist

General Issues

19. Retaining Walls and Guardrails

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

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

24. Final Plat

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

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

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

Engineering - Site Plan Checklist

General Issues

29. Preliminary Plat

joe.marlo@franklintn.gov *Offsite Jordan Road survey and design drawings provided (thank you).*

Applicant shall revise the drawings demonstrating 20 feet width of travel lanes between Firestone and McEwen on design drawings as follows:

1. Revise drawings to provide 20 feet of pavement exclusive of gutter, including that immediately to the east of Firestone, similar to that shown on the Exhibit.
2. Extend ROW line on north side of Jordan Road along length of improvements to demonstrate that all improvements are within ROW.
3. Where street is to be widened, indicate on drawings that edge of pavement is to be sawcut and that new pavement shall meet COF Detail RD-3 (C2.6), similar to information shown for Jordan Road on C2.5.
4. Show proposed grading contours at widened section. Survey indicates a roadside ditch adjacent to existing edge of pavement. Proposed contours are needed to show how the ditch will be maintained.
5. If proposed grading in roadside ditch is required, provide calculations showing ditch will still have capacity after improvements.

30. Offsite Improvements

joe.marlo@franklinton.gov *Comment to remain open as a Condition of Approval.*

The proposed site plan indicates offsite work to be performed on adjacent properties and/or right-of-way.

Prior to the first issuance of a Certificate of Occupancy, the offsite improvements required with this Site Plan shall be constructed by the developer and accepted by the City of Franklin.

31. Jordan Road

jimmy.wiseman@franklinton.gov This comment to remain open as a reminder to Staff.

There have been conversations regarding the removal of all barricades on Jordan Road. This requires Board action. If that is proposed with this site plan the developer shall be responsible for the curb & gutter and sidewalk along their entire frontage and installing a right in right out at Jordan Road and Liberty Pike.

37. J. Stormwater Management Plan

lance.fittro@franklinton.gov Applicant shall update the bioretention sizing information provided on the plans to match that shown in the provided Stormwater Report, and verify required surface areas shown on the plans match that calculated in the report. Additionally, something appears to have broken linked information from the spreadsheet tool used for the report to its inclusion on the plans (one example of several such issues is shown below). Please correct:

Bio #1 Report

Req'd Pretreatment Area	624	SF
Pretreatment Area Provided	625	SF
Req'd Bioretention Surface Area	1809	SF
Bioretention Surface Area Provided	1,885	SF
Total Area Required	2432.70	SF
Total Area Provided	2510.00	
Resultant Treatment Volume (Tv)	4960.50	CF
Percent of Required Tv Provided	104%	

Bio #1 Plans

Remaining Req'd Bioretention Volume 1809.70 SF

Req'd Pretreatment Area	2501	SF
Pretreatment Area Provided		SF
Req'd Bioretention Surface Area	4621	SF
Bioretention Surface Area Provided		SF
Total Area Required	7121.84	SF
Treatment Volume (Tv) Provided	0	CF
Percent of Required Tv Provided	0%	

39. ROW Abandonment

lance.fittro@franklin.tn.gov Resolution 2024-18 was approved by the BOMA on 5/28/24 authorizing abandonment of a portion of the existing Jordan Road ROW, with conditions as highlighted below. Additional survey and preparation of legal description and exhibits as necessary for preparation of quitclaim deeds for the highlighted ROW area shall be the responsibility of the developer. The improvements referenced in Condition 2 shall be reflected on the site plan for the development, and the blanket PUADE area for the vacated ROW required per Condition 1 shall be reflected on the site plan and final plat **prior to any recording of buildable lots within the "Future Phase 2 Development" area depicted on the site plan.**

RESOLUTION 2024-18

A RESOLUTION DECLARING CERTAIN SECTIONS OF JORDAN ROAD RIGHT-OF-WAY AS SURPLUS REAL PROPERTY AND ESTABLISHING CONDITIONS FOR DISPOSAL OF THAT RIGHT-OF-WAY

WHEREAS, the property known as Map 062; Parcel 3.00 is currently proposed for

development and the owner has requested the City to abandon Right-of-Way located on Jordan Road as shown on Exhibit A;

WHEREAS, the Board of Mayor and Aldermen (BOMA) by approving this Resolution, are determining that the existing Right-of-Way located on Jordan Road as shown on Exhibit A is no longer necessary, suitable and desirable as public Right-of-Way; and

WHEREAS, because this Right-of-Way as shown on Exhibit A is no longer needed, the City now desires to declare the Right-of-Way as surplus property in order to sell or dispose of the property to the adjacent property owners; and

WHEREAS, this Right-of-Way shall be vacated per the City of Franklin's unused city Right-of-Way policy unless otherwise determined by the City Engineer; and

WHEREAS, the existing Right-of-Way would be considered a non-buildable lot and staff has determined the value to be less than \$25,000; and

WHEREAS, Municipal Code (Chapter 8; Sec. 5-802) allows for the BOMA to sell or dispose of real property by negotiated contract or by other means that will adequately protect the public interest when the value does not exceed \$25,000.

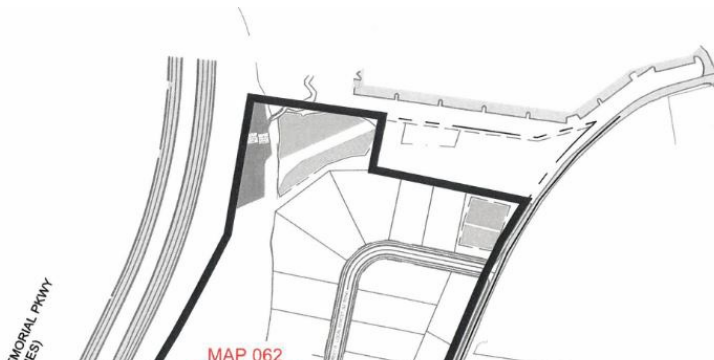
NOW THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the Right-of-Way as shown in attached Exhibit A is hereby declared surplus real property.

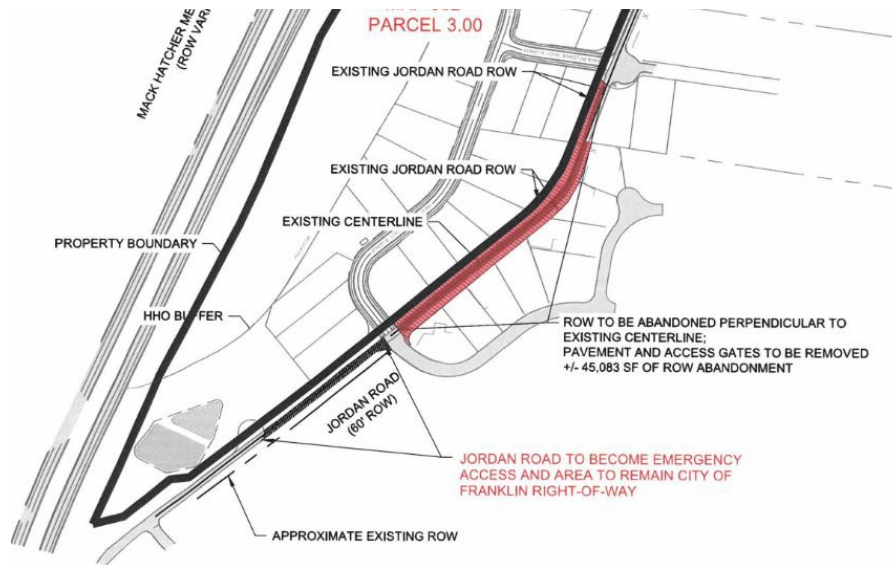
BE IT FURTHER RESOLVED by the Board of Mayor and Aldermen that the Right-of-Way so declared as surplus shall be dedicated to the adjacent property owners as negotiated by the City Engineer and approved by the City Administrator with the following conditions:

- 1) Require a Public Utility, Access and Drainage Easement on 100% of the property being vacated; and
- 2) Prior to transferring ownership of the surplus Right-of-Way, the property owner of Map 062; Parcel 3.00 shall be required to make any and all improvements as required by the City Engineer.

1

Res 2024-18
Exhibit A
PG 1 of 1





70. Stormwater Infrastructure

joe.marlo@franklintn.gov Stormwater infrastructure has been revised (thank you), however it still requires correction.

Applicant shall revise stormwater infrastructure now shown as follows:

1. Calculation for Minimum Cover now shown on C3.16 tables appears errant for several structures. Please revise
2. Revise design to provide a minimum 2-foot cover at all locations except where tying into existing at O0. If cover at O0 must be less than 2 feet, provide an elliptical pipe to maximize cover.
3. Tables appear to show structure O0 as holding water. Please revise design to provide positive drainage.
4. Provide information for all structures immediately upstream/downstream of O0 in tables, including from adjacent headwall.
5. Top of Grate elevation for EX-1 shown in tables does not appear to match survey.
6. Tables now show pipes B10-B7 as elliptical, which does not appear necessary. Please revise pipes such that upstream pipes are not larger than downstream pipes.
7. Update storm calculations to match revised invert elevations and slopes now shown on plans/tables.
8. Calculations now show O1-O0 as over capacity. Please revise.

77. Site Plan

joe.marlo@franklintn.gov Comment primarily, but not fully, addressed.

Applicant shall revise mill and overlay extents to encompass the entire width of Jordan Road.

1. Revise mill and overlay hatching (C2.0, C2.1) to extend over entire road width of Jordan Road along full length of development (i.e. to Sunbird Drive)
2. Remove "to centerline" from mill and overlay notes (C2.3)

81. retaining wall

joe.marlo@franklintn.gov The following is a new comment based on new information now shown (retaining wall).

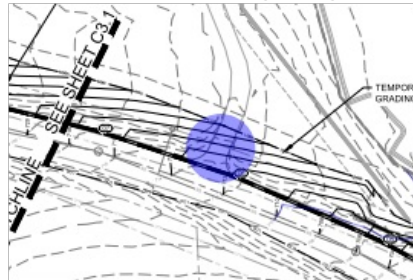
Applicant shall revise retaining wall now shown along Jordan Road as follows:

- Shift wall to be located a minimum of 10 feet from back of curb.
- Retaining walls within right-of-way shall consist of cast-in-place reinforced concrete walls meeting TDOT standards and incorporate a form liner with a non-sacrificial (i.e. permanent) anti-graffiti coating.
- Provide top and bottom retaining wall spot elevations at high, low, and transition points on grading plan.
- Note that top of retaining wall footing shall be located 2'-0" below top of curb elevation.
- Plan Note 'M' at wall appears errant (C2.3)

85. grading

joe.marlo@franklintn.gov The following is a new comment based on new information now shown (revised grading).

1. Grading for public streets has changed from the previous submittal, and is not appropriate. Applicant shall revise grading in public street to meet Street Specifications, similar to that shown on previous submittals.
2. Applicant shall show grading appropriate for a driveway at the location shown below (C3.3)



88. Meeting Required Prior to One Stop

joe.marlo@franklintn.gov One Stop is intended to consist of a short staff review to ensure the remaining comments have been addressed. Due to the number and scope of remaining comments in this submittal, a meeting is required.

Prior to submitting for One Stop, Applicant shall schedule a meeting with Engineering and Stormwater staff to demonstrate that the comments made herein have been accurately incorporated into the project documents. *Submittal of the Site Plan will be deemed incomplete without meeting with city staff prior.*

Please contact Joe Marlo (joe.marlo@franklintn.gov) at the City of Franklin to arrange a virtual meeting.

90. 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
- Utility Permit
- Permit Instructions

PERMIT APPLICATION SUBMITTAL INSTRUCTIONS:

- Complete the permit application. Incomplete applications will not be processed.
 - Completed permit applications & Right of Entry Affidavit 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:

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@franklin.tn.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 RECEIVE 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

92. Roadway Grading

lance.fittro@franklin.tn.gov The revised plan set sent via e-mail on 9/13/24 has not been reviewed comprehensively due to its arrival late in the submittal review cycle. The corrected road surface and associated grading for Berryhunter Lane and Sunbird Drive which was identified and communicated via e-mail (thank you) shall be incorporated into the plans submitted for One Stop review as a Condition of Approval, along with any design changes resulting from the meeting with Engineering staff to be scheduled prior to submittal of the plans to One Stop.

82. Standard Detailkyork@mvud.org

C5.7 Add standard detail TSW-007, TSW-011, and TSW-012 with latest technical specification revision dated 01/2022

83. Standard Detailkyork@mvud.org

C5.7 Remove standard detail TSW-002B

87. WL Sizekyork@mvud.org

Revise WL size along Sunbird Drive to 12"

Performance Agreement and Surety**General Issues****51. Engineering Sureties**kevin.long@franklintrn.gov**Applicant shall post sureties in the following amounts:**

Sureties for Water to be posted with MALLORY VALLEY	
II. CITY SEWER	\$ 689,000.00
III. PUBLIC SIDEWALK:	\$ 290,000.00
IV. CITY STREETS	\$ 413,000.00
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	
VI. STREET ACCESS	\$ 20,000.00
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	\$ 850,000.00
XI. GREEN INFRASTRUCTURE	\$ 487,000.00

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

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	1685 LF
4' Manholes	13 EA
Concrete Sidewalk (4" Class A, 4" Base)	18260 SF
Local And Alley Pavement (1.5", 3", 8")	2620 SY
Mill & Overlay Existing Pavement	3500 SY
Concrete Curb And Gutter	3330 LF
Street Access	
15" Rcp Culvert	305 LF
18" Rcp Culvert	1701 LF
24" Rcp Culvert	283 LF
Endwalls / Headwalls	6 EA
Single Inlet / Junction Box	34 EA
Dry Pond	5625 CY
Pond Outlet Structure	3 EA
Bioretention/Rain Garden (Total Water Quality Treatment Volume)	16825 CF

[Edited By Kevin Long]

89. Landscape

jason.arnold@franklintn.gov Landscape surety \$62,000

Planning

General Issues

36. FMPC Approval

joseph.bryan@franklintn.gov Advisory comment to remain open: this plan requires approval from the Planning Commission due to the buffer along Mack Hatcher.

Planning (Landscape)

General Issues

22. Tree Preservation Plan

jason.arnold@franklintn.gov Comment to remain open as a reminder.
An offsite easement will be required prior to grading permit.

Stormwater

General Issues

1. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Comment partiall addressed, "Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded.

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

Revised checklist uploaded.

12. Drainage

ellen.moore@franklintn.gov Applicant shall include all flows to the offsite infrastructure. Flows are currently shown as N/A.

To accurately anticipate downstream flows, underdrains shall be modeled in the bioretention areas.

13. Drainage

ellen.moore@franklintn.gov A swale shall be shown on the rear of lots 10-13 where the lot line drainage arrows are shown.

52. EPSC

Doug.Noonan@franklintn.gov Comment not addressed, "Per the TDEC's EPSC Handbook the following is required of sediment basin's:

- A wet pond/pool that is a minimum depth of 3'.
- Non-porous baffles provided if a 4L:1W ratio cannot be achieved. Ensure they are staggered such that they elongate the flow path.
- Forebays are to remain through the interim phase, for the entire construction timeline until conversion."
- Wet pond for sediment basin #2 is for 2.29'/2.02' deep.
- Baffles shall be shown on the interim EPSC plan.

59. EPSC

Doug.Noonan@franklintn.gov While the trap outfall has been relocated, directing the flow to Jordan Road is also not acceptable as it currently sits. There is no receiving infrastructure or conveyance and discharging stormwater to the driving lane presents a safety issue.

60. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov QLP fee of \$3,000 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff.

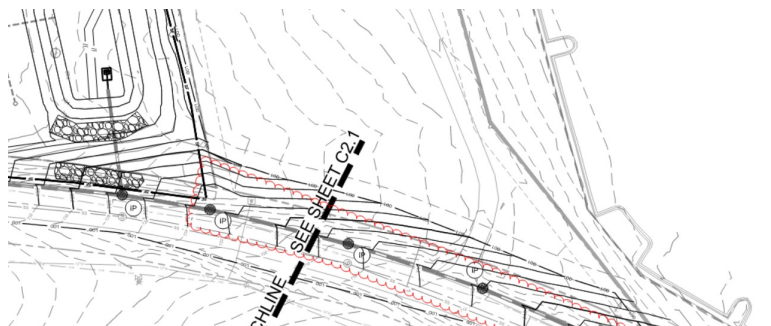
- Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.
- Fee will be included on the Permit Fee Worksheet and may be paid with the permit fees or separately.
- Fee may be paid over the phone with a credit card by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

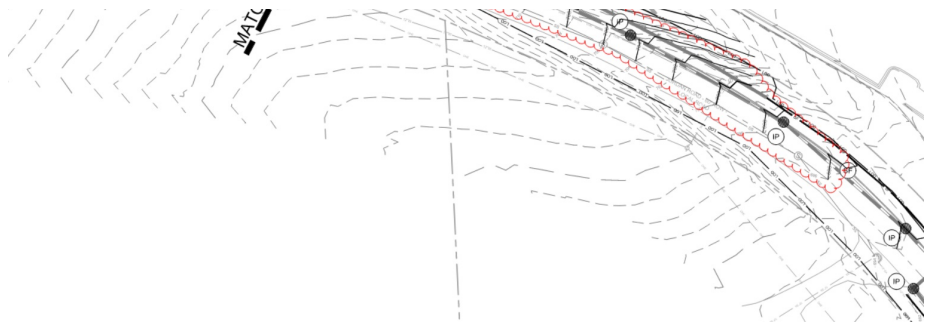
This fee has been added to the Fee Worksheet and may be paid with the site permit fees or separately.

[Edited By Amanda Ray]

62. EPSC

Doug.Noonan@franklintn.gov Grading has been revised. Ensure EPSC measures are provided along back of curb.





68. Riparian Buffer

jeff.willoughby@franklintn.gov The buffer management plan says that the entire site is forested. What is the composition and what percentage of the area is invasive? Will the invasive removal provide new opportunities for native establishment.

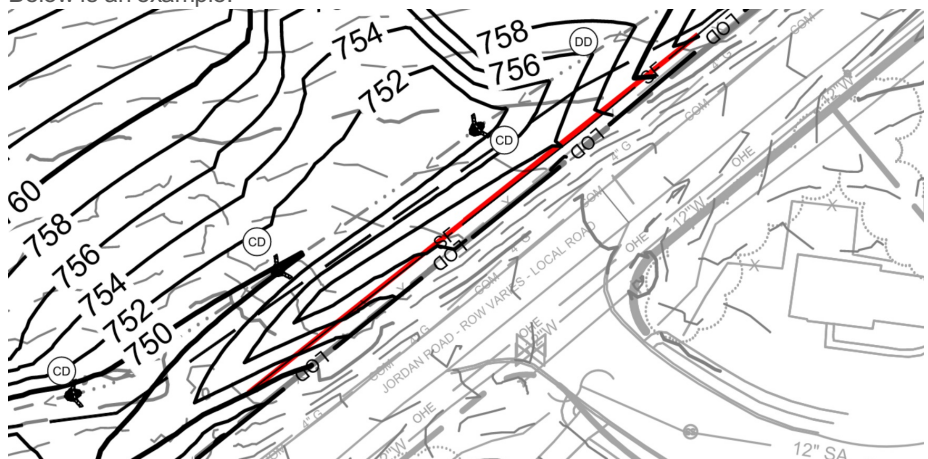
Per FMC 23-107, Riparian Buffers on all Water Resources shall be enhanced. Enhancement shall include removal and treatment of invasive species and the **re-establishment of native species which provides a mix of Canopy Trees, understory, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory. A native Milkweed species shall be specified in the seed mix.**

78. EPSC

Doug.Noonan@franklintn.gov Applicant shall protect all onsite and immediately adjacent inlets with drop bag type inlet protection with overflow ports. ADS Flexstorm is one of many products that has been approved by the Tennessee Department of Transportation and would be accepted by the City of Franklin. Temporary diversions may be needed to prevent stormwater from being directed to the lowest inlets and/or off-site. A detail for inlet protection shall be provided.

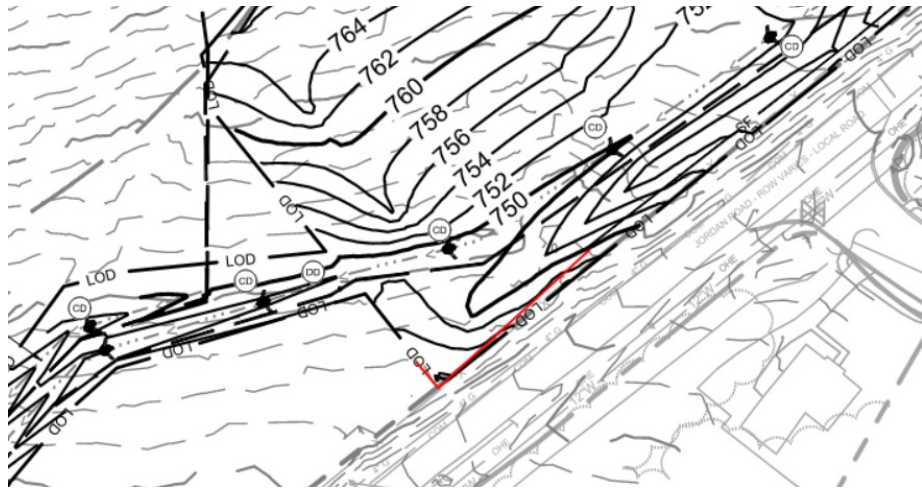
79. EPSC

Doug.Noonan@franklintn.gov Ensure silt fence placement on the interim is on the edge of grading and not being graded through along Jordan Road. Below is an example:



Also, ensure silt fence is extended along Jordan.





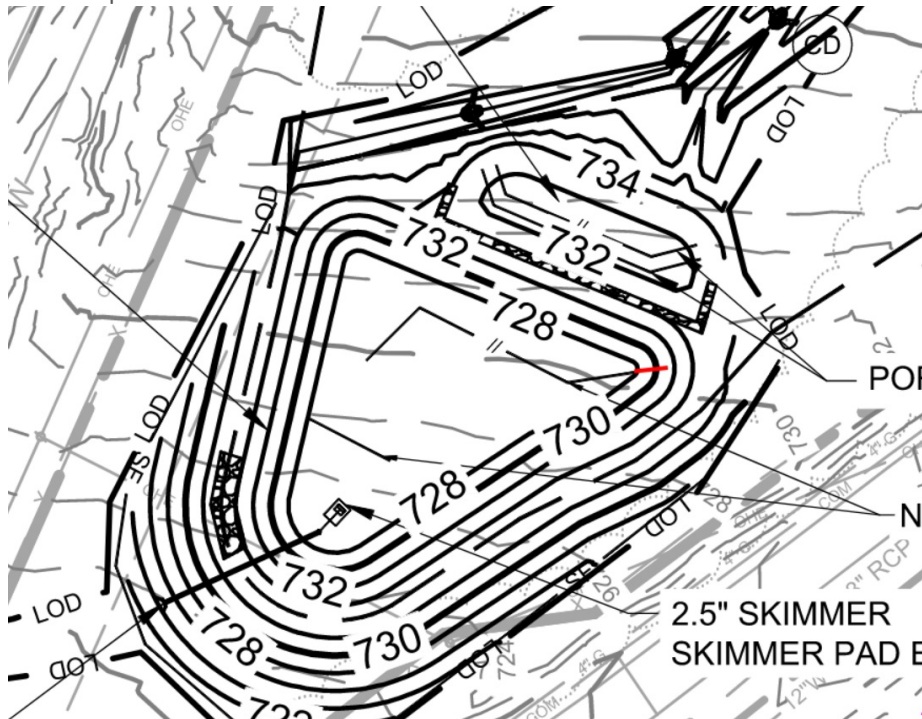
[Edited By Doug Noonan]

80. EPSC

Doug.Noonan@franklintn.gov

Provide a detail for porous and non-porous baffles. Ensure non-porous baffles extend to the top of dry storage and extend up the side slope.

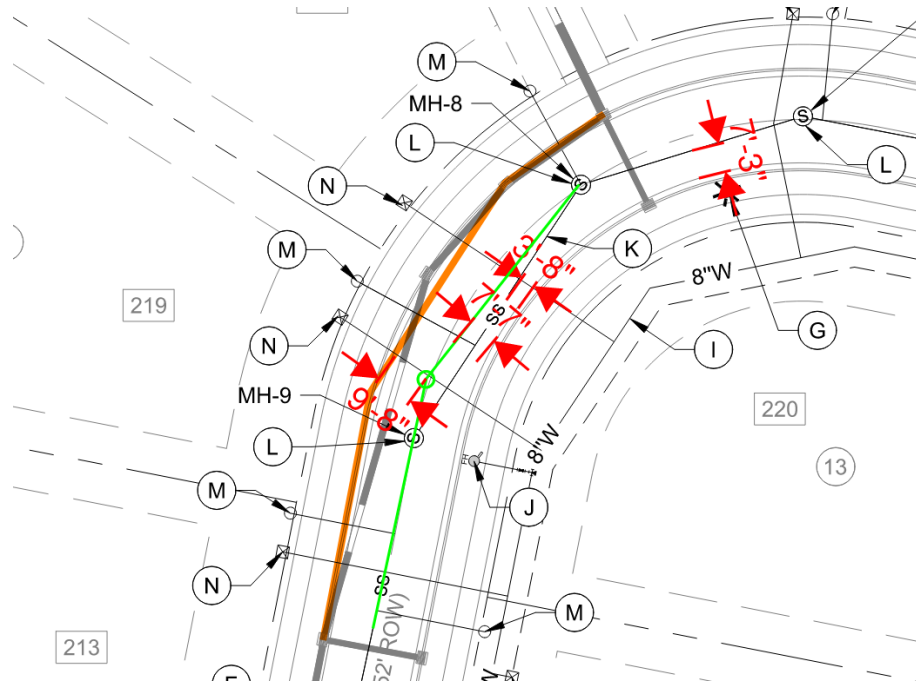
For example:



2.5" SKIMMER
SKIMMER PAD E

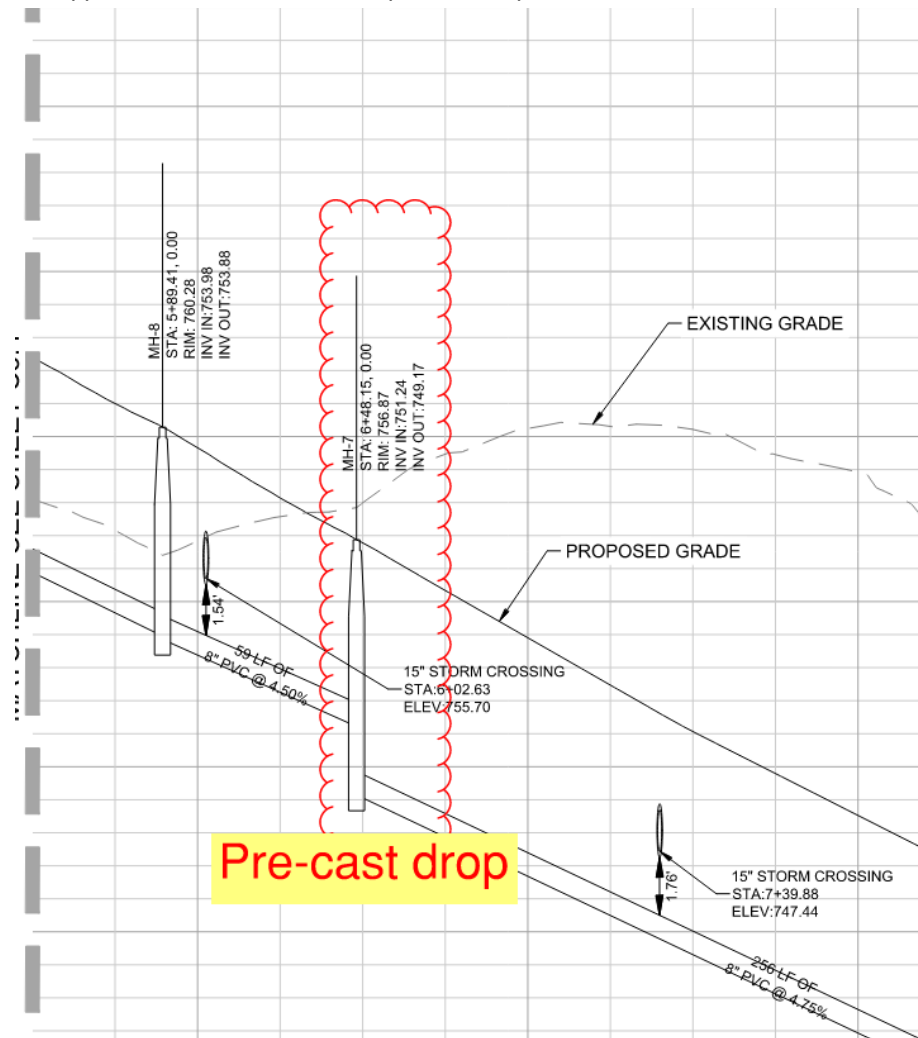
4. utility separation

ben.mcneil@franklintn.gov The applicant adjusted the sewer, but the separation from face of curb is shown at 3'-7", the layout below appear to allow 7'-7" with adjustments to storm line. The applicant shall revise to minimize impact to curb with maintenance to sewer.



43. Sanitary sewer profiles

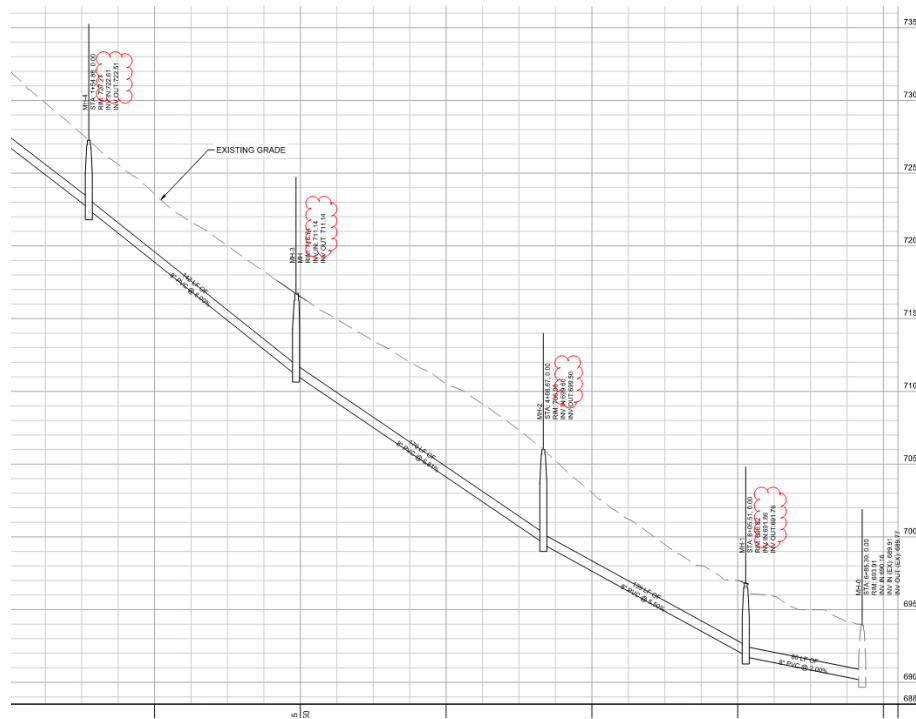
ben.mcneil@franklintn.gov The applicant shall show MH 7 as a pre-cast drop manhole.



46. Off site sewer profile

ben.mcneil@franklintn.gov

The applicant has adjusted the cover and it understood that the grades shown should clean manhole, but the requirement for manholes is a .2 drop across manhole. The applicant shall revise the manhole to provide correct drop.



49. Sanitary sewer plan and profiles

ben.mcneil@franklintn.gov

The applicant shall ensure the slope across manhole show a .2 drop. Currently, not all manhole meet the requirements.

Zoning

General Issues

91. Elevation

shanna.mccov@franklintn.gov

Please add a note to the architectural elevations that the elevations are conceptual in

charlottesville@franklinridge.com I have also added to the architectural elevations that the elevations are conceptual in nature and will meet the requirements of the City of Franklin Zoning Ordinance.

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 Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

ATTN: INC.

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.

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 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 RAMPS 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.

1. THE PROJECT SITE IS SHOWN ON WILLIAMSON COUNTY, TAX MAP # 62, PARCEL #3.00.
2. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON AND ASSOCIATES, DATED 02/09/2024 . 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.

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.

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 28.62 ACRES.
2. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, 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 AND FOLLOW THE 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.

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 PONTS 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 $\frac{1}{2}$ 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. EPSG MEASURES SHALL ONLY BE REMOVED AFTER THE SITE HAS ESTABLISHED A SOLID, STABILIZED STAND OF GRASS.

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.

- 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.

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. UNLESS OTHERWISE NOTED, 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.
- 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.

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 3/4 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.

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.

FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

[illegible]

NO.	1	2	3	4	5	6	7	8	9
DESIGNED BY:									SAC
DRAWN BY:									MEN
CHECKED BY:									WGH
DATE:									07/08/2024
KIMLEY-HORN PROJECT NO. 118665004									

GENERAL NOTES

SHEET NUMBER

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- 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.

- 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:

- 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.

• 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.

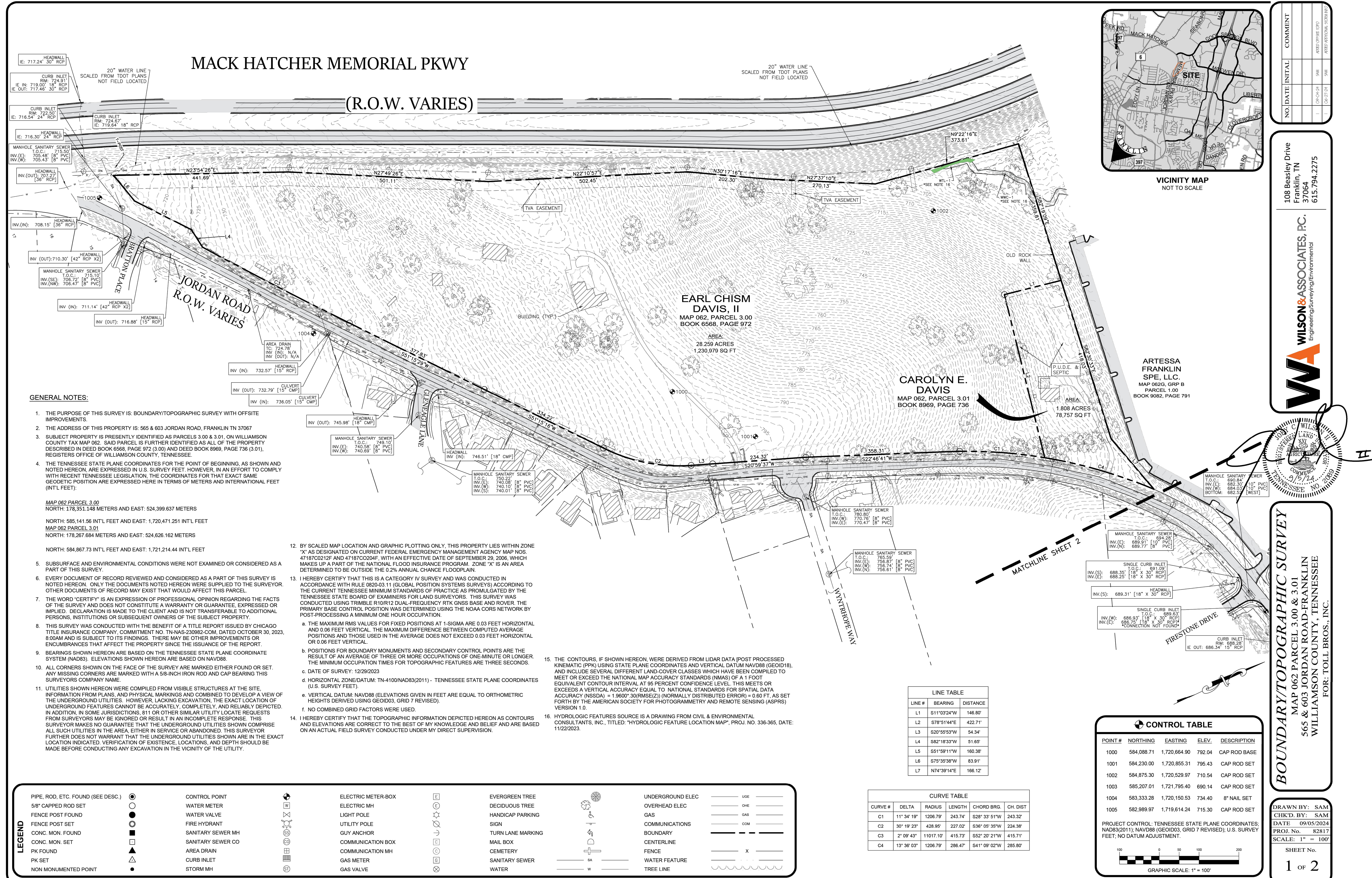
- DEWATERING:** SEDIMENT TRAP/BASIN DEWATERING FOR CLEANOUT OR REPAIR MAY ONLY BE DONE WITH THE CITY OF FRANKLIN INSPECTOR'S PERMISSION. THE INSPECTOR MUST APPROVE THE DEWATERING METHOD FOR EACH APPLICATION. THE FOLLOWING METHODS MAY BE CONSIDERED:
- A. PUMP DISCHARGE MAY BE DIRECTED TO ANOTHER ON-SITE 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 PERMITEE 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.
 - PERMITEES 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 INFRASTRUCTURE "AS BUILTS": FRANKLIN CODE SECTION 16-706 (2)(G); AS NEW DEVELOPMENT CONSTRUCTION IS COMPLETED, AN "AS-BUILT" PLAN, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, MUST BE SUBMITTED UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED CONSTRUCTION PLANS THE LICENSED PROFESSIONAL SHALL CERTIFY THAT: THE FACILITIES HAVE BEEN CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLAN, AND FACILITIES MEET THE APPROVED STORMWATER MANAGEMENT PLAN AND SPECIFICATIONS, OR ACHIEVE THE FUNCTION FOR WHICH THEY WERE DESIGNED. COORDINATE DATA SHALL BE PRESENTED IN THE STATE OF TENNESSEE PLANE SYSTEM WITH THE NORTH AMERICAN DATUM 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. ELECTRONIC AND 2 PAPER COPIES (PER CITY REQUIREMENTS) ARE REQUIRED.

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

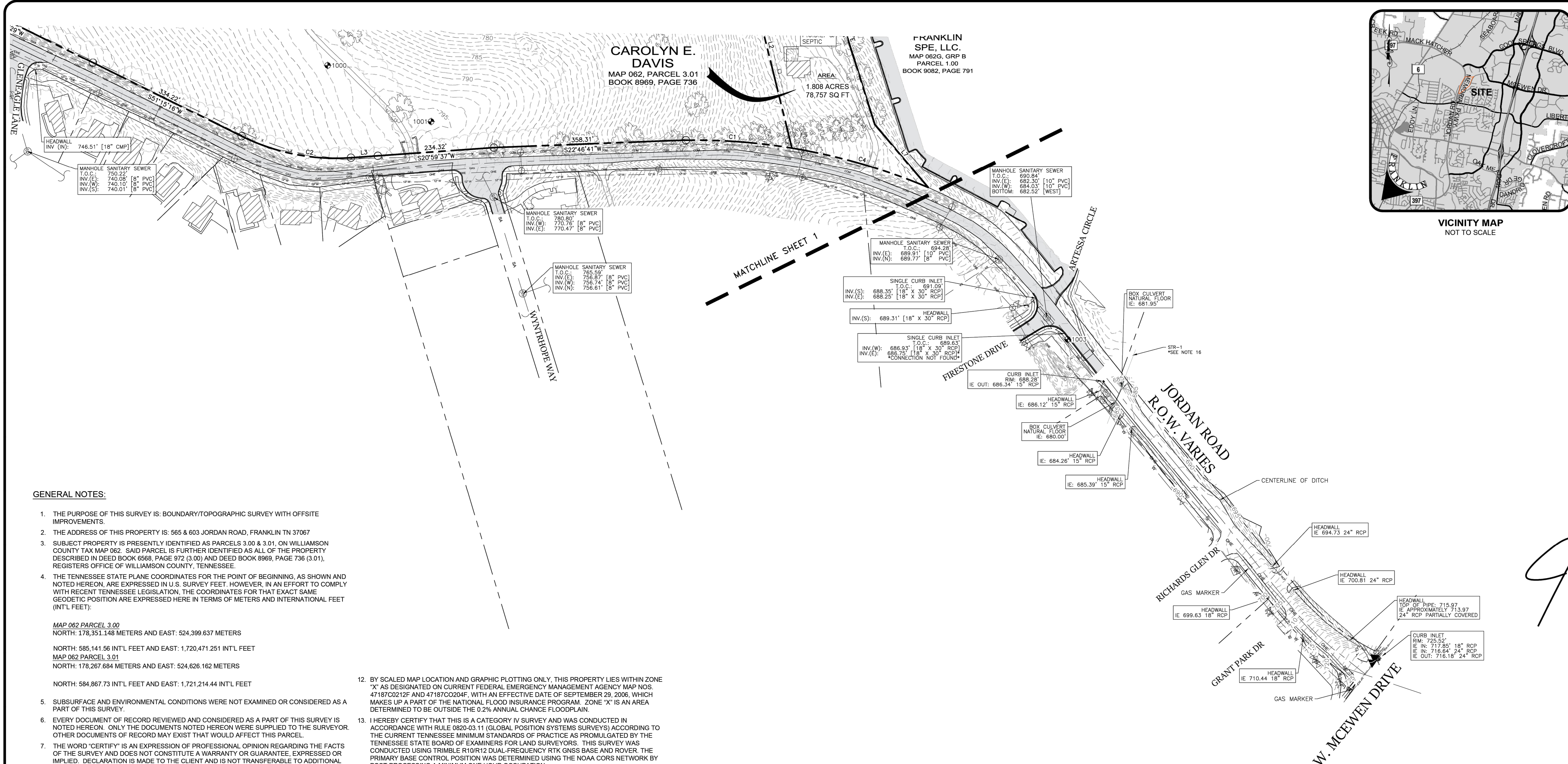
SHEET NUMBER

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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.

C01 - SURVEY BY WILSON AND ASSOCIATES
DATED 09/05/2024 - N.T.S.



GENERAL NOTES:

- THE PURPOSE OF THIS SURVEY IS: BOUNDARY/TOPOGRAPHIC SURVEY WITH OFFSITE IMPROVEMENTS.
- THE ADDRESS OF THIS PROPERTY IS: 565 & 603 JORDAN ROAD, FRANKLIN TN 37067
- SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCELS 3.00 & 3.01, ON WILLIAMSON COUNTY TAX MAP 062. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 6589, PAGE 972 (3.00) AND DEED BOOK 8969, PAGE 736 (3.01), REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- THE TENNESSEE STATE PLANE COORDINATES FOR THE POINT OF BEGINNING, AS SHOWN AND NOTED HEREON, ARE EXPRESSED IN U.S. SURVEY FEET. HOWEVER, IN AN EFFORT TO COMPLY WITH RECENT TENNESSEE LEGISLATION, THE COORDINATES FOR THAT EXACT SAME GEODETIC POSITION ARE EXPRESSED HERE IN TERMS OF METERS AND INTERNATIONAL FEET (INT'L FEET):

MAP 062 PARCEL 3.00
NORTH: 178,351.148 METERS AND EAST: 524,399.637 METERS

NORTH: 585,141.56 INT'L FEET AND EAST: 1,720,471.251 INT'L FEET
MAP 062 PARCEL 3.01
NORTH: 178,267.684 METERS AND EAST: 524,626.162 METERS

NORTH: 584,867.73 INT'L FEET AND EAST: 1,721,214.44 INT'L FEET
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- 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.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. TN-NAS-230982.COM, DATED OCTOBER 30, 2023, 8:00AM AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
- ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH A 5/8-INCH IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
- 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.

- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 4718700212F AND 4718700204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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.
 - 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.
 - 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.
 - DATE OF SURVEY: 12/29/2023
 - HORIZONTAL ZONE/DATUM: TN-4100NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET).
 - VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID03, GRID 7 REVISED).
 - NO COMBINED GRID FACTORS WERE USED.
- I HEREBY CERTIFY THAT THE TOPOGRAPHIC INFORMATION DEPICTED HEREON AS CONTOURS AND ELEVATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ARE BASED ON AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION.

- THE CONTOURS, IF SHOWN HEREON, WERE DERIVED FROM LIDAR DATA (POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM NAVD88 (GEOID18), AND INCLUDE SEVERAL DIFFERENT LAND-COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMAS) OF A 1 FOOT EQUIVALENT CONTOUR INTERVAL AT 95 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A VERTICAL ACCURACY EQUAL TO NATIONAL STANDARDS FOR SPATIAL DATA ACCURACY (NSSDA) = $\pm 1.9600 \cdot 30 / \text{RMSE}(Z)$ (NORMALLY DISTRIBUTED ERROR) = 0.60 FT. AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0.
- I HEREBY CERTIFY THAT THIS IS A DRAWING FROM CIVIL & ENVIRONMENTAL CONSULTANTS, INC., TITLED: "HYDROLOGIC FEATURE LOCATION MAP", PROJ. NO. 336-365, DATE: 11/22/2023.

LEGEND

PIPE, ROD, ETC. FOUND (SEE DESC.)

5/8" CAPPED ROD SET

FENCE POST FOUND

FENCE POST SET

CONC. MON. FOUND

CONC. MON. SET

PK FOUND

PK SET

NON MONUMENTED POINT

CONTROL POINT

WATER METER

WATER VALVE

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

EVERGREEN TREE

DECIDUOUS TREE

HANDICAP PARKING

SIGN

TURN LANE MARKING

MAIL BOX

CEMETERY

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

CENTERLINE

FENCE

WATER FEATURE

TREE LINE

UICE

OHE

GAS

COM

X

W

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CONTROL TABLE				
POINT #	NORTHING	EASTING	ELEV.	DESCRIPTION
1000	584,088.71	1,720,664.90	792.04	CAP ROD BASE
1001	584,230.00	1,720,855.31	795.43	CAP ROD SET
1002	584,875.30	1,720,529.97	710.54	CAP ROD SET
1003	585,207.01	1,721,795.40	690.14	CAP ROD SET
1004	583,333.28	1,720,150.53	734.40	8" NAIL SET
1005	582,989.97	1,719,614.24	715.30	CAP ROD SET

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES, NAD83(2011); NAVD88 (GEOID03, GRID 7 REVISED); U.S. SURVEY FEET; NO DATUM ADJUSTMENT.

GRAPHIC SCALE: 1" = 100'

BOUNDARY/TOPOGRAPHIC SURVEY
MAP 062 PARCEL 3.00 & 3.01
565 & 603 JORDAN ROAD-FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
FOR: TOLL BROS., INC.

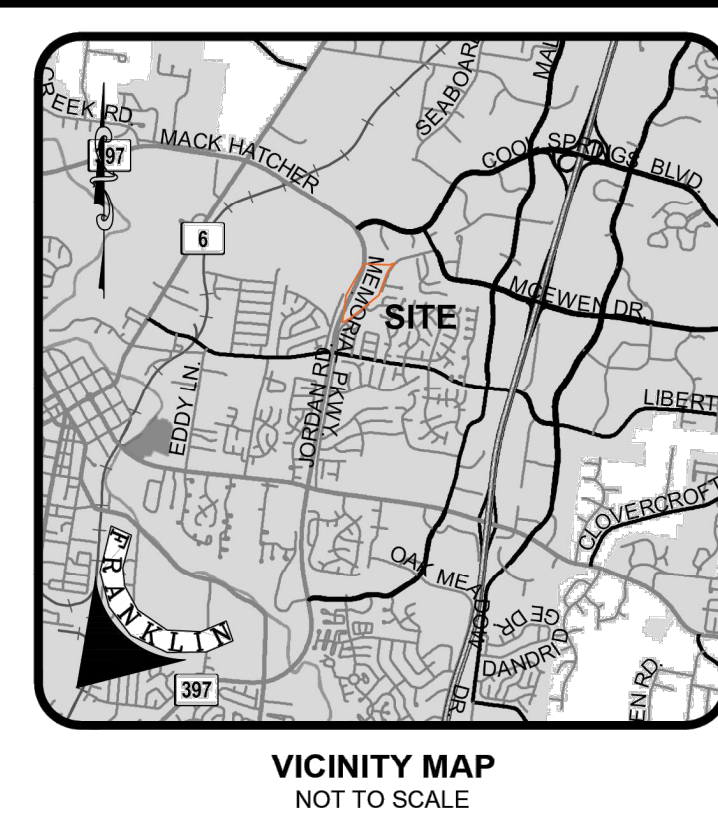
DRAWN BY: SAM
CHK'D BY: SAM
DATE: 09/05/2024
PROJ. No. 82817
SCALE: 1" = 100'

SHEET No.
2 OF 2

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

NO.	DATE	INITIAL	COMMENT
1	09-05-24	SAH	REVISION PER CDD
2	09-27-24	SAH	REVISION PER CDD



Kimley»Horn

4031 Aspen Grove Dr Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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FRANKLIN RIDGE SUBDIVISION SITE PLAN, SECTION 1 FRANKLIN, TENNESSEE

SURVEY BY WILSON AND ASSOCIATES

C0.4

This document, together with the concepts and designs presented herein, is an instrument of service, 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.

SITE DATA TABLE

PROJECT NAME: FRANKLIN RIDGE SUBDIVISION
SITE PLAN SECTION 1
COF PROJECT #: # 8549
MAP: # 62
PARCEL: # 3.00
ADDRESS: 585 & 803 JORDAN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
EXISTING ZONING: R-2 RESIDENTIAL
OVERLAYS: 500 FT BUFFER OF HILLSIDE OVERLAY
TOTAL EXISTING ACREAGE OF SITE: 28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SITE: 28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SECT. 1: 11.19 ACRES (+/- 487,646 SF)
DEVELOPER: TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS: 725 COOL SPRINGS BLVD., SUITE 220
FRANKLIN, TN 37067
PHONE: 571-330-2860
EMAIL: MBURTON@TOLLBROTHERS.COM
CONTACT NAME: MICHAEL BURTON

APPLICANT: KIMLEY-HORN & ASSOCIATES
ADDRESS: 4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
PHONE: 615-564-2701
EMAIL: GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME: GRAY HARRISON, P.E.

BUILDING SETBACKS: 20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED: YARD
DWELLING COUNT: 14 SINGLE-FAMILY UNITS

DENSITY: 0.5 DUA
BUILDING HEIGHT: 2.5 STORY

- NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
 2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
 3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
 4. ALTA SURVEY INFORMATION WAS TAKEN FROM WILSON & ASSOCIATES, P.C. DATED 02/09/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 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 47187C0212F, DATED SEPTEMBER 29, 2006.

CURB INLET
RIM: 724.91'
IE: 719.00' 18" RCP
IE: 717.24' 30" RCP

CURB INLET
RIM: 722.50'
IE: 716.13' 24" RCP

HEADWALL
IE: 717.24' 30" RCP

CITY OF FRANKLIN
20' TRANSMISSION LINE

575°35'38"W
83.91'

582°18'33"W
51.65'

CHURCH FRANKLIN
COMMUNITY FAITH OF
THE NAZARENE
MAP 062
PARCEL 33.02
CI CIVIC AND
INSTITUTIONAL
DISTRICT

HEADWALL
INV (OUT): 716.88' [15" RCP]

HEADWALL
INV (IN): 711.14' [42" RCP X2]

AREA DRAIN
TC: 724.78'
INV (IN): N/A
INV (OUT): N/A

ANDREW AND ASHLEY THOMAS
MAP 062J, GRP A PARCEL 48.00
BOOK 6923, PAGE 93
LOT 36
R-3 RESIDENTIAL

HEADWALL
INV (IN): 732.57' [15" RCP]

CULVERT
INV (OUT): 732.79' [15" CMP]

CULVERT
INV (OUT): 732.79' [15" CMP]

MANHOLE SANITARY SEWER
T.O.C.: 748.10'
INV (E): 740.58' [8" PVC]
INV (W): 740.58' [8" PVC]
INV (S): 740.58' [8" PVC]

MANHOLE SANITARY SEWER
T.O.C.: 748.10'
INV (E): 740.58' [8" PVC]
INV (W): 740.58' [8" PVC]
INV (S): 740.58' [8" PVC]

ALAN HENTON
MAP 062J, GRP A PARCEL 3.00
BOOK 4676, PAGE 284
LOT 38
R-3 RESIDENTIAL

JAMES FLOWERS
MAP 062J, GRP A PARCEL 2.00
BOOK 6841, PAGE 840
LOT 38
R-3 RESIDENTIAL

BEVERLY AURORA LIV. TRST.
MAP 062J, GRP A PARCEL 4.00
BOOK 8513, PAGE 426
LOT 40
R-3 RESIDENTIAL

JUDY ENGELSTAD
MAP 062J, GRP A
PARCEL 1.00
BOOK 7541, PAGE 63
LOT 37
R-3 RESIDENTIAL

EMERGENCY VEHICLE GATE

HEADWALL
INV (IN): 746.51' [18" CMP]

HEADWALL
INV (OUT): 745.98' [18" CMP]

EMERGENCY VEHICLE GATE

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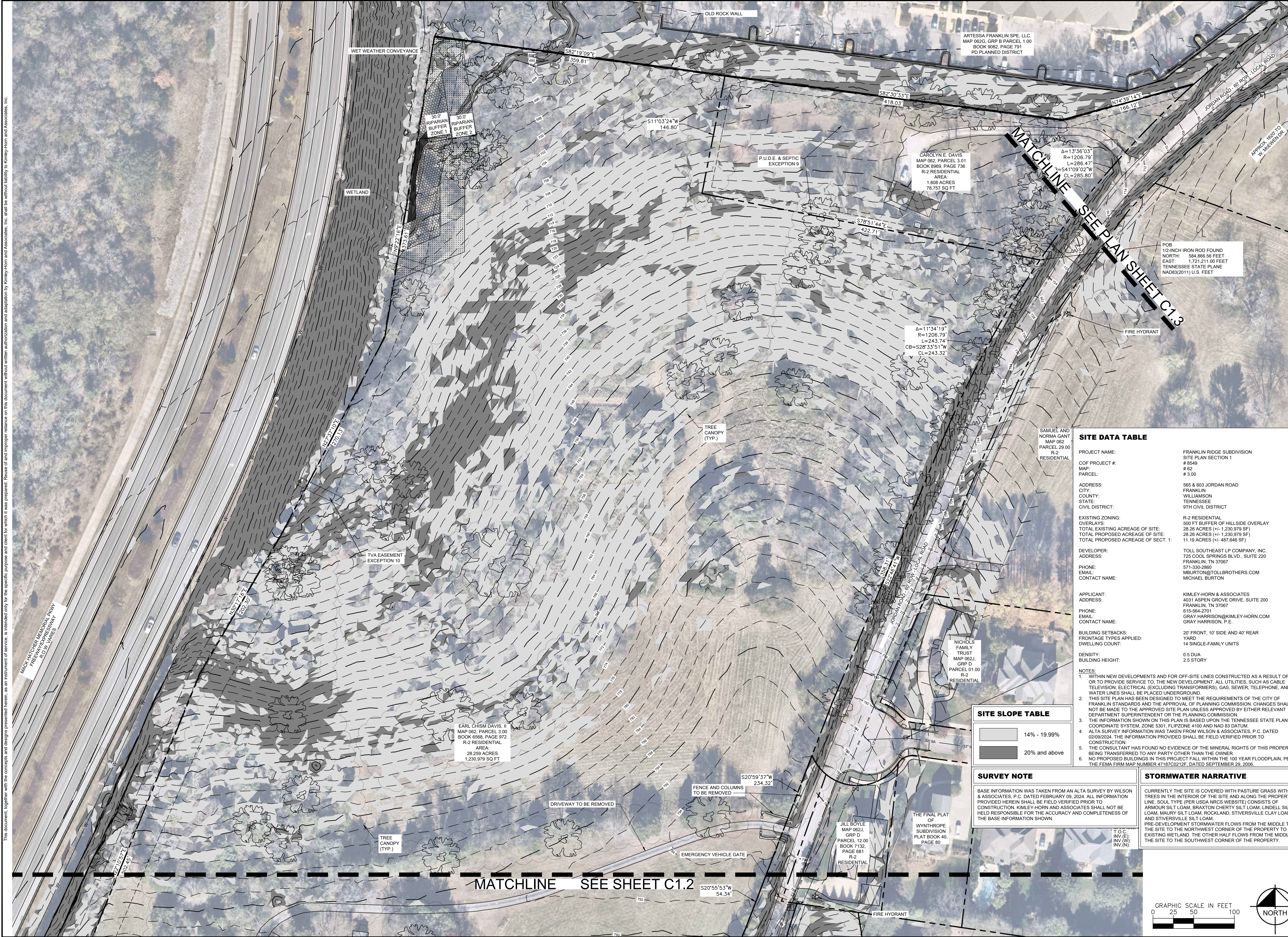
EMERGENCY VEHICLE GATE

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SITE DATA TABLE

PROJECT NAME:	FRANKLIN RIDGE SUBDIVISION SITE PLAN SECTION 1
COF PROJECT #:	# 8549
MAP:	# 62
PARCEL:	# 3.00
ADDRESS:	565 & 603 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAYS:	500 FT BUFFER OF HILL SIDE OVERLAY
TOTAL EXISTING ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SECT. 1:	11.19 ACRES (+/- 487,646 SF)
DEVELOPER:	TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS:	725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067
PHONE:	615-330-2800
EMAIL:	MBURTON@TOLLBROTHERS.COM
CONTACT NAME:	MICHAEL BURTON
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED:	YARD
DWELLING COUNT:	14 SINGLE-FAMILY UNITS
DENSITY:	0.5 DUA
BUILDING HEIGHT:	2.5 STORY
NOTES:	1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND. 2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. 3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM. 4. ALTA SURVEY INFORMATION WAS TAKEN FROM WILSON & ASSOCIATES, P.C. DATED 02/09/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. 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 47187C0212F, DATED SEPTEMBER 28, 2006.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

SURVEY NOTE

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY BY WILSON & ASSOCIATES, P.C. DATED FEBRUARY 09, 2024. ALL INFORMATION PROVIDED HEREIN 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.

STORMWATER NARRATIVE

CURRENTLY THE SITE IS COVERED WITH PASTURE GRASS WITH TREES IN THE INTERIOR OF THE SITE AND ALONG THE PROPERTY LINE. SOIL TYPE (PER USDA NRCS WEBSITE) CONSISTS OF ARMOUR SILT LOAM, BRAXTON CHERTY SILT LOAM, LINDELL SILT LOAM, MAURY SILT LOAM, ROCKLAND, STIVERSVILLE CLAY LOAM AND STIVERSVILLE SILT LOAM. PRE-DEVELOPMENT STORMWATER FLOWS FROM THE MIDDLE TO THE SITE TO THE NORTHWEST CORNER OF THE PROPERTY TO AN EXISTING WETLAND. THE OTHER HALF FLOWS FROM THE MIDDLE OF THE SITE TO THE SOUTHWEST CORNER OF THE PROPERTY.

Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



REVISIONS	DATE	BY

DATE:	07/08/2024
KIMLEY-HORN PROJECT NO.	118665004
ENLARGED EXISTING CONDITIONS	
SHEET NUMBER	C1.1

MATCHLINE SEE SHEET C1.1

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

STORMWATER NARRATIVE

CURRENTLY THE SITE IS COVERED WITH PASTURE GRASS WITH TREES IN THE INTERIOR OF THE SITE AND ALONG THE PROPERTY LINE. SOIL TYPE (PER USDA NRCS WEBSITE) CONSISTS OF ARMOUR SILT LOAM, BRAYTON CHERY SILT LOAM, LINDELL SILT LOAM, MAURY SILT LOAM, ROCKLAND, STIVERSVILLE CLAY LOAM AND STIVERSVILLE SILT LOAM. PRE-DEVELOPMENT STORMWATER FLOWS FROM THE MIDDLE TO THE SITE TO THE NORTHWEST CORNER OF THE PROPERTY TO AN EXISTING WETLAND. THE OTHER HALF FLOWS FROM THE MIDDLE OF THE SITE TO THE SOUTHWEST CORNER OF THE PROPERTY.

SURVEY NOTE

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SITE SLOPE TABLE

SLOPE	PERCENT
14% - 19.99%	
20% and above	

SITE DATA TABLE

PROJECT NAME:	FRANKLIN RIDGE SUBDIVISION
COF PROJECT #: <td>SITE PLAN SECTION 1</td>	SITE PLAN SECTION 1
MAP: <td># 8549</td>	# 8549
PARCEL: <td># 62</td>	# 62
ADDRESS: <td>565 & 603 JORDAN ROAD</td>	565 & 603 JORDAN ROAD
CITY: <td>FRANKLIN</td>	FRANKLIN
COUNTY: <td>WILLIAMSON</td>	WILLIAMSON
STATE: <td>TENNESSEE</td>	TENNESSEE
CIVIL DISTRICT: <td>9TH CIVIL DISTRICT</td>	9TH CIVIL DISTRICT
EXISTING ZONING: <td>R-2 RESIDENTIAL</td>	R-2 RESIDENTIAL
OVERLAYS: <td>500 FT BUFFER OF HILLSIDE OVERLAY</td>	500 FT BUFFER OF HILLSIDE OVERLAY
TOTAL EXISTING ACRES OF SITE: <td>28.26 ACRES (+/- 1,230,979 SF)</td>	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACRES OF SITE: <td>28.26 ACRES (+/- 1,230,979 SF)</td>	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACRES OF SECT. 1: <td>11.19 ACRES (+/- 487,646 SF)</td>	11.19 ACRES (+/- 487,646 SF)
DEVELOPER: <td>TOLL SOUTHEAST LP COMPANY, INC.</td>	TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS: <td>4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067</td>	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE: <td>615-564-2701</td>	615-564-2701
EMAIL: <td>MURTON@TOLLBROTHERS.COM</td>	MURTON@TOLLBROTHERS.COM
CONTACT NAME: <td>MICHAEL BURTON</td>	MICHAEL BURTON
APPLICANT: <td>KIMLEY-HORN & ASSOCIATES</td>	KIMLEY-HORN & ASSOCIATES
ADDRESS: <td>4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067</td>	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE: <td>615-564-2701</td>	615-564-2701
EMAIL: <td>GRAY.HARRISON@KIMLEY-HORN.COM</td>	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME: <td>GRAY HARRISON, P.E.</td>	GRAY HARRISON, P.E.
BUILDING SETBACKS: <td>20' FRONT, 10' SIDE AND 40' REAR</td>	20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED: <td>YARD</td>	YARD
DWELLING COUNT: <td>14 SINGLE-FAMILY UNITS</td>	14 SINGLE-FAMILY UNITS
DENSITY: <td>0.5 DUA</td>	0.5 DUA
BUILDING HEIGHT: <td>2.5 STORY</td>	2.5 STORY

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 47167C0212F, DATED SEPTEMBER 29, 2006.

STRUCTURES TO BE REMOVED

EMERGENCY VEHICLE GATE

HEADWALL
INV (IN): 746.51' [18" CMP]

HEADWALL
INV (OUT): 745.98' [18" CMP]

CULVERT
INV (IN): 736.05' [15" CMP]

CULVERT
INV (OUT): 732.79' [15" CMP]

HEADWALL
INV (IN): 732.57' [15" RCP]

HEADWALL
INV (OUT): 716.88' [15" RCP]

HEADWALL
INV (IN): 711.14' [42" RCP X2]

AREA DRAIN
TO: 724.78'
INV (IN): N/A
INV (OUT): N/A

CHURCH FRANKLIN COMMUNITY FAITH OF THE NAZARENE
MAP 062
PARCEL 23.02
CIVIC AND INSTITUTIONAL DISTRICT

JUDY ENGELSTAD
MAP 062J, GRP A
PARCEL 1.00
BOOK 7541, PAGE 63
LOT 37
R-3 RESIDENTIAL

ANDREW AND ASHLEY THOMAS
MAP 062J, GRP A PARCEL 48.00
BOOK 6923, PAGE 93
LOT 36
R-3 RESIDENTIAL

MANHOLE SANITARY SEWER
T.O.C.: 750.22'
INV (E): 740.09' [8" PVC]
INV (W): 740.10' [8" PVC]
INV (S): 740.01' [8" PVC]

MANHOLE SANITARY SEWER
T.O.C.: 749.10'
INV (E): 740.58' [8" PVC]
INV (W): 740.69' [8" PVC]

JERRY WATSON
MAP 062J, GRP A
PARCEL 3.00
BOOK 6002, PAGE 633
R-3 RESIDENTIAL

BEVERLEY AURORA LIV. TRST.
MAP 062J, GRP A PARCEL 4.00
BOOK 8513, PAGE 426
LOT 40
R-3 RESIDENTIAL

ALAN HENTON
MAP 062J, GRP A PARCEL 3.00
BOOK 4676, PAGE 84
LOT 39
R-3 RESIDENTIAL

JAMES FLOWER
MAP 062J, GRP A PARCEL 2.00
BOOK 6841, PAGE 84
LOT 3
R-3 RESIDENTIAL

THE FINAL PLAT OF EAGLES GLEN SUBDIVISION
PLAT BOOK 11, PAGE 62

PINAIL COURT LOCAL ROAD

JORDAN ROAD - ROW VARIES - LOCAL ROAD

GLENEAGLE LOCAL ROAD

BRAYTON PLACE

CITY OF FRANKLIN 20" TRANSMISSION LINE

MACK HATCHER MEMORIAL PKWY
OF
FRANKLIN
BOLIVAR VARIATION

TVA EASEMENT EXCEPTION TO

STRUCTURES TO BE REMOVED

EMERGENCY VEHICLE GATE

HEADWALL
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AREA DRAIN
TO: 724.78'
INV (IN): N/A
INV (OUT): N/A

CHURCH FRANKLIN COMMUNITY FAITH OF THE NAZARENE
MAP 062
PARCEL 23.02
CIVIC AND INSTITUTIONAL DISTRICT

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PLAT BOOK 11, PAGE 62

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JORDAN ROAD - ROW VARIES - LOCAL ROAD

GLENEAGLE LOCAL ROAD

BRAYTON PLACE

CITY OF FRANKLIN 20" TRANSMISSION LINE

MACK HATCHER MEMORIAL PKWY
OF
FRANKLIN
BOLIVAR VARIATION

TVA EASEMENT EXCEPTION TO

STRUCTURES TO BE REMOVED

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INV (OUT): 716.88' [15" RCP]

HEADWALL
INV (IN): 711.14' [42" RCP X2]

AREA DRAIN
TO: 724.78'
INV (IN): N/A
INV (OUT): N/A

CHURCH FRANKLIN COMMUNITY FAITH OF THE NAZARENE
MAP 062
PAR

Kimley»»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: SAC

DRAWN BY: MEA

DRAWN BY:	MEP
-----------	-----

CHECKED BY: WGH

DATE: 07/08/2024

DATE: 07/00/202-

KIMLEY-HORN PROJECT NO. 1188782-1

118665004

ENLARGED EXISTING

ENLARGED EXISTING

CONDITIONS

SHEET NUMBER

918

CI.2

CH2

COF PROJECT #8549

Page 154 c

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SITE SLOPE TABLE

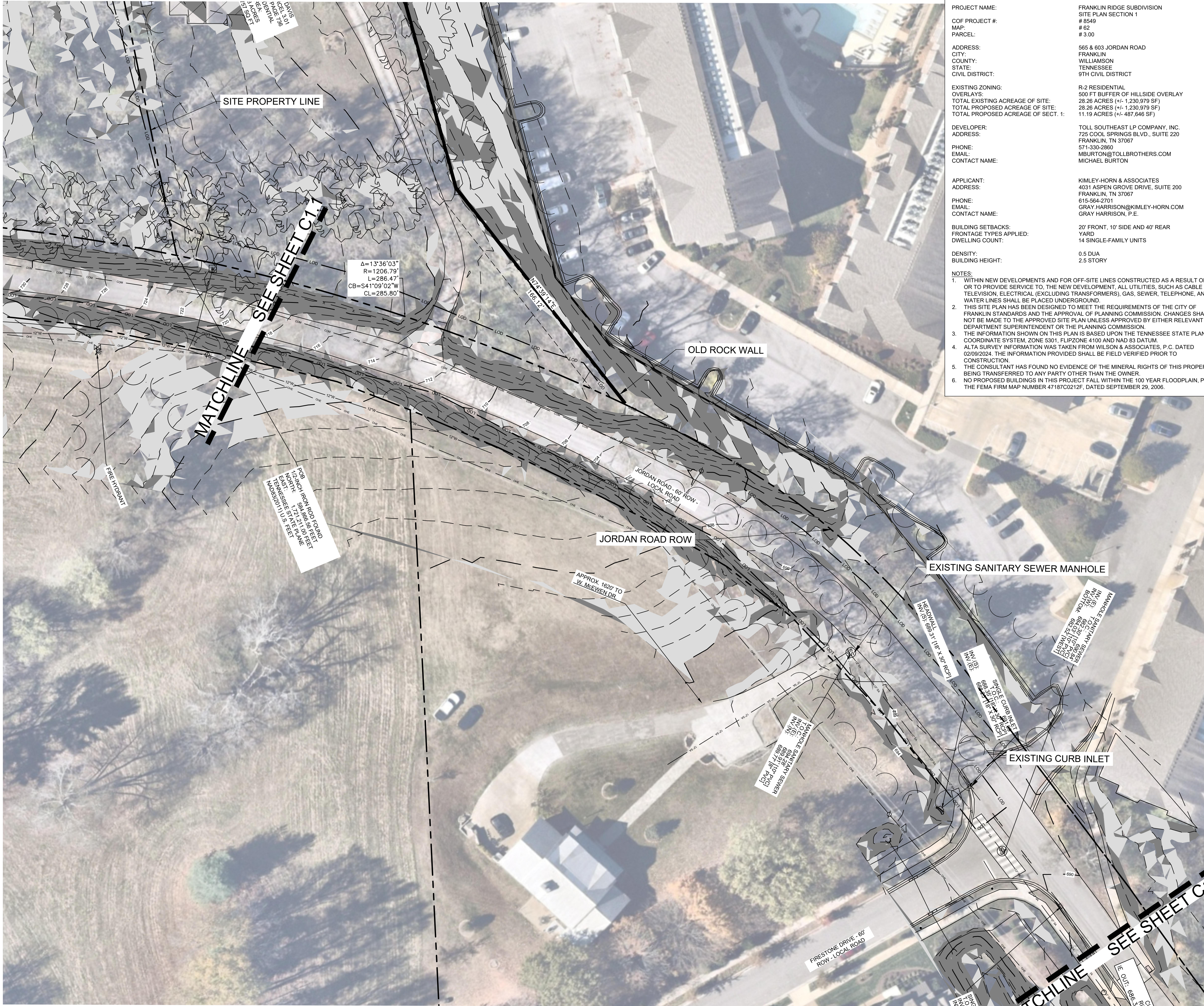
	14% - 19.99%
	20% and above

STORMWATER NARRATIVE

CURRENTLY THE SITE IS COVERED WITH PASTURE GRASS WITH TREES IN THE INTERIOR OF THE SITE AND ALONG THE PROPERTY LINE. SOIL TYPE (PER USDA NRCS WEBSITE) CONSISTS OF ARMOUR SILT LOAM, BRAXTON CHERTY SILT LOAM, LINDELL SILT LOAM, MAURY SILT LOAM, ROCKLAND, STIVERSVILLE CLAY LOAM AND STIVERSVILLE SILT LOAM. PRE-DEVELOPMENT STORMWATER FLOWS FROM THE MIDDLE TO THE SITE TO THE NORTHWEST CORNER OF THE PROPERTY TO AN EXISTING WETLAND. THE OTHER HALF FLOWS FROM THE MIDDLE OF THE SITE TO THE SOUTHWEST CORNER OF THE PROPERTY.

SURVEY NOTE

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SITE DATA TABLE

PROJECT NAME:	FRANKLIN RIDGE SUBDIVISION
SITE PLAN SECTION #:	# 8549
COF PROJECT #:	# 62
MAP:	# 3.00
ADDRESS:	565 & 603 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAYS:	500 FT BUFFER OF HILLSIDE OVERLAY
TOTAL EXISTING ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SECT. 1:	11.19 ACRES (+/- 487,846 SF)
DEVELOPER:	TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS:	725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067
PHONE:	571-330-2860
EMAIL:	MBURTON@TOLLBROTHERS.COM
CONTACT NAME:	MICHAEL BURTON
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED:	YARD
DWELLING COUNT:	14 SINGLE-FAMILY UNITS
DENSITY:	0.5 DUA
BUILDING HEIGHT:	2.5 STORY

- 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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 6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006.

Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

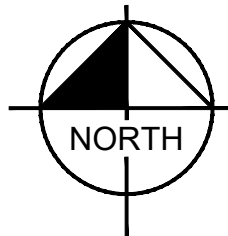
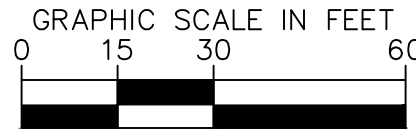


REVISIONS		DATE	BY
No.	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	WGH
DATE:	07/08/2024
KIMLEY-HORN PROJECT NO.	118665004

ENLARGED EXISTING
CONDITIONS

SHEET NUMBER
C1.3



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SITE SLOPE TABLE	
	14% - 19.99%
	20% and above

STORMWATER NARRATIVE

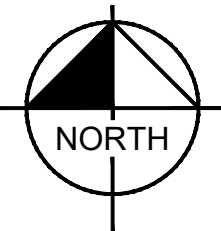
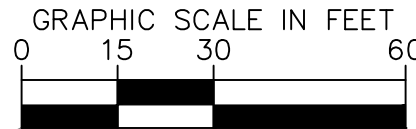
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SITE PLAN SECTION #:	# 8549
MAP:	# 62
PARCEL:	# 3.00
ADDRESS:	565 & 603 JORDAN ROAD
CITY:	FRANKLIN
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STATE:	TENNESSEE
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EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAYS:	500 FT BUFFER OF HILLSIDE OVERLAY
TOTAL EXISTING ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
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PHONE:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED:	YARD
DWELLING COUNT:	14 SINGLE-FAMILY UNITS
DENSITY:	0.5 DUA
BUILDING HEIGHT:	2.5 STORY
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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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



REVISIONS		DATE	BY
No.	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
DESIGNED BY:		SAC	
DRAWN BY:		MEN	
CHECKED BY:		WGH	
DATE:		07/08/2024	
KIMLEY-HORN PROJECT NO. 118665004			
ENLARGED EXISTING CONDITIONS			
SHEET NUMBER C1.4			

4031 Aspen Grove Dr Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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HATCH LEGEND	
LOCAL STREET PAVEMENT (DETAIL RD-3)	
LIGHT DUTY CONCRETE	
BIORETENTION	
DETENTION	
1.5" MILL AND OVERLAY	

NOTE

THE PAVEMENT SECTION FOR JORDAN ROAD SHALL MEET THE CITY OF FRANKLIN (COF) STANDARD DRAWING RD-3 PAVEMENT SECTION FOR A LOCAL STREET. AS THE EXISTING PAVEMENT SECTION IS UNKNOWN, REHABILITATION MEASURES NEEDED TO MEET COF RD-3 MAY BE REQUIRED. FINAL REHABILITATION MEASURES SHALL BE DETERMINED IN THE FIELD DURING CONSTRUCTION AND MAY CONSIST OF MILL AND OVERLAY, FULL DEPTH RECLAMATION, OR OTHER ENGINEERED REHABILITATION MEASURES NECESSARY TO PROVIDE PAVEMENT HAVING THE EQUIVALENT PERFORMANCE OF COF RD-3. A LICENSED GEOTECHNICAL ENGINEERING REPRESENTATIVE SHALL CONTINUOUSLY MONITOR ANY REHABILITATION MEASURE AND PROVIDE RECOMMENDATIONS DURING CONSTRUCTION, HOWEVER FINAL REHABILITATION MEASURES IMPLEMENTED SHALL BE AT THE DISCRETION OF THE COF STREET DEPARTMENT BASED ON FIELD CONDITIONS. ALL WORK AND COSTS ASSOCIATED WITH REHABILITATING THE STREET SECTION, INCLUDING BUT NOT LIMITED TO ENGINEERING, TESTING, AND CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

SPECIFIC LIMITS TO BE DETERMINED IN THE FIELD AND ONCE THE EXPLORATION HAS BEEN COMPLETE.

SITE DATA TABLE

PROJECT NAME:	FRANKLIN RIDGE SUBDIVISION
COF PROJECT #:	SITE PLAN SECTION 1
MAP #:	# 8549
PARCEL:	# 62
	# 3.00
ADDRESS:	565 & 603 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAYS:	500 FT BUFFER OF HILLSIDE OVERLAY
TOTAL EXISTING ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SECT. 1:	11.19 ACRES (+/- 487,646 SF)
DEVELOPER:	TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS:	725 COOL SPRINGS BLVD., SUITE 220
	FRANKLIN, TN 37067
PHONE:	615-580-2860
EMAIL:	MBURTON@TOLLBROTHERS.COM
CONTACT NAME:	MICHAEL BURTON

APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200
	FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.

BUILDING SETBACKS:	20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED:	YARD
DWELLING COUNT:	14 SINGLE-FAMILY UNITS

DENSITY:	0.5 DUA
BUILDING HEIGHT:	2.5 STORY

NOTES:

- 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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RETAINING WALL NOTE

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OPEN SPACE NOTE

ALL OPEN SPACE LOTS TO BE PLACED WITHIN A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE).

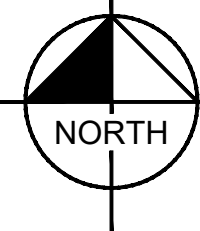
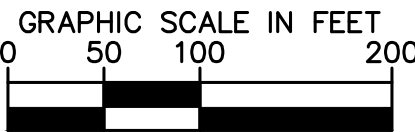
CRITICAL LOTS

LOTS WITH AN ASTERISK "*" ARE CRITICAL LOTS FOR GRADING. THESE LOTS WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL.

LOT #	NUMERICAL	STREET NAME
27	1009	SUNBIRD DRIVE
28	1005	SUNBIRD DRIVE
29	1001	SUNBIRD DRIVE
15	1000	SUNBIRD DRIVE
2	243	BERRYHUNTER LANE
3	237	BERRYHUNTER LANE
4	231	BERRYHUNTER LANE
5	225	BERRYHUNTER LANE
6	219	BERRYHUNTER LANE
7	213	BERRYHUNTER LANE
8	207	BERRYHUNTER LANE
9	201	BERRYHUNTER LANE
10	200	BERRYHUNTER LANE
11	208	BERRYHUNTER LANE
12	214	BERRYHUNTER LANE
13	220	BERRYHUNTER LANE
14	250	BERRYHUNTER LANE
17	115	BERRYHUNTER LANE
18	109	BERRYHUNTER LANE
19	101	BERRYHUNTER LANE
20	120	BERRYHUNTER LANE
21	128	BERRYHUNTER LANE
22	134	BERRYHUNTER LANE
23	138	BERRYHUNTER LANE
24	140	BERRYHUNTER LANE
25	146	BERRYHUNTER LANE
26	152	BERRYHUNTER LANE
30	163	BERRYHUNTER LANE
31	157	BERRYHUNTER LANE
32	151	BERRYHUNTER LANE
33	145	BERRYHUNTER LANE
34	139	BERRYHUNTER LANE
35	133	BERRYHUNTER LANE
36	127	BERRYHUNTER LANE
37	121	BERRYHUNTER LANE
1	249	BERRYHUNTER LANE

LOT TABLE		
LOT	AREA (SF)	AREA (AC)
OS-1	22700.86	0.52
2	15139.07	0.35
3	15145.85	0.35
4	25076.63	0.58
5	29072.31	0.67
6	21430.99	0.49
7	15295.26	0.35
8	15085.00	0.35
9	15272.97	0.35
10	15317.51	0.35
11	16016.17	0.37
12	17482.49	0.40
13	23625.87	0.54
14	16080.85	0.37
15	15932.27	0.37
OS-16	503726.78	11.56
17	19693.81	0.45
18	17312.88	0.40
19	18117.69	0.42

LOT TABLE		
LOT	AREA (SF)	AREA (AC)
20	20065.91	0.46
21	15020.80	0.34
22	15002.40	0.34
23	19497.58	0.45
24	21752.61	0.50
25	20028.58	0.46
26	22485.15	0.52
27	15328.38	0.35
28	15116.25	0.35
29	17254.72	0.40
30	15263.77	0.35
31	15479.32	0.36
32	15645.39	0.36
33	15536.90	0.36
34	16073.90	0.37
35	15765.25	0.36
36	15415.58	0.35
OS-37	18573.72	0.43



FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										SAC
DRAWN BY:										MEN
CHECKED BY:										WGH
DATE:										07/08/2024
KIMLEY-HORN PROJECT NO. 118665004										
OVERALL SITE PLAN										
SHEET NUMBER C2.0										

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SITE PLAN SECTION 1
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CIVIL DISTRICT: 9TH CIVIL DISTRICT

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OVERLAYS: 500 FT BUFFER OF HILLSIDE OVERLAY
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TOTAL PROPOSED ACREAGE OF SITE: 28.26 ACRES (+/- 1,230,979 SF)
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ADDRESS: 725 COOL SPRINGS BLVD., SUITE 220
FRANKLIN, TN 37067
PHONE: 571-330-2860
EMAIL: MBURTON@TOLLBROTHERS.COM
CONTACT NAME: MICHAEL BURTON

APPLICANT: KIMLEY-HORN & ASSOCIATES
ADDRESS: 4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
PHONE: 615-564-2701
EMAIL: GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME: GRAY HARRISON, P.E.

BUILDING SETBACKS: 20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED: YARD
DWELLING COUNT: 14 SINGLE-FAMILY UNITS

DENSITY: 0.5 DUA
BUILDING HEIGHT: 2.5 STORY

NOTES:
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TOTAL DISTURBED AREA = 20.0 ACRES
SECTION 1 IMPERVIOUS AREA - ROW = 0.98 ACRES
SECTION 1 IMPERVIOUS AREA - LOTS = 1.86 ACRES
IMPERVIOUS AREA PER LOT = 5785 SF

AREA CHART		
	SQ. FT.	ACRES
TOTAL RESIDENTIAL LOTS	255,973.24	5.88
TOTAL OPEN SPACE LOTS	526,427.64	12.09
TOTAL PHASE 2 AREA	395,268.55	9.07
JORDAN RD ROW ACQUISITION	0.00	0.00
ON SITE ROW DEDICATION	53,310.75	1.22
TOTAL AREA	1,230,980	28.26

WET WEATHER CONVEYANCE

WETLAND

STREET TO BE EXTENDED BY
AUTHORITY OF CITY OF FRANKLIN

SEE SHEET C2.4 FOR DETAIL

WATER EASEMENT

SAMUEL AND
NORMA GANT
MAP 062
PARCEL 29.00
R-2
RESIDENTIAL

MATCHLINE

SEE SHEET C2.3

SITE PLAN KEYNOTE LEGEND

- A 5' CONCRETE SIDEWALK (SEE DETAIL RP-8 SHEET C2.6)
- B 12' STORM ACCESS DRIVE
- C TEMPORARY GRADING EASEMENT
- D PROPOSED BIORETENTION AREA
- E PEDESTRIAN GUARDRAIL FOR WALL (SEE DETAIL 1 SHEET C2.8)
- F SETBACK LINE (TYP.)
- G LOT LINE (TYP.)
- H WHITE THERMOPLASTIC STOP BAR (TYP.) (SEE DETAIL 1 SHEET C2.6)
- I MAIL KIOSK PAD (SEE SHEET C2.6 FOR DETAIL)
- J STOP SIGN (TYP.) (SEE DETAIL RP-21 SHEET C2.5)
- K ADA RAMP (TYP.) (SEE DETAILS RP-11 & RP-16 SHEET C2.7)
- L MILL AND OVERLAY
- M 24" CURB AND GUTTER (SEE DETAIL RP-3 SHEET C2.5)
- N PROPOSED PROPERTY LINE/RIGHT OF WAY (WIDTH VARIES)
- O PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.A.E.)
- P ACCESS EASEMENT
- Q 12' MULTI-USE PATH (SEE DETAIL RP-9 SHEET C2.5)
- R DRAINAGE EASEMENT (WIDTH VARIES)
- S RETAINING WALL
- T GREEN INFRASTRUCTURE EASEMENT (TYP.)
- U PERMANENT DIVERSION DITCH
- V STREET LIGHT (LED LIGHT SOURCE)
- W PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (P.U.D.A.E.)
- X 10' EXCLUSIVE WATERLINE EASEMENT
- Y HHO (HILLSIDE HILLCREST OVERLAY)
- Z PERMANENT DIVERSION DITCH
- AA 10' TEMPORARY CONSTRUCTION EASEMENT
- BB DRIVEWAY APRON

HATCH LEGEND

LOCAL STREET PAVEMENT (DETAIL RD-3)	
LIGHT DUTY CONCRETE	
BIORETENTION	
DETENTION	
1.5" MILL AND OVERLAY	

RETAINING WALL NOTE

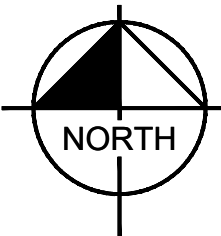
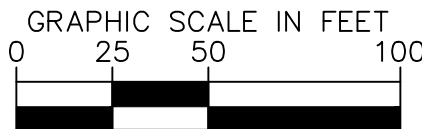
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Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



REVISIONS		BY
No.	DATE	
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7		
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9		
DESIGNED BY:		
DRAWN BY:		SAC
CHECKED BY:		MEM
DATE:		07/08/2024
KIMLEY-HORN PROJECT NO. 118665004		

ENLARGED SITE PLAN

SHEET NUMBER

C2.1

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SITE PLAN SECTION 1
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MAP: # 62
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JORDAN RD ROW ACQUISITION	45,051.08	1.03
ON SITE ROW DEDICATION	53,310.75	1.22
TOTAL AREA	1,276,011	29.29

MATCHLINE SEE SHEET C2.1

HHO

HEADWALL
INV (IN): 746.51' [18" CMP]

HEADWALL
INV (OUT): 745.98' [18" CMP]

CULVERT
INV (OUT): 732.79' [15" CMP]

CULVERT
INV (IN): 736.05' [15" CMP]

HEADWALL
INV (IN): 732.57' [15" RCP]

ANDREW AND ASHLEY THOMAS
MAP 062J, GRP A PARCEL 48.00
BOOK 6923, PAGE 93
LOT 36
R-3 RESIDENTIAL

AREA DRAIN
TC: 724.78
INV (IN): N/A
INV (OUT): N/A

CHURCH FRANKLIN
COMMUNITY FAITH OF
THE NAZARENE
MAP 062
PARCEL 33.02
CI CIVIC AND
INSTITUTIONAL
DISTRICT

HEADWALL
INV (OUT): 716.88' [15" RCP]

HEADWALL
INV (IN): 711.14' [42" RCP X2]

RETAINING WALL NOTE

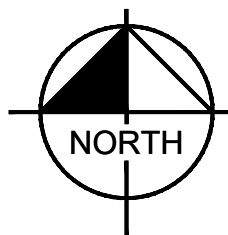
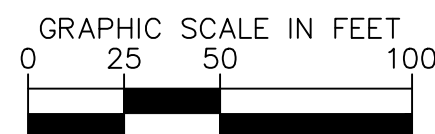
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Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION SITE PLAN, SECTION 1 FRANKLIN, TENNESSEE



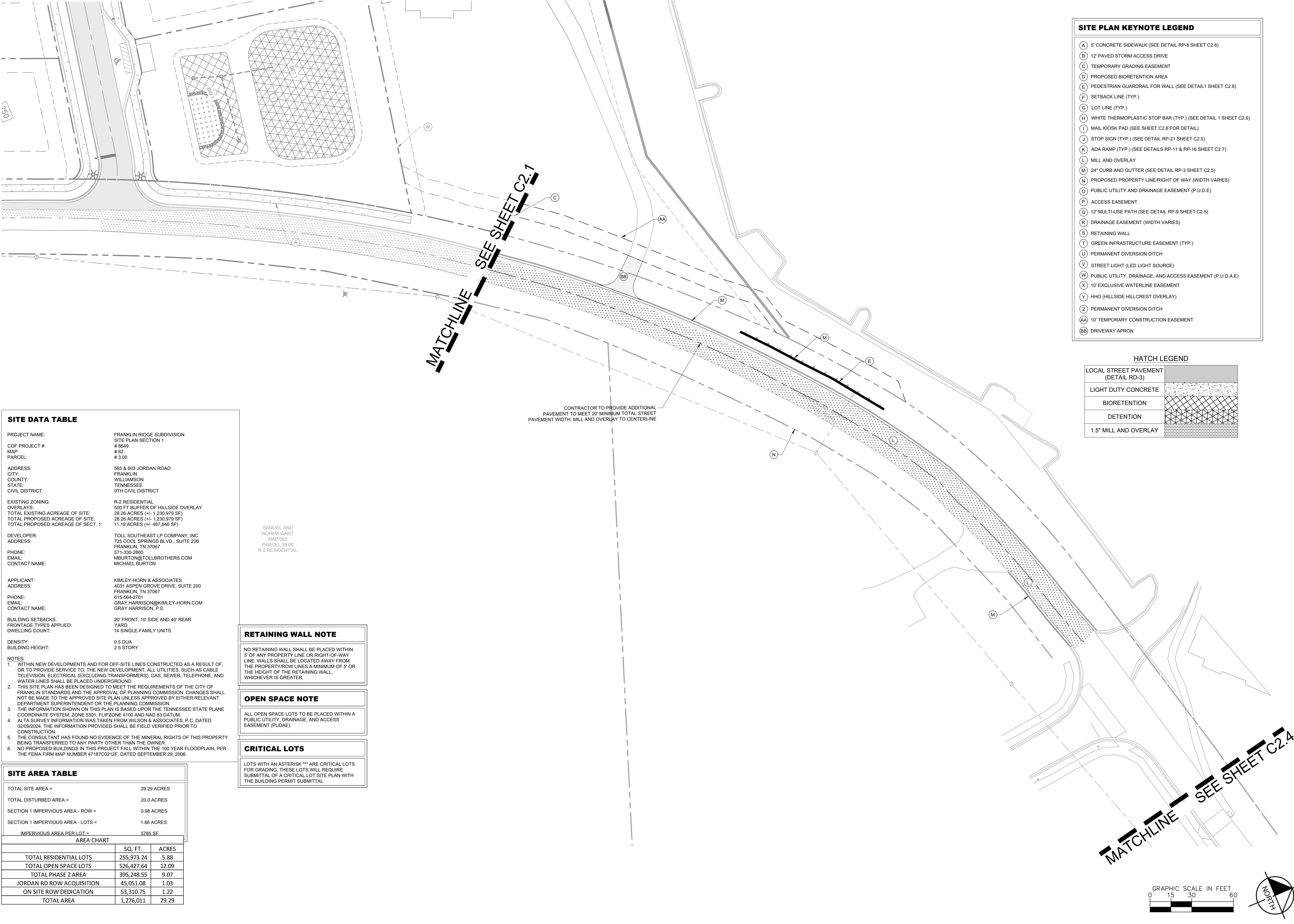
No.	REVISIONS									
	DATE	BY								
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

DESIGNED BY: SAC
DRAWN BY: MEN
CHECKED BY: WGH
DATE: 07/08/2024
KIMLEY-HORN PROJECT NO.
118665004

ENLARGED SITE PLAN

SHEET NUMBER
C2.2

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TOTAL PROPOSED ACREAGE OF SECT. 1:	11.19 ACRES (+/- 487,646 SF)
DEVELOPER:	TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS:	725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067
PHONE:	571-330-2860
EMAIL:	MBURTON@TOLLBROTHERS.COM
CONTACT NAME:	MICHAEL BURTON
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED:	YARD
DWELLING COUNT:	14 SINGLE-FAMILY UNITS
DENSITY:	0.5 DUA
BUILDING HEIGHT:	2.5 STORY

- NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
 2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
 3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
 4. ALTA SURVEY INFORMATION WAS TAKEN FROM WILSON & ASSOCIATES, P.C. DATED 02/09/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 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 47187C0212F, DATED SEPTEMBER 29, 2006.

SITE AREA TABLE

TOTAL SITE AREA =	29.29 ACRES
TOTAL DISTURBED AREA =	20.0 ACRES
SECTION 1 IMPERVIOUS AREA - ROW =	0.98 ACRES
SECTION 1 IMPERVIOUS AREA - LOTS =	1.86 ACRES
IMPERVIOUS AREA PER LOT =	5785.SF

AREA CHART		
	SQ. FT.	ACRES
TOTAL RESIDENTIAL LOTS	255,973.24	5.88
TOTAL OPEN SPACE LOTS	526,427.64	12.09
TOTAL PHASE 2 AREA	395,248.55	9.07
JORDAN RD ROW ACQUISITION	45,051.08	1.03
ON SITE ROW DEDICATION	53,310.75	1.22
TOTAL AREA	1,276,011	29.29

RETAINING WALL NOTE

NO RETAINING WALL SHALL BE PLACED WITHIN 5' OF ANY PROPERTY LINE OR RIGHT-OF-WAY LINE. WALLS SHALL BE LOCATED AWAY FROM THE PROPERTY/ROW LINES A MINIMUM OF 5' OR THE HEIGHT OF THE RETAINING WALL, WHICHEVER IS GREATER.

OPEN SPACE NOTE

ALL OPEN SPACE LOTS TO BE PLACED WITHIN A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE).

CRITICAL LOTS

LOTS WITH AN ASTERISK "*" ARE CRITICAL LOTS FOR GRADING. THESE LOTS WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL.

SAMUEL AND
NORMA GANT
MAP 062
PARCEL 29.00
R-2 RESIDENTIAL

SITE PLAN KEYNOTE LEGEND

- (A) 5' CONCRETE SIDEWALK (SEE DETAIL RP-8 SHEET C2.6)
- (B) 12' PAVED STORM ACCESS DRIVE
- (C) TEMPORARY GRADING EASEMENT
- (D) PROPOSED BIORETENTION AREA
- (E) PEDESTRIAN GUARDRAIL FOR WALL (SEE DETAIL1 SHEET C2.8)
- (F) SETBACK LINE (TYP.)
- (G) LOT LINE (TYP.)
- (H) WHITE THERMOPLASTIC STOP BAR (TYP.) (SEE DETAIL 1 SHEET C2.6)
- (I) MAIL KIOSK PAD (SEE SHEET C2.6 FOR DETAIL)
- (J) STOP SIGN (TYP.) (SEE DETAIL RP-21 SHEET C2.5)
- (K) ADA RAMP (TYP.) (SEE DETAILS RP-11 & RP-16 SHEET C2.7)
- (L) MILL AND OVERLAY
- (M) 24" CURB AND GUTTER (SEE DETAIL RP-3 SHEET C2.5)
- (N) PROPOSED PROPERTY LINE/RIGHT OF WAY (WIDTH VARIES)
- (O) PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.)
- (P) ACCESS EASEMENT
- (Q) 12' MULTI-USE PATH (SEE DETAIL RP-9 SHEET C2.5)
- (R) DRAINAGE EASEMENT (WIDTH VARIES)
- (S) RETAINING WALL
- (T) GREEN INFRASTRUCTURE EASEMENT (TYP.)
- (U) PERMANENT DIVERSION DITCH
- (V) STREET LIGHT (LED LIGHT SOURCE)
- (W) PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (P.U.D.A.E.)
- (X) 10' EXCLUSIVE WATERLINE EASEMENT
- (Y) HHO (HILLSIDE HILLCREST OVERLAY)
- (Z) PERMANENT DIVERSION DITCH
- (AA) 10' TEMPORARY CONSTRUCTION EASEMENT
- (BB) DRIVEWAY APRON

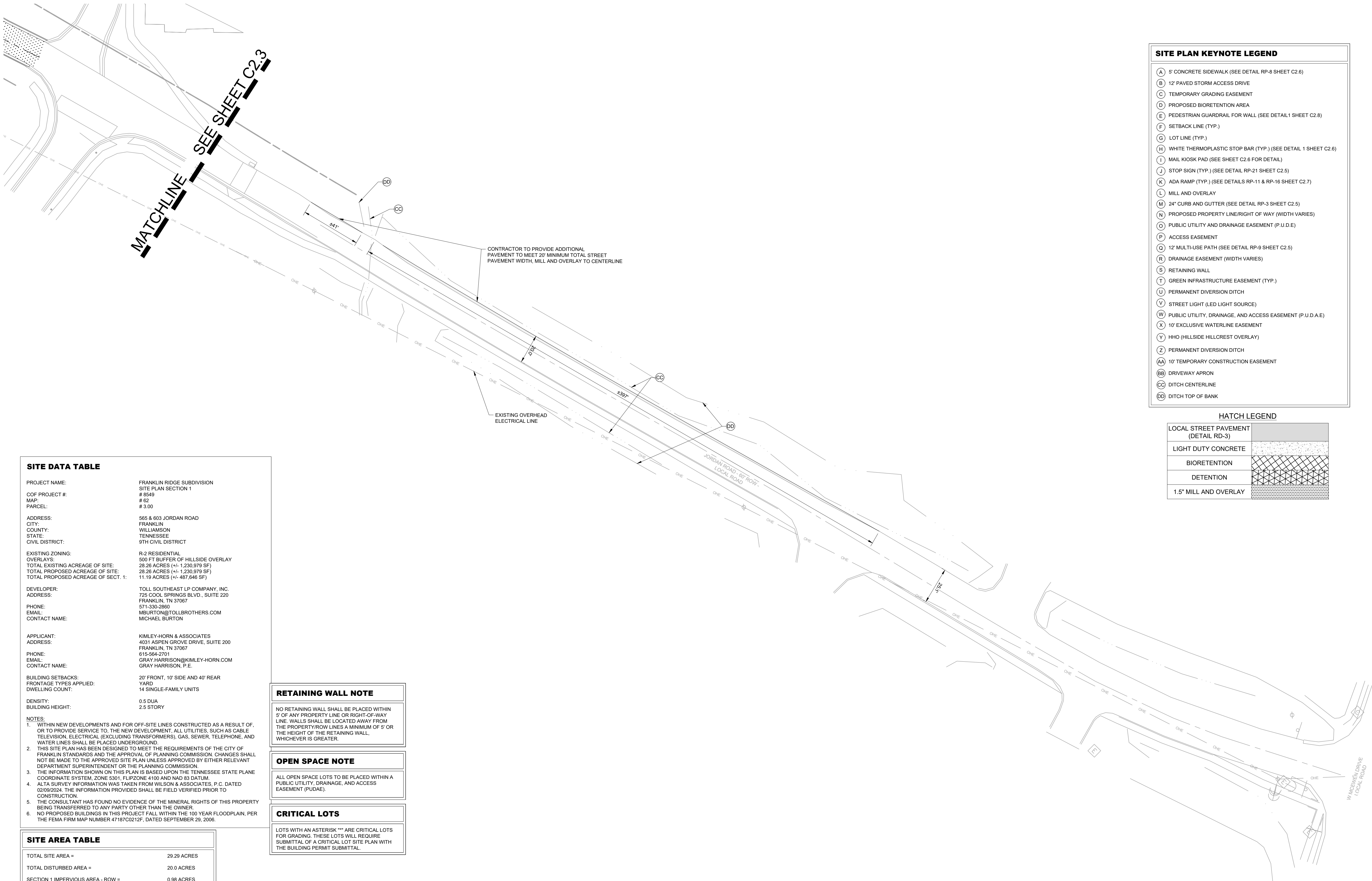
HATCH LEGEND

LOCAL STREET PAVEMENT (DETAIL RD-3)	
LIGHT DUTY CONCRETE	
BIORETENTION	
DETENTION	
1.5" MILL AND OVERLAY	



BY		DATE	
REVISIONS			
No.			
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DESIGNED BY:		SAC	
DRAWN BY:		MEN	
CHECKED BY:		WGH	
DATE:		07/08/2024	
KIMLEY-HORN PROJECT NO. 118665004			
ENLARGED OFFSITE SITE PLAN			
SHEET NUMBER			
C2.3			

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SITE DATA TABLE

PROJECT NAME:	FRANKLIN RIDGE SUBDIVISION
COF PROJECT #:	SITE PLAN SECTION 1
MAP:	# 62
PARCEL:	# 3.00
ADDRESS:	565 & 603 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAYS:	500 FT BUFFER OF HILLSIDE OVERLAY
TOTAL EXISTING ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SECT. 1:	11.19 ACRES (+/- 487,646 SF)
DEVELOPER:	TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS:	725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067
PHONE:	571-330-2860
EMAIL:	MBURTON@TOLLBROTHERS.COM
CONTACT NAME:	MICHAEL BURTON
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED:	YARD
DWELLING COUNT:	14 SINGLE-FAMILY UNITS
DENSITY:	0.5 DUA
BUILDING HEIGHT:	2.5 STORY

- NOTES:
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OPEN SPACE NOTE

ALL OPEN SPACE LOTS TO BE PLACED WITHIN A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE).

CRITICAL LOTS

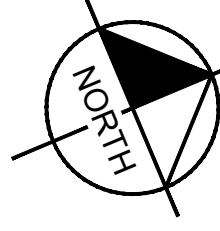
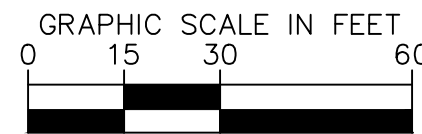
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SITE PLAN KEYNOTE LEGEND

- A 5' CONCRETE SIDEWALK (SEE DETAIL RP-8 SHEET C2.6)
- B 12' PAVED STORM ACCESS DRIVE
- C TEMPORARY GRADING EASEMENT
- D PROPOSED BIORETENTION AREA
- E PEDESTRIAN GUARDRAIL FOR WALL (SEE DETAIL1 SHEET C2.8)
- F SETBACK LINE (TYP.)
- G LOT LINE (TYP.)
- H WHITE THERMOPLASTIC STOP BAR (TYP.) (SEE DETAIL 1 SHEET C2.6)
- I MAIL KIOSK PAD (SEE SHEET C2.6 FOR DETAIL)
- J STOP SIGN (TYP.) (SEE DETAIL RP-21 SHEET C2.5)
- K ADA RAMP (TYP.) (SEE DETAILS RP-11 & RP-16 SHEET C2.7)
- L MILL AND OVERLAY
- M 24" CURB AND GUTTER (SEE DETAIL RP-3 SHEET C2.5)
- N PROPOSED PROPERTY LINE/RIGHT OF WAY (WIDTH VARIES)
- O PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E)
- P ACCESS EASEMENT
- Q 12' MULTI-USE PATH (SEE DETAIL RP-9 SHEET C2.5)
- R DRAINAGE EASEMENT (WIDTH VARIES)
- S RETAINING WALL
- T GREEN INFRASTRUCTURE EASEMENT (TYP.)
- U PERMANENT DIVERSION DITCH
- V STREET LIGHT (LED LIGHT SOURCE)
- W PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (P.U.D.A.E)
- X 10' EXCLUSIVE WATERLINE EASEMENT
- Y HHO (HILLSIDE HILLCREST OVERLAY)
- Z PERMANENT DIVERSION DITCH
- AA 10' TEMPORARY CONSTRUCTION EASEMENT
- BB DRIVEWAY APRON
- CC DITCH CENTERLINE
- DD DITCH TOP OF BANK

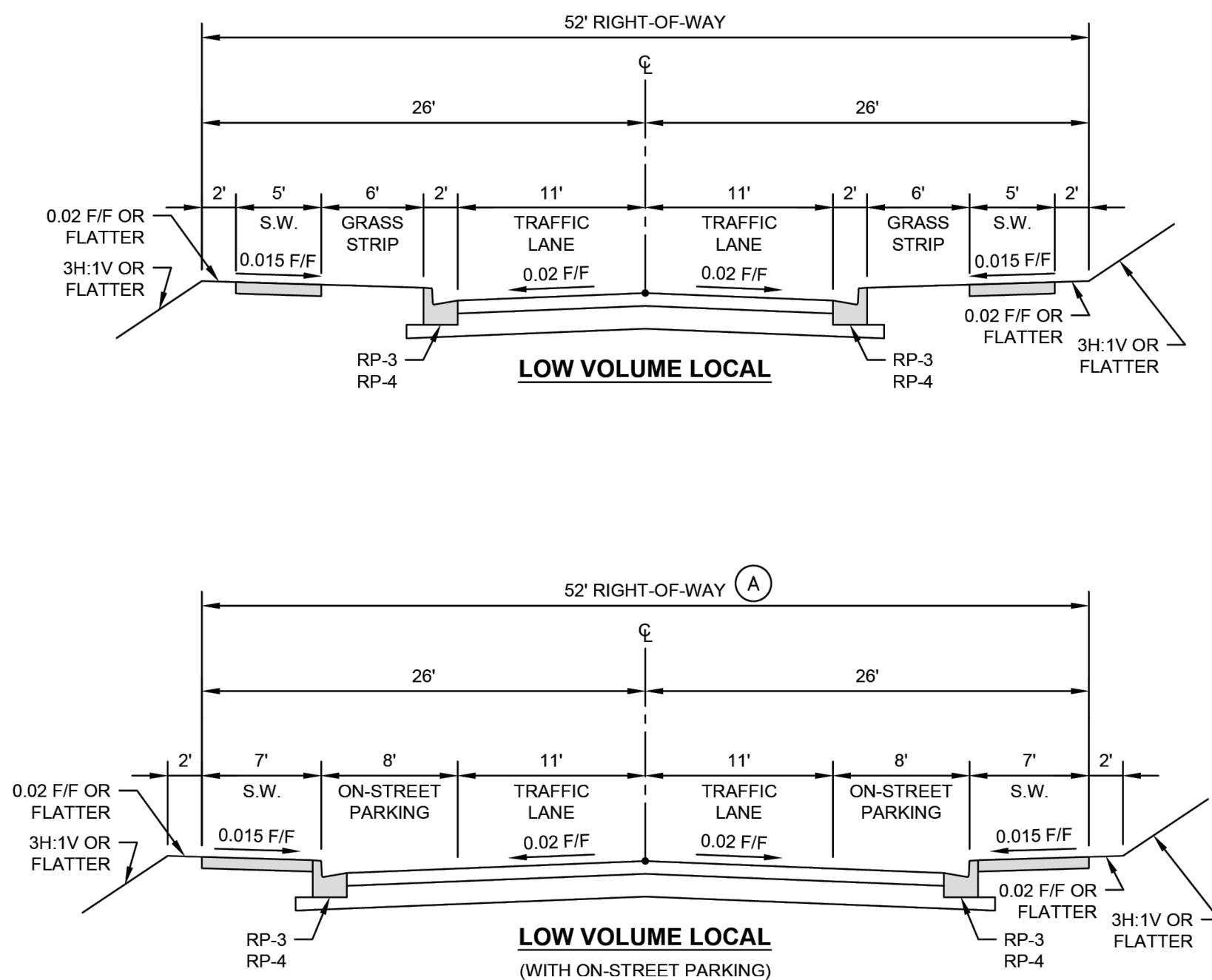
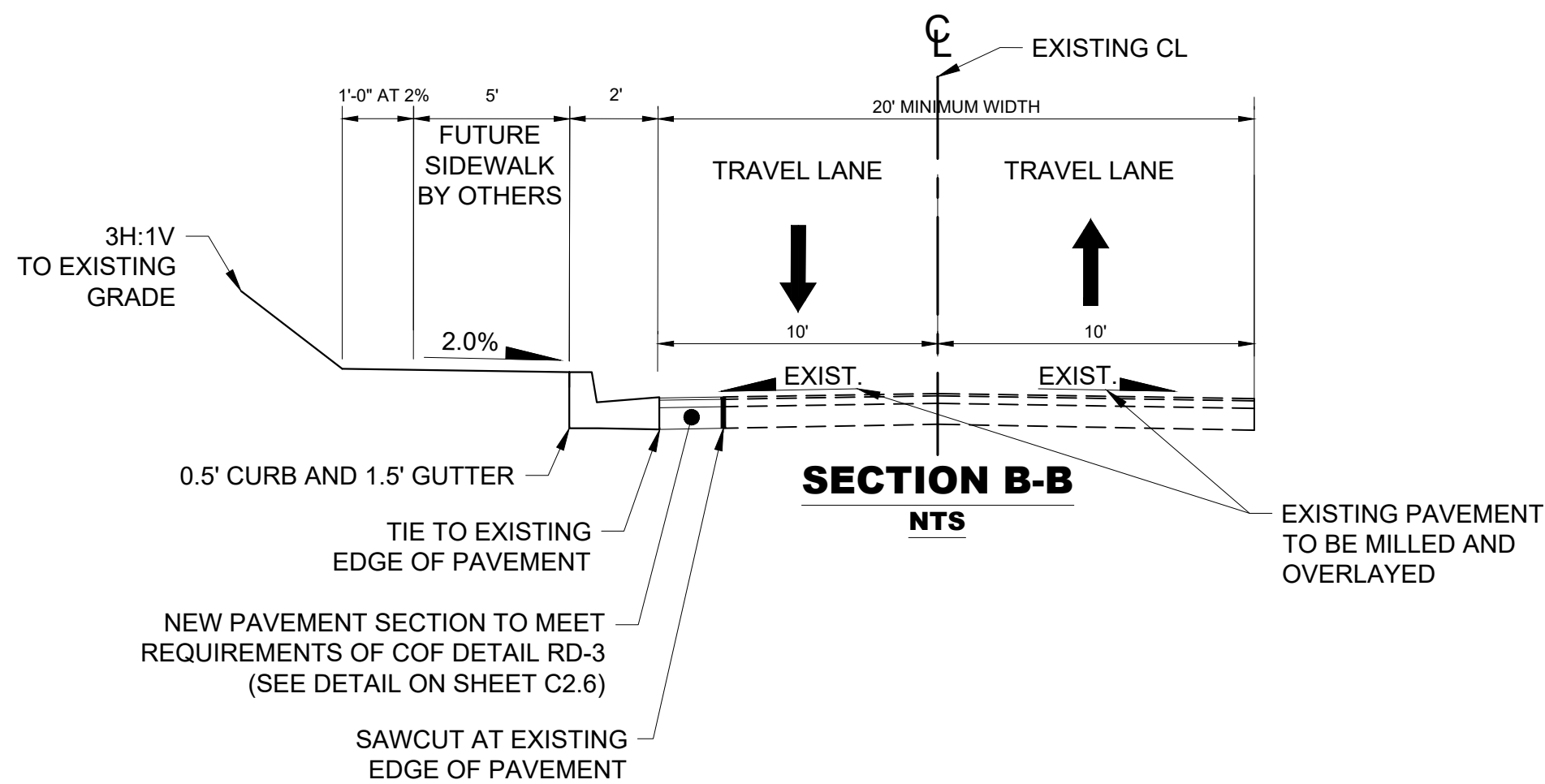
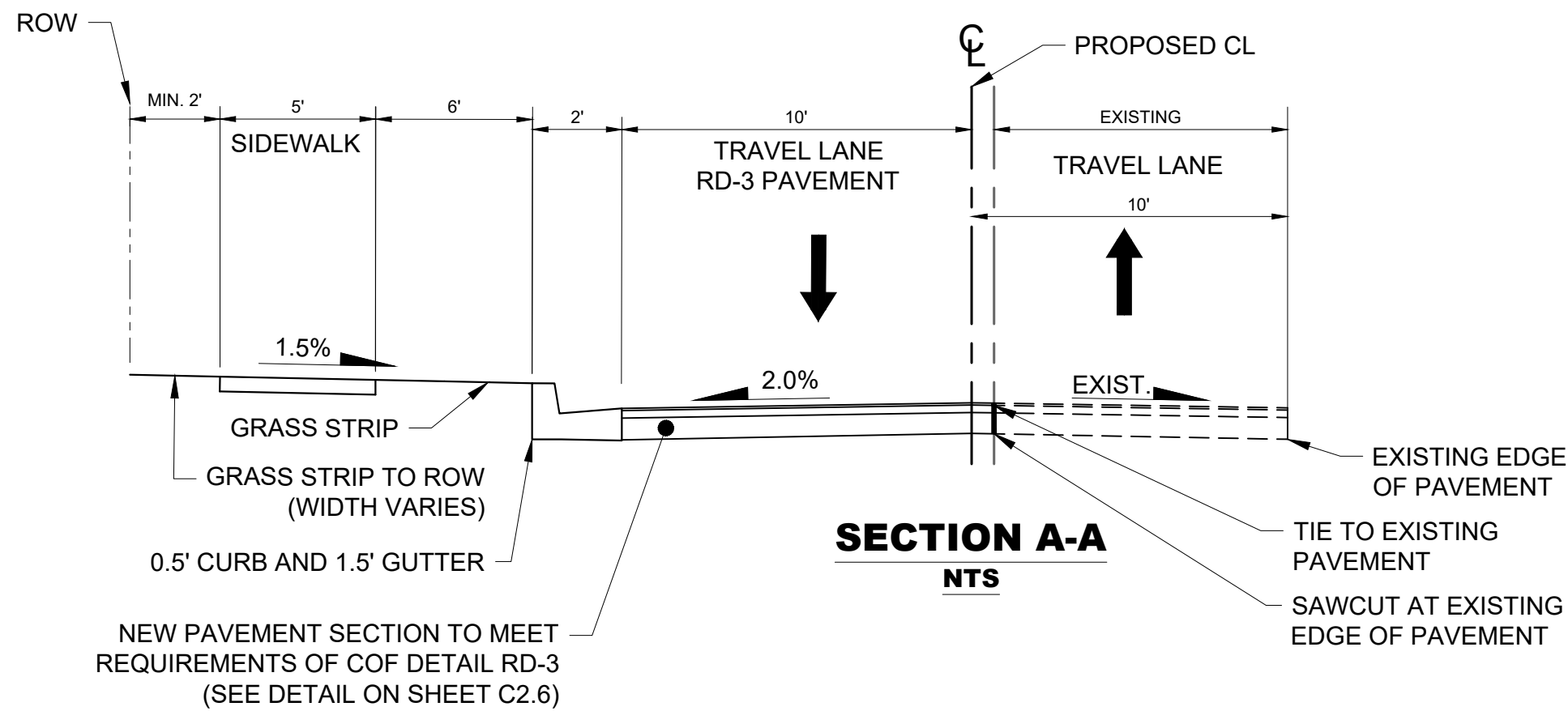
HATCH LEGEND

LOCAL STREET PAVEMENT (DETAIL RD-3)	
LIGHT DUTY CONCRETE	
BIORETENTION	
DETENTION	
1.5" MILL AND OVERLAY	



No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										
DRAWN BY:										
CHECKED BY:										
DATE:										
KIMLEY-HORN PROJECT NO. 118665004										

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DESIGN NOTES

(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.



CITY OF FRANKLIN

NOT TO SCALE

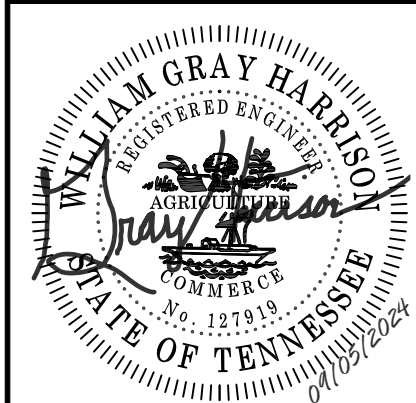
CITY ENGINEER: *Paul P. Goff*

DATE: 7/1/2021

LOW VOLUME LOCAL STREET SECTIONS

DWG. NO.

TS-6



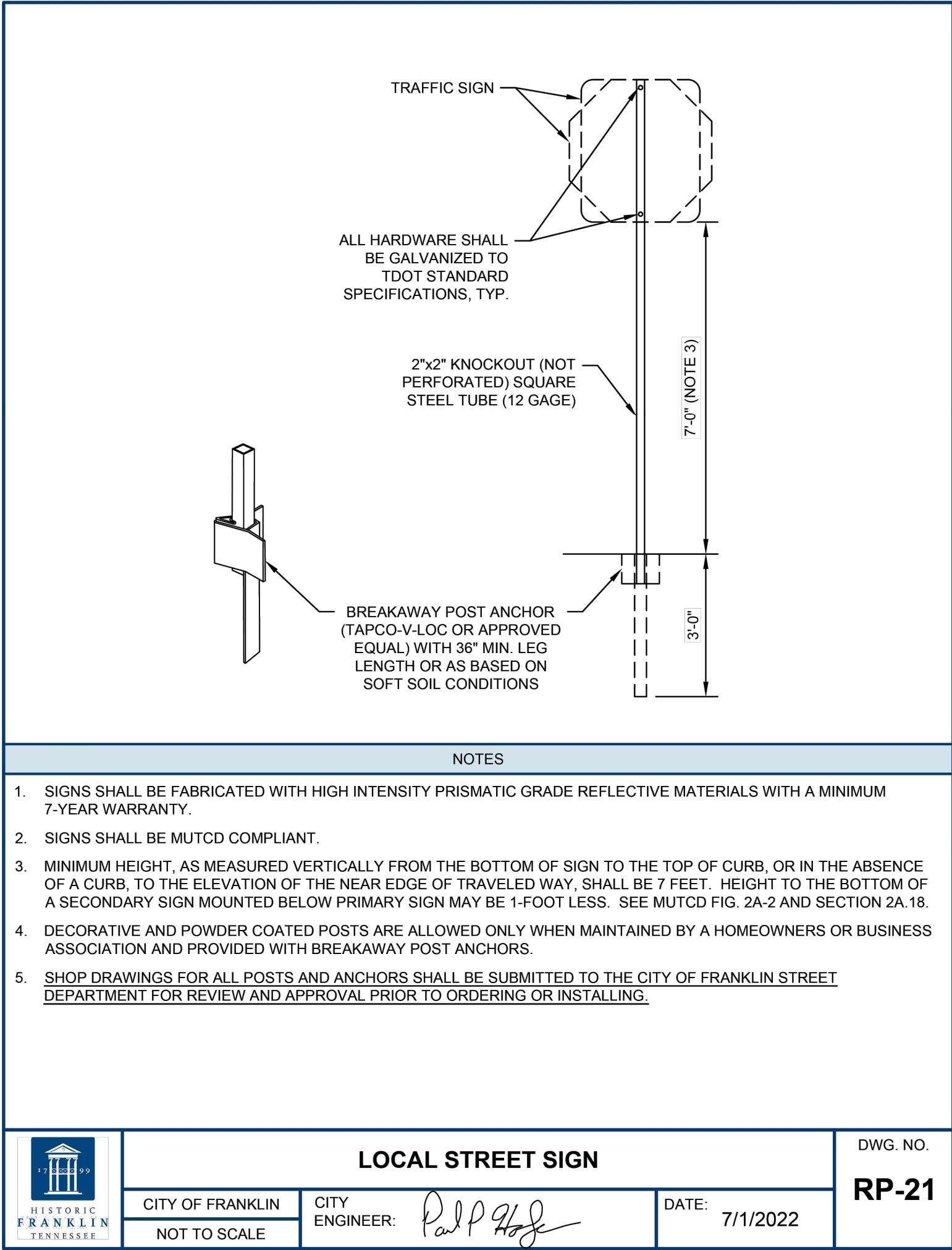
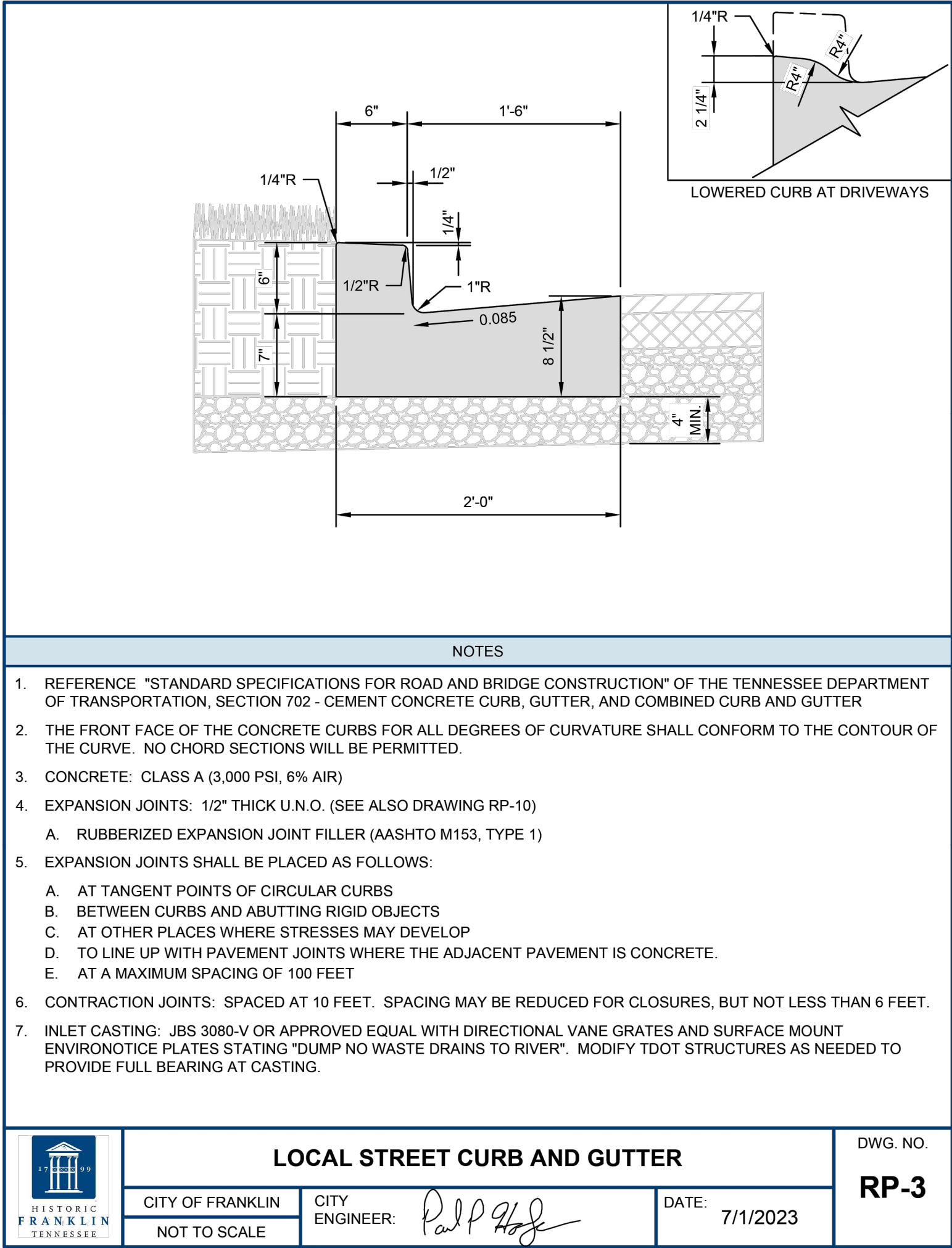
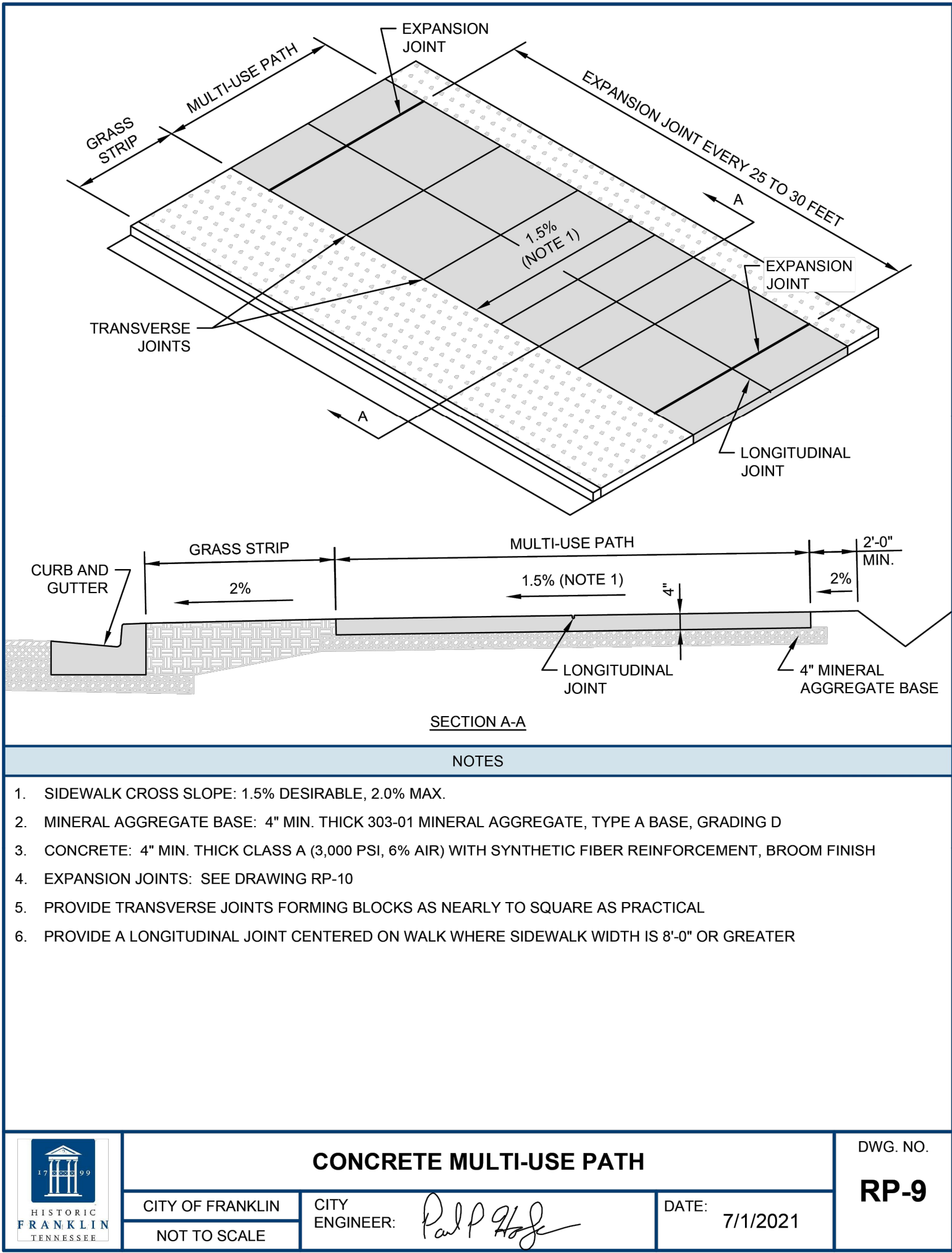
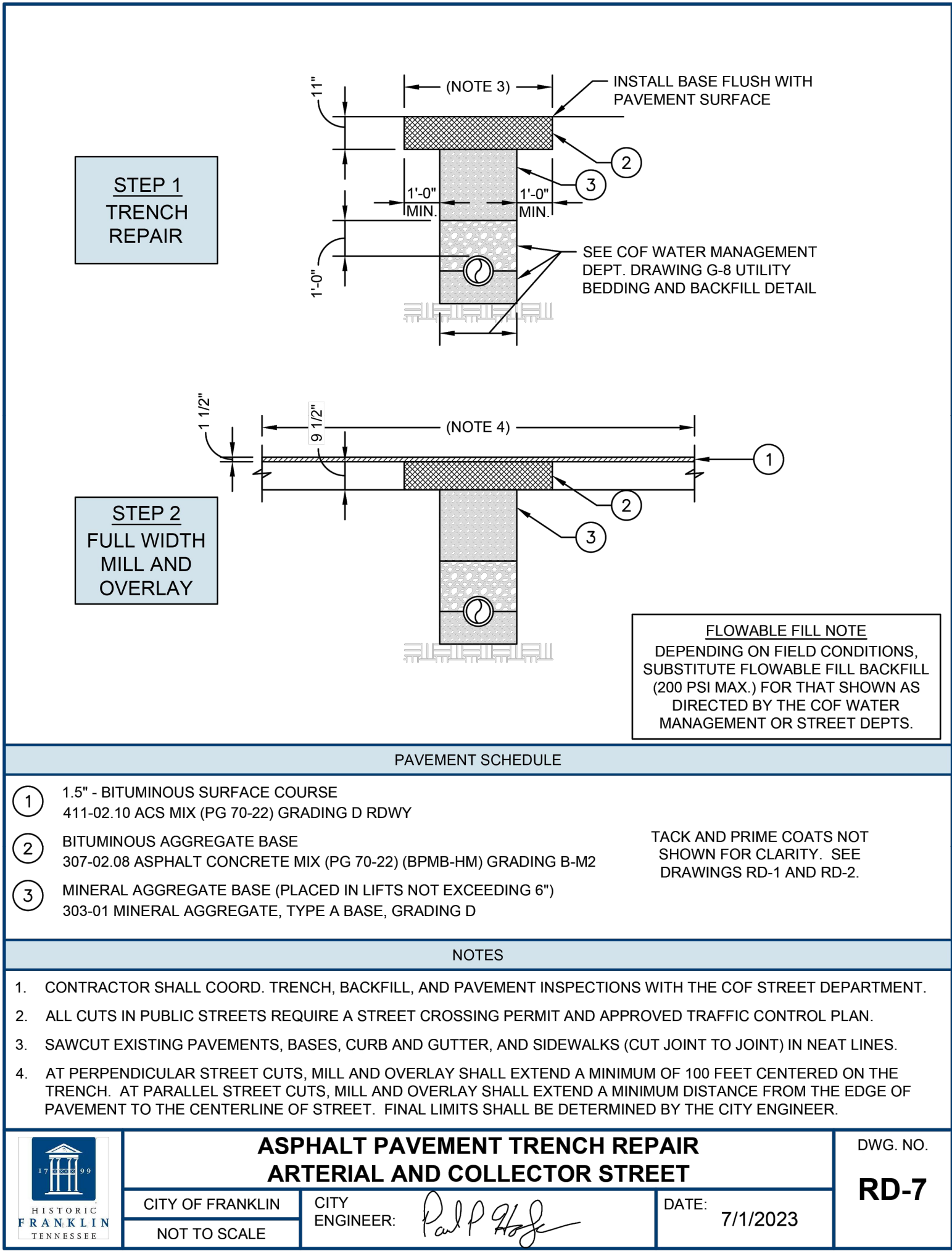
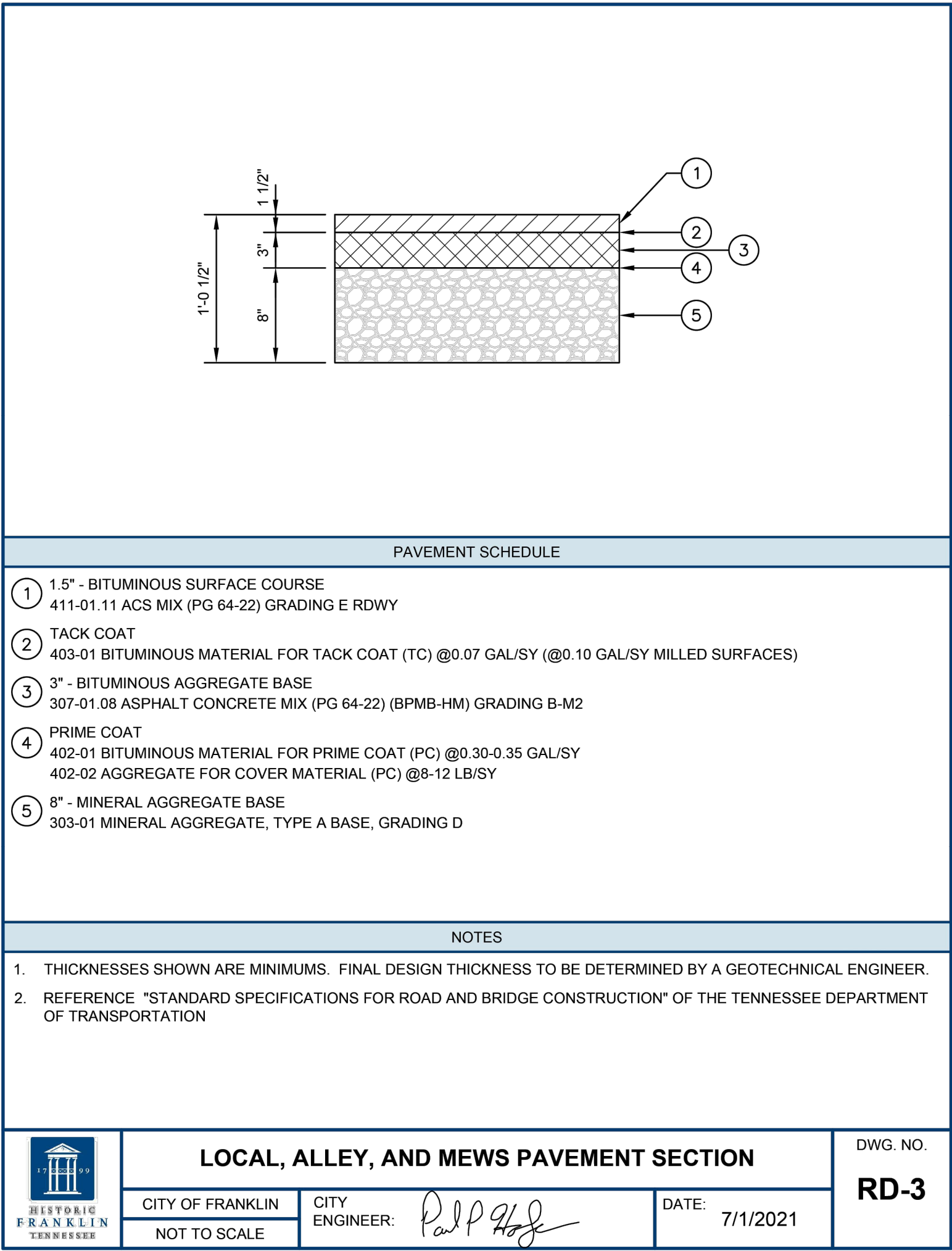
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SITE DETAILS

SHEET NUMBER

C2.5

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

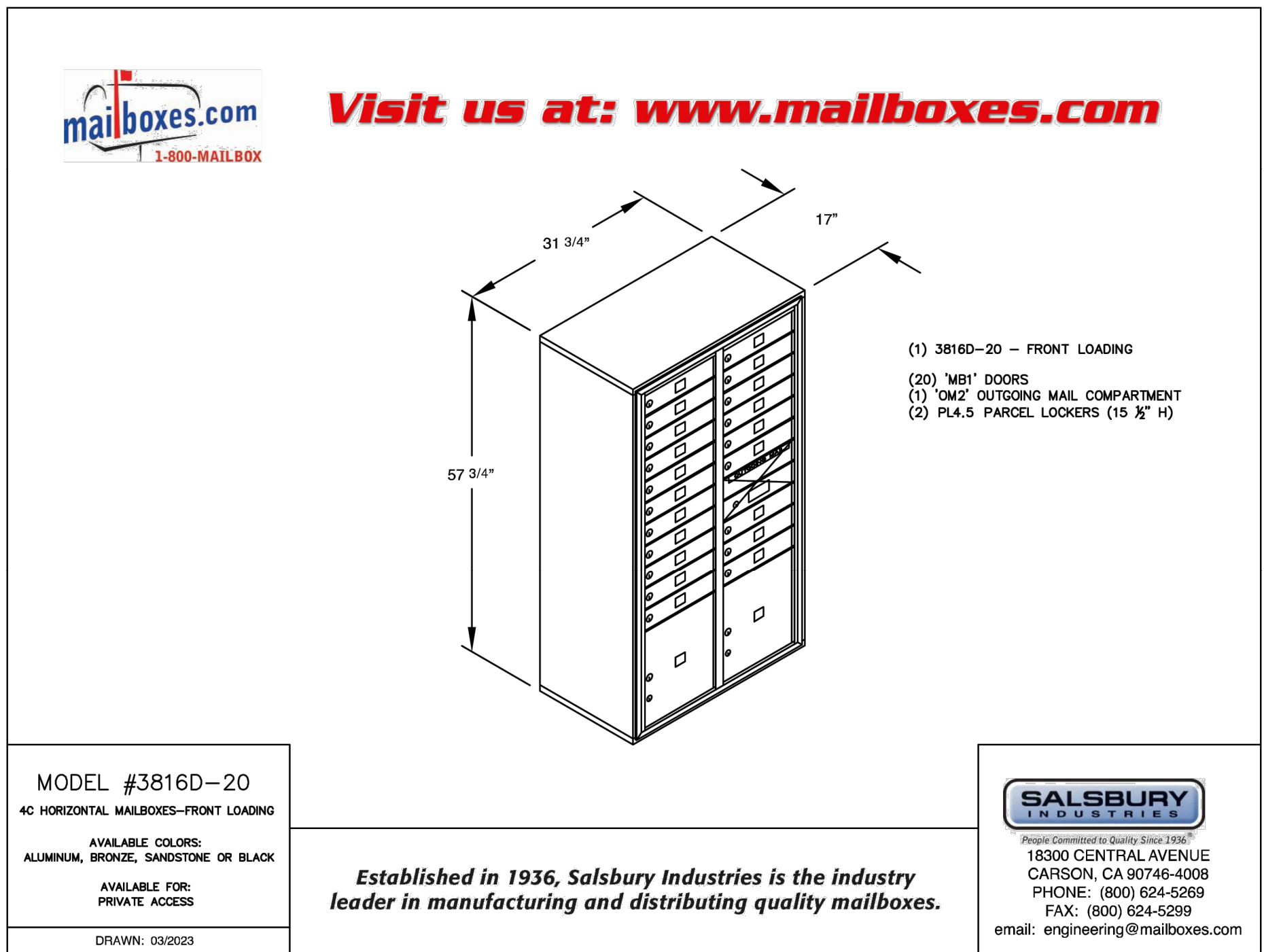
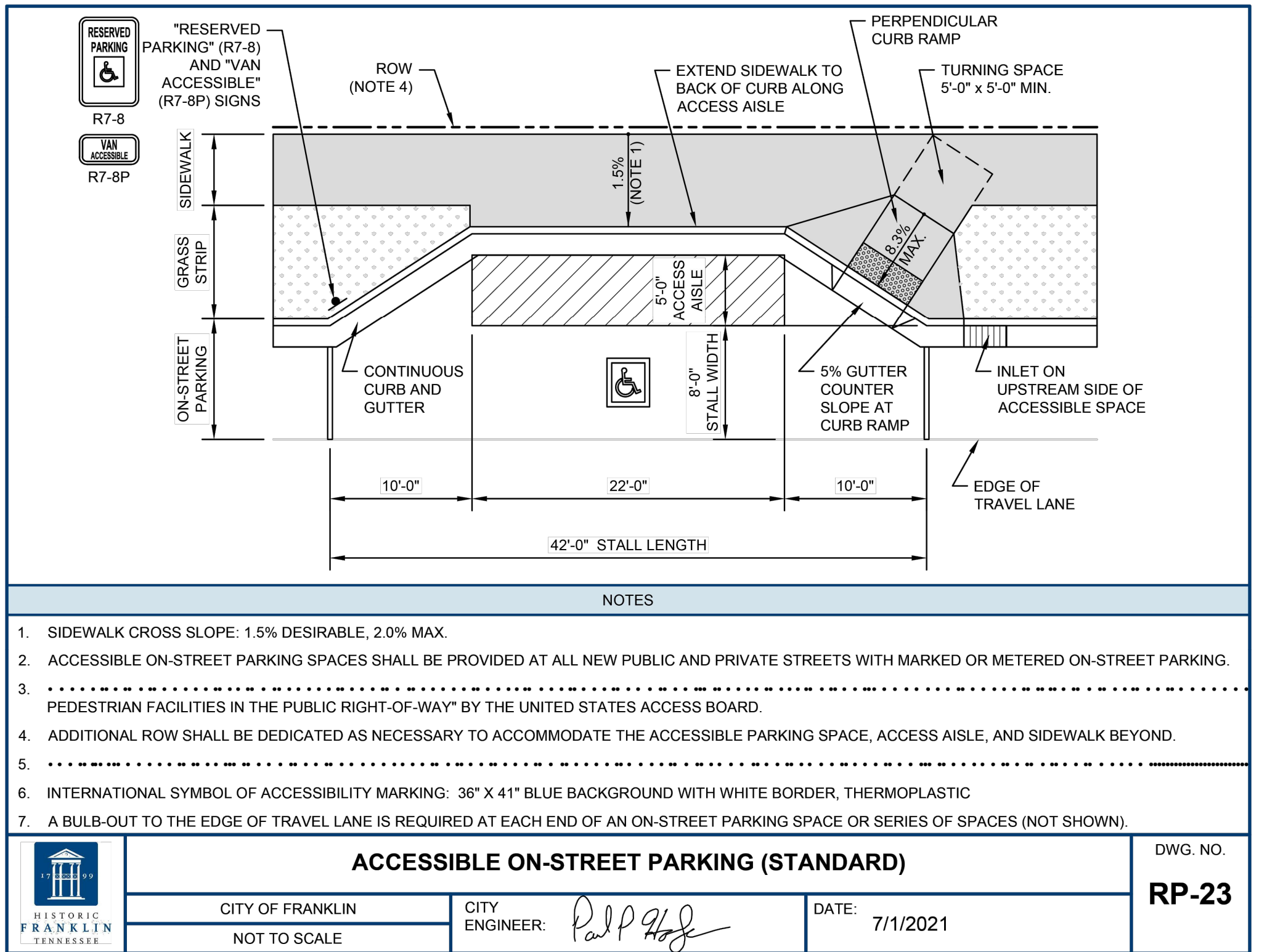
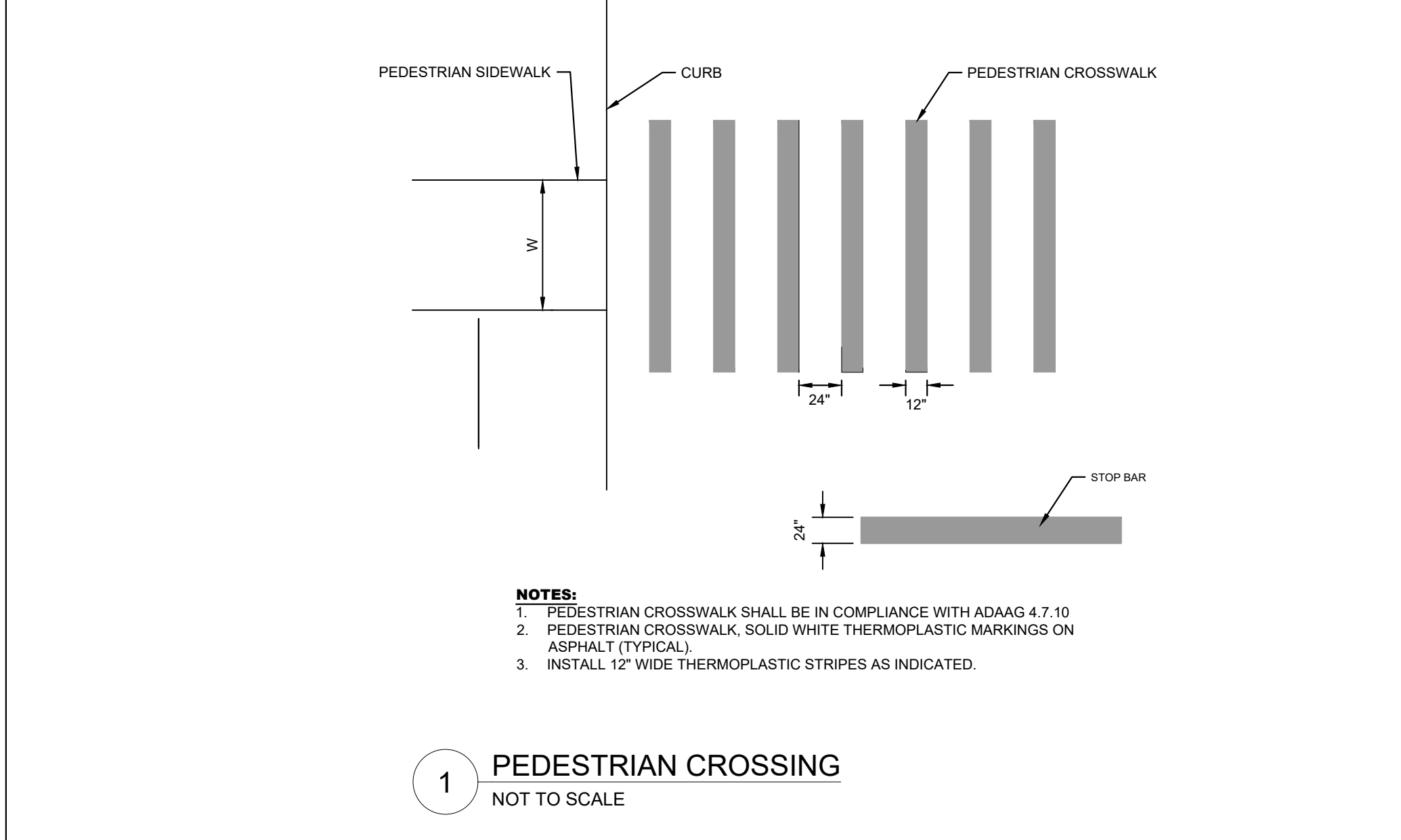
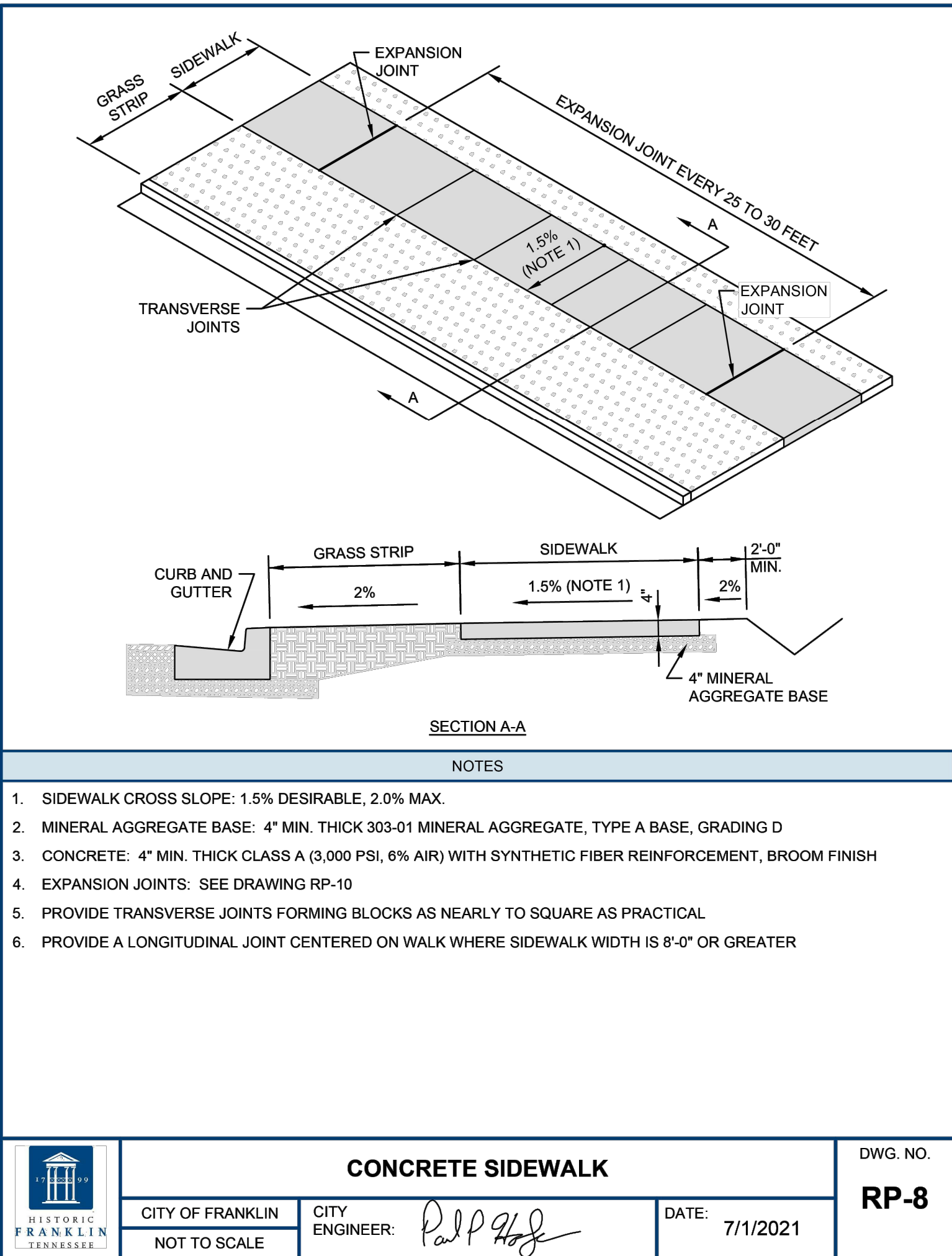
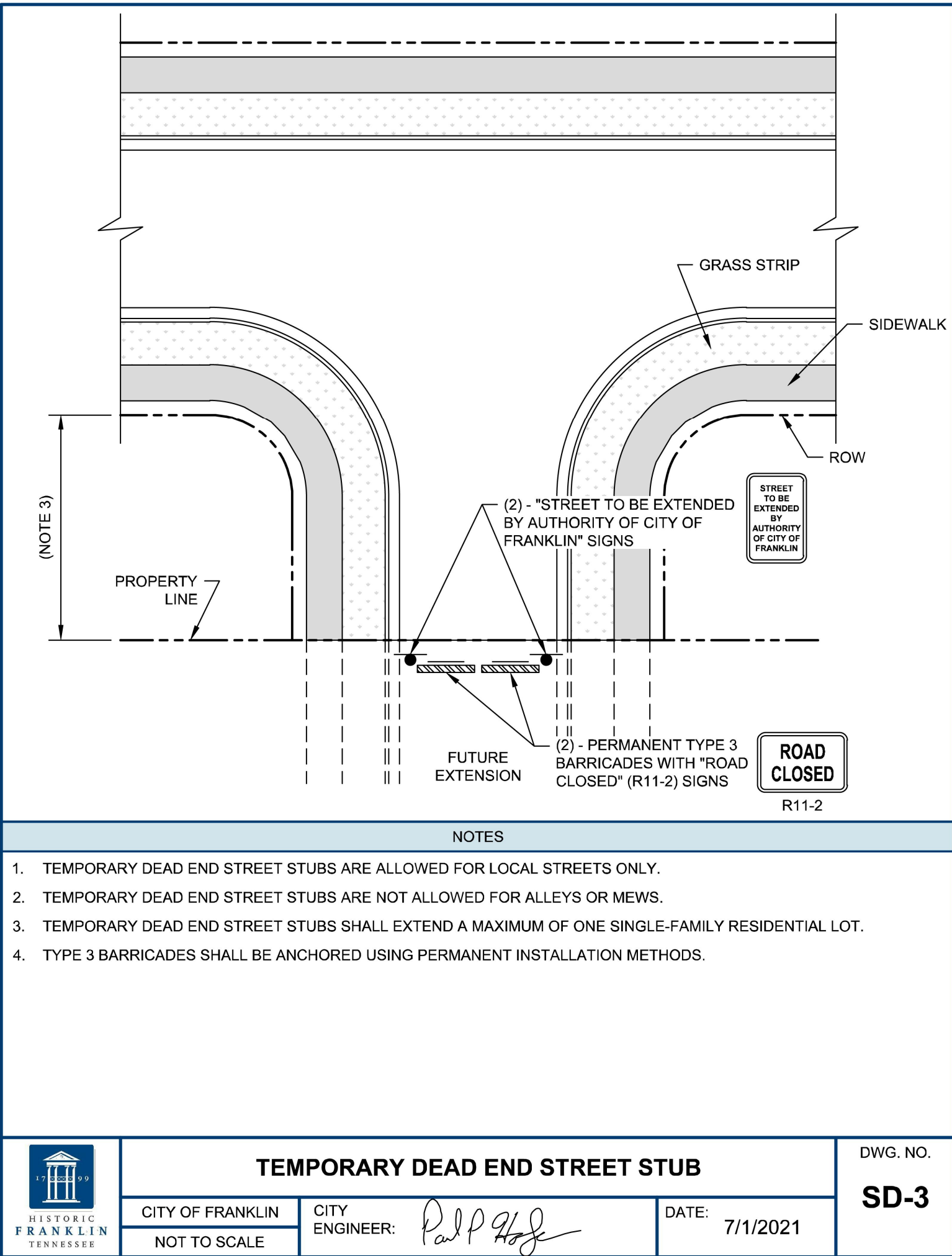
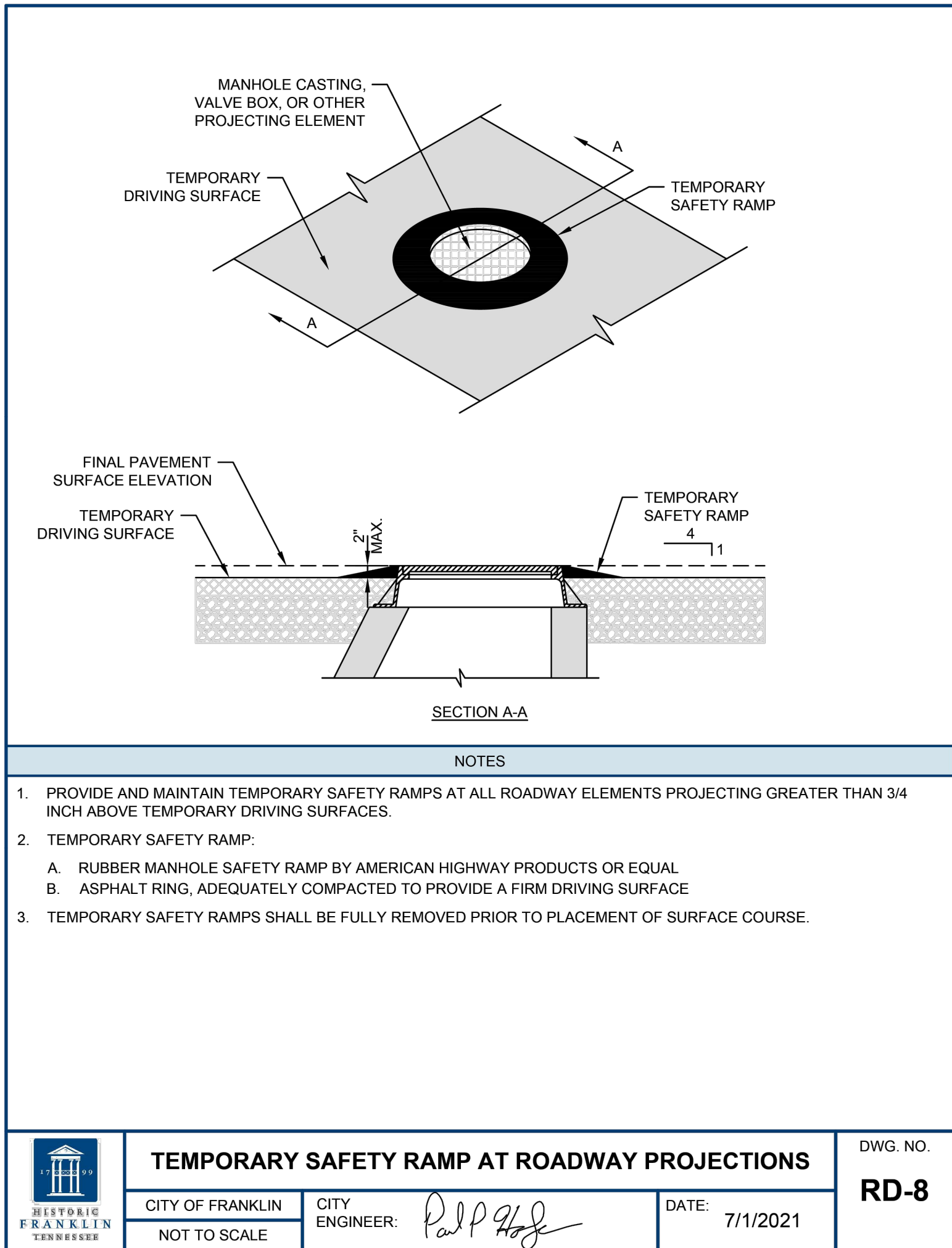
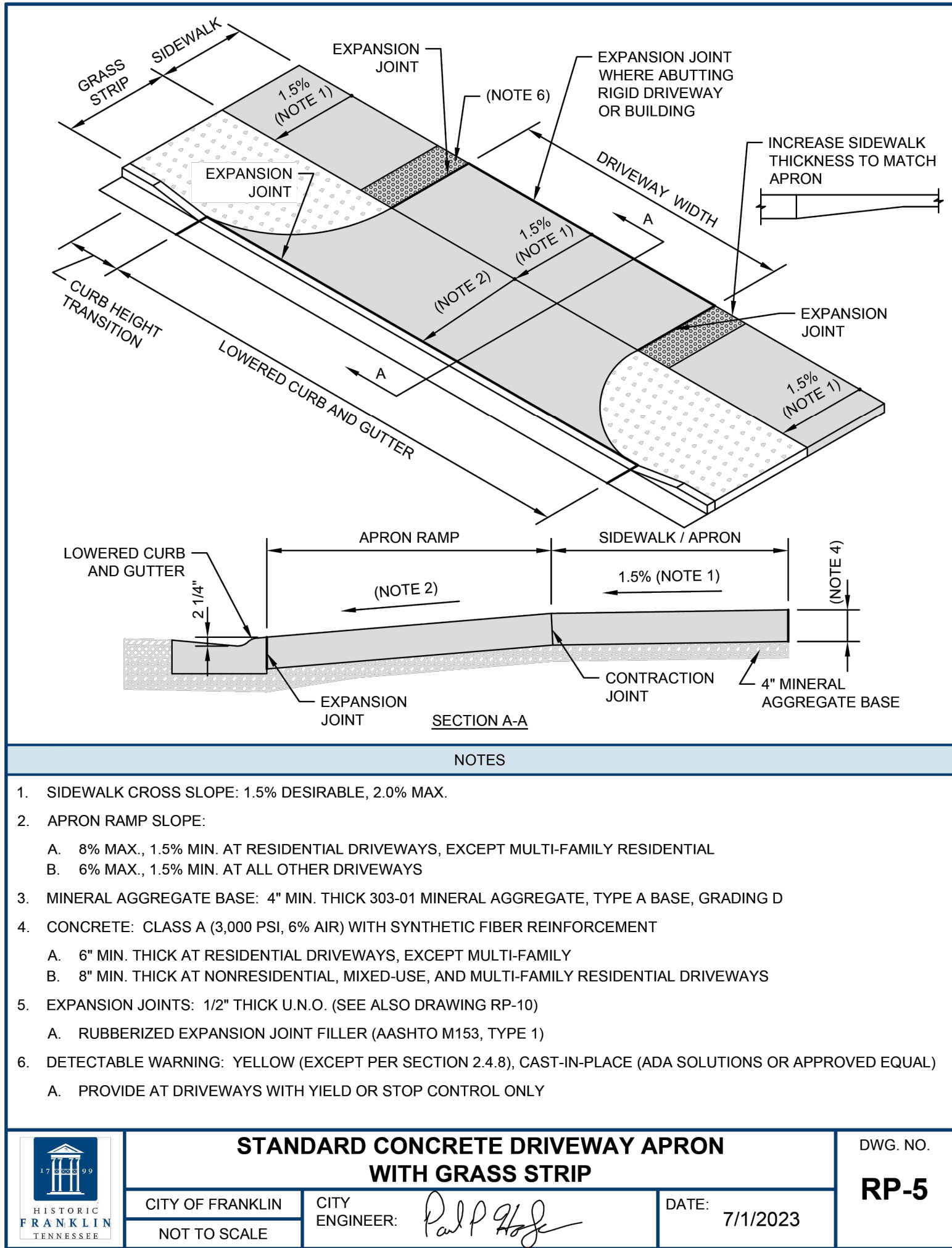


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CHECKED BY:			MM
DATE:		07/08/2024	
KIMLEY-HORN PROJECT NO. 118665004			

SITE DETAILS

SHEET NUMBER
C2.6

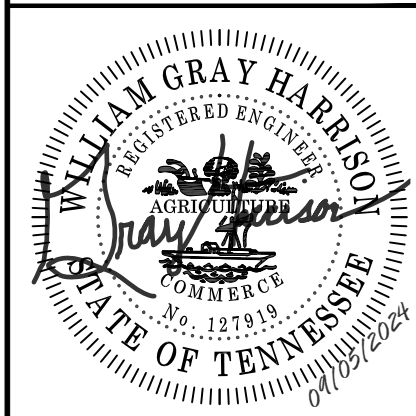
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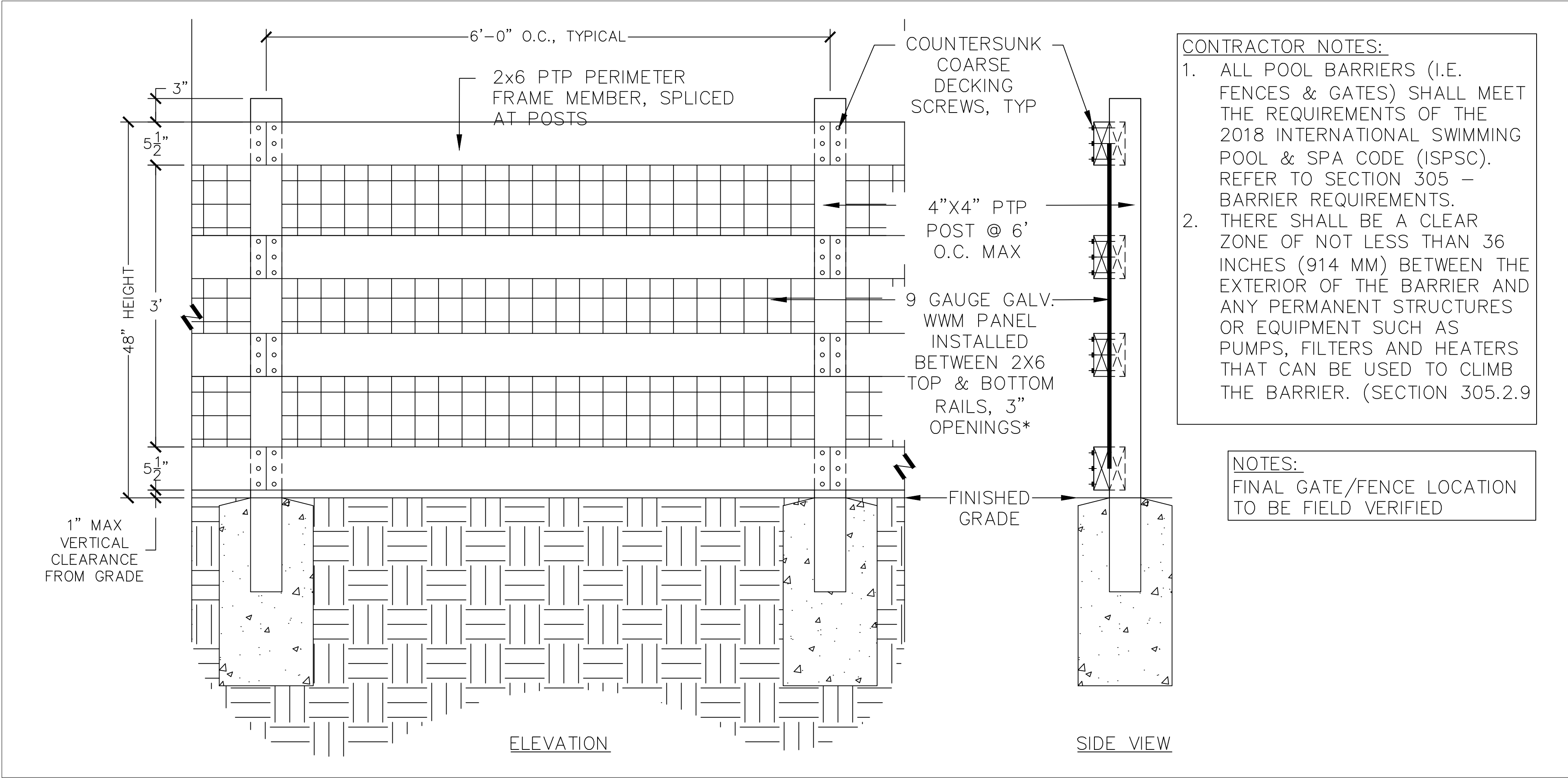
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Main: 615.564.2701 | www.kimley-horn.com
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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



DATE										
REVISIONS										
No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	TLL									
DRAWN BY:	TLL									
CHECKED BY:	MMc									
DATE:	07/08/2024									
KIMLEY-HORN PROJECT NO.	118665004									
SITE DETAILS										
SHEET NUMBER	C2.7									

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1 PEDESTRIAN GUARDRAIL
NOT TO SCALE



REVISIONS										BY
No.	1	2	3	4	5	6	7	8	9	DATE
DESIGNED BY:										---
DRAWN BY:										---
CHECKED BY:										---
DATE:										07/08/2024
KIMLEY-HORN PROJECT NO. 118665004										

SITE DETAILS

SHEET NUMBER
C2.9

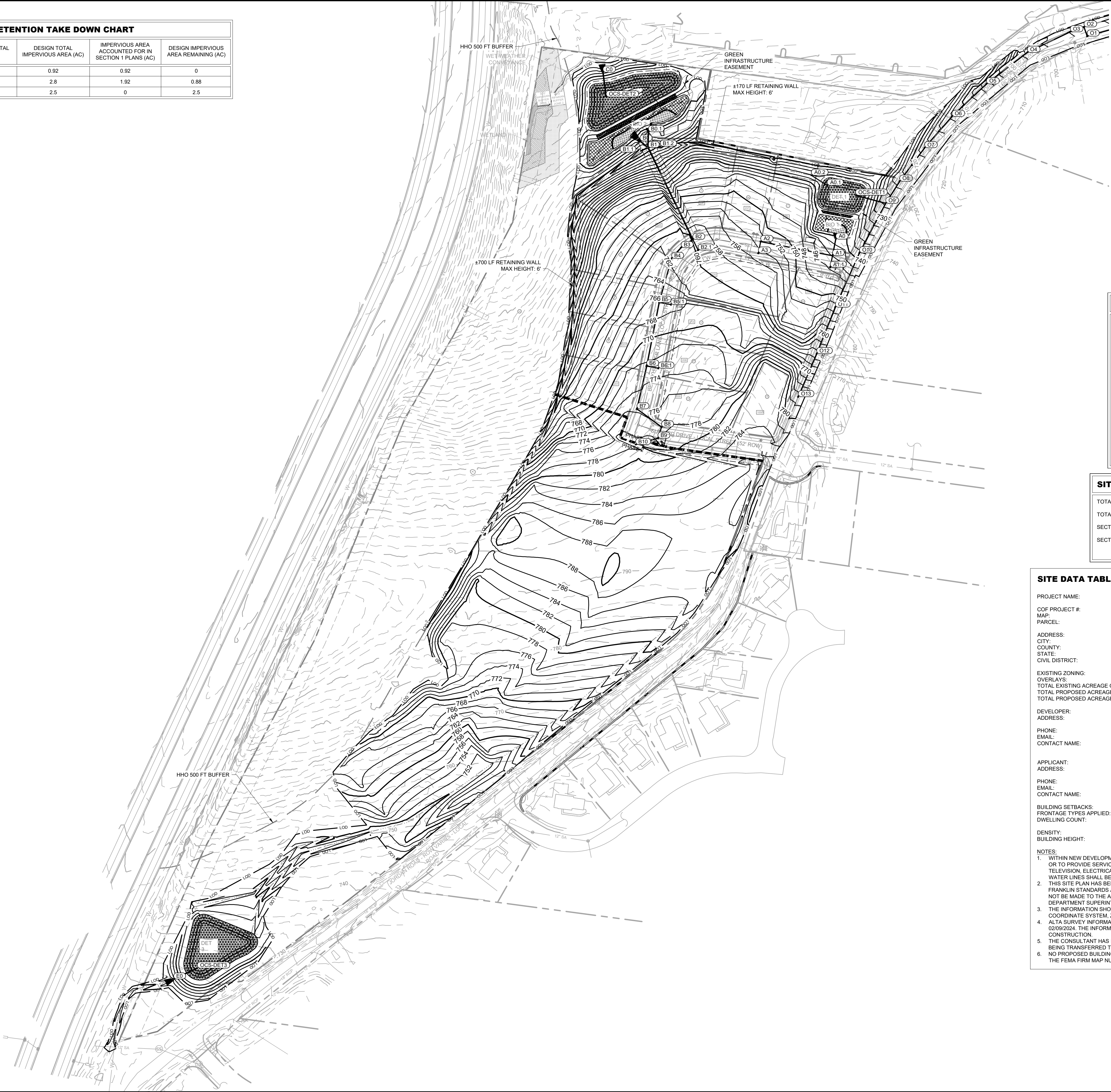
FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

Kimley»Horn

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DETENTION TAKE DOWN CHART				
DRAINAGE AREA	DESIGNED TOTAL AREA (AC)	DESIGN TOTAL IMPERVIOUS AREA (AC)	IMPERVIOUS AREA ACCOUNTED FOR IN SECTION 1 PLANS (AC)	DESIGN IMPERVIOUS AREA REMAINING (AC)
DET-1	2.42	0.92	0.92	0
DET-2	7.63	2.8	1.92	0.88
DET-3	7.67	2.5	0	2.5



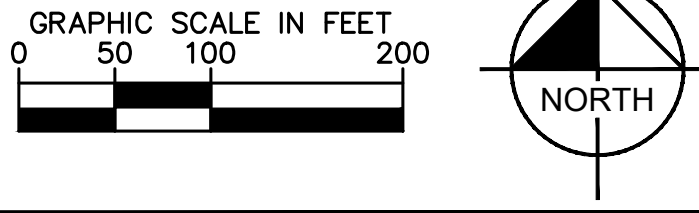
CRITICAL LOTS

LOTS WITH AN ASTERISK "*" ARE CRITICAL LOTS FOR GRADING. THESE LOTS WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL.

SITE LEGEND		
	SS	PROPOSED SANITARY SEWER PIPE
	W	PROPOSED WATER MAIN
	SS	PROPOSED STORM PIPE
	SS	EXISTING SANITARY SEWER PIPE
	RCWL	PROPOSED RECLAIMED WATER MAIN
	W	EXISTING WATER MAIN
	CHE	EXISTING OVERHEAD ELECTRIC
	SS	EXISTING STORM PIPE
	LOD	LIMITS OF DISTURBANCE
	FD	FIRE HYDRANT
	S	SANITARY SWER MANHOLE
		DETENTION
		BIORETENTION

SITE AREA TABLE	
TOTAL SITE AREA =	29.29 ACRES
TOTAL DISTURBED AREA =	20.0 ACRES
SECTION 1 IMPERVIOUS AREA - ROW =	0.98 ACRES
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SITE DATA TABLE	
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COF PROJECT #:	SITE PLAN SECTION 1
MAP:	# 8549
PARCEL:	# 62
ADDRESS:	# 3.00
CITY:	565 & 603 JORDAN ROAD
COUNTY:	FRANKLIN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
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3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.	
4. ALTA SURVEY INFORMATION WAS TAKEN FROM WILSON & ASSOCIATES, P.C. DATED 02/09/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.	
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 47187C0212F, DATED SEPTEMBER 29, 2006.	



FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	WGH
DATE:	07/08/2024
KIMLEY-HORN PROJECT NO.	118665004

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SITE DATA TABLE

PROJECT NAME:	FRANKLIN RIDGE SUBDIVISION
COF PROJECT #:	SITE PLAN SECTION 1
MAP:	# 8549
PARCEL:	# 62
	# 3.00
ADDRESS:	565 & 603 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAYS:	500 FT BUFFER OF HILLSIDE OVERLAY
TOTAL EXISTING ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SITE:	28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SECT. 1:	11.19 ACRES (+/- 487,646 SF)
DEVELOPER:	TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS:	725 COOL SPRINGS BLVD., SUITE 220
	FRANKLIN, TN 37067
PHONE:	571-330-2860
EMAIL:	MBURTON@TOLLBROTHERS.COM
CONTACT NAME:	MICHAEL BURTON
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200
	FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED:	YARD
DWELLING COUNT:	14 SINGLE-FAMILY UNITS
DENSITY:	0.5 DUA
BUILDING HEIGHT:	2.5 STORY

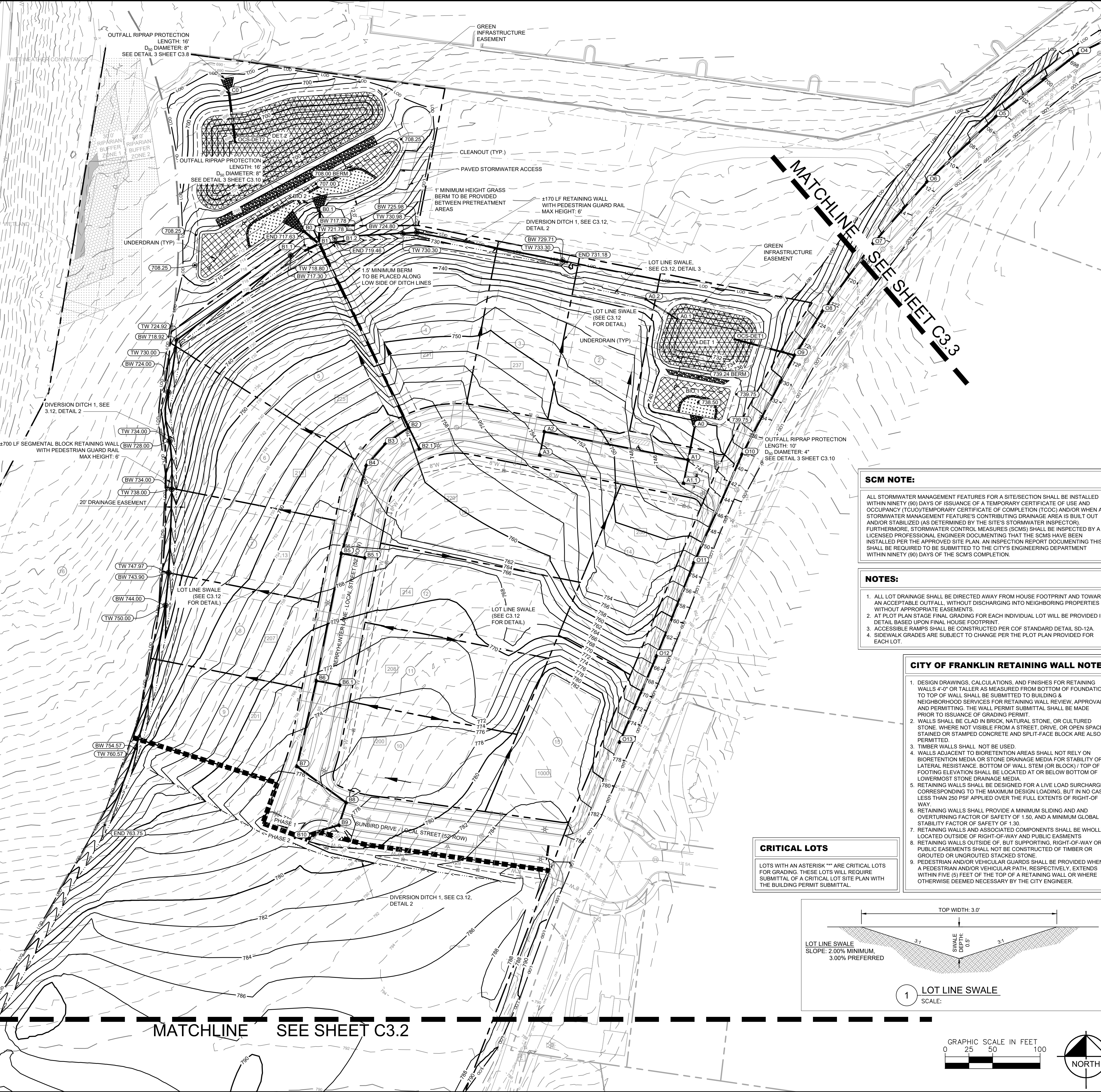
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SITE LEGEND

	SS	PROPOSED SANITARY SEWER PIPE
	W	PROPOSED WATER MAIN
		PROPOSED STORM PIPE
	SS	EXISTING SANITARY SEWER PIPE
	RCWL	PROPOSED RECLAIMED WATER MAIN
	W	EXISTING WATER MAIN
	OHE	EXISTING OVERHEAD ELECTRIC
		EXISTING STORM PIPE
	LOD	LIMITS OF DISTURBANCE
	TH	FIRE HYDRANT
	S	SANITARY SWER MANHOLE
		DETENTION
		BIORETENTION

SITE AREA TABLE

TOTAL SITE AREA =	29.29 ACRES
TOTAL DISTURBED AREA =	20.0 ACRES
SECTION 1 IMPERVIOUS AREA - ROW =	0.96 ACRES
SECTION 1 IMPERVIOUS AREA - LOTS =	1.86 ACRES
IMPERVIOUS AREA PER LOT =	5785 SF



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 (TCOU) 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 (SCMs) SHALL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER DOCUMENTING THAT THE SCMS 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 SCMS COMPLETION.

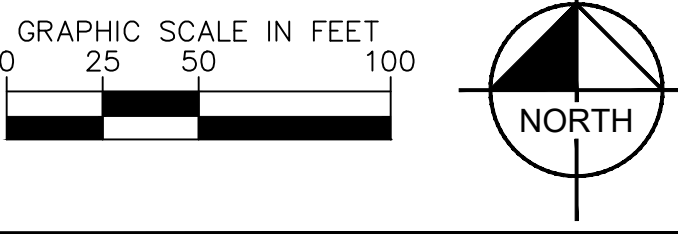
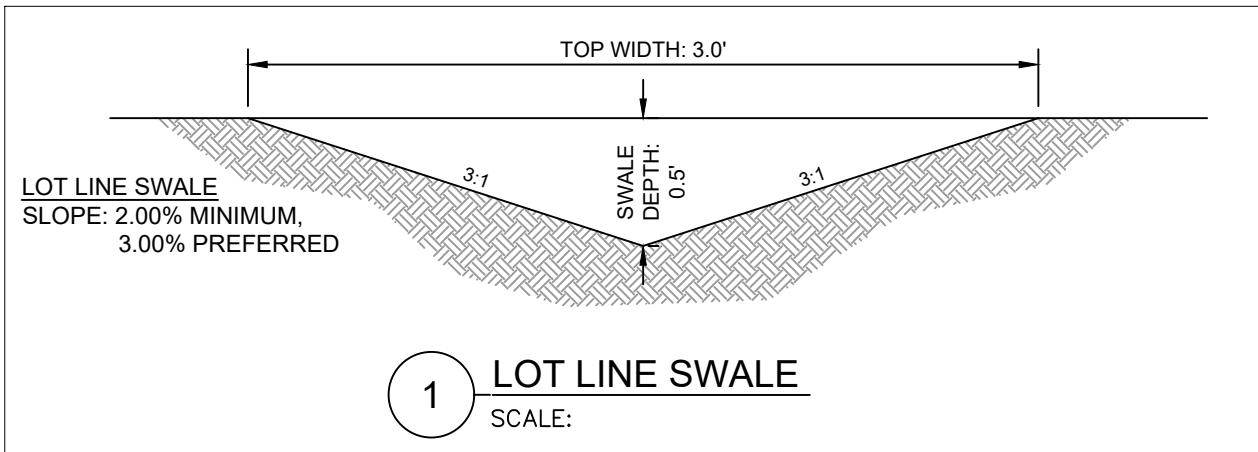
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 3. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER COF STANDARD DETAIL SD-12A.
 4. SIDEWALK GRADES ARE SUBJECT TO CHANGE PER THE PLOT PLAN PROVIDED FOR EACH LOT.

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. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF GRADING PERMIT.
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3. TIMBER WALLS SHALL NOT BE USED.
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CRITICAL LOTS

LOTS WITH AN ASTERISK "*" ARE CRITICAL LOTS FOR GRADING. THESE LOTS WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL.



Kimley»Horn

4031 Aspen Grove Dr Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



REVISIONS	DATE	BY
	</	

DESIGNED BY:	SAC
DRAWN BY:	MEN
CHECKED BY:	WGH
DATE:	07/08/2024
KIMLEY-HORN PROJECT NO.	118665004

ENLARGED GRADING & DRAINAGE PLAN

SHEET NUMBER
C3.1

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MATCHLINE SEE SHEET C3.1

SITE DATA TABLE

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SITE PLAN SECTION 1
COF PROJECT #: # 8549
MAP: # 62
PARCEL: # 3.00

ADDRESS: 565 & 603 JORDAN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT

EXISTING ZONING: R-2 RESIDENTIAL
OVERLAYS: 500 FT BUFFER OF HILLSIDE OVERLAY
TOTAL EXISTING ACREAGE OF SITE: 28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SITE: 28.26 ACRES (+/- 1,230,979 SF)
TOTAL PROPOSED ACREAGE OF SECT. 1: 11.19 ACRES (+/- 487,646 SF)

DEVELOPER: TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS: 725 COOL SPRINGS BLVD., SUITE 220
FRANKLIN, TN 37067
PHONE: 571-330-2860
EMAIL: MBURTON@TOLLBROTHERS.COM
CONTACT NAME: MICHAEL BURTON

APPLICANT: KIMLEY-HORN & ASSOCIATES
ADDRESS: 4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
PHONE: 615-564-2701
EMAIL: GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME: GRAY HARRISON, P.E.

BUILDING SETBACKS: 20' FRONT, 10' SIDE AND 40' REAR
FRONTAGE TYPES APPLIED: YARD
DWELLING COUNT: 14 SINGLE-FAMILY UNITS

DENSITY: 0.5 DUA
BUILDING HEIGHT: 2.5 STORY

NOTES:

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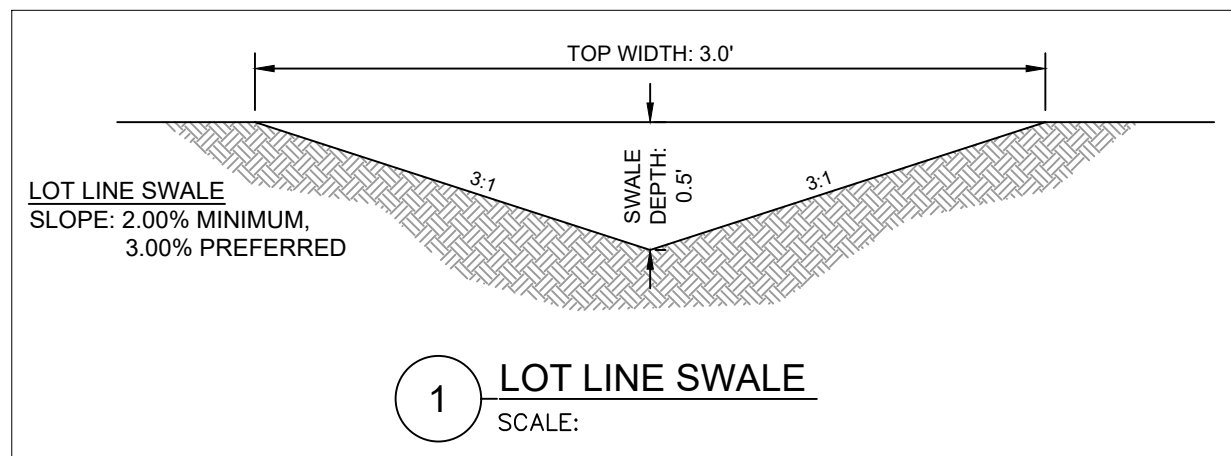
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CITY OF FRANKLIN RETAINING WALL NOTES

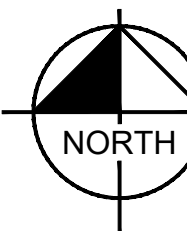
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GRAPHIC SCALE IN FEET
0 25 50 100



Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



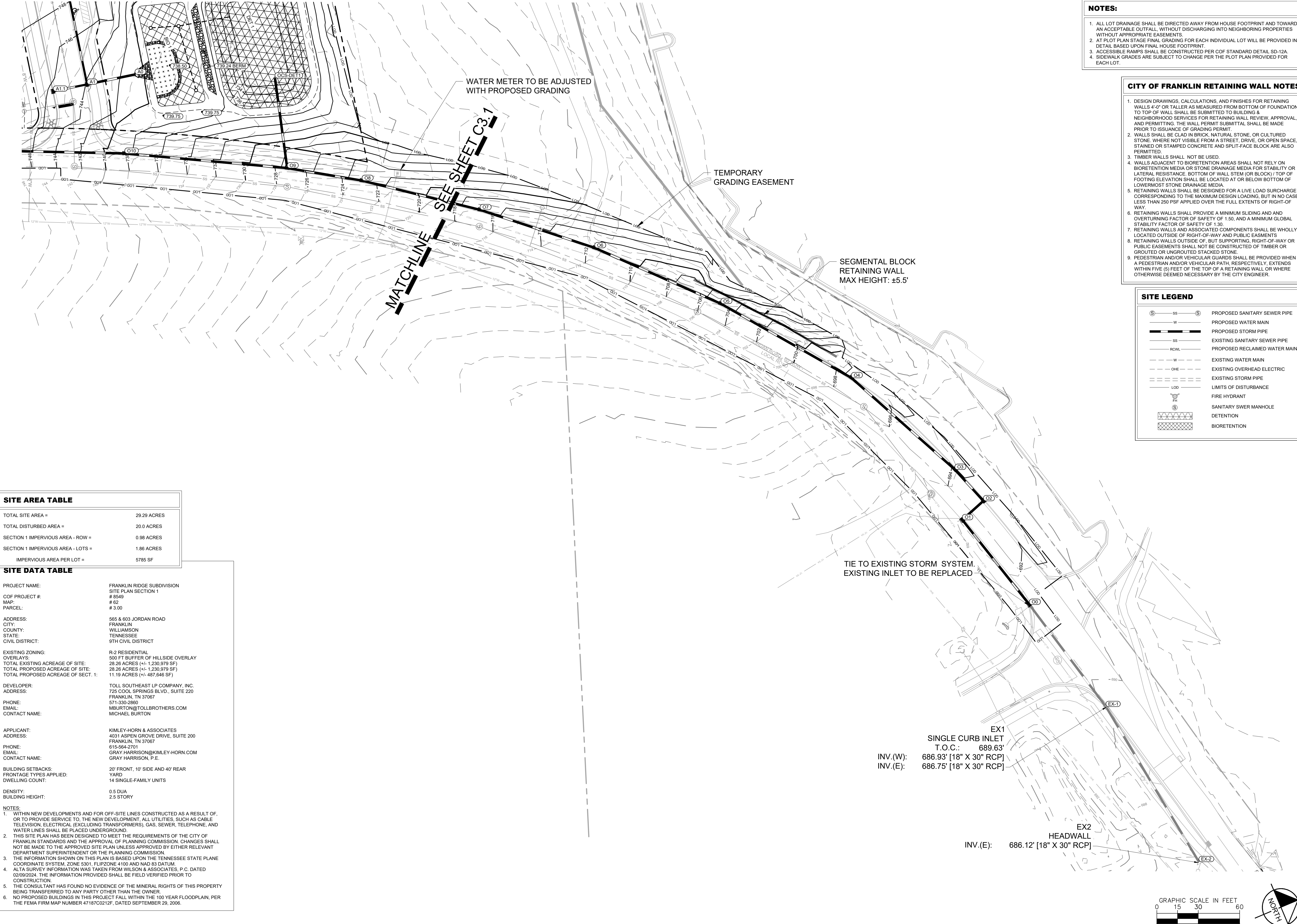
No.	REVISIONS	DATE	BY

DESIGNED BY: SAC
DRAWN BY: MEN
CHECKED BY: WGH
DATE: 07/08/2024
KIMLEY-HORN PROJECT NO. 118665004

ENLARGED GRADING & DRAINAGE

SHEET NUMBER
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NOTES:

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SITE LEGEND

SS	SS	PROPOSED SANITARY SEWER PIPE
W	W	PROPOSED WATER MAIN
SS	SS	PROPOSED STORM PIPE
SS	SS	EXISTING SANITARY SEWER PIPE
RCWL	RCWL	PROPOSED RECLAIMED WATER MAIN
W	W	EXISTING WATER MAIN
OHE	OHE	EXISTING OVERHEAD ELECTRIC
LOD	LOD	EXISTING STORM PIPE
LOD	LOD	LIMITS OF DISTURBANCE
LOD	LOD	FIRE HYDRANT
LOD	LOD	SANITARY SWER MANHOLE
LOD	LOD	DETENTION
LOD	LOD	BIORETENTION

Kimley»Horn

4031 Aspen Grove Dr Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										SAC
DRAWN BY:										MEN
CHECKED BY:										WGH
DATE:										07/08/2024
KIMLEY-HORN PROJECT NO. 118665004										

ENLARGED OFFSITE
GRADING & DRAINAGE
PLAN

SHEET NUMBER

C3.3

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EROSION CONTROL LEGEND

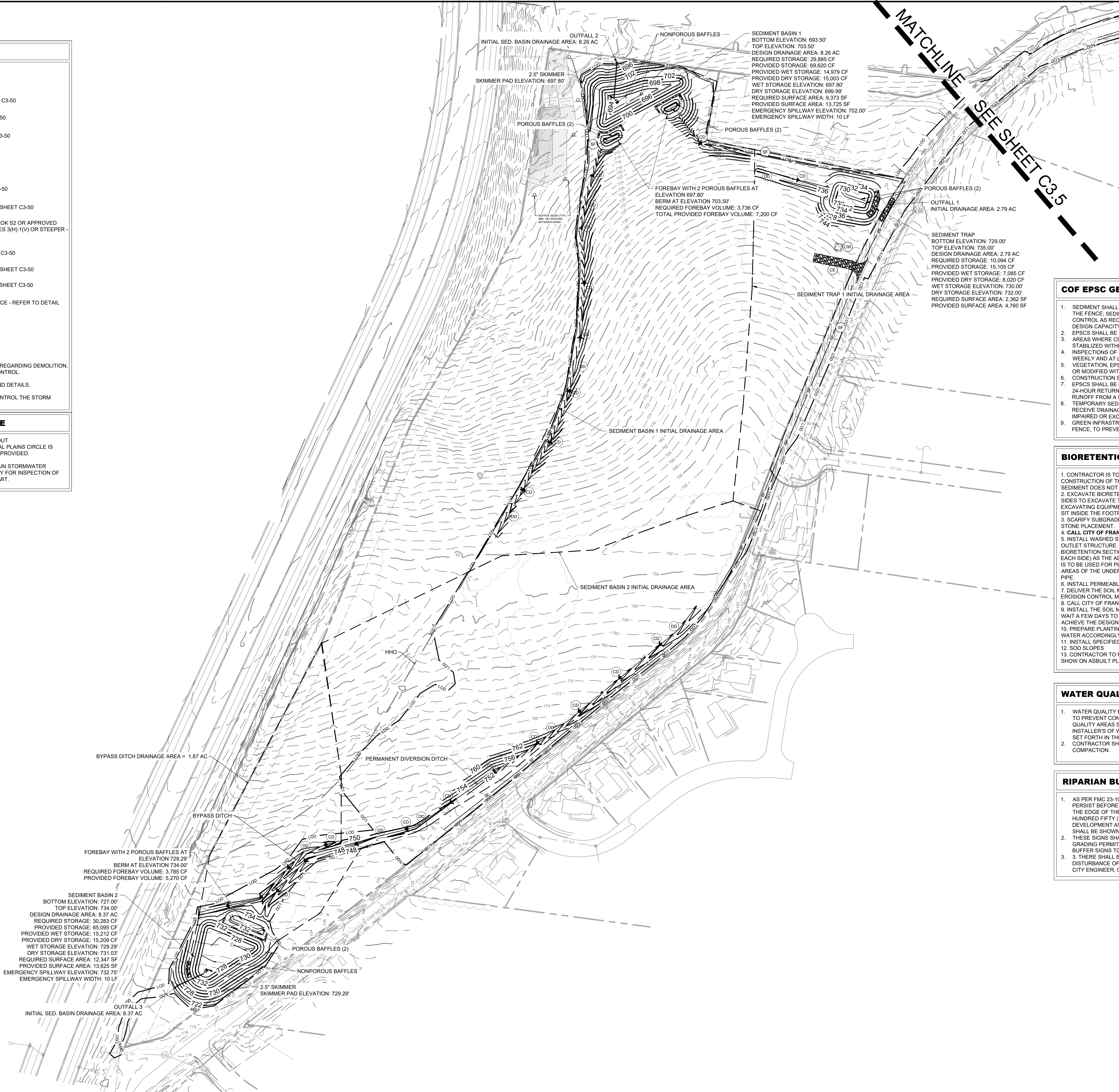
- STONE FILTER RING - CLASS A RIP-RAP, 2" THICK
- OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
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- SILT FENCE - REFER TO DETAIL SHEET C3-50
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- ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
- CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
- 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 C3-50
- CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
- TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
- LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

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

EPSC PHASE 1 CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT
- A GRADING PERMIT WILL NOT BE ISSUED ON THIS LOT UNTIL RURAL PLAINS CIRCLE IS PAVED OR AN ALTERNATE CITY-APPROVED MEANS OF ACCESS IS PROVIDED.
- INSTALL SILT FENCE AND TREE PROTECTION
- 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.



COF EPSC GENERAL NOTES

- 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%.
- EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
- AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
- INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
- VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
- CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
- 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.
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- 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.
- SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
- 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 BOSCAT 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.
- INSTALL PERMEABLE GEOTEXTILE FABRIC.
- 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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- PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
- INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
- CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

WATER QUALITY BMP NOTES

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RIPARIAN BUFFER NOTE

- AS PER FMC 23-107(5)(D) BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE INITIAL EPSC AND BUFFER MANAGEMENT PLANS.
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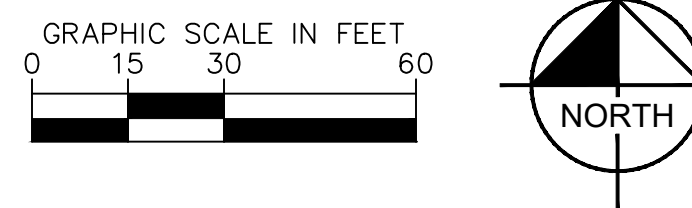
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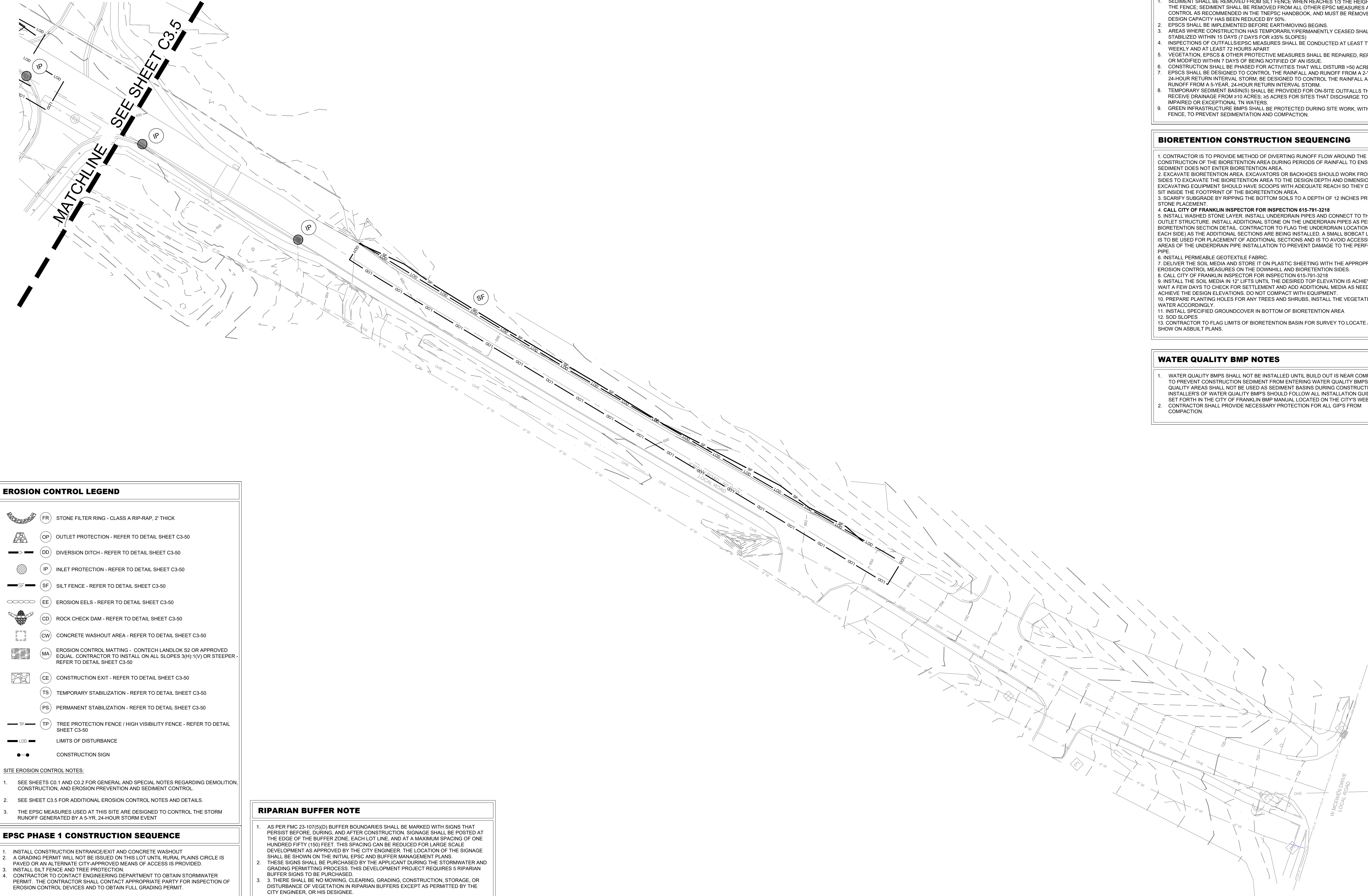


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INITIAL EPSC - OFFSITE
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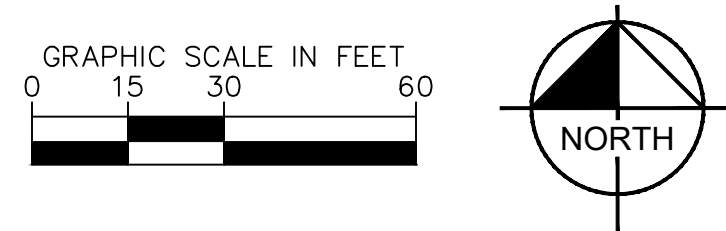
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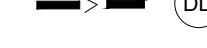
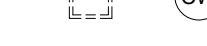
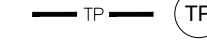
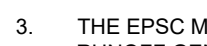
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COF PROJECT #8549

Page 173 of 213

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EROSION CONTROL LEGEND

-  FR
- STONE FILTER RING - CLASS A RIP-RAP, 2" THICK
-  OP
- OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
-  DD
- DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
-  IP
- INLET PROTECTION - REFER TO DETAIL SHEET C3-50
-  SF
- SILT FENCE - REFER TO DETAIL SHEET C3-50
-  EE
- EROSION EELS - REFER TO DETAIL SHEET C3-50
-  CD
- ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
-  CW
- CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
-  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 C3-50
-  CE
- CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
-  TS
- TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
-  PS
- PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
-  TP
- TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
-  LOD
- LIMITS OF DISTURBANCE
- 
- CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

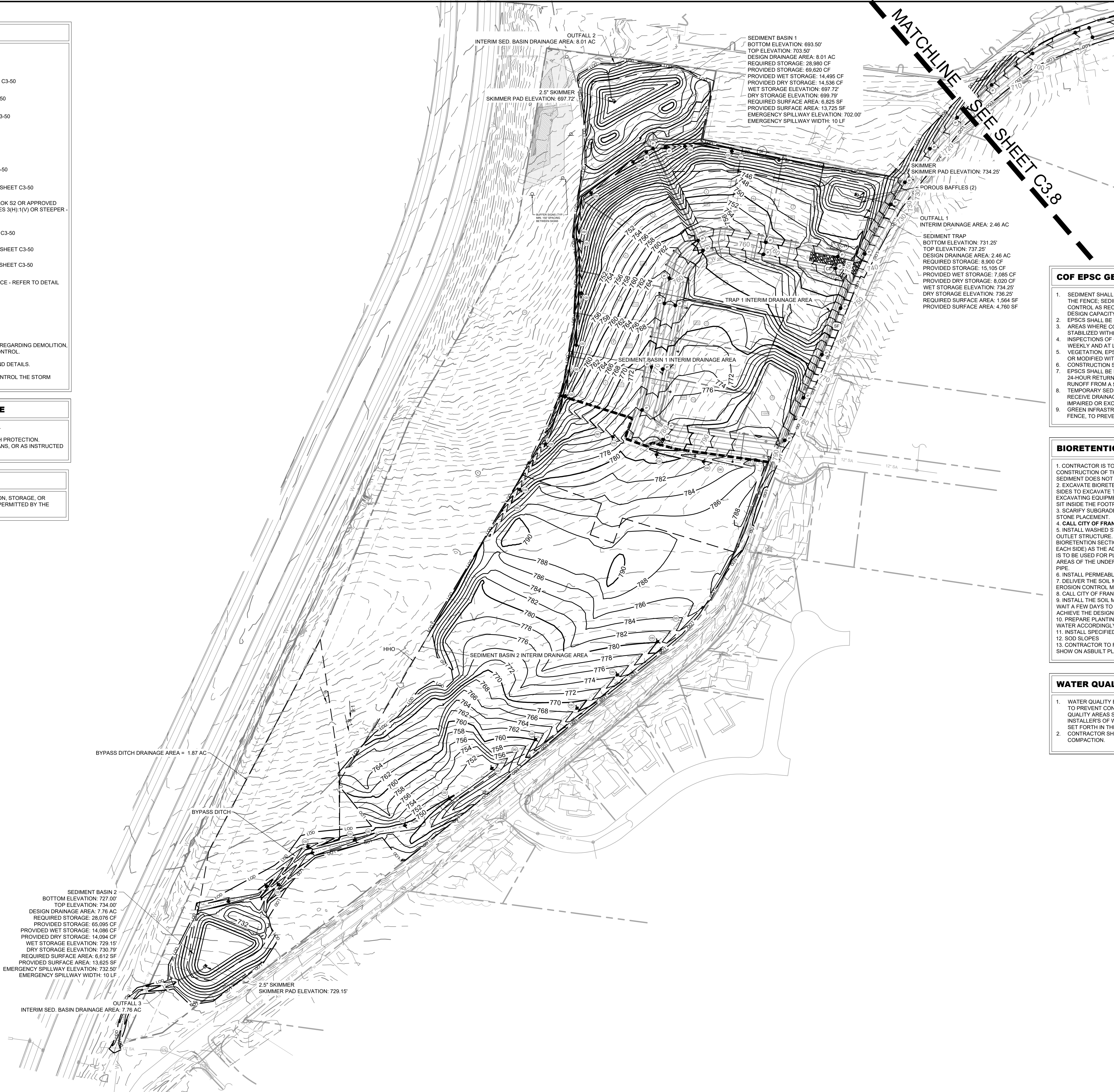
- SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
- SEE SHEET C3.5 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.
- THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR,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

EPSC PHASE 2 CONSTRUCTION SEQUENCE

- CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
- CLEAR, GRUB, AND GRADE REMAINING SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION
- CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

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.



COF EPSC GENERAL NOTES

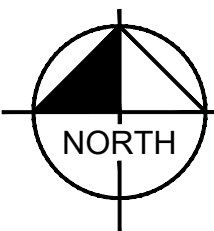
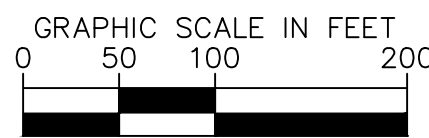
- SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
- AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
- INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
- VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
- CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
- 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.
- 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
- GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

BIORETENTION CONSTRUCTION SEQUENCING

- 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.
- 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.
- SCAFFRY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
- 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.
- INSTALL PERMEABLE GEOTEXTILE FABRIC.
- DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
- 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.
- PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
- INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
- SOD SLOPES
- CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

WATER QUALITY BMP NOTES

- WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
- CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ALL GIPS FROM COMPACTION.



Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



No.	REVISIONS									
	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY
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DESIGNED BY:	TLL
DRAWN BY:	TLL
CHECKED BY:	MMc
DATE:	07/08/2024
KIMLEY-HORN PROJECT NO.	118665004

INTERIM EPSC -
CONSTRUCTION PLAN

SHEET NUMBER
C3.7

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EROSION CONTROL LEGEND

- FR STONE FILTER RING - CLASS A RIP-RAP, 2" THICK
- OP OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DD DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- IP INLET PROTECTION - REFER TO DETAIL SHEET C3-50
- SF SILT FENCE - REFER TO DETAIL SHEET C3-50
- EE EROSION EELS - REFER TO DETAIL SHEET C3-50
- CD ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
- CW CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
- 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 C3-50
- CE CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- TS TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- PS PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
- TP TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
- LDD LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

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

EPSC PHASE 1 CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT
- A GRADING PERMIT WILL NOT BE ISSUED ON THIS LOT UNTIL RURAL PLAINS CIRCLE IS PAVED OR AN ALTERNATE CITY-APPROVED MEANS OF ACCESS IS PROVIDED.
- INSTALL SILT FENCE AND TREE PROTECTION.
- 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.

COF EPSC GENERAL NOTES

- 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%.
- EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
- AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR 3:5% SLOPES)
- INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
- VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
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BIORETENTION CONSTRUCTION SEQUENCING

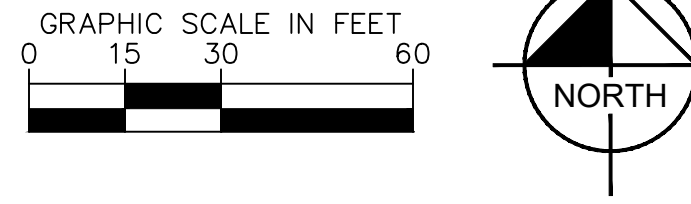
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RIPARIAN BUFFER NOTE

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Kimley»Horn

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**FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE**

No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	---									
DRAWN BY:	---									
CHECKED BY:	---									
DATE:	07/08/2024									
KIMLEY-HORN PROJECT NO. 118665004										
INTERIM EPSC - OFFSITE CONSTRUCTION PLAN										
SHEET NUMBER C3.8										

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COF PROJECT #8549

Page 175 of 213

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FR

STONE FILTER RING - CLASS A RIP-RAP, 2' THICK

OP

OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50

DD

DIVERSION DITCH - REFER TO DETAIL SHEET C3-50

IP

INLET PROTECTION - REFER TO DETAIL SHEET C3-50

SF

SILT FENCE - REFER TO DETAIL SHEET C3-50

EE

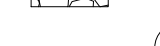
EROSION EELS - REFER TO DETAIL SHEET C3-50

CD

ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50

CW

CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50

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 C3-50

CE

CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50

TS

TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50

PS

PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50

TP

TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50

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 C3.5 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

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT

2. A GRADING PERMIT WILL NOT BE ISSUED ON THIS LOT UNTIL RURAL PLAINS CIRCLE IS PAVED OR AN ALTERNATE CITY-APPROVED MEANS OF ACCESS IS PROVIDED.

3. INSTALL SILT FENCE AND TREE PROTECTION.

4. 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.

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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)

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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 (5 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.

WATER QUALITY BMP NOTES

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127591
COMMERCIAL
STATE OF TENNESSEE
04/28/2024

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---
DATE: 07/08/2024
KIMLEY-HORN PROJECT NO.
118665004
INTERIM EPSC -
OFFSITE
CONSTRUCTION PLAN
SHEET NUMBER
C3.9

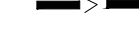
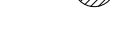
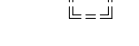
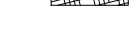
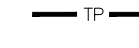
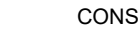
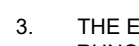
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COF PROJECT #8549

Page 176 of 213

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EROSION CONTROL LEGEND

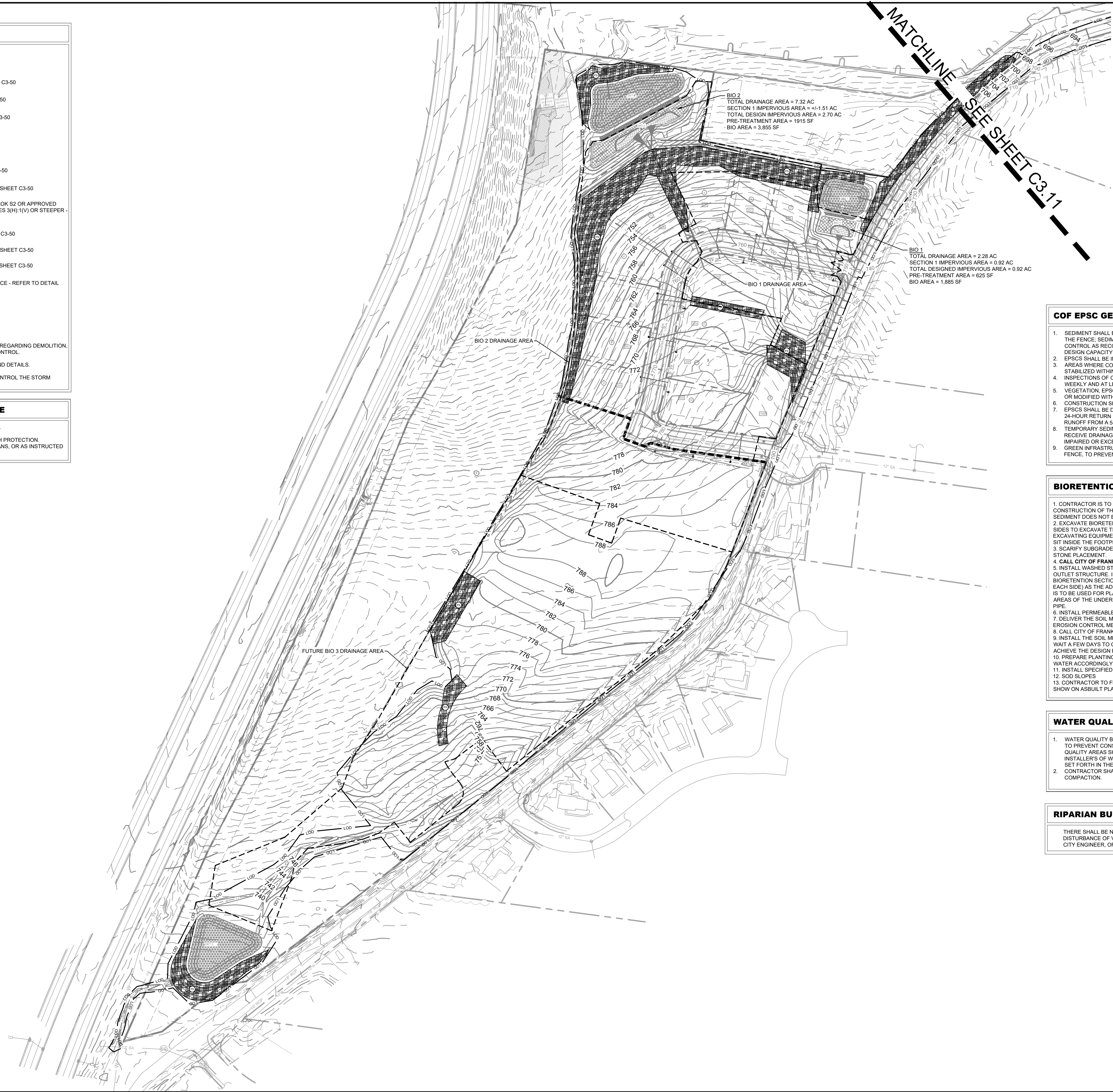
-  (FR) STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
-  (OP) OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
-  (DD) DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
-  (IP) INLET PROTECTION - REFER TO DETAIL SHEET C3-50
-  (SF) SILT FENCE - REFER TO DETAIL SHEET C3-50
-  (EE) EROSION EELS - REFER TO DETAIL SHEET C3-50
-  (CD) ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
-  (CW) CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
-  (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 C3-50
-  (CE) CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
-  (TS) TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
-  (PS) PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
-  (TP) TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
-  (LOD) LIMITS OF DISTURBANCE
-  (CS) CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

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

EPSC PHASE 2 CONSTRUCTION SEQUENCE

- CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
- CLEAR, GRUB, AND GRADE REMAINING SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
- CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.



COF EPSC GENERAL NOTES

- 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%.
- EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
- AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
- INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
- VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
- CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
- 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.
- 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.
- GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

BIORETENTION CONSTRUCTION SEQUENCING

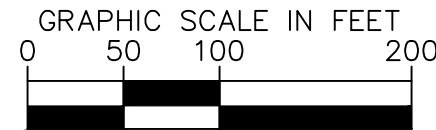
- CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
- EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA 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.
- SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
- 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.
- INSTALL PERMEABLE GEOTEXTILE FABRIC.
- DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
- 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.
- PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
- INSTALL SPECIFIED GROUND COVER IN BOTTOM OF BIORETENTION AREA
- SOD SLOPES
- CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

WATER QUALITY BMP NOTES

- WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL, LOCATED ON THE CITY'S WEBSITE.
- CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ALL GIPs FROM COMPACTION.

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.



Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



No.	1	2	3	4	5	6	7	8	9	10	REVISIONS	DATE	BY
DESIGNED BY:													TLL
DRAWN BY:													TLL
CHECKED BY:													MMc
DATE:													07/08/2024
KIMLEY-HORN PROJECT NO. 118665004													

FINAL EPSC - WATER QUALITY

SHEET NUMBER
C3.10

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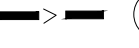
EROSION CONTROL LEGEND

FR

STONE FILTER RING - CLASS A RIP-RAP, 2' THICK

OP

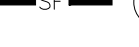
OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50

DD

DIVERSION DITCH - REFER TO DETAIL SHEET C3-50

IP

INLET PROTECTION - REFER TO DETAIL SHEET C3-50

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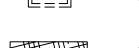
SILT FENCE - REFER TO DETAIL SHEET C3-50

EE

EROSION EELS - REFER TO DETAIL SHEET C3-50

CD

ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50

CW

CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50

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 C3-50

CE

CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50

TS

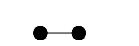
TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50

PS

PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50

TP

TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL
SHEET C3-50

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 C3.5 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

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT

2. A GRADING PERMIT WILL NOT BE ISSUED ON THIS LOT UNTIL RURAL PLAINS CIRCLE IS PAVED OR AN ALTERNATE CITY-APPROVED MEANS OF ACCESS IS PROVIDED.

3. INSTALL SILT FENCE AND TREE PROTECTION.

4. 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.

RIPARIAN BUFFER NOTE

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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 3:5% SLOPES)

4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART

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9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

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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 (5 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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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

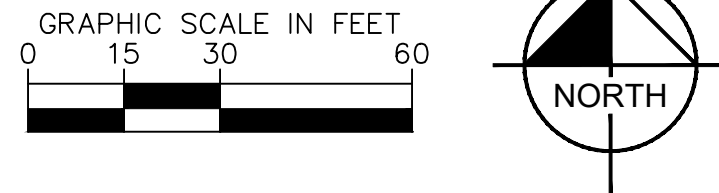
12. SOD SLOPES

13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

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2. CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ALL GIPs FROM COMPACTION.



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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



REVISIONS	DATE	BY
1		
2		
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DESIGNED BY: ---

DRAWN BY: ---

CHECKED BY: ---

DATE: 07/08/2024

KIMLEY-HORN PROJECT NO. 118665004

FINAL EPSC - OFFSITE WATER QUALITY

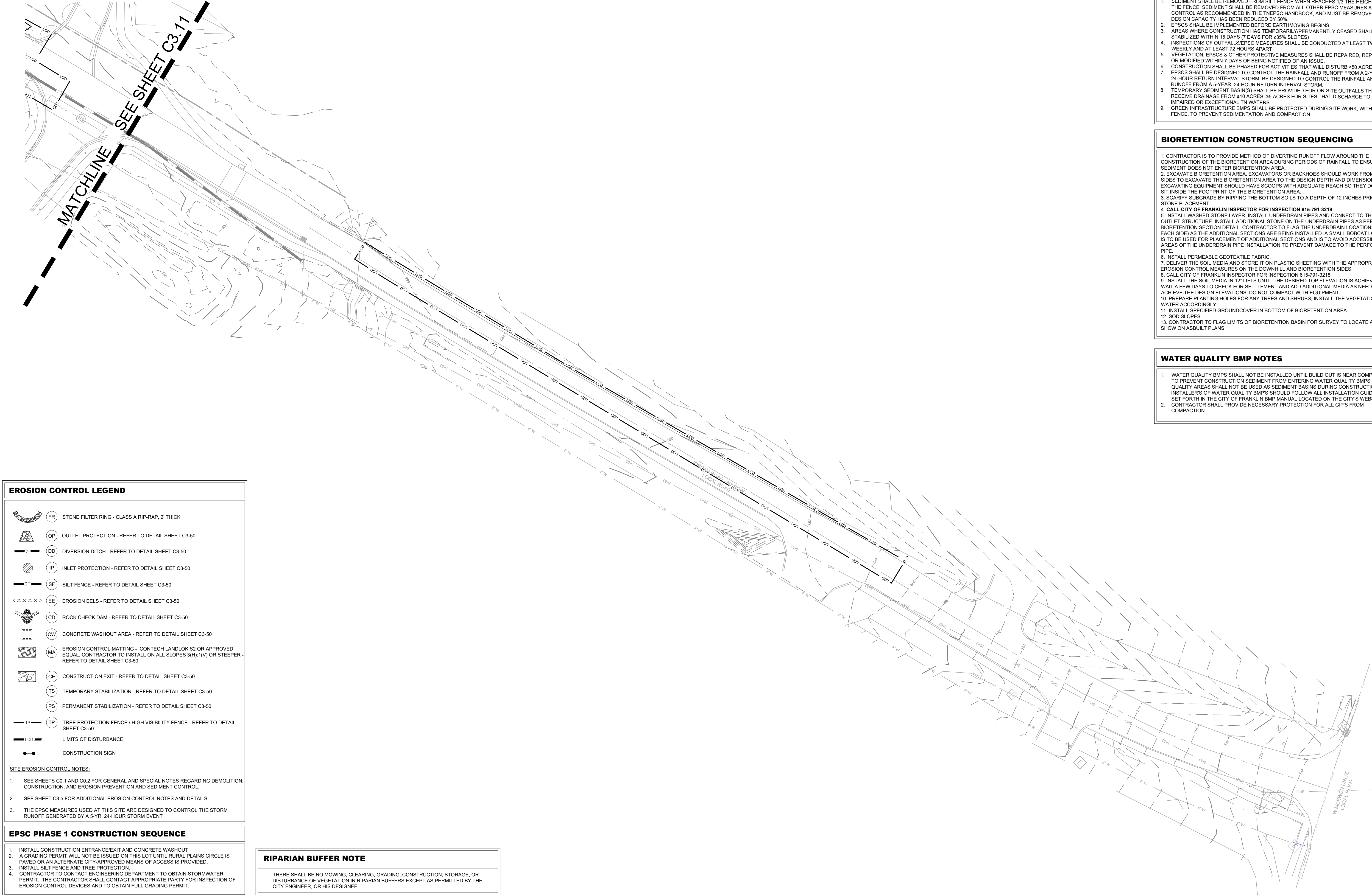
SHEET NUMBER **C3.11**

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COF PROJECT #8549

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EROSION CONTROL LEGEND

- FR STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DD DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- IP INLET PROTECTION - REFER TO DETAIL SHEET C3-50
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- TS TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
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- L00 LIMITS OF DISTURBANCE
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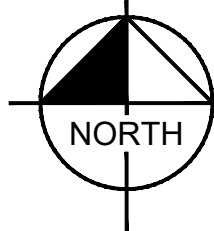
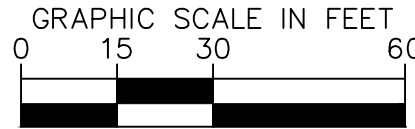
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- SOD SLOPES
- CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

WATER QUALITY BMP NOTES

- WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
- CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ALL GIPs FROM COMPACTION.



Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



REVISIONS		BY	DATE
No.	1		
	2		
	3		
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	5		
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	8		
	9		
	10		

DESIGNED BY: ---

DRAWN BY: ---

CHECKED BY: ---

DATE: 07/08/2024

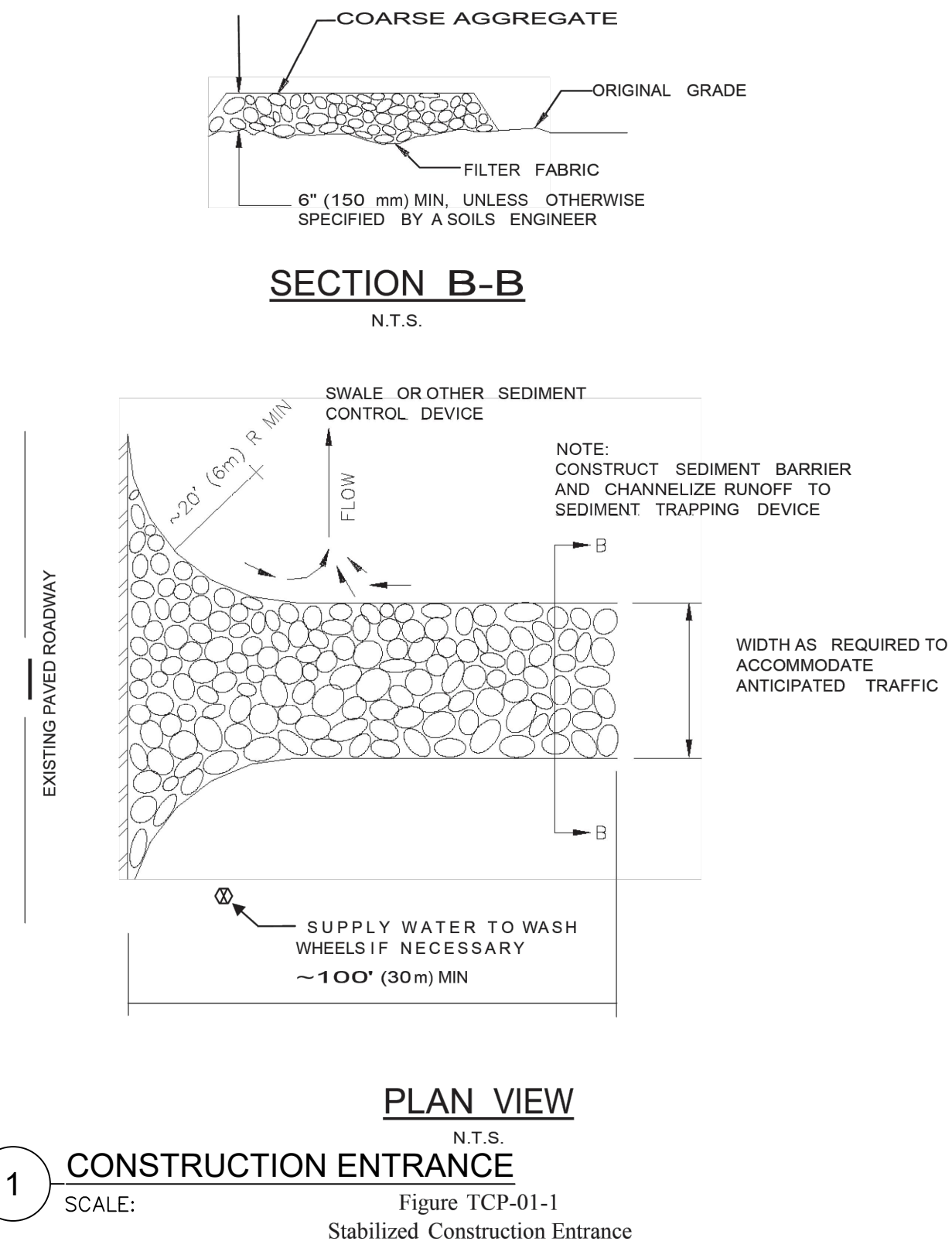
KIMLEY-HORN PROJECT NO. 118665004

FINAL EPSC - OFFSITE WATER QUALITY

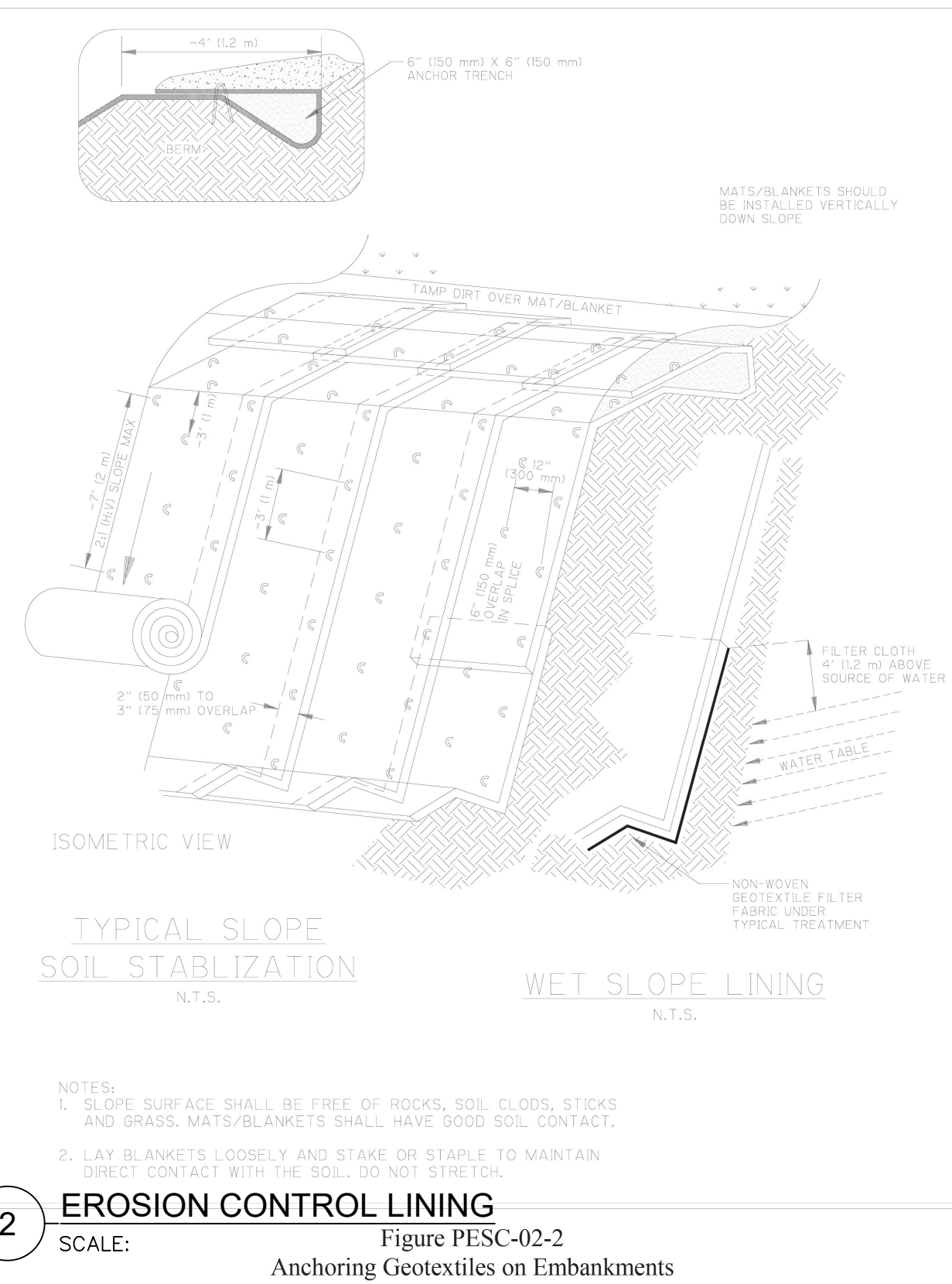
SHEET NUMBER
C3.12

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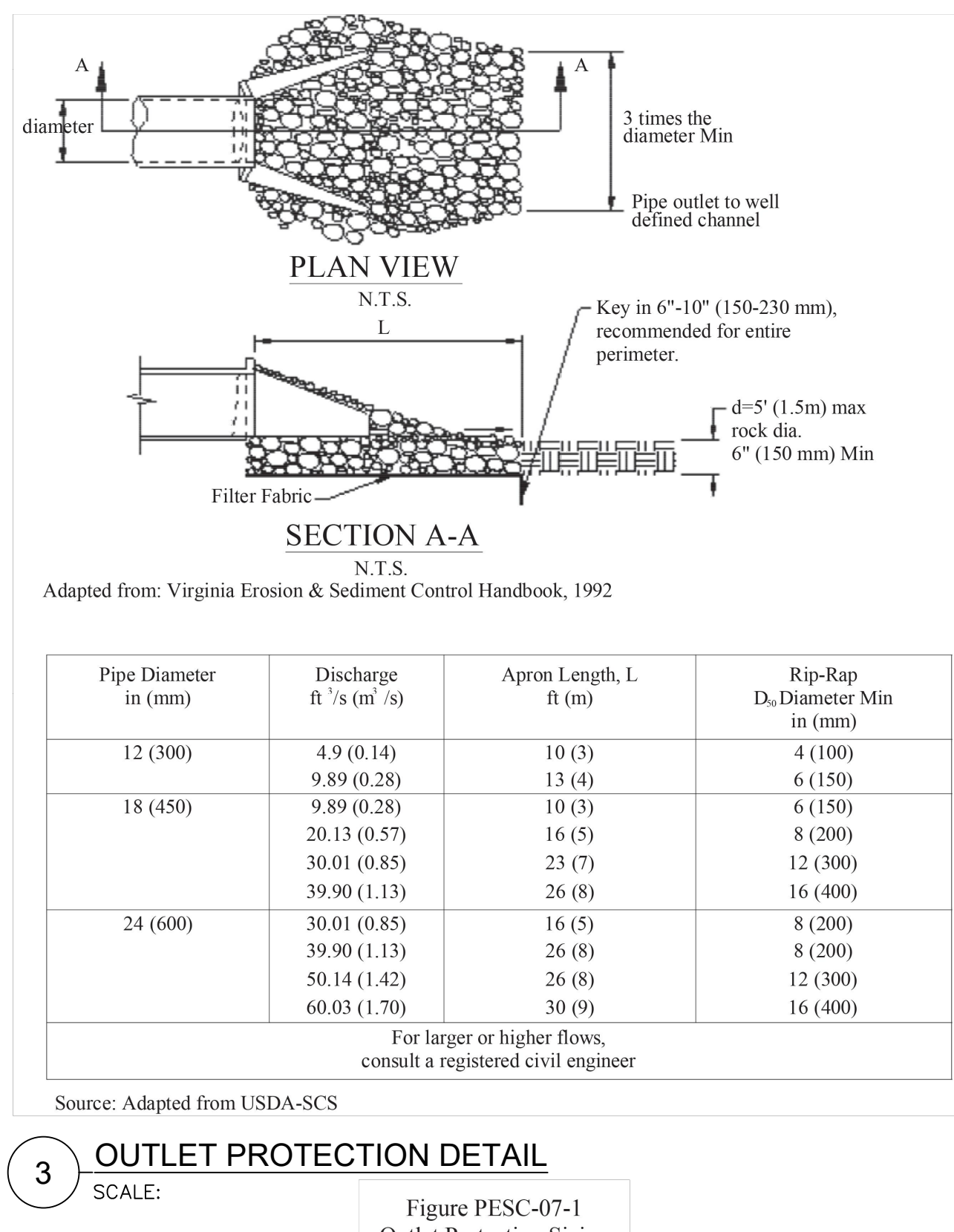
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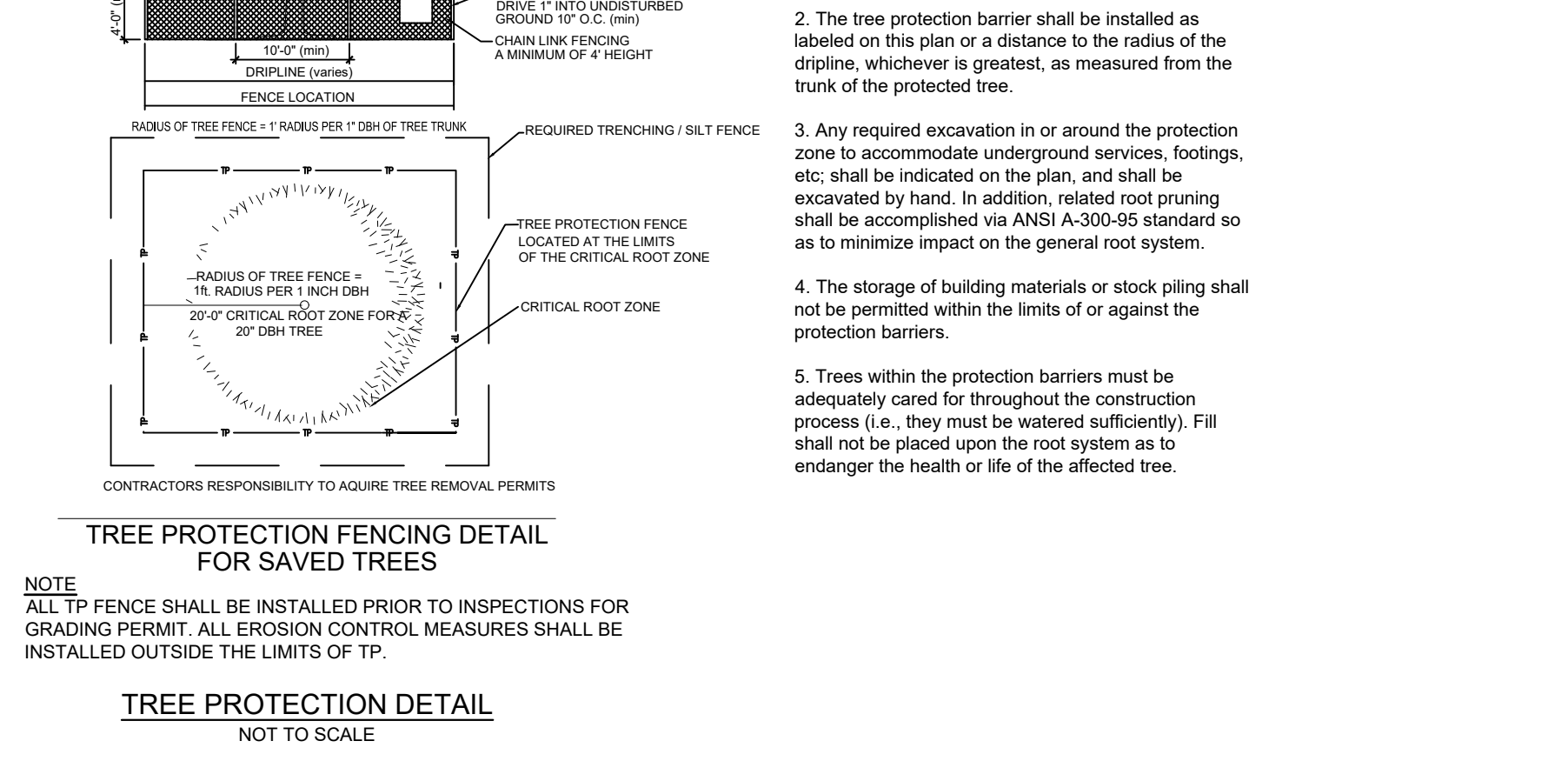
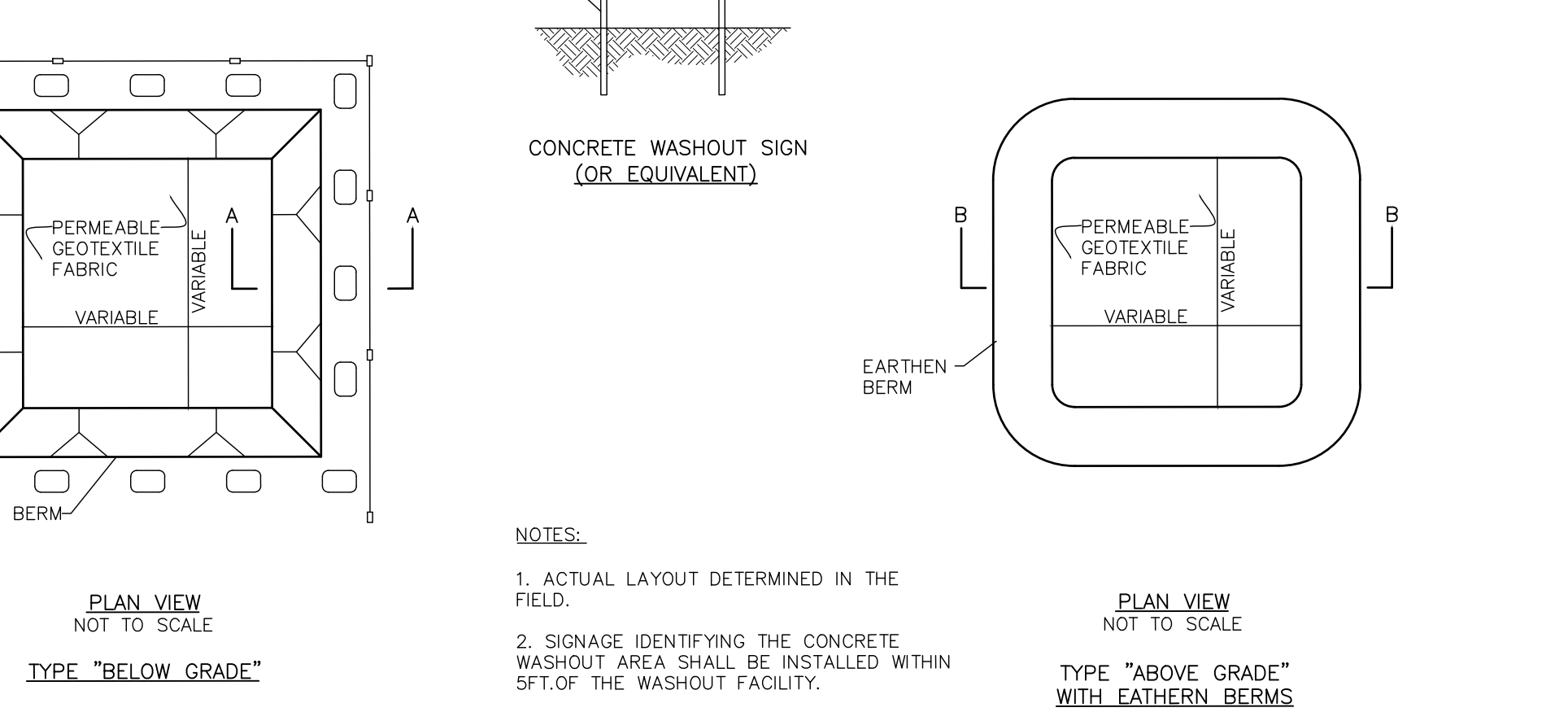
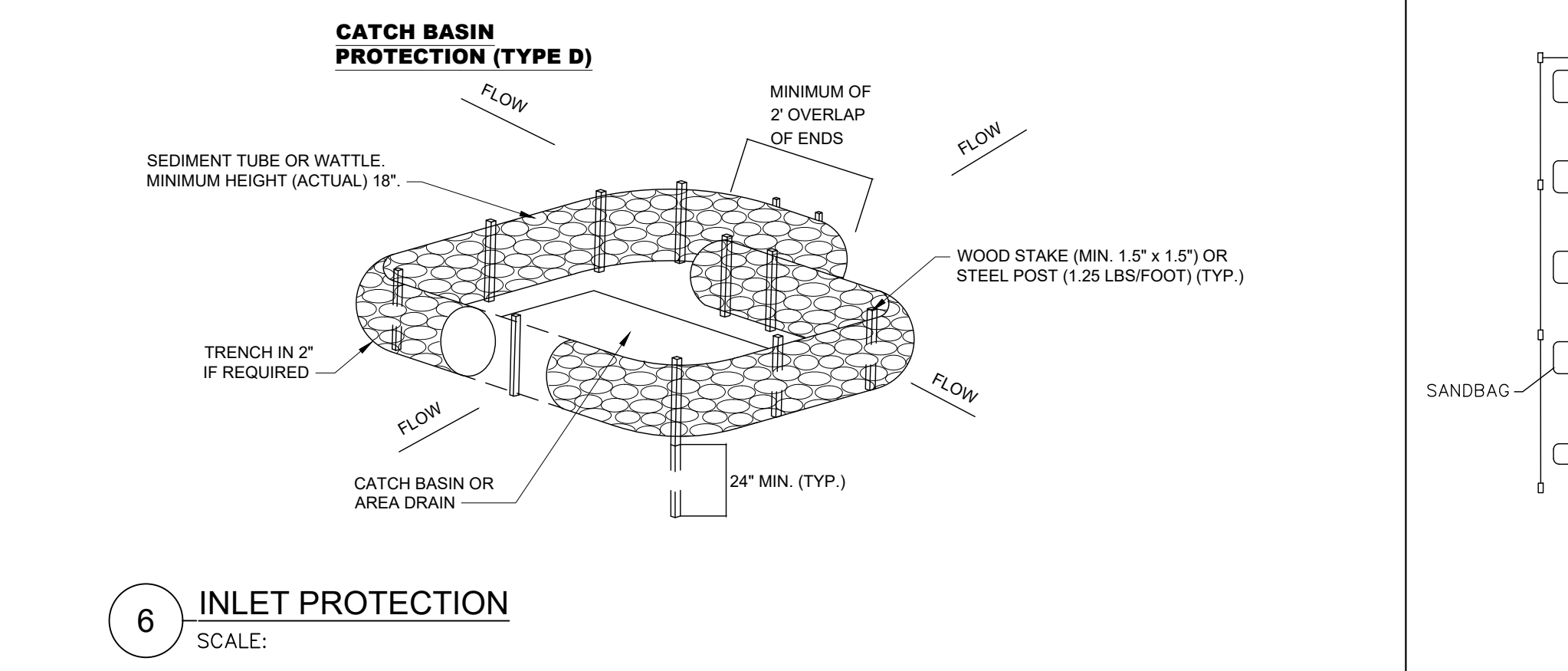
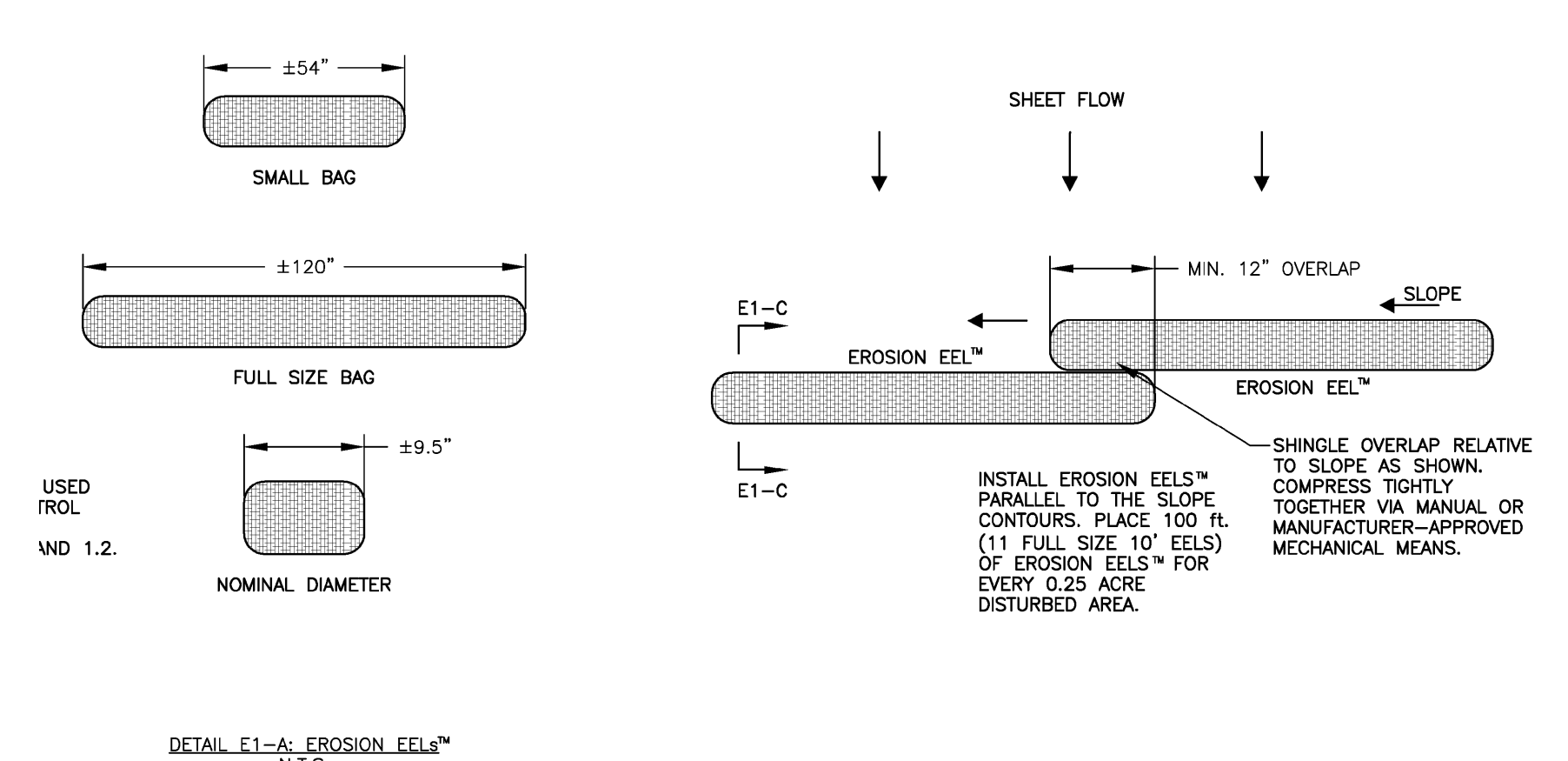
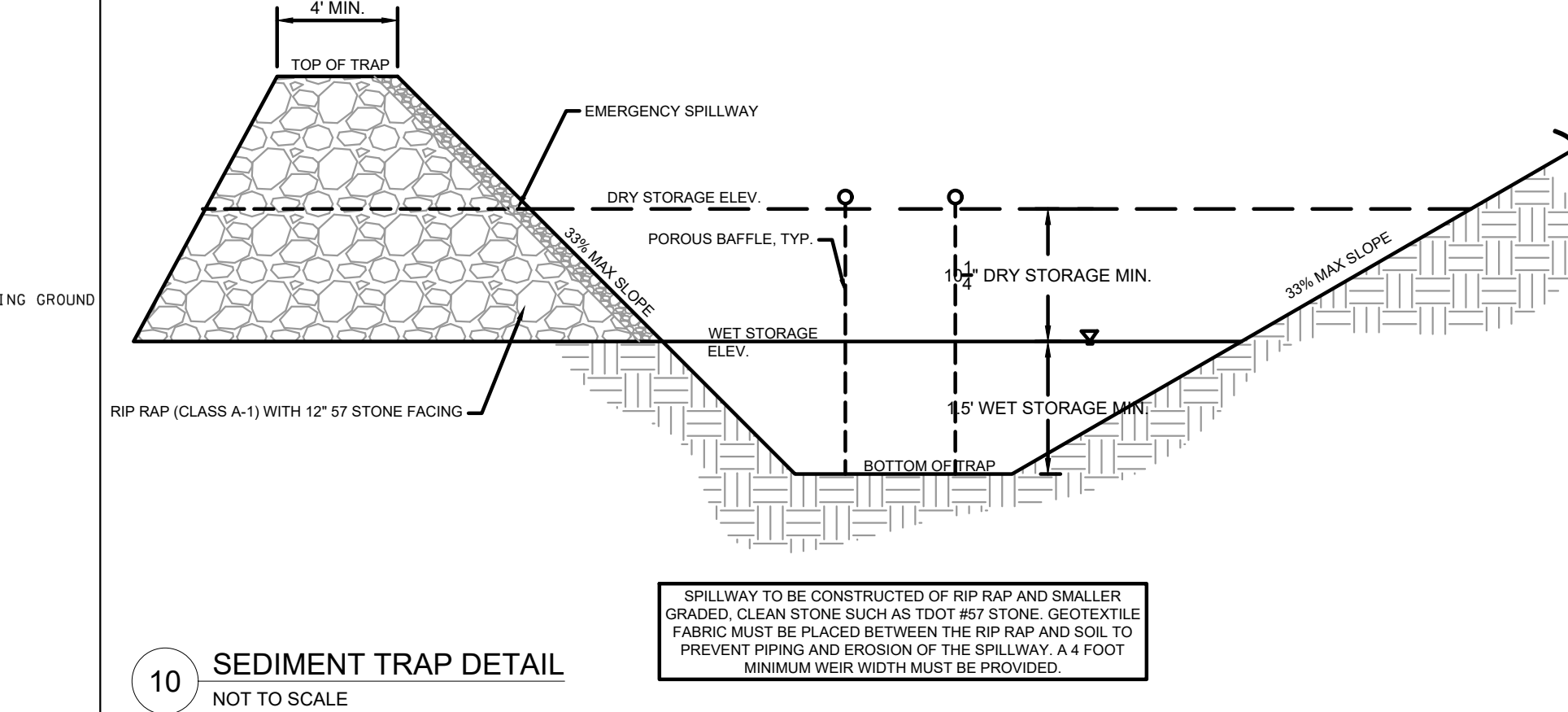
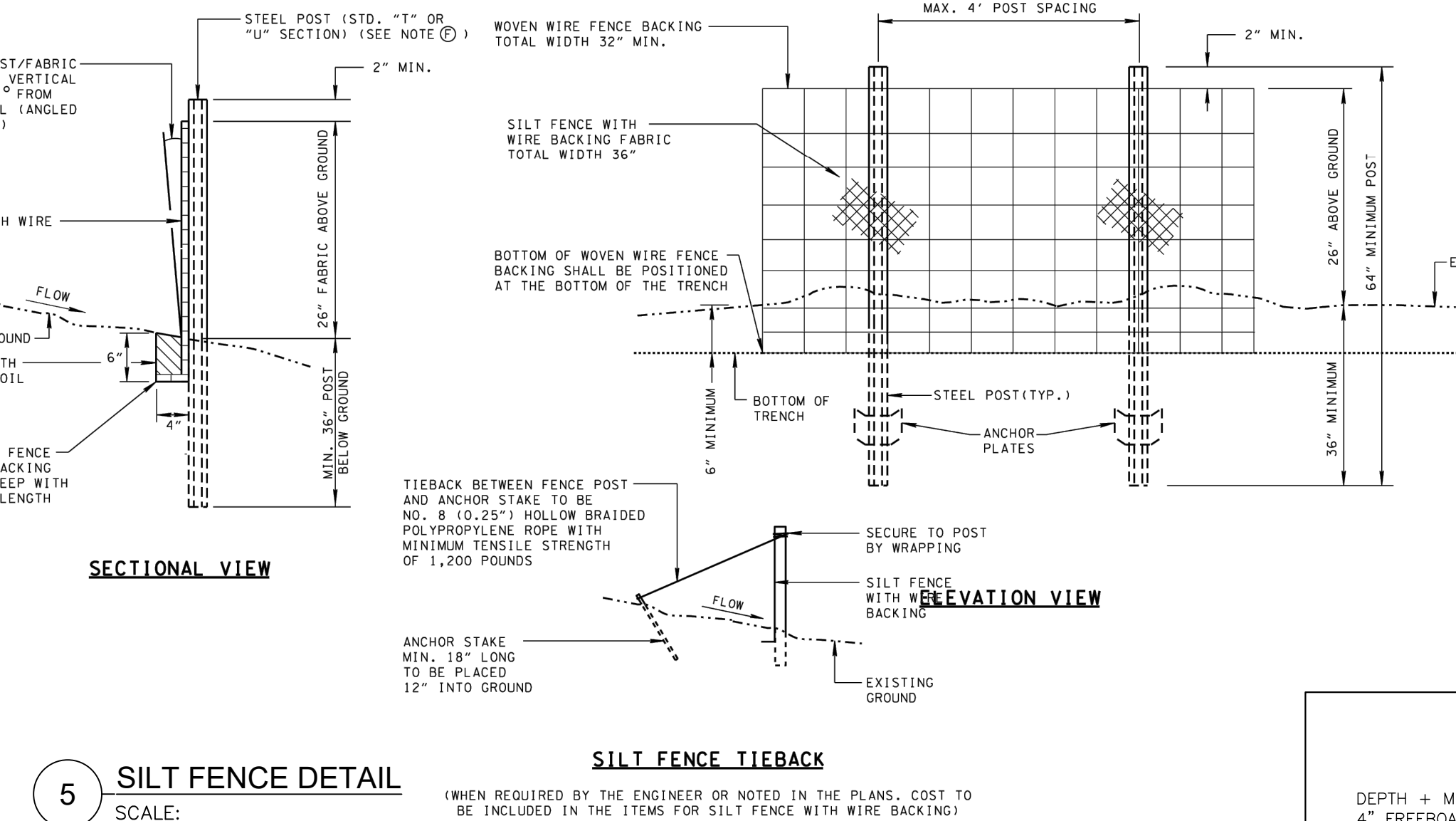
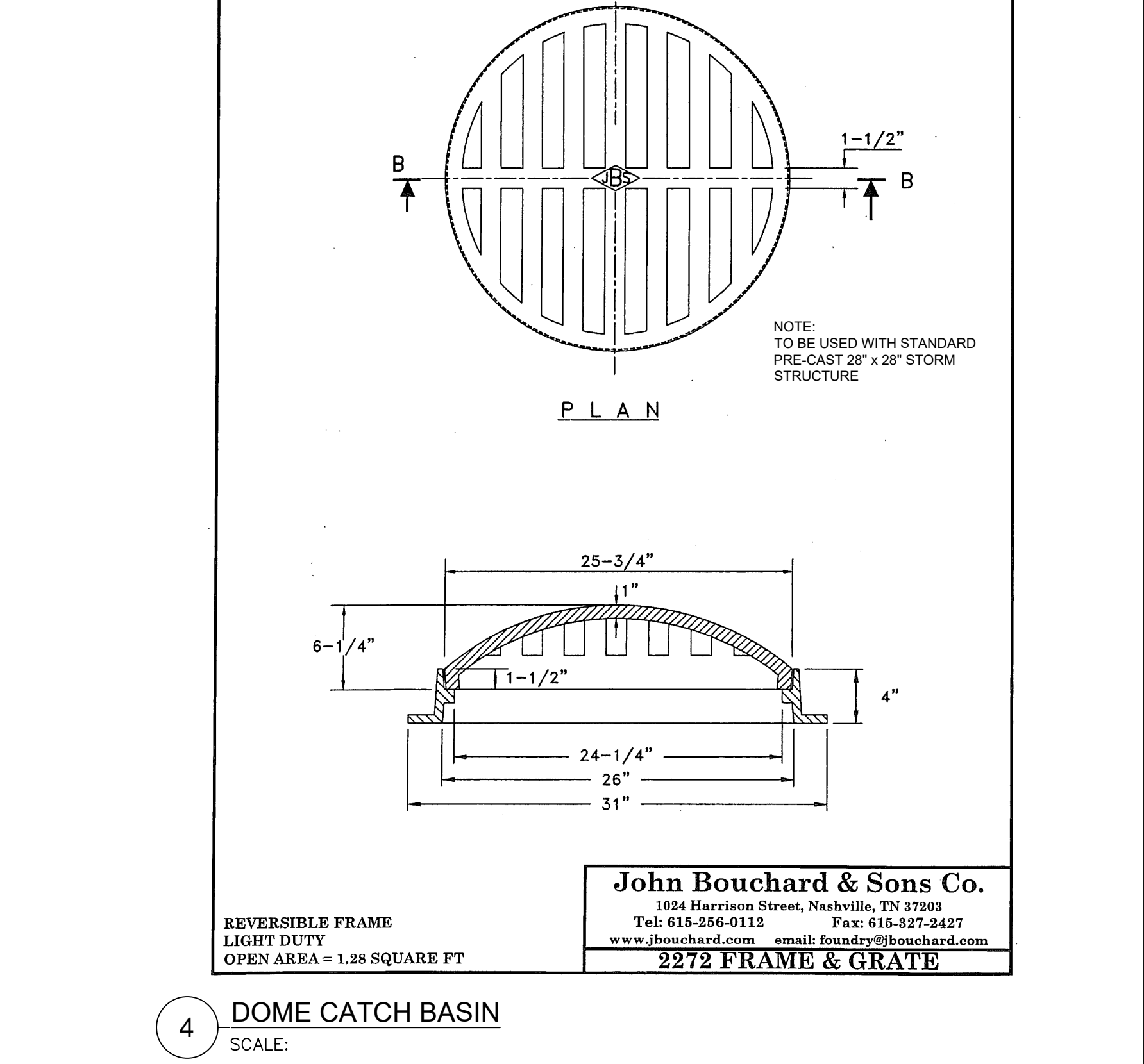
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ACTIVITY: Outlet Protection PESC – 07



ACTIVITY: Outlet Protection PESC – 07



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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 12781
STATE OF TENNESSEE
COMMENCE
07/08/2024

BY	DATE	REVISIONS
1		
2		
3		
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5		
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9		
10		

DESIGNED BY: TLL
DRAWN BY: TLL
CHECKED BY: MMc
DATE: 07/08/2024
KIMLEY-HORN PROJECT NO.
118655004

GRADING DRAINAGE
AND EPSC DETAILS

SHEET NUMBER
C3.13

Drawing name: K:\FRA_LDEV\118655004 - Jordan road\4-CADD\section 1\plansheets\C3.5 GRADING, DRAINAGE, AND EPSC DETAILS.dwg C3.13 GRADING DRAINAGE AND EPSC DETAILS Sep 05, 2024 3:12pm by: sophia.ciose

COF PROJECT #8549
Page 180 of 213

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Sediment Basin 1 - INITIAL			
Basin Drainage Area (A) (ac) =	8.26		
Runoff Coefficient (C) =	0.70		
SCS Curve Number (CN) =	81.00		
Time of Concentration (min) =	7.00		
Rainfall Intensity (2-yr Storm) "I" (in/hr) =	4.50		
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	5.21		
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	6.50		
Flow (Q _s) (cfs) =	26.0	(Q=C*I*A)	
Flow (Q ₂₅) (cfs) =	30.1	(Q=C*I*A)	
Flow (Q ₂₅) (cfs) =	37.6	(Q=C*I*A)	
WET Storage Volume (cf) =	14,942		
DRY Storage Volume (cf) =	14,942		
Required Total Volume (cf) =	29,885	(WET + DRY Volumes)	
Forebay Volume (cf) =	3,736		
Required Surface Area (sf) =	13,122		
Storage Depth "R" (ft) =	10.00		
Embankment Downstream Side Slope =	3:1		
Embankment Upstream Side Slope =	3:1		
Embankment Total Height =	10.00		
Minimum Embankment Width =	8.00		
	Elev (ft)	Area (SF)	Cumulative Volume (CF)
Bottom Elevation	693.50	1,485	0
	694.50	2,270	1,878
	695.50	3,190	4,608
	696.50	4,250	8,328
	697.50	5,425	13,165
	698.50	6,665	19,210
	699.50	7,965	26,525
	700.50	9,320	35,168
	701.50	10,730	45,193
	702.50	12,200	56,658
	703.50	13,725	69,620
Total Basin Volume			69,620 CF 2,579 CY 1.60 Ac-Ft
Designed WET Storage Elev =	697.80		
Designed WET Storage Volume (cf) =	14,979		
Designed DRY Storage Elev =	699.90		
Designed DRY Storage Volume (cf) =	15,003		
Designed Total Volume (cf) =	69,620	O.K. > Minimum Required Volume	

Sediment Basin 1 - INTERIM			
Basin Drainage Area (A) (ac) =	8.67		
Runoff Coefficient (C) =	0.70		
SCS Curve Number (CN) =	81.00		
Time of Concentration (min) =	5.00		
Rainfall Intensity (2-yr Storm) "I" (in/hr) =	5.62		
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	6.49		
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	8.14		
Flow (Q _s) (cfs) =	34.1	(Q=C*I*A)	
Flow (Q ₂₅) (cfs) =	39.4	(Q=C*I*A)	
Flow (Q ₂₅) (cfs) =	49.4	(Q=C*I*A)	
WET Storage Volume (cf) =	15,684		
DRY Storage Volume (cf) =	15,684		
Required Total Volume (cf) =	31,368	(WET + DRY Volumes)	
Forebay Volume (cf) =	3,921		
Required Surface Area (sf) =	17,157		
Storage Depth "R" (ft) =	10.00		
Embankment Downstream Side Slope =	3:1		
Embankment Upstream Side Slope =	3:1		
Embankment Total Height =	10.00		
Minimum Embankment Width =	8.00		
	Elev (ft)	Area (SF)	Cumulative Volume (CF)
Bottom Elevation	693.50	1,485	0
	694.50	2,270	1,878
	695.50	3,190	4,608
	696.50	4,250	8,328
	697.50	5,425	13,165
	698.50	6,665	19,210
	699.50	7,965	26,525
	700.50	9,320	35,168
	701.50	10,730	45,193
	702.50	12,200	56,658
	703.50	13,747	71,631
Total Basin Volume			71,631 CF 2,653 CY 1.64 Ac-Ft
Designed WET Storage Elev =	697.92		
Designed WET Storage Volume (cf) =	15,704		
Designed DRY Storage Elev =	700.07		
Designed DRY Storage Volume (cf) =	15,747		
Designed Total Volume (cf) =	71,631	O.K. > Minimum Required Volume	

Sediment Basin 1 - INITIAL			
Skimmer Design			
Dewatering Volume = Dry Storage Volume	14,942	CF	Dewatering Time 72 hrs
Skimmer Flow Rate	0.058	CFS	Head (H) 3.00 days
	4,981	ft ³ /Day	Orifice Area 0.208 ft ²
Skimmer Size	2.5	in	Orifice Diameter 2.2 in
Principal Spillway Design			
Spillway Type	Standpipe		Spillway Foundation Type Concrete
Diameter	2.5	ft	Base Thickness 18"
Orifice Area	4.91	ft ²	Base Length/Width 5.00 ft
Spillway Elevation	699.90		Top of Foundation Elevation 693.50
5-yr H	1.62	ft	5-yr Q 30.07 CFS
25-yr H	2.27	ft	25-yr Q 35.62 CFS
Emergency Spillway Design			
Weir Width	10.0	ft	
Weir Elevation	702.00		
Weir C-Value	2.70		
5-yr H	-0.48	ft	5-yr Q 0.00 CFS
25-yr H	0.17	ft	25-yr Q 1.91 CFS
Water Surface Elevations			
5-yr Elevation	701.52		
5-yr Freeboard	1.98		
25-yr Elevation	702.17		
25-yr Freeboard	1.33		

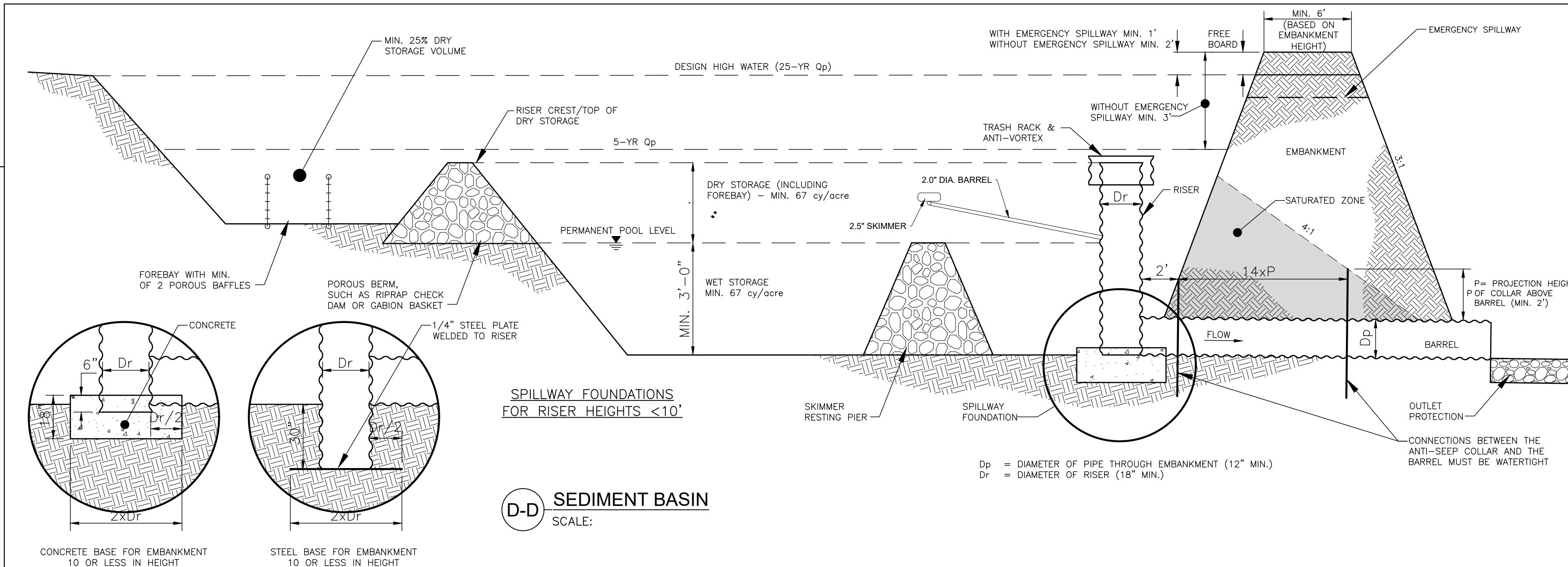
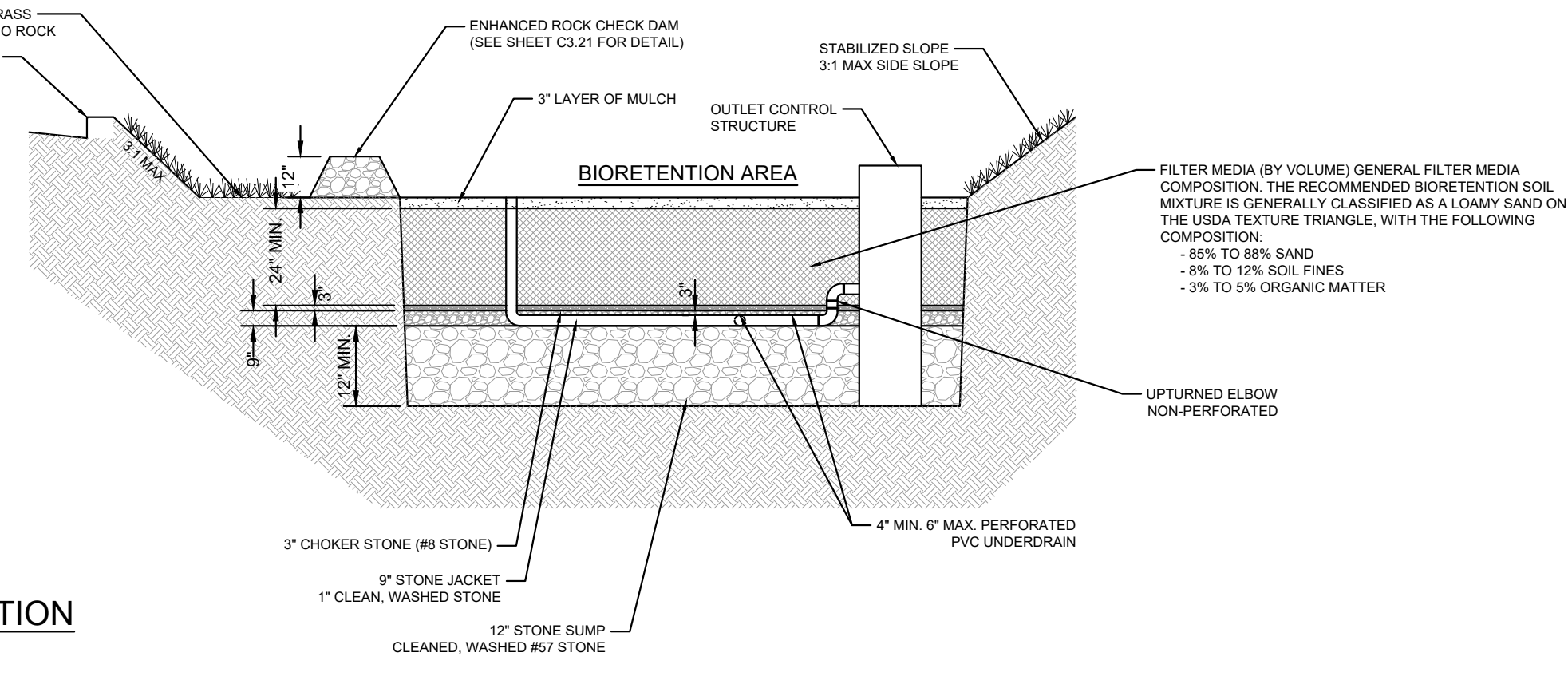
Sediment Basin 2 - INITIAL			
Basin Drainage Area (A) (ac) =	8.37		
Runoff Coefficient (C) =	0.65		
SCS Curve Number (CN) =	77.00		
Time of Concentration (min) =	8.00		
Rainfall Intensity (2-yr Storm) "I" (in/hr) =	4.50		
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	5.21		
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	6.50		
Flow (Q _s) (cfs) =	24.5	(Q=C*I*A)	
Flow (Q ₂₅) (cfs) =	28.3	(Q=C*I*A)	
Flow (Q ₂₅) (cfs) =	35.4	(Q=C*I*A)	
WET Storage Volume (cf) =	15,141		
DRY Storage Volume (cf) =	15,141		
Required Total Volume (cf) =	30,283	(WET + DRY Volumes)	
Forebay Volume (cf) =	3,785		
Required Surface Area (sf) =	12,347		
Storage Depth "R" (ft) =	7.00		
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	727.00	5,425	0
	728.00	6,425	5,925
	729.00	7,485	12,880
	730.00	8,600	20,923
	731.00	9,775	30,110
	732.00	11,000	40,498
	733.00	12,285	52,140
	734.00	13,625	65,095
Total Basin Volume			65,095 CF 2,411 CY 1.49 Ac-Ft
Designed WET Storage Elev =	729.29		
Designed WET Storage Volume (cf) =	15,212		
Designed DRY Storage Elev =	731.03		
Designed DRY Storage Volume (cf) =	15,209		
Designed Total Volume (cf) =	65,095	O.K. > Minimum Required Volume	

Sediment Basin 2 - INITIAL			
Skimmer Design			
Dewatering Volume = Dry Storage Volume	15,141	CF	Dewatering Time 72 hrs
Skimmer Flow Rate	0.058	CFS	Head (H) 3.00 days
	5,047	ft ³ /Day	Orifice Area 0.208 ft ²
Skimmer Size	2.5	in	Orifice Diameter 2.2 in
Principal Spillway Design			
Spillway Type	Standpipe		Spillway Foundation Type Concrete
Diameter	2.5	ft	Base Thickness 18"
Orifice Area	4.91	ft ²	Base Length/Width 5.00 ft
Spillway Elevation	731.10		Top of Foundation Elevation 727.00
5-yr H	1.43	ft	5-yr Q 28.29 CFS
25-yr H	1.88	ft	25-yr Q 32.38 CFS
Emergency Spillway Design			
Weir Width	10.0	ft	
Weir Elevation	732.75		
Weir C-Value	2.70		
5-yr H	-0.22	ft	5-yr Q 0.00 CFS
25-yr H	0.23	ft	25-yr Q 2.92 CFS
Water Surface Elevations			
5-yr Elevation	732.53		
5-yr Freeboard	1.47		
25-yr Elevation	732.98		
25-yr Freeboard	1.02		

Sediment Basin 1 - INTERIM			
Skimmer Design			
Dewatering Volume = Dry Storage Volume	15,684	CF	Dewatering Time 72 hrs
Skimmer Flow Rate	0.061	CFS	Head (H) 3.00 days
	5,228	ft ³ /Day	Orifice Area 4.03 in ²
Skimmer Size	2.5	in	Orifice Diameter 2.3 in
Principal Spillway Design			
Spillway Type	Standpipe		Spillway Foundation Type Concrete
Diameter	3.0	ft	Base Thickness 18"
Orifice Area	7.07	ft ²	Base Length/Width 6.00 ft
Spillway Elevation	700.10		Top of Foundation Elevation 693.50
5-yr H	1.34	ft	5-yr Q 39.33 CFS
25-yr H	2.01	ft	25-yr Q 48.30 CFS
Emergency Spillway Design			
Weir Width	10.0	ft	
Weir Elevation	702.00		
Weir C-Value	2.70		
5-yr H	-0.56	ft	5-yr Q 0.00 CFS
25-yr H	0.11	ft	25-yr Q 1.04 CFS
Water Surface Elevations			
5-yr Elevation	701.44		
5-yr Freeboard	2.06		
25-yr Elevation	702.11		
25-yr Freeboard	1.39		

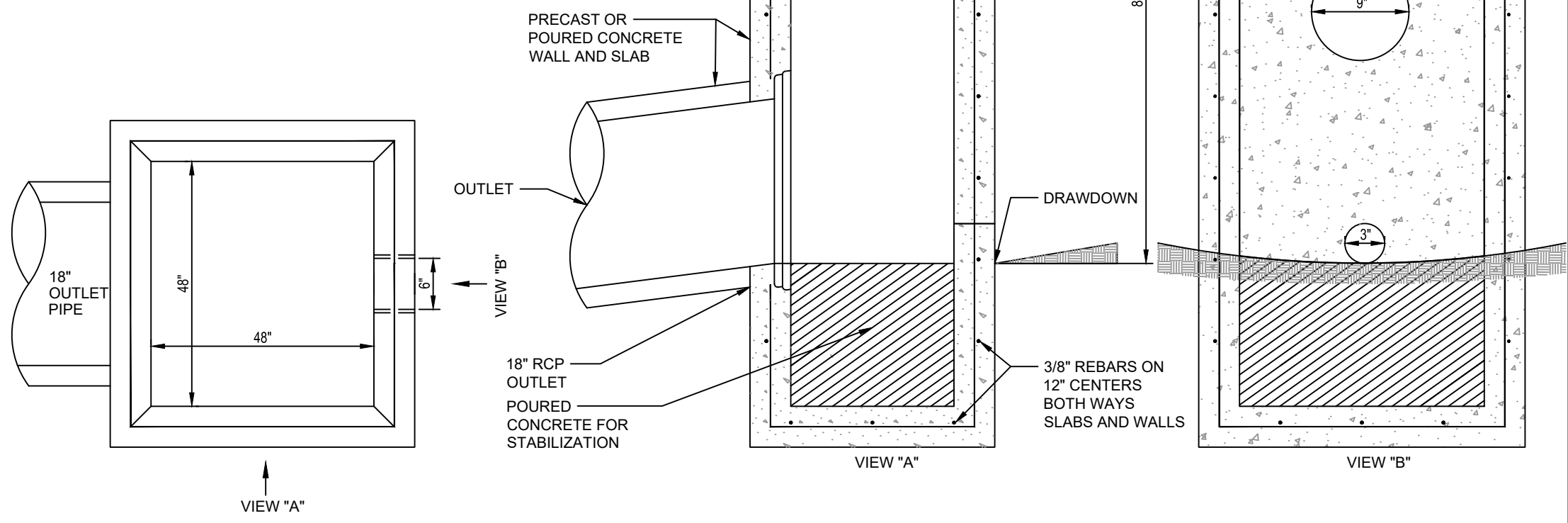
Sediment Basin 2 - INTERIM			
Basin Drainage Area (A) (ac) =	7.20		
Runoff Coefficient (C) =	0.65		
SCS Curve Number (CN) =	77.00		
Time of Concentration (min) =	5.00		
Rainfall Intensity (2-yr Storm) "I" (in/hr) =	5.62		
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	6.49		
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	8.14		
Flow (Q _s) (cfs) =	26.3	(Q=C*I*A)	
Flow (Q ₂₅) (cfs) =	30.4	(Q=C*I*A)	
Flow (Q ₂₅) (cfs) =	38.1	(Q=C*I*A)	
WET Storage Volume (cf) =	13,025		
DRY Storage Volume (cf) =	13,025		
Required Total Volume (cf) =	26,050	(WET + DRY Volumes)	
Forebay Volume (cf) =	3,256		
Required Surface Area (sf) =	13,231		
Storage Depth "R" (ft) =	7.00		
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	727.00	5,425	0
	728.00	6,425	5,925
	729.00	7,485	12,880
	730.00	8,600	20,923
	731.00	9,775	30,110
	732.00	11,000	40,498
	733.00	12,285	52,140
	734.00	13,625	65,095
Total Basin Volume			65,095 CF 2,411 CY 1.49 Ac-Ft
Designed WET Storage Elev =	729.02		
Designed WET Storage Volume (cf) =	13,041		
Designed DRY Storage Elev =	730.56		
Designed DRY Storage Volume (cf) =	13,027		
Designed Total Volume (cf) =	65,095	O.K. > Minimum Required Volume	

Sediment Basin 2 - INTERIM			
Skimmer Design			
Dewatering Volume = Dry Storage Volume	13,025	CF	Dewatering Time 72 hrs
Skimmer Flow Rate	0.050	CFS	Head (H) 3.00 days
	4,342	ft ³ /Day	Orifice Area 3.35 in ²
Skimmer Size	2.5	in	Orifice Diameter 2.1 in
Principal Spillway Design			
Spillway Type	Standpipe		Spillway Foundation Type Concrete
Diameter	2.5	ft	Base Thickness 18"
Orifice Area	4.91	ft ²	Base Length/Width 5.00 ft
Spillway Elevation	730.60		Top of Foundation Elevation 727.00
5-yr H	1.65	ft	5-yr Q 30.32 CFS
25-yr H	2.33	ft	25-yr Q 36.05 CFS
Emergency Spillway Design			
Weir Width	10.0	ft	
Weir Elevation	732.75		
Weir C-Value	2.70		
5-yr H	-0.50	ft	5-yr Q 0.00 CFS
25-yr H	0.18	ft	25-yr Q 2.00 CFS
Water Surface Elevations			
5-yr Elevation	732.25		
5-yr Freeboard	1.75		
25-yr Elevation	732.93		
25-yr Freeboard	1.07		



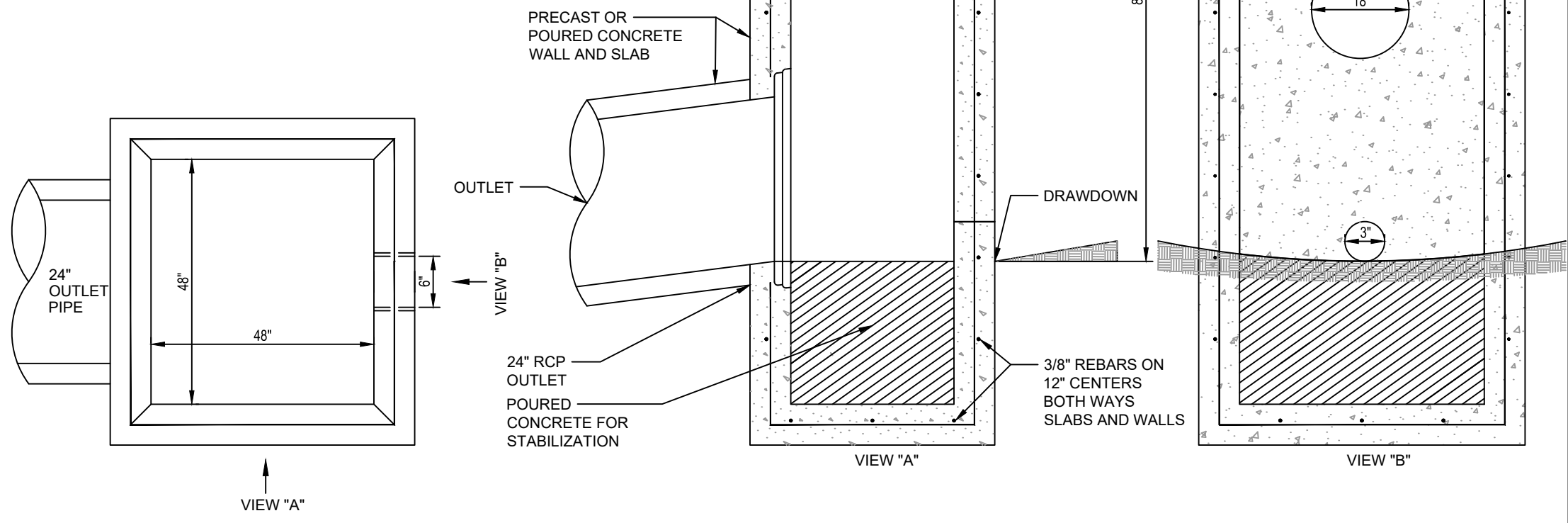
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DETENTION 1				
TOP OF POND	737.25			
BOTTOM OF POND	731.25			
TOTAL STORAGE VOLUME	21,480 CF			
OUTLET STRUCTURE:				
CULVERT: 18" RCP	INV = 731.25	T.C. ELEV.	736.75	
ORIFICE 1: 3"	INV = 731.25	DRAWDOWN	731.25	
ORIFICE 2: 9"	INV = 733.40			
WEIR: 0.5'	INV = 735.00			



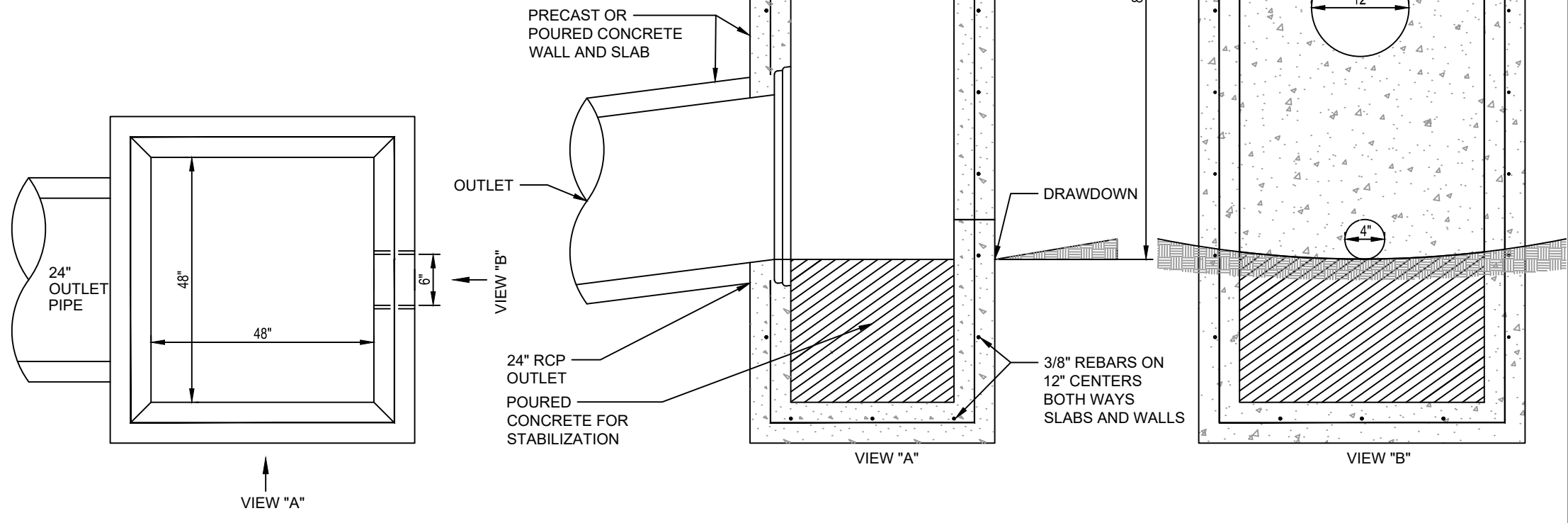
DETENTION OUTLET CONTROL STRUCTURE (DET5)
N.T.S.

DETENTION 2				
TOP OF POND	703.50			
BOTTOM OF POND	693.50			
TOTAL STORAGE VOLUME	48,583 CF			
OUTLET STRUCTURE:				
CULVERT: 24" RCP	INV = 693.50	T.C. ELEV.	703.00	
ORIFICE 1: 3"	INV = 693.50	DRAWDOWN	693.50	
ORIFICE 2: 18"	INV = 698.05			
WEIR: 0.6'	INV = 701.00			



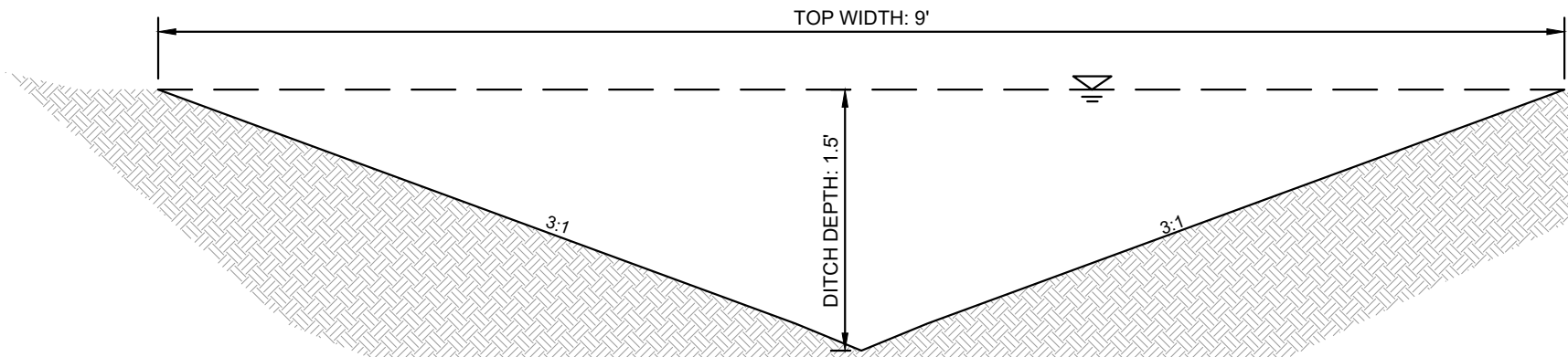
DETENTION OUTLET CONTROL STRUCTURE (DET5)
N.T.S.

DETENTION 3				
TOP OF POND	734.00			
BOTTOM OF POND	727.00			
TOTAL STORAGE VOLUME	64,609 CF			
OUTLET STRUCTURE:				
CULVERT: 24" RCP	INV = 727.00	T.C. ELEV.	733.50	
ORIFICE 1: 4"	INV = 727.00	DRAWDOWN	727.00	
ORIFICE 2: 12"	INV = 729.75			
WEIR: 0.6'	INV = 731.00			



DETENTION OUTLET CONTROL STRUCTURE (DET5)
N.T.S.

1 TEMPORARY DIVERSION DITCHES (TYP.)
SCALE:

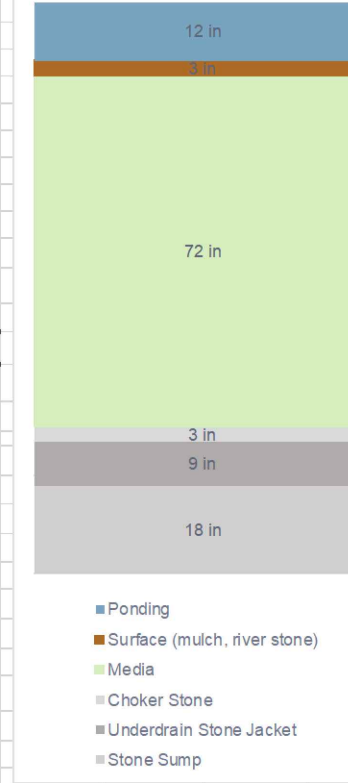


DIVERSION DITCH DESIGN
START INV. VARIES
END INV. VARIES
SLOPE: 1% (MINIMUM)
LENGTH: VARIES

2 DIVERSION DITCH 1
SCALE:

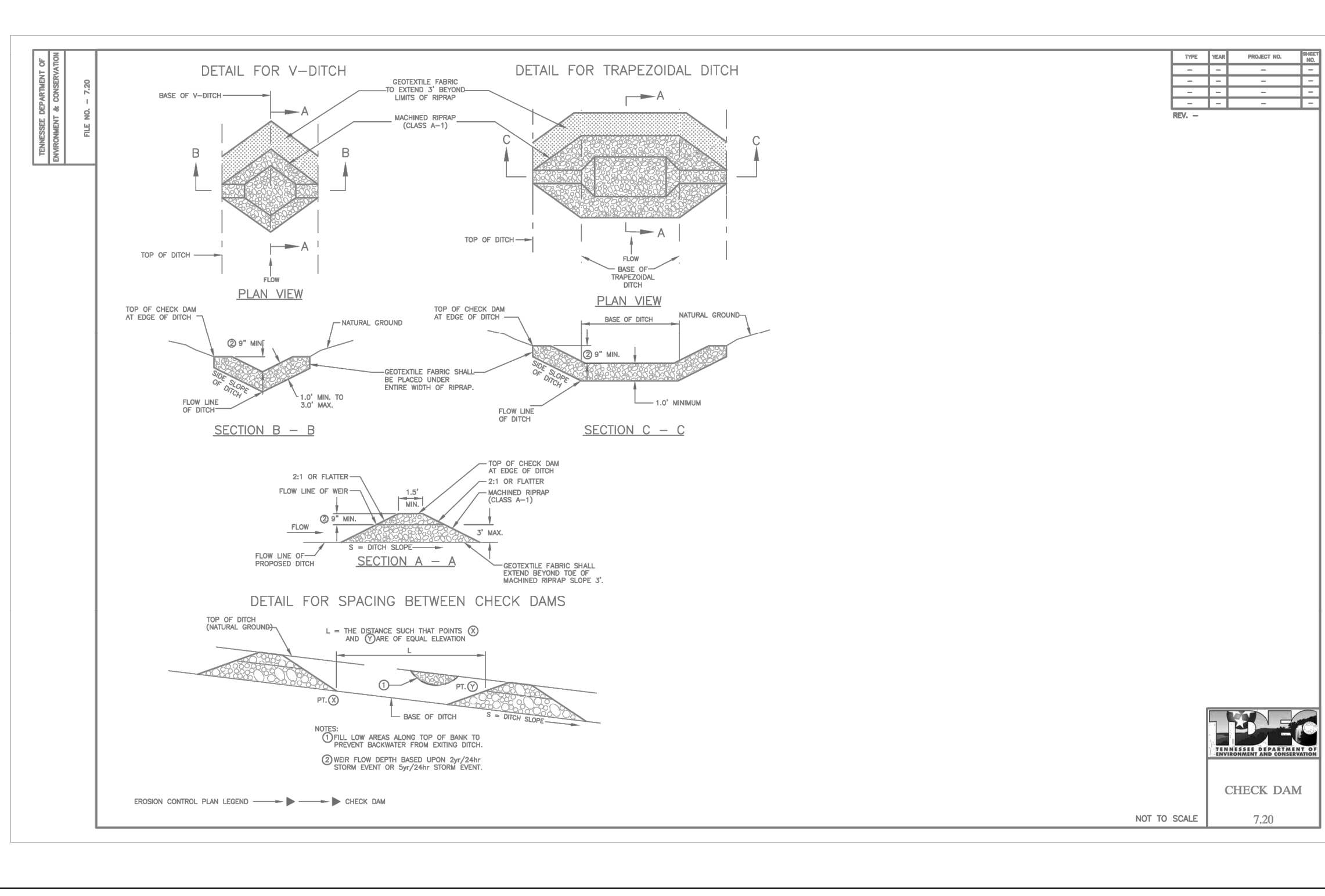
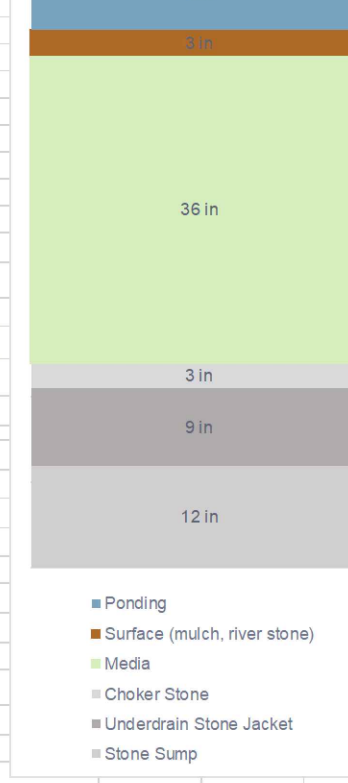
BIO #2				
INPUT DATA				
Treatment Volume (Tv)	12,665 CF			
Pretreatment Cell Depth	1 FT			
Bioretention Surface Elevation	707.0 FT			
BIORETENTION SECTION				
	Depth in	Depth ft	Porosity	Bot. Elev. ft
Ponding	12	1.00	1.00	707.00
Surface (mulch, river stone)	3	0.25	0.00	706.75
Media	72	6.00	0.25	700.75
Choker Stone	3	0.25	0.40	700.50
Underdrain Stone Jacket	9	0.75	0.40	699.75 < Max outlet pipe invert elevation
Stone Sump	18	1.50	0.40	698.25
Total Section Depth (incl. ponding)		9.75		
Effective Depth (D _e)		3.50		(SUMPRODUCT of Depth x Porosity)
RESULTS				
Required Pretreatment Volume	1900 CF	(15% of total treatment volume (T _v))		
Req'd Bioretention Volume	12665 CF	(Total treatment volume)		
Req'd Pretreatment Area	1900 SF	(Pretreatment vol. divided by avg pretreatment depth)		
Pretreatment Area Provided	1915 SF			
Req'd Bioretention Surface Area	3619 SF	(Bioretention volume divided by effective depth)		
Bioretention Surface Area Provided	3,855 SF			
TOTAL DA				
Total Area Required	5518.32			
Total Area Provided	5770.00			
Resultant Treatment Volume (Tv)	15407.50 CF	(Pretreatment Area x Depth + Bioretention SA x D _e)		
Percent of Required Tv Provided	106%			

Section Illustration



BIO #1				
INPUT DATA				
Treatment Volume (Tv)	4,160 CF			
Pretreatment Cell Depth	1 FT			
Bioretention Surface Elevation	738.5 FT			
BIORETENTION SECTION				
	Depth in	Depth ft	Porosity	Bot. Elev. ft
Ponding	9	0.75	1.00	738.50
Surface (mulch, river stone)	3	0.25	0.00	738.25
Media	36	3.00	0.25	735.25
Choker Stone	3	0.25	0.40	735.00
Underdrain Stone Jacket	9	0.75	0.40	734.25 < Max outlet pipe invert elevation
Stone Sump	12	1.00	0.40	733.25
Total Section Depth (incl. ponding)		6.00		
Effective Depth (D _e)		2.30		(SUMPRODUCT of Depth x Porosity)
RESULTS				
Required Pretreatment Volume	624 CF	(15% of total treatment volume (T _v))		
Req'd Bioretention Volume	4160 CF	(Total treatment volume)		
Req'd Pretreatment Area	624 SF	(Pretreatment vol. divided by avg pretreatment depth)		
Pretreatment Area Provided	625 SF			
Req'd Bioretention Surface Area	1809 SF	(Bioretention volume divided by effective depth)		
Bioretention Surface Area Provided	1,865 SF			
TOTAL DA				
Total Area Required	2432.70			
Total Area Provided	2510.00			
Resultant Treatment Volume (Tv)	4960.50 CF	(Pretreatment Area x Depth + Bioretention SA x D _e)		
Percent of Required Tv Provided	104%			

Section Illustration



Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



BY		DATE									
DATE											
REVISIONS											
No.		1	2	3	4	5	6	7	8	9	10
DESIGNED BY:											
DRAWN BY:											
CHECKED BY:											
DATE:		07/08/2024									
KIMLEY-HORN PROJECT NO.		118665004									
GRADING DRAINAGE AND EPSC DETAILS											
SHEET NUMBER											
C3.15											

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STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	N/A
A0.1	HEADWALL	N/A
A0.2	JBS 4310	736.27
A1	JBS 3080-V	743.51
A1.1	JBS 3080-V	743.51
A2	JBS 3080-V	751.28
A3	JBS 3080-V	751.28
B0	HEADWALL	N/A
B0.1	HEADWALL	N/A
B1	SPLITTER STRUCTURE	717.86
B1.1	JBS 4310	717.25
B1.2	JBS 4310	719.01
B2	JBS 3080-V	759.22
B2.1	JBS 3080-V	759.21
B3	JBS 3080-V	760.78
B4	JBS 3080-V	762.60
B5	JBS 3080-V	766.00
B5.1	JBS 3080-V	765.96
B6	JBS 3080-V	771.53
B6.1	JBS 3080-V	771.52
B7	JBS 3080-V	775.36
B8	JBS 3080-V	777.35
B9	JBS 3080-V	777.32

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
B10	JBS 4310	778.42
C0	HEADWALL	N/A
E0	HEADWALL	N/A
EX-1	EXISTING INLET	691.26
EX-2	HEADWALL	N/A
O0	JBS 3080-V	691.09
O1	JBS 3080-V	692.32
O2	JBS 3080-V	692.80
O3	JBS 3080-V	693.86
O4	JBS 3080-V	697.09
O5	JBS 3080-V	704.51
O6	JBS 3080-V	711.96
O7	JBS 3080-V	716.63
O8	JBS 3080-V	722.64
O9	JBS 3080-V	727.25
O10	JBS 3080-V	738.10
O11	JBS 3080-V	752.37
O12	JBS 3080-V	764.35
O13	JBS 3080-V	776.27
OCS-DET1	OUTLET CONTROL STRUCTURE	736.75
OCS-DET2	OUTLET CONTROL STRUCTURE	703.00
OCS-DET3	OUTLET CONTROL STRUCTURE	726.00

PIPE TABLE								
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN COVER	
A0.2 - A0.1	733.03 (A0.2)	732.83 (A0.1)	12"	40'	0.50%	PVC	N/A	
A1 - A0	739.21 (A1)	738.50 (A0)	18"	36'	2.00%	RCP	N/A	
A1 - A2	739.46 (A1)	747.17 (A2)	15"	155'	5.00%	RCP	2.87	
A1.1 - A1	739.96 (A1.1)	739.83 (A1)	15"	26'	0.50%	RCP	2.65	
A2 - A3	747.37 (A2)	747.50 (A3)	15"	26'	0.50%	RCP	4.19	
B1 - B0	713.34 (B1)	711.39 (B0)	24"	22'	9.00%	RCP	N/A	
B1 - B0.1	713.34 (B1)	710.51 (B0.1)	24"	34'	8.50%	RCP	N/A	
B1.1 - B1	713.50 (B1.1)	713.34 (B1)	24"	17'	1.00%	RCP	1.10	
B1.2 - B1	715.39 (B1.2)	714.09 (B1)	15"	26'	5.02%	RCP	2.18	
B2 - B1	752.57 (B2)	713.34 (B1)	24"	216'	18.21%	RCP	2.27	
B2.1 - B2	755.75 (B2.1)	755.62 (B2)	15"	26'	0.50%	RCP	2.62	
B3 - B2	754.77 (B3)	753.27 (B2)	18"	31'	5.00%	RCP	4.29	
B4 - B3	756.48 (B4)	754.97 (B3)	18"	31'	5.00%	RCP	3.47	
B5 - B4	761.50 (B5)	756.68 (B4)	18"	97'	5.00%	RCP	2.43	
B5.1 - B5	762.50 (B5.1)	762.37 (B5)	15"	26'	0.50%	RCP	2.78	
B6 - B5	767.17 (B6)	761.70 (B5)	18"	137'	4.00%	RCP	3.12	
B6.1 - B6	768.05 (B6.1)	767.50 (B6)	15"	26'	2.20%	RCP	3.46	
B7 - B6	771.07 (B7)	767.37 (B6)	18"	93'	4.00%	RCP	2.45	
B8 - B7	772.72 (B8)	771.27 (B7)	18" X 30"	65'	2.25%	RCP	2.18	
B9 - B8	773.17 (B9)	772.92 (B8)	18" X 30"	26'	1.00%	RCP	2.42	
B10 - B9	773.86 (B10)	773.37 (B9)	18" X 30"	49'	1.00%	RCP	2.24	
EX-1 - EX-2	686.75 (EX-1)	686.12 (EX-2)	18" X 30"	132'	0.48%	RCP	EXISTING	
O0 - EX-1	688.25 (O0)	686.93 (EX-1)	18" X 30"	93'	1.43%	RCP	EXISTING	
O1 - O0	688.25 (O1)	686.93 (O0)	18"	79'	1.69%	RCP	2.24	
O2 - O1	689.04 (O2)	688.94 (O1)	18"	21'	0.50%	RCP	2.05	

PIPE TABLE								
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN COVER	
O3 - O2	689.40 (O3)	689.24 (O2)	18"	31'	0.50%	RCP	1.85	
O4 - O3	692.97 (O4)	689.60 (O3)	18"	101'	3.37%	RCP	2.22	
O5 - O4	700.13 (O5)	693.17 (O4)	18"	109'	6.40%	RCP	2.08	
O6 - O5	706.73 (O6)	700.33 (O5)	18"	100'	6.40%	RCP	2.47	
O7 - O6	712.54 (O7)	706.93 (O6)	18"	88'	6.40%	RCP	2.31	
O8 - O7	718.37 (O8)	712.74 (O7)	18"	89'	6.40%	RCP	2.12	
O9 - O8	722.97 (O9)	718.57 (O8)	18"	55'	8.00%	RCP	2.34	
O10 - O9	733.81 (O10)	723.17 (O9)	18"	119'	9.00%	RCP	2.24	
O11 - O10	747.78 (O11)	734.01 (O10)	18"	126'	11.00%	RCP	2.40	
O12 - O11	760.13 (O12)	747.98 (O11)	18"	106'	11.50%	RCP	2.51	
O13 - O12	771.67 (O13)	760.33 (O12)	18"	99'	11.50%	RCP	2.31	
OCS-DET1 - O9	726.33 (OCS-DET1)	723.85 (O9)	18"	66'	3.77%	RCP	N/A	
OCS-DET2 - C0	693.50 (OCS-DET2)	693.24 (C0)	24"	53'	0.50%	RCP	N/A	
OCS-DET3 - E0	727.00 (OCS-DET3)	722.50 (E0)	24"	55'	8.20%	RCP	N/A	

FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



No.	REVISIONS										BY
	1	2	3	4	5	6	7	8	9	10	DATE
DESIGNED BY: TLL											
DRAWN BY: TLL											
CHECKED BY: MMc											
DATE: 07/08/2024											
KIMLEY-HORN PROJECT NO. 118665004											

PIPE AND STRUCTURE TABLES

SHEET NUMBER
C3.16

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AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

TRUCK TURN LEGEND

FRONT TIRES

BACK TIRES

VEHICLE FENDER PATH

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 WIDTH = 8.000 FT

6. WHEELS ON EACH REAR AXLE = 4

7. WHEELBASE = 19.250 FT

8. REAR AXLE SPACING = 4.417 FT

9. LOCK-TO-LOCK TIME = 8 SEC

10. TURNING RADIUS WALL TO WALL = 42 FT

11. BODY LENGTH = 50.042 FT

12. BODY WIDTH = 8.333 FT

13. REAR OVERHANG = 14.167 FT

14. MINIMUM DESIGN SPEED = 5 MPH

FIRE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN
CITY ENGINEER: *[Signature]*
NOT TO SCALE

DATE: 7/1/2021

DWG. NO.
SD-7

KEYNOTE LEGEND

A PROPOSED FIRE HYDRANT ASSEMBLY

B EXISTING FIRE HYDRANT ASSEMBLY

C FRANKLIN T-2 SUTPHEN FIRE TRUCK

D PROPOSED ROW

GRAPHIC SCALE IN FEET
0 25 50 100

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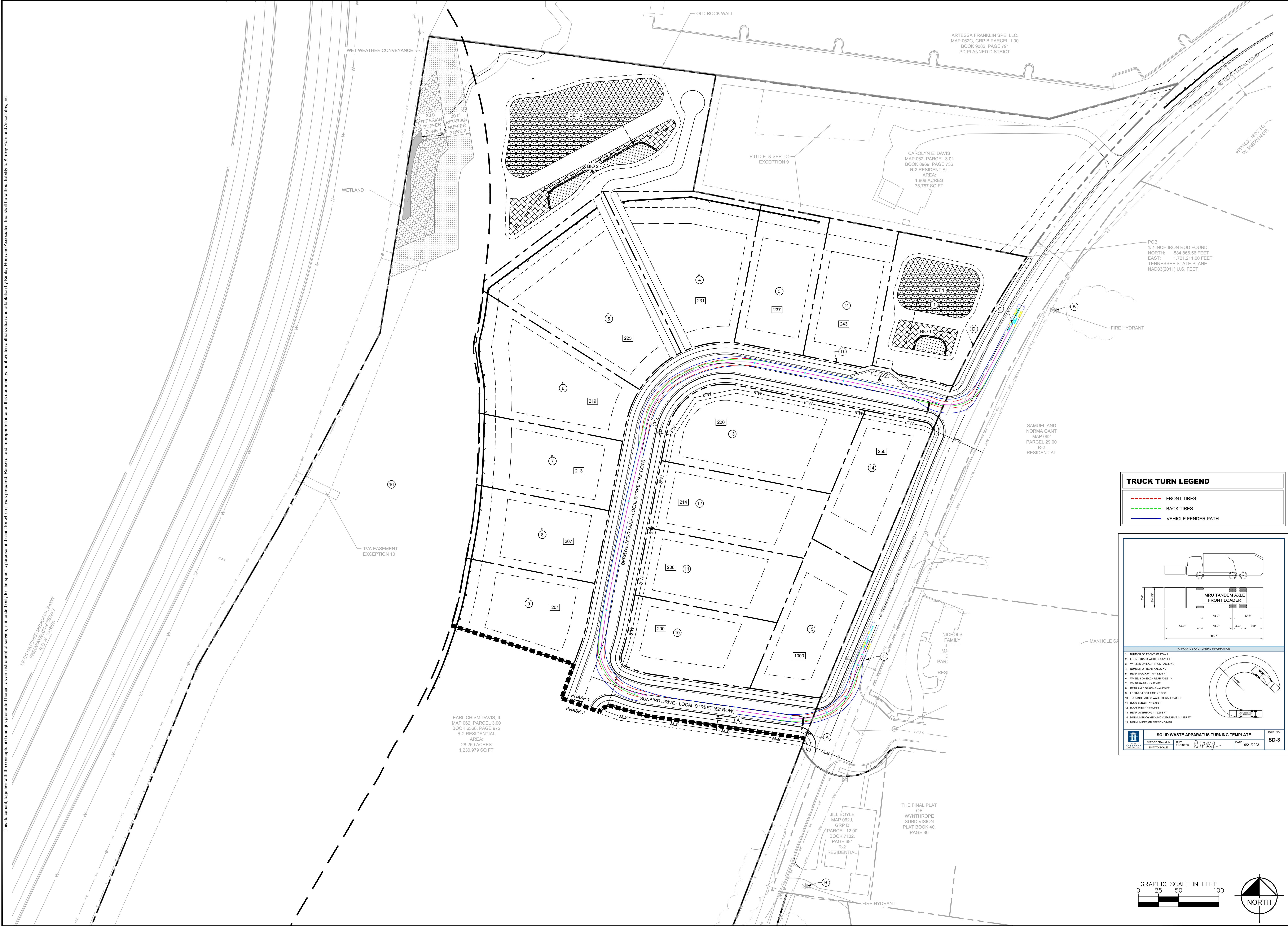
FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										
DRAWN BY:										
CHECKED BY:										
DATE:										
KIMLEY-HORN PROJECT NO.										
118665004										

ROW & ACCESS
PLAN-FIRE

SHEET NUMBER
C4.0

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TRUCK TURN LEGEND	
---	FRONT TIRES
---	BACK TIRES
---	VEHICLE FENDER PATH

MRU TANDUM AXLE FRONT LOADER

APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.00 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WIDTH = 8.00 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.50 FT
8. REAR AXLE SPACING = 14.33 FT
9. LOOK-TO-LOOK TIME = 1.6 SEC
10. TURNING RADIUS WALL TO WALL = 44.00 FT
11. BODY LENGTH = 40.00 FT
12. BODY WIDTH = 8.00 FT
13. REAR OVERHANG = 10.00 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.35 FT
15. MINIMUM DESIGN SPEED = 5 MPH

	SOLID WASTE APPARATUS TURNING TEMPLATE	DWG NO. SD-8
CITY OF FRANKLIN	CITY ENGINEER: <i>[Signature]</i>	DATE: 9/21/2023
NOT TO SCALE		

GRAPHIC SCALE IN FEET

0 25 50 100

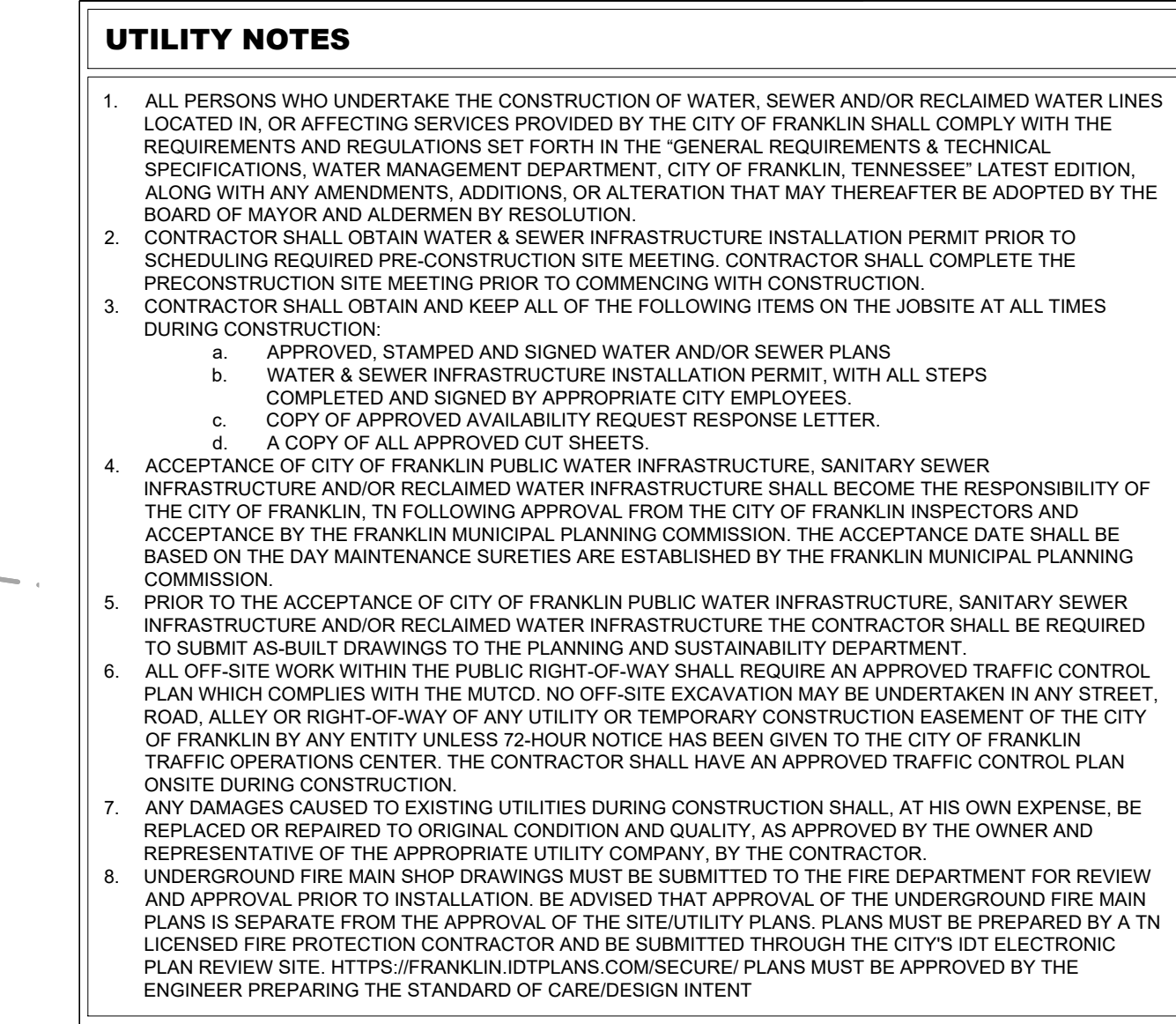
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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE



REVISIONS		DATE	BY
No.	1		
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CHECKED BY:	4		
DATE:	5		
	6		
	7		
	8		
	9		
	10		
KIMLEY-HORN PROJECT NO. 118665004			
ROW & ACCESS PLAN-TRASH			
SHEET NUMBER C4.1			

Drawing name: K:\FRA LDEV\118665004 - jordan road\4-CADD\section 1\plansheets\C5.0 OVERALL UTILITY PLAN.dwg C5.0 OVERALL UTILITY PLAN Sep 05, 2024 3:13pm by: sophia.close



TAKEDOWN CHART		
TOTAL SFUE	PHASE 1 SFUE	REMAINING SFUE
32	14	18

GRAPHIC SCALE IN FEET

0 50 100 200



A graphic scale bar showing distances from 0 to 200 feet in increments of 50. To the right of the scale is a north arrow pointing upwards, with the word "NORTH" written inside the circle.



COF PROJECT #8549
Page 186 of 213

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WATER NOTE

- FINAL LAYOUT OF WATER MAINS AND METERS TO BE COORDINATED WITH MALLORY VALLEY UTILITY DISTRICT
- MATERIAL FOR FIRE HYDRANT ASSEMBLIES TO BE DUCTILE IRON.

SITE LEGEND

- SS PROPOSED SANITARY SEWER PIPE
- W 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
- SANITARY SEWER MANHOLE
- LIGHT POLE (LED LIGHT SOURCE)
- FDC

FIRE FLOW TEST

FLOW TEST DATE: 12/18/2023, 12:30 PM
STATIC PRESSURE: 118 psi
RESIDUAL PRESSURE: 112 psi
FLOW: 974 GPM
FLOW AT 20 psi: 4408.3 GPM

TESTED BY: CORY BORUM AND ANDREW McELHENNY, HEATHCOAT & DAVIS, INC.

TAKEDOWN CHART

TOTAL SFUE	PHASE 1 SFUE	REMAINING SFUE
32	14	18

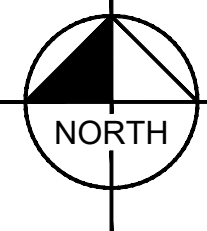
UTILITY PLAN KEYNOTE LEGEND

- A EXISTING 12" WATERLINE
- B EXISTING SANITARY SEWER LINE
- C EXISTING SANITARY SEWER MANHOLE
- D EXISTING OVERHEAD ELECTRIC POLE
- E EXISTING STORM CURB INLET
- F STORM LINE
- G STREET LIGHT
- H 8" X 12" 3-WAY TEE AND VALVES
- I 8" WATERLINE
- J FIRE HYDRANT ASSEMBLY (C5.6 DETAIL W-9)
- K PUBLIC 8" SSWR
- L PUBLIC SSWR MH (C5.6 DETAIL WW-1)
- M SSWR SERVICE LINE (C5.6 DETAIL WW-9)
- N WATERLINE SUB. FINAL DESIGN BY OTHERS (C5.6 DETAIL W-3)
- O RETAINING WALL
- P OVERHEAD ELECTRIC LINE
- Q SSWR DOGHOUSE MANHOLE (C5.6 DETAIL WW-8)
- R 40' MTE EASEMENT
- S OPEN CUT TRENCH
- T MILL AND OVERLAY

UTILITY CONTACTS

WATER	GAS	TELEPHONE
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: KAREN YORK	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW
ELECTRIC	SANITARY SEWER	CABLE
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 650-6855 CONTACT: PAULA BROOKS

GRAPHIC SCALE IN FEET
0 25 50 100



FRANKLIN RIDGE SUBDIVISION SITE PLAN, SECTION 1 FRANKLIN, TENNESSEE



REVISIONS		DATE	BY
No.	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
DESIGNED BY:		SAC	
DRAWN BY:		MEN	
CHECKED BY:		WGH	
DATE:		07/08/2024	
KIMLEY-HORN PROJECT NO.			
118665004			

ENLARGED UTILITY
PLAN

SHEET NUMBER
C5.1

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UTILITY PLAN KEYNOTE LEGEND	
A	EXISTING 12" WATERLINE
B	EXISTING SANITARY SEWER LINE
C	EXISTING SANITARY SEWER MANHOLE
D	EXISTING OVERHEAD ELECTRIC POLE
E	EXISTING STORM CURB INLET
F	STORM LINE
G	STREET LIGHT
H	8" X 12" 3-WAY TEE AND VALVES
I	8" WATERLINE
J	FIRE HYDRANT ASSEMBLY (C5.6 DETAIL W-9)
K	PUBLIC 8" SSWR
L	PUBLIC SSWR MH (C5.6 DETAIL WW-1)
M	SSWR SERVICE LINE (C5.6 DETAIL WW-9)
N	WATERLINE STUB. FINAL DESIGN BY OTHERS (C5.6 DETAIL W-3)
O	RETAINING WALL
P	OVERHEAD ELECTRIC LINE
Q	SSWR DOGHOUSE MANHOLE (C5.6 DETAIL WW-8)
R	40' MTE EASEMENT
S	OPEN CUT TRENCH
T	MILL AND OVERLAY

TAKEDOWN CHART		
TOTAL SFUE	PHASE 1 SFUE	REMAINING SFUE
32	14	18

SITE LEGEND	
SS	PROPOSED SANITARY SEWER PIPE
ST	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
WSL	WATER SERVICE LATERAL
SSEL	SEWER SERVICE LATERAL
FH	FIRE HYDRANT
SM	SANITARY SEWER MANHOLE
LPS	LIGHT POLE (LED LIGHT SOURCE)
FDC	FDC

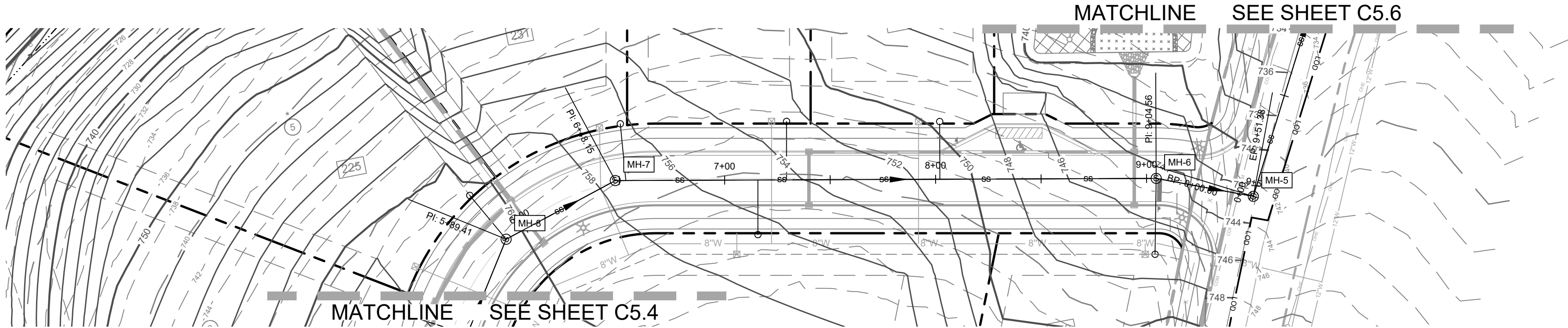
FIRE FLOW TEST	
FLOW TEST DATE: 12/18/2023, 12:30 PM	
STATIC PRESSURE: 118 psi	
RESIDUAL PRESSURE: 112 psi	
FLOW: 974 GPM	
FLOW AT 20 psi: 4408.3 GPM	
TESTED BY CORY BORUM AND ANDREW McELHENNY, HEATHCOAT & DAVIS, INC.	

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ELECTRIC	SANITARY SEWER	CABLE
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4893 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: UTILITY INSPECTOR	COMCAST 2501 McGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 950-6855 CONTACT: PAULA BROOKS

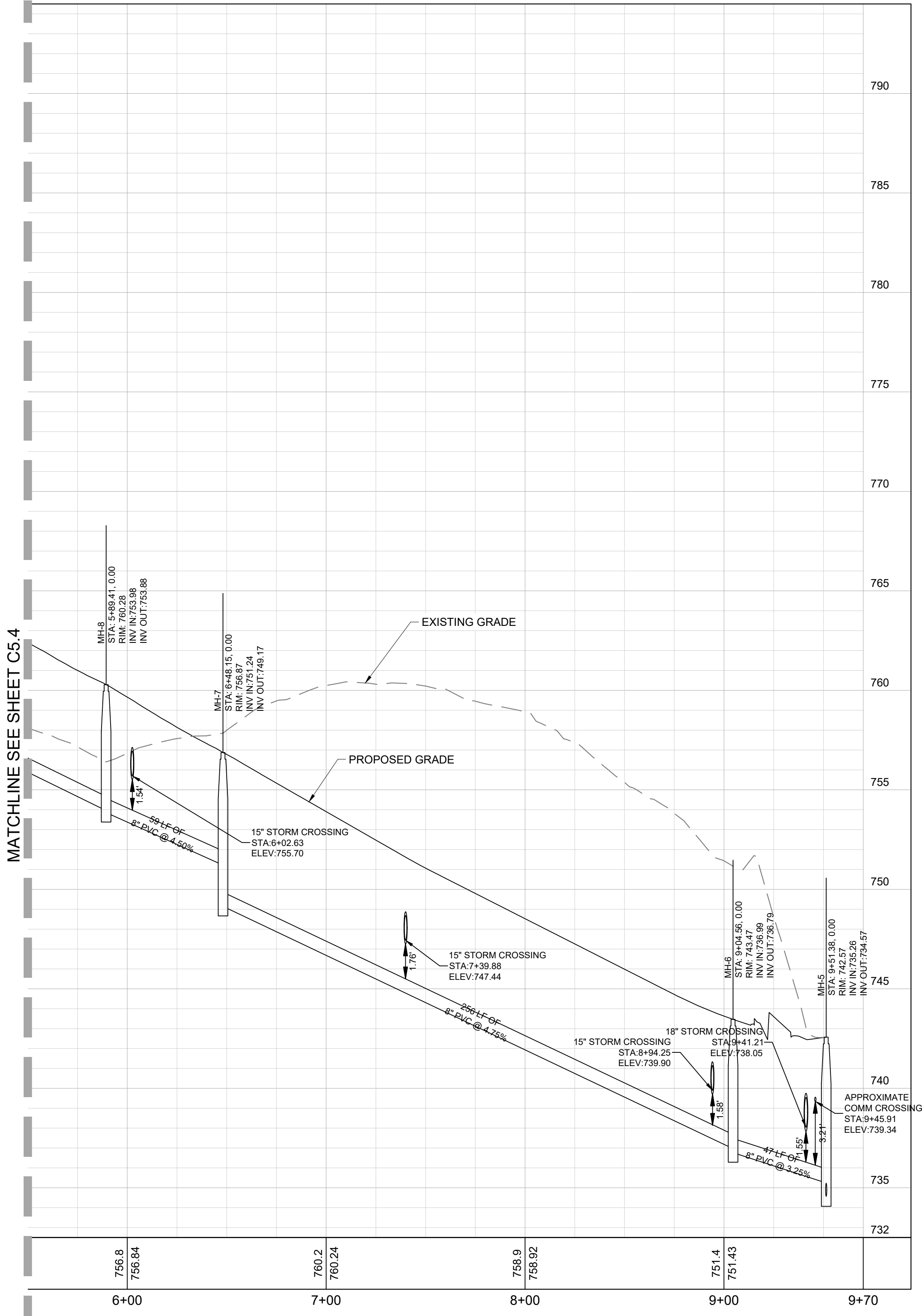
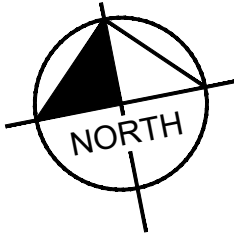


No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										SAC
DRAWN BY:										MEN
CHECKED BY:										WGH
DATE:										07/08/2024
KIMLEY-HORN PROJECT NO. 118665004										

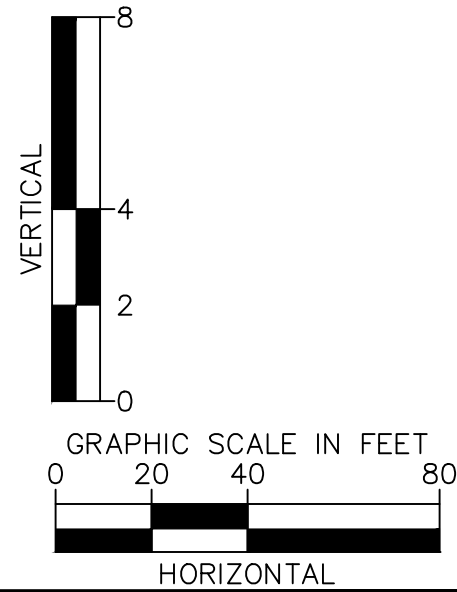
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ONSITE - SANITARY SEWER - BERRYHUNTER LANE
PLAN VIEW



ONSITE - SANITARY SEWER - BERRYHUNTER LANE
PROFILE VIEW



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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

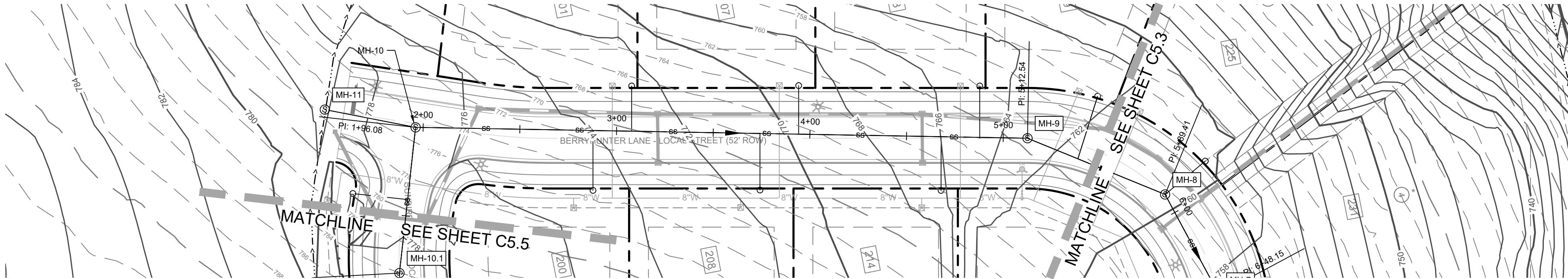


No.	REVISIONS										DATE	BY
	1	2	3	4	5	6	7	8	9	10		
DESIGNED BY:												---
DRAWN BY:												---
CHECKED BY:												---
DATE:												07/08/2024
KIMLEY-HORN PROJECT NO. 118665004												

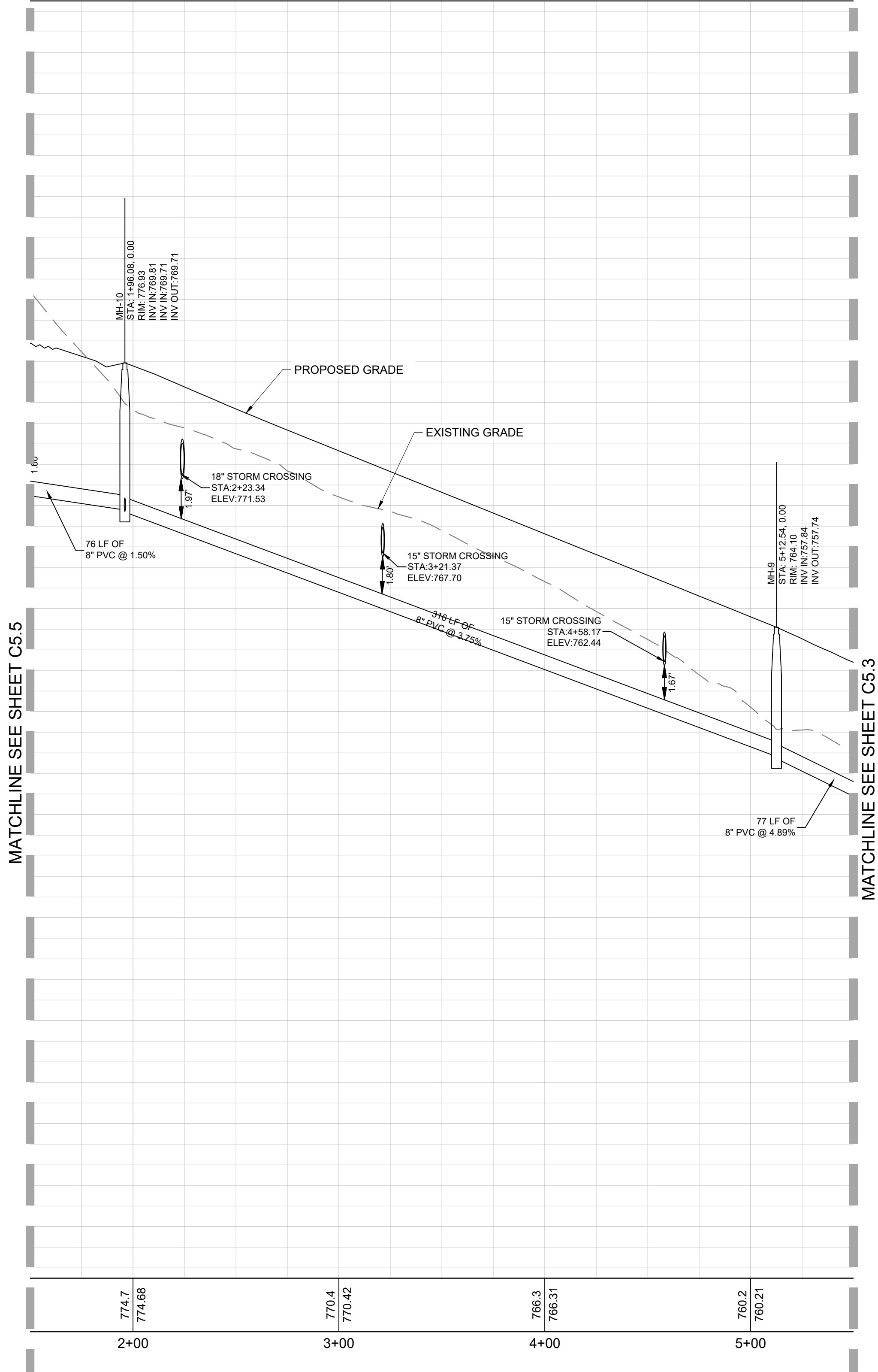
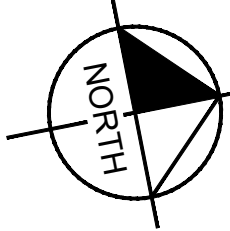
SANITARY SEWER PLAN
- ON SITE

SHEET NUMBER
C5.3

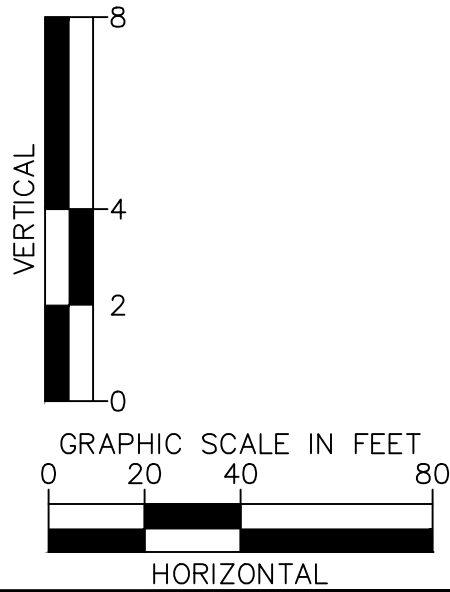
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ONSITE - SANITARY SEWER - BERRYHUNTER LANE
PLAN VIEW



ONSITE - SANITARY SEWER - BERRYHUNTER LANE
PROFILE VIEW



FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

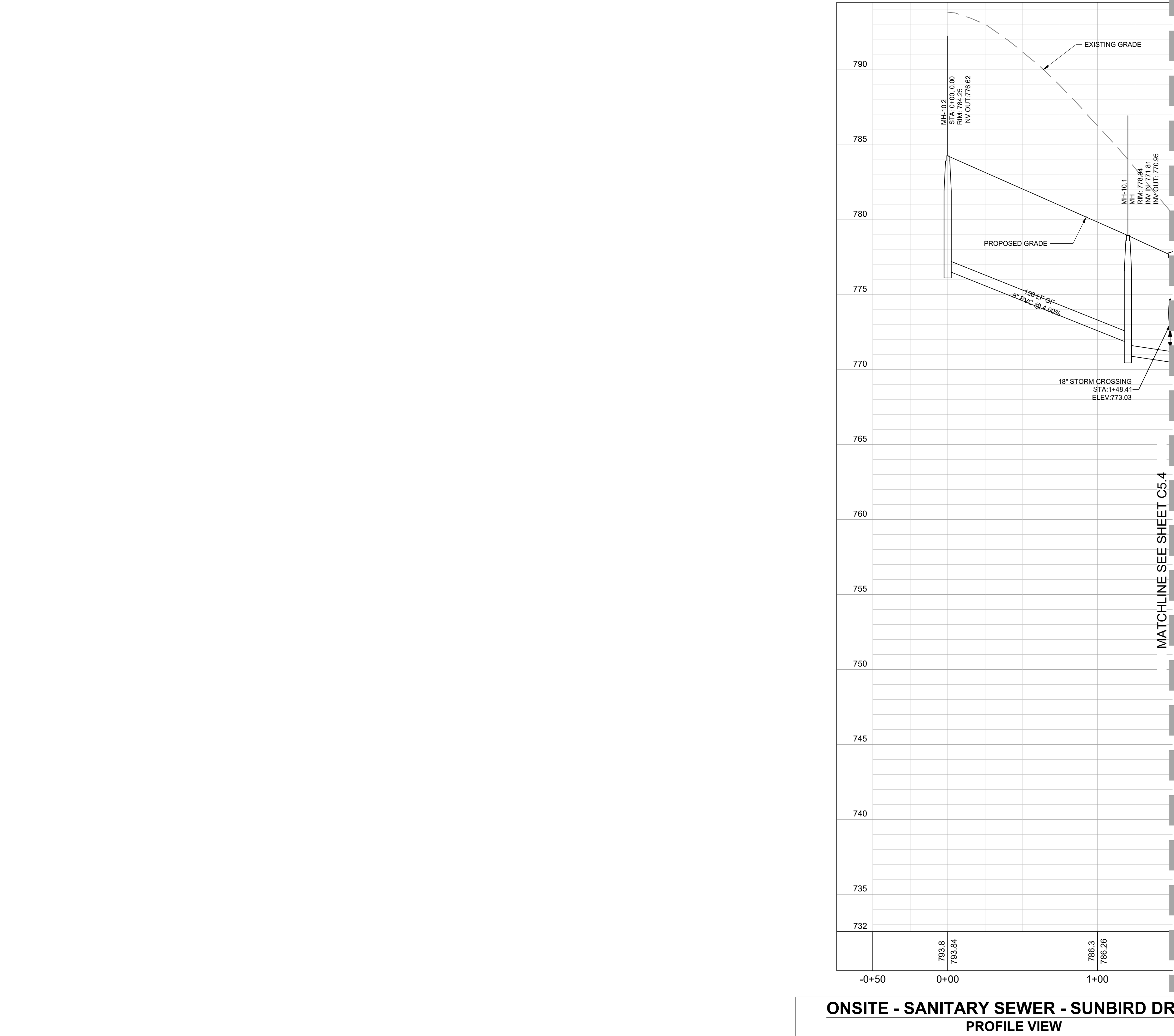


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KIMLEY-HORN PROJECT NO.		118665004	

SANITARY SEWER PLAN
- ON SITE

SHEET NUMBER
C5.4

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

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SANITARY SEWER PLAN
- ON SITE

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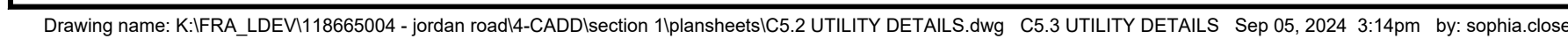
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Drawing name: K:\FRA_LDEV\118665004 - Jordan road\4-CADD\section 1\plansheets\C7-00 SANITARY SEWER PLAN - OVERALL.dwg C7-02 SANITARY SEWER PLAN - ON SITE Sep 05, 2024 3:14pm by: sophia.close

COF PROJECT #8549
Page 191 of 213

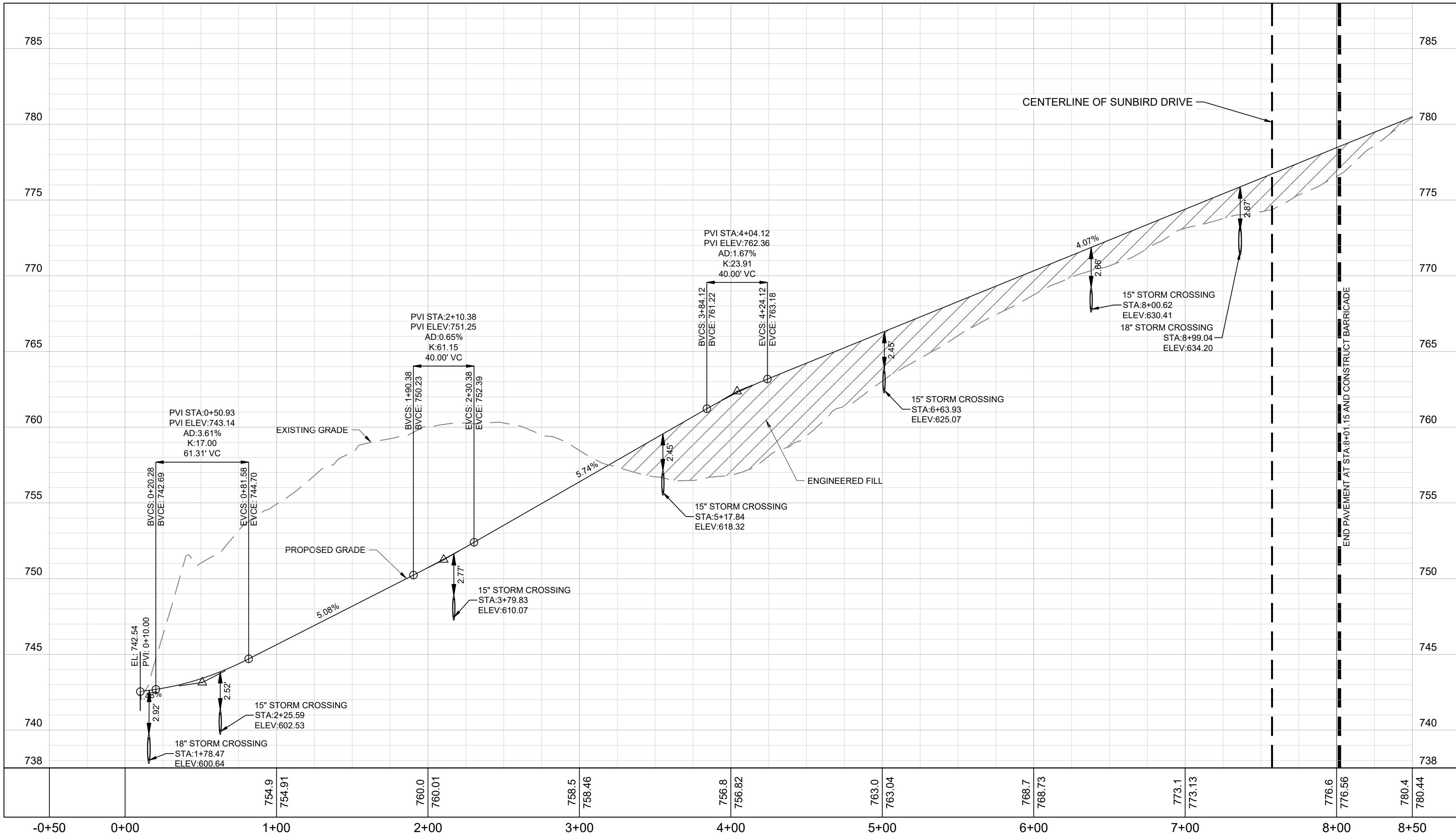
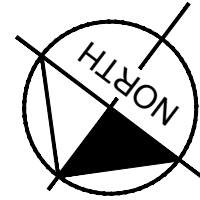
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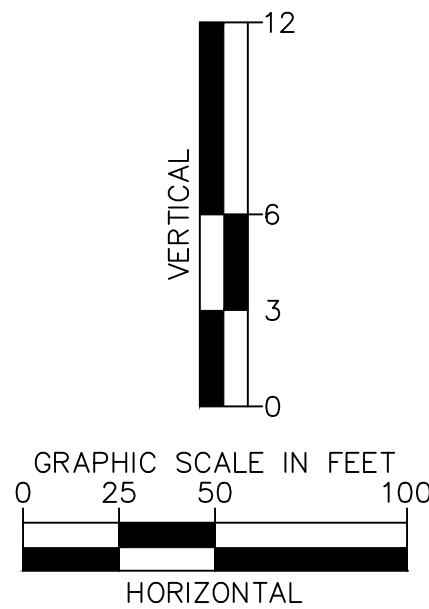
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BERRYHUNTER LANE - PLAN VIEW
52' PUBLIC R.O.W.
POSTED SPEED = 5MPH, DESIGN SPEED = 30 MPH



BERRYHUNTER LANE - PROFILE VIEW
52' PUBLIC R.O.W.
POSTED SPEED = 5MPH, DESIGN SPEED = 30 MPH



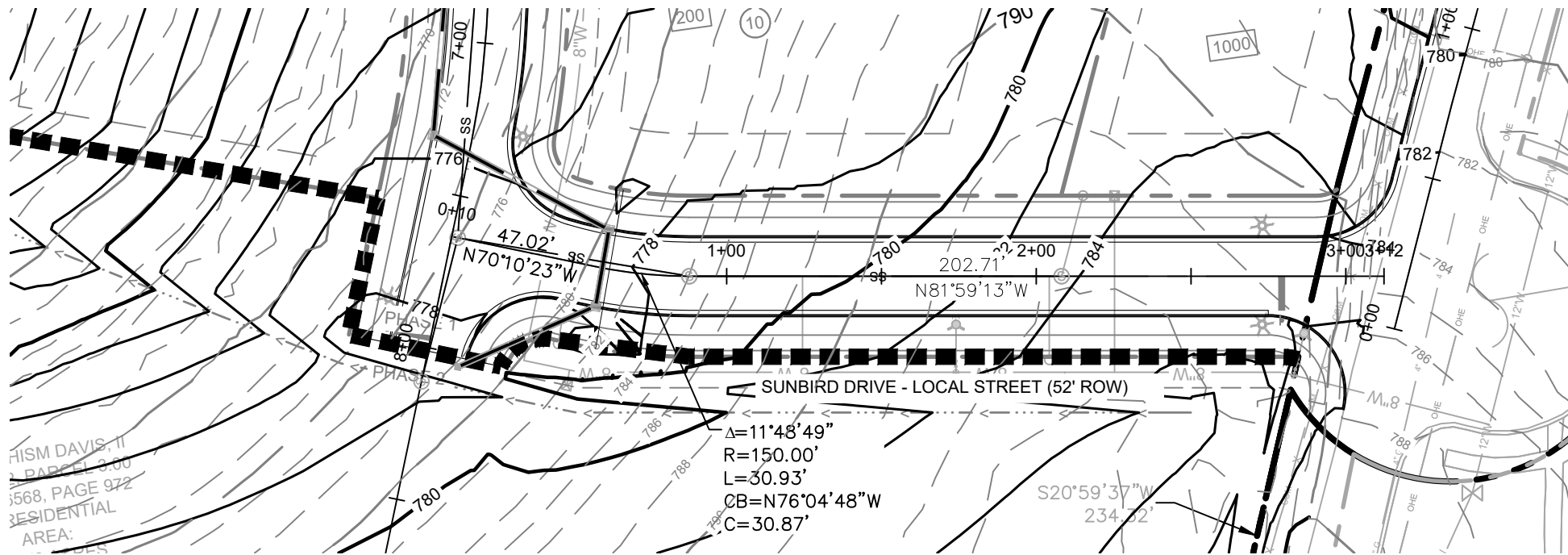
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KIMLEY-HORN PROJECT NO. 118665004			

BERRYHUNTER LANE -
PLAN & PROFILE

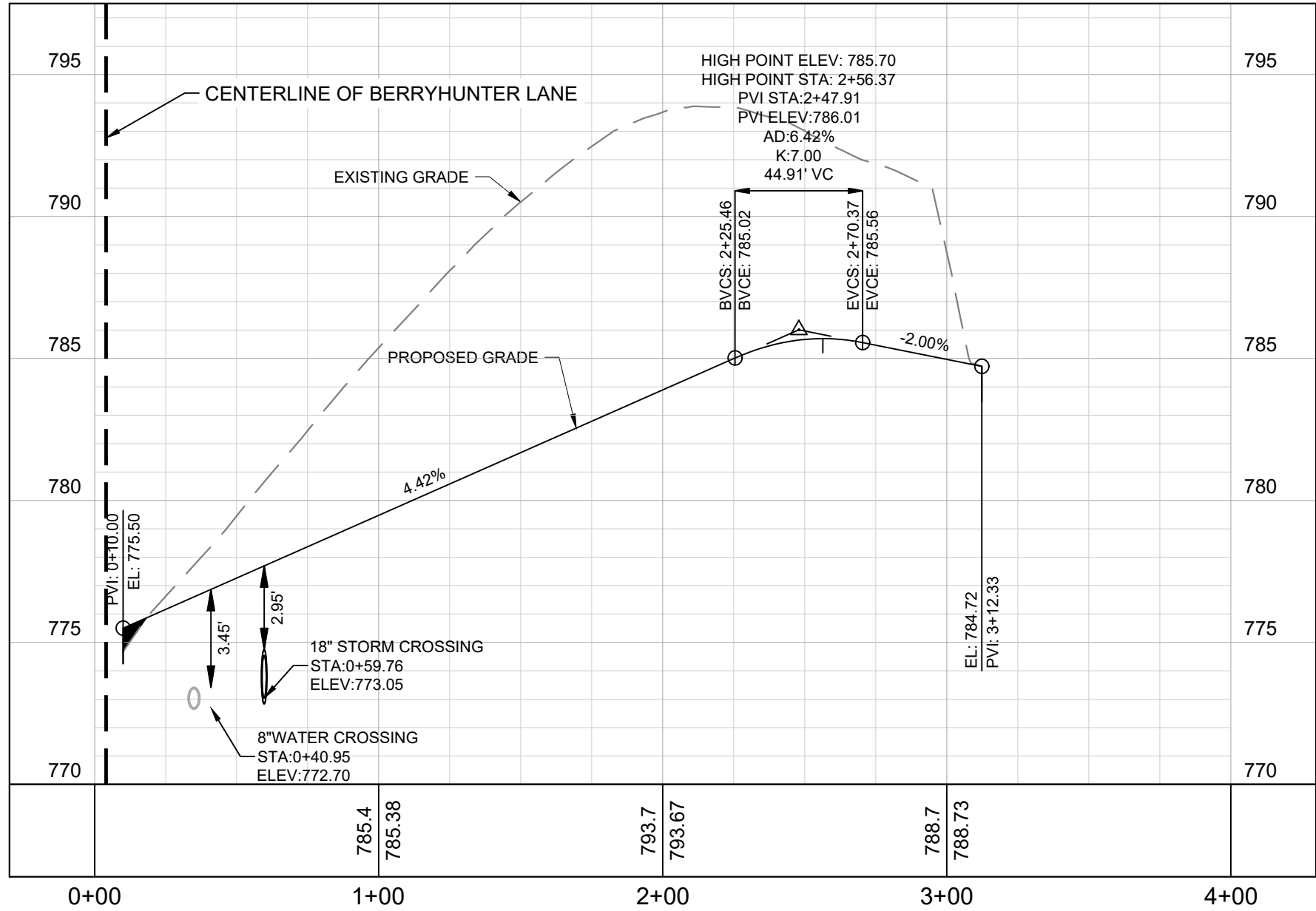
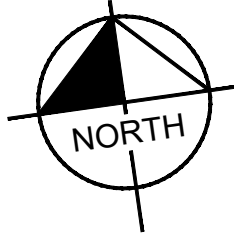
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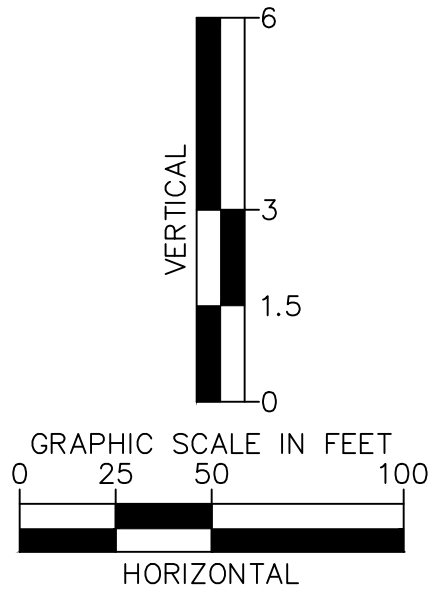
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SUNBIRD DRIVE - PLAN VIEW
52' PUBLIC R.O.W.
POSTED SPEED = 5MPH, DESIGN SPEED = 30 MPH



SUNBIRD DRIVE - PROFILE VIEW
52' PUBLIC R.O.W.
POSTED SPEED = 5MPH, DESIGN SPEED = 30 MPH



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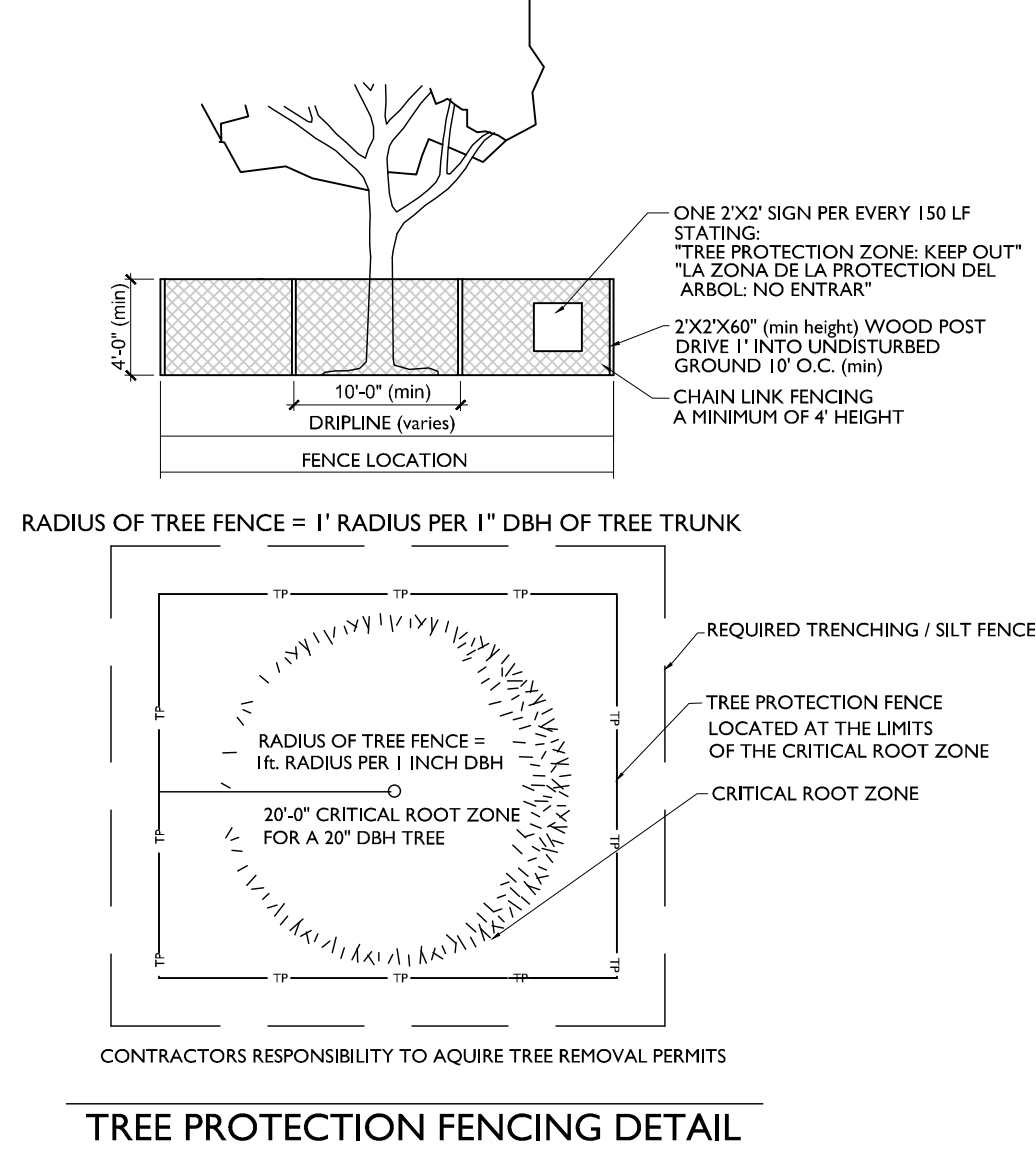
FRANKLIN RIDGE SUBDIVISION

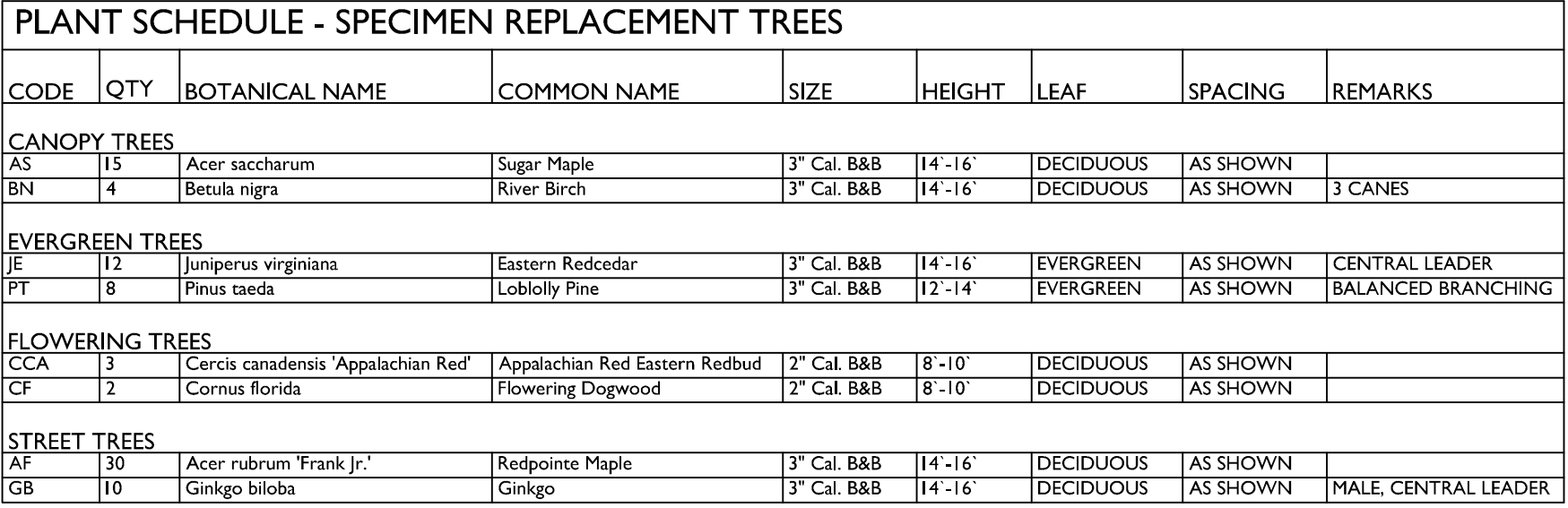
SITE PLAN, SECTION 1

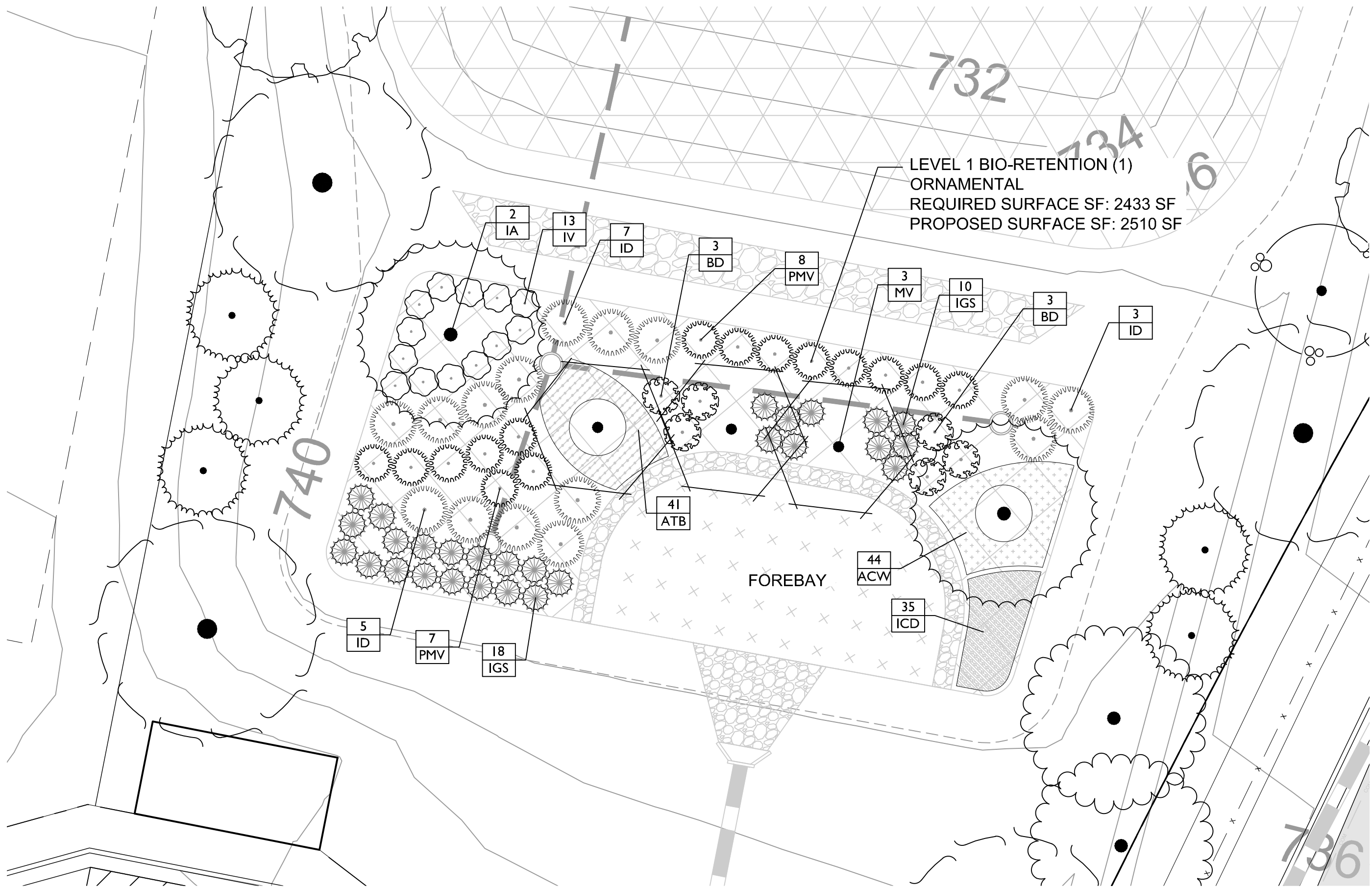
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KIMLEY-HORN PROJECT NO.		118665004	
SUNBIRD DRIVE- PLAN & PROFILE			
SHEET NUMBER		C6.1	







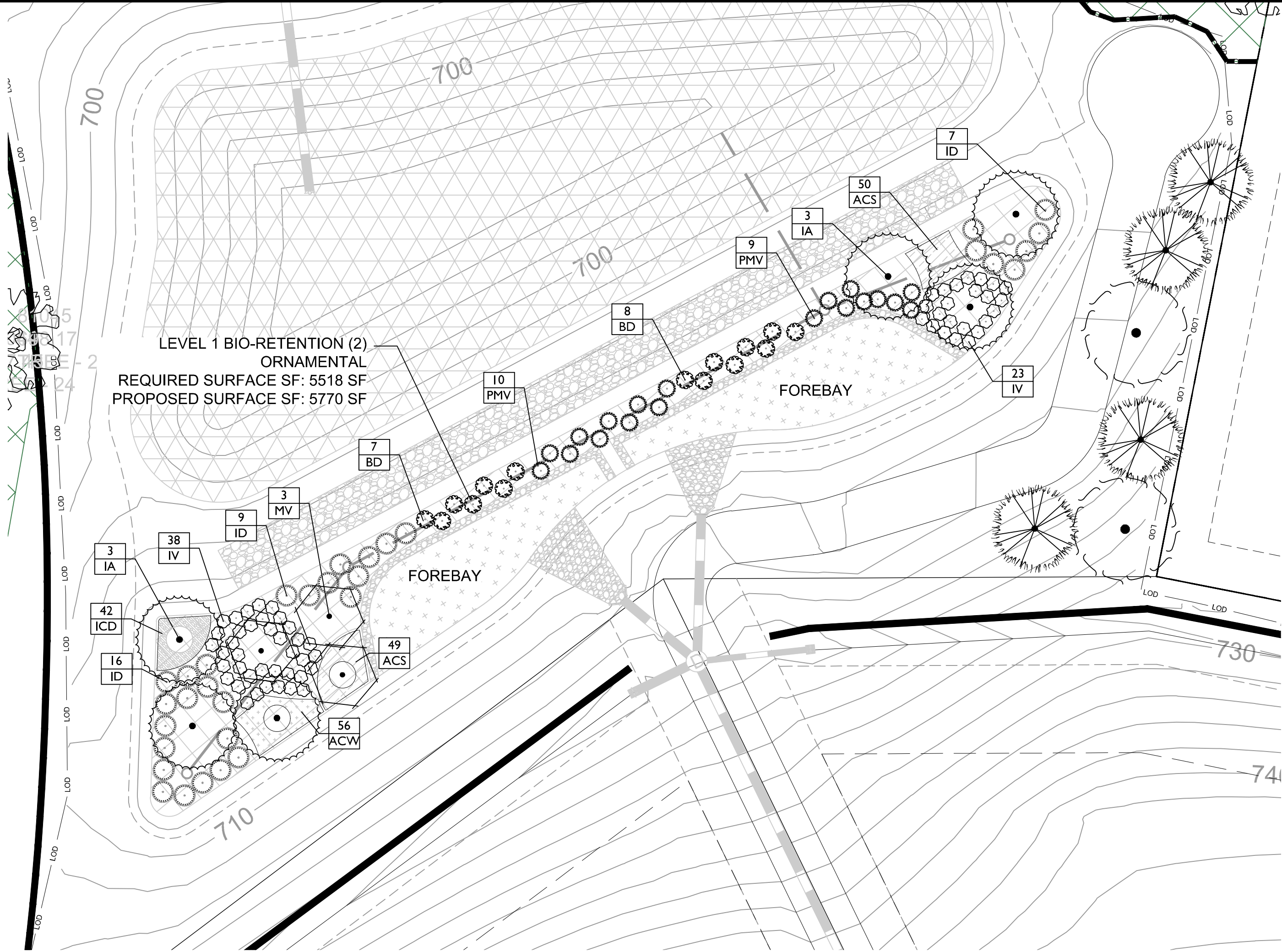
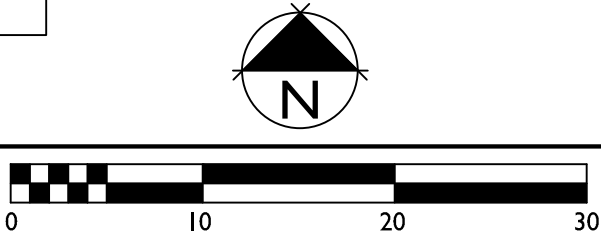
PLANT SCHEDULE - BIORETENTION AREA I

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
EVERGREEN TREES								
IA	2	Ilex opaca	American Holly	3" Cal. B&B	10'-12'	EVERGREEN	AS SHOWN	FULL TO GROUND
MV	3	Magnolia virginiana	Sweetbay Magnolia	2" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	
SHRUBS								
BD	6	Buddleja davidii	Butterfly Bush		36"	DECIDUOUS	48" O.C.	
ID	15	Ilex decidua	Possumhaw (Dwarf)		36"	DECIDUOUS	4'-6" O.C.	
IV	13	Itea virginica	Virginia Sweetspire		24"	DECIDUOUS	36" O.C.	
EVERGREEN								
IGS	28	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly		24"	EVERGREEN	36" O.C.	
GRASSES								
PMV	15	Panicum virgatum	Switch Grass	3 gal.			48" O.C.	
GROUND COVERS								
ACW	44	Aquilegia canadensis	Wild Columbine	1 gal.			18" O.C.	
ATB	41	Asclepias tuberosa	Butterfly Milkweed	1 gal.			18" O.C.	
ICD	35	Iris cristata	Dwarf Crested Iris	1 gal.			18" O.C.	

NOTE: GROUNDCOVER FOR PROPOSED BIORETENTION PONDS TO BE 3" OF SHREDDED HARDWOOD MULCH ON SURFACE OF FILTER BED.

***LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENTS TO QUANTITIES.**
PLANT SPECIES AND QUANTITY SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE LANDSCAPE ARCHITECT OF RECORD AND MUST BE SUBMITTED TO THE CITY'S STORMWATER COORDINATOR FOR APPROVAL BEFORE SUBSTITUTIONS ARE MADE ONSITE. FAILURE TO DO SO SHALL RESULT IN GI BOND WITHHOLDINGS.

1
L2.1
BIORETENTION AREA 1 - LEVEL I (ORNAMENTAL)
DETAIL



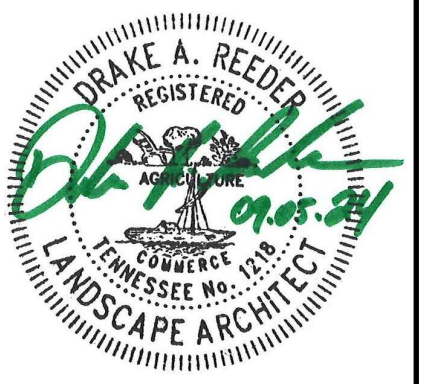
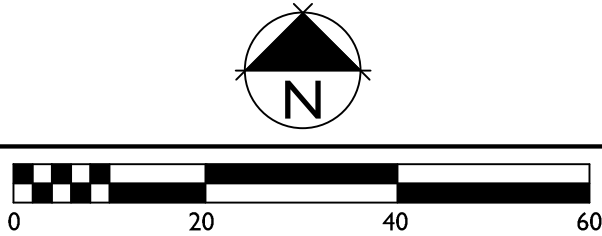
PLANT SCHEDULE - BIORETENTION AREA 2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
EVERGREEN TREES								
IA	6	Ilex opaca	American Holly	3" Cal. B&B	10'-12'	EVERGREEN	AS SHOWN	FULL TO GROUND
MV	3	Magnolia virginiana	Sweetbay Magnolia	2" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	
SHRUBS								
BD	15	Buddleja davidii	Butterfly Bush		36"	DECIDUOUS	48" O.C.	
ID	32	Ilex decidua	Possumhaw (Dwarf)		36"	DECIDUOUS	4'-6" O.C.	
IV	61	Itea virginica	Virginia Sweetspire		24"	DECIDUOUS	36" O.C.	
GRASSES								
PMV	19	Panicum virgatum	Switch Grass	3 gal.			48" O.C.	
GROUND COVERS								
ACW	56	Aquilegia canadensis	Wild Columbine	1 gal.			18" O.C.	
ACS	99	Asclepias syriaca	Common Milkweed	1 gal.			18" O.C.	
ICD	42	Iris cristata	Dwarf Crested Iris	1 gal.			18" O.C.	

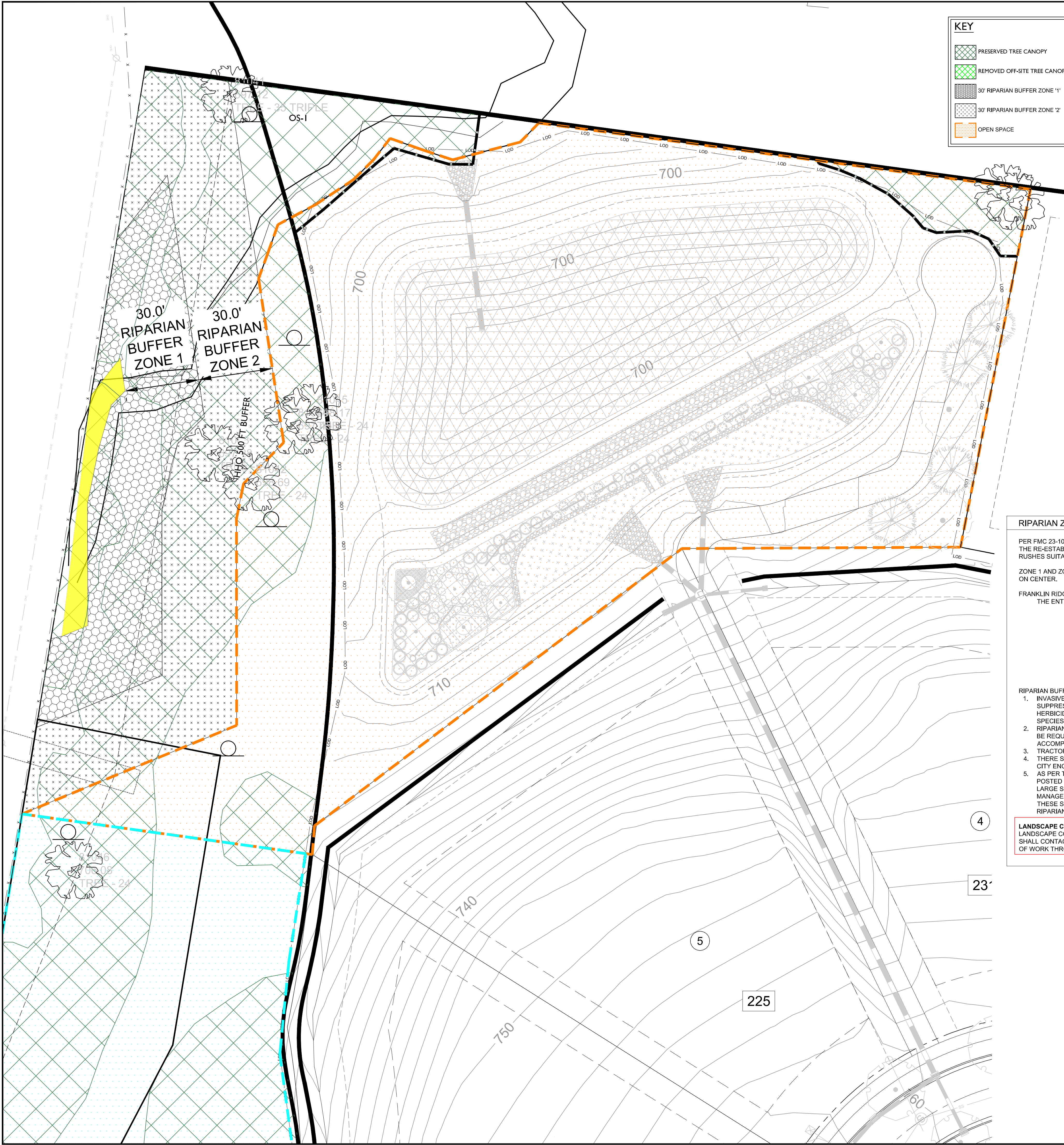
NOTE: GROUNDCOVER FOR PROPOSED BIORETENTION PONDS TO BE 3" OF SHREDDED HARDWOOD MULCH ON SURFACE OF FILTER BED.

***LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENTS TO QUANTITIES.**
PLANT SPECIES AND QUANTITY SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE LANDSCAPE ARCHITECT OF RECORD AND MUST BE SUBMITTED TO THE CITY'S STORMWATER COORDINATOR FOR APPROVAL BEFORE SUBSTITUTIONS ARE MADE ONSITE. FAILURE TO DO SO SHALL RESULT IN GI BOND WITHHOLDINGS.

2
L2.1
BIORETENTION AREA 2 - LEVEL I (ORNAMENTAL)
DETAIL



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DATE: 06/21/2024			
KIMLEY-HORN PROJECT NO. 118665004			
LANDSCAPE PLAN ENLARGEMENT			
SHEET NUMBER L2.1			



KEY

PRESERVED TREE CANOPY

REMOVED OFF-SITE TREE CANOPY

30' RIPARIAN BUFFER ZONE "1"

30' RIPARIAN BUFFER ZONE "2"

OPEN SPACE

SPECIMEN TREES PRESERVED

TREE PROTECTION FENCE

WETLAND

NATURAL AREA

SITE DATA CHART

SITE INFORMATION:

PROJECT NAME:
PROJECT NUMBER:
ADDRESS:

FRANKLIN RIDGE SUBDIVISION
8549
565 & 603 JORDAN ROAD
FRANKLIN, WILLIAMSON COUNTY, TN

PARCEL(S):
ACREAGE / SF OF SITE:

062---00300
28.26 AC (1,230,979 SF)
PHASE 1 - 17.97 AC (782,773.2 SF)

BASE ZONING:
ZONING OVERLAY:

RESIDENTIAL 2 (R-2)
500 FT BUFFER OF HHO

PARKLAND INFORMATION:

34 UNITS x \$4,304 = \$146,336 (DUE AT FIRST PLAT)

RIPARIAN ZONE BUFFER PLAN

PER FMC 23-107, RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL AND TREATMENT OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A NATIVE SEED MIX OF FORBES / GRASSES / SEDGES / RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY. A NATIVE MILKWEED SPECIES SHALL BE SPECIFIED IN THE SEED MIX.

ZONE 1 AND ZONE 2 RIPARIAN BUFFERS OCCUR ON THIS SITE. ALL UNFORESTED AREA IN THESE BUFFERS SHALL HAVE BARE ROOT PLANTS INSTALLED AT APPROXIMATELY 6' ON CENTER.

FRANKLIN RIDGE NOTE:
THE ENTIRETY OF THE RIPARIAN BUFFERS ARE FORESTED - NO ADDITIONAL NATIVE PLANTINGS ARE APPLIED TO THIS SITE

ZONE 2 BUFFER

ZONE 1 BUFFER

EXISTING TREE CANOPY

RIPARIAN BUFFER NOTES:

- 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, FOLLOWING MANUFACTURE'S LABELS UNTIL TO ADEQUATELY SUPPRESS REEMERGENCE. HERBICIDE TREATMENT SHALL BE PERFORMED DURING THE GROWING SEASON. 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/>
- RIPARIAN SEED MIX, IF SPECIFIED, SHALL ACHIEVE 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2-YEAR PERIOD OR FURTHER STABILIZATION METHODS SHALL BE REQUIRED. AT THE TIME OF BOND RELEASE/REDUCTION REQUEST THE LANDSCAPE ARCHITECT SHALL EVALUATE ALL RIPARIAN BUFFER WORK AND PROVIDE AN ACCOMPANYING LETTER STATING THE SITE IS PERFORMING AS DESIGNED. THE SAME SHALL BE DONE WITH THE MAINTENANCE REQUEST.
- TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN 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.
- AS PER THE FMC 23-107(5)(d) BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENTS AS APPROVED BY THE CITY ENGINEER. THE LOCATION 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. THIS DEVELOPMENT PROJECT REQUIRES 5 RIPARIAN BUFFER SIGNS TO BE PURCHASED.

LANDSCAPE CONTRACTOR 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.

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, resting, 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

N

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Kimley»Horn

4037 Aspen Grove Dr. Suite 200
Franklin, TN 37067
615.791.3212
www.kimley-horn.com

GAMBLE DESIGN
COLLABORATIVE

FRANKLIN RIDGE SUBDIVISION
SITE PLAN - PHASE 1
FRANKLIN, TENNESSEE

DRAKE A. REED
REGISTERED
LANDSCAPE ARCHITECT
Tennessee No. 178

BY

DATE

REVISIONS

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DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 06/21/2024

KIMLEY-HORN PROJECT NO.
118665004

RIPARIAN BUFFER
PLAN

SHEET NUMBER
L2.2

COF #8549

Page 199 of 213

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR, IF NOT THE NEXT GROWING SEASON, WHEN 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, FREE FROM PEST AND DISEASE, ALL FOOTBALLS, 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 TREES, SHRUBS 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. CONSTRUCTION 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 BUMPAL OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT 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 FROM 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 FULLY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.



1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINE.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOIL 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.



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FAIRVIEW ELEVATION



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

COLOR THEME



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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

REVISIONS										DATE	BY
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KIMLEY-HORN PROJECT NO. 118665004											
ARCHITECTURAL RENDERINGS											
SHEET NUMBER											
A1-00											

MODERN FARMHOUSE ELEVATION



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

COLOR THEME



Kimley»Horn

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FRANKLIN RIDGE SUBDIVISION
SITE PLAN, SECTION 1
FRANKLIN, TENNESSEE

REVISIONS										DATE	BY
No.	1	2	3	4	5	6	7	8	9	10	
DESIGNED BY:											----
DRAWN BY:											----
CHECKED BY:											----
DATE:	06/24/2024										
KIMLEY-HORN PROJECT NO. 118665004											
ARCHITECTURAL RENDERINGS											
SHEET NUMBER A1-01											

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TRANSITIONAL ELEVATION



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

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FRANKLIN RIDGE SUBDIVISION
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DATE:	06/24/2024										
KIMLEY-HORN PROJECT NO. 118665004											
ARCHITECTURAL RENDERINGS											
SHEET NUMBER A1-02											



File #: 21-0758

DATE: September 10, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 65, Creating 39 Single Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way On 11.947 Acres, Located At The Intersection Of Jewell Avenue And Championship Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8580
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Tim Downey, Southern Land

BACKGROUND/STAFF COMMENTS:

This final plat creates 39 single-family lots, 2 open space lots, and dedicates right-of-way within the Westhaven PUD Subdivision. The corresponding site plan was approved on the May 2024 Administrative agenda, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

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 Westhaven PUD Subdivision, Final Plat, Section 65, with conditions.

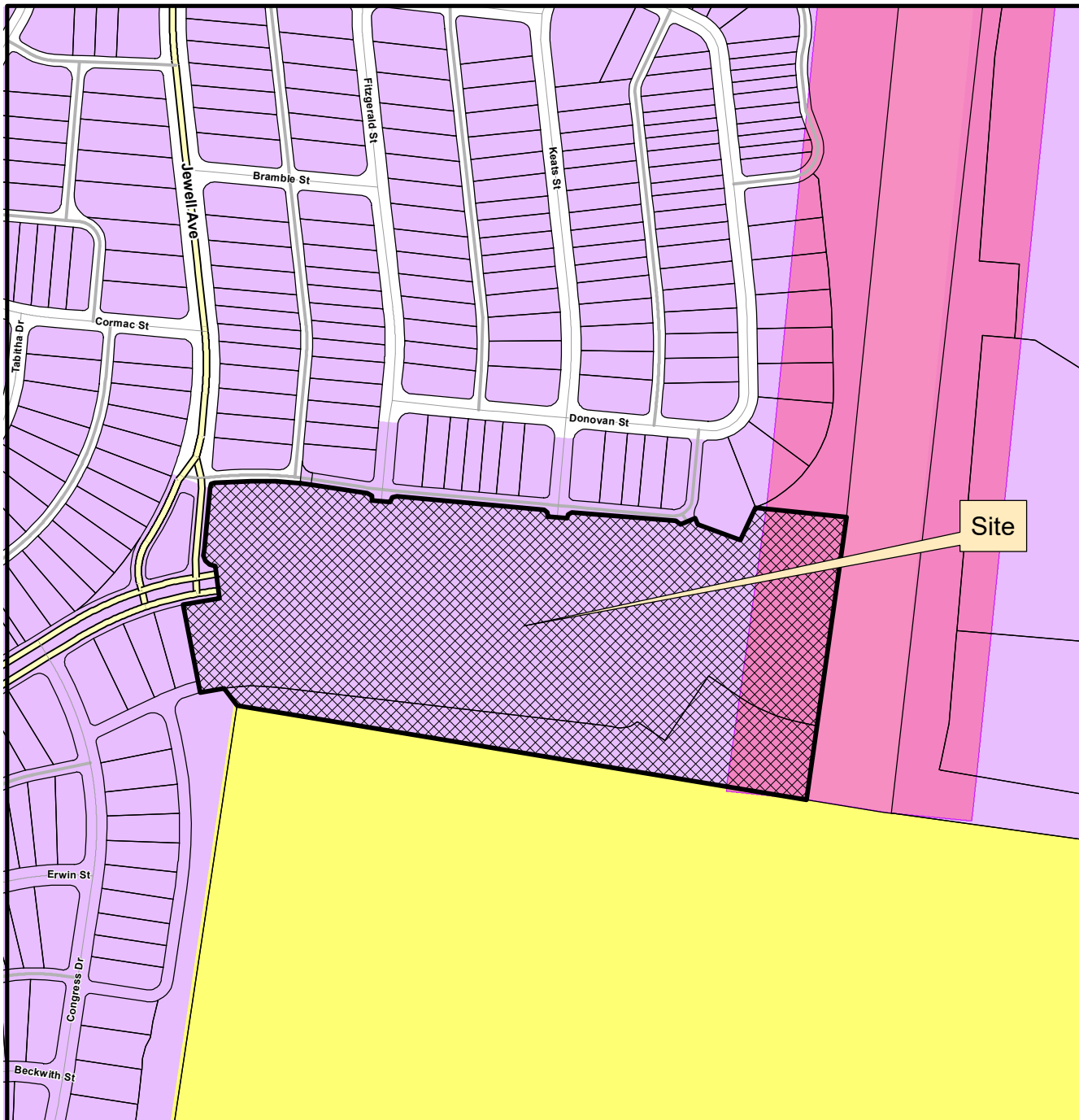
WESTHAVEN PUD SUBDIVISION, SECTION 65 FINAL PLAT

Project Information

Existing Zoning: Planned (PD 2.26) Development
Overlay Districts: SCO
Site Acreage: 11.95 acres
Total Number of Lots: 41

Legend

-  Westhaven PUD Subdivision, Section 65
-  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



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



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

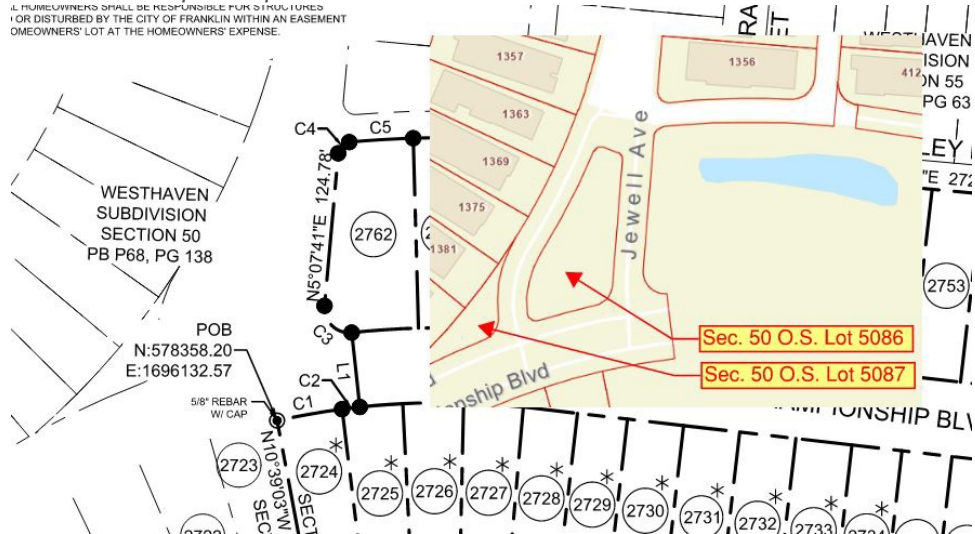
Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

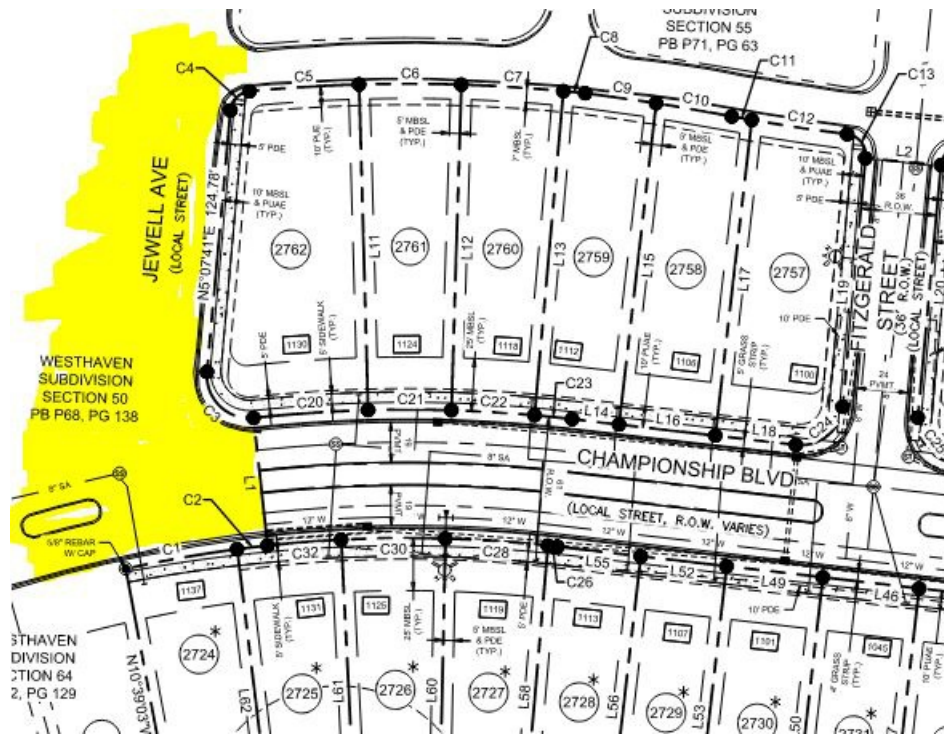
11. C. Final Plat

lance.fittro@franklinn.gov The previous comment, "Applicant shall show the ROW width and the functional street classification per the City of Franklin Major Thoroughfare Plan of all public streets (local, major/minor collector, major/minor arterial) on the plat, including that of Jewell Ave and Championship Drive to the west of Lot 2762



" has not been fully-addressed.

Thank you for labeling the street classifications. In addition, Applicant shall show the ROW widths (full width of public street) for Jewell Ave and Championship Blvd adjacent to lots within this Section of development, including Lots 2724, 2725 and 2763, as generally highlighted below:



15. 0. General Information

lance.fittro@franklntn.gov Applicant shall ensure that any modifications to the site plan [COF #8268] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

16. C. Final Plat

lance.fittro@franklntn.gov **NOTE TO STAFF (does not hinder plat approval):**
Upon recording of the plat, Lots 2724 through 2734 and 2744 should be noted in Infor as:

Critical Lot for Drainage
Requires a critical lot site plan to be submitted with the building permit submittal for COF Engineering review.

17. C. Final Plat

lance.fittro@franklntn.gov General Note #29 shall be completed with submittal of the final plat to One Stop to provide reference on the plat to the deed book and page number where the Long Term Maintenance Plan (LTMP) agreement and attachments for the subject property are recorded.

Parks

General Issues

3. Parkland information

kevinl@franklintn.gov Parks,

The Parkland Agreement Amendment 2020-0128 for 691 units was executed on 8-28-24. This project can move to Onestop where it will be held or "failed" until fees have been received.

Until these fees are collected "*Conditional Approval*" will be comment and the plat cannot be recorded. It will be held at One Stop or "*Failed*" until fees and full execution are present.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.

***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**

alex.bearden@franklintn.gov 615-721-9103

The invoice has been uploaded in IDT for review. .

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov **No sureties associated with this final plat.** All sureties associated with this development from site plan [COF# 8268 \(Westhaven PUD Subdivision, Site Plan, Section 65\)](#) were previously posted with the site plan.

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

Planning

General Issues

19. SCO

chelsea.randolph@franklintn.gov Applicant shall add a note that this property is within the Scenic Corridor Overlay (SCO).

1. THE PURPOSE OF THIS PLAT IS TO CREATE 39 SINGLE-FAMILY RESIDENTIAL LOTS AND 2 OPEN SPACES AND TO DEDICATE RIGHT-OF-WAY.
2. SUBJECT PROPERTY IS SHOWN AS SECTION 65 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 1.16 AND 1.17 PROPERTY MAP 77.
4. ZONING: PLANNED DEVELOPMENT (2.26)
5. LOTS IN SECTION 65 FALL WITHIN THE T4 TRANSACT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 4) AND PATTERN BOOK, REVISED 05/01/07.
- MINIMUM SETBACK REQUIREMENT:
 - TRANSACT ZONE T4
 - FRONT SETBACK: 25'-35" (MAY BE REDUCED TO 10', SEE NOTE 6)
 - SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
 - SIDE SETBACK FOR ROW HOUSES OR SIDEYARD HOUSES: 0'
 - CORNER SIDE SETBACK: 10'
 - REAR SETBACK: EXISTING NOTE BELOW TO REMAIN

NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

6. FRONT SETBACK MAY BE REDUCED TO MATCH THE FRONT ENCROACHMENT ZONE WHEN AN ARCHITECTURAL DEVIATION AS BEEN REVIEWED AND APPROVED BY THE WESTHAVEN DESIGN REVIEW COMMITTEE.
T4 REDUCED SETBACK: 10'
7. SECTION 65 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDE YARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

DWELLING UNIT LIVING AREAS: EXCLUSIVE OF OPEN PORCHES,
GARAGES, AND ANCILLARY APARTMENTS:
MINIMUM.....1,000 S.F.
MAXIMUM.....10,000 S.F.
MAXIMUM BUILDING HEIGHTS....2 STORIES

- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
- SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 471870195F. REVISION DATE SEPTEMBER 2010.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
- ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; 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.
- STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS ASSOCIATION.
- STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
- OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND EASEMENT.
- BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCRACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCRACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCRACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE THE REMAINDER OF THE ENCRACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCRACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATINGS REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODE.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONS AND QUANTITIES SHALL BE DETERMINED BY THE CITY OF FRANKLIN.
- MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
- THERE SHALL BE NO DIRECT ACCESS TO LOTS FROM MACK HATCHER MEMORIAL PARKWAY.

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8392, PAGE 680, R.O.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 BE ALIENATED, TRANSFERRED, OR OTHERWISE 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 SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SIGN THIS PLAN WITHIN THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.C. _____

BRIAN SEWELL, WESTHAVEN PARTNERS, LLC

DATE

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 OTHER CONDITIONS OR REQUIREMENTS OF 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 _____

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 _____

20. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
21. NO ENCROACHMENT 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.
22. LEAKING GAS AND TRAP SEALS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
23. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY OF FRANKLIN.
24. 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 OF LEAKING, FLOODING, OR DAMAGE TO ANY OF THE 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 MAINTAIN AND PROTECT ANY OF THE CITY'S STRUCTURES. 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 MAINTAINING AND PROTECTING ANY OF THE CITY'S STRUCTURES ARE 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.
25. ANY HOMEOWNERS' EASEMENT OR EASEMENTS THAT ARE REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

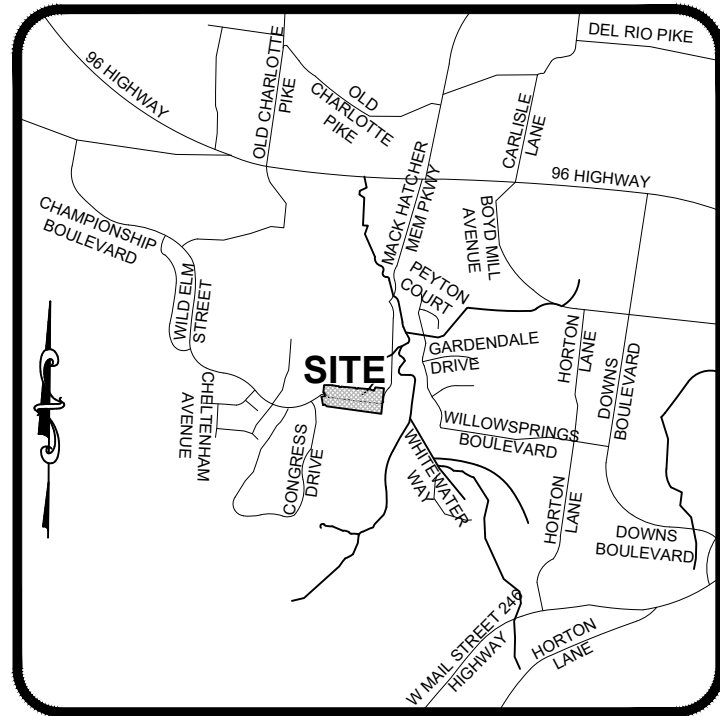
25. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS
DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE,
REPAIR, MONITORING AND REPAIR OF GREEN INFRASTRUCTURE FOR THE
IMPROVEMENT OF WATER QUALITY FEATURES DESIGNATED AS GREEN
INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE
PUBLIC ACCESS TO SUCH FEATURES, ANY AND ALL ACTIVITIES, EXCEPT AS
SPECIFICALLY PERMITTED BY THE CITY OF FRANKLIN, SHALL BE LIMITED TO
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.
26. TREES SHALL BE PLANTED AT 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. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE
MASSDOT POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
27. HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO
THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.
28. PARKLAND INFORMATION:
28.1. 691 UNITS X \$4,204.00 = 2,924,064
28.2. 25% OF 2,924,064 IS \$734,516 AND DUE AT PLAT
28.3. PARKLAND IMPACT FEES WILL BE DUE AT THE 275TH UNIT
28.4. UNITS 2750 THRU 2762 WILL BE DUE WITH THIS PLAT AT A PRO RATA
AMOUNT 13 UNITS X \$3,228 = \$41,964
28.5. TOTAL DUE AT PLAT 2,924,064 + \$41,964 = \$2,966,028
29. THIS SUBDIVISION IS SUBJECT TO A LONG TERM MAINTENANCE PLANT
RECORDED IN DEED BOOK _____ PAGE _____

OWNER: WESTHAVEN OWNER, LP
& WESTHAVEN PARTNERS, LLC
C/O BRIAN SEWELL
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-3150

SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
JOEY C. WILSON II, PE, RLS
(615)794-2275
JWILSON@WILSONPC.COM

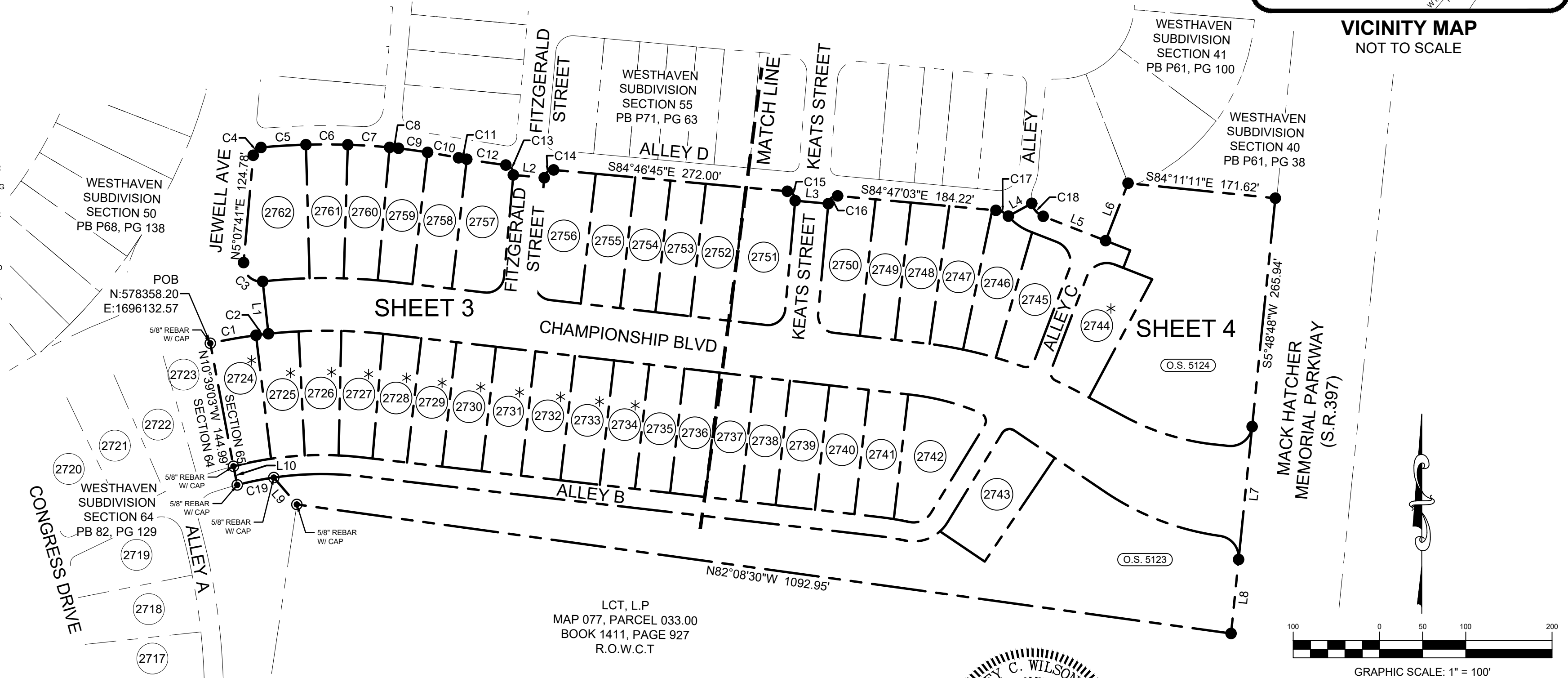
CRITICAL LOT DUE TO DRAINAGE *

*



VICINITY MAP

NOT TO SCALE



**SOUTHERN LAND
COMPANY
ESTHAVEN
PUD SUBDIVISION,
NATIONAL PLAT, SECTION 65**



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

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 APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 65, HAS BEEN INSTALLED IN ACCORDANCE WITH HB & TS SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM. HB&TS UTILITY DISTRICT DATE		CERTIFICATE OF APPROVAL OF SEWER SYSTEMS I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 65, 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 APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 65 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		 SOUTHERN LAND COMPANY WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 65																					
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN. WILLIAMSON COUNTY EMERGENCYMANAGEMENT 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 8509, PAGE 306, 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 0000, PAGE 0000, 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. BRIAN SEWELL, WESTHAVEN OWNER LP DATE		CERTIFICATE OF SURVEY I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND ACCURATE AS OF RECORD IN BOOK 8509, PAGE 306, R.O.W.C., TENNESSEE, AND HAS BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION. JOEY C. WILSON II, TENNESSEE RLS NO. 2089 WILSON & ASSOCIATES, P.C. ENGINEERING/SURVEYING/ENVIRONMENTAL 109 BEASLEY DRIVE, FRANKLIN, TN 37064 OFFICE: 615.794.2275 FAX 615.794.2176 JWILSON@WILSONPC.COM DATE		CERTIFICATE OF APPROVAL OF RECORDING APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, TENNESSEE, WITH THE EXCEPTION OF ALL OF THE COVENANTS SHOWN HEREON, 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. RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY SECRETARY DATE FRANKLIN MUNICIPAL PLANNING COMMISSION		FINAL SUBDIVISION PLAT FRANKLIN - WILLIAMSON COUNTY - TENNESSEE <table><tr><td>TOTAL ACRES:</td><td>11.947</td><td>TOTAL NO. OF LOTS:</td><td>39</td></tr><tr><td>ACRES NEW RD/ST:</td><td>2.739(ROW)</td><td>L.F. OF NEW RD/ST:</td><td>2838.14</td></tr><tr><td>ACRES OPEN SPACE:</td><td>2.849</td><td>CIVIL DISTRICT:</td><td>5TH</td></tr><tr><td>DRAWN BY:</td><td>AS</td><td>CLOSURE ERROR:</td><td>SEE NOTE</td></tr><tr><td>SCALE:</td><td>1' = 100'</td><td>DATE:</td><td>09/05/2024</td></tr></table> WA PROJECT NO. 20-1478 COF NO. 8580 SHEET 1 OF 4		TOTAL ACRES:	11.947	TOTAL NO. OF LOTS:	39	ACRES NEW RD/ST:	2.739(ROW)	L.F. OF NEW RD/ST:	2838.14	ACRES OPEN SPACE:	2.849	CIVIL DISTRICT:	5TH	DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE	SCALE:	1' = 100'	DATE:	09/05/2024
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SCALE:	1' = 100'	DATE:	09/05/2024																										

The diagram illustrates a corner lot configuration with two lots, 301 and 302, situated at the intersection of an ALLEY and a ROAD. The lots are separated by a 7' MBSL (Minimum Building Setback Line). Lot 301 is on the right, and Lot 302 is on the left. The front of the lots faces the ROAD, with a 10' PUAE (Public Use Acquisition Easement) and a 5' PDE (Public Dedication Easement) indicated. The side of the lots facing the ALLEY has a 10' PUE (Public Use Easement) and a 10' MBSL & PUAE (Minimum Building Setback Line & Public Use Acquisition Easement). The rear of the lots has a 5' MBSL & PDE (Minimum Building Setback Line & Public Dedication Easement). The corner of the lots is marked with a 25' MBSL (Minimum Building Setback Line). The ROAD is labeled 'ROAD' and the ALLEY is labeled 'ALLEY'.

Lot Area Table		
Lot #	Area (SF)	Area (AC)
2724	7085.41'	0.163
2725	6398.79'	0.147
2726	6394.57'	0.147
2727	6377.18'	0.146
2728	6137.03'	0.141
2729	5945.00'	0.136
2730	6670.15'	0.153
2731	6670.14'	0.153
2732	6670.16'	0.153
2733	6670.14'	0.153
2734	5945.00'	0.136
2735	5945.00'	0.136
2736	5945.00'	0.136

Lot Area Table		
Lot #	Area (SF)	Area (AC)
2737	5945.00'	0.136
2738	5945.00'	0.136
2739	6670.16'	0.153
2740	6670.15'	0.153
2741	6671.92'	0.153
2742	9646.10'	0.221
2743	9242.80'	0.212
2744	9300.40'	0.214
2745	7200.25'	0.165
2746	7173.52'	0.165
2747	7270.00'	0.167
2748	6829.07'	0.157
2749	6543.59'	0.150

Lot Area Table		
Lot #	Area (SF)	Area (AC)
2750	8182.67'	0.188
2751	9386.30'	0.215
2752	7127.62'	0.164
2753	6310.23'	0.145
2754	6270.57'	0.144
2755	6986.88'	0.160
2756	8514.61'	0.195
2757	8467.26'	0.194
2758	7009.47'	0.161
2759	6536.47'	0.150
2760	6814.94'	0.156
2761	6819.65'	0.157
2762	10632.51'	0.244

Open Space Area Table		
Open Space #	Area (SF)	Area (AC)
O.S. 5123	76655.98'	1.760
O.S. 5124	47427.81'	1.089

Lot Line Table		
Line #	Length	Direction
L1	61.00'	N6°15'38"W
L2	36.00'	S84°50'12"E
L3	38.50'	S84°46'46"E
L4	30.81'	N61°19'07"E
L5	77.65'	S68°40'43"E
L6	71.48'	N21°19'17"E
L7	154.75'	S5°48'48"W
L8	86.11'	S5°48'48"W
L9	41.09'	N40°37'16"W
L10	22.03'	N11°32'02"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.73'	620.00'	4° 57' 56"	N80° 01' 09"E	53.72'
C2	14.52'	620.00'	1° 20' 31"	N83° 10' 23"E	14.52'
C3	35.42'	20.24'	100° 15' 25"	N45° 19' 36"W	31.07'
C4	13.86'	10.00'	79° 24' 43"	N44° 50' 03"E	12.78'
C5	52.16'	787.99'	3° 47' 34"	N86° 26' 11"E	52.15'
C6	48.55'	787.99'	3° 31' 47"	S89° 54' 08"E	48.54'
C7	48.54'	787.99'	3° 31' 46"	S86° 22' 21"E	48.53'
C8	10.41'	787.99'	0° 45' 25"	S84° 13' 46"E	10.41'
C9	34.01'	1051.22'	1° 51' 14"	S82° 00' 08"E	34.01'
C10	36.44'	1051.22'	1° 59' 09"	S80° 04' 57"E	36.43'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	9.65'	1011.00'	0° 32' 48"	S79° 57' 47"E	9.65'
C12	45.81'	1011.00'	2° 35' 46"	S81° 32' 04"E	45.81'
C13	16.01'	10.00'	91° 44' 48"	S37° 04' 16"E	14.36'
C14	15.71'	10.00'	90° 00' 00"	N50° 13' 15"E	14.14'
C15	15.71'	10.00'	90° 00' 00"	S39° 46' 45"E	14.14'
C16	15.71'	10.00'	89° 59' 43"	N50° 13' 06"E	14.14'
C17	16.30'	22.00'	42° 26' 53"	S65° 04' 20"E	15.93'
C18	20.79'	22.00'	54° 08' 20"	S41° 36' 33"E	20.02'
C19	43.20'	388.57'	6° 22' 10"	S78° 32' 58"W	43.17'



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	11.947	TOTAL NO. OF LOTS:	39
ACRES NEW RD/ST:	2.739(ROW)	L.F. OF NEW RD/ST:	2838.14
ACRES OPEN SPACE:	2.849	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:		DATE:	09/05/2024

WA PROJECT NO. 20-1478

COF NO. 8580

SHEET 2 OF 4

LEGEND

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

●

●

■

▲

▲

▲

▲

▲

▲

▲

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

EVERGREEN TREE

SIDEWALK

MIN. BUILDING SETBACK

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

PUBLIC UTIL. & DRAIN ESMT.

ADDRESSES

HANDICAP SPACE

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

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P.U.D.E.

8" SA

4" W

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4" G

COM

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BOUNDARY

CENTERLINE

BUFFER

WATER FEATURE

TREE LINE

R.O.W.

PVMT.

PUDE

PDE

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RIGHT OF WAY

EDGE OF PAVEMENT

PUBLIC UTILITY AND DRAINAGE EASEMENT

PEDESTRIAN EASEMENT

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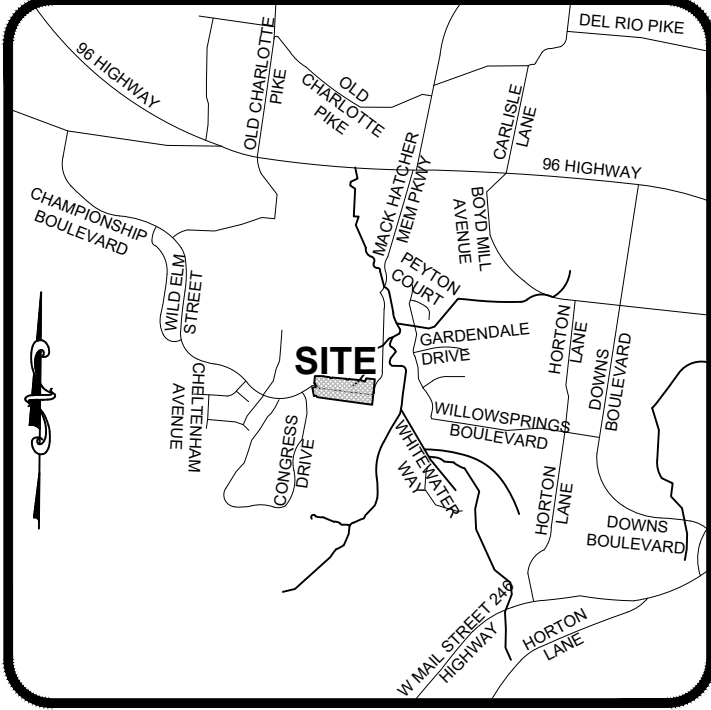
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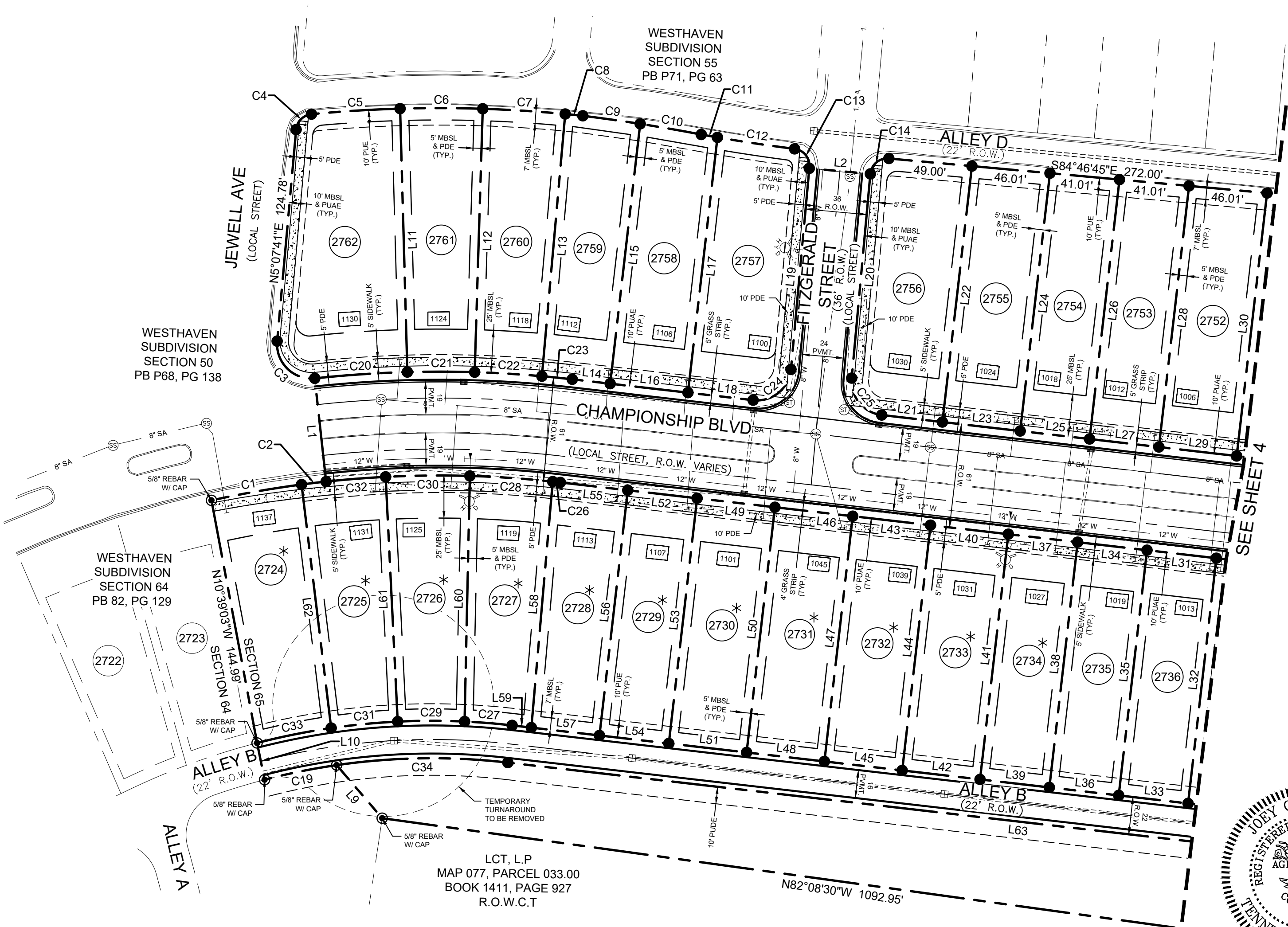
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(*)CRITICAL LOT LEGEND:

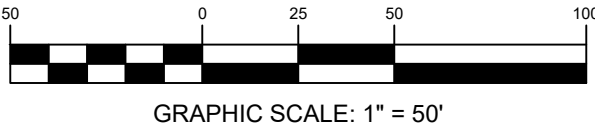
CRITICAL LOT DUE TO DRAINAGE *



VICINITY MAP
NOT TO SCALE



Lot Line Table			Lot Line Table			Lot Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	61.00'	N6°15'38"W	L27	41.00'	S83°24'50"E	L47	145.00'	N6°35'10"E
L2	36.00'	S84°50'12"E	L28	154.40'	S6°35'10"W	L48	46.00'	S83°24'50"E
L9	41.09'	N40°37'16"W	L29	46.00'	S83°24'50"E	L49	46.00'	N83°24'50"W
L10	22.03'	N11°32'02"W	L30	155.49'	S6°35'10"W	L50	145.00'	N6°35'10"E
L11	154.81'	S1°34'42"E	L31	41.00'	N83°24'50"W	L51	46.00'	S83°24'50"E
L12	154.80'	S1°44'58"W	L32	145.00'	N6°35'10"E	L52	41.00'	N83°24'50"W
L13	154.62'	S5°04'38"W	L33	41.00'	S83°24'50"E	L53	145.00'	N6°35'10"E
L14	22.41'	S83°24'50"E	L34	41.00'	N83°24'50"W	L54	41.00'	S83°24'50"E
L15	153.64'	S6°35'10"W	L35	145.00'	N6°35'10"E	L55	39.86'	N83°24'50"W
L16	46.00'	S83°24'50"E	L36	41.00'	S83°24'50"E	L56	145.00'	N6°35'10"E
L17	150.94'	S6°35'10"W	L37	41.00'	N83°24'50"W	L57	40.27'	S83°24'50"E
L18	38.52'	S83°24'50"E	L38	145.00'	N6°35'10"E	L58	145.04'	N4°57'34"E
L19	118.61'	N5°13'15"E	L39	41.00'	S83°24'50"E	L59	11.37'	S83°24'50"E
L20	120.45'	S5°13'15"W	L40	46.00'	N83°24'50"W	L60	144.29'	N1°13'49"E
L21	35.88'	S83°24'50"E	L41	145.00'	N6°35'10"E	L61	143.94'	N2°48'57"W
L22	151.35'	S6°35'10"W	L42	46.00'	S83°24'50"E	L62	144.11'	N6°56'19"W
L23	46.00'	S83°24'50"E	L43	46.00'	N83°24'50"W	L63	604.74'	N83°24'50"W
L24	152.44'	S6°35'10"W	L44	145.00'	N6°35'10"E			
L25	41.00'	S83°24'50"E	L45	46.00'	S83°24'50"E			
L26	153.42'	S6°35'10"W	L46	46.00'	N83°24'50"W			



GRAPHIC SCALE: 1" = 50'



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHERN LAND
COMPANY
WESTHAVEN
PUD SUBDIVISION,
FINAL PLAT, SECTION 65

Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.73'	620.00'	4° 57' 56"	N80° 01' 09"E	53.72'	C11	9.65'	1011.00'	0° 32' 48"	S79° 57' 47"E	9.65'	C25	30.94'	20.00'	88° 38' 05"	S39° 05' 48"E	27.95'
C2	14.52'	620.00'	1° 20' 31"	N83° 10' 23"E	14.52'	C12	45.81'	1011.00'	2° 35' 46"	S81° 32' 04"E	45.81'	C26	4.52'	620.00'	0° 25' 03"	N83° 37' 22"W	4.52'
C3	35.42'	20.24'	100° 15' 25"	N45° 19' 36"W	31.07'	C13	16.01'	10.00'	91° 44' 48"	S37° 04' 16"E	14.36'	C27	28.03'	411.00'	3° 54' 27"	S85° 22' 04"E	28.02'
C4	13.86'	10.00'	79° 24' 43"	N44° 50' 03"E	12.78'	C14	15.71'	10.00'	90° 00' 00"	N50° 13' 15"E	14.14'	C28	48.79'	620.00'	4° 30' 32"	N86° 05' 09"W	48.78'
C5	52.16'	787.99'	3° 47' 34"	N86° 26' 11"E	52.15'	C19	43.20'	388.57'	6° 22' 10"	S78° 32' 58"W	43.17'	C29	39.30'	411.00'	5° 28' 44"	N89° 56' 21"E	39.29'
C6	48.55'	787.99'	3° 31' 47"	S89° 54' 08"E	48.54'	C20	54.52'	681.00'	4° 35' 13"	N86° 07' 41"E	54.50'	C30	49.47'	620.00'	4° 34' 19"	S89° 22' 26"W	49.46'
C7	48.54'	787.99'	3° 31' 46"	S86° 22' 21"E	48.53'	C21	39.55'	681.00'	3° 19' 40"	S89° 54' 52"E	39.55'	C31	39.27'	411.00'	5° 28' 26"	N84° 27' 46"E	39.25'
C8	10.41'	787.99'	0° 45' 25"	S84° 13' 46"E	10.41'	C22	39.55'	681.00'	3° 19' 40"	S86° 35' 12"E	39.55'	C32	35.10'	620.00'	3° 14' 38"	S85° 27' 57"W	35.10'
C9	34.01'	1051.22'	1° 51' 14"	S82° 00' 08"E	34.01'	C23	17.93'	681.00'	1° 30' 31"	N84° 10' 06"W	17.93'	C33	44.41'	411.00'	6° 11' 26"	N78° 37' 50"E	44.39'
C10	36.44'	1051.22'	1° 59' 09"	S80° 04' 57"E	36.43'	C24	31.89'	20.00'	91° 21' 55"	N50° 54' 12"E	28.62'	C34	100.85'	388.97'	14° 51' 20"	S89° 09' 31"W	100.57'

RECORDING STAMP
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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	11.947	TOTAL NO. OF LOTS:	39
ACRES NEW RD/ST:	2.739(ROW)	L.F. OF NEW RD/ST:	2838.14
ACRES OPEN SPACE:	2.849	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	09/05/2024

WA PROJECT NO. 20-1478

COF NO. 8580

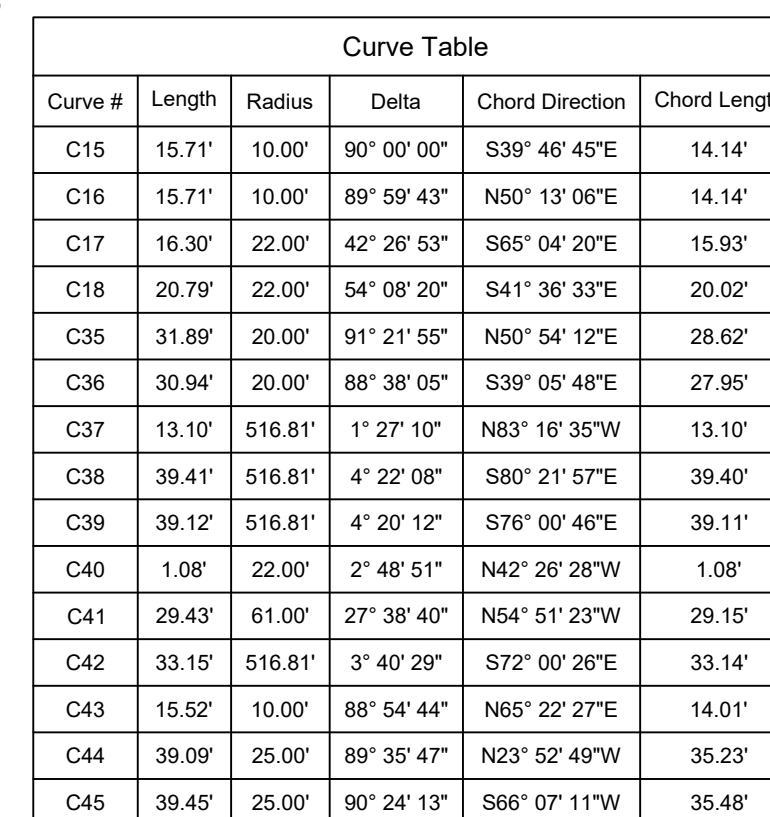
SHEET 3 OF 4

(*)CRITICAL LOT LEGEND:

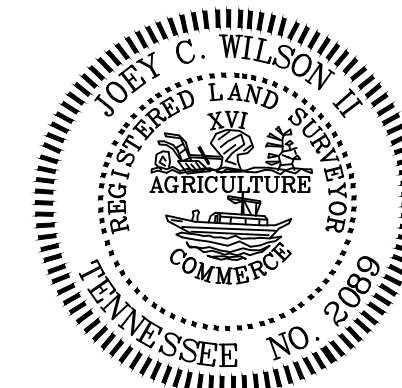
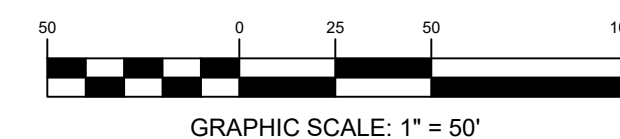
CRITICAL LOT DUE TO DRAINAGE *

HATCH LEGEND

RIPARIAN BUFFER 



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C46	15.05'	10.00'	86° 12' 45"	S22° 11' 18"E	13.67'	
C47	30.72'	515.00'	3° 25' 02"	N63° 35' 09"W	30.71'	
C48	110.97'	285.00'	22° 18' 33"	S73° 01' 55"E	110.27'	
C49	39.27'	25.00'	90° 00' 00"	N50° 48' 49"E	35.36'	
C50	38.36'	25.00'	87° 55' 33"	N38° 08' 59"W	34.71'	
C51	144.41'	316.00'	26° 11' 01"	N69° 01' 14"W	143.16'	
C52	16.15'	10.00'	92° 33' 28"	S77° 47' 32"W	14.45'	
C53	13.45'	46.00'	16° 44' 51"	S39° 53' 14"W	13.40'	
C54	42.44'	46.00'	52° 51' 27"	S74° 41' 23"W	40.95'	
C55	22.86'	289.00'	4° 31' 57"	N81° 08' 52"W	22.86'	
C56	9.70'	311.00'	1° 47' 12"	S79° 46' 30"E	9.70'	
C57	29.16'	24.00'	69° 36' 18"	N66° 18' 57"E	27.40'	
C58	17.16'	10.00'	98° 20' 39"	N17° 39' 32"W	15.13'	
C59	82.20'	284.00'	16° 34' 59"	N75° 07' 21"W	81.91'	
C60	14.90'	311.00'	2° 44' 44"	S82° 02' 28"E	14.90'	



*SOUTHERN LAND
COMPANY
WESTHAVEN*

***PUD SUBDIVISION,
FINAL PLAT, SECTION 65***

Lot Line Table			Lot Line Table			Lot Line Table			Lot Line Table			Lot Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L72	161.25'	S8°08'44"W	L80	36.00'	N68°40'43"W	L88	121.35'	S31°30'48"W	L96	31.10'	S83°24'50"E	L104	145.00'	N6°35'10"E
L73	165.17'	S11°49'07"W	L81	10.76'	N68°40'43"W	L89	62.56'	S55°55'44"E	L97	46.00'	S83°24'50"E	L105	41.00'	S83°24'50"E
L74	3.16'	N68°40'43"W	L82	115.04'	S20°55'05"W	L90	8.89'	N78°52'54"W	L98	145.00'	N6°35'10"E	L106	41.00'	S83°24'50"E
L75	151.27'	S16°09'20"W	L83	12.63'	S61°52'38"E	L91	8.89'	S78°52'54"E	L99	46.00'	N83°24'50"W	L107	145.00'	N6°35'10"E
L76	30.64'	N68°40'43"W	L84	47.40'	S61°52'38"E	L92	118.27'	N31°30'48"E	L100	145.00'	S6°35'10"W	L108	41.00'	N83°24'50"W
L77	113.84'	N20°55'05"E	L85	14.43'	S84°11'11"E	L93	4.78'	N83°24'50"W	L101	46.00'	S83°24'50"E			
L78	30.56'	N68°40'43"W	L86	69.89'	N55°55'44"W	L94	46.00'	N83°24'50"W	L102	46.00'	N83°24'50"W			
L79	21.93'	N21°19'17"E	L87	56.63'	N55°55'44"W	L95	145.36'	N6°35'10"E	L103	41.00'	N83°24'50"W			

Lot Line Table			Lot Line Table		
Line #	Length	Direction	Line #	Length	Direction
L3	38.50'	S84°46'46"E	L64	42.19'	S83°24'50"W
L4	30.81'	N61°19'07"E	L65	126.46'	N5°13'15"E
L5	77.65'	S68°40'43"E	L66	128.33'	S5°13'15"W
L6	71.48'	N21°19'17"E	L67	30.88'	S83°24'50"W
L7	154.75'	S5°48'48"W	L68	159.11'	S6°34'33"W
L8	86.11'	S5°48'48"W	L69	41.00'	S83°24'50"W
L30	155.49'	S6°35'10"W	L70	160.09'	S6°34'33"W
L32	145.00'	N6°35'10"E	L71	27.21'	S83°24'50"W

RECORDING STAMP
HERE

IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES:	11.947	TOTAL NO. OF LOTS:	39
ACRES NEW RD/ST:	2.739(ROW)	L.F. OF NEW RD/ST:	2838.14
ACRES OPEN SPACE:	2.849	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NO
SCALE:	1" = 50'	DATE:	09/05/2021
WA PROJECT NO. 20-1478		COF NO. 8580	SHEET 4 OF 4