City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 27, 2025 | **7:00 PM** | **Williamson County Auditorium**

LOCATION
Williamson County Auditorium
1320 West Main Street

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

The typical process for discussing an item is as follows:
1. *Staff Presentation*
2. *Public comments*
3. *Applicant presentation, and*
4. *Motion / discussion / vote*

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

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

CALL TO ORDER

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

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklintn.gov before noon on the day of 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 February 27, 2025, FMPC Minutes

ANNOUNCEMENTS

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3-12, Item 20, And Item 23 On The Consent Agenda

Sponsors:

SITE PLAN SURETIES

3. Aerial Adventure Subdivision, Final Plat; Extend The Maintenance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage And Streets Improvements To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Streets Improvements To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements to March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Chickasaw PUD Subdivision, Final Plat; Extend The Performance Agreement For Access And Sidewalks Improvements To September 25, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Creekstone Commons PUD Subdivision, Site Plan, Section 1, Revision 1, Lot 2 (Venture Office Building); Release The Maintenance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage Improvement To March 26, 2026; Extend The Performance Agreement For Streets Improvement To September 25, 2025; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

PLANS OF SERVICES/ANNEXATIONS

13. Consideration Of Resolution 2025-12, A Resolution Adopting A Plan Of Services For The Annexation Of 4356 South Carothers Road, By The City Of Franklin, Tennessee.

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

14. Consideration Of Resolution 2025-11, A Resolution To Annex One Property, Consisting Of 5.86 Acres, Located At 4356 South Carothers Road And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

REZONINGS/DEVELOPMENT PLANS

15. Consideration Of Ordinance 2025-03, An Ordinance To Rezone 204.86 Acres From Planned (PD 1.0) District To Planned (PD 1.26) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road. (Colletta Park PUD Subdivision)

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

16. Consideration Of Resolution 2025-13, A Resolution Approving A Revised Development Plan For Colletta Park PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road.

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

17. Consideration Of Ordinance 2025-05, An Ordinance To Rezone 0.89 Acres From General Office (GO) District To Planned (PD 6,900) District For The Property Located For The Property Located East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road. (Cook PUD Subdivision)

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

18. Consideration Of Resolution 2025-23, A Resolution Approving A Development Plan For Cook PUD Subdivision With 1 Modification Of Development Standards (Signs), For The Property East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road.

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

19. Consideration Of Resolution 2025-22, A Resolution Approving A Revised Development Plan For Huffines Ridge PUD Subdivision, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway, Located At 1343 Huffines Ridge Drive.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Cool Springs East Subdivision, Final Plat, Section 17, Revision 2, Creating 1 New Lot, And Dedicating A Sewer Easement, On 9.53 Acres, Located At 801 Crescent Centre Drive And 840 Crescent Centre Drive. (CONSENT AGENDA)

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

21. Franklin City Hall, Site Plan, Developing 103,156 Square Feet Of Office Space And 4,444 Square Feet Of Commercial Space, On 4.27 Acres, Located at 109 3rd Avenue South.

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

22. Margin District Subdivison, Site Plan, Developing 25 Residential Units And 117,060 Square Feet Of Nonresidential Space, On 2.02 Acres, Located At 713, 717, 735, 805, 811, 813 Columbia Avenue And 314 Cummins Street.

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

23. Westhaven PUD Subdivision, Final Plat, Section 66, Creating 26 Residential Lots And 1 Open Space Lot, Dedicating Public Right Of Way, And Dedicating Easements, On 19.56 Acres, Located South Of New Highway 96 West And West Of Drummond Street. (CONSENT AGENDA).

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

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

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

Commissioners Absent: Scott Harrison

Staff Present: Jimmy Wiseman, Amy Diaz-Barriga, Bill Squires, Emily Wright, Joseph Bryan, and Tia Holden

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

Chair Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The January 23, 2025 FMPC Minutes

Sponsors:

Attachments: 1. FINAL January 23 2025 FMPC Minutes

A motion was made by Commissioner Petersen, seconded by Commissioner McLemore to Approve the Minutes from the January 23, 2025 meeting. The motion carried 7-0 (Commissioner Williamson abstained).

ANNOUNCEMENTS

Chair Lindsey asked if Staff had any announcements. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-6 And Item 13 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to Approve Items 3-6 and Item 13 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 5; Extend the Performance Agreement for Sidewalks And Streets Improvements to February 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Ranco Farms Subdivision, Site Plan, Lot 2, Revision 2 (Mallory Green); Release The Maintenance Agreement For Sewer Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Ranco Farms Sub, SP, lot 2, rev 2 (Mallory Green) inspection punch list

The item was Approved on Consent Agenda.

5. Rizer Point PUD Subdivision, Final Plat, Section 5; Extend The Maintenance Agreement For Sewer Improvement To February 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Rizer Point FP, sec 5 - inspection punch list

The item was Approved on Consent Agenda.

6. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To February 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

MAJOR THOROUGHFARE PLAN AMENDMENTS

7. PUBLIC HEARING: Consideration Of Resolution 2025-04, A Resolution To Adopt Amendment 6 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In The Following Two Locations: 1) South Margin Street In Downtown Franklin And 2) Carothers Parkway South Of Long Lane And East Of Peytonsville Road In The Goose Creek Area.

Sponsors: Paul Holzen, Jimmy Wiseman

Attachments:
1. Margin District TIS Review Comments
2. Peytonsville Road Area Plan-PH Comments
3. Margin ROW Abandonment presentation
4. RES_2025-04_FMPCAmendment6_Combined_LawApproved

Staff Presentation: Jimmy Wiseman. Mr. Wiseman explained that as a response to the proposed Margin District, staff analyzed the Traffic Impact Study conducted by the Margin District developers and recommended realignment of Ninth Avenue and abandonment of the ROW between Cummins and Columbia Avenue. Although traffic patterns are unpredictable, higher traffic volume is expected on Cummins Street and East Fowlkes Street. Mr. Wiseman stated that the second update involves rerouting South Carothers Road around annexed property south of Long Lane and east of Peytonsville Road. Originally, South Carothers Road was drawn prior to the annexations that occurred in the area. There was extensive public outreach completed on behalf of the city by the developer with several meetings over a long period of time discussing alignment. After considering twelve different options, staff landed on this option as the best option for the area. Mr. Wiseman concluded by stating that staff recommends approval of Resolution 2025.04.

Public: Greg Gamble, speaking on behalf of Pete Crutcher, a resident of the area of South Carothers Road. Initially, many residents were not in agreement with the proposed options to reroute South Carothers Road. Mr. Crutcher gathered his neighbors and worked closely with staff to discuss an acceptable solution for those involved. As a result, most neighbors agree with the realignment of South Carothers Road.

Applicant: None

Commissioner Mann asked if there would be additional costs due to the realignment of South Carothers Road.

Mr. Wiseman stated that throughout the process, working with developers and residents, a consultant was able to look closely at the details. The consultant found that the cost would be slightly less but not significantly lower.

Commissioner Allen suggested more attention and analysis be given to East Fowlkes as traffic currently bottlenecks when turning south on Columbia.

Mr. Wiseman stated that it is difficult to predict driver patterns but with the signal planned for South Margin and Lewisburg in the future, we anticipate people turning left on Lewisburg and a right on East Fowlkes to get to Columbia, potentially. Fowlkes is a collector road and could be funded by collector impact fees as the properties develop.

Ms. Wright stated that if the Resolution passes, staff will look at the design concepts in the area to ensure that we come forward with any amendments to Envision Franklin based on the new road alignment.

Motion
Commissioner Franks motioned to approve Resolution 2025-04, A Resolution To Adopt Amendment 6 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In The Following Two Locations: 1) South Margin Street In Downtown Franklin And 2) Carothers Parkway South Of Long Lane And East Of Peytonsville Road In The Goose Creek Area, seconded by Commissioner Orr.

The motion carried 8-0.

REZONINGS/DEVELOPMENT PLANS

8. Consideration Of Ordinance 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane.

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

Attachments:
1. MAP 104 Chestnut Lane, Rezoning
2. ORD_2024-50_ChestnutLnRez_Combined_LawApproved
3. 104 Chestnut Lane, Rezoning (Christ Fellowship Church) - submittal 002

Staff Presentation: Joseph Bryan. The property is currently comprised of three lots, consists of 1.95 acres, and is the location of the Christ Fellowship Church. Envision Franklin places the larger lot on Chestnut Lane within the Historic Residential Design Concept and the two lots along Liberty Pike are within the Mixed Residential Design Concept. Both the Historic Residential and Mixed Residential Design Concepts support institutional uses as primary uses with the added consideration that they do not adversely impact the surrounding neighborhoods. The church campus has been at that location for several decades and the request to rezone to CI meets both the recommendations of Envision Franklin as well as the long-established use of the property.

Public: None

Applicant/Owner: Travis Briles.

Motion
Commissioner McLemore motioned to recommend approval to BOMA, Ordinance 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane, seconded by Commissioner Allen.

The motion carried 8-0.

9. Consideration Of Ordinance 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD).

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

Attachments:
1. MAP The Factory at Franklin PUD Subdivision, Rezoning and Development Plan Revision 3
2. ORD_2024-51_FactoryFranklinPUDRez_Combined_LawApproved
3. 2025-2-6_Factory Rezoning
4. Applicant Presentation Factory

Staff Presentation: Joseph Bryan. The applicant has submitted a rezoning request to revise the entitlements for the Factory At Franklin PUD Subdivision from PD to eliminate the established residential density, lower the amount of nonresidential square footage, and add 120 hotel rooms on the property. The site consists of 20.15 acres and is located with The Factory District Design Concept per the Envision Franklin plan. The Factory District is anchored by the Factory at Franklin, which has

been a defining community landmark since its opening in 1929 as an industrial campus for manufacturing goods. The vision of the District is to expand the types of uses found in the Factory at Franklin to surrounding properties to create a memorable destination. The hotel use is supported within the district, if it is carefully designed to complement and support the historic Factory buildings. The applicant has received a preliminary Certificate of Appropriateness from the Historic Zoning Commission for the scale and location of the proposed hotel. The rezoning with the revised entitlements is consistent with the recommendation of Envision Franklin and The Factory District. Staff recommends the FMPC recommend approval of Ordinance 2024-51 to BOMA for consideration.

Public: None

Applicant: Greg Gamble. Mr. Gamble provided an update on the revised development plan relating to the rezoning request for the Factory. A new 120-room hotel is proposed to be located behind the facade of the Factory. The hotel would be two levels and step up to a third level and, to accommodate hotel and Factory guests, a proposed 250-stall parking garage is proposed. The existing concrete pad outside of Liberty Hall will be replaced with a courtyard with building nine housing the indoor hotel pool. The revised plan includes reworking the drive aisles, parking lot, and landscaping to comply with city regulations and standards. The stormwater basin will be relocated and reconstructed as an underground detention area beneath the parking lot. A signalized entrance aligned with Daniels Drive will be included along with a new Right-In/Right-Out new entrance from Liberty Pike close to the railroad tracks. The Factory master plan contains eight connections into and out of the Factory campus, including three future connections to Harpeth Industrial Road. The parking garage will be located adjacent/behind buildings three and five and be architecturally sensitive to the surrounding buildings and to the historic design guidelines. Also, Holladay Properties is working closely with Franklin City Emergency Services to better “address” wayfinding by identifying each business address/suite of the Factory for parking convenience. Improvements will take place in phases with attention given to maintaining parking while construction is going on. There is one modification of standards requested in the application, which is a request to allow a surety bond in lieu of an irrevocable standby letter of credit.

Motion
Commissioner Orr motioned to recommend approval to BOMA, Ordinance 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD), seconded by Commissioner Williamson.

The motion carried 8-0.

10. Consideration Of Resolution 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road.

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

Attachments:
1. MAP The Factory at Franklin PUD Subdivision, Rezoning and Development Plan Revision 3
2. 8665 Factory at Franklin PUD DP Rev 3_Conditions of Approval_01
3. RES_2024-113_FactoryFranklinPUDDP_Combined_LawApproved
4. 2025-02-06_Factory Dev Plan Rev 3
5. 2357 - The Factory at Franklin - Shared Parking Study - 02042025
6. Applicant Presentation Factory

Staff Presentation: Joseph Bryan. The applicant has submitted a revision to the Factory At Franklin PUD Subdivision to add a hotel consisting of 120 hotel rooms to the property and construct a parking garage. The property consists of 20.15 acres and is located with The Factory District Design Concept per Envision Franklin. Envision Franklin highly encourages additional public art and public art programming within the district. Public art provides many benefits, including enhancing the sense of place, encouraging public gathering and pedestrian walkability, and bringing art and artists to the public realm for citizens and residents to enjoy. The hotel's use is supported provided that it is carefully designed to complement and support the historic Factory buildings. The applicant has received a preliminary recommendation of approval from the Historic Zoning Commission for the scale and location of the proposed hotel. Additional public art locations are not documented in this plan. However, the applicant is aware of the goals of Envision Franklin and has stated that public art opportunities will be addressed at the site plan stage. The applicant has submitted a shared parking study that defines the peak parking periods based on both the existing and proposed uses for the Factory at Franklin PUD. The parking study is included as an exhibit for

review. The study shows an overall 37% reduction from 1,674 spaces to 1,058 spaces with the share factors incorporated. With the addition of the parking garage, the development is providing 1,066 spaces.

Modification of Standards
There is one Modification of Standards request in this plan that addresses surety requirements.

1. MOS #1: Requesting to allow a surety bond in lieu of an irrevocable letter of credit. Section 21.2.2(A) of the Zoning Ordinance states a letter of credit will be required for the associated sureties with the development plan. Since staff has been researching the use of surety bonds and discussing with the Development Services Advisory Commission the merits of a potential Zoning Ordinance amendment to allow surety bonds, staff recommends approval of MOS #1. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-113, with conditions.

Public: None

Applicant: Greg Gamble

Motion
Commissioner Franks motioned to recommend approval with conditions to BOMA -Resolution 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road, seconded by Commissioner Orr.

MOS #1
Commissioner Franklin motioned to recommend approval to BOMA of MOS #1: Requesting to allow a surety bond in lieu of an irrevocable letter of credit, seconded by Commissioner Orr.

Commissioner Mann asked staff how they decided a surety bond in lieu of an irrevocable letter of credit would be appropriate.

Ms. Diaz-Barriga stated that she and Melodie Brady researched bonds and spoke to an insurance company about the similarities and differences between surety bonds and letters of credit. Bonds are very similar and provide many of the requirements the city includes in letters of credit. Bonds don't expire and are not required to be renewed on a yearly basis. The parameters of the bond are stated in the document. If the city should need to call upon the bond, if there is a default, the responsibility for the completion of work would fall to the insurance company. The insurance company would either find a contractor to complete the work, provide the money to the city or work with the original bondholder to complete the requirements of the bond. Ms. Diaz-Barriga explained that staff felt very comfortable having a surety bond as an option. Ms. Diaz-Barriga added that the option of a surety bond will be brought before FMPC and BOMA, next month, to be considered as an amendment to the zoning ordinance to be used as the standard moving forward.

Commissioner Allen stated that in the past, in Rolling Meadows, bonds were used to secure completion of roadways which were not finalized. Commissioner Allen suggested having a tracking system in place to avoid these situations.

Ms. Diaz-Barriga stated that certificates of occupancy and use have been required to get the final work completed by contractors prior to their final inspection. Staff are looking at this aspect of the process more holistically to avoid sites with incomplete work responsibilities.

The MOS #1 carried 8-0.

Main Motion Including Recommended MOS #1
The motion carried 8-0.

11. Consideration Of Ordinance 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytonsville Road And North Of Peytonsville Road (Erickson Senior Living PUD).

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

Attachments:
1. MAP Erickson Senior Living PUD Subdivision, Rezoning and Development Plan
2. ORD_2024-43_EricksonSeniorPUDRez_Combined_LawApproved02
3. 2025-02-11 Erickson Senior Living Rezoning Set
4. Applicant Presentation Erickson

Staff Presentation: Joseph Bryan. The applicant is requesting to rezone 70.57 acres located East of Peytonsville Road at 4440, 4428, & 4430 Peytonsville Road From Agricultural (AG) District to Planned (PD 17.71/172,000) District to accommodate the Erickson Senior Living PUD Subdivision. Envision Franklin places this property in the Regional Commerce Design Concept. For the Regional Commerce design concept, Envision Franklin states that these areas "contain high-intensity activity centers that attract large numbers of people and employees from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play." The primary uses of multifamily housing and continuum of care are supported within the Regional Commerce design concept.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-43.

Public: Mike Woodside, 4420 Peytonsville Road. Mr. Woodside stated that he was speaking on behalf of his elderly mother, who is a lifelong resident of Williamson County whose family farm is adjacent to the property on Long Lane. Mr. Woodside explained that his mother would like to live out her final years on the property and is concerned about her land being acquired for part of the development road frontage.

Applicant: Greg Gamble. Mr. Gamble, representing Erickson Senior Living, provided an overview of what an Erickson Senior Living community would look like along with updates on the proposed development plan. The company is headquartered in Baltimore, Maryland and is one of the top five providers of senior living in the country. The CCRC model Erickson follows is a continuum of care including independent living, assisted living, skilled nursing and memory care facilities all on one campus. A typical community employs 500 people in health care, dining services, operations, hospitality and security. In Franklin, the proposed property Erickson is planning to develop is about 68 acres located on the east side of Peytonsville Road with the goal of creating a community reflective of Franklin. The master plan included 1250 independent living units and 188 units of assisted living spaces. The buildings will be set back from Peytonsville Road by 150–200 feet to protect the view sheds. The proposed plan includes a private street with public access running parallel to Peytonsville Road, facilitating future connectivity. With 24-hour on-site security, personnel will also be trained EMT's to assist in medical emergencies and even handle emergencies like falls without calling 911. All surface parking lots on campus are in the rear of the buildings, away from the internal street network. Parking will be located below grade, in carports, parallel street parking and surface parking. The buildings will be interconnected with indoor air-conditioned bridges between the 3-6-story buildings. Some of the amenities include restaurants, indoor theater, indoor pool, indoor fitness along with outdoor games. Shift changes for staff take place during non-peak times with residents typically driving during the hours of 10 am to 2 pm. Road improvements include upgrading Peytonsville Road to collector standards with a four-lane, median-divided boulevard.

Modifications of Standards requested relating to resident mobility and safety:

- MOS 1: Request for loading areas to be located to the side of the buildings.
- MOS 3: Request to allow the finished floor elevation to be at ground level
- MOS 5: Request to reduce the parking requirement for multifamily residential units, age restricted from 1.5 spaces per unit to 1.2 per unit.

Modification of Standards requested relating to safety:

- MOS 4: Request to remove the required eastern connection for external connectivity.

Modification of Standards requested relating to block length:

- MOS 2: Request to modify the maximum block length to 6,200 feet.

Motion
Commissioner Franks motioned to recommend approval to BOMA Ordinance 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytonsville Road And North Of Peytonsville Road (Erickson Senior Living PUD), seconded by Commissioner Orr.

The motion carried 8-0.

12. Consideration Of Resolution 2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytonsville Road And North Of Peytonsville Road, Located At 4424, 4428, 4430, And 4440 Peytonsville Road.

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

Attachments:
1. MAP Erickson Senior Living PUD Subdivision, Rezoning and Development Plan
2. 8624 Erickson Senior Living PUD DP_Conditions of Approval_01
3. RES 2024-96 Erickson Senior Living PUD DP_Combined_Law Approved03
4. 2025-02-06 Erickson Senior Living Franklin Development Plan Submittal Set
5. Applicant Presentation Erickson

Staff Presentation: Joseph Bryan. The applicant has submitted a development plan for the Erickson Senior Living PUD Subdivision, which proposes a campus of 1,250 residential dwelling units (age restricted) and 172,000 square feet of commercial space for continuum of care services. Envision Franklin places this property in the Regional Commerce Design Concept. Areas within the Regional Commerce design concept contain high-intensity activity centers that attract large numbers of people and employees from both within and outside the City. Envision Franklin further states that new developments within Regional Commerce should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor. The Erickson PUD Subdivision provides a cohesive, pedestrian-friendly plan that incorporates both housing and continuum of care services for older demographics.

Modifications of Standards
There are five Modification of Standards requests in this plan that address building elements, connectivity, and parking. The following is the list of MOS requests included in the application and staff's recommendations for each, should the development plan be approved.

1. MOS #1: Requesting to allow loading areas to be located to the side of buildings. Section 10.1.23(C)(1) of the Zoning Ordinance states that on-site loading areas shall be located to the rear of the building. The applicant has limited these areas to certain spots on the plan and has provided additional screening methods for these loading areas. Staff recommends approval of MOS #1
2. MOS #2: Requesting to modify the maximum block length to 6,200 feet. Section 9.5.2(C) of the Zoning Ordinance states that block length perimeter shall not exceed a maximum of 2,400 feet except the DRT may approve a block length perimeter up to 3,200 feet. The proposed length is nearly double the maximum of what is permitted. Including more public streets throughout the plan, where there are now only parking-lot drive aisles, could achieve this design standard. However, it is the intention of the applicant to have a secure site through the development. Staff recommends disapproval of MOS #2.
3. MOS #3: Request to allow the finished floor elevation to be at ground level. Section 6.7 of the Zoning Ordinance requires that the finished floor elevation be a minimum of 18 inches above grade at the facade. Given the demographics of those who will be occupying the building and that similar requests have been approved previously, this request can be supported. Staff recommends approval of MOS #3
4. MOS #4: Request to remove the required eastern connection for external connectivity. Section 9.5.1(B) of the Zoning Ordinance requires that external connections shall be provided in every direction (north, south, east and west). Staff is not supportive of this request given the current configuration of future roadways in the Major Thoroughfare Plan. However, there is an amendment to revise the Major Thoroughfare plan and modify the future

location of Carothers Parkway in the immediate area of the Erickson Senior Living PUD. Should the amendment be granted, Staff is supportive of this MOS request. Staff recommends disapproval of MOS #4.

5. MOS #5: Request to reduce the parking requirement for multifamily residential units, age restricted from 1.5 spaces per unit to 1.2 per unit. The Zoning Ordinance requires that multifamily residential uses with age-restricted tenants have a minimum parking standard of 1.5 spaces per unit. The applicant has cited national parking standard manuals and the fact that their minimum parking numbers for similar uses are much lower than the request for 1.2 spaces per unit. Because of this data, coupled with the number of onsite amenities reducing generated trips, Staff can support the MOS request. Staff recommends approval of MOS #5

Recommendation
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-96, with conditions.

Commissioner Allen asked if the applicant would be required to put in the plans that parking for employees is 1.1 per employee.

Mr. Bryan stated that Staff is working with the applicant to address the breakdown of employees and visitors for both the continuum of care and residents.

Ms. Diaz-Barriga noted that the 1.1 parking spaces in the condition of approval are for the continuum of care and the MOS is for the multifamily and tenant units, which are separate.

Public: Luke Beauchamp, 4500 Peytonsville Road. Mr. Beauchamp stated that he is speaking on behalf of his parents, Wallace Beecham and Louise Jordan Beecham, who own 130 acres on the east side of the proposed Erickson development. Mr. Beauchamp noted his concerns about encroachment onto his parents' property during the construction process and requested the developers be respectful of this consideration. Otherwise, Mr. Beauchamp stated there are not problems with the development.

Adam Ballash, 2000 Meridian Boulevard. Mr. Ballash stated that he represents the landowner and respectfully requests the Planning Commission defer this item for one month. The access points don't appear to line up with the approved access points for Reams Fleming, including the boulevard cuts and proposed alignment to Peytonsville Road. There are no problems with the plan, zoning or anything else other than the group would like to engage with the developer and city staff to further understand the implications of the changes to the access points and the road construction for Peytonsville Road.

Alderman Petersen asked staff for their opinion on deferring the items for one month.

Mr. Wiseman stated that the item could be deferred, but Peytonsville Road is a funded project through the CIP. Another option, rather than deferring the item, is to include language at the end of condition of approval number two that says, "or else otherwise modified by the Board of Mayor and Aldermen." This language would allow time for the staff, applicant and Boyle to work through the details. Condition two specifically speaks to the improvements, median and widening of the roadway.

Commissioner Franks stated that Reams is not ready to submit a development plan but could possibly figure out the details.

Applicant: Greg Gamble. Mr. Gamble stated that Erickson has no problem working with Boyle and the city on road alignment but asked that FMPC consider recommending approval to BOMA, giving everyone the ability to work out the plans before BOMA votes on the project. Mr. Gamble further stated that this is a capital improvement project driven by the engineering department, not by Erickson and the Erickson group would be happy to work through the details.

Mr. Wiseman stated that adding the additional language to condition number two would allow the Board to make a change to the scope of improvements.

Motion
Commissioner Franks motioned to recommend approval with conditions to BOMA with the amended language to condition of approval #2(as stated by Mr. Wiseman "or else otherwise modified by the Board of Mayor and Aldermen.") - Resolution

2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytonsville Road And North Of Peytonsville Road, Located At 4424, 4428, 4430, And 4440 Peytonsville Road, seconded by Commissioner McLemore.

MOS Motions
MOS #1: Requesting to allow loading areas to be located to the side of buildings.
Commissioner Allen motioned to recommend approval of MOS #1, Requesting to allow loading areas to be located to the side of buildings, seconded by Commissioner Mann.

The MOS #1 carried 8-0.

MOS #2: Requesting to modify the maximum block length to 6,200 feet.
Commissioner Mann motioned to recommend approval of MOS #2, requesting to modify the maximum block length to 6,200 feet, seconded by Commissioner Franks.

Commissioner Mann noted that the development has plenty of connectivity, making the standard intended to address these concerns not applicable.

Commissioner Allen stated that she would not support MOS #2.

Commissioner Orr asked for an explanation of the intent of the ordinance.

Mr. Bryan stated that the ordinance is intended to break up the buildings, making it more pedestrian-friendly. Also, the change from 3200 feet to 6200 feet was significant.

The MOS #2 carried 6-2 (Commissioners Allen and Lindsey voting against).

MOS #3: Request to allow the finished floor elevation to be at ground level.
Commissioner Allen motioned to recommend approval of MOS #3, a Request to allow the finished floor elevation to be at ground level, seconded by Commissioner Orr.

Commissioner Mann asked for clarification about why the finished floor elevation would not be recommended to be at ground level.

Mr. Bryan explained that it is more of an architectural element, allowing for a more defined base of the building. The building would be more aesthetically pleasing when elevated.

Chair Lindsey asked for confirmation that the site is not included/mapped in the floodplain.

Mr. Gamble confirmed the site is not included in a floodplain.

The MOS #3 carried 8-0.

MOS #4: Request to remove the required eastern connection for external connectivity.
Commissioner Mann motioned to recommend approval of MOS #4, a request to remove the required eastern connection for external connectivity, seconded by Commissioner McLemore.

The MOS #4 carried 8-0.

MOS #5: Request to reduce the parking requirement for multifamily residential units, age restricted from 1.5 spaces per unit to 1.2 per unit.
Commissioner Mann motioned to recommend approval of MOS #5, a request to reduce the parking requirement for multifamily residential units, age restricted from 1.5 spaces per unit to 1.2 per unit, seconded by Commissioner Franks.

The MOS #5 carried 8-0.

Main Motion Including Recommended 5 MOS
The motion to recommend approval with conditions of Resolution 2024-96, as amended, with an amendment to Condition of Approval #2 to add the statement "unless otherwise modified by the Board of Mayor and Aldermen" carried 8-0.

Commissioner Mann acknowledged the citizen's comments about encroachment onto private property once construction begins.

Mr. Wiseman stated that with any development, construction is required to stay away from property lines with no crossover. Mr. Wiseman also noted any concerns could be addressed at the site plan stage.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Yates Subdivision, Final Plat, Lot 2, Revision 1, Creating 1 Non-Buildable Open Space Lot, On 2.08 Acres, Located East Of Watercress Drive And South Of Murfreesboro Road. (CONSENT AGENDA)

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

Attachments:
1. MAP Yates Subdivision, Final Plat, Lot 2, Revision 1
2. 8668 Yates Sub FP Lot 2 Rev 1_Conditions of Approval_01
3. 118665008- Yates Subdivision Lot 2 Revision 1

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Allen to adjourn. The motion carried 8-0.

There being no further business, the meeting adjourned at 8:19 PM.

_____ _____
Chair Date

INSPECTION PUNCH LIST

INSPECTION CYCLE: March 27, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CREEKSTONE COMMONS PUD SUBDIVISION, SITE PLAN, SECTION 1, REVISION 1, LOT 2 (VENTURE OFFICE BUILDING) – COF 6079

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$2,500.00
Current Amount:	$2,500.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	3/3/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the long term maintenance agreement.

City of Franklin

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

File #: 21-0281

DATE: March 3, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:
Consideration Of Resolution 2025-12, A Resolution Adopting A Plan Of Services For The Annexation Of 4356 South Carothers Road, By The City Of Franklin, Tennessee.

PURPOSE:

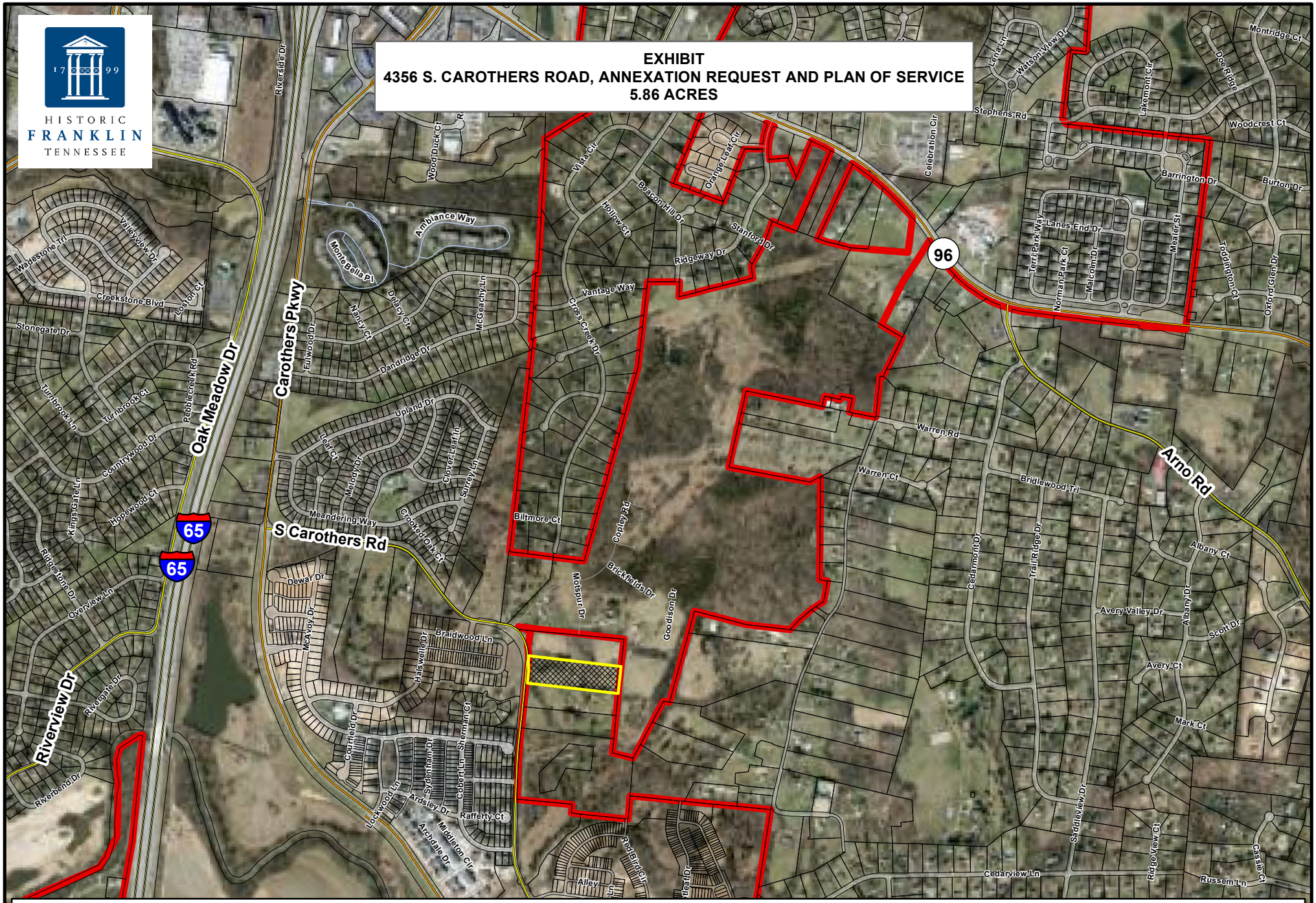
PROJECT INFORMATION
COF Project Number: 8690
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Mike Ford, Ford Custom Home Builders

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for a property located at 4356 South Carothers Road. Resolution 2025-212 is a City of Franklin drafted Plan of Services for property being considered as part of the proposed request for annexation, Resolution 2025–11. The property is located within the Milcrofton service area. Water availability will be approved and provided through Milcrofton prior to annexation. The property is located within the Goose Creek Basin service area. This Basin is identified as a short-term annexation capability area due to its proximity to existing city limits, future land uses, and existing and planned investments in infrastructure. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. All access points shall comply with the City of Franklin Transportation & Street Technical Standards. No additional personnel or equipment will be necessary for either Fire or Police Protection, but the Sanitation & Environmental Services Department requires additional personnel and equipment to serve the annexation in the near future as this area is experiencing rapid growth.

PROJECT CONSIDERATION
The Plan of Services and Annexation request includes one parcel. However, the rezoning and development plan includes an existing PUD (Colletta Park) which is already within the City limits.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve RES 2025-12.


HISTORIC
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Legend
4356 S. Carothers Road
City Limits
N
0 250 500 1,000 1,500 2,000
Feet
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It was compiled from the most authentic information available.
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RESOLUTION 2025-12

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4356 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Mike Ford Custom Home Builders, LLC, (Owner) of property located at 4356 S. Carothers Road (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property contiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located at 4356 South Carothers Road, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
089---04100	5.86
Total	5.86

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 4,600-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct single family homes.
3. The Owner shall be required to extend the internal sanitary sewer through the property to connect to sanitary sewer being constructed as part of COF Development Plan #8691 and eventual approved site plan to provide service to the Property.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and

maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin designates the property as Mixed Residential, a residential neighborhood concept consisting of a combination of single-family dwellings, big houses, duplexes and townhouses.
   Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.

2. Additional manpower and equipment will be necessary to serve the annexation area in the near future as this area is experiencing rapid growth.

SECTION II. This Resolution shall take effect from and after its adoption.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

BY:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

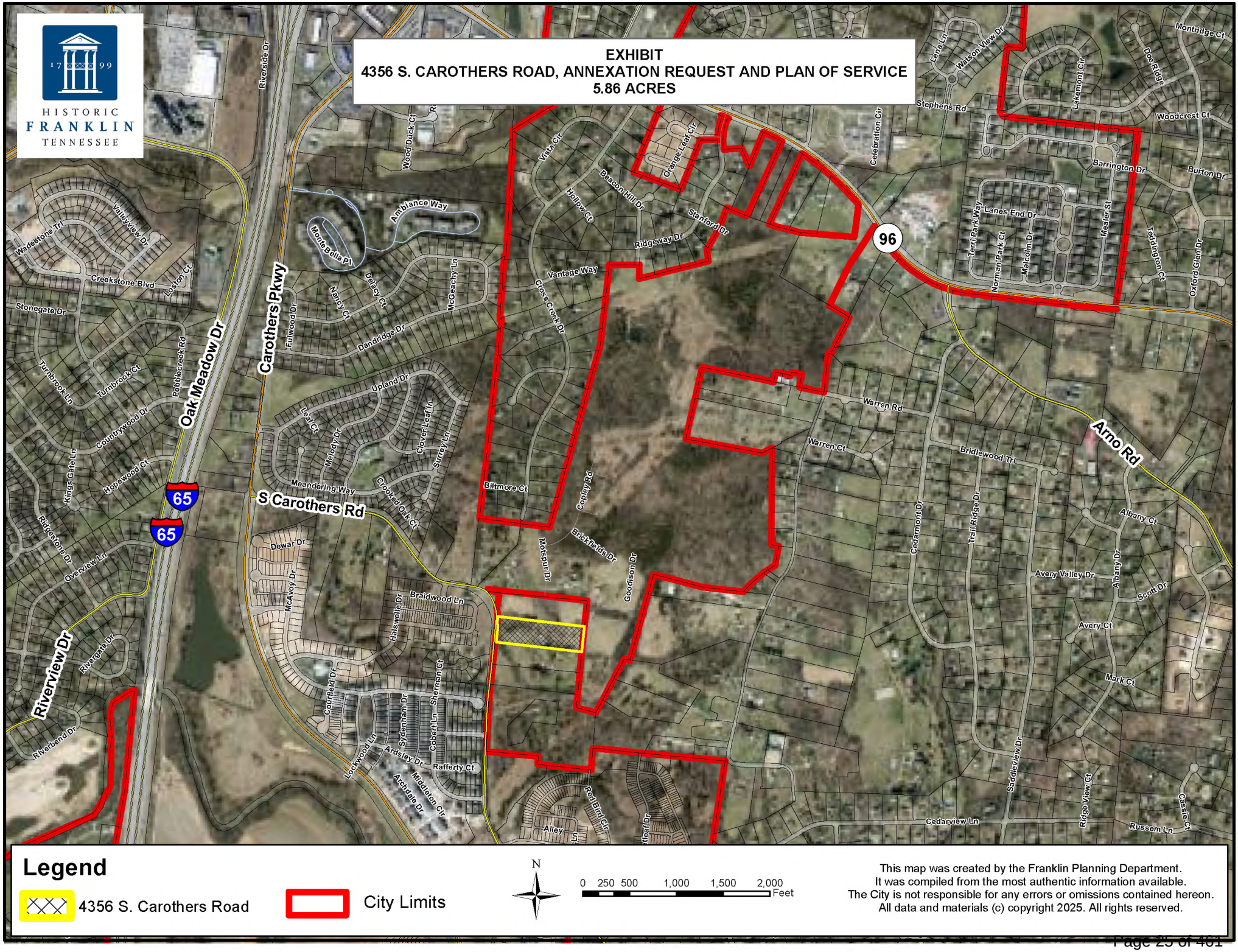
BY: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____


HISTORIC FRANKLIN TENNESSEE
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4356 SOUTH CAROTHERS ROAD

ANNEXATION REQUEST
PD(1.27 DUA)

Franklin, Williamson, Tennessee

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

DEVELOPER/OWNER:
FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
261 X 350 GPD = 91,350 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

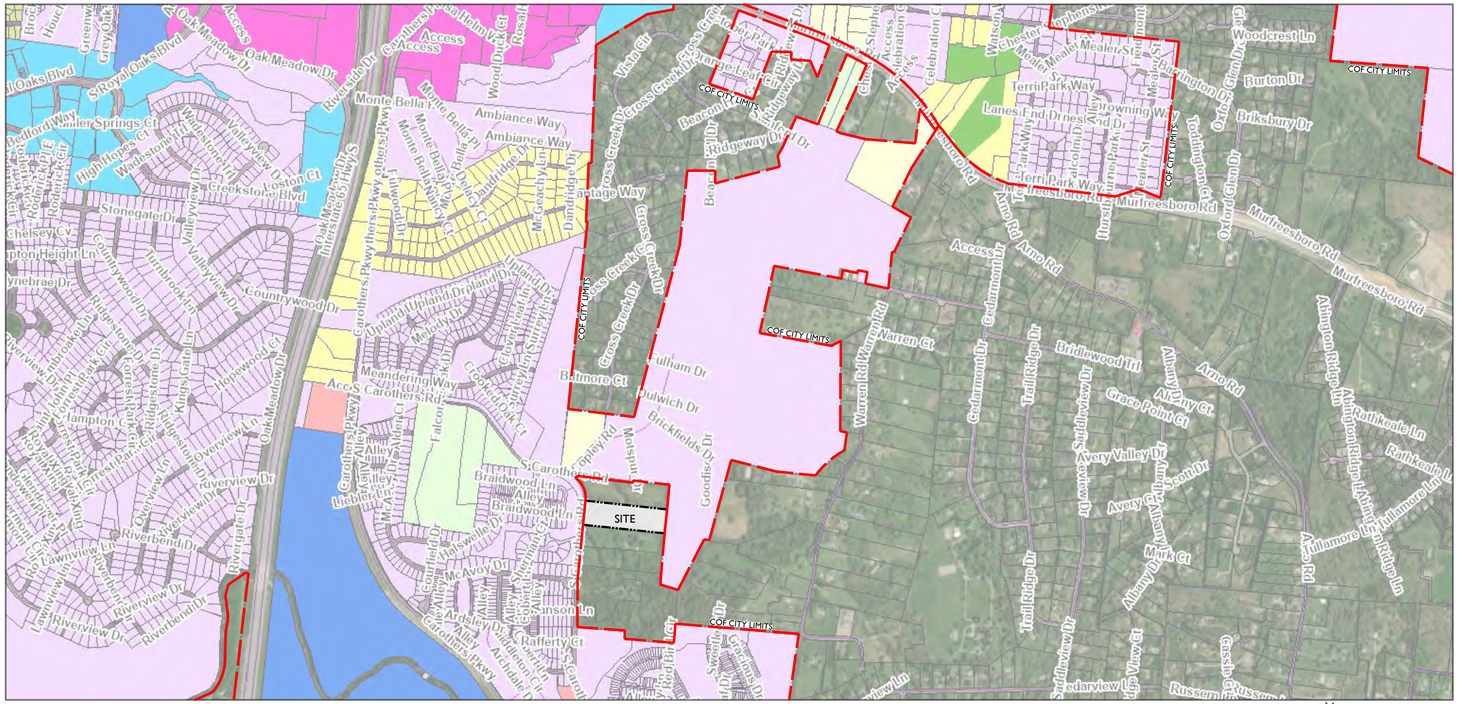
RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
261 HOMES X .64 STUDENTS = 168 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

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



NOT TO SCALE

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2017

SUBDIVISION REGULATIONS: FEBRUARY 28, 2013

HISTORIC DISTRICT DESIGN GUIDELINES: N/A

TRANSPORTATION AND STREET TECHNICAL STANDARDS: APRIL 25, 2017

STORMWATER BMP MANUAL: JANUARY 1, 2016

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: DECEMBER 10, 2013

MUNICIPAL CODE: AUGUST 13, 2019

ANNEXATION JUSTIFICATION STATEMENT

THIS ANNEXATION REQUEST IS FOR THE PROPERTY LOCATED AT 4356 SOUTH CAROTHERS ROAD, PARCEL ID 089-4100. THIS 5.86 AC PROPERTY BORDERS THE CITY OF FRANKLIN ALONG ITS WESTERN AND EASTERN BOUNDARIES. THIS PROPERTY IS WITHIN THE URBAN GROWTH BOUNDARY AND ITS ENVISION FRANKLIN DESIGN CONCEPT IS MIXED RESIDENTIAL.

THE OWNER OF THE PROPERTY IS REQUESTING THIS ANNEXATION TO INCORPORATE THE PROPERTY INTO THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1, PROVIDING A SECOND POINT OF ACCESS TO SOUTH CAROTHERS ROAD. THIS DEVELOPMENT WILL INCLUDE 6 DIFFERENT LOT TYPES RANGING IS SIZES FROM TOWNHOMES TO ESTATE LOTS. THIS DIVERSE COMMUNITY ALIGNS WITH ENVISION FRANKLIN'S DESIGN CONCEPT FOR MIXED RESIDENTIAL AND WILL ADHERE TO THE GOALS SET FORTH IN ENVISION FRANKLIN.

SITE DATA

SUBDVISION/DEVELOPMENT:	**4356 SOUTH CAROTHERS ROAD - ANNEXATION REQUEST**
COF PROJECT NUMBER:	XXXX
TAX MAP & PARCELS:	089-04100
ADDRESS	4356 SOUTH CAROTHERS ROAD
CITY:	ANNEXATION REQUEST TO FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37069
SITE ACREAGE/SF:	5.86 AC / 255,262 SF
REGULATIONS	
EXISTING ZONING:	MGA-1(COUNTY)
PROPOSED ZONING:	PUD (1.27 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	TOWNHOUSE
FRONTAGE TYPES APPLIED:	YARD URBAN
EXISITING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ENVISION FRANKLIN DESIGN CONCEPT	MIXED RESIDENTIAL

NOTE*: THIS ANNEXATION REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1 SUBMITTAL (COF#XXXX).

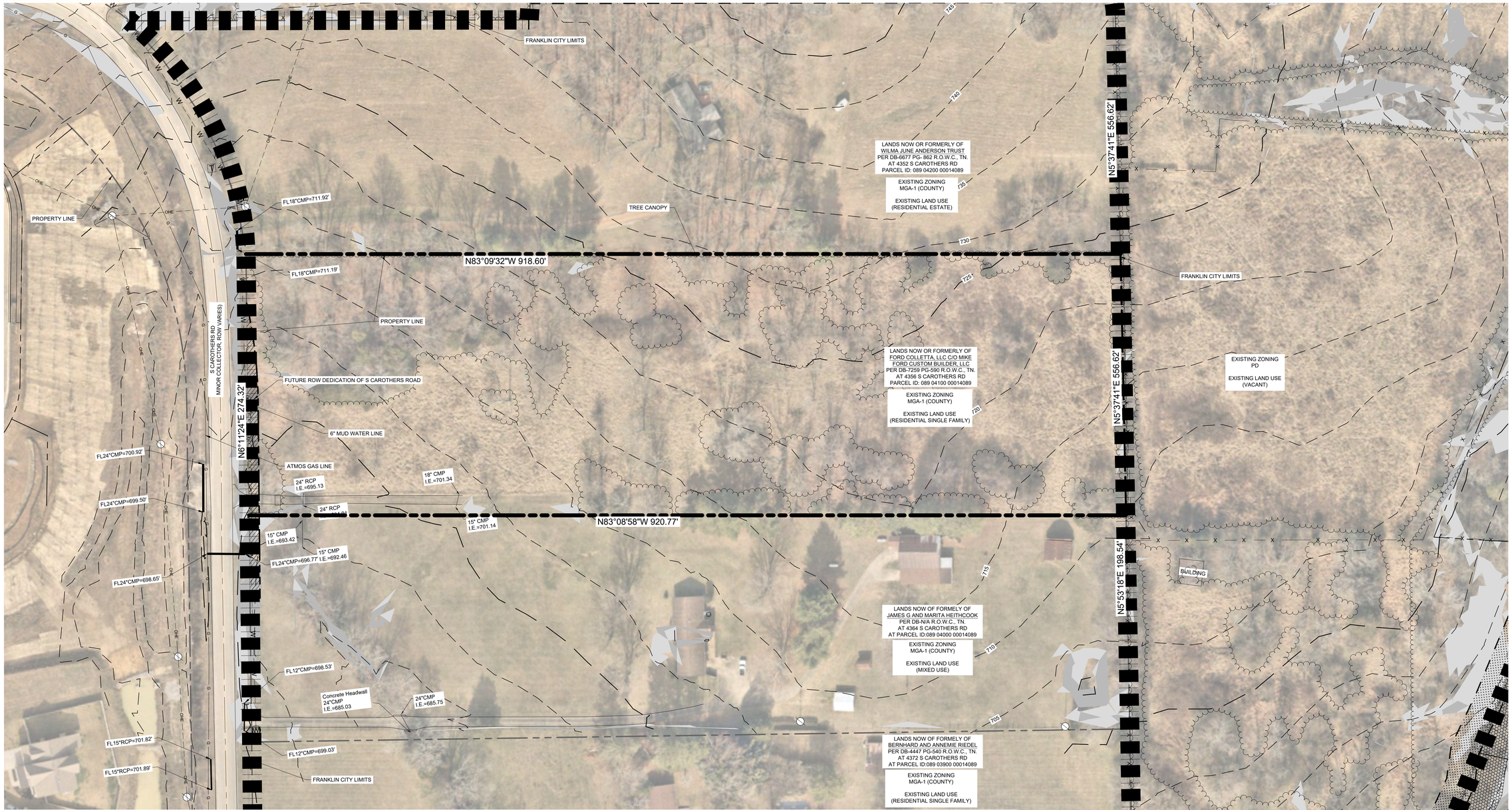
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL:
ONE STOP:
COF #:

FORD CLASSIC HOMES

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 47187C0214GF, DATED DECEMBER 22, 2016 ; 47187C0220F, DATED SEPTEMBER 29, 2006.

NOTE

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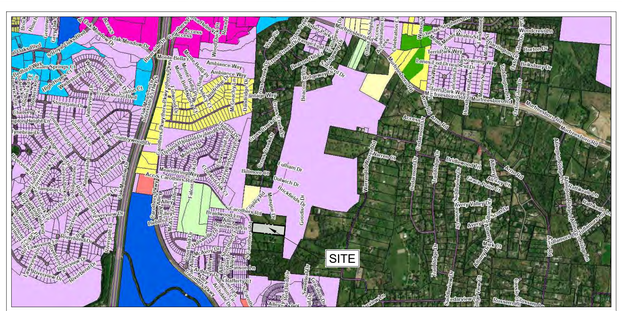

SITE VICINITY MAP

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main:
615 620 6010 | www.kimley-horn.com
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FORD CLASSIC HOMES

4356 S CAROTHERS ROAD ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
07/31/2024

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

EXISTING CONDITIONS
SHEET
C1.0

City of Franklin

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

File #: 21-0280

DATE: March 3, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:
Consideration Of Resolution 2025-11, A Resolution To Annex One Property, Consisting Of 5.86 Acres, Located At 4356 South Carothers Road And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

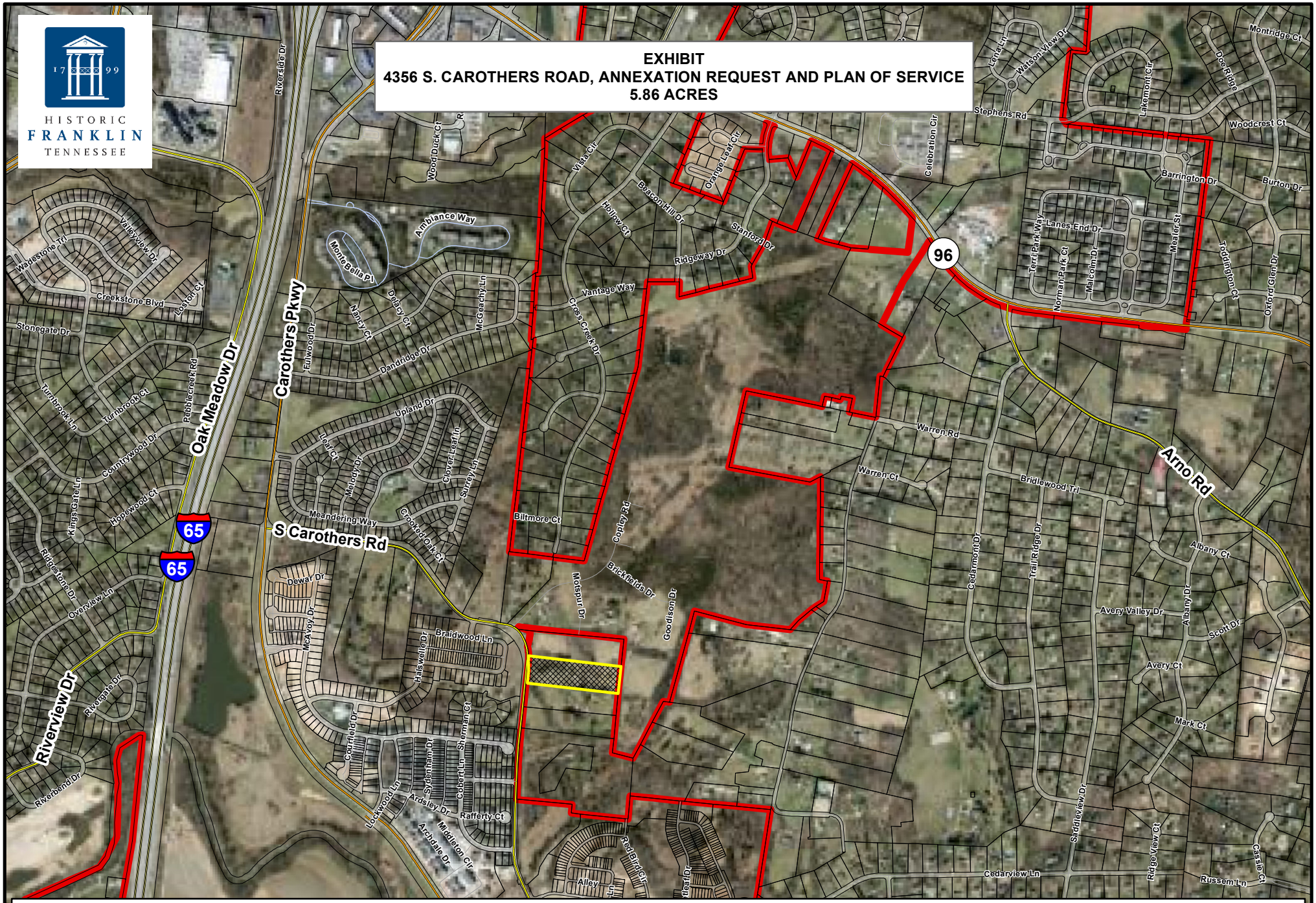
PROJECT INFORMATION
COF Project Number: 8690
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Mike Ford, Ford Custom Home Builders

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located east of South Carothers Road and south of Murfreesboro Road. It is contiguous to the City limits and is within the eastern limits of the City's Urban Growth Boundary (UGB). This property falls into the Goose Creek drainage basin. The Goose Creek basin has been identified as a short-term annexation capability area. The subject properties requesting annexation are within the Mixed Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into townhome residential lots. A rezoning and development plan for the subject property are also included on this agenda.

PROJECT CONSIDERATION
The Plan of Services and Annexation request includes one parcel. However, the rezoning and development plan includes an existing PUD (Colletta Park) which is already within the City limits.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-11.


HISTORIC
FRANKLIN
TENNESSEE
EXHIBIT
4356 S. CAROTHERS ROAD, ANNEXATION REQUEST AND PLAN OF SERVICE
5.86 ACRES
Legend
4356 S. Carothers Road
City Limits
N
0 250 500 1,000 1,500 2,000
Feet
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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.
All data and materials (c) copyright 2025. All rights reserved.

RESOLUTION 2025-11

A RESOLUTION TO ANNEX ONE PROPERTY, CONSISTING OF 5.86 ACRES, LOCATED AT 4356 SOUTH CAROTHERS ROAD AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, Mike Ford Custom Home Builders, LLC, (Owner) of property located at 4356 S. Carothers Road (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property contiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2025-12; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
089---04100	5.86
Total	5.86

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 3.

SECTION IV. **BE IT FINALLY RESOLVED** 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 third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

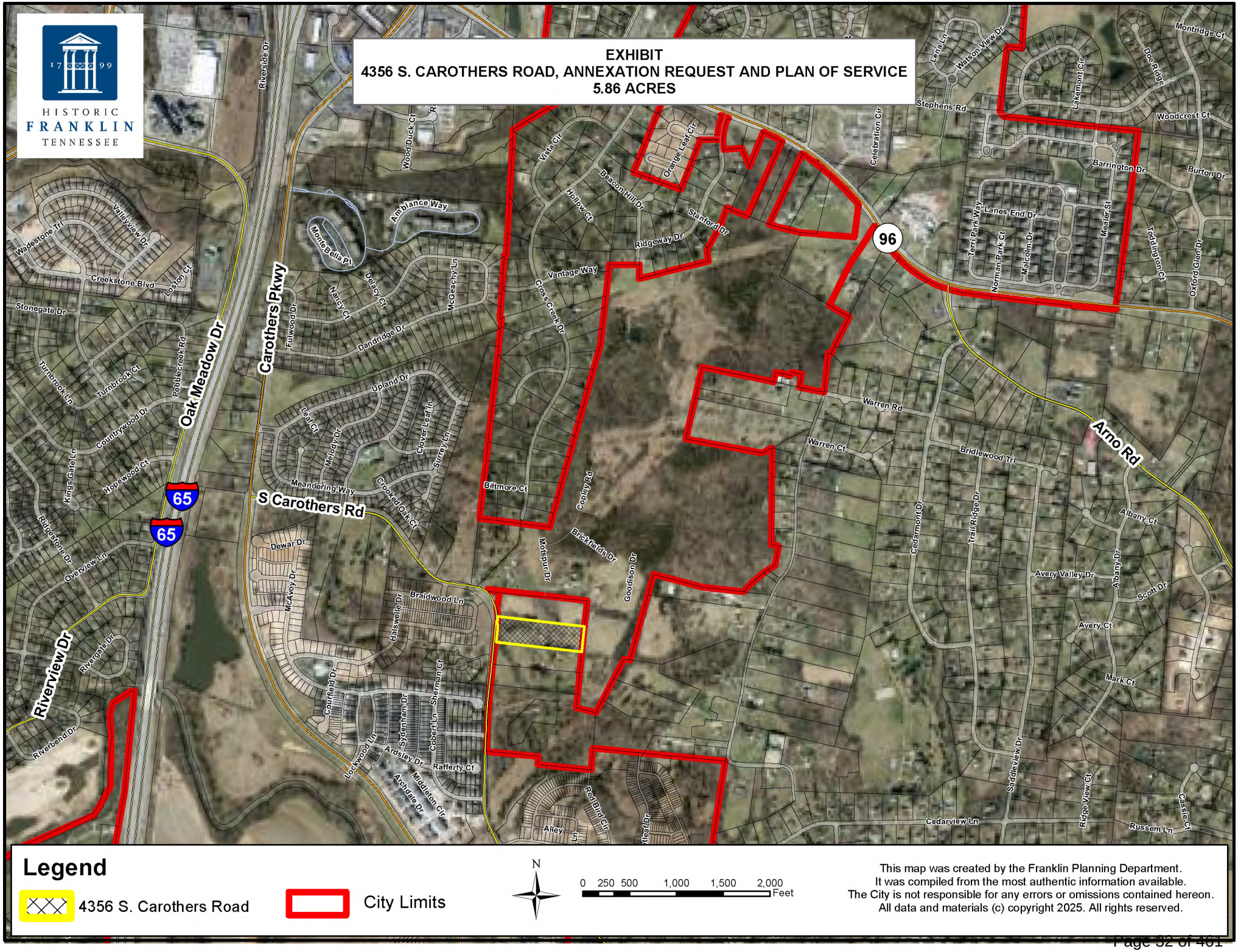
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____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Feet
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4356 SOUTH CAROTHERS ROAD

ANNEXATION REQUEST
PD(1.27 DUA)

Franklin, Williamson, Tennessee

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

DEVELOPER/OWNER:
FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

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261 X 350 GPD = 91,350 GPD

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REPURIFIED (REUSE) WATER FACILITIES:
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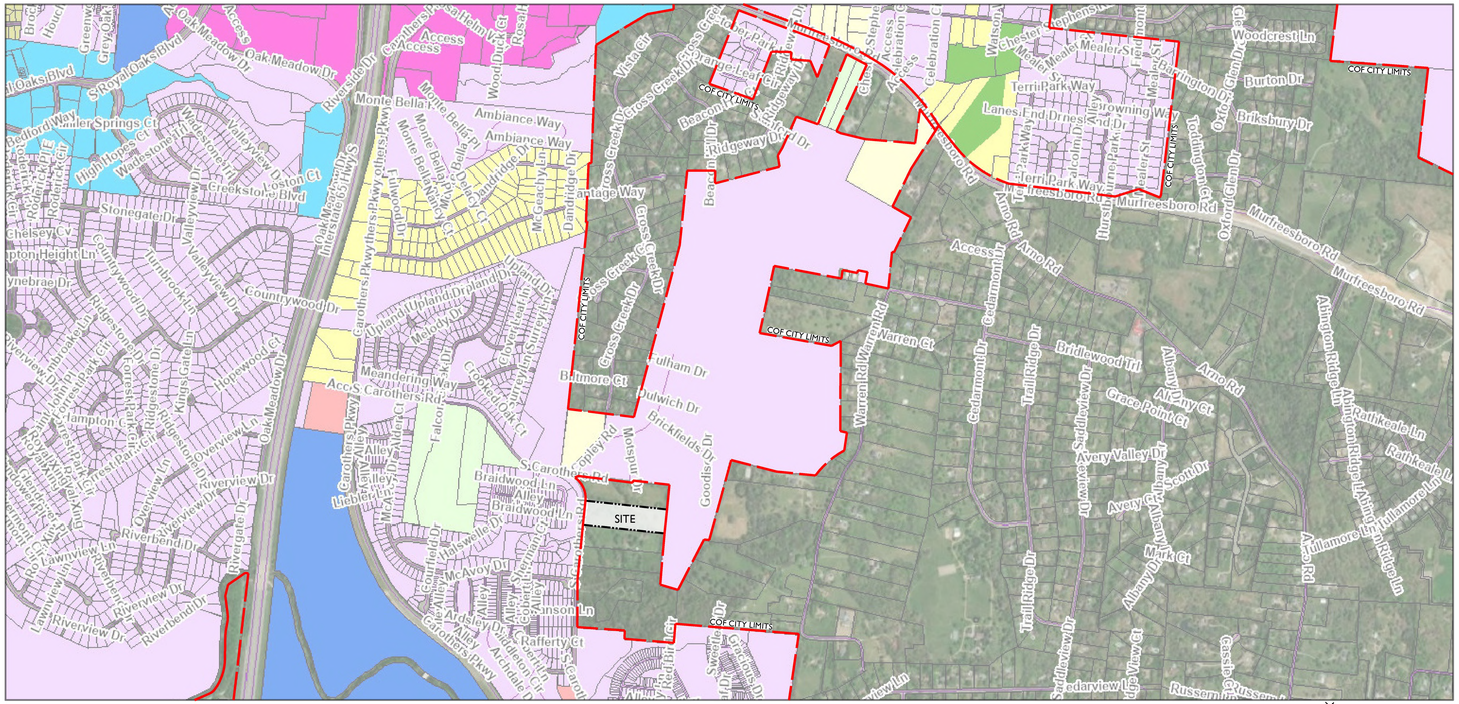
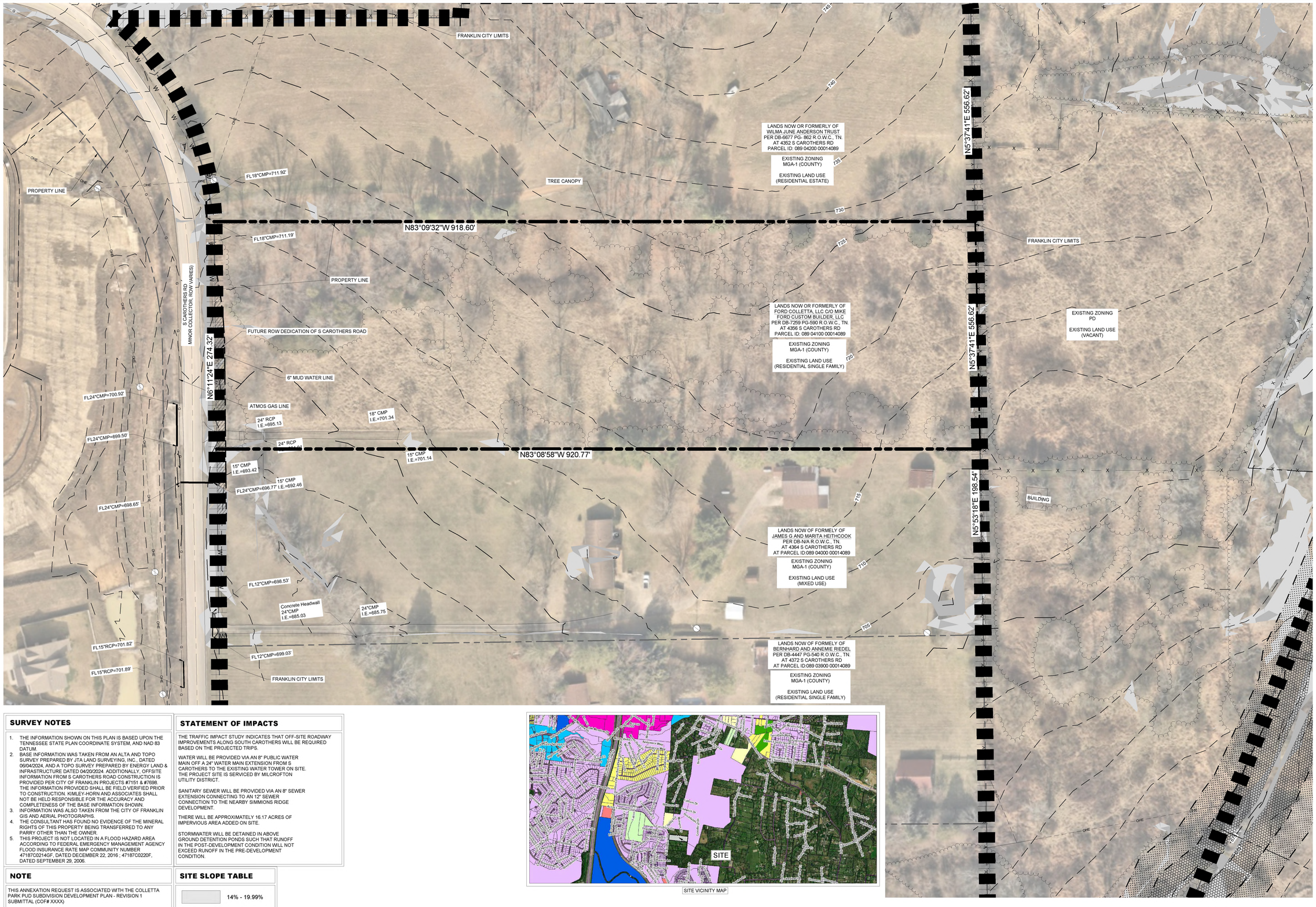

SITE
COF CITY LIMITS
S Carothers Rd
Murfreesboro Rd
Monte Bella Dr
Ambiance Way
Meandering Way
Braidwood Ln
Coplyn Rd
Fulham Dr
Dulwich Dr
Brickfields Dr
Goodis Dr
Baltimore Ct
Cross Creek Dr
Cross Creek Cir
Beacon Hill Dr
Ridgeway Dr
Heritage Way
Oak Meadow Dr
Riverside Dr
Woodduck Ct
Rosalie Ln
Valley View Dr
Greekstone Blvd
Stonegate Dr
Countrywood Dr
Oak Meadow Blvd
Royal Oaks Blvd
Bedford Way
Chelsey Cv
Hampton Height Ln
Vinebrae Dr
Riverview Dr
Riverbend Dr
Lawnview Ln
Overview Ln
Riverview Ct
Riverbend Ct
Oak Meadow Ct
Meandering Way
Braidwood Ct
Braidwood Dr
Alley
Swaffle Dr
McAvoy Dr
Anson Ln
Rafferty Ct
Archdale Ct
Upland Dr
Upland Ct
Maudlin Dr
Liebler Valley
Falcon Ridge Ct
Cross Creek Oak Ct
Cross Creek Trail
Cross Creek Ct
Cross Creek Dr
Vista Ct
Celebration Ct
Celebration Dr
Access
Oak Meadow Dr
Monte Bella Pl
Monte Bella Ct
Ambiance Dr
Landridge Dr
Meandering Way
Goodis Ct
Sweetbriar Dr
Red Hill Ct
Red Hill Dr
Sweetbriar Ct
Ridgeway Dr
Beacon Hill Dr
Cross Creek Dr
Cross Creek Ct
Cross Creek Oak Ct
Cross Creek Trail
Cross Creek Cir
Vista Ct
Celebration Ct
Celebration Dr
Access
Arno Rd
Warren Rd
Warren Ct
Cedarmont Dr
Trail Ridge Dr
Bridlewood Trl
Avery Valley Dr
Avery Glen Dr
Avery Ct
Grace Point Ct
Albany Ct
Albany Dr
Mark Ct
Scott Dr
Sandhurst Dr
Sandhurst Ln
Cedarview Dr
Cedarview Ln
Cedarview Ct
Russellmill Dr
Russellmill Ct
Murfreesboro Rd
Nursery Dr
Terri Park Way
Lanes End Dr
Browning Way
Meadow Ln
Meadow Ct
Meadow Dr
Meadow Cir
Meadow Trl
Meadow Pl



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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067|Main: 615 844 2847|www.kimley-horn.com
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FORD CLASSIC HOMES

4356 S CAROTHERS ROAD ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & LAND DEVELOPMENT
No. 127919
STATE OF TENNESSEE
07/29/2024

Revision Date
- △ _____
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4356 SOUTH CAROTHERS ROAD

ANNEXATION REQUEST
PD(1.27 DUA)

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GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
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RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
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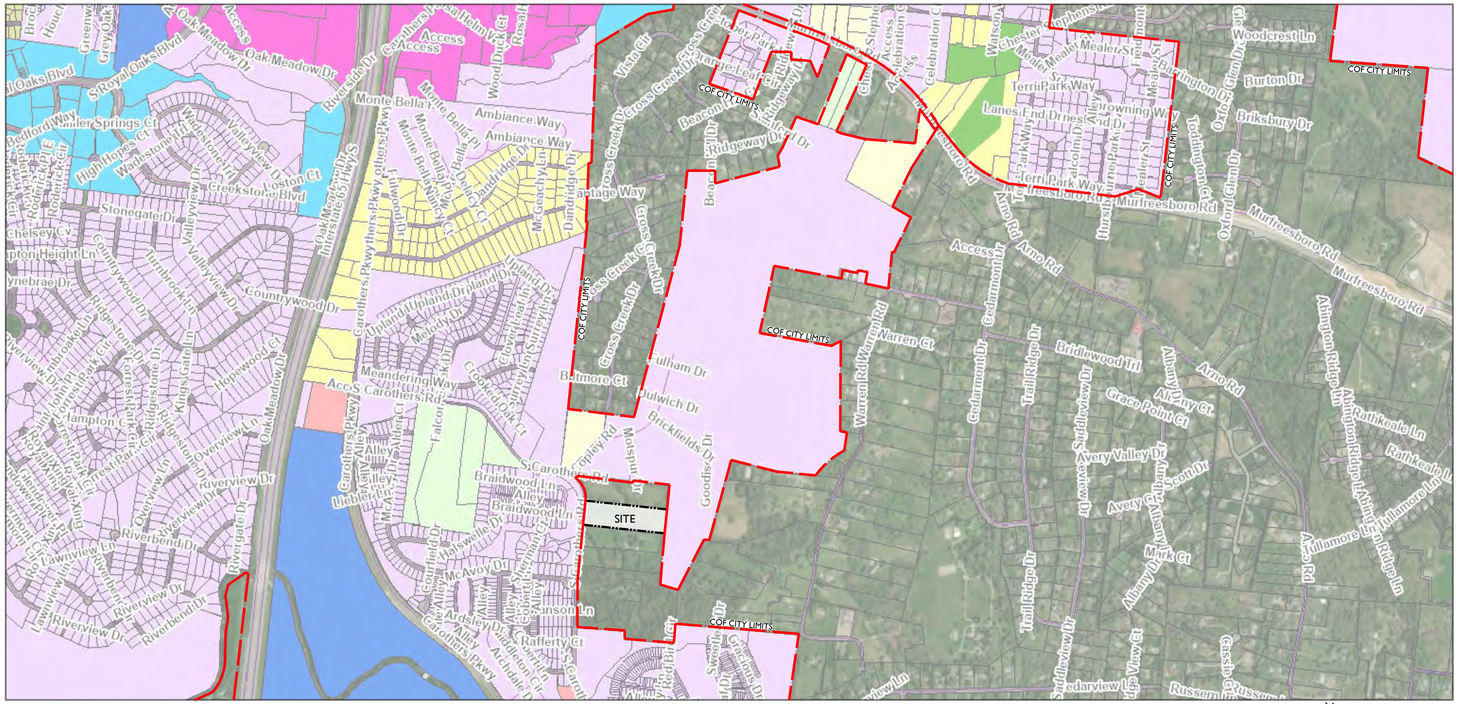


NOT TO SCALE

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2017

SUBDIVISION REGULATIONS: FEBRUARY 28, 2013

HISTORIC DISTRICT DESIGN GUIDELINES: N/A

TRANSPORTATION AND STREET TECHNICAL STANDARDS: APRIL 25, 2017

STORMWATER BMP MANUAL: JANUARY 1, 2016

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: DECEMBER 10, 2013

MUNICIPAL CODE: AUGUST 13, 2019

ANNEXATION JUSTIFICATION STATEMENT

THIS ANNEXATION REQUEST IS FOR THE PROPERTY LOCATED AT 4356 SOUTH CAROTHERS ROAD, PARCEL ID 089-4100. THIS 5.86 AC PROPERTY BORDERS THE CITY OF FRANKLIN ALONG ITS WESTERN AND EASTERN BOUNDARIES. THIS PROPERTY IS WITHIN THE URBAN GROWTH BOUNDARY AND ITS ENVISION FRANKLIN DESIGN CONCEPT IS MIXED RESIDENTIAL.

THE OWNER OF THE PROPERTY IS REQUESTING THIS ANNEXATION TO INCORPORATE THE PROPERTY INTO THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1, PROVIDING A SECOND POINT OF ACCESS TO SOUTH CAROTHERS ROAD. THIS DEVELOPMENT WILL INCLUDE 6 DIFFERENT LOT TYPES RANGING IS SIZES FROM TOWNHOMES TO ESTATE LOTS. THIS DIVERSE COMMUNITY ALIGNS WITH ENVISION FRANKLIN'S DESIGN CONCEPT FOR MIXED RESIDENTIAL AND WILL ADHERE TO THE GOALS SET FORTH IN ENVISION FRANKLIN.

SITE DATA

SUBDVISION/DEVELOPMENT:	**4356 SOUTH CAROTHERS ROAD - ANNEXATION REQUEST**
COF PROJECT NUMBER:	XXXX
TAX MAP & PARCELS:	089-04100
ADDRESS	4356 SOUTH CAROTHERS ROAD
CITY:	ANNEXATION REQUEST TO FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37069
SITE ACREAGE/SF:	5.86 AC / 255,262 SF
REGULATIONS	
EXISTING ZONING:	MGA-1(COUNTY)
PROPOSED ZONING:	PUD (1.27 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	TOWNHOUSE
FRONTAGE TYPES APPLIED:	YARD URBAN
EXISITING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ENVISION FRANKLIN DESIGN CONCEPT	MIXED RESIDENTIAL

NOTE*: THIS ANNEXATION REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1 SUBMITTAL (COF#XXXX).

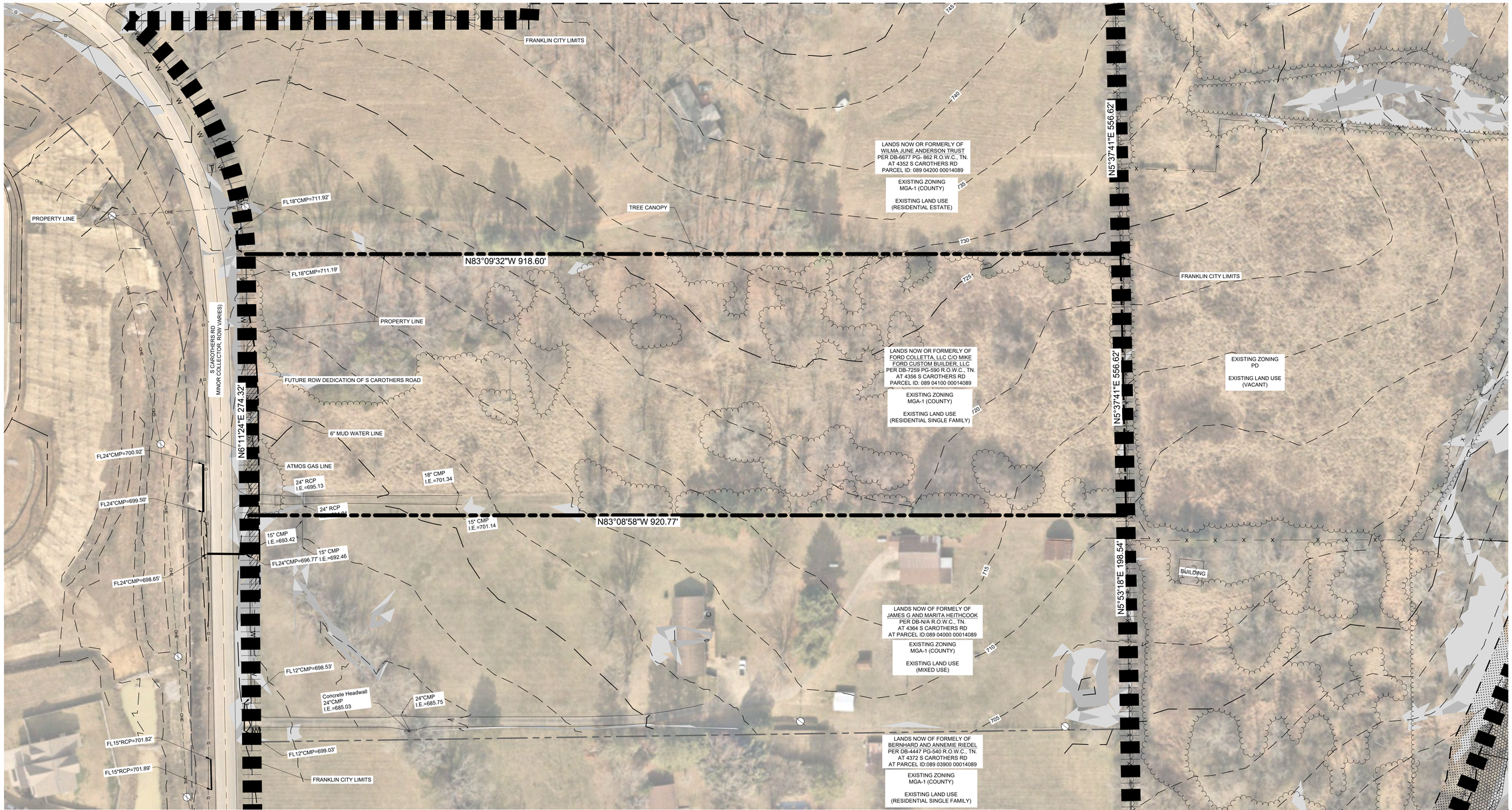
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL:
ONE STOP:
COF #:

FORD CLASSIC HOMES

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 47187C0214GF, DATED DECEMBER 22, 2016 ; 47187C0220F, DATED SEPTEMBER 29, 2006.

NOTE

THIS ANNEXATION REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1 SUBMITTAL (COF# XXXX)

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF A 24" WATER MAIN EXTENSION FROM S CAROTHERS TO THE EXISTING WATER TOWER ON SITE. THE PROJECT SITE IS SERVICED BY MILCROFTON UTILITY DISTRICT.

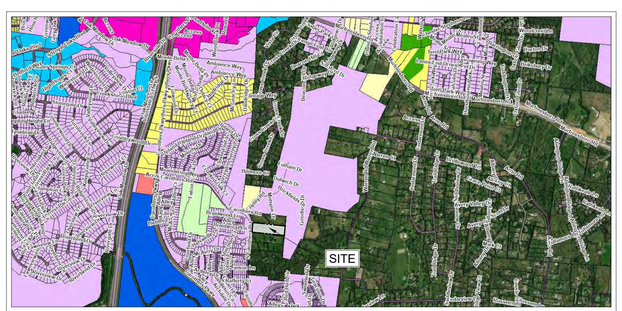
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN 12" SEWER CONNECTION TO THE NEARBY SIMMIONS RIDGE DEVELOPMENT.

THERE WILL BE APPROXIMATELY 16.17 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above



SITE VICINITY MAP

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

4356 S CAROTHERS ROAD ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
07/25/2024

Revision Date

EXISTING CONDITIONS
SHEET
C1.0

City of Franklin

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

File #: 21-0270

DATE: February 27, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:
Consideration Of Ordinance 2025-03, An Ordinance To Rezone 204.86 Acres From Planned (PD 1.0) District To Planned (PD 1.26) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road. (Colletta Park PUD Subdivision)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8692
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Mike Ford, Ford Custom Home Builders

BACKGROUND/STAFF COMMENTS:
This property is located south of Murfreesboro Road and east of Carothers Parkway. It is adjacent to the existing (Williamson County) subdivisions of Franklin East and Cross Creek. The applicant is requesting a zone change from Planned (PD 1.0) District to Planned (PD 1.26) District. A separate Resolution 2025-13 accompanies this rezoning for the corresponding Development Plan. Envision Franklin recommends the Single Family Residential Design Concept for the majority of the project within the city limits, and a smaller portion of the existing Development Plan, along with the proposed annexed parcel of 4356 South Carothers Road, recommends the Mixed Residential Design Concept.

Envision Franklin's Single Family Residential design concept states, "The Single Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwellings and lot sizes." The plan as proposed incorporates the recommendations and guiding principles of the Single Family Residential design concept by providing 5 different lot sizes within the plan to provide the range of single-family homes as suggested within Envision Franklin. The newly added parcel (4356 South Carothers Road) lies within the Mixed Residential design concept, which states, "The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." The plan is proposing townhomes on this parcel to add to the existing single-family development. They are achieving a transition by providing open spaces between the newly proposed townhomes and the adjacent neighborhoods.

Colletta Park PUD is currently approved with 199 single-family lots on 199 acres. The proposed revision amounts to 204.89 acres with 232 single-family lots and 27 townhome units. The accompanying Development Plan along with the proposed rezoning meets the intent of Envision Franklin.

PROCEDURAL REQUIREMENTS:

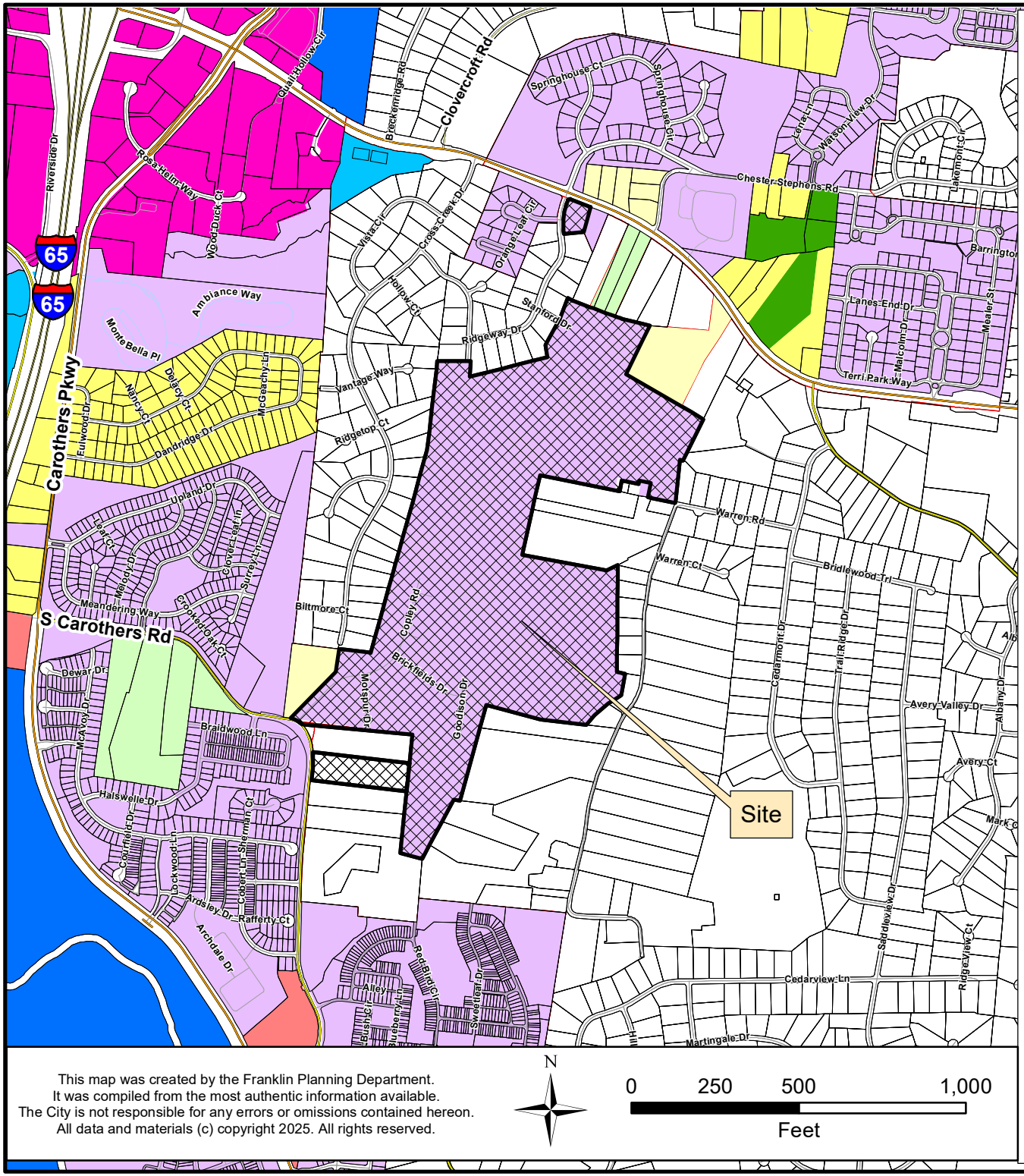
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-03.



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

0 250 500 1,000

Feet

COLLETTA PARK PUD SUBDIVISION
ORDINANCE 2025-03
RESOLUTION 2025-13

Project Information

Existing Zoning: Planned (PD 1.0) District
Proposed Zoning: Planned (PD 1.26) District
Overlay Districts: None
Site Acreage: 204.89 acres
Proposed Number of Dwelling Units: 259
Proposed Nonresidential Square Footage: None

Legend

- Colletta Park PUD Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2025-03

AN ORDINANCE TO REZONE 204.89 ACRES FROM PLANNED (PD 1.0) DISTRICT TO PLANNED (PD 1.26) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF SOUTH CAROTHERS ROAD, INCLUDING 4356 SOUTH CAROTHERS ROAD. (COLLETTA PARK PUD SUBDIVISION)

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

WHEREAS, the Planned (PD) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2025-13, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 1.0) District to Planned (PD 1.26) District:

PREMISES CONSIDERED

Map-Parcel	Acres
079M--B02800 079M--BO2900	2.7
089--05500 089--04304 089--04303	196.33
089—04100	5.86
Total	204.89

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

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

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

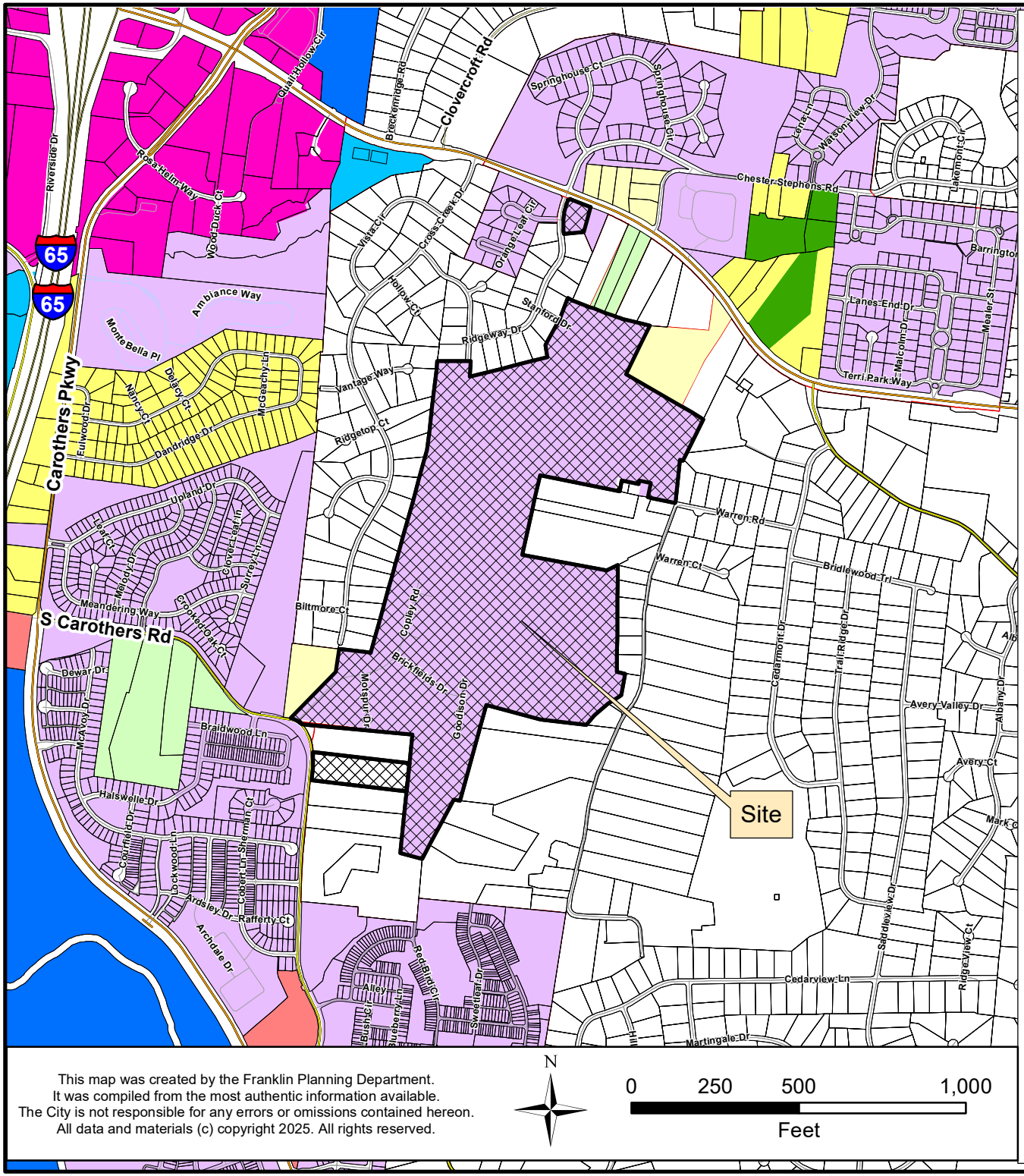
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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N

0 250 500 1,000

Feet

COLLETTA PARK PUD SUBDIVISION
ORDINANCE 2025-03
RESOLUTION 2025-13

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HISTORIC FRANKLIN TENNESSEE

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

DEVELOPER/OWNER:
FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

COLLETTA PARK PUD SUBDIVISION

REZONING REQUEST
PD(1.26 DUA)

Franklin, Williamson, Tennessee

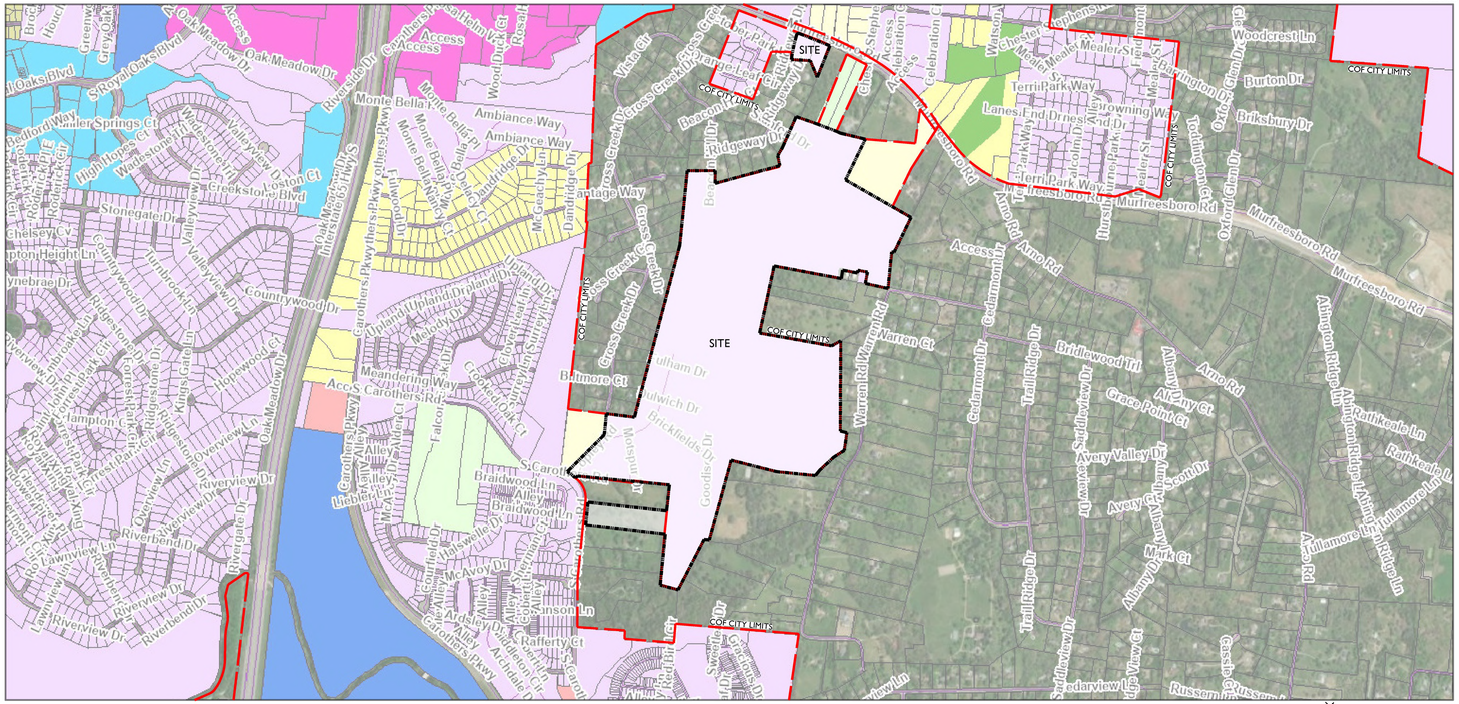
SITE DATA

SUBDVISION/DEVELOPMENT:	**COLLETTA PARK PUD SUBDIVISION - REZONING REQUEST**
COF PROJECT NUMBER:	8692
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	204.89 AC / 8,925,110 SF
REGULATIONS	
EXISTING ZONING:	MGA-1(COUNTY) AND PUD (1.00 DUA)
PROPOSED ZONING:	PUD (1.26 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
FRONTAGE TYPES APPLIED:	YARD URBAN
EXISITING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ENVISION FRANKLIN DESIGN CONCEPT	MIXED RESIDENTIAL

NOTE*: THIS REZONING REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1 SUBMITTAL (COF#8691).

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS



PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2017

SUBDIVISION REGULATIONS: FEBRUARY 28, 2013

HISTORIC DISTRICT DESIGN GUIDELINES: N/A

TRANSPORTATION AND STREET TECHNICAL STANDARDS: APRIL 25, 2017

STORMWATER BMP MANUAL: JANUARY 1, 2016

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: DECEMBER 10, 2013

MUNICIPAL CODE: AUGUST 13, 2019



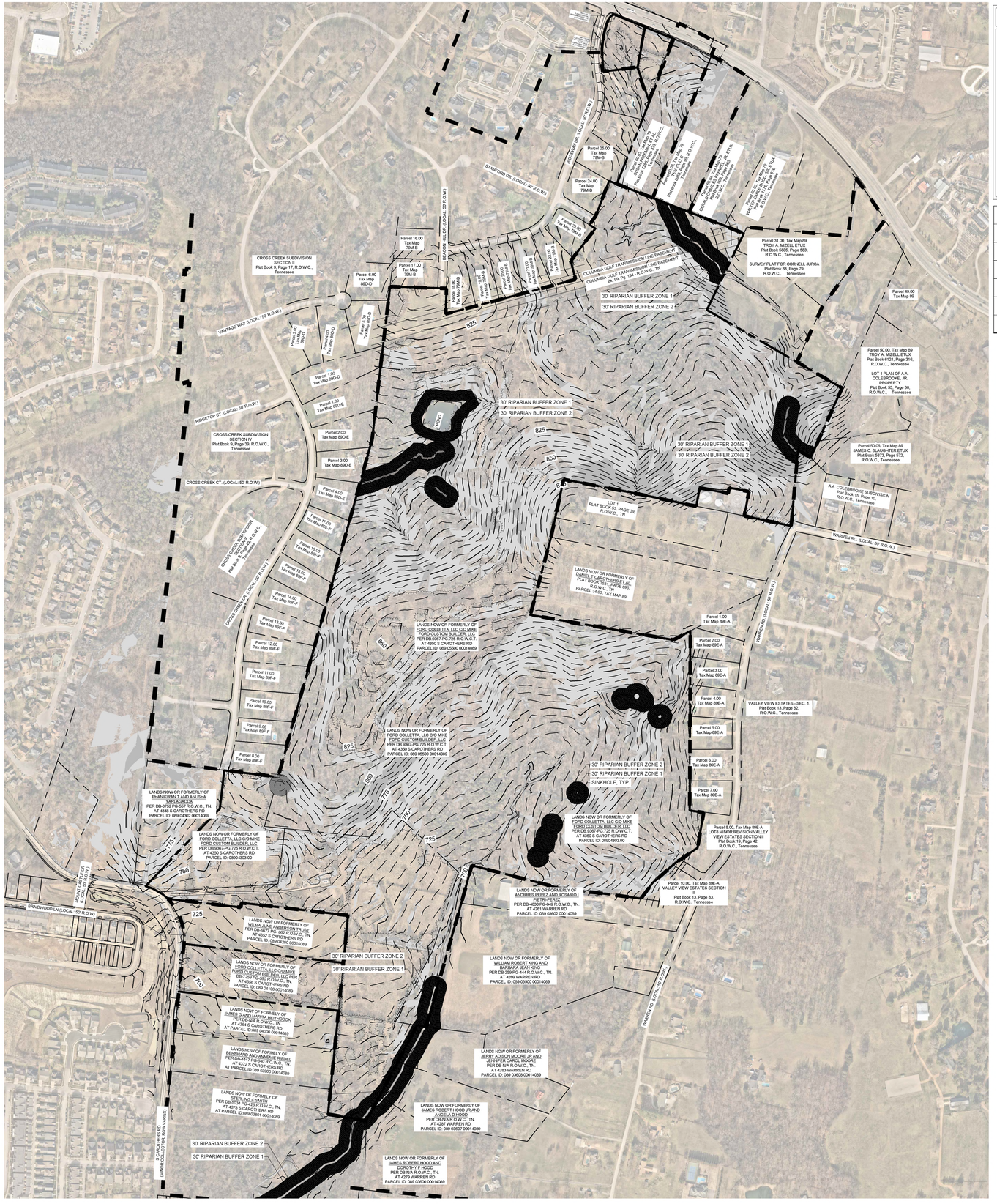
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: MARCH 6, 2025
ONE STOP:
COF #:8692

FORD CLASSIC HOMES

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



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SITE SLOPE TABLE

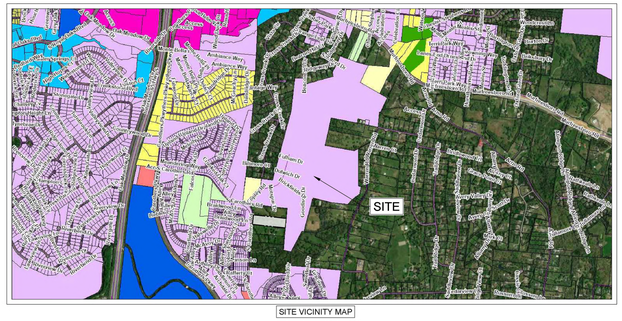
	14% - 19.99%
	20% and above

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO ONE OUTFALLS. OUTFALL #1 IS AN EXISTING STREAM AT THE SOUTHERN END OF THE PROPERTY

Premises Considered

Map-Parcel	Acres
079M-B02800	1.5
079M-B02900	1.2
089-05500	196.33
089-04100	5.86
Total	204.89



SITE VICINITY MAP

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Nashville, TN 37067Main:
615 564 2701 www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION, REZONING

Franklin, Williamson County, Tennessee

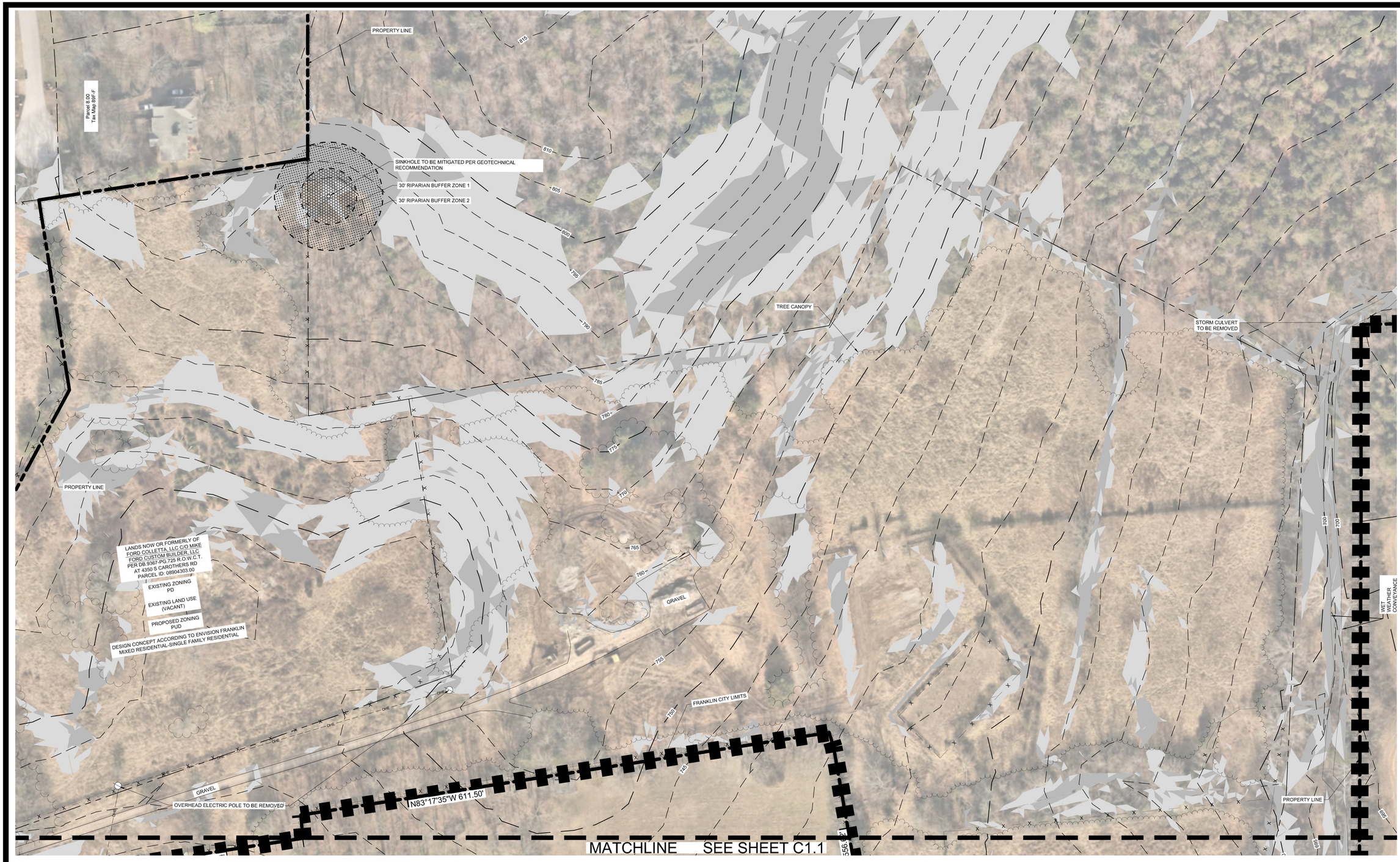
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURAL No. 121918 STATE OF TENNESSEE

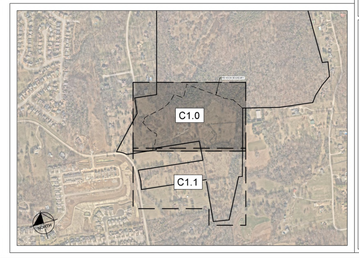
Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8692





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NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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615.564.2701 | www.kimley-horn.com
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FORD CLASSIC HOMES

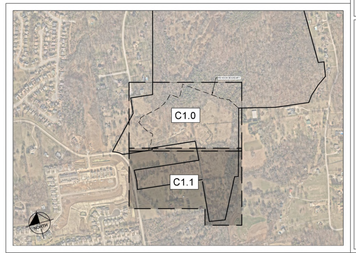
COLLETTA PARK PUD SUBDIVISION, REZONING
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
05/06/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS
SHEET
C1.1
COF # 8692





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Kimley»Horn
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION, REZONING

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURAL COMMERCE No. 137919 STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS SHEET

C1.2

COF # 8692

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

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FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

COLLETTA PARK PUD SUBDIVISION

REZONING REQUEST
PD(1.26 DUA)

Franklin, Williamson, Tennessee

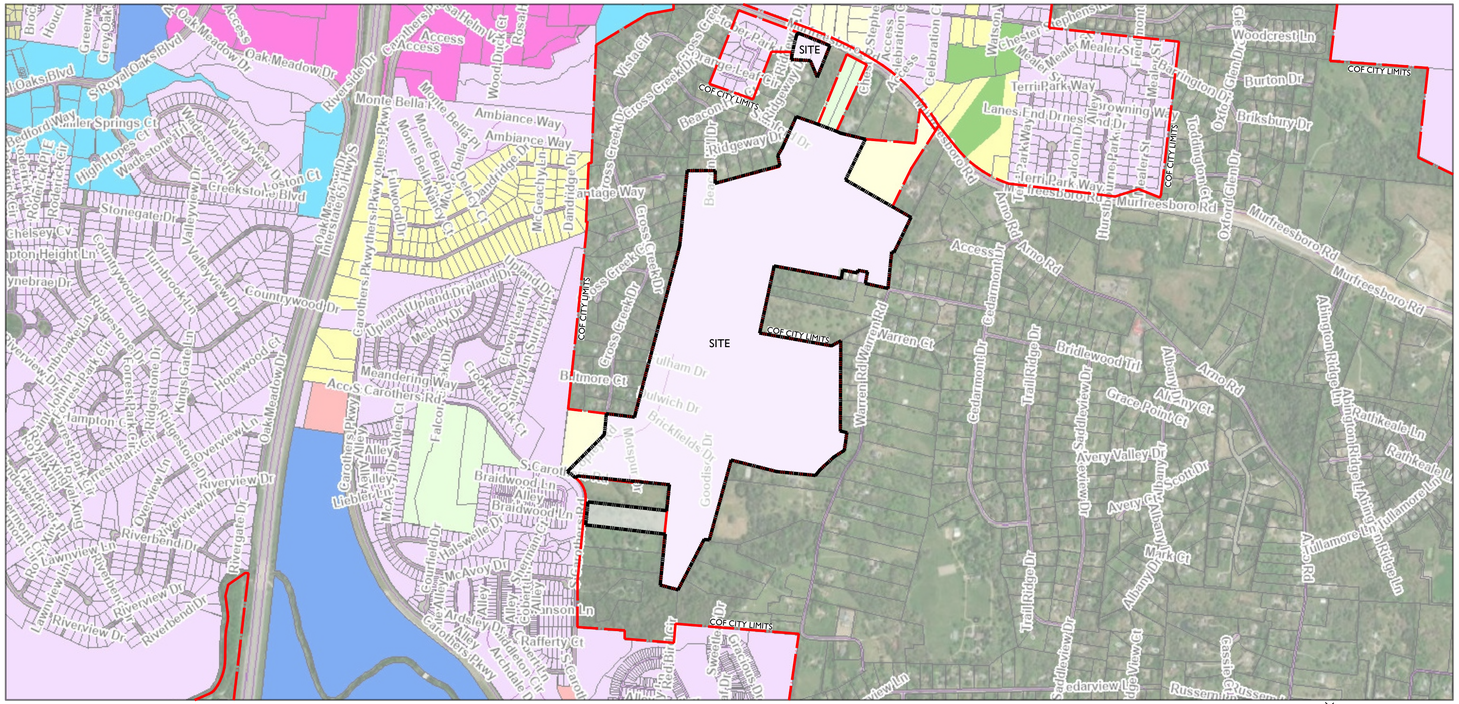
SITE DATA

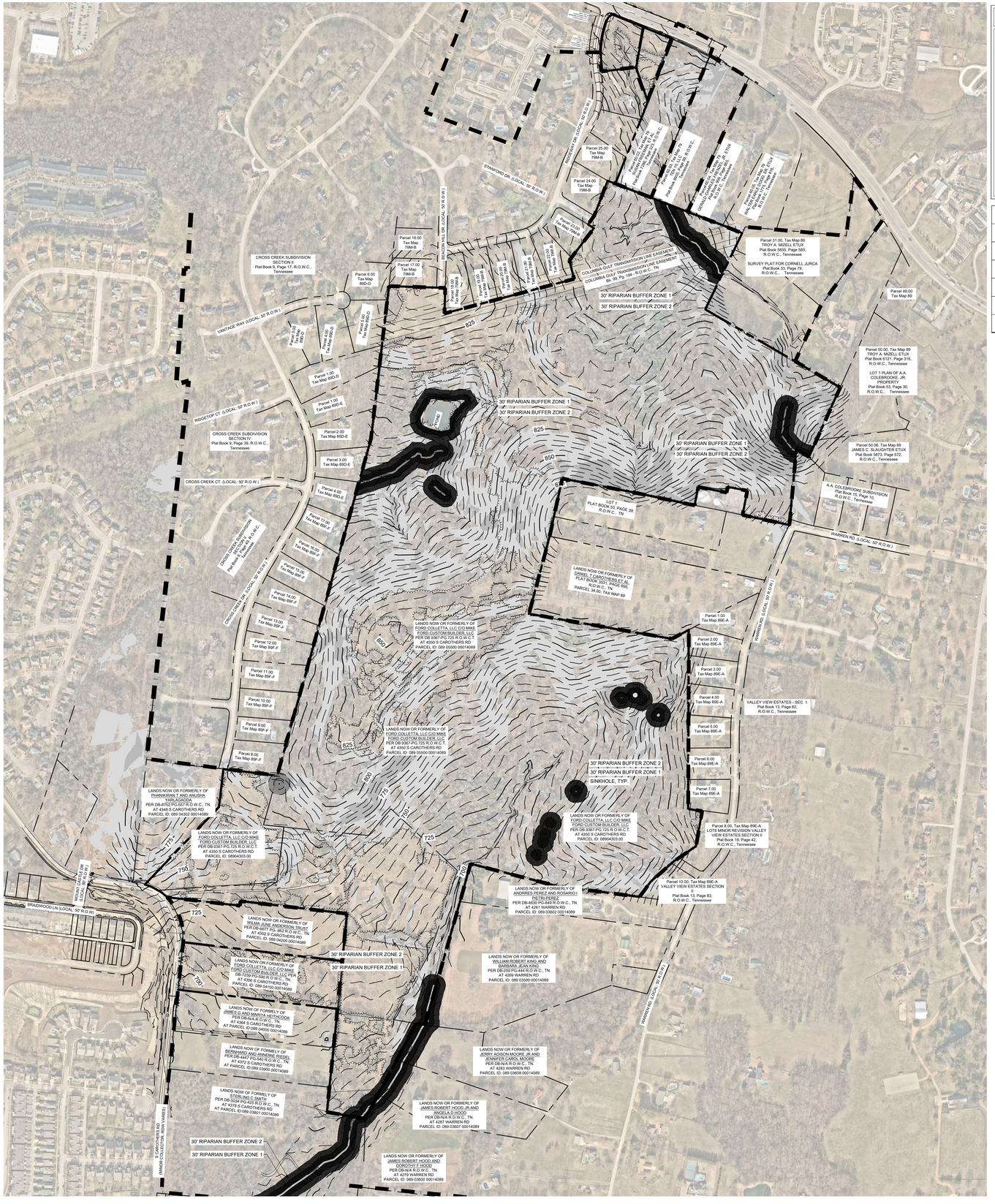
SUBDVISION/DEVELOPMENT:	**COLLETTA PARK PUD SUBDIVISION - REZONING REQUEST**
COF PROJECT NUMBER:	8692
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	204.89 AC / 8,925,110 SF
REGULATIONS	
EXISTING ZONING:	MGA-1(COUNTY) AND PUD (1.00 DUA)
PROPOSED ZONING:	PUD (1.26 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
FRONTAGE TYPES APPLIED:	YARD URBAN
EXISITING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ENVISION FRANKLIN DESIGN CONCEPT	MIXED RESIDENTIAL

NOTE*: THIS REZONING REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1 SUBMITTAL (COF#8691).

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS


SITE
SITE
COF CITY LIMITS
Access
Oak Meadow Dr
Monte Bella Dr
Ambiance Way
Ridgeway Dr
Cross Creek Dr
Bottomore Ct
Fulham Dr
Brickfields Dr
Goodlis Dr
Meandering Way
S Carothers Rd
Countrywood Dr
Riverview Dr
Rivergate Dr
Braidwood Ln
Alley
Jansom Ln
Rafferty Ct
Arno Rd
Murfreesboro Rd
Warren Ct
Cedarmont Dr
Trail Ridge Dr
Bridlewood Trl
Avery Valley Dr
Avery Park Way
Grace Point Ct
Albany Ct
Albany Dr
Mark Ct
Abington Ridge Ln
Ratliffeale Ln
Tullamore Ln
Woodcrest Ln
Burton Dr
Briksbury Dr
Oxford Glen Dr
Todthington Ct
Terri Park Way
Lanes End Dr
Browning Way
Hurst Turner Park Dr
Meales Mealer St
Mealer St
Baddington Dr
Celebration Ct
Gateway Blvd
Watson Ct
Chesterfield Dr
Stephenson Dr
Victor Ct
Cross Creek Dr
Bennett Dr
Ridgeway Dr
Oak Meadow Dr
Riverside Dr
Monte Bella Dr
Ambiance Way
Wood Duck Ct
Rosalie Ln
Oaks Blvd
Royal Oaks Blvd
Bedford Way
Timber Springs Ct
Highthorpe Ct
Greekstone Blvd
Valley View Dr
Stonegate Dr
Chelsey Cv
Hampton Height Ln
Ynebrae Dr
Overview Ln
Riverbend Dr
Lawnview Ln
Oak Meadow Ln
Foxes Run Ct
Kings Gate Ln
Stonestone Dr
Trent Park Ct
Hunters Ridge Ln
Hunters Ridge Ct
Hunters Ridge Dr
Hunters Ridge Cv
Hunters Ridge Way
Hunters Ridge Pl
Hunters Ridge Trl



SURVEY NOTES

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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 47187C0214GF, DATED DECEMBER 22, 2016 ; 47187C0220F, DATED SEPTEMBER 29, 2006.

SITE SLOPE TABLE

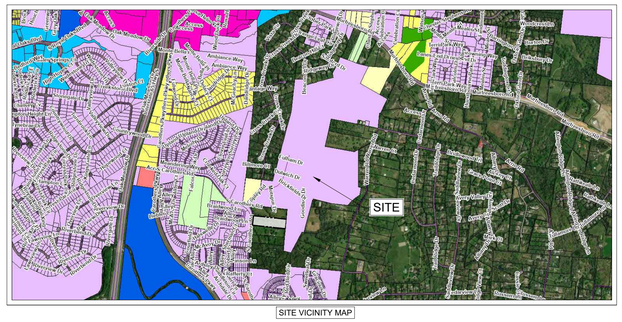
	14% - 19.99%
	20% and above

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO ONE OUTFALLS. OUTFALL #1 IS AN EXISTING STREAM AT THE SOUTHERN END OF THE PROPERTY

Premises Considered

Map-Parcel	Acres
079M-B02800	1.5
079M-B02900	1.2
089-05500	196.33
089-04100	5.86
Total	204.89



SITE VICINITY MAP

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION, REZONING

Franklin, Williamson County, Tennessee

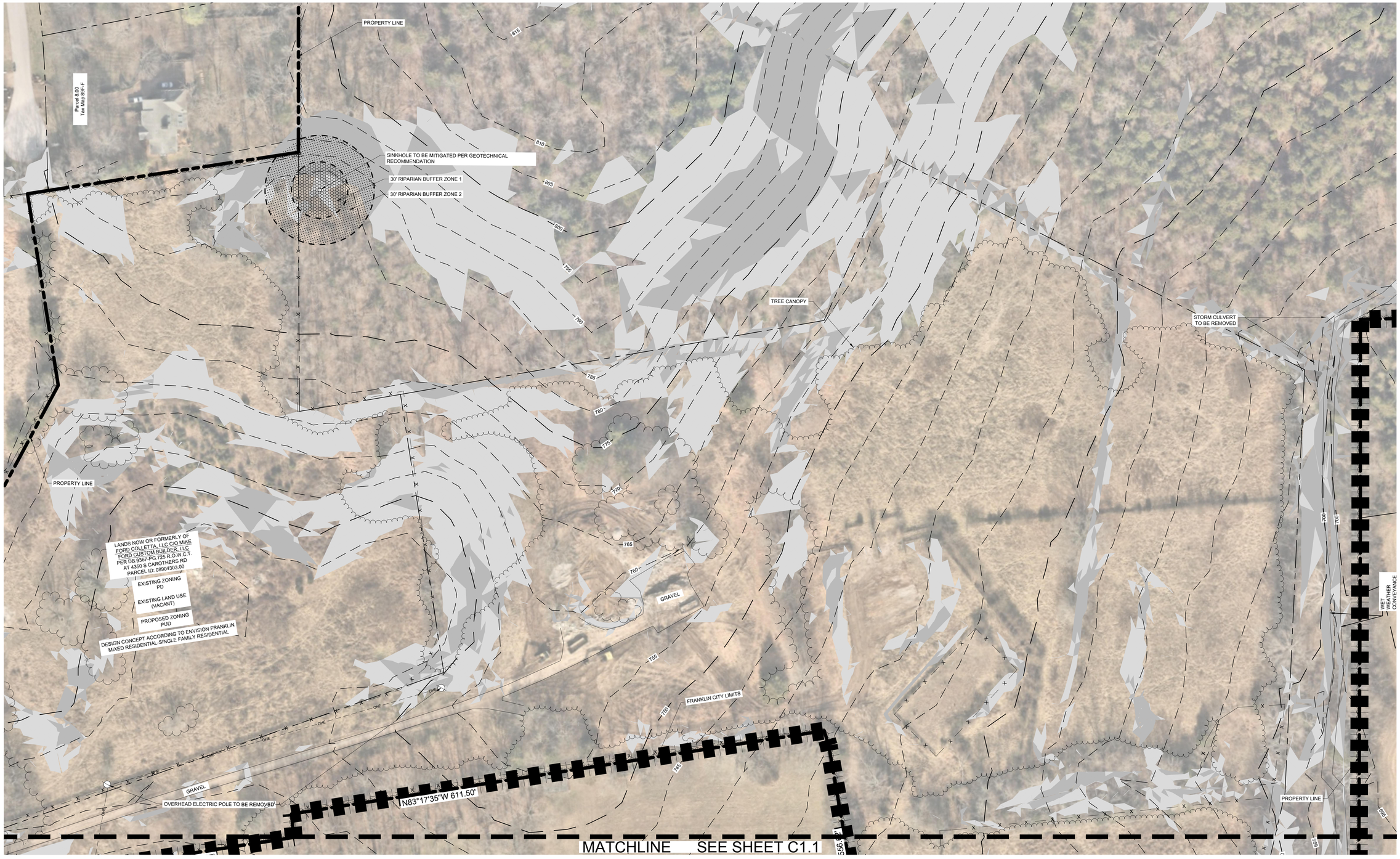
WILLIAM GRAY HARRISON REGISTERED ENGINEER Gray Harrison 115718 STATE OF TENNESSEE

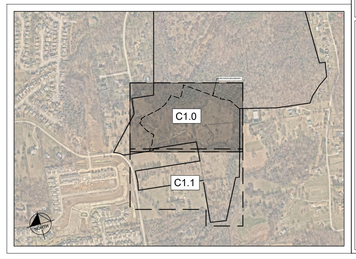
Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8692





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089-04100	5.86
Total	204.89

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION, REZONING
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
03/06/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS
SHEET
C1.1
COF # 8692

MATCHLINE SEE SHEET C1.0

N83°17'35"W 419.87'

LANDS NOW OR FORMERLY OF WILMA JUNE ANDERSON TRUST PER DB-6677 PG- 862 R.O.W.C., TN. AT 4352 S CAROTHERS RD PARCEL ID: 089 04200 00014089

OVERHEAD ELECTRIC TO BE REMOVED

LANDS NOW OR FORMERLY OF WILMA JUNE ANDERSON TRUST PER DB-6677 PG- 862 R.O.W.C., TN. AT 4352 S CAROTHERS RD PARCEL ID: 089 04200 00014089

EXISTING ZONING MGA-1 (COUNTY)

EXISTING LAND USE (RESIDENTIAL ESTATE)

DESIGN CONCEPT ACCORDING TO ENVISION FRANKLIN MIXED RESIDENTIAL

TREE CANOPY

N5°37'41"E 556.62'

EXISTING ZONING PD

EXISTING LAND USE (VACANT)

FL18"CMP=711.92'

FRANKLIN CITY LIMITS

N83°09'32"W 918.60'

FL18"CMP=711.19'

PROPERTY LINE

LANDS NOW OR FORMERLY OF FORD COLLETTA, LLC C/O MIKE FORD CUSTOM BUILDER, LLC PER DB-7259 PG-590 R.O.W.C., TN. AT 4356 S CAROTHERS RD PARCEL ID: 089 04100 00014089

EXISTING ZONING MGA-1 (COUNTY)

EXISTING LAND USE (RESIDENTIAL SINGLE FAMILY)

DESIGN CONCEPT ACCORDING TO ENVISION FRANKLIN MIXED RESIDENTIAL

N5°37'41"E 556.62'

N79°13'25"W 52.59'

S15°52'56"W 735.85'

FUTURE ROW DEDICATION OF S CAROTHERS ROAD

6" MUD WATER LINE

N6°11'24"E 274.32'

ATMOS GAS LINE

18" CMP I.E.=701.34

24" RCP I.E.=695.13

N83°08'58"W 920.77'

15" CMP I.E.=701.14

24" RCP I.E.=694.91

15" CMP I.E.=693.42

15" CMP I.E.=692.46

FL24"CMP=696.77' I.E.=692.46

FRANKLIN CITY LIMITS

BUILDING

N5°53'18"E 198.54'

N27°52'07"E 131.83'

LANDS NOW OR FORMERLY OF JAMES G AND MARITA HEITHCOOK PER DB-N/A R.O.W.C., TN. AT 4364 S CAROTHERS RD AT PARCEL ID:089 04000 00014089

EXISTING ZONING MGA-1 (COUNTY)

EXISTING LAND USE (MIXED USE)

DESIGN CONCEPT ACCORDING TO ENVISION FRANKLIN MIXED RESIDENTIAL

LANDS NOW OR FORMERLY OF JAMES G AND MARITA HEITHCOOK PER DB-N/A R.O.W.C., TN. AT 4364 S CAROTHERS RD AT PARCEL ID:089 04000 00014089

"CMP=698.65'

MINOR COLLECTOR ROW VARIES

S CAROTHERS RD

FL12"CMP=698.53'

Concrete Headwall 24"CMP I.E.=685.03

24"CMP I.E.=685.75

FL12"CMP=699.03'

FL15"RCP=701.82'

LANDS NOW OR FORMERLY OF BERNHARD AND ANNEMIE RIEDEL PER DB-4447 PG-540 R.O.W.C., TN. AT 4372 S CAROTHERS RD AT PARCEL ID:089 03900 00014089

EXISTING ZONING MGA-1 (COUNTY)

EXISTING LAND USE (RESIDENTIAL SINGLE FAMILY)

DESIGN CONCEPT ACCORDING TO ENVISION FRANKLIN MIXED RESIDENTIAL

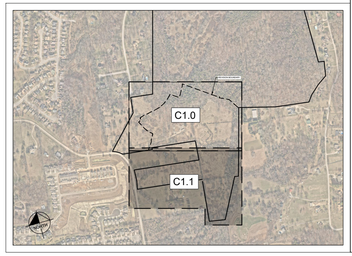
N5°51'19"E 227.76'

OVERHEAD ELECTRIC TO BE REMOVED

N6°08'19"E 143.48'

N80°09'49"W 224.06'

LANDS NOW OR FORMERLY OF JAMES ROBERT HOOD JR AND



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SITE SLOPE TABLE

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	20% and above

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Premises Considered

Map-Parcel	Acres
079M-B02800	1.5
079M-B02900	1.2
089-05500	196.33
089-04100	5.86
Total	204.89

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION, REZONING

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURAL No. 127919 STATE OF TENNESSEE

Revision Date

ENLARGED EXISTING CONDITIONS SHEET

C1.2

COF # 8692

City of Franklin

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

File #: 21-0269

DATE: February 27, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:
Consideration Of Resolution 2025-13, A Resolution Approving A Revised Development Plan For Colletta Park PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8691
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Mike Ford, Ford Colletta LLC

BACKGROUND/STAFF COMMENTS:
Colletta Park PUD is currently approved with 199 single-family lots on 199 acres. The proposed revision amounts to 204.89 acres with 232 single-family lots and 27 townhome units. The proposed revision is to add a parcel along South Carothers addressed as 4356 South Carothers Road. This parcel is the subject of the associated annexation and plan of service. The applicant has proposed a subdivision of single-family residential homes of varying lot sizes as well as townhome units. The applicant is exceeding the required open space and tree save calculations on the plan.

Envision Franklin recommends the Single Family Residential Design Concept for the majority of the project within the city limits, and a smaller portion of the existing Development Plan, along with the proposed annexed parcel of 4356 South Carothers Road, recommends the Mixed Residential Design Concept. Envision Franklin's Single Family Residential design concept states, "The Single Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwellings and lot sizes." The plan as proposed incorporates the recommendations and guiding principles of the Single Family Residential design concept by providing 5 different lot sizes within the plan to provide the range of single-family homes as suggested within Envision Franklin. The newly added parcel (4356 South Carothers Road) lies within the Mixed Residential design concept, which states, "The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." The plan is proposing townhomes on this parcel to add to the existing single-family development. They are achieving a transition by providing open spaces between the newly proposed townhomes and the

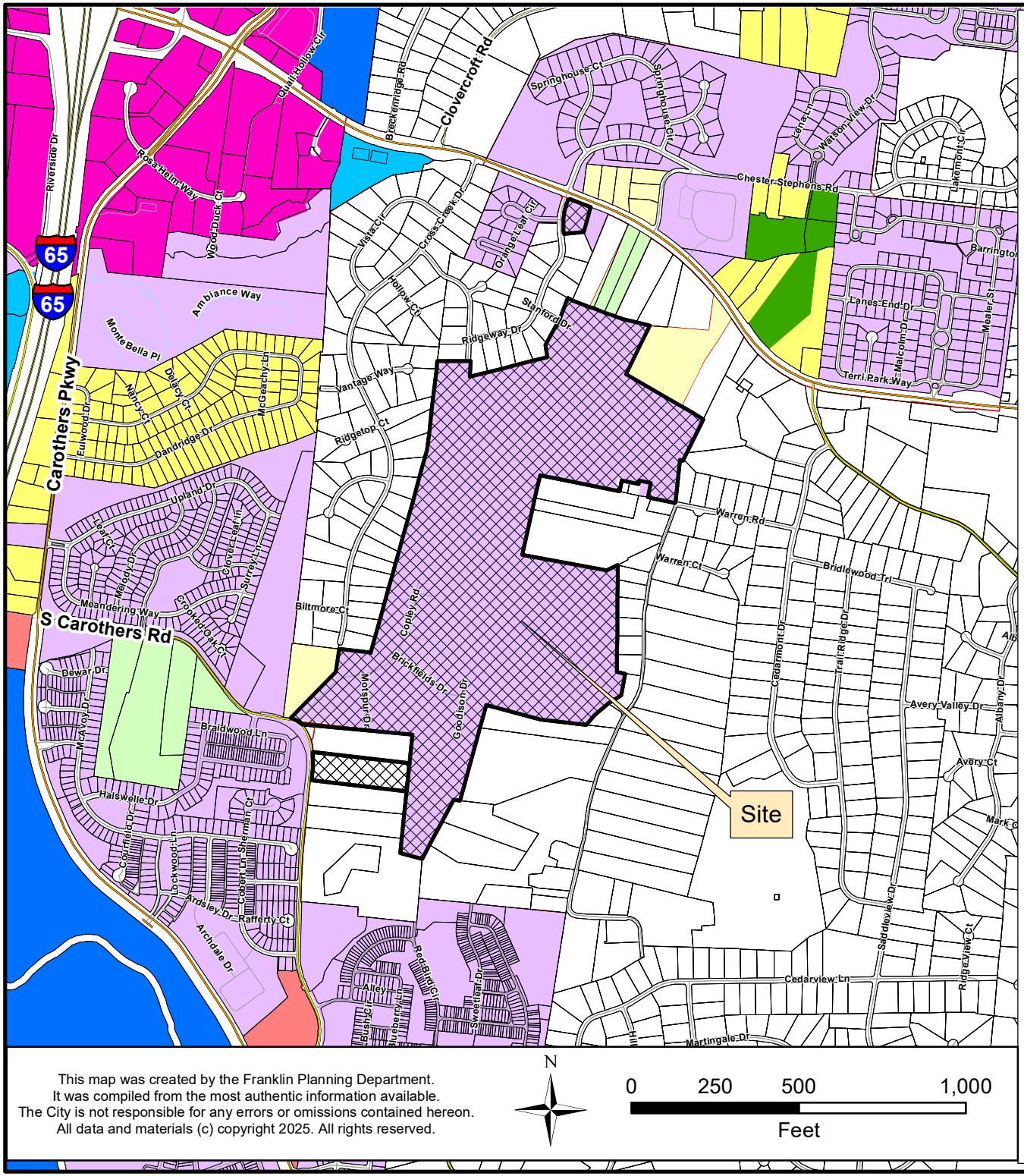
adjacent neighborhoods. The accompanying rezoning along with this proposed development plan meets the intent of Envision Franklin.

VESTING INFORMATION:
Colletta Park PUD was approved on December 12, 2017, with two modifications of standards (SWCO-3 Standards and Cul-de-sac length). The applicant requested a vesting extension in 2021, which was granted, and then again in 2023, which was again granted. This development plan is not requesting to establish new vesting but requesting to keep their current vesting for the entirety of the development, including the addition of 4356 South Carothers Road.

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-13.



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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COLLETTA PARK PUD SUBDIVISION
ORDINANCE 2025-03
RESOLUTION 2025-13

Project Information
Existing Zoning: Planned (PD 1.0) District
Proposed Zoning: Planned (PD 1.26) District
Overlay Districts: None
Site Acreage: 204.89 acres
Proposed Number of Dwelling Units: 259
Proposed Nonresidential Square Footage: None

Legend

- Colletta Park PUD Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2025-13

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR COLLETTA PARK PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF SOUTH CAROTHERS ROAD, INCLUDING 4356 SOUTH CAROTHERS ROAD.

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, BOMA originally rezoned the subject Property as part of Ordinance 2016-28 on December 13, 2016, and originally approved a Development Plan for the subject property as part of Resolution 2017-62 on December 12, 2017; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2017-62, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

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

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

WHEREAS, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2025-03.

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 Revision, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
079M--B02800 079M--BO2900	2.7
089--05500 089--04304 089--04303	196.33
089—04100	5.86
Total	204.89

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

SECTION III: That the overall entitlements, as amended, for the Colletta Park PUD Subdivision are as follows:

Entitlements	**Colletta Park PUD Subdivision**
Original Base Zone District	PD (1.0)
Requested Base Zone District	PD (1.26)
Other Zoning Overlays	N/A
Character Area Overlay	SWCO-3/MECO-6
Development Standard	Conventional
Number of Dwelling Units	259
Connectivity Index	1.31
Open Space Requirements	65.44 acres
Number of Phases in Development	7
Vested Development Plan Approval	Resolution No. 2017-62 Date of approval: 12/12/17
Approved Modification of Development Standards	MOS 1 – Lots Less than an acre. MOS 2 – Cul-De-Sac length greater than 500 feet and serve more than 20 lots.
Development Plan Revision Number	1

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

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2025-03, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST: **CITY OF FRANKLIN, TN:**

By: _____ By: _____
Angie Skarp **DR. KEN MOORE**
City Recorder Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

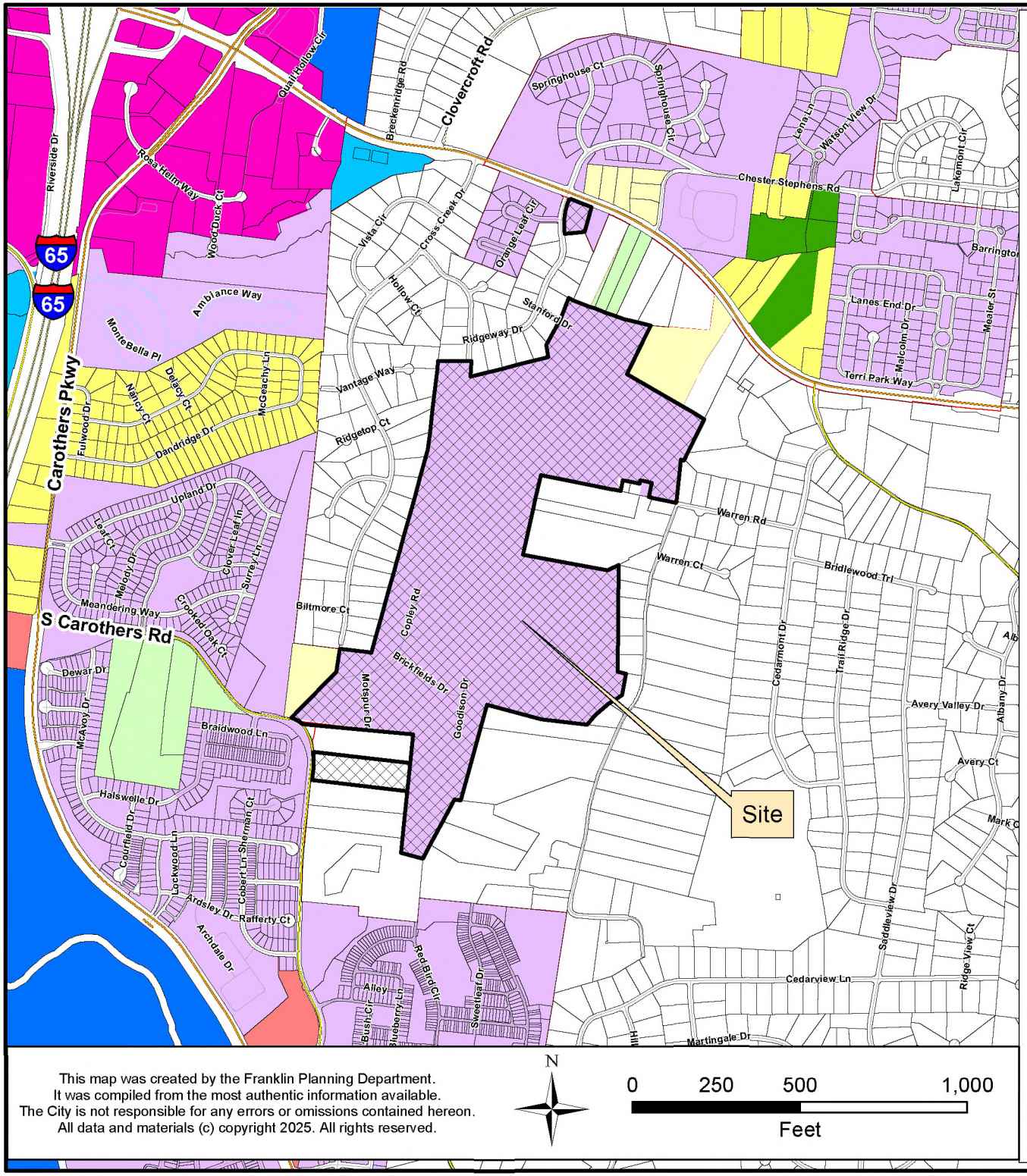
PREAPPLICATION CONFERENCE: October 8, 2024

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: December 12, 2025

NEIGHBORHOOD MEETING: October 9, 2024

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



COLLETTA PARK PUD SUBDIVISION
ORDINANCE 2025-03
RESOLUTION 2025-13

Project Information
Existing Zoning: Planned (PD 1.0) District
Proposed Zoning: Planned (PD 1.26) District
Overlay Districts: None
Site Acreage: 204.89 acres
Proposed Number of Dwelling Units: 259
Proposed Nonresidential Square Footage: None

Legend

- Colletta Park PUD Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COLLETTA PARK PUD SUBDIVISION - REVISION 1

DEVELOPMENT PLAN

PD(1.26 DUA)

Franklin, Williamson, Tennessee

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

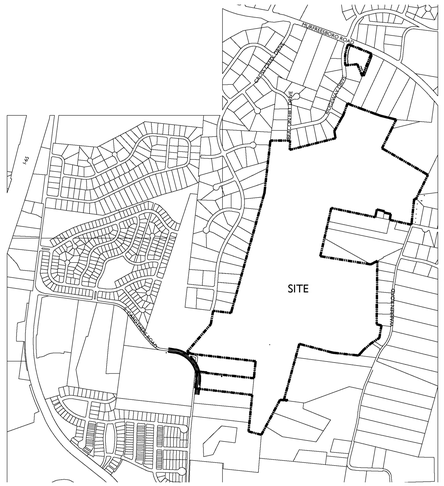
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

DEVELOPER/OWNER:

FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C2A	APPROVED DEVELOPMENT PLAN
C2B	APPROVED DEVELOPMENT PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C3.0	GRADING AND DRAINAGE
C3.1	GRADING AND DRAINAGE
C4.0	ROW AND ACCESS PLAN
C4.1	ROW AND ACCESS PLAN
C4.2	ROW AND ACCESS PLAN
C4.3	ROW AND ACCESS PLAN
C4.4	SIGHT DISTANCE PLAN
C4.5	ROW AND ACCESS VEHICLE DETAILS
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN
C6.0	PHASING PLAN
L1.0	OVERALL TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN ENLARGEMENT
L1.2	TREE PRESERVATION PLAN ENLARGEMENT
L1.3	SPECIMEN TREE LIST
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS
A1.2	ARCHITECTURAL ELEVATIONS
A1.3	ARCHITECTURAL ELEVATIONS
A1.4	ARCHITECTURAL ELEVATIONS
A1.5	ARCHITECTURAL ELEVATIONS



NOT TO SCALE

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1
#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

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#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

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MODIFICATION OF STREET STANDARD
Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION
Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

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

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2017

SUBDIVISION REGULATIONS: FEBRUARY 28, 2013

HISTORIC DISTRICT DESIGN GUIDELINES: N/A

TRANSPORTATION AND STREET TECHNICAL STANDARDS: APRIL 25, 2017

STORMWATER BMP MANUAL: JANUARY 1, 2016

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: DECEMBER 10, 2013

MUNICIPAL CODE: AUGUST 13, 2019

⚠ ADDITIONAL PARCEL, SECTION 2 REVISION, OPEN SPACE REVISION, SITE DATA CHART

SITE DATA

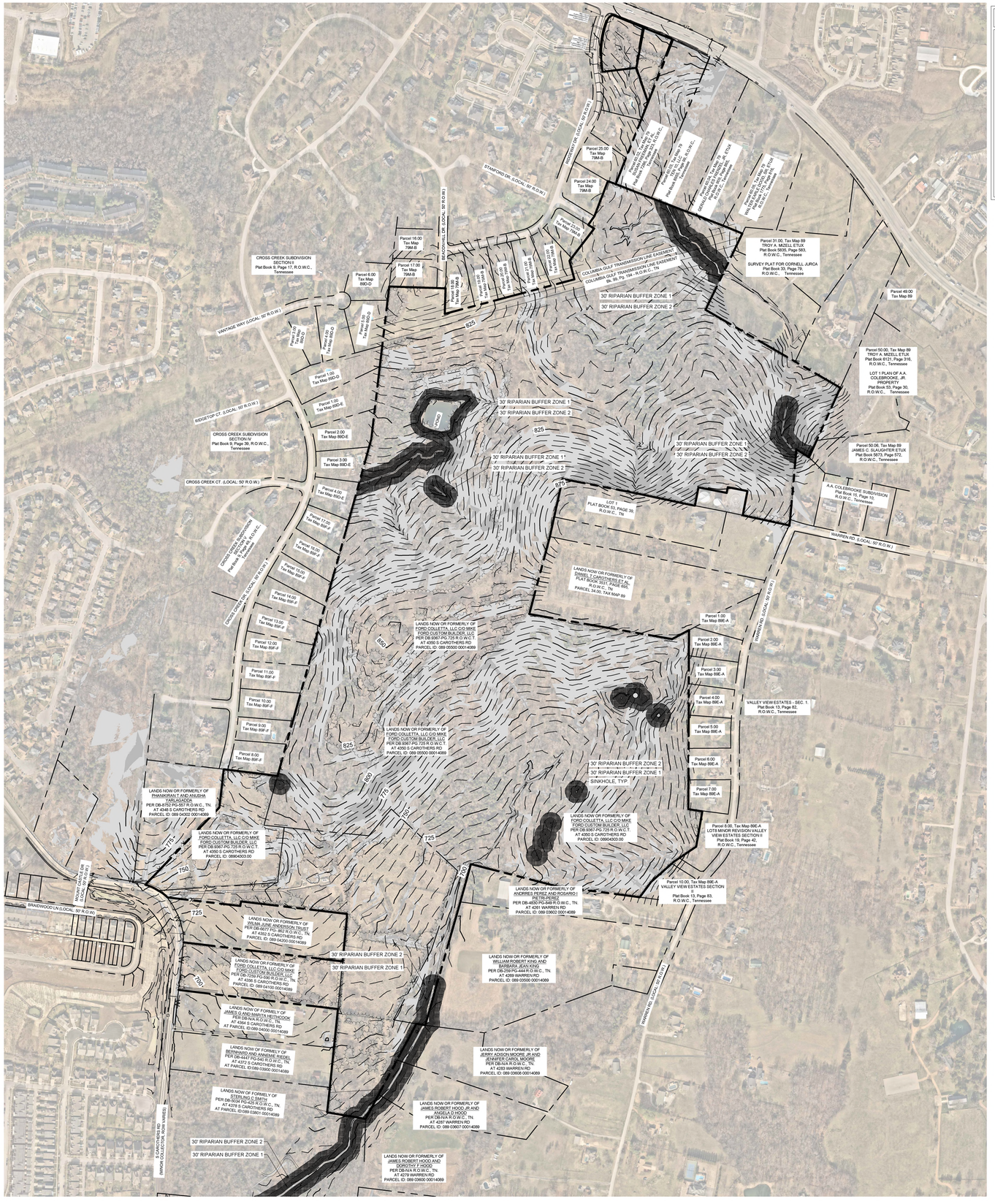
SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 1**
COF PROJECT NUMBER:	8691
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	204.89 AC / 8,925,110 SF
REGULATIONS	
EXISTING ZONING:	PUD (CITY), MGA-1(COUNTY)
PROPOSED ZONING:	PUD (1.26 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
SETBACKS:	
120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY: 53 85' SINGLE-FAMILY: 17 65' SINGLE-FAMILY: 105 46' SINGLE FAMILY: 8 41' SINGLE FAMILY: 49 TOWNHOMES: 27
TOTAL:	259
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
OPEN SPACE SF REQUIRED:	1,338,599 SF; 30.73 AC (15% OF SITE)
FORMAL OPEN SPACE SF REQUIRED:	455,202 SF; 10.45 AC (34% OF REQUIRED OPEN SPACE)
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE REQUIRED:	883,397 SF; 20.28 AC (66% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE AREA PROVIDED:	2,756,655 SF; 63.28 (206% OF REQUIRED OPEN SPACE)
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)
PARKING REQUIRED:	
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)
TOWNHOMES:	81 (3 PER 3 BEDROOM)
TOTAL:	545
PARKING PROVIDED:	635
HISTORICAL RESOURCE TREATMENT:	NA
OVERALL DENSITY:	1.26 UNITS/AC
NET DENSITY (MINUS ROW):	1.42 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITS) 8.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE

FORD CLASSIC HOMES

Kimley»Horn

PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #:8691

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SURVEY NOTES

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO ONE OUTFALLS. OUTFALL #1 IS AN EXISTING STREAM AT THE SOUTHERN END OF THE PROPERTY

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615 844 0141 www.kimley-horn.com
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FORD CLASSIC HOMES

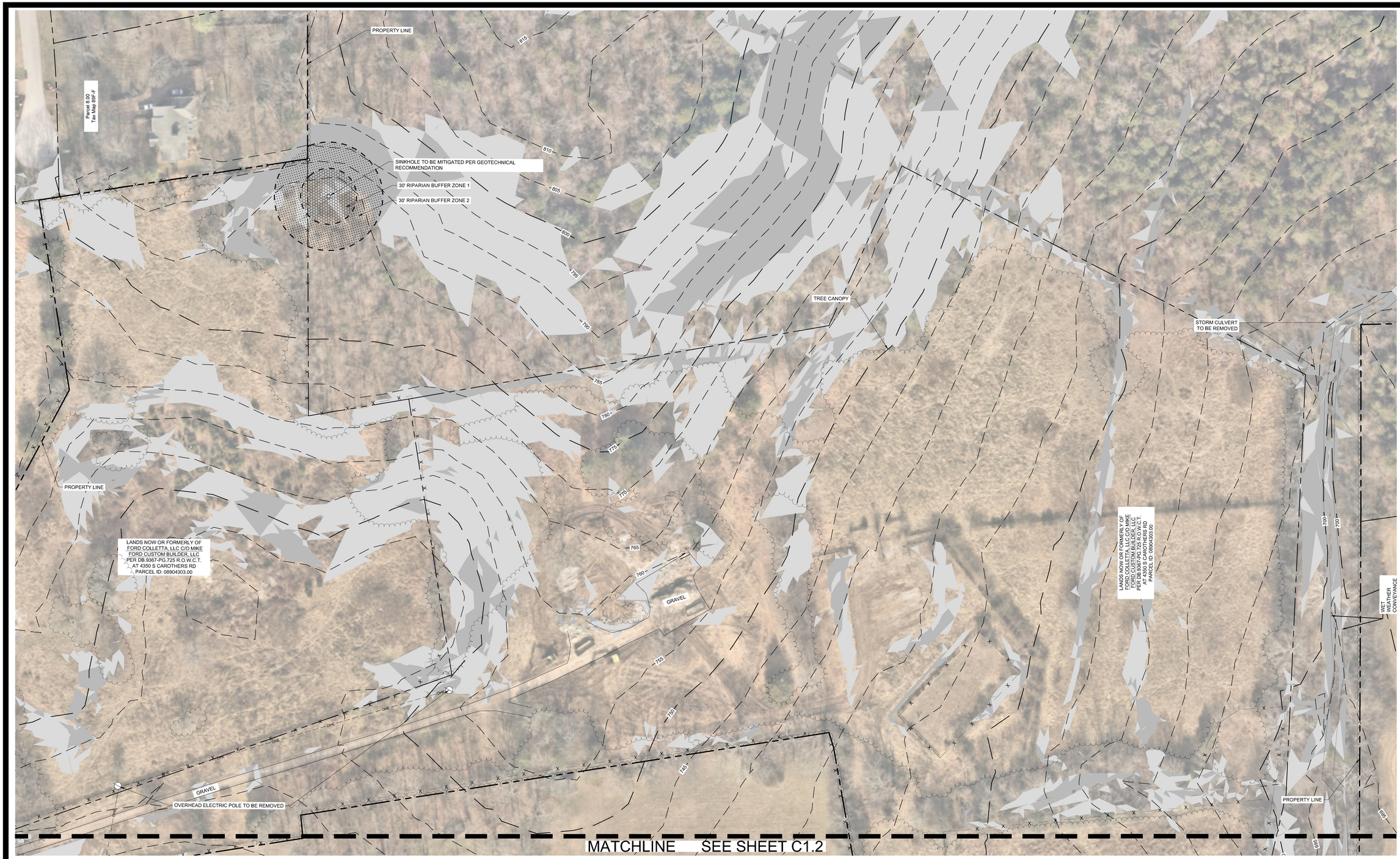
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

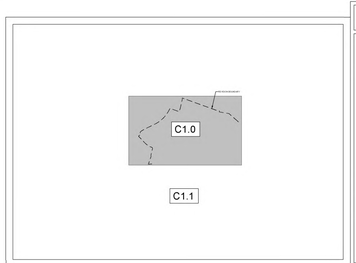
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL ENGINEER
No. 127515
STATE OF TENNESSEE
12/19/2025

Revision Date
△
△
△
△

OVERALL EXISTING CONDITIONS

SHEET
C1.0
COF # 8691





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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
02/06/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS
SHEET
C1.1
COF # 8691

MATCHLINE SEE SHEET C1.1

LANDS NOW OR FORMERLY OF
WILMA JUNE ANDERSON TRUST
PER DB-6677 PG- 862 R.O.W.C., TN.
AT 4352 S CAROTHERS RD
PARCEL ID: 089 04200 00014089

OVERHEAD ELECTRIC TO BE REMOVED

TREE CANOPY

FL18"CMP=711.92'

FL18"CMP=711.19'

PROPERTY LINE

LANDS NOW OR FORMERLY OF
FORD COLLETTA, LLC C/O MIKE
FORD CUSTOM BUILDER, LLC
PER DB-7259 PG-590 R.O.W.C., TN.
AT 4356 S CAROTHERS RD
PARCEL ID: 089 04100 00014089

6" MUD WATER LINE

ATMOS GAS LINE

18" CMP
I.E.=701.34

24" RCP
I.E.=695.13

24" RCP
I.E.=694.91

15" CMP
I.E.=701.14

15" CMP
I.E.=693.42

15" CMP
I.E.=692.46

FL24"CMP=696.77'

"CMP=698.65'

LANDS NOW OR FORMELY OF
JAMES G AND MARITA HETHCOOK
PER DB-N/A R.O.W.C., TN.
AT 4384 S CAROTHERS RD
AT PARCEL ID 089 04000 00014089

FL12"CMP=698.53'

Concrete Headwall
24"CMP
I.E.=685.03

24"CMP
I.E.=685.75

FL12"CMP=699.03'

FL15"RCP=701.82'

S CAROTHERS RD
MINOR COLLECTOR ROW (VARIES)

BUILDING

30.0'
RIPARIAN
BUFFER
ZONE 2

30.0'
RIPARIAN
BUFFER
ZONE 1

OVERHEAD ELECTRIC TO BE REMOVED

STREAM TOP
OF BANK

LANDS NOW OR FORMERLY OF
JAMES ROBERT HOOD JR AND
[illegible]

740
735
730
725
720
715
710
705
700
695
690
685

C1.0

C1.1

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0 25 50 100

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615 564 2701 Fax: 866 788 3866
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
TRANSPORTATION
COMMERCE
No. 137915
STATE OF TENNESSEE
12/19/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS
SHEET
C1.2

COF # 8691



REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PARK PUD SUBDIVISION

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Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION
Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1001	FORMAL	PARK	117,867 SF (2.71 AC)
1002	INFORMAL	GREEN BELT	101,543 SF (2.33 AC)
1003	INFORMAL	GREEN BELT	78,859 SF (1.81 AC)
2001	INFORMAL	GREEN BELT	103,606 SF (2.38 AC)
2002	FORMAL	PARK	73,968 SF (1.70 AC)
2003	INFORMAL	GREEN BELT	337,171 SF (7.74 AC)
3001	INFORMAL	GREEN BELT	264,097 SF (6.06 AC)
3002	FORMAL	PARK	29,014 SF (0.67 AC)
3003	FORMAL	PARK	55,350 SF (1.27 AC)
3004	INFORMAL	GREEN BELT	1,421,137 SF (32.62 AC)
4001	INFORMAL	GREEN BELT	2,718 SF (0.06 AC)
4002	INFORMAL	GREEN BELT	2,700 SF (0.06 AC)
5001	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)
5002	FORMAL	PARK	19,189 SF (0.44 AC)
6001	INFORMAL	GREEN BELT	7,868 SF (0.18 AC)
6002	FORMAL	AMENITY	153,833 SF (3.53 AC)
6003	INFORMAL	GREEN BELT	10,655 SF (0.24 AC)
6004	INFORMAL	GREEN BELT	17,961 SF (0.41 AC)
7001	INFORMAL	GREEN BELT	73,261 SF (1.68 AC)
7002	INFORMAL	GREEN BELT	48,923 SF (1.12 AC)
7003	INFORMAL	GREEN BELT	123,477 SF (2.83 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	151,589 SF (3.48 AC)
2	46,074 SF (1.06 AC)
3	35,722 SF (0.82 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.36 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 10.32 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 60.48 AC

TOTAL OPEN SPACE PROVIDED: 70.80 AC (35.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD COORDIOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY, WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS ONE UNIT PER ACRE.

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,595 SF	126,918 SF	57,677 SF
TREE C	5,661,025 SF	3,605,008 SF	2,056,017 SF
TREE D	152,235 SF	108,317 SF	43,918 SF
TOTAL	6,018,356 SF	3,840,243 SF	2,178,113 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

PROVIDED CANOPY PRESERVED = 2,178,113 SF (36.2%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION AREA

STREAM BUFFER

60' STREAM BUFFER

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISON
PROJECT NUMBER:	6559
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 02800 079 MB 02900 089 05500 089 04303 089 04304
EXISTING ZONING:	R-1
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.2
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5755
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
MINIMUM PARKING REQUIREMENT:	2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	1.00 DUA
TREE CANOPY:	138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION:	FEE IN LIEU ($541,467.60) 35 @ 1200 SF/HOME = 42,000 SF 164 @ 600 SF/HOME = 98,400 SF
OPEN SPACE:	29.85 AC (15%) TOTAL REQUIRED 10.15 AC FORMAL REQ. 19.70 AC INFORMAL REQ.
OVERALL DENSITY:	1.00 UNITS/AC
NET DENSITY (WHOLE ROW):	1.10 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.17 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	199 SINGLE FAMILY HOMES 65' LOTS: 90 80' LOTS: 53 ESTATE: 56
NONRESIDENTIAL SQUARE FOOTAGE:	75.56 AC
TOTAL ACREAGE BY USE, ENTIRE SITE:	123.21 AC RESIDENTIAL 70.80 AC OPEN SPACE 4.99 AC NON-BUILDABLE LOTS
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 35.24 AC RESIDENTIAL (24 UNITS) 6.85 AC OPEN SPACE SECTION 2 12.4 AC RESIDENTIAL (13 UNITS) 11.82 AC OPEN SPACE SECTION 3 8.69 AC RESIDENTIAL (21 UNITS) 40.62 AC OPEN SPACE SECTION 4 20.34 AC RESIDENTIAL (51 UNITS) 0.12 AC OPEN SPACE SECTION 5 11.72 AC RESIDENTIAL (38 UNITS) 1.40 AC OPEN SPACE SECTION 6 11.04 AC RESIDENTIAL (29 UNITS) 4.36 AC OPEN SPACE SECTION 7 5.06 AC RESIDENTIAL (23 UNITS) 5.64 AC OPEN SPACE

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
199 X 350 GPD = 69,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
199 HOMES X .64 STUDENTS = 128 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

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

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: SEPTEMBER 22, 2017

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
12/14/17

Revision Date
1 12.15.2017

DEVELOPMENT PLAN
C2.0
COF 6559

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615 770 8100 Fax: 615 770 8101
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION I
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REG. NO. 1418
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT

Revision Date

APPROVED DEVELOPMENT PLAN
SHEET
C2A
COF# 8691



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date
12.15.2017

DEVELOPMENT PLAN

C2.1

COF 6559

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

3/6/25

Revision Date

APPROVED DEVELOPMENT PLAN

SHEET

C2B

COF# 8691

LOCAL COMPATIBILITY:

⚠ ADDITIONAL DESIGN CONCEPT, ADDITIONAL LOT TYPES

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY AND MIXED RESIDENTIAL DESIGN CONCEPTS OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY AND MIXED RESIDENTIAL HOMES.

DESIGN CONCEPTS: SINGLE FAMILY, MIXED RESIDENTIAL

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD OF COLLETTA PARK ARE A COMBINATION OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS TO NORTH, EAST AND WEST AND TRANSITION TO MIXED RESIDENTIAL/SINGLE FAMILY TO THE SOUTH. MOST OF THE EXISTING NEIGHBORHOODS AND ABUTTING PROPERTIES ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS OF COMPARABLE SIZE TO ADJOINING RESIDENTIAL USES AND/OR ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS OR PUBLIC ROW. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS AND TOWNHOMES IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

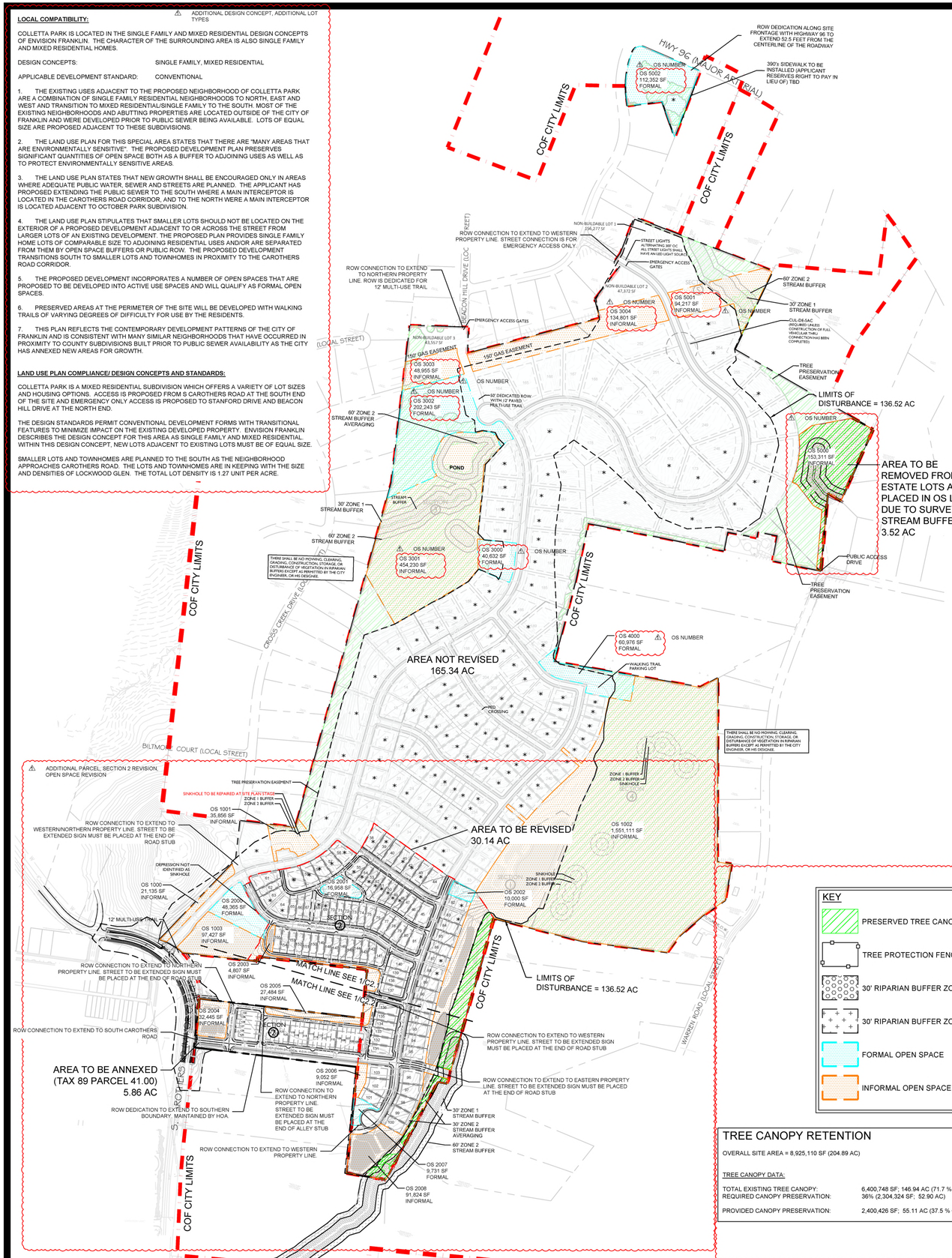
7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LAND USE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A MIXED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ONLY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THE DESIGN CONCEPT FOR THIS AREA AS SINGLE FAMILY AND MIXED RESIDENTIAL WITHIN THIS DESIGN CONCEPT, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS AND TOWNHOMES ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS AND TOWNHOMES ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS 1.27 UNIT PER ACRE.



REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

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

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,925,110 SF (204.89 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.7 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 204.89 AC
OPEN SPACE ACREAGE REQUIRED: 30.73 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.45 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (20.28 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1000	INFORMAL	GREEN BELT	21,135 SF (0.48 AC)
1001	INFORMAL	GREEN BELT	35,856 SF (0.82 AC)
1002	INFORMAL	GREEN BELT	1,551,111 SF (35.61 AC)
1003	INFORMAL	GREEN BELT	97,427 SF (2.24 AC)
2000	FORMAL	AMENITY	48,365 SF (1.11 AC)
2001	FORMAL	PARK	16,958 SF (0.39 AC)
2002	FORMAL	PARK	10,000 SF (0.23 AC)
2003	INFORMAL	GREEN BELT	4,807 SF (0.11 AC)
2004	INFORMAL	GREEN BELT	32,445 SF (0.75 AC)
2005	INFORMAL	GREEN BELT	27,484 SF (0.63 AC)
2006	INFORMAL	GREEN BELT	9,052 SF (0.21 AC)
2007	FORMAL	PARK	9,731 SF (0.22 AC)
2008	INFORMAL	GREEN BELT	91,824 SF (2.11 AC)
3000	FORMAL	PARK	40,632 SF (0.93 AC)
3001	INFORMAL	GREEN BELT	454,230 SF (10.43 AC)
3002	FORMAL	PARK	202,243 SF (4.64 AC)
3003	INFORMAL	GREEN BELT	48,955 SF (1.12 AC)
3004	INFORMAL	GREEN BELT	134,801 SF (3.09 AC)
4000	FORMAL	PARK	60,976 SF (1.40 AC)
5000	INFORMAL	GREEN BELT	153,311 SF (3.52 AC)
5001	INFORMAL	GREEN BELT	94,217 SF (2.16 AC)
5002	FORMAL	PARK	112,352 SF (2.58 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	156,277 SF (3.59 AC)
2	47,372 SF (1.09 AC)
3	43,557 SF (1.00 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.68 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.50 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 63.28 AC

TOTAL OPEN SPACE PROVIDED: 74.78 AC (36.70%)

⚠ SITE DATA CHART, OPEN SPACE CHART, TREE CANOPY CHART, ADDITIONAL PARCEL

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 1**
COF PROJECT NUMBER:	8691
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	204.89 AC / 8,925,110 SF

REGULATIONS

EXISTING ZONING:	PUD (CITY), MGA-1(COUNTY)
PROPOSED ZONING:	PUD (1.26 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE

SETBACKS:

120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'

DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY:	53
	85' SINGLE-FAMILY:	17
	65' SINGLE FAMILY:	105
	46' SINGLE FAMILY:	8
	41' SINGLE FAMILY:	49
	TOWNHOMES:	27
TOTAL:		259
BUILDING HEIGHT:	2 STORIES	
LANDSCAPE SURFACE RATIO:	0.40	
MINIMUM LANDSCAPE SURFACE RATIO:	0.30	
OPEN SPACE SF REQUIRED:	1,338,599 SF; 30.73 AC (15% OF SITE)	
FORMAL OPEN SPACE SF REQUIRED:	455,202 SF; 10.45 AC (34% OF REQUIRED OPEN SPACE)	
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)	
INFORMAL OPEN SPACE REQUIRED:	883,397 SF; 20.28 AC (66% OF REQUIRED OPEN SPACE)	
INFORMAL OPEN SPACE AREA PROVIDED:	2,756,655 SF; 63.28 (206% OF REQUIRED OPEN SPACE)	
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)	
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)	
PARKING REQUIRED:		
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)	
TOWNHOMES:	81 (3 PER 3 BEDROOM)	
TOTAL:	545	
PARKING PROVIDED:	635	
HISTORICAL RESOURCE TREATMENT:	NA	
OVERALL DENSITY:	1.26 UNITS/AC	
NET DENSITY (MINUS ROW):	1.42 UNITS/AC	
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC	
NONRESIDENTIAL SQUARE FOOTAGE:	NA	
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY	
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITES) 8.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITES) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITES) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITES) 9.74 AC OPEN SPACE	

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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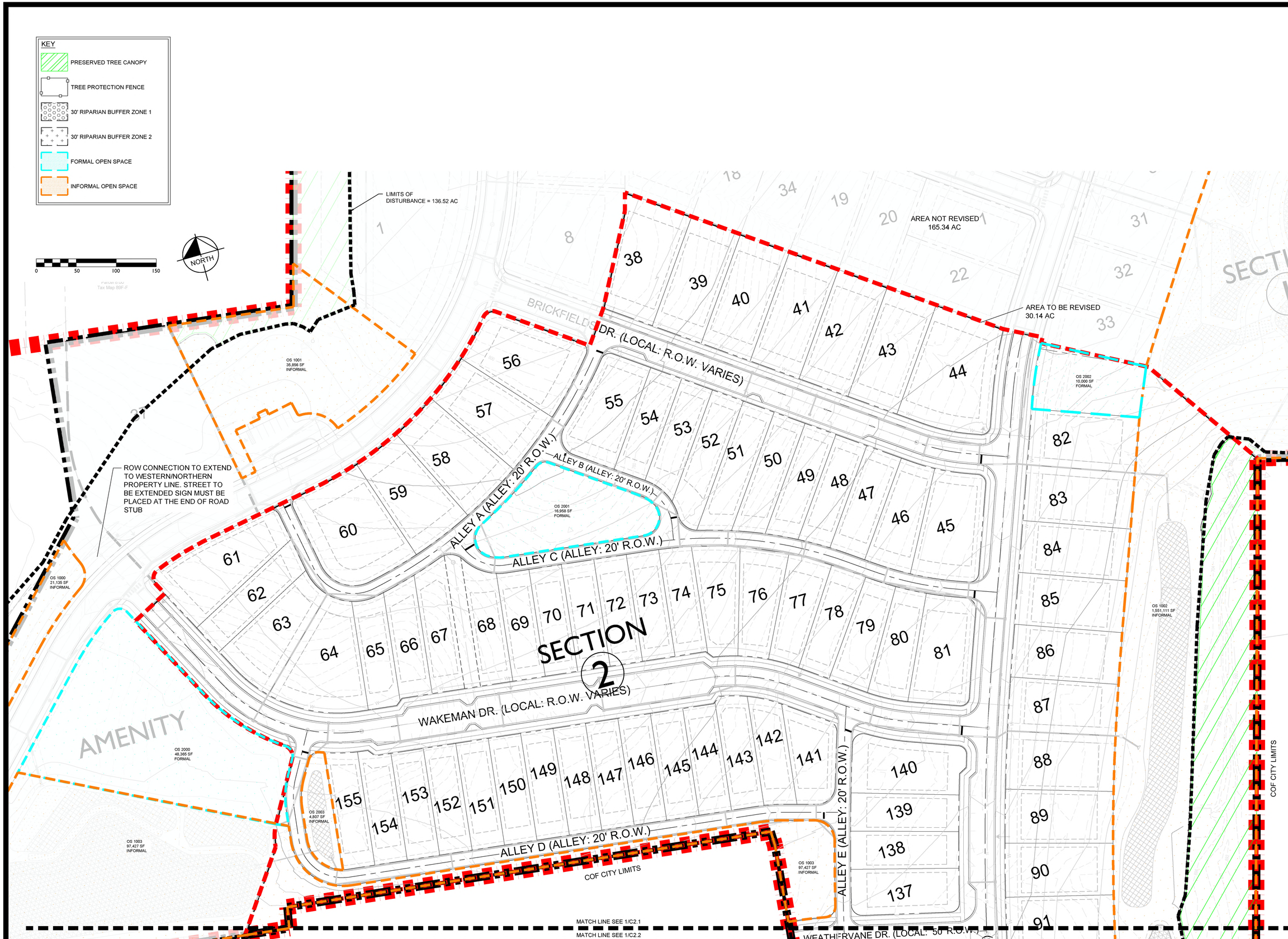
FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

Revision Date
⚠1 JANUARY 13, 2025

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF# 8691



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

3/6/25

Revision Date

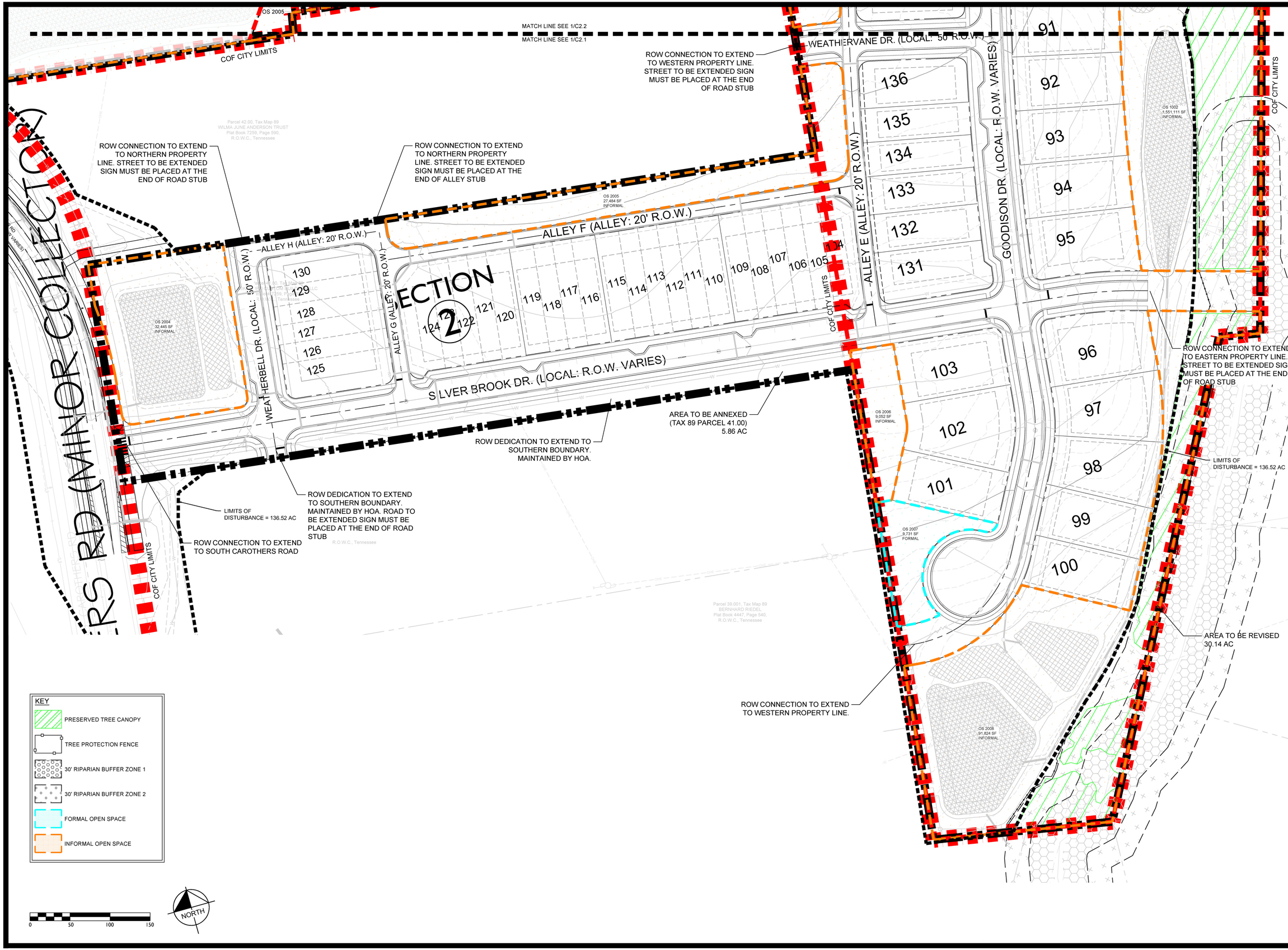
1 JANUARY 13, 2025

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF# 8691



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

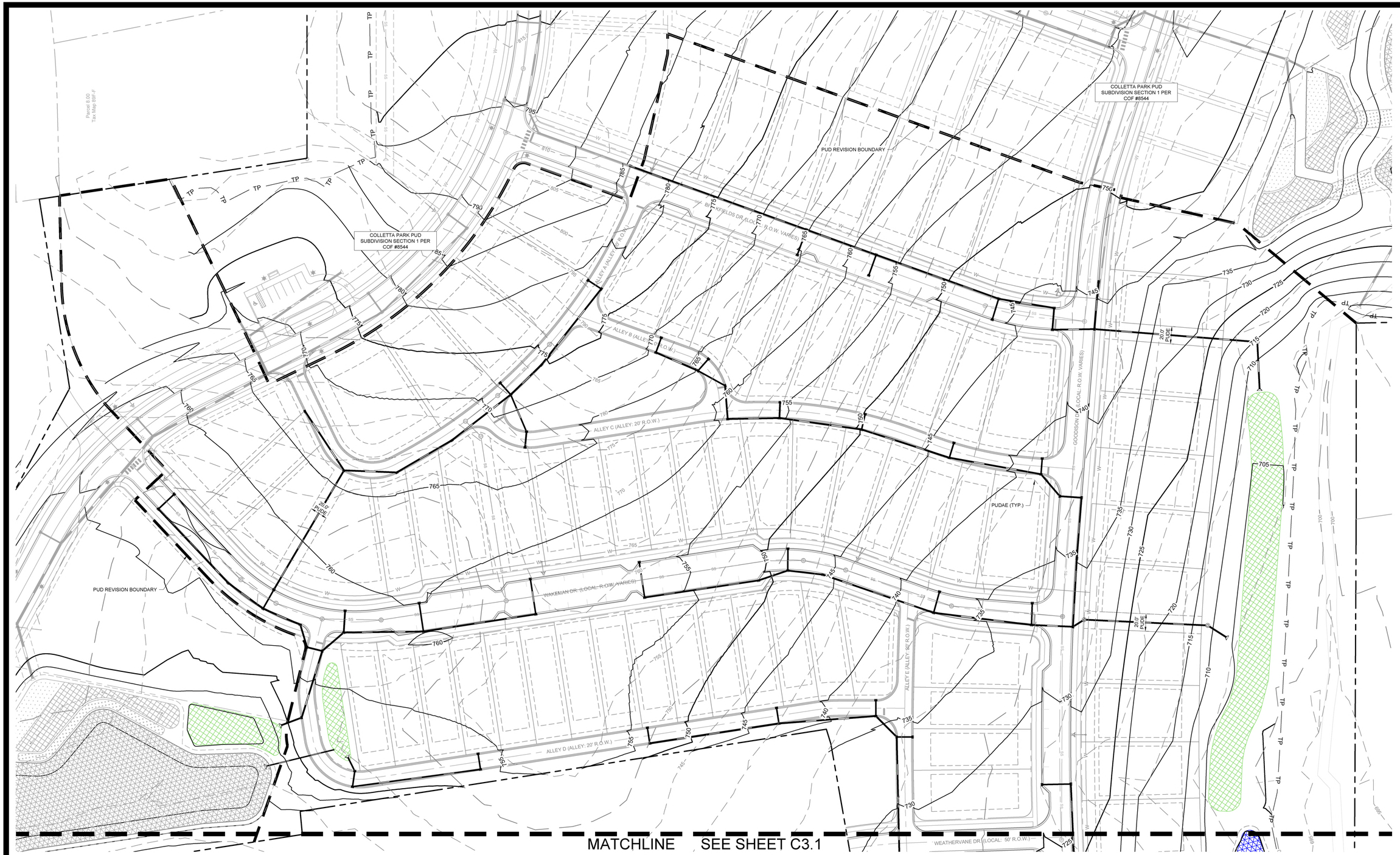
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

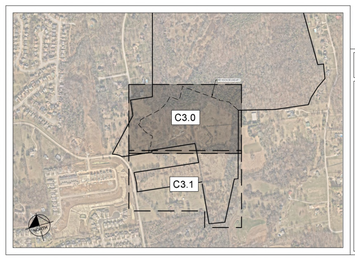
Revision Date
JANUARY 13, 2025

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF# 8691





COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION STRUCTURES.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA STORM STRUCTURE TO AN UNDERGROUND DETENTION STRUCTURE. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

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.

SITE AREA TABLE

TOTAL SITE AREA =	196.41 ACRES
TOTAL REVISED AREA =	31.31 ACRES
TOTAL AREA ADDED =	5.86 ACRES
REVISED IMPERVIOUS AREA - ROW =	5.41 ACRES
REVISED IMPERVIOUS AREA - LOTS =	10.76 ACRES

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	65.60 CFS	65.62 CFS
OUTFALL 2	341.54 CFS	341.54 CFS

STATEMENT OF IMPACTS

THERE WILL BE APPROXIMATELY 16.17 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

HATCH LEGEND

WATER QUALITY	
DETENTION	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

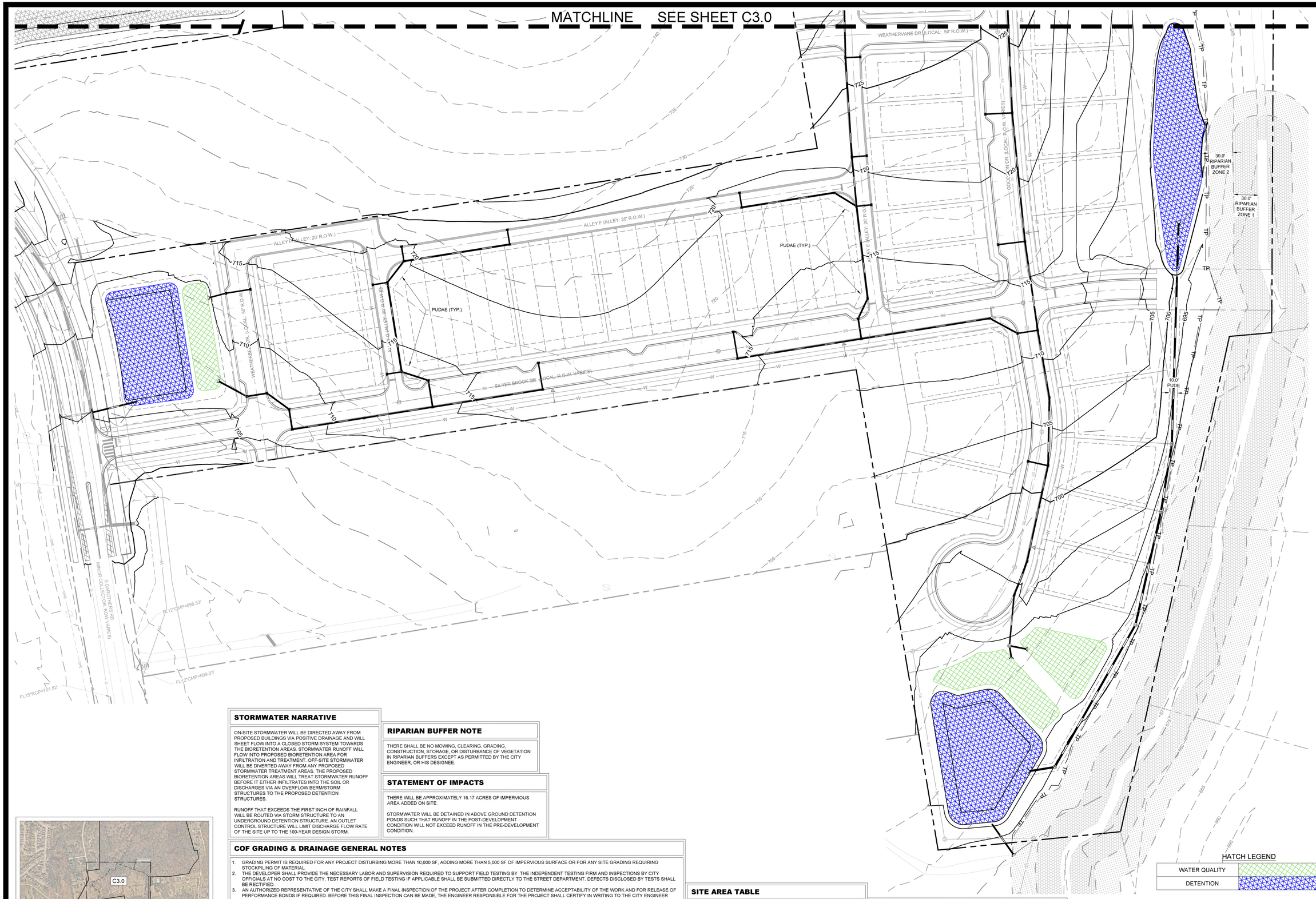
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127918
STATE OF TENNESSEE

Revision Date
1 _____
2 _____
3 _____
4 _____

GRADING AND DRAINAGE

SHEET
C3.0

COF # 8691



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OUTFALL 2	341.54 CFS	341.54 CFS

HATCH LEGEND

WATER QUALITY	
DETENTION	

GRAPHIC SCALE IN FEET
0 25 50 100

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

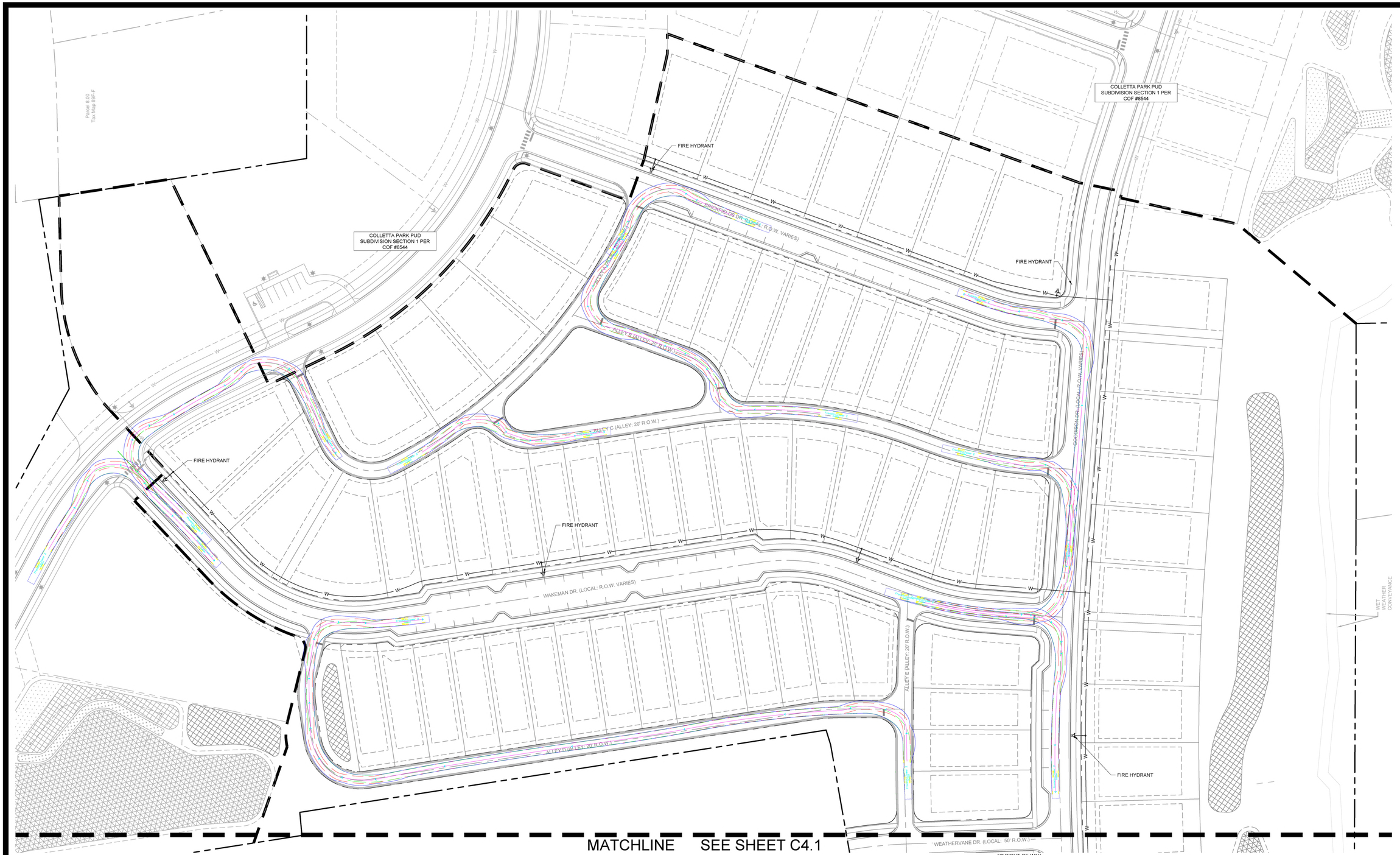
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127815 STATE OF TENNESSEE 12/19/2025

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

GRADING AND DRAINAGE

SHEET
C3.1

COF # 8691



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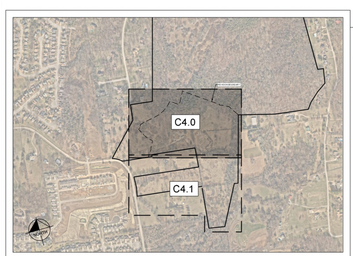

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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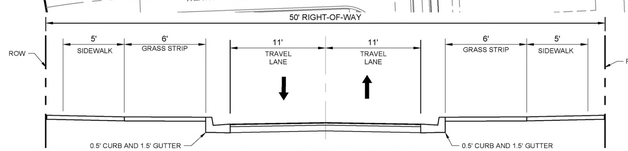
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

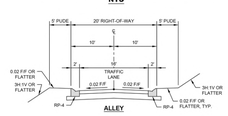


TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS

FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC; JASON ENGLISH, P.E.; GRANT VOSS



VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

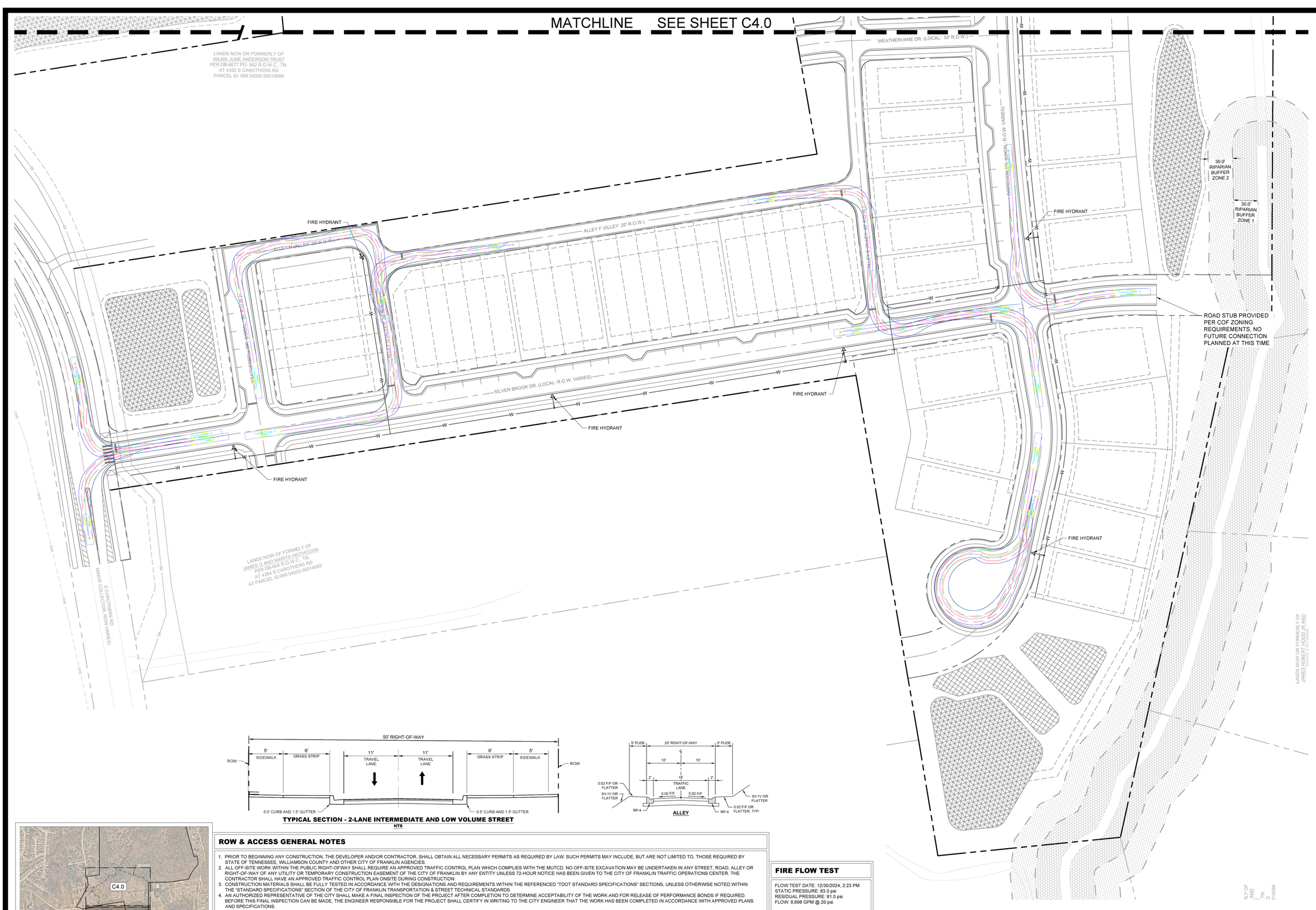
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127819
STATE OF TENNESSEE

Revision Date
1 _____
2 _____
3 _____
4 _____

ROW AND ACCESS PLAN

SHEET
C4.0

COF # 8691



TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS

ALLEY

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FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC;
JASON ENGLISH, P.E.; GRANT VOSS

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615 844 2573 www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD
SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

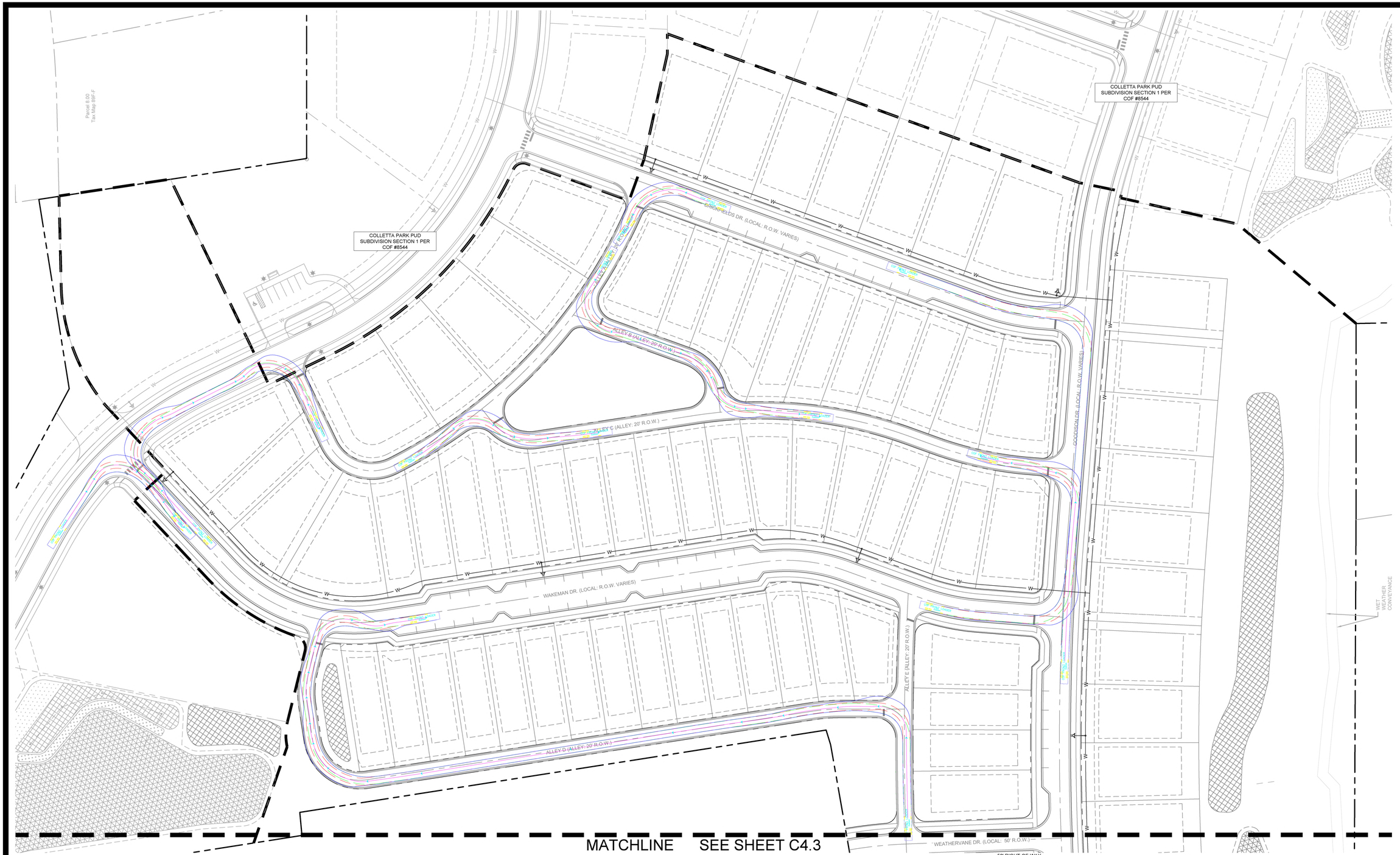
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127819
STATE OF TENNESSEE

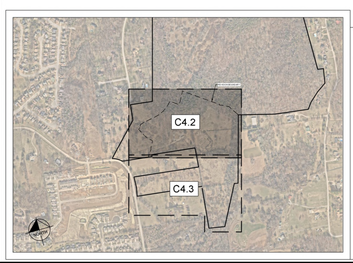
Revision Date
1 _____
2 _____
3 _____
4 _____

ROW AND ACCESS PLAN

SHEET
C4.1

COF # 8691





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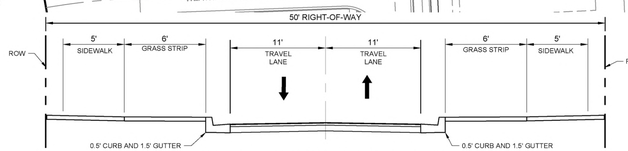
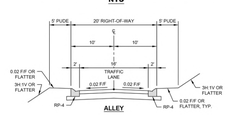


TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS



ALLEY

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 FAX: (615) 627-2009
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137119
STATE OF TENNESSEE

Revision Date
1 _____
2 _____
3 _____
4 _____

ROW AND ACCESS PLAN

SHEET
C4.2
COF # 8691

MATCHLINE SEE SHEET C4.2

LANDS NOW OR FORMERLY OF
WILMA JUNE ANDERSON TRUST
PER DB-6677 PG- 862 R.O.W.C., TN.
AT 4352 S CAROTHERS RD
PARCEL ID: 089 04200 00014089

LANDS NOW OR FORMERLY OF
JAMES G AND MARITA HEITHCOOK
PER DB-N/A R.O.W.C., TN.
AT 4384 S CAROTHERS RD
AT PARCEL ID:089 04000 00014089

S CAROTHERS RD
MINOR COLLECTOR ROW VARIES)

WEATHERVANE DR. (LOCAL: 50' R.O.W.)

GOODISON DR. (LOCAL: R.O.W. VARIES)

ALLEY H (ALLEY: 20' R.O.W.)

ALLEY F (ALLEY: 20' R.O.W.)

SILVER BROOK DR. (LOCAL: R.O.W. VARIES)

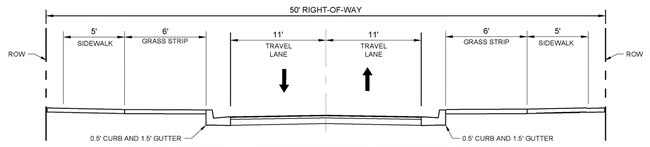
30.0' RIPARIAN BUFFER ZONE 2

30.0' RIPARIAN BUFFER ZONE 1

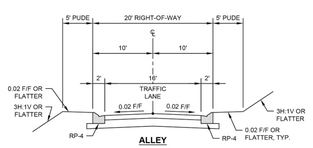
ROAD STUB PROVIDED PER COF ZONING REQUIREMENTS, NO FUTURE CONNECTION PLANNED AT THIS TIME

LANDS NOW OR FORMERLY OF
JAMES ROBERT HOOD JR AND
LAURA E ELLIOTT

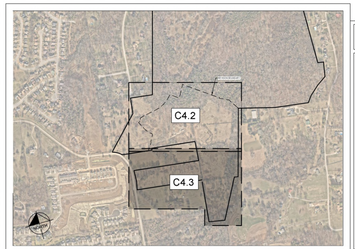
ALLY OF
AND
, TN.
0
014089



TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS



ALLEY



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VEHICLE LEGEND

VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
615 844 2447 www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

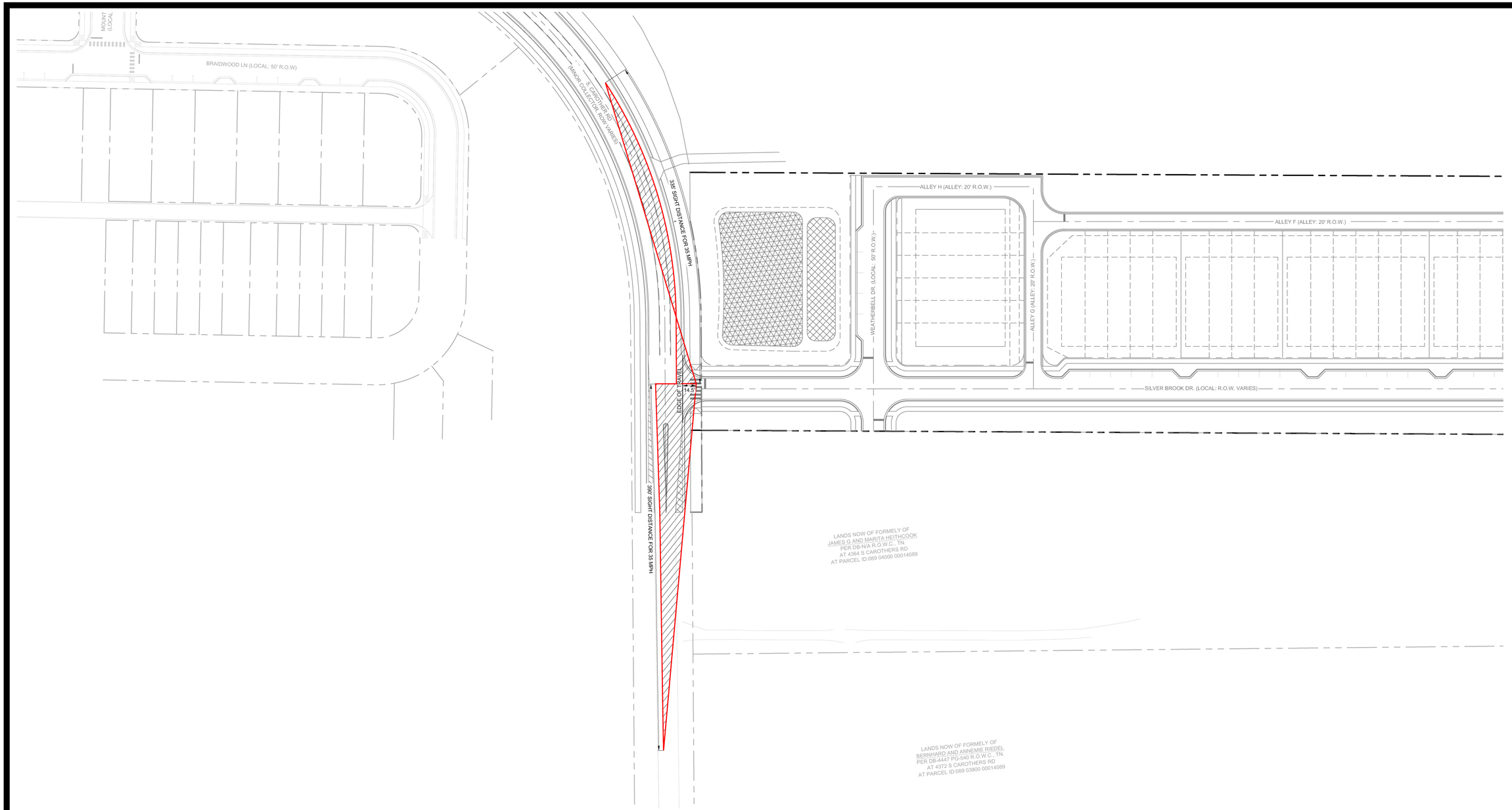
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
No. 137919
STATE OF TENNESSEE

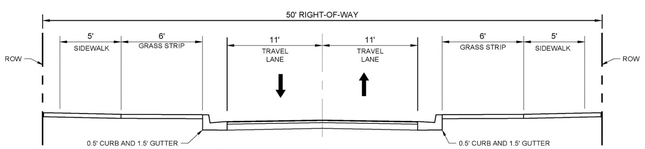
Revision Date
△ _____
△ _____
△ _____
△ _____

ROW AND ACCESS PLAN

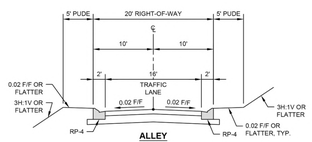
SHEET
C4.3

COF # 8691





TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS



ALLEY

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SIGHT DISTANCE LEGEND

PROPOSED SIGHT DISTANCE TRIANGLE
POSTED SPEED: 30 MPH
DESIGN SPEED: 35 MPH
STOPPING SIGHT DISTANCE REQUIRED:
LEFT TURN FROM STOP: 390'
RIGHT TURN FROM STOP: 335'

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4231 Aspen Grove Drive, Franklin, TN. 37067
PHONE: (615) 371-0100 FAX: (615) 371-0899
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FORD CLASSIC HOMES

COLLETTA PARK PUD
SUBDIVISION
DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127915
STATE OF TENNESSEE
12/19/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

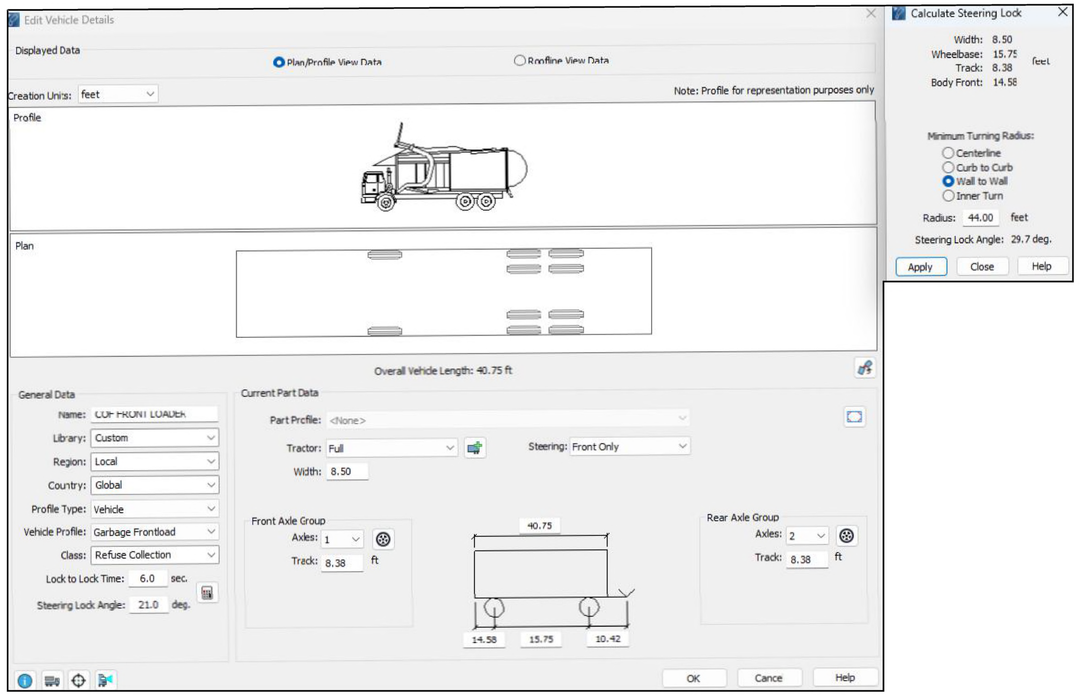
SIGHT DISTANCE PLAN

SHEET
C4.4

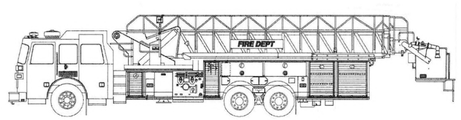
COF # 8691

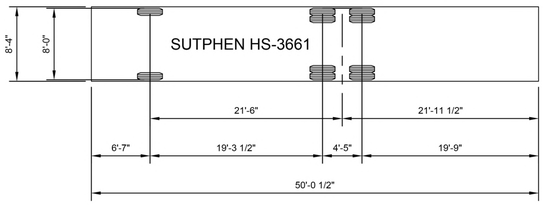


CITY OF FRANKLIN - FIRETRUCK DETAILS
NTS



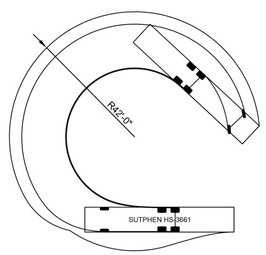
SOLID WASTE FRONT LOADER DETAILS
NTS



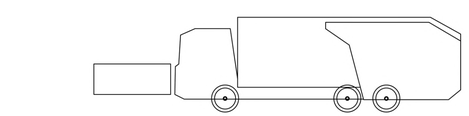


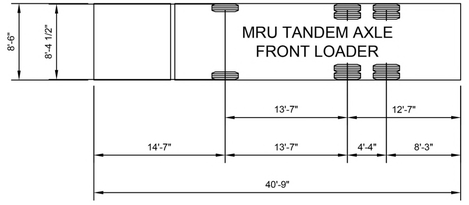
APPARATUS AND TURNING INFORMATION

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



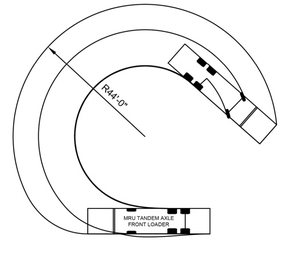
HISTORIC FRANKLIN TENNESSEE	FIRE APPARATUS TURNING TEMPLATE		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	SD-7
NOT TO SCALE			





APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



HISTORIC FRANKLIN TENNESSEE	SOLID WASTE APPARATUS TURNING TEMPLATE		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 9/21/2023	SD-8
NOT TO SCALE			

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615 372 0010 Fax: 615 370 1300
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FORD CLASSIC HOMES

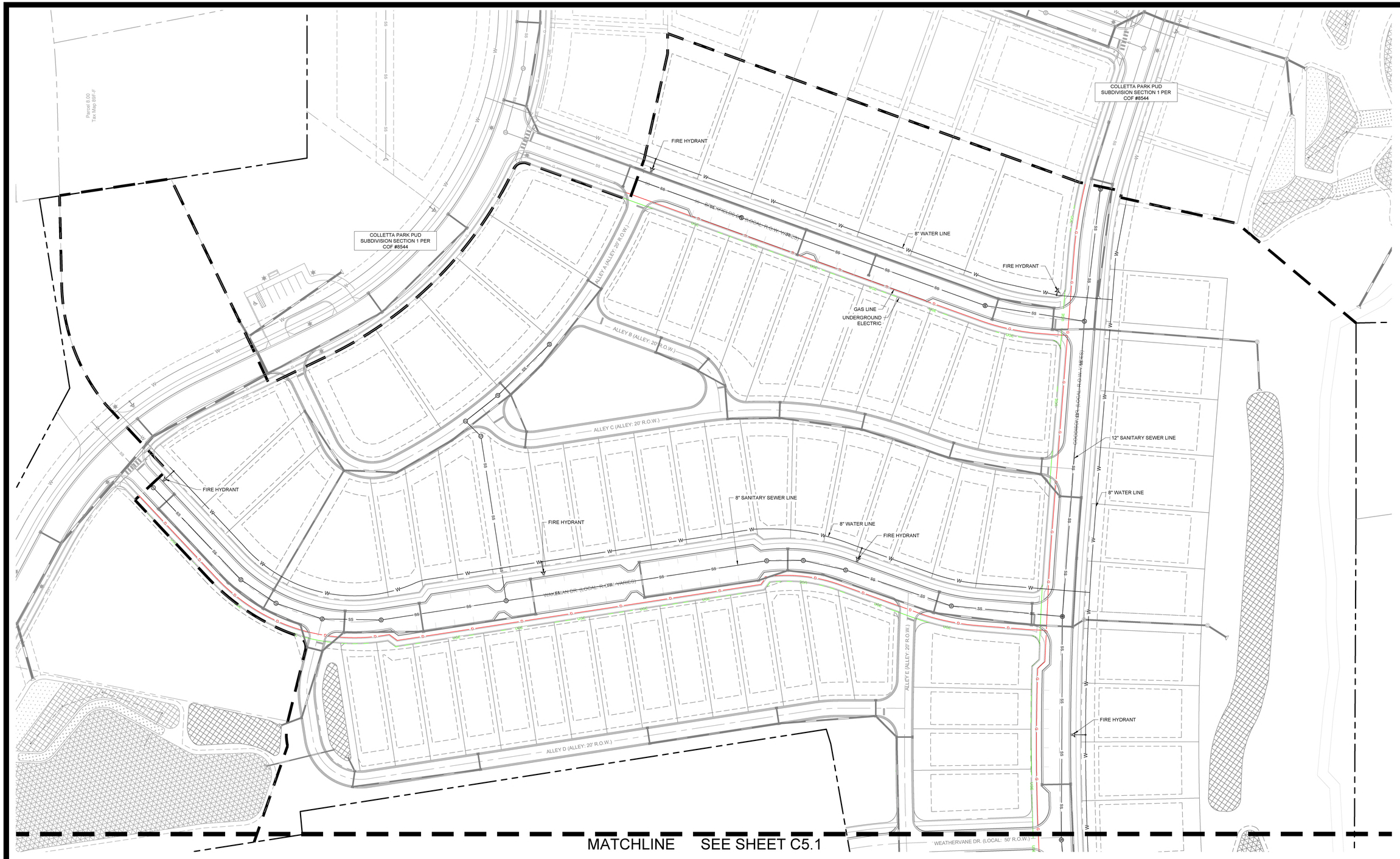
COLLETTA PARK PUD
SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

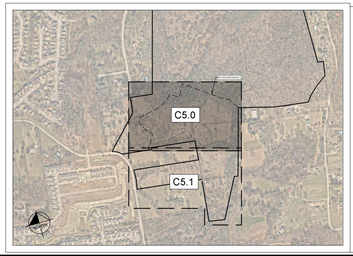
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
RESIDENCE
COMMERCE
No. 127915
STATE OF TENNESSEE
12/31/2024

Revision Date
△ _____
△ _____
△ _____
△ _____

ROW AND ACCESS VECHICLE DETAILS

SHEET
C4.5
COF # 8691





AGENCY CONTACTS

WATER
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
PHONE: (615) 794-5947
CONTACT: MIKE JONES

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: BLAKE DAVIS

CABLE
UNITED COMMUNICATION, INC.
120 TAYLOR STREET,
CHAPEL HILL, TN 37034
PHONE: (800) 779-2227
CONTACT: KIMBERLY GOODWIN

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : AMY DIAZ-BARRIGA 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: UTILITY INSPECTOR

TELEPHONE
AT&T
PHONE: (615) 943-6572
EMAIL: MB127D@ATT.COM
CONTACT: MIKE BOGGESS

INTERNET PROVIDER
UNITED COMMUNICATION, INC.
120 TAYLOR STREET,
CHAPEL HILL, TN 37034
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UTILITY NOTES

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

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF A 24" WATER MAIN EXTENSION FROM S CAROTHERS TO THE EXISTING WATER TOWER ON SITE. THE PROJECT SITE IS SERVICED BY MILCROFTON UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN 12" SEWER CONNECTION TO THE NEARBY SIMMONS RIDGE DEVELOPMENT.

FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC; JASON ENGLISH, P.E.; GRANT VOSS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

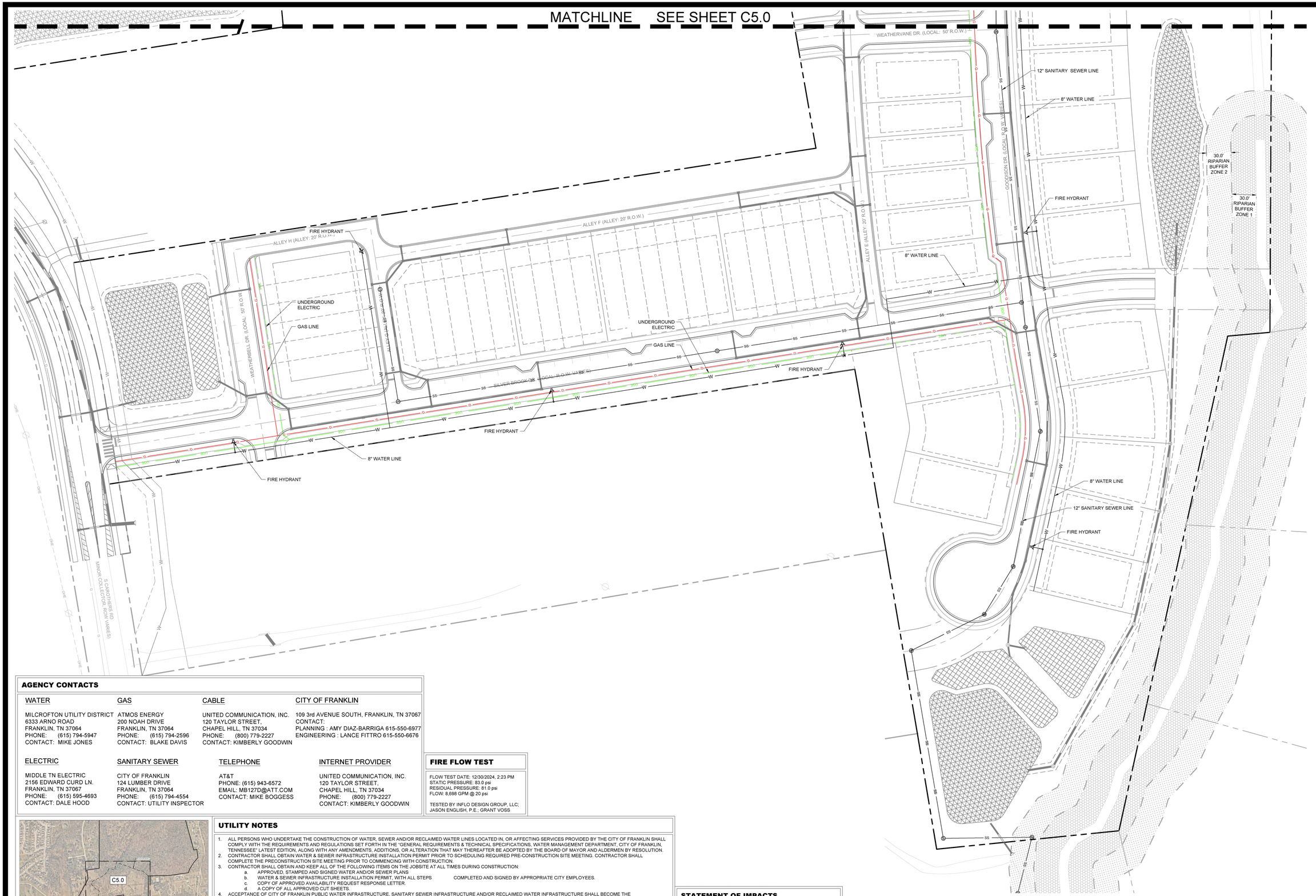
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127915
STATE OF TENNESSEE
12/30/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

UTILITY PLAN

SHEET
C5.0
COF # 8691

MATCHLINE SEE SHEET C5.0



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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 FAX: (615) 627-2698
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FORD CLASSIC HOMES

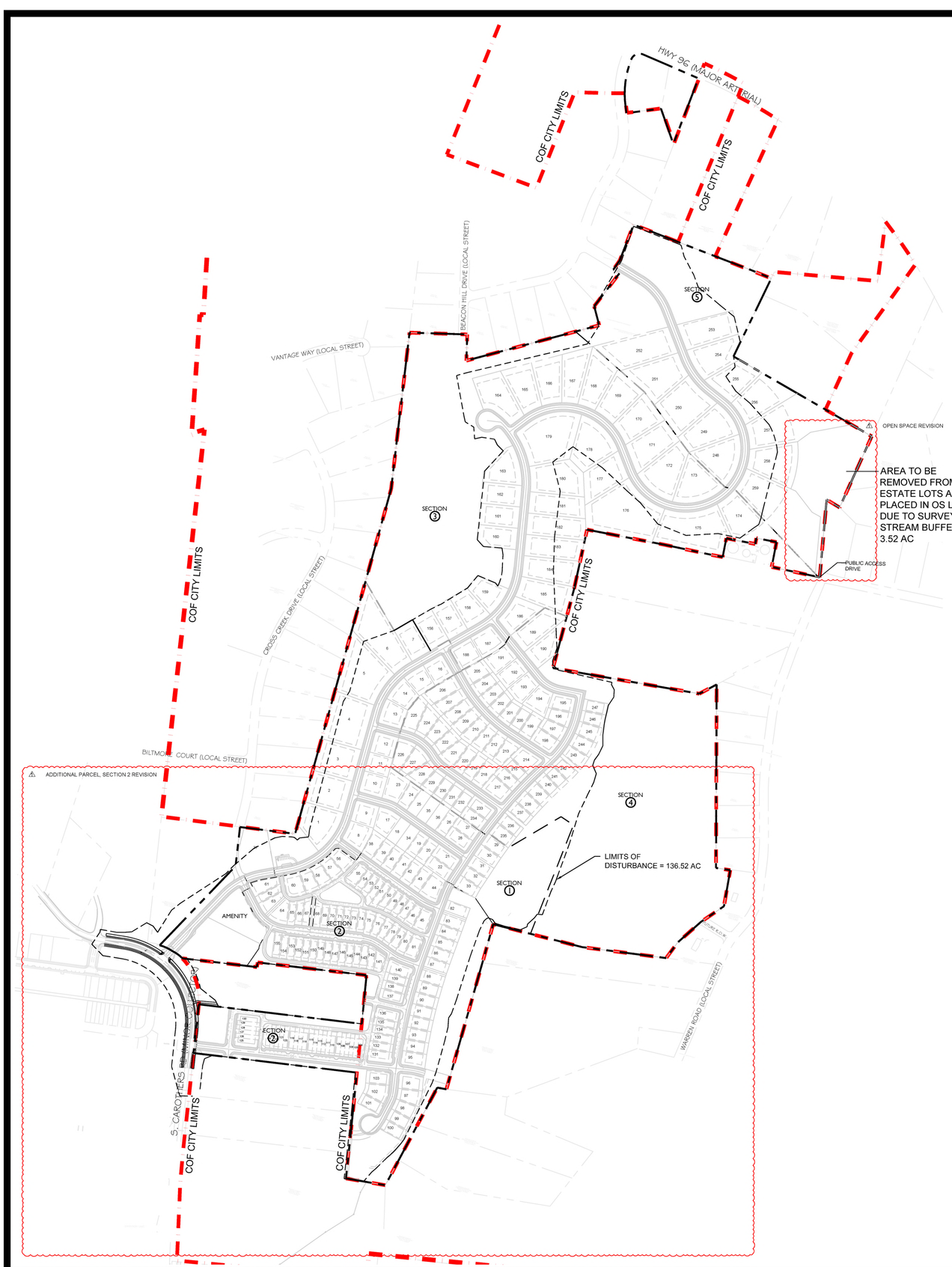
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

UTILITY PLAN

SHEET
C5.1
COF # 8691



PHASING TAKEDOWN CHART

Development	Total Acreage	120' Detached Dwellings	85' Detached Dwellings	65' Detached Dwellings	46' Detached Dwellings	41' Detached Dwellings	Townhomes	Total Dwellings
Development Plan	204.89	53	17	105	8	49	27	259
Section 1	29.54	7	11	18	0	0	0	36
Section 2	37.15	1	0	34	8	49	27	119
Section 3	56.15	31	2	0	0	0	0	33
Section 4	49.22	2	4	53	0	0	0	59
Section 5	32.83	12	0	0	0	0	0	12

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

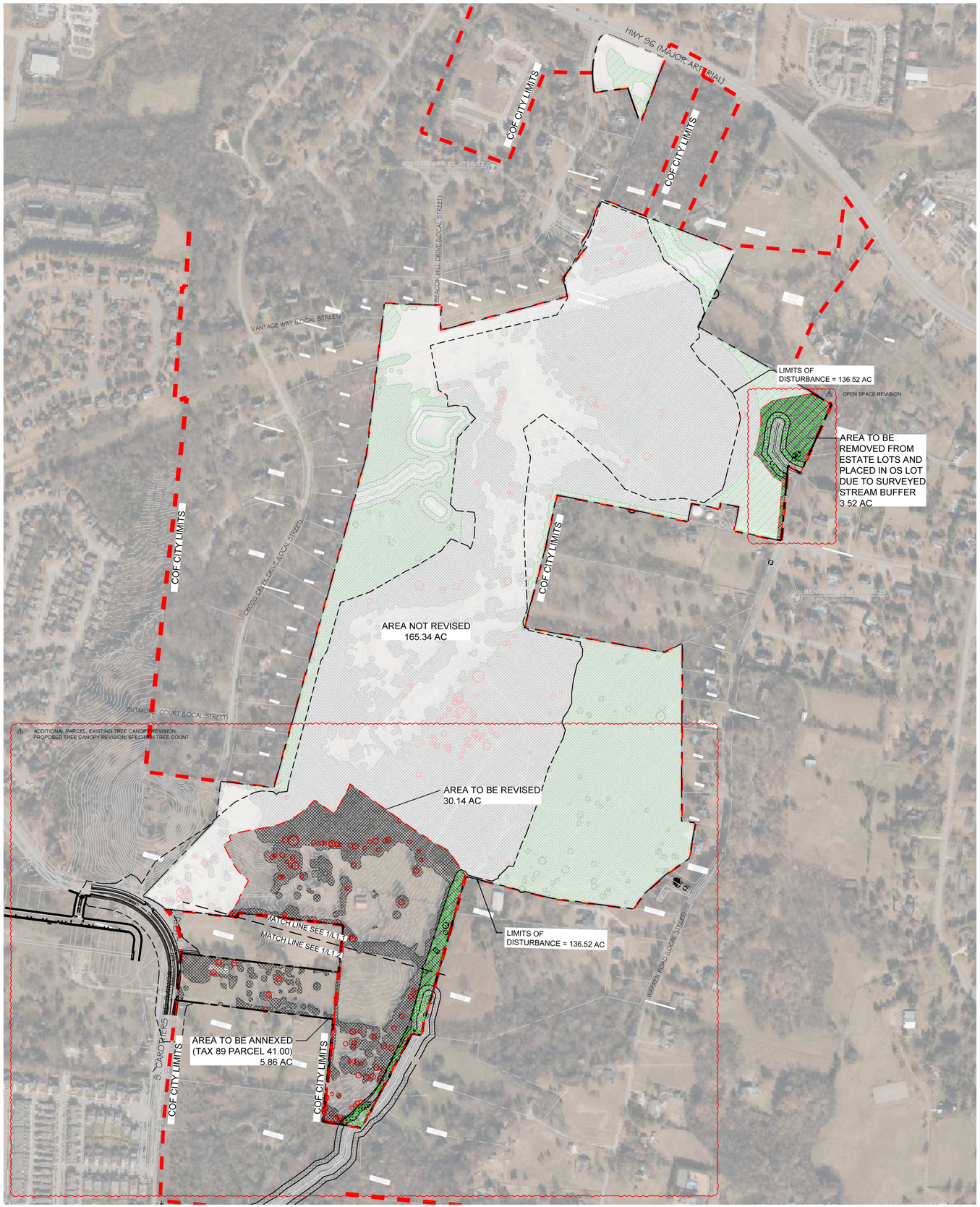
MATTHEW S. HOLT
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
3/6/25

Revision Date
1 JANUARY 13, 2025

PHASING PLAN

SHEET
C6.0

COF# 8691



EXISTING TREE CANOPY REVISION, PROPOSED TREE CANOPY REVISION, SPECIMEN TREE COUNT

KEY

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,925,110 SF (204.89 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.7 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

NOTE: SEE L1.3 FOR SPECIMEN TREE LIST.

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

3/6/25

Revision Date

1 JANUARY 13, 2025

OVERALL TREE PRESERVATION PLAN

SHEET

L1.0

COF# 8691

EXISTING TREE CANOPY REVISION, PROPOSED TREE CANOPY REVISION, SPECIMEN TREE COUNT

KEY

- EXISTING TREE CANOPY
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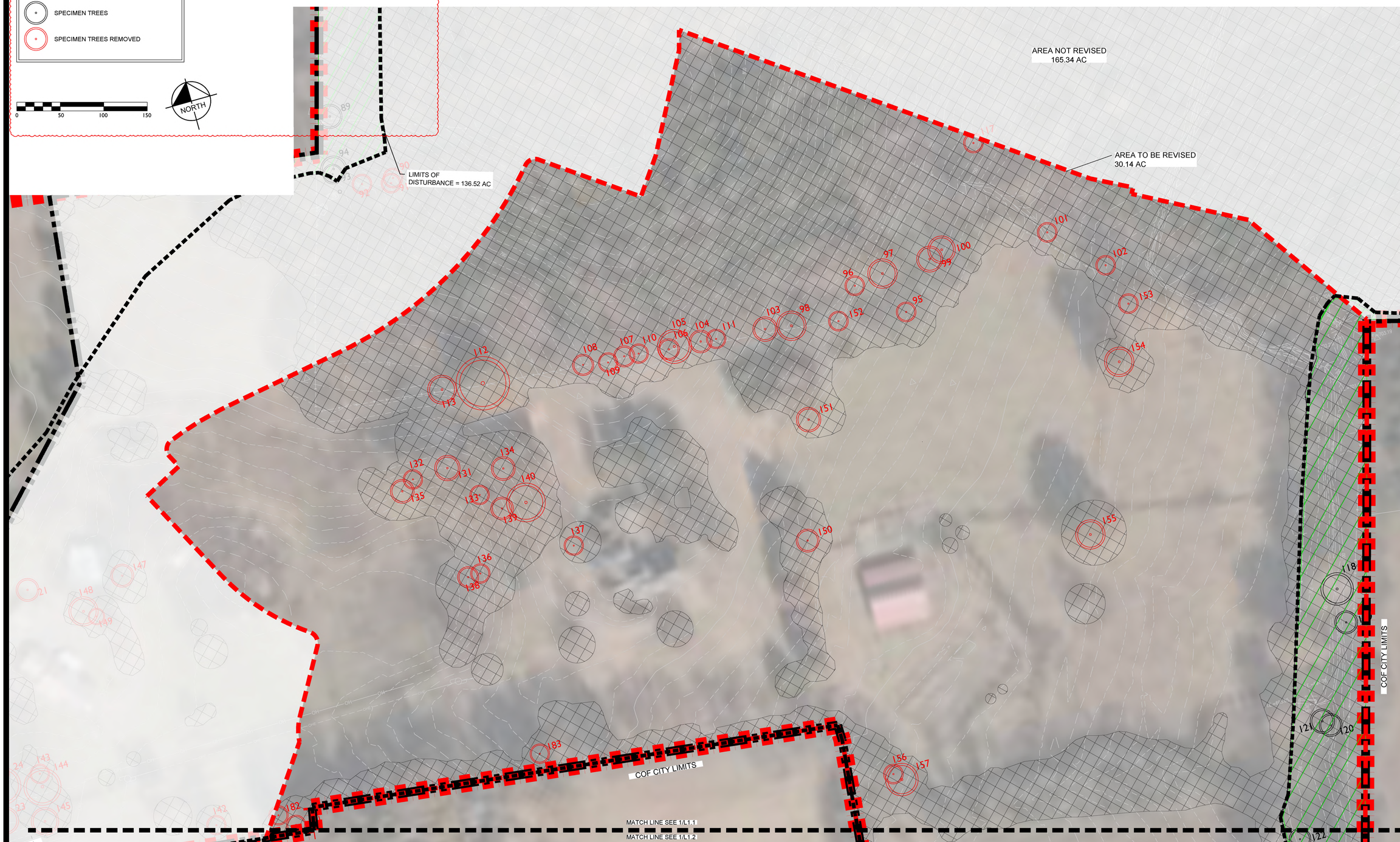
0 50 100 150

NORTH



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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

3/6/25

Revision Date

1 JANUARY 13, 2025

TREE PRESERVATION PLAN ENLARGEMENT

SHEET

L1.1

COF# 8691

MATCH LINE SEE 1/L1.1

MATCH LINE SEE 1/L1.2

COF CITY LIMITS

Parcel 42.00, Tax Map 89
WILMA JUNE ANDERSON TRUST
Plat Book 7259, Page 590,
R.O.W.C., Tennessee

Parcel 41.00, Tax Map 89
WILMA JUNE ANDERSON TRUST
Plat Book 7259, Page 590,
R.O.W.C., Tennessee

COF (MINOR COLLECTOR)

AREA TO BE ANNEXED
(TAX 89 PARCEL 41.00)
5.86 AC

LIMITS OF
DISTURBANCE = 136.52 AC

Parcel 38.01, Tax Map 89
STERLING C. SMITH
Plat Book 5034, Page 425,
R.O.W.C., Tennessee

Parcel 39.001, Tax Map 89
BERNHARD RIEDEL
Plat Book 4447, Page 540,
R.O.W.C., Tennessee

STREAM TOP OF BANK

30.0' RIPARIAN BUFFER ZONE 2

30.0' RIPARIAN BUFFER ZONE 1

AREA TO BE REVISED
30.14 AC

EXISTING TREE CANOPY REVISION, PROPOSED TREE CANOPY REVISION, SPECIMEN TREE COUNT

KEY

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- TREE PROTECTION FENCE
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0 50 100 150

NORTH

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION I
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
AGRICULTURE
COMMERCE
TENNESSEE NO. 1413
LANDSCAPE ARCHITECT

Revision Date
1 JANUARY 13, 2025
2
3
4

TREE PRESERVATION PLAN ENLARGEMENT

SHEET
L1.2

COF# 8691

⚠ SPECIMEN TREE COUNT

SPECIMEN TREES

TREE #	INCHES	SPECIES	REMOVED
1	34	HACKBERRY	X
2	26	HACKBERRY	X
3	24	OAK	X
4	24	OAK	X
5	24	HACKBERRY	X
6	24	HACKBERRY	X
7	40	HACKBERRY	X
8	36	HACKBERRY	X
9	30	HACKBERRY	X
10	24	HACKBERRY	X
11	24	HACKBERRY	X
12	36	HACKBERRY	X
13	36	HACKBERRY	X
14	36	OAK	X
15	36	HACKBERRY	X
16	36	HACKBERRY	X
17	36	HACKBERRY	X
18	24	HACKBERRY	X
19	24	HACKBERRY	X
20	30	HACKBERRY	X
21	36	OAK	X
22	28	HACKBERRY	X
23	34	HACKBERRY	X
24	46	HACKBERRY	X
25	24	HACKBERRY	X
26	24	MAPLE	X
27	28	MAPLE	X
28	30	MAPLE	X
29	24	OAK	X
30	26	OAK	X
31	26	OAK	X
32	72	OAK	X
33	60	OAK	X
34	36	OAK	X
35	30	HICKORY	X
36	42	OAK	X
37	46	OAK	X
38	48	OAK	X
39	40	OAK	X
40	24	OAK	X
41	24	OAK	X
42	24	OAK	X
43	28	CHERRY	X
44	28	ELM	X
45	30	HACKBERRY	X
46	30	OAK	X
47	36	OAK	X
48	36	HACKBERRY	X
49	36	CHERRY	X
50	36	OAK	X
51	24	OAK	X
52	24	ELM	X
53	24	HACKBERRY	X
54	24	HACKBERRY	X
55	24	BEECH	X
56	24	OAK	X
57	24	OAK	X
58	30	OAK	X
59	30	MAPLE	X
60	24	OAK	X
61	26	OAK	X
62	26	OAK	X
63	24	HACKBERRY	X
64	24	HACKBERRY	X
65	24	ELM	X
66	24	HACKBERRY	X
67	24	OAK	X
68	24	OAK	X
69	24	OAK	X
70	24	ELM	X
71	28	OAK	X
72	24	OAK	X
73	26	OAK	X
74	36	OAK	X
75	36	OAK	X
76	24	HACKBERRY	X
77	24	POPLAR	X
78	24	OAK	X
79	30	ELM	X
80	30	OAK	X
81	24	OAK	X
82	48	OAK	X
83	24	OAK	X
84	36	OAK	X
85	40	OAK	X
86	40	OAK	X
87	30	HACKBERRY	
88	24	HACKBERRY	
89	30	OAK	
90	24	ELM	X
91	24	ELM	X
92	24	OAK	X
93	24	POPLAR	
94	32	POPLAR	
95	24	HACKBERRY	X
96	24	MAPLE	X
97	36	OAK	X
98	36	HACKBERRY	X
99	32	OAK	X
100	24	HACKBERRY	X
101	24	ASH	X
102	24	OAK	X
103	30	CHERRY	X
104	28	OAK	X
105	42	OAK	X
106	26	OAK	X
107	26	CHERRY	X
108	26	ASH	X
109	24	LOCUST	X
110	24	ASH	X
111	24	OAK	X
112	66	OAK	X
113	36	POPLAR	X
114	30	HACKBERRY	
115	24	HACKBERRY	
116	24	CEDAR	X
117	24	HACKBERRY	X
118	40	Sycamore	
119	28	OAK	
120	28	MAPLE	
121	30	HACKBERRY	
122	26	HACKBERRY	
123	24	HACKBERRY	X
124	30	HACKBERRY	X
125	60	Sycamore	
126	24	CEDAR	X
127	24	CEDAR	X
128	30	HACKBERRY	X
129	30	HACKBERRY	X
130	36	Sycamore	
131	32	OAK	X
132	24	OAK	X
133	24	OAK	X
134	30	OAK	X
135	30	OAK	X
136	24	OAK	X
137	24	OAK	X
138	26	OAK	X
139	28	OAK	X
140	48	OAK	X
141	24	HICKORY	X
142	24	HACKBERRY	X
143	24	HACKBERRY	X
144	46	HACKBERRY	X
145	34	HACKBERRY	X
146	28	HACKBERRY	X
147	28	OAK	X
148	36	OAK	X
149	26	OAK	X
150	28	HICKORY	X
151	30	OAK	X
152	24	OAK	X
153	24	OAK	X
154	36	OAK	X
155	36	OAK	X
156	24	HACKBERRY	X
157	40	HACKBERRY	X
158	24	OAK	X
159	28	HACKBERRY	X
160	28	HACKBERRY	X
161	30	HACKBERRY	X
162	36	HACKBERRY	X
163	24	HACKBERRY	X
164	24	HACKBERRY	X
165	36	HACKBERRY	X
166	36	HACKBERRY	X
167	36	HACKBERRY	X
168	36	OAK	X
169	36	HACKBERRY	X
170	36	HACKBERRY	X
171	24	HACKBERRY	X
172	24	HACKBERRY	X
173	30	HACKBERRY	X
174	36	HACKBERRY	
175	40	HACKBERRY	X
176	24	HACKBERRY	X
177	24	HACKBERRY	
178	24	OAK	
179	24	OAK	
180	26	HACKBERRY	
181	34	HACKBERRY	
182	28	CEDAR	X
183	28	CEDAR	X
184	24	OAK	
185	34	OAK	
186	26	OAK	
187	24	OAK	
188	26	POPLAR	
189	34	OAK	
190	48	Sycamore	
191	48	OAK	
192	36	HACKBERRY	X
193	50	OAK	X
194	40	OAK	X
195	24	OAK	X
196	48	HACKBERRY	X
197	24	HACKBERRY	X
198	28	HACKBERRY	X
199	36	HACKBERRY	
200	24	OAK	
201	28	HACKBERRY	
202	24	OAK	
203	30	HACKBERRY	X
204	36	HACKBERRY	
205	24	HACKBERRY	X
206	24	HACKBERRY	X
207	24	HACKBERRY	X
208	36	Twin	X
209	24	HACKBERRY	X
210	32	HACKBERRY	X
211	36	HACKBERRY	
212	30	HACKBERRY	
213	30	OAK	
214	30	HACKBERRY	
215	32	ELM	
216	24	OAK	
217	30	ELM	
218	24	HACKBERRY	
219	32	HACKBERRY	
220	36	HACKBERRY - TWIN	
221	32	HACKBERRY	X
222	44	HACKBERRY - TWIN	X
223	24	HACKBERRY - TWIN	X
224	24	HACKBERRY - TWIN	X
225	24	HACKBERRY - TWIN	X
226	24	HACKBERRY - TWIN	X
227	30	ELM	
228	30	HACKBERRY	
229	30	ELM	
230	24	ELM	
231	40	OAK	
232	24	HACKBERRY	
233	30	ELM	
234	24	OAK - TWIN	X
235	24	OAK	X
236	24	HACKBERRY	X
237	60	OAK	X
238	26	HACKBERRY (X3)	X
239	24	HACKBERRY	X
240	36	OAK	X
241	48	OAK	X
242	46	HACKBERRY	
243	30	HACKBERRY	
244	30	HACKBERRY	
245	30	OAK	
246	24	OAK	
247	24	OAK	
248	30	OAK	
249	36	OAK	
250	30	OAK	X
251	46	HACKBERRY	X
252	30	HACKBERRY	X
253	36	HACKBERRY	
254	60	HACKBERRY	
255	24	OAK	
256	30	OAK	
257	30	OAK	X
258	24	HACKBERRY	
259	24	BEECH	
260	30	OAK	
261	28	OAK - TWIN	
262	28	OAK	
263	28	OAK	X
264	24	OAK	X
265	24	HACKBERRY	X
266	30	HACKBERRY	X
267	30	HACKBERRY - TWIN	X
268	24	HACKBERRY - TWIN	X
269	24	HACKBERRY	X
270	28	HACKBERRY - TWIN	X
271	30	OAK	X
272	40	OAK	X
273	30	ELM	
274	24	HACKBERRY	
275	30	HICKORY	
276	24	OAK	
277	36	Sycamore	
278	24	HACKBERRY	
279	24	HICKORY	
280	24	HICKORY	
281	24	HICKORY	
282	24	POPLAR	
283	26	MAPLE	
284	26	MAPLE	
285	30	OAK	
286	26	HACKBERRY	
287	26	HICKORY	
288	34	MAPLE	
289	30	MAPLE	
290	28	OAK	
291	32	OAK	
292	32	MAPLE	
293	30	MAPLE	
294	30	MAPLE	
295	36	OAK	
296	30	OAK	X
297	24	OAK	X
298	24	HACKBERRY	
299	30	MAPLE	
300	30	HACKBERRY	
301	24	OAK	
302	24	HACKBERRY	
303	24	ASH	
304	24	OAK	
305	24	OAK	
306	36	OAK	
307	28	OAK	
308	32	OAK	
309	48	HACKBERRY - TWIN	X
310	24	HACKBERRY	
311	28	OAK	X
312	30	HACKBERRY	
313	30	OAK - TWIN	
314	26	CEDAR - TWIN	X
315	24	OAK	X
316	30	HACKBERRY	
317	24	OAK	
318	26	HACKBERRY - TWIN	X
319	26	CEDAR - TWIN	X
320	26	OAK - TWIN	X
321	28	HACKBERRY	X
322	24	OAK	X
323	28	OAK	X
324	36	OAK	X
325	24	OAK	X
326	30	OAK	
327	36	OAK	
328	32	OAK	
329	36	MAPLE	
330	24	OAK	X
331	24	OAK	
332	24	OAK	
333	24	HACKBERRY	
334	30	HACKBERRY	
335	24	HACKBERRY	
336	36	HACKBERRY	
337	60	OAK	
338	24	OAK	
339	42	OAK - TWIN	
340	28	OAK	
341	24	OAK	
342	28	HACKBERRY - TWIN	
343	24	OAK	X
344	34	OAK	
345	24	OAK	
346	24	OAK - TWIN	
347	30	OAK	
348	24	OAK	
349	30	OAK	
350	28	OAK	
351	24	OAK	X
352	36	OAK	X
353	30	OAK - TWIN	
354	24	OAK	
355	26	OAK	X
356	26	HACKBERRY	X
357	36	MAPLE	X
358	29	MAPLE	X
359	26	PINE	X
360	24	ELM	X

TOTAL SPECIMEN INCHES:	10,773
TOTAL HEALTHY INCHES REMOVED:	6867
TOTAL REPLACEMENT INCHES REQUIRED:	13,734

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main:
615 564 2701 Fax: Kimley-Horn and Associates, Inc.

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

MATTHEW H. BLAIR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1443
LANDSCAPE ARCHITECT

Revision Date
⚠ JANUARY 13, 2025
△
△
△

SPECIMEN TREE LIST

SHEET
L1.3

COF# 8691

TYPICAL ESTATE LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3500 SF TO 7500 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

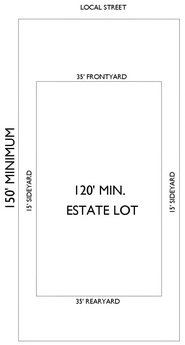


TYPICAL 120' LOT HOME FRONT ELEVATION
NOT TO SCALE



TYPICAL 120' LOT HOME REAR ELEVATION
NOT TO SCALE

TYPICAL ESTATE LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	35'
SIDE:	15'
SIDE STREET:	25'
REAR:	35'



TYPICAL 120' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 120' LOT HOME LEFT ELEVATION
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

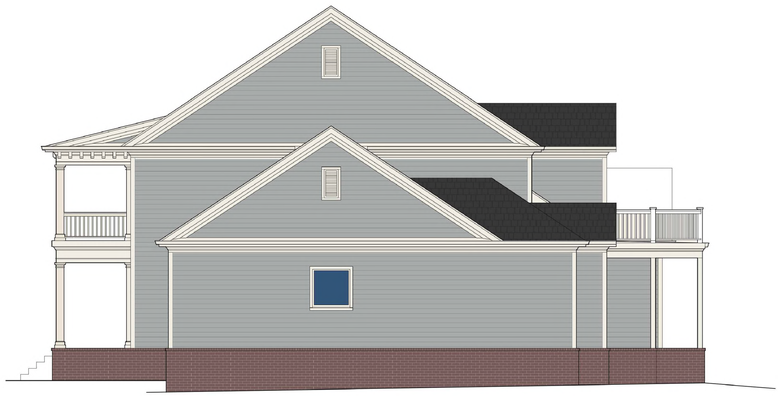
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

3/6/25
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT

Revision Date
1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS
SHEET
A1.0
COF# 8691

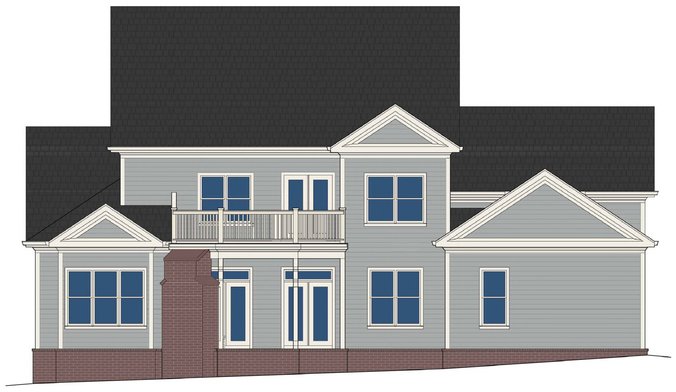
ELEVATION



TYPICAL 85' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 85' LOT HOME FRONT ELEVATION
NOT TO SCALE



TYPICAL 85' LOT HOME REAR ELEVATION
NOT TO SCALE

TYPICAL 85' LOT HOME NOTES

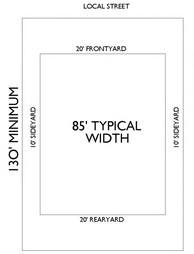
1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH FRONT-LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3500 SF TO 5000 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 85' LOT HOME LEFT ELEVATION
NOT TO SCALE

TYPICAL 85' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	20'
SIDE:	10'
SIDE STREET:	15'
REAR:	20'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

3/6/25
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT

Revision Date
1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS
SHEET
A1.1
COF# 8691

ELEVATION



TYPICAL 65' LOT HOME FRONT ELEVATION

NOT TO SCALE



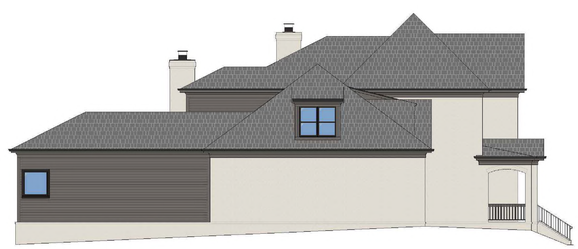
TYPICAL 65' LOT HOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL 65' LOT HOME REAR ELEVATION

NOT TO SCALE



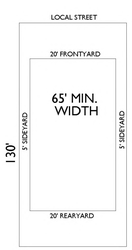
TYPICAL 65' LOT HOME LEFT ELEVATION

NOT TO SCALE

TYPICAL 65' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH FRONT-LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3200 SF TO 4800 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 65' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	20'
SIDE:	5'
SIDE STREET:	15'
REAR:	20'

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee



Revision Date

1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS

SHEET

A1.2

COF# 8691

ADDITIONAL HOME TYPE



TYPICAL 46' LOT HOME FRONT ELEVATION

NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 46' LOT HOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL 46' LOT HOME REAR ELEVATION

NOT TO SCALE



TYPICAL 46' LOT HOME LEFT ELEVATION

NOT TO SCALE

TYPICAL 46' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2500 SF TO 3500 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 46' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee



Revision Date

1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS

SHEET

A1.3

COF# 8691

ADDITIONAL HOME TYPE



TYPICAL 41' LOT HOME FRONT ELEVATION

NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 41' LOT HOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL 41' LOT HOME REAR ELEVATION

NOT TO SCALE



TYPICAL 41' LOT HOME LEFT ELEVATION

NOT TO SCALE

TYPICAL 41' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 3200 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 41' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION

DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee



Revision Date

1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS

SHEET

A1.4

COF# 8691

ADDITIONAL HOME TYPE



TYPICAL TOWNHOME HOME FRONT ELEVATION

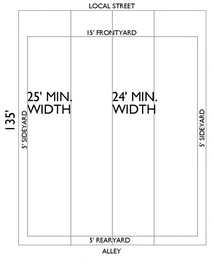
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

TYPICAL TOWNHOME HOME NOTES

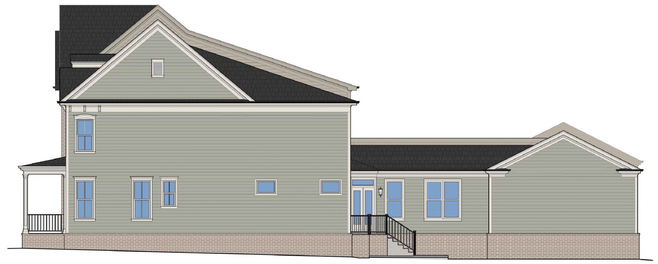
1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 2600 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL TOWNHOME DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'



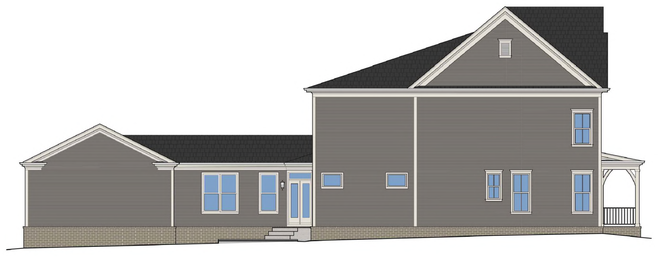
TYPICAL TOWNHOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL TOWNHOME REAR ELEVATION

NOT TO SCALE



TYPICAL TOWNHOME HOME LEFT ELEVATION

NOT TO SCALE

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION

DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee



Revision Date

1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS

SHEET

A1.5

COF# 8691

COF no: 8691

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Checklist

General Issues

45. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

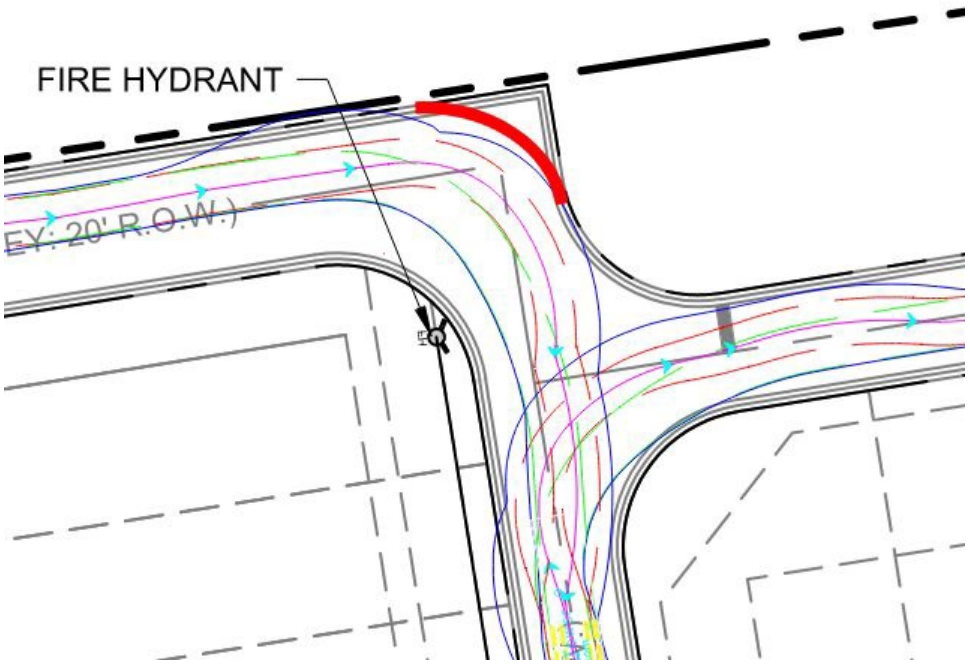
At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

Engineering - Development Plan Checklist

General Issues

34. Street Stubs

lance.fittro@franklintn.gov Applicant shall provide horizontal curves for alley centerlines which meet minimum centerline radius per the Franklin Transportation & Street Technical Standards and matching radii for curb lines, including that shown for the turn from Alley H into Alley G now shown on the plans. The 90-degree corner shown, which encourages parking within the alley which may block emergency and service vehicle access, is not acceptable for public alleys.

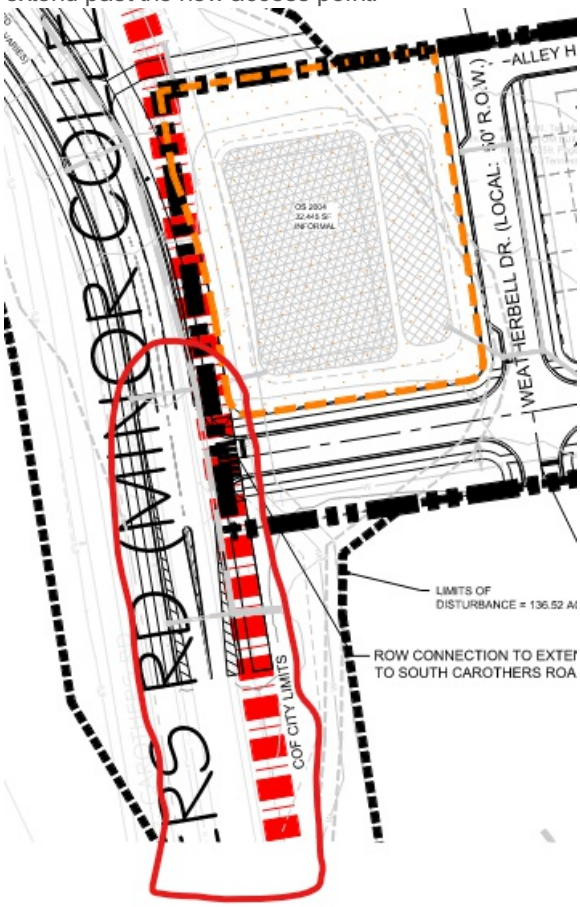


42. TIA Simulation

jimmy.wiseman@franklintn.gov

The restriping of Highway 96 shall occur during the installation of the median by the City of Franklin.

The three lane section, with adequate tapers, on South Carothers Road shall extend past the new access point.



Parks

General Issues

30. Parkland Impact Fee

kevinl@franklintn.gov	New parkland units counts and exhibit sheets were received at Parks on 3-7-25 for an amendment reduction from 261 units to 259 units. [Edited By Kevin Lindsey]

Planning (Landscape)

General Issues

11. Trees on Property line

jason.arnold@franklintn.gov	Comment not to hinder approval. Comment to remain open until written approval is provided or the trees are shown to be preserved.

Stormwater

General Issues

14. Riparian Buffer

jeff.willoughby@franklintn.gov	Sheet EX.2 could not be located.

Zoning

General Issues

59. Address

william.holcomb@franklintn.gov	Addressing will be done at initial submittal of the site plan.

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY AND MIXED RESIDENTIAL DESIGN CONCEPTS OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY AND MIXED RESIDENTIAL HOMES.

DESIGN CONCEPTS: SINGLE FAMILY, MIXED RESIDENTIAL

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD OF COLLETTA PARK ARE A COMBINATION OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS TO NORTH, EAST AND WEST AND TRANSITION TO MIXED RESIDENTIAL/SINGLE FAMILY TO THE SOUTH. MOST OF THE EXISTING NEIGHBORHOODS AND ABUTTING PROPERTIES ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS OF COMPARABLE SIZE TO ADJOINING RESIDENTIAL USES AND/OR ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS OR PUBLIC ROW. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS AND TOWNHOMES IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

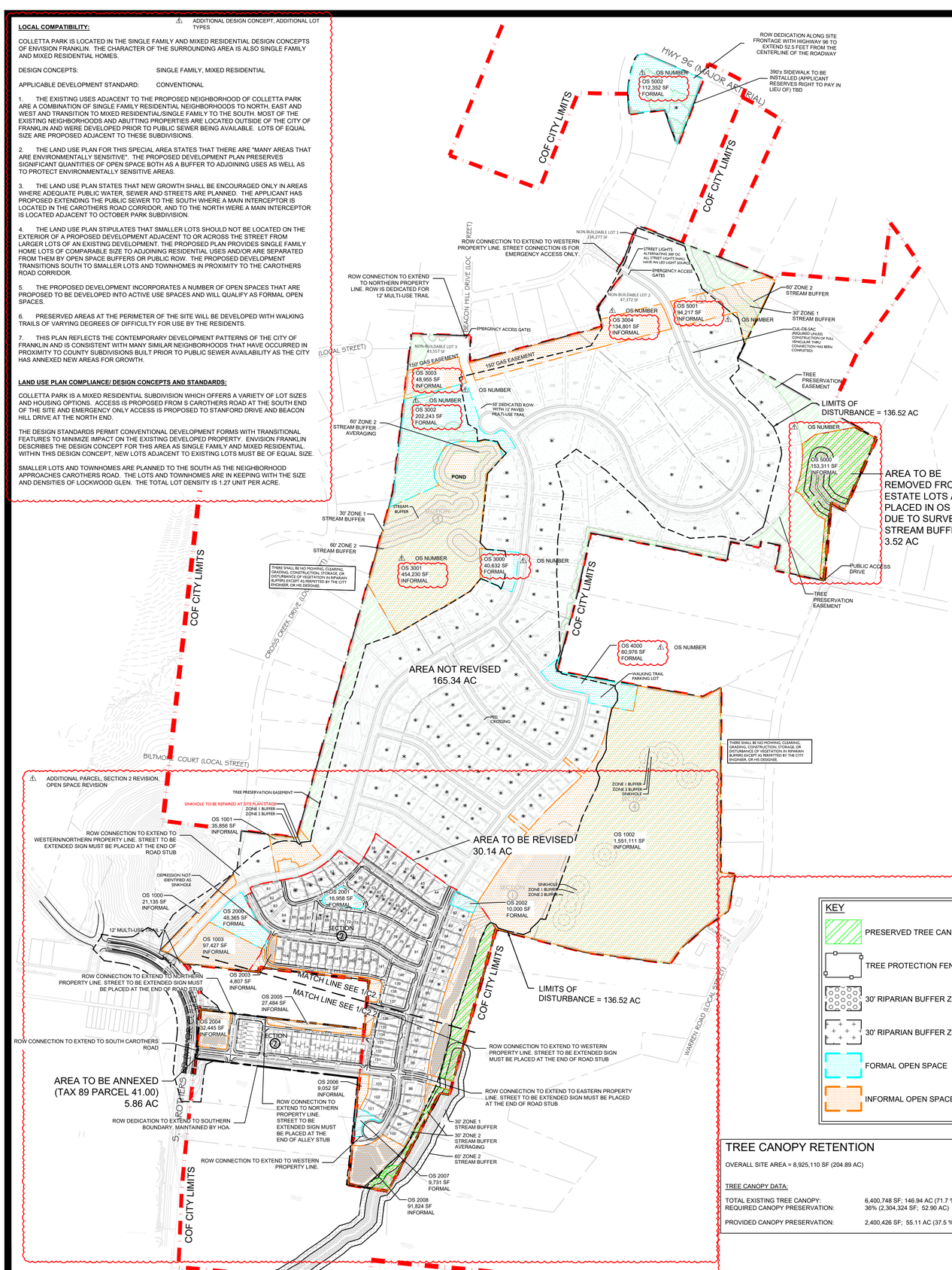
7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LAND USE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A MIXED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ONLY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THE DESIGN CONCEPT FOR THIS AREA AS SINGLE FAMILY AND MIXED RESIDENTIAL. WITHIN THIS DESIGN CONCEPT, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS AND TOWNHOMES ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS AND TOWNHOMES ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS 1.27 UNIT PER ACRE.



TREE CANOPY RETENTION

OVERALL SITE AREA = 8,925,110 SF (204.89 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.7 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDES ALL CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

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

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 204.89 AC
OPEN SPACE ACREAGE REQUIRED: 30.73 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.45 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (20.28 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1000	INFORMAL	GREEN BELT	21,135 SF (0.48 AC)
1001	INFORMAL	GREEN BELT	35,856 SF (0.82 AC)
1002	INFORMAL	GREEN BELT	1,551,111 SF (35.61 AC)
1003	INFORMAL	GREEN BELT	97,427 SF (2.24 AC)
2000	FORMAL	AMENITY	48,365 SF (1.11 AC)
2001	FORMAL	PARK	16,958 SF (0.39 AC)
2002	FORMAL	PARK	10,000 SF (0.23 AC)
2003	INFORMAL	GREEN BELT	4,807 SF (0.11 AC)
2004	INFORMAL	GREEN BELT	32,445 SF (0.75 AC)
2005	INFORMAL	GREEN BELT	27,484 SF (0.63 AC)
2006	INFORMAL	GREEN BELT	9,052 SF (0.21 AC)
2007	FORMAL	PARK	9,731 SF (0.22 AC)
2008	INFORMAL	GREEN BELT	91,824 SF (2.11 AC)
3000	FORMAL	PARK	40,632 SF (0.93 AC)
3001	INFORMAL	GREEN BELT	454,230 SF (10.43 AC)
3002	FORMAL	PARK	202,243 SF (4.64 AC)
3003	INFORMAL	GREEN BELT	48,955 SF (1.12 AC)
3004	INFORMAL	GREEN BELT	134,801 SF (3.09 AC)
4000	FORMAL	PARK	60,976 SF (1.40 AC)
5000	INFORMAL	GREEN BELT	153,311 SF (3.52 AC)
5001	INFORMAL	GREEN BELT	94,217 SF (2.16 AC)
5002	FORMAL	PARK	112,352 SF (2.58 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	156,277 SF (3.59 AC)
2	47,372 SF (1.09 AC)
3	43,557 SF (1.00 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.68 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.50 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 63.28 AC

TOTAL OPEN SPACE PROVIDED: 74.78 AC (36.70%)

SITE DATA CHART, OPEN SPACE CHART, TREE CANOPY CHART, ADDITIONAL PARCEL

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 1**
COF PROJECT NUMBER:	8691
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	204.89 AC / 8,925,110 SF
REGULATIONS	
EXISTING ZONING:	PUD (CITY), MGA-1(COUNTY)
PROPOSED ZONING:	PUD (1.26 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
SETBACKS:	
120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY: 53 85' SINGLE-FAMILY: 17 65' SINGLE-FAMILY: 105 46' SINGLE FAMILY: 8 41' SINGLE FAMILY: 49 TOWNHOMES: 27
TOTAL:	259
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
OPEN SPACE SF REQUIRED:	1,338,599 SF; 30.73 AC (15% OF SITE)
FORMAL OPEN SPACE SF REQUIRED:	455,202 SF; 10.45 AC (34% OF REQUIRED OPEN SPACE)
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE REQUIRED:	883,397 SF; 20.28 AC (66% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE AREA PROVIDED:	2,756,655 SF; 63.28 (206% OF REQUIRED OPEN SPACE)
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)
PARKING REQUIRED:	
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)
TOWNHOMES:	81 (3 PER 3 BEDROOM)
TOTAL:	545
PARKING PROVIDED:	635
HISTORICAL RESOURCE TREATMENT:	NA
OVERALL DENSITY:	1.26 UNITS/AC
NET DENSITY (MINUS ROW):	1.42 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITS) 8.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main:
615 777 3200 Fax: 615 777 3201
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
AGRICULTURE
COMMERCE
TENNESSEE NO. 1418
LANDSCAPE ARCHITECT

Revision Date

1 JANUARY 13, 2025

OVERALL DEVELOPMENT PLAN

SHEET C2.0

COF# 8691

N

0 300 600 900

COLLETTA PARK PUD SUBDIVISION - REVISION 1

DEVELOPMENT PLAN

PD(1.26 DUA)

Franklin, Williamson, Tennessee

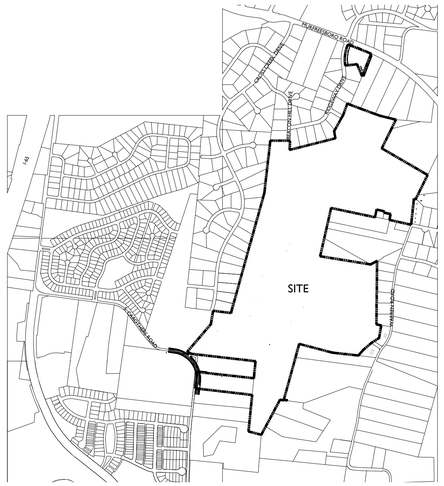
APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

DEVELOPER/OWNER:
FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C2A	APPROVED DEVELOPMENT PLAN
C2B	APPROVED DEVELOPMENT PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C3.0	GRADING AND DRAINAGE
C3.1	GRADING AND DRAINAGE
C4.0	ROW AND ACCESS PLAN
C4.1	ROW AND ACCESS PLAN
C4.2	ROW AND ACCESS PLAN
C4.3	ROW AND ACCESS PLAN
C4.4	SIGHT DISTANCE PLAN
C4.5	ROW AND ACCESS VEHICLE DETAILS
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN
C6.0	PHASING PLAN
L1.0	OVERALL TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN ENLARGEMENT
L1.2	TREE PRESERVATION PLAN ENLARGEMENT
L1.3	SPECIMEN TREE LIST
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS
A1.2	ARCHITECTURAL ELEVATIONS
A1.3	ARCHITECTURAL ELEVATIONS
A1.4	ARCHITECTURAL ELEVATIONS
A1.5	ARCHITECTURAL ELEVATIONS



NOT TO SCALE

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PARK PUD SUBDIVISION

MOS 1
#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

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MOS 2
#2. Modification of Standards Request for Cul-de-sac length.
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MODIFICATION OF STREET STANDARD
Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION
Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:
WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

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

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2017

SUBDIVISION REGULATIONS: FEBRUARY 28, 2013

HISTORIC DISTRICT DESIGN GUIDELINES: N/A

TRANSPORTATION AND STREET TECHNICAL STANDARDS: APRIL 25, 2017

STORMWATER BMP MANUAL: JANUARY 1, 2016

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: DECEMBER 10, 2013

MUNICIPAL CODE: AUGUST 13, 2019

⚠ ADDITIONAL PARCEL, SECTION 2 REVISION, OPEN SPACE REVISION, SITE DATA CHART

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 1**
COF PROJECT NUMBER:	8691
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	204.89 AC / 8,925,110 SF
REGULATIONS	
EXISTING ZONING:	PUD (CITY), MGA-1(COUNTY)
PROPOSED ZONING:	PUD (1.26 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
SETBACKS:	
120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY: 53 85' SINGLE-FAMILY: 17 65' SINGLE-FAMILY: 105 46' SINGLE FAMILY: 8 41' SINGLE FAMILY: 49 TOWNHOMES: 27
TOTAL:	259
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
OPEN SPACE SF REQUIRED:	1,338,599 SF; 30.73 AC (15% OF SITE)
FORMAL OPEN SPACE SF REQUIRED:	455,202 SF; 10.45 AC (34% OF REQUIRED OPEN SPACE)
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE REQUIRED:	883,397 SF; 20.28 AC (66% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE AREA PROVIDED:	2,756,655 SF; 63.28 (206% OF REQUIRED OPEN SPACE)
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)
PARKING REQUIRED:	
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)
TOWNHOMES:	81 (3 PER 3 BEDROOM)
TOTAL:	545
PARKING PROVIDED:	635
HISTORICAL RESOURCE TREATMENT:	NA
OVERALL DENSITY:	1.26 UNITS/AC
NET DENSITY (MINUS ROW):	1.42 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITS) 8.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE

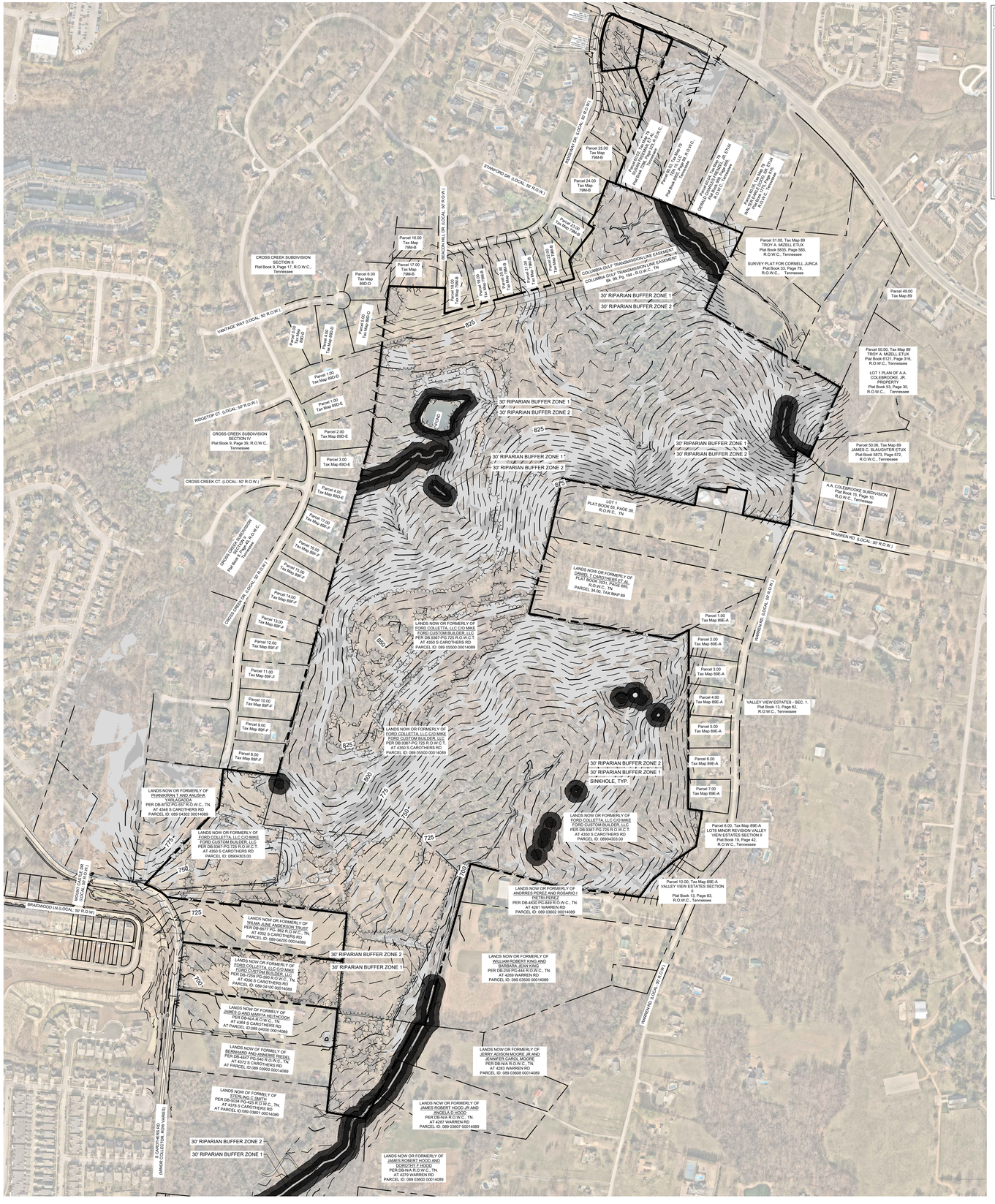
FORD CLASSIC HOMES

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #:8691



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA AND TOPO SURVEY PREPARED BY JTA LAND SURVEYING, INC., DATED 06/04/2024, AND A TOPO SURVEY PREPARED BY ENERGY LAND & INFRASTRUCTURE DATED 04/20/2024. ADDITIONALLY, OFFSITE INFORMATION FROM S CAROTHERS ROAD CONSTRUCTION IS PROVIDED PER CITY OF FRANKLIN PROJECTS #7151 & #7698. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 47187C0214GF. DATED DECEMBER 22, 2016 ; 47187C0220F, DATED SEPTEMBER 29, 2006.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO ONE OUTFALLS. OUTFALL #1 IS AN EXISTING STREAM AT THE SOUTHERN END OF THE PROPERTY

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615 844 2573 Fax: 615 370 6300
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FORD CLASSIC HOMES

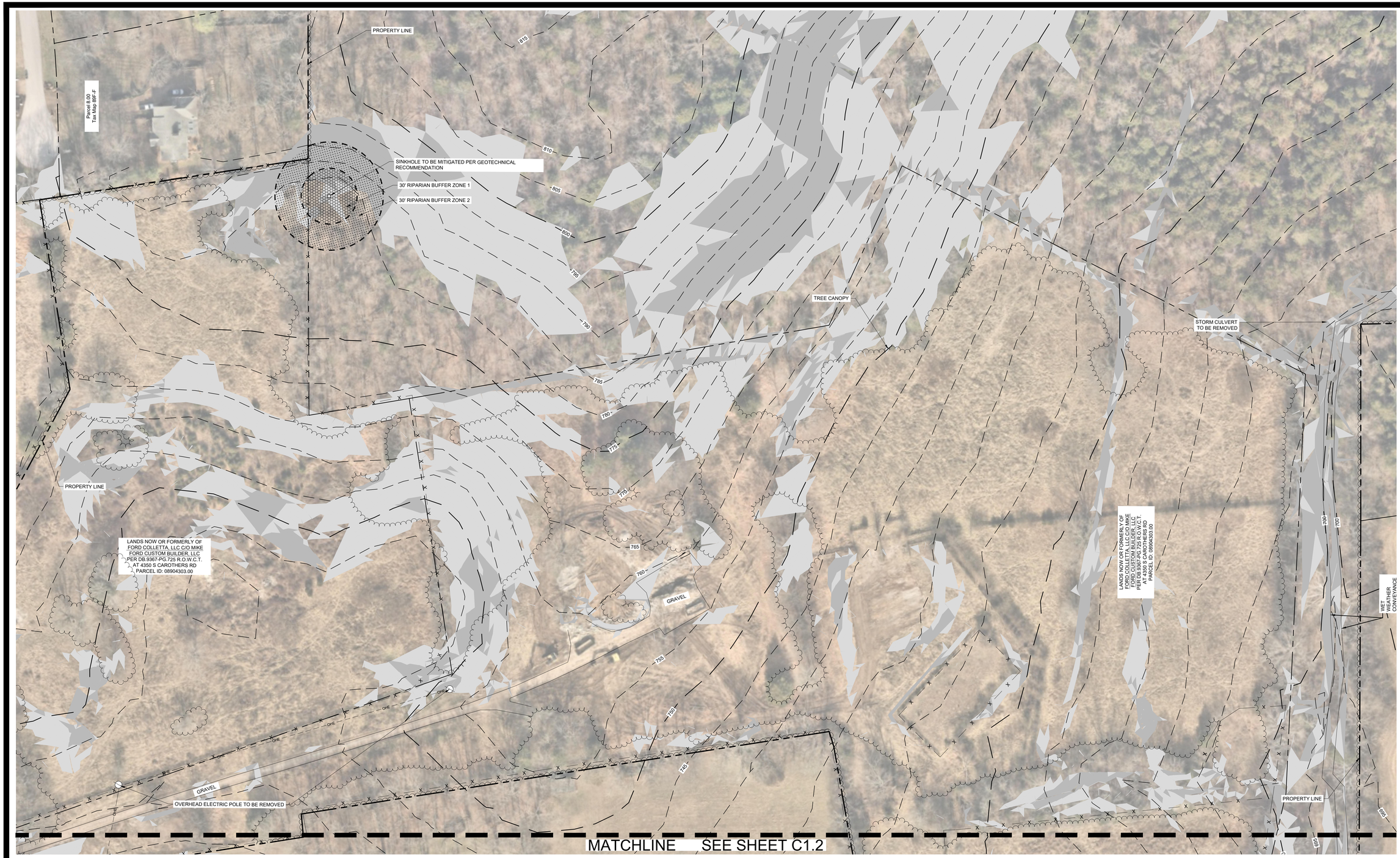
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

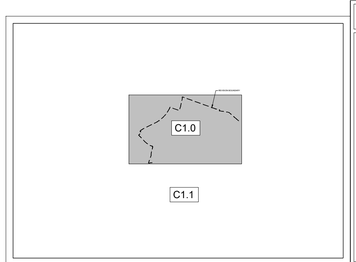
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137915
STATE OF TENNESSEE
12/19/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0
COF # 8691





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	20% and above

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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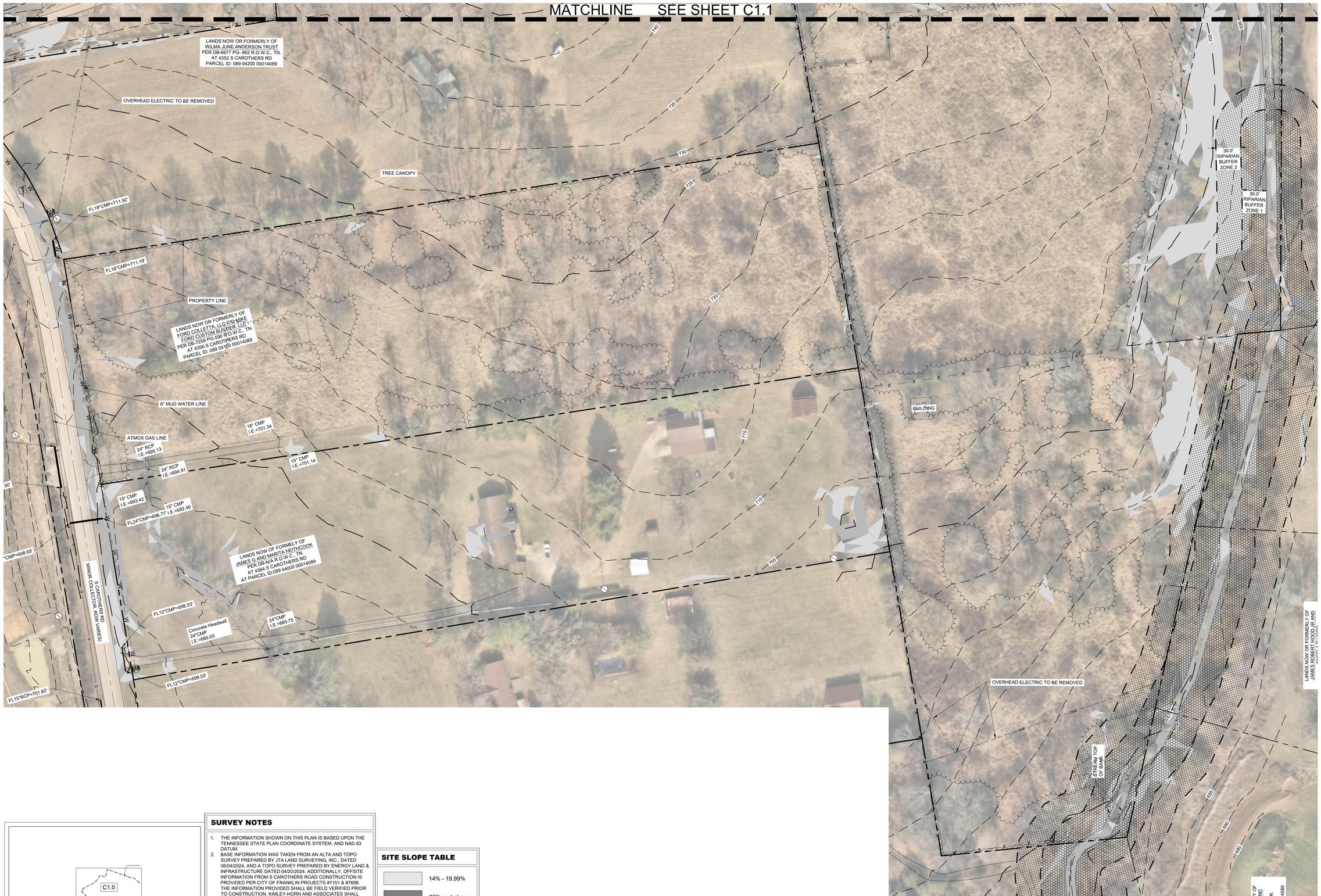
FORD CLASSIC HOMES

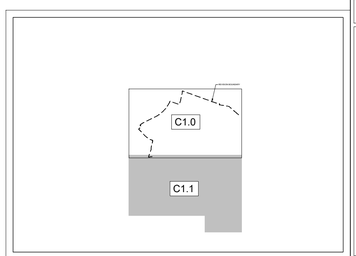
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
03/06/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS
SHEET
C1.1
COF # 8691





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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
02/06/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF # 8691



REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PARK PUD SUBDIVISION

MOS 1
#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2
#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX
Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD
Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION
Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1001	FORMAL	PARK	117,867 SF (2.71 AC)
1002	INFORMAL	GREEN BELT	101,543 SF (2.33 AC)
1003	INFORMAL	GREEN BELT	78,859 SF (1.81 AC)
2001	INFORMAL	GREEN BELT	103,606 SF (2.38 AC)
2002	FORMAL	PARK	73,968 SF (1.70 AC)
2003	INFORMAL	GREEN BELT	337,171 SF (7.74 AC)
3001	INFORMAL	GREEN BELT	264,097 SF (6.06 AC)
3002	FORMAL	PARK	29,014 SF (0.67 AC)
3003	FORMAL	PARK	55,350 SF (1.27 AC)
3004	INFORMAL	GREEN BELT	1,421,137 SF (32.62 AC)
4001	INFORMAL	GREEN BELT	2,718 SF (0.06 AC)
4002	INFORMAL	GREEN BELT	2,700 SF (0.06 AC)
5001	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)
5002	FORMAL	PARK	19,189 SF (0.44 AC)
6001	INFORMAL	GREEN BELT	7,668 SF (0.18 AC)
6002	FORMAL	AMENITY	153,833 SF (3.53 AC)
6003	INFORMAL	GREEN BELT	10,655 SF (0.24 AC)
6004	INFORMAL	GREEN BELT	17,961 SF (0.41 AC)
7001	INFORMAL	GREEN BELT	73,261 SF (1.68 AC)
7002	INFORMAL	GREEN BELT	48,923 SF (1.12 AC)
7003	INFORMAL	GREEN BELT	123,477 SF (2.83 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	151,589 SF (3.48 AC)
2	46,074 SF (1.06 AC)
3	35,722 SF (0.82 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.36 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 10.32 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 60.48 AC

TOTAL OPEN SPACE PROVIDED: 70.80 AC (35.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD COORDIOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY, WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS ONE UNIT PER ACRE.

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISON
PROJECT NUMBER:	6559
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 02800 079 MB 02900 089 05500 089 04303 089 04304
EXISTING ZONING:	R-1
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.2
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5755
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
MINIMUM PARKING REQUIREMENT:	2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	1.00 DUA
TREE CANOPY:	138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION:	FEE IN LIEU ($541,487.60) 35 @ 1200 SF/HOME = 42,000 SF 164 @ 600 SF/HOME = 98,400 SF
OPEN SPACE:	29.85 AC (15%) TOTAL REQUIRED 10.15 AC FORMAL REQ. 19.70 AC INFORMAL REQ.
OVERALL DENSITY:	1.00 UNITS/AC
NET DENSITY (WHOLE ROW):	1.10 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.17 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	199 SINGLE FAMILY HOMES 60' LOTS: 90 80' LOTS: 53 ESTATE: 56
NONRESIDENTIAL SQUARE FOOTAGE:	75.56 AC
TOTAL ACREAGE BY USE, ENTIRE SITE:	123.21 AC RESIDENTIAL 70.80 AC OPEN SPACE 4.99 AC NON-BUILDABLE LOTS
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 35.24 AC RESIDENTIAL (24 UNITS) 6.85 AC OPEN SPACE SECTION 2 12.4 AC RESIDENTIAL (13 UNITS) 11.82 AC OPEN SPACE SECTION 3 8.69 AC RESIDENTIAL (21 UNITS) 40.62 AC OPEN SPACE SECTION 4 20.34 AC RESIDENTIAL (51 UNITS) 0.12 AC OPEN SPACE SECTION 5 11.72 AC RESIDENTIAL (38 UNITS) 1.40 AC OPEN SPACE SECTION 6 11.04 AC RESIDENTIAL (29 UNITS) 4.36 AC OPEN SPACE SECTION 7 5.06 AC RESIDENTIAL (23 UNITS) 5.64 AC OPEN SPACE

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,595 SF	126,918 SF	57,677 SF
TREE C	5,661,025 SF	3,605,008 SF	2,056,017 SF
TREE D	152,235 SF	108,317 SF	43,918 SF
TOTAL	6,018,356 SF	3,840,243 SF	2,178,113 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

PROVIDED CANOPY PRESERVED = 2,178,113 SF (36.2%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION AREA

STREAM BUFFER

60' STREAM BUFFER

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
199 X 350 GPD = 69,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
199 HOMES X .64 STUDENTS = 128 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

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

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: SEPTEMBER 22, 2017

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
12/14/17

Revision Date
12.15.2017

DEVELOPMENT PLAN
C2.0
COF 6559

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615 770 8100
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION I
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
12/14/17

Revision Date

APPROVED DEVELOPMENT PLAN
SHEET
C2A
COF# 8691



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

12/15/17

Revision Date
12.15.2017

DEVELOPMENT PLAN

C2.1

COF 6559

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION I

Franklin, Williamson County, Tennessee

3/6/25

Revision Date

APPROVED DEVELOPMENT PLAN

SHEET

C2B

COF# 8691

⚠ ADDITIONAL DESIGN CONCEPT, ADDITIONAL LOT TYPES

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY AND MIXED RESIDENTIAL DESIGN CONCEPTS OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY AND MIXED RESIDENTIAL HOMES.

DESIGN CONCEPTS: SINGLE FAMILY, MIXED RESIDENTIAL

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD OF COLLETTA PARK ARE A COMBINATION OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS TO NORTH, EAST AND WEST AND TRANSITION TO MIXED RESIDENTIAL/SINGLE FAMILY TO THE SOUTH. MOST OF THE EXISTING NEIGHBORHOODS AND ABUTTING PROPERTIES ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS OF COMPARABLE SIZE TO ADJOINING RESIDENTIAL USES AND/OR ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS OR PUBLIC ROW. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS AND TOWNHOMES IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

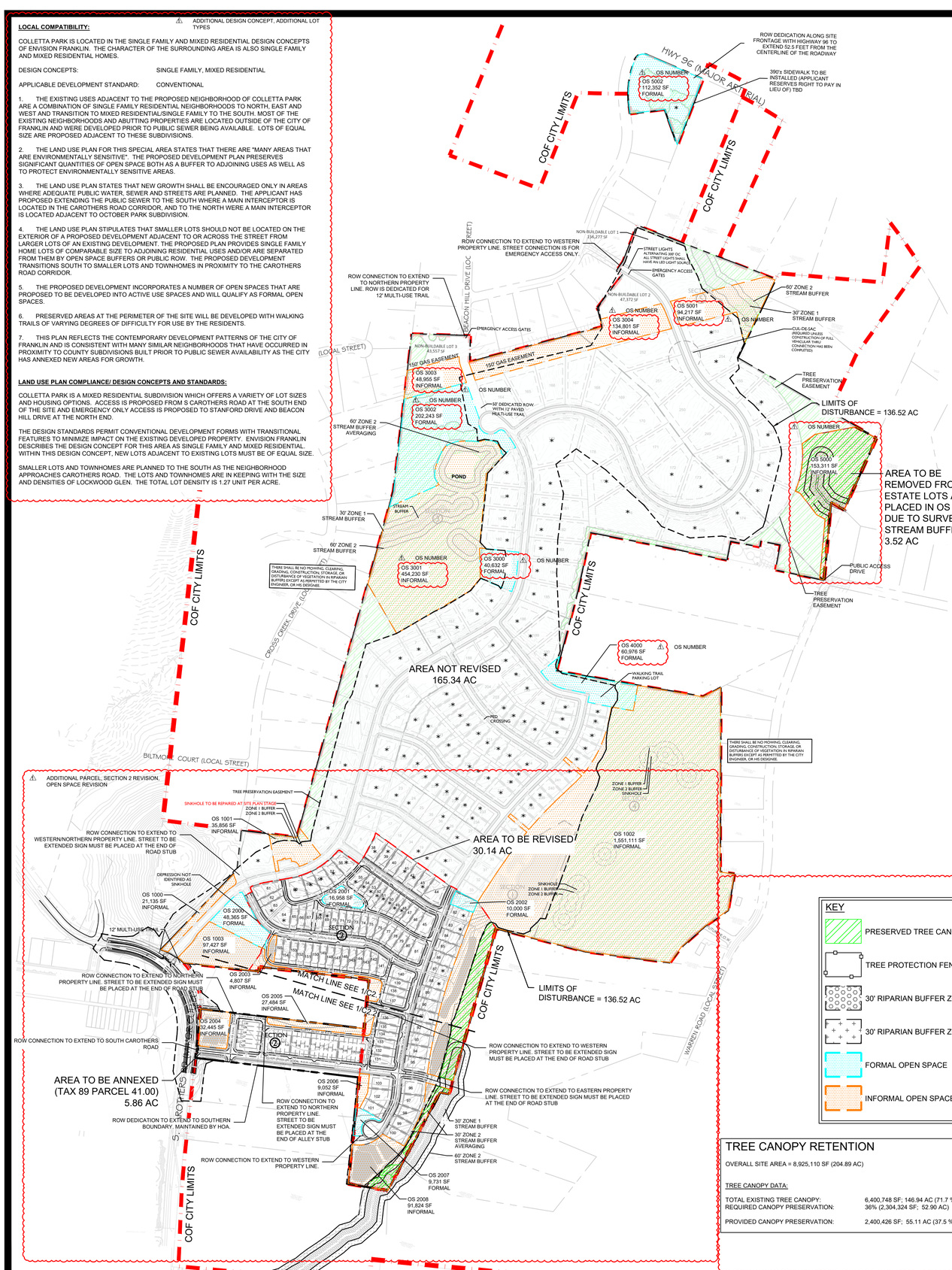
7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LAND USE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A MIXED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ONLY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THE DESIGN CONCEPT FOR THIS AREA AS SINGLE FAMILY AND MIXED RESIDENTIAL. WITHIN THIS DESIGN CONCEPT, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS AND TOWNHOMES ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS AND TOWNHOMES ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS 1.27 UNIT PER ACRE.



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,925,110 SF (204.89 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.7 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDES ALL CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

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

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 204.89 AC
OPEN SPACE ACREAGE REQUIRED: 30.73 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.45 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (20.28 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1000	INFORMAL	GREEN BELT	21,135 SF (0.48 AC)
1001	INFORMAL	GREEN BELT	35,856 SF (0.82 AC)
1002	INFORMAL	GREEN BELT	1,551,111 SF (35.61 AC)
1003	INFORMAL	GREEN BELT	97,427 SF (2.24 AC)
2000	FORMAL	AMENITY	48,365 SF (1.11 AC)
2001	FORMAL	PARK	16,958 SF (0.39 AC)
2002	FORMAL	PARK	10,000 SF (0.23 AC)
2003	INFORMAL	GREEN BELT	4,807 SF (0.11 AC)
2004	INFORMAL	GREEN BELT	32,445 SF (0.75 AC)
2005	INFORMAL	GREEN BELT	27,484 SF (0.63 AC)
2006	INFORMAL	GREEN BELT	9,052 SF (0.21 AC)
2007	FORMAL	PARK	9,731 SF (0.22 AC)
2008	INFORMAL	GREEN BELT	91,824 SF (2.11 AC)
3000	FORMAL	PARK	40,632 SF (0.93 AC)
3001	INFORMAL	GREEN BELT	454,230 SF (10.43 AC)
3002	FORMAL	PARK	202,243 SF (4.64 AC)
3003	INFORMAL	GREEN BELT	48,955 SF (1.12 AC)
3004	INFORMAL	GREEN BELT	134,801 SF (3.09 AC)
4000	FORMAL	PARK	60,976 SF (1.40 AC)
5000	INFORMAL	GREEN BELT	153,311 SF (3.52 AC)
5001	INFORMAL	GREEN BELT	94,217 SF (2.16 AC)
5002	FORMAL	PARK	112,352 SF (2.58 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	156,277 SF (3.59 AC)
2	47,372 SF (1.09 AC)
3	43,557 SF (1.00 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.68 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.50 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 63.28 AC

TOTAL OPEN SPACE PROVIDED: 74.78 AC (36.70%)

⚠ SITE DATA CHART, OPEN SPACE CHART, TREE CANOPY CHART, ADDITIONAL PARCEL

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 1**
COF PROJECT NUMBER:	8691
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	204.89 AC / 8,925,110 SF
REGULATIONS	
EXISTING ZONING:	PUD (CITY), MGA-1(COUNTY)
PROPOSED ZONING:	PUD (1.26 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
SETBACKS:	
120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY: 53 85' SINGLE-FAMILY: 17 65' SINGLE-FAMILY: 105 46' SINGLE FAMILY: 8 41' SINGLE FAMILY: 49 TOWNHOMES: 27
TOTAL:	259
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
OPEN SPACE SF REQUIRED:	1,338,599 SF; 30.73 AC (15% OF SITE)
FORMAL OPEN SPACE SF REQUIRED:	455,202 SF; 10.45 AC (34% OF REQUIRED OPEN SPACE)
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE REQUIRED:	883,397 SF; 20.28 AC (66% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE AREA PROVIDED:	2,756,655 SF; 63.28 (206% OF REQUIRED OPEN SPACE)
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)
PARKING REQUIRED:	
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)
TOWNHOMES:	81 (3 PER 3 BEDROOM)
TOTAL:	545
PARKING PROVIDED:	635
HISTORICAL RESOURCE TREATMENT:	NA
OVERALL DENSITY:	1.26 UNITS/AC
NET DENSITY (MINUS ROW):	1.42 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITS) 8.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
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615 777 3200 Fax: 615 777 3201
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

MATTHEW H. BLAIR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2418
LANDSCAPE ARCHITECT

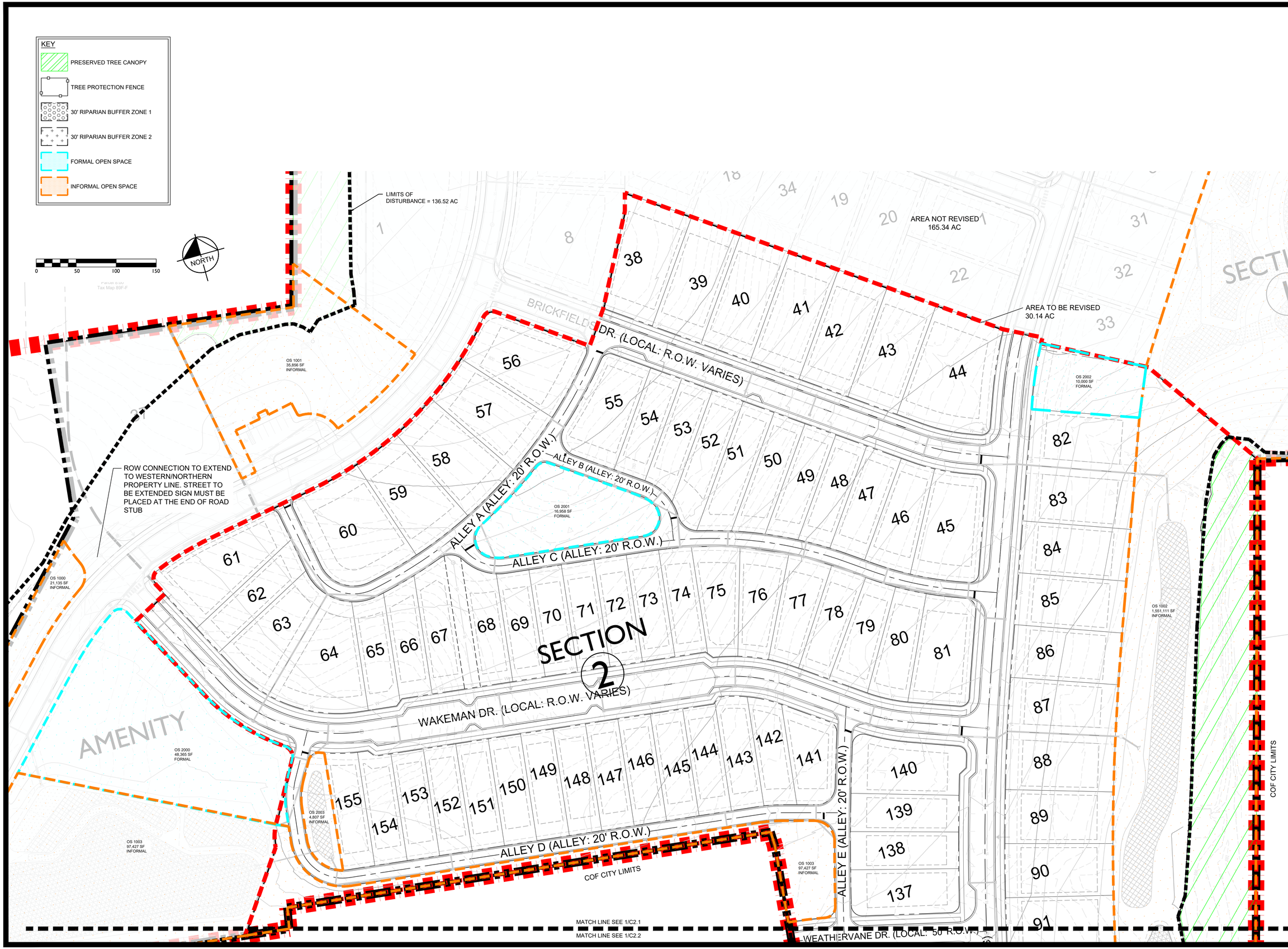
Revision Date

⚠1 JANUARY 13, 2025

OVERALL DEVELOPMENT PLAN

SHEET C2.0

COF# 8691



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

3/6/25

Revision Date
1 JANUARY 13, 2025

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF# 8691

MATCH LINE SEE 1/C2.2
MATCH LINE SEE 1/C2.1

OS 2005

COF CITY LIMITS

ROW CONNECTION TO EXTEND TO WESTERN PROPERTY LINE. STREET TO BE EXTENDED SIGN MUST BE PLACED AT THE END OF ROAD STUB

WEATHERVANE DR. (LOCAL: 50' R.O.W.)

ROW CONNECTION TO EXTEND TO NORTHERN PROPERTY LINE. STREET TO BE EXTENDED SIGN MUST BE PLACED AT THE END OF ROAD STUB

ROW CONNECTION TO EXTEND TO NORTHERN PROPERTY LINE. STREET TO BE EXTENDED SIGN MUST BE PLACED AT THE END OF ALLEY STUB

OS 2005
27,484 SF
INFORMAL

ALLEY F (ALLEY: 20' R.O.W.)

ALLEY H (ALLEY: 20' R.O.W.)

ALLEY G (ALLEY: 20' R.O.W.)

WEATHERBELL DR. (LOCAL: 50' R.O.W.)

SECTION 2

S LVER BROOK DR. (LOCAL: R.O.W. VARIES)

ALLEY E (ALLEY: 20' R.O.W.)

GOODISON DR. (LOCAL: R.O.W. VARIES)

COF CITY LIMITS

OS 1002
1,551,111 SF
INFORMAL

OS 2004
32,445 SF
INFORMAL

OS 2006
9,052 SF
INFORMAL

OS 2007
9,731 SF
FORMAL

OS 2008
91,824 SF
INFORMAL

ROW CONNECTION TO EXTEND TO EASTERN PROPERTY LINE. STREET TO BE EXTENDED SIGN MUST BE PLACED AT THE END OF ROAD STUB

AREA TO BE ANNEXED
(TAX 89 PARCEL 41.00)
5.86 AC

ROW DEDICATION TO EXTEND TO SOUTHERN BOUNDARY. MAINTAINED BY HOA.

LIMITS OF DISTURBANCE = 136.52 AC

AREA TO BE REVISED
30.14 AC

ROW DEDICATION TO EXTEND TO SOUTHERN BOUNDARY. MAINTAINED BY HOA. ROAD TO BE EXTENDED SIGN MUST BE PLACED AT THE END OF ROAD STUB

LIMITS OF DISTURBANCE = 136.52 AC

ROW CONNECTION TO EXTEND TO SOUTH CAROTHERS ROAD

ROW CONNECTION TO EXTEND TO WESTERN PROPERTY LINE.

Parcel 42.00, Tax Map 89
WILMA JUNE ANDERSON TRUST
Plat Book 7259, Page 590,
R.O.W.C., Tennessee

Parcel 39.001, Tax Map 89
BERNHARD RIEDEL
Plat Book 4447, Page 540,
R.O.W.C., Tennessee

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE

0 50 100 150

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615 844 2573 Fax: 615 370 8091
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION I
Franklin, Williamson County, Tennessee

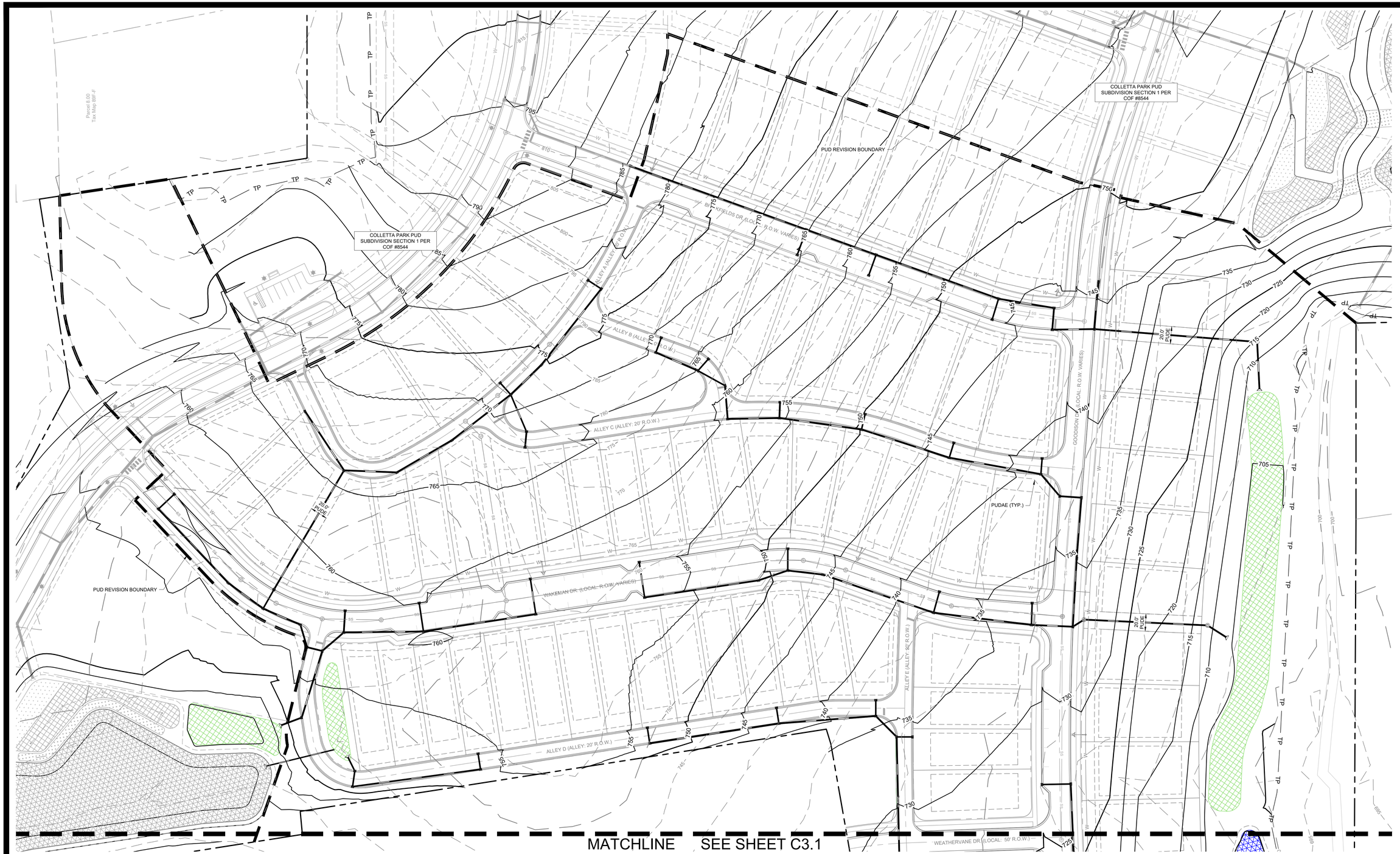
MATTHEW H. HOUSER
AGRICULTURE
COMMERCE
TENNESSEE NO. 3418
LANDSCAPE ARCHITECT

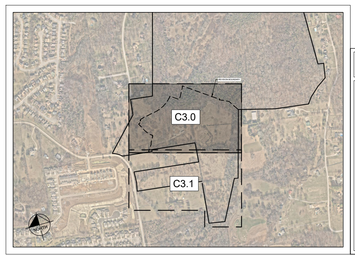
Revision Date
1 JANUARY 13, 2025
2
3
4

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF# 8691





COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION STRUCTURES.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA STORM STRUCTURE TO AN UNDERGROUND DETENTION STRUCTURE. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

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.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	65.60 CFS	65.62 CFS
OUTFALL 2	341.54 CFS	341.54 CFS

SITE AREA TABLE

TOTAL SITE AREA =	196.41 ACRES
TOTAL REVISED AREA =	31.31 ACRES
TOTAL AREA ADDED =	5.86 ACRES
REVISED IMPERVIOUS AREA - ROW =	5.41 ACRES
REVISED IMPERVIOUS AREA - LOTS =	10.76 ACRES

STATEMENT OF IMPACTS

THERE WILL BE APPROXIMATELY 16.17 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

HATCH LEGEND

WATER QUALITY	
DETENTION	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 www.kimley-horn.com
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FORD CLASSIC HOMES

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 127919
STATE OF TENNESSEE

Revision Date
△ ____
△ ____
△ ____
△ ____

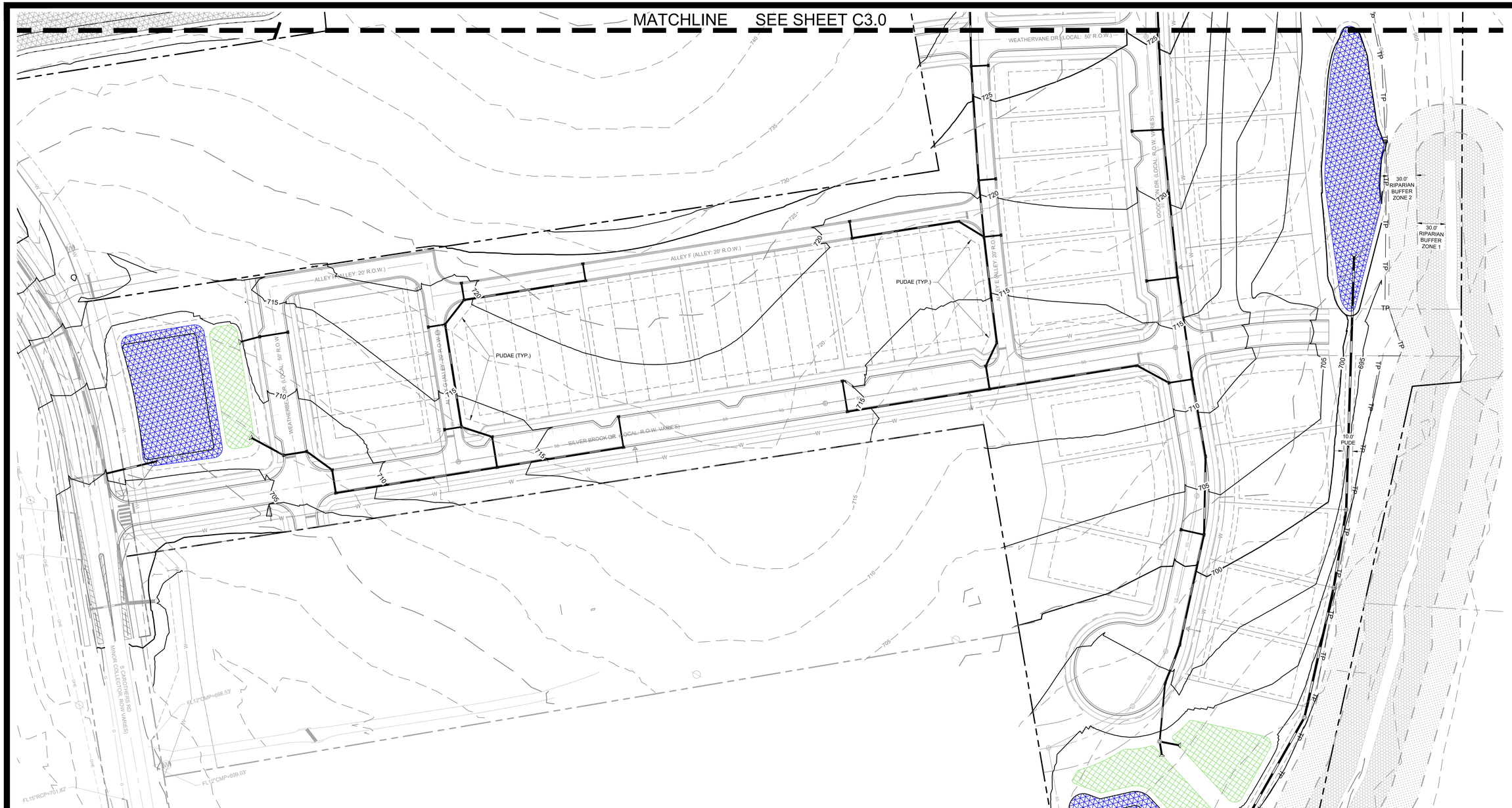
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

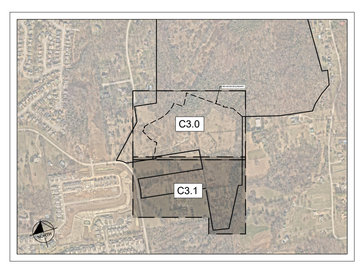
GRADING AND DRAINAGE

SHEET
C3.0

COF # 8691

MATCHLINE SEE SHEET C3.0





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HATCH LEGEND

WATER QUALITY	
DETENTION	

GRAPHIC SCALE IN FEET
0 25 50 100

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 www.kimley-horn.com
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FORD CLASSIC HOMES

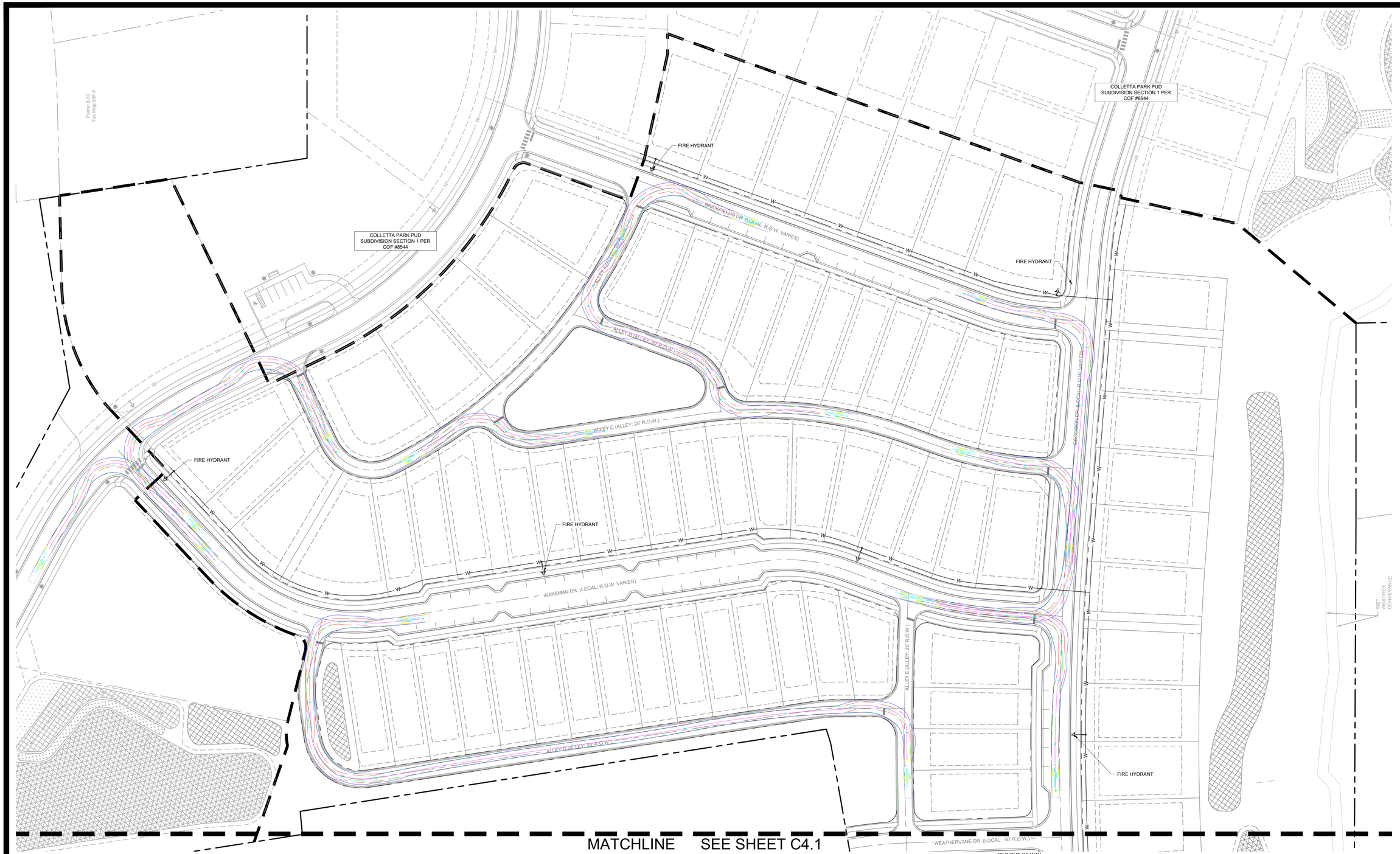
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

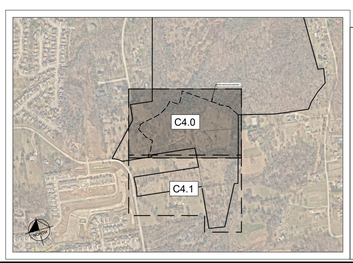
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE
02/06/2026

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

GRADING AND DRAINAGE

SHEET
C3.1
COF # 8691





ROW & ACCESS GENERAL NOTES

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3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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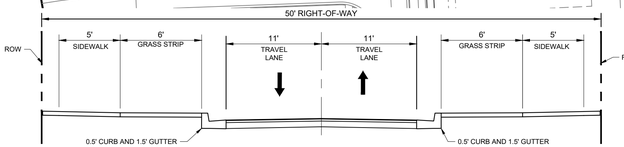
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

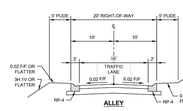


TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS

FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC; JASON ENGLISH, P.E.; GRANT VOSS



VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 FAX: (615) 627-2801
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127819
STATE OF TENNESSEE
12/19/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ROW AND ACCESS PLAN

SHEET
C4.0

COF # 8691

MATCHLINE SEE SHEET C4.0

LANDS NOW OR FORMERLY OF
WILMA JUNE ANDERSON TRUST
PER DB-6677 PG- 862 R.O.W.C., TN.
AT 4352 S CAROTHERS RD
PARCEL ID: 089 04200 00014089

WEATHERVANE DR. (LOCAL: 50' R.O.W.)

GORDISON DR. (LOCAL: R.O.W. VARIES)

ALLEY F (ALLEY: 20' R.O.W.)

ALLEY H (ALLEY: 20' R.O.W.)

SILVER BROOK DR. (LOCAL: R.O.W. VARIES)

FIRE HYDRANT

30.0' RIPARIAN BUFFER ZONE 2

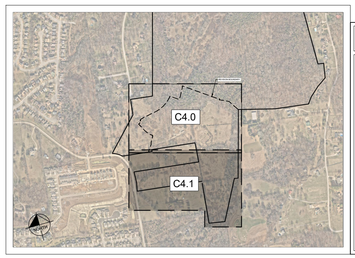
30.0' RIPARIAN BUFFER ZONE 1

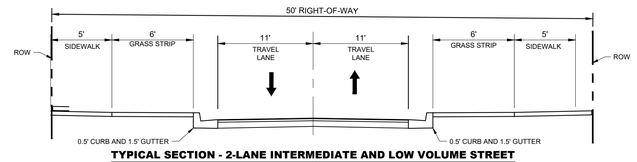
ROAD STUB PROVIDED PER COF ZONING REQUIREMENTS, NO FUTURE CONNECTION PLANNED AT THIS TIME

LANDS NOW OR FORMERLY OF
JAMES G AND MARITA HEITHCOOK
PER DB-N/A R.O.W.C., TN.
AT 4364 S CAROTHERS RD
AT PARCEL ID:089 04000 00014089

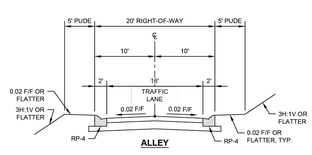
S CAROTHERS RD
MINOR COLLECTOR, ROW VARIES)

LANDS NOW OR FORMERLY OF
JAMES ROBERT HOOD JR. AND
[illegible]





TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS



ALLEY

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FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC;
JASON ENGLISH, P.E., GRANT VOSS

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 FAX: (615) 627-2009

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

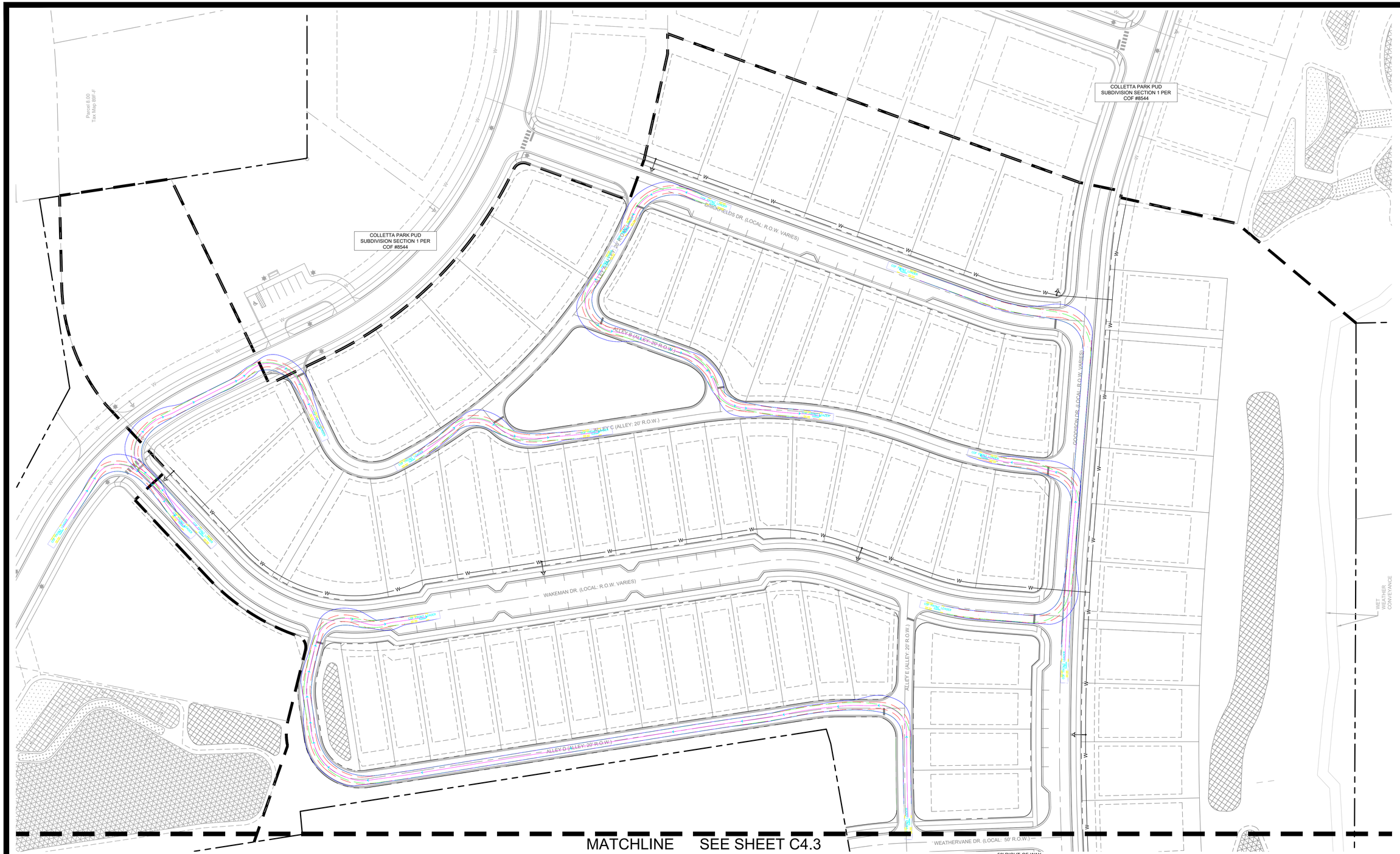
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
12/10/2025

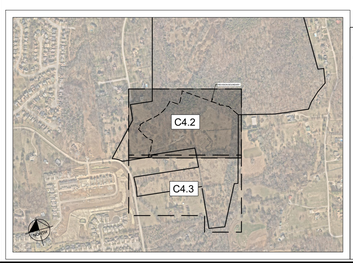
Revision Date
△ _____
△ _____
△ _____
△ _____

ROW AND ACCESS PLAN

SHEET
C4.1

COF # 8691





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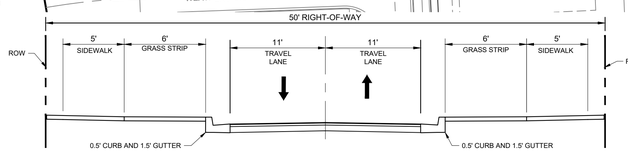
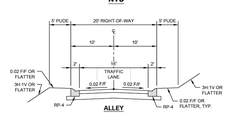


TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS



VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

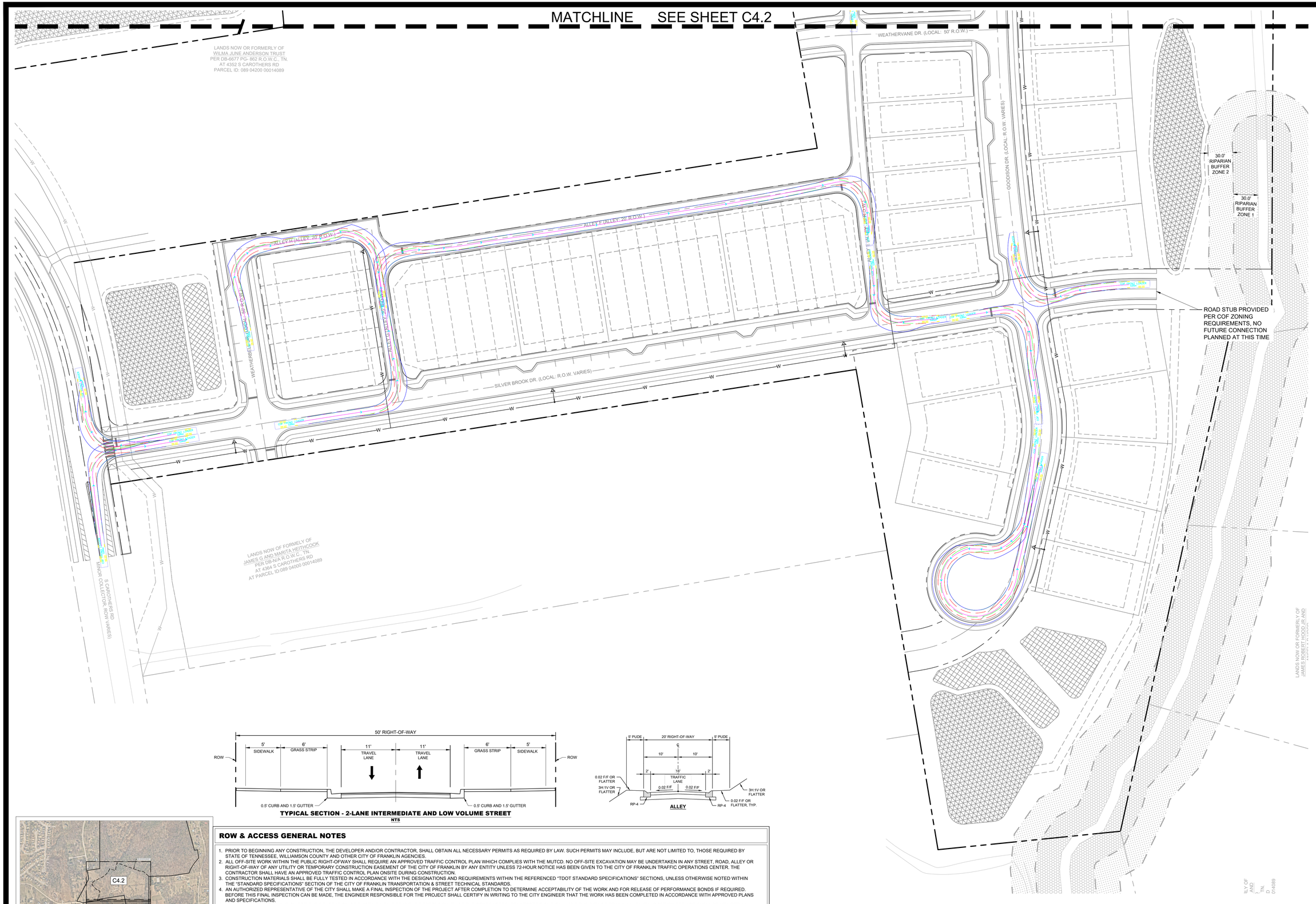
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137218
STATE OF TENNESSEE

Revision Date
1 _____
2 _____
3 _____
4 _____

ROW AND ACCESS PLAN

SHEET
C4.2
COF # 8691

MATCHLINE SEE SHEET C4.2



TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS

ALLEY

ROW & ACCESS GENERAL NOTES

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VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 Fax: (615) 564-2026
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

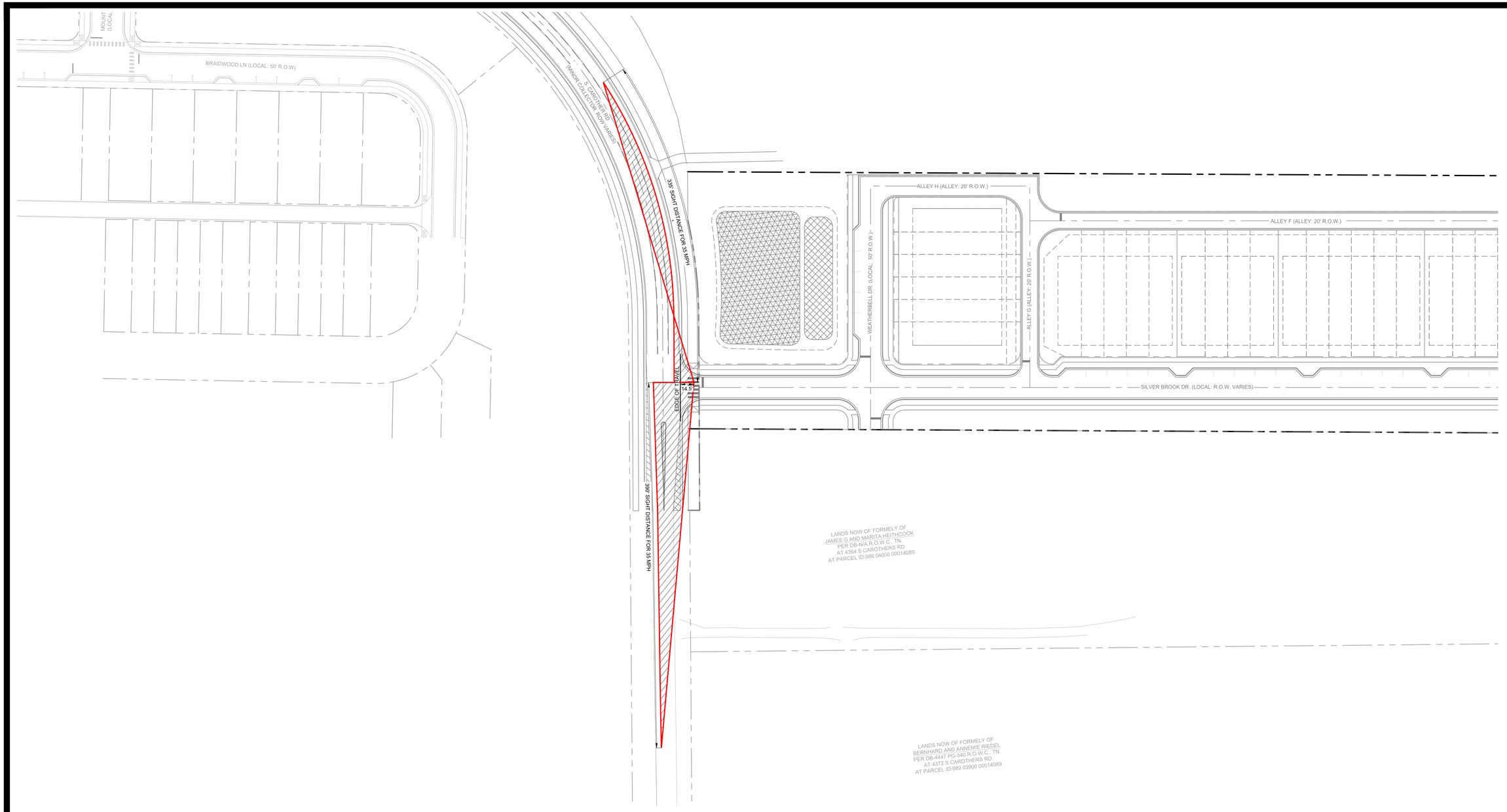
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
COMMERCIAL
No. 127918
STATE OF TENNESSEE

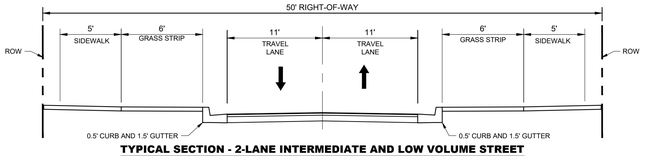
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ROW AND ACCESS PLAN

SHEET
C4.3

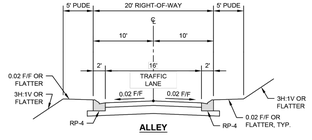
COF # 8691





TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET

NTS



ALLEY

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SIGHT DISTANCE LEGEND

PROPOSED SIGHT DISTANCE TRIANGLE
POSTED SPEED: 30 MPH
DESIGN SPEED: 35 MPH
STOPPING SIGHT DISTANCE REQUIRED:
LEFT TURN FROM STOP: 390'
RIGHT TURN FROM STOP: 335'

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127179
STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
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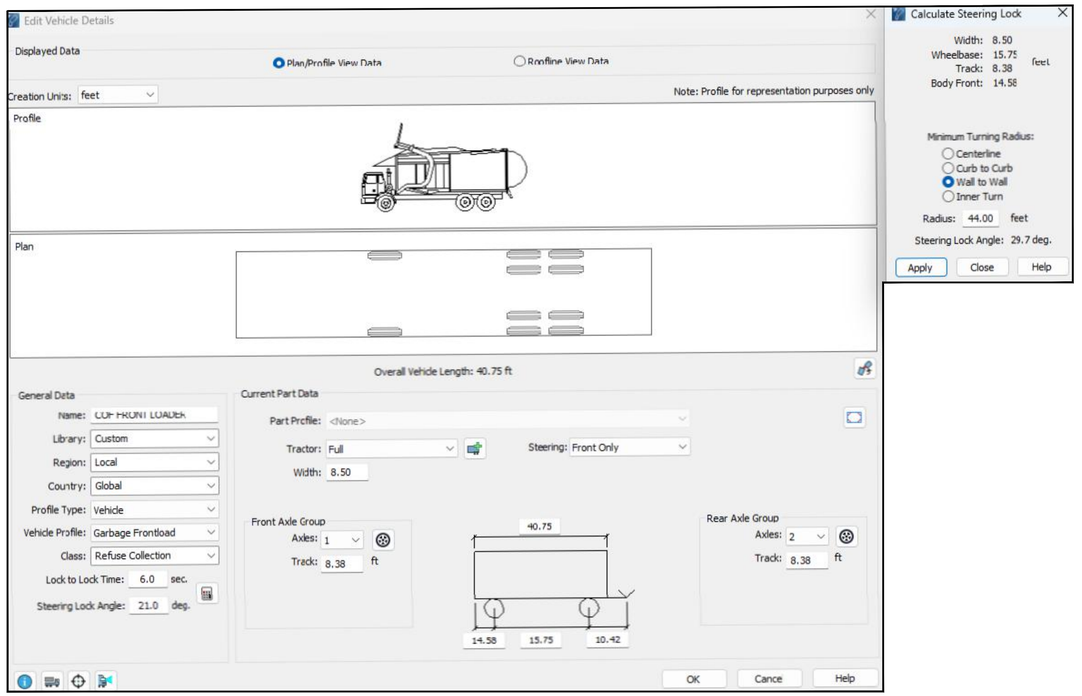
SIGHT DISTANCE PLAN

SHEET
C4.4

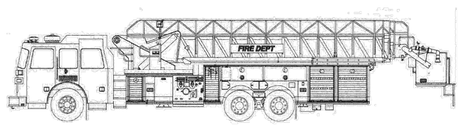
COF # 8691

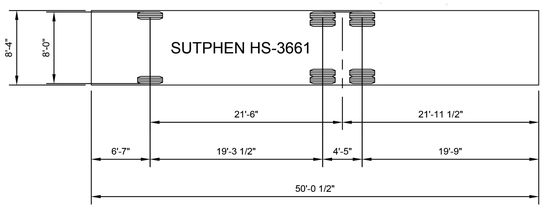


CITY OF FRANKLIN - FIRETRUCK DETAILS
NTS



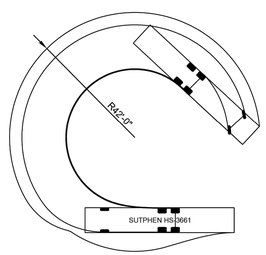
SOLID WASTE FRONT LOADER DETAILS
NTS



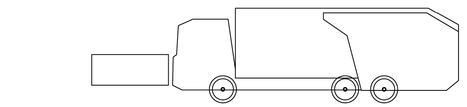


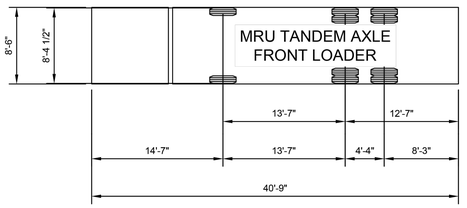
APPARATUS AND TURNING INFORMATION

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



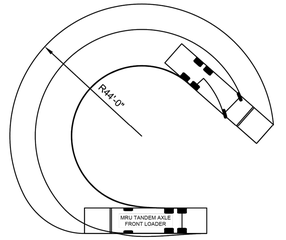
HISTORIC FRANKLIN TENNESSEE	FIRE APPARATUS TURNING TEMPLATE			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Ralph Hoge	DATE: 7/1/2021		SD-7
NOT TO SCALE				





APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



HISTORIC FRANKLIN TENNESSEE	SOLID WASTE APPARATUS TURNING TEMPLATE			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Ralph Hoge	DATE: 9/21/2023		SD-8
NOT TO SCALE				

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615 844 2573 Fax: 615 370 1300
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FORD CLASSIC HOMES

COLLETTA PARK PUD
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Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
12/20/2025

Revision Date
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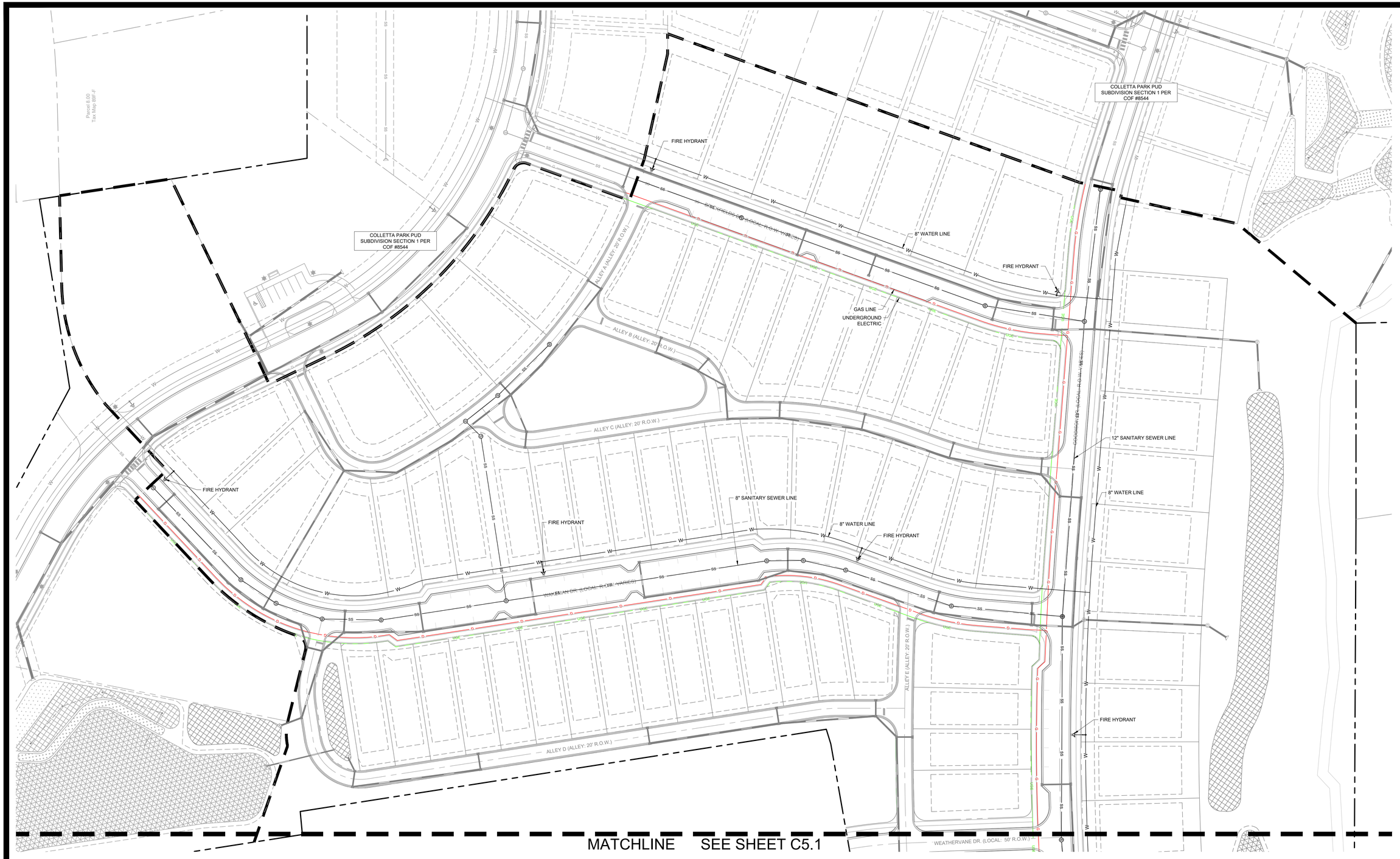
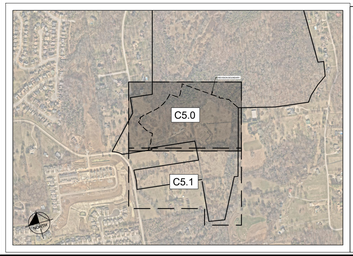
ROW AND ACCESS VECHICLE DETAILS

SHEET
C4.5
COF # 8691





AGENCY CONTACTS

WATER
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
PHONE: (615) 794-5947
CONTACT: MIKE JONES

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: BLAKE DAVIS

CABLE
UNITED COMMUNICATION, INC.
120 TAYLOR STREET,
CHAPEL HILL, TN 37034
PHONE: (800) 779-2227
CONTACT: KIMBERLY GOODWIN

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : AMY DIAZ-BARRIGA 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: UTILITY INSPECTOR

TELEPHONE
AT&T
PHONE: (615) 943-6572
EMAIL: MB127D@ATT.COM
CONTACT: MIKE BOGGESS

INTERNET PROVIDER
UNITED COMMUNICATION, INC.
120 TAYLOR STREET,
CHAPEL HILL, TN 37034
PHONE: (800) 779-2227
CONTACT: KIMBERLY GOODWIN

UTILITY NOTES

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

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF A 24" WATER MAIN EXTENSION FROM S CAROTHERS TO THE EXISTING WATER TOWER ON SITE. THE PROJECT SITE IS SERVICED BY MILCROFTON UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN 12" SEWER CONNECTION TO THE NEARBY SIMMIONS RIDGE DEVELOPMENT.

FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC;
JASON ENGLISH, P.E.; GRANT VOSS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
12/30/2024

Revision Date
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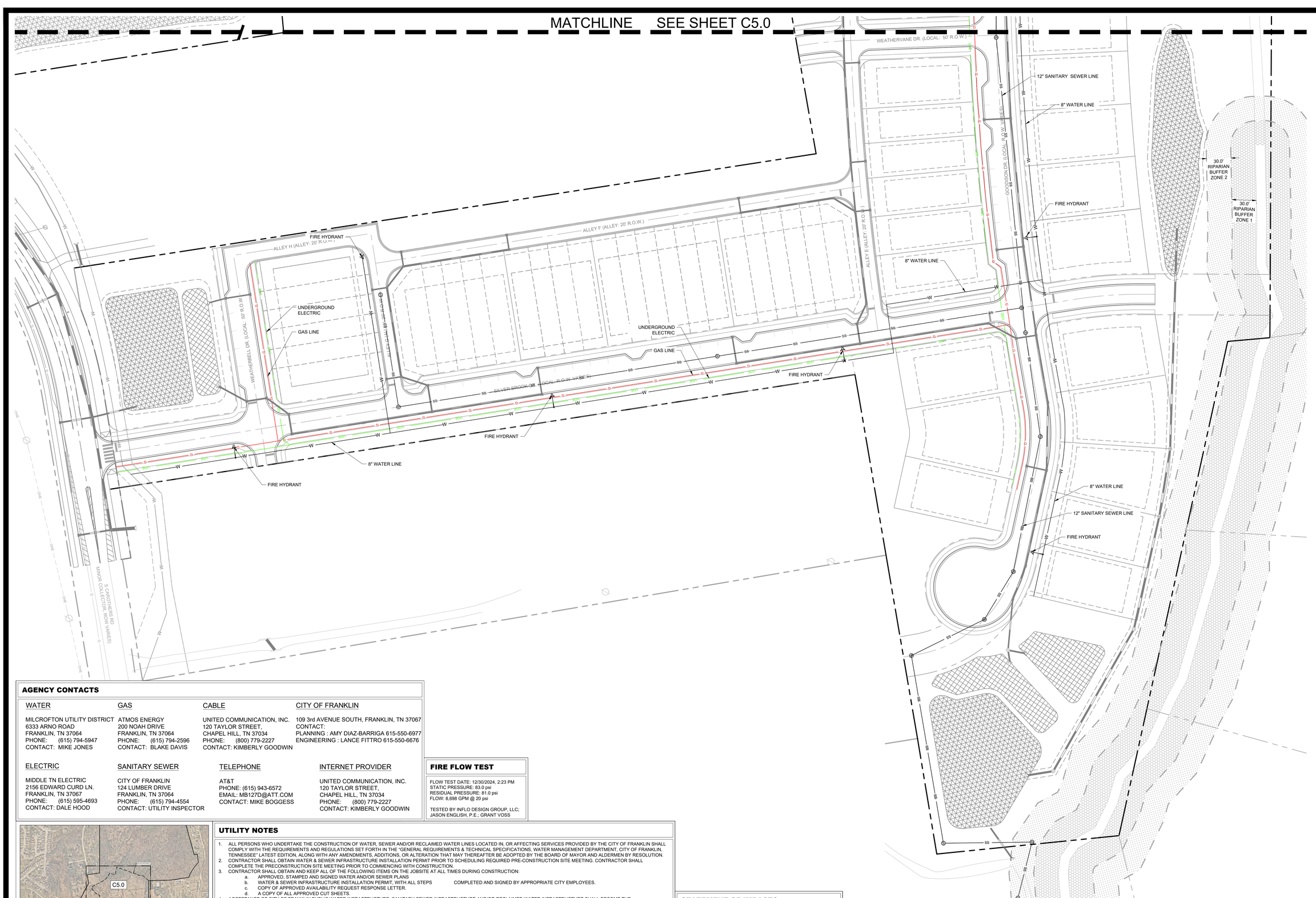
△
△
△

UTILITY PLAN

SHEET
C5.0
COF # 8691

MATCHLINE SEE SHEET C5.0



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MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: BLAKE DAVIS	UNITED COMMUNICATION, INC. 120 TAYLOR STREET, CHAPEL HILL, TN 37034 PHONE: (800) 779-2227 CONTACT: KIMBERLY GOODWIN	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : AMY DIAZ-BARRIGA 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

ELECTRIC	SANITARY SEWER	TELEPHONE	INTERNET PROVIDER
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	AT&T PHONE: (615) 943-6572 EMAIL: MB127D@ATT.COM CONTACT: MIKE BOGGESS	UNITED COMMUNICATION, INC. 120 TAYLOR STREET, CHAPEL HILL, TN 37034 PHONE: (800) 779-2227 CONTACT: KIMBERLY GOODWIN

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: (615) 564-2701 www.kimley-horn.com
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FORD CLASSIC HOMES

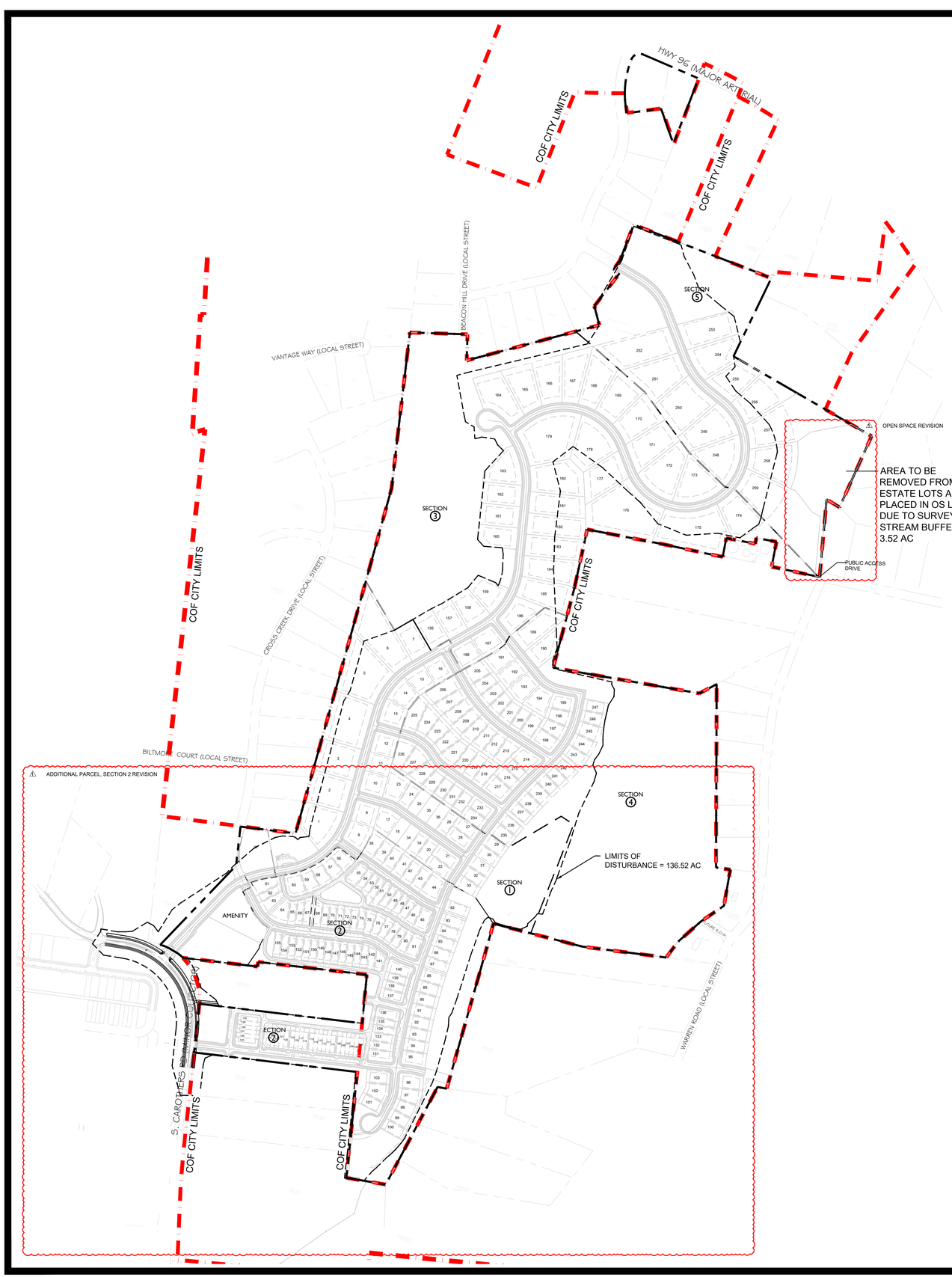
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
12/19/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

UTILITY PLAN

SHEET
C5.1
COF # 8691



PHASING TAKEDOWN CHART

Development	Total Acreage	120' Detached Dwellings	85' Detached Dwellings	65' Detached Dwellings	46' Detached Dwellings	41' Detached Dwellings	Townhomes	Total Dwellings
Development Plan	204.89	53	17	105	8	49	27	259
Section 1	29.54	7	11	18	0	0	0	36
Section 2	37.15	1	0	34	8	49	27	119
Section 3	56.15	31	2	0	0	0	0	33
Section 4	49.22	2	4	53	0	0	0	59
Section 5	32.83	12	0	0	0	0	0	12

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

3/6/25

Revision Date

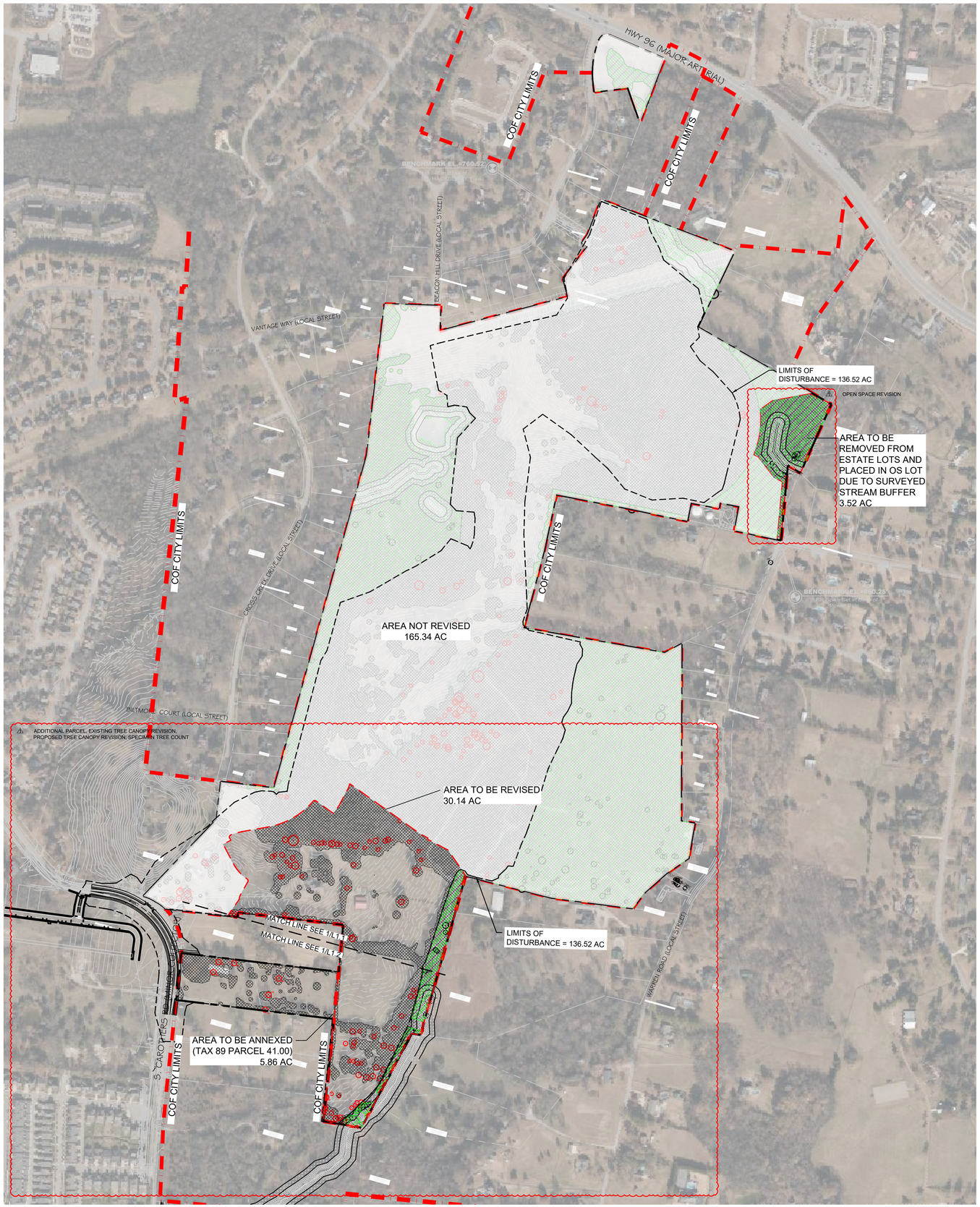
1 JANUARY 13, 2025

PHASING PLAN

SHEET

C6.0

COF# 8691



EXISTING TREE CANOPY REVISION, PROPOSED TREE CANOPY REVISION, SPECIMEN TREE COUNT

KEY

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,925,110 SF (204.89 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.7 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

NOTE: SEE L1.3 FOR SPECIMEN TREE LIST.

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

4031 Aspen Grove Drive, Nranklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

3/6/25

Revision Date

1 JANUARY 13, 2025

OVERALL TREE PRESERVATION PLAN

SHEET

L1.0

COF# 8691

EXISTING TREE CANOPY REVISION, PROPOSED TREE CANOPY REVISION, SPECIMEN TREE COUNT

KEY

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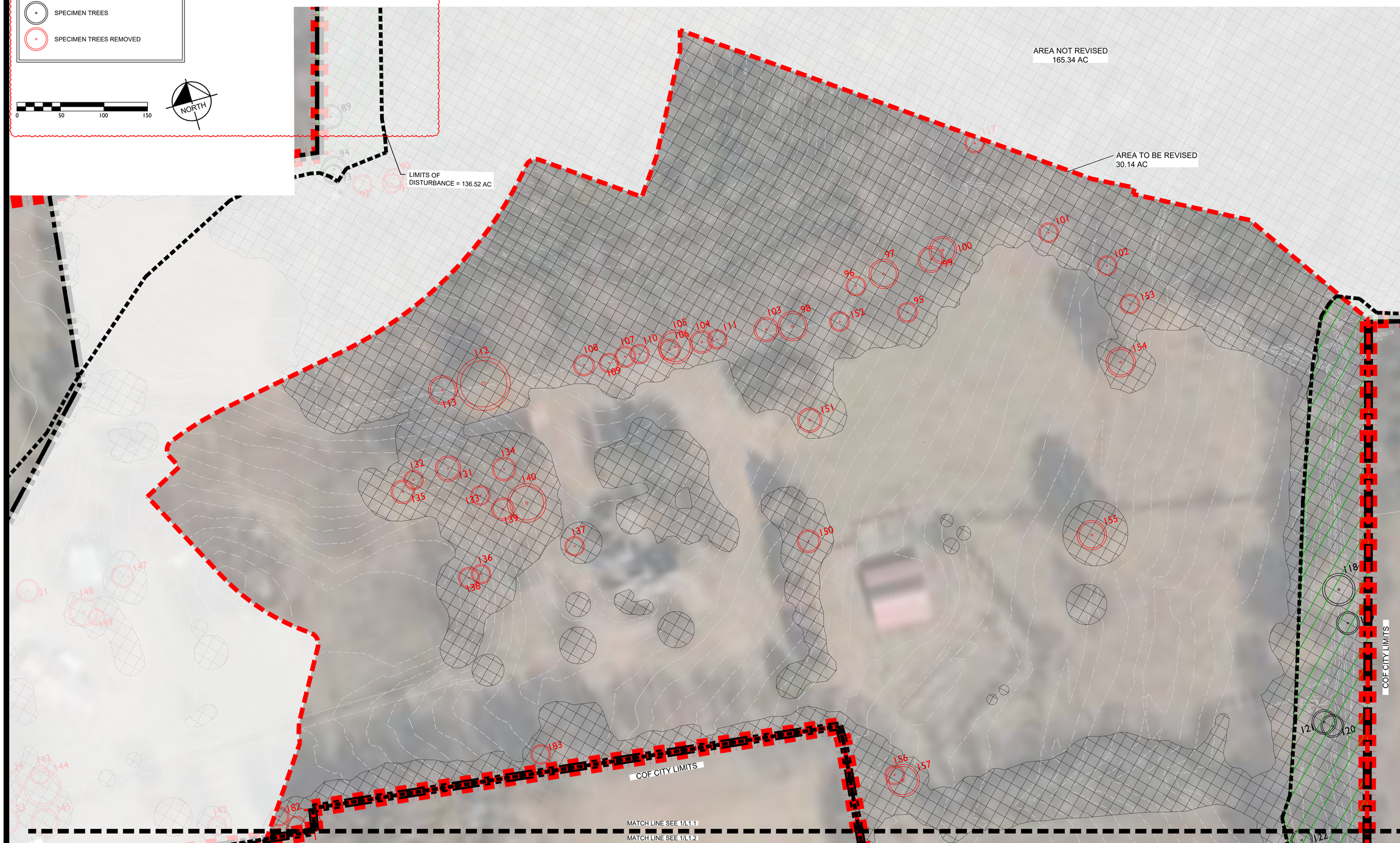
0 50 100 150

NORTH



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION I
Franklin, Williamson County, Tennessee

3/6/25

Revision Date

1 JANUARY 13, 2025

TREE PRESERVATION PLAN ENLARGEMENT

SHEET

L1.1

COF# 8691

MATCH LINE SEE 1/L1.1

MATCH LINE SEE 1/L1.2

COF CITY LIMITS

Parcel 42.00, Tax Map 89
WILMA JUNE ANDERSON TRUST
Plat Book 7259, Page 590,
R.O.W.C., Tennessee

COLLECTOR (MINOR COLLECTOR)

Parcel 41.00, Tax Map 89
MAE FRANCES ANDERSON TRUST
Plat Book 7259, Page 590,
R.O.W.C., Tennessee

AREA TO BE ANNEXED
(TAX 89 PARCEL 41.00)
5.86 AC

LIMITS OF
DISTURBANCE = 136.52 AC

Parcel 38.01, Tax Map 89
STERLING C. SMITH
Plat Book 5034, Page 425,
R.O.W.C., Tennessee

Parcel 39.001, Tax Map 89
BERNHARD RIEDEL
Plat Book 4447, Page 540,
R.O.W.C., Tennessee

STREAM TOP OF BANK

30.0' RIPARIAN BUFFER ZONE 1

30.0' RIPARIAN BUFFER ZONE 2

AREA TO BE REVISED
30.14 AC

⚠ EXISTING TREE CANOPY REVISION, PROPOSED TREE CANOPY REVISION, SPECIMEN TREE COUNT

KEY

- EXISTING TREE CANOPY
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION I
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 1418
LANDSCAPE ARCHITECT

Revision Date
⚠1 JANUARY 13, 2025
2
3
4

TREE PRESERVATION PLAN ENLARGEMENT

SHEET
L1.2

COF# 8691

⚠ SPECIMEN TREE COUNT

SPECIMEN TREES

TREE #	INCHES	SPECIES	REMOVED
1	34	HACKBERRY	X
2	26	HACKBERRY	X
3	24	OAK	X
4	24	OAK	X
5	24	HACKBERRY	X
6	24	HACKBERRY	X
7	40	HACKBERRY	X
8	36	HACKBERRY	X
9	30	HACKBERRY	X
10	24	HACKBERRY	X
11	24	HACKBERRY	X
12	36	HACKBERRY	X
13	36	HACKBERRY	X
14	36	OAK	X
15	36	HACKBERRY	X
16	36	HACKBERRY	X
17	36	HACKBERRY	X
18	24	HACKBERRY	X
19	24	HACKBERRY	X
20	30	HACKBERRY	X
21	36	OAK	X
22	28	HACKBERRY	X
23	34	HACKBERRY	X
24	46	HACKBERRY	X
25	24	HACKBERRY	X
26	24	MAPLE	X
27	28	MAPLE	X
28	30	MAPLE	X
29	24	OAK	X
30	26	OAK	X
31	26	OAK	X
32	72	OAK	X
33	60	OAK	X
34	36	OAK	X
35	30	HICKORY	X
36	42	OAK	X
37	46	OAK	X
38	48	OAK	X
39	40	OAK	X
40	24	OAK	X
41	24	OAK	X
42	24	OAK	X
43	28	CHERRY	X
44	28	ELM	X
45	30	HACKBERRY	X
46	30	OAK	X
47	36	OAK	X
48	36	HACKBERRY	X
49	36	CHERRY	X
50	36	OAK	X
51	24	OAK	X
52	24	ELM	X
53	24	HACKBERRY	X
54	24	HACKBERRY	X
55	24	BEECH	X
56	24	OAK	X
57	24	OAK	X
58	30	OAK	X
59	30	MAPLE	X
60	24	OAK	X
61	26	OAK	X
62	26	OAK	X
63	24	HACKBERRY	X
64	24	HACKBERRY	X
65	24	ELM	X
66	24	HACKBERRY	X
67	24	OAK	X
68	24	OAK	X
69	24	OAK	X
70	24	ELM	X
71	28	OAK	X
72	24	OAK	X
73	26	OAK	X
74	36	OAK	X
75	36	OAK	X
76	24	HACKBERRY	X
77	24	POPLAR	X
78	24	OAK	X
79	30	ELM	X
80	30	OAK	X
81	24	OAK	X
82	48	OAK	X
83	24	OAK	X
84	36	OAK	X
85	40	OAK	X
86	40	OAK	X
87	30	HACKBERRY	
88	24	HACKBERRY	
89	30	OAK	
90	24	ELM	X
91	24	ELM	X
92	24	OAK	X
93	24	POPLAR	
94	32	POPLAR	
95	24	HACKBERRY	X
96	24	MAPLE	X
97	36	OAK	X
98	36	HACKBERRY	X
99	32	OAK	X
100	24	HACKBERRY	X
101	24	ASH	X
102	24	OAK	X
103	30	CHERRY	X
104	28	OAK	X
105	42	OAK	X
106	26	OAK	X
107	26	CHERRY	X
108	26	ASH	X
109	24	LOCUST	X
110	24	ASH	X
111	24	OAK	X
112	66	OAK	X
113	36	POPLAR	X
114	30	HACKBERRY	
115	24	HACKBERRY	
116	24	CEDAR	X
117	24	HACKBERRY	X
118	40	Sycamore	
119	28	OAK	
120	28	MAPLE	
121	30	HACKBERRY	
122	26	HACKBERRY	
123	24	HACKBERRY	X
124	30	HACKBERRY	X
125	60	Sycamore	
126	24	CEDAR	X
127	24	CEDAR	X
128	30	HACKBERRY	X
129	30	HACKBERRY	X
130	36	Sycamore	
131	32	OAK	X
132	24	OAK	X
133	24	OAK	X
134	30	OAK	X
135	30	OAK	X
136	24	OAK	X
137	24	OAK	X
138	26	OAK	X
139	28	OAK	X
140	48	OAK	X
141	24	HICKORY	X
142	24	HACKBERRY	X
143	24	HACKBERRY	X
144	46	HACKBERRY	X
145	34	HACKBERRY	X
146	28	HACKBERRY	X
147	28	OAK	X
148	36	OAK	X
149	26	OAK	X
150	28	HICKORY	X
151	30	OAK	X
152	24	OAK	X
153	24	OAK	X
154	36	OAK	X
155	36	OAK	X
156	24	HACKBERRY	X
157	40	HACKBERRY	X
158	24	OAK	X
159	28	HACKBERRY	X
160	28	HACKBERRY	X
161	30	HACKBERRY	X
162	36	HACKBERRY	X
163	24	HACKBERRY	X
164	24	HACKBERRY	X
165	36	HACKBERRY	X
166	36	HACKBERRY	X
167	36	HACKBERRY	X
168	36	OAK	X
169	36	HACKBERRY	X
170	36	HACKBERRY	X
171	24	HACKBERRY	X
172	24	HACKBERRY	X
173	30	HACKBERRY	X
174	36	HACKBERRY	
175	40	HACKBERRY	X
176	24	HACKBERRY	X
177	24	HACKBERRY	
178	24	OAK	
179	24	OAK	
180	26	HACKBERRY	
181	34	HACKBERRY	
182	28	CEDAR	X
183	28	CEDAR	X
184	24	OAK	
185	34	OAK	
186	26	OAK	
187	24	OAK	
188	26	POPLAR	
189	34	OAK	
190	48	Sycamore	
191	48	OAK	
192	36	HACKBERRY	X
193	50	OAK	X
194	40	OAK	X
195	24	OAK	X
196	48	HACKBERRY	X
197	24	HACKBERRY	X
198	28	HACKBERRY	X
199	36	HACKBERRY	
200	24	OAK	
201	28	HACKBERRY	
202	24	OAK	
203	30	HACKBERRY	X
204	36	HACKBERRY	
205	24	HACKBERRY	X
206	24	HACKBERRY	X
207	24	HACKBERRY	X
208	36	Twin	X
209	24	HACKBERRY	X
210	32	HACKBERRY	X
211	36	HACKBERRY	
212	30	HACKBERRY	
213	30	OAK	
214	30	HACKBERRY	
215	32	ELM	
216	24	OAK	
217	30	ELM	
218	24	HACKBERRY	
219	32	HACKBERRY	
220	36	HACKBERRY - TWIN	
221	32	HACKBERRY	X
222	44	HACKBERRY - TWIN	X
223	24	HACKBERRY - TWIN	X
224	24	HACKBERRY - TWIN	X
225	24	HACKBERRY - TWIN	X
226	24	HACKBERRY - TWIN	X
227	30	ELM	
228	30	HACKBERRY	
229	30	ELM	
230	24	ELM	
231	40	OAK	
232	24	HACKBERRY	
233	30	ELM	
234	24	OAK - TWIN	X
235	24	OAK	X
236	24	HACKBERRY	X
237	60	OAK	X
238	26	HACKBERRY (X3)	X
239	24	HACKBERRY	X
240	36	OAK	X
241	48	OAK	X
242	46	HACKBERRY	
243	30	HACKBERRY	
244	30	HACKBERRY	
245	30	OAK	
246	24	OAK	
247	24	OAK	
248	30	OAK	
249	36	OAK	
250	30	OAK	X
251	46	HACKBERRY	X
252	30	HACKBERRY	X
253	36	HACKBERRY	
254	60	HACKBERRY	
255	24	OAK	
256	30	OAK	
257	30	OAK	X
258	24	HACKBERRY	
259	24	BEECH	
260	30	OAK	
261	28	OAK - TWIN	
262	28	OAK	
263	28	OAK	X
264	24	OAK	X
265	24	HACKBERRY	X
266	30	HACKBERRY	X
267	30	HACKBERRY - TWIN	X
268	24	HACKBERRY - TWIN	X
269	24	HACKBERRY	X
270	28	HACKBERRY - TWIN	X
271	30	OAK	X
272	40	OAK	X
273	30	ELM	
274	24	HACKBERRY	
275	30	HICKORY	
276	24	OAK	
277	36	Sycamore	
278	24	HACKBERRY	
279	24	HICKORY	
280	24	HICKORY	
281	24	HICKORY	
282	24	POPLAR	
283	26	MAPLE	
284	26	MAPLE	
285	30	OAK	
286	26	HACKBERRY	
287	26	HICKORY	
288	34	MAPLE	
289	30	MAPLE	
290	28	OAK	
291	32	OAK	
292	32	MAPLE	
293	30	MAPLE	
294	30	MAPLE	
295	36	OAK	
296	30	OAK	X
297	24	OAK	X
298	24	HACKBERRY	
299	30	MAPLE	
300	30	HACKBERRY	
301	24	OAK	
302	24	HACKBERRY	
303	24	ASH	
304	24	OAK	
305	24	OAK	
306	36	OAK	
307	28	OAK	
308	32	OAK	
309	48	HACKBERRY - TWIN	X
310	24	HACKBERRY	
311	28	OAK	X
312	30	HACKBERRY	
313	30	OAK - TWIN	
314	26	CEDAR - TWIN	X
315	24	OAK	X
316	30	HACKBERRY	
317	24	OAK	
318	26	HACKBERRY - TWIN	X
319	26	CEDAR - TWIN	X
320	26	OAK - TWIN	X
321	28	HACKBERRY	X
322	24	OAK	X
323	28	OAK	X
324	36	OAK	X
325	24	OAK	X
326	30	OAK	
327	36	OAK	
328	32	OAK	
329	36	MAPLE	
330	24	OAK	X
331	24	OAK	
332	24	OAK	
333	24	HACKBERRY	
334	30	HACKBERRY	
335	24	HACKBERRY	
336	36	HACKBERRY	
337	60	OAK	
338	24	OAK	
339	42	OAK - TWIN	
340	28	OAK	
341	24	OAK	
342	28	HACKBERRY - TWIN	
343	24	OAK	X
344	34	OAK	
345	24	OAK	
346	24	OAK - TWIN	
347	30	OAK	
348	24	OAK	
349	30	OAK	
350	28	OAK	
351	24	OAK	X
352	36	OAK	X
353	30	OAK - TWIN	
354	24	OAK	
355	26	OAK	X
356	26	HACKBERRY	X
357	36	MAPLE	X
358	29	MAPLE	X
359	26	PINE	X
360	24	ELM	X

TOTAL SPECIMEN INCHES:	10,773
TOTAL HEALTHY INCHES REMOVED:	6867
TOTAL REPLACEMENT INCHES REQUIRED:	13,734

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee



Revision Date
⚠1 JANUARY 13, 2025
△
△
△

SPECIMEN TREE LIST

SHEET
L1.3

COF# 8691

TYPICAL ESTATE LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3500 SF TO 7500 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

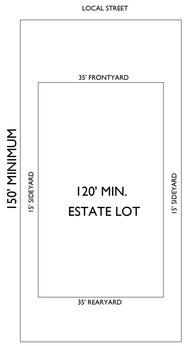


TYPICAL 120' LOT HOME FRONT ELEVATION
NOT TO SCALE



TYPICAL 120' LOT HOME REAR ELEVATION
NOT TO SCALE

TYPICAL ESTATE LOT DIAGRAM AND SETBACKS

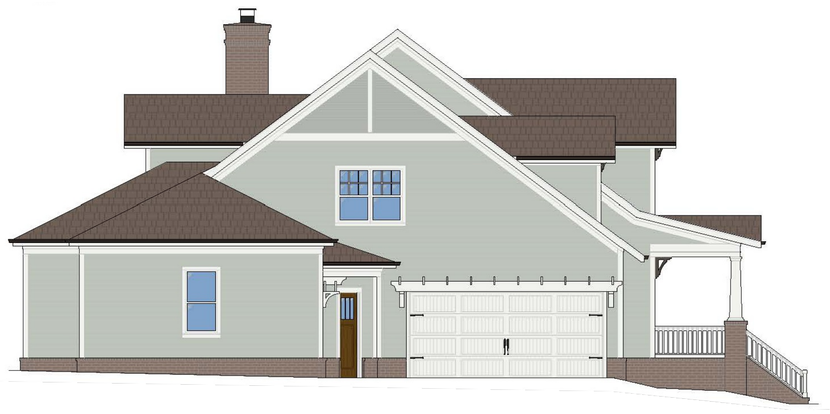


LOT SETBACKS

FRONT:	35'
SIDE:	15'
SIDE STREET:	25'
REAR:	35'



TYPICAL 120' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 120' LOT HOME LEFT ELEVATION
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

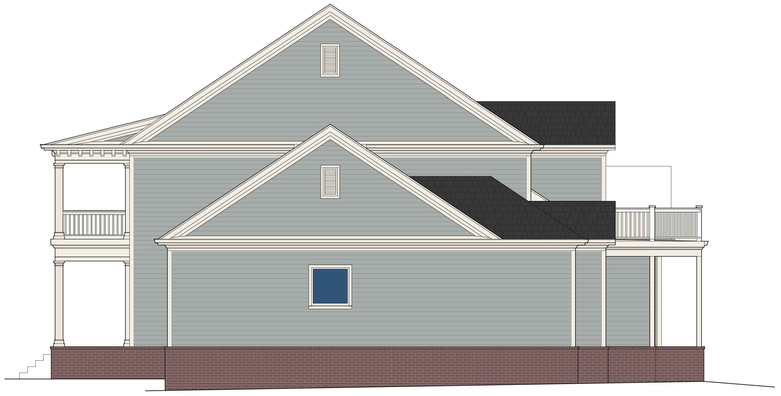
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee



Revision Date
1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS
SHEET
A1.0
COF# 8691

⚠ ELEVATION



TYPICAL 85' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 85' LOT HOME FRONT ELEVATION
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 85' LOT HOME REAR ELEVATION
NOT TO SCALE

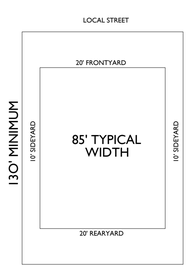


TYPICAL 85' LOT HOME LEFT ELEVATION
NOT TO SCALE

TYPICAL 85' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH FRONT-LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3500 SF TO 5000 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 85' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	20'
SIDE:	10'
SIDE STREET:	15'
REAR:	20'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
MATTHEW E. BLAKE
REGISTERED
LANDSCAPE ARCHITECT
1142
COMMERCE
AGRICULTURE

Revision Date
1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS

SHEET
A1.1

COF# 8691

ELEVATION



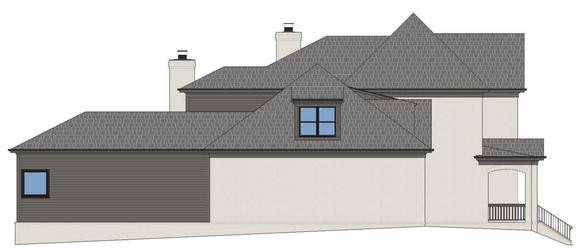
TYPICAL 65' LOT HOME FRONT ELEVATION
NOT TO SCALE



TYPICAL 65' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 65' LOT HOME REAR ELEVATION
NOT TO SCALE



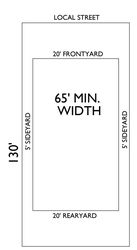
TYPICAL 65' LOT HOME LEFT ELEVATION
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

TYPICAL 65' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH FRONT-LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3200 SF TO 4800 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 65' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	20'
SIDE:	5'
SIDE STREET:	15'
REAR:	20'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

3/6/25
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT

Revision Date
1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS

SHEET
A1.2

COF# 8691

ADDITIONAL HOME TYPE



TYPICAL 46' LOT HOME FRONT ELEVATION

NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 46' LOT HOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL 46' LOT HOME REAR ELEVATION

NOT TO SCALE



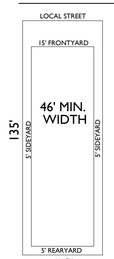
TYPICAL 46' LOT HOME LEFT ELEVATION

NOT TO SCALE

TYPICAL 46' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2500 SF TO 3500 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 46' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee



Revision Date

1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS

SHEET

A1.3

COF# 8691

ADDITIONAL HOME TYPE



TYPICAL 41' LOT HOME FRONT ELEVATION

NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 41' LOT HOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL 41' LOT HOME REAR ELEVATION

NOT TO SCALE



TYPICAL 41' LOT HOME LEFT ELEVATION

NOT TO SCALE

TYPICAL 41' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 3200 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 41' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION

DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee

3/6/25

Revision Date

1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS

SHEET

A1.4

COF# 8691

ADDITIONAL HOME TYPE



TYPICAL TOWNHOME HOME FRONT ELEVATION

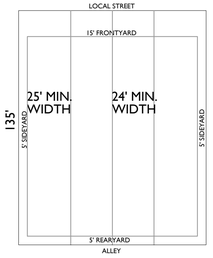
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

TYPICAL TOWNHOME HOME NOTES

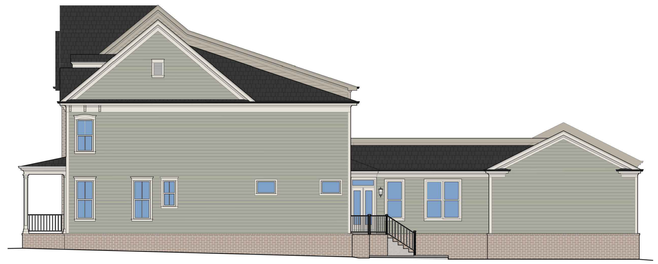
1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 2600 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL TOWNHOME DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'



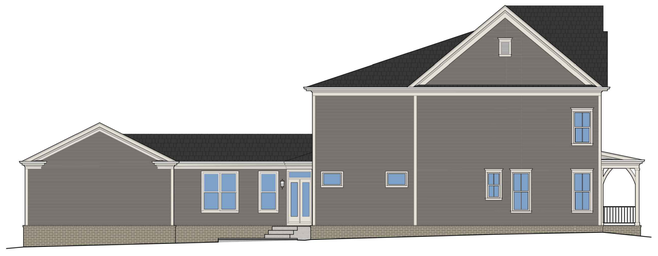
TYPICAL TOWNHOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL TOWNHOME REAR ELEVATION

NOT TO SCALE



TYPICAL TOWNHOME HOME LEFT ELEVATION

NOT TO SCALE

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION

DEVELOPMENT PLAN - REVISION 1

Franklin, Williamson County, Tennessee



Revision Date

1 JANUARY 13, 2025

ARCHITECTURAL ELEVATIONS

SHEET

A1.5

COF# 8691

City of Franklin

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

File #: 21-0267

DATE: February 27, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:
Consideration Of Ordinance 2025-05, An Ordinance To Rezone 0.89 Acres From General Office (GO) District To Planned (PD 6,900) District For The Property Located For The Property Located East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road. (Cook PUD Subdivision)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8709
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Charley Redmond, SH PROP LLC

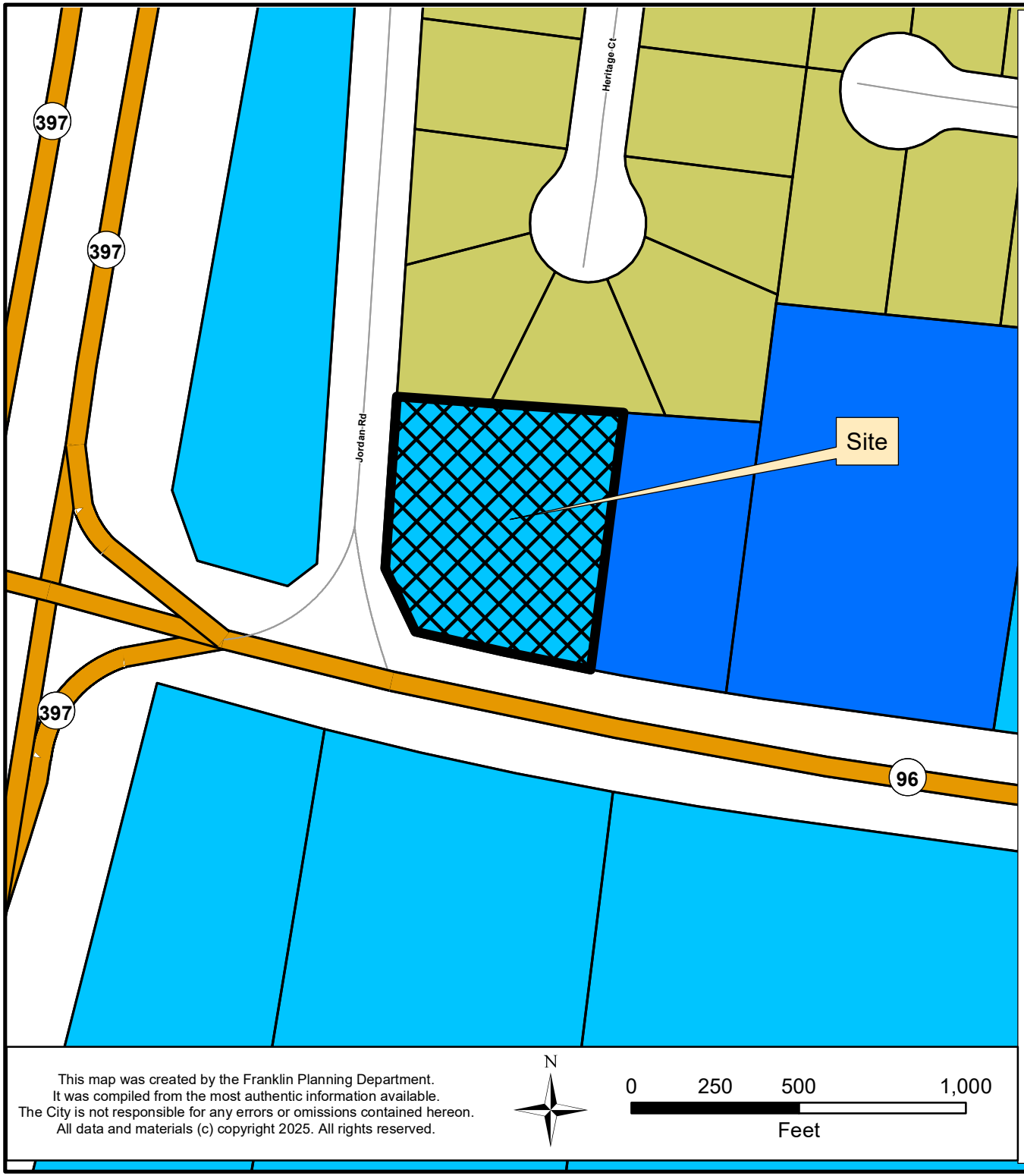
BACKGROUND/STAFF COMMENTS:
The applicant has submitted a rezoning request for the .89 acres located east of Jordan Road and north of Murfreesboro Road at 903 Murfreesboro Road. The applicant is requesting to rezone from General Office (GO) District to Planned (PD 6,900) District to accommodate the proposed Cook PUD Subdivision which houses the non-profit business, Show Hope. The development shows an existing 6,900 square feet building of nonresidential space and there are no proposed changes to the site with the associated development plan, only a modification of standard for signage.

The development is within the Regional Commerce design concept and this design concept states, "Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas." The existing development establishes the transition that Envision Franklin refers to between higher-intensity uses and residential, meeting the guiding principles of the design concept of Envision Franklin for this area.

PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-05.



COOK PUD SUBDIVISION
ORDINANCE 2025-05
RESOLUTION 2025-23

Project Information
Existing Zoning: General Office District
Proposed Zoning: Planned (PD 6,900) District
Overlay Districts: None
Site Acreage: 0.89 acres
Proposed Dwelling Units: No new units proposed
Proposed Nonresidential SF: No new SF proposed

Legend

- Cook PUD Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

February 25, 2025

Greg Gamble
3020 Stansberry Lane
201
Franklin, TN 37064

RE: COF Cook PUD Subdivision, Rezoning
Project Number(s): COF no: 8709
Review Number: 1

The City of Franklin DRT has completed its review of the above-referenced application. The remaining comments require that the application be revised and resubmitted for another review cycle. Please note the following information for the resubmittal:

Please make all corrections as indicated on the checklist and/or checkprint for the subject project.

Resubmit the following by **5:00 p.m. on MARCH 6, 2025, failure to resubmit plans within 3 published resubmittal dates will void this application and require a new application.**

*Upload (1) corrected electronic copy;

*A response letter addressing staff comments;

*For Administrative Plans: NO PAPER COPIES
*For Administrative Plats: NO PAPER COPIES
*For FMPC Plans: Submit one (1) half-size corrected blue or black line prints of the plan. (folded)
*For FMPC Plats: Submit one (1) full-size corrected blue or black line prints of the plat. (folded)

The paper copies for Planning Commission items must be submitted to the Planning Department 120 9th Avenue S., Community Development Building. Failure to return the resubmitted application by the deadline will result in the removal of the project from the FMPC or Administrative Agenda.

Per the Zoning Ordinance, some site plans may be administratively approved. The following designates this project's review method. Resubmittal dates are the same for either track.

Review track: FMPC

The following initial review comments have been placed on this project:

Open Issues: 2 These issues are currently being filtered

Planning

General Issues

1. Project number

City of Franklin Chelsea Randolph chelsea.randolph@franklintn.gov 2/13/25 12:54 PM 1 - DRT Review	Applicant shall state project number COF 8709 on all sheets and any future correspondence.

2. Project name

City of Franklin Chelsea Randolph chelsea.randolph@franklintn.gov 2/13/25 12:55 PM 1 - DRT Review	Applicant shall revise all sheets to reflect the revised name below: Cook PUD Subdivision, Rezoning

COOK PUD SUBDIVISION

REZONING
PD (6,900)

903 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MODIFICATION OF STANDARDS (see sheet C0.1)

MOS REQUEST 1 - 15.1.6.A SIGNS - GENERAL PROVISIONS - TO PERMIT HALO LIGHTING FOR WALL AND MONUMENT SIGNAGE

SHOW HOPE

OWNER:
SHOW HOPE
CONTACT: CHARLEY REDMOND
903 MURFREESBORO RD
FRANKLIN, TN 37064
(615) 604-0822
charley@showhope.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN
(615) 975-5765
greg.gamble@gdc-tn.com



N NOT TO SCALE

SITE DATA CHART

PROJECT NAME:	COOK PUD SUBDIVISION, REZONING
NUMBER:	8709
ADDRESS:	903 MURFREESBORO RD FRANKLIN, TN 37064
PARCEL(S):	079H E 00200
ACREAGE / SF OF SITE:	0.89 AC / 38,768 SF
VESTING:	ZONING ORDINANCE: JANUARY 1ST, 2025
BASE ZONING:	GENERAL OFFICE DISTRICT
PROPOSED ZONING:	PLANNED DEVELOPMENT
ZONING OVERLAY:	NONE
ENVISION FRANKLIN DESIGN CONCEPT:	REGIONAL COMMERCE
BUILDING TYPES APPLIED:	OFFICE
LEGAL DESCRIPTION:	LOT 2, COOK SUBDIVISION BOOK 8, PAGE 92
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
EXISTING SETBACKS:	
FRONT:	25 FEET
SIDE:	25 FEET
REAR:	10 FEET
BUILDING:	35 FEET
PROPOSED SETBACKS:	
FRONT:	25 FEET
SIDE:	15 FEET
REAR:	10 FEET
BUILDING:	30 FEET
DWELLING UNIT COUNT:	NONE
COMMERCIAL SF (BY USE):	6,900 SF OFFICE
BUILDING HEIGHT:	1 STORY BUILDING
MINIMUM LSA:	7,753.6 SF (20%)
PROVIDED LSA:	14,808.9 SF (38.2%)
OPEN SPACE:	PER SECTION 11.1.1, THIS SITE DOES NOT MEET THE MINIMUM STANDARDS REQUIRING OPEN SPACE AREAS.
TREE CANOPY RETENTION ACREAGE:	
EXISTING:	4,297.3 SF (11.1% OF EXISTING SITE)
REQUIRED:	1,117.3 SF (26% OF EXISTING TREE CANOPY)
PROVIDED:	4,297.3 SF (100% OF EXISTING TREE CANOPY)
PARKING REQUIRED (BY USE):	21 (3 SPACES / 1,000 SF; OFFICE)
PARKING PROVIDED (BY USE):	27 (3.9 SPACES / 1,000 SF; OFFICE)
HISTORIC RESOURCE TREATMENT:	NO
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
SIDE:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SHEET INDEX

C0.0 COVER
C0.2 SITE PLAT
C1.0 EXISTING CONDITIONS

PURPOSE STATEMENT

THE PURPOSE OF THIS SUBMITTAL IS TO ALLOW FOR A MODIFICATION OF THE CITY OF FRANKLIN'S SIGN STANDARD 15.1.6.A ON PAGE C0.1. PLEASE NOTE THAT THE EXISTING BUILDING IS TO REMAIN AND NO CHANGES ARE PROPOSED TO THE EXISTING SITE LAYOUT.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
5 EMPLOYEES X 20 GPD = 100 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
THIS SITE SITS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MAJOR ARTERIAL MURFREESBORO ROAD AND LOCAL STREET JORDAN ROAD. DAILY ACCESS IS PROVIDED BY DIRECT CONNECTION TO EACH OF THESE ROADS.

DRAINGAGE FACILITIES
THE PROPERTY DRAINS PRIMARILY NORTH ALONG JORDAN ROAD TO THE ROYAL BRANCH OF NORTH EWINGVILLE CREEK, AND THEN ON TO THE HARPETH RIVER.

POLICE AND FIRE DEPARTMENT
FRANKLIN FIRE DEPT STATION #2 – 0.1 MILES DRIVING DISTANCE
FRANKLIN POLICE HEADQUARTERS – 2.1 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES
PINKERTON PARK – 1.3 MILES
FORT GRANGER – 1.38 MILES

PROJECTED STUDENT POPULATION
N/A, COMMERCIAL USE

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

VESTING DEVELOPMENT STANDARDS:

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	7.1.2024
SUBDIVISION REGULATIONS	1.1.2022
HISTORIC DISTRICT DESIGN GUIDELINES	5.30.2022
TRANSPORTATION & STREET TECH. STANDARDS	7.1.2021
STORMWATER BMP MANUAL	7.1.2021
TECHNICAL SPECIFICATIONS FOR UTILITY	10.12.2020
MUNICIPAL CODE	12.2.2024

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

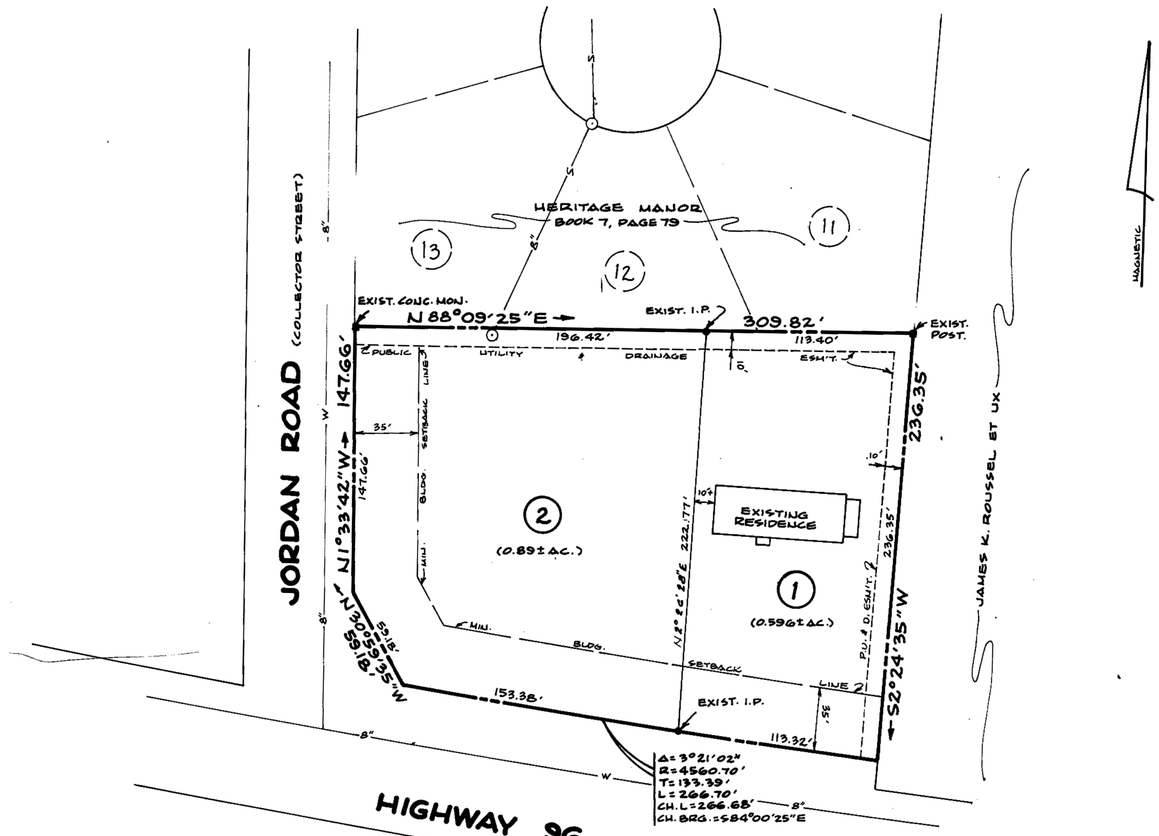
- INITIAL SUBMITTAL: 02/10/2025
- RESUBMITTAL: 03/06/2025

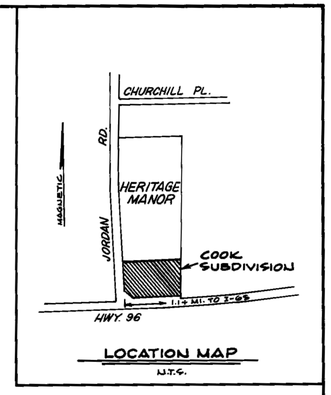


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

NOTES

1. MINIMUM YARD REQUIREMENTS (UNLESS OTHERWISE NOTED):
   SIDE YARD: 10' - 1 & 2 STORY
   15' - 3 STORY
   REAR YARD: 30'





LOCATION MAP
N.T.S.

FOR REFERENCE ONLY

OWNERS

CROSS PROPERTIES
114 3RD AVENUE, SOUTH
FRANKLIN, TENNESSEE 37064

SURVEYOR

ANDERSON-DELK & ASSOCIATES
4741 TROUSDALE DRIVE
NASHVILLE, TENNESSEE 37220

NOTE:
THIS IS A CLASS A SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

REGISTERS OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY
Received for record the ____ day of ____
19__ at ____ o'clock ____ M Noted in Note Book ____
page ____ and recorded in ____ Book no ____
page ____ Fee $ ____
WITNESS MY HAND JIMMIE D. BENNETT JR
Register

WILLIAMSON COUNTY, STATE OF TENNESSEE
10:11 AM, Book A, 13, 33, 84, 85
Book 8, 202
Book 1000
498 89
FRANKLIN, WILLIAMSON CO., TENNESSEE

8/92
MAY 17, 1983

FINAL PLAT
COOK SUBDIVISION

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES	CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I(WE) HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCE IN BOOK 348, PAGE 420, REGISTERS OFFICE OF WILLIAMSON CO. TENN. AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISIONS WITH MY (OUR) FREE CONSENT ESTABLISHED THE MINIMIN BUILDING RESTRICTION LINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 6-13 DATE 19 85 J W Cross, III CROSS PROPERTIES, OWNER	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF FRANKLIN, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON 6-13 DATE 19 83 W. Stevens Anderson REGISTERED ENG OR SURVEYOR	I HEREBY CERTIFY (1) THAT STREETS, UTILITIES & OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED: COOK SUBDIVISION OR THAT A SECURITY BOND IN THE AMOUNT OF $ -0- HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 6/13 DATE 19 83 SUPT. OF STREETS CITY OF FRANKLIN	I HEREBY CERTIFY THAT THE WATER SUPPLY AND OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED: COOK SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN. Ted Cook 6/13/83 SUPT. OF WATER & SEWER DEPT. CITY OF FRANKLIN	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF FRANKLIN, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WILLIAMSON CO REGISTER Bob Martin 19 6/27/83 DATE

FRANKLIN MUNICIPAL PLANNING COMMISSION

TOTAL ACRES 1.486± TOTAL LOTS 2
ACRES NEW ROAD 0 FEET OF NEW ROAD 0
OWNER CROSS PROPERTIES CIVIL DISTRICT 9TH
SURVEYOR ANDERSON-DELK & ASSOC. CLOSURE ERROR 1:17,000
SCALE 1" = 50' 50 0 50 100

78-150

DIETZGEN 196-1 AGEPROOF

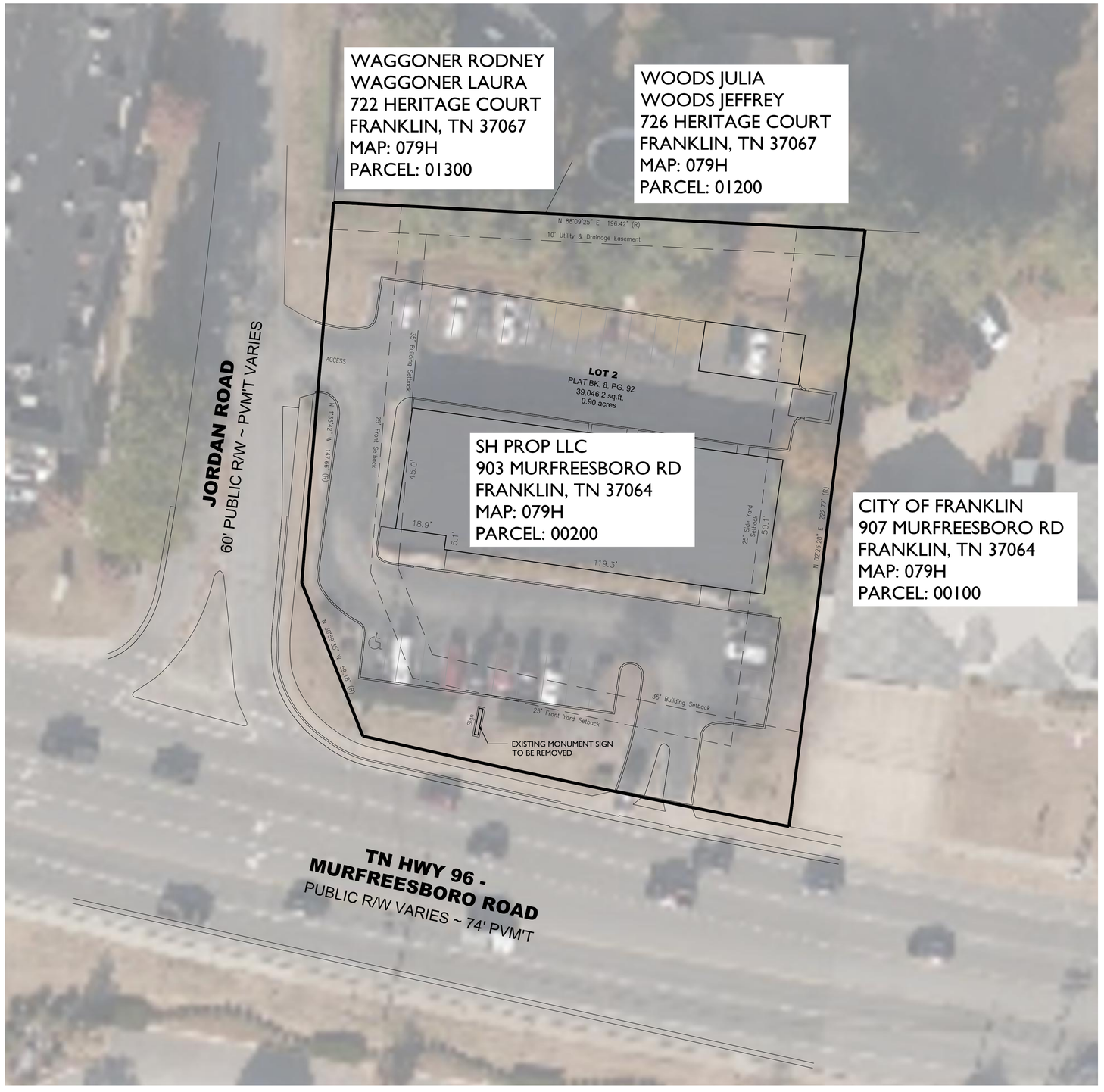
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SHOW HOPE

COOK PUD SUBDIVISION
REZONING
903 MURFREESBORO ROAD

REVISION DATE
△
△
△
△
△

EXISTING PLAT

SHEET
C0.2
COF #



SITE DATA CHART

PROJECT NAME:	COOK PUD SUBDIVISION, REZONING
NUMBER:	8709
ADDRESS:	903 MURFREESBORO RD FRANKLIN, TN 37064
PARCEL(S):	079H E 00200
ACREAGE / SF OF SITE:	0.89 AC / 38,768 SF
VESTING:	ZONING ORDINANCE: JANUARY 1ST, 2025
BASE ZONING:	GENERAL OFFICE DISTRICT
PROPOSED ZONING:	PLANNED DEVELOPMENT
ZONING OVERLAY:	NONE
ENVISION FRANKLIN DESIGN CONCEPT:	REGIONAL COMMERCE
BUILDING TYPES APPLIED:	OFFICE
LEGAL DESCRIPTION:	LOT 2, COOK SUBDIVISION BOOK 8, PAGE 92
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
EXISTING SETBACKS:	
FRONT:	25 FEET
SIDE:	25 FEET
REAR:	10 FEET
BUILDING:	35 FEET
PROPOSED SETBACKS:	
FRONT:	25 FEET
SIDE:	15 FEET
REAR:	10 FEET
BUILDING:	30 FEET
DWELLING UNIT COUNT:	NONE
COMMERCIAL SF (BY USE):	6,900 SF OFFICE
BUILDING HEIGHT:	1 STORY BUILDING
MINIMUM LSA:	7,753.6 SF (20%)
PROVIDED LSA:	14,808.9 SF (38.2%)
OPEN SPACE:	PER SECTION 11.1.1, THIS SITE DOES NOT MEET THE MINIMUM STANDARDS REQUIRING OPEN SPACE AREAS.
TREE CANOPY RETENTION ACREAGE:	
EXISTING:	4,297.3 SF (11.1% OF EXISTING SITE)
REQUIRED:	1,117.3 SF (26% OF EXISTING TREE CANOPY)
PROVIDED:	4,297.3 SF (100% OF EXISTING TREE CANOPY)
PARKING REQUIRED (BY USE):	21 (3 SPACES / 1,000 SF; OFFICE)
PARKING PROVIDED (BY USE):	27 (3.9 SPACES / 1,000 SF; OFFICE)
HISTORIC RESOURCE TREATMENT:	NO
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
SIDE:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TO BE REMOVED

N

0' 20' 40' 60'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SHOW HOPE

COOK PUD SUBDIVISION
REZONING
903 MURFREESBORO RD

STATE OF TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
3/6/25

REVISION DATE
1. _____
2. _____
3. _____
4. _____
5. _____

EXISTING CONDITIONS

SHEET
C1.0
COF #
8709

File #: 21-0266

DATE: February 27, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:
Consideration Of Resolution 2025-23, A Resolution Approving A Development Plan For Cook PUD Subdivision With 1 Modification Of Development Standards (Signs), For The Property East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8710
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Charley Redmond, SH PROP LLC

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Cook PUD Subdivision, which includes one 6,900-square-foot building that houses the non-profit business, Show Hope. The proposed development plan does not contemplate any changes to the existing structure or site. The applicant has requested a development plan and the associated zoning to request a modification of standards to allow for the existing halo sign.

The development is within the Regional Commerce design concept and this design concept states, "Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas." The existing development establishes the transition that Envision Franklin refers to between higher-intensity uses and residential, meeting the guiding principles of the design concept of Envision Franklin for this area. The site exceeds the parking requirement and does not meet the minimum standards to require open space.

MODIFICATION OF STANDARDS:

There is 1 Modification of Standards request for this plan.

MOS #1: Request to allow halo lighting for a wall sign on the elevation of the existing building.

Chapter 15.1.6 states, "Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated

and shall be opaque to prohibit light penetration. The lighting source shall not flash, move, change color, be overly bright, or create a nuisance." The applicant is requesting to allow the existing halo sign to remain. Halo lighting has been requested in other developments and was approved by BOMA most recently with the Goose Creek Bypass PUD Subdivision (In-N-Out). Staff finds that halo signage, with some regulations, is generally appropriate in many areas of Franklin. As such, staff is exploring a Zoning Ordinance Amendment to permit and regulate halo signage. This topic is planned to be on an upcoming Joint Conceptual Workshop agenda for discussion.

Staff recommends approval MOS #1 to the Board of Mayor and Alderman.

PROCEDURAL REQUIREMENTS:

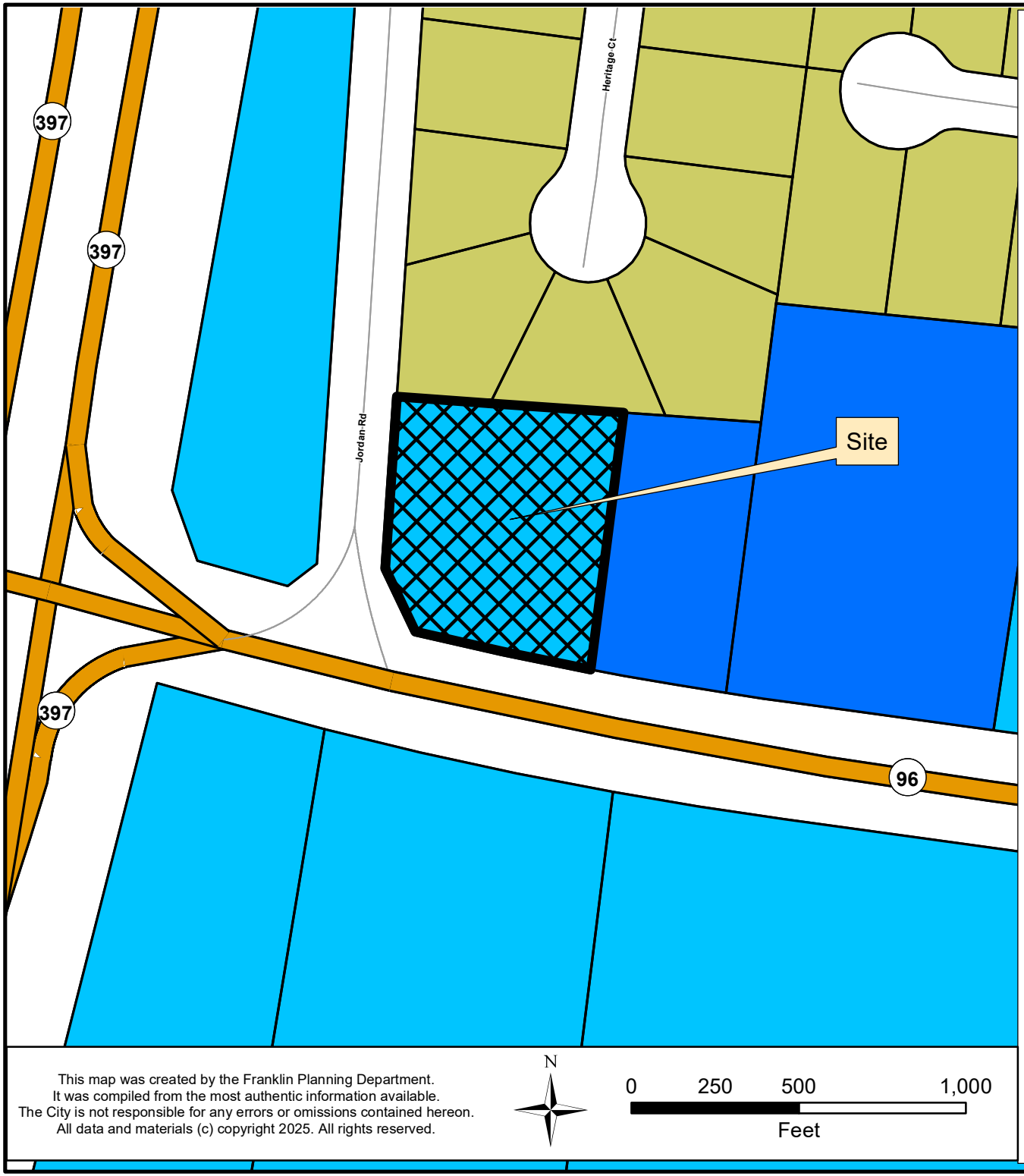
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-23, with conditions.



COOK PUD SUBDIVISION
ORDINANCE 2025-05
RESOLUTION 2025-23

Project Information
Existing Zoning: General Office District
Proposed Zoning: Planned (PD 6,900) District
Overlay Districts: None
Site Acreage: 0.89 acres
Proposed Dwelling Units: No new units proposed
Proposed Nonresidential SF: No new SF proposed

Legend

- Cook PUD Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
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- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

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0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2025-23

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR COOK PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (SIGNS), FOR THE PROPERTY LOCATED EAST OF JORDAN ROAD AND NORTH OF MURFREESBORO ROAD, LOCATED AT 903 MURFREESBORO ROAD

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2025-05; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
079H-E00200	0.89
Total	0.89

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 Cook PUD Subdivision are as follows:

Entitlements	Cook PUD Subdivision
Base Zone District	Planned (PD 6,900) District
Number of Nonresidential Square Footage	6,900 SF
Open Space Requirements	Per Section 11.1.1 this does not meet minimum standards to require open space.

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

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by BOMA after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: **Request to allow Halo Lighting for wall signs.** Approved: _____ Denied: _____	Section 15.1.6 Internal Illumination Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration. The lighting source shall not flash, move, change color, be overly bright, or create a nuisance. *Staff recommended Approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2025-05, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

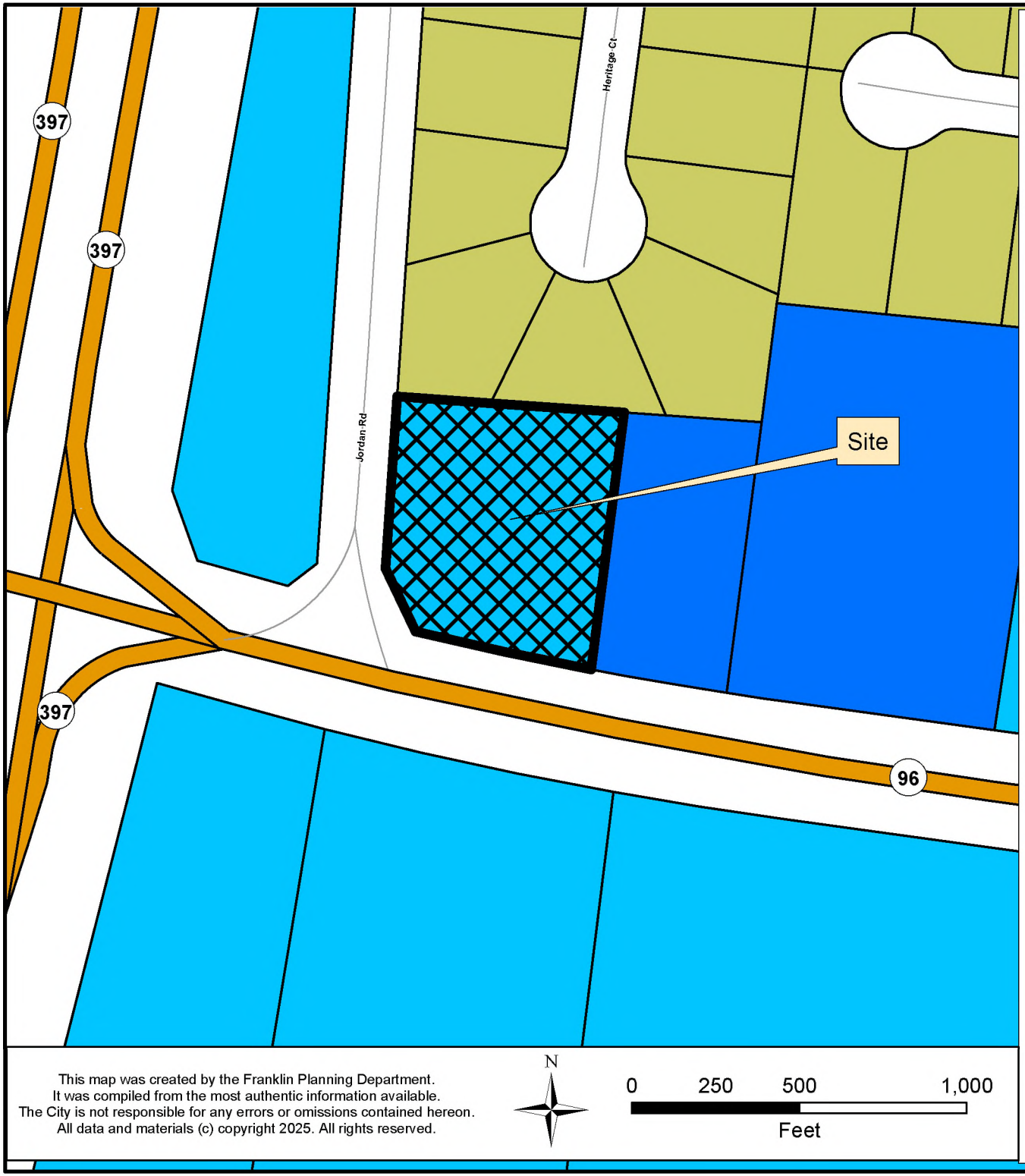
CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	February 4, 2025
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	February 27, 2025
NEIGHBORHOOD MEETING:	WAIVED
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____



COOK PUD SUBDIVISION
ORDINANCE 2025-05
RESOLUTION 2025-23

Project Information
Existing Zoning: General Office District
Proposed Zoning: Planned (PD 6,900) District
Overlay Districts: None
Site Acreage: 0.89 acres
Proposed Dwelling Units: No new units proposed
Proposed Nonresidential SF: No new SF proposed

Legend

- Cook PUD Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COOK PUD SUBDIVISION

DEVELOPMENT PLAN
PD (6,900)

903 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MODIFICATION OF STANDARDS (see sheet C0.1)

MOS REQUEST 1 - 15.1.6.A SIGNS - GENERAL PROVISIONS - TO PERMIT HALO LIGHTING FOR WALL AND MONUMENT SIGNAGE

SHOW HOPE

OWNER:
SHOW HOPE
CONTACT: CHARLEY REDMOND
903 MURFREESBORO RD
FRANKLIN, TN 37064
(615) 604-0822
charley@showhope.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN
(615) 975-5765
greg.gamble@gdc-tn.com



N NOT TO SCALE

SITE DATA CHART

PROJECT NAME:	COOK PUD SUBDIVISION, DEVELOPMENT PLAN
PROJECT NUMBER:	8710
ADDRESS:	903 MURFREESBORO RD FRANKLIN, TN 37064
PARCEL(S):	079H E 00200
ACREAGE / SF OF SITE:	0.89 AC / 38,768 SF
VESTING:	ZONING ORDINANCE: JANUARY 1ST, 2025
BASE ZONING:	GENERAL OFFICE DISTRICT
PROPOSED ZONING:	PLANNED DEVELOPMENT
ZONING OVERLAY:	NONE
ENVISION FRANKLIN DESIGN CONCEPT:	REGIONAL COMMERCE
BUILDING TYPES APPLIED:	OFFICE
LEGAL DESCRIPTION:	LOT 2, COOK SUBDIVISION BOOK 8, PAGE 92
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
EXISTING SETBACKS:	
FRONT:	25 FEET
SIDE:	25 FEET
REAR:	10 FEET
BUILDING:	35 FEET:
PROPOSED SETBACKS:	
FRONT:	25 FEET
SIDE:	15 FEET
REAR:	10 FEET
BUILDING:	30 FEET
DWELLING UNIT COUNT:	NONE
COMMERCIAL SF (BY USE):	6,900 SF OFFICE
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MINIMUM LSA:	7,753.6 SF (20%)
PROVIDED LSA:	14,808.9 SF (38.2%)
OPEN SPACE:	PER SECTION 11.1.1, THIS SITE DOES NOT MEET THE MINIMUM STANDARDS REQUIRING OPEN SPACE AREAS.
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EXISTING:	4,297.3 SF (11.1% OF EXISTING SITE)
REQUIRED:	1,117.3 SF (26% OF EXISTING TREE CANOPY)
PROVIDED:	4,297.3 SF (100% OF EXISTING TREE CANOPY)
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PARKING PROVIDED (BY USE):	27 (3.9 SPACES / 1,000 SF; OFFICE)
HISTORIC RESOURCE TREATMENT:	NO
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
SIDE:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SHEET INDEX

C0.0 COVER
C0.1 MODIFICATION OF STANDARDS
C0.2 SITE PLAT

C1.0 EXISTING CONDITIONS

C2.0 DEVELOPMENT PLAN

A1.0 ARCHITECTURAL VIEWS

PURPOSE STATEMENT

THE PURPOSE OF THIS SUBMITTAL IS TO ALLOW FOR A MODIFICATION OF THE CITY OF FRANKLIN'S SIGN STANDARD 15.1.6.A ON PAGE C0.1. PLEASE NOTE THAT THE EXISTING BUILDING IS TO REMAIN AND NO CHANGES ARE PROPOSED TO THE EXISTING SITE LAYOUT.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
5 EMPLOYEES X 20 GPD = 100 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
THIS SITE SITS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MAJOR ARTERIAL MURFREESBORO ROAD AND LOCAL STREET JORDAN ROAD. DAILY ACCESS IS PROVIDED BY DIRECT CONNECTION TO EACH OF THESE ROADS.

DRAINGAGE FACILITIES
THE PROPERTY DRAINS PRIMARILY NORTH ALONG JORDAN ROAD TO THE ROYAL BRANCH OF NORTH EWINGVILLE CREEK, AND THEN ON TO THE HARPETH RIVER.

POLICE AND FIRE DEPARTMENT
FRANKLIN FIRE DEPT STATION #2 – 0.1 MILES DRIVING DISTANCE
FRANKLIN POLICE HEADQUARTERS – 2.1 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES
PINKERTON PARK – 1.3 MILES
FORT GRANGER – 1.38 MILES

PROJECTED STUDENT POPULATION
N/A, COMMERCIAL USE

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

VESTING DEVELOPMENT STANDARDS:

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	7.1.2024
SUBDIVISION REGULATIONS	1.1.2022
HISTORIC DISTRICT DESIGN GUIDELINES	5.30.2022
TRANSPORTATION & STREET TECH. STANDARDS	7.1.2021
STORMWATER BMP MANUAL	7.1.2021
TECHNICAL SPECIFICATIONS FOR UTILITY	10.12.2020
MUNICIPAL CODE	12.2.2024

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

- PRE-APP SUBMITTAL: 01/27/2025
- INITIAL SUBMITTAL: 02/10/2025
- RESUBMITTAL: 03/06/2025

STATE OF TENNESSEE
MATTHEW T. HOLLIS
REGISTERED LANDSCAPE ARCHITECT
3/6/25

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com



Day View of Show Hope



Night View of Show Hope

Modification #1 Show Hope
Section 15.1.6 Halo Lighting. To allow Halo Lighting for signage for wall signs on the elevations of the building and monument signage so that the source of light is hidden from view and the sign has reduced light glare.

Section 15.1.6 Halo Lighting:
Standards: Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration. The lighting source shall not flash, move, change color, be overly bright, or create a nuisance.

A modification of standard to permit Halo Lighting for a Wall Sign.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification allows for a halo light wall sign for the adoption aid agency in a way that reduces light glare.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   The modification allows for unique signage that aligns with the agency's brand and considers light glare seen from the public way and private residences nearby.

3. **The modification is consistent with the intent of Envision Franklin:**
   The signage design is unique to Show Hope's agency and is designed in the expressive style that is representative of their brand and the architectural style of the building. The use of Halo Light is considerate of the existing context and considerate of the visitor's experience. Envision Franklin states the project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns/

Lighting Restrictions:

1. **Halo lighting signage shall only have white color.**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SHOW HOPE

COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO ROAD



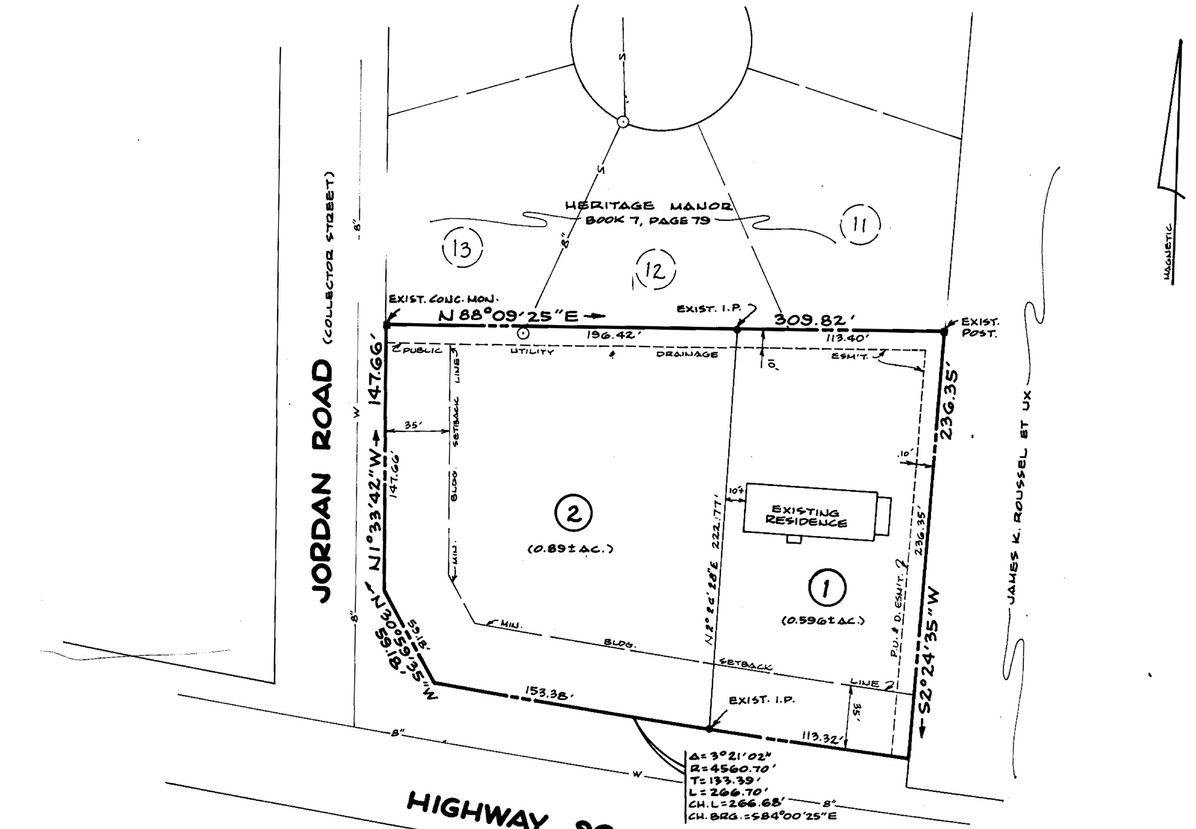
REVISION DATE
1. _____
2. _____
3. _____
4. _____
5. _____

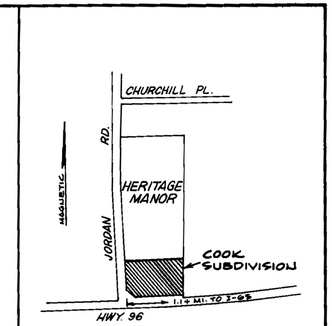
MODIFICATION OF STANDARDS

SHEET
C0.1
COF #
8910

NOTES

1. MINIMUM YARD REQUIREMENTS (UNLESS OTHERWISE NOTED):
   SIDE YARD: 10' - 1 & 2 STORY
   15' - 3 STORY
   REAR YARD: 30'





LOCATION MAP
N.T.S.

FOR REFERENCE ONLY

OWNERS

CROSS PROPERTIES
114 3RD AVENUE, SOUTH
FRANKLIN, TENNESSEE 37064

SURVEYOR

ANDERSON-DELK & ASSOCIATES
4741 TROUSDALE DRIVE
NASHVILLE, TENNESSEE 37220

NOTE:
THIS IS A CLASS A SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

REGISTERS OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY
Received for record the ____ day of ____
19__ at ____ o'clock ____ M. Noted in Note Book ____
page ____ and recorded in ____ Book no ____
page ____ Fee $ ____
WITNESS MY HAND JIMMIE D. BENNETT JR
Register

WILLIAMSON COUNTY, TENNESSEE
10:39 A.M. 13 July 83
8 33 85
8 92
1000
49879

8/92
MAY 17, 1983

FRANKLIN, WILLIAMSON CO., TENNESSEE

FINAL PLAT
COOK SUBDIVISION

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES	CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCE IN BOOK 298, PAGE 220, REGISTERS OFFICE OF WILLIAMSON CO. TENN. AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISIONS WITH MY (OUR) FREE CONSENT ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 6-13 19 83 DATE J.W. Cross, III CROSS PROPERTIES, OWNER	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF FRANKLIN, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON 6-13 19 83 DATE W. D. Dietzen, Jr. & Anderson REGISTERED ENG. OR SURVEYOR	I HEREBY CERTIFY (1) THAT STREETS, UTILITIES & OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED: COOK SUBDIVISION OR THAT A SECURITY BOND IN THE AMOUNT OF $ -0- HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 6/13 19 83 DATE SUPT. OF STREETS CITY OF FRANKLIN	I HEREBY CERTIFY THAT THE WATER SUPPLY AND OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED: COOK SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN: Ted Cook 6/13/83 SUPT. OF WATER & SEWER DEPT. CITY OF FRANKLIN	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF FRANKLIN, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WILLIAMSON CO. REGISTER Bob Martin 19 6/27/83 DATE

FRANKLIN MUNICIPAL PLANNING COMMISSION

TOTAL ACRES 1.486± TOTAL LOTS 2
ACRES NEW ROAD 0 FEET OF NEW ROAD 0
OWNER CROSS PROPERTIES CIVIL DISTRICT 9TH
SURVEYOR ANDERSON-DELK & ASSOC. CLOSURE ERROR 1:17,000
SCALE 1" = 50' 50 0 50 100

78-150

DIETZGEN 118-1 AGEPROOF

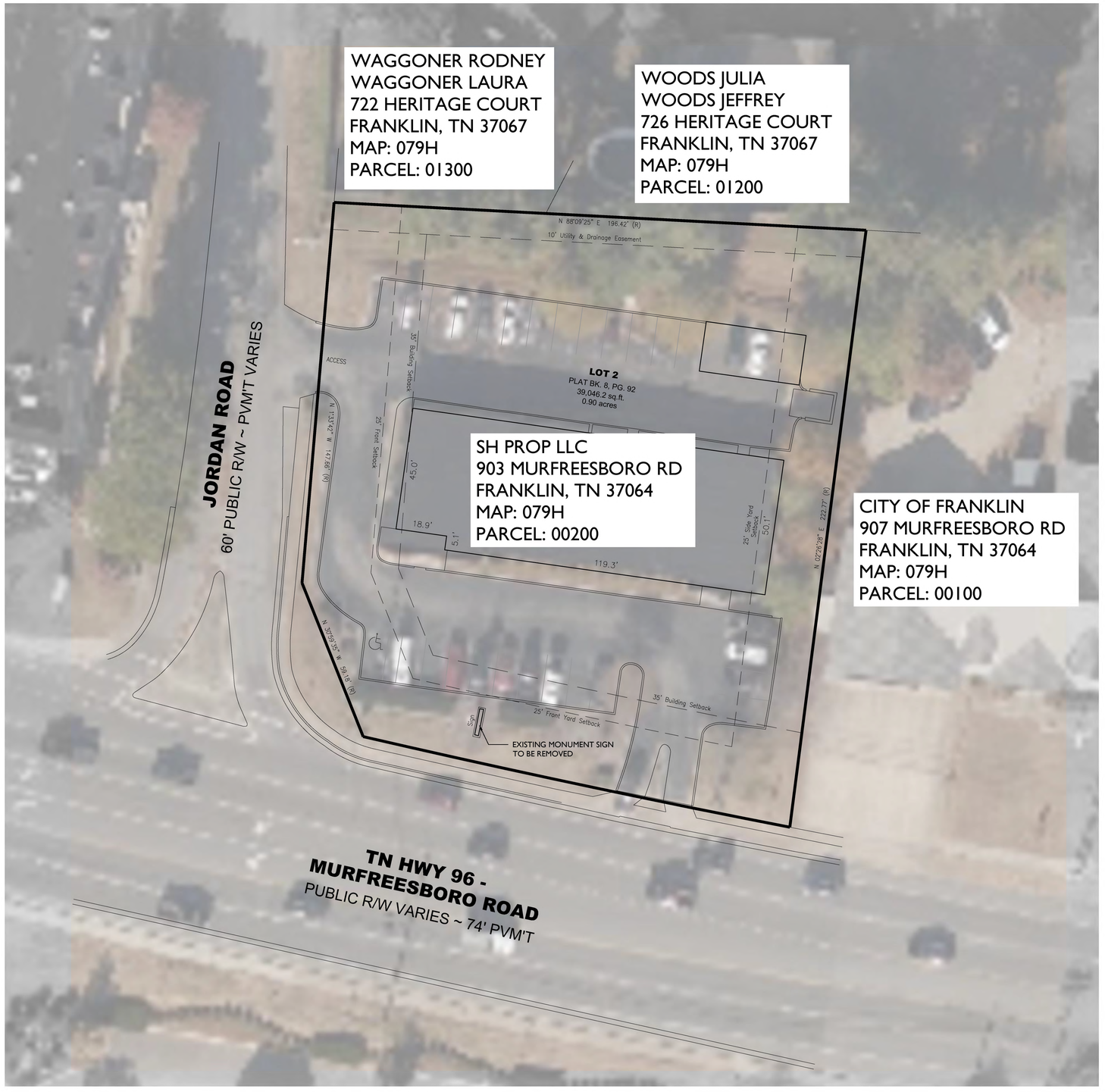
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SHOW HOPE

COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO ROAD

REVISION DATE
△
△
△
△
△

EXISTING PLAT

SHEET
C0.2
COF#



N

0' 20' 40' 60'

SITE DATA CHART

PROJECT NAME:	COOK PUD SUBDIVISION, DEVELOPMENT PLAN
PROJECT NUMBER:	8710
ADDRESS:	903 MURFREESBORO RD FRANKLIN, TN 37064
PARCEL(S):	079H E 00200
ACREAGE / SF OF SITE:	0.89 AC / 38,768 SF
VESTING:	ZONING ORDINANCE: JANUARY 1ST, 2025
BASE ZONING:	GENERAL OFFICE DISTRICT
PROPOSED ZONING:	PLANNED DEVELOPMENT
ZONING OVERLAY:	NONE
ENVISION FRANKLIN DESIGN CONCEPT:	REGIONAL COMMERCE
BUILDING TYPES APPLIED:	OFFICE
LEGAL DESCRIPTION:	LOT 2, COOK SUBDIVISION BOOK 8, PAGE 92
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
EXISTING SETBACKS:	
FRONT:	25 FEET
SIDE:	25 FEET
REAR:	10 FEET
BUILDING:	35 FEET:
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PARKING PROVIDED (BY USE):	27 (3.9 SPACES / 1,000 SF; OFFICE)
HISTORIC RESOURCE TREATMENT:	NO

APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
SIDE:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE



EXISTING TO BE REMOVED

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SHOW HOPE

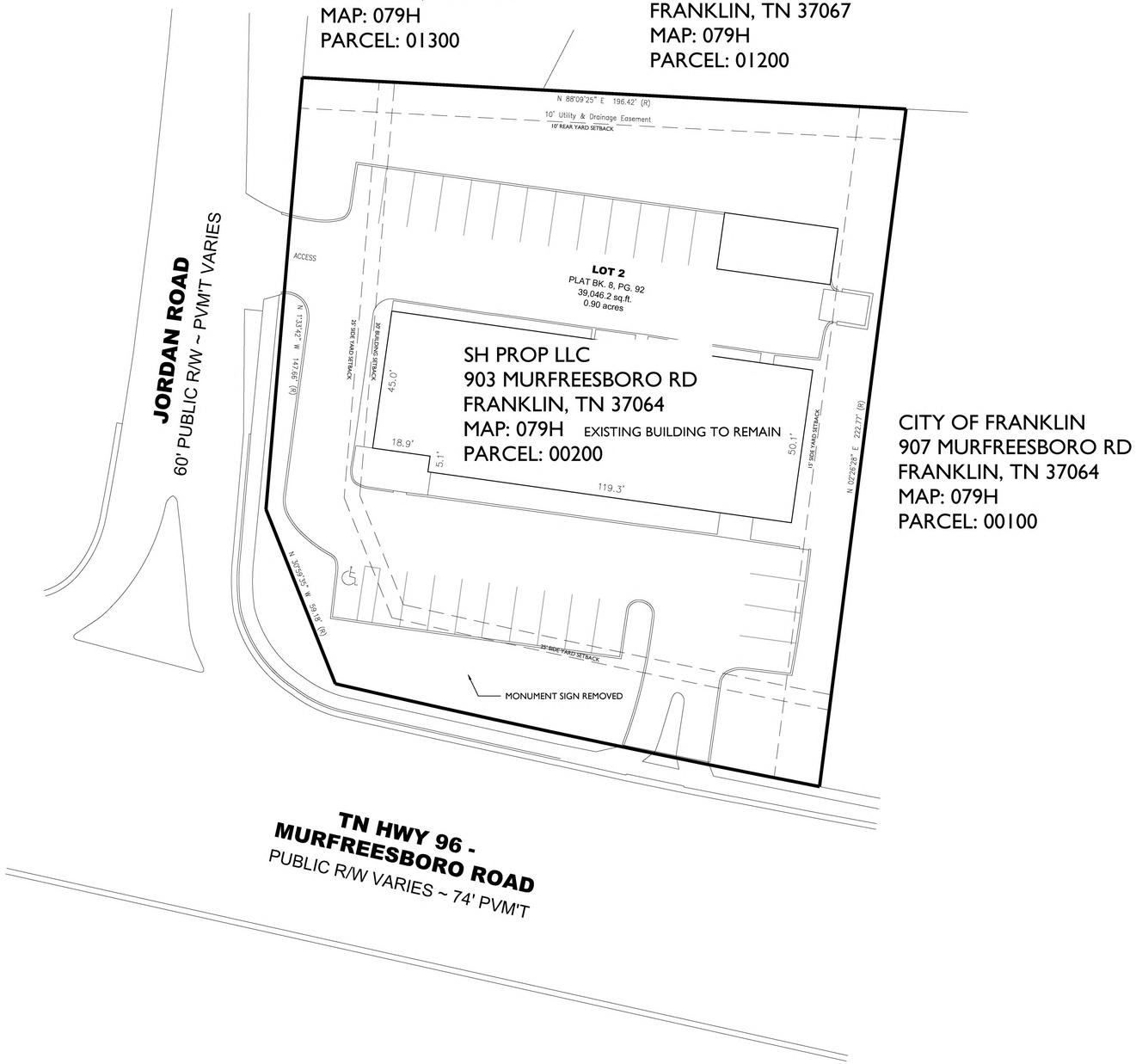
COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO RD

REVISION DATE

EXISTING CONDITIONS

SHEET
C1.0
COF #

NOTE: EXISTING BUILDING TO REMAIN.
NO CHANGES ARE PROPOSED TO THE EXISTING SITE LAYOUT, PARKING, ACCESS, DRIVE AISLES OR DUMPSTER LOCATION.



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SIDE:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

STATEMENT OF IMPACTS

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WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
5 EMPLOYEES X 20 GPD = 100 GPD

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REPURIFIED (REUSE) WATER FACILITIES
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THE PROPERTY DRAINS PRIMARILY NORTH ALONG JORDAN ROAD TO THE ROYAL BRANCH OF NORTH EWINGVILLE CREEK, AND THEN ON TO THE HARPETH RIVER.

POLICE AND FIRE DEPARTMENT
FRANKLIN FIRE DEPT STATION #2 – 0.1 MILES DRIVING DISTANCE
FRANKLIN POLICE HEADQUARTERS – 2.1 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES
PINKERTON PARK – 1.3 MILES
FORT GRANGER – 1.38 MILES

PROJECTED STUDENT POPULATION
N/A, COMMERCIAL USE

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

ENVISION FRANKLIN:

WE BELIEVE THAT THE PROPOSED DEVELOPMENT OF SHOW HOPE'S FRANKLIN OFFICE ALONG MURFREESBORO ROAD PRESENTS A WELL-DESIGNED EXPRESSION OF THE ENVISION FRANKLIN PLAN'S NEIGHBORHOOD COMMERCIAL DESIGN CONCEPT. IN PARTICULAR, THE OFFICE RESPONDS TO THE EXISTING CONTEXT OF THE COMMERCIAL CORRIDOR ALONG MURFREESBORO ROAD. THE PROPOSED OFFICE WOULD CONTRIBUTE TO THE GUIDING PRINCIPLES OF THE ENVISION FRANKLIN PLAN, WHEREIN IT STATES THAT ECONOMIC VITALITY FOR CORPORATE OFFICES AND BUILDINGS WITH EXCEPTIONAL BEAUTY ARE WELCOMED. THIS PLAN CONTRIBUTES TO THE ENVISION FRANKLIN PLAN'S MAJOR GOALS, IN THAT, IT CREATES EXCEPTIONAL PLACES FOR PEOPLE THROUGH DESIGN OF NEW DEVELOPMENT, BUILDING FORM, USES, SETBACKS, ACTIVATED STREETS, AND A PEDESTRIAN FOCUS.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SHOW HOPE

COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO ROAD



REVISION DATE
1 .....
2 .....
3 .....
4 .....
5 .....

DEVELOPMENT PLAN

SHEET
C2.0
COF #
8710



1 A1.0 SOUTH FACADE A



2 A1.0 SOUTH FACADE B



3 A1.0 EAST FACADE



4 A1.0 NORTH FACADE A



5 A1.0 NORTH FACADE B



6 A1.0 WEST FACADE



7 A1.0 ACCESSORY STRUCTURE

EXISTING BUILDING TO REMAIN

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SHOW HOPE

COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO ROAD

REVISION DATE

ARCHITECTURAL VIEWS

SHEET
A1.0
COF #

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

February 25, 2025

Greg Gamble
3020 Stansberry Lane
201
Franklin, TN 37064

RE: COF Cook PUD Subdivision, Development Plan (Show Hope)
Project Number(s): COF no: 8710
Review Number: 2

The City of Franklin DRT has completed its review of the above-referenced application. The remaining comments require that the application be revised and resubmitted for another review cycle. Please note the following information for the resubmittal:

Please make all corrections as indicated on the checklist and/or checkprint for the subject project.

Resubmit the following by **5:00 p.m. on MARCH 6, 2025, failure to resubmit plans within 3 published resubmittal dates will void this application and require a new application.**

*Upload (1) corrected electronic copy;

*A response letter addressing staff comments;

*For Administrative Plans: NO PAPER COPIES
*For Administrative Plats: NO PAPER COPIES
*For FMPC Plans: Submit one (1) half-size corrected blue or black line prints of the plan. (folded)
*For FMPC Plats: Submit one (1) full-size corrected blue or black line prints of the plat. (folded)

The paper copies for Planning Commission items must be submitted to the Planning Department 120 9th Avenue S., Community Development Building. Failure to return the resubmitted application by the deadline will result in the removal of the project from the FMPC or Administrative Agenda.

Per the Zoning Ordinance, some site plans may be administratively approved. The following designates this project's review method. Resubmittal dates are the same for either track.

Review track: FMPC

The following initial review comments have been placed on this project:

Open Issues: 6 These issues are currently being filtered

Planning

General Issues

2. Project number

City of Franklin Chelsea Randolph chelsea.randolph@franklintn.gov 2/13/25 12:55 PM 2 - DRT Review	Applicant shall state project number COF 8710 on all sheets and any future correspondence.

3. Owner affidavit

City of Franklin Chelsea Randolph chelsea.randolph@franklintn.gov 2/13/25 12:59 PM 2 - DRT Review	The included owner affidavit shows "Kristin Parks" as the authorized agent event though the applicant is Greg Gamble. Please update the owner affidavit to reflect that the authorized agent is the applicant and that the representative for the LLC is signing for approval and their name is listed behind the business name in parenthesis. Applicant shall submit this owner affidavit prior to resubmittal.

4. Project name

City of Franklin Chelsea Randolph chelsea.randolph@franklintn.gov 2/20/25 12:35 PM 2 - DRT Review	Applicant shall revise all sheets to reflect the revised name below: Cook PUD Subdivision, Development Plan [Ver. 2] [Edited By Amy Diaz-Barriga]

7. Modification of Standards

City of Franklin Chelsea Randolph chelsea.randolph@franklintn.gov 2/21/25 3:06 PM 2 - DRT Review	Modification of Standard request from Chapter 15.1.6 Halo Lighting. Staff is recommending approval of this MOS based on the other recent requests that were approved to allow Halo Lighting.

12. Final Plat

City of Franklin Chelsea Randolph chelsea.randolph@franklintn.gov 2/13/25 1:01 PM 2 - DRT Review	Advisory Comment: A final plat would be recommended if the recorded plat doesn't match the proposed setbacks of the development plan.

14. Public Notification

City of Franklin Chelsea Randolph chelsea.randolph@franklintn.gov 2/13/25 1:01 PM 2 - DRT Review	Comment shall remain until fully satisfied: Required notification shall be sent by the applicant at least 15 days prior to FMPC meeting. The applicant shall provide public notice affidavit, copy of letter, and list of property owners within 500 feet to whom the letters were sent with the resubmittal.

COOK PUD SUBDIVISION

DEVELOPMENT PLAN
PD (6,900)

903 MURFREESBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MODIFICATION OF STANDARDS (see sheet C0.1)

MOS REQUEST 1 - 15.1.6.A SIGNS - GENERAL PROVISIONS - TO PERMIT HALO LIGHTING FOR WALL AND MONUMENT SIGNAGE



NOT TO SCALE

SHOW HOPE

OWNER:
SHOW HOPE
CONTACT: CHARLEY REDMOND
903 MURFREESBORO RD
FRANKLIN, TN 37064
(615) 604-0822
charley@showhope.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN
(615) 975-5765
greg.gamble@gdc-tn.com

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
5 EMPLOYEES X 20 GPD = 100 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
THIS SITE SITS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MAJOR ARTERIAL MURFREESBORO ROAD AND LOCAL STREET JORDAN ROAD. DAILY ACCESS IS PROVIDED BY DIRECT CONNECTION TO EACH OF THESE ROADS.

DRAINGAGE FACILITIES
THE PROPERTY DRAINS PRIMARILY NORTH ALONG JORDAN ROAD TO THE ROYAL BRANCH OF NORTH EWINGVILLE CREEK, AND THEN ON TO THE HARPETH RIVER.

POLICE AND FIRE DEPARTMENT
FRANKLIN FIRE DEPT STATION #2 – 0.1 MILES DRIVING DISTANCE
FRANKLIN POLICE HEADQUARTERS – 2.1 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES
PINKERTON PARK – 1.3 MILES
FORT GRANGER – 1.38 MILES

PROJECTED STUDENT POPULATION
N/A, COMMERCIAL USE

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

VESTING DEVELOPMENT STANDARDS:

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	7.1.2024
SUBDIVISION REGULATIONS	1.1.2022
HISTORIC DISTRICT DESIGN GUIDELINES	5.30.2022
TRANSPORTATION & STREET TECH. STANDARDS	7.1.2021
STORMWATER BMP MANUAL	7.1.2021
TECHNICAL SPECIFICATIONS FOR UTILITY	10.12.2020
MUNICIPAL CODE	12.2.2024

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

SITE DATA CHART

PROJECT NAME:	COOK PUD SUBDIVISION, DEVELOPMENT PLAN
PROJECT NUMBER:	8710
ADDRESS:	903 MURFREESBORO RD FRANKLIN, TN 37064
PARCEL(S):	079H E 00200
ACREAGE / SF OF SITE:	0.89 AC / 38,768 SF
VESTING:	ZONING ORDINANCE: JANUARY 1ST, 2025
BASE ZONING:	GENERAL OFFICE DISTRICT
PROPOSED ZONING:	PLANNED DEVELOPMENT
ZONING OVERLAY:	NONE
ENVISION FRANKLIN DESIGN CONCEPT:	REGIONAL COMMERCE
BUILDING TYPES APPLIED:	OFFICE
LEGAL DESCRIPTION:	LOT 2, COOK SUBDIVISION BOOK 8, PAGE 92
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
EXISTING SETBACKS:	
FRONT:	25 FEET
SIDE:	25 FEET
REAR:	10 FEET
BUILDING:	35 FEET:
PROPOSED SETBACKS:	
FRONT:	25 FEET
SIDE:	15 FEET
REAR:	10 FEET
BUILDING:	30 FEET
DWELLING UNIT COUNT:	NONE
COMMERCIAL SF (BY USE):	6,900 SF OFFICE
BUILDING HEIGHT:	1 STORY BUILDING
MINIMUM LSA:	7,753.6 SF (20%)
PROVIDED LSA:	14,808.9 SF (38.2%)
OPEN SPACE:	PER SECTION 11.1.1, THIS SITE DOES NOT MEET THE MINIMUM STANDARDS REQUIRING OPEN SPACE AREAS.
TREE CANOPY RETENTION ACREAGE:	
EXISTING:	4,297.3 SF (11.1% OF EXISTING SITE)
REQUIRED:	1,117.3 SF (26% OF EXISTING TREE CANOPY)
PROVIDED:	4,297.3 SF (100% OF EXISTING TREE CANOPY)
PARKING REQUIRED (BY USE):	21 (3 SPACES / 1,000 SF; OFFICE)
PARKING PROVIDED (BY USE):	27 (3.9 SPACES / 1,000 SF; OFFICE)
HISTORIC RESOURCE TREATMENT:	NO
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
SIDE:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SHEET INDEX

C0.0 COVER
C0.1 MODIFICATION OF STANDARDS
C0.2 SITE PLAT

C1.0 EXISTING CONDITIONS

C2.0 DEVELOPMENT PLAN

A1.0 ARCHITECTURAL VIEWS

PURPOSE STATEMENT

THE PURPOSE OF THIS SUBMITTAL IS TO ALLOW FOR A MODIFICATION OF THE CITY OF FRANKLIN'S SIGN STANDARD 15.1.6.A ON PAGE C0.1. PLEASE NOTE THAT THE EXISTING BUILDING IS TO REMAIN AND NO CHANGES ARE PROPOSED TO THE EXISTING SITE LAYOUT.

- PRE-APP SUBMITTAL: 01/27/2025
- INITIAL SUBMITTAL: 02/10/2025
- RESUBMITTAL: 03/06/2025

3/6/25

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com



Day View of Show Hope



Night View of Show Hope

Modification #1 Show Hope
Section 15.1.6 Halo Lighting. To allow Halo Lighting for signage for wall signs on the elevations of the building and monument signage so that the source of light is hidden from view and the sign has reduced light glare.

Section 15.1.6 Halo Lighting:
Standards: Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration. The lighting source shall not flash, move, change color, be overly bright, or create a nuisance.

A modification of standard to permit Halo Lighting for a Wall Sign.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification allows for a halo light wall sign for the adoption aid agency in a way that reduces light glare.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   The modification allows for unique signage that aligns with the agency's brand and considers light glare seen from the public way and private residences nearby.

3. **The modification is consistent with the intent of Envision Franklin:**
   The signage design is unique to Show Hope's agency and is designed in the expressive style that is representative of their brand and the architectural style of the building. The use of Halo Light is considerate of the existing context and considerate of the visitor's experience. Envision Franklin states the project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns/

Lighting Restrictions:

1. **Halo lighting signage shall only have white color.**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SHOW HOPE

COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO ROAD



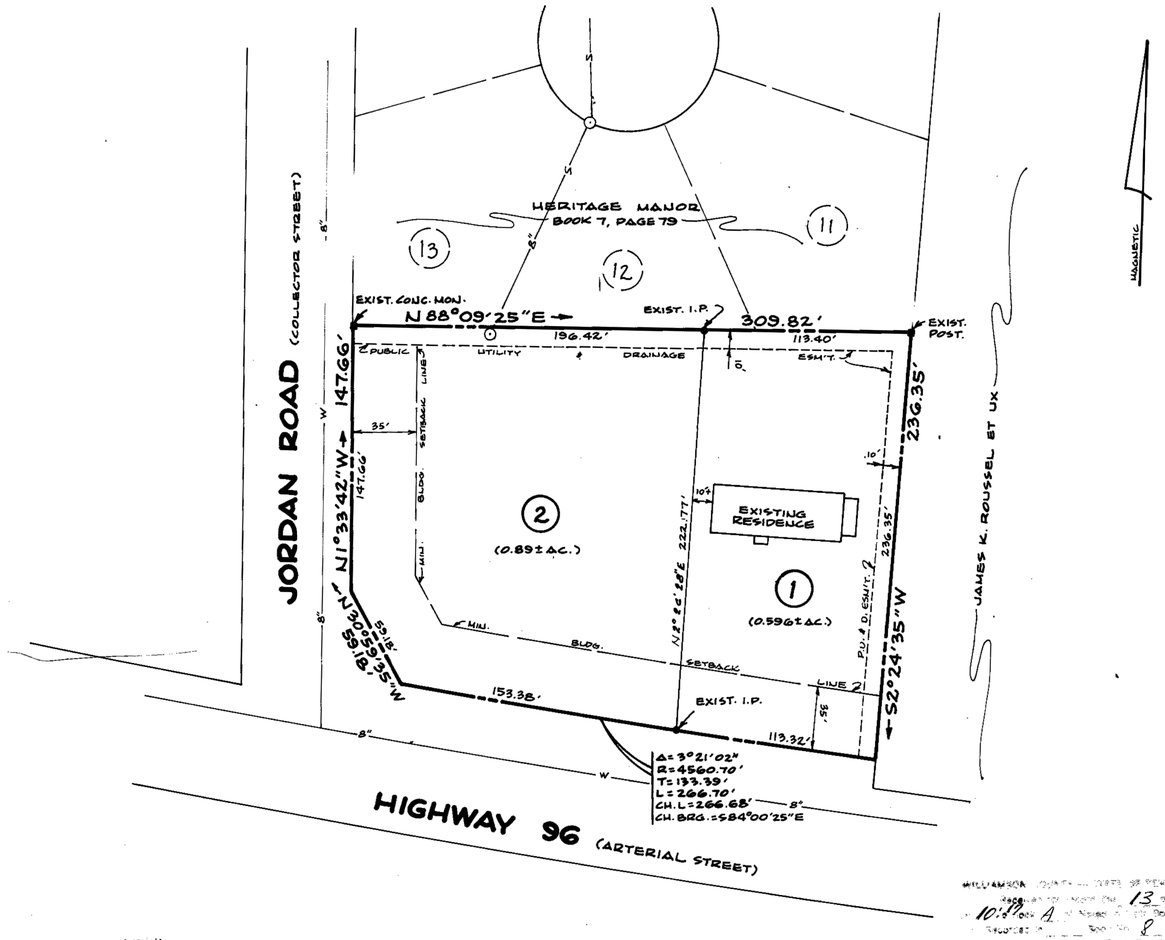
REVISION DATE
1. _____
2. _____
3. _____
4. _____
5. _____

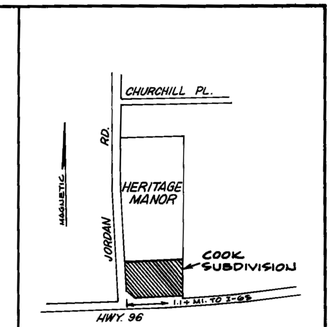
MODIFICATION OF STANDARDS

SHEET
C0.1
COF #
8110

NOTES

1. MINIMUM YARD REQUIREMENTS (UNLESS OTHERWISE NOTED):
   SIDE YARD: 10' - 1 & 2 STORY
   15' - 3 STORY
   REAR YARD: 30'





LOCATION MAP
N.T.S.

FOR REFERENCE ONLY

OWNERS
CROSS PROPERTIES
114 3RD AVENUE, SOUTH
FRANKLIN, TENNESSEE 37064

SURVEYOR
ANDERSON-DELK & ASSOCIATES
4741 TROUSDALE DRIVE
NASHVILLE, TENNESSEE 37220

NOTE:
THIS IS A CLASS A SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

REGISTERS OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY
Received for record the ____ day of ____
19__ at ____ o'clock ____ M Noted in Note Book ____
page ____ and recorded in ____ Book no ____
page ____ Fee $ ____
WITNESS MY HAND JIMMIE D. BENNETT JR
Register

TENNESSEE NO. 1349

WILLIAMSON COUNTY, STATE OF TENNESSEE
Received July 13 19 83
10:11 AM Book A 33 85
Fee $ 8 Page 92
Recorded 1000
Book No 49879

8/92
MAY 17, 1983

FRANKLIN, WILLIAMSON CO., TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES	CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I(WE) HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCE IN BOOK 348, PAGE 420, REGISTERS OFFICE OF WILLIAMSON CO. TENN. AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISIONS WITH MY (OUR) FREE CONSENT ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 6-13 DATE 19 83 J.W. Cross, III CROSS PROPERTIES, OWNER	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF FRANKLIN, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON 6-13 DATE 19 83 W. Sloan Anderson REGISTERED ENG. OR SURVEYOR	I HEREBY CERTIFY (1) THAT STREETS, UTILITIES & OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED: COOK SUBDIVISION OR THAT A SECURITY BOND IN THE AMOUNT OF $ -0- HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 6/13 DATE 19 83 SUPT. OF STREETS CITY OF FRANKLIN	I HEREBY CERTIFY THAT THE WATER SUPPLY AND OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED: COOK SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN. Fred Cook 6/13/83 SUPT. OF WATER & SEWER DEPT. CITY OF FRANKLIN	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF FRANKLIN, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WILLIAMSON CO. REGISTER Bob Martin 6/27/83 DATE

DIETZGEN 136-3 AGEPROOF

FINAL PLAT
COOK SUBDIVISION

FRANKLIN MUNICIPAL PLANNING COMMISSION

TOTAL ACRES 1.486± TOTAL LOTS 2
ACRES NEW ROAD 0 FEET OF NEW ROAD 0
OWNER CROSS PROPERTIES CIVIL DISTRICT 9TH
SURVEYOR ANDERSON-DELK & ASSOC. CLOSURE ERROR 1:17,000
SCALE 1" = 50' 50 0 50 100

78-150

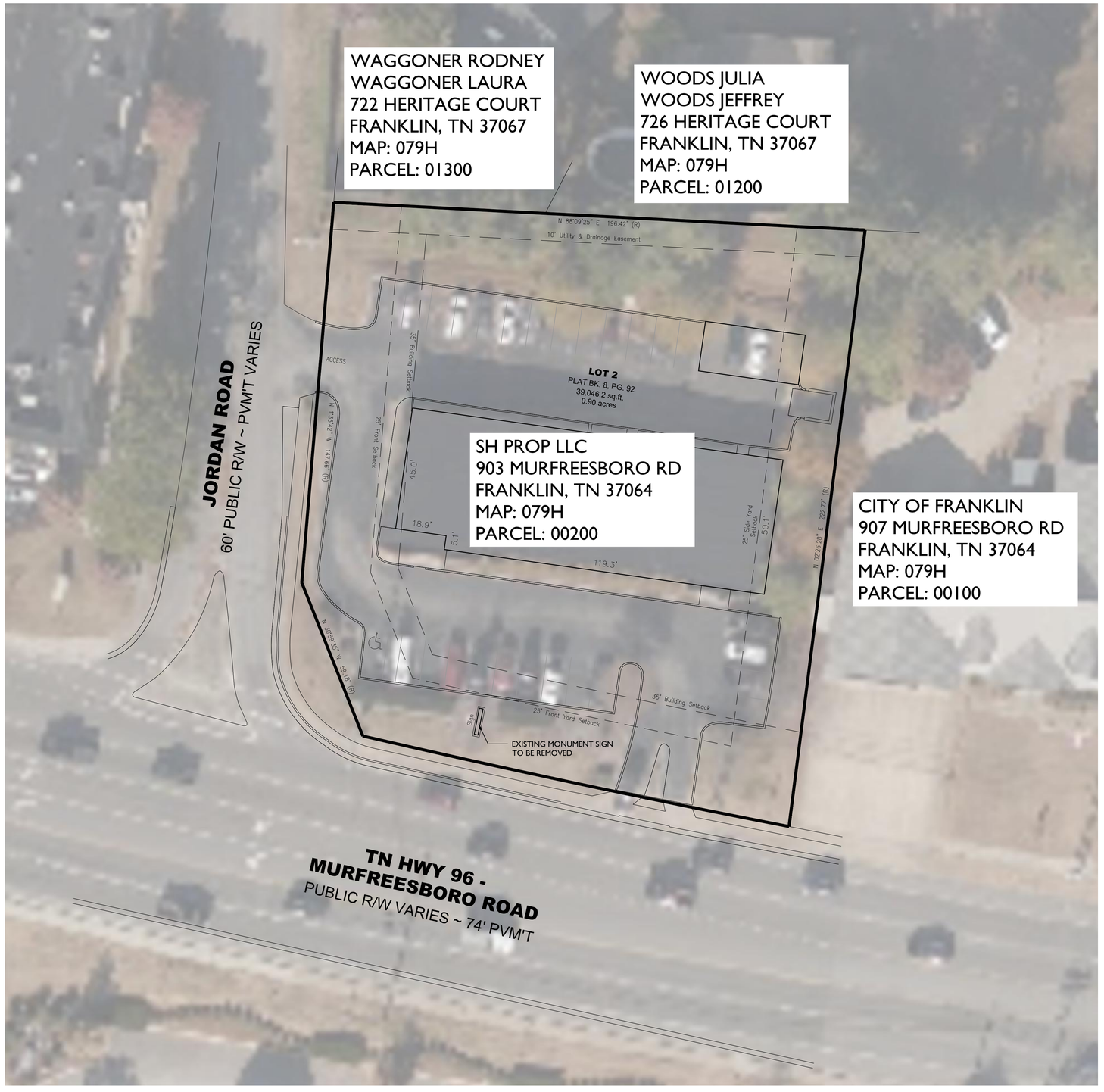
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SHOW HOPE

COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO ROAD

REVISION DATE
△
△
△
△
△

EXISTING PLAT

SHEET
C0.2
COF #



SITE DATA CHART

PROJECT NAME:	COOK PUD SUBDIVISION, DEVELOPMENT PLAN
PROJECT NUMBER:	8710
ADDRESS:	903 MURFREESBORO RD FRANKLIN, TN 37064
PARCEL(S):	079H E 00200
ACREAGE / SF OF SITE:	0.89 AC / 38,768 SF
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PROPOSED ZONING:	PLANNED DEVELOPMENT
ZONING OVERLAY:	NONE
ENVISION FRANKLIN DESIGN CONCEPT:	REGIONAL COMMERCE
BUILDING TYPES APPLIED:	OFFICE
LEGAL DESCRIPTION:	LOT 2, COOK SUBDIVISION BOOK 8, PAGE 92
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
EXISTING SETBACKS:	
FRONT:	25 FEET
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REAR:	10 FEET
BUILDING:	35 FEET:
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SIDE:	15 FEET
REAR:	10 FEET
BUILDING:	30 FEET
DWELLING UNIT COUNT:	NONE
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APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
SIDE:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE



EXISTING TO BE REMOVED

N

0' 20' 40' 60'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SHOW HOPE

COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO RD

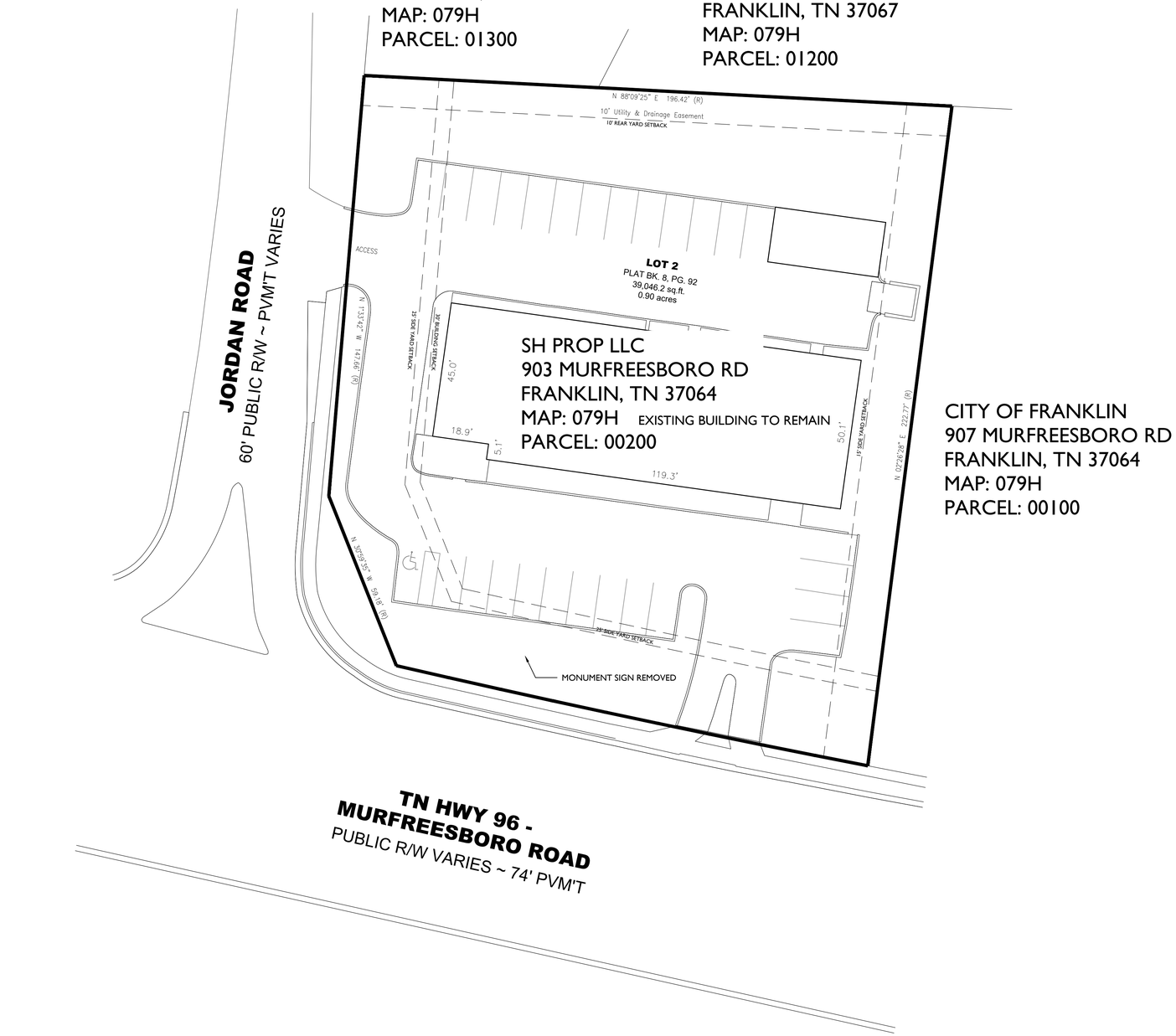
STATE OF TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
2/6/25

REVISION DATE

EXISTING CONDITIONS

SHEET
C1.0
COF #
8710

NOTE: EXISTING BUILDING TO REMAIN.
NO CHANGES ARE PROPOSED TO THE EXISTING SITE LAYOUT, PARKING, ACCESS, DRIVE AISLES OR DUMPSTER LOCATION.



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REPURIFIED (REUSE) WATER FACILITIES
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THIS SITE SITS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MAJOR ARTERIAL MURFREESBORO ROAD AND LOCAL STREET JORDAN ROAD. DAILY ACCESS IS PROVIDED BY DIRECT CONNECTION TO EACH OF THESE ROADS.

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THE PROPERTY DRAINS PRIMARILY NORTH ALONG JORDAN ROAD TO THE ROYAL BRANCH OF NORTH EWINGVILLE CREEK, AND THEN ON TO THE HARPETH RIVER.

POLICE AND FIRE DEPARTMENT
FRANKLIN FIRE DEPT STATION #2 – 0.1 MILES DRIVING DISTANCE
FRANKLIN POLICE HEADQUARTERS – 2.1 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES
PINKERTON PARK – 1.3 MILES
FORT GRANGER – 1.38 MILES

PROJECTED STUDENT POPULATION
N/A, COMMERCIAL USE

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

ENVISION FRANKLIN:

WE BELIEVE THAT THE PROPOSED DEVELOPMENT OF SHOW HOPE'S FRANKLIN OFFICE ALONG MURFREESBORO ROAD PRESENTS A WELL-DESIGNED EXPRESSION OF THE ENVISION FRANKLIN PLAN'S NEIGHBORHOOD COMMERCIAL DESIGN CONCEPT. IN PARTICULAR, THE OFFICE RESPONDS TO THE EXISTING CONTEXT OF THE COMMERCIAL CORRIDOR ALONG MURFREESBORO ROAD. THE PROPOSED OFFICE WOULD CONTRIBUTE TO THE GUIDING PRINCIPLES OF THE ENVISION FRANKLIN PLAN, WHEREIN IT STATES THAT ECONOMIC VITALITY FOR CORPORATE OFFICES AND BUILDINGS WITH EXCEPTIONAL BEAUTY ARE WELCOMED. THIS PLAN CONTRIBUTES TO THE ENVISION FRANKLIN PLAN'S MAJOR GOALS, IN THAT, IT CREATES EXCEPTIONAL PLACES FOR PEOPLE THROUGH DESIGN OF NEW DEVELOPMENT, BUILDING FORM, USES, SETBACKS, ACTIVATED STREETS, AND A PEDESTRIAN FOCUS.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SHOW HOPE

COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO ROAD

GREGORY A. GAMBLE
AGRICULTURE
REGISTERED
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
2/6/25

REVISION DATE
1. _____
2. _____
3. _____
4. _____
5. _____

DEVELOPMENT PLAN

SHEET
C2.0
COF #
8710



1 A1.0 SOUTH FACADE A



2 A1.0 SOUTH FACADE B



3 A1.0 EAST FACADE



4 A1.0 NORTH FACADE A



5 A1.0 NORTH FACADE B



6 A1.0 WEST FACADE



7 A1.0 ACCESSORY STRUCTURE

EXISTING BUILDING TO REMAIN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SHOW HOPE

COOK PUD SUBDIVISION
DEVELOPMENT PLAN
903 MURFREESBORO ROAD

STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
2/6/25

REVISION DATE

ARCHITECTURAL VIEWS

SHEET
A1.0
COF #
8710

City of Franklin

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

File #: 21-0268

DATE: February 27, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:
Consideration Of Resolution 2025-22, A Resolution Approving A Revised Development Plan For Huffines Ridge PUD Subdivision, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway, Located At 1343 Huffines Ridge Drive.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8708
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Eric Bell, GG Cool Springs REM LLC and Legacy Cool Springs LLC

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Huffines Ridge PUD Subdivision located at 1343 Huffines Ridge Drive. The applicant is proposing a reduction in the height of the commercial and office uses from a 6-story to a 3-story maximum. The proposed revision also includes a reduction of commercial square footage from 150,000 square-feet to 47,000 square-feet with the removal of hotel as a use.

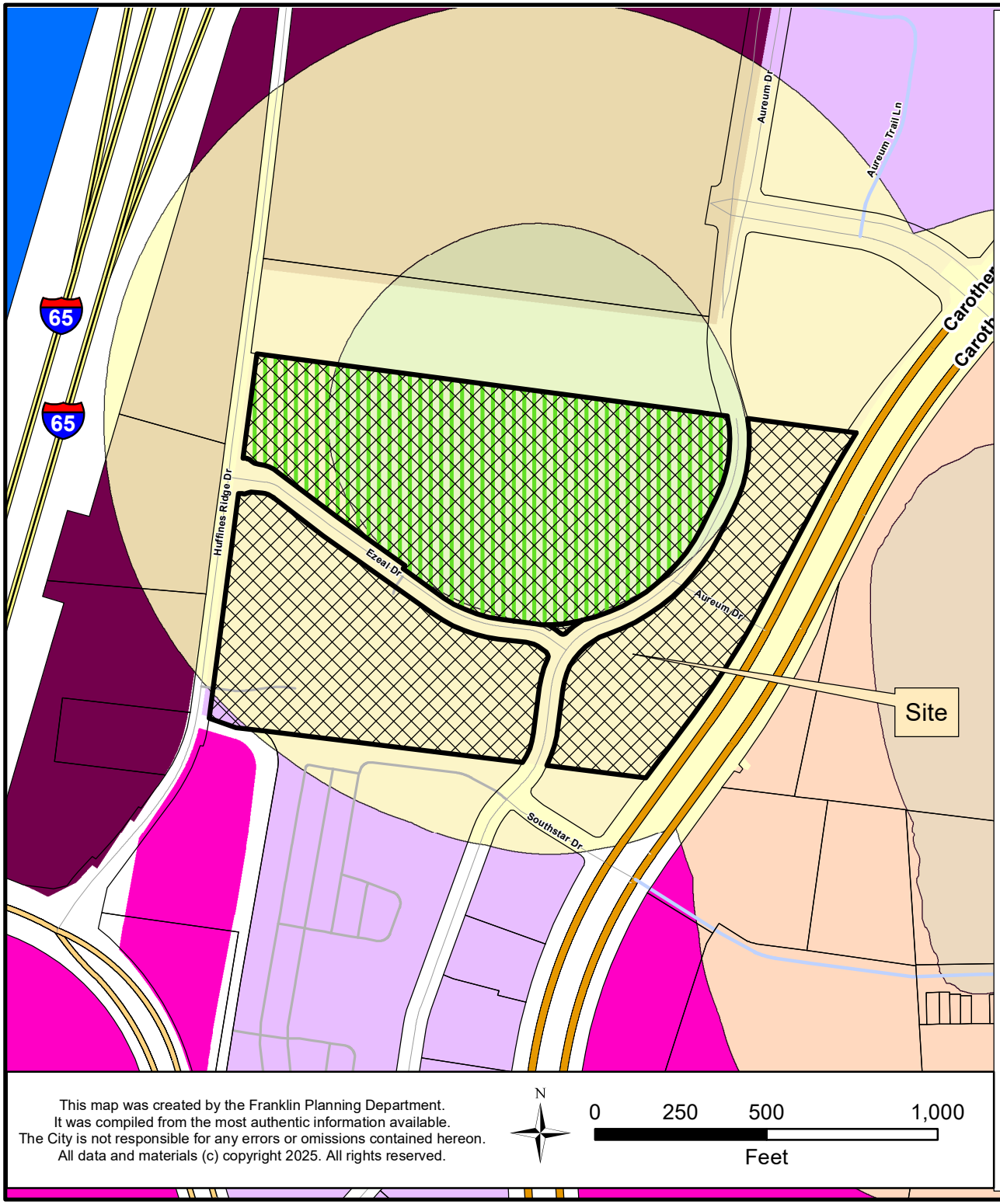
The development plan is vested in the July 1, 2018, zoning ordinance. The proposed plan attempts to meet our ordinance today and exceeds the requirements of its vested ordinance. The multifamily portion of the plan has been completed, and a parking utilization study was submitted to provide support for a reduction in the overall parking requirements on the basis of the reduction in nonresidential square footage, removal of hotel, and that the completed multifamily is able to meet their parking requirements independent of the nonresidential development. Per Chapter 2.4.2(11)(b) this development plan only requires a Planning Commission level review and action. In addition, since the proposed changes are reductions to what was originally entitled, they do not need a rezoning.

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

2. The City's project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Huffines Ridge PUD Subdivision, Revision 2, with conditions.



HUFFINES RIDGE PUD SUBDIVISION
RESOLUTION 2025-22

Project Information
Vested Base Zoning: SD-X (18.80 / 150,000 / 170) / CI
Current Base Zoning: PD (18.80 / 150,000 / 170)
Overlay Districts: HHO, 500' Buffer of HHO, HPO
Site Acreage: 22.70 acres
Proposed Number of Dwelling Units: 424
Proposed Nonresidential Square Footage: 47,000 SF

Legend

- Huffines Ridge PUD Subdivision
- Historic Preservation Overlay
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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Feet

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2025-22

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR HUFFINES RIDGE PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF EAST MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY, LOCATED AT 1343 HUFFINES RIDGE DRIVE

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2019-03 on May 14, 2019, and originally approved a Development Plan for the subject property as part of Resolution 2019-09 on April 23, 2019; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2019-09, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan in a manner that requires Franklin Municipal Planning Commission approval pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2.

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 Revision, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
062-02000	12.67
062-02001	10.03
Total	22.70

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

SECTION III: That the overall entitlements, as amended, for the Huffines Ridge PUD Subdivision are as follows:

Entitlements	Huffines Ridge PUD
Vested Base Zoning	SD-X (18.8/150,000/170)/CI
Current Base Zoning	PD (18.8/150,000/170)
Other Zoning Overlays	HHO, HHO Buffer, HPO
Vested Character Area Overlay	MECO-4
Vested Development Standard	Conventional
Number of Dwelling Units	424
Number of Nonresidential Square Footage	47,000 SF
Open Space Requirements	1.14 acres
Number of Phases in Development	5
Vested Development Plan Approval	Resolution No. 2019-09 Date of approval: 4/23/19
Approved Modification of Development Standards	MOS 1: Maximum Retaining Wall Height of 14 feet in One Wall Location. MOS 2: Evergreen Shrubs at Base of Wall #1 (Southernmost wall) not required.
Development Plan Revision Number	2

SECTION IV: That the Revised Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission 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 VI. That this Resolution shall take effect from and after its passage, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

By:_____
Emily Wright
Secretary/Planning Director

FRANKLIN MUNICIPAL PLANNING COMMISSION:

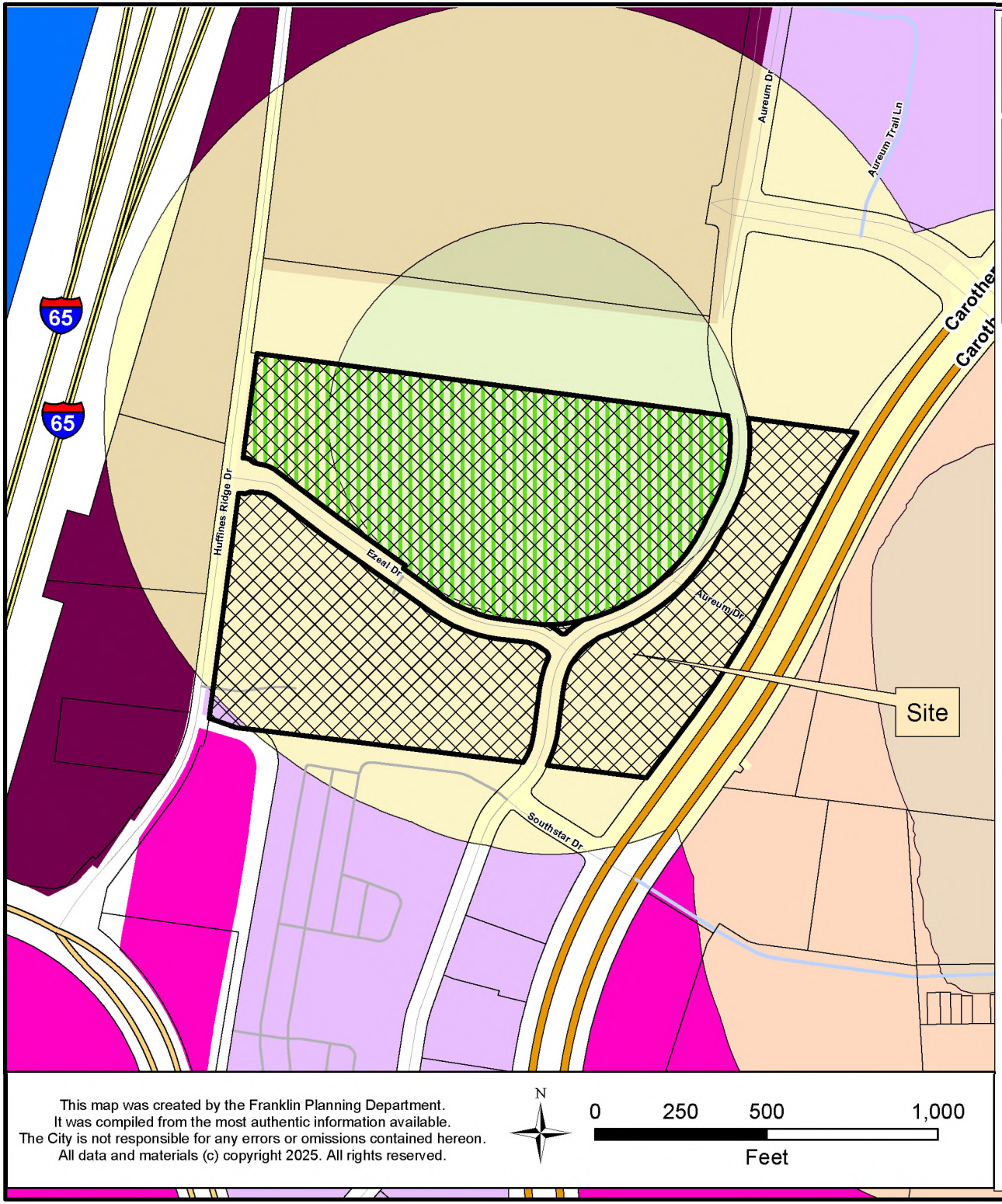
By: _____
Roger Lindsey
Chair

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____



HUFFINES RIDGE PUD SUBDIVISION
RESOLUTION 2025-22

Project Information

Vested Base Zoning: SD-X (18.80 / 150,000 / 170) / CI
Current Base Zoning: PD (18.80 / 150,000 / 170)
Overlay Districts: HHO, 500' Buffer of HHO, HPO
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- R3 Residential 3 District
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- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
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- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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HISTORIC FRANKLIN TENNESSEE

HUFFINES RIDGE

PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2

PD (18.68/47000)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N VICINITY MAP (NTS)



SHEET INDEX

C0.1	APPROVED DEVELOPMENT PLAN
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
C4.1	REFUSE ACCESS PLANE
C5.0	OVERALL UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL CHARACTER
A1.1	ARCHITECTURAL CHARACTER

SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	8708
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
ACREAGE / SF OF SITE:	22.70 AC
VESTING:	
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

BASE ZONING:	PD (18.80/150000/170)
ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
REQUIRED CANOPY PRES.:	106,686 SF (18%)
PROVIDED CANOPY PRES:	328,743 SF (56%)
PARKING REQUIRED (BY USE):	1115
ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	

OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

PURPOSE STATEMENT

THIS IS A PROPOSED REVISION TO A DEVELOPMENT PLAN AND REZONING. THE APPLICANT IS PROPOSING THE DEVELOPMENT PLAN REVISION TO REDUCE THE HEIGHT OF THE COMMERCIAL AND OFFICE USES FROM 6 STORY TO 3 STORY MAXIMUM. THE REVISION ALSO INCLUDES A REDUCTION OF COMMERCIAL SQUARE FOOTAGE BY APPROXIMATELY100,000 SQUARE FEET AND CONSISTS OF OFFICE, RESTAURANT, AND RETAIL USES WHILE REMOVING HOTEL AS A USE.

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE SUITE 201
FRANKLIN, TN 37069
CONTACT: GREG GAMBLE
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC
4031 ASPEN GROVE DRIVE SUITE 200
FRANKLIN, TN 37067
CONTACT: RYAN MCMASTER
615-564-2876
ryan.mcmaster@kimley-horn.com

OWNER:
LEGACY COOL SPRINGS LLC &
GG COOL SPRINGS REM LLC
25101 CHAGRIN BOULEVARD #300
BEACHWOOD, OH 44122
216-831-6100

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY.
WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT ESTIMATED DEMANDS AS FOLLOWS:
OFFICE SPACE USE = 2,389 GPD
RETAIL USE = 1,440 GPD
RESTAURANT ORDINARY = 16,730 GPD

SEWER FACILITIES
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN.
PROJECTED FLOW IS 20,559 SFUE.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COF APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL. AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL, COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
424 * 0.64 = 272 STUDENTS

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

VESTING TABLE	
ZONING ORDINANCE	07.01.2018
SUBDIVISION REGULATIONS	02.28.2013
TRANSPORTATION & STREET TECHNICAL STANDARDS	04.25.2017
STORMWATER BMP MANUAL	01.01.2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	12.10.2013
MUNICIPAL CODE	06.26.2018
HISTORIC DISTRICT GUIDELINES	10.25.2016

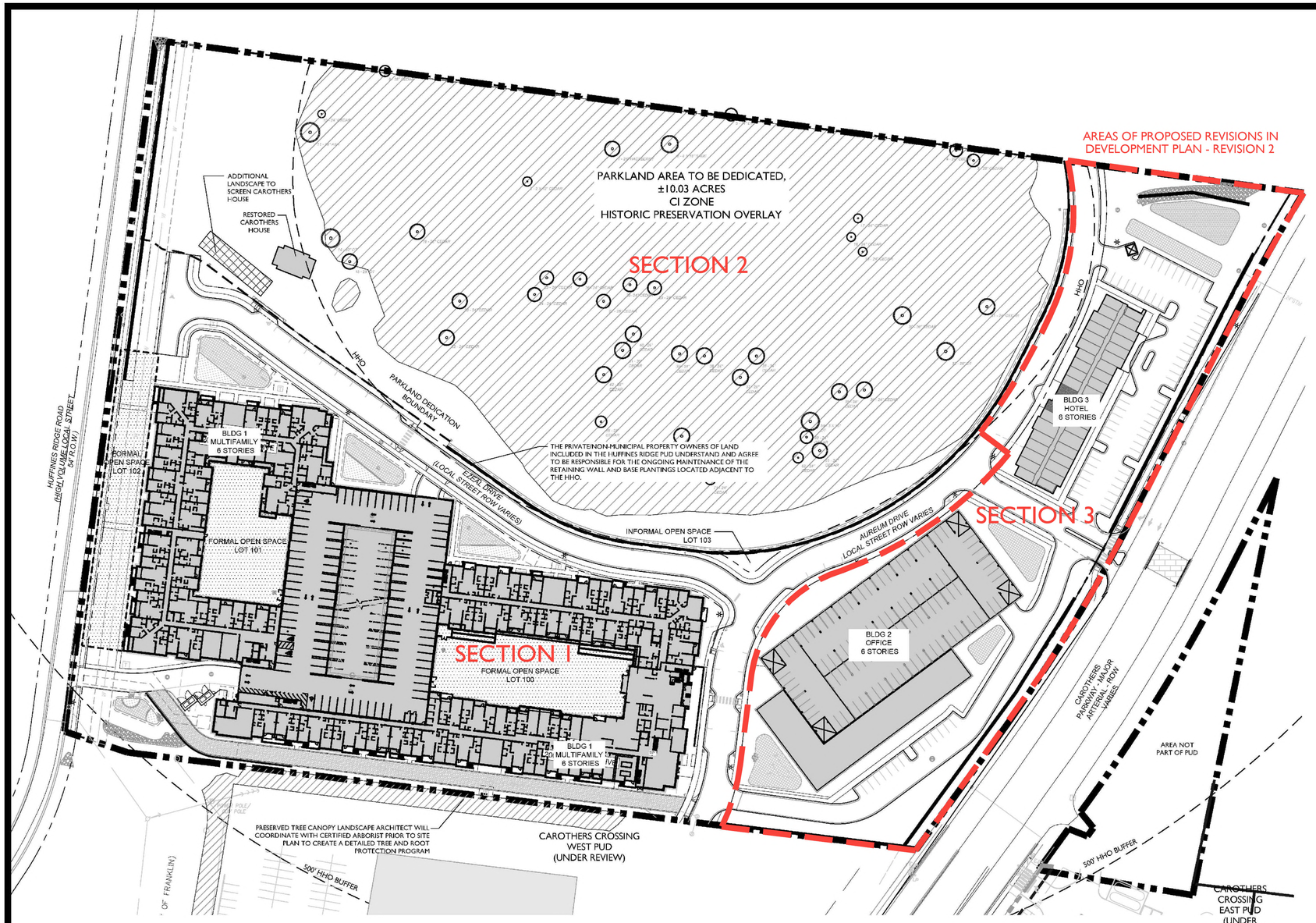


PRE-APP SUBMITTAL: 01/27/2025
INITIAL SUBMITTAL: 02/10/2025
RESUBMITTAL: 03/06/2025

GCI

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com



SITE DATA CHART

PROJECT NAME:	HUFFINES PROPERTY PUD SUBDIVISION
PROJECT #:	7375
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	1343 HUFFINES RIDGE DRIVE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
CURRENT ZONING:	PD (18.80/150000/170) CI
VESTED ZONING*:	SD-X (18.80/150000/170) CI
VESTED CHARACTER AREA*:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER, HPO
VESTED DEVELOPMENT STANDARD*:	CONVENTIONAL
ACREAGE OF SITE:	22.70 AC
PD	12.67 AC
CI	10.03 AC
SQUARE FOOTAGE OF SITE:	988,770 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY (ARTERIAL):	50'
HUFFINES RIDGE DRIVE (LOCAL):	30'
SIDE YARD:	5'
OWNER:	JOHN E. CAROTHERS
ADDRESS:	1343 HUFFINES RIDGE DRIVE
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	3 BUILDINGS - 726,706 SF TOTAL
BUILDING HEIGHT:	6 STORIES
RESIDENTIAL UNITS:	424
REQUIRED LSR*:	0.20 SD-X 0.40 CI
PROVIDED LSR:	0.62
MINIMUM PARKING REQUIREMENT*:	1,532
MAXIMUM PARKING LIMIT:	
EXISTING PARKING:	N/A
PROVIDED PARKING*:	1,480
RESIDENTIAL DENSITY:	18.77 D.U.A.
TREE CANOPY:	13.61 AC
PARKLAND:	10.03 AC TO BE DEDICATED
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	1.14 AC
PROVIDED (ALL FORMAL):	1.14 AC

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
424 UNITS * 350 GPD = 148,400 GPD
150,000 SF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED FLOW IS 431 SFUE.

REPURIFIED (REUSE) WATER FACILITIES
NOT PRESENT OR PROPOSED ON THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
424 * 0.64 = 272 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

TREE CANOPY RETENTION

OVERALL PROPERTY AREA = 988,770 SF (22.70 AC)

TREE AREA	EXISTING	REMOVED	PRESERVED
A	557,230 SF	229,426 SF	337,804 SF
B	25,468 SF	16,439 SF	9,029 SF
TOTAL SF	592,698 SF	245,865 SF	346,833 SF
TOTAL ACRES	13.61 AC	5.64 AC	7.96 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	13.61 AC (60% OF SITE)
REQUIRED CANOPY PRESERVATION:	22%
22% X 13.61 AC TOTAL CANOPY:	2.99 AC (130,244 SF)
PROVIDED CANOPY PRESERVATION:	58% 7.96 AC (346,833 SF)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%
5% * 22.70 AC = 1.14 AC
NOTE: ALL OPEN SPACE IS FORMAL
TOTAL OPEN SPACE PROVIDED: 1.14 SF
OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA
100	FORMAL	COURTYARD	0.43 AC
101	FORMAL	COURTYARD	0.33 AC
102	FORMAL	FORMAL SEATING	0.38 AC
103	INFORMAL	OPEN SPACE	0.01 AC

BUILDING DATA

BUILDING	TYPE	# OF STORIES	SF
1	MULTIFAMILY	6	543,297
2	OFFICE	6	150,000
3	HOTEL	6	81,288

KEY

FORMAL OPEN SPACE

PRESERVED TREE CANOPY

PARKING TAKEDOWN CHART

Legacy Cool Springs Parking Takedown Chart

	Proposed Development		COF Required Parking		Requirements Based on Shared Parking Analysis	Provided Parking	
	Qty	Unit	Parking Ratio	Subtotal		Location	Qty
Phase I Residential							
	84	1BR	1.5/unit	126			
	106	2BR	2.5/unit	265		Garage	526
	23	3BR	3/unit	69		Surface	8
	213	**TOTAL**		**460**			**534**
Phase II Residential							
	84	1BR	1.5/unit	126			
	106	2BR	2.5/unit	265		Garage	220
	23	3BR	3/unit	69		Surface	15
	213	**TOTAL**		**460**			**235**
Hotel Phase							
	170	Rooms	1/room	170			
	18	Employee	1/ea	18		Surface	70
				188			**70**
Office Phase							
	132,500	SF	4/1000sf	530		Garage	532
						Surface	30
				530			**562**
Dedicated Park							
						Surface	15
TOTAL				**1638**	**1388**		**1416**

* UNIT MIX AND PARKING COUNT MAY VARY BY PHASE WITHIN THE 416 TOTAL PERMITTED UNITS SO THAT PARKING REQUIREMENTS ARE MET.

PARKING STRATEGY

Per the BOMA approved condition of approval, Phase II of the multifamily use will not proceed until one of the following conditions satisfies parking requirements:

1. The office parking structure is built and complete prior to the completion of the Phase II multifamily use, thus negating the need for additional/deferred parking; or
2. The multifamily parking structure is built with 920 spaces, thus negating the need for additional/deferred parking; or
3. Phase I of the multifamily use reaches 80% and a parking utilization study is completed and accepted by the city, which negates the need for the deferred parking; or
4. The numbers of certificates of occupancy for the multifamily structure do not exceed the required parking spaces per the zoning ordinance until additional parking spaces are provided in the multifamily parking structure or a parking study is completed and accepted by the city, thus negating the need for deferred parking.

PARKING STRATEGY PROPOSED FOR REVISION IN DEVELOPMENT PLAN - REVISION 2 (SEE SHEETS C2.0/C2.1)

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN
SHEET
C2.0
COF 7375

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

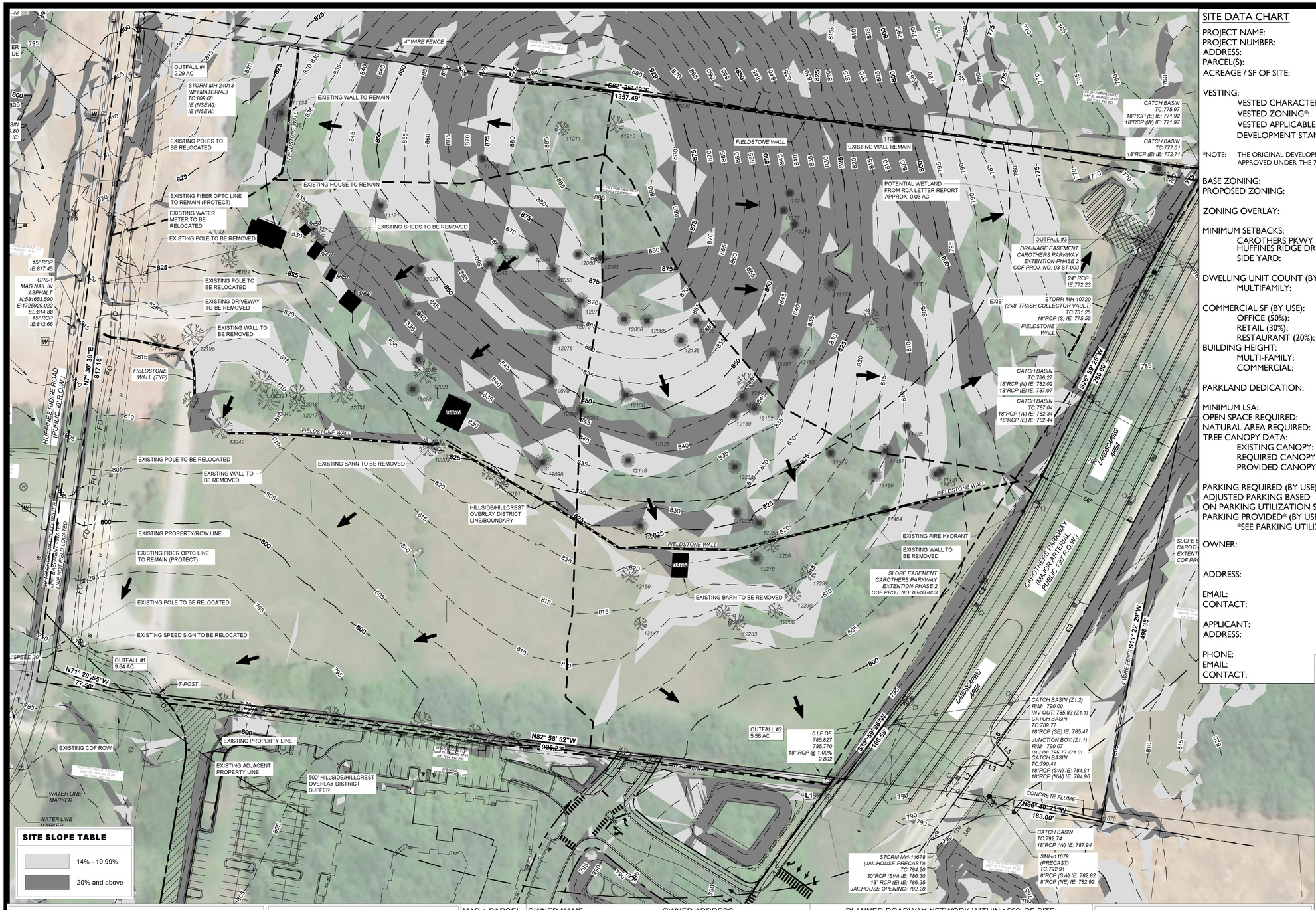
HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT

Revision Date

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF # 8708


500' PROPERTY OFFSET
500' PROPERTY OFFSET
500' PROPERTY OFFSET
24" RCP
IE: 790.08
CATCH BASIN
TC:793.98
IE:
12" RCP
IE:801.32
T-POST
OUTFALL #4
2.29 AC
SHED WITH WATER
EQUIPMENT INSIDE
4" WIRE FENCE
STORM MH-24013
(MH MATERIAL)
TC:809.66
IE (NSEW):
IE (NSEW:
CATCH BASIN
TC:809.80
IE:
CATCH BASIN
TC:809.80
IE:
CATCH BASIN
TC:811.04
IE:
15" RCP
IE:817.45
GPS-1
MAG NAIL IN
ASPHALT
N:581653.590
E:1725929.022
EL: 814.88
STORM MH-24093
(MH MATERIAL)
TC:810.94
IE (NSEW):
IE (NSEW:
15" RCP
IE:812.66
CATCH BASIN
TC:809.40
IE:
CATCH BASIN
TC:808.69
IE:
CATCH BASIN
TC:806.27
IE:
FIELDSTONE WALL (TYP.)
HILLSIDE/HILLCREST
OVERLAY DISTRICT
LINE/BOUNDARY
OUTFALL #1
9.64 AC
OUTFALL #2
5.56 AC
500' HILLSIDE/HILLCREST
OVERLAY DISTRICT
BUFFER
FIELDSTONE WALL
DRAINAGE EASEMENT
CAROTHERS PARKWAY
EXTENTION-PHASE 2
COF PROJ. NO: 03-ST-003
OUTFALL #3
5.22 AC
CATCH BASIN
TC:777.01
18"RCP (E) IE: 772.71
CATCH BASIN
TC:774.79
18"RCP (E) IE: 770.69
18"RCP (W) IE: 770.74
CATCH BASIN
TC:774.02
18"RCP (N) IE: 770.07
18"RCP (W) IE: 770.12
STORM MH-10720
(MH MATERIAL)
TC:781.25
18" RCP (N) IE: 775.4
18" RCP (S) IE: 775.5
24" RCP
IE:772.23
24" RCP
IE:775.57
STORM MH-10720
(3'x8' TRASH COLLECTOR VAULT)
TC:781.25
18"RCP (S) IE: 775.55
CATCH BASIN
TC:786.27
18"RCP (N) IE: 782.02
18"RCP (E) IE: 787.07
CATCH BASIN
TC:787.04
18"RCP (W) IE: 782.34
18"RCP (E) IE: 782.44
CATCH BASIN
TC:787.17
18"RCP (W) IE: 782.67
18"RCP (E) IE: 782.72
CATCH BASIN
TC:786.90
18"RCP (W) IE: 782.80
LANDSCAPING
AREA
SLOPE EASEMENT
CAROTHERS PARKWAY
EXTENTION-PHASE 2
COF PROJ. NO: 03-ST-003
SLOPE EASEMENT
CAROTHERS PARKWAY
EXTENTION-PHASE 2
COF PROJ. NO: 03-ST-003
6 LF OF
785.827
785.770
18" RCP @ 1.00%
2.802
CATCH BASIN (Z1.2)
RIM: 790.00
INV OUT: 785.83 (Z1.1)
CATCH BASIN
TC:789.71
18"RCP (SE) IE: 785.47
JUNCTION BOX (Z1.1)
RIM: 790.07
INV IN: 785.77 (Z1.2)
CATCH BASIN
TC:790.41
18"RCP (SW) IE: 784.91
18"RCP (NW) IE: 784.96
STORM MH-11678
(JAILHOUSE-PRECAST)
TC:794.20
30"RCP (SW) IE: 786.30
18" RCP (E) IE: 786.35
JAILHOUSE OPENING: 792.20
CATCH BASIN
TC:792.74
18"RCP (W) IE: 787.94
SMH-11679
(PRECAST)
TC:792.91
8"RCP (SW) IE: 782.82
8"RCP (NE) IE: 782.92
LANDSCAPING
AREA
500' HILLSIDE/HILLCREST
OVERLAY DISTRICT
BUFFER
500' PROPERTY OFFSET
WATER LINE MARKER
WATER LINE MARKER
24" RCP
IE:788.18
24" RCP
IE:787.93
LIBERTY PIKE
(MINOR ARTERIAL, ROAD, 80' ROW)
CAROTHERS PARKWAY
(MAJOR ARTERIAL, ROAD, 80' ROW)
HUFFINES RIDGE DR
(LOCAL, ROAD, 60' ROW)
N71° 24' 54"W
91.44'
N82° 58' 50"W
66.72'
N82° 58' 50"W
66.72'
N82° 58' 50"W
66.72


4" WIRE FENCE
EXISTING WALL TO REMAIN
FIELDSTONE WALL
EXISTING WALL REMAIN
EXISTING HOUSE TO REMAIN
EXISTING SHEDS TO BE REMOVED
EXISTING FIBER OPTC LINE TO REMAIN (PROTECT)
EXISTING WATER METER TO BE RELOCATED
EXISTING POLE TO BE REMOVED
EXISTING POLE TO BE RELOCATED
EXISTING DRIVEWAY TO BE REMOVED
EXISTING WALL TO BE REMOVED
EXISTING BARN TO BE REMOVED
EXISTING PROPERTY/ROW LINE
EXISTING SPEED SIGN TO BE RELOCATED
EXISTING COF ROW
EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING FIRE HYDRANT
HUFFINES RIDGE ROAD (PUBLIC -30' R.O.W.)
CAROTHERS PARKWAY (MAJOR ARTERIAL PUBLIC -100' R.O.W.)
OUTFALL #1 9.64 AC
OUTFALL #2 9.56 AC
OUTFALL #3
OUTFALL #4 2.29 AC
STORM MH-24013 (MH MATERIAL) TC:809.66 IE (NSEW): IE (NSEW:
15" RCP IE:817.45
GPS-1 MAG NAIL IN ASPHALT N:581653.590 E:1725929.022 EL:814.88
15" RCP IE:812.66
N7° 39' 39"E 817.16'
S62° 35' 49"E 1357.49'
N71° 29' 55"W 77.50'
N82° 58' 52"W 930.23'
S26° 59' 25"W 286.00'
S35° 39' 35"W 166.58'
N68° 30' 23"W 183.00'
S11° 22' 29"W 498.35'
6 LF OF 785.827 785.770 18" RCP @ 1.00% 2.802
HILLSIDE/HILLCREST OVERLAY DISTRICT LINE/BOUNDARY
500' HILLSIDE/HILLCREST OVERLAY DISTRICT BUFFER
FIELDSTONE WALL (TYP)
POTENTIAL WETLAND FROM RCA LETTER REPORT APPROX. 0.05 AC
DRAINAGE EASEMENT CAROTHERS PARKWAY EXTENTION-PHASE 2 COF PROJ. NO: 03-ST-003
SLOPE EASEMENT CAROTHERS PARKWAY EXTENTION-PHASE 2 COF PROJ. NO: 03-ST-003
CATCH BASIN TC:775.97 18"RCP (E) IE: 771.92 18"RCP (W) IE: 771.97
CATCH BASIN TC:777.01 18"RCP (E) IE: 772.71
CATCH BASIN TC:786.27 18"RCP (N) IE: 782.02 16"RCP (E) IE: 787.07
CATCH BASIN TC:787.04 18"RCP (W) IE: 782.34 18"RCP (E) IE: 782.44
STORM MH-10720 (3'x8' TRASH COLLECTOR VAULT) TC:781.25 18"RCP (S) IE: 775.55
24" RCP IE:772.23
CATCH BASIN (Z1.2) RIM: 790.00 INV OUT: 785.83 (Z1.1)
CATCH BASIN TC:789.77 18"RCP (SE) IE: 785.47
JUNCTION BOX (Z1.1) RIM: 790.07
CATCH BASIN TC:790.41 18"RCP (SW) IE: 784.91 18"RCP (NW) IE: 784.96
CONCRETE FLUME
CATCH BASIN TC:792.74 18"RCP (W) IE: 787.94
STORM MH-11678 (JAILHOUSE-PRECAST)) TC:794.20 30"RCP (SW) IE: 786.30 18" RCP (E) IE: 786.35 JAILHOUSE OPENING: 792.20
SMH-11679 (PRECAST) TC:792.91 8"RCP (SW) IE: 782.82 8"RCP (NE) IE: 782.92
LANDSCAPING AREA
L1
L2
L3
L4
L5
L6
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
C20
C21
C22
C23
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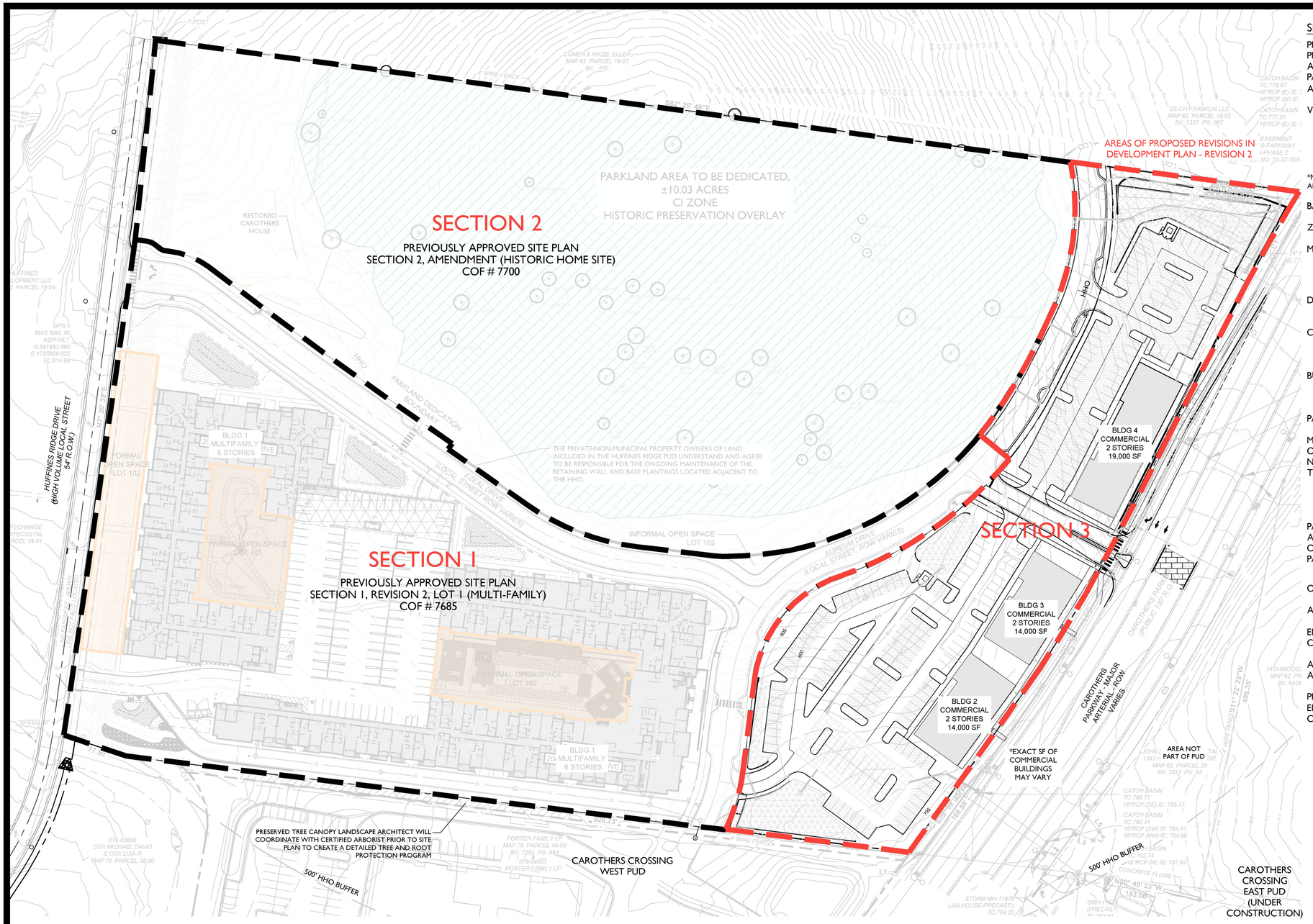
C40



KEY

- PRESERVED CANOPY
- OPEN SPACE

PARKING TAKEDOWN CHART

DEVELOPMENT PLAN (PARKING NUMBERS)

DEVELOPMENT		COF REQUIRED PARKING		ADJUSTED REQUIREMENTS BASED ON APPROVED PARKING UTILIZATION STUDY	EXISTING PARKING		PROPOSED PARKING	
QTY	UNIT	PARKING RATIO	SUBTOTAL		QTY	LOCATION	QTY	LOCATION
EXISTING SECTION 1 - RESIDENTIAL								
192 UNITS	1BR	1.5/UNIT	288					
200 UNITS	2BR	2.5/UNIT	500		781	GARAGE		
32 UNITS	3BR	3/UNIT	96		5	SURFACE		
424 UNITS	**RESIDENTIAL TOTAL**		**884**	**786**	**786**			
EXISTING SECTION 2 - DEDICATED PARK								
1068 SF	SF JHC HOUSE	3.33 SPACES/1,000 SF	4	8	8	SURFACE		
1068 SF	**DEDICATED PARK TOTAL**		**4**	**8**	**8**	SURFACE		
PROPOSED SECTION 3 - COMMERCIAL (DEVELOPMENT PLAN - REVISION 2)								
25,500 SF	OFFICE (54%)	4 SPACES/1,000 SF	102					
13,500 SF	RETAIL (29%)	3.33 SPACES/1,000 SF	45					
8,000 SF	RESTAURANT (17%)	10 SPACES/1,000 SF	80					
	RESTAURANT	1 SPACE/EMPLOYEE	10					
47,000 SF	**COMMERCIAL TOTAL**		**237**	**237**			**241**	SURFACE
			SUBTOTALS:	1125	794		241	
			TOTALS:	**1125**	**1031**		**1035**	

*UNIT MIX AND PARKING COUNT MAY VARY BY PHASE WITHIN THE 424 TOTAL PERMITTED UNITS SO THAT PARKING REQUIREMENTS ARE MET.

APPROVED PARKING UTILIZATION STUDY SHOWS RESIDENTIAL (SECTION 1) AND PARK (SECTION 2) HAVE SUFFICIENT PARKING AND ADDITIONAL/DEFERRED SPACES (AS WERE SHOWN IN PREVIOUSLY APPROVED DEVELOPMENT PLAN) ARE NOT REQUIRED.

SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	8708
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
ACREAGE / SF OF SITE:	22.70 AC
VESTING:	
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

BASE ZONING:	PD (18.80/150000/170)
ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
REQUIRED CANOPY PRES.:	106,686 SF (18%)
PROVIDED CANOPY PRES:	328,743 SF (56%)
PARKING REQUIRED (BY USE):	1115
ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	

OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

TREE CANOPY PRESERVATION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 10.16 ACRES WHICH IS 54.3% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	592,698 SF	263,955 SF	328,743 SF

TREE CANOPY DATA

EXISTING TREE CANOPY:	592,698 SF (60% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION:	106,686 SF 18% OF TOTAL CANOPY
PROVIDED CANOPY PRESERVATION :	328,743 SF 56% OF TOTAL CANOPY

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%
5% * 22.70 AC = 1.14 AC REQUIRED

TOTAL OPEN SPACE PROVIDED: 1.14 SF (5%)

KEY	CLASSIFICATION	TYPE	AREA
100	FORMAL	COURTYARD	0.43 AC
101	FORMAL	COURTYARD	0.33 AC
102	FORMAL	FORMAL SEATING	0.38 AC
103	INFORMAL	OPEN SPACE	0.02 AC

NOTE: ALL OPEN SPACE HAS BEEN SATISFIED WITH SITE PLAN COF # 7985

BUILDING DATA

BUILDING	TYPE	# OF STORIES	SF
1	MULTIFAMILY	6	543,297
2	COMMERCIAL	2	14,000
3	COMMERCIAL	2	14,000
4	COMMERCIAL	2	19,000

*EXACT SF OF COMMERCIAL BUILDINGS MAY VARY

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY.
WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT ESTIMATED DEMANDS AS FOLLOWS:
OFFICE SPACE USE = 2,389 GPD
RETAIL USE = 1,440 GPD
RESTAURANT ORDINARY = 16,730 GPD

SEWER FACILITIES
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN.
PROJECTED FLOW IS 20,559 SFUE.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COF APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL. AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL, COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
424 * 0.64 = 272 STUDENTS

HUFFINES RIDGE PUD - DEVELOPMENT PLAN COMPARISON CHART

	Commercial (SF)	Dwelling Units	Hotel
DP - REVISION 1 (APPROVED)	150,000 SF	426	170
DP - REVISION 2 (PROPOSED)	47,000 SF	424	0

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

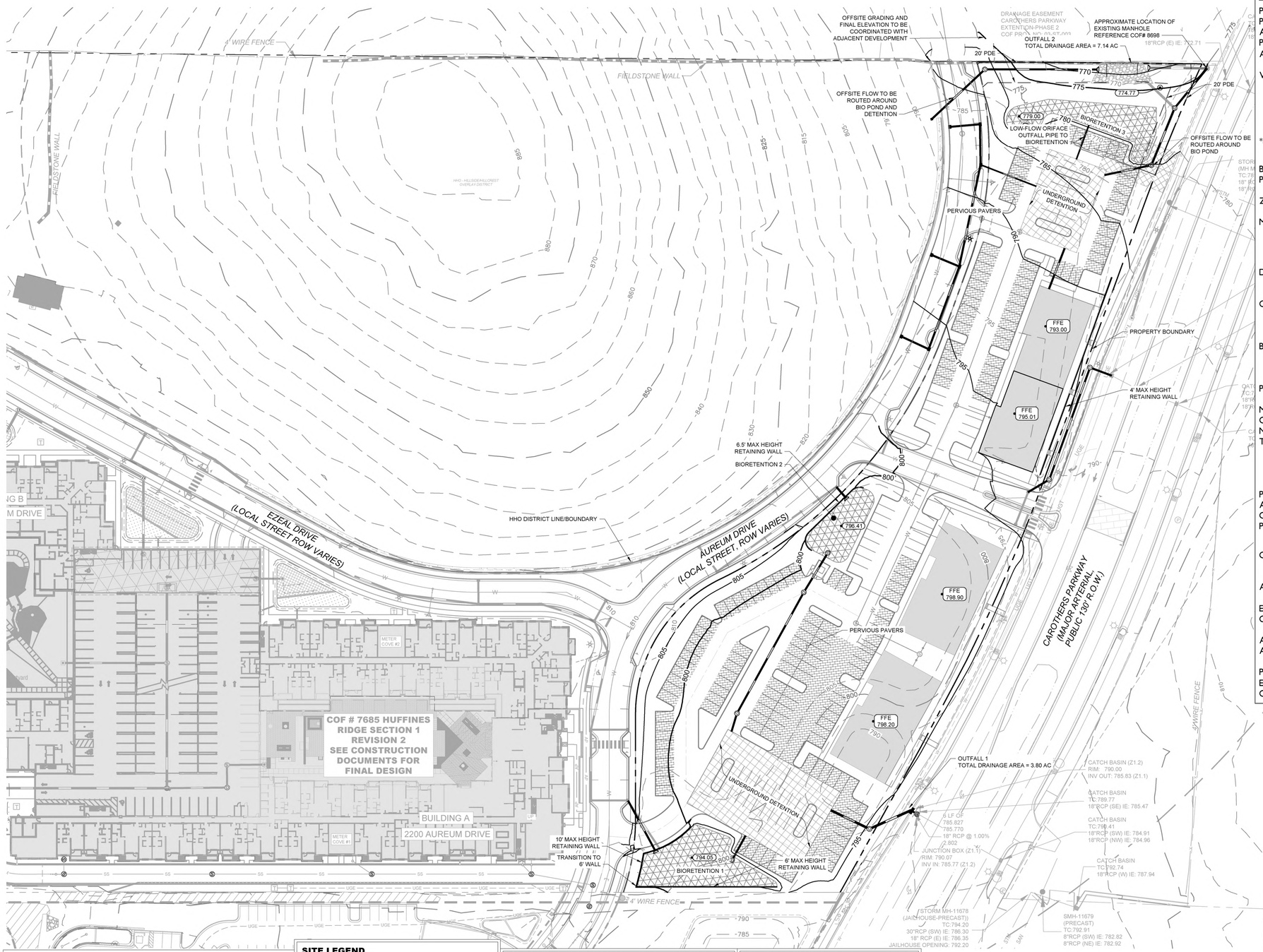
HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

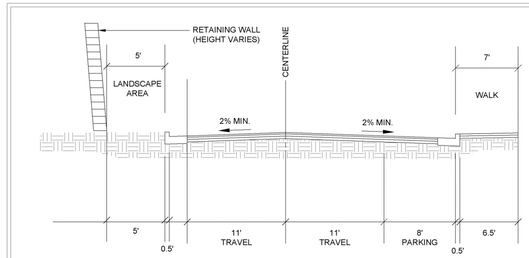
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIN REGISTERED AGRICULTURAL ENGINEER TENNESSEE

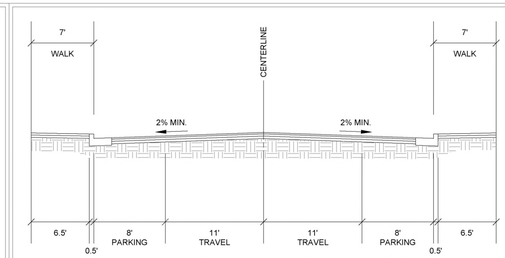
Revision Date
△
△
△

DEVELOPMENT PLAN
SHEET
C2.0
COF # 8708

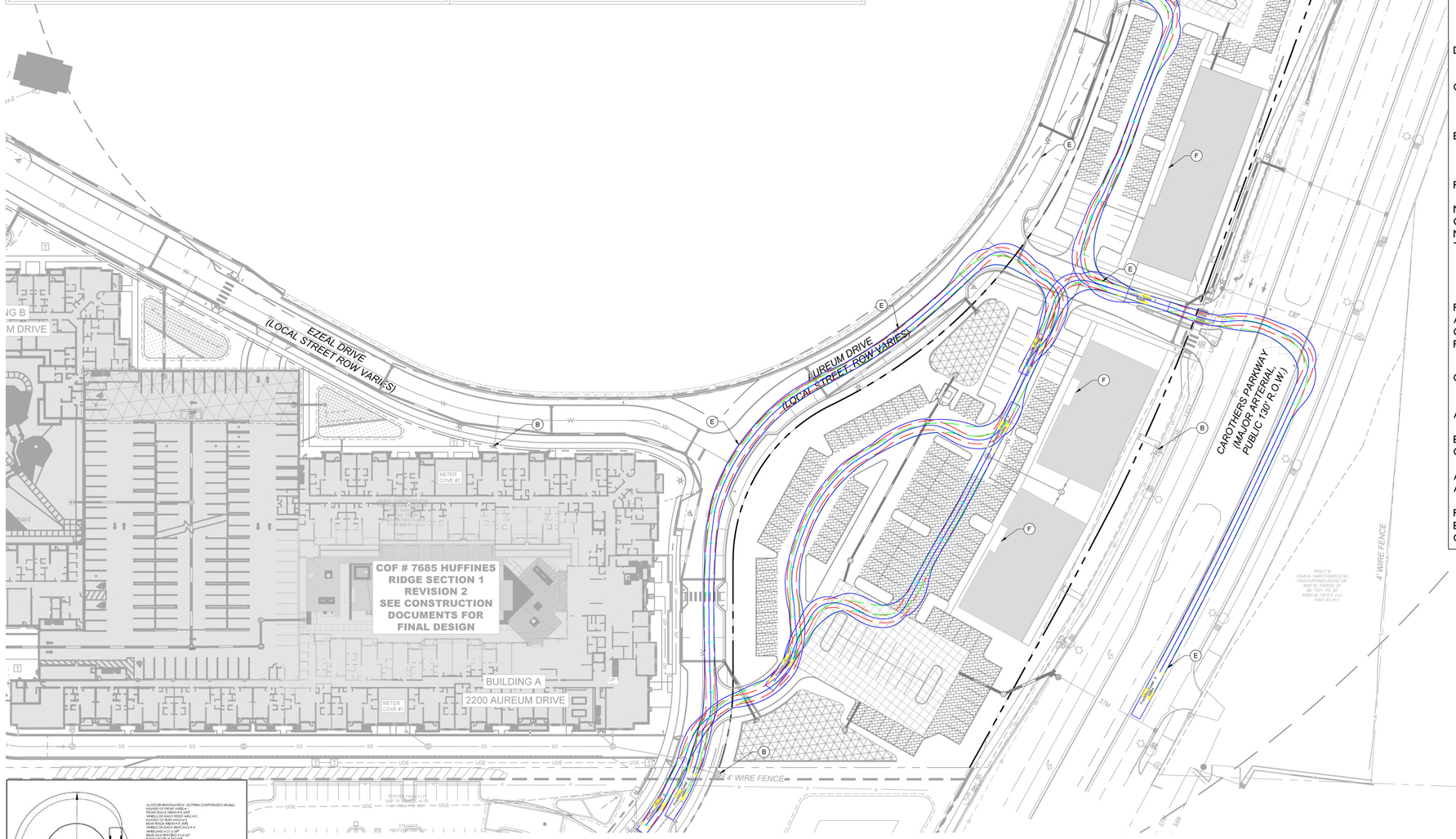

4' WIRE FENCE
FIELDSTONE WALL
OFFSITE GRADING AND FINAL ELEVATION TO BE COORDINATED WITH ADJACENT DEVELOPMENT
DRAINAGE EASEMENT CAROTHERS PARKWAY EXTENTION-PHASE 2 COF PROJ. NO. 6167.0003
APPROXIMATE LOCATION OF EXISTING MANHOLE REFERENCE COF# 8698
OUTFALL 2
TOTAL DRAINAGE AREA = 7.14 AC
18"RCP (E) IE: 772.71
20' PDE
OFFSITE FLOW TO BE ROUTED AROUND BIO POND AND DETENTION
774.77
779.00
BIORETENTION 3
LOW-FLOW ORIFICE OUTFALL PIPE TO BIORETENTION 3
OFFSITE FLOW TO BE ROUTED AROUND BIO POND
PERVIOUS PAVERS
UNDERGROUND DETENTION
FFE 793.00
FFE 795.01
PROPERTY BOUNDARY
4' MAX HEIGHT RETAINING WALL
6.5' MAX HEIGHT RETAINING WALL
BIORETENTION 2
HHO DISTRICT LINE/BOUNDARY
EZEAL DRIVE (LOCAL STREET ROW VARIES)
AUREUM DRIVE (LOCAL STREET, ROW VARIES)
796.41
FFE 798.90
CAROTHERS PARKWAY (MAJOR ARTERIAL PUBLIC 130' R.O.W.)
PERVIOUS PAVERS
FFE 798.20
OUTFALL 1
TOTAL DRAINAGE AREA = 3.80 AC
CATCH BASIN (Z1.2)
RIM: 790.00
INV OUT: 785.83 (Z1.1)
CATCH BASIN
TC:789.77
18"RCP (SE) IE: 785.47
CATCH BASIN
TC:791.41
18"RCP (SW) IE: 784.91
18"RCP (NW) IE: 784.96
CATCH BASIN
TC:792.74
18"RCP (W) IE: 787.94
6 LF OF 785.827 785.770 18" RCP @ 1.00% 2.802
JUNCTION BOX (Z1.1)
RIM: 790.07
INV IN: 785.77 (Z1.2)
(STORM MH-11678 (JAILHOUSE-PRECAST))
TC:794.20
30"RCP (SW) IE: 786.30
18" RCP (E) IE: 786.35
JAILHOUSE OPENING: 792.20
SMH-11679 (PRECAST)
TC:792.91
8"RCP (SW) IE: 782.82
8"RCP (NE) IE: 782.92
10' MAX HEIGHT RETAINING WALL
TRANSITION TO 6' WALL
794.05
BIORETENTION 1
6' MAX HEIGHT RETAINING WALL
COF # 7685 HUFFINES RIDGE SECTION 1 REVISION 2 SEE CONSTRUCTION DOCUMENTS FOR FINAL DESIGN
BUILDING A
2200 AUREUM DRIVE
METER COVE #1
METER COVE #2
HHO - HILLSIDE/HILLCREST OVERLAY DISTRICT
UNDERGROUND DETENTION
OUTFALL 3
TOTAL DRAINAGE AREA = 0.30 AC
18"RCP (E) IE: 772.71
STORM MH-11677 (PRECAST)
TC:774.77
18"RCP (W) IE: 772.71
18"RCP (E) IE: 772.71
STORM MH-11676 (PRECAST)
TC:778.00
18"RCP (W) IE: 773.00
18"RCP (E) IE: 773.00
STORM MH-11675 (PRECAST)
TC:780.00
18"RCP (W) IE: 775.00
18"RCP (E) IE: 775.00
STORM MH-11674 (PRECAST)
TC:781.00
18"RCP (W) IE: 776.00
18"RCP (E) IE: 776.00
STORM MH-11673 (PRECAST)
TC:781.00
18"RCP (W) IE: 777.00
18"RCP (E) IE: 777.00
STORM MH-11672 (PRECAST)
TC:781.00
18"RCP (W) IE:

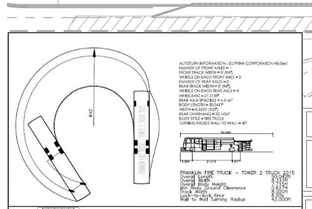


STREET SECTION (AUREUM DRIVE)
HILLSIDE RETAINING WALL
44.5' ROW



ON-STREET PARKING
STREET SECTION (AUREUM DRIVE)
ROW VARIES





TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (F) BUILDING MAIN ENTRY
- (G) PROPOSED ROW
- (H) PROPOSED FIRE LANE STRIPING (TYP.)

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM HUFFINES RIDGE ROAD, ONE CONNECTION INDIRECTLY OFF OF CAROTHERS PARKWAY, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE OFFICE PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE HOTEL PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT

FIRE FLOW TEST

FLOW TEST REQUEST DATE: 3/8/2023

STATIC PRESSURE: TBD
RESIDUAL PRESSURE: TBD
FLOW AT 20PSI RESIDUAL: TBD
FIRE FLOW RESULTS WILL BE UPDATED UPON COMPLETION OF FIRE FLOW TEST PRIOR TO SITE PLAN.

SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	XXXX
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
ACREAGE / SF OF SITE:	22.70 AC
VESTING:	
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

BASE ZONING:	PD (18.80/150000/170)
PROPOSED ZONING:	PD (18.68/47000) CI (HISTORIC HOME SITE - COF # 7700)
ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
REQUIRED CANOPY PRES.:	106,686 SF (18%)
PROVIDED CANOPY PRES:	328,743 SF (56%)
PARKING REQUIRED (BY USE):	1115
ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	

OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	
CONTACT:	

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127319
STATE OF TENNESSEE
07/07/2025

Revision Date
△
△
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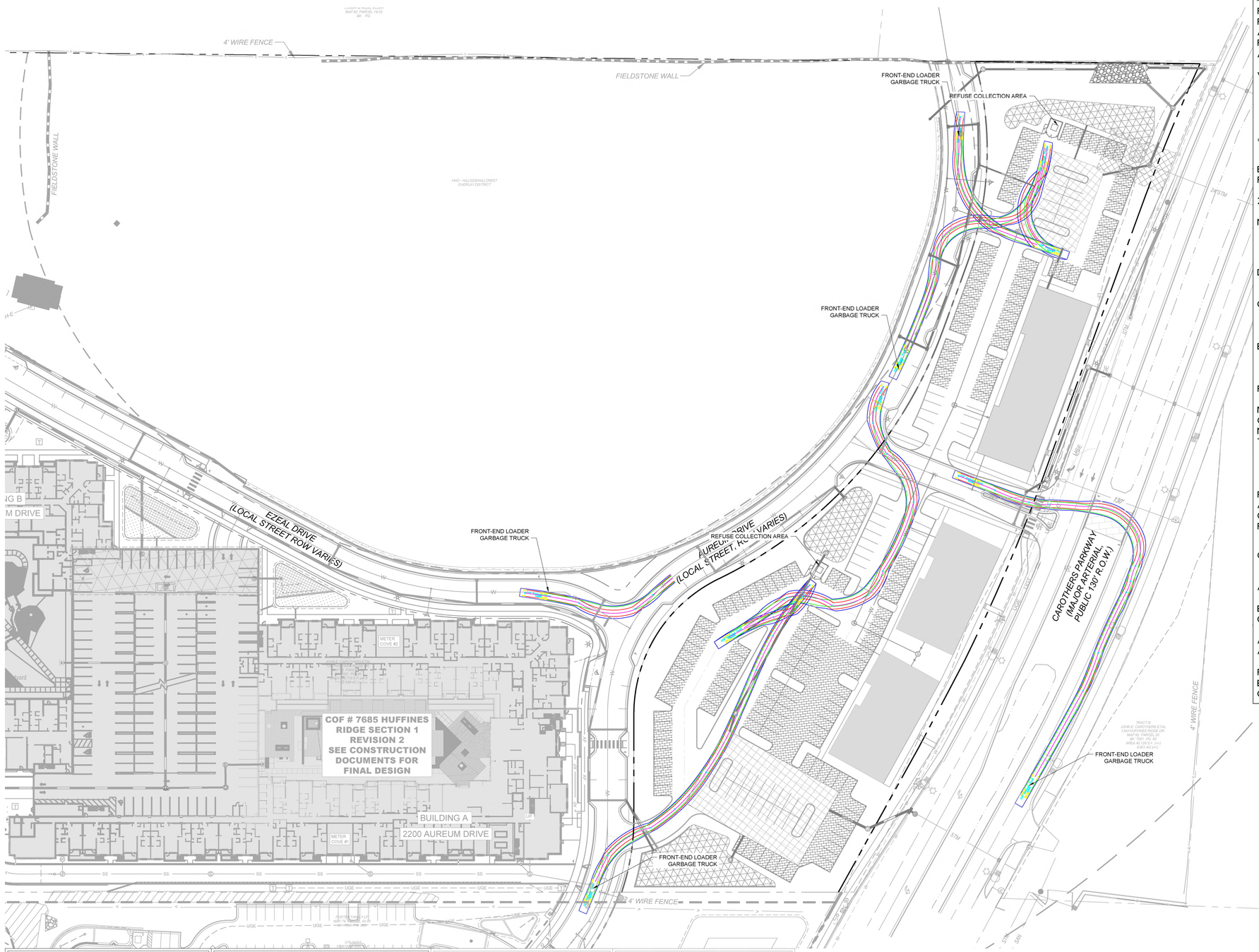
C4.0
OVERALL ROW & ACCESS PLAN

COF # 8708



SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	XXXX
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
ACREAGE / SF OF SITE:	22.70 AC
VESTING:	
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL
*NOTE:	THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE
BASE ZONING:	PD (18.80/150000/170)
PROPOSED ZONING:	PD (18.68/47000) CI (HISTORIC HOME SITE - COF # 7700)
ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
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OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
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EMAIL: CONTACT:	RLINKER@GOLDBERGCOMPANIES.COM RYAN LINKER
APPLICANT: ADDRESS:	GAMBLE DESIGN COLLABORATIVE 3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE: EMAIL: CONTACT:	(615) 975-5765

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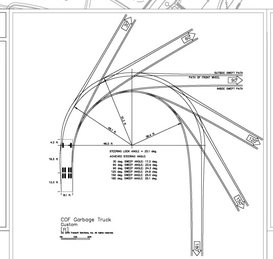
SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM HUFFINES RIDGE ROAD, ONE CONNECTION INDIRECTLY OFF OF CAROTHERS PARKWAY, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE OFFICE PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE HOTEL PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.





COF Garbage Truck

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
05/17/2023

Revision Date

C4.1 REFUSE ACCESS PLAN

COF # 8708

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT ESTIMATED DEMANDS AS FOLLOWS:
MULTI FAMILY UNITS = 148,400 GPD
OFFICE SPACE USE = 2,550 GPD
RETAIL USE = 1,360 GPD
RESTAURANT ORDINARY = 14,000 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 475 SFUE.

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

STORMWATER
STORMWATER FOR THIS DEVELOPMENT PLAN SUBMITTAL WILL REQUIRE GREEN INFRASTRUCTURE AND WATER QUALITY MEASURES THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY DETENTION PONDS AND OUTLET CONTROL STRUCTURES.

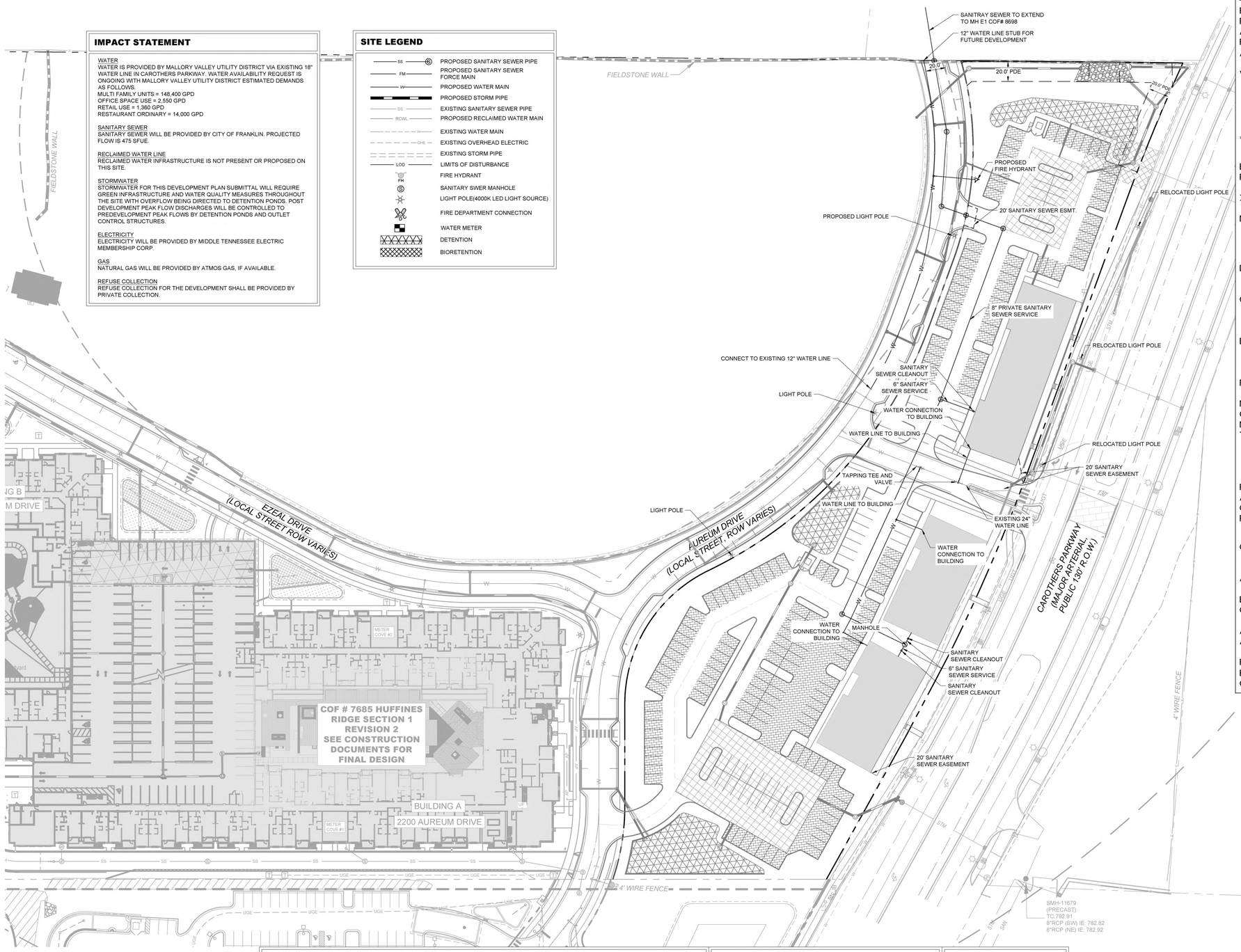
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION



SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	XXXX
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
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VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL
*NOTE:	THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE
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ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
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MULTI-FAMILY:	6 STORIES
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OPEN SPACE REQUIRED:	1.14 AC
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OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
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CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

UTILITY NOTES

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

CAUTION!
EXISTING OVERHEAD AND UNDERGROUND UTILITIES

UTILITY AGENCIES CONTACT LIST

WATER
MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067
(615) 628-0237
CONTACT: KAREN YORK

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 982-3654
CONTACT: BRADLEY BENNINGFIELD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554
CONTACT: UTILITY INSPECTOR

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

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

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DR.
STE 200 FRANKLIN, TN 37067
PHONE: (615) 564-2701
CONTACT: RYAN MCMASTER

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT: AMY DIAZ-BARRIGA 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY LAYOUT NOTE

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

EXISTING UTILITIES NOTE

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

FIRE FLOW TEST

FLOW TEST REQUEST DATE: 3/8/2023

STATIC PRESSURE: TBD
RESIDUAL PRESSURE: TBD
FLOW AT 20PSI RESIDUAL: TBD
FIRE FLOW RESULTS WILL BE UPDATED UPON COMPLETION OF FIRE FLOW TEST PRIOR TO SITE PLAN.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

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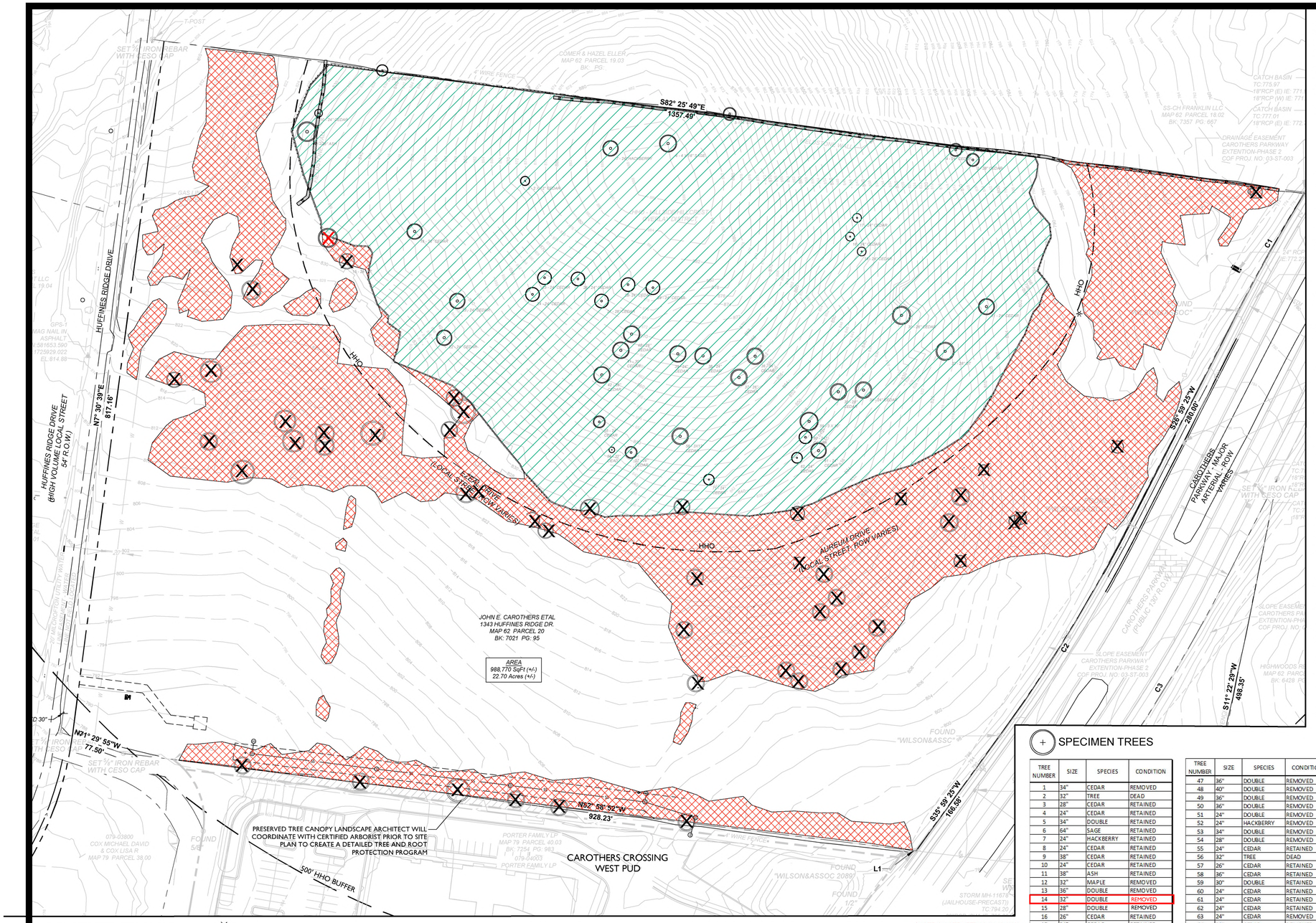
C5.0
OVERALL UTILITY PLAN

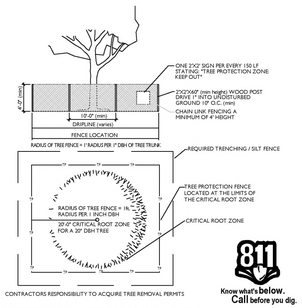
COF # 8708



KEY

TREE CANOPY

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



TREE PROTECTION FENCING DETAIL NTS

TREE PROTECTION NOTES:

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

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

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

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

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

NOTE*: TREE SURVEY PERFORMED BY LANDSCAPE ARCHITECT. SURVEYOR TO PERFORM TREE SURVEY PRIOR TO SITE PLAN. MEASUREMENTS MAY VARY.

SITE DATA CHART

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PROJECT NUMBER:	8708
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VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL

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MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
REQUIRED CANOPY PRES.:	106,686 SF (18%)
PROVIDED CANOPY PRES:	328,743 SF (56%)
PARKING REQUIRED (BY USE):	1115
ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	

OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

SPECIMEN TREES

TREE NUMBER	SIZE	SPECIES	CONDITION
1	34"	CEDAR	REMOVED
2	32"	TREE	DEAD
3	28"	CEDAR	RETAINED
4	24"	CEDAR	RETAINED
5	34"	DOUBLE	RETAINED
6	64"	SAGE	RETAINED
7	24"	HACKBERRY	RETAINED
8	24"	CEDAR	RETAINED
9	38"	CEDAR	RETAINED
10	24"	CEDAR	RETAINED
11	38"	ASH	RETAINED
12	32"	MAPLE	REMOVED
13	36"	DOUBLE	REMOVED
14	32"	DOUBLE	REMOVED
15	28"	DOUBLE	REMOVED
16	26"	CEDAR	RETAINED
17	24"	CEDAR	RETAINED
18	24"	CEDAR	RETAINED
19	24"	CEDAR	RETAINED
20	30"	DOUBLE	REMOVED
21	44"	DOUBLE	REMOVED
22	24"	CEDAR	RETAINED
23	24"	CEDAR	RETAINED
24	24"	CEDAR	RETAINED
25	24"	CEDAR	RETAINED
26	24"	CEDAR	RETAINED
27	28"	CEDAR	RETAINED
28	24"	CEDAR	RETAINED
29	24"	CEDAR	RETAINED
30	26"	CEDAR	RETAINED
31	24"	CEDAR	RETAINED
32	28"	DOUBLE	RETAINED
33	24"	CEDAR	REMOVED
34	24"	CEDAR	RETAINED
35	28"	CEDAR	RETAINED
36	24"	CEDAR	RETAINED
37	28"	CEDAR	RETAINED
38	24"	CEDAR	RETAINED
39	24"	CEDAR	RETAINED
40	26"	CEDAR	RETAINED
41	30"	CEDAR	RETAINED
42	28"	CEDAR	RETAINED
43	22"	CEDAR	REMOVED
44	60"	DOUBLE	REMOVED
45	30"	CEDAR	REMOVED
46	48"	DOUBLE	REMOVED

TREE NUMBER	SIZE	SPECIES	CONDITION
47	36"	DOUBLE	REMOVED
48	40"	DOUBLE	REMOVED
49	36"	DOUBLE	REMOVED
50	36"	DOUBLE	REMOVED
51	24"	DOUBLE	REMOVED
52	24"	HACKBERRY	REMOVED
53	34"	DOUBLE	REMOVED
54	28"	DOUBLE	REMOVED
55	24"	CEDAR	RETAINED
56	32"	TREE	DEAD
57	26"	CEDAR	RETAINED
58	36"	CEDAR	RETAINED
59	30"	DOUBLE	RETAINED
60	24"	CEDAR	RETAINED
61	24"	CEDAR	RETAINED
62	24"	CEDAR	RETAINED
63	24"	CEDAR	REMOVED
64	28"	CEDAR	REMOVED
65	34"	CEDAR	REMOVED
66	34"	CEDAR	REMOVED
67	28"	CEDAR	REMOVED
68	12" & 18"	CEDAR	REMOVED
69	24"	CEDAR	REMOVED
70	26"	CEDAR	REMOVED
71	24"	CEDAR	RETAINED
72	24"	CEDAR	REMOVED
73	32"	CEDAR	REMOVED
74	26"	DOUBLE	REMOVED
75	24"	DOUBLE	REMOVED
76	15"	CEDAR	REMOVED
77	30"	DOUBLE	REMOVED
78	26"	DOUBLE	REMOVED
79	24"	CEDAR	REMOVED
80	28"	CEDAR	REMOVED
81	28"	DOUBLE	REMOVED
82	30"	CEDAR	REMOVED
83	28"	DOUBLE	REMOVED
84	28"	DOUBLE	REMOVED
85	28"	DOUBLE	REMOVED
86	30"	DOUBLE	REMOVED
87	24"	DOUBLE	REMOVED
88	26"	DOUBLE	REMOVED
89	24"	DOUBLE	REMOVED
90	28"	HACKBERRY	REMOVED
91	32"	DOUBLE	REMOVED
92	30"	DOUBLE	REMOVED
93	24"	DOUBLE	REMOVED

*NOTE: ON-SITE MEETING (01-13-2023) WITH JASON ARNOLD DETERMINED THAT TREE #14, PREVIOUSLY SHOWN AS 'RETAINED', HAD FALLEN DUE TO INCLEMENT WEATHER. TREE NOW SHOWN AS 'REMOVED', BUT SPECIMEN TREE REPLACEMENT NOT REQUIRED.

*APPROVED ON 2023-02-16 WITH SITE PLAN AMENDMENT (COF # 7700)

TOTAL SPECIMEN INCHES:	2,744"
GOOD SPECIMEN INCHES REMOVED:	1,358"
REQUIRED REPLACEMENT:	2,716"

TREE CANOPY PRESERVATION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 10.16 ACRES WHICH IS 54.3% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	592,698 SF	263,955 SF	328,743 SF

TREE CANOPY DATA

EXISTING TREE CANOPY:	592,698 SF (60% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION:	106,686 SF 18% OF TOTAL CANOPY
PROVIDED CANOPY PRESERVATION :	328,743 SF 56% OF TOTAL CANOPY

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSKI
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
2825

Revision Date

TREE PROTECTION PLAN
SHEET
L1.0
COF # 8708





MULTIFAMILY ARCHITECTURAL CHARACTER



SECTION 1 PREVIOUSLY APPROVED
ARCHITECTURE: COF # 7685

NOTE:
THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT

Revision Date

ARCHITECTURAL CHARACTER
SHEET
A1.0
COF # 8708



SECTION 3 PROPOSED ARCHITECTURAL CHARACTER

A blending of Traditional and Modern/contemporary character indicative of other areas along the Carothers corridor. Transitional architecture may exaggerate some traditional character in an otherwise modern design (such as regular rythmn and symmetry) or feature traditional
elements applied alongside modern forms, materials, and structural expressions to fit within the Franklin design aesthetic for Cool Springs.

CHARACTERISTICS:

- Mostly natural forms and materials with some modern accents.
- Simplified or implied Traditional elements.
- Clean lines
- Minimalist details and aesthetic.
- May incorporate some classical proportions and rhythms.

MATERIALITY:

- Masonry
- Wood
- Metal accents
- Concrete
- Cementitious panels

NOTE:
THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIA REGISTERED LANDSCAPE ARCHITECT

Revision Date
△
△
△

ARCHITECTURAL CHARACTER
SHEET
A1.1
COF # 8708

COF no: 8708

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Checklist

General Issues

2. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

Engineering - Development Plan Checklist

General Issues

20. Aureum Drive

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval.*

With the first site plan for one or more of the commercial buildings on this Development Plan Revision, Aureum Drive shall be extended to the northernmost property line.

Prior to the first issuance of a Certificate of Occupancy for the commercial buildings on this Development Plan Revision, the improvements to Aureum Drive shall be constructed by the developer and accepted by the City of Franklin.

21. ADA On-Street Parking

joe.marlo@franklintn.gov

Comment not adequately addressed. Off-street parking does not meet PROWAG on-street parking requirements. Alternatively, Applicant may provide in writing from the US Access Board (row@access-board.gov) that the off-street spaces proposed meet PROWAG requirements for on-street parking.

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

Where on-street parking is provided and the parking is marked or metered, Applicant shall provide accessible on-street parking spaces that meet the following:

1. Quantity of accessible on-street parking spaces shall meet that required in Table R211 of the "*Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board.
2. A 5'-0" access aisle shall be provided at each accessible on-street parking space exclusive of the gutter and in addition to the 8'-0" minimum stall width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.
4. Additional ROW shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

TABLE R211 ON-STREET PARKING SPACES

Total number of metered or designated parking spaces	Minimum required number of *accessible* parking spaces
1 to 25	1.
26 to 50	2.
51 to 75	3.
76 to 100	4.
101 to 150	5.
151 to 200	6.
201 and over	4 percent of total.

RP-23 Accessible On-Street Parking (Standard)

22. Retaining Walls

joe.marlo@franklintn.gov *Comment shall remain open as a Condition of Approval.*

At Site Plan, retaining walls shall be set back from ROW a minimum of five feet or the distance equal to the height of the wall, whichever is greater. At bioretention locations, height of wall shall be measured to the bottom of bioretention sump.

24. Existing Utilities

lance.fittro@franklintn.gov	The previous comment to remain as a condition of approval to be addressed with future site plan submittals: *The previous site plan for this area encountered multiple utility conflicts with the proposed grading and drainage changes. Prior to issuance of a grading or utility permits permit for site plans fronting Carothers Parkway, applicant shall verify location and inverts of existing utilities being crossed through field run survey and potholing. Where conflicts are identified, these shall be resolved by utility relocation rather than substandard installation of public utilities.*

28. Turn Lane & Signal Modification

lance.fittro@franklintn.gov	As a condition of approval for the development plan revision, the following shall be addressed with the future site plan submittal: Based on the new trip generation, associated distributions, and the delayed connection to the Aureum Development, the Huffines Ridge development shall provide two eastbound left-turn lanes at the Southstar Dr / Carothers Pkwy signal. This shall be done by converting the existing through lane to a left-turn lane and converting the right-turn lane to a shared through/right-turn lane. Signal modification and turn lane installation shall be shown with the first commercial site plan, and shall be completed prior to issuance of the first CO for the commercial buildings.

Planning

General Issues

38. Zoning/Entitlements

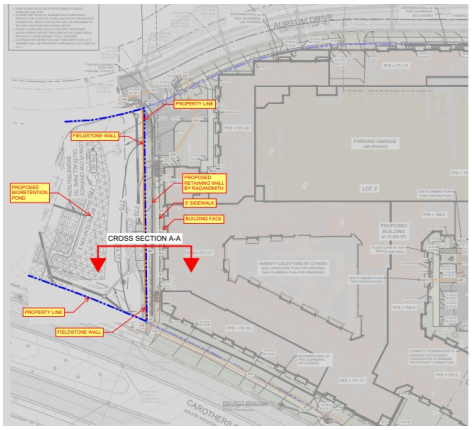
chelsea.randolph@franklintn.gov	ADVISORY COMMENT to remain: Advisory comment: the proposed plan will not require a rezoning to modify the **reduction** in overall density. However any future plan revision that requests more commercial square footage than what is being show with this plan will require a rezoning with the development plan revision, even if that number is less than what was originally approved with the first plan.

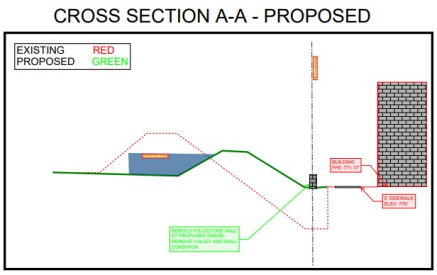
Preservation/HZC

General Issues

40. Historic Resources

emily.huffer@franklintn.gov There are no requirements from the Zoning Ordinance or recommendations from the Design Guidelines for this portion of the historic stacked stone wall. Since the developers are willing to preserve the historic wall, my recommendation is shown below as it will keep the historic placement and would be restacked to be preserved. Applicant shall provide further details at site plan.



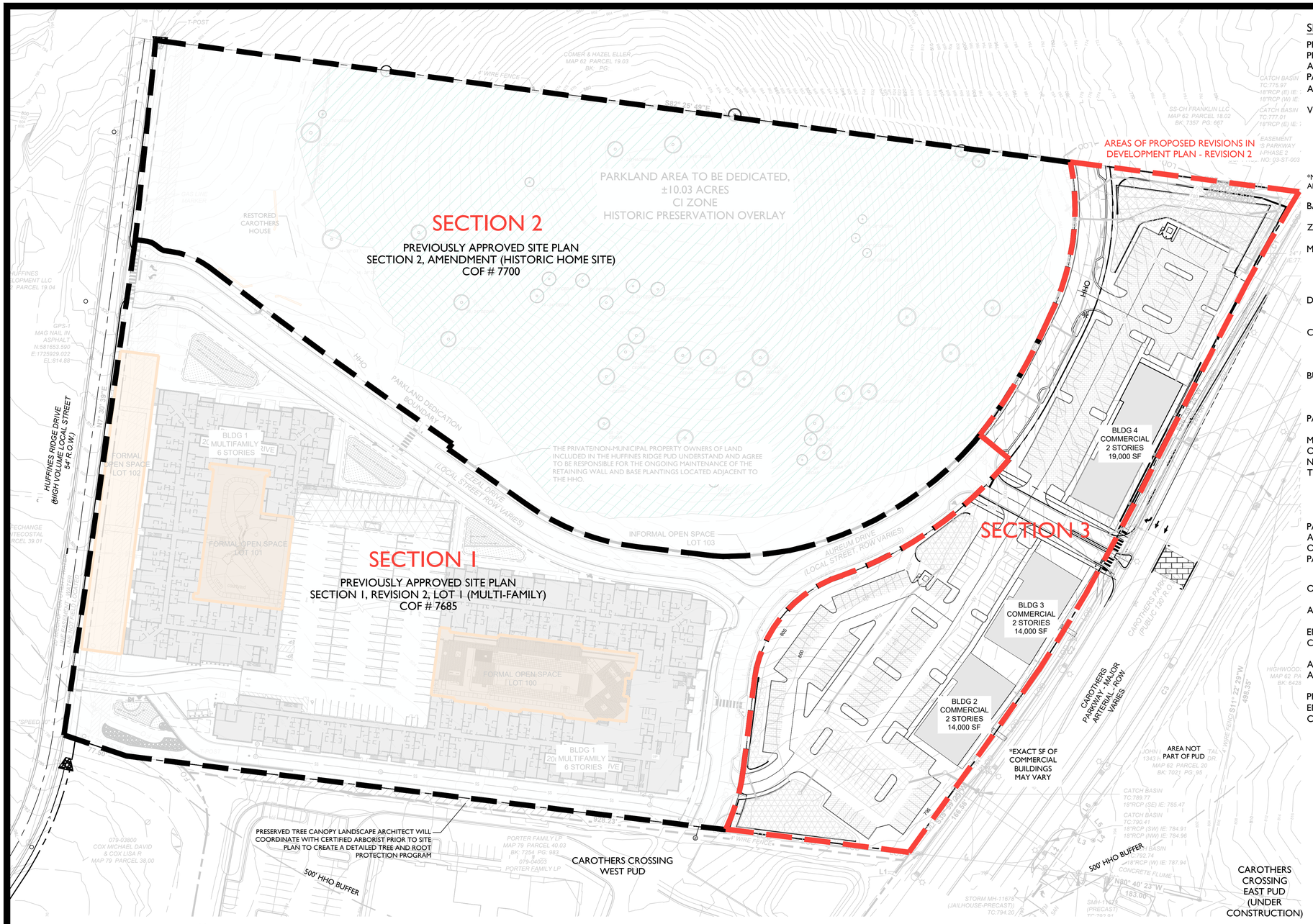


Stormwater

General Issues

27. Drainage

ellen.moore@franklintn.gov	This is an advisory comment and does not affect approval. Additional coordination with the Aureum PUD Subdivision will be needed at site plan to ensure the proposed storm network provides adequate drainage as both sites develop.


SECTION 2
PREVIOUSLY APPROVED SITE PLAN
SECTION 2, AMENDMENT (HISTORIC HOME SITE)
COF # 7700
PARKLAND AREA TO BE DEDICATED,
±10.03 ACRES
CI ZONE
HISTORIC PRESERVATION OVERLAY
AREAS OF PROPOSED REVISIONS IN DEVELOPMENT PLAN - REVISION 2
SECTION 1
PREVIOUSLY APPROVED SITE PLAN
SECTION 1, REVISION 2, LOT 1 (MULTI-FAMILY)
COF # 7685
SECTION 3
BLDG 4
COMMERCIAL
2 STORIES
19,000 SF
BLDG 3
COMMERCIAL
2 STORIES
14,000 SF
BLDG 2
COMMERCIAL
2 STORIES
14,000 SF
*EXACT SF OF COMMERCIAL BUILDINGS MAY VARY
AREA NOT PART OF PUD
HUFFINES RIDGE DRIVE (HIGH VOLUME LOCAL STREET 54' R.O.W.)
AURUM DRIVE (LOCAL STREET, ROW VARIES)
CAROTHERS PARKWAY, MAJOR ARTERIAL, ROW VARIES
HHO
500' HHO BUFFER
PARKLAND DEDICATION BOUNDARY
THE PRIVATE/NON-MUNICIPAL PROPERTY OWNERS OF LAND INCLUDED IN THE HUFFINES RIDGE PUD UNDERSTAND AND AGREE TO BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF THE RETAINING WALL AND BASE PLANTINGS LOCATED ADJACENT TO THE HHO.
PRESERVED TREE CANOPY LANDSCAPE ARCHITECT WILL COORDINATE WITH CERTIFIED ARBORIST PRIOR TO SITE PLAN TO CREATE A DETAILED TREE AND ROOT PROTECTION PROGRAM
CAROTHERS CROSSING WEST PUD
CAROTHERS CROSSING EAST PUD (UNDER CONSTRUCTION)
FORMAL OPEN SPACE LOT 102
FORMAL OPEN SPACE LOT 101
FORMAL OPEN SPACE LOT 100
INFORMAL OPEN SPACE LOT 103
BLDG 1
MULTIFAMILY
6 STORIES
RESTORED CAROTHERS HOUSE
T-POST
4' WIRE FENCE
6' WIRE FENCE
HUFFINES LLC PARCEL 19.04
COMER & HAZEL ELLER MAP 62 PARCEL 19.03 BK: PG:
SS-CH FRANKLIN LLC MAP 62 PARCEL 18.02 BK: 7357 PG: 667
JOHN I. & SARAH L. MAP 62 PARCEL 20 BK: 7021 PG: 95
HIGHWOODS MAP 62 PA BK: 6428
079-03800 COX MICHAEL DAVID & COX LISA R MAP 79 PARCEL 38.00
079-04003 PORTER FAMILY LP MAP 79 PARCEL 40.03 BK: 7254 PG: 983
PORTER FAMILY LP
GPS-1 MAG NAIL IN ASPHALT N:581653.590 E:1725929.022 EL:814.88
CATCH BASIN TC:775.97 18"RCP (E) IE: 18"RCP (W) IE:
CATCH BASIN TC:777.01 18"RCP (E) IE:
CATCH BASIN TC:788.77 18"RCP (SE) IE: 785.47
CATCH BASIN TC:790.41 18"RCP (SW) IE: 784.91 18"RCP (NW) IE: 784.96
CATCH BASIN TC:792.74 18"RCP (W) IE: 787.94
CONCRETE FLUME
STORM MH-11678 (JAILHOUSE-PRECAST) TC:794.20
SMH-11677 (PRECAST) TC:795.01
EASEMENT IS PARKWAY I-PHASE 2 NO: 03-ST-003
N80° 40' 23"W 183.00'
S81° 22' 29"W 498.35'
528.23'
166.58'
L1
L2
L3
L4
L5
C1
C2
C3
C4
C5
C6
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C40

HUFFINES RIDGE

PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2

PD (18.68/47000)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N VICINITY MAP (NTS)



SHEET INDEX

C0.1	APPROVED DEVELOPMENT PLAN
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLANE
C4.1	REFUSE ACCESS PLANE
C5.0	OVERALL UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL CHARACTER
A1.1	ARCHITECTURAL CHARACTER

SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	8708
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
ACREAGE / SF OF SITE:	22.70 AC
VESTING:	
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

BASE ZONING:	PD (18.80/150000/170)
ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
REQUIRED CANOPY PRES.:	106,686 SF (18%)
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PARKING REQUIRED (BY USE):	1115
ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	

OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

PURPOSE STATEMENT

THIS IS A PROPOSED REVISION TO A DEVELOPMENT PLAN AND REZONING. THE APPLICANT IS PROPOSING THE DEVELOPMENT PLAN REVISION TO REDUCE THE HEIGHT OF THE COMMERCIAL AND OFFICE USES FROM 6 STORY TO 3 STORY MAXIMUM. THE REVISION ALSO INCLUDES A REDUCTION OF COMMERCIAL SQUARE FOOTAGE BY APPROXIMATELY100,000 SQUARE FEET AND CONSISTS OF OFFICE, RESTAURANT, AND RETAIL USES WHILE REMOVING HOTEL AS A USE.

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE SUITE 201
FRANKLIN, TN 37069
CONTACT: GREG GAMBLE
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC
4031 ASPEN GROVE DRIVE SUITE 200
FRANKLIN, TN 37067
CONTACT: RYAN MCMASTER
615-564-2876
ryan.mcmaster@kimley-horn.com

OWNER:
LEGACY COOL SPRINGS LLC &
GG COOL SPRINGS REM LLC
25101 CHAGRIN BOULEVARD #300
BEACHWOOD, OH 44122
216-831-6100

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY.
WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT ESTIMATED DEMANDS AS FOLLOWS:
OFFICE SPACE USE = 2,389 GPD
RETAIL USE = 1,440 GPD
RESTAURANT ORDINARY = 16,730 GPD

SEWER FACILITIES
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN.
PROJECTED FLOW IS 20,559 SFUE.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COF APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL. AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL, COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
424 * 0.64 = 272 STUDENTS

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

VESTING TABLE	
ZONING ORDINANCE	07.01.2018
SUBDIVISION REGULATIONS	02.28.2013
TRANSPORTATION & STREET TECHNICAL STANDARDS	04.25.2017
STORMWATER BMP MANUAL	01.01.2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	12.10.2013
MUNICIPAL CODE	06.26.2018
HISTORIC DISTRICT GUIDELINES	10.25.2016

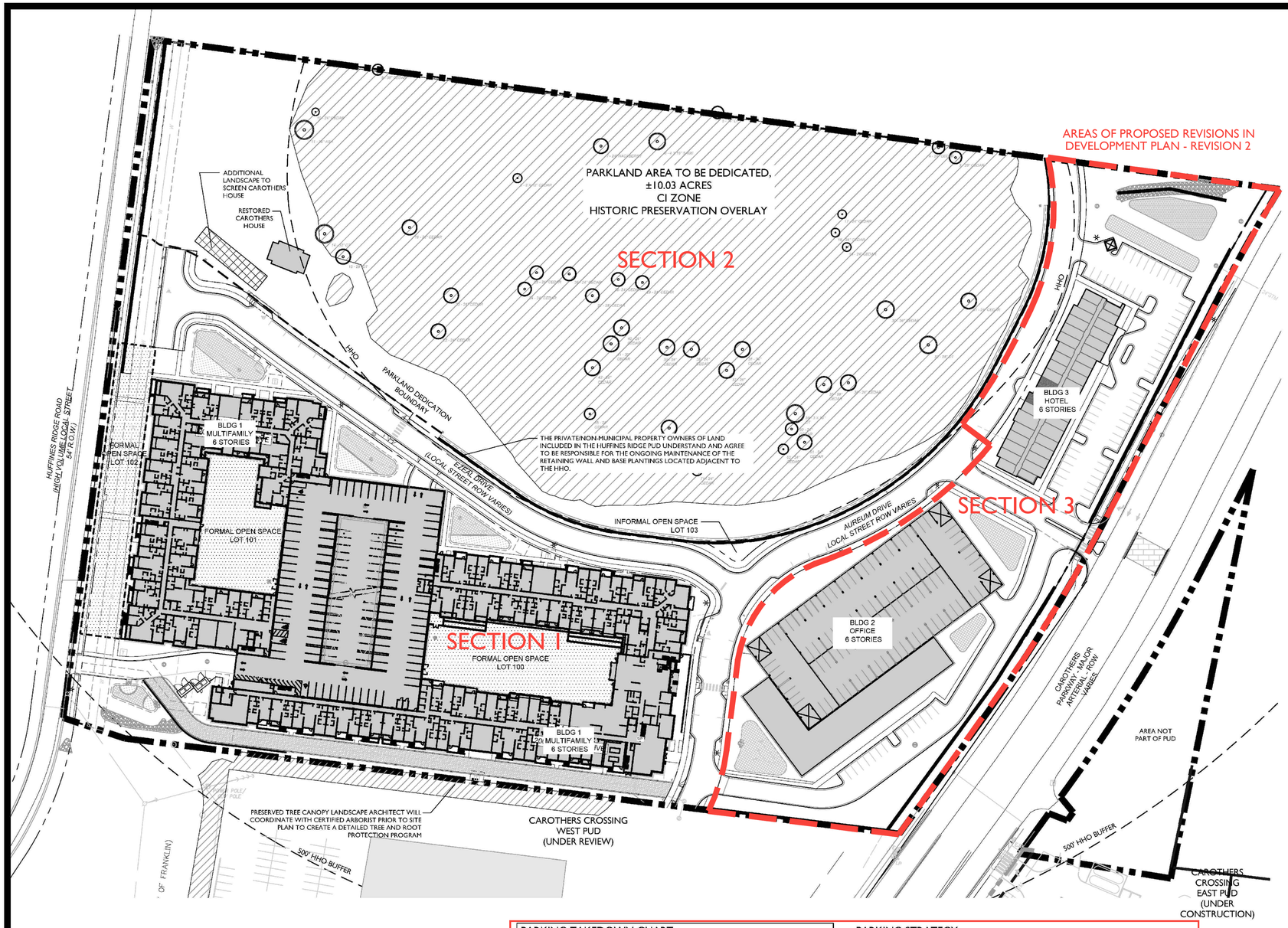
JEFFREY A. ROSIN REGISTERED AGRICULTURAL ENGINEER

PRE-APP SUBMITTAL: 01/27/2025
INITIAL SUBMITTAL: 02/10/2025
RESUBMITTAL: 03/06/2025

GCI

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com



SITE DATA CHART

PROJECT NAME:	HUFFINES PROPERTY PUD SUBDIVISION
PROJECT #:	7375
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	1343 HUFFINES RIDGE DRIVE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
CURRENT ZONING:	PD (18.80/150000/170) CI
VESTED ZONING*:	SD-X (18.80/150000/170) CI
VESTED CHARACTER AREA*:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER, HPO
VESTED DEVELOPMENT STANDARD*:	CONVENTIONAL
ACREAGE OF SITE:	22.70 AC
PD	12.67 AC
CI	10.03 AC
SQUARE FOOTAGE OF SITE:	988,770 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY (ARTERIAL):	50'
HUFFINES RIDGE DRIVE (LOCAL):	30'
SIDE YARD:	5'
OWNER:	JOHN E. CAROTHERS
ADDRESS:	1343 HUFFINES RIDGE DRIVE
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	3 BUILDINGS - 726,706 SF TOTAL
BUILDING HEIGHT:	6 STORIES
RESIDENTIAL UNITS:	424
REQUIRED LSR*:	0.20 SD-X 0.40 CI
PROVIDED LSR:	0.62
MINIMUM PARKING REQUIREMENT*:	1,532
MAXIMUM PARKING LIMIT:	
EXISTING PARKING:	N/A
PROVIDED PARKING*:	1,480
RESIDENTIAL DENSITY:	18.77 D.U.A.
TREE CANOPY:	13.61 AC
PARKLAND:	10.03 AC TO BE DEDICATED
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	1.14 AC
PROVIDED (ALL FORMAL):	1.14 AC

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
424 UNITS * 350 GPD = 148,400 GPD
150,000 SF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED FLOW IS 431 SFUE.

REPURIFIED (REUSE) WATER FACILITIES
NOT PRESENT OR PROPOSED ON THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
424 * 0.64 = 272 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

TREE CANOPY RETENTION

OVERALL PROPERTY AREA = 988,770 SF (22.70 AC)

TREE AREA	EXISTING	REMOVED	PRESERVED
A	567,220 SF	228,426 SF	337,804 SF
B	25,468 SF	16,439 SF	9,029 SF
TOTAL SF	592,688 SF	245,865 SF	346,833 SF
TOTAL ACRES	13.61 AC	5.64 AC	7.96 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	13.61 AC (60% OF SITE)
REQUIRED CANOPY PRESERVATION:	22%
22% X 13.61 AC TOTAL CANOPY:	2.99 AC (130,244 SF)
PROVIDED CANOPY PRESERVATION:	58%
	7.96 AC (346,833 SF)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%
5% * 22.70 AC = 1.14 AC
NOTE: ALL OPEN SPACE IS FORMAL
TOTAL OPEN SPACE PROVIDED: 1.14 SF
OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA
100	FORMAL	COURTYARD	0.43 AC
101	FORMAL	COURTYARD	0.33 AC
102	FORMAL	FORMAL SEATING	0.38 AC
103	INFORMAL	OPEN SPACE	0.02 AC

BUILDING DATA

BUILDING	TYPE	# OF STORIES	SF
1	MULTIFAMILY	6	543,297
2	OFFICE	6	150,000
3	HOTEL	6	81,289

KEY

FORMAL OPEN SPACE

PRESERVED TREE CANOPY

PARKING TAKEDOWN CHART

Legacy Cool Springs Parking Takedown Chart

	Proposed Development		COF Required Parking		Requirements Based on Shared Parking Analysis	Provided Parking	
	Qty	Unit	Parking Ratio	Subtotal		Location	Qty
Phase I Residential							
	84	1BR	1.5/unit	126			
	106	2BR	2.5/unit	265		Garage	526
	23	3BR	3/unit	69		Surface	8
	213	**TOTAL**		**460**			**534**
Phase II Residential							
	84	1BR	1.5/unit	126			
	106	2BR	2.5/unit	265		Garage	220
	23	3BR	3/unit	69		Surface	15
	213	**TOTAL**		**460**			**235**
Hotel Phase							
	170	Rooms	1/room	170			
	18	Employee	1/ea	18		Surface	70
				188			**70**
Office Phase							
	132,500	SF	4/1000sf	530		Garage	532
						Surface	30
				530			**562**
Dedicated Park							
						Surface	15
TOTAL				**1638**	**1388**		**1416**

* UNIT MIX AND PARKING COUNT MAY VARY BY PHASE WITHIN THE 426 TOTAL PERMITTED UNITS SO THAT PARKING REQUIREMENTS ARE MET.

PARKING STRATEGY

Per the BOMA approved condition of approval, Phase II of the multifamily use will not proceed until one of the following conditions satisfies parking requirements:

1. The office parking structure is built and complete prior to the completion of the Phase II multifamily use, thus negating the need for additional/deferred parking; or
2. The multifamily parking structure is built with 920 spaces, thus negating the need for additional/deferred parking; or
3. Phase I of the multifamily use reaches 80% and a parking utilization study is completed and accepted by the city, which negates the need for the deferred parking; or
4. The numbers of certificates of occupancy for the multifamily structure do not exceed the required parking spaces per the zoning ordinance until additional parking spaces are provided in the multifamily parking structure or a parking study is completed and accepted by the city, thus negating the need for deferred parking.

PARKING STRATEGY PROPOSED FOR REVISION IN DEVELOPMENT PLAN - REVISION 2 (SEE SHEETS C2.0/C2.1)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIK REGISTERED LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN
SHEET
C2.0
COF 7375

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIK REGISTERED LANDSCAPE ARCHITECT

Revision Date

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF # 8708


500' PROPERTY OFFSET
500' PROPERTY OFFSET
500' PROPERTY OFFSET
500' HILLSIDE/HILLCREST OVERLAY DISTRICT BUFFER
HILLSIDE/HILLCREST OVERLAY DISTRICT LINE/BOUNDARY
4" WIRE FENCE
FIELDSTONE WALL
24" RCP IE: 790.08
CATCH BASIN TC:793.98 IE:
12" RCP IE:801.32
T-POST
OUTFALL #4 2.29 AC
SHED WITH WATER EQUIPMENT INSIDE
STORM MH-24013 (MH MATERIAL) TC:809.66 IE (NSEW): IE (NSEW:
CATCH BASIN TC:809.80 IE:
CATCH BASIN TC:809.80 IE:
CATCH BASIN TC:811.04 IE:
15" RCP IE:817.45
GPS-1 MAG NAIL IN ASPHALT N:581653.590 E:1725929.022 EL:814.88
STORM MH-24093 (MH MATERIAL) TC:810.94 IE (NSEW): IE (NSEW:
15" RCP IE:812.66
CATCH BASIN TC:809.40 IE:
CATCH BASIN TC:808.69 IE:
CATCH BASIN TC:806.27 IE:
OUTFALL #1 9.64 AC
N71° 33' 54"W 41.44'
N82° 56' 50"W 296.72'
N82° 56' 50"W 337.49'
CATCH BASIN TC:775.97 18"RCP (E) IE: 771.92 18"RCP (W) IE: 771.97
CATCH BASIN TC:774.79 18"RCP (E) IE: 770.69 18"RCP (W) IE: 770.74
CATCH BASIN TC:774.02 18"RCP (N) IE: 770.07 18"RCP (W) IE: 770.12
CATCH BASIN TC:777.01 18"RCP (E) IE: 772.71
DRAINAGE EASEMENT CAROTHERS PARKWAY EXTENTION-PHASE 2 COF PROJ. NO: 03-ST-003
OUTFALL #3 5.22 AC
24" RCP IE:772.23
24" RCP IE:775.57
STORM MH-10720 (MH MATERIAL) TC:781.25 18" RCP (IN) IE: 775.4 18" RCP (S) IE: 775.5
STORM MH-10720 (3'x8' TRASH COLLECTOR VAULT) TC:781.25 18"RCP (S) IE: 775.55
CATCH BASIN TC:786.27 18"RCP (N) IE: 782.02 18"RCP (E) IE: 787.07
CATCH BASIN TC:787.04 18"RCP (W) IE: 782.34 18"RCP (E) IE: 782.44
CATCH BASIN TC:787.17 18"RCP (W) IE: 782.67 18"RCP (E) IE: 782.72
CATCH BASIN TC:786.90 18"RCP (W) IE: 782.80
SLOPE EASEMENT CAROTHERS PARKWAY EXTENTION-PHASE 2 COF PROJ. NO: 03-ST-003
SLOPE EASEMENT CAROTHERS PARKWAY EXTENTION-PHASE 2 COF PROJ. NO: 03-ST-003
6 LF OF 785.827 785.770 18" RCP @ 1.00% 2.802
OUTFALL #2 5.56 AC
CATCH BASIN (Z1.2) RIM: 790.00 INV OUT: 785.83 (Z1.1)
CATCH BASIN TC:789.77 18"RCP (SE) IE: 785.47
JUNCTION BOX (Z1.1) RIM: 790.07 INV IN: 785.77 (Z1.2)
CATCH BASIN TC:790.41 18"RCP (SW) IE: 784.91 18"RCP (NW) IE: 784.96
STORM MH-11678 (JAILHOUSE-PRECAST) TC:794.20 30"RCP (SW) IE: 786.30 18" RCP (E) IE: 786.35 JAILHOUSE OPENING: 792.20
CATCH BASIN TC:792.74 18"RCP (W) IE: 787.94
SMH-11679 (PRECAST) TC:792.91 8"RCP (SW) IE: 782.82 8"RCP (NE) IE: 782.92
LANDSCAPING BUFFER
LIBERTY PIKE MINOR ARTERIAL ROW VARIES
HUFFINES RIDGE ROAD MAJOR ARTERIAL ROW VARIES
CAROTHERS PARKWAY MAJOR ARTERIAL ROW VARIES
MAP 79 PARCEL 03.00 CHURCH LIFECHANGE UNITED PENTECOSTAL
MAP 79 PARCEL 04.00 RSG HUFFINE GP
MAP 79 PARCEL 03.01 CHURCH LIFECHANGE UNITED PENTECOSTAL
MAP 79 PARCEL 03.02 RSG HUFFINE GP
MAP 79 PARCEL 03.03 HUFFINES DEVELOPMENT LLC
MAP 79 PARCEL 03.04 HUFFINES DEVELOPMENT LLC
MAP 79 PARCEL 03.05 HUFFINES DEVELOPMENT LLC
MAP 79 PARCEL 03.06 HUFFINES DEVELOPMENT LLC
MAP 79 PARCEL 03.07 HUFFINES DEVELOPMENT LLC
MAP 79 PARCEL



SITE SLOPE TABLE

	14% - 19.99%
	20% and above

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CESO, INC, DATED SEPTEMBER 14, 2018. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. , WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH IS PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

EXISTING TREE CANOPY NOTE

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±14.5 AC, AND COVERS APPROXIMATELY 61 PERCENT OF THE SITE.

Ezeal Drive/Milcrofton Water Line

In the event that an agreement is made on the lowering of Milcrofton's 30" water main in the area at the high point of Huffines Ridge Drive, the developer will make the connection from the proposed Ezeal Drive to Huffines Ridge Drive, as approved in the site plan. A demarcation line is shown below that delineates a point where Ezeal will remain as designed/shown, but areas west of this line will need to be removed and reconstructed once the MUD line is lowered and the conflict resolved. The potential future connection, lowering of the existing MUD line, and improvements to Huffines Ridge Drive shall be bonded with the site plan revision with a deadline of December 31st, 2030 for the surely to be released if an agreement is not made with MUD. The surety for the work above may be released before December 31st, 2030 if the work is completed, Inspected, and accepted by the City of Franklin per standard procedure."

MAP + PARCEL	OWNER NAME	OWNER ADDRESS
079-03901	CHURCH LIFECHANGE UNITED PENTECOSTAL	1316 HUFFINES RIDGE DR, FRANKLIN, TN 37064
079-03900	RSG HUFFINE GP	4117 HILLSBORO PK STE 103, NASHVILLE, TN 37215
062-01904	HUFFINES DEVELOPMENT LLC	2020 FIELDSTONE PKWY #900-97, FRANKLIN, TN 37069
062-01905	HUFFINES DEVELOPMENT LLC	2020 FIELDSTONE PKWY #900-97, FRANKLIN, TN 37069
062-01903	ELLER COMER R & ELLER HAZEL M	116 HAPPY HOLLOW RD, GOODLETTSVILLE, TN 37072
062-01901	SS MCEWEN 65 LLC	501 CORPORATE CENTRE DR #315, FRANKLIN, TN 37067
062-01812	HIGHWOODS REALTY LP	3100 SMOKETREE CT 600, RALEIGH, NC 27604
062-01806	THOMAS OVATION LLC	45 ANSLEY DR, NEWNAN, GA 30263
062-01802	SS-CH FRANKLIN LLC	501 CORP CENTRE DR #315, FRANKLIN, TN 37067
079-03800	COX MICHAEL DAVID & COX LISA R	4012 LYNNWOOD CT, FRANKLIN, TN 37069
079-04202	DOWNEY J B JR ETAL	179 N ROYAL OAKS BLVD #B-2, FRANKLIN, TN 37067
079-04003	PORTER FAMILY LP	P O BOX 259, MARTIN, TN 38237
079-04020	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04024	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04023	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04022	TRI STAR ENERGY LLC	1740 ED TEMPLE BLVD, NASHVILLE, TN 37208

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
2	McEWEN DRIVE	MAJOR ARTERIAL	SHORT TERM
28	LIBERTY PIKE	MINOR ARTERIAL	MID TERM
33	NORTH ROYAL OAKS BLVD.	MAJOR ARTERIAL	MID TERM
37	MALLORY LANE	MAJOR ARTERIAL	MID TERM
40	I-65	FREEWAY	MID TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

SITE DATA TABLE

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	#065 ACRES

SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	XXXX
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
ACREAGE / SF OF SITE:	22.70 AC
VESTING:	
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL
*NOTE:	THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE
BASE ZONING:	PD (18.80/150000/170)
PROPOSED ZONING:	PD (18.68/47000) CI (HISTORIC HOME SITE - COF # 7700)
ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
REQUIRED CANOPY PRES.:	106,686 SF (18%)
PROVIDED CANOPY PRES:	328,743 SF (56%)
PARKING REQUIRED (BY USE):	1115
ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	
OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	
CONTACT:	

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT ESTIMATED DEMANDS AS FOLLOWS.
MULTI FAMILY UNITS = 148,400 GPD
OFFICE SPACE USE = 2,550 GPD
RETAIL USE = 1,360 GPD
RESTAURANT ORDINARY = 14,000 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 475 SFUE.

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

STORMWATER
STORMWATER FOR THIS DEVELOPMENT PLAN SUBMITTAL WILL REQUIRE GREEN INFRASTRUCTURE AND WATER QUALITY MEASURES THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY DETENTION PONDS AND OUTLET CONTROL STRUCTURES.

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FIVE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. ALL OUTFALLS ARE EXISTING INLETS ALONG HUFFINES RIDGE ROAD OR CAROTHERS PARKWAY.

ALL OUTFALLS WILL BE UTILITZED IN THE DEVELOPMENT OF THIS SITE.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

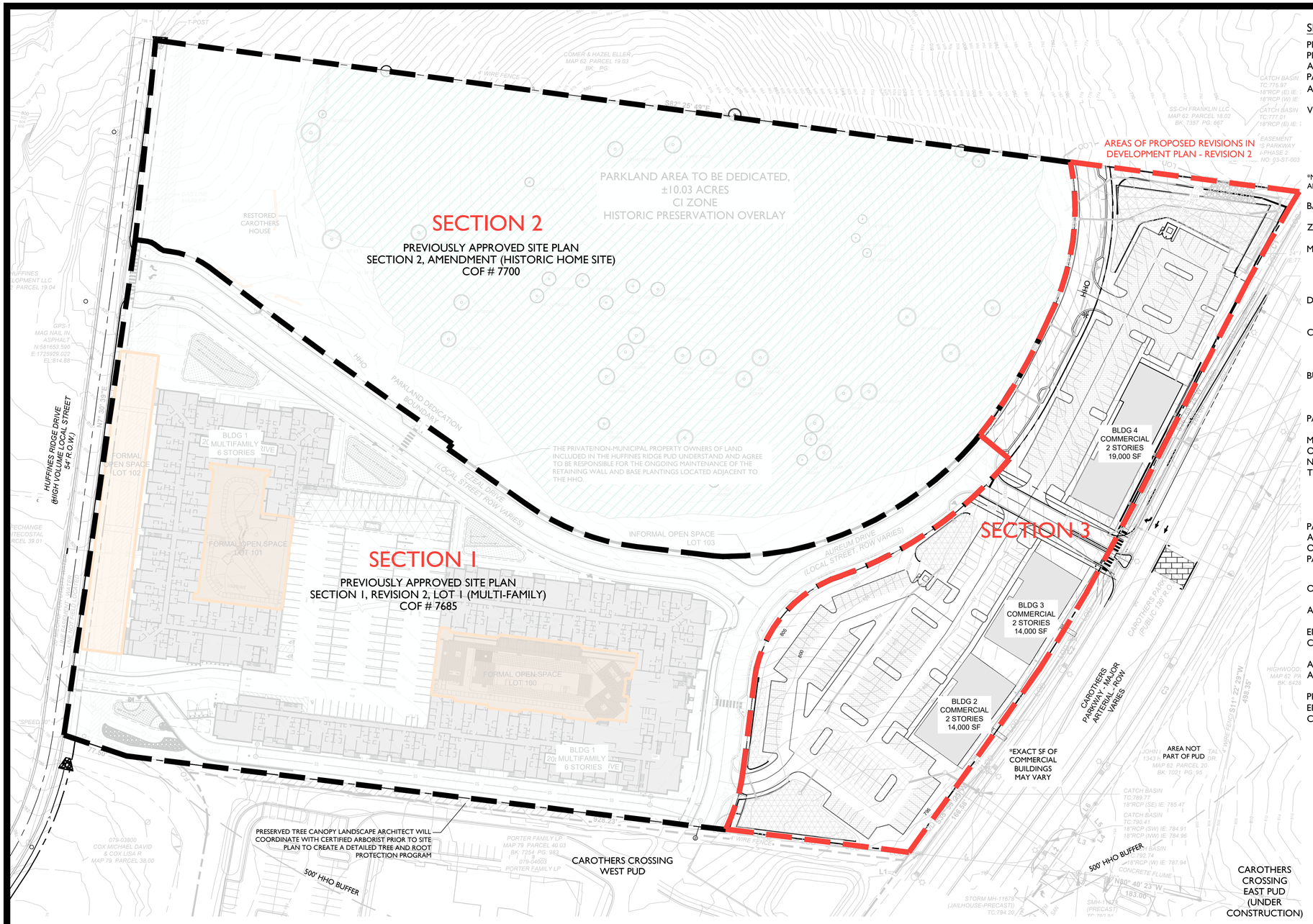
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
NORTH CAROLINA
SEAL
027919
COMMENCE
STATE OF TENNESSEE
08/1/2025

Revision Date
△
△
△

C1.1
ENLARGED EXISTING CONDITIONS

COF # 8708



KEY

- PRESERVED CANOPY
- OPEN SPACE

PARKING TAKEDOWN CHART

DEVELOPMENT PLAN (PARKING NUMBERS)

DEVELOPMENT		COF REQUIRED PARKING		ADJUSTED REQUIREMENTS BASED ON APPROVED PARKING UTILIZATION STUDY	EXISTING PARKING		PROPOSED PARKING	
QTY	UNIT	PARKING RATIO	SUBTOTAL		QTY	LOCATION	QTY	LOCATION
EXISTING SECTION 1 - RESIDENTIAL								
192 UNITS	1BR	1.5/UNIT	288					
200 UNITS	2BR	2.5/UNIT	500		781	GARAGE		
32 UNITS	3BR	3/UNIT	96		5	SURFACE		
424 UNITS	**RESIDENTIAL TOTAL**		**884**	**786**	**786**			
EXISTING SECTION 2 - DEDICATED PARK								
1068 SF	SF JHC HOUSE	3.33 SPACES/1,000 SF	4	8	8	SURFACE		
1068 SF	**DEDICATED PARK TOTAL**		**4**	**8**	**8**	SURFACE		
PROPOSED SECTION 3 - COMMERCIAL (DEVELOPMENT PLAN - REVISION 2)								
25,500 SF	OFFICE (54%)	4 SPACES/1,000 SF	102					
13,500 SF	RETAIL (29%)	3.33 SPACES/1,000 SF	45					
8,000 SF	RESTAURANT (17%)	10 SPACES/1,000 SF	80					
	RESTAURANT	1 SPACE/EMPLOYEE	10					
47,000 SF	**COMMERCIAL TOTAL**		**237**	**237**			**241**	SURFACE
			SUBTOTALS:	1125	794	794	241	
			TOTALS:	**1125**	**1031**		**1035**	

*UNIT MIX AND PARKING COUNT MAY VARY BY PHASE WITHIN THE 424 TOTAL PERMITTED UNITS SO THAT PARKING REQUIREMENTS ARE MET.

APPROVED PARKING UTILIZATION STUDY SHOWS RESIDENTIAL (SECTION 1) AND PARK (SECTION 2) HAVE SUFFICIENT PARKING AND ADDITIONAL/DEFERRED SPACES (AS WERE SHOWN IN PREVIOUSLY APPROVED DEVELOPMENT PLAN) ARE NOT REQUIRED.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT ESTIMATED DEMANDS AS FOLLOWS:
OFFICE SPACE USE = 2,389 GPD
RETAIL USE = 1,440 GPD
RESTAURANT ORDINARY = 16,730 GPD

SEWER FACILITIES
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN.
PROJECTED FLOW IS 20,559 SFUE.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COF APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL. COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
424 * 0.64 = 272 STUDENTS

SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	8708
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
ACREAGE / SF OF SITE:	22.70 AC
VESTING:	
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

BASE ZONING:	PD (18.80/150000/170)
ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
REQUIRED CANOPY PRES.:	106,686 SF (18%)
PROVIDED CANOPY PRES:	328,743 SF (56%)
PARKING REQUIRED (BY USE):	1115
ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	

OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

TREE CANOPY PRESERVATION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 10.16 ACRES WHICH IS 54.3% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	592,698 SF	263,955 SF	328,743 SF

TREE CANOPY DATA

EXISTING TREE CANOPY:	592,698 SF (60% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION:	106,686 SF 18% OF TOTAL CANOPY
PROVIDED CANOPY PRESERVATION :	328,743 SF 56% OF TOTAL CANOPY

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%
5% * 22.70 AC = 1.14 AC REQUIRED

TOTAL OPEN SPACE PROVIDED: 1.14 SF (5%)

KEY	CLASSIFICATION	TYPE	AREA
100	FORMAL	COURTYARD	0.43 AC
101	FORMAL	COURTYARD	0.33 AC
102	FORMAL	FORMAL SEATING	0.38 AC
103	INFORMAL	OPEN SPACE	0.02 AC

NOTE: ALL OPEN SPACE HAS BEEN SATISFIED WITH SITE PLAN COF # 7985

BUILDING DATA

BUILDING	TYPE	# OF STORIES	SF
1	MULTIFAMILY	6	543,297
2	COMMERCIAL	2	14,000
3	COMMERCIAL	2	14,000
4	COMMERCIAL	2	19,000

*EXACT SF OF COMMERCIAL BUILDINGS MAY VARY

HUFFINES RIDGE PUD - DEVELOPMENT PLAN COMPARISON CHART

	Commercial (SF)	Dwelling Units	Hotel
DP - REVISION 1 (APPROVED)	150,000 SF	426	170
DP - REVISION 2 (PROPOSED)	47,000 SF	424	0

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIN REGISTERED LANDSCAPE ARCHITECT

Revision Date
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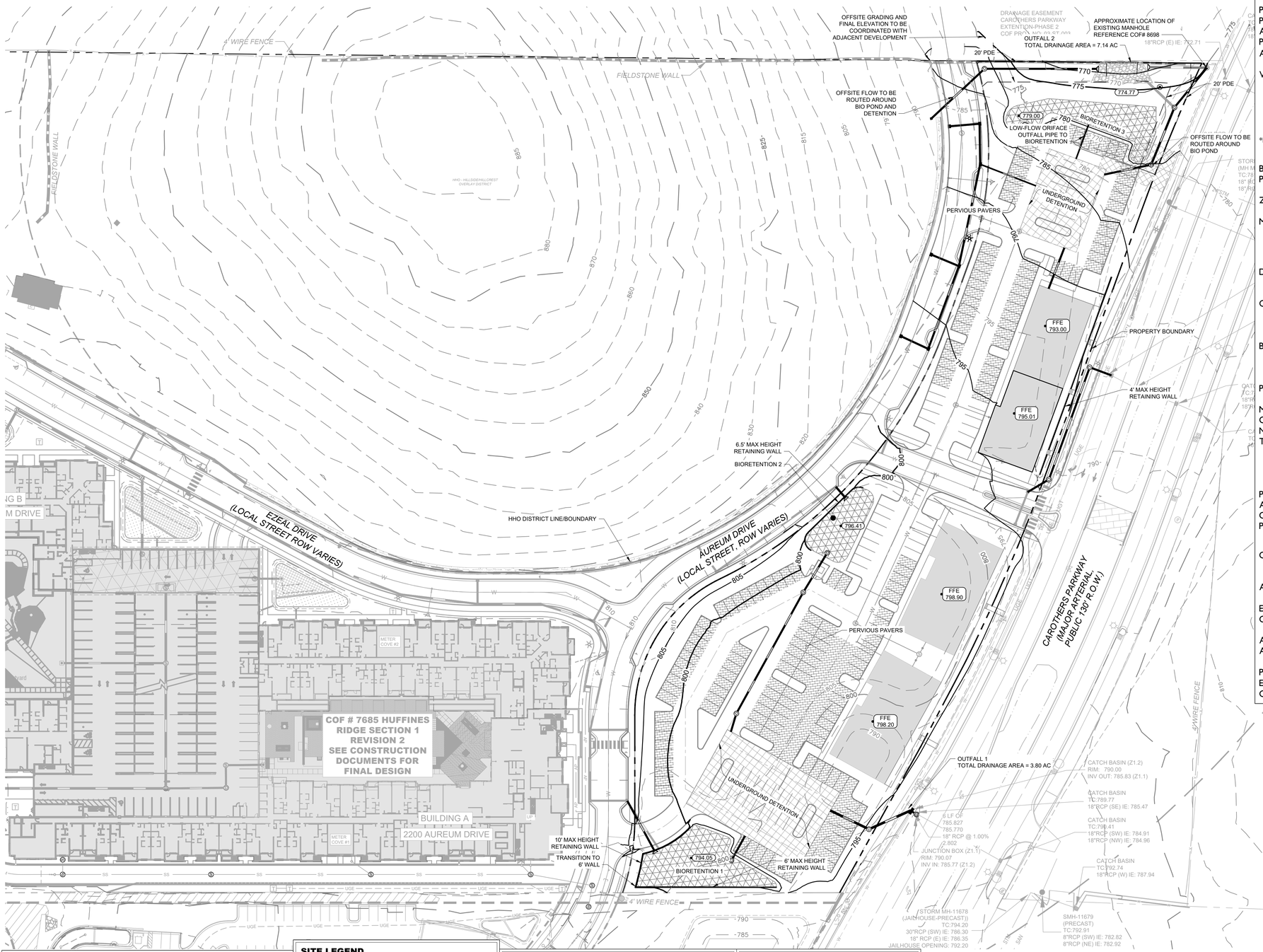
DEVELOPMENT PLAN
SHEET
C2.0
COF # 8708



SITE DATA CHART

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EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT ESTIMATED DEMANDS AS FOLLOWS.
MULTI FAMILY UNITS = 148,400 GPD
OFFICE SPACE USE = 2,550 GPD
RETAIL USE = 1,360 GPD
RESTAURANT ORDINARY = 14,000 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 475 SFUE.

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

STORMWATER
STORMWATER FOR THIS DEVELOPMENT PLAN SUBMITTAL WILL REQUIRE GREEN INFRASTRUCTURE AND WATER QUALITY MEASURES THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY DETENTION PONDS AND OUTLET CONTROL STRUCTURES.

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

SITE AREA TABLE

TOTAL SITE AREA =	22.07 ACRES
SITE IMPERVIOUS AREA =	4.12 ACRES
SITE DISTURBED AREA =	4.90 ACRES
PERVIOUS PAVERS AREA=	.76 ACRES

COF GRADING & DRAINAGE GENERAL NOTES

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

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FLOODWAY ZONING OVERLAY
- PROPOSED FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
- DETENTION
- BIORETENTION

STORMWATER NARRATIVE:

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND INTO THE BIORETENTION AREAS FOR INFILTRATION AND TREATMENT. SOME ONSITE FLOW WILL BYPASS WATER QUALITY TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN OR UNDERGROUND DETENTION.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND OR UNDERGROUND DETENTION. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

STORMWATER NOTE

STORMWATER MANAGEMENT FOR THE MULTI-PHASED DEVELOPMENT WILL BE DESIGNED AND ACCOUNTED FOR AS EACH PHASE IS DEVELOPED. DETAILED DESIGN OF STORMWATER FEATURES FOR THE REVISION AREA WILL BE PROVIDED AT THE SITE PLAN LEVEL SUBMITTAL. WATER QUALITY FEATURES, DETENTION, AND STORM INFRASTRUCTURE FOR THE REVISION AREA ARE TO BE DESIGNED PER CITY OF FRANKLIN 2021 BMP MANUAL, CITY OF FRANKLIN 2022 STORMWATER ORDINANCE AND ALL OTHER APPLICABLE DESIGN GUIDELINES. STORMWATER FEATURES ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER No. 127919 STATE OF TENNESSEE

Revision Date
△
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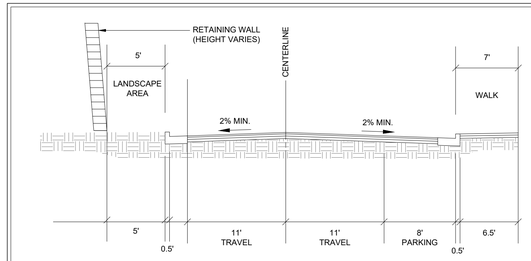
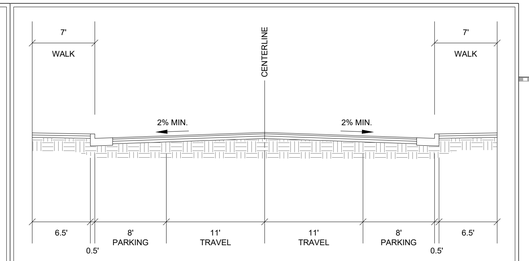
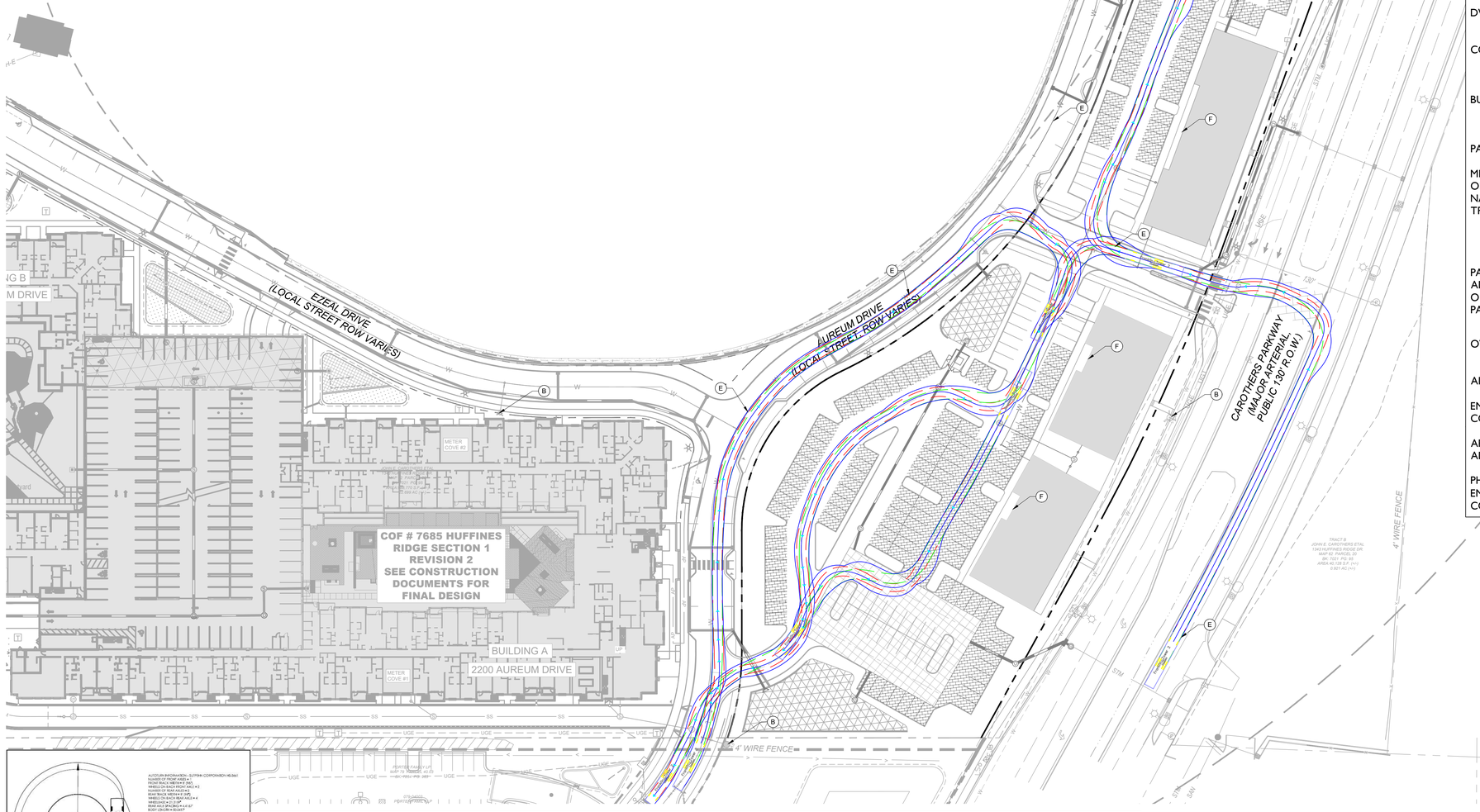
C3.0
OVERALL GRADING AND DRAINAGE PLAN
COF # 8708

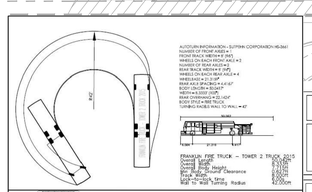


STREET SECTION (AUREUM DRIVE)
HILLSIDE RETAINING WALL
44.5' ROW



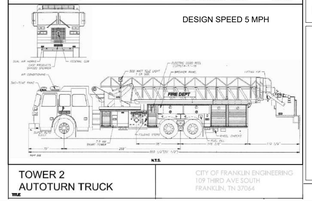
ON-STREET PARKING
STREET SECTION (AUREUM DRIVE)
ROW VARIES





TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064



VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (F) BUILDING MAIN ENTRY
- (G) PROPOSED ROW
- (H) PROPOSED FIRE LANE STRIPING (TYP.)

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM HUFFINES RIDGE ROAD, ONE CONNECTION INDIRECTLY OFF OF CAROTHERS PARKWAY, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE OFFICE PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE HOTEL PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT

FIRE FLOW TEST

FLOW TEST REQUEST DATE: 3/8/2023

STATIC PRESSURE: TBD
RESIDUAL PRESSURE: TBD
FLOW AT 20PSI RESIDUAL: TBD
FIRE FLOW RESULTS WILL BE UPDATED UPON COMPLETION OF FIRE FLOW TEST PRIOR TO SITE PLAN.

SITE DATA CHART

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PHONE:	(615) 975-5765
EMAIL:	[illegible]
CONTACT:	

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

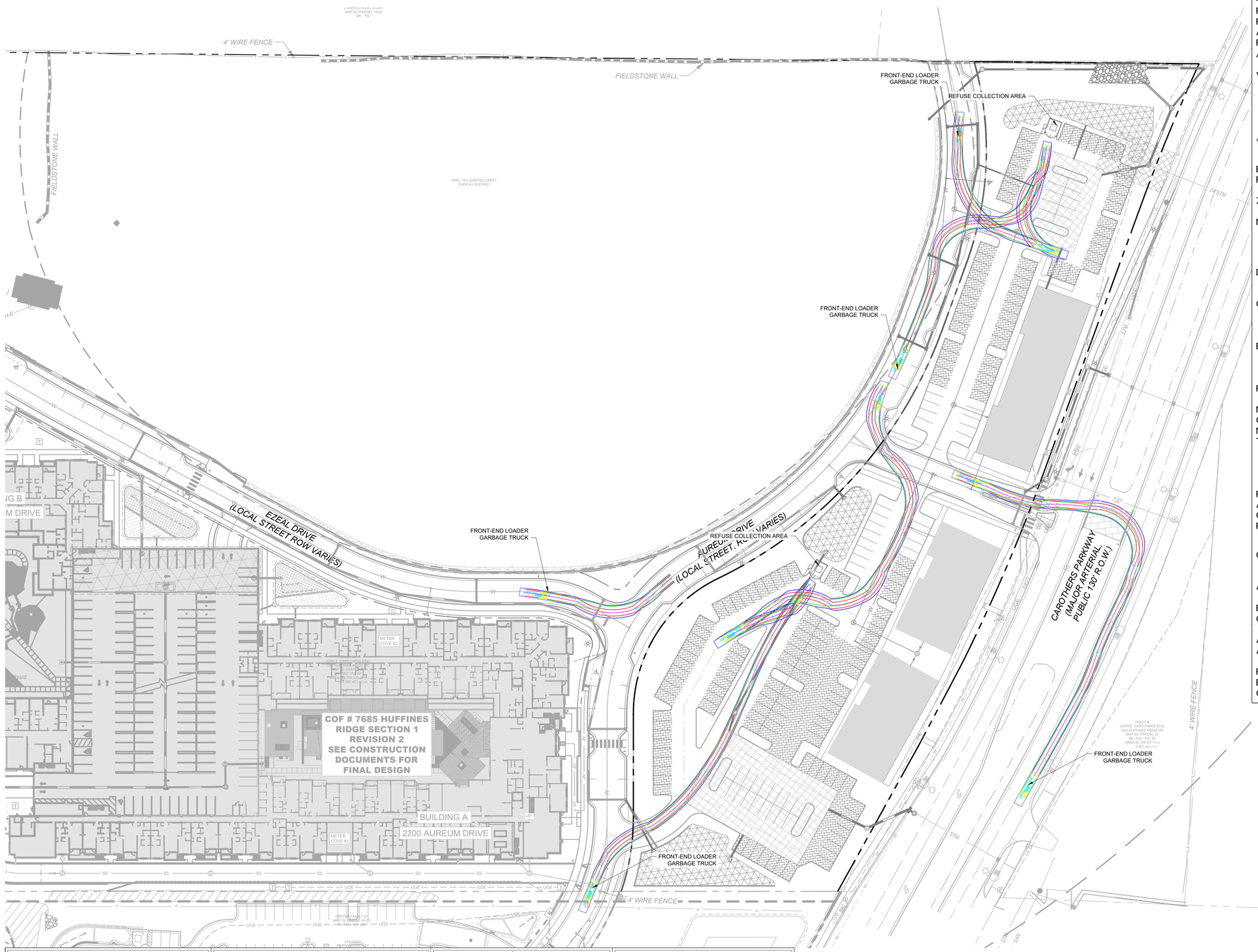
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & BIOSYSTEMS
No. 127919
STATE OF TENNESSEE
07/07/2023

Revision Date

C4.0
OVERALL ROW & ACCESS PLAN

COF # 8708



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MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
REQUIRED CANOPY PRES.:	106,686 SF (18%)
PROVIDED CANOPY PRES:	328,743 SF (56%)
PARKING REQUIRED (BY USE):	1115
ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	

OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	
CONTACT:	

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

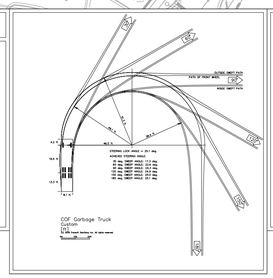
SITE LEGEND

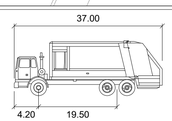
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM HUFFINES RIDGE ROAD, ONE CONNECTION INDIRECTLY OFF OF CAROTHERS PARKWAY, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE OFFICE PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE HOTEL PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.





COF Garbage Truck

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCIAL
No. 127219
STATE OF TENNESSEE
07/10/2025

Revision Date

C4.1 REFUSE ACCESS PLAN

COF # 8708

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT ESTIMATED DEMANDS AS FOLLOWS:
MULTI FAMILY UNITS = 148,400 GPD
OFFICE SPACE USE = 2,550 GPD
RETAIL USE = 1,360 GPD
RESTAURANT ORDINARY = 14,000 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 475 SFUE.

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

STORMWATER
STORMWATER FOR THIS DEVELOPMENT PLAN SUBMITTAL WILL REQUIRE GREEN INFRASTRUCTURE AND WATER QUALITY MEASURES THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY DETENTION PONDS AND OUTLET CONTROL STRUCTURES.

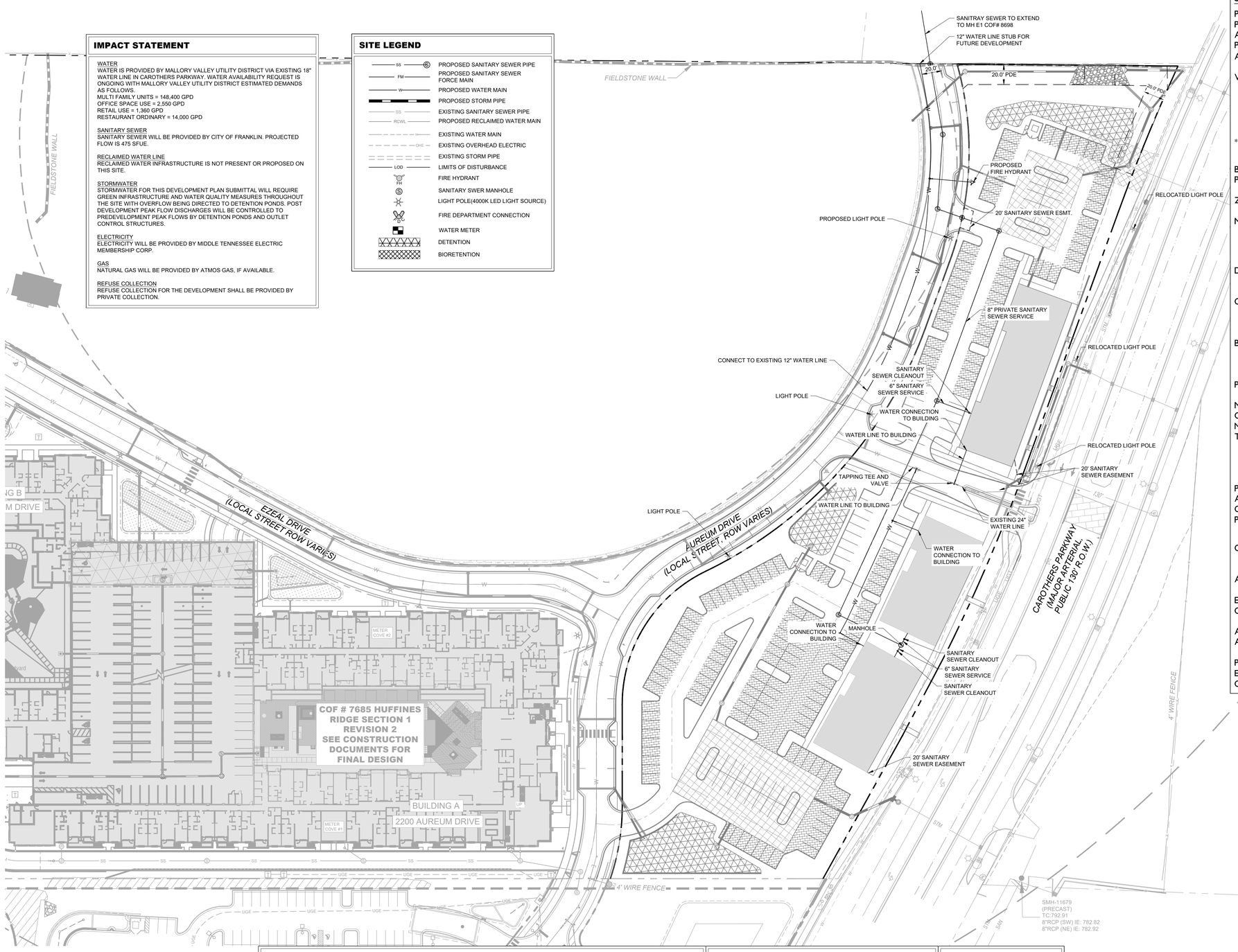
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION



SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	XXXX
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
ACREAGE / SF OF SITE:	22.70 AC
VESTING:	
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL
*NOTE:	THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE
BASE ZONING:	PD (18.80/150000/170)
PROPOSED ZONING:	PD (18.68/47000) CI (HISTORIC HOME SITE - COF # 7700)
ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
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ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	
OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

UTILITY NOTES

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

CAUTION!

EXISTING OVERHEAD AND UNDERGROUND UTILITIES

UTILITY AGENCIES CONTACT LIST

WATER
MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067
(615) 628-0237
CONTACT: KAREN YORK

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 982-3654
CONTACT: BRADLEY BENNINGFIELD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554
CONTACT: UTILITY INSPECTOR

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

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

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DR.
STE 200 FRANKLIN, TN 37067
PHONE: (615) 564-2701
CONTACT: RYAN MCMASTER

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT: AMY DIAZ-BARRIGA 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY LAYOUT NOTE

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

EXISTING UTILITIES NOTE

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

FIRE FLOW TEST

FLOW TEST REQUEST DATE: 3/8/2023

STATIC PRESSURE: TBD
RESIDUAL PRESSURE: TBD
FLOW AT 20PSI RESIDUAL: TBD
FIRE FLOW RESULTS WILL BE UPDATED UPON COMPLETION OF FIRE FLOW TEST PRIOR TO SITE PLAN.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

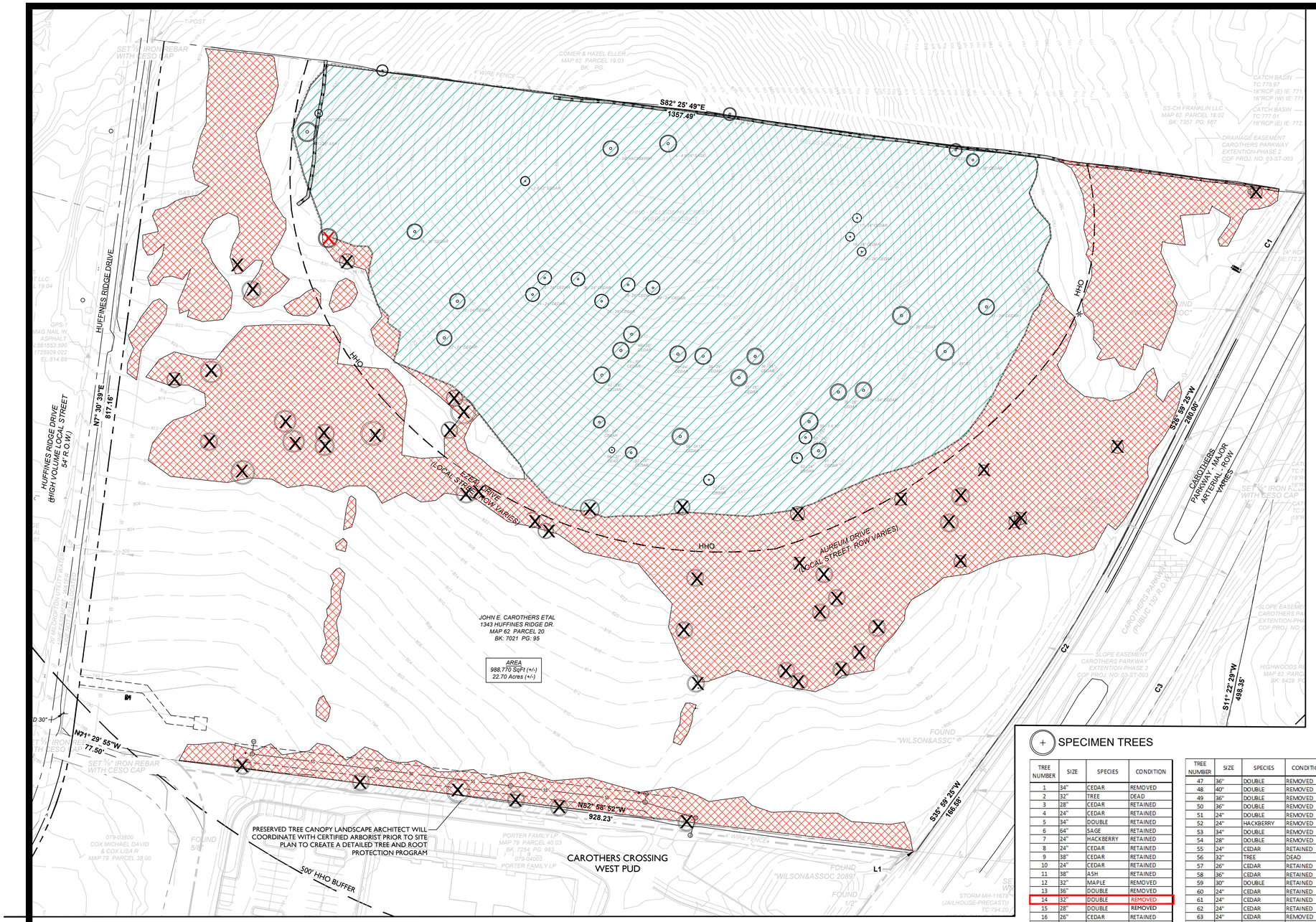
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCIAL
No. 121219
STATE OF TENNESSEE
07/10/2023

Revision Date
△
△
△

C5.0
OVERALL UTILITY PLAN

COF # 8708



SITE DATA CHART

PROJECT NAME:	HUFFINES RIDGE PUD
PROJECT NUMBER:	8708
ADDRESS:	1343 HUFFINES RIDGE DRIVE
PARCEL(S):	MAP 062, PARCEL 02000
ACREAGE / SF OF SITE:	22.70 AC
VESTING:	
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) ; CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

BASE ZONING:	PD (18.80/150000/170)
ZONING OVERLAY:	HHO, HHO BUFFER, HPO
MINIMUM SETBACKS:	
CAROTHERS PKWY (ARTERIAL):	12.5'
HUFFINES RIDGE DR (LOCAL):	40'
SIDE YARD:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	424 UNITS
COMMERCIAL SF (BY USE):	47,000 SF TOTAL
OFFICE (50%):	25,500 SF
RETAIL (30%):	13,500 SF
RESTAURANT (20%):	8,000 SF
BUILDING HEIGHT:	
MULTI-FAMILY:	6 STORIES
COMMERCIAL:	2 STORIES
PARKLAND DEDICATION:	424 UNITS X $4,304 = $1,824,896
MINIMUM LSA:	
OPEN SPACE REQUIRED:	1.14 AC
NATURAL AREA REQUIRED:	N/A
TREE CANOPY DATA:	
EXISTING CANOPY:	592,698 SF (60% OF SITE)
REQUIRED CANOPY PRES.:	106,686 SF (18%)
PROVIDED CANOPY PRES:	328,743 SF (56%)
PARKING REQUIRED (BY USE):	1115
ADJUSTED PARKING BASED ON PARKING UTILIZATION STUDY:	1035
PARKING PROVIDED* (BY USE):	1035
*SEE PARKING UTILIZATION STUDY	

OWNER:	LEGACY COOL SPRINGS LLC & GG COOL SPRINGS REM LLC
ADDRESS:	25101 CHAGRIN BLVD #300 BEACHWOOD, OH 44122
EMAIL:	RLINKER@GOLDBERGCOMPANIES.COM
CONTACT:	RYAN LINKER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

SPECIMEN TREES

TREE NUMBER	SIZE	SPECIES	CONDITION
1	34"	CEDAR	REMOVED
2	32"	TREE	DEAD
3	28"	CEDAR	RETAINED
4	24"	CEDAR	RETAINED
5	34"	DOUBLE	RETAINED
6	64"	SAGE	RETAINED
7	24"	HACKBERRY	RETAINED
8	24"	CEDAR	RETAINED
9	38"	CEDAR	RETAINED
10	24"	CEDAR	RETAINED
11	38"	ASH	RETAINED
12	32"	MAPLE	REMOVED
13	36"	DOUBLE	REMOVED
14	32"	DOUBLE	REMOVED
15	28"	DOUBLE	REMOVED
16	26"	CEDAR	RETAINED
17	24"	CEDAR	RETAINED
18	24"	CEDAR	RETAINED
19	24"	CEDAR	RETAINED
20	30"	DOUBLE	REMOVED
21	44"	DOUBLE	REMOVED
22	24"	CEDAR	RETAINED
23	24"	CEDAR	RETAINED
24	24"	CEDAR	RETAINED
25	24"	CEDAR	RETAINED
26	24"	CEDAR	RETAINED
27	28"	CEDAR	RETAINED
28	24"	CEDAR	RETAINED
29	24"	CEDAR	RETAINED
30	26"	CEDAR	RETAINED
31	24"	CEDAR	RETAINED
32	28"	DOUBLE	RETAINED
33	24"	CEDAR	REMOVED
34	24"	CEDAR	RETAINED
35	28"	CEDAR	RETAINED
36	24"	CEDAR	RETAINED
37	28"	CEDAR	RETAINED
38	24"	CEDAR	RETAINED
39	24"	CEDAR	RETAINED
40	26"	CEDAR	RETAINED
41	30"	CEDAR	RETAINED
42	28"	CEDAR	RETAINED
43	22"	CEDAR	REMOVED
44	60"	DOUBLE	REMOVED
45	30"	CEDAR	REMOVED
46	48"	DOUBLE	REMOVED

TREE NUMBER	SIZE	SPECIES	CONDITION
47	36"	DOUBLE	REMOVED
48	40"	DOUBLE	REMOVED
49	36"	DOUBLE	REMOVED
50	36"	DOUBLE	REMOVED
51	24"	DOUBLE	REMOVED
52	24"	HACKBERRY	REMOVED
53	34"	DOUBLE	REMOVED
54	28"	DOUBLE	REMOVED
55	24"	CEDAR	RETAINED
56	32"	TREE	DEAD
57	26"	CEDAR	RETAINED
58	36"	CEDAR	RETAINED
59	30"	DOUBLE	RETAINED
60	24"	CEDAR	RETAINED
61	24"	CEDAR	RETAINED
62	24"	CEDAR	RETAINED
63	24"	CEDAR	REMOVED
64	28"	CEDAR	REMOVED
65	34"	CEDAR	REMOVED
66	34"	CEDAR	REMOVED
67	28"	CEDAR	REMOVED
68	12" & 18"	CEDAR	REMOVED
69	24"	CEDAR	REMOVED
70	26"	CEDAR	REMOVED
71	24"	CEDAR	RETAINED
72	24"	CEDAR	REMOVED
73	32"	CEDAR	REMOVED
74	26"	DOUBLE	REMOVED
75	24"	DOUBLE	REMOVED
76	15"	CEDAR	REMOVED
77	30"	DOUBLE	REMOVED
78	26"	DOUBLE	REMOVED
79	24"	CEDAR	REMOVED
80	28"	CEDAR	REMOVED
81	28"	DOUBLE	REMOVED
82	30"	CEDAR	REMOVED
83	28"	DOUBLE	REMOVED
84	28"	DOUBLE	REMOVED
85	28"	DOUBLE	REMOVED
86	30"	DOUBLE	REMOVED
87	24"	DOUBLE	REMOVED
88	26"	DOUBLE	REMOVED
89	24"	DOUBLE	REMOVED
90	28"	HACKBERRY	REMOVED
91	32"	DOUBLE	REMOVED
92	30"	DOUBLE	REMOVED
93	24"	DOUBLE	REMOVED

*NOTE: ON-SITE MEETING (01-13-2023) WITH JASON ARNOLD DETERMINED THAT TREE #14, PREVIOUSLY SHOWN AS 'RETAINED', HAD FALLEN DUE TO INCLEMENT WEATHER. TREE NOW SHOWN AS 'REMOVED', BUT SPECIMEN TREE REPLACEMENT NOT REQUIRED.

*APPROVED ON 2023-02-16 WITH SITE PLAN AMENDMENT (COF # 7700)

TOTAL SPECIMEN INCHES:	2,744"
GOOD SPECIMEN INCHES REMOVED:	1,358"
REQUIRED REPLACEMENT:	2,716"

TREE CANOPY PRESERVATION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 10.16 ACRES WHICH IS 54.3% OF THE TOTAL SITE

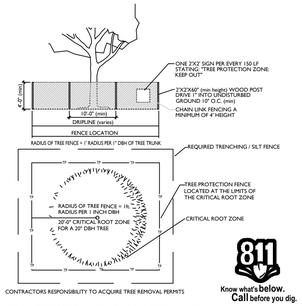
TREE AREA:	EXISTING	REMOVED	RETAINED
	592,698 SF	263,955 SF	328,743 SF

TREE CANOPY DATA	
EXISTING TREE CANOPY:	592,698 SF (60% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION:	106,686 SF 18% OF TOTAL CANOPY
PROVIDED CANOPY PRESERVATION :	328,743 SF 56% OF TOTAL CANOPY

KEY

TREE CANOPY

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



TREE PROTECTION FENCING DETAIL NTS

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

TREE PROTECTION NOTES:

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

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

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

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

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

NOTE*: TREE SURVEY PERFORMED BY LANDSCAPE ARCHITECT. SURVEYOR TO PERFORM TREE SURVEY PRIOR TO SITE PLAN. MEASUREMENTS MAY VARY.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. BOSLEY REGISTERED LANDSCAPE ARCHITECT

Revision Date

TREE PROTECTION PLAN

SHEET

LI.0

COF # 8708



CLINE DESIGN

LEGACY COOLSPRINGS
2000 AURELIUM DRIVE
FRANKLIN, TN

RENDERINGS **(SD) A9.3**
219030 | 03.26.2021

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CLINE DESIGN

LEGACY COOLSPRINGS
2000 AURELIUM DRIVE
FRANKLIN, TN

RENDERINGS **(SD) A9.4**
219030 | 03.26.2021

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MULTIFAMILY ARCHITECTURAL CHARACTER



CLINE DESIGN

LEGACY COOLSPRINGS
2000 AURELIUM DRIVE
FRANKLIN, TN

RENDERINGS **(SD) A9.7**
219030 | 03.26.2021

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SECTION 1 PREVIOUSLY APPROVED
ARCHITECTURE: COF # 7685

NOTE:
THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIN
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
△
△
△

ARCHITECTURAL CHARACTER
SHEET
A1.0
COF # 8708



SECTION 3 PROPOSED ARCHITECTURAL CHARACTER

A blending of Traditional and Modern/contemporary character indicative of other areas along the Carothers corridor. Transitional architecture may exaggerate some traditional character in an otherwise modern design (such as regular rythmn and symmetry) or feature traditional
elements applied alongside modern forms, materials, and structural expressions to fit within the Franklin design aesthetic for Cool Springs.

CHARACTERISTICS:

- Mostly natural forms and materials with some modern accents.
- Simplified or implied Traditional elements.
- Clean lines
- Minimalist details and aesthetic.
- May incorporate some classical proportions and rhythms.

MATERIALITY:

- Masonry
- Wood
- Metal accents
- Concrete
- Cementitious panels

NOTE:
THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIN REGISTERED LANDSCAPE ARCHITECT

Revision Date
△
△
△

ARCHITECTURAL CHARACTER
SHEET
AI.1
COF # 8708

City of Franklin

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

File #: 21-0299

DATE: March 7, 2025

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:
Cool Springs East Subdivision, Final Plat, Section 17, Revision 2, Creating 1 New Lot, And Dedicating A Sewer Easement, On 9.53 Acres, Located At 801 Crescent Centre Drive And 840 Crescent Centre Drive. (CONSENT AGENDA)

PURPOSE:

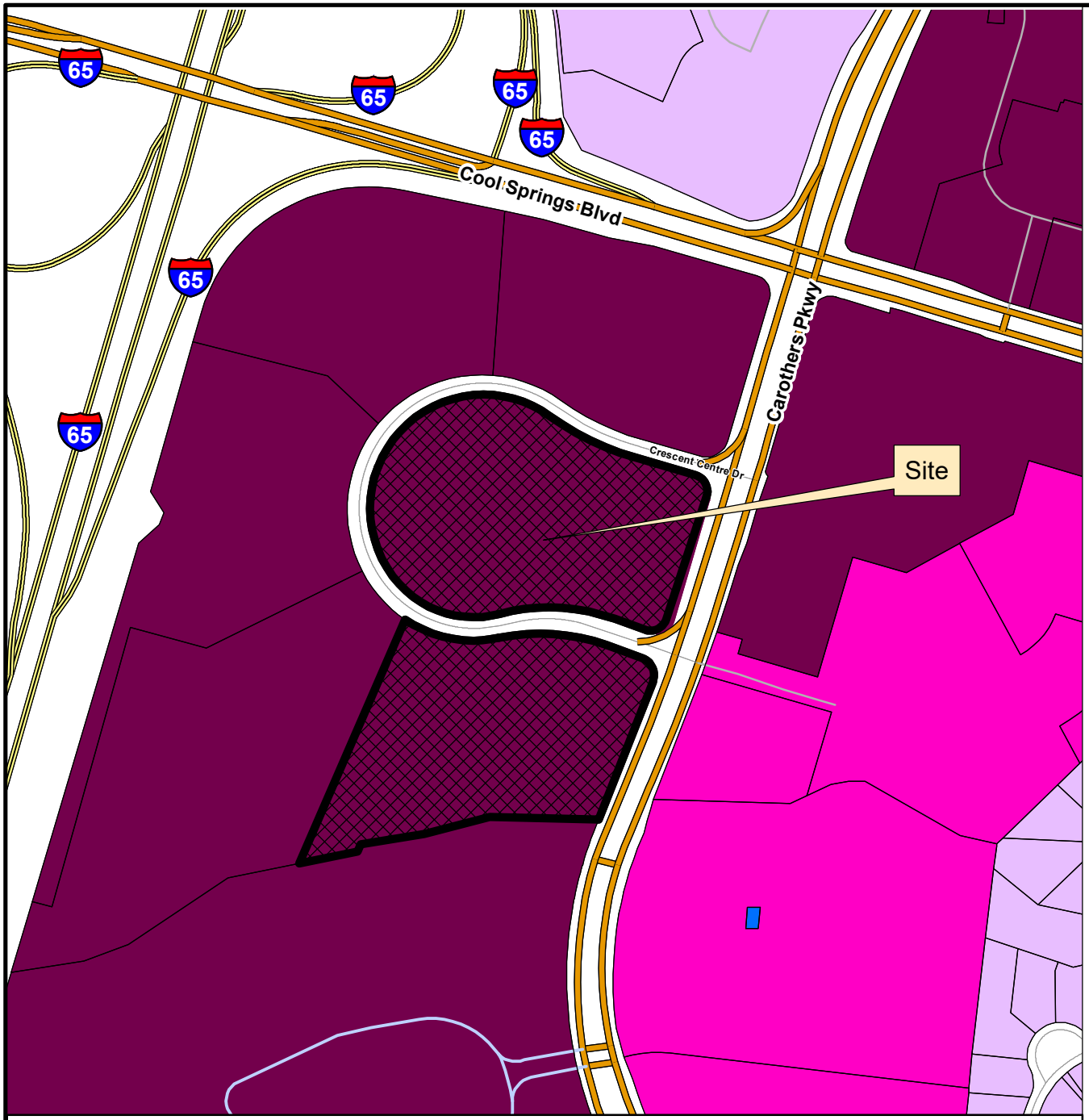
PROJECT INFORMATION
COF Project Number: 8693
Applicant: Mark Herrick, Regan Smith Associates
Owner: Brian Bill, Cool Springs Corporate Centre, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 1 new lot and dedicate easements within the Cool Springs East Subdivision. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. The corresponding site plan was approved administratively in July 2023. The final plat is consistent with the site plan.

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Franklin Municipal Planning Commission approve the Cool Springs East Subdivision, Final Plat, Section 17, Revision 2, with conditions.



COOL SPRINGS EAST SUBDIVISION, SECTION 17
FINAL PLAT, REVISION 2

Project Information
Existing Zoning: RC12 Regional Commerce 12
Overlay Districts: None
Site Acreage: 18.96 acres
Total Number of Lots: 3

Legend

- Cool Springs East Subdivision, Section17
- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8693

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

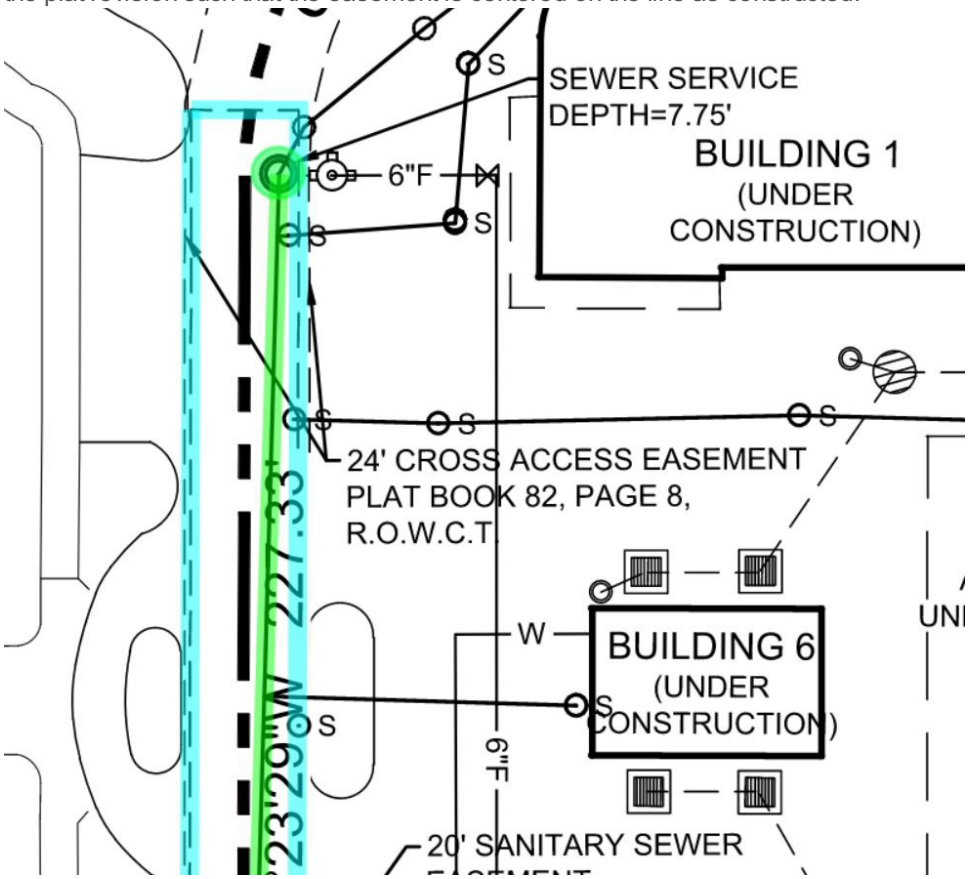
Engineering - Final Plat Checklist

General Issues

30. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #7969] 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.

Note that concurrent with this review, a Site Plan Amendment for COF #7969 is being reviewed which reflects an as-built shift in the sanitary sewer location between Lots 657 and 675. The associated 20' sanitary sewer easement shall be shifted accordingly with the plat revision such that the easement is centered on the line as constructed.



Planning

General Issues

13. Final Plat

chelsea.randolph@franklintn.gov Comment to Remain as a condition of approval:
Applicant shall submit a SP Amendment to reflect the correct acreage to match the final plat. This final plat will not be approved at OneStop until the SP Amendment has been submitted.

Stormwater

General Issues

26. Plats

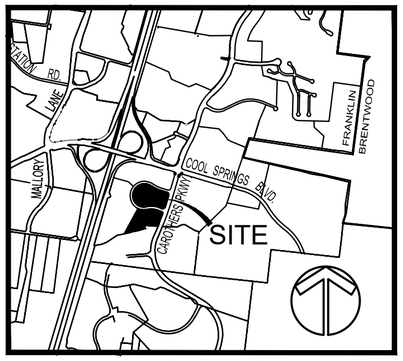
jeff.willoughby@franklintn.gov	I mistakenly stated these are 60' riparian buffers. 25' riparian buffers were only required when the PUD was originally development.

Zoning

General Issues

28. Address

william.holcomb@franklintn.gov	Please make this change on the site address list.



VICINITY MAP
(N.T.S.)



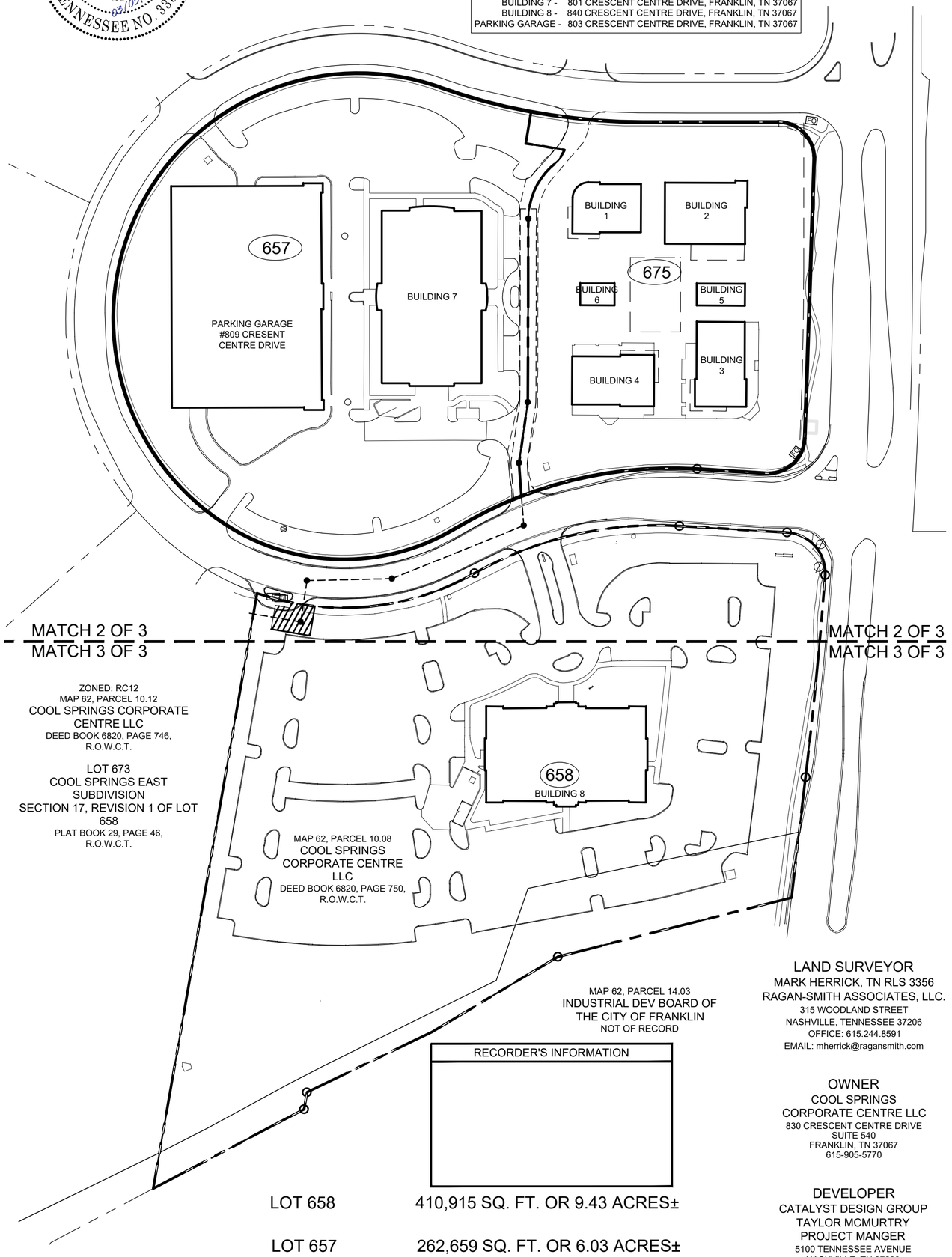
SEE NOTE 2.

0 100 200



SITE ADDRESS LIST:

BUILDING 1 -	793 CRESCENT CENTRE DRIVE, FRANKLIN, TN 37067
BUILDING 2 -	787 CRESCENT CENTRE DRIVE, FRANKLIN, TN 37067
BUILDING 3 -	755 CRESCENT CENTRE DRIVE, FRANKLIN, TN 37067
BUILDING 4 -	769 CRESCENT CENTRE DRIVE, FRANKLIN, TN 37067
BUILDING 5 -	775 CRESCENT CENTRE DRIVE, FRANKLIN, TN 37067
BUILDING 6 -	781 CRESCENT CENTRE DRIVE, FRANKLIN, TN 37067
BUILDING 7 -	801 CRESCENT CENTRE DRIVE, FRANKLIN, TN 37067
BUILDING 8 -	840 CRESCENT CENTRE DRIVE, FRANKLIN, TN 37067
PARKING GARAGE -	803 CRESCENT CENTRE DRIVE, FRANKLIN, TN 37067



ZONED: RC12
MAP 62, PARCEL 10.12
COOL SPRINGS CORPORATE CENTRE LLC
DEED BOOK 6820, PAGE 746,
R.O.W.C.T.

LOT 673
COOL SPRINGS EAST SUBDIVISION
SECTION 17, REVISION 1 OF LOT 658
PLAT BOOK 29, PAGE 46,
R.O.W.C.T.

MAP 62, PARCEL 10.08
COOL SPRINGS CORPORATE CENTRE LLC
DEED BOOK 6820, PAGE 750,
R.O.W.C.T.

MAP 62, PARCEL 14.03
INDUSTRIAL DEV BOARD OF THE CITY OF FRANKLIN
NOT OF RECORD

RECORDER'S INFORMATION

LOT 658	410,915 SQ. FT. OR 9.43 ACRES±
LOT 657	262,659 SQ. FT. OR 6.03 ACRES±
LOT 675	152,411 SQ. FT. OR 3.50 ACRES±
TOTAL:	415,070 SQ. FT. OR 9.53 ACRES±

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 657 INTO 2 LOTS, AND DEDICATE A SEWER EASEMENT ON LOT 658.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.

3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0208F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; CITY OF BRENTWOOD COMMUNITY NO. 470206, PANEL NO. 0208, SUFFIX F, CITY OF FRANKLIN COMMUNITY NO. 470205, PANEL NO. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. ALSO AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; CITY OF BRENTWOOD COMMUNITY NO. 470205, PANEL NO. 0204, SUFFIX F, CITY OF FRANKLIN COMMUNITY NO. 470206, PANEL NO. 0204, SUFFIX F, WILLIAMSON COUNTY COMMUNITY NO. 470204, PANEL NO. 0204, SUFFIX F,WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

5. BEING PARCEL NUMBER 10.08 & 10.11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

6. LOT 657 - BEING THE SAME PROPERTY AS CONVEYED TO COOL SPRINGS CORPORATE CENTRE LLC BY SPECIAL WARRANTY DEED FROM FIVE CORPORATE CENTRE ACQUISITION COMPANY OF RECORD IN DEED BOOK 6820, PAGE 742, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

7. LOT 658 - BEING THE SAME PROPERTY AS CONVEYED TO COOL SPRINGS CORPORATE CENTRE LLC BY SPECIAL WARRANTY DEED FROM SEVEN CORPORATE CENTRE ACQUISITION COMPANY OF RECORD IN DEED BOOK 6820, PAGE 750, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

8. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 657 OF COOL SPRINGS EAST SUBDIVISION SECTION 17, OF RECORD IN PLAT BOOK P82, PAGE 8, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND PLAT BOOK 29, PAGE 46, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

9. ALL UTILITIES SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.

10. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

11. 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.

12. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

13. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.

14. 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. GREEN INFRASTRUCTURE EASEMENTS (GIE) OF RECORD ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

16. CROSS ACCESS EASEMENTS OF RECORD SHALL PROVIDE PERPETUAL NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

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 WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

18. NO LOTS SHALL HAVE DIRECT ACCESS TO CAROTHERS PARKWAY.

19. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

20. THIS PROPERTY IS CURRENTLY ZONED RC-12 - (REGIONAL COMMERCE 12). MINIMUM YARD REQUIREMENTS PER FRANKLIN ZONING ORDINANCE ARE AS FOLLOWS: FRONT= 20', SIDE= 15', REAR= 25'.

21. SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.

22. ALL LANDSCAPING WITHIN RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

23. 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.

24. AS-BUILT INFORMATION SHOWN HEREON PROVIDED TO RAGAN SMITH FROM SOLOMON BUILDERS.

LEGEND

IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	WATER VALVE	OVERHEAD ELECTRIC POWER LINE
IR(O)	IRON ROD (OLD)	GAS VALVE	SANITARY SEWER LINE
PK(O)	PK NAIL (OLD)	FIBER OPTIC	WATER LINE
	FIRE HYDRANT	CATCH BASIN	
E	ELECTRIC BOX	AREA DRAIN	M.B.S.L. MINIMUM BUILDING SETBACK LINE
M	WATER METER	TRANSFORMER PAD	
	LIGHT STANDARD	GAS METER	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
	YARD LIGHT	UTILITY POLE	
	SANITARY SEWER MANHOLE	UTILITY POLE W/ ANCHOR	R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
		UTILITY POLE W/ LIGHT	

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 6820, PAGE 742, R.O.W.C., TENNESSEE, OF RECORD IN DEED BOOK 6820, PAGE 750, R.O.W.C., TENNESSEE AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

BRIAN BILL - AUTHORIZED AGENT

NAME DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 11TJ DAY OF NOVEMBER, 2024. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000

MARK HERRICK TN RLS NO. 3356 DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:(1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION 17, REVISION ONE, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:(1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION 17, REVISION ONE, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF MTEMC

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 STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION 17, REVISION ONE, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

COOL SPRINGS EAST SUBDIVISION

FINAL PLAT

SECTION 17, REVISION 2
801 CRESCENT CENTRE DRIVE
COF#8693
9TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1" = 100'
DATE: March 5, 2025 JOB NO.24-0317
SHEET 1 OF 3

LAND SURVEYOR
MARK HERRICK, TN RLS 3356
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: mherrick@ragansmith.com

OWNER
COOL SPRINGS
CORPORATE CENTRE LLC
830 CRESCENT CENTRE DRIVE
SUITE 540
FRANKLIN, TN 37067
615-905-5770

DEVELOPER
CATALYST DESIGN GROUP
TAYLOR MCMURTRY
PROJECT MANGER
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
615-622-7200
tmcmurtry@catalyst-dg.com

RaganSmith
a Pape-Dawson company

LEGEND

IR(N) IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
IR(O) IRON ROD (OLD)
PK(O) PK NAIL (OLD)
FIRE HYDRANT
WATER METER
LIGHT STANDARD
YARD LIGHT
ELECTRIC BOX
TRANSFORMER PAD
GAS METER
SANITARY SEWER MANHOLE
WATER VALVE
GAS VALVE
FIBER OPTIC
CATCH BASIN
AREA DRAIN
WATER LINE
M.B.S.L. MINIMUM BUILDING SETBACK LINE
P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
UTILITY POLE
UTILITY POLE W/ ANCHOR
UTILITY POLE W/ LIGHT
OVERHEAD ELECTRIC POWER LINE
SANITARY SEWER LINE

NOTES

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES, CERTIFICATES, AND VICINITY MAP.
2. SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.

MARK HERRICK REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 3356 03/07/2025

SEE NOTE 2.

0 50 100

CRESCENT CENTRE DRIVE
LOCAL STREET (R/W WIDTH VARIES)

S73°44'16"E 168.71'

CAROTHERS PARKWAY
MAJOR ARTERIAL (R/W WIDTH VARIES)

S18°12'48"W 347.48'

S16°23'29"W 227.33'

EXISTING PARKING GARAGE CURRENTLY UNDER CONSTRUCTION #809 CRESENT CENTRE DRIVE

EXISTING OFFICE BUILDING 7

657

675

BUILDING 1 (UNDER CONSTRUCTION)
BUILDING 2 (UNDER CONSTRUCTION)
BUILDING 3 (UNDER CONSTRUCTION)
BUILDING 4 (UNDER CONSTRUCTION)
BUILDING 5 (UNDER CONSTRUCTION)
BUILDING 6 (UNDER CONSTRUCTION)

AREA CURRENTLY UNDER CONSTRUCTION

PRIMARY ELECTRIC RUN

MALLORY VALLEY UTILITY DISTRICT WATER METER EASEMENT DEED BOOK 9596, PAGE 464, R.O.W.C.T.

15' MVUD ESMT. DEED BOOK 1707, PAGE 997, R.O.W.C.T.

15' MVUD ESMT. BK 1011, PG 194 R.O.W.C.T.

5' PUBLIC ACCESS ESMT. PB 29, PG 46 R.O.W.C.T.

24' CROSS ACCESS EASEMENT PLAT BOOK 82, PAGE 8, R.O.W.C.T.

M.V.U.D. WATER METER EASEMENT DEED BOOK 9596, PAGE 464, R.O.W.C.T.

GREEN INFRASTRUCTURE EASEMENT PLAT BOOK 82, PAGE 8, R.O.W.C.T.

20' CROSS ACCESS EASEMENT PLAT BOOK 82, PAGE 8, R.O.W.C.T.

PEDESTRIAN ACCESS EASEMENT PLAT BOOK 82, PAGE 8, R.O.W.C.T.

20' PUBLIC DRAINAGE ESMT. DEED BOOK 1707, PAGE 997, R.O.W.C.T.

20' SANITARY SEWER EASEMENT PLAT BOOK 82, PAGE 8, R.O.W.C.T.

15'X15' MVUD EASEMENT DEED BOOK 1707, PAGE 997, R.O.W.C.T.

MVUD WATER METER EASEMENT D.B. 9596, PG. 464, R.O.W.C.T.

20' M.T.E. EASEMENT PLAT BOOK 82, PAGE 8, R.O.W.C.T.

ELECTRIC DUCT BANK

PROPOSED SANITARY SEWER

15' MVUD ESMT. DEED BOOK 1707, PAGE 997, R.O.W.C.T.

25' X 15' M.V.U.D. EASEMENT BK 1707, PG 997, R.O.W.C.T.

20' LANDSCAPE BUFFER YARD PLAT BOOK 29, PAGE 46, R.O.W.C.T.

15' PUBLIC UTILITY & DRAINAGE EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

DRAINAGE EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

LANDSCAPE ESMT. BK 1011, PG 173 R.O.W.C.T.

30' SEWER EASEMENT

10' ACCESS EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

40' P.U.D.E. PLAT BOOK 29, PAGE 46, R.O.W.C.T.

MAP 62, PARCEL 80.62
COOL SPRINGS CORPORATE CENTRE LLC
DEED BOOK 6820, PAGE 750, R.O.W.C.T.

SEWER SERVICE DEPTH=4.55'
SEWER SERVICE DEPTH=7.95'
SEWER SERVICE DEPTH=6.40'
SEWER SERVICE DEPTH=7.75'
SEWER SERVICE DEPTH=8.15'
SEWER SERVICE DEPTH=11.13'
SEWER SERVICE DEPTH=8.47'
SEWER SERVICE DEPTH=7.80'
SEWER SERVICE DEPTH=13.19'
SEWER SERVICE DEPTH=10.39'
SEWER SERVICE DEPTH=9.14'
SEWER SERVICE DEPTH=13.66'

MATCH 2 OF 3
MATCH 3 OF 3

MATCH 2 OF 3
MATCH 3 OF 3

FINAL PLAT
COOL SPRINGS EAST SUBDIVISION
FINAL PLAT
SECTION 17, REVISION 2
801 CRESCENT CENTRE DRIVE
COF#8693
9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1" = 50'
DATE: March 5, 2025 JOB NO.24-0317
SHEET 2 OF 3

RaganSmith
a Pape-Dawson company

G:\24-0317\1-SURVEY\PLAT\24-0317 - SHEET3.DWG

SEE NOTE 2.

0 50 100

MATCH 2 OF 3
MATCH 3 OF 3

MATCH 2 OF 3
MATCH 3 OF 3

ZONED: RC12
MAP 62, PARCEL 10.12
COOL SPRINGS CORPORATE CENTRE LLC
DEED BOOK 6820, PAGE 746, R.O.W.C.T.

LOT 673
COOL SPRINGS EAST SUBDIVISION
SECTION 17, REVISION 1 OF LOT 658
PLAT BOOK 29, PAGE 46, R.O.W.C.T.

MAP 62, PARCEL 80.62
COOL SPRINGS CORPORATE CENTRE LLC
DEED BOOK 6820, PAGE 750, R.O.W.C.T.

BUILDING 8

MAP 62, PARCEL 14.03
INDUSTRIAL DEV BOARD OF THE CITY OF FRANKLIN
NOT OF RECORD

PARKING LOT

PARKING LOT

PARKING LOT

PARKING LOT

ELECTRIC DUCT BANK

PROPOSED SANITARY SEWER

15' MVUD ESMT. DEED BOOK 1707, PAGE 997, R.O.W.C.T. RSA

30' SEWER EASEMENT

SEWER SERVICE DEPTH=7.80'

SEWER SERVICE DEPTH=13.19'

BEGIN PROPOSED SANITARY SEWER

40' P.U.D.E. PLAT BOOK 29, PAGE 46, R.O.W.C.T.

SEWER SERVICE DEPTH=10.39'

ELECTRIC DUCT BANK

10' ACCESS EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

SEWER SERVICE DEPTH=9.14'

SEWER SERVICE DEPTH=13.66'

SEWER SERVICE DEPTH=6.47'

15' PUBLIC UTILITY & DRAINAGE EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

25' X 15' M.V.U.D. EASEMENT BK 1707, PG 997, R.O.W.C.T.

20' LANDSCAPE BUFFER YARD PLAT BOOK 29, PAGE 46, R.O.W.C.T.

10' PUBLIC ACCESS EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

DRAINAGE EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

10' WATER LINE EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

10' GAS LINE EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

20' P.U.D.E. PLAT BOOK 29, PAGE 46, R.O.W.C.T.

35' P.U.D.E. PLAT BOOK 29, PAGE 46, R.O.W.C.T.

40' P.U.D.E. PLAT BOOK 29, PAGE 46, R.O.W.C.T.

DRAINAGE EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

30' RIPARIAN ZONE 2

30' RIPARIAN ZONE 1

MTEMC ELECTRIC LINE EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

DRAINAGE EASEMENT PLAT BOOK 29, PAGE 46, R.O.W.C.T.

SEWER SERVICE DEPTH=12.98'

TOP OF BANK

TOP OF BANK

CL CREEK

CL CREEK

GAS

GAS

GAS

N26°09'33"E 751.95'

N87°54'20"W 299.80'

S75°23'03"W 182.87'

S80°33'34"W 172.33'

S78°30'49"W 212.00'

S22°53'18"W 150.98'

BUCHANNAN BRANCH

CAROTHERS PARKWAY
MAJOR ARTERIAL (R/W WIDTH VARIES)

PB 29, PG 46 R.O.W.C.T.

PLAT BOOK 8, PAGE 8, R.O.W.C.T.

(R/W WIDTH VARIES)

C4 C7 C8 C10 C15

L8

L2

8"S 8"S 8"S 8"S 8"S

48" RCP 48" RCP 48" RCP

36" RCP 36" RCP 36" RCP 36" RCP

24" RCP 24" RCP 24" RCP 24" RCP

18" RCP 18" RCP 18" RCP 18" RCP 18" RCP

6" PVC 6" PVC

IR(N) IR(O) RSA PK(O) HCC

LINE TABLE

LINE	BEARING	DISTANCE
L1	N70°12'48"W	86.24
L2	S26°23'10"W	21.59
L3	N25°39'50"E	40.06
L4	S64°20'10"E	49.00
L5	N44°36'23"E	9.60
L6	S24°32'41"W	76.61
L7	S12°05'41"W	41.29
L8	S70°14'10"E	134.20

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	45.00	71.94	091°35'51"	46.27	64.52	N27°35'50"W
C2	45.00	71.92	091°34'26"	46.25	64.51	S64°00'00"W
C3	520.00	314.11	034°36'38"	162.01	309.36	N87°31'07"W
C4	270.00	295.18	062°38'21"	164.29	280.70	N73°30'15"W
C5	305.00	893.47	167°50'32"	2863.95	606.57	N41°44'22"E
C6	760.00	257.36	019°24'07"	129.92	256.13	S64°02'13"E
C7	330.00	280.07	048°37'38"	149.10	271.74	S78°58'09"E
C8	460.00	265.32	033°02'48"	136.46	261.65	S86°45'34"E
C9	50.00	79.47	091°03'53"	50.94	71.36	S25°27'16"E
C10	5564.14	252.34	002°35'54"	126.19	252.32	S21°49'43"W
C11	25.00	10.16	023°17'31"	5.15	10.09	N56°15'08"E
C12	90.00	80.91	051°30'24"	43.42	78.21	N42°08'42"E
C13	760.00	117.59	008°51'55"	58.91	117.48	N58°46'07"W
C14	760.00	139.76	010°32'12"	70.08	139.57	N68°28'10"W
C15	520.00	91.15	010°02'35"	45.69	91.03	N80°11'52"E
C16	520.00	222.97	024°34'02"	113.22	221.26	S82°29'49"E

LEGEND

- IR(N) IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IR(O) IRON ROD (OLD)
- PK(O) PK NAIL (OLD)
- FIRE HYDRANT
- WATER METER
- LIGHT STANDARD
- YARD LIGHT
- ELECTRIC BOX
- TRANSFORMER PAD
- GAS METER
- SANITARY SEWER MANHOLE
- WATER VALVE
- GAS VALVE
- FIBER OPTIC
- CATCH BASIN
- AREA DRAIN
- WATER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- OVERHEAD ELECTRIC POWER LINE
- SANITARY SEWER LINE

NOTE

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES, CERTIFICATES, AND VICINITY MAP.

MARK HERRICK
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2356
3/14/2025

FINAL PLAT
COOL SPRINGS EAST SUBDIVISION
FINAL PLAT
SECTION 17, REVISION 2
801 CRESCENT CENTRE DRIVE
COF#8693
9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1" = 50'
DATE: March 5, 2025 JOB NO.24-0317
SHEET 3 OF 3

RaganSmith
a Pape-Dawson company

G:\24-0317\1-SURVEY\PLAT\24-0317 - SHEET3.DWG

City of Franklin

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

File #: 21-0301

DATE: March 7, 2025

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 City Hall, Site Plan, Developing 103,156 Square Feet Of Office Space And 4,444 Square Feet Of Commercial Space, On 4.27 Acres, Located at 109 3rd Avenue South.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8705
Applicant: Stephen Zilles, OHM-Advisors
Owner: City of Franklin

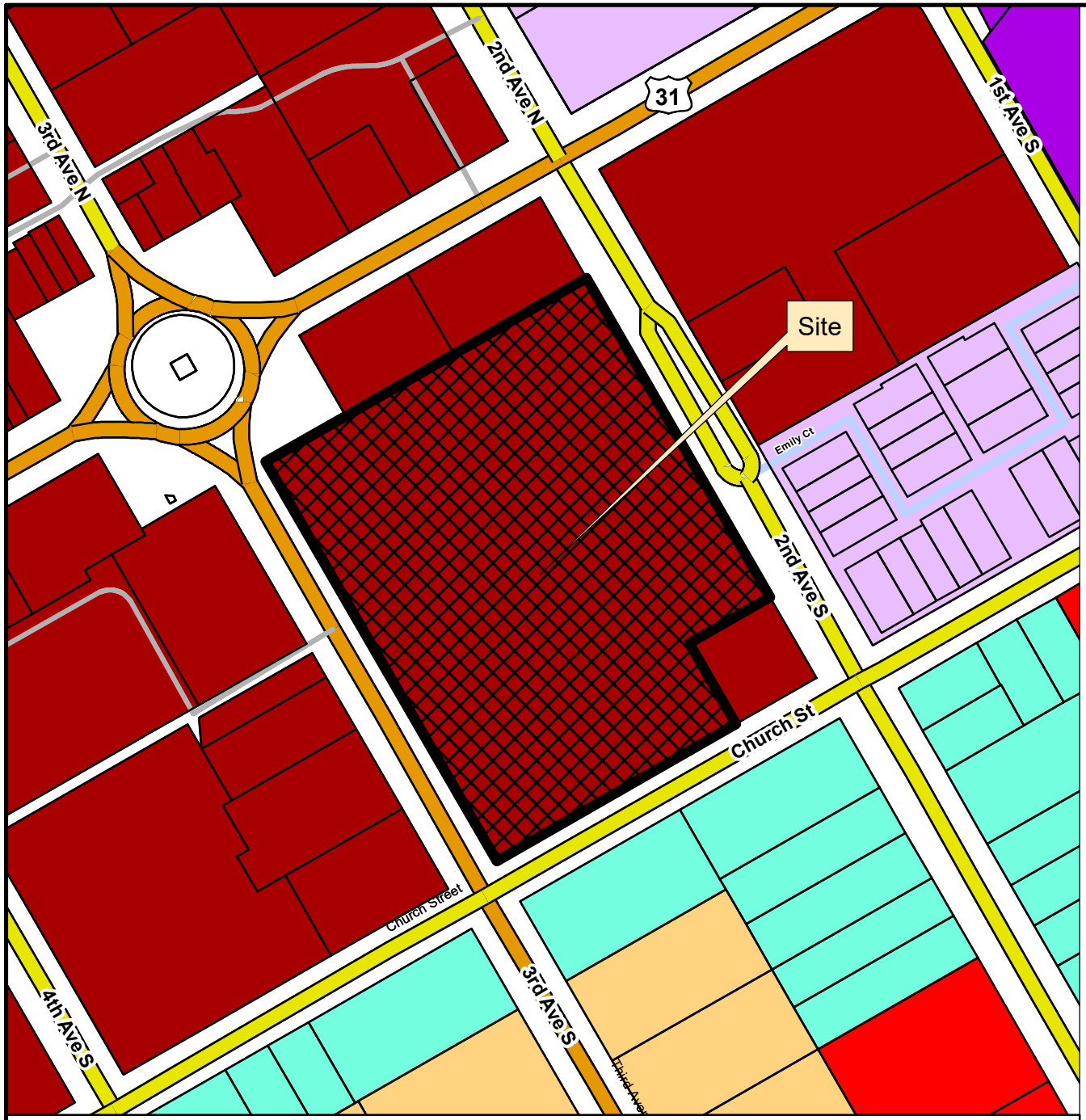
BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan for a new building located at 109 3rd Avenue South that will feature 103,156 square feet of office space and 4,444 square feet of commercial space. The plan also includes subterranean parking and a public park. The property is zoned Downtown District (DD) and consists of 4.27 acres. The new building will serve as the new Franklin City Hall and replace the former facility. The DD Zoning District permits both civic and commercial uses. The property is within the Historic Preservation Overlay and the applicant has received a Certificate of Appropriateness from the Historic Zoning Commission for the design of the building.

PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.

5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City's project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval, with conditions, of the Franklin City Hall Site Plan.



FRANKLIN CITY HALL
SITE PLAN

Project Information

Existing Zoning: DD Downtown District
Overlay Districts: CFO, HPO
Site Acreage: 4.27 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Feet: 107,600 SF

Legend

**CFO and HPO are not shown for clarity purposes.

- Franklin City Hall
- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8705

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

Performance Agreement and Surety

General Issues

32. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this 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.)

46. Landscape

jason.arnold@franklintn.gov No Landscaping Surety will be associated with this site plan.

Planning

General Issues

5. FMPC Approval

joseph.bryan@franklintn.gov Advisory comment: because this is located in the Civic Institutional Zoning District, it will require approval by the Franklin Municipal Planning Commission.

48. Material Breakdown Charts

joseph.bryan@franklintn.gov Applicant shall provide the material breakdown charts at one stop.

Preservation/HZC

General Issues

42. Certificate of Appropriateness

emily.huffer@franklintn.gov Applicant shall come back to the Historic Zoning Commission for approval of the park elements prior to a building permit.

43. Stairs on Square

emily.huffer@franklintn.gov Applicant shall come back to the Historic Zoning Commission for approval of the stair design change prior to a building permit.

Stormwater

General Issues

1. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	The amount of disturbance on this project has triggered the NPDES requirements as specified below. Provide the notice of coverage . ***Please note that no Stormwater/Grading permit will be issued and this comment will remain open until an NOC is received.*** ***If a NOC has already been issued please submit a copy of the NOC & SWPPP.***

2. EPSC

Doug.Noonan@franklintn.gov	Comment not fully addressed. • The dewatering plan is not sufficient. The BMP used allows water to sheet flow across the work area and into the street. The dewatering plan shall show how the excavation is dewatered, where it flows to once treated, and where/how it gets into the storm system without impacting streets/adjacent properties. Keep in mind once the water passes through the BMP it is considered treated and should not flow across the work area or come in contact with sediment before discharging offsite. • Is the dewatering setup within the area proposed to be excavated? • The intial and the interim plan are the same

37. EPSC

Doug.Noonan@franklintn.gov	Comment not addressed, "Applicant shall show all infrastructure on the final EPSC plan." Show all stormwater infrastructure.

Zoning

General Issues

23. Dumpsters

shanna.mccoy@franklintn.gov	Issue re-opened This submittal does not include the pedestrian access gate. [Edited By Shanna McCoy]

24. Lighting

shanna.mccoy@franklintn.gov	This comment has not been completely addressed. There are still areas that exceed the maximum 10 foot-candle allowance.

47. Address

william.holcomb@franklintn.gov	Please make sure the correct address is on all pages of the plan submittal. The parking garage is 108 2nd Ave S

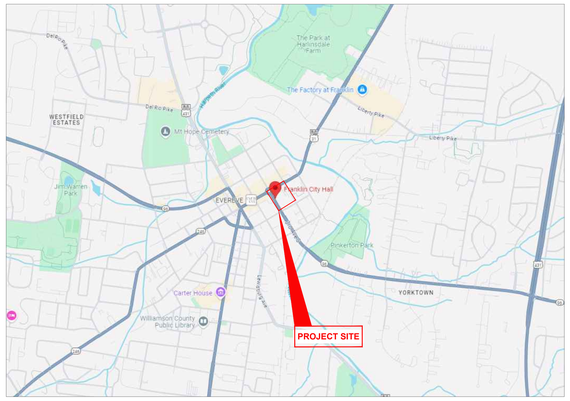
7/29/2024 10:09:25 AM

CITY OF FRANKLIN

FRANKLIN, TENNESSEE

FRANKLIN CITY HALL SITE PLAN

241021



VICINITY MAP

NTS

PROJECT CONTACTS

SITE ENGINEER
JAMES G. GOLIAS II
2964 SIDCO DRIVE
NASHVILLE, TENNESSEE 37204
(615) 349-4025
JGOLIAS@VERDANTAS.COM

ARCHITECT OF RECORD
OHM ADVISORS
GARY SEBACH
209 10TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37203
(615) 649-5264
GARY.SEBACH@OHM-ADVISORS.COM

ARCHITECT/PROJECT MANAGER
STUDIO 8 DESIGN
ANNA RUTH KIMBROUGH
56 LINDSLEY AVENUE
NASHVILLE, TENNESSEE 37210
(615) 250-8150
ARKIMBROUGH@S8-DESIGN.COM

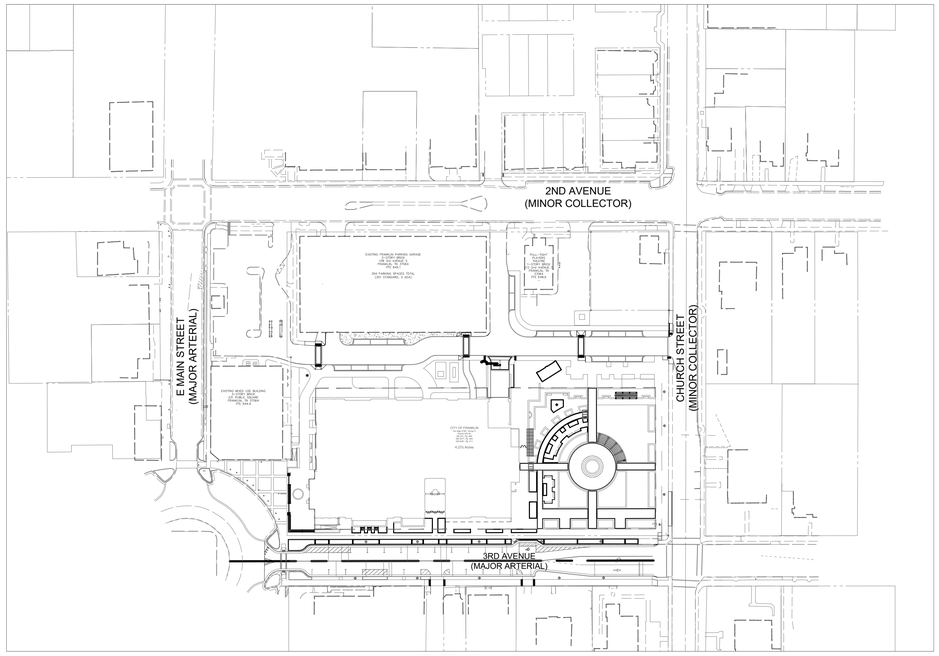
STRUCTURAL & MEP ENGINEER
GENESIS ENGINEERING
RUSSELL SKRABUT
134 4TH AVENUE NORTH
FRANKLIN, TN 37064
(615) 628-7279
RASKRABUT@GENENG.NET

LANDSCAPE ARCHITECTS
KISER VOGRIN DESIGN
KATIE RUDOWSKY GARRETT
5005 MERIDIAN BLVD, STE 100
FRANKLIN, TENNESSEE 37067
(615) 708-0567
KATIE@KISERVOGRIN.COM

PROPERTY OWNER
CITY OF FRANKLIN
ERIC STUCKEY
109 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

SITE DATA CHART

PROJECT NAME:	FRANKLIN CITY HALL
PROJECT #:	241021
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
ACREAGE/SQUARE FOOTAGE:	4.27 / 186,027 SF
REGULATIONS	
BASE ZONING:	DD (DOWNTOWN DISTRICT)
OVERLAY ZONING:	HISTORIC PRESERVATION CENTRAL FRANKLIN
BUILDING TYPES APPLIED:	MIXED USE
FRONTAGE TYPES APPLIED:	URBAN FRONTAGE
SETBACKS-	
FRONT YARD:	NO CLOSER THAN SMALLEST SETBACK OF HISTORIC STRUCTURES ON THE SAME BLOCK FACE IF THE BLOCK FACE HAS NO HISTORIC STRUCTURE THEN USE THE OPPOSITE BLOCK FACE RANGE AS ABOVE.
SIDE YARD:	10 FEET
REAR YARD:	15 FEET
OFFICE SF, BY USE:	103,156 SF
COMMERCIAL/RETAIL SF, BY USE:	4,444 SF
TOTAL OCCUPIED SF:	107,600 SF
BUILDING HEIGHT:	3-STORY
MINIMUM LANDSCAPE SURFACE AREA:	0%
OPEN SPACE SF REQUIRED:	5% OF LOT (9,301 SF)
NATURAL AREA SF REQUIRED:	0 SF
TREE CANOPY RETENTION ACREAGE:	0.06 ACRES
PARKING REQUIRED, BY USE:	432 SPACES (4 PER 1000 SF)
PARKING PROVIDED, BY USE:	518 TOTAL SPOTS
HISTORIC RESOURCE TREATMENT (Y/N):	N



SITE PLAN

SCALE: 1 = 80'

Sheet List Table	
Sheet Number	**Sheet Title**
C0.0	TITLE SHEET
C0.1	NOTES AND LEGEND
C0.2	NOTES AND LEGEND
C0.3	DETAILS
C0.4	DETAILS
C0.5	DETAILS
C0.6	DETAILS
C0.7	DETAILS
C0.8	DETAILS
C0.9	STORMWATER DETAILS
C0.10	STORMWATER DETAILS
C0.11	TYPICAL SECTIONS
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C3.0	GRADING AND DRAINAGE PLAN
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VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION / DATE
ZONING ORDINANCE	7/1/2024
SUBDIVISION REGULATIONS	1/1/2022
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2024
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	5/22/2024

THIS SITE IS LOCATED WITHIN ZONE X, PER THE FEMA FIRM MAP 47187C0211G, EFFECTIVE 12/22/2016

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WWW.VERDANTAS.COM

JAMES G. GOLIAS II — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE
03/06/2025

ISSUE / REVISIONS: SITE PLAN RESUBMITTAL 03/06/2025

DATE 03/06/2025 | PROJ. NUMBER 1068.20-0010 | PROJ. MGR PM | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

TITLE SHEET

SHEET C0.0

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7/29/2024 10:09:25 AM

GENERAL NOTES

UNLESS SPECIFICALLY SET FORTH HEREIN, ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND SPECIFICATIONS, THE LATEST EDITION OF THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE CITY OF FRANKLIN.

EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" THICK PRE-MOLDED RUBBERIZED EXPANSION JOINT FILLER (MANUFACTURED BY J.D. RUSSELL COMPANY, OR EQUAL). BITUMINOUS FIBERBOARD SHALL NOT BE USED. EXPANSION JOINT MATERIAL SHALL EXTEND THE FULL WIDTH OF THE SIDEWALK AND THE DEPTH SHALL EXTEND TO WITHIN 1 INCH OF THE TOP SURFACE. SPACE EXPANSION JOINTS AT 30 FEET MAXIMUM SPACING AND AT EACH DRIVEWAY AND AT ANY COLD JOINT. EXPANSION JOINTS ARE ALSO REQUIRED AT THE BACK EDGE OF DRIVEWAY APPROACHES BETWEEN THE APPROACH AND THE PRIVATE DRIVE AND AT EACH SIDE INTERFACE WITH THE SIDEWALK.

1" THICK PRE-MOLDED EXPANSION JOINTS ARE REQUIRED WHEN SIDEWALKS ARE ADJACENT TO CURVED SECTIONS OF THE STREET CURB AND WHEN CURB IS PLACED ADJACENT TO BUILDINGS AND/ OR RETAINING WALLS. USE 1/2" ISOLATION JOINTS AROUND OTHER FIXED OBJECTS LIKE UTILITY POLES AND HYDRANTS. USE 1/2" EXPANSION JOINTS BETWEEN THE CURB AND SIDEWALKS WHERE CONSTRUCTED ADJACENT TO EACH OTHER.

NO CONCRETE SHALL BE LEFT ABOVE THE EXPANSION MATERIAL OR ACROSS THE JOINT AT ANY POINT. ANY CONCRETE SPANNING THE ENDS OF THE JOINT NEXT TO THE FORMS SHALL BE CAREFULLY CUT AWAY AFTER THE FORMS ARE REMOVED. BEFORE THE PAVEMENT IS OPENED TO TRAFFIC, THE GROOVE ABOVE THE EXPANSION JOINT MATERIAL SHALL BE CLEANED AND SEALED WITH JOINT SEALING MATERIAL.

ALL DISTURBED AREAS ARE TO BE RESTORED (SEEDED, MULCHED, AND FERTILIZED) BY THE CONTRACTOR AND SHALL PROCEED WITH JOB PROGRESSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVING ANY EXCESS MATERIALS AT THE SITE AND MAINTAINING ALL SEEDED AND MULCHED AREAS UNTIL PROJECT COMPLETION AND FINAL INSPECTION BY THE ENGINEER. A RESIDENTIAL YARD SHALL BE RESTORED WITHIN TWENTY-ONE (21) DAYS AFTER CONSTRUCTION.

THE CONTRACTOR SHALL LIMIT THEIR WORK AREA TO THE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THESE PLANS UNLESS WRITTEN PERMISSION IS GIVEN BY THE PROPERTY OWNER AND APPROVED BY THE CITY OF FRANKLIN.

ALL OSHA, STATE AND LOCAL SAFETY REGULATIONS SHALL BE FOLLOWED DURING CONSTRUCTION.

NO CONSTRUCTION SHALL COMMENCE UNTIL ALL COUNTY, STATE AND CITY OF FRANKLIN PERMITS HAVE BEEN ISSUED, AS REQUIRED. THE CONTRACTOR SHALL PAY ALL CHARGES AND FEES ASSOCIATED WITH THE PERMITS.

THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE CITY OF FRANKLIN. LOCAL TRAFFIC MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION UNLESS OTHERWISE NOTED IN THESE PLANS.

ACTIVITIES AND LAND USE ADJACENT TO THIS PROJECT MAY BE AFFECTED BY CONSTRUCTION NOISE. IN ORDER TO MINIMIZE ANY ADVERSE CONSTRUCTION NOISE IMPACTS, DO NOT OPERATE POWER-OPERATED CONSTRUCTION-TYPE DEVICES BETWEEN THE HOURS OF 8PM AND 7AM. IN ADDITION, DO NOT OPERATE AT ANY TIME ANY DEVICE IN SUCH A MANNER THAT THE NOISE CREATED SUBSTANTIALLY EXCEEDS THE NOISE CUSTOMARILY AND NECESSARILY ATTENDANT TO THE REASONABLE AND EFFICIENT PERFORMANCE OF SUCH EQUIPMENT.

THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. PROVIDE THE INSTALLATION AND OPERATION OF ALL WORK ZONE TRAFFIC CONTROL AND WORK ZONE TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.

CONSTRICT ALL ACTIVITIES, EQUIPMENT STORAGE, AND STAGING TO WITHIN THE CONSTRUCTION LIMITS. UNLESS OTHERWISE IDENTIFIED IN THE PLANS OR PROPOSAL, THE CONSTRUCTION LIMITS ARE IDENTIFIED AS 30 FEET FROM THE EDGE OF PAVEMENT. SUBMIT A WRITTEN REQUEST TO THE PROJECT ENGINEER TO USE ANY AREA OUTSIDE THESE LIMITS. THE DOCUMENT SUBMITTED MUST CLEARLY IDENTIFY THE AREA AND EXPLAIN THE PROPOSED USE AND RESTORATION OF THE AREA. USE OF THESE AREAS FOR DISPOSAL OF WASTE MATERIAL AND CONSTRUCTION DEBRIS, EXCAVATION OF BORROW MATERIAL AND PLACEMENT OF PORTABLE PLANTS IS PROHIBITED. THE REQUEST MUST BE APPROVED, IN WRITING, BEFORE THE CONTRACTOR HAS PERMISSION TO USE THE AREA. ANY ITEMS DAMAGED BEYOND THE CONSTRUCTION LIMITS, AS DEFINED ABOVE, WILL BE REPLACED IN KIND OR AS APPROVED BY THE PROJECT ENGINEER.

MATERIALS AND SPECIFICATIONS

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW OF PREMIUM QUALITY, PROPER AND SUFFICIENT FOR THE PURPOSE INDICATED. THE CONTRACTOR SHALL FURNISH, UPON REQUEST, SATISFACTORY EVIDENCE AS TO TYPE AND QUALITY OF MATERIALS. WORKMANSHIP RELATED TO INSTALLATION AND CONSTRUCTION OF ITEMS SHALL BE OF PREMIUM QUALITY, MEETING OR EXCEEDING INDUSTRY STANDARDS.

ALL ITEMS AND/OR MATERIAL PROPOSED BY THE CONTRACTOR FOR SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER AND OWNER IN WRITING AND SHALL BE EQUAL OR SUPERIOR TO THE ITEMS SPECIFIED IN THE CONTRACT DOCUMENTS. IF SAID SUBSTITUTION PROPOSED BY THE CONTRACTOR FOR A SPECIFIED ITEM REQUIRES ENGINEERING REVISIONS, THE TOTAL EXPENSE OF SAID REVISIONS SHALL BE PAID BY THE CONTRACTOR.

ANY ITEMS OF LABOR AND MATERIALS REQUIRED BUT NOT SHOWN AS A SEPARATE PAY ITEM IN THE PROPOSAL SHALL BE FURNISHED AND INSTALLED AS INCIDENTAL TO THE CONTRACT, EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS.

TESTING BY OWNER

THE CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED TESTS IN THEIR BID PRICE AND NO SEPARATE COMPENSATION IS TO BE MADE FOR SAID TESTING.

CITY OWNED TRAFFIC SIGNS, POSTS, SIGNALS, AND POLES

TRAFFIC SIGNS, POSTS, SIGNAL EQUIPMENT AND POLES THAT ARE NOT INTENDED TO BE REUSED SHALL BE CAREFULLY REMOVED, CLEANED AND DELIVERED TO THE CITY MAINTENANCE GARAGE FOR INSPECTION AND STORAGE. IF ANY OF THOSE ITEMS GET DAMAGED BY THE CONTRACTOR THEY SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CITY.

RESPONSIBILITY

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THEIR WORK IN SUCH A MANNER AS NOT TO DAMAGE OR DESTROY ANY EXISTING FEATURE, (I.E. EXISTING INLETS, CONDUITS, ETC.) WHICH IS NOT MARKED FOR REPLACEMENT OR REMOVAL. IF ANY SUCH DAMAGE DOES OCCUR DUE TO THE OPERATIONS OF THE CONTRACTOR, THEY SHALL REPLACE THE DAMAGED PORTION AT THEIR EXPENSE.

THE CONTRACTOR SHALL EXERCISE DUE CARE DURING CONSTRUCTION SO AS NOT TO DESTROY ANY TREES, PLANTS, SHRUBS OR STRUCTURES OUTSIDE OF THE INDICATED WORK LIMITS AND THOSE NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION WITHIN THE WORK LIMITS.

IN SOME INSTANCES, THE CONTRACTOR WILL BE REQUIRED TO EXCAVATE UNDER AND AROUND THE EXISTING UTILITIES. EXTREME CARE SHOULD BE USED NOT TO DAMAGE THE UTILITY DURING THIS OPERATION.

LAYOUT DIMENSIONS

UNLESS OTHERWISE NOTED DIMENSIONS ARE TO THE FACE OF GUTTER/EDGE OF PROPOSED PAVEMENT.

GENERAL NOTES

GRADING PLANS

SPOT ELEVATIONS ARE TO TOP OF FINISHED GRADE, CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE APPROPRIATE SUBGRADE TO ACHIEVE THE FINISHED GRADE INDICATED BY THE SPOT ELEVATION.

SPOT ELEVATIONS IN THE AREA OF STAIRS SHALL GENERALLY REPRESENT THE TOP AND BOTTOM ELEVATION OF THE STEPS, SEE STOOP DETAILS FOR INTERMEDIATE STEPS DIMENSIONS.

STORM WATER POLLUTION, EROSION CONTROL AND DUST CONTROL

THE CONTRACTOR SHALL TAKE EXTREME CARE AND UTILIZE BEST MANAGEMENT PRACTICES TO CONTROL SEDIMENT AND EROSION DURING THE PROJECT AND TO PREVENT UNNECESSARY EROSION AND SILTATION AT ALL POINTS OF THE PROJECT. EROSION CONTROL, DISTURBANCE AND RESTORATION PRACTICES SHALL FOLLOW THE TENNESSEE EROSION AND CONTROL HANDBOOK. TEMPORARY SEEDING AND MULCHING; STRAW BALES, SLOPE DRAINS, SILT FENCE, INLET PROTECTION, ETC., SHALL BE USED AS NECESSARY OR AS DIRECTED BY THE OWNER/ENGINEER, THE COST OF WHICH SHALL BE INCIDENTAL TO THE OVERALL CONTRACT PRICE.

DUST SHALL BE KEPT TO A MINIMUM. COST OF EQUIPMENT, WATER, LABOR AND MATERIAL, ETC. REQUIRED TO PERFORM DUST CONTROL SHALL BE INCIDENTAL TO THE OVERALL BID PRICE.

COORDINATION WITH OTHER CONTRACTORS

OTHER CONTRACTORS AND/OR UTILITY COMPANIES MAY BE WORKING IN THIS AREA CONCURRENT WITH THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE WORK ACTIVITIES WITH ALL OTHER CONTRACTORS IN THE AREA.

DOWN TIME DUE TO FIELD CONFLICTS

DURING THE CONSTRUCTION ACTIVITIES OF THIS PROJECT, THERE MAY BE TIMES WHEN THE CONSTRUCTION IN SOME AREAS MAY NEED TO BE SUSPENDED PENDING RESPONSE ON, OR RESOLUTION TO AN ISSUE FROM THE OWNER AND/OR ENGINEER. THE CONTRACTOR, IN THIS CASE SHALL MOVE THE CREWS AND EQUIPMENT TO WORK IN A DIFFERENT AREA OR ON A DIFFERENT TASK. COST OF MOBILIZING AND DEMOBILIZING OF THE CONTRACTORS WORK CREWS AND EQUIPMENT INCLUDING "DOWNTIME" SHALL BE INCIDENTAL TO THE OVERALL BID PRICE FOR THIS PROJECT.

UTILITY NOTES

(1) THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) OR NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 AS REQUIRED BY TCA 65-31-106 WILL BE REQUIRED.

(2) UNLESS OTHERWISE NOTED, ALL UTILITY ADJUSTMENTS WILL BE PERFORMED BY THE UTILITY OR ITS REPRESENTATIVE. THE CONTRACTOR AND UTILITY OWNERS WILL BE REQUIRED TO COOPERATE WITH EACH OTHER IN ORDER TO EXPEDITE THE WORK REQUIRED BY THIS CONTRACT. ON CONTRACTS WHERE CONSTRUCTION STAKES, LINES, AND GRADES ARE CONTRACT ITEMS, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE RIGHT-OF-WAY OR SLOPE STAKES, DITCH OR STREAM BED GRADES, OR OTHER ESSENTIAL SURVEY STAKING TO PREVENT CONFLICTS WITH THE HIGHWAY CONSTRUCTION. FREQUENTLY, THIS WILL BE REQUIRED AS THE FIRST ITEM OF WORK AND AT ANY LOCATION ON THE PROJECT DIRECTED BY THE ENGINEER,THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY ACTIVITIES AND SCHEDULES.

(3) THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.

(4) PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS. ADVANCE CLEAR CUTTING MAY BE REQUIRED BY THE ENGINEER AT ANY LOCATION WHERE CLEARING IS CALLED FOR IN THE SPECIFICATIONS AND CLEAR CUTTING IS NECESSARY FOR A UTILITY RELOCATION. ANY ADDITIONAL COST WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE CLEARING ITEM SPECIFIED IN THE PLANS.

(5) THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY IN ACCORDANCE WITH TCA 65-31-106. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC AT 1-800-351-1111 WILL BE REQUIRED.THIS PLAN SHOWS THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES (GAS, WATER, STORM SEWER, SANITARY SEWER, TELEPHONE, ELECTRIC, ETC.). THE PREPARER DOES NOT GUARANTEE THEIR ACCURACY OR CORRECTNESS. THE UTILITY INFORMATION PROVIDED ON THE PLANS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE UTILITY AS WELL AS THE SERVICE LATERALS AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PRACTICE CARE DURING THE GRADING AND TRENCH EXCAVATION AND SHALL BE RESPONSIBLE FOR REPLACING ANY SERVICES THAT ARE DAMAGED DURING CONSTRUCTION AT THEIR EXPENSE.DURING CONSTRUCTION, THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE OWNERS OF THE UNDERGROUND FACILITIES ANY BREAK OR LEAK IN THE FACILITIES, OR ANY DENT, GOUGE, GROOVE OR OTHER DAMAGE. THE CONTRACTOR SHALL NOTIFY NEARBY OCCUPANTS OF ANY EMERGENCY SITUATION THAT MAY ARISE.

UTILITY NOTES CONTINUED

THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:

CABLE:
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT:GARY MCKINNEY
CELL PHONE:6154566397
Email:GARY_MCKINNEY@COMCAST.COM

CABLE:
WINDSTREAM
CONTACT:TOMMY RAYFIELD
CELL PHONE:9319941249
Email:TOMMY.RAYFIELD@WINDSTREAM.COM

ELECTRIC:
MIDDLE TENNESSEE ELECTRIC (MTE)
555 NEW SALEM HIGHWAY
MURFREESBORO, TN 37129
CONTACT:KEVIN OGLES
OFFICE PHONE:6154941529
Email:KEVIN.OGLES@MTE.COM

FIBER:CITY OF FRANKLIN
555 NEW SALEM HIGHWAY
MURFREESBORO, TN 37129
CONTACT:MIKE PROCTOR
OFFICE PHONE:6155506604
CELL PHONE:6152891036
Email:MIKEP@FRANKLINTN.GOV

TELEPHONE:
AT&T
166 SOUTH CANNON AVENUE
MURFREESBORO, TN 37129
CONTACT:LEE KORNEGAY
OFFICE PHONE:6158482082
CELL PHONE:6156317221
Email:KK4096@ATT.COM

TELEPHONE:
XO COMMUNICATIONS / VERIZON
CONTACT:ERIC HAGA
CELL PHONE:6152898290
Email:ERIC.HAGA@VERIZON.COM

WATER:
CITY OF FRANKLIN
124 LUMBER DRIVE FRANKLIN, TN 37064
CONTACT:BEN MCNEIL
OFFICE PHONE:6157944554
Email:BEN.MCNEIL@FRANKLINTN.GOV

CABLE:
LUMEN
2530 PERIMETER PLACE DRIVE
NASHVILLE, TN 37214
CONTACT:JEFFREY CANNON
OFFICE PHONE:6152631128
CELL PHONE:6154196617
Email:JEFFREY.CANNON@LUMEN.COM

CABLE:
ZAYO
CONTACT:FORREST ANTIQUE
CELL PHONE:2703121539
Email:FORREST.ANTIQUE@ZAYO.COM

ELECTRIC:
MIDDLE TENNESSEE ELECTRIC (MTE)
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT:ERIK HALE
OFFICE PHONE:6155954669
Email:ERIKHALE@MTE.COM

GAS:
ATMOS ENERGY
810 CRESCENT DRIVE, SUITE 600
FRANKLIN, TN 37067
CONTACT: TERI LABELLA
OFFICE PHONE:615-418-6699
Email:TERI.LABELLA@ATMOSENERGY.COM

TELEPHONE:
AT&T
402 FRANKLIN ROAD
BRENTWOOD, TN 37027
CONTACT:MIKE BOGGESS
CELL PHONE:6159436572
Email:MB127D@ATT.COM

TELEPHONE:
XO COMMUNICATIONS / VERIZON
CONTACT:DAVID DICKERSON
OFFICE PHONE:615 777 7855
CELL PHONE: 615 507 5287
Email:DAVID.B.DICKERSON@VERIZON.COM

SANITARY SEWER:
CITY OF FRANKLIN
124 LUMBER DRIVE FRANKLIN, TN 37064
CONTACT:BEN MCNEIL
OFFICE PHONE:6157944554
CELL PHONE:6157913218
Email:BEN.MCNEIL@FRANKLIN.GOV

STORM & SANITARY NOTES

CONNECTIONS

EXISTING ROOF DRAINS, FOOTER DRAINS OR YARD DRAINS DISTURBED BY THE PROPOSED WORK SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS BY CONNECTING TO A STORM SEWER, MANHOLE, CATCH BASIN, AS DIRECTED BY THE OWNER / ENGINEER.

THE LOCATION, TYPE, SIZE AND GRADE OF REQUIRED REPLACEMENTS WILL BE DETERMINED BY THE FIELD INSPECTOR DURING CONSTRUCTION.

MANHOLES, CATCH BASINS AND INLETS

ALL CASTINGS FOR MANHOLES, CATCH BASINS AND INLETS SHALL CONFORM TO THOSE SPECIFIED IN THE STANDARD CONSTRUCTION DRAWINGS. ALL CASTINGS WHICH MIGHT BE SUBJECT TO VEHICLE TRAFFIC SHALL BE OF THE HEAVY DUTY GRADE. GRATED INLET TOPS SHALL BE PLACED AS SPECIFIED ON THE PLANS.

TOP OF CASTING ELEVATIONS ARE SUBJECT TO FINAL ADJUSTMENTS AS APPROVED BY THE OWNER / ENGINEER. ALL MANHOLES WITHIN WALK AREA SHALL HAVE A FLAT FLUSH COVER. ALL CASTINGS USED SHALL BE SUBJECT TO THE FINAL APPROVAL OF THE OWNER / ENGINEER. CONTRACTOR SHALL ENSURE ALL EXISTING MANHOLE LIDS ARE FREE OF ASPHALT MATERIAL AFTER PAVING AND ARE ABLE TO BE OPENED. IF ANY ASPHALT MATERIAL REMAINS ON THE LIDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STORM AND SANITARY SEWER FLOW THROUGHOUT THE PROJECT, FOR THE DURATION OF CONSTRUCTION. ALL COST FOR THE ABOVE SHALL BE INCIDENTAL TO THE CONTRACT.

REVIEW OF DRAINAGE FACILITIES

BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY OF FRANKLIN, THE CONTRACTOR WITH THE OWNER AND ENGINEER OR FIELD INSPECTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING CONDUITS AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.

ALL NEW CONDUITS, INLETS, CATCH BASINS, AND MANHOLES CONSTRUCTED AS A PART OF THE PROJECT SHALL BE FREE OF ALL FOREIGN MATTER AND IN A CLEAN CONDITION BEFORE THE PROJECT WILL BE ACCEPTED BY THE CITY.

ALL EXISTING SEWERS INSPECTED INITIALLY BY THE ABOVE-MENTIONED PARTIES SHALL BE MAINTAINED AND LEFT IN A CONDITION REASONABLY COMPARABLE TO THAT DETERMINED BY THE ORIGINAL INSPECTION. ANY CHANGE IN THE CONDITION RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.

PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCIDENTAL TO THE CONTRACT.

SANITARY SEWER LATERALS

ANY SANITARY SEWER LATERAL ENCOUNTERED DURING EXCAVATION SHALL BE EXPOSED BETWEEN THE SANITARY SEWER MAIN AND THE BUILDING. PROPERTY OWNERS SHALL BE NOTIFIED OF ANY POTENTIAL OUTAGE DUE TO RECONSTRUCTION OF SEWER LATERALS. CONTRACTOR SHALL MINIMIZE THE OUTAGE PERIOD DUE TO RE-CONSTRUCTION OR BREAKING OF SANITARY LATERALS. WHEN POSSIBLE THE SANITARY SEWER LATERAL SHALL BE RE-CONSTRUCTED TO BE UNDER THE PROPOSED UTILITY CROSSING AND THEN BEND BACK UP TO THE HOUSE CONNECTION. IF RE-CONSTRUCTION IS NOT FEASIBLE, NOTIFY THE ENGINEER AND MAINTAIN SERVICE THROUGH PUMPING OR BYPASS PIPING.

DEMOLITION NOTES

REMOVAL OF ITEMS

ABOVE OR AT GRADE ITEMS DESIGNATED TO BE REMOVED SHALL BE DE-ENERGIZED AND DISCONNECTED FROM CONNECTING UTILITIES AND REMOVED IN THEIR ENTIRETY AND PROPERLY DISPOSED OF AT AN APPROPRIATE STATE LICENSED DISPOSAL FACILITY. ANY VOIDS LEFT BY THE REMOVAL OF THE ITEM SHALL BE FILLED AND COMPACTED WITH NATIVE SOIL, OR SUITABLE GRANULAR MATERIAL.

BELOW GRADE ITEMS DESIGNATED TO BE REMOVED SHALL BE EXCAVATED DOWN A MINIMUM OF 5' BELOW GRADE, NEATLY SAW CUT AND PROPERLY DISPOSED OF AT AN APPROPRIATE STATE LICENSED DISPOSAL FACILITY. ANY VOIDS LEFT BY THE REMOVAL OF THE ITEM SHALL BE FILLED AND COMPACTED WITH NATIVE SOIL OR SUITABLE GRANULAR MATERIAL.

UTILITIES MARKED TO BE REMOVED SHALL BE REMOVED WITHIN ANY PROPOSED EXCAVATION ZONE AND MAY BE ABANDONED IN PLACE BEYOND THE EXCAVATION ZONES.

UTILITIES TO BE ABANDONED SHALL BE CLEANLY CUT AT THE EXCAVATION LIMITS, PUMPED AND FILLED WITH LOW STRENGTH MORTAR PER ODOT ITEM 613 OR NON-SHRINK NON-METALLIC GROUT AND CAPPED WITH AN END CAP MANUFACTURED OF THE SAME MATERIAL AS THE UTILITY TO BE ABANDONED. PLEASE NOTE THAT ANY UTILITIES WITHIN 12" OF SUBGRADE SHALL BE REMOVED IN THEIR ENTIRETY.

REMOVE AND SALVAGE ITEMS

ITEMS TO BE REMOVED AND SALVAGED SHALL BE CLEANLY REMOVED FROM THEIR ANCHORAGE SUPPORTS AND CAREFULLY SHIPPED TO THE CITY MAINTENANCE FACILITY. CARE SHALL BE TAKEN TO NOT FURTHER DAMAGE THE SALVAGED ITEMS DURING LOADING, TRANSPORT, UNLOADING AND STORAGE OF SAID ITEMS.

PLAQUES, MARKERS, AND OTHER KEEPSAKE MEMENTOS FOUND DURING THE DEMOLITION OF THE PROJECT SHALL BE REMOVED, CLEANED, AND RETURNED TO THE CITY OF FRANKLIN.

UTILITIES REMOVED BY OTHERS

ITEMS TO BE REMOVED BY OTHERS SHALL BE COORDINATED BY THE CONTRACTOR TO ENSURE THE WORK CAN PROGRESS WITHOUT DELAYS OR INTERRUPTIONS TO THE GREATEST EXTENT POSSIBLE.

MAINTENANCE OF TRAFFIC

ALL MAINTENANCE OF TRAFFIC PROCEDURES SHALL MEET THE REQUIREMENT OF THE MOT / TEMPORARY TRAFFIC CONTROL IN PART 6 OF THE MUTCD (Manual of Uniform Traffic Control Devices). THE CONTRACTOR SHALL PROVIDE SUFFICIENT SIGN, WARNING LIGHTS, BARRICADES, OR OTHER NECESSARY DEVICES MAKE THE SITE SAFE TO THE TRAVELING PUBLIC.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN AND THE FRANKLIN POLICE DEPARTMENT. AT ALL TIMES, EMERGENCY VEHICLES SHALL BE GIVEN ACCESS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER AND THE OWNER A TRAFFIC CONTROL PLAN FOR THIS PROJECT.

THE CONTRACTOR MAY SUBMIT A PLAN THAT INDICATES ROADWAY CLOSURES FOR AN ENTIRE BLOCK AT A TIME. ONLY ONE BLOCK SHALL BE ALLOWED TO BE CLOSED OFF AT ANY POINT IN TIME. THE PLAN WILL CLEARLY INDICATE DATES, AND TIMES OF CLOSURES AND ALTERNATE ACCESS ROUTES TO RESIDENCES AND BUSINESS. THIS PLAN SHALL BE UPDATED ON A WEEKLY BASIS AS CONSTRUCTION PROGRESSES.

OTHERWISE THE MAINTENANCE OF TRAFFIC PLAN IS EXPECTED TO CONFORM TO THE FOLLOWING CRITERIA:

- THE CONTRACTOR SHALL MAINTAIN ACCESS TO LOCAL TRAFFIC AND ACCESS TO RESIDENCES AND BUSINESS WITHIN CONSTRUCTION LIMITS AT ALL TIMES.
- RESIDENTS OF THE PROJECT AREA SHALL BE ALLOWED ACCESS TO THEIR PROPERTY AT ALL TIMES.
- EACH DRIVEWAY SHALL BE ACCESSIBLE WHENEVER POSSIBLE. WHEN PORTLAND CEMENT CONCRETE CONSTRUCTION AFFECTS A DRIVEWAY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED OWNERS 24 HOURS IN ADVANCE AND ADVISE THEM TO FIND ALTERNATIVE PARKING FOR A PERIOD OF AT LEAST 10 CALENDAR DAYS AFTER THE POUR. ALTERNATIVE PARKING SHALL INCLUDE "ON STREET" PARKING WITH ACCESS TO THE PROPERTY. TEMPORARY SIDEWALKS, ETC. WILL BE NECESSARY TO PREVENT PERSONS FROM WALKING IN MUD IN ORDER TO ENTER THEIR PROPERTY. TEMPORARY BRIDGES, RAILINGS ETC. WILL BECOME NECESSARY IN ORDER TO CROSS FORMED CURB LINES, EXCAVATED AREAS BEHIND CURB LINES AND WALKWAYS, ETC.
- LANE CLOSURE SHALL EMPLOY BARRELS, ARROW BOARDS AND ADVANCE NOTICE SIGNS PER TDOT REQUIREMENTS
- AT LEAST ONE SIDE OF THE STREET SHALL REMAIN ASSESSABLE TO PEDESTRIANS. PROVIDE PROPER SIGNS AND TEMPORARY BARRIERS TO DIRECT AND PROTECT PEDESTRIANS

SITE DATA CHART

PROJECT NAME:	FRANKLIN CITY HALL
PROJECT #:	241021
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
ACREAGE/SQUARE FOOTAGE:	4.27 / 186,027 SF
REGULATIONS	
BASE ZONING:	DD (DOWNTOWN DISTRICT)
OVERLAY ZONING:	HISTORIC PRESERVATION
BUILDING TYPES APPLIED:	MIXED USE
FRONTAGE TYPES APPLIED:	URBAN FRONTAGE
SETBACKS-	
FRONT YARD:	NO CLOSER THAN SMALLEST SETBACK OF HISTORIC STRUCTURES ON THE SAME BLOCK FACE.IF THE BLOCK FACT HAS NO HISTORIC STRUCTURE THEN USE THE OPPOSITE BLOCK FACE RANGE AS ABOVE.
SIDE YARD:	10 FEET
REAR YARD:	15 FEET
COMMERCIAL SF, BY USE:	107,600 SF
BUILDING HEIGHT:	3-STORY
MINIMUM LANDSCAPE SURFACE AREA:	0%
OPEN SPACE SF REQUIRED:	5% OF LOT (9,301 SF)
NATURAL AREA SF REQUIRED:	0 SF
TREE CANOPY RETENTION ACREAGE:	0.06 ACRES
PARKING REQUIRED, BY USE:	432 SPACES (4 PER 1000 SF)
PARKING PROVIDED, BY USE:	518 TOTAL SPOTS
HISTORIC RESOURCE TREATMENT (Y/N):	N

SYMBOL LEGEND

- EXISTING GAS LINE
- EXISTING GAS SERVICE
- EXISTING ELECTRIC (UNDERGROUND / OVERHEAD)
- EXISTING CABLE (UNDERGROUND / OVERHEAD)
- EXISTING TELEPHONE (UNDERGROUND / OVERHEAD)
- EXISTING WATER MAIN
- EXISTING WATER SERVICE
- EXISTING STORM SEWER
- EXISTING ROOF DRAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCE MAIN
- EXISTING FIBER OPTICS
- EXISTING FENCE
- EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EX

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GENERAL NOTES

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.

2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.

3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:

A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS

B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.

C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.

D. A COPY OF ALL APPROVED CUT SHEETS.

4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.

5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.

6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

8. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FT. NOTE CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.

9. MINIMUM WATER SUPPLY IS 1,500 GPM AT 20-PSI. NOTE SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.

10.HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.

11.OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500 FEET OF ALL PORTIONS OF THE BUILDING.

12.ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING CONSTRUCTION REACHES THE 4TH FLOOR OR 40 FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.

13.UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN R

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.

2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.

3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

SYMBOL LEGEND

- EXISTING GAS LINE
- EXISTING GAS SERVICE
- EXISTING ELECTRIC (UNDERGROUND / OVERHEAD)
- EXISTING CABLE (UNDERGROUND / OVERHEAD)
- EXISTING TELEPHONE (UNDERGROUND / OVERHEAD)
- EXISTING WATER MAIN
- EXISTING WATER SERVICE
- EXISTING STORM SEWER
- EXISTING ROOF DRAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCE MAIN
- EXISTING FIBER OPTICS
- EXISTING FENCE
- EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING GUARDRAIL
- EXISTING TREE LINE

- PROPOSED GAS LINE
- PROPOSED GAS SERVICE
- EXISTING ELECTRIC (UNDERGROUND / OVERHEAD)
- PROPOSED CABLE (UNDERGROUND / OVERHEAD)
- PROPOSED TELEPHONE (UNDERGROUND / OVERHEAD)
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED UNDERDRAIN / DOWNSPOUT COLLECTOR COMBO
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCE MAIN
- PROPOSED FIBER OPTICS
- PROPOSED FENCE
- PROPOSED CONTOURS (MAJOR)
- PROPOSED CONTOURS (MINOR)
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED GUARDRAIL
- PROPOSED TREE LINE / CLEARING LIMITS
- PROPOSED DISTURBED LIMITS

- EXISTING FLAGPOLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING CABLE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING PULL BOX
- EXISTING GROUND LIGHT
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC MANHOLE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GAS BOX
- EXISTING UTILITY POLE
- EXISTING GUY WIRE / ANCHOR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SINGLE / DOUBLE CURB INLET
- EXISTING CATCH BASIN
- EXISTING STORM CLEANOUT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BUSHES / TREES
- EXISTING SURVEY BENCHMARK
- TEST BORING LOCATION

- PROPOSED FLAGPOLE
- PROPOSED MAILBOX
- PROPOSED SIGN
- PROPOSED CABLE PEDESTAL
- PROPOSED ELECTRIC PEDESTAL
- PROPOSED PULL BOX
- PROPOSED GROUND LIGHT
- PROPOSED LIGHT POLE
- PROPOSED ELECTRIC METER
- PRPOSED ELECTRIC MANHOLE
- PROPOSED GAS METER
- PROPOSED GAS VALVE
- PROPOSED GAS BOX
- PROPOSED UTILITY POLE
- PROPOSED GUY WIRE / ANCHOR
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM MANHOLE
- PROPOSED SINGLE / DOUBLE CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED STORM CLEANOUT
- PROPOSED TELEPHONE MANHOLE
- PROPOSED TELEPHONE PEDESTAL
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- REMOVE EXISTING BUSH / TREE
- PROPOSED SLOPE DIRECTION

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NASHVILLE, TN 37204
TEL. (615) 340-4024
WWW.VERDANTAS.COM

JOHN G. GANNAWAY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
03/06/2025

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068.20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

NOTES AND LEGEND

SHEET C0.2

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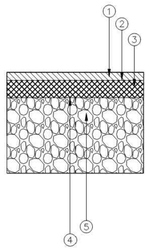


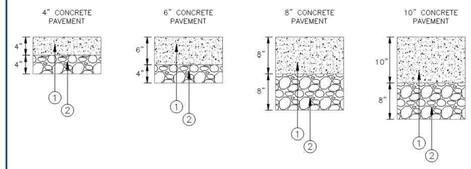
PAVEMENT SCHEDULE

1. 1.5" – BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY
   (@0.10 GAL/SY MILLED SURFACES)
3. 3" – BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

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

HISTORIC FRANKLIN TENNESSEE	PARKING LOT PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS1
	NOT TO SCALE		03/20/2023	



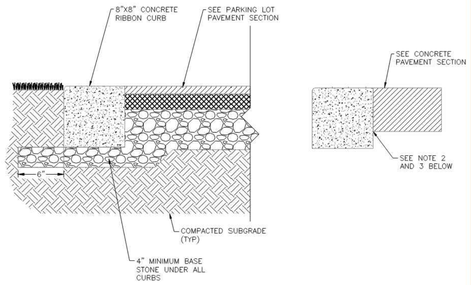
PAVEMENT SCHEDULE

1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

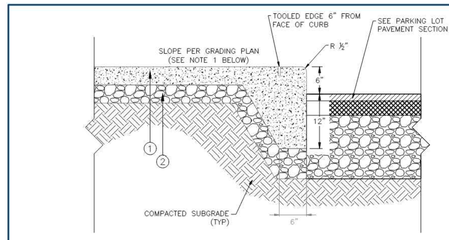
1. PREPARE SUBGRADE AS REQUIRED BY THE PLANS OR RELATED SPECIFICATIONS. IF SUBGRDE PREPARATION IS NOT SPECIFIED ON THE PLANS OR SPECIFICATIONS, COMPACT SUBGRADE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698
2. UNLESS SHOWN ON THE PROJECT DRAWINGS, A JOINTING PLAN SHALL BE PREPARED BY THE CONTRACTOR AND APPROVED BEFORE PAVING BEGINS.
3. CONTRACTION JOINT PATTERNS SHALL BE PRODUCED BY SAWING OR HAND-TOOLING BASED ON THE REQUIREMENTS BELOW:
   3.1. MAXIMUM JOINT SPACING SHALL BE 10' FOR 4" AND 6" CONCRETE PAVEMENT AND 15' FOR 8" AND 10" CONCRETE PAVEMENT.
   3.2. JOINTS SHALL DIVIDE THE PAVEMENT INTO APPROXIMATE SQUARE PANELS AND SHALL BE CONTINUOUS ACROSS THE SLAB. PANELS SHALL BE AS CLOSE TO SQUARE AS POSSIBLE AND THE LENGTH SHALL NOT BE MORE THAN 25% GREATER THAN THE WIDTH.
   3.3. JOINTS SHALL INTERSECT AT 90 DEGREES OR GREATER UNLESS OTHERWISE APPROVED OR SHOWN ON THE DRAWINGS.
   3.4. JOINT DEPTH SHALL BE ¼ THE SLAB THICKNESS.
   3.5. JOINT WIDTH SHALL BE ¼".
   3.6. JOINTS SHALL EXTEND COMPLETELY THROUGH THE CURB WHEN THE CURB IS INTEGRALLY FORMED WITH THE SLAB.
   3.7. SAWED JOINTS SHALL BEGIN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESS RAVELING. ALL JOINTS SHALL BE COMPLETED BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS.
4. ISOLATION/EXPANSION JOINTS SHALL BE USED AS DIRECTED BY THE ENGINEER AND USED WHERE THE PAVEMENT ABUTS BUILDINGS, FOUNDATIONS, EXISTING PAVEMENTS, MANHOLES AND OTHER STRUCTURES AND FIXED OBJECTS. SUCH JOINTS SHALL EXTEND THE FULL DEPTH OF SLAB AND SHALL BE ½" IN WIDTH AND SHALL BE:
   4.1. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)

HISTORIC FRANKLIN TENNESSEE	CONCRETE PAVEMENT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS2
	NOT TO SCALE		03/20/2023	



1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 – CEMENT CONCRETE CURB , GUTTER AND COMBINED CURB AND GUTTER.
2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE ½" THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
3. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A) AT TANGENT POINTS OF CIRCULAR CURBS.
   B) BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C) AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
   D) TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E) THE MAXIMUM SPACING IS TO BE 100 FEET.
   F) BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTER ARE ADJACENT TO ASPHALT.
4. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
5. EDGES OF JOINTS SHALL BE FINISHED ON ½" RADII.

HISTORIC FRANKLIN TENNESSEE	8" RIBBON CURB			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS5
	NOT TO SCALE		03/20/2023	



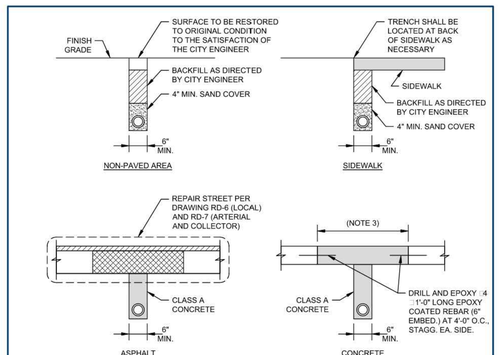
PAVEMENT SCHEDULE

1. 4" CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. 4" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

1. PREPARE SUBGRADE AS REQUIRED BY THE PLANS OR RELATED SPECIFICATIONS. IF SUBGRADE PREPARATION IS NOT SPECIFIED ON THE PLANS OR SPECIFICATIONS, COMPACT SUBGRADE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%
3. ALL SIDEWALKS SHALL HAVE A BROOM FINISH.
4. ISOLATION/EXPANSION JOINTS SHALL BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILD DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESS MAY DEVELOP.
5. 1 INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS
6. ½ INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
7. ISOLATION/EXPANSION JOINTS SHALL BE:
   7.1. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
8. LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 8 FEET OR LESS IN WIDTH.
9. ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 8 FEET BUT LESS THAN 12 FEET IN WIDTH
10. TRANSVERSE JOINT MARKINGS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL BUT SHALL NOT EXCEED 5' UNLESS OTHERWISE APPROVED BY THE ENGINEER.

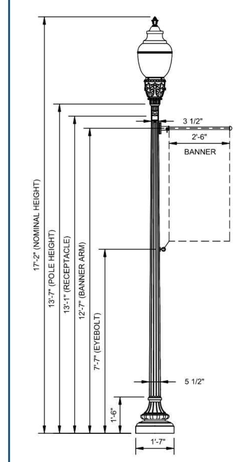
HISTORIC FRANKLIN TENNESSEE	SIDEWALK WITH 6" TURNDOWN CURB			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	CS6
	NOT TO SCALE		03/20/2023	



NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT OINT TO OINT) IN NEAT LINES.
4. TRENCH DEPTH SHALL BE 2'-0" MIN. SHOULD THE COF STREET DEPARTMENT ALLOW A LESSER DEPTH DUE TO FIELD CONDITIONS, THE CONDUIT SHALL BE CONCRETE-ENCASED IN ALL APPLICATIONS.
5. CONDUIT, PULL BOXES, AND POLES ARE TO BE INSTALLED AND LEVEL TO FINAL GRADE PRIOR TO POURING SIDEWALKS.
6. WARNING TAPE: TYPE 2 TAPE INSTALLED AT 12" BELOW FINISH GRADE (ALL TRENCHES)
7. TRACER WIRE: COPPER CLAD, 12 GA. MIN. WITH COLOR-CODED 30 MIL. HDPE INSULATED ACKET (ALL TRENCHES)
8. CONCRETE: CLASS A (3,000 PSI, 6 AIR)
9. CONDUIT:
   A. SEE PLANS FOR NUMBER AND SI E.
   B. ALL CONDUIT SHALL BE SCHEDULE 40 PVC.
   C. ALL CONDUIT SHALL USE LONG SWEEP RADII (MINIMUM 6" RADIUS).
   D. PROVIDE ET LINE OR EQUAL PULL STRING.

HISTORIC FRANKLIN TENNESSEE	CONDUIT TRENCH BACKFILL			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	ITS-2
	NOT TO SCALE		7/1/2021	



APPLICABILITY

1. DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS, EXCEPT ALONG MAIN STREET

POLE AND APPURTENANCES

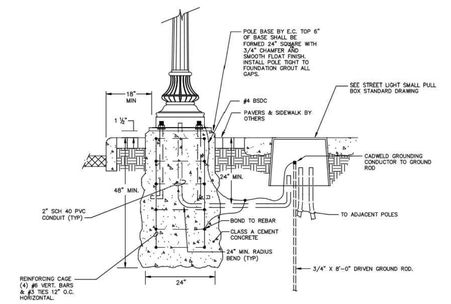
1. WADSWORTH CAST ALUMINUM POLE
2. ALUMINUM, FLUTED TAPERED FT SHAFT
3. TENON: 3" 3"
4. (1) GFI RECEPTACLE, / SMALL IN-USE WEATHERPROOF COVER
5. (1) BOLT-ON 30" BANNER ARM, 1" PIPE, HALF SPHERE FINIAL
6. (1) BOLT-ON EYEBOLT
7. FINISH: RP99P024 FRANKLIN GREEN 80 GLOSS
8. (1) SET 3/4" 18" ANCHOR BOLTS (HOT-DIP GALV.)

	ORIENTATION	HEIGHT
RECEPTACLE	90°	13'-1"
BANNER ARM	180°	12'-7"
EYEBOLT	180°	7'-7"

FIXTURE

1. GLASS WASHINGTON POSTLITE LED3
2. P30 LED PERFORMANCE PACKAGE (8,100 LUMENS)
3. 3000K CCT
4. AUTO-SENSING 120-277V 56/60 H
5. ENHANCED STYLE, HINGED DOOR HOUSING
6. GLASS, TYPE III LUNAR OPTIC
7. CUSTOM MATCH COLOR FINISH HOUSING
8. BUD FINIAL, CUSTOM MATCH COLOR FINISH
9. FIELD AD USTABLE OUTPUT
10. NEMA TWISTLOCK DIMMING PHOTOCONTROL RECEPTACLE - 7 PIN (UNDER GLASS)
11. SHORTING CAP

HISTORIC FRANKLIN TENNESSEE	STREETSCAPE LIGHT POLE (TYPE C/D)			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	L-2
	NOT TO SCALE		7/1/2024	

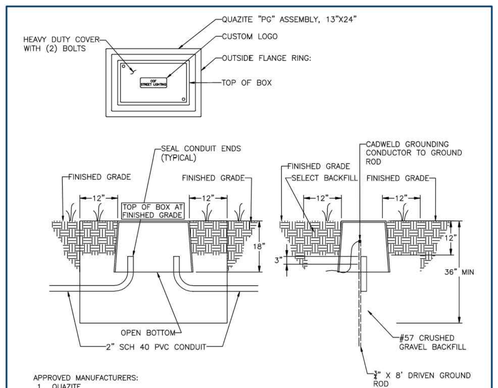


NOTES:

1. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREET.
2. PROVIDE POLE LENGTH REQUIRED BY SOIL CONDITIONS AND POLE / LUMINAIRE (INCLUDING WIND LOADING.)
3. WHERE REQUIRED BY SITE CONDITIONS, PROVIDE SPREAD-TYPE FOOTING.
4. FOUNDITIONS SHALL BE DESIGNED BY LICENSED ENGINEER

N.T.S

HISTORIC FRANKLIN TENNESSEE	STREETSCAPE LIGHT POLE BASE DETAIL			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	L-6
	NOT TO SCALE		7/1/2021	



APPROVED MANUFACTURERS:

1. QUAZITE
2. MARTIN ENTERPRISES
3. ARMORCAST

NOTES:

1) EXCAVATE AND BACKFILL WITH MINIMUM EIGHTEEN INCH (18") THICK LAYER OF #57 CRUSHED GRAVEL.
2) INSTALL BOX AND BACKFILL TO WITHIN TWELVE INCHES (12") OF FINISHED GRADE WITH #57 CRUSHED GRAVEL.
3) BACKFILL INSIDE BOX WITHIN THREE INCHES (3") OF THE TOP OF THE CONDUIT WITH #57 CRUSHED GRAVEL.
4) THE TOP OF THE PULL-BOX MUST BE FLUSH WITH FINISHED GRADE.
5) PULL-BOX TO BE FURNISHED AND INSTALLED BY CUSTOMER.
6) SCHEDULE INSPECTION OF PULL-BOX INSTALLATION WITH CITY OF FRANKLIN STREET DEPARTMENT A MINIMUM OF THREE BUSINESS DAYS PRIOR TO INSPECTION.
7) CITY OF FRANKLIN RESERVES THE RIGHT TO REQUIRE A LARGER PULL-BOX. IF LARGER PULL-BOX IS REQUIRED, THE CITY WILL ISSUE SPECIFICATIONS AND INSTALLATION REQUIREMENTS FOR THE LARGER PULL-BOX.
8) PULL-BOXES ARE REQUIRED TO BE INSTALLED AT THE MIDPOINT OF ANY CIRCUIT RUN THAT EXCEED 300 FEET
9) PULL-BOXES ARE NOT TO BE INSTALLED IN THE PATH OF VEHICLAR TRAVEL
10) PULL-BOXES SHALL BE UL LISTED.

N.T.S

HISTORIC FRANKLIN TENNESSEE	STREET LIGHT SMALL PULL BOX INSTALLATION DETAIL			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	L-11
	NOT TO SCALE		7/1/2021	

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STUDIOEIGHTDESIGN

verdantas
2964 SIDCO DRIVE
NASHVILLE, TN 37204
TEL. (615) 340-4024
WWW.VERDANTAS.COM

HOWARD G. GANNAWAY 03/06/2025

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025
REVISIONS:	

DATE	PROJ.NUMBER	PROJ. MGR	COUNTY
03/06/2025	1068-20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

DETAILS

SHEET C0.3

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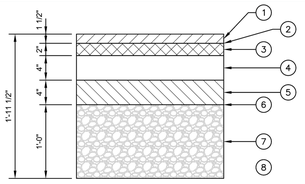


PAVEMENT SCHEDULE	
1	1.5" - BITUMINOUS SURFACE COURSE 411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2	TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3	2" - ASPHALT BINDER (226 LB/SY) 307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4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

NOTES

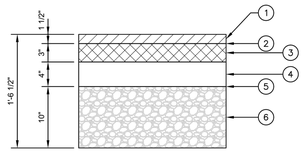
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE

MAJOR AND MINOR ARTERIAL PAVEMENT SECTION

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021

DWG. NO. **RD-1**



PAVEMENT SCHEDULE	
1	1.5" - BITUMINOUS SURFACE COURSE 411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2	TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3	3" - BITUMINOUS AGGREGATE BASE 307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4	4" - BITUMINOUS AGGREGATE BASE (460 LB/SY) 307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
6	10" - MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

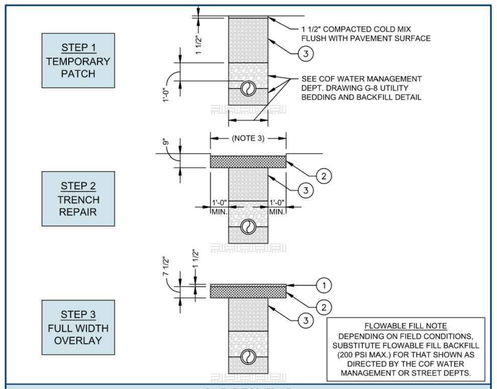
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE

MAJOR AND MINOR COLLECTOR PAVEMENT SECTION

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021

DWG. NO. **RD-2**



PAVEMENT SCHEDULE	
1	1.5" - BITUMINOUS SURFACE COURSE 411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2	BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3	MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6") 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

NOTES

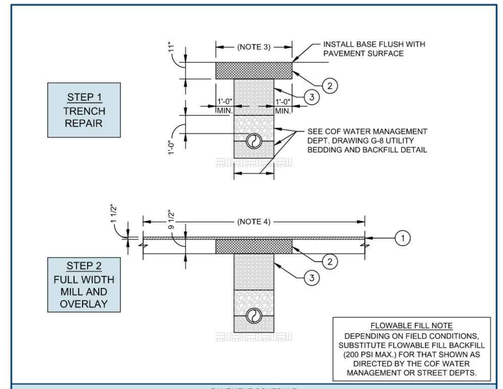
1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. REPAIR OF ASPHALT PARKING LOTS AND DRIVE AISLES SHOWN. REPAIR OF CONCRETE SURFACES SHALL USE IN-KIND CONCRETE SURFACE COURSE (6" MIN. THICK, 3,000 PSI MIN.) INSTEAD OF BITUMINOUS MATERIALS SHOWN.

HISTORIC FRANKLIN TENNESSEE

ASPHALT PAVEMENT TRENCH REPAIR PARKING LOT AND DRIVE AISLE

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2023

DWG. NO. **RD-5**



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

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

NOTES

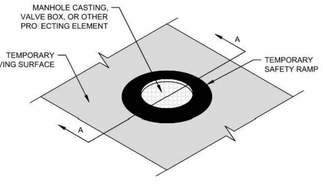
1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.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

HISTORIC FRANKLIN TENNESSEE

ASPHALT PAVEMENT TRENCH REPAIR ARTERIAL AND COLLECTOR STREET

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2023

DWG. NO. **RD-7**



NOTES

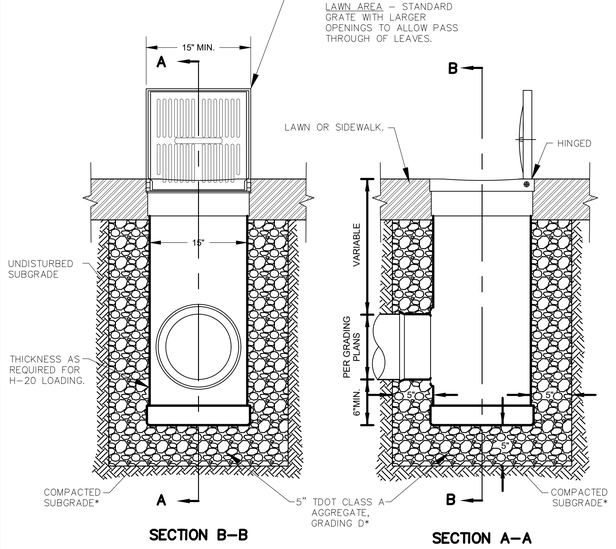
1. PROVIDE AND MAINTAIN TEMPORARY SAFETY RAMPS AT ALL ROADWAY ELEMENTS PRO ECTING GREATER THAN 3/4 INCH ABOVE TEMPORARY DRIVING SURFACES.
2. TEMPORARY SAFETY RAMP:
   A. RUBBER MANHOLE SAFETY RAMP BY AMERICAN HIGHWAY PRODUCTS OR EQUAL
   B. ASPHALT RING, ADEQUATELY COMPACTED TO PROVIDE A FIRM DRIVING SURFACE
3. TEMPORARY SAFETY RAMPS SHALL BE FULLY REMOVED PRIOR TO PLACEMENT OF SURFACE COURSE.

HISTORIC FRANKLIN TENNESSEE

TEMPORARY SAFETY RAMP AT ROADWAY PROJECTIONS

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021

DWG. NO. **RD-8**

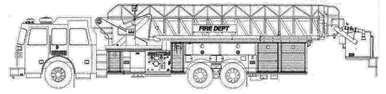


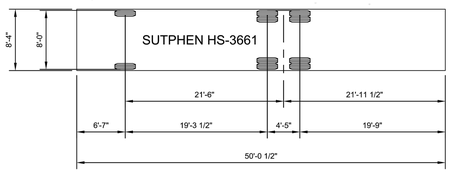
GENERAL: CARE SHALL BE EXERCISED TO CONSTRUCT THIS CATCH BASIN TO THE PROPER GRADE AND IN A TRUE VERTICAL POSITION. NO CUTTING OF HOLES IN SIDE OF PIPE SHALL BE PERMITTED.

GRATE: SHALL BE DUCTILE IRON, PEDESTRIAN SAFE, BICYCLE SAFE, HINGED, AND SHALL BE H-10 RATED AS MANUFACTURED BY NYLOPLAST, SPECIFIED FITTINGS, FREEDOM PLASTICS OR APPROVED EQUAL

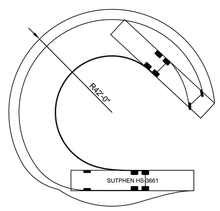
DRAIN INLET SHALL BE AS MANUFACTURED BY
1) NYLOPLAST, 2) SPECIFIED FITTINGS, 3) FREEDOM PLASTICS, OR APPROVED EQUAL.

15" DRAIN INLET
SCALE: NONE





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

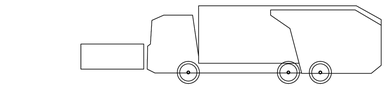


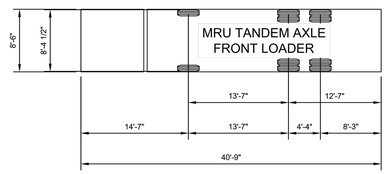
HISTORIC FRANKLIN TENNESSEE

FIRE APPARATUS TURNING TEMPLATE

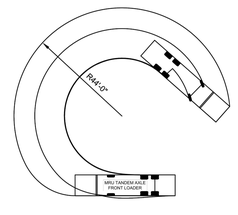
CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021

DWG. NO. **SD-7**





APPARATUS AND TURNING INFORMATION	
1.	NUMBER OF FRONT AXLES = 1
2.	FRONT TRACK WIDTH = 8.375 FT
3.	WHEELS ON EACH FRONT AXLE = 2
4.	NUMBER OF REAR AXLES = 2
5.	REAR TRACK WITH = 8.375 FT
6.	WHEELS ON EACH REAR AXLE = 4
7.	WHEELBASE = 13.583 FT
8.	REAR AXLE SPACING = 4.333 FT
9.	LOCK-TO-LOCK TIME = 6 SEC
10.	TURNING RADIUS WALL TO WALL = 44 FT
11.	BODY LENGTH = 40.750 FT
12.	BODY WIDTH = 8.500 FT
13.	REAR OVERHANG = 12.583 FT
14.	MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15.	MINIMUM DESIGN SPEED = 5 MPH



HISTORIC FRANKLIN TENNESSEE

SOLID WASTE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 9/21/2023

DWG. NO. **SD-8**

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STUDIOEIGHTDESIGN

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NASHVILLE, TN 37204
TEL. (615) 340-4024
WWW.VERDANTAS.COM

JOHN G. GANNAWAY — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 03/06/2025

ISSUE	REVISIONS:	03/06/2025
	SITE PLAN RESUBMITTAL	

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068.20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

DETAILS

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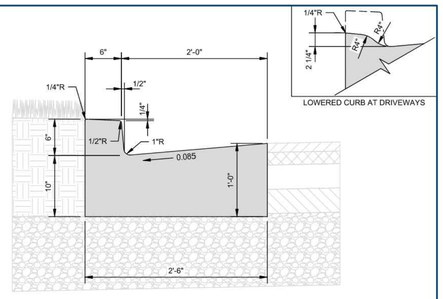


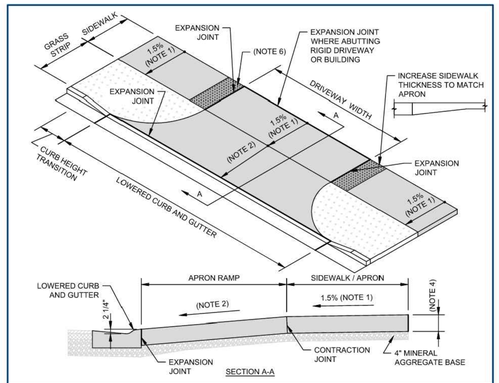
NOTES

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

HISTORIC FRANKLIN TENNESSEE

ARTERIAL AND COLLECTOR CURB AND GUTTER

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2023	RP-1



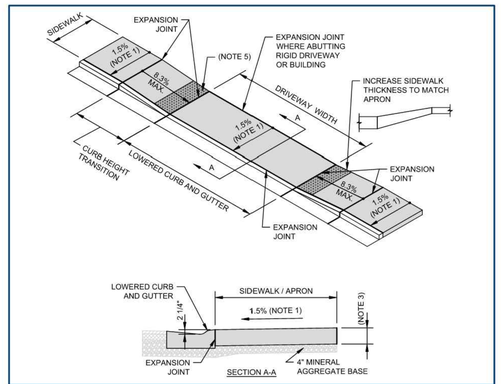
NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE

STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2023	RP-5



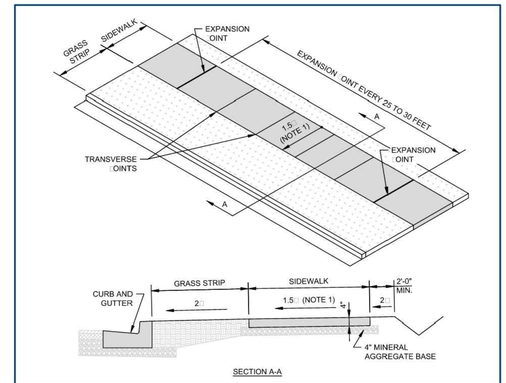
NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
5. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE

LOWERED CONCRETE DRIVEWAY APRON WITHOUT GRASS STRIP

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2023	RP-7



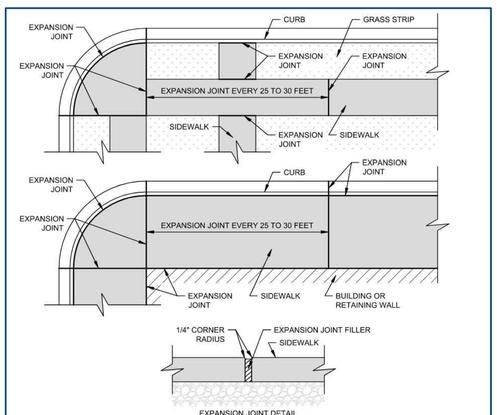
NOTES

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

HISTORIC FRANKLIN TENNESSEE

CONCRETE SIDEWALK

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2021	RP-8



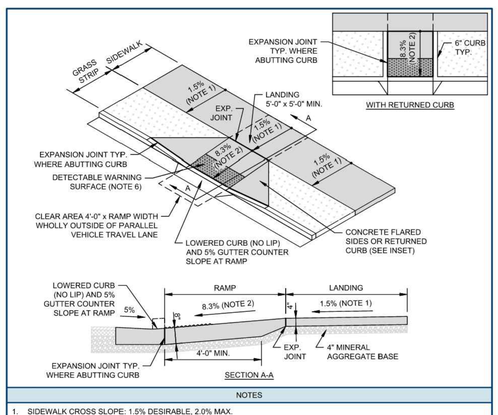
NOTES

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

HISTORIC FRANKLIN TENNESSEE

SIDEWALK EXPANSION JOINT

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2023	RP-10



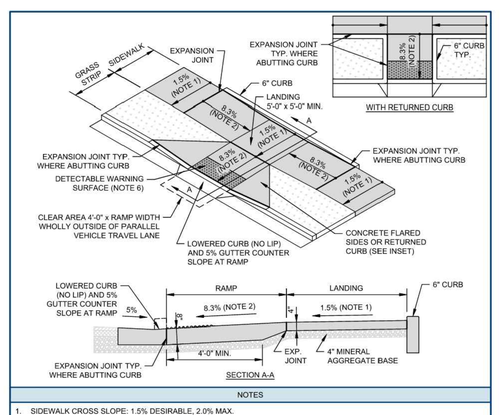
NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE

PERPENDICULAR CURB RAMP

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2024	RP-11



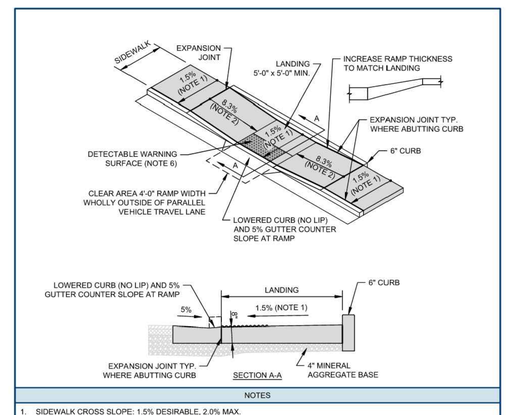
NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE

COMBINATION CURB RAMP

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2024	RP-12



NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT LANDING.
   B. 4" MIN. THICK AWAY FROM LANDING. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE

PARALLEL CURB RAMP

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2024	RP-14

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JOHN G. GANNAWAY — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 03/06/2025

ISSUE:	REVISIONS:	DATE
SITE PLAN RESUBMITTAL		03/06/2025

DATE	PROJ.NUMBER	PROJ. MGR	COUNTY
03/06/2025	1068-20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

DETAILS

SHEET C0.5

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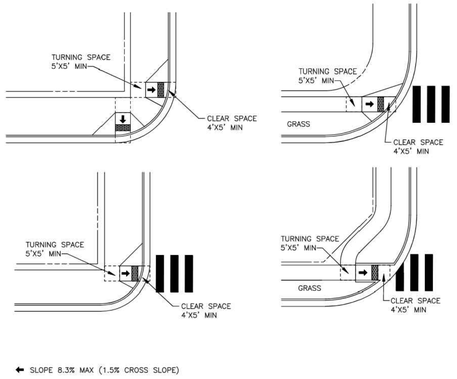


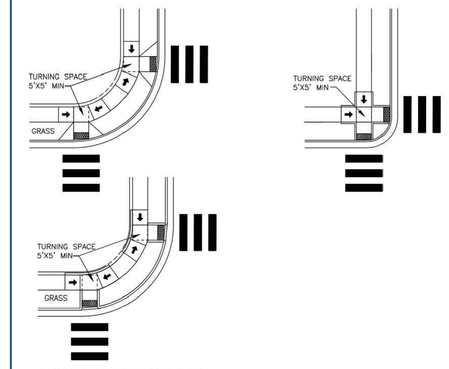
← SLOPE 8.3% MAX (1.5% CROSS SLOPE)

▨ TRUNCATED DOME DETECTABLE WARNING SURFACE

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

N.T.S

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



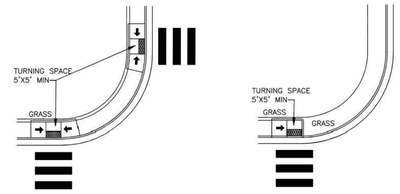
← SLOPE 8.3% MAX (1.5% CROSS SLOPE)

▨ TRUNCATED DOME DETECTABLE WARNING SURFACE

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

N.T.S

HISTORIC FRANKLIN TENNESSEE	COMBINATION PERPENDICULAR SIDEWALK RAMP LAYOUT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2021	RP-17
	NOT TO SCALE			

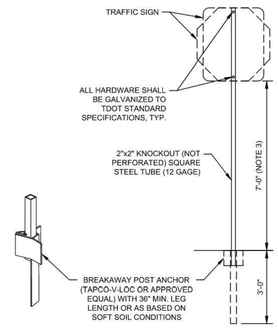


← SLOPE 8.3% MAX (1.5% CROSS SLOPE)
▨ TRUNCATED DOME DETECTABLE WARNING SURFACE

GENERAL NOTES
1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15' MIN. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%
3. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMPS RUNS SHALL BE 5% MAX.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH

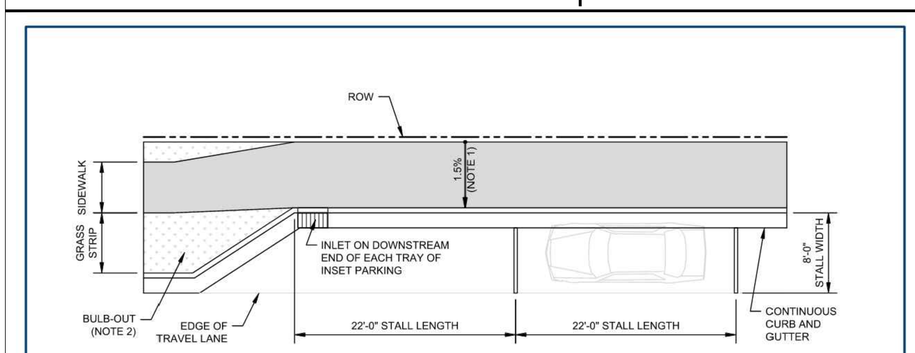
N.T.S

HISTORIC FRANKLIN TENNESSEE	PARALLEL CURB RAMP LAYOUT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2021	RP-18
	NOT TO SCALE			



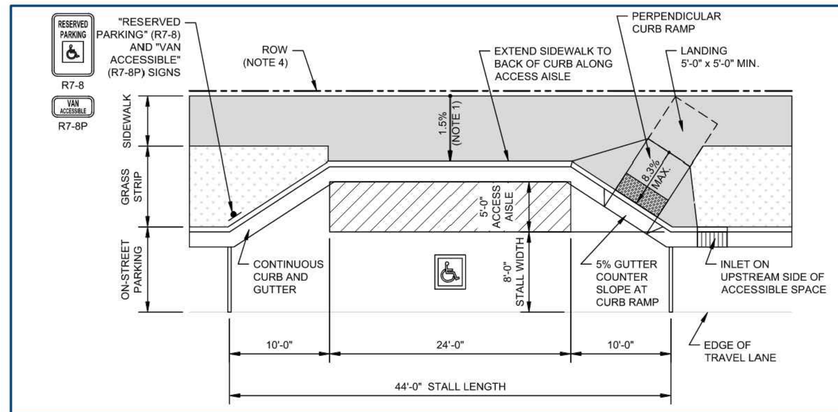
NOTES
1. SIGNS SHALL BE FABRICATED WITH HIGH INTENSITY PRISMATIC GRADE REFLECTIVE MATERIALS WITH A MINIMUM 7-YEAR WARRANTY.
2. SIGNS SHALL BE MUTCD COMPLIANT.
3. MINIMUM HEIGHT, AS MEASURED VERTICALLY FROM THE BOTTOM OF SIGN TO THE TOP OF CURB, OR IN THE ABSENCE OF A CURB, TO THE ELEVATION OF THE NEAR EDGE OF TRAVELED WAY, SHALL BE 7 FEET. HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW PRIMARY SIGN MAY BE 1-FOOT LESS. SEE MUTCD FIG. 2A-2 AND SECTION 2A.18.
4. DECORATIVE AND POWDER COATED POSTS ARE ALLOWED ONLY WHEN MAINTAINED BY A HOMEOWNERS OR BUSINESS ASSOCIATION AND PROVIDED WITH BREAKAWAY POST ANCHORS.
5. SHOP DRAWINGS FOR ALL POSTS AND ANCHORS SHALL BE SUBMITTED TO THE CITY OF FRANKLIN STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR INSTALLING.

HISTORIC FRANKLIN TENNESSEE	LOCAL STREET SIGN			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2022	RP-21
	NOT TO SCALE			



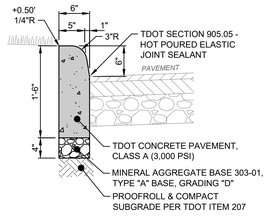
NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. BULB-OUTS TO THE EDGE OF TRAVEL LANE ARE REQUIRED AT EACH END OF AN ON-STREET PARKING SPACE OR SERIES OF SPACES.
3. ON-STREET PARKING SPACES SHALL BE LOCATED OUTSIDE OF STREET INTERSECTION SIGHT DISTANCE TRIANGLES.

HISTORIC FRANKLIN TENNESSEE	ON-STREET PARKING			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2024	RP-22
	NOT TO SCALE			



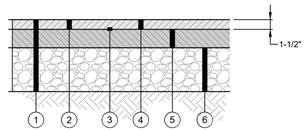
NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. ACCESSIBLE ON-STREET PARKING SPACES SHALL BE PROVIDED AT ALL NEW PUBLIC AND PRIVATE STREETS WITH MARKED OR METERED ON-STREET PARKING.
3. QUANTITY OF ACCESSIBLE ON-STREET PARKING SPACES SHALL MEET THAT REQUIRED IN TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.
4. ADDITIONAL ROW SHALL BE DEDICATED AS NECESSARY TO ACCOMMODATE THE ACCESSIBLE PARKING SPACE, ACCESS AISLE, AND SIDEWALK BEYOND.
5. THE 5'-0" ACCESS AISLE IS REQUIRED REGARDLESS OF THE PARKING SPACE LOCATION ALONG THE BLOCK FACE AND IS EXCLUSIVE OF THE GUTTER.
6. INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING: 36" X 41" BLUE BACKGROUND WITH WHITE BORDER, THERMOPLASTIC
7. A BULB-OUT TO THE EDGE OF TRAVEL LANE IS REQUIRED AT EACH END OF AN ON-STREET PARKING SPACE OR SERIES OF SPACES (NOT SHOWN).

HISTORIC FRANKLIN TENNESSEE	ACCESSIBLE ON-STREET PARKING			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2024	RP-23
	NOT TO SCALE			



NOTES:
1. INSTALL 1/2" PREFORMED JOINT MATERIAL AND USE 5/8"Ø X 18" LONG DOWELS INTO COLD JOINTS TOP AND BOTTOM WHERE NEW CURB MEETS EXISTING CURB.
2. PROVIDE CONTRACTION JOINTS AT 10' O.C.
3. APPLY LIQUID-MEMBRANE CURING COMPOUND.
4. THIS DETAIL SHOWS ASPHALT PAVEMENT FOR REFERENCE ONLY. SEE SITE PLAN FOR ACTUAL TYPE OF PAVEMENT.

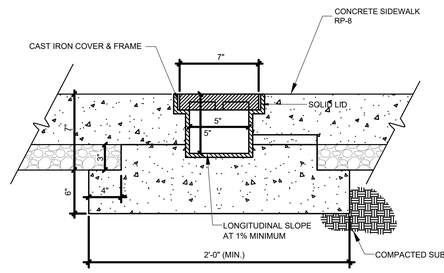
6" VERTICAL CURB DETAIL
SCALE: NONE



1. EXISTING ASPHALT PAVEMENT SECTION
2. ASPHALT MILLING (1.5" TYP.)
3. TACK COAT: 403-01 BITUMINOUS MATERIAL FOR TACK COAT (0.1 GAL/SY)
4. 1-1/2" BITUMINOUS SURFACE COURSE 411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
5. EXISTING ASPHALT TO REMAIN
6. EXISTING GRAVEL BASE TO REMAIN

HATCH - SHEET C2.0

PAVEMENT RESURFACING DETAIL
SCALE: NONE



1. USE NEENAH R-4995-B2 TRENCH FRAME WITH TYPE D SOLID COVER OR APPROVED EQUAL.
2. REFER TO SHEET A13.0 FOR THE LENGTHS OF TRENCH DRAIN REQUIRED.
3. SLOPE TRENCH TOWARDS PAVEMENT TO MATCH SIDEWALK GRADING.
4. AT 300 PUBLIC SQUARE, PROVIDE TRENCH FRAME WITH CLOSED END ADJACENT TO BUILDING. CONNECT EXISTING DOWNSPOUT TO TOP OF TRENCH DRAIN.
5. AT 298 PUBLIC SQUARE, PROVIDE TRENCH FRAME WITH 4" INLET ADJACENT TO BUILDING. RECONNECT EXISTING DOWNSPOUT TO 4" TRENCH DRAIN INLET.

SIDEWALK CHASE DETAIL
SCALE: NONE

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JOHN G. GANNAWAY — LICENSED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 03/06/2025

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025
REVISIONS:	

DATE	PROJ.NUMBER	PROJ. MGR	COUNTY
03/06/2025	1068-20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

DETAILS

SHEET C0.6

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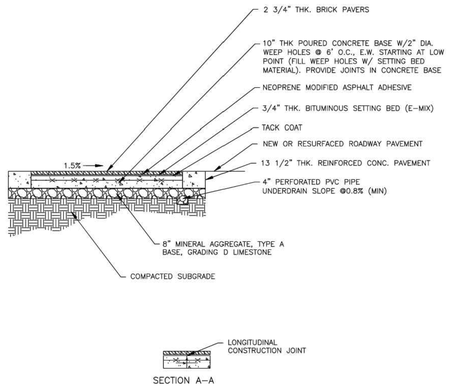
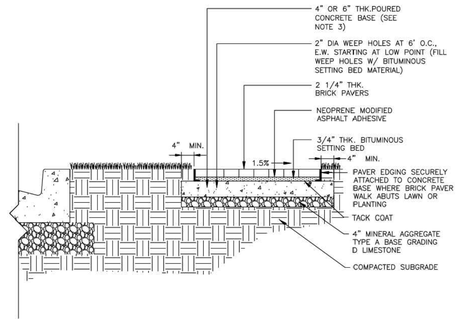


GENERAL NOTES
1. PLACE PAVERS IN PATTERNS PER CITY OF FRANKLIN STREETSCAPE PLANS. PLACE PAVERS WITH HAND TIGHT JOINTS (MAX 1/16". USE 4" X 8" PAVERS AS SHOWN. SAW CUT PERIMETER PAVERS ABUTTING CONCRETE PAVEMENT ONLY AS NEEDED TO FILL VOIDS. SEE CITY OF FRANKLIN PAVER SPECIFICATIONS FOR INSTALLATION.
2. DO NOT USE FILLERS TO FILL JOINT VOIDS OF EXCESSIVE WIDTH BETWEEN THE BRICK PAVERS AND THE ABUTTING CONCRETE PAVEMENT. CUT PAVERS TO FIT.
3. INSTALL CONCRETE PAVEMENT JOINTS AND REINFORCEMENT BARS IN ACCORDANCE WITH LANS AND DETAILS AND SECTION A–A
4. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS.

N.T.S

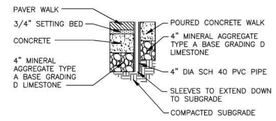
HISTORIC FRANKLIN TENNESSEE	CROSSWALK 2 3/4" THICK BRICK PAVERS ON CONCRETE BASE			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	SS-1
	NOT TO SCALE		7/1/2021	



GENERAL NOTES
1. PLACE PAVERS IN PATTERNS PER CITY OF FRANKLIN STREETSCAPE PLANS. PLACE PAVERS WITH HAND TIGHT JOINTS NOT TO EXCEED 1/8" (MIN 1/16"). SAW CUT PAVERS AS NEEDED TO MAINTAIN ABOVE JOINT TOLERANCES.
2. DO NOT USE FILLERS TO FILL JOINT VOIDS OF EXCESSIVE WIDTH. RESET AND SAW CUT PAVERS AS REQUIRED TO ELIMINATE EXCESSIVE JOINT WIDTHS.
3. 4" THK POURED CONCRETE BASE ON ALL SIDEWALKS AND 6" THK PURED CONCRETE BASE ON ALL DRIVEWAYS.
4. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS.

N.T.S

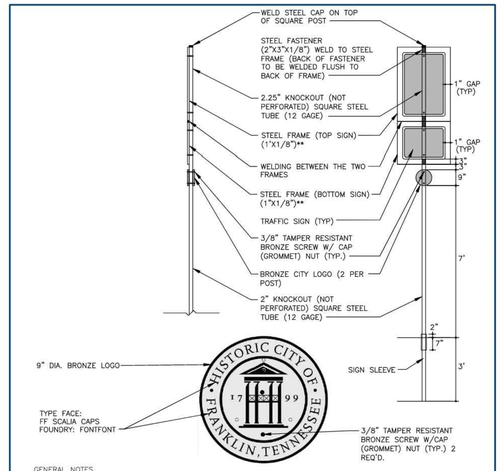
HISTORIC FRANKLIN TENNESSEE	2 1/4" THICK BRICK PAVERS ON CONCRETE BASE			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	SS-2
	NOT TO SCALE		7/1/2021	



NOTE: THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS.

N.T.S

HISTORIC FRANKLIN TENNESSEE	SIGN SLEEVES			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	SS-5
	NOT TO SCALE		7/1/2021	



GENERAL NOTES
1. ALL BLACK ART SHALL BE RAISED FROM THE BACKGROUND TO CREATE A SUBSTANTIAL EMBOSSED APPEARANCE AND SHALL BE NATURAL BRONZE COLOR/FINISH
2. SUBMIT SHOP DRAWINGS TO CITY FOR APPROVAL PRIOR TO FABRICATION
3. FINISH FRAME AND POST PER SPECS. FINISH COLOR OF STEEL FRAME, 2" AND 2.25" KNOCKOUT SQ. STEEL TUBE TO MATCH SHERWIN WILLIAMS #POSS–90245 (80% GLOSS) (FRANKLIN GREEN)
4. GRIND ALL WELDS SMOOTH
5. FINISH BACKS OF ALL TRAFFIC SIGNS PER CITY STREET SPECS. FINISH COLOR TO MATCH SHERWIN WILLIAMS #POSS–90245 (80% GLOSS) (FRANKLIN GREEN).
6. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS.

N.T.S

HISTORIC FRANKLIN TENNESSEE	TYPICAL STREET SIGN			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	SS-6
	NOT TO SCALE		7/1/2021	

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ISSUE:	REVISIONS:	DATE
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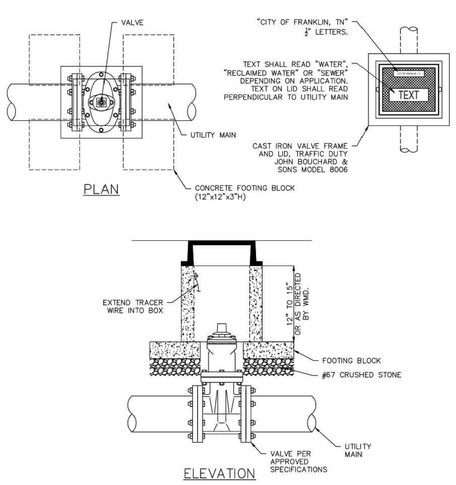
DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE (SEE NOTE 3)
CATCH BASIN GRATES	SEE CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4
AREA DRAINS - 1 GRATE	D-CB-42 SERIES
AREA DRAINS - 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
UNCTION BOX	D- BS-1 THRU D- BS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE-1 THRU D-PE-9F
SAFETY CROSS DRAIN ENDWALLS	D-PE-15A THRU D-PE-48A, AND D-PE-99
SAFETY SIDE DRAIN ENDWALLS	D-SEW-1A
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

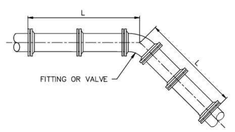
NOTES
1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING FOR INLET CASTINGS NOTED ON CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4.

HISTORIC FRANKLIN TENNESSEE	DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	D-1
	NOT TO SCALE		7/1/2021	



NOTES:
1) FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN.
2) CONCRETE SHALL BE 4,000 PSI @ 28 DAYS REINFORCED WITH WELDED WIRE MESH.
3) STRUCTURE SHALL CONFORM TO ASTM C858.

HISTORIC FRANKLIN TENNESSEE	CONCRETE VALVE BOX			DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:	G-2
	NOT TO SCALE		10/16/2019	

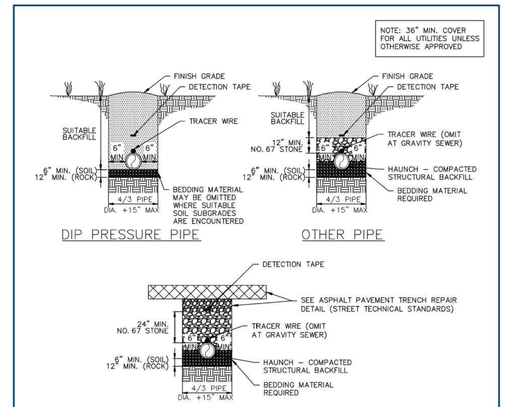


NOTES:
1) RESTRAINED JOINTS SHALL BE PROVIDED ON EACH SIDE OF ALL VERTICAL OR HORIZONTAL BENDS, TEES, DEAD ENDS, REDUCERS, AND VALVES.
2) MAXIMUM LENGTHS OF PIPE SHALL BE USED WITHIN RESTRAINED SECTIONS.
3) LENGTH OF RESTRAINED PIPE IS BASED ON THE FOLLOWING ASSUMPTIONS USING DIPRA THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE. IF OTHER CONDITIONS ARE ENCOUNTERED, THE LENGTH OF RESTRAINED PIPE SHALL BE ADJUSTED ACCORDINGLY. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.
   A. DESIGN SOIL TYPE: SILT 1 (WORST CASE)
   B. SAFETY FACTOR: 1.5
   C. TRENCH TYPE: 3 WITH 4–INCH MINIMUM BEDDING (EXCEPT WHERE NOTED)
   D. DEPTH OF BURY: 3 FEET
   E. TEST PRESSURE: 200 PSI
   F. REDUCERS BASED ON A REDUCTION OF ONE PIPE SIZE SMALLER
   G. NON–POLY WRAPPED

DIP PIPE									
LENGTH (L) OF PIPE TO BE RESTRAINED ON EACH SIDE OF FITTING OR VALVE (FT)									
	HORIZONTAL ELBOWS				VERTICAL ELBOWS			REDUCERS	TEES, DEAD ENDS, VALVES
PIPE DIAMETER	11 ¼	22 ½	45	90	11 ¼	22 ½	45		
4"	3(6)	7(12)	14(24)	34(58)	6(9)	12(18)	24(37)	19(29)	58(90)
6"	5(8)	9(16)	20(33)	47(81)	8(12)	16(25)	34(52)	42(65)	81(126)
8"	6(10)	12(21)	26(44)	62(106)	11(16)	21(33)	44(68)	45(69)	107(165)
12"	8(15)	17(29)	36(61)	86(147)	15(23)	30(46)	62(96)	79(123)	150(231)
16"	11(18)	22(37)	45(77)	109(187)	19(29)	38(59)	79(122)	81(125)	191(295)
20"	13(22)	26(44)	54(93)	131(224)	23(35)	46(71)	95(147)	81(125)	230(355)
24"	15(25)	30(51)	63(107)	151(259)	26(41)	53(82)	111(171)	80(124)	268(414)

LENGTHS IN PARENTHESES ( ) REPRESENT LINEAL FEET TO BE RESTRAINED WHEN PIPE IS PLACED DIRECTLY ON UNDISTURBED SUBGRADE WITHOUT BEDDING (FLAT BOTTOM TRENCH TYPE 2)

HISTORIC FRANKLIN TENNESSEE	RESTRAINED JOINT TABLE - DIP			DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:	G-6
	NOT TO SCALE		10/16/2019	



NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC–STR–1 AND EC–STR–2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR–CODED 30 MIL HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'–0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

HISTORIC FRANKLIN TENNESSEE	UTILITY BEDDING AND BACKFILL DETAIL			DWG. NO.
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:	G-8
	NOT TO SCALE		10/16/2019	

DATE	PROJ.NUMBER	PROJ. MGR	COUNTY
03/06/2025	1068-20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

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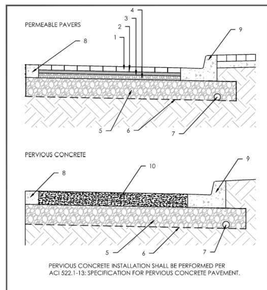


1	3 1/8" THICKNESS CONCRETE PAVERS 8,000 PSI STRENGTH
2	1/4" JOINTS NO. 8 STONE
3	2" BEDDING COURSE NO. 8 AGGREGATE
4	3" OPEN-GRADED BASE NO. 57 STONE
5	12" STONE SUBBASE NO. 2 STONE
6	GEOTEXTILE FILTER FABRIC U.S. FABRIC INC. 200 NON-WOVEN (ENVIRONMENTAL) (OR APPROVED EQUAL)
7	4" OR 6" P.V.C. UNDERDRAIN
8	RIBBON CURB (SEE C.O.F. STANDARD CURB DETAIL)
9	STANDARD C.O.F. CURB AS SPECIFIED ON PLANS
10	PERVIOUS CONCRETE PER ACI STANDARD

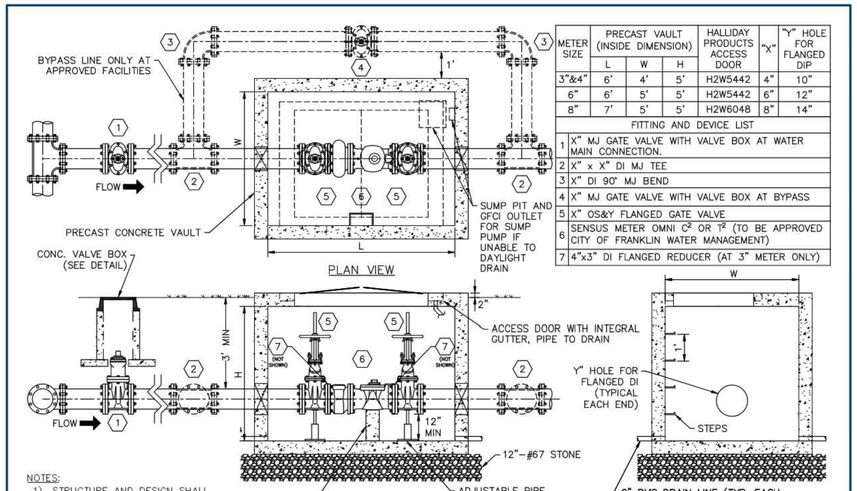
1. EXCAVATORS SHALL TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL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

CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. INSTALL CURBING AND BEDDING LAYER.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. INSTALL PAVERS.

N.T.S.

PERVIOUS PAVERS (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-03 (DWG.NO.)	DIRECTOR OF ENGINEERING	7/22/19 (DATE)
07/22/2019 (EFFECTIVE DATE)	STORMWATER COORDINATOR	7/22/19 (DATE)

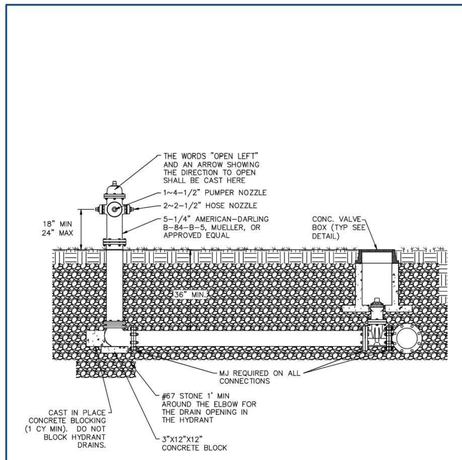


METER SIZE	PRECAST VAULT (INSIDE DIMENSION) L	W	H	HALLIDAY PRODUCTS ACCESS DOOR	"X"	"Y" HOLE FOR FLANGED DIP
3"&4"	6'	4'	5'	H2W5442	4"	10"
6"	6'	5'	5'	H2W5442	6"	12"
8"	7'	5'	5'	H2W6048	8"	14"

	FITTING AND DEVICE LIST
1	X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION.
2	X" x X" DI MJ TEE
3	X" DI 90° MJ BEND
4	X" MJ GATE VALVE WITH VALVE BOX AT BYPASS
5	X" OS&Y FLANGED GATE VALVE
6	SENSUS METER OMNI C^2 OR T^2 (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT)
7	4"x3" DI FLANGED REDUCER (AT 3" METER ONLY)

NOTES:
1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
2) CONCRETE – f'c = 5,000 PSI
3) REBAR – ASTM A615 GRADE 60
4) LOADS – AASHTO H-20 LOAD RATED WITH 30% IMPACT

HISTORIC FRANKLIN TENNESSEE	**3"-8" WATER METER**		DWG. NO. **W-3**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

HISTORIC FRANKLIN TENNESSEE	**FIRE HYDRANT SETTING**		DWG. NO. **W-9**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

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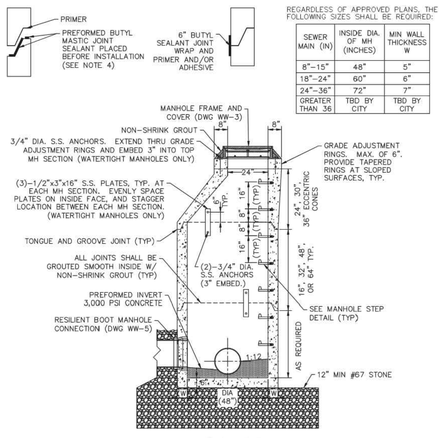
HOWARD G. GANNAWAY LICENSED LANDSCAPE ARCHITECT STATE OF TENNESSEE
03/06/2025

ISSUE:	DATE
SITE PLAN RESUBMITTAL	03/06/2025

REVISIONS:



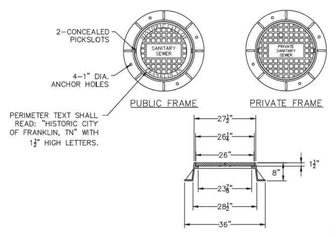
48" MANHOLE

REGARDLESS OF APPROVED PLANS, THE FOLLOWING SIZES SHALL BE REQUIRED:

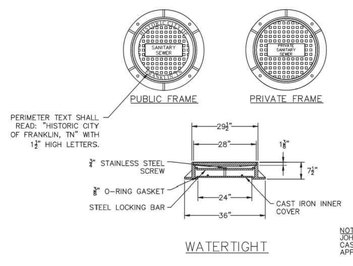
SEWER MAIN (IN)	INSIDE DIA. OF MH (INCHES)	MIN WALL THICKNESS W
8"–15"	48"	5"
18"–24"	60"	6"
24"–36"	72"	7"
GREATER THAN 36	TBD BY CITY	TBD BY CITY

NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE – f'c = 4,000 PSI MIN.
3) REBAR – ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS – AASHTO H-20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS-231, CONTROLLED EXPANSION WATERSTOP.

HISTORIC FRANKLIN TENNESSEE	**48" DIAMETER PRECAST MANHOLE**		DWG. NO. **WW-1**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

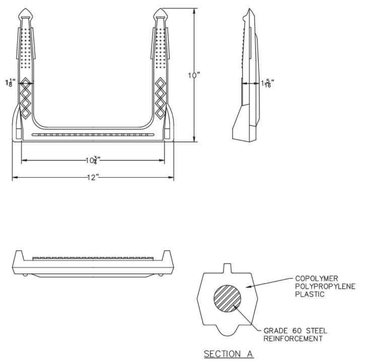


NOTE:
JOHN BOUCHARD & SONS CASTING #1152 MODIFIED OR APPROVED EQUAL.



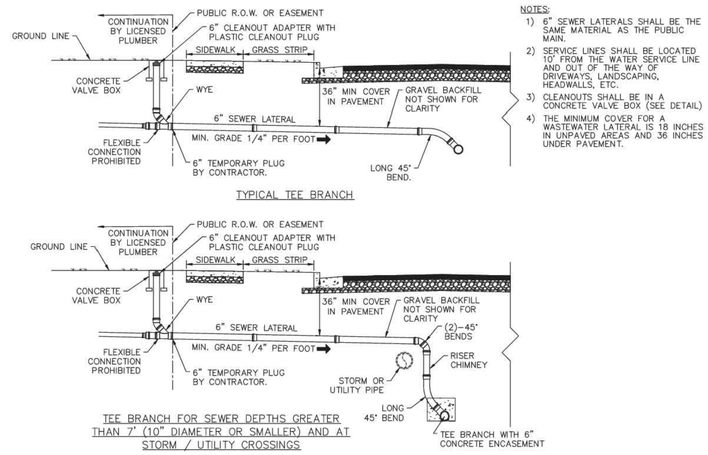
NOTE:
JOHN BOUCHARD & SONS CASTING #1123 MODIFIED OR APPROVED EQUAL.

HISTORIC FRANKLIN TENNESSEE	**MANHOLE FRAME AND COVER**		DWG. NO. **WW-3**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



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

HISTORIC FRANKLIN TENNESSEE	**MANHOLE AND VAULT STEPS**		DWG. NO. **WW-4**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



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

HISTORIC FRANKLIN TENNESSEE	**SANITARY SEWER LATERALS**		DWG. NO. **WW-9**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068.20.0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

DETAILS

SHEET C0.8

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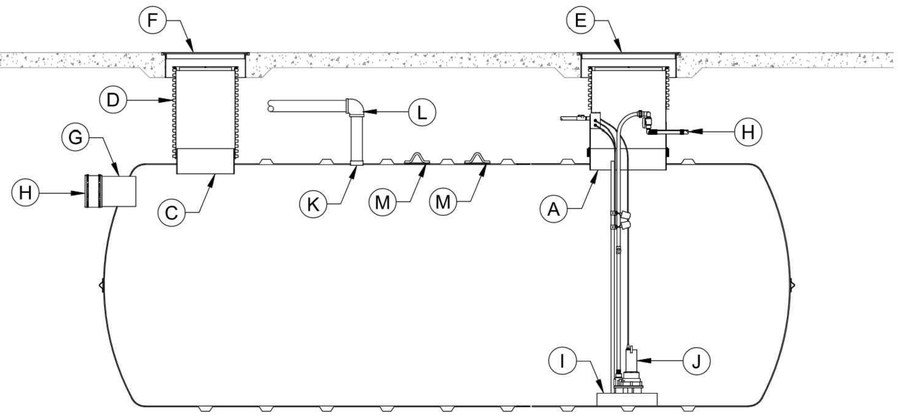


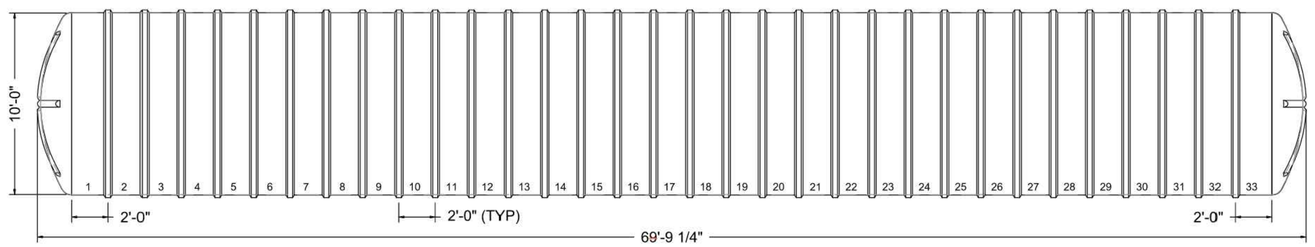
STORMWATER DETENTION TANK
(H-20 LOAD RATED)

NOTE: * CUSTOMER SUPPLIED ITEM

BILL OF MATERIALS

ITEM	DESCRIPTION	ITEM	DESCRIPTION
A	Ø30" ACCESS OPENING W/ EPOXY SOCKET	G*	PVC SPLICE BOX W/ CORD GRIPS
B	Ø30" FRP RISER W/ BOLT ON LID	H*	EFFLUENT DISCHARGE
C	4" PVC SANITARY INLET PIPE ASSEMBLY	I	24" X 24" FRP PUMP PLATFORM
D	4" PVC GOOSENECK VENT ASSEMBLY W/ BUG SCREEN	J*	BASE MOUNTED PUMP W/ LEVEL CONTROL FLOATS
E	Ø36" H-20 RATED STEEL MANHOLE RING & COVER	K	STEEL LIFTING LUGS
F	Ø30" H-20 RATED STEEL MANHOLE RING & COVER		

NATIONAL STORAGE TANK
www.nationalstoragetank.com
Phone: 707-537-7433
4137 Santa Rosa Ave.
Santa Rosa, CA 95407



SHEET TITLE: 40000 GALLONS
PROJECT NUMBER:
PROJECT NAME: Ø10' UST SHELL
DRAWN DATE: 01/05/21 | DRAWN BY: JACK | REV: 00

NATIONAL STORAGE TANK
Mailing: P.O. BOX 326, Montreal, MO 65591
MFG: 147 Camdenton Bus. Prk. Dr.,
Camdenton, MO 65020
P: 573-317-9620

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JESSE G. GANNAWAY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
03/06/2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025 | PROJ NUMBER 1088.20-0010 | PROJ MGR PM | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

STORMWATER DETAILS

SHEET: C0.9

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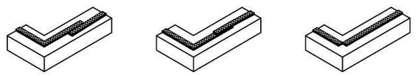
INSTALLATION NOTES
1. UNDERGROUND PRECAST CONCRETE SYSTEM INSTALLATION SHALL BE PER ASTM C891, "STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES" AND PER OLDCASTLE.
2. MODULE SUBBASE OR SUBGRADE SHALL BE LEVEL/SCREEDED AND COMPACTED ADEQUATELY FOR REQUIRED BEARING CAPACITY PER DESIGN NOTE 2D, SHEET 1. CONTRACTOR AND/OR INSTALLING SUB-CONTRACTOR SHALL VERIFY THAT SOIL BEARING CONDITIONS MEET OR EXCEED DESIGN REQUIRED MINIMUMS PRIOR TO PLACEMENT AND INSTALLATION OF MODULES.
3. ANY CONSTRUCTION EQUIPMENT EXCEEDING NOTED DESIGN LOADING IS NOT PERMITTED OVER OR ADJACENT TO ANY MODULE WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING, ELSE PRODUCT WARRANTY MAY BE VOIDED. ANY DESIGN CONSTRAINT EXCEEDING THE DESIGN PARAMETERS NOTED ABOVE MAY REQUIRE CUSTOM STRUCTURAL DESIGN, SUBGRADE REVISIONS, AND/OR PRICING ADJUSTMENTS.
4. HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE OPERATED WITHIN 10 FEET OF MODULE EXTERIOR.
5. MINIMUM OF 0.50FT OF SOIL COVER REQUIRED FOR CONSTRUCTION EQUIPMENT OPERATION ON TOP OF SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND INSTALLING SUB-CONSTRACTOR TO ENSURE THAT NO MODULES ARE DAMAGED DURING CONSTRUCTION.
6. UNLESS NOTED OTHERWISE, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR MAY MODIFY AT RISK ANY OLDCASTLE PRODUCT(S) IN THE FIELD OR AFTER DELIVERY WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ANY PRODUCT MODIFICATIONS DO NOT INVALIDATE THE PRODUCT WARRANTY.
8. MODULE PLACEMENT FIELD TOLERANCES SHALL NOT EXCEED 3/4" BETWEEN ADJACENT MODULES. IF MODULE GAP EXCEEDS 3/4", CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS AND RESET MODULE(S) TO BRING WITHIN NOTED TOLERANCES.
9. CONTRACTOR IS RESPONSIBLE FOR PRODUCTS ONCE DELIVERED TO THE SITE. OLDCASTLE IS NOT RESPONSIBLE FOR OFFLOADING PRODUCTS, MAINTENANCE, AND INSTALLATION OF PRODUCTS ONCE THEY ARRIVE TO THE SITE.
10. CONTRACTOR SHALL INSTALL SYSTEM PER PROJECT WATERPROOFING AND SOILTIGHTNESS REQUIREMENTS. WATERPROOFING AND SOILTIGHTNESS INSTALLATION IS NOT BY OLDCASTLE AND OLDCASTLE WILL PROVIDE NO GUARANTEE FOR THIS COMPONENT OF SYSTEM INSTALLATION.

KEYWAYS MUST BE FREE OF DIRT, ROCKS, AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SEATING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT MATERIAL. SPLICE RUBBER SEALANT MATERIAL WITH A "SIDE BY SIDE" JOINT, AWAY FROM CORNERS. CORNER SPLICING WILL NOT SEAL PROPERLY.



CORRECT - INSTALL RUBBER SEALANT MATERIAL AT THE OUTER EDGE OF THE KEYWAY. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

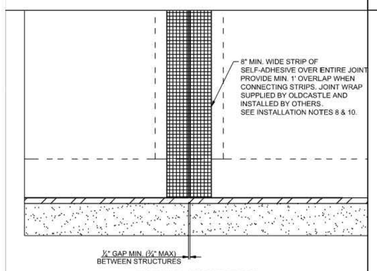
INCORRECT - DO NOT OVERLAP THE RUBBER SEALANT MATERIAL AT SPLICE.

INCORRECT - DO NOT SPLICE RUBBER SEALANT MATERIAL AT A CORNER. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

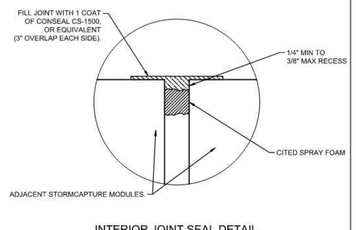
BUTYL RUBBER SEALANT (CONSEAL CS-102 OR EQUAL) PLACEMENT DETAIL
NTS

MAXIMUM EQUIPMENT OPERATING WEIGHT (OW) BY TRACK WIDTH				
TRACK WIDTH	12"	18"	24"	30"
MIN TRACK LENGTH	8'-0"	10'-0"	12'-0"	14'-0"
FILL DEPTH (FT)	OW (LBS)	OW (LBS)	OW (LBS)	OW (LBS)
0.5	35,000	45,000	52,500	54,500
1	35,000	45,000	56,000	60,500
2	35,000	45,000	56,000	64,000
3	76,000	78,500	83,500	88,000
4	94,000	100,000	106,000	113,000
5	100,000	116,000	132,000	149,000

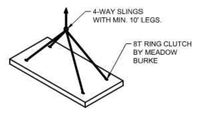
NOTES:
1. IF CONSTRUCTION EQUIPMENT EXCEEDS THE ABOVE OPERATING WEIGHT LIMITS REFER TO INSTALLATION NOTE 3.
2. FOR WHEELED CONSTRUCTION EQUIPMENT LIMITS REFER TO INSTALLATION NOTE 3.
3. MINIMUM AXLE SPACING FOR ALL TRACK WIDTHS IS 6'-0".



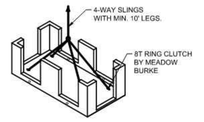
MODULE JOINT DETAIL
SCALE: 1/2" = 1'-0"



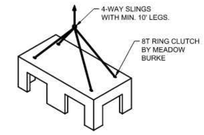
INTERIOR JOINT SEAL DETAIL
N.T.S.



LINK SLAB LIFTING DETAIL
N.T.S.



BOTTOM MODULE LIFTING DETAIL
N.T.S.



TOP MODULE LIFTING DETAIL
N.T.S.

Detention/ Infiltration

REV	- DESCRIPTION	- DATE

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STORMCAPTURE ® DETENTION SYSTEM	SYSTEM ID 1	
CUSTOMER: -----		
JOB NAME: Franklin TN City Hall - Underground Detention		JOB NUMBER:
DATE 9/3/2024	SALES -	DRAWN -
ENGINEER -	CHECKED -	SALES ORDER -
DRAWING NAME: SC2 3.5-3.5		SHEET 3 OF 3

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HOWARD G. GANNAWAY — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE
03/06/2025

ISSUE:	REVISIONS:	DATE
SITE PLAN RESUBMITTAL		03/06/2025

DATE	PROJ NUMBER	PROJ. MGR.	COUNTY
03/06/2025	1088-20-2010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

STORMWATER DETAILS

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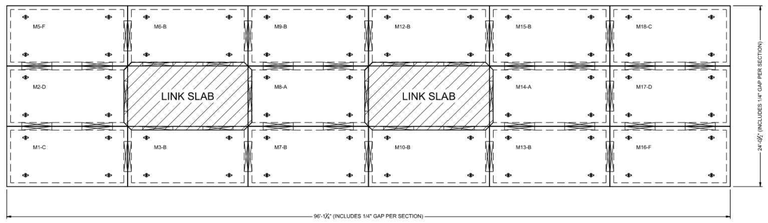
MODULE NOTES		
TYPE	QUANTITY	HEIGHT
A	3	7.00'
B	6	7.00'
C	2	7.00'
D	2	7.00'
F	2	7.00'
LINK SLAB	2	-
TOTAL	18	
VOLUME	14,497	CUBIC FEET



PLAN VIEW
SCALE: 1/8" = 1'-0"

DESIGN NOTES
1. LIVE LOADING CRITERIA:
   A. AASHTO HS-20-44 DESIGN TRUCK (WITH IMPACT AT 0.50FT MINIMUM COVER)
   B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00FT DEPTH)
   C. NO LATERAL SURCHARGE(S) FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   A. SOIL COVER DEPTH: 0.50FT (MIN.) - 5.00FT (MAX.)
   B. SOIL UNIT WEIGHT: 120 PCF
   C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   D. REQUIRED ALLOWABLE BEARING PRESSURE: 2,500 PSF.
   E. EQUIVALENT LATERAL FLUID PRESSURE, ACTIVE: 45 PCF (DRAINED)
   F. EQUIVALENT LATERAL FLUID PRESSURE, AT-REST: 60 PCF (DRAINED)
   G. EQUIVALENT LATERAL FLUID PRESSURE, PASSIVE: 150 PCF (DRAINED)
   H. ASSUMED COEFFICIENT OF FRICTION: 0.40
   I. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. STORMCAPTURE MODULE TYPE: DETENTION (SOILTIGHT).
4. CONCRETE (NORMALWEIGHT):
   A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   B. CEMENT: ASTM C150
5. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
6. REFERENCE STANDARDS: ASTM C913 & C890, ACI 318-14

Detention/ Infiltration

REV	- DESCRIPTION	- DATE

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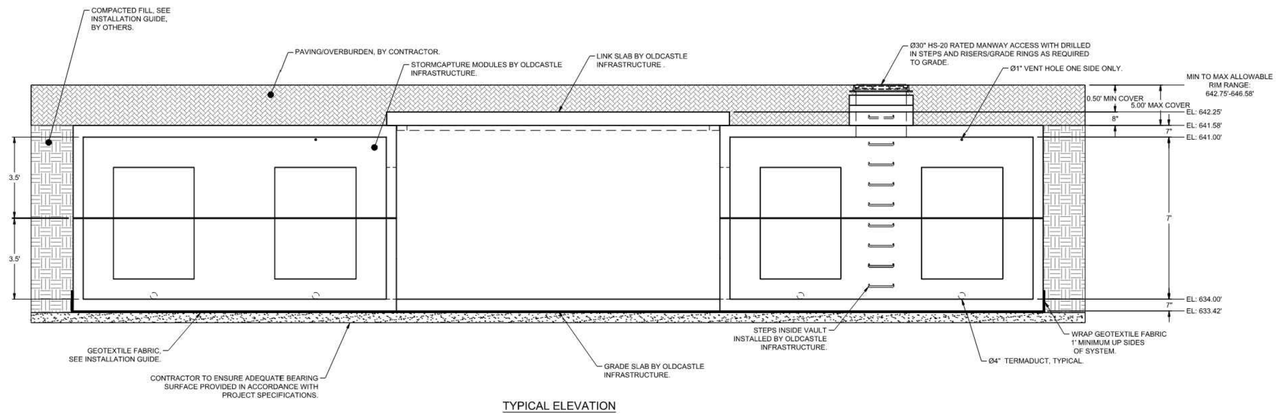
STORMCAPTURE ® DETENTION SYSTEM	SYSTEM ID 1	
CUSTOMER: -----		
JOB NAME: FCH - 2		JOB NUMBER: -
DATE 3/6/2025	SALES -	DRAWN -
ENGINEER -	CHECKED -	SALES ORDER -
DRAWING NAME: SC2 3.5-3.5		SHEET 1 OF 3

REVIEWING NOTES
1. THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED IN THE DESIGN NOTES. REVIEWING ENGINEER SHALL VERIFY THAT THESE PARAMETERS MEET OR EXCEED PROJECT SPECIFIC REQUIREMENTS. IF SITE CONDITIONS DIFFER FROM NOTED DESIGN PARAMETERS, REVIEWING ENGINEER SHALL NOTIFY OLDCASTLE FOR POTENTIAL REDESIGN AND/OR PRICING ADJUSTMENTS.
2. REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE ELEVATION PER DESIGN NOTE 2C, SHEET 1. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN GROUNDWATER ELEVATION MEETS OR EXCEEDS SITE CONDITION REQUIREMENTS. NOTIFY OLDCASTLE IF SITE CONDITIONS VARY FROM WHAT HAS BEEN SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR PRICING ADJUSTMENTS.
5. STORMCAPTURE MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT OLDCASTLE FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. DESIGN OF THE STORMCAPTURE PRECAST MODULE SYSTEM ASSUMES NO ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) WITHIN A 1:1 INFLUENCE LINE FROM THE BOTTOM EDGE OF ANY SYSTEM MODULE. ANY SITE ELEMENTS BEYOND THIS ZONE OF INFLUENCE ARE ASSUMED TO HAVE NO IMPACT ON THE SYSTEM AND EXERT ZERO LATERAL SURCHARGE ONTO THE MODULES. THE CONTRACTOR SHALL VERIFY THAT ANY ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) DO NOT LIE WITHIN THIS INFLUENCE ZONE OR DO NOT SURCHARGE THE PRECAST MODULES.
7. WRITTEN APPROVAL OF SUBMITTAL DRAWINGS ALONG WITH SIGNED PURCHASE ORDER REQUIRED FOR BEGINNING OF PRODUCT FABRICATION. ANY SYSTEM MODIFICATION POST-APPROVAL MAY RESULT IN CHANGE ORDER(S) AND/OR POTENTIAL DELIVERY DELAYS.
8. ALL SAND FILTER MEDIA, DRAIN ROCK AGGREGATE, PIPE, AND FITTINGS PROVIDED BY CONTRACTOR.



TYPICAL ELEVATION
NTS

NOTE:
TERMADUCT INSERTS TO BE KNOCKED OUT AT SPECIFIED LOCATIONS ONLY (BY OTHERS).

Detention/ Infiltration

REV	- DESCRIPTION	- DATE

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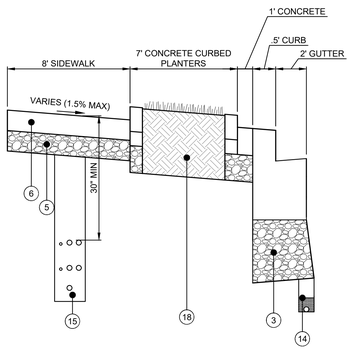
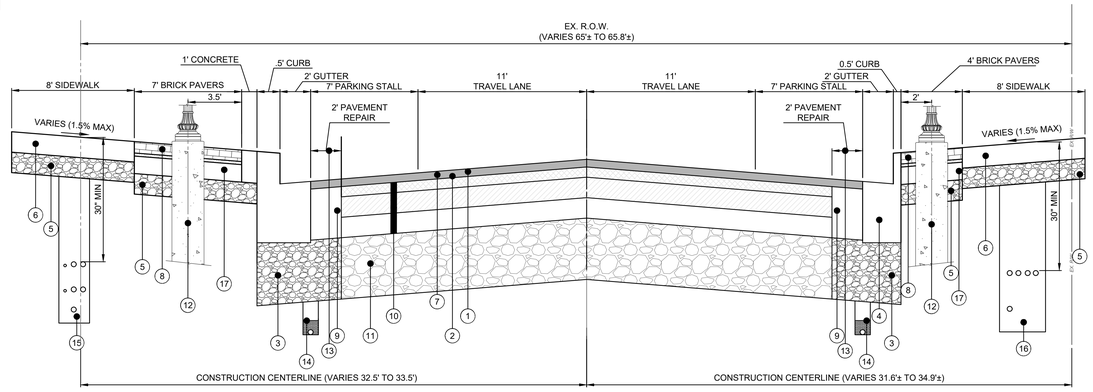
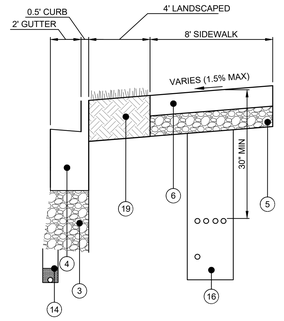
STORMCAPTURE ® DETENTION SYSTEM	SYSTEM ID 1	
CUSTOMER: -----		
JOB NAME: Franklin TN City Hall - Underground Detention		JOB NUMBER:
DATE 9/3/2024	SALES -	DRAWN -
ENGINEER -	CHECKED -	SALES ORDER -
DRAWING NAME: SC2 3.5-3.5		SHEET 2 OF 3

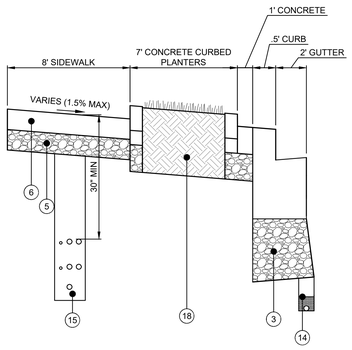
7/29/2024 10:09:29 AM

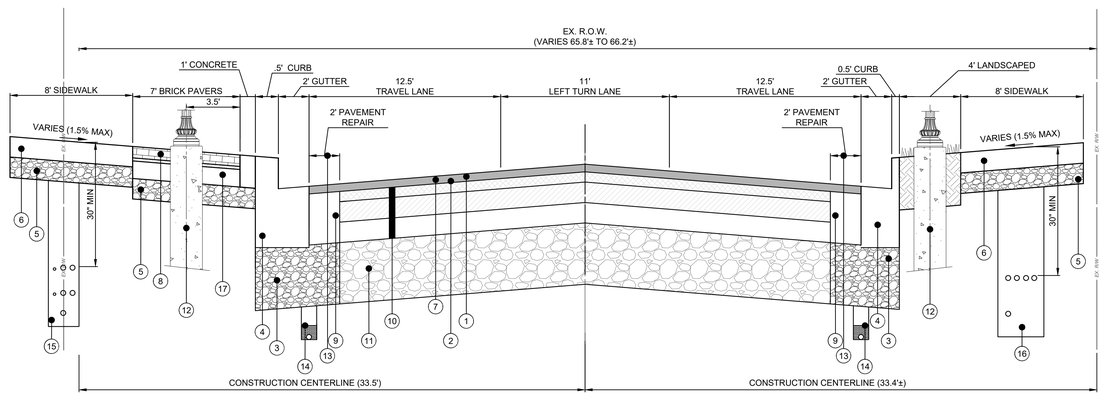






NORMAL SECTION - THIRD AVENUE SOUTH
(MAJOR ARTERIAL)
STA. 30+00 TO STA. 33+40





NORMAL SECTION - THIRD AVENUE SOUTH
(MAJOR ARTERIAL)
STA. 33+40 TO STA. 35+00

PROPOSED PAVEMENT SCHEDULE

1	1-1/2" BITUMINOUS SURFACE PAVEMENT 411-02.10 ACS MIX(PG70-22) GRADING D RDWY
2	TACK COAT (EMULSIFIED ASPHALT GRADE RS-2) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) RATE 0.07 GAL/SY (0.10 GAL/SY MILLED SURFACES)
3	12" - MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4	ARTERIAL AND COLLETOR CURB AND GUTTER CITY OF FRANKLIN DETAIL RP-1 CLASS A (3,000 PSI, 6% AIR)
5	4" MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
6	4" CONCRETE SIDEWALK CITY OF FRANKLIN DETAIL RP-8 CLASS A (3,000 PSI, 6% AIR) SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
7	COLD PLANING OF BITUMINOUS PLANT MIX PAVEMENTS - (1.5" DEPTH) 415-01.02 COLD PLANING OF BITUMINOUS PAVEMENT
8	2 ¼" THICK BRICK PAVERS ON CONCRETE BASE CITY OF FRANKLIN DETAIL SS-2
9	PORTLAND CEMENT CONCRETE BASE (PLAIN) 10" 306-05.01 PORTLAND CEMENT CONCRETE BASE (PLAIN) 10"
10	EXISTING ASPHALT PAVEMENT
11	EXISTING AGGREGATE BASE
12	PROPOSED STREETSCAPE LIGHT POLE (TYPE C/D) SEE CITY DETAIL L-2 STREET LIGHT SMALL PULL BOX INSTALLATION DETAIL L-11
13	SAWCUT AND REMOVE EXISTING PAVEMENT
14	PROPOSED 4" UNDERDRAIN 710-04 FILTER CLOSE UNDERDRAIN (WITH PIPE) (MINIMUM 2.5' DEEP)
15	ELECTRIC AND TELECOMMUNICATION DUCT BANK SEE ELECTRICAL PLANS FOR DETAILS (SECTION CONDUIT B-B)
16	ELECTRIC AND TELECOMMUNICATION DUCT BANK SEE ELECTRICAL PLANS FOR DETAILS (SECTION CONDUIT A-A)
17	4" THICK POURED CONCRETE BASE
18	PLANTING WITH GRANITE CURB SEE LANDSCAPING PLANS FOR DETAILS
19	LANDSCAPED AREA SEE LANDSCAPING PLANS FOR DETAILS

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JOHN G. GANNAWAY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
03/06/2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025
PROJ.NUMBER 1068.20-0010
PROJ. MGR PM
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

TYPICAL SECTIONS

SHEET C0.11

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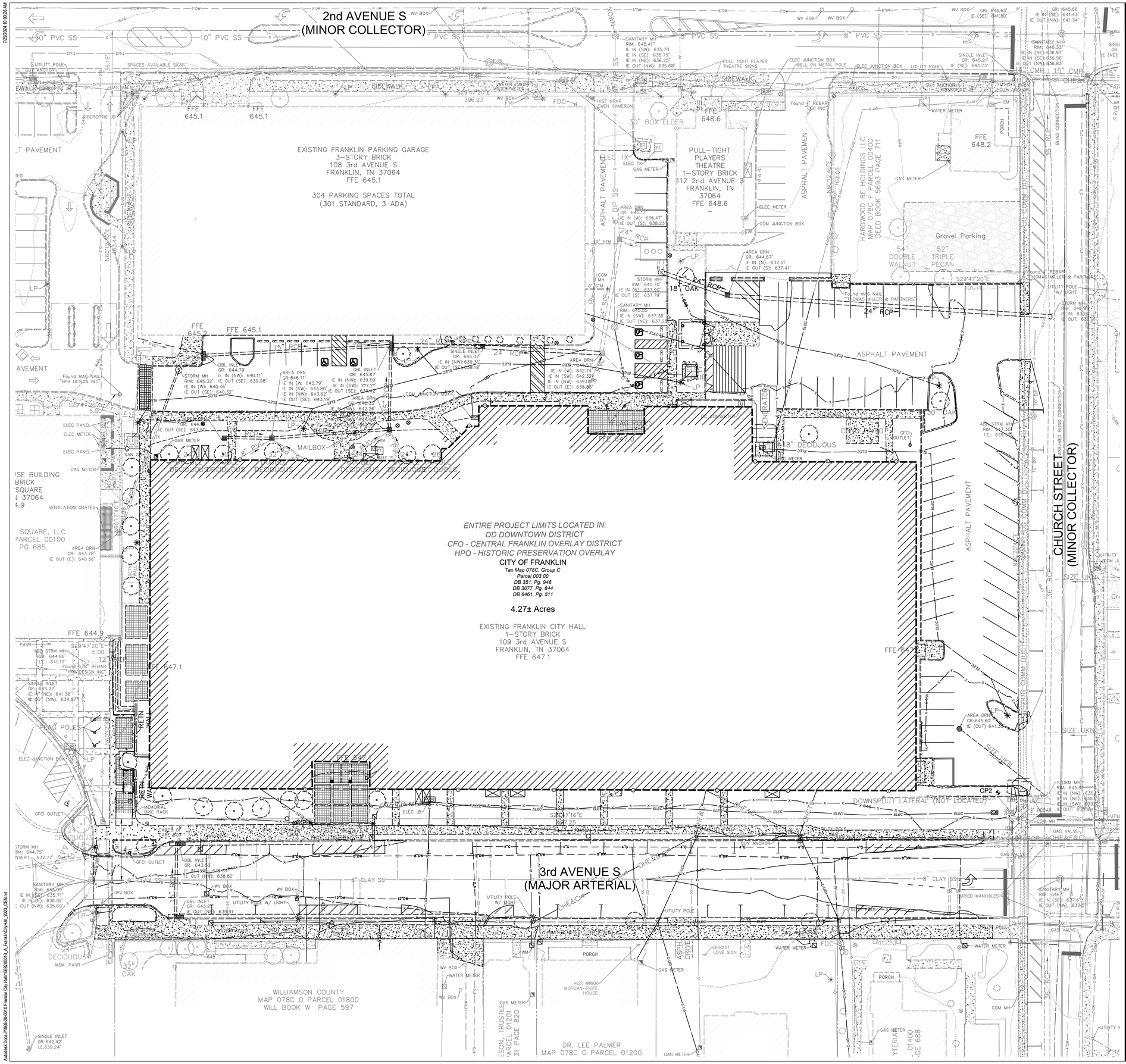

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HOWARD G. GANNAWAY — STATE OF TENNESSEE — AGRICULTURE — 03/06/2025

SITE LOCATION:
109 3RD AVE SOUTH
FRANKLIN, TN 37065

CURRENT OWNER:
CITY OF FRANKLIN
108-109 3RD AVE SOUTH
FRANKLIN, TN 37065

TAX MAP 078C, GROUP C
PARCEL 003.00

DEED REFERENCES:
BOOK 351, PAGE 946
BOOK 3077, PAGE 844
BOOK 6461, PAGE 511

TOTAL AREA OF SUBJECT PARCEL= 4.27± ACRES

SEE SHEET 2 FOR NOTES AND STORM SYSTEM DATA

CONTROL TABLE

Point	Northing	Easting	Elevation	Description
CP1	678875.250	1771091.070	645.05	REBAR W/ CAP SET
CP2	680077.850	1771580.510	646.11	REBAR W/ CAP SET
CP3	679074.050	1771059.950	647.73	REBAR W/ CAP SET
CP4	680383.977	1772481.789	648.01	REBAR W/ CAP SET
BM	680448.695	1772433.470	649.07	FIRE HYDRANT FLANGE BOLT BETWEEN NO. 3 & 5

ONLY CP2 IS SHOWN ON THIS DRAWING. ALL OTHER CONTROL IS LOCATED OFF THE DRAWING

NOTES

1. *A CATEGORY I PROPERTY SURVEY WAS COMPLETED FOR THE FRANKLIN CITY HALL PROPERTY.*
2. *ABUTTING PROPERTIES SHOWN HEREON ARE FOR REFERENCE ONLY AND ARE BASED ON RECORDS, TAX MAPS AND LIMITED EVIDENCE ENCOUNTERED DURING THE SURVEY. A PROPERTY SURVEY WAS NOT COMPLETED FOR ANY PROPERTIES EXCEPT FOR THE CITY HALL PROPERTY AS NOTED.*
3. *THIS DRAWING IS BASED ON TENNESSEE STATE PLANE GRID COORDINATES (TNSPC), NAD 83 (2002), U.S. SURVEY FEET ESTABLISHED LOCALLY USING THE TGRN NETWORK GPS OBSERVATIONS.*
4. *TOPOGRAPHIC INFORMATION WAS COLLECTED USING A COMBINATION OF GPS LOCAL RTK METHODS, TOTAL STATION RADIAL SURVEYING OCCUPYING CONTROL POINTS ESTABLISHED BY GPS RTK SURVEY METHODS, AND MOBILE LIDAR GEOREFERENCED TO TARGETS ESTABLISHED AS PART OF THIS SURVEY.*
5. *LOCAL CONTROL ESTABLISHED AS PART OF A PREVIOUS SURVEY USING GPS NETWORK RTK METHODS BASED ON THE TDOT GNSS NETWORK.*
6. *A 1-FT CONTOUR INTERVAL IS SHOWN HEREON.*
7. *ELEVATIONS ARE BASED ON NAVD 1988.*
8. *ANY REPRESENTATION OF SUB-SURFACE UTILITIES IS BASED ON A COMBINATION OF OBSERVATIONS FROM ABOVE-GROUND EVIDENCE, PAINT MARKINGS RESULTING FROM TN811 UTILITY LOCATE REQUESTS, AND MAPS PROVIDED TO THE SURVEYOR. NO UTILITIES WERE VERIFIED BY UNCOVERING AS PART OF THIS SURVEY AND THEREFORE POSITIONS CAN NOT BE RELIED UPON. A TN811 LOCATE REQUEST (IF AVAILABLE) AND A THOROUGH INVESTIGATION OF UNDERGROUND UTILITIES SHOULD BE COMPLETED PRIOR TO ANY EARTH MOVING WORK OR DISTURBANCES.*
9. *UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.*
10. *THE FIELD WORK WAS COMPLETED ON 09/01/2020.*
11. *SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.*
12. *A SECOND 1/2-INCH REBAR WAS FOUND 1.65-FT SOUTHWEST OF THE 1/2-INCH REBAR FOUND & ACCEPTED AS THE PROPERTY CORNER MONUMENT.*
13. *THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY MAY BE SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.*
14. *THIS PROPERTY IS SUBJECT TO TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.*
15. *IT APPEARS THAT THE BROWNSTONES AT FIRST & CHURCH SUBDIVISION IS SERVED BY POWER CONNECTIONS FROM 1ST AVE.*
16. *IT APPEARS THAT SOME BUILDINGS ALONG THE SOUTHWEST MARGIN OF 3RD AVE ARE SERVED BY POWER CONNECTIONS FROM CHURCH ST.*
17. *STORM SYSTEM REVISIONS BASED ON NOTES PROVIDED BY THE CITY OF FRANKLIN RESULTING FROM A CCTV INVESTIGATION.*
18. *SURVEY PROVIDED BY CIVIL INFRASTRUCTURE ASSOCIATES (CIA).*

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NOTES

THE BOUNDARY INFORMATION SHOWN ON THESE PLANS IS BASED ON AN ACTUAL FIELD SURVEY BY CIVIL INFRASTRUCTURE ASSOCIATES ON NOVEMBER 5, 2020.

EXISTING INFORMATION AND UTILITIES HAVE BEEN HAS BEEN MODIFIED ON THIS SHEET TO REFLECT ON SITE OBSERVATIONS AND PREVIOUS GARAGE CONSTRUCTION PLANS PROVIDED BY THE CITY. CONTRACTOR MUST FIELD VERIFY.

Tennessee811 Know what's below. Call before you dig.

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025
REVISIONS:	

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1065.20.2010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

EXISTING CONDITIONS

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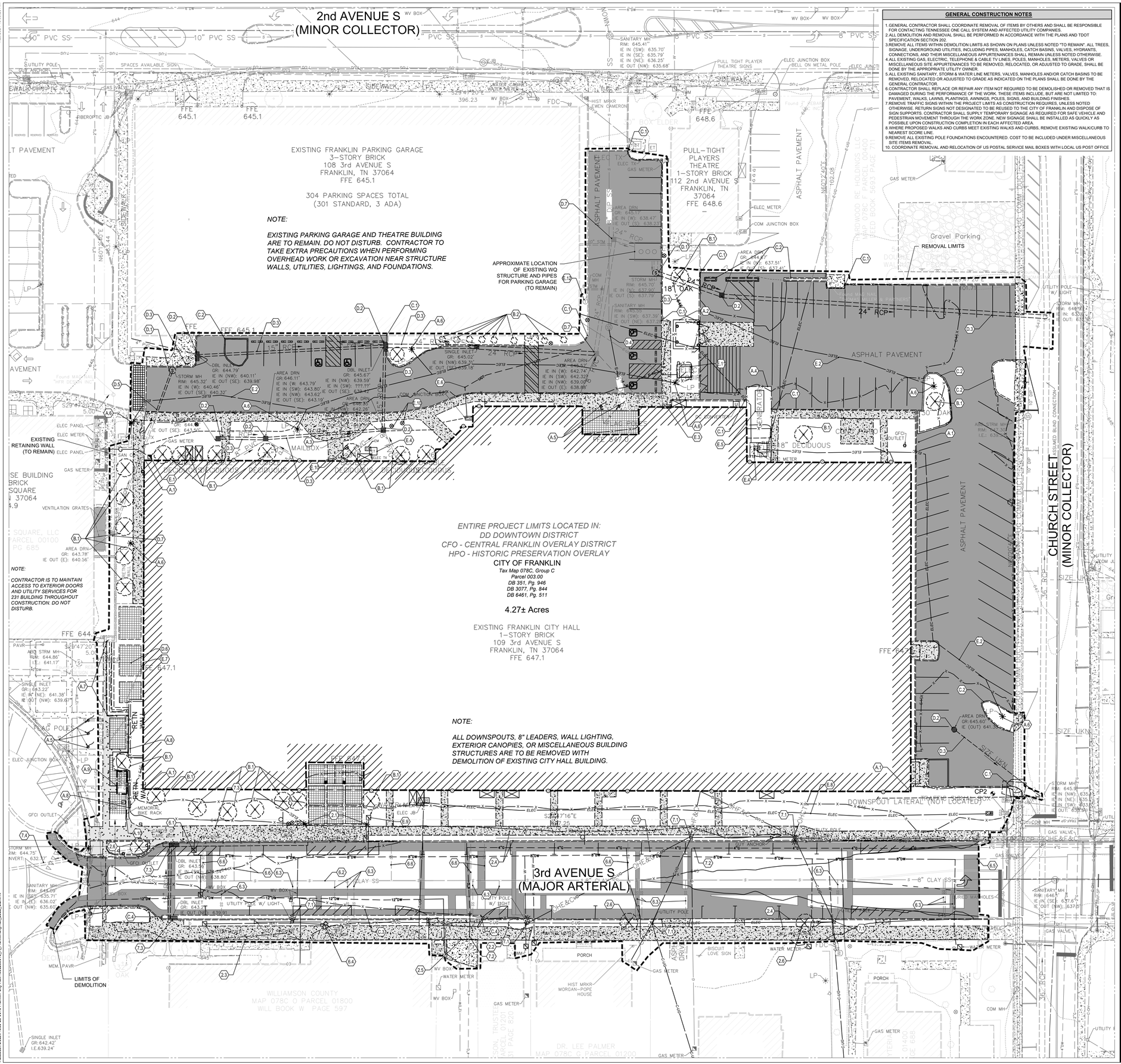

GENERAL CONSTRUCTION NOTES

1. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF ITEMS BY OTHERS AND SHALL BE RESPONSIBLE FOR CONTACTING TENNESSEE ONE CALL SYSTEM AND AFFECTED UTILITY COMPANIES.
2. ALL DEMOLITION AND REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND TDOT SPECIFICATION SECTION 202.
3. REMOVE ALL ITEMS WITHIN DEMOLITION LIMITS AS SHOWN ON PLANS UNLESS NOTED "TO REMAIN". ALL TREES, SIGNAGE, UNDERGROUND UTILITIES, INCLUDING PIPES, MANHOLES, CATCH BASINS, VALVES, HYDRANTS, CONNECTIONS, AND THEIR MISCELLANEOUS APPURTENANCES SHALL REMAIN UNLESS NOTED OTHERWISE.
4. ALL EXISTING GAS, ELECTRIC, TELEPHONE & CABLE TV LINES, POLES, MANHOLES, METERS, VALVES OR MISCELLANEOUS SITE APPURTENANCES TO BE REMOVED, RELOCATED, OR ADJUSTED TO GRADE, SHALL BE DONE BY THE APPROPRIATE UTILITY OWNER.
5. ALL EXISTING SANITARY, STORM & WATER LINE METERS, VALVES, MANHOLES AND/OR CATCH BASINS TO BE REMOVED, RELOCATED OR ADJUSTED TO GRADE AS INDICATED ON THE PLANS SHALL BE DONE BY THE GENERAL CONTRACTOR.
6. CONTRACTOR SHALL REPLACE OR REPAIR ANY ITEM NOT REQUIRED TO BE DEMOLISHED OR REMOVED THAT IS DAMAGED DURING THE PERFORMANCE OF THE WORK. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO: PAVEMENT, WALKS, LAWNS, PLANTINGS, AWNINGS, POLES, SIGNS, AND BUILDING FINISHES.
7. REMOVE TRAFFIC SIGNS WITHIN THE PROJECT LIMITS AS CONSTRUCTION REQUIRES, UNLESS NOTED OTHERWISE. RETURN SIGNS NOT DESIGNATED TO BE REUSED TO THE CITY OF FRANKLIN AND DISPOSE OF SIGN SUPPORTS. CONTRACTOR SHALL SUPPLY TEMPORARY SIGNAGE AS REQUIRED FOR SAFE VEHICLE AND PEDESTRIAN MOVEMENT THROUGH THE WORK ZONE. NEW SIGNAGE SHALL BE INSTALLED AS QUICKLY AS POSSIBLE UPON CONSTRUCTION COMPLETION IN EACH AFFECTED AREA.
8. WHERE PROPOSED WALKS AND CURBS MEET EXISTING WALKS AND CURBS, REMOVE EXISTING WALK/CURB TO NEAREST SCORE LINE.
9. REMOVE ALL EXISTING POLE FOUNDATIONS ENCOUNTERED. COST TO BE INCLUDED UNDER MISCELLANEOUS SITE ITEMS REMOVAL.
10. COORDINATE REMOVAL AND RELOCATION OF US POSTAL SERVICE MAIL BOXES WITH LOCAL US POST OFFICE

STRUCTURE DEMOLITION NOTES

- A.1 DEMOLISH EXISTING CITY HALL BUILDING, APPROX. 79,435 SQ. FT.
- A.2 DEMOLISH EXISTING DUMPSTER ENCLOSURE.
- A.3 REMOVE EXISTING MAIL BOX.
- A.4 DEMOLISH EXISTING GENERATOR BRICK ENCLOSURE
- A.5 REMOVE EXISTING FLAG POLES.
- A.6 REMOVE EXISTING LIGHT POLE
- A.7 DEMOLISH EXISTING CONCRETE STEPS
- A.8 DEMOLISH EXISTING RETAINING WALL
- A.9 EXISTING FTA TO BE CONTACTED REGARDING RELOCATED SHELTER/STOP LOCATION.
- A.10 EXISTING BIKE RACK TO BE REMOVED.

LANDSCAPE DEMOLITION NOTES

REFER TO TREE PRESERVATION PLAN, SHEET L0.4, FOR EXITING TREES TO REMAIN

- B.1 REMOVE EXISTING TREES
- B.2 REMOVE EXISTING LANDSCAPING

PAVEMENT DEMOLITION NOTES

- C.1 BEGIN/END REMOVAL OF CONCRETE CURBING.
- C.2 REMOVE CONCRETE CURBING.
- C.3 2' FULL DEPTH PAVEMENT REMOVAL ADJACENT TO CURBS.
- C.4 REMOVE CONCRETE CURB AND GUTTER

STORM AND SANITARY DEMOLITION NOTES

- D.1 REMOVE MANHOLE
- D.2 REMOVE CATCH BASIN
- D.3 REMOVE RCP
- D.4 REMOVE APPROX. 45 L.F. OF EX. 6 INCH SANITARY SEWER SERVICE.
- D.5 SAWCUT 12" RCP AND REMOVE 21' LF OF RCP FOR NEW MANHOLE CONNECTION.
- D.6 12" RCP TO REMAIN. PLUG END OF STORM PIPE.
- D.7 EXISTING CATCH BASIN TO REMAIN. ADJUST TOP OF CASTING TO GRADE

UTILITY DEMOLITION NOTES

- E.1 REMOVE GAS METER FOR EXISTING BUILDING AND CAP FOR RECONNECTION OF FUTURE CITY HALL. CONTRACTOR TO COORDINATE WITH ATMOS ENERGY CORPORATION, MEP AND ENGINEER AS REQUIRED.
- E.2 REMOVE EXISTING SITE ELECTRICAL CONDUIT AS NECESSARY. COORDINATE WITH OWNER, MEP, AND MTE.
- E.3 REMOVE EXISTING ELECTRICAL PANEL. CONTRACTOR TO COORDINATE WITH MIDDLE TENNESSEE ELECTRIC (MTE) AS REQUIRED FOR DISCONNECTION.
- E.4 EXISTING TRANSFORMERS TO BE REMOVED. SERVICE TO EXISTING 231 BUILDING, EXISTING 2ND AVENUE PARKING GARAGE, AND EXISTING THEATRE BUILDING SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION. CONTRACTOR IS TO COORDINATE WITH OWNER, MEP, CIVIL ENGINEER, AND MTEMC AS REQUIRED.
- E.5 EXISTING GENERATOR TO BE REMOVED, CONTRACTOR TO COORDINATE WITH MEP AND OWNER.
- E.6 EXISTING TELECOM. TO BE DISCONNECTED AND REMOVED AS REQUIRED FOR CONSTRUCTION. COORDINATE WITH OWNER, MEP, AND AT&T. CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING ADJACENT STRUCTURES THROUGHOUT CONSTRUCTION.
- E.7 EXISTING COF FIBER TO REMAIN AND RECONNECTED.
- E.8 EXISTING TELECOM TO BE REMOVED.
- E.9 EXISTING WATER SERVICE TO BE REMOVED.
- E.10 EXISTING IRRIGATION TO BE REMOVED. COORDINATE WITH LANDSCAPE PLANS.
- E.11 EXISTING TRANSFORMER TO REMAIN UNTIL NEW TRANSFORMER CAN BE INSTALLED AND ENERGIZED
- E.12 EXISTING COMMUNICATIONS MANHOLE TO REMAIN

3RD STREET - STREETSCAPE DEMOLITION NOTES

- 2.1 REMOVE EXISTING STREET LIGHTS
- 2.2 REMOVE EXISTING TREE STUMP
- 2.3 REMOVE SIDEWALK TO BACK OF CURB. DO NOT DISTURB EXIST. IRON FENCE/CONCRETE PILLARS OR CURB ALONG COUNTY COURTHOUSE.
- 2.4 REMOVE CONCRETE SIDEWALK AND CURB.
- 2.5 REMOVE CONCRETE DRIVEWAY APRON TO ROW LINE. CONTRACTOR TO COORDINATE WITH OWNER
- 2.6 REMOVE TREE.

3RD STREET - WATERLINE AND SANITARY DEMOLITION NOTES

- 6.1 BEGIN WATERLINE REMOVAL. REMOVE FIRE HYDRANT AND VALVES.
- 6.2 EXIST. 8-INCH CLAY SANITARY SEWER TO REMAIN.
- 6.3 EXIST. SANITARY SERVICE TO REMAIN
- 6.4 REMOVE FIRE HYDRANT AND VALVES.
- 6.5 END WATERLINE REMOVAL.
- 6.6 ABANDON EXIST. SANITARY SERVICE

3RD STREET - UTILITY DEMOLITION NOTES

- 7.1 REMOVE EXISTING WOOD POLE.
- 7.2 EXISTING GAS LINE TO BE ABANDONED IN PLACE. CONTRACTOR TO COORDINATE WITH ATMOS ENERGY AS REQUIRED FOR DISCONNECTION.
- 7.3 REMOVE CATCH BASINS AND RCP
- 7.4 EXIST 15" RCP TO REMAIN

HATCH LEGEND

- FULL DEPTH REMOVAL - EXISTING ASPHALT AND CORRESPONDING WHEEL STOPS, MARKINGS ETC.
- MILL - EXISTING ASPHALT AND CORRESPONDING MARKINGS, ETC.
- REMOVE EXISTING CONCRETE WALKS, PADS, PATIOS, ETC.
- REMOVE EXISTING CONCRETE CURBS, GUTTER, ETC.
- REMOVE EXISTING HARDSCAPES OR PAVERS

TEMPORARY UTILITY NOTES

1. TEMPORARY STORM TO BE COORDINATED BY CONTRACTOR TO ENSURE ADJACENT SERVICE(S) IS NOT INTERRUPTED
2. TEMPORARY GAS TO BE COORDINATED BY CONTRACTOR AND ATMOS TO ENSURE ADJACENT SERVICE(S) IS NOT INTERRUPTED
3. TEMPORARY POWER TO BE COORDINATED BY CONTRACTOR AND MTE TO ENSURE ADJACENT SERVICE(S) IS NOT INTERRUPTED
4. TEMPORARY CITY OF FRANKLIN FIBER TO BE COORDINATED BY THE CONTRACTOR AND THE CITY OF FRANKLIN TO ENSURE ADJACENT SERVICE(S) IS NOT INTERRUPTED
5. TEMPORARY WATER TO BE COORDINATED BY CONTRACTOR AND THE CITY OF FRANKLIN TO ENSURE ADJACENT SERVICE(S) IS NOT INTERRUPTED
6. GAS WILL BE PROVIDED BY OTHERS AND COORDINATED WITH THE CONTRACTOR FOR THE TEMPORARY POWER OF THE 2ND AVE GARAGE

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HOWARD G. GANNAWAY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
03/06/2025

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025

REVISIONS:

DATE 03/06/2025 | PROJ NUMBER 1065-20-2010 | PROJ MGR PM | COUNTY Williamson

CITY OF FRANKLIN
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109 3rd Avenue South
Franklin, TN 37064

DEMOLITION PLAN

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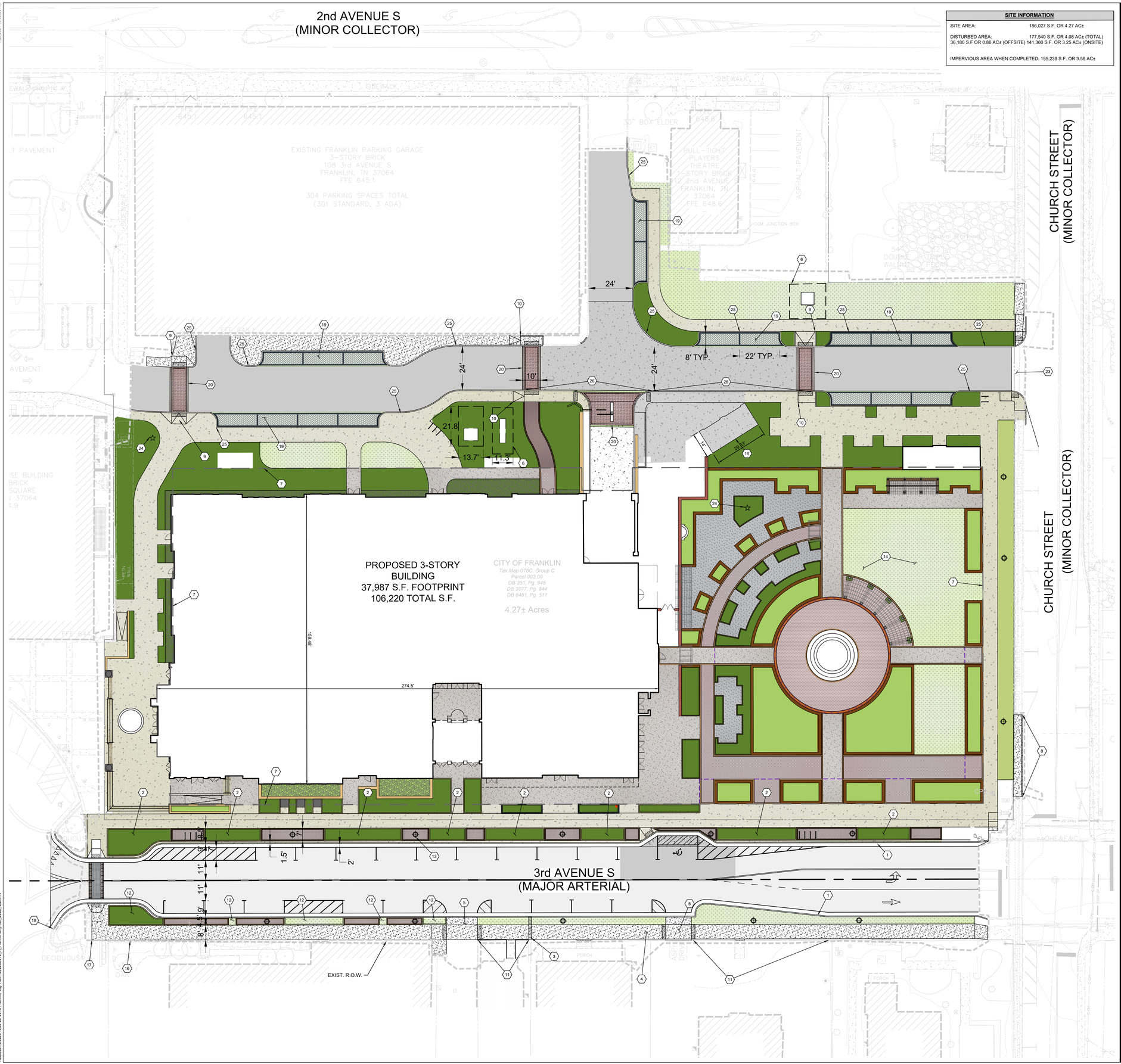

SITE INFORMATION	
SITE AREA:	186,027 S.F. OR 4.27 AC±
DISTURBED AREA:	177,540 S.F. OR 4.08 AC± (TOTAL)
36,180 S.F OR 0.86 AC± (OFFSITE) 141,360 S.F. OR 3.25 AC± (ONSITE)	
IMPERVIOUS AREA WHEN COMPLETED: 155,239 S.F. OR 3.56 AC±	

SITE DATA CHART	
PROJECT NAME:	FRANKLIN CITY HALL
PROJECT #:	241021
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
ACREAGE/SQUARE FOOTAGE:	4.27 / 186,027 SF
REGULATIONS	
BASE ZONING:	DD (DOWNTOWN DISTRICT)
OVERLAY ZONING:	HISTORIC PRESERVATION CENTRAL FRANKLIN
BUILDING TYPES APPLIED:	MIXED USE
FRONTAGE TYPES APPLIED:	URBAN FRONTAGE
SETBACKS-	
FRONT YARD:	NO CLOSER THAN SMALLEST SETBACK OF HISTORIC STRUCTURES ON THE SAME BLOCK FACE IF THE BLOCK FACE HAS NO HISTORIC STRUCTURE THEN USE THE OPPOSITE BLOCK FACE RANGE AS ABOVE.
SIDE YARD:	10 FEET
REAR YARD:	15 FEET
OFFICE SF, BY USE:	103,156 SF
COMMERCIAL/RETAIL SF, BY USE:	4,444 SF
TOTAL OCCUPIED SF:	107,600 SF
BUILDING HEIGHT:	3-STORY
MINIMUM LANDSCAPE SURFACE AREA:	0%
OPEN SPACE SF REQUIRED:	5% OF LOT (9,301 SF)
NATURAL AREA SF REQUIRED:	0 SF
TREE CANOPY RETENTION ACREAGE:	0.06 ACRES
PARKING REQUIRED, BY USE:	432 SPACES (4 PER 1000 SF)
PARKING PROVIDED, BY USE:	518 TOTAL SPOTS
HISTORIC RESOURCE TREATMENT (Y/N):	N

0' 20' 40'
SCALE: 1" = 20'

CONSTRUCTION NOTES

CONTRACTOR SHALL REFER TO MATERIAL & LAYOUT PLAN SHEETS - L1.0-L1.4 FOR ADDITIONAL DETAILS.

1. B6-24 GUTTER STD DWG RP-1
2. PLANTER BOX W/6" PERIMETER RAISED CURB LENGTH VARIES 15'-50'. TYP, CITY HALL SIDE -SEE LANDSCAPE PLAN.
3. PROPOSED SIDEWALK CHASE FOR ROOF DRAIN - SEE DETAIL ON SHEET C0.6
4. 4" THICK CONCRETE SIDEWALK STD DWG RP-8
5. NEW CONCRETE DRIVE APRON STD DWG RP-5
6. PROPOSED UTILITY CLEARANCE.
7. OUTLINE OF UNDERGROUND PARKING GARAGE.
8. PROPOSED 4" CONCRETE SIDEWALK WITH 3" INTEGRAL CURB
9. PERPENDICULAR CURB RAMP. STD DWG RP-11 AND RP-16.
10. PARALLEL CURB RAMP. STD DWG RP-14 AND RP-18.
11. PROTECT OR REMOVE AND REPLACE EXISTING BRICK BORDER
12. 3'-6" PLANTER WITH FLUSH CURB (TYP, COURTHOUSE SIDE) - SEE LANDSCAPE PLAN.
13. STREET LIGHT, TYP. STD DWG L-2
14. OPEN PLAZA AREA. SEE LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
15. DUMPSTER ENCLOSURE
16. EXISTING FENCE TO REMAIN
17. LIMIT OF SIDEWALK CONSTRUCTION
18. MATCH EXISTING CURB AND GUTTER
19. PERVIOUS PAVERS WITH 8" CONCRETE RIBBON CURB, SEE PERVIOUS PAVERS DETAIL GIP-03.
20. STAMPED ASPHALT CROSSWALK
21. 5'-10' TENANT ZONE BEHIND R.O.W. LAYOUT & DIMENSIONS TO BE COORDINATED WITH BUILDING ENVELOPE
22. PROPOSED BIKE RACK. SEE LANDSCAPING PLANS FOR ADDITIONAL DETAILS.
23. NEW CONCRETE DRIVE APRON STD DWG RP-7
24. FUTURE PUBLIC ART INSTALLATION
25. VERTICAL CONCRETE CURB. SEE DETAIL ON SHEET C0.6
26. PAVEMENT FLUSH WITH SIDEWALK

HATCH LEGEND

- ASPHALT PAVEMENT OVERLAY
- PROPOSED PARKING LOT PAVEMENT (PER CITY DETAIL CS1)
- 8" THICK HEAVY DUTY CONCRETE PAVEMENT (PER CITY DETAIL CS2)
- 6" THICK LIGHT DUTY CONCRETE PAVEMENT (PER CITY DETAIL CS2)
- CONCRETE SIDEWALK (PER CITY DETAIL RP-8)
- PERMEABLE PAVERS (PER PERVIOUS PAVERS CITY DETAIL GIP-03)

HATCH LEGEND

- P-101 SEE LANDSCAPING SHEETS FOR DETAILS
- P-102 SEE LANDSCAPING SHEETS FOR DETAILS
- P-103 SEE LANDSCAPING SHEETS FOR DETAILS
- P-104 SEE LANDSCAPING SHEETS FOR DETAILS
- P-105 SEE LANDSCAPING SHEETS FOR DETAILS
- P-106 SEE LANDSCAPING SHEETS FOR DETAILS
- P-107 SEE LANDSCAPING SHEETS FOR DETAILS
- K-101 SEE LANDSCAPING SHEETS FOR DETAILS
- P-108 SEE LANDSCAPING SHEETS FOR DETAILS
- P-109 SEE LANDSCAPING SHEETS FOR DETAILS
- P-110 SEE LANDSCAPING SHEETS FOR DETAILS
- P-111 SEE LANDSCAPING SHEETS FOR DETAILS
- P-112 SEE LANDSCAPING SHEETS FOR DETAILS
- P-113 SEE LANDSCAPING SHEETS FOR DETAILS
- P-114 SEE LANDSCAPING SHEETS FOR DETAILS
- L-101 SEE LANDSCAPING SHEETS FOR DETAILS
- L-102 SEE LANDSCAPING SHEETS FOR DETAILS
- L-103 SEE LANDSCAPING SHEETS FOR DETAILS

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HOWARD G. GANNAWAY — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE
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SITE LAYOUT PLAN

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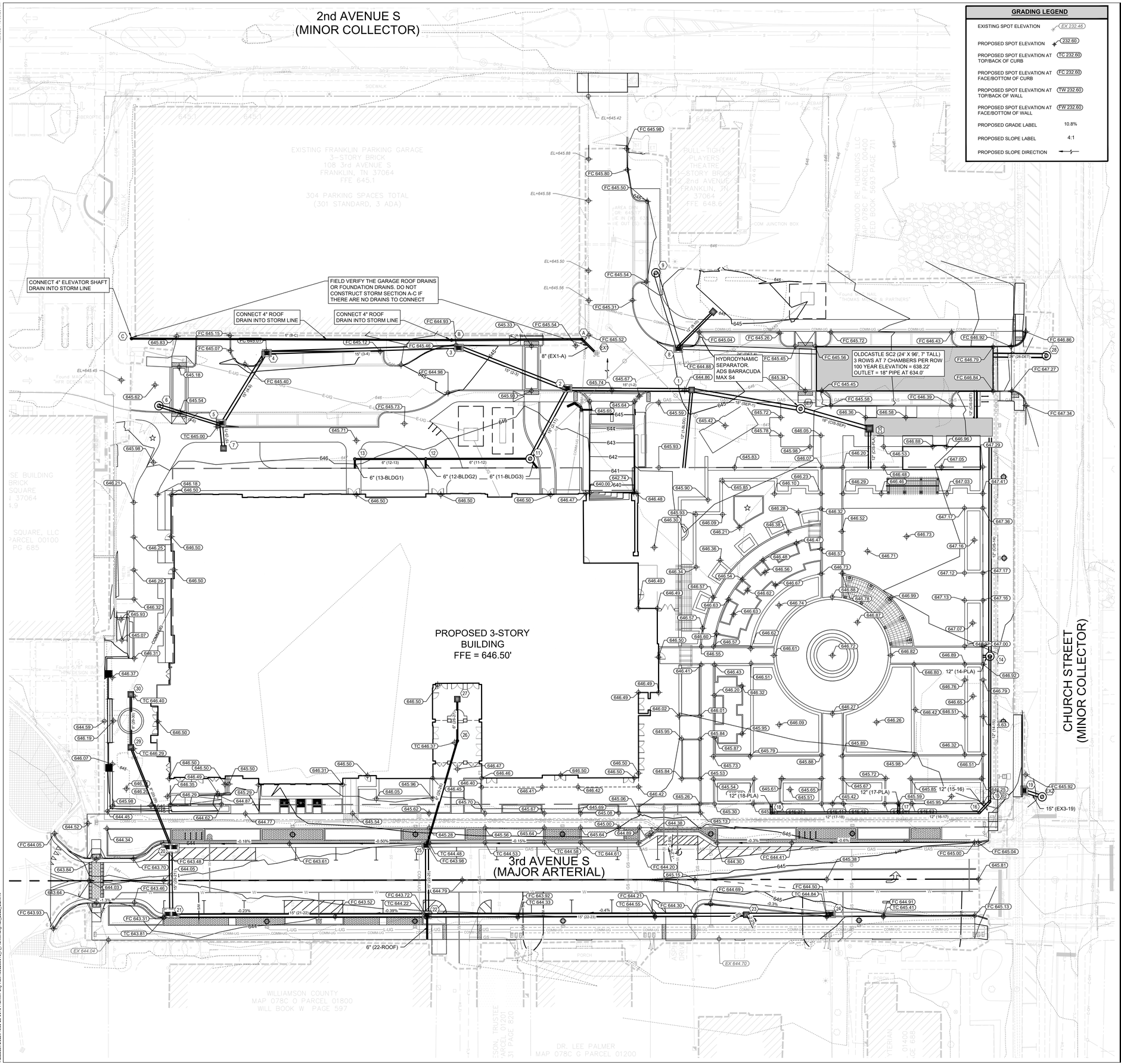

GRADING LEGEND

EXISTING SPOT ELEVATION	EX 232.46
PROPOSED SPOT ELEVATION	232.60
PROPOSED SPOT ELEVATION AT TOP/BACK OF CURB	TC 232.60
PROPOSED SPOT ELEVATION AT FACE/BOTTOM OF CURB	FC 232.60
PROPOSED SPOT ELEVATION AT TOP/BACK OF WALL	TW 232.60
PROPOSED SPOT ELEVATION AT FACE/BOTTOM OF WALL	FW 232.60
PROPOSED GRADE LABEL	10.8%
PROPOSED SLOPE LABEL	4:1
PROPOSED SLOPE DIRECTION	

0' 20' 40'
SCALE: 1" = 20

STRUCTURE TABLE

NAME	DESCRIPTION	RIM ELEV:	PIPES IN:	PIPES OUT
B	CLEANOUT	645.43	B-C, 6" INV IN =640.05	A-B, 8" INV OUT =640.05
EX1	EX. CATCH BASIN	645.58	EX1-A, 8" INV IN =639.00	EX. 24" INV OUT=638.88
C	CLEANOUT	645.61		B-C, 6" INV OUT =641.80
SEP	HYDRO SEPERATOR	645.70	SEP-1, 18" INV IN =638.36	CIS-SEP, 18" INV OUT =638.36
A	CLEANOUT	645.71	A-B, 8" INV IN =639.30	EX1-A, 8" INV OUT =639.30
EX2	EX. MANHOLE	646.18	EX3-19, 15" INV IN =635.00	EX. 36" INV OUT=633.5
CIS	CISTERN	646.44	CIS-PLA, 12" INV IN =638.50 CIS-SEP, 18" INV IN =638.00	
1	CATCH BASIN	644.71	1-2, 15" INV IN =638.77 1-BLDG, 12" INV IN =638.77	SEP-1, 18" INV OUT =638.77
2	CURB & GUTTER INLET	645.73	2-11, 15" INV IN =639.23 2-3, 15" INV IN =639.22	1-2, 15" INV OUT =639.22
3	CURB & GUTTER INLET	644.48	3-4, 15" INV IN =639.54	2-3, 15" INV OUT =639.54
4	CURB & GUTTER INLET	644.67	4-5, 15" INV IN =640.07	3-4, 15" INV OUT =640.07
5	CURB & GUTTER INLET	645.00	5-7, 15" INV IN =640.81 5-6, 12" INV IN =640.30	4-5, 15" INV OUT =640.30
6	MANHOLE - 48" - CON	645.67	EX. 12" INV IN=640.48	5-6, 12" INV OUT =640.48
7	DARIN INLET	645.76		5-7, 15" INV OUT =641.00
8	CURB & GUTTER INLET	644.86	8-9, 24" INV IN =637.58	8-10, 12" INV OUT =637.72 DET-8, 24" INV OUT =637.58
9	MANHOLE - 48" - CON	646.13		
10	DRAIN INLET	645.17	8-10, 12" INV IN =637.58	
11	MANHOLE - 48" - CON	646.30	11-BLDG3, 6" INV IN =641.40 11-12, 6" INV IN =641.40	2-11, 15" INV OUT =641.40
12	CLEANOUT	646.12	12-BLDG2, 6" INV IN =642.05 12-13, 6" INV IN =642.05	11-12, 6" INV OUT =642.05
13	CLEANOUT	645.92	13-BLDG1, 6" INV IN =642.45	12-13, 6" INV OUT =642.45
14	MANHOLE - 48" - CON	646.98	14-PLA, 12" INV IN =641.68 14-15, 12" INV IN =639.50	CIS-14, 12" INV OUT =639.50
15	CLEANOUT	646.07	15-16, 12" INV IN =640.00	14-15, 12" INV OUT =640.00
16	CLEANOUT	645.91	16-17, 12" INV IN =640.10	15-16, 12" INV OUT =640.10
17	CLEANOUT	645.51	17-18, 12" INV IN =640.70 17-PLA, 12" INV IN =641.03	16-17, 12" INV OUT =640.70
18	CLEANOUT	645.26	18-PLA, 12" INV IN =641.05	17-18, 12" INV OUT =641.05
19	CATCH BASIN	645.52		EX3-19, 15" INV OUT =635.70
20	CURB & GUTTER INLET - DBL	643.55	20-21, 15" INV IN =638.90 20-29, 8" INV IN =639.74	
21	CURB & GUTTER INLET - DBL	643.38	21-22, 15" INV IN =639.15	20-21, 15" INV OUT =639.10
22	CURB & GUTTER INLET - 12P	643.78	22-23, 15" INV IN =639.90 22-25, 15" INV IN =640.17 22-ROOF, 6" INV IN =640.17	21-22, 15" INV OUT =639.85
23	CATCH BASIN	644.57	23-24, 15" INV IN =640.83	22-23, 15" INV OUT =640.78
24	CURB & GUTTER INLET - 12P	644.60		23-24, 15" INV OUT =641.06
25	CURB & GUTTER INLET - 12P	644.02	25-26, 6" INV IN =640.76	22-25, 15" INV OUT =640.56
26	MANHOLE - 60" - CON	646.36	26-27, 6" INV IN =642.00	25-26, 6" INV OUT =642.00
27	DRAIN INLET	646.45		26-27, 6" INV OUT =642.50
28	MANHOLE - 60"- CON	647.32	28-DET, 24" INV IN =635.50	EX. 36" INV OUT=633.05
29	DRAIN INLET	646.26	29-30, 8" INV IN =642.39	20-29, 8" INV OUT =642.39
30	DRAIN INLET	646.39		29-30, 8" INV OUT =642.68

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM	DOWNSTREAM	MIN. COVER
B-C	6"	175'	1.00%	PVC	641.80(C)	640.05(B)	3.20
A-B	8"	71'	1.05%	PVC	640.05(B)	639.30(A)	4.64
EX1-A	8"	11'	2.68%	PVC	639.30(A)	639.00(EX1)	5.58
CIS-DET	12"	15'	5.34%	12" Conc Pipe	638.00()	637.20()	8.05
EX3-19	15"	11'	6.41%	RCP	635.70(19)	635.00(EX2)	8.38
SEP-1	18"	61'	0.68%	18" Conc Pipe	638.77(1)	638.36(SEP)	4.24
DET-8	24"	76'	0.50%	RCP	637.58(8)	637.20()	5.03
CIS-14	12"	119'	0.84%	12" Conc Pipe	639.50(14)	638.50()	6.31
CIS-SEP	18"	39'	0.92%	18" Conc Pipe	638.36(SEP)	638.00(CIS)	5.63
CIS-PLA	12"	22'	3.29%	12" Conc Pipe	639.22()	638.50(CIS)	5.99
1-BLDG	12"	43'	1.71%	12" Conc Pipe	639.50()	638.77(1)	4.75
1-2	15"	68'	0.66%	RCP	639.22(2)	638.77(1)	4.50
2-3	15"	64'	0.50%	RCP	639.54(3)	639.22(2)	3.50
2-11	15"	43'	5.03%	RCP	641.40(11)	639.23(2)	3.46
3-4	15"	106'	0.50%	RCP	640.07(4)	639.54(3)	3.16
4-5	15"	46'	0.50%	RCP	640.30(5)	640.07(4)	3.16
5-6	12"	36'	0.50%	RCP	640.48(6)	640.30(5)	3.54
5-7	15"	13'	1.50%	RCP	641.00(7)	640.81(5)	2.73
8-9	24"	42'	0.50%	RCP	637.79()	637.58(8)	5.03
8-10	12"	27'	0.50%	12" PVC Pipe	637.72(8)	637.58(10)	6.13
11-BLDG3	6"	6'	3.19%	PVC	641.60()	641.40(11)	4.24
11-12	6"	57'	1.14%	PVC	642.05(12)	641.40(11)	3.55
12-BLDG2	6"	5'	4.00%	PVC	642.25()	642.05(12)	3.49
12-13	6"	39'	1.03%	PVC	642.45(13)	642.05(12)	2.95
13-BLDG1	6"	5'	1.00%	PVC	642.50()	642.45(13)	2.95
14-15	12"	80'	0.63%	PVC	640.00(15)	639.50(14)	5.05
14-PLA	12"	4'	1.16%	PVC	641.73()	641.68(14)	4.22
15-16	12"	8'	1.21%	PVC	640.10(16)	640.00(15)	4.79
16-17	12"	44'	1.36%	PVC	640.70(17)	640.10(16)	3.78
17-PLA	12"	5'	1.40%	PVC	641.10()	641.03(17)	3.45
17-18	12"	70'	0.50%	PVC	641.05(18)	640.70(17)	3.19
18-PLA	12"	5'	1.00%	PVC	641.10()	641.05(18)	3.19
20-29	8"	58'	4.58%	8" HDPE Pipe	642.39(29)	639.74(20)	3.00
20-21	15"	39'	0.52%	RCP	639.10(21)	638.90(20)	2.85
21-22	15"	140'	0.50%	RCP	639.85(22)	639.15(21)	2.49
22-23	15"	175'	0.50%	RCP	640.78(23)	639.90(22)	2.24
22-ROOF	6"	13'	5.06%	PVC	640.82()	640.17(22)	3.00
22-25	15"	39'	1.01%	RCP	640.56(25)	640.17(22)	2.03
23-24	15"	46'	0.50%	RCP	641.06(24)	640.83(23)	2.08
25-26	6"	59'	2.10%	PVC	642.00(26)	640.76(25)	2.69
26-27	6"	23'	2.20%	PVC	642.50(27)	642.00(26)	3.44
28-DET	24"	29'	5.14%	RCP	635.50(28)	637.00()	7.53
29-30	8"	29'	1.00%	8" HDPE Pipe	642.68(30)	642.39(29)	3.00

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STATE OF TENNESSEE
03/06/2025

ISSUE:	DATE
SITE PLAN RESUBMITTAL	03/06/2025
REVISIONS:	

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068.20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

GRADING AND DRAINAGE PLAN

SHEET C3.0

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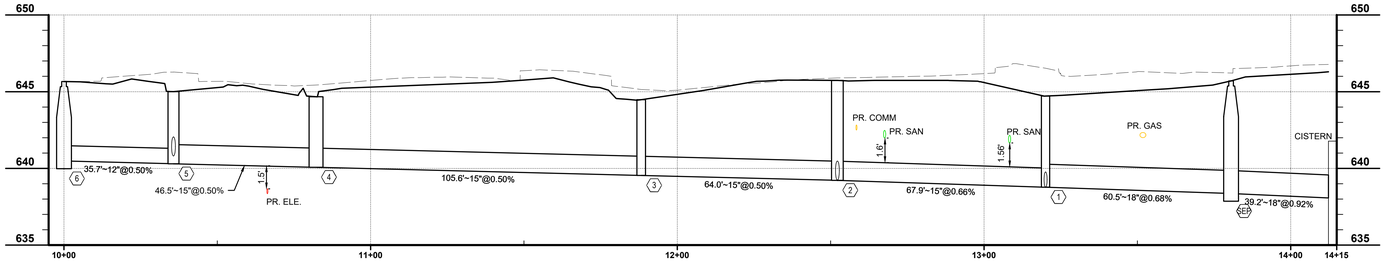

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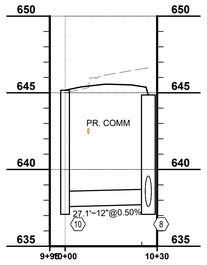

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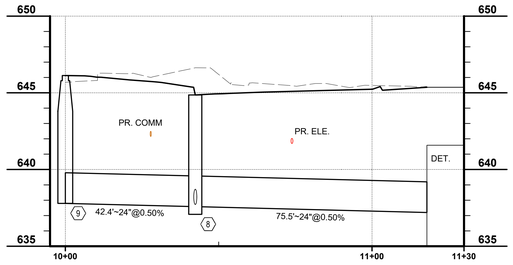
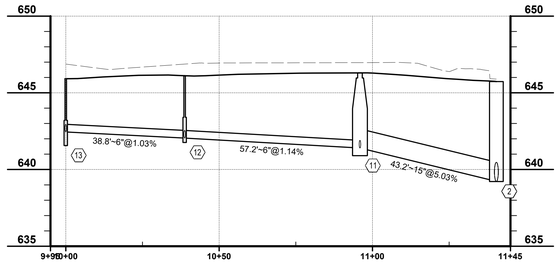


9-DETENTION



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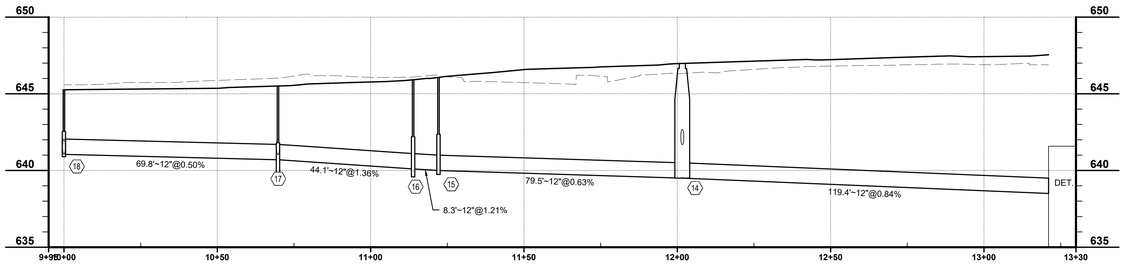

18-DETENTION

STORM STRUCTURE TABLE		
STRUCTURE DESCRIPTION	**STRUCTURE**	**GRATE**
CLEANOUT	FRANKLIN DWG. NO. CS2STORM CLEANOUT (SCH 80PVC)	N/A
MANHOLE - 48" - CON	TDOT D-MH-2 48" STANDARD PRECAST NO. 3 MANHOLE	N/A
CURB & GUTTER INLET - DBL	TDOT D-CB-14P STANDARD PRECAST RECTANGULAR CONCRETE NO. 14 CATCH BASIN	JBS-3300V
CURB & GUTTER INLET - 12P	TDOT D-CB-12P STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN	JBS-3300V
CATCH BASIN	TDOT D-CB-42S STANDARD 32"X32" SQUARE CONCRETE NO. 42 CATCH BASIN	TDOT D-CBB-42
CURB & GUTTER INLET	TDOT C-CB-10S STANDARD RECTANGULAR CONCRETE NO. 10 CATCH BASIN	JBS-3080V
DRAIN INLET	15" DRAIN INLET SEE DETAIL ON SHEET C0.4	N/A

STRUCTURE TABLE				
NAME	**DESCRIPTION**	**RIM ELEV:**	**PIPES IN:**	**PIPES OUT**
B	CLEANOUT	645.43	B-C, 6" INV IN =640.05	A-B, 8" INV OUT =640.05
EX1	EX. CATCH BASIN	645.58	EX1-A, 8" INV IN =639.00	EX. 24" INV OUT=638.88
C	CLEANOUT	645.61		B-C, 6" INV OUT =641.80
SEP	HYDRO SEPERATOR	645.70	SEP-1, 18" INV IN =638.36	CIS-SEP, 18" INV OUT =638.36
A	CLEANOUT	645.71	A-B, 8" INV IN =639.30	EX1-A, 8" INV OUT =639.30
EX2	EX. MANHOLE	646.18	EX3-19, 15" INV IN =635.00	EX. 36" INV OUT=633.5
CIS	CISTERN	646.44	CIS-PLA, 12" INV IN =638.50 CIS-SEP, 18" INV IN =638.00	
1	CATCH BASIN	644.71	1-2, 15" INV IN =638.77 1-BLDG, 12" INV IN =638.77	SEP-1, 18" INV OUT =638.77
2	CURB & GUTTER INLET	645.73	2-11, 15" INV IN =639.23 2-3, 15" INV IN =639.22	1-2, 15" INV OUT =639.22
3	CURB & GUTTER INLET	644.48	3-4, 15" INV IN =639.54	2-3, 15" INV OUT =639.54
4	CURB & GUTTER INLET	644.67	4-5, 15" INV IN =640.07	3-4, 15" INV OUT =640.07
5	CURB & GUTTER INLET	645.00	5-7, 15" INV IN =640.81 5-6, 12" INV IN =640.30	4-5, 15" INV OUT =640.30
6	MANHOLE - 48" - CON	645.67	EX. 12" INV IN=640.48	5-6, 12" INV OUT =640.48
7	DARIN INLET	645.76		5-7, 15" INV OUT =641.00
8	CURB & GUTTER INLET	644.86	8-9, 24" INV IN =637.58	8-10, 12" INV OUT =637.72 DET-8, 24" INV OUT =637.58
9	MANHOLE - 48" - CON	646.13		
10	DRAIN INLET	645.17	8-10, 12" INV IN =637.58	
11	MANHOLE - 48" - CON	646.30	11-BLDG3, 6" INV IN =641.40 11-12, 6" INV IN =641.40	2-11, 15" INV OUT =641.40
12	CLEANOUT	646.12	12-BLDG2, 6" INV IN =642.05 12-13, 6" INV IN =642.05	11-12, 6" INV OUT =642.05
13	CLEANOUT	645.92	13-BLDG1, 6" INV IN =642.45	12-13, 6" INV OUT =642.45
14	MANHOLE - 48" - CON	646.98	14-PLA, 12" INV IN =641.68 14-15, 12" INV IN =639.50	CIS-14, 12" INV OUT =639.50
15	CLEANOUT	646.07	15-16, 12" INV IN =640.00	14-15, 12" INV OUT =640.00
16	CLEANOUT	645.91	16-17, 12" INV IN =640.10	15-16, 12" INV OUT =640.10
17	CLEANOUT	645.51	17-18, 12" INV IN =640.70 17-PLA, 12" INV IN =641.03	16-17, 12" INV OUT =640.70
18	CLEANOUT	645.26	18-PLA, 12" INV IN =641.05	17-18, 12" INV OUT =641.05
19	CATCH BASIN	645.52		EX3-19, 15" INV OUT =635.70
20	CURB & GUTTER INLET - DBL	643.55	20-21, 15" INV IN =638.90 20-29, 8" INV IN =639.74	
21	CURB & GUTTER INLET - DBL	643.38	21-22, 15" INV IN =639.15	20-21, 15" INV OUT =639.10
22	CURB & GUTTER INLET - 12P	643.78	22-23, 15" INV IN =639.90 22-25, 15" INV IN =640.17 22-ROOF, 6" INV IN =640.17	21-22, 15" INV OUT =639.85
23	CATCH BASIN	644.57	23-24, 15" INV IN =640.83	22-23, 15" INV OUT =640.78
24	CURB & GUTTER INLET - 12P	644.60		23-24, 15" INV OUT =641.06
25	CURB & GUTTER INLET - 12P	644.02	25-26, 6" INV IN =640.76	22-25, 15" INV OUT =640.56
26	MANHOLE - 60" - CON	646.36	26-27, 6" INV IN =642.00	25-26, 6" INV OUT =642.00
27	DRAIN INLET	646.45		26-27, 6" INV OUT =642.50
28	MANHOLE - 60"- CON	647.32	28-DET, 24" INV IN =635.50	EX. 36" INV OUT=633.05
29	DRAIN INLET	646.26	29-30, 8" INV IN =642.39	20-29, 8" INV OUT =642.39
30	DRAIN INLET	646.39		29-30, 8" INV OUT =642.68

PIPE TABLE							
NAME	**SIZE**	**LENGTH**	**SLOPE**	**MATERIAL**	**UPSTREAM**	**DOWNSTREAM**	**MIN. COVER**
B-C	6"	175'	1.00%	PVC	641.80(C)	640.05(B)	3.20
A-B	8"	71'	1.05%	PVC	640.05(B)	639.30(A)	4.64
EX1-A	8"	11'	2.68%	PVC	639.30(A)	639.00(EX1)	5.58
CIS-DET	12"	15'	5.34%	12" Conc Pipe	638.00()	637.20()	8.05
EX3-19	15"	11'	6.41%	RCP	635.70(19)	635.00(EX2)	8.38
SEP-1	18"	61'	0.68%	18" Conc Pipe	638.77(1)	638.36(SEP)	4.24
DET-8	24"	76'	0.50%	RCP	637.58(8)	637.20()	5.03
CIS-14	12"	119'	0.84%	12" Conc Pipe	639.50(14)	638.50()	6.31
CIS-SEP	18"	39'	0.92%	18" Conc Pipe	638.36(SEP)	638.00(CIS)	5.63
CIS-PLA	12"	22'	3.29%	12" Conc Pipe	639.22()	638.50(CIS)	5.99
1-BLDG	12"	43'	1.71%	12" Conc Pipe	639.50()	638.77(1)	4.75
1-2	15"	68'	0.66%	RCP	639.22(2)	638.77(1)	4.50
2-3	15"	64'	0.50%	RCP	639.54(3)	639.22(2)	3.50
2-11	15"	43'	5.03%	RCP	641.40(11)	639.23(2)	3.46
3-4	15"	106'	0.50%	RCP	640.07(4)	639.54(3)	3.16
4-5	15"	46'	0.50%	RCP	640.30(5)	640.07(4)	3.16
5-6	12"	36'	0.50%	RCP	640.48(6)	640.30(5)	3.54
5-7	15"	13'	1.50%	RCP	641.00(7)	640.81(5)	2.73
8-9	24"	42'	0.50%	RCP	637.79()	637.58(8)	5.03
8-10	12"	27'	0.50%	12" PVC Pipe	637.72(8)	637.58(10)	6.13
11-BLDG3	6"	6'	3.19%	PVC	641.60()	641.40(11)	4.24
11-12	6"	57'	1.14%	PVC	642.05(12)	641.40(11)	3.55
12-BLDG2	6"	5'	4.00%	PVC	642.25()	642.05(12)	3.49
12-13	6"	39'	1.03%	PVC	642.45(13)	642.05(12)	2.95
13-BLDG1	6"	5'	1.00%	PVC	642.50()	642.45(13)	2.95
14-15	12"	80'	0.63%	PVC	640.00(15)	639.50(14)	5.05
14-PLA	12"	4'	1.16%	PVC	641.73()	641.68(14)	4.22
15-16	12"	8'	1.21%	PVC	640.10(16)	640.00(15)	4.79
16-17	12"	44'	1.36%	PVC	640.70(17)	640.10(16)	3.78
17-PLA	12"	5'	1.40%	PVC	641.10()	641.03(17)	3.45
17-18	12"	70'	0.50%	PVC	641.05(18)	640.70(17)	3.19
18-PLA	12"	5'	1.00%	PVC	641.10()	641.05(18)	3.19
20-29	8"	58'	4.58%	8" HDPE Pipe	642.39(29)	639.74(20)	3.00
20-21	15"	39'	0.52%	RCP	639.10(21)	638.90(20)	2.85
21-22	15"	140'	0.50%	RCP	639.85(22)	639.15(21)	2.49
22-23	15"	175'	0.50%	RCP	640.78(23)	639.90(22)	2.24
22-ROOF	6"	13'	5.06%	PVC	640.82()	640.17(22)	3.00
22-25	15"	39'	1.01%	RCP	640.56(25)	640.17(22)	2.03
23-24	15"	46'	0.50%	RCP	641.06(24)	640.83(23)	2.08
25-26	6"	59'	2.10%	PVC	642.00(26)	640.76(25)	2.69
26-27	6"	23'	2.20%	PVC	642.50(27)	642.00(26)	3.44
28-DET	24"	29'	5.14%	RCP	635.50(28)	637.00()	7.53
29-30	8"	29'	1.00%	8" HDPE Pipe	642.68(30)	642.39(29)	3.00

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HOWARD G. GANNAWAY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
03/06/2025

ISSUE	DATE
REVISIONS:	
SITE PLAN RESUBMITTAL	03/06/2025

DATE	03/06/2025
PROJ NUMBER	1068-20-0010
PROJ. MGR	PM
COUNTY	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

STORMWATER DETAILS AND PROFILES

SHEET C3.1

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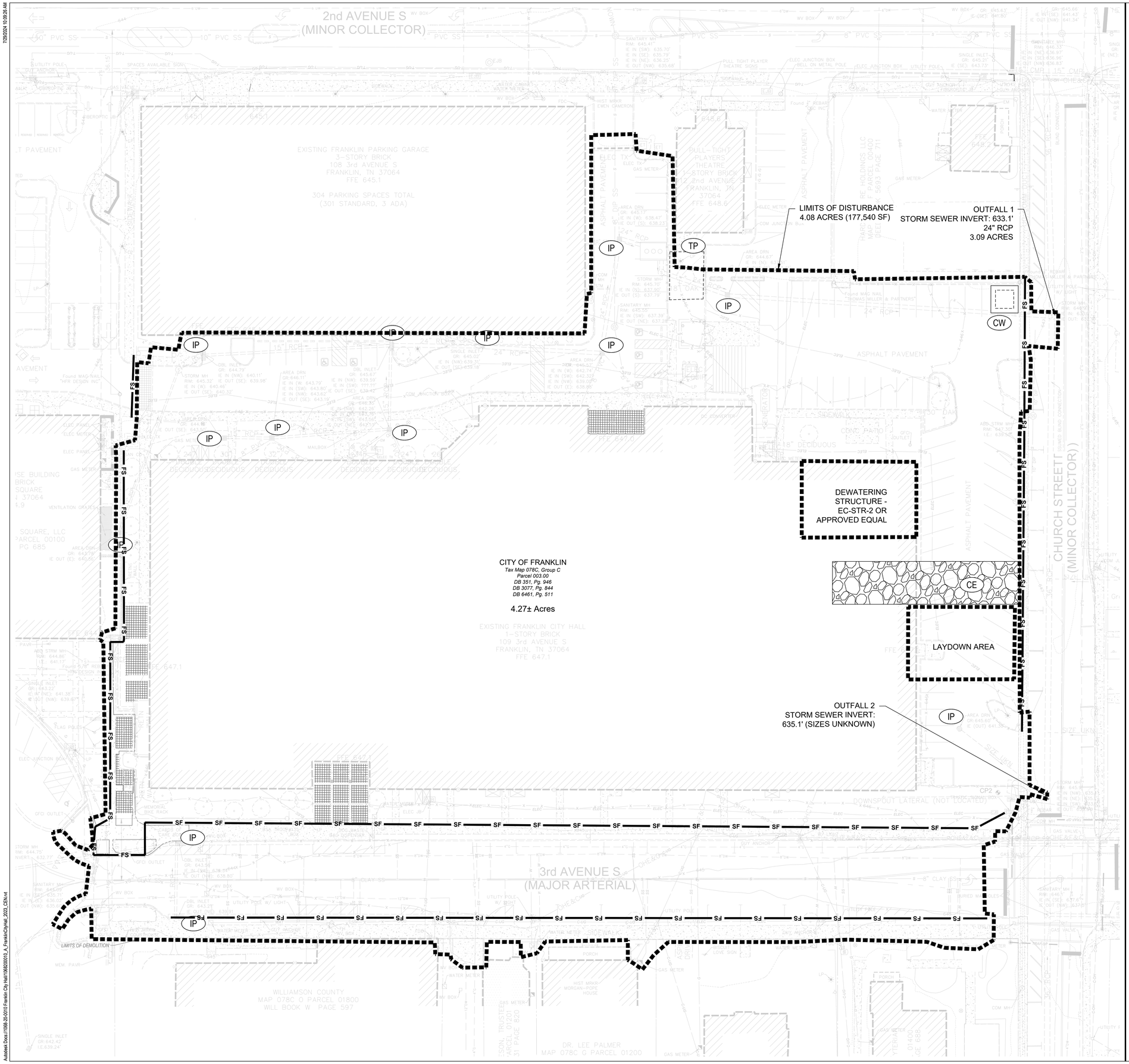

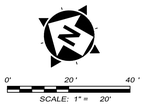

EROSION CONTROL LEGEND

- IP — INLET PROTECTION
- WA — CONCRETE WASHOUT
- TP — TREE PROTECTION
- SF — PROPOSED SILT FENCE
- FS — PROPOSED FILTER SOCK

GRADING AND DRAINAGE DATA CHART

SITE AREA:	3.31 AC
PROPERTY AREA:	4.27 AC
DISTURBED AREA:	4.08 AC
Rv VALUE:	0.18
PEAK FLOW RUNOFF	4.68 CFS
2 YEAR:	5.42 CFS
5 YEAR:	6.00 CFS
10 YEAR:	6.78 CFS
25 YEAR:	7.37 CFS
50 YEAR:	7.97 CFS
100 YEAR:	

COF EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.

3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES)

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

5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE

6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.

7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.

8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.

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

STAGE 1 SEQUENCE NOTES (PRE-CONSTRUCTION)

1. INSTALL CONCRETE WASHOUT. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
2. INSTALL SILT FENCE, TREE PROTECTION, AND FILTER SOCKS.
3. INSTALL INLET PROTECTION IN EXISTING INLETS AS SHOWN.

1. ALL DISTURBED AREAS ARE TO BE RESTORED (SEEDED AND MULCHED) BY THE CONTRACTOR AND SHALL PROCEED WITH JOB PROGRESSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVING ANY EXCESS MATERIALS AT THE SITE AND MAINTAINING ALL SEEDED AND MULCHED AREAS UNTIL PROJECT COMPLETION AND FINAL INSPECTION. ALL DISTURBED AREAS SHALL BE RESTORED WITHIN FOURTEEN (14) DAYS AFTER CONSTRUCTION.
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3. ALL TREES AND OTHER VEGETATION WITHIN THE PROJECT LIMITS THAT INTERFERE WITH CONSTRUCTION SHALL BE REMOVED, INCLUDED STUMP REMOVAL.
4. EXPOSED PAVEMENT SUBGRADE AREAS SHALL BE MAINTAINED IN CONDITIONS TO PREVENT PONDING OF WATER AFTER RAINS.
5. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR(S)
6. CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION OF REPAIR AND/OR REPLACEMENT OF BMP'S

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STATE OF TENNESSEE
03/06/2025

ISSUE	DATE
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CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
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INITIAL EPSC PLAN

SHEET C3.2

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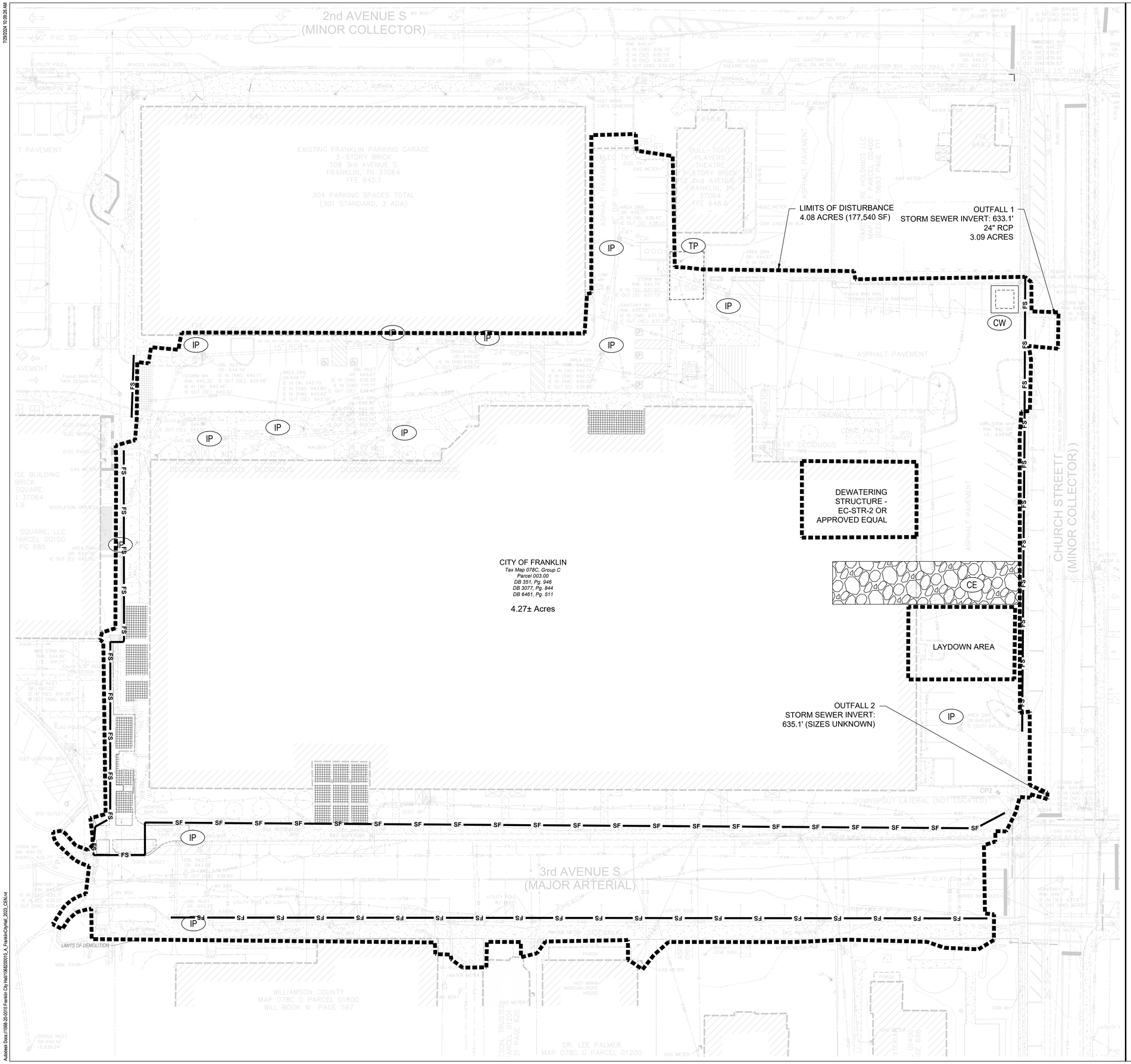



EROSION CONTROL LEGEND

- IP — INLET PROTECTION
- WA — CONCRETE WASHOUT
- TP — TREE PROTECTION
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COF EPSC GENERAL NOTES

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2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

STAGE 1 SEQUENCE NOTES (PRE-CONSTRUCTION)

1. INSTALL CONCRETE WASHOUT. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
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EPSC NOTES

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5. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR(S)
6. CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION OF REPAIR AND/OR REPLACEMENT OF BMP'S
7. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES

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STATE OF TENNESSEE
03/06/2025

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INTERMEDIATE EPSC PLAN

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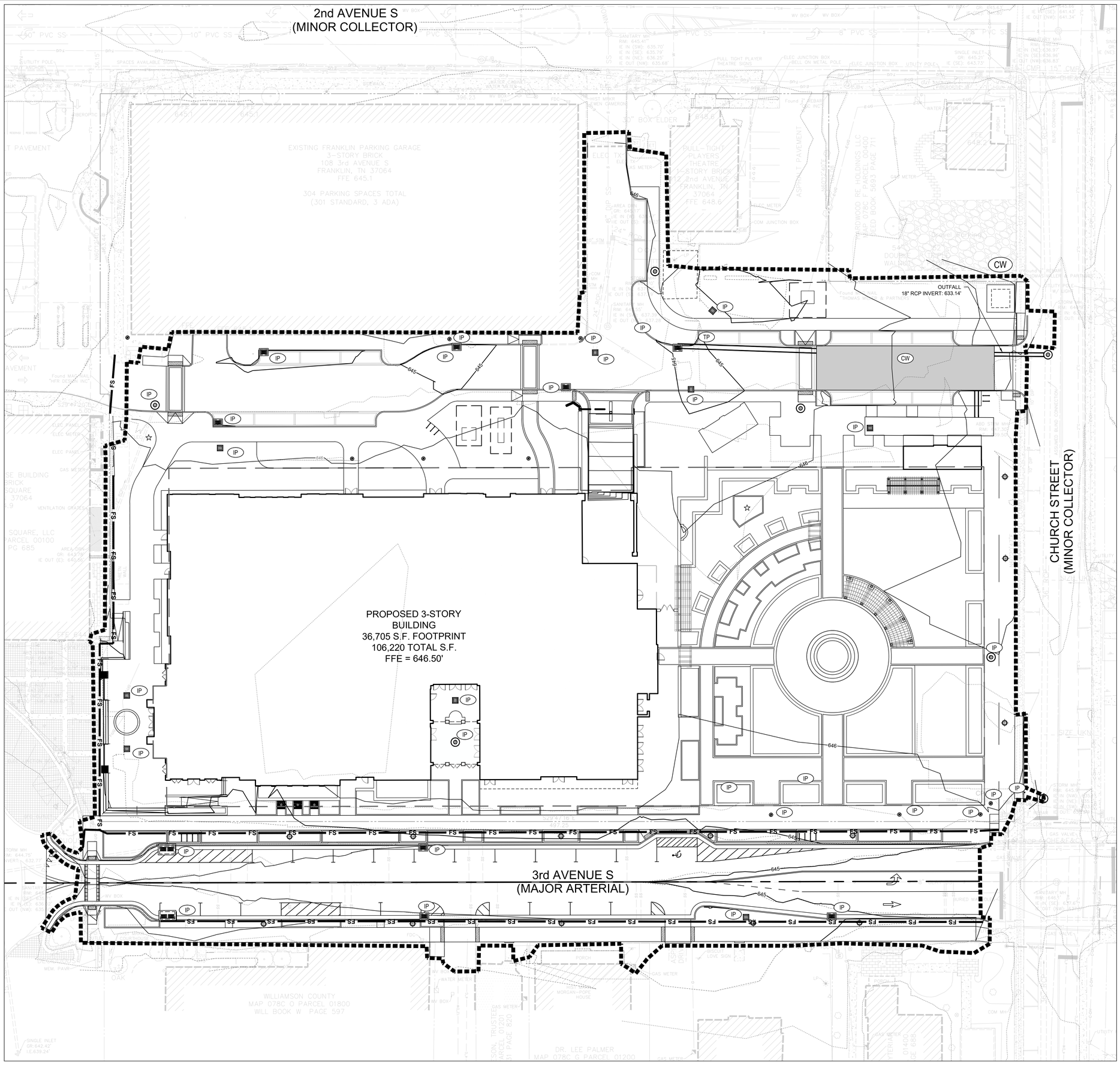

0' 30' 60'
SCALE: 1" = 30'

EROSION CONTROL LEGEND

IP	INLET PROTECTION
WA	CONCRETE WASHOUT
TP	TREE PROTECTION
FS	PROPOSED FILTER SOCK
SF	PROPOSED SILT FENCE

GRADING AND DRAINAGE DATA CHART

SITE AREA:	3.31 AC
PROPERTY AREA:	4.27 AC
DISTURBED AREA:	4.08 AC
Rv VALUE:	0.35
PEAK FLOW RUNOFF	
2 YEAR:	4.07 CFS
5 YEAR:	4.82 CFS
10 YEAR:	5.07 CFS
25 YEAR:	5.68 CFS
50 YEAR:	6.14 CFS
100 YEAR:	6.62 CFS

COF EPSC GENERAL NOTES

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6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.

7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.

8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.

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

STAGE 2 SEQUENCE NOTES

1. APPLY SEEDING AND MATTING TO DISTURBED AREAS AND PERMANENTLY STABILIZE SITE.
2. REMOVE SILT FENCE, TREE PROTECTION, AND ALL EROSION AND SEDIMENT CONTROL MEASURES ONLY AFTER UPSTREAM AREA IS FULLY STABILIZED.
3. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON THE PLAN PER CITY OF FRANKLIN BMP MANUAL.

EPSC NOTES

1. ALL DISTURBED AREAS ARE TO BE RESTORED (SEEDED AND MULCHED) BY THE CONTRACTOR AND SHALL PROCEED WITH JOB PROGRESSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVING ANY EXCESS MATERIALS AT THE SITE AND MAINTAINING ALL SEEDED AND MULCHED AREAS UNTIL PROJECT COMPLETION AND FINAL INSPECTION. ALL DISTURBED AREAS SHALL BE RESTORED WITHIN FOURTEEN (14) DAYS AFTER CONSTRUCTION.
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STATE OF TENNESSEE
03/06/2025

ISSUE / REVISIONS: SITE PLAN RESUBMITTAL 03/06/2025

DATE 03/06/2025 | PROJ NUMBER 1068.20-0010 | PROJ MGR PM | COUNTY Williamson

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109 3rd Avenue South
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FINAL EPSC PLAN

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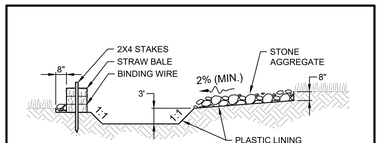

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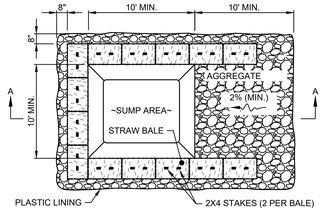
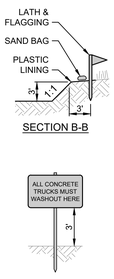


PLAN VIEW

SINGLE LOCATION FOR SMALL PROJECT



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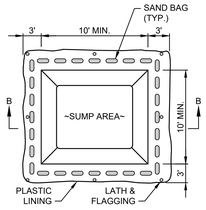


PLAN VIEW

WASHOUT SIGN

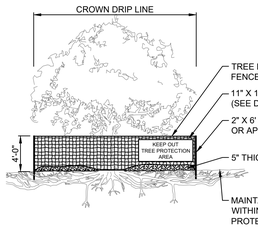
TEMPORARY LOCATION FOR MULTIPLE PHASE OR LARGE PROJECT

NOTES:

1. CONCRETE WASHOUT AREA SHALL BE LOCATED A MINIMUM OF 100' FROM STORM SEWER INLETS, STREAMS, WETLANDS OR ANY OTHER SURFACE WATERS OF THE STATE.
2. IF CONCRETE WASHOUT AREA IS LOCATED AWAY FROM A PAVED SURFACE, CONSTRUCT A GRAVEL ACCESS ROUTE EQUAL IN COMPOSITION TO A CONSTRUCTION ENTRANCE.
3. CONCRETE WASHOUT AREA SHALL BE SUFFICIENT SIZE TO CONTAIN CONCRETE WASTE GENERATED. LARGE SITES MAY REQUIRE MULTIPLE CONCRETE WASHOUT AREAS.
4. PLASTIC LINING SHALL BE DOUBLE-LINED, CONTINUOUS 10-ML POLYETHYLENE SHEETING FREE OF HOLES, TEARS OR OTHER DEFECTS INSTALLED ON A SMOOTH, LEVEL SURFACE, FREE OF LARGE ROCKS AND DEBRIS.
5. CONCRETE WASHOUT SIGNAGE SHALL BE CLEARLY VISIBLE AND LOCATED WITHIN 30 FEET OF EACH WASHOUT AREA.
6. CONCRETE WASHOUT AREA SHALL BE COVERED DURING INCLEMENT WEATHER TO PREVENT OVERFLOW.
7. PREFABRICATED, PORTABLE AND RE-USABLE CONCRETE WASHOUT CONTAINERS ARE ACCEPTABLE.
8. CONCRETE WASHOUT AREA SHALL BE INSPECTED DAILY TO CHECK FOR DAMAGE AND DETERMINE IF IT NEEDS CLEANED OR REPLACED. ANY DAMAGE TO THE SIDEWALLS OR PLASTIC LINING SHALL BE REPAIRED IMMEDIATELY. REPLACE THE ENTIRE CONCRETE WASHOUT AREA WHEN IT IS 75% FULL.

CONCRETE WASHOUT DETAIL

SCALE: NONE



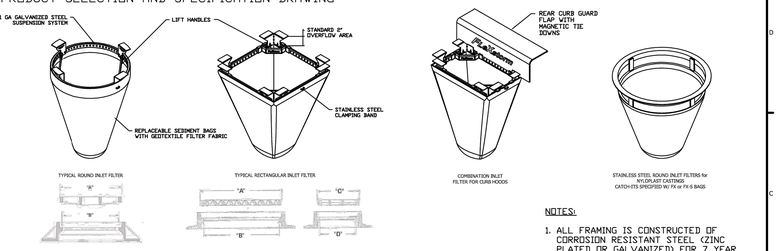
NOTES:

1. TREE PROTECTION FENCE MUST BE INSTALLED PRIOR TO BEGINNING CLEARING OPERATIONS AND REMAIN UNTIL FINAL GRADING HAS BEEN COMPLETED.
2. FENCE MUST BE PLACED BEYOND THE DRIP LINE OR CANOPY OF TREES (SEE PLANS FOR GENERAL FENCE ALIGNMENT).
3. FENCE SHALL BE ORANGE COLOR, HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS.
4. STEEL POSTS SHALL BE INSTALLED AT 8' O.C. MIN.
5. SIGN SHALL BE LAMINATED IN PLASTIC AND SPACED EVERY 50' ALONG THE FENCE.
6. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING FENCE INSTALLATION AND REMOVAL.

TREE PROTECTION DETAIL

SCALE: NONE

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



1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE		FRAME STYLE AND SIZE	Frame P/N:
ROUND		Small Round (up to 20.0" dia grates (A) dim)	625RD
		Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	626RD
		Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
		XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
HEAVY DUTY SQUARE		Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	625SQ
		Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	626SQ
		Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
		XL Rect / Square (side by side 2pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
CONCRETE INLETS		Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	625CB
		Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	626CB
		Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
		XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST		12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
		15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
		18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
		24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
		30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

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

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N:	(12" depth) Short Bag P/N:	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

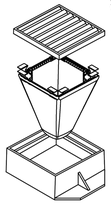
Frame P/N from Step 1. | Filter Bag P/N from Step 2.

NOTES:

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

INSTALLATION:

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

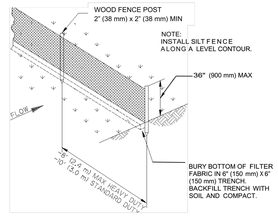


FLEXSTORM INLET FILTERS™
CATCH IT

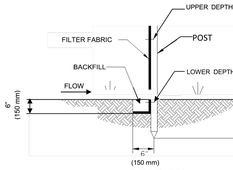
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-2477 FX
INFO@INLETFILTERS.COM

SIZE	DWG NO	REV
C	FLEXSTORM_CATCH_IT	A
SCALE	SHEET 1 OF 1	

ACTIVITY: Silt Fence — TCP – 02



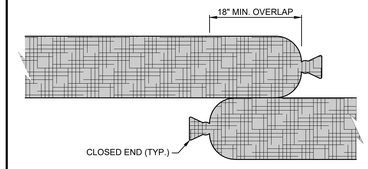
TYPICAL PREFABRICATED
SILT FENCE INSTALLATION
N.T.S.



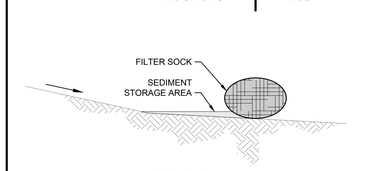
SECTION
N.T.S.

Figure TCP-02-1
Silt Fence Anchoring

Stormwater Best Management Practices-
Temporary Construction Site Runoff
Management — TCP-02-7 — January 2014



FILTER SOCK CONNECTION



SECTION VIEW

NOTES:

1. FILTER SOCKS SHALL BE CONTINUOUS, TUBULAR, HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST.
2. COMPOST SHALL BE WEED, PATHOGEN AND INSECT FREE, FREE OF REFUSE, CONTAMINANTS OR MATERIALS TOXIC TO PLANT GROWTH, BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, AND CONSIST OF PARTICLES RANGING FROM 3/8" TO 2".
3. FILTER SOCKS SHALL BE PLACED ON A LEVEL LINE ACROSS SLOPES PARALLEL TO THE BASE OF THE SLOPE. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND MID-SLOPE.
4. THE FLAT DIMENSION OF THE SOCK SHALL BE AT LEAST 1.5 TIMES THE NOMINAL DIAMETER.
5. FILTER SOCKS SHALL BE PLACED AT LEAST 5' FROM THE TOE OF SLOPE FOR SEDIMENT DEPOSIT.
6. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
7. BUILT UP SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED 1/3 THE FILTER SOCK HEIGHT.
8. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
9. WHEN A FILTER SOCK IS NO LONGER REQUIRED, IT SHALL BE DISPERSED ON-SITE.
10. THE MAXIMUM DRAINAGE AREA PER 100 FEET OF FILTER SOCK IS 1/2 ACRE AND IS DEPENDENT ON THE SLOPE PER THE CHARTS BELOW:

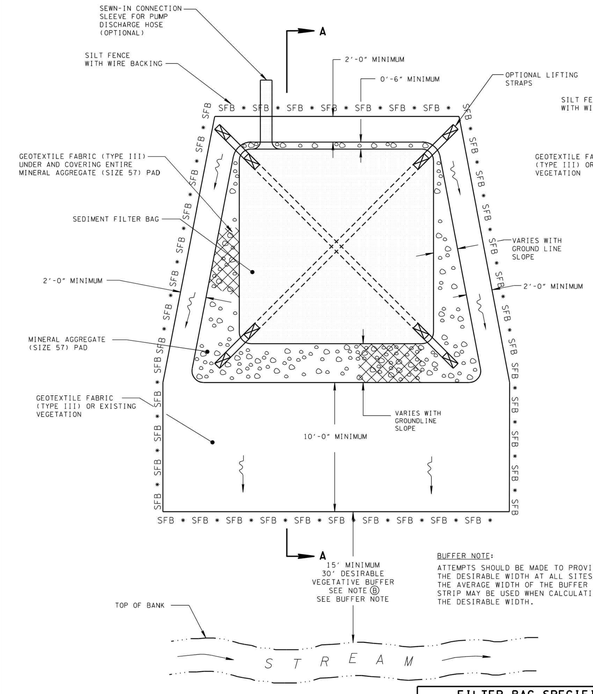
MAX. DRAINAGE AREA (AC.) PER 100-FT OF FILTER SOCK (*)	RANGE OF SLOPE PER INDIVIDUAL DRAINAGE AREA
0.50 AC.	<2% (50H:1V)
0.25 AC.	≥2% (50H:1V) BUT <20% (5H:1V)
0.125 AC.	≥20% (5H:1V) BUT <50% (2H:1V)

(*) FILTER SOCK CANNOT BE USED FOR SLOPES ≥50% (2H:1V).

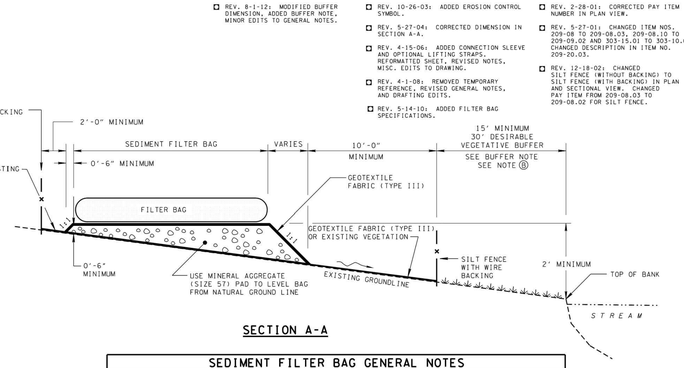
MAX. SLOPE LENGTH ABOVE FILTER SOCK				
SLOPE (%)	RATIO (H:V)	12"	18"	24"
0% TO <2%	0 TO <50:1	250'	300'	350'
≥2% TO <10%	≥50:1 TO <10:1	125'	200'	25'
≥10% TO <20%	≥10:1 TO <5:1	100'	150'	200'
≥20% TO <50%	≥5:1 TO ≥2:1	50'	75'	100'

FILTER SOCK DETAIL

SCALE: NONE



PLAN VIEW



SECTION A-A

BUFFER NOTE:
ATTEMPTS SHOULD BE MADE TO PROVIDE THE DESIRABLE WIDTH AT ALL SITES. THE AVERAGE WIDTH OF THE BUFFER STRIP MAY BE USED WHEN CALCULATING THE DESIRABLE WIDTH.

FILTER BAG SPECIFICATIONS

PROPERTIES		TEST METHOD
WEIGHT	10.0 oz/yd.	ASTM D3776
TENSILE STRENGTH	250 lbs.	ASTM D4632
TENSILE ELONGATION AT BREAK	50%	ASTM D4632
PUNCTURE STRENGTH	115 lbs.	ASTM D4833
TRAPEZOIDAL TEAR	100 lbs.	ASTM D4533
MULLEN BURST	350 lbs.	ASTM D3786
WATER FLOW RATE	80 gpm/ft.2	ASTM D4491
PERMITTIVITY	1.2 sec.-1	ASTM D4491
UV RESISTANCE	70% str. ret.	ASTM D4355

STANDARD BAG MINIMUM DIMENSIONS	MAXIMUM FLOW RATE
15 X 10 ft.	up to 1500 gpm
15 X 15 ft.	up to 2000 gpm

NOTE:
THE MATERIAL SHALL BE A NON-WOVEN GEOTEXTILE FABRIC BAG RESISTANT TO ROT, MILDEW, PUNCTURE AND TEARING, WITH A MINIMUM SEAM BREAKING STRENGTH OF 200 LBS (90 Kgs) THE SEAMS SHALL DEMONSTRATE LESS ELONGATION AND DEFORMATION OF THE GEOTEXTILE FABRIC.

EROSION CONTROL PLAN LEGEND: SEDIMENT FILTER BAG

SEDIMENT FILTER BAG GENERAL NOTES

(A) SPECIAL PROVISION 209B IS TO BE USED FOR SEDIMENT FILTER BAGS. ALL REFERENCES IN SPECIAL PROVISION 209B TO PUMPING FROM SEDIMENT TRAPS ALSO APPLIES TO PUMPING FROM COFFERDAMS.

(B) SEDIMENT FILTER BAG INSTALLATION, INCLUDING DOWNSLOPE GEOTEXTILE AND SILT FENCE WITH WIRE BACKING SHOULD NOT BE PLACED WITHIN A JURISDICTIONAL WETLAND OR WITHIN 15 FEET (30 FEET DESIRABLE) OF A STABILIZED OUTLET, STREAM, OR OTHER NATURAL WATER RESOURCE. WHEN DISCHARGING TO SEDIMENT-IMPAIRED STREAMS OR EXCEPTIONAL TENNESSEE WATERS, THE BUFFER SHALL BE A MINIMUM OF 30 FEET WITH A DESIRABLE WIDTH OF 60 FEET. BUFFER REQUIREMENT DOES NOT APPLY TO ANY LOCATION ON SITE WITH A VALID ARAP OR EQUIVALENT PERMIT BY FEDERAL AGENCIES.

(C) CONTRACTOR SHALL EXERCISE CAUTION NOT TO BURST OR DAMAGE THE SEDIMENT FILTER BAG WHEN PUMPING.

(D) THE LENGTH AND WIDTH OF THE SEDIMENT BAG SHOWN ON THIS DRAWING MAY VARY PER VENDOR SPECIFICATIONS. THE MINIMUM "FOOTPRINT" OF THE BAG SHALL BE 150 SQUARE FEET.

(E) SEDIMENT FILTER BAGS MAY BE EQUIPPED WITH A SEWN-IN SLEEVE OF SUFFICIENT SIZE TO ACCEPT A MINIMUM FOUR-INCH DIAMETER PUMP DISCHARGE HOSE. A HOSE CONNECTION THROUGH A SLIT IN THE BAG IS ALSO ACCEPTABLE. THE DISCHARGE HOSE SHOULD BE EXTENDED INTO THIS SLEEVE A MINIMUM OF SIX INCHES AND BE TIGHTLY SECURED WITH A HOSE CLAMP OR OTHER SUITABLE MEANS TO PREVENT LEAKAGE.

(F) THE PUMP DISCHARGE HOSE CONNECTION SLEEVE, OR SLIT, SHALL BE SECURELY TIED OFF DURING DISPOSAL OF THE SEDIMENT FILTER BAG IN ORDER TO PREVENT LEAKAGE OF COLLECTED SEDIMENTS.

(G) ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

(H) SURROUND SEDIMENT FILTER BAG ASSEMBLY WITH SILT FENCE WITH WIRE BACKING. SEE STANDARD DRAWING EC-STR-3C AND EC-STR-3E FOR INSTALLATION DETAILS.

(I) EXISTING VEGETATIVE BUFFER TO REMAIN BETWEEN SILT FENCE WITH WIRE BACKING AND STABILIZED OUTLET, STREAM OR OTHER NATURAL WATER RESOURCE. BUFFER ZONE EXEMPTIONS ARE DEFINED BASED ON EXISTING LAND USES.

(J) SEDIMENT TUBES OR FILTER SOCKS MAY BE USED AS AN ALTERNATIVE TO SILT FENCE WITH WIRE BACKING. SEE STANDARD DRAWINGS EC-STR-37 AND EC-STR-8 FOR INSTALLATION DETAILS. FILTER SOCKS MAY NOT REQUIRE STAKING WHEN APPROVED BY THE ENGINEER.

(K) SEDIMENT FILTER BAGS SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

209-09.03 SEDIMENT FILTER BAG (15' X 15') PER EACH
209-09.04 SEDIMENT FILTER BAG (15' X 10') PER EACH
303-10.01 MINERAL AGGREGATE (SIZE 57) PER TON
740-10.03 GEOTEXTILE (TYPE III) (EROSION CONTROL) PER SQUARE YARD

SILT FENCE WITH BACKING, SEDIMENT TUBES, AND FILTER SOCKS SHALL BE PAID FOR ACCORDING TO ITS RESPECTIVE STANDARD DRAWING.

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF SEDIMENT FILTER BAGS.

(L) WHEN SEDIMENT FILTER BAGS ARE REPLACED ONLY THE REPLACEMENT BAG SHALL BE PAID FOR. MAINTENANCE ON ALL OTHER PARTS OF THE SEDIMENT FILTER BAG ASSEMBLY SHALL BE INCLUDED IN THE INITIAL PAYMENT.

(M) ONLY SEDIMENT FILTER BAGS LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

(N) SEDIMENT FILTER BAGS SHALL BE REPLACED WHEN SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE BAGS CAPACITY OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

REVISIONS:
- REV. 8-1-12: MODIFIED BUFFER DIMENSION, ADDED BUFFER NOTE, MINOR EDITS TO GENERAL NOTES.
- REV. 10-26-03: ADDED EROSION CONTROL SYMBOL.
- REV. 5-27-04: CORRECTED DIMENSION IN SECTION A-A.
- REV. 4-15-06: ADDED CONNECTION SLEEVE AND OPTIONAL LIFTING STRAPS, REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-08: REMOVED TEMPORARY REFERENCE, REVISED GENERAL NOTES, AND DRAFTING EDITS.
- REV. 5-14-10: ADDED FILTER BAG SPECIFICATIONS.
- REV. 2-28-01: CORRECTED PAY ITEM NUMBER IN PLAN VIEW.
- REV. 5-27-01: CHANGED ITEM NOS. 209-08 TO 209-08.03, 209-08.10 TO 209-09.02 AND 303-15.01 TO 303-10.01. CHANGED DESCRIPTION IN ITEM NO. 209-20.03.
- REV. 12-18-02: CHANGED SILT FENCE (WITHOUT BACKING) TO SILT FENCE (WITH BACKING) IN PLAN AND SECTIONAL VIEW. CHANGED PAY ITEM FROM 209-08.03 TO 209-08.02 FOR SILT FENCE.

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

SEDIMENT FILTER BAG

10-26-00 | EC-STR-2

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HOWARD G. GANNAWAY — 2202 — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 03/06/2025

ISSUE:	REVISIONS:	DATE
SITE PLAN RESUBMITTAL		03/06/2025

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068-20.0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

EPSC DETAILS

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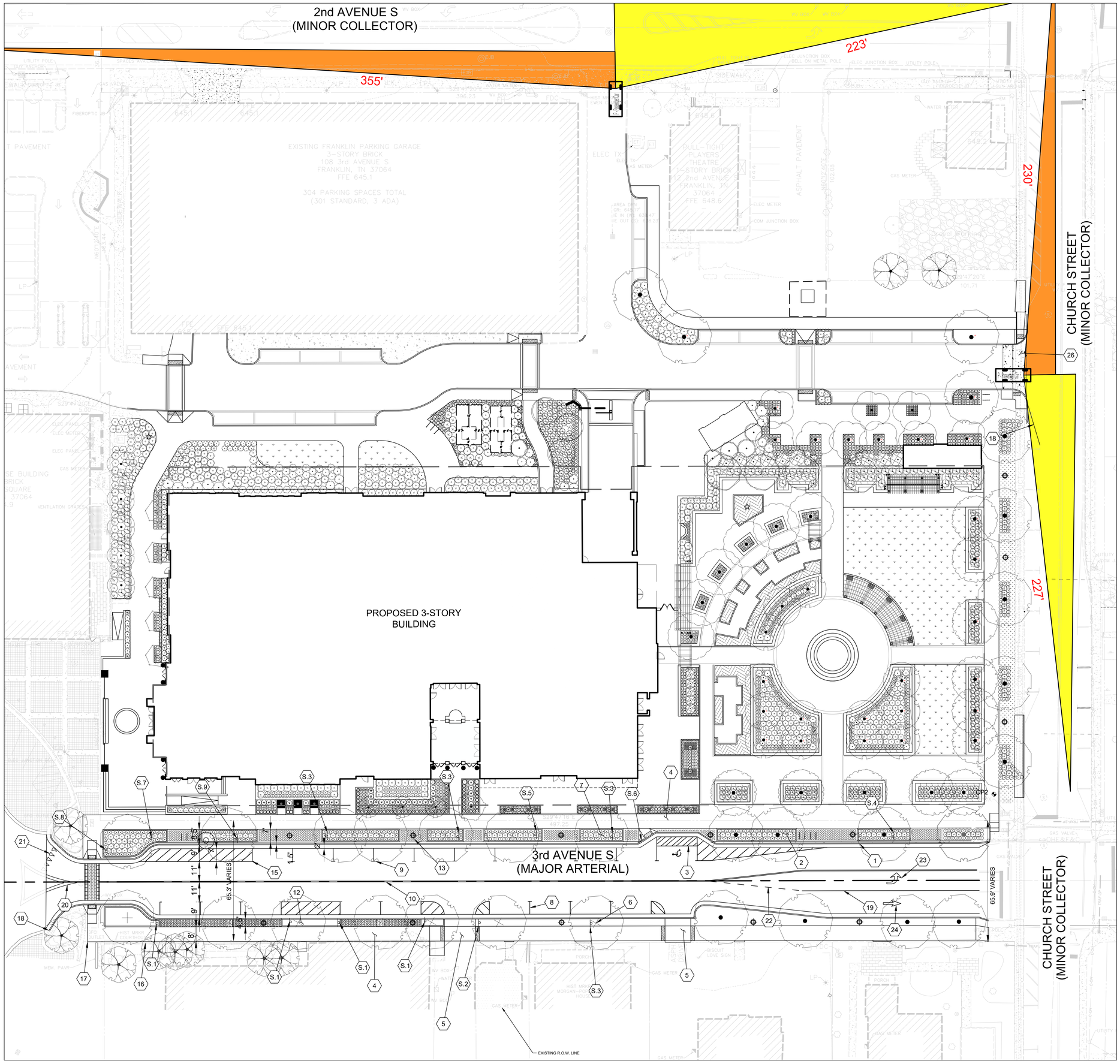

0' 20' 40'
SCALE: 1" = 20'

CONSTRUCTION NOTES

CONTRACTOR SHALL REFER TO LANDSCAPE SHEETS L1.0 - L1.3 FOR ADDITIONAL DETAILS ON CITY HALL PROPERTY

1. B6-24 GUTTER STD DWG RP-1
2. PLANTER BOX W/8" PERIMETER RAISED CURB TYP, CITY HALL SIDE -SEE LANDSCAPE PLAN.
3. 1 ON-STREET ADA SPACE. SEE CITY ACCESSIBLE ON-STREET PARKING DETAIL RP-23.
4. 4" THICK CONCRETE SIDEWALK
5. NEW CONCRETE DRIVE APRON STD DWG RP-5
6. STREET TREES PER LANDSCAPE PLANS.
7. STREET TREES PER LANDSCAPE PLANS.
8. 9'x22' SPACES, 4" THERMOPLASTIC WHITE PARKING LINES.
9. 9'x22' SPACES, 4" THERMOPLASTIC WHITE PARKING LINES.
10. 4" THERMOPLASTIC DOUBLE YELLOW CENTER LINE AND THERMOPLASTIC 12" TRANSVERSE LINES.
11. CONCRETE PAD FOR GATE.
12. 4' PLANTER WITH FLUSH CURB (TYP, COURTHOUSE SIDE) - SEE LANDSCAPE PLAN.
13. STREET LIGHT, TYP. STD DWG L-2 "STREET LIGHTS SHOULD HAVE A LED LIGHT SOURCE.
14. OPEN PLAZA AREA. SEE LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
15. 44' DROP-OFF/LOADING ZONE FOR CITY HALL. 4" THERMOPLASTIC WHITE LINES.
16. EXISTING FENCE TO REMAIN
17. LIMIT OF SIDEWALK CONSTRUCTION
18. MATCH EXISTING CURB AND GUTTER
19. 4" THERMOPLASTIC SOLID WHITE LINE
20. THERMOPLASTIC SOLID YELLOW LINE, MATCH EXISTING
21. THERMOPLASTIC WHITE TRIANGLE, MATCH EXISTING
22. 4" THERMOPLASTIC DASHED WHITE LINE
23. THERMOPLASTIC SYMBOL - LEFT TURN ARROW
24. THERMOPLASTIC SYMBOL - STRAIGHT ARROW
25. NEW CONCRETE DRIVE APRON STD DWG RP-7

SIGNAGE NOTES

- S.1 PROP. 'RESERVED SHERIFF'S OFFICE' SIGN, 12" x 18"
- S.2 PROP. 2 ONE WAY SIGNS, MUTCD: R6-1L AND R6-1R - 12" x 36"
- S.3 PROP. "2 HR PARKING 8:00 AM TO 5:00 PM" SIGN, MUTCD PROP. R7-108PRO. "EXCLUDING SAT.-SUN. CITY HOLIDAYS" SIGN, MUTCD: R8-3b - 9" x12"
- S.4 PROP. 'JCT' SIGN, MUTCD: M2-1
- S.5 PROP. '31' US ROUTE SIGN, MUTCD: M1-4 - 24" x 24"
- S.6 PROP. '31' US ROUTE SIGN, MUTCD: M1-4 - 24" x 24" PROP. RIGHT-ANGLE RIGHT ARROW SIGN, MUTCD: M5-1
- S.7 PROP. ADA SIGN, FRANKLIN CITY DWG. NO. RP-23
- S.8 PROP. PEDESTRIAN SIGN, MUTCD: W11-2 PROP. 'STATE LAW YIELD TO PEDESTRIANS IN CROSSWALKS' SIGN 30" x 30"
- S.9 PROP. 'Third Ave S' STANDARD STREET SIGN, DWG. NO. RP-20 PROP. 'Public Square' STANDARD STREET SIGN, DWG. NO. RP-20 PROP. PEDESTRIAN SIGN, MUTCD: W11-2 PROP. YELLOW DIAGONAL LEFT DOWN ARROW SIGN, MUTCD: M6-2
- S.9 PROP. 'NO PARKING PASSENGER LOADING ZONE' SIGN, 12" x 18"

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ROW AND ACCESS PLAN

SHEET C4.0

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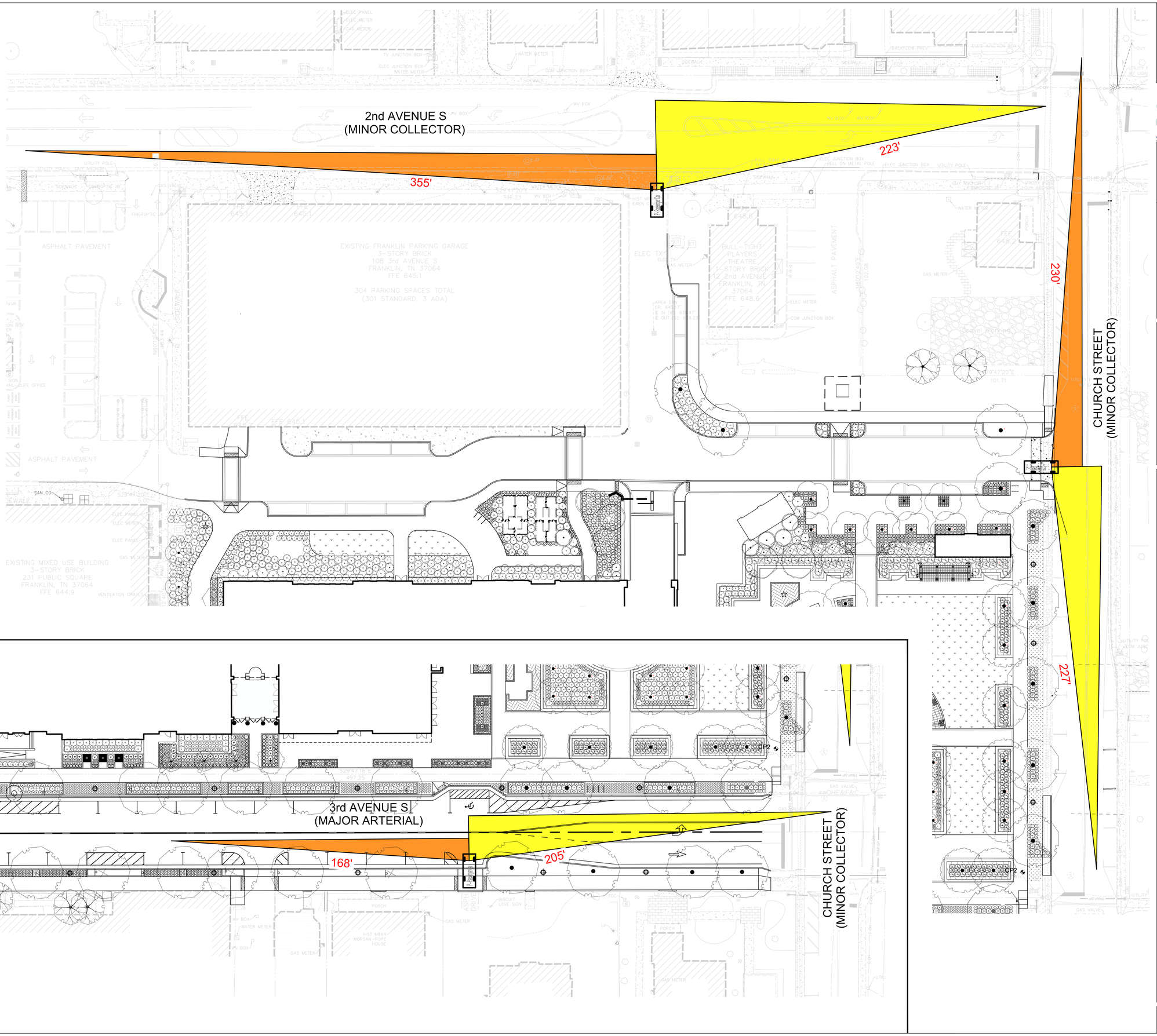

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SITE TRIANGLE

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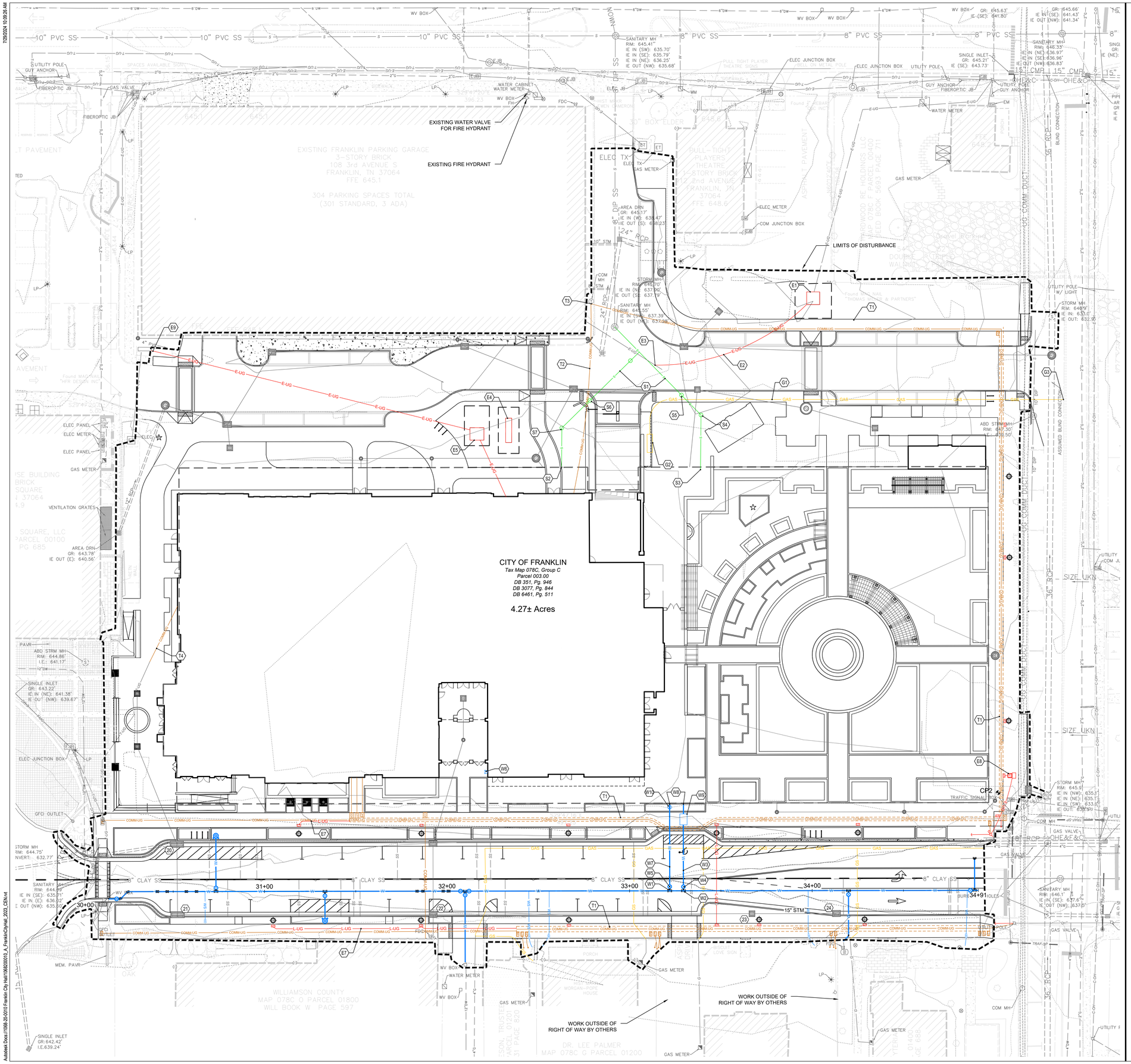



GENERAL NOTES

1. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN-LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THOROUGH THE CITY'S GEOCIVIX ELECTRIC PLAN REVIEW SITE: https://franklintn.geocivix.com/secure/
2. MAINTAIN MINIMUM 12" VERTICAL CLEARANCE BETWEEN SANITARY SEWERS, PROPOSED GAS LINES, ELECTRIC AND TELECOMMUNICATION DUCTS.
3. MAINTAIN MINIMUM 18" VERTICAL CLEARANCE BETWEEN SANITARY SEWERS AND STORMWATER SEWERS.
4. MAINTAIN MINIMUM 12" VERTICAL CLEARANCE BETWEEN STORMWATER SEWERS AND PROPOSED GAS LINES, ELECTRIC AND TELECOMMUNICATION DUCTS.
6. HANDHOLES / PULL BOXES SHALL BE ORIENTED WITH EITHER THE SHORT OR LONG EDGE PARALLEL TO THE SIDEWALK

SANITARY SEWER NOTES

- S1 PROPOSED 6 INCH SANITARY SEWER SERVICE
- S2 6" SANITARY SERVICE TIE IN TO SLEEVE TO WALL OF UNDERGROUND GARAGE. INV ELEV: 638.21'. REFER TO STRUCTURAL & MEP PLANS.
- S3 PUMPED SANITARY SEWER (PSS) CONNECTION FROM UNDERGROUND GARAGE. INV ELEV: 638.35'. REFER TO STRUCTURAL & MEP PLANS.
- S4 PROPOSED SANITARY SEWER CLEANOUT. INV ELEV: 642.20'.
- S5 PROPOSED SANITARY SEWER CLEANOUT. INV ELEV: 642.04'.
- S6 PROPOSED SANITARY SEWER CLEANOUT. INV ELEV: 642.90'.
- S7 PROPOSED SANITARY SEWER CLEANOUT. INV ELEV: 643.12'.

GAS SERVICE NOTES

- G1 PROPOSED 1-1/2" HDPE GAS SERVICE LINE. INSTALLATION BY ATMOS ENERGY.
- G2 COORDINATE INSTALLATION OF PROPOSED REMOTE GAS METER BANK WITH ATMOS ENERGY.
- G3 COORDINATE CONNECTION OF PROPOSED GAS LINE TO EXISTING GAS WITH ATMOS ENERGY.
- G4 MAINTAIN MINIMUM 12" VERTICAL CLEARANCE BETWEEN GAS LINES AND PROPOSED STORMWATER LINES.

TELECOMMUNICATION NOTES

- T1 SERVICE CONDUIT TRENCH, SEE ELECTRICAL PLANS FOR DETAILS
- T2 CITY OF FRANKLIN FIBER CONDUITS CONNECT INTO BUILDING SLEEVE. SEE ELECTRICAL PLANS FOR DETAILS.
- T3 AT&T CONDUITS CONNECT INTO PULLBOX. SEE ELECTRICAL PLANS FOR DETAILS.
- T4 RECONNECT EXISTING COF FIBER INTO BUILDING SLEEVE

WATER NOTES

- W1 PROPOSED 12"x12"x6" TEE.
- W2 PROPOSED 12"x12"x4" TEE.
- W3 PROPOSED 4" CL350 DUCTILE IRON POTABLE WATER SERVICE.
- W4 PROPOSED 4" WATER VALVE
- W5 PROPOSED 6" WATER VALVE
- W6 SIAMESE FIRE DEPARTMENT CONNECTION (FDC). SEE FIRE PROTECTION PLANS
- W7 PROPOSED 6" CL350 DUCTILE IRON FIRE SERVICE.
- W8 PROPOSED WATER SERVICES TO BUILDING WILL SLEEVE THROUGH UNDERGROUND PARKING GARAGE WALL. REFER TO STRUCTURAL AND MEP PLANS FOR DETAILS.
- W9 INSTALL WATER METER FOR POTABLE SERVICE.
- W10 PROPOSED POST INDICATOR VALVE (PIV)

ELECTRICAL NOTES

- E1 PROPOSED TRANSFORMER WITH CONCRETE PAD. CONTRACTOR TO INTERCEPT EXISTING ELECTRICAL DUCTBANK AND INSTALL TRANSFORMER. REFER TO ELECTRICAL PLANS FOR DETAILS.
- E2 PROPOSED 4 INCH ELECTRICAL CONDUIT(S). REFER TO ELECTRICAL PLANS FOR DETAILS
- E3 INTERCEPT EXISTING ELECTRICAL DUCTBANK (2) 4" CONDUITS AT REMOVED TRANSFORMER. REFER TO ELECTRICAL PLANS.
- E4 PROPOSED GENERATOR WITH CONCRETE PAD, REFER TO MEP PLANS FOR DETAILS.
- E5 PROPOSED TRANSFORMER WITH CONCRETE PAD, REFER TO MEP PLANS FOR DETAILS. COORDINATE INSTALLATION WITH MTE.
- E6 CONNECT INTO EXISTING ELECTRICAL DUCTBANK (2) 4" CONDUITS AT REMOVED TRANSFORMER.
- E7 ELECTRIC CONDUIT FOR STREET LIGHTS. REFER TO ELECTRIC PLANS FOR DETAILS.
- E8 PROPOSED LIGHTING CONTROL CABINET
- E9 CONNECT ELECTRIC INTO EXISTING SECTOR

FIRE FLOW TEST

FIRE FLOW TEST WAS PERFORMED BY ALLSTAR FIRE PROTECTION INC. ON 01/14/2025 AT FIRE HYDRANT ON 3RD AVE AT THE COURTHOUSE.

STATIC:	100 PSI
RESIDUAL:	90 PSI
PITOT:	70 PSI
FLOW AT 90 PSI:	1099 GPM

CONDUIT AND HANDHOLE LEGEND

- FPB FUTURE LOW VOLTAGE HANDHOLE
- ATT AT&T HANDHOLE
- CPB COMCAST HANDHOLE
- COF CITY OF FRANKLIN FIBER HANDOLE
- SL CITY OF FRANKLIN STREET LIGHTING PULL BOX

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HOWARD G. GANNAWAY — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE
03/06/2025

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025
REVISIONS:	

PROJ NUMBER	PROJ MGR	COUNTY
1068-20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

UTILITY PLAN

SHEET C5.0

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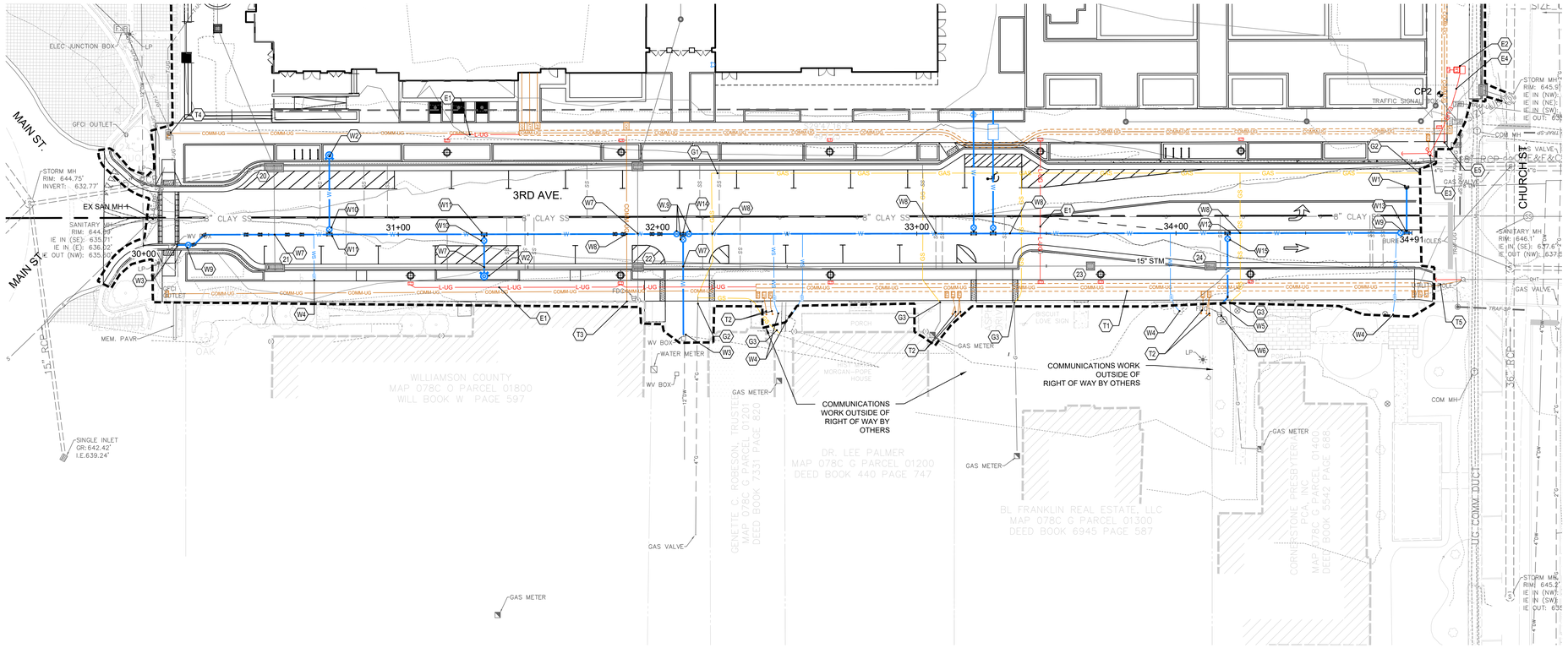
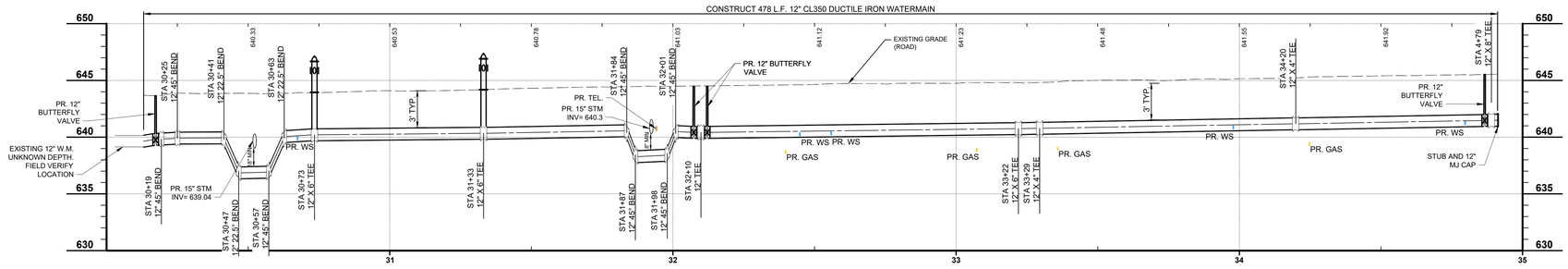
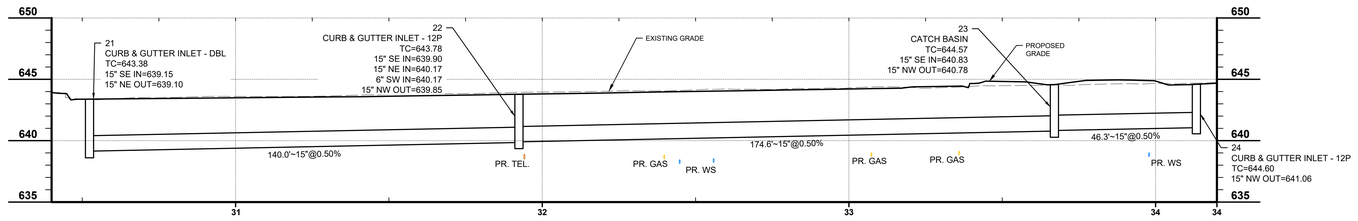




3RD AVE WATER MAIN PROFILE



3RD AVE STORM LINE

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL SERVICE LINES AND MATCH THE SIZE OF WATER SERVICES EXISTING IN FIELD FOR REPLACEMENT SERVICE LINES ON NEW MAIN.
2. ALL SERVICE LINES LESS THAN 2" TO BE COPPER, TYPE K. ANNEALED TEMPER
3. ALL WATER MAINS AND SERVICE LINES GREATER THAN 3" TO BE DUCTILE IRON PIPE, PRESSURE CLASS 250.
4. ALL ABANDONED WATER LINES TO HAVE A MECHANICAL JOINT CAP INSTALLED.
5. ALL 12" AND 8" WATER MAIN LINES TO BE FULL RESTRAINED JOINT.
6. HANDHOLES / PULL BOXES SHALL BE ORIENTED WITH EITHER THE SHORT OR LONG EDGE PARALLEL TO THE SIDEWALK

TELECOMMUNICATION NOTES

- (T1) SERVICE CONDUIT TRENCH, SEE ELECTRICAL PLANS FOR DETAILS
- (T2) CONDUIT FOR RE-CONNECTION OF COMMUNICATIONS SERVICE BY AT&T AND COMCAST. SEE ELECTRICAL PLANS FOR DETAILS.
- (T3) CITY OF FRANKLIN FIBER CONNECTION FOR COUNTY COURTHOUSE.
- (T4) EXISTING COMMUNICATIONS FIBER PULLBOX
- (T5) CONDUIT FOR AT&T AND COMCAST TO EXISTING UTILITY POLE. SEE ELECTRICAL PLANS FOR DETAILS.

WATER NOTES

- (W1) 8" CUT IN TEE FOR CONNECTION INTO EX 8" WM
- (W2) PROPOSED FIRE HYDRANT. SEE DETAILS, CITY OF FRANKLIN W-9.
- (W3) CONNECT PROPOSED 12" WATER MAIN TO EXISTING. LINE TO BE RE-TESTED PRIOR TO OPERATION
- (W4) COPPER SERVICE LINE WITH METER AND BOX, CONNECT TO EX SERVICE
- (W5) 4" SERVICE LINE, CONNECT TO EX SERVICE
- (W6) EXISTING FDC
- (W7) MAINTAIN MINIMUM 18" BETWEEN THE PROPOSED WATER MAIN AND THE EXISTING SANITARY SEWER AND PROPOSED STORM SEWER.
- (W8) MAINTAIN MINIMUM 12" BETWEEN THE PROPOSED WATER MAIN AND ALL GAS AND TELEPHONE DUCTS. ACTUAL ELEVATIONS OF EXISTING UNKNOWN. CONTRACTOR TO EXCAVATE & VERIFY ACTUAL LOCATION, SIZE AND ELEVATION OF EXISTING UTILITY PRIOR TO BEGINNING CONSTRUCTION.
- (W9) PROPOSED 12" BUTTERFLY VALVE
- (W10) PROPOSED 6" GATE VALVE
- (W11) PROPOSED 12" X 12" X 6" TEE
- (W12) PROPOSED 12" X 12" X 4" TEE
- (W13) PROPOSED 12" X 12" X 8" TEE
- (W14) PROPOSED 12" X 12" X 12" TEE
- (W15) PROPOSED 4" GATE VALVE

GAS NOTES

- (G1) PROPOSED 4" HDPE GAS LINE (BY ATMOS GAS)
- (G2) PROPOSED CONNECTION TO EXISTING GAS LINE (BY ATMOS GAS)
- (G3) PROPOSED 1" HDPE SERVICE AND CONNECTION TO EXISTING GAS LINE (BY ATMOS GAS)

ELECTRICAL NOTES

- (E1) ELECTRIC CONDUIT FOR STREET LIGHTS. REFER TO ELECTRIC PLANS FOR DETAILS.
- (E2) PROPOSED LIGHTING CONTROL CABINET
- (E3) PROPOSED TEMPORARY POLE WITH 10' GUY WIRE BY MTE
- (E4) STUB ELECTRICAL CONDUIT FOR FUTURE STREET LIGHT CONNECTION
- (E5) ELECTRIC CONDUIT FROM TEMPORARY POLE TO LIGHTING CONTROL CABINET. REFER TO ELECTRIC PLANS FOR DETAILS.

CONDUIT AND HANDHOLE LEGEND

- FPB FUTURE LOW VOLTAGE HANDHOLE
- ATT AT&T HANDHOLE
- CPB COMCAST HANDHOLE
- COF CITY OF FRANKLIN FIBER HANDOLE
- SL CITY OF FRANKLIN STREET LIGHTING PULL BOX

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HOWARD G. GANNAWAY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
03/06/2025

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025
REVISIONS:	

DATE 03/06/2025
PROJ NUMBER 1068-20-2010
PROJ. MGR. PM
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

3RD AVENUE SOUTH UTILITY PLAN

SHEET C5.1

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2nd AVENUE S
(MINOR COLLECTOR)

CHURCH STRE
(MINOR COLLEC

45'

EXISTING FIRE HYDRANT

EXISTING FRANKLIN PARKING GARAGE
3-STORY BRICK
108 3rd AVENUE S.
FRANKLIN, TN 37064
FFE 645.1
304 PARKING SPACES TOTAL
(301 STANDARD, 3 ADA)

210'

192 (TOTAL: 391')

37'

TOTAL: 292'

309'

TOTAL: 354'

PROPOSED 3-STORY
BUILDING
36,705 S.F. FOOTPRINT

142'

65'

TOTAL: 288'

239'

MAIN BUILDING
ENTRANCE LOCATION

PROPOSED FIRE
HYDRANT

FIRE DEPARTMENT
CONNECTION

POST INDICATOR
VALVE (PIV)

3rd AVENUE S
(MAJOR ARTERIAL)

PROPOSED FIRE HYDRANT
TO REPLACE EXISTING FIRE
HYDRANT USED FOR FIRE
FLOW TEST

EX. FIRE DEPARTMENT
CONNECTION

EXISTING R.O.W. LINE

EX. FIRE DEPARTMENT
CONNECTION

0' 20' 40'
SCALE: 1" = 20'

BUILDING CODE DATA CHART

CITY HALL BUILDING SQUARE FOOTAGE (IN ACCORDANCE WITH CHAPTER 5 OF IBC)		= 100,091 SF
UNDERGROUND PARKING GARAGE (IN ACCORDANCE WITH CHAPTER 5 OF IBC)		= 78,429 SF
TOTAL BUILDING OCCUPANCY *INCL. GARAGE OCCU. = 6,129 SF (IN ACCORDANCE WITH CHAPTER 3 OF IBC)	ASSEMBLY	= 28,734 SF*
	BUSINESS	= 73,471 SF
	MERCANTILE	= 4,015 SF
CONSTRUCTION TYPE (IN ACCORDANCE WITH CHAPTER 6 OF IBC)		IIA NONCOMBUSTIBLE

FIRE FLOW TEST

FIRE FLOW TEST WAS PERFORMED BY ALLSTAR FIRE PROTECTION INC. ON 01/14/2025 AT FIRE HYDRANT ON 3RD AVE AT THE COURTHOUSE.

STATIC:	100 PSI
RESIDUAL:	90 PSI
PITOT:	70 PSI
FLOW AT 90 PSI:	1099 GPM

GENERAL NOTES

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

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JOHN G. GANNAWAY
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
STATE OF TENNESSEE
03/06/2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068.20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

EMERGENCY MANAGEMENT PLAN

SHEET: C6.0

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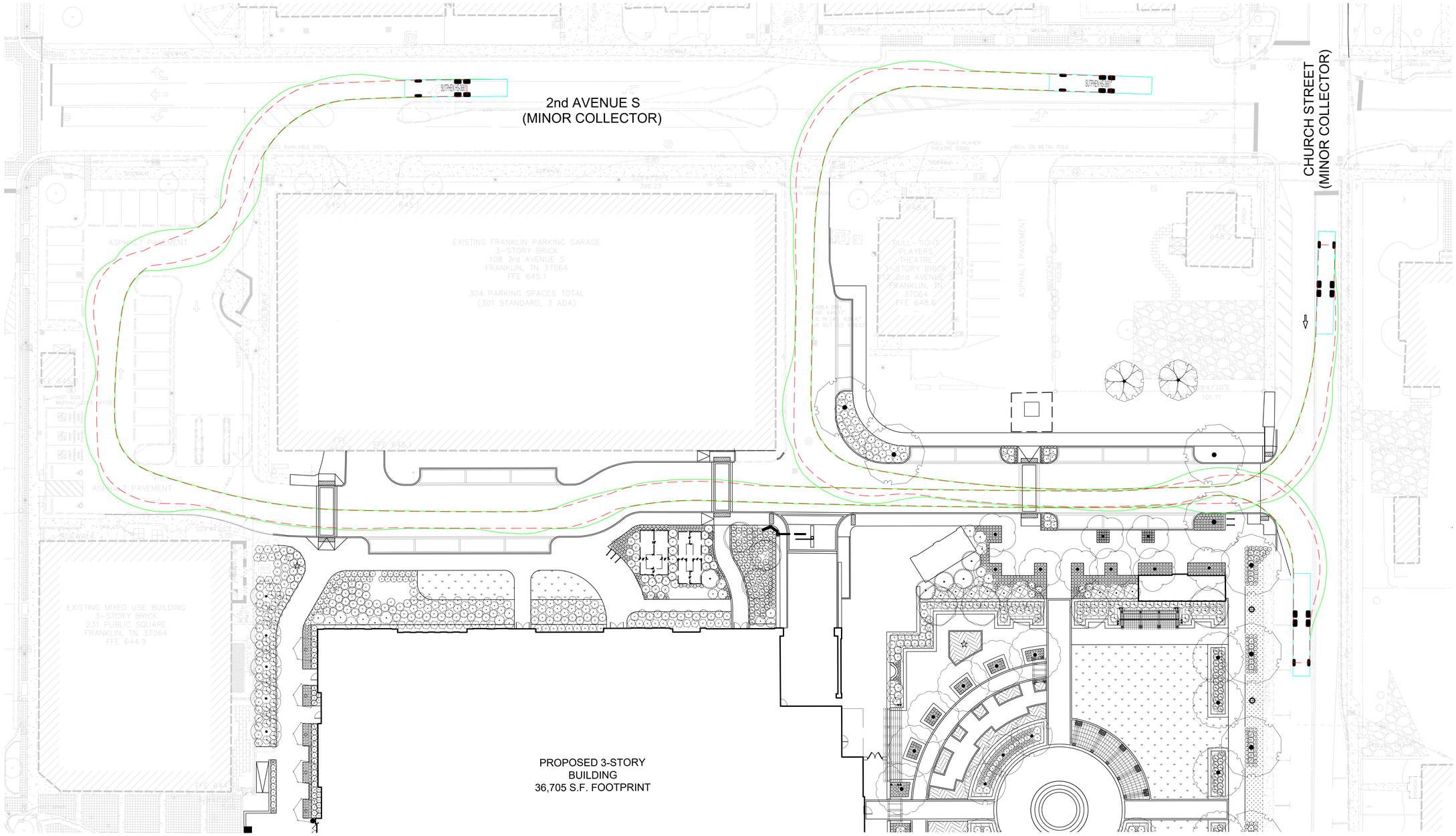


APPARATUS AND TURNING INFORMATION
1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC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

HISTORIC FRANKLIN TENNESSEE

FIRE APPARATUS TURNING TEMPLATE

DWG. NO. **SD-7**

CITY OF FRANKLIN — NOT TO SCALE

CITY ENGINEER:

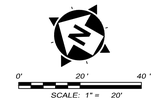
DATE: 7/1/2021

APPARATUS SPECIFICATIONS

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8'
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. WHEELS ON EACH REAR AXLE = 4
6. REAR TRACK WIDTH = 8'
7. WHEEL BASE = 19.292' (FRONT AXLE TO FRONT REAR AXLE)
8. REAR AXLE SPACING = 4.417'
9. BODY LENGTH = 50.042
10. WIDTH = 8.333'
11. REAR OVERHANG = 24.167'
12. BODY STYLE = FIRE TRUCK
13. TURNING RADIUS WALL TO WALL = 42'

VEHICLE LEGEND

- VEHICLE BODY PATH
- VEHICLE WHEEL PATH
- TOWER 2 FIRE TRUCK BODY



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JOSHUA G. GANNAWAY — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE
03/06/2025

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025
REVISIONS:	

DATE 03/06/2025 | PROJ NUMBER 1068.20-0010 | PROJ MGR PM | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

FIRE ACCESS PLAN 1

SHEET **C6.1**

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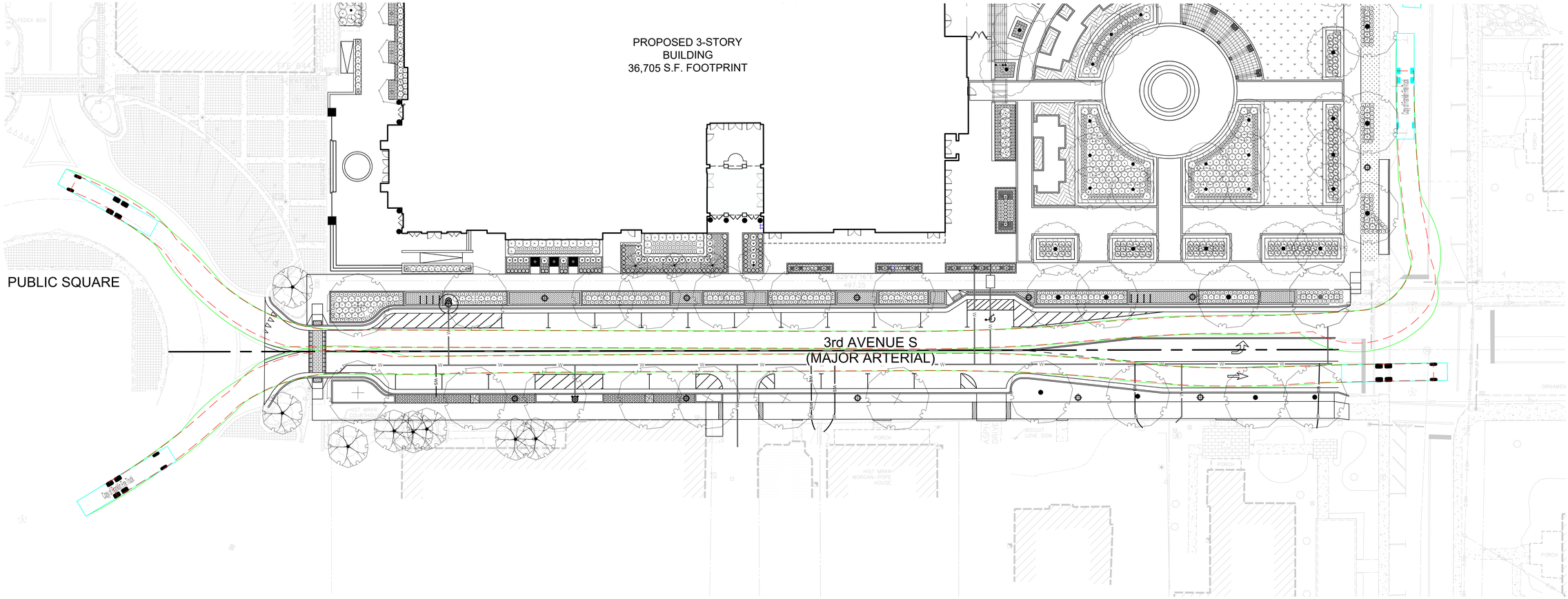
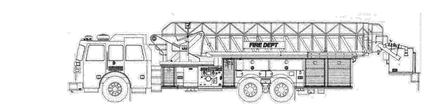
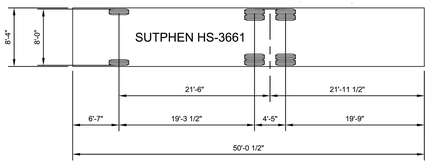
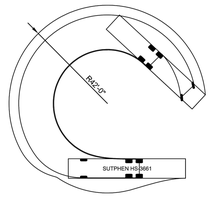






APPARATUS AND TURNING INFORMATION

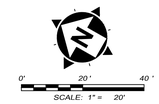
1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL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



HISTORIC FRANKLIN TENNESSEE

FIRE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021 | DWG. NO. **SD-7**



APPARATUS SPECIFICATIONS

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8'
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. WHEELS ON EACH REAR AXLE = 4
6. REAR TRACK WIDTH = 8'
7. WHEEL BASE = 19.292' (FRONT AXLE TO FRONT REAR AXLE)
8. REAR AXLE SPACING = 4.417'
9. BODY LENGTH = 50.042
10. WIDTH = 8.333'
11. REAR OVERHANG = 24.167'
12. BODY STYLE = FIRE TRUCK
13. TURNING RADIUS WALL TO WALL = 42'

VEHICLE LEGEND

- VEHICLE BODY PATH
- VEHICLE WHEEL PATH
- TOWER 2 FIRE TRUCK BODY

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JOHN G. GANNAWAY — LICENSED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 03/06/2025

ISSUE: SITE PLAN RESUBMITTAL — 03/06/2025
REVISIONS:

DATE 03/06/2025 | PROJ NUMBER 1068.20-0010 | PROJ MGR PM | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
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Franklin, TN 37064

FIRE ACCESS PLAN 2

SHEET **C6.2**

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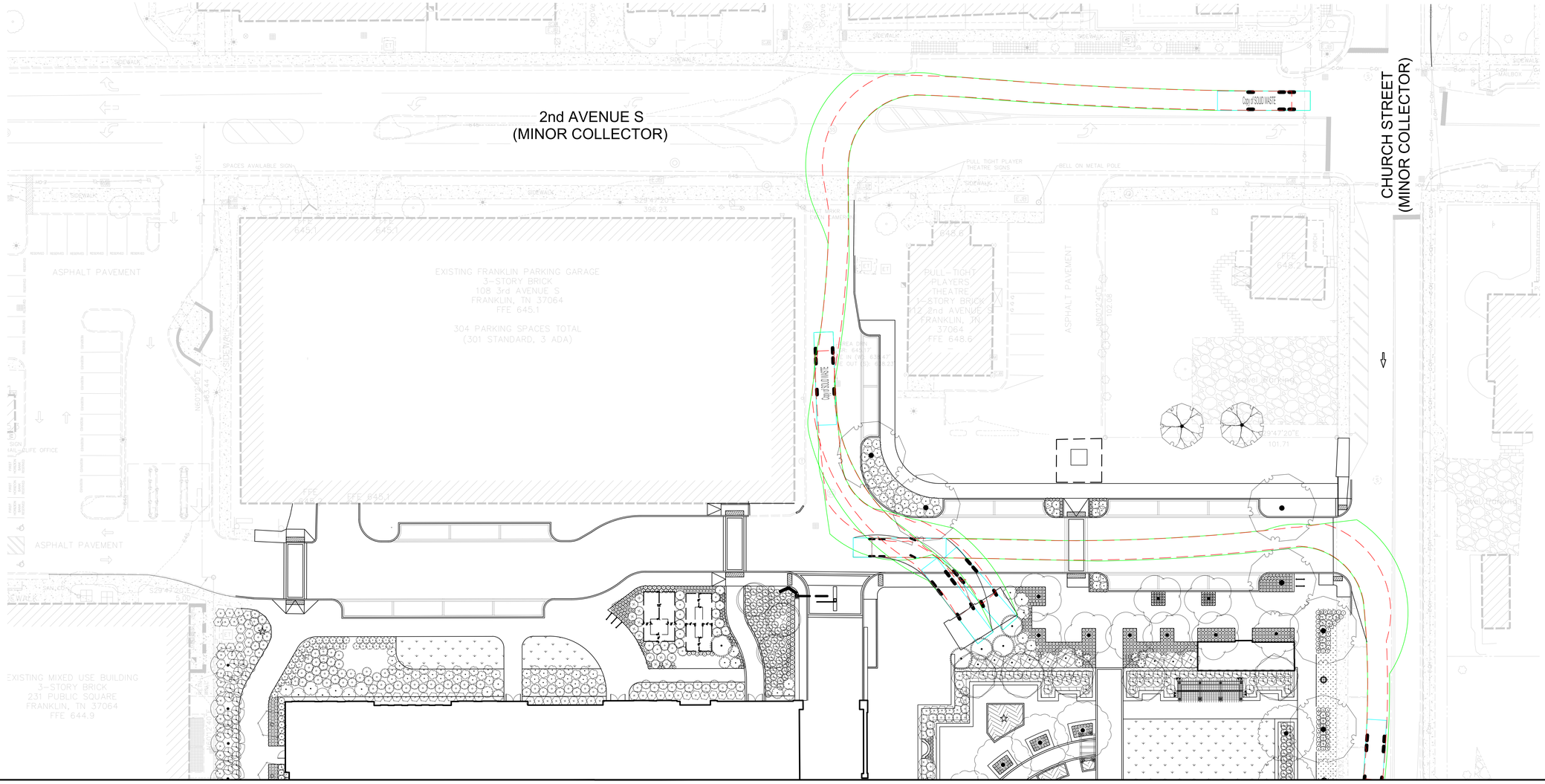
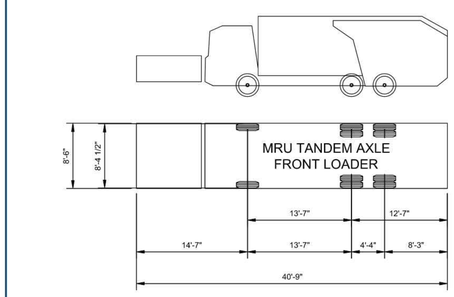
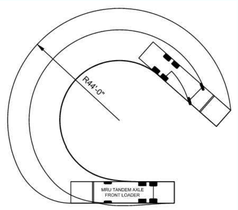




APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH

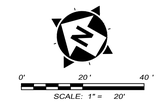


HISTORIC FRANKLIN TENNESSEE

SOLID WASTE APPARATUS TURNING TEMPLATE

DWG. NO. **SD-8**

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: Paul P Holzen | DATE: 9/21/2023



APPARATUS SPECIFICATIONS

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375'
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WIDTH = 8.375'
6. WHEEL BASE = 13.583' (FRONT AXLE TO FRONT REAR AXLE)
7. REAR AXLE SPACING = 4.333'
8. BODY LENGTH = 40.750
9. WIDTH = 8.50'
10. REAR OVERHANG = 12.583'
11. BODY STYLE = SOLID WASTE APPARATUS
12. TURNING RADIUS WALL TO WALL = 44'

VEHICLE LEGEND

- VEHICLE BODY PATH
- VEHICLE WHEEL PATH
- TOWER 2 FIRE TRUCK BODY

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JOSHUA G. GANNAWAY — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE
03/06/2025

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025

REVISIONS:

DATE	PROJ NUMBER	PROJ. MGR	COUNTY
03/06/2025	1068-20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

WASTE ACCESS PLAN 1

SHEET **C6.3**

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Lighting Fixture Schedule					
Type	Manufacturer	Model	Lamp	Mount	Description
'L2'	HOLOPHANE		LED	POLE	CITY STANDARD PEDESTRIAN POLE WITH LUNAR OPTIC-REFERENCE DETAIL ON E100

PANEL 'CHURCH 2'

Branch Panel: L

Location:
Supply From:
Mounting: Surface
Enclosure: Type 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 200 A

Notes:

CKT	Circuit Description	Demand Code	TRIP	P	A		B		P	TRIP	Demand Code	Circuit Description	CKT
1	LIGHTING CIRCUIT 1	--	30 A	2	550	350			2	30 A	--	LIGHTING CIRCUIT 2	2
3	--	--	--	--			550	350	--	--	--	--	4
5	FUTURE LIGHTING CIRCUIT	--	30 A	2	0	3740			2	100 A	--	RECEPTACLE PANEL 'R'	6
7	--	--	--	--			0	3740	--	--	--	--	8
9	TIMRE, PHOTOCELL, CONTACTORS	--	20 A	1	100	100			1	20 A	--	INTERNAL LIGHT FIXTURE	10
11	MAINTENANCE RECEPTACLE	--	20 A	1			500	0	2	30 A	--	FUTURE LIGHTING CIRCUIT	12
13	SPACE HEATER (x2)	--	20 A	2	250	0			--	--	--	--	14
15	--	--	--	--			250	0	2	30 A	--	FUTURE LIGHTING CIRCUIT	16
17	Spare	--	20 A	1	0	0			--	--	--	--	18
19	Spare	--	20 A	1			0	0	1	20 A	--	Spare	20
			Total Load:		5090 VA		5390 VA						
			Total Amps:		42 A		45 A						

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
				Total Conn. Load:	10480 VA
				Total Est. Demand:	10480 VA
				Total Conn. Current:	44 A
				Total Est. Demand Current:	44 A

Notes:

Branch Panel: R

Location:
Supply From:
Mounting: Surface
Enclosure: Type 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 100 A

Notes:

CKT	Circuit Description	Demand Code	TRIP	P	A		B		P	TRIP	Demand Code	Circuit Description	CKT
1	POLE RECEPTACLE	--	20 A	1	540	720			1	20 A	--	POLE RECEPTACLE	2
3	POLE RECEPTACLE	--	20 A	1			540	540	1	20 A	--	FUTURE POLE RECEPTACLE	4
5	POLE RECEPTACLE	--	20 A	1	360	540			1	20 A	--	FUTURE POLE RECEPTACLE	6
7	FUTURE POLE RECEPTACLE	--	20 A	1			1060	1060	1	20 A	--	FUTURE POLE RECEPTACLE	8
9	FUTURE POLE RECEPTACLE	--	20 A	1	1060	1060			1	20 A	--	FUTURE POLE RECEPTACLE	10
11	FUTURE POLE RECEPTACLE	--	20 A	1			1060	0	1	20 A	--	Spare	12
13	Spare	--	20 A	1	0	0			1	20 A	--	Spare	14
15	Spare	--	20 A	1			0	0	1	20 A	--	Spare	16
17	Spare	--	20 A	1	0	0			1	20 A	--	Spare	18
19	Spare	--	20 A	1			0	0	1	20 A	--	Spare	20
			Total Load:		4280 VA		4260 VA						
			Total Amps:		36 A		36 A						

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
				Total Conn. Load:	8540 VA
				Total Est. Demand:	8540 VA
				Total Conn. Current:	36 A
				Total Est. Demand Current:	36 A

Notes:

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	MOUNTING HEIGHT TO CENTERLINE UON
	CONDUIT CONCEALED IN WALL OR CEILING	
	CONDUIT CONCEALED IN FLOOR	
	CONDUIT EXPOSED ON WALL OR CEILING.	
	HOMERUN CONDUIT, 2 CIRCUITS	
	CONDUIT TURNING UP	
	CONDUIT TURNING DOWN	
	SITE LIGHT FIXTURE	
"5"	LIGHTING FIXTURE TYPE DESIGNATION-SEE LIGHTING FIXTURE SCHEDULE	
	ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR	
AFG	ABOVE FINISHED GRADE	
CLG	CEILING MOUNTED	
EWC	ELECTRIC WATER COOLER	
EWF	ELECTRIC WASH FOUNTAIN	
FBE	FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR	
FBO	FURNISHED BY OTHERS, INSTALLED BY ELECTRICAL CONTRACTOR	
NL	NIGHT LIGHT	
UON	UNLESS OTHERWISE NOTED	
WP	WEATHER PROOF, NEMA 3R	

SYMBOLS GENERAL NOTES:

A. ALL MOUNTING HEIGHTS GIVEN IN THE LEGEND, SCHEDULES, PLANS, AND DRAWING NOTES ARE TO THE CENTERLINE OF THE DEVICE, UNLESS OTHERWISE NOTED.

B. INSTALL ALL SWITCHES AT A CENTERLINE HEIGHT OF 46" A.F.F. UNLESS OTHERWISE NOTED. WHERE SWITCHES OR RECEPTACLES ARE MOUNTED ABOVE CASEWORK OR MILLWORK, LOCATE AT A HIGHT OF 3'-8" MAX. ABOVE FINISHED FLOOR OR 3" ABOVE BACKSPLASH TO CENTERLINE.

C. WHERE COVERPLATES CONFLICT WITH CASEWORK OR MILLWORK, SLIGHTLY ADJUST THE MOUNTING HEIGHTS OF THE WIRING DEVICES TO MAKE THE COVERPLATES CLEAR THE COUNTERTOP OR BACKSPLASH BY 1".

D. ALL SYMBOLS, NOTES, AND ABBREVIATIONS SHOWN ON THE LEGEND ARE NOT NECESSARILY USED IN THIS SET OF CONTRACT DOCUMENTS.

E. NUMERICAL SUBSCRIPT ADJACENT TO DEVICE FIXTURE, EQUIPMENT OR JUNCTION BOX SYMBOL ON THE DRAWINGS DENOTES THE PANELBOARD CIRCUIT NUMBER TO WHICH DEVICE, FIXTURE, EQUIPMENT OR WIRING IN JUNTION BOX IS CONNECTED.

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ELECTRICAL LEGEND AND SCHEDULES

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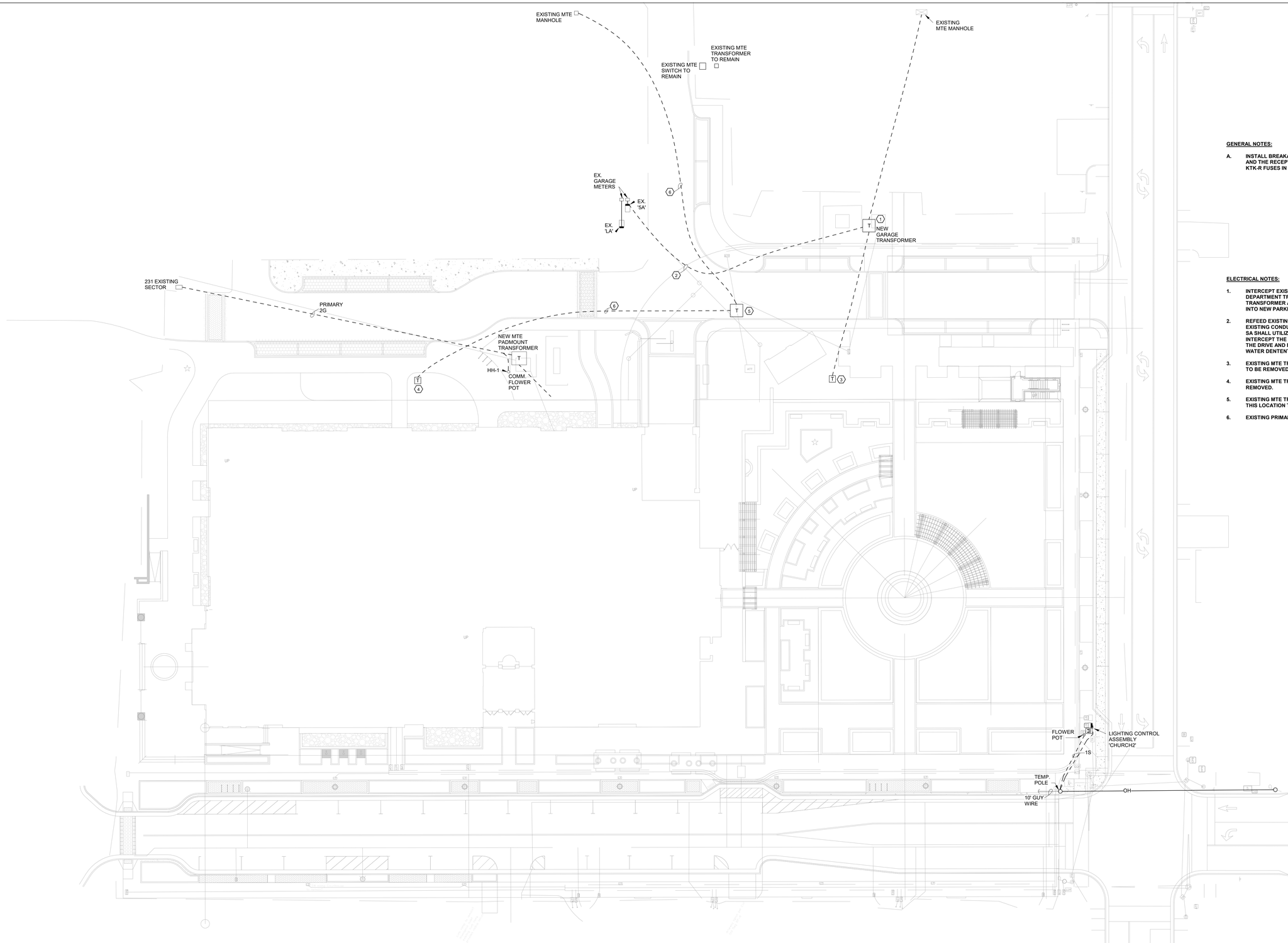

ELECTRICAL - MTE SITE PLAN
1" = 20'-0"

GENERAL NOTES:

A. INSTALL BREAKAWAY FITTINGS AND FUSING FOR THE LIGHTING AND THE RECEPTACLE IN EACH POLE BASE. INSTALL 10A TYPE KTK-R FUSES IN FUSE HOLDERS.

ELECTRICAL NOTES:

1. INTERCEPT EXISTING PRIMARY DUCTBANK WHICH FED OLD POLICE DEPARTMENT TRANSFORMER AND FIELD LOCATE NEW PARKING GARAGE TRANSFORMER AT DUCTBANK ROUTE. REWORK CONDUITS TO TURN UP INTO NEW PARKING GARAGE TRANSFORMER PAD.
2. REFEED EXISTING GARAGE MAIN SERVICE PANELS (2-4"C.) EXTEND EXISTING CONDUCTORS AS REQUIRED TO THEIR METER. 100A PANEL SA SHALL UTILIZE #1 WIRE. 225A PANEL LA SHALL UTILIZE #4/0 WIRE. INTERCEPT THE EXISTING SECONDARY ON THE TRANSFORMER SIDE OF THE DRIVE AND EXTEND TO NEW TRANSFORMER LOCATION AVOIDING WATER DENTENTION DEVICE AND PIPING.
3. EXISTING MTE TRANSFORMER FEEDING THE OLD POLICE STATION TO BE REMOVED.
4. EXISTING MTE TRANSFORMER FEEDING OLD CITY HALL TO BE REMOVED.
5. EXISTING MTE TRANSFORMER FEEDING PARKING GARAGE AT THIS LOCATION TO BE REMOVED.
6. EXISTING PRIMARY TO BE REMOVED.

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ELECTRICAL - MTE SITE PLAN

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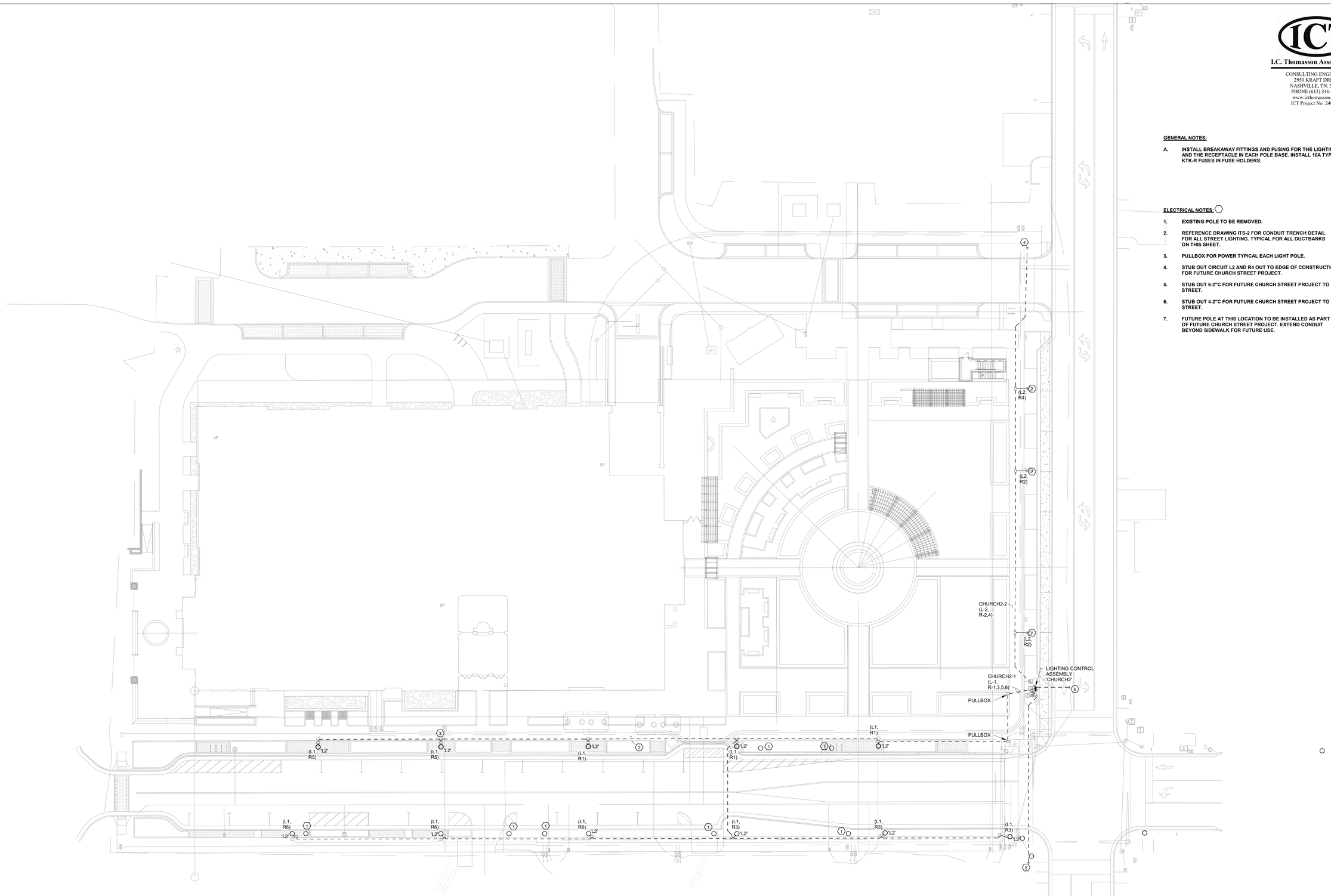

ELECTRICAL - LIGHTING SITE PLAN

1" = 20'-0"

GENERAL NOTES:

A. INSTALL BREAKAWAY FITTINGS AND FUSING FOR THE LIGHTING AND THE RECEPTACLE IN EACH POLE BASE. INSTALL 10A TYPE KTK-R FUSES IN FUSE HOLDERS.

ELECTRICAL NOTES: ⬡

1. EXISTING POLE TO BE REMOVED.
2. REFERENCE DRAWING ITS-2 FOR CONDUIT TRENCH DETAIL FOR ALL STREET LIGHTING. TYPICAL FOR ALL DUCTBANKS ON THIS SHEET.
3. PULLBOX FOR POWER TYPICAL EACH LIGHT POLE.
4. STUB OUT CIRCUIT L2 AND R4 OUT TO EDGE OF CONSTRUCTION FOR FUTURE CHURCH STREET PROJECT.
5. STUB OUT 6-2°C FOR FUTURE CHURCH STREET PROJECT TO STREET.
6. STUB OUT 4-2°C FOR FUTURE CHURCH STREET PROJECT TO STREET.
7. FUTURE POLE AT THIS LOCATION TO BE INSTALLED AS PART OF FUTURE CHURCH STREET PROJECT. EXTEND CONDUIT BEYOND SIDEWALK FOR FUTURE USE.

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ELECTRICAL - LIGHTING SITE PLAN

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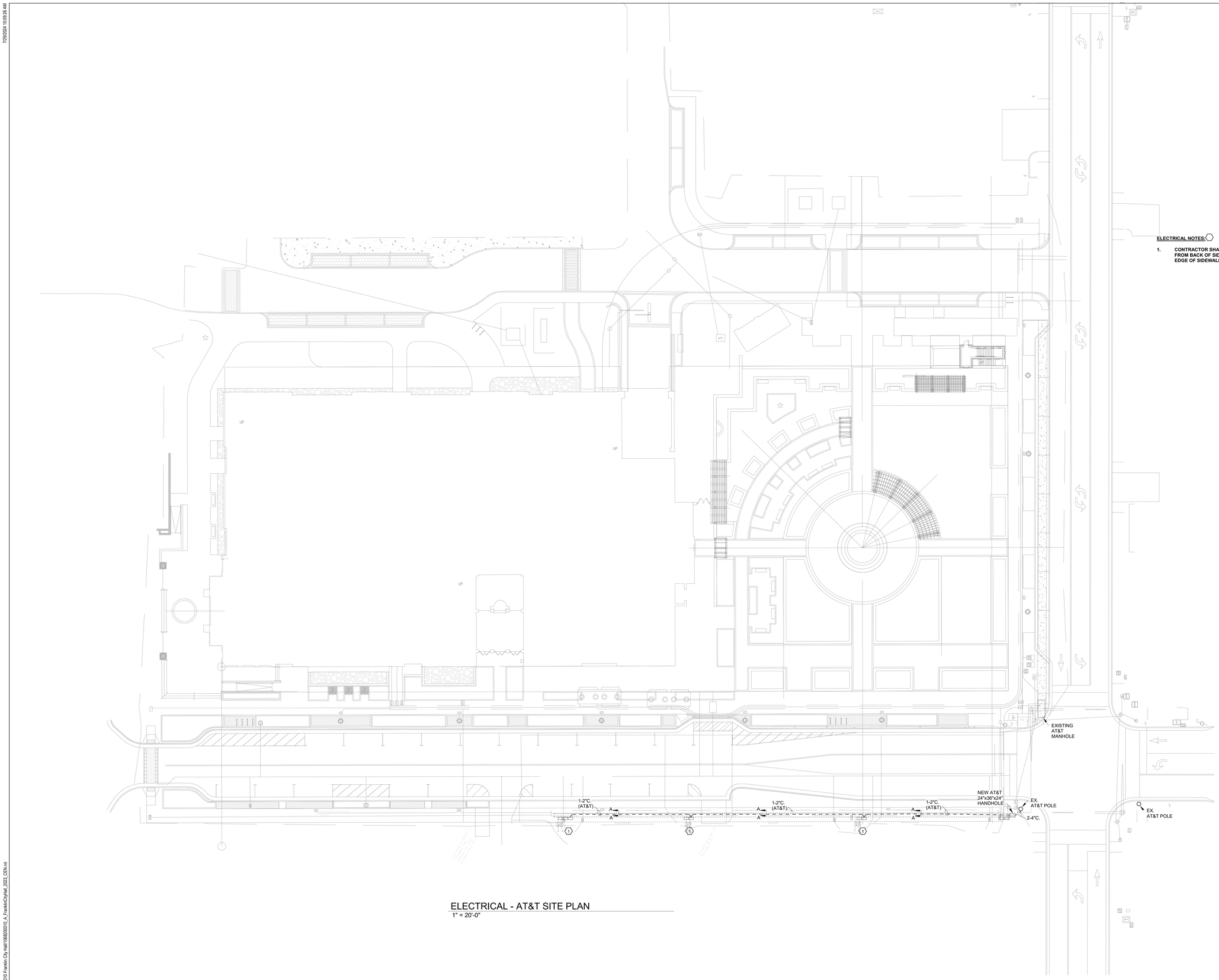

ELECTRICAL - AT&T SITE PLAN
1" = 20'-0"

ELECTRICAL NOTES:

1. CONTRACTOR SHALL INSTALL AT&T SUPPLIED HANDHOLES 6" FROM BACK OF SIDE WALK. CONTRACTOR TO STUB 1"C. TO EDGE OF SIDEWALK.

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ELECTRICAL - AT&T SITE PLAN

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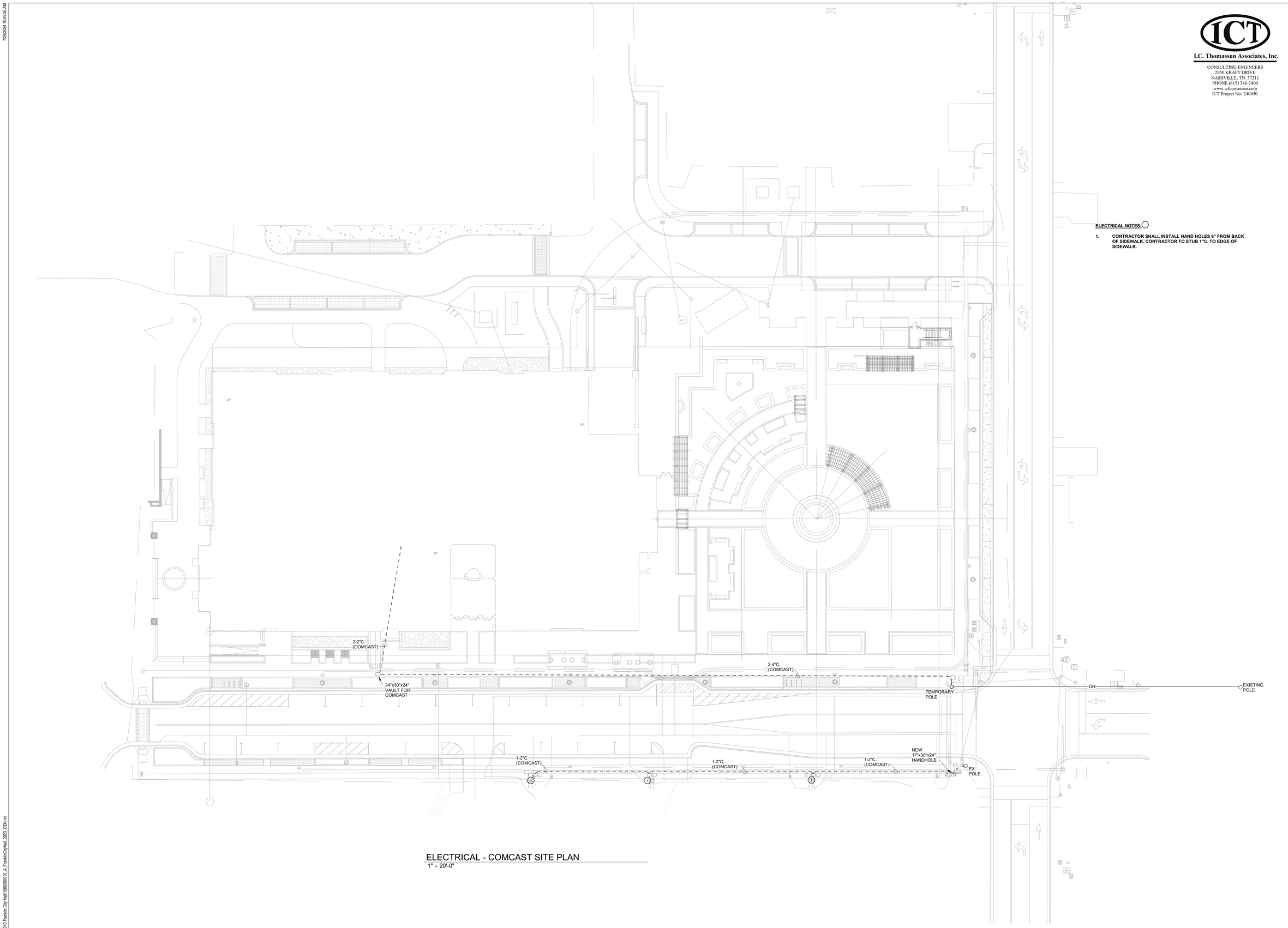

ELECTRICAL - COMCAST SITE PLAN
1" = 20'-0"

ELECTRICAL NOTES:

1. CONTRACTOR SHALL INSTALL HAND HOLES 6" FROM BACK OF SIDEWALK. CONTRACTOR TO STUB 1"C. TO EDGE OF SIDEWALK.

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ELECTRICAL - COMCAST SITE PLAN

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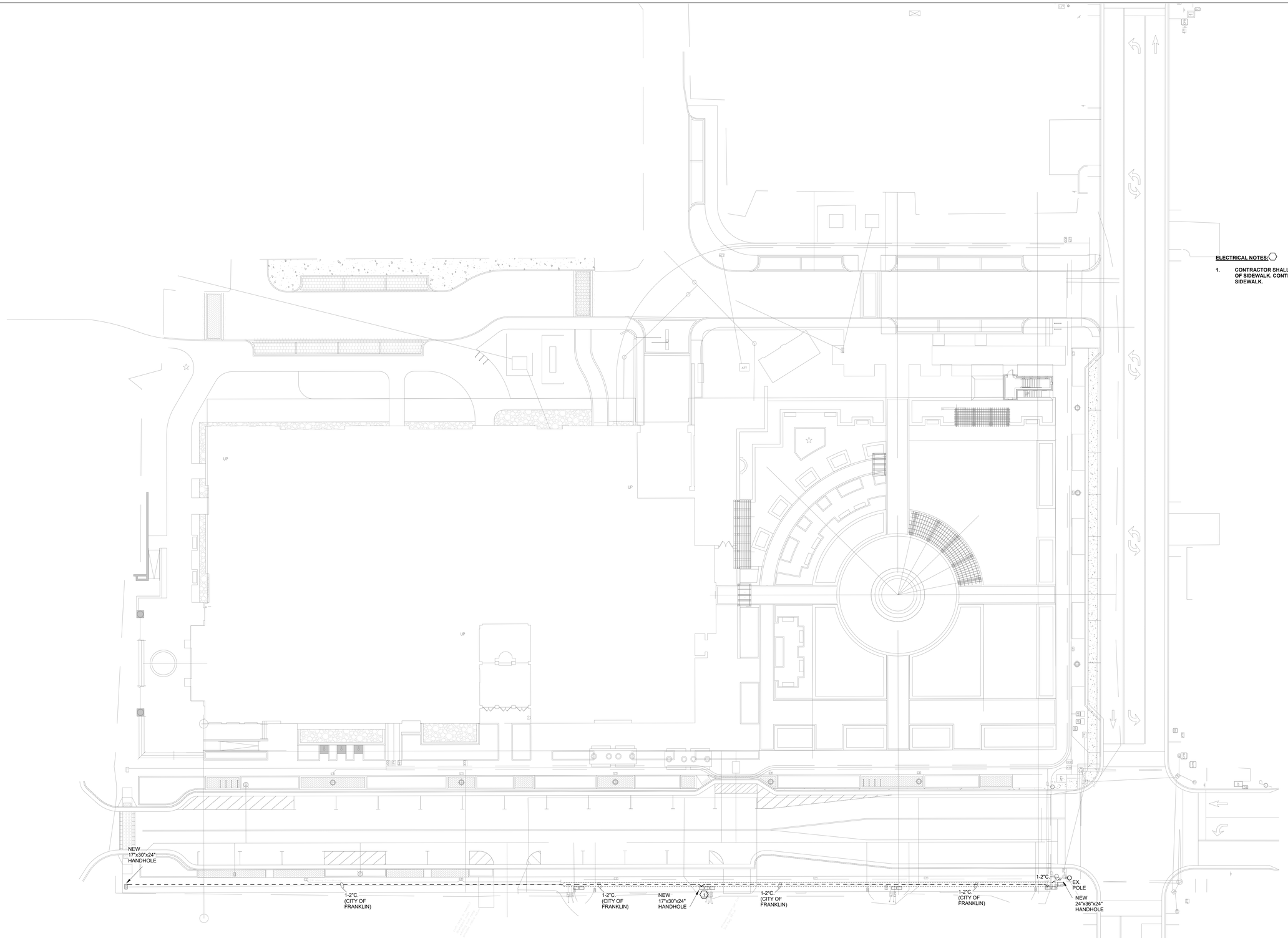

ELECTRICAL - FUTURE LOW VOLTAGE UTILITY SITE PLAN
1" = 20'-0"

ELECTRICAL NOTES:

1. CONTRACTOR SHALL INSTALL HAND HOLES 6" FROM BACK OF SIDEWALK. CONTRACTOR TO STUB 1"C. TO EDGE OF SIDEWALK.

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ELECTRICAL - FUTURE LOW VOLTAGE UTILITY SITE PLAN

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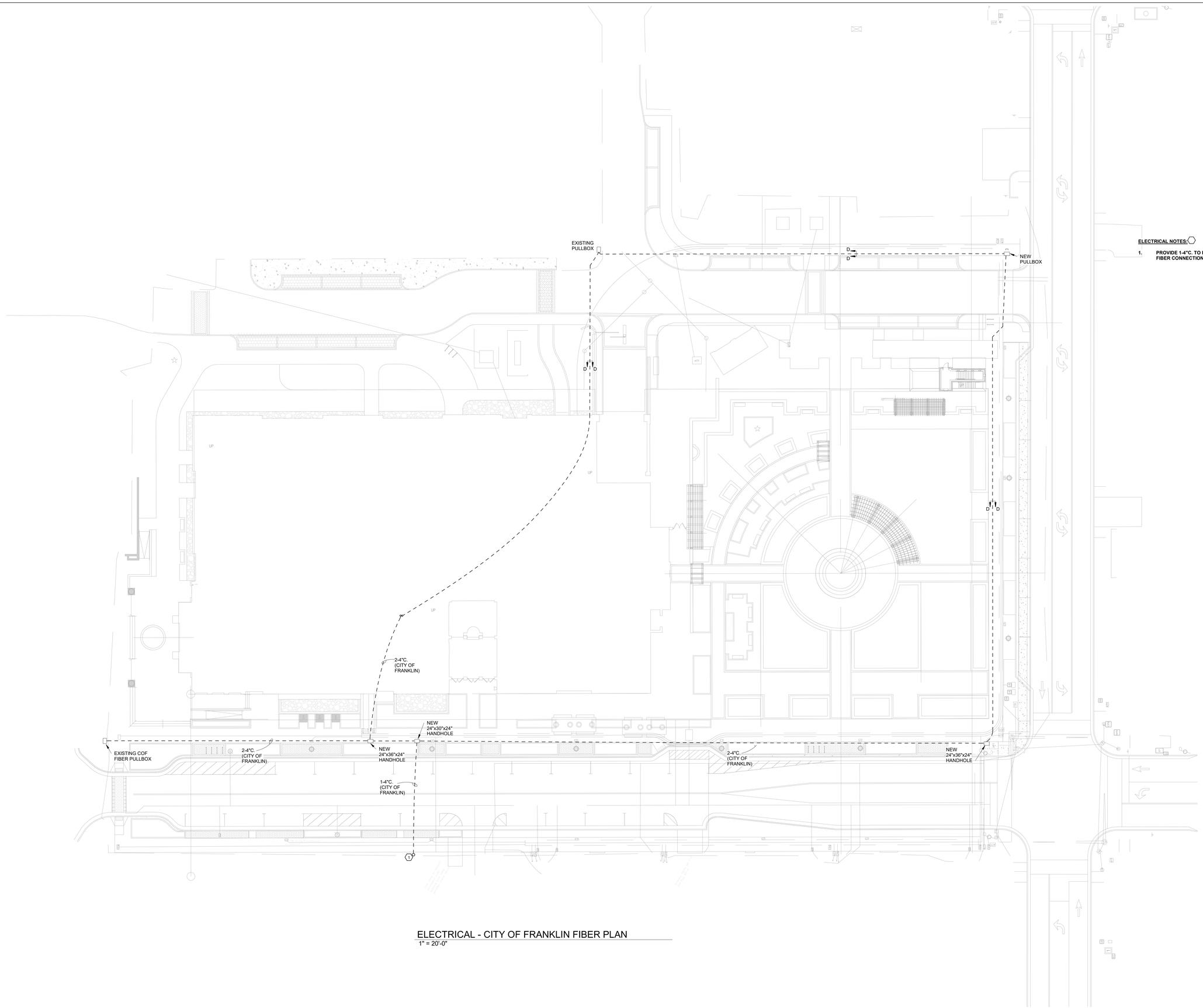

ELECTRICAL - CITY OF FRANKLIN FIBER PLAN
1" = 20'-0"

ELECTRICAL NOTES:

1. **PROVIDE 1-4"C. TO EXISTING COURTHOUSE IT ROOM FOR FIBER CONNECTION FROM NEW CITY HALL.**

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ELECTRICAL - CITY OF FRANKLIN FIBER SITE PLAN

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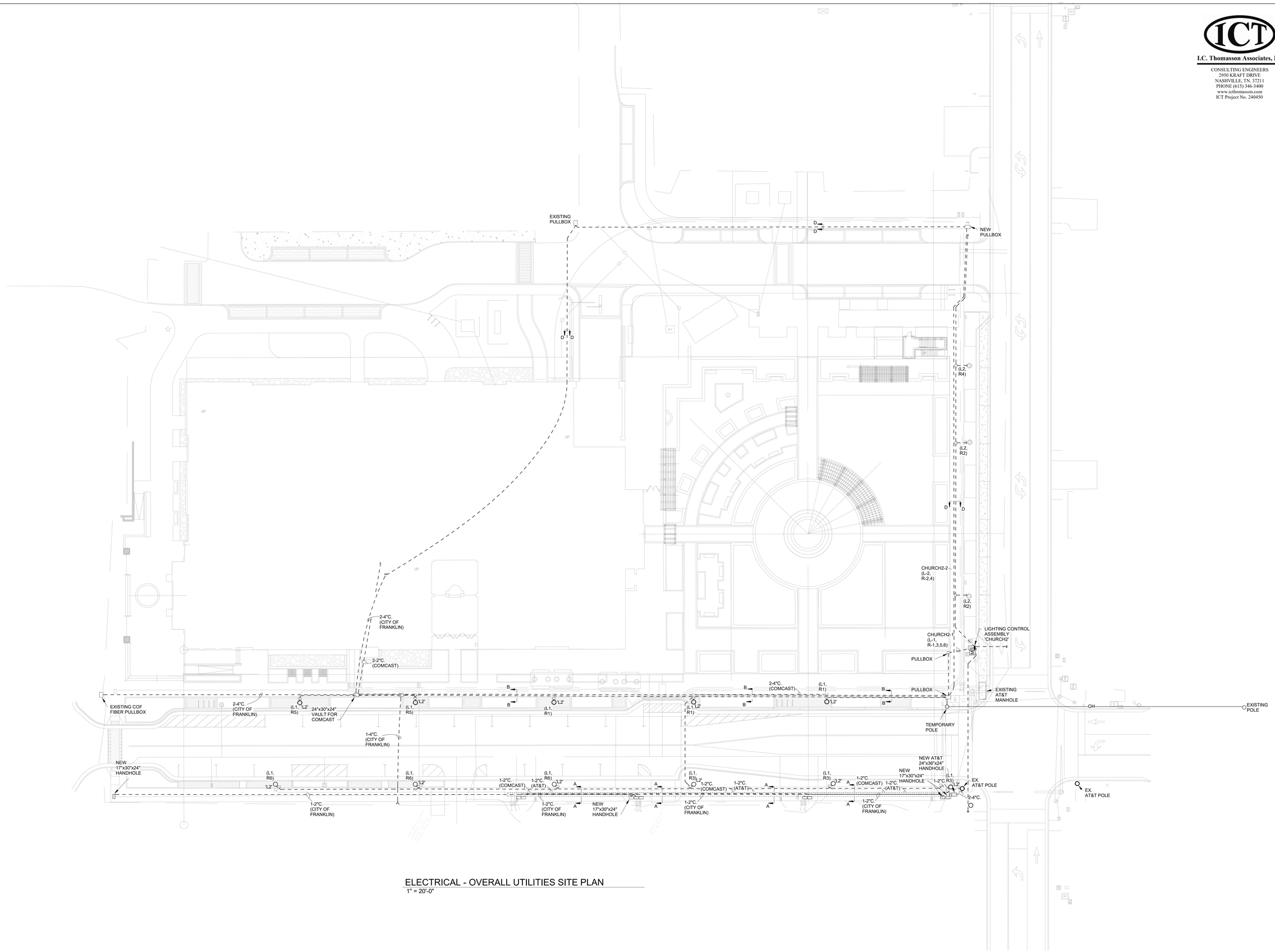

ELECTRICAL - OVERALL UTILITIES SITE PLAN

1" = 20'-0"

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ELECTRICAL - OVERALL UTILITIES SITE PLAN

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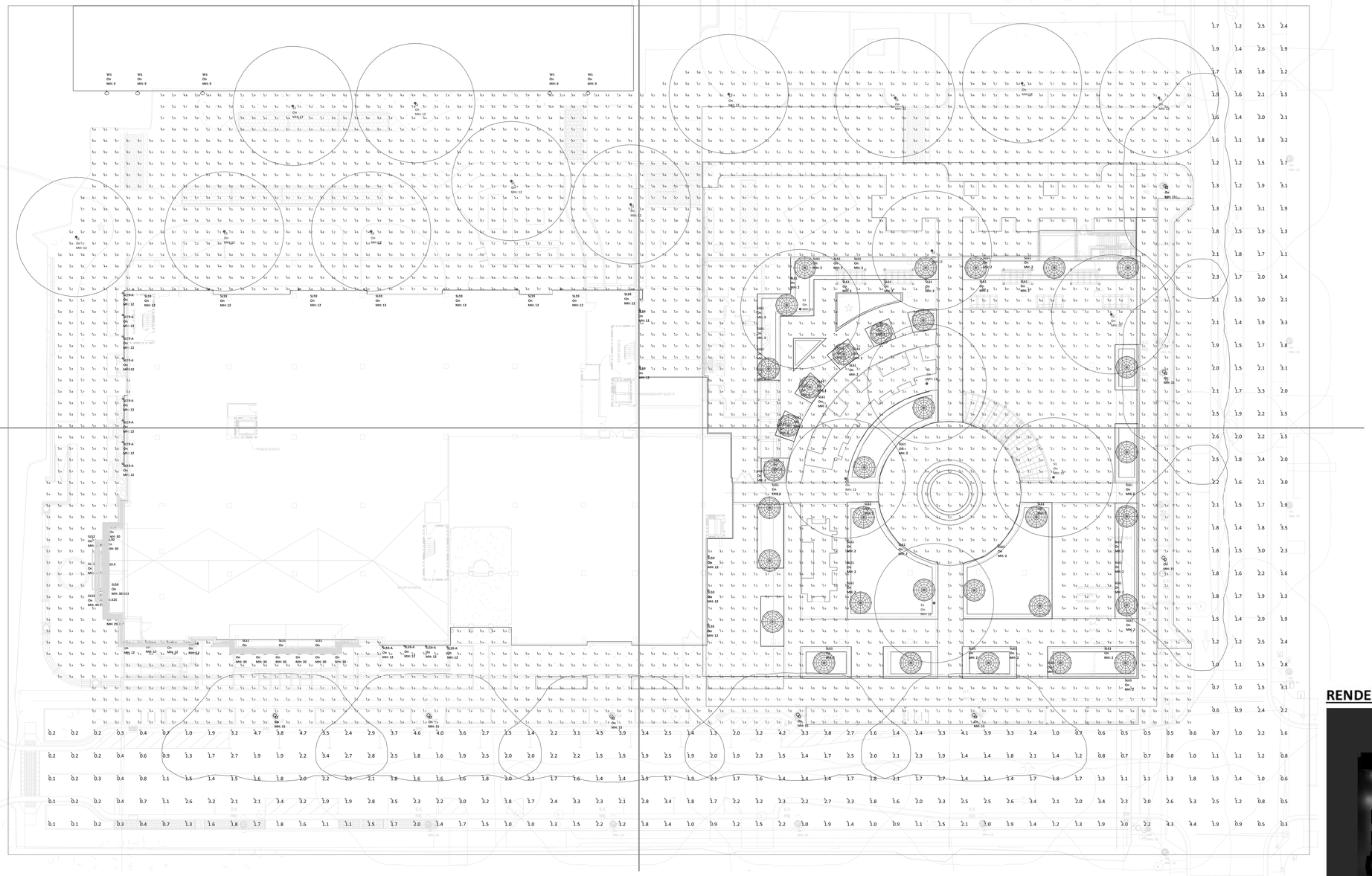


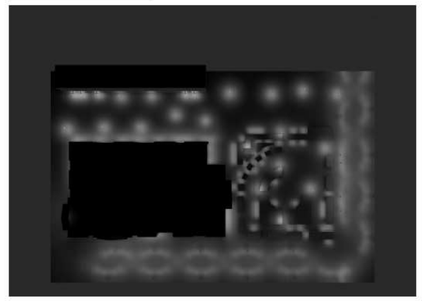
Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	Grid Z
Roadway	Fc	1.84	5.3	0.1	18.40	53.00	10	10	0
Site Calc	Fc	1.69	16.9	0.1	16.90	169.00	5	5	0
Park Area	Fc	1.49	9.9	0.1	14.90	99.00			

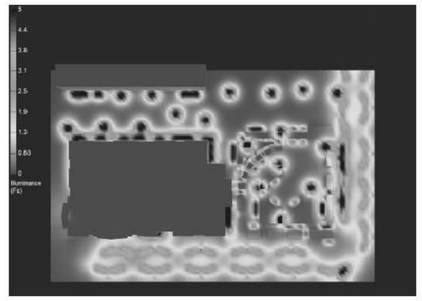
Luminaire Schedule									
Symbol	Qty	Label	LLF	Arrangement	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height	Manufacturer
	18	S1	0.900	SINGLE	W520 M037 LD N_D W 30K	40.46	3300	12	ANP LIGHTING, INC.
	25	S2	0.800	Single	WAE3 P40 30K XXXX GL3LU BBR	77	8756	15	Holophane
	10	SL50	0.900	Single	GRZ-15L-930-10x10FR-OD-UNV-ADJ-STD-2F	29	2522	29.987, 30, 30.013	COOPER LIGHTING SOLUTIONS - IO LED (FORMERLY EATON)
	17	SL51	0.900	Single	GRZ-15L-930-10x10FR-OD-UNV-ADJ-STD-2F	29	2522	44.7	COOPER LIGHTING SOLUTIONS - IO LED (FORMERLY EATON)
	14	SL52	0.900	Single	GRZ-15L-930-10x10FR-OD-UNV-ADJ-STD-2F	29	2522	44.739	COOPER LIGHTING SOLUTIONS - IO LED (FORMERLY EATON)
	2	SL53	0.900	Single	S150-H-14-S-99-M-0B-930-EL	36	4389	15.5, 15.525	The Lighting Quotient
	13	SL59	0.900	Single	FLDW-DR06-DT1-DN01-BAT3-LMA0300-CR80-CTA40	34.6	3246	12	Beta-Calco
	16	SL59-A	0.900	Single	FLDW-DR06-DT1-DN01-BAT3-LMA0300-CR80-CTA40 (50% DIM)	17.3	1623	12	Beta-Calco
	46	SL61	0.800	Single	24060K3	15	848	2	BEGA Converted by LUMCat V 26.09.2017 / H.R.
	5	W1	0.900	SINGLE	W520 M037 LD N_D W 30K	40.46	3300	9	ANP LIGHTING, INC.

N

1 PHOTOMETRIC SITE PLAN
1" = 20'-0"

RENDER VIEWS:





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DANIEL M. SCHAFRAN
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STATE OF TENNESSEE
3/6/25

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DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068-20-0010	VR	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

PHOTOMETRIC SITE PLAN

SHEET CE008

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3/6/2025 3:37:08 PM

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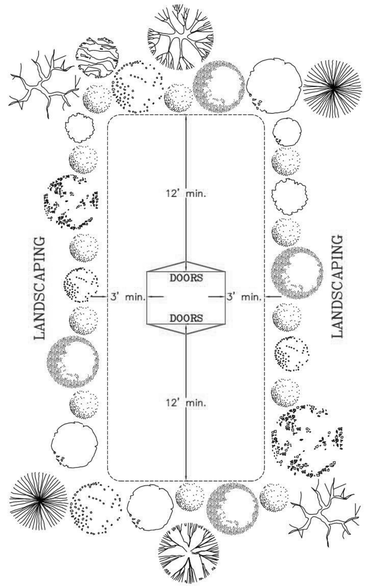
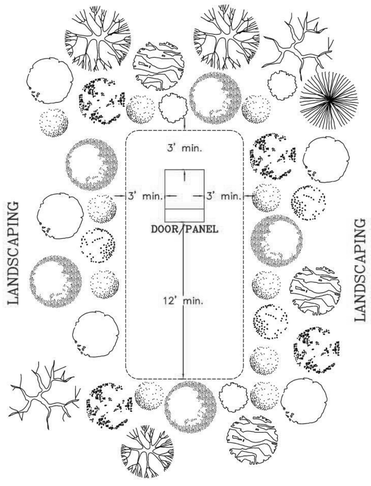
Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



SWITCH



TRANSFORMER

NOTE:

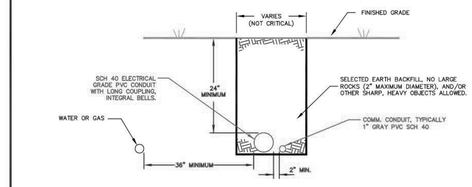
LANDSCAPING AROUND THE PAD IS PERMITTED. HOWEVER, NO TREES, BUSHES, OR SHRUBBERY SHOULD BE PLANTED WITHIN TWELVE (12) FEET OF THE SIDES OF PAD-MOUNTED EQUIPMENT THAT HAVE DOORS OR ACCESS COVERS THAT MUST BE OPENED. ON THE SIDES OF THE EQUIPMENT THAT DO NOT HAVE DOORS OR ACCESS COVERS, TREES, BUSHES, AND SHRUBBERY SHOULD BE PLANTED AT LEAST THREE (3) FEET AWAY. SMALL PLANTS AND FLOWERS THAT DO NOT REQUIRE USE OF CHAINSAWS SAWS OR OTHER SIMILAR EQUIPMENT TO REMOVE ARE PERMITTED CLOSER TO THE PAD BUT MAY BE DAMAGED OR DESTROYED IF MAINTENANCE IS REQUIRED TO BE PERFORMED ON THE PAD-MOUNTED EQUIPMENT.

Middle Tennessee Electric

PADMOUNTED EQUIPMENT R.O.W.

DRAWING NUMBER:	REVISED DATE:
ROW-1	OCT. 11, 2012
	SCALE: NONE
	SHEET: 1 OF 1

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



Notes:

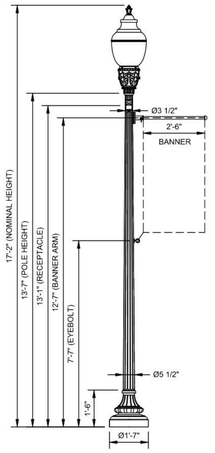
1. Conduits run horizontal to water or gas lines must have a minimum 36" horizontal separation.
2. Telephone or cable utility minimum separation from MTE ducts shall be either:
   a.) 36" parallel
   b.) 12" vertical
3. All foreign utility perpendicular crossings must have 12" minimum separation from MTE ducts.
4. Conduit shall be gray PVC schedule 40 with long integeral bells. The size and number as specified by MTE and indicated on the plans. Long couplings defined as 6" or longer for 3" conduit shall be used as necessary.
5. No sharp bends will be allowed. Horizontal bends must be greater than 6' radius. Contractor should plan runs to building sites such that no sharp bends will be necessary to serve the building.
6. Install Jetline pull string with minimum 200 lb tensile strength in each conduit.
7. If above not practical, then options shown on secondary ditch detail 2S may be used.
8. Developer/owner is responsible for providing MTE a clean and obstruction free conduit system.
9. Multiple family units require the minimum conduit requirements:
   Townhomes:
   Up to 5 units - one (1) conduit to the gang base
   6 units or larger - two (2) conduits to the gang base
   Apartments:
   1 to 11 units - one (1) 3" conduit to each gang base
   12 to 36 units - two (2) 3" conduits to each gang base
   Two (2) 3" conduits for all road crossings

Middle Tennessee Electric

SECONDARY DITCH DETAIL

DRAWING NUMBER:	REVISED DATE:
1S	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1

GENERAL NOTE: L2 POLE SHALL BE HOLOPHANE FIXTURE BELOW WITH LUNAR OPTICS. COORDINATE WITH SEAN CLARE WITH HOLOPHANE FOR ALL REQUIREMENTS.



APPLICABILITY

1. DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS, EXCEPT ALONG MAIN STREET

POLE AND APPURTENANCES

1. WADSWORTH CAST ALUMINUM POLE
2. ALUMINUM, FLUTED TAPERED FTJ SHAFT
3. TENON: Ø3" x 3"
4. (1) GFI RECEPTACLE, w/ SMALL IN-USE WEATHERPROOF COVER
5. (1) BOLT-ON 30" BANNER ARM, Ø1" PIPE, HALF SPHERE FINIAL
6. (1) BOLT-ON EYEBOLT
7. FINISH: RP99P024 FRANKLIN GREEN 80% GLOSS
8. (1) SET 3/4" x 18" ANCHOR BOLTS (HOT-DIP GALV.)

	ORIENTATION	HEIGHT
RECEPTACLE	90°	13'-1"
BANNER ARM	180°	12'-7"
EYEBOLT	180°	7'-7"

FIXTURE

1. GLASS WASHINGTON POSTLITE LED3
2. P30 LED PERFORMANCE PACKAGE (7,000 NOM. LUMENS)
3. 3000K CCT
4. AUTO-SENSING 120-277V 56/60 HZ
5. ENHANCED STYLE, HINGED DOOR HOUSING
6. GLASS, TYPE III LUNAR OPTIC
7. CUSTOM MATCH COLOR FINISH HOUSING
8. BUD FINIAL, CUSTOM MATCH COLOR FINISH
9. FIELD ADJUSTABLE OUTPUT
10. NEMA TWISTLOCK DIMMING PHOTOCONTROL RECEPTACLE - 7 PIN (UNDER GLASS)
11. SHORTING CAP

HISTORIC FRANKLIN TENNESSEE

STREETSCAPE LIGHT POLE (TYPE C/D)

CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2025	DWG. NO. L-2
NOT TO SCALE			

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ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

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Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.

Notes:

1. Conduits run horizontal to water or gas lines must have a minimum 36" horizontal separation.
2. Telephone or cable utility minimum separation from MTE ducts shall be either:
   a.) 36" parallel
   b.) 12" vertical
3. All foreign utility perpendicular crossings must have 12" minimum separation from MTE ducts.
4. Electrical conduit shall be gray PVC schedule 40 with long integeral bells. The size and number as specified by MTE and indicated on the plans. Long couplings as defined in Appendix B shall be used as necessary. Comm conduit shall be 2" HDPE SDR 13.5, orange with red stripe, for main comm line and mulit-drop conduits. Comm conduit is 1" PVC sch. 40 for single drops.
5. Install Jetline pull string with minimum 200 lb tensile strength in each conduit.
6. Omit telephone or catv utility duct requirement if not being installed.
7. If conductor is not to be initially installed in the duct bank, a #14 thhn cu tracer wire shall be installed inside one of the interior conduits or center conduit if an odd number of conduits are installed. If one end of the conduit is just a stub out 10 feet or longer, the tracer wire shall be bent back to the outside of the conduit and securely taped such that the wire can't be pulled out easily. There shall be 10' tails left in all enclosures for MTE to connect to ground. See MTE local engineering for questions.
8. Developer/owner is responsible for providing MTE a clean and obstruction free conduit system.

Middle Tennessee Electric

PRIMARY DITCH DETAIL

DRAWING NUMBER:	REVISED DATE:
2G	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1

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FOLLOWING OPTIONS ALLOWED AT DISCRETION OF MTE ENGINEERING WHERE ROCK WILL NOT ALLOW DRAWING IS TO WORK.

SECONDARY DITCH DETAIL OPTION NO. 1

SECONDARY DITCH DETAIL OPTION NO. 2

NOTES:
1. Conduits run horizontal to water or gas lines must have a minimum 36" horizontal separation.
2. Telephone or cable utility minimum separation from MTE ducts shall be either:
   a.) 36" parallel
   b.) 12" vertical
3. All foreign utility perpendicular crossings must have 12" minimum separation from MTE ducts.
4. Use secondary ditch detail 1S where practical; use one of the above options only if detail 1S is not practical.
5. No sharp bends will be allowed. Horizontal bends must be greater than 6' radius. Contractor should plan runs to building sites such that no sharp bends will be necessary to serve the building.
6. Install Jetline pull string with minimum 200 lb tensile strength in each conduit.
7. Long couplings defined as 6" or longer for 3" conduit shall be used as necessary.
8. Developer/owner is responsible for providing MTE a clean and obstruction free conduit system.
9. Multiple family units require the minimum conduit requirements:
   Townhomes:
   Up to 5 units – one (1) conduit to the gang base
   6 units or larger – two (2) conduits to the gang base
   Apartments:
   1 to 11 units – one (1) 3" conduit to each gang base
   12 to 36 units – two (2) 3" conduits to each gang base
   Two (2) 3" conduits for all road crossings

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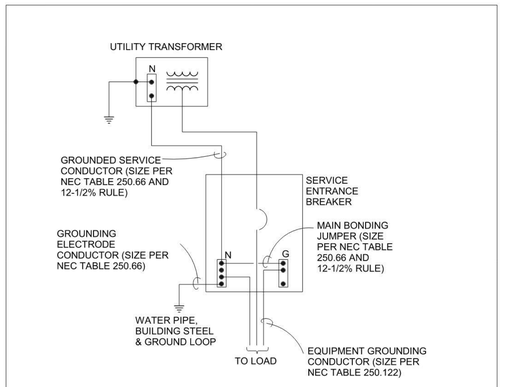
SECONDARY DITCH DETAIL

DRAWING NUMBER:	REVISED DATE:
2S	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1



SERVICE ENTRANCE GROUNDING DETAIL
No Scale

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068.20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
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Franklin, TN 37064

ELECTRICAL DETAILS

SHEET CE100

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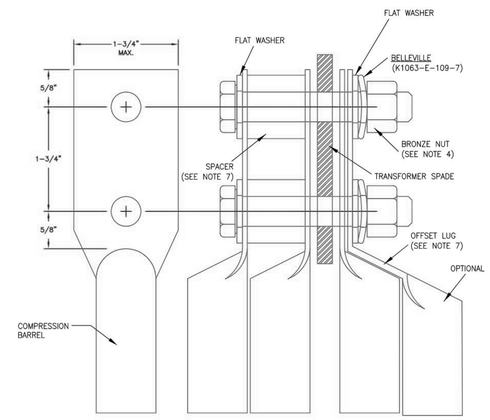
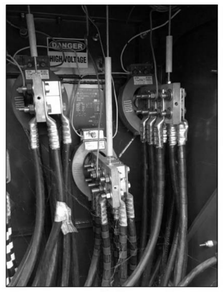
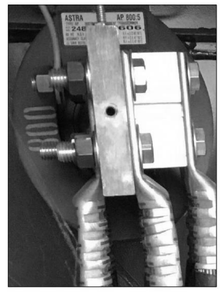


PLAN VIEW



TYPICAL STACKED LUG INSTALLATION



STACKED LUG DETAIL

NOTES:
1) **NEMA TRIMMED 2 HOLE SPADE CONNECTOR.**
2) Must be tinned, long barrel, compression terminal lugs.
3) Must be compatible with the inserted conductor.
4) **BOLTS AND WASHERS MUST BE 1/2" STAINLESS STEEL WITH 1/2" BRONZE NUTS.**
5) Stainless steel bolts must be All-Thread.
6) Work back to front.
7) Use offset lugs or approved spacer for stacking lugs in cases of insufficient transformer spade capacity.
8) See Appendix B for approved material list.

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SECONDARY CABLE LUGS USED IN 3 PHASE TRANSFORMERS

DRAWING NUMBER:	REVISED DATE:
LUG NO. 1	OCT. 10, 2019
	SCALE: NONE
	SHEET: 1 OF 1

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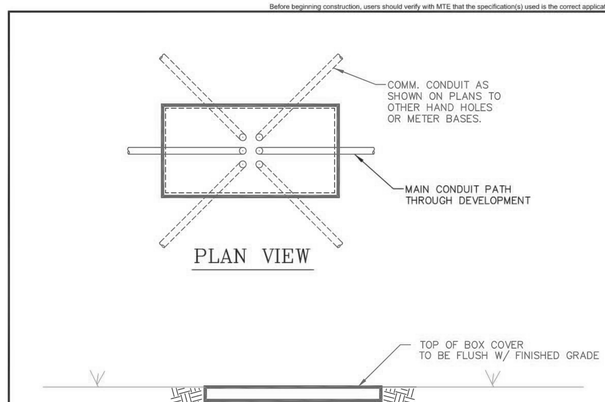
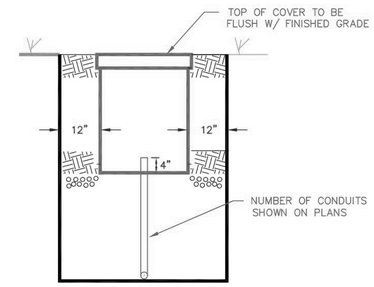
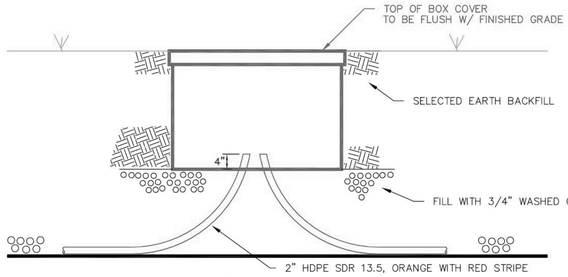


PLAN VIEW



END VIEW



SIDE VIEW

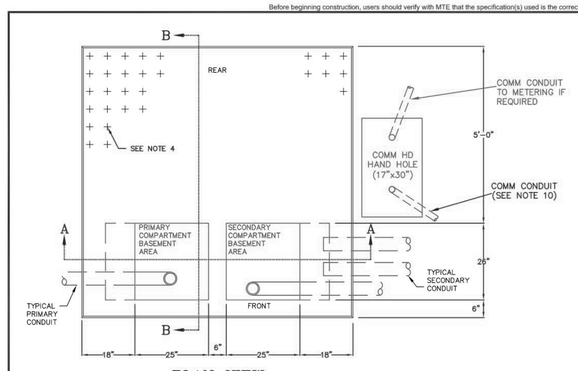
NOTES:
1. DEVELOPER SHALL FURNISH AND INSTALL HAND HOLES PER MTE SPECIFICATIONS. CATALOG NUMBERS ARE LISTED IN APPENDIX B.
2. SIZE AND NUMBER CONDUITS SHOWN ON PLANS.
3. ALL CONDUIT ELBOWS SHALL BE CAPPED UPON INSTALLATION.

Middle Tennessee Electric

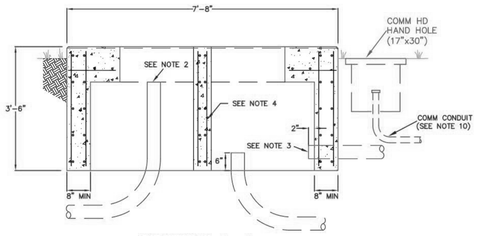
CONSTRUCTION DETAIL HAND HOLE BEDDING DETAIL FOR MTE COMM

DRAWING NUMBER:	REVISED DATE:
HH-1	JAN. 3, 2022
	SCALE: NONE
	SHEET: 1 OF 1

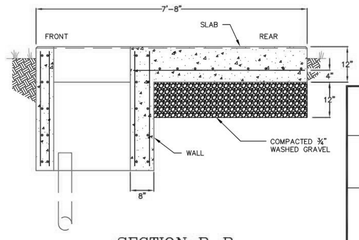
Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



PLAN VIEW



SECTION A-A



SECTION B-B

NOTES:
1. MAXIMUM CONDUCTORS PER PHASE SHALL BE 16.
2. TURN UP PRIMARY COMPARTMENT CONDUIT 12" BELOW SLAB.
3. TURN UP SECONDARY COMPARTMENT CONDUIT 6" ABOVE GRAVEL UNLESS USING SIDE ENTRY CONDUIT. STOP SECONDARY CONDUITS 2" INSIDE SECONDARY COMPARTMENT IF USING SIDE ENTRY CONDUIT.
4. ALL CONCRETE (BOTH SLAB AND WALL SECTIONS) TO HAVE 1/2" RE-BAR REINFORCEMENT. THE SLAB PORTION SHALL HAVE RE-BAR SPACED IN A 6" MESH, 4" FROM BOTTOM OF SLAB. THE WALL SECTIONS SHALL HAVE VERTICAL RE-BAR LOCATED BETWEEN 1" AND 2" FROM BOTH CONCRETE SURFACES AND HORIZONTAL 1/2" RE-BAR TIES AT NO GREATER THAN 12" APART.
5. CONCRETE SHALL BE 3000 PSI.
6. OWNER'S CONTRACTOR TO BE RESPONSIBLE FOR ALL UNDERGROUND PRIMARY AND SECONDARY CONDUITS. REFER TO DUCT SPECIFICATIONS FOR MORE DETAILS.
7. PAD SHALL NOT BE LOCATED CLOSER THAN 7'-0" TO A BUILDING OR OTHER OBSTRUCTION, EXCEPT FRONT OF PAD SHALL BE NO CLOSER THAN 12'-0". UNLESS OTHERWISE APPROVED BY MTE ENGINEERING, THE FRONT OF THE PAD SHALL FACE AWAY FROM THE BUILDING OR TOWARD THE ACCESS ROAD. FINAL ORIENTATION TO BE DETERMINED BY MTE ENGINEERING.
8. ALL ELBOWS TO BE SCHEDULE 80 PVC.
9. OLDCASTLE PRECAST PAD DWG# 384-MTE PAD#5 IS APPROVED FOR USE
10. INSTALL COMM CONDUIT TO COMM HD HAND HOLE (17 X 30) AT THREE-PHASE TRANSFORMER PADS. INCLUDE CONDUIT TO METER LOCATION(S) IF NOT METERED ON TRANSFORMER. GLUE CAPS ON CLEAN CONDUIT. SEE DRAWING HH-1 FOR HAND HOLE CONSTRUCTION DETAILS.

Middle Tennessee Electric

TRANSFORMER BASEMENT FOUNDATION DETAIL

DRAWING NUMBER:	REVISED DATE:
PAD NO. 5	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1

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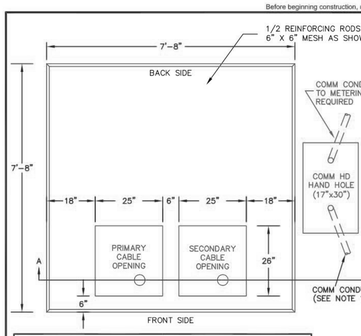
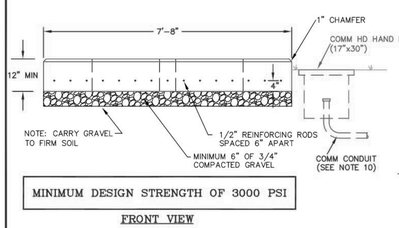


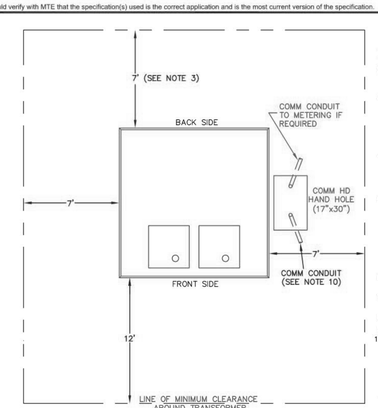
DO NOT POUR CONCRETE AROUND CONDUIT. OPENINGS AS SHOWN ARE REQUIRED.

TOP VIEW

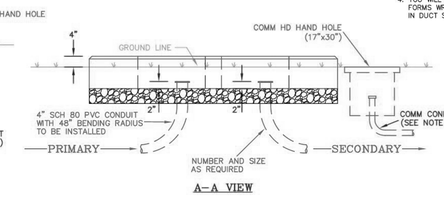


MINIMUM DESIGN STRENGTH OF 3000 PSI

FRONT VIEW



CLEARANCES



A-A VIEW

NOTES:
1. MAXIMUM NUMBER OF CONDUCTORS PER PHASE SHALL BE 16.
2. OWNER'S CONTRACTOR TO BE RESPONSIBLE FOR ALL UNDERGROUND PRIMARY AND SECONDARY CONDUITS. REFER TO DUCT SPECIFICATIONS FOR MORE DETAILS.
3. PAD SHALL NOT BE LOCATED CLOSER THAN 7'-0" TO A BUILDING OR OTHER OBSTRUCTION, EXCEPT FRONT OF PAD SHALL BE NO CLOSER THAN 12'-0". UNLESS OTHERWISE APPROVED BY MTE ENGINEERING, THE FRONT OF THE PAD SHALL FACE AWAY FROM THE BUILDING OR TOWARD THE ACCESS ROAD. FINAL ORIENTATION TO BE DETERMINED BY MTE ENGINEERING.
4. CUSTOMER TO BE RESPONSIBLE FOR FURNISHING AND INSTALLING CONDUIT FROM THE FIRST 10' VERTICAL SECTION ON THE POLE TO THE TRANSFORMER PAD. CUSTOMER SHALL FURNISH AND MTEMC WILL INSTALL CONDUIT ABOVE THE FIRST 10' SECTION ON THE POLE. SEE MTE DRAWING RP-2.
5. CUSTOMER TO BE RESPONSIBLE FOR PROVISION AND INSTALLATION OF:
   A. SECONDARY RUNS THROUGH BUILDING WALL INTO THE TRANSFORMER CABINET.
   B. CONDUCTOR RUNS UP TO LOW VOLTAGE BUSHINGS. LOW VOLTAGE BEING 277/480 OR 120/208 VOLTS.
   C. CONNECTIONS INSIDE LOW VOLTAGE COMPARTMENTS. REFER TO DRAWING LUG NO.1 FOR FURTHER DETAILS.
6. ALL FIRE AND SAFETY CODES SHALL BE MET CONCERNING THE PLACEMENT OF TRANSFORMERS ADJACENT TO BUILDINGS.
7. AN MTE ENGINEER MUST APPROVE THE ORIENTATION OF THE PAD PRIOR TO CONSTRUCTION.
8. ALL ELBOWS TO BE SCHEDULE 80 PVC.
9. OLDCASTLE PAD#MTE 75-2000 KVA APPROVED FOR USE
10. INSTALL COMM CONDUIT TO COMM HD HAND HOLE (17 X 30) AT THREE-PHASE TRANSFORMER PADS. INCLUDE CONDUIT TO METER LOCATION(S) IF NOT METERED ON TRANSFORMER. GLUE CAP ON CLEAN CONDUITS. SEE DRAWING HH-1 FOR HAND HOLE CONSTRUCTION DETAILS.

GENERAL INSPECTION NOTES
1. GET DITCH AND PVC READY, CALL MTE @ 1-877-886-8362 AND REQUEST INSPECTION
2. FORM 3# PAD AND CALL FOR INSPECTION
3. CALL AND REQUEST INSPECTION AFTER POURED.
4. YOU WILL NEED A FINAL PAD INSPECTION, THIS WILL INCLUDE: FORMS WRECKED, ACCESS TO SITE, PROPER GRADE, STRINGS IN DUCT SYSTEM, AND METER BASE.

Middle Tennessee Electric

TRANSFORMER PAD SPECIFICATIONS PAD MOUNT TRANSFORMER

DRAWING NUMBER:	REVISED DATE:
PAD NO. 1	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025 | PROJ.NUMBER 1068-20-0010 | PROJ. MGR PM | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

ELECTRICAL DETAILS

SHEET CE101

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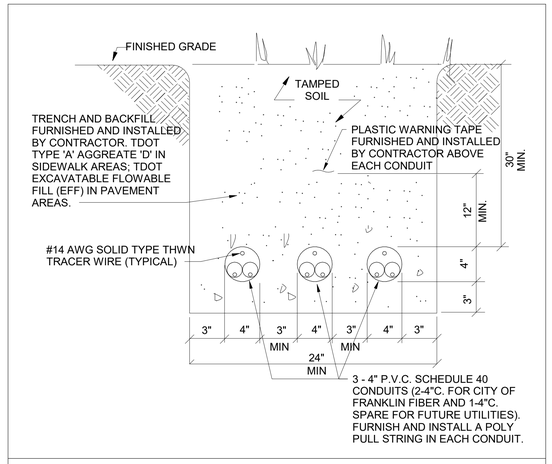

SECTION CONDUIT "D-D"
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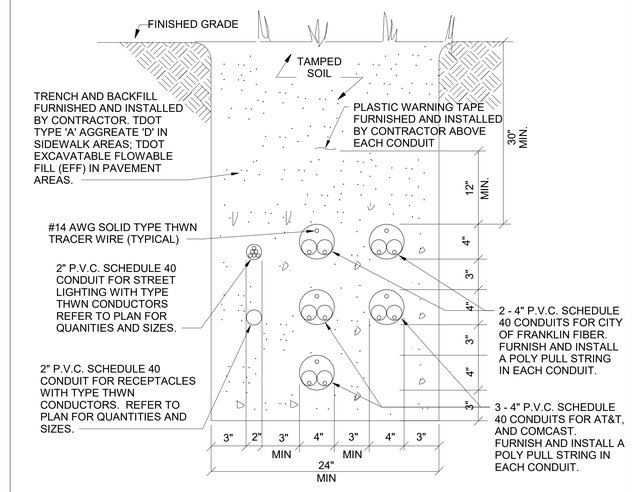

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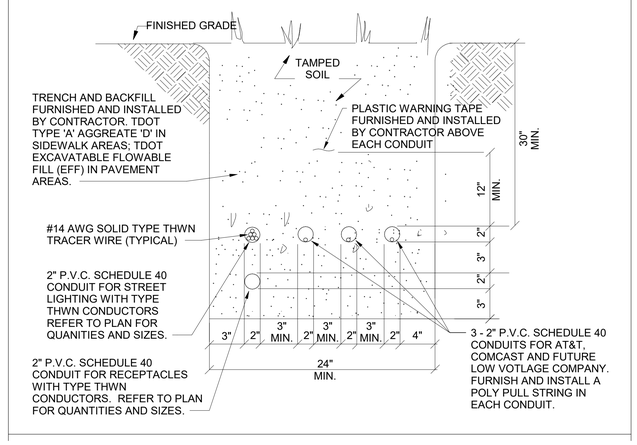

SECTION CONDUIT "A-A"
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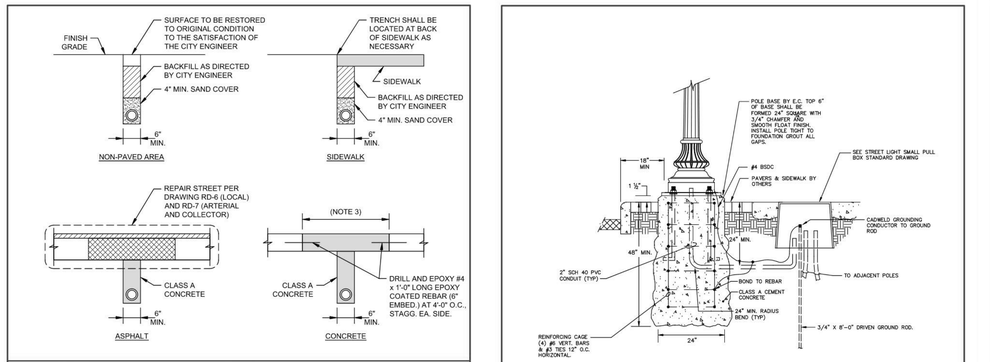


NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. TRENCH DEPTH SHALL BE 2'-0" MIN. SHOULD THE COF STREET DEPARTMENT ALLOW A LESSER DEPTH DUE TO FIELD CONDITIONS, THE CONDUIT SHALL BE CONCRETE-ENCASED IN ALL APPLICATIONS.
5. CONDUIT, PULL BOXES, AND POLES ARE TO BE INSTALLED AND LEVEL TO FINAL GRADE PRIOR TO POURING SIDEWALKS.
6. WARNING TAPE: TYPE 2 TAPE INSTALLED AT 12" BELOW FINISH GRADE (ALL TRENCHES)
7. TRACER WIRE: COPPER CLAD, 12 GA. MIN. WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET (ALL TRENCHES)
8. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
9. CONDUIT:
   A. SEE PLANS FOR NUMBER AND SIZE.
   B. ALL CONDUIT SHALL BE SCHEDULE 40 PVC.
   C. ALL CONDUIT SHALL USE LONG SWEEP RADII (MINIMUM 6" RADIUS).
   D. PROVIDE JET LINE OR EQUAL PULL STRING.

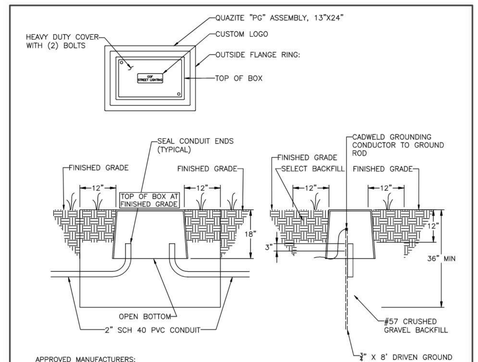
CITY OF FRANKLIN	CONDUIT TRENCH BACKFILL	DWG. NO.
NOT TO SCALE	CITY ENGINEER: Paul P Holzen DATE: 7/1/2021	ITS-2

NOTES:

1. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREET.
2. PROVIDE POLE LENGTH REQUIRED BY SOIL CONDITIONS AND POLE / LUMINAIRE (INCLUDING WIND LOADING.)
3. WHERE REQUIRED BY SITE CONDITIONS, PROVIDE SPREAD-TYPE FOOTING.
4. FOUNDITIONS SHALL BE DESIGNED BY LICENSED ENGINEER

N.T.S

CITY OF FRANKLIN	STREETSCAPE LIGHT POLE BASE DETAIL	DWG. NO.
NOT TO SCALE	CITY ENGINEER: Paul P Holzen DATE: 7/1/2021	L-6



APPROVED MANUFACTURERS:
1. QUAZITE
2. MARTIN ENTERPRISES
3. ARMORCAST

NOTES:
1) EXCAVATE AND BACKFILL WITH MINIMUM EIGHTEEN INCH (18") THICK LAYER OF #57 CRUSHED GRAVEL.
2) INSTALL BOX AND BACKFILL TO WITHIN TWELVE INCHES (12") OF FINISHED GRADE WITH #57 CRUSHED GRAVEL.
3) BACKFILL INSIDE BOX WITHIN THREE INCHES (3") OF THE TOP OF THE CONDUIT WITH #57 CRUSHED GRAVEL.
4) THE TOP OF THE PULL-BOX MUST BE FLUSH WITH FINISHED GRADE.
5) PULL-BOX TO BE FURNISHED AND INSTALLED BY CUSTOMER.
6) SCHEDULE INSPECTION OF PULL-BOX INSTALLATION WITH CITY OF FRANKLIN STREET DEPARTMENT A MINIMUM OF THREE BUSINESS DAYS PRIOR TO INSPECTION.
7) CITY OF FRANKLIN RESERVES THE RIGHT TO REQUIRE A LARGER PULL-BOX. IF LARGER PULL-BOX IS REQUIRED, THE CITY WILL ISSUE SPECIFICATIONS AND INSTALLATION REQUIREMENTS FOR THE LARGER PULL-BOX.
8) PULL-BOXES ARE REQUIRED TO BE INSTALLED AT THE MIDPOINT OF ANY CIRCUIT RUN THAT EXCEED 300 FEET
9) PULL-BOXES ARE NOT TO BE INSTALLED IN THE PATH OF VEHICLAR TRAVEL
10) PULL-BOXES SHALL BE UL LISTED.

N.T.S

CITY OF FRANKLIN	STREET LIGHT SMALL PULL BOX INSTALLATION DETAIL	DWG. NO.
NOT TO SCALE	CITY ENGINEER: Paul P Holzen DATE: 7/1/2021	L-11

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	11068.20-0010	PM	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

ELECTRICAL DETAILS

SHEET: CE102

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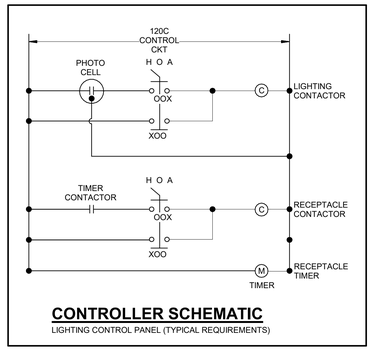
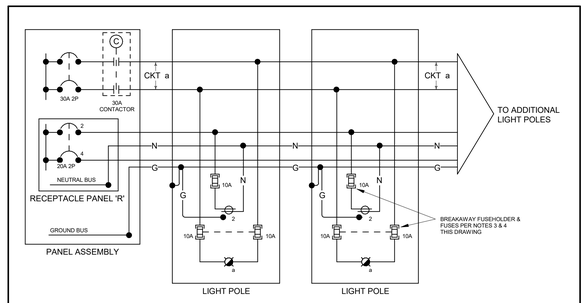


CONTROLLER SCHEMATIC

LIGHTING CONTROL PANEL (TYPICAL REQUIREMENTS)

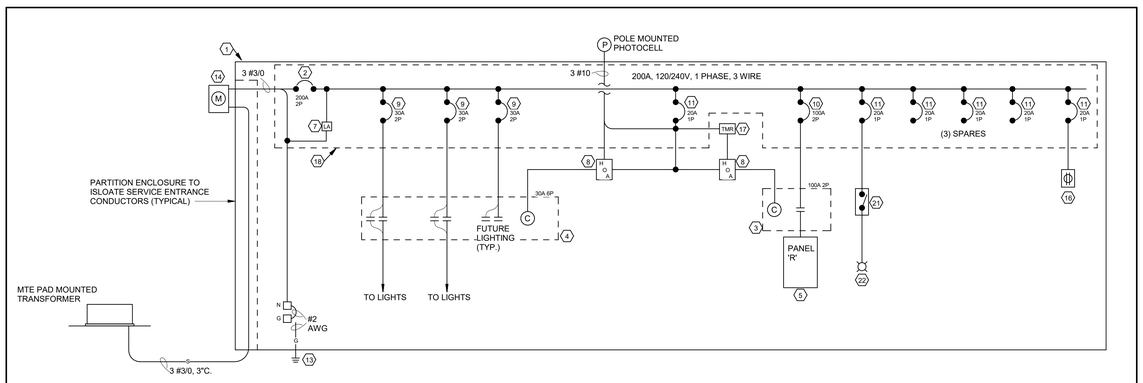


TYPICAL LIGHT POLE ASSEMBLY WIRING DIAGRAM

NO SCALE

NOTES:

1. TAP CONDUCTORS SHALL BE #10 AWG STRANDED CONDUCTORS.
2. UTILIZE WATERTIGHT, SUBMERSIBLE, PREMOLDED DISCONNECTABLE CONNECTORS AT EACH GRADE LEVEL JUNCTION BOX CONNECTION.
3. INSTALL BREAKAWAY FITTINGS AND FUSING FOR THE LIGHTING (2-POLE) AND THE RECEPTACLE (1-POLE) IN POLE BASE. REFER TO SPECIFICATIONS.
4. INSTALL 10A TYPE KTK-R FUSES IN FUSE HOLDERS.
5. DETAIL SHOWN IS FOR AN IN-LINE POLE. CONNECTORS TO BE ADJUSTED FOR END-OF-LINE POLE LOCATION.



LIGHTING CONTROL PANEL ASSEMBLY ONE LINE (TYPICAL REQUIREMENTS)

NO SCALE

NOTES:

1. ALUMINUM NEMA 3R LARGE DOUBLE DOOR PADLOCKABLE ENCLOSURE WITH VENTILATION LOUVERS AND 15" PEDESTAL BASE. PROVIDE SLOT WITH BUSHED EDGING BETWEEN ENCLOSURE AND PEDESTAL BASE. PEDESTAL SHALL BE EMBEDDED IN CONCRETE FOUNDATION. PROVIDE BACK PANEL FOR MOUNTING OF EQUIPMENT INDICATED BELOW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. CURRENT LIMITING MAIN BREAKER, SIZE AS INDICATED. 65,000 AIC RATED BY SQUARE D, CUTLER-HAMMER, SIEMENS OR EQUAL.
3. RECEPTACLE CONTACTOR WITH 120V COIL. INSTALL ENGRAVED "POLE RECEPTACLE CONTACTOR" NAMEPLATE ON COVER WITH SCREWS. SQUARE D CLASS 8903, CUTLER-HAMMER TYPE CN35, ALLEN BRADLEY BULLETIN 600L, OR APPROVED EQUAL. SEE ONE-LINE FOR TYPE AND SIZE.
4. SIMILAR TO ITEM (3) EXCEPT NAMEPLATE READING "STREET LIGHTING CONTACTOR". SEE ONE-LINE FOR SIZE AND TYPE.
5. 120/240V, SINGLE PHASE, THREE-WIRE MAIN LUG PANELBOARD WITH OPEN SLOTTED BOTTOM FOR BRANCH CIRCUIT WIRING EQUIPPED PER PANEL SCHEDULES. CIRCUIT BREAKERS SHALL BE 10,000 AIC RATED, BOLT-ON TYPE. BREAKERS SHALL BE SERIES RATED WITH ITEM (10).
6. REINFORCING CAGE CONSISTING OF #4 VERTICAL BARS 12" O.C. AND #4 HORIZONTAL BARS 8" O.C. IN EACH LONG SIDE WITH 2" CONCRETE COVER OVER REBAR. THEROWELD GROUNDING CONDUCTOR TO REBAR.
7. LIGHTNING ARRESTER 675 VAC TO GROUND MAX. SQUARE D #SDSA3 SERIES OR SIMILAR BY CUTLER-HAMMER, SIEMENS OR APPROVED EQUAL.
8. THREE-POSITION OILTIGHT SELECTOR SWITCH TAGGED "LIGHT" OR "RECEPTACLE" AND "HAND-OFF-AUTO". ALLEN-BRADLEY #800T-J17B, CUTLER-HAMMER #EM22 SERIES, SQUARE D TYPE K, OR APPROVED EQUAL. REFER TO INTERLOCK SCHEMATIC FOR CONTACT ARRANGEMENT.
9. 240V BREAKER FOR LIGHTING CIRCUITS, 10,000 AIC SERIES RATED WITH (2). TRIP UNIT AS SHOWN ON ONE-LINE. ENGRAVED LABEL TO MATCH LIGHTING CIRCUIT.
10. 240V BREAKER FOR RECEPTACLE PANEL, 10,000 AIC SERIES RATED WITH (2). TRIP UNIT AS SHOWN ON ONE-LINE. ENGRAVED LABEL TO MATCH ASSOCIATED PANEL.
11. 120V BREAKER, 10,000 AIC SERIES RATED WITH (2). TRIP UNIT AS SHOWN ON ONE-LINE. LABEL TO MATCH ASSOCIATED PANEL OR LOAD.
12. TERMINAL STRIP AND STAND OFF TYPE MOUNTING RAIL RATED AT 300 VOLTS FOR LANDING OF FIELD WIRING. PROVIDE SOLDERLESS BOX LUG TYPE TERMINALS FOR #12-4 AWG CONDUCTORS. FURNISH LUGS FOR NEUTRALS, GROUNDS, PHASE CONDUCTORS (INCLUDING THOSE FOR SPARE BREAKERS). SQUARE D CLASS 9080 OR EQUAL.
13. 1"x 10'-0" COPPERWELD GROUND ROD WITH THERMOWELDED CONNECTION TO GROUNDING ELECTRODE CONDUCTOR.
14. 200A, 4 TERMINAL, SELF CONTAINED METER SOCKET ENCLOSURE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR PER UTILITY COMPANY REQUIREMENTS. LOCATE METER SOCKET ON INCOMING SERVICE LATERAL SIDE OF ENCLOSURE AS INDICATED ON PLANS.
15. EQUIPMENT GROUND BUS. 1LSCO "NB" SERIES OR EQUAL.
16. 20A GFCI RECEPTACLE FOR MAINTENANCE. LOCATE INSIDE ENCLOSURE.
17. ASTRONOMIC 24 HOUR, SEVEN DAY ELECTROMECHANICAL TIMER, 120 VOLT MOTOR, AND 40A DPST CONTACTS. TORK MODEL #7200Z, GRASSLINGE MODEL #GM40W, INTERMATIC MODEL #T173 OR EQUAL. INSTALL ENGRAVED NAMEPLATE "POLE RECEPTACLE TIMER" ON HINGED ACCESS COVER WITH SCREWS.
18. SIMILAR TO ITEM (8) EXCEPT WITH MAIN BREAKER AND ITEM AS INDICATED ON ONE-LINE DIAGRAM.
19. 120/240V, TWO POLE SURFACE MOUNTED THERMOSTAT.
20. 250W, 250V SWITCH GEAR SPACE HEATER.
21. 20A, 125V SINGLE POLE SPRING-LOADED TIMER LIGHT SWITCH.
22. 120V MEDIUM BASE PORCELAIN LAMP HOLDER WITH FULLY ENCLOSED HOUSING, VANDAL GUARD AND GASKETED CLEAR GLASS GLOBE WITH 100W INCANDESCENT A19 LAMP.

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ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025
PROJ NUMBER 1068-20-0010
PROJ MGR PM
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

ELECTRICAL DETAILS

SHEET CE103

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ELECTRICAL SPECIFICATIONS

SECTION 260100
GENERAL PROVISIONS

PART 1 - GENERAL

1.1 Provide all labor, materials, tools, and service for a complete installation of equipment and systems specified herein and indicated on the drawings.

1.2 CODES AND STANDARDS: Electrical installation to be in accordance with the latest editions, including amendments or revisions to the following Codes:

A. International Building Code, 2018.

B. National Fire Protection Association Codes, specifically NFPA-70-National Electrical Code, NFPA-101 Life Safety Code.

PART 2 - PRODUCTS

2.1 All materials and equipment used in carrying out these specifications to be new and bear the UL labels when such labels are available.

PART 3 - EXECUTION

3.1 Visit site and be informed of conditions under which work must be performed.

3.2 Examine other sections of these specifications and drawings to be familiar with work to be furnished by other tradesmen.

3.3 Upon completion of work, installation to be tested including all systems and equipment.

3.4 Electrical Contractor to provide materials necessary for temporary lights and power as directed by the General Contractor.

3.5 Power consumption will be paid for by the Owner.

SECTION 260519
CONDUCTORS

PART 1 - GENERAL

1.1 Provide a complete system of conductors for lighting, power, fire alarm systems, and communication systems throughout the project.

PART 2 - PRODUCTS

2.1 All conductors to be 98 percent conductivity copper with 600-volt minimum insulation.

2.2 All conductors No. 10 and smaller to have type THHN/THWN insulation.

2.3 All conductors No. 8 and larger to have type THWN/THHN insulation and to be stranded.

PART 3 - EXECUTION

3.1 Install pull boxes in circuits or feeders over 100' long.

3.2 Make all splices or connections only at outlet or junction boxes.

SECTION 260526
GROUNDING

PART 1 - GENERAL

1.1 The entire installation shall be grounded in conformance with the National Electrical Code, Article 250.

1.2 All current consuming devices to have a green ground wire installed in the same conduit as the phase conductors from the panel to the device. This applies to receptacles, motors, etc.

PART 2 - PRODUCTS

2.1 All ground wire to be copper with a green insulation or if a green insulation is not available, then green identifying tape will be installed at both termination points.

PART 3 - EXECUTION

3.1 Provide ground wires throughout distribution system and to all utilization equipment, such as receptacles, motors, and other equipment.

SECTION 26 5600
EXTERIOR LIGHTING AND LAMPS

PART 1 GENERAL

1.1 WORK INCLUDED

A. Provide labor, materials, equipment and services necessary for installation of all exterior lighting fixtures, lamps, poles, pole bases etc. for:
1. Area lighting.
2. Decorative lighting.
3. Parking lot and access roads.
4. Walkways and exterior building lights.

B. Refer to details and arrangements shown on drawings.

C. Provide concrete bases as required for type of arrangements indicated.

D. Concrete bases as required for type of arrangements indicated shall be installed under Division 03. Coordinate with other divisions for proper size of bases, anchor bolt arrangements, conduit stub-ups to pole bases, etc.

E. Fixtures, poles, and appurtenances, shall be suitable for exterior use, shall be UL listed, and shall be of standard design for intended application.

1.2 SUBMITTALS

A. Submit for approval prior to purchasing fixtures complete shop drawings and brochures including photometrics for each type of exterior lighting system specified. Shop drawings and brochures shall be specific and shall include all pertinent data and accessories. If substitute fixtures are proposed, include cuts of both specified fixture and proposed equivalent fixtures including photometrics of both fixtures.

PART 2 PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Lighting fixtures as indicated on Lighting Fixture Schedule.

B. Contactors and selector switches shall be Square D, Eaton, Siemens or ABB.

C. Photocells: Tork, Eaton, Square D, Siemens or ABB.

D. Lighting Contactors: Square D, Eaton, Siemens, or ABB.

2.2 MATERIALS

A. Provide luminaire and pole assemblies as scheduled.

B. Luminaires, including all components, shall be designed to meet extreme temperature (low), moisture, and wind conditions in area.

C. Poles: Steel round or square, designed for wind load in the area of installation.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install parking lot/roadway luminaires and poles on concrete bases. Provide all anchor bolts and bolt hole circle templates. Adjust luminaires to correct tilt and lamp all fixtures.

B. Contractor to adjust or rotate area and roadway lighting at night to maximize light utilization in intended areas.

C. Bond together ground connections of luminaires to equipment grounding conductor, pole, and if present, separate 3/4" diameter x 10' copperweld ground rod driven at base of each pole.

D. Ground all luminaires to poles and all poles to equipment grounding conductor or to separate 3/4" diameter x 10' copperweld ground rod driven at base of each pole.

E. Each pole mounted outside lighting luminaire shall have its conductors spliced to the branch circuit connectors in the pole base. Provide a Tron waterproof fuse holder with time delay fuse (1.5 X luminaire current) in the pole base for each ungrounded conductor for each luminaire.

SECTION 26 0534
RACEWAYS AND CONDUIT SYSTEMS

PART 1 GENERAL

1.1 WORK INCLUDED

A. Provide a complete conduit system with associated couplings, connectors, and fittings.

B. Conduits shall be mechanically and electrically continuous from outlet to outlet and from outlets to cabinets, pull or junction boxes.

1.2 SUBMITTALS

A. Submittal for products furnished under this section is not required.

PART 2 PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. RGS conduit shall be hot-dip galvanized, or electrogalvanized steel by Allied, Wheatland Tube, Republic Conduit, or Western Tube.

B. Erickson couplings for RGS, shall be used where neither length of conduit can be rotated.

C. RGS conduit connectors from 3/4" to 4" trade sizes shall use compression type.

D. Weatherproof hub shall be complete with sealing "O" ring or sealing locknuts.

E. Provide polyvinyl chloride (PVC) conduit, Type 40, and associated couplings, connectors, and fittings. PVC conduit shall be UL listed and 90 degrees C UL rated.

2.2 RIGID GALVANIZED STEEL (RGS)

A. Conduit Use:
1. Interior and exterior exposed primary service conduit.
2. Interior and exterior exposed secondary service conduit.
3. Exterior exposed branch circuits.

2.3 POLYVINYL CHLORIDE (PVC)

A. Use PVC for:
1. Service entrance conduits for power encased in concrete.
2. Service entrance conduits for low voltage.
3. Exterior feeders encased in concrete.
4. Exterior underground branch circuits.
5. Primary power conduits encased in concrete.

PART 3 EXECUTION

3.1 INSTALLATION

A. Minimum size of conduits shall be 3/4 inch.

B. Conduit joints shall be cut square, threaded, reamed smooth, and drawn up tight so conduit ends will butt in couplings, connectors, and fittings.

C. Make bends or offsets with standard ells or field bends with an approved bender.

D. Cap ends of conduits to prevent entrance of water and other foreign material during construction.

E. Complete conduit systems before pulling conductors.

F. Where conduits of different levels must cross, the minimum separations shall be maintained, and they shall cross at right angles.

G. Provide nylon pull cord in all empty conduits. Steel wire not acceptable as pull wire.

H. Where RGS conduit is installed in a cabinet, junction box, pull box, or auxiliary gutter, conductors shall be protected by an insulated bushing. Locknuts shall be installed on conduit outside and inside enclosure.

I. In areas where enclosed and gasketed fixtures and weatherproof devices are specified, where rigid conduit enters a sheet metal enclosure, junction box and outlet box, and not terminated in a threaded hub, a steel, or malleable iron nylon insulated hub, complete with recessed sealing "O" ring or sealing locknut shall be used.

J. Where conduits stub up in conduit space beneath switchgear and do not connect directly to equipment enclosures, use malleable iron nylon insulated ground bushing with a lay-in lug design complete with bonding screw, Raco 1212-1296.

K. Encase in 4 inches of 1:2:4 mix concrete on all sides all feeder conduits laid below ground outside building foundation line.

3.2 PVC

A. Use threaded fittings for all connectors and adapters.

B. Provide code sized ground conductors in all power conduit runs.

C. Provide 1/4-inch nylon pull rope in all primary power and incoming telephone service entrance conduits.

D. Encase all PVC conduit in reinforced concrete with a minimum of 4-inch encasement on all sides except exterior branch circuits.

E. No PVC shall emerge from the ground or the concrete slab or encasement. PVC shall convert to galvanized rigid metal prior to its emergence.

F. Make bends with standard ells or with an approved heat bender.

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ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
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DATE 03/06/2025 | PROJ NUMBER 1068.20.0010 | PROJ. MGR PM | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
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ELECTRICAL SPECIFICATIONS

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CITY OF FRANKLIN LANDSCAPE NOTES

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

CITY OF FRANKLIN UTILITY NOTES

1. THE OWNER ACKNOWLEDGES THAT LANDSCAPING IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, SHALL HAVE NO LIABILITY TO THE OWNER, FOR ANY DAMAGE TO THE LANDSCAPING IN THE EASEMENT, WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPING, TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPING.
2. ALL UTILITY STRUCTURES, TRANSFORMERS, METERS AND/OR UNITS SHALL BE SCREENED.
3. ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO INSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.
4. EXISTING TREES SHOWN ON AN APPROVED TREE PRESERVATION OR LANDSCAPE PLAN AS BEING PRESERVED THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES.

GENERAL CONSTRUCTION NOTES:

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OR IF DISCREPANCIES ARE FOUND IN THE DRAWINGS, CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AND OBTAINING CLARIFICATION FROM THE CLIENT AND THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK. DIMENSIONS NOTED AS CLEAR OR CLR TO TAKE PRECEDENCE AND ARE MEASURED FROM FINISH FACE TO FINISH FACE.
3. IF ANY VARIATION IN THE NOTED DIMENSIONS IS REQUIRED (FOR INSTALLATION OF EQUIPMENT, OR OTHER NECESSITY) CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
4. MINIMUM CLEARANCE DIMENSIONS SHALL BE MAINTAINED AS INDICATED.
5. ANY PENETRATION IN A RATED PARTITION IS TO BE FILLED WITH FIRE STOP SEALER TO ACHIEVE THE RATING BY THE APPROPRIATE U.L. ASSEMBLY.
6. CONTRACTOR SHALL SUBMIT DUPLICATE SAMPLES (2 MINIMUM). OF ALL FINISHES FOR ARCHITECTS APPROVAL. SAMPLES SHALL BE SUBMITTED ON ACTUAL MATERIAL (I.E. PAINT ON G.W.B.)
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MILLWORK (REVIT OR CAD FILES PLUS 3 PRINT COPIES). NO WORK SHALL PROCEED WITHOUT ARCHITECTS APPROVAL. ARCHITECTURAL DRAWINGS AND MEDIA SHALL NOT DE REPRODUCED WITHOUT CONSENT.
8. ALL WORK SHALL CONFORM TO INDUSTRY STANDARDS OF CRAFTSMANSHIP AND MUST MEET ALL REQUIREMENTS FOR MANUFACTURER'S SPECIFICATIONS.
9. ALL WORK SHALL COMPLY WITH AL APPLICABLE CODES AND ORDINANCES. CONTRACTOR AND SUBCONTRACTORS SHALL PROTECT ALL EXTERIOR AND INTERIOR STRUCTURES, FINISHES, MATERIALS, ETC. (EXISTING AN NEW) DURING CONSTRUCTION.
10. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR MORE SPECIFIC CONSTRUCTION NOTES.
11. THE CONTRACTOR SMALL BE RESPONSIBLE FOR THE EXECUTION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL DESIGNS, FOR THEIR COMPLIANCE WITH LOCAL CODES, FOR OBTAINING ANY PERMITS REQUIRED AND FOR THE PREPARATION OF ANY SUBMITTALS REQUIRED TO OBTAIN PERMITS.
12. REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ARCHITECTURAL AND ELECTRICAL DRAWINGS(PROVIDED BY OTHERS) FOR ADDITIONAL NOTES.

PRIOR TO CONSTRUCTION; THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

1. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS; INCLUDING ABOVE AND BELOW GROUND UTILITIES AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATION AND LIAISONS WITH CLIENT REPRESENTATIVE, GENERAL CONTRACTOR (IF APPLICABLE) AND UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING AND TYING INTO ANY UTILITIES.
3. PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES AND RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENTS OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE PLANS.

DURING CONSTRUCTION; THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT WRITTEN CONSENT FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT MAY CAUSE WORK TO BE DEEMED UNACCEPTABLE AND REJECTED.
2. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OR CONTRADICTION OCCURS THE CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND STANDARDS DURING ALL PHASES OF CONSTRUCTION.
4. EDIT THE FOLLOWING NOTE AS NEEDED: ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS, SPECIFICATIONS AND CODES OF THE GOVERNING JURISDICTION.
5. EDIT THE FOLLOWING NOTE AS NEEDED: ALL CONSTRUCTION SHALL MEET ALL STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA VERSION 2010).
6. IF THE CONTRACTOR DAMAGES AND EXISTING UTILIZES DURING CONSTRUCTION, THE CONTRACTOR SHALL AT THEIR OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER, OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
7. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
8. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS/STRUCTURE(S) TO THE OWNER, OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
9. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY HE OWNER, OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT IN WRITING.
10. 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.
11. CARE SHOULD BE TAKEN TO PROTECT ANY EXISTING TREES, EXISTING STRUCTURES, ETC WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE LE FOR ANY DAMAGES TO SUCH PROPERTY.

ORDERS FOR PLANT MATERIAL:
SUBMIT CONFIRMED ORDERS FOR ALL PLANT MATERIAL, SPECIFYING NURSERY, FOR APPROVAL BY THE LANDSCAPE ARCHITECT WITHIN 35 DAYS FROM DATE CONTRACT IS AWARDED TO GENERAL CONTRACTOR OR LANDSCAPE CONTRACTOR, WHICHEVER FIRST OCCURS.

SUBSTITUTIONS:
ANY SUBSTITUTIONS TO THE SPECIFIED PLANT LIST MUST BE APPROVED BY THE LANDSCAPE ARCHITECT 7 DAYS OR MORE PRIOR TO THE BID.

TREE TAGGING:
LANDSCAPE ARCHITECT TO TAG TREES IN THE NURSERY PRIOR TO PURCHASE BY CONTRACTOR.

NURSERY SELECTION:
CONTRACTOR TO SUBMIT A LIST OF ALL NURSERIES FROM WHICH PLANT MATERIAL IS TO BE PURCHASED FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PLANT MATERIAL PURCHASED FROM NURSERIES NOT APPROVED BY LANDSCAPE ARCHITECT WILL BE REJECTED.

PREFERRED TREE NURSERIES:
CONTRACTOR TO MAKE EVERY REASONABLE EFFORT TO OBTAIN TREES FROM THE FOLLOWING LANDSCAPE ARCHITECT PREFERRED NURSERIES:

Samara Farms: http://www.samarafarms.com
Hunter Trees : http://www.huntertrees.com
Bold Spring: http://www.boldspring.com
Mid Georgia : http://midgeorgiansy.com

PLANTING NOTES:

1. BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM & LAND TITLE SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES AND DATED 11/05/2020 .
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE HARDWOOD MULCH. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. NEW TREE PLANTINGS SHALL NOT BE STAKED UNLESS TREE "FALLS" OUT OF PLUMB 3 OR MORE TIMES.
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
9. ALL DISTURBED AREAS OF THE SITE ARE TO BE PLANTED AND/OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS AND SPECIFICATIONS.
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUANTITY.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
22. PLANTS IDENTIFIED IN ALTERNATIVE AREAS ARE TO BE BID SEPARATELY.
23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 3.8 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT.. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, ADD 13 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   a. 2" CALIPER TREES: LOWEST BRANCH 6' HT.
   b. 3" CALIPER TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   a. 1" CALIPER/6-8' HT: 3-4' WIDE MIN.
   b. 2" CALIPER/12-14' HT: 4-5' WIDE MIN.
   c. 3" CALIPER/14-16' HT: 6-7' WIDE MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREE TRUNKS SHALL NOT BE BOWED OR "DOG-LEGGED" .
7. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS LARVAE.
8. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
9. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
10. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

SPECIMEN TREE SPECIFICATIONS

1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
2. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
3. ANY PRUNING CUTS SHALL HAVE BEEN HEALED FOR A MINIMUM OF ONE GROWING SEASON. TREES WITH PRUNING CUTS OVER 1" SHALL BE REJECTED.
4. TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS

MULTI-TRUNK TREE SPECIFICATIONS:

1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
2. MULTI-TRUNK TREE SIZE SHALL BE BASED UPON THE CALIPER SIZE OF THE LARGEST SINGLE STEM; NOT THE AGGREGATE SIZE OF ALL THE STEMS.
3. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
4. MULTI-TRUNNK TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS
6. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
7. TREE TRUNKS SHALL NOT BE BOWED OR "DOG-LEGGED".
8. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS LARVAE.
9. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
10. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
11. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXCESS TOPSOIL FROM TOP OF ROOTBALL IN ORDER TO EXPOSE TRUNK FLARE AND MAIN ORDER ROOTS. FAILURE TO REMOVE EXCESS TOPSOIL WILL RESULT IN PLANT MATERIAL BEING REJECTED AT FINAL INSPECTION. PLANT MATERIAL WITH EXCESS TOPSOIL PLACED ON TOP OF THE ROOTBALL DURING INSTALLATION WILL BE REJECTED AT FINAL INSPECTION.

AZALEA, HYDRANGEA, RHODODENDRON AND YEW PLANTING SPECIFICATIONS

1. REMOVE ALL CLAY SUBSOIL FROM PLANTING BED. PLANTING BEDS MUST HAVE A MINIMUM TOP SOIL DEPTH OF 12".
2. A PERCOLATION TEST SHALL BE PERFORMED IN EACH PLANTING AREA. DIG A HOLE 12 INCHES DEEP AND FILL COMPLETELY WITH WATER. NOTE THE TIME OF DAY THAT THE HOLE WAS FILLED . WAIT 24 HOURS AND THEN CHECK THE WATER LEVEL IN THE HOLE. IF WATER IS STILL PRESENT IN THE HOLE, CONTACT LANDSCAPE ARCHITECT AS DRAINAGE FOR THIS AREA MAY NEED TO BE PROVIDED.
3. A SOIL TEST IS TO BE PERFORMED IN ORDER TO DETERMINE WHAT CHEMICALS/FERTILIZERS MAY NEED TO BE ADDED TO ENSURE SUCCESSFUL PLANT GROWTH.
4. IF THERE IS ANY QUESTION AS TO THE CHEMICAL SUITABILITY OF WATER TO BE USED FOR IRRIGATION PURPOSES, IT IS RECOMMENDED THAT A WATER QUALITY CHEMICAL ANALYSIS BE PERFORMED.
5. ALL TOPSOIL SHALL BE AMEND WITH PRO-MIX HP BIOSTIMULANT + MYCORRHIZAE GROWING MEDIUM PRIOR TO PLANTING.
   5.1. PRO-MIX PRODUCTS; 1.855.867.5407
6. ROTOTILL EXISTING SOIL TO A DEPTH OF 12" PRIOR TO ANY TOPSOIL PLACEMENT. PLACE PLANTING SOIL MIX IN ALL PLANT AND GROUNDCOVER BED AREAS. ROTOTILL SOIL MIX INTO THE EXISTING SOIL. REMOVE ROCKS OVER 1" DIAMETER. *PLANTING BED AREAS WITH EXISTING PLANT MATERIAL TO REMAIN SHALL NOT BE ROTOTILLED WITHIN THE TREE PROTECTION ZONE.
7. ENTIRE PLANT BED SHALL BE TILLED TO MINIMUM DEPTH OF 12"
8. ENSURE THAT PLANTING HOLES DO NOT HOLD WATER, (INADEQUATE PLANT BED DRAINAGE WILL LEAD TO PLANT DECLINE)
9. ALL PLANTS SHALL BE PLANTED A MINIMUM OF 2" ABOVE GRADE.
10. BACKFILL ALL PLANTING HOLES WITH A MIX OF SPECIFIED GROWING MEDIUM AND TILLED TOPSOIL
11. WATER ALL PLANTS WITH FERTILIZER MIX OF:
- SUPERTHRIVE ROOTING STIMULANT - AS PER MANUFACTURERS RECOMMENDATIONS
  - VITAMIN INSTITURE; 1.800.441.8482
- MONTYS PLANT FOOD: ALL PURPOSE GROWTH - AS PER MANUFACTURERS RECOMMENDATIONS
  - MONTYS PLANT & SOIL PRODUCTS; 1.800.978.6342

IRRIGATION NOTES:

1. REDUCE IRRIGATION WATER NEEDS BY 50% BY UTILIZING AN IRRIGATION CONTROLLER, DRIP IRRIGATION AT AREAS OF APPLICABLE PLANT TYPES AND HIGH EFFICIENCY SPRAY-HEADS AT ALL OTHER LOCATIONS. SUBMIT ALL PRODUCT DATA WITH IRRIGATION LAY-OUT DRAWING FOR REVIEW.
2. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH THE PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
4. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE RAINBIRD ESP, TORO TMC OR APPROVED EQUAL.
5. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 200 PVC.
6. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
7. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
8. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL 3MDBY/PT-ST SNAP-TITE WIRE CONNECTIONS OR EQUAL.
9. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
10. ALL VALVES SHALL BE LOCATED IN AMTEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
11. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

HARDWOOD MULCH/MULCHING SPECIFICATIONS:

1. PRIOR TO MULCH INSTALLATION ALL BEDS TO BE TREATED WITH GRANULAR PRE-EMERGENT HERBICIDE.
2. ALL BEDS TO BE MULCHED WITH DOUBLE SHREDDED HARDWOOD MULCH.
3. DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED TO ACHIEVE A MINIMUM THICKNESS OF 3 INCHES.
4. DOUBLE SHREDDED HARDWOOD MULCH SHALL NOT BE INSTALLED AGAINST TREE/SHRUB TRUNKS.
5. ON WINDY PROJECT SITES, DOUBLE SHREDDED HARDWOOD MULCH SHALL BE SPRAYED WITH LIQUID ORGANIC TACKIFIER APPLIED WITH A HAND HELD PUMP SPRAYER.
   5.1. CONTRACTOR SHALL PROTECT ALL SURROUNDING AREAS AND ELEMENTS FROM OVERSPRAY, (HARDSCAPES, SITE FURNINSHINGS, VEHICLES, ETC.)

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REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 1140
JAMES R. AUDOWSKY GARRETT
03.06.2025

ISSUE:	DATE
REVISIONS:	
SITE PLAN RESUBMITTAL	03/06/2025

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068.20-0010	KG	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

GENERAL ABBREVIATIONS, NOTES AND LEGENDS

SHEET
L0.1

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MATERIAL PLANS SCHEDULE

CURB SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	C-101	6" HT. GRANITE CURB - ON GRADE ADD ALT: 6" HT. CONCRETE CURB	1,119 LF	13/L5.2A
	C-102	6" HT. GRANITE CURB - ON STRUCTURE	593 LF	14/L5.2A

GATE SCHEDULE

CODE	DESCRIPTION	DETAIL
G-101	CUSTOM PEDESTRIAN DOUBLE GATE DESIGN TO BE COORDINATED WITH ARCHITECT	
G-102	CUSTOM SERIVCE YARD SCREENING GATE DESIGN TO BE COORDINATED WITH ARCHITECT	

ROCK SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	K-101	NON-COMBUSTIBLE MULCH THE ROCK PLACE - RIVER GRAVEL MULCH SIZE: 2-6" DIAMETER COLOR: PIGEON RIVER OR APPROVED EQUAL	1,739 SF	10/L6.1

LANDSCAPE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	L-101	SOD - BERMUDA BLEND ADD ALT: BERMUDA SEE L4 SERIES LANDSCAPE PLANS	12,556 SF	
	L-102	TYPICAL LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	14,931 SF	
	L-103	RAISED LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	6,781 SF	
	L-104	METAL EDGING	319 LF	9/L6.1

PAVING SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	P-101	4" THICK MIN. SCORED CONCRETE - ON GRADE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH	20,445 SF	4/L5.2A
	P-102	4" THICK MIN. SCORED CONCRETE - ON STRUCTURE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH	9,086 SF	5/L5.2A
	P-103	PINE HALL BRICK - ON GRADE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RUNNING BOND	289 SF	6/L5.2A
	P-104	PINE HALL BRICK - ON STRUCTURE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RUNNING BOND	3,289 SF	7/L5.2A
	P-105	PINE HALL BRICK - ON STRUCTURE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RADIAL RUNNING BOND	2,832 SF	9/L5.2A
	P-106	PINE HALL BRICK - ON GRADE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: HERRINGBONE	1,126 SF	6/L5.2A
	P-108	STABILIZED DECOMPOSED GRANITE KAFKA STABILIZED PATHWAY MIX W/ ORGANIC LOCK SUPPLIER: KAFKA GRANITE COLOR: SUGAR AND SPICE ADD ALT: ENDICOTT PATHWAY AGGREGATE WITH ORGANIC LOCK SUPPLIER: ALLEY-CASSETTY COLOR: BUTTERNUT	3,144 SF	12/L5.2A
	P-109	VEHICULAR RATED CROSSWALK STAMPED AND COLORED ASPHALT HERRIGBONE BRICK PATTERN WITH SOLDIER COURSE BORDER REFER TO CIVIL PLANS FOR INSTALL METHODS	1,026 SF	6/L5.2C
	P-110	VEHICULAR RATED CROSSWALK SQUARE PAVERS TO MATCH EXISTING REFER TO CIVIL PLANS FOR INSTALL METHODS	100 SF	5/L5.2C
	P-111	VEHICULAR RATED CONCRETE REFER TO CIVIL PLANS FOR INSTALL METHODS	207 SF	5/L5.2C
	P-112	VEHICULAR RATED PERMEABLE PAVER REFER TO CIVIL PLANS FOR INSTALL METHODS	2,231 SF	4/L5.2C
	P-113	CAST IN PLACE CONCRETE STAIRS	246 SF	1/L5.2C
	P-114	FORMAL ENTRY STAIRS CAST IN PLACE CONCRETE	47 SF	3/L5.2C

PAVING BAND SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	PB-101	BRICK SOLDIER COURSE BORDER ON GRADE PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: SOLDIER COURSE	779 LF	8/L5.2A
	PB-102	BRICK SOLDIER COURSE BORDER ON STRUCTURE PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: SOLDIER COURSE	1,364 LF	9/L5.2A
	PB-103	BRICK DOUBLE SOLDIER COURSE BORDER PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: DOUBLE SOLDIER COURSE	197 LF	10/L5.2A
	PB-104	VEHICULAR RATED PERMEABLE PAVER BORDER REFER TO CIVIL PLANS FOR INSTALL METHODS	1,185 LF	4/L5.2C

RAILING SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	R-101	STAINLESS STEEL HAND RAIL	124 LF	1/L5.2C
	R-102	STAINLESS STEEL GUARDRAIL	22 LF	

SITE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	S-101	PUBLIC ART	3	
	S-102	CENTRAL FOUNTAIN FOR DESIGN INTENT ONLY, TO BE COORDINATED WITH FOUNTAIN DESIGNER		2/L5.5A
	S-103	GARDEN WALL FOUNTAIN		3/L5.5A
	S-104	INTERIOR COURTYARD FOUNTAIN		4/L5.5A
	S-105	CURVED TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL		1/L5.4A
	S-106	WALL TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL		8/L5.4A
	S-107	SWING BENCH TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL		4/L5.4A
	S-108	GARDEN PATHWAY TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL		6/L5.4A
	S-110	IN-GROUND CITY OF FRANKLIN EMBLEM MANUFACTURER: OR APPROVED EQUAL		10/L5.2C
	S-111	20' FLAG POLE		7/L5.2C
	S-112	25' FLAG POLE		8/L5.2C
	S-113	30' FLAG POLE		9/L5.2C
	S-114	TIME CAPSULE - TO BE PROVIDED BY CLIENT		
	S-115	WALL MOUNTED TIME CAPSULE MARKER PLAQUE		

WALLS AND COLUMNS SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	W-101	MASONRY RAISED PLANTER PINE HALL BRICK	1,572 LF	2/L5.3A
	W-102	MASONRY WALL/PLANTER MASONRY TO MATCH ARCHITECTURE	314 LF	1/L5.3A
	W-103	SCREEN WALL - SEE ARCHITECTURE PLANS	151 LF	
	W-104	PLANTER ON PLINTH PROVIDE IRRIGATION AND DRAINAGE CONNECTIONS FOR PLANTERS		4/L5.3A
	W-105	FLAG POLE PLINTH		5/L5.3A

STORM SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	ST-101	9" X 9" ZURN Z611 AREA DRAIN CAST IRON	9	
	ST-102	4" WIDE DURATRENCH PREFABRICATED TRENCH DRAIN WITH DECORATIVE CAST IRON GRATE	89 LF	
	ST-103	4" WIDE DURATRENCH PREFABRICATED RADIAL TRENCH DRAIN WITH DECORATIVE CAST IRON GRATE	197 LF	
	ST-104	6" MULTI-FLOW UNDERDRAIN PIPING ENCASED IN CLEAN COURSE RIVER SAND	732 LF	

OVERALL PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES
TREES									
	CBF	13	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	B & B	2" CAL.	12` HT.	SEE PLAN	SPECIMEN, FULL, MIN. 4' CLEAR TRUNK
	ZSG	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	B & B	2" CAL.	14` HT.	SEE PLAN	SPECIMEN, FULL
CANOPY TREES									
	ARM	11	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY MAPLE	B & B	2" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
	GBP	5	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY GINKGO	B & B	2" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
	NSW	9	NYSSA SYLVATICA `WILDFIRE`	WILDFIRE BLACK GUM	B & B	2" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
	QUS	16	QUERCUS SHUMARDII	SHUMARD OAK	B & B	2" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
	UAL	14	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	B & B	2" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
EVERGREEN TREES									
	INS	5	ILEX X `NELLIE R STEVENS`	NELLIE STEVENS HOLLY	B & B	1.5" CAL.	8` HT.	SEE PLAN	SPECIMEN, FTG
	JCS	18	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B	1.5" CAL.	8` HT.	SEE PLAN	FTG
	TOE	4	THUJA OCCIDENTALIS `EMERALD`	EMERALD ARBORVITAE	B & B	1.5" CAL.	8` HT.	SEE PLAN	SPECIMEN, FTG
UNDERSTORY TREES									
	AGP	3	AMELANCHIER X GRANDIFLORA `PRINCESS DIANA`	PRINCESS DIANA SERVICEBERRY	B & B	1.5" CAL.	8` HT.	SEE PLAN	ST, SPECIMEN
	CEC	3	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL.	8` HT.	SEE PLAN	ST, SPECIMEN
	COP	5	CORNUS FLORIDA `CHEROKEE PRINCESS`	CHEROKEE PRINCESS DOGWOOD	B & B	1.5" CAL.	7` HT.	SEE PLAN	SPECIMEN
	MAV	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B & B		8` HT.	SEE PLAN	MT (3 STEMS), SPECIMEN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/B&B	HEIGHT	SPREAD	SPACING	NOTES
SHRUBS									
	ABR	12	ABELIA X GRANDIFLORA `ROSE CREEK`	ROSE CREEK ABELIA	CONT.	14" HT.	14" SPR.	48" O.C.	FULL
	CRA	78	CAREX RADIATA	EASTERN STAR SEDGE	1 GAL.			18" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	FAS	5	FAGUS SYLVATICA HEDGE FORM	HEDGE FORM EUROPEAN BEECH	B & B	48" HT.	24" SPR.	SEE PLAN	FULL
	FAM	12	FOTHERGILLA MAJOR `MOUNT AIRY`	MOUNT AIRY FOTHERGILLA	CONT.	18" HT.	18" SPR.	SEE PLAN	FULL
	HAA	91	HYDRANGEA ARBORESCENS `ANNABELLE`	ANNABELLE SMOOTH HYDRANGEA	CONT.	18" HT.	18" SPR.	48" O.C.	FULL
	HPB	154	HYDRANGEA PANICULATA `BOBO`	BOBO HYDRANGEA	CONT.	18" HT.	18" SPR.	36" O.C.	FULL
	HQR	6	HYDRANGEA QUERCIFOLIA `RUBY SLIPPERS`	RUBY SLIPPERS HYDRANGEA	CONT.	18" HT.	18" SPR.	48" O.C.	FULL
	PLB	9	PAEONIA LACTIFLORA 'SARAH BERNHARDT'	SARAH BERNHARDT CHINESE PEONY	CONT.	12" HT	12" SPR.	24" O.C.	FULL
	POT	88	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	CONT.	12" HT	12" SPR.	48" O.C.	FULL
	ROW	218	ROSA X 'NOASCHNEE'	WHITE FLOWER CARPET ROSE	CONT.	12" HT	12" SPR.	36" O.C.	FULL
	SBN	56	SPIRAEA X BUMALDA 'NEON FLASH'	NEON FLASH SPIREA	CONT.	20" HT	20" SPR.	36" O.C.	FULL
EVERGREEN SHRUBS									
	BML	536	BUXUS MICROPHYLLA 'LITTLE MISSY'	LITTLE MISSY BOXWOOD	CONT.	12" HT	12" SPR.	18" O.C.	FTG
	BSW	32	BUXUS SINICA VAR. INSULARIS `WINTERGREEN`	WINTERGREEN KOREAN BOXWOOD	CONT.	18" HT.	18" SPR.	36" O.C.	FTG
	BGG	14	BUXUS X `GREEN GEM`	GREEN GEM BOXWOOD	CONT.	18" HT.	18" SPR.	42" O.C.	FTG
	BGM	13	BUXUS X `GREEN MOUNTAIN`	GREEN MOUNTAIN BOXWOOD	CONT.	30" HT.	30" SPR.	SEE PLAN	FTG
	CHP	90	CEPHALOTAXUS HARRINGTONIA PROSTRATA	PROSTRATE PLUM YEW	CONT.	14" HT.	14" SPR.	48" O.C.	FULL
	ICB	93	ILEX CORNUTA `NANA`	DWARF BURFORD HOLLY	CONT.	24" HT.	24" SPR.	36" O.C.	FULL
	IME	26	ILEX X MESERVEAE `CHINA GIRL` TM	CHINA GIRL HOLLY	CONT.	18" HT.	18" SPR.	42" O.C.	FULL
	PLS	89	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP ENGLISH LAUREL	B & B	36" HT.	24" SPR.	SEE PLAN	FULL
	RHC	9	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	CONT.	18" HT.	18" SPR.	SEE PLAN	FULL
	TMM	36	TAXUS X MEDIA `HICKSII`	HICKS YEW	B & B	30" HT.	18" SPR.	36" O.C.	FTG
	VIP	10	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	CONT.	48" HT.	36" SPR.	SEE PLAN	FTG
GROUNDCOVER									
	HYP	306	HYPERICUM CALYCINUM 'BRIGGADOON'	CREEPING ST. JOHN'S WORT	1 GAL.			18" O.C.	FULL, 2ND YEAR GROWTH
ORNAMENTAL GRASSES									
	COE	621	CAREX OSHIMENSIS 'EVERDI'	EVERCOLOR® EVERDI JAPANESE SEDGE	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH
	PVS	80	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH
PERENNIALS									
	CAR	13	CAMPSIS RADICANS	TRUMPET CREEPER	1 GAL.			SEE PLAN	FULL, WELL BRANCHED, MATCHED
	CPA	13	CLEMATIS PANICULATA	SWEET AUTUMN CLEMATIS	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	CXP	13	CLEMATIS X 'PAUL FARGES'	SUMMER SNOW CLEMATIS	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	GAU	73	GAURA LINDHEIMERI 'SPARKLE WHITE'	SPARKLE WHITE GAURA	3 GAL.			24" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	GES	40	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	GER	271	GERANIUM X 'GERWAT'	ROZANNE GERANIUM	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY
	LSB	24	LEUCANTHEMUM X SUPERBUM `BECKY`	BECKY SHASTA DAISY	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH
	POA	141	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL.			18" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY
	RUH	71	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY
	SNN	138	SALVIA X SYLVESTRIS `MAY NIGHT`	MAY NIGHT SALVIA	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	SSC	14	STACHYS BYZANTINA `SILVER CARPET`	SILVER CARPET LAMB`S EARS	1 GAL.			18" O.C.	FULL PLANTS, 2ND YEAR GROWTH
SHRUB AREAS									
	ANU	56	ANNUALS X	ANNUALS	FLAT			9" O.C.	COORDINATE WITH OWNER
	PMX	594	PERENNIAL PLANT MIX		CONT.				SEE SCHEDULE BELOW
	VIC	778	VINCA MINOR	COMMON PERIWINKLE	1 GAL.			18" O.C.	FULL PLANTS, 2ND YEAR GROWTH

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING	NOTES
GROUND COVERS									
	SOD	5,812 SF	CYNODON DACTYLON X TRANSVAALENSIS	BERMUDAGRASS BLEND ADD ALT BERMUDA	SOD				

PERENNIAL PLANT MIX SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	ROOT	SPACING	NOTES
48	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	24"	FULL
68	ECHINACEA PURPUREA 'PAS702917'	POWWOW WILD BERRY ECHINACEA	CONT.	18"	FULL
38	ECHINACEA TENNESSEENSIS	TENNESSEE PURPLE CONEFLOWER	CONT.	24"	FULL
68	VERONICA SPICATA 'SUNNY BORDER BLUE'	VERONICA 'SUNNY BORDER BLUE'	CONT.	18"	FULL
48	SALVIA X NEMOROSA 'BALYRICLU' PP#22,919	LYRICAL BLUE MEADOW SAGE	CONT.	24"	FULL
57	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	CONT.	18"	FULL
38	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	WHIRLING BUTTERFLIES	CONT.	24"	FULL
68	SEDUM SPECTABILE	AUTUMN FIRE SEDUM	CONT.	18"	FULL

OVERALL FURNISHINGS SCHEDULE

SITE_FURNISHINGS_SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	SF-101	6' BENCH - COF STANDARD	16	2/L7.4A
	SF-102	CAFE TABLE	31	6/L7.4A
	SF-103	CAFE CHAIR	72	7/L7.4A
	SF-104	OVERSIZED COMMUNITY TABLE	2	4/L7.4A
	SF-105	DINING HEIGHT CHAIR	14	5/L7.4A
	SF-106	GLIDER BENCH	2	3/L7.4A
	SF-107	SWINGING BENCH	3	6/L5.4A
	SF-108	LOUNGE CHAIR	4	10/L7.4A
	SF-109	SIDETABLE	1	9/L7.4A
	SF-112	TRASH RECEPTACLE	15	13/L7.4A
	SF-113	BIKE RACK	13	12/L7.4A
	SF-114	PARK BENCH	22	1/L7.4A
	SF-116	TABLE WITH CONNECTED CHAIRS	2	8/L7.4A
	SF-117	UMBRELLA	2	11/L7.4A
	SF-118	PODUIM ISLE - STREETLIFE	1	1/L7.4B

LANDSCAPE_CONTAINERS

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	LC-102	SMALL PLANTER	8	14/L7.4A
	LC-104	COLUMN PLANTER	2	15/L7.4A

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REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025
PROJ.NUMBER 1068.20-0010
PROJ. MGR KG
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

PROJECT SCHEDULES & VENDOR CONTACT INFORMATION

SHEET L0.2

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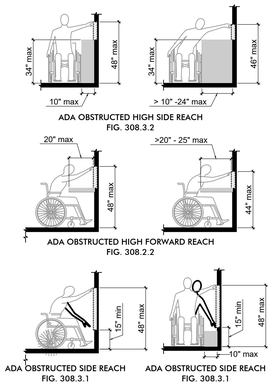


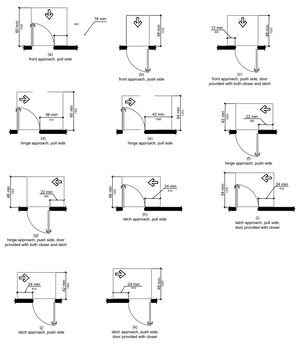
ADA OBSTRUCTED HIGH SIDE REACH
FIG. 308.3.2

ADA OBSTRUCTED HIGH FORWARD REACH
FIG. 308.2.2

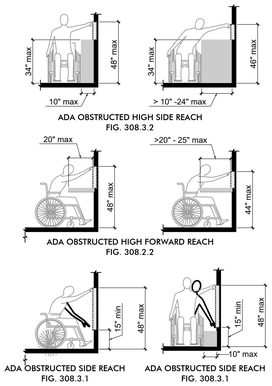
ADA OBSTRUCTED SIDE REACH
FIG. 308.3.1

ADA OBSTRUCTED SIDE REACH
FIG. 308.3.1

1 ADA REACH DIAGRAMS
1/4" = 1'-0"



2 ADA MANEUVERING CLEARANCES
1/8" = 1'-0"



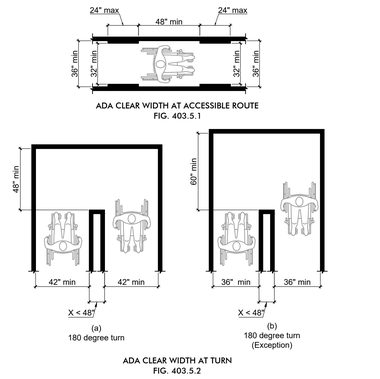
ADA OBSTRUCTED HIGH SIDE REACH
FIG. 308.3.2

ADA OBSTRUCTED HIGH FORWARD REACH
FIG. 308.2.2

ADA OBSTRUCTED SIDE REACH
FIG. 308.3.1

ADA OBSTRUCTED SIDE REACH
FIG. 308.3.1

3 ADA REACH DIAGRAMS
1/4" = 1'-0"



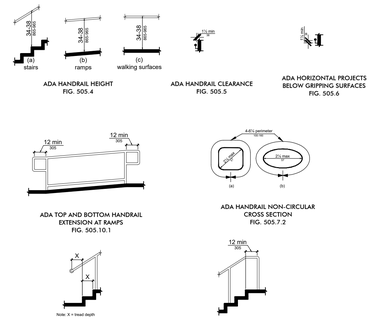
ADA CLEAR WIDTH AT ACCESSIBLE ROUTE
FIG. 403.5.1

(a)
180 degree turn

(b)
180 degree turn
(Exception)

ADA CLEAR WIDTH AT TURN
FIG. 403.5.2

4 ADA CLEARANCE WIDTHS
1/4" = 1'-0"



ADA HANDRAIL HEIGHT
FIG. 505.4

ADA HANDRAIL CLEARANCE
FIG. 505.5

ADA HORIZONTAL PROJECTS BELOW GRIPPING SURFACES
FIG. 505.6

ADA TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS
FIG. 505.10.1

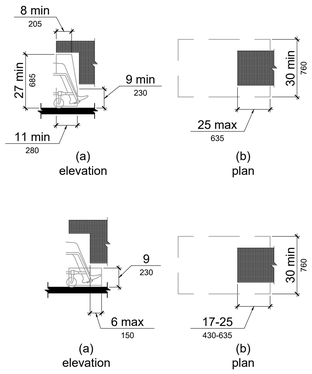
ADA HANDRAIL NON-CIRCULAR CROSS SECTION
FIG. 505.7.2

Note: X = tread depth

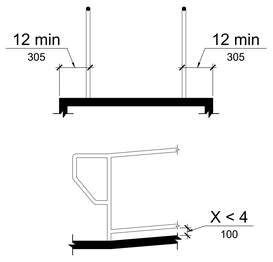
ADA BOTTOM HANDRAIL EXTENSION AT STAIRS
FIG. 505.10.3

ADA TOP HANDRAIL EXTENSION AT STAIRS
FIG. 505.10.2

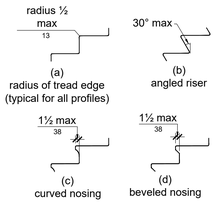
5 ADA HANDRAIL CLEARANCES/DIMENSIONS
3/16" = 1'-0"



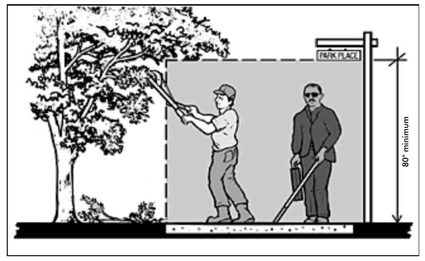
6 TOE/KNEE CLEARANCES
3/8" = 1'-0"



7 EDGE PROTECTION DIAGRAMS
1/2" = 1'-0"



8 STAIR NOSING
N.T.S.



NOTE:
Ensure the vegetation, or trees, when they overhang circulation route, are at 80" above the walking surface.

9 CIRCULATION OVERHANG CLEARANCE
N.T.S.

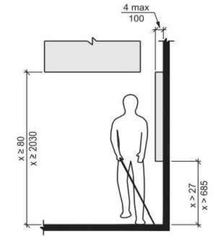
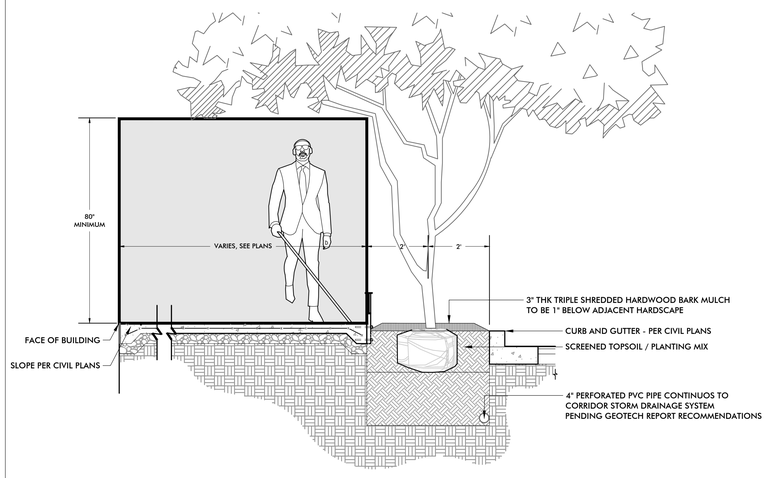


FIGURE 307.2LIMITS OF PROTRUDING OBJECTS

OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO A CIRCULATION PATH.

EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4½" MAXIMUM

10 LIMITS OF PROTRUDING OBJECTS
N.T.S.



11 ADA TREE/SIDEWALK SECTION
1/2" = 1'-0"

SECTION

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ISSUE:	DATE
SITE PLAN RESUBMITTAL	03/06/2025
REVISIONS:	

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068-20-0010	KG	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

ACCESSIBILITY DETAILS

SHEET
L0.3

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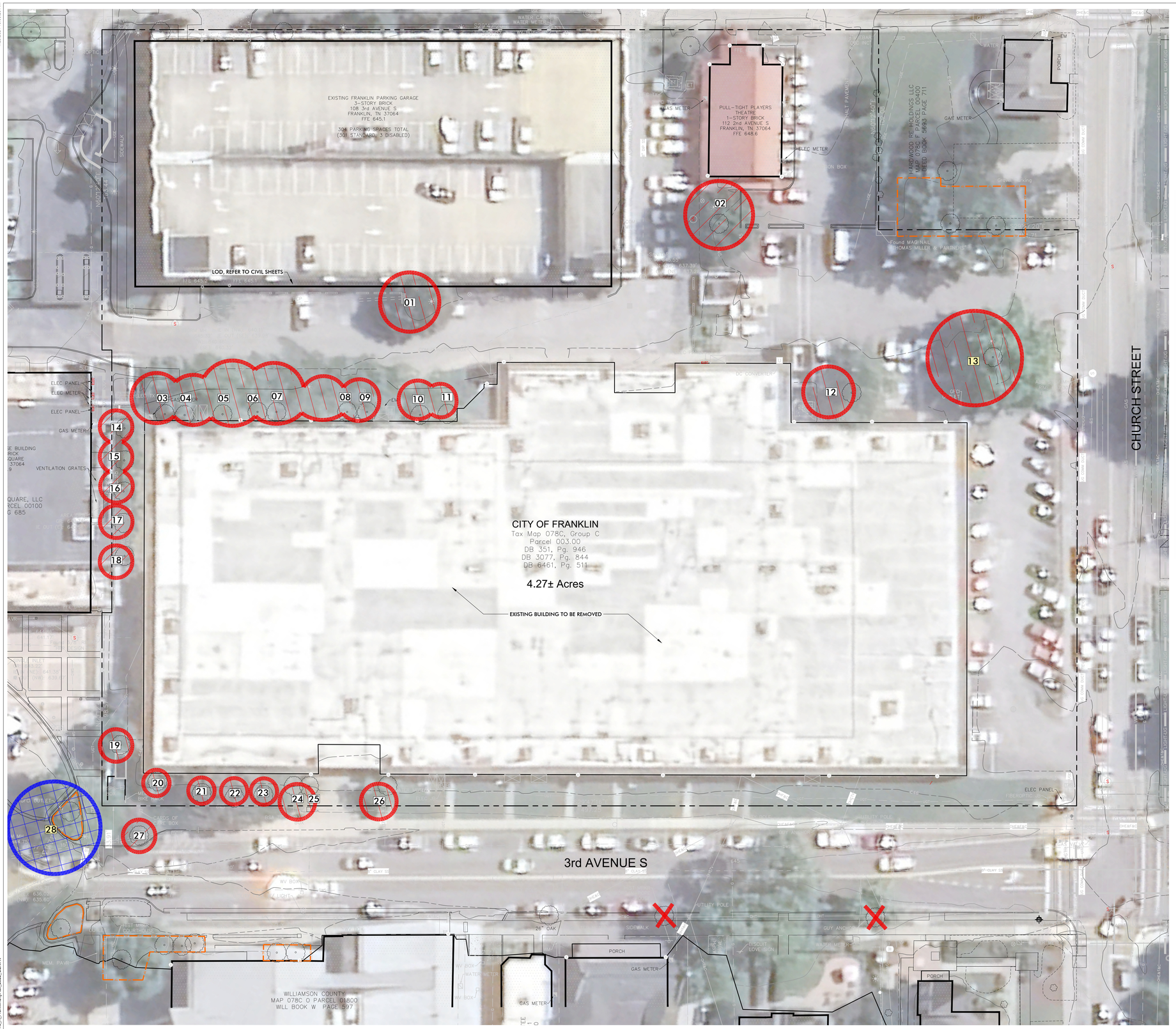


LANDSCAPE DATA

TOTAL SITE ACREAGE:	4.27 AC (186,027 SF)
LIMIT OF DISTURBANCE AREA ACREAGE (WITHIN PARCEL):	3.24 AC (141,157 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	DD - DOWNTOWN DISTRICT CFO - CENTRAL FRANKLIN OVERLAY DISTRICT HPO - HISTORIC PRESERVATION OVERLAY DISTRICT
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	N/A
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	0.18 (0.59 AC)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	8.3% (0.27 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	N/A
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	14.8% (0.04 AC)
NUMBER AND CALIPER INCHES OF SPECIMEN TREES REMOVED:	1; 30"

NOTE: ALL TREES IN POOR OR DEAD HEALTH AND TREES CONSIDERED INVASIVE BY THE CITY OF FRANKLIN TREE AND PLANT LIST OR BY THE CITY'S LANDSCAPE ARCHITECT ARE NOT INCLUDED IN SPECIMEN TREE CALCULATIONS.

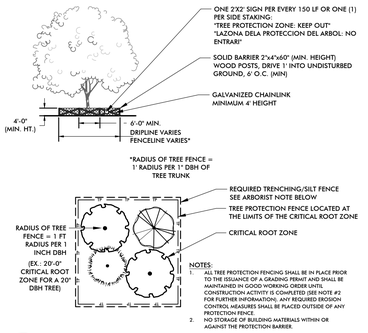
TREE PROTECTION NOTE:

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

EXISTING TREES

TREE NO.	SIZE (DBH)	SPECIMEN?	SPECIES	CONDITION	STATUS
001	14.6	No	Oak	Good	Remove
002	18	No	Oak	Good	Remove
003	11.5	No	River Birch	Okay	Remove
004	8.6	No	River Birch	Okay	Remove
005	11.8	No	River Birch	Okay	Remove
006	5.7	No	River Birch	Okay	Remove
007	15.6	No	River Birch	Okay	Remove
008	1.5	No	Dogwood	Okay	Remove
009	15.9	No	River Birch	Okay	Remove
010	8.6	No	River Birch	Okay	Remove
011	8.6	No	River Birch	Okay	Remove
012	18	No	Oak	Okay	Remove
013	30	Yes	Oak	Okay	Remove
014	5.7	No	Crepe Myrtle	Good	Save
015	6.7	No	Crepe Myrtle	Good	Save
016	5.1	No	Crepe Myrtle	Good	Save
017	8.3	No	Crepe Myrtle	Good	Save
018	8	No	Crepe Myrtle	Good	Save
019	8.6	No	Maple	Okay	Remove
020	6	No	Dogwood	Okay	Remove
021	7.9	No	Crepe Myrtle	Okay	Remove
022	5.1	No	Crepe Myrtle	Okay	Remove
023	5.4	No	Crepe Myrtle	Okay	Remove
024	4.5	No	Dogwood	Okay	Remove
025	6.4	No	Dogwood	Okay	Remove
026	6.4	No	Dogwood	Okay	Remove
027	9.2	No	Maple	Good	Save
028	24	Yes	Maple	Good	Save
TOTAL DBH	285.7				

SEE SPECIMEN TREE REPLACEMENT CHART ON L4.0A



1 **TREE PROTECTION**
NTS

KEY

- EXISTING TREE CANOPY TO REMAIN 0.04 AC (1,750 SQ. FT.)
- EXISTING TREE CANOPY TO BE REMOVED 0.23 AC (10,078 SQ. FT.)
- TP — TREE PROTECTION FENCING (REFER TO DETAIL ABOVE OR 1/L6.1)

AERIAL IMAGERY OBTAINED BY GOOGLE EARTH PRO, DATED 07.31.2024

NORTH

0 20 40 60 feet

SCALE: 1"=20'

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ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025
PROJ NUMBER 1068.20-0010
PROJ MGR KG
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
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Franklin, TN 37064

TREE PRESERVATION PLAN

SHEET L0.4

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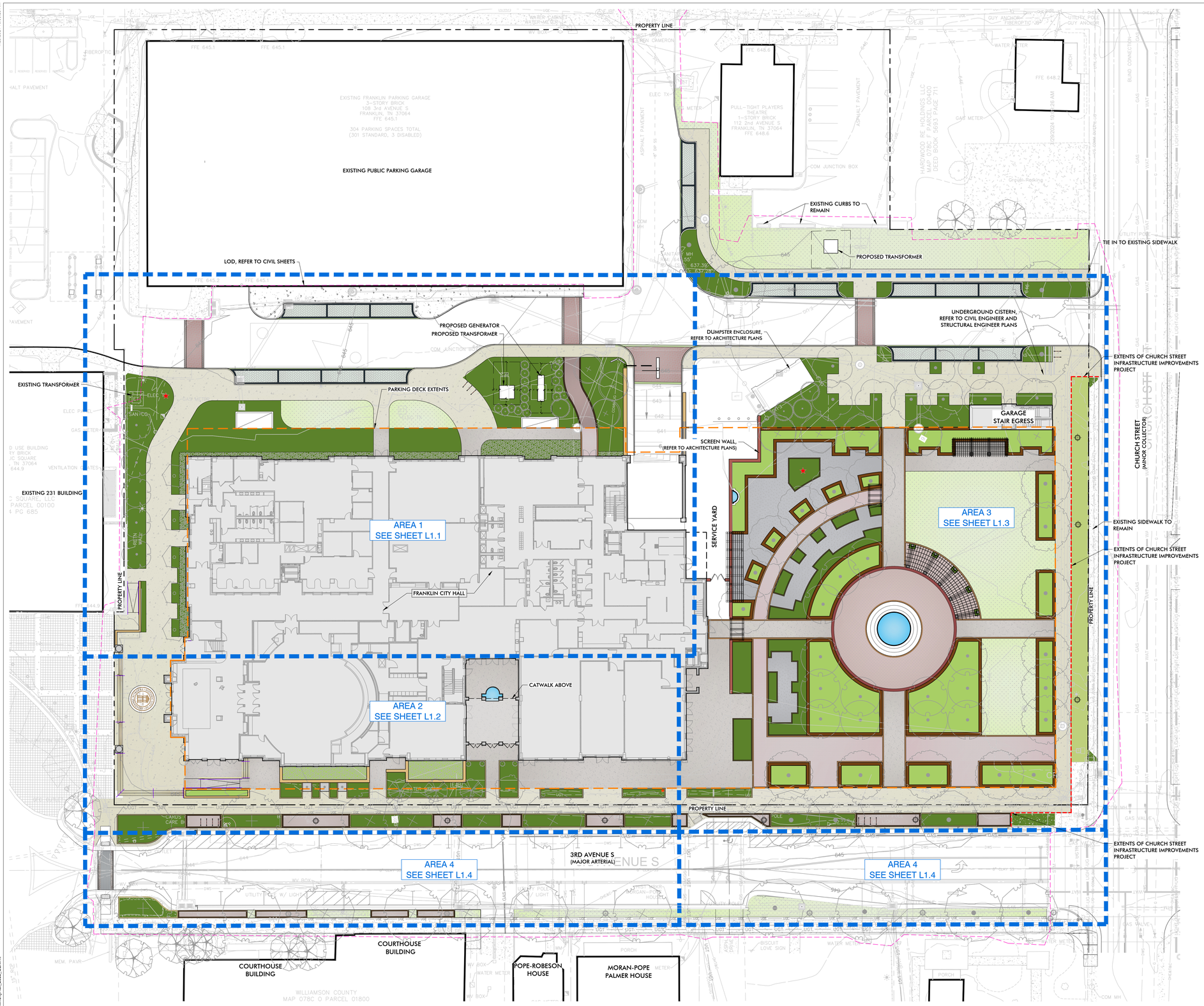

HARDSCAPE KEY

- WATER FEATURE
- SIDEWALK CONCRETE (REFER TO CIVIL PLANS)
- EXISTING CONCRETE TO REMAIN
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- EXTENTS OF CHURCH STREET IMPROVEMENTS PROJECT
- MATCHLINE
- PROPERTY LINE
- EXPANSION JOINT, TYP (REFER TO DETAIL L5.2A/1)
- SAW CUT JOINT, TYP (REFER TO DETAIL L5.2A/3)

CURB SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	C-101	6" HT. GRANITE CURB - ON GRADE ADD ALT: 6" HT. CONCRETE CURB	1,119 LF	13/L5.2A
	C-103	6" HT. GRANITE CURB - ON STRUCTURE	593 LF	14/L5.2A

GATE SCHEDULE

CODE	DESCRIPTION	DETAIL
G-101	CUSTOM PEDESTRIAN DOUBLE GATE DESIGN TO BE COORDINATED WITH ARCHITECT	
G-102	CUSTOM SERIVCE YARD SCREENING GATE DESIGN TO BE COORDINATED WITH ARCHITECT	

ROCK SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	K-101	NON-COMBUSTIBLE MULCH THE ROCK PLACE - RIVER GRAVEL MULCH SIZE: 2-6" DIAMETER COLOR: PIGEON RIVER OR APPROVED EQUAL	1,739 SF	10/L6.1

LANDSCAPE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	L-101	SOD - BERMUDA BLEND ADD ALT: BERMUDA SEE L4 SERIES LANDSCAPE PLANS	12,556 SF	
	L-102	TYPICAL LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	14,931 SF	
	L-103	RAISED LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	6,781 SF	
	L-104	METAL EDGING	319 LF	9/L6.1

PAVING SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	P-101	4" THICK MIN. SCORED CONCRETE - ON GRADE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH	20,445 SF	4/L5.2A
	P-102	4" THICK MIN. SCORED CONCRETE - ON STRUCTURE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH	9,086 SF	5/L5.2A
	P-103	PINE HALL BRICK - ON GRADE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RUNNING BOND	289 SF	6/L5.2A
	P-104	PINE HALL BRICK - ON STRUCTURE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RUNNING BOND	3,289 SF	7/L5.2A
	P-105	PINE HALL BRICK - ON STRUCTURE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RADIAL RUNNING BOND	2,832 SF	9/L5.2A
	P-106	PINE HALL BRICK - ON GRADE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: HERRINGBONE	1,126 SF	6/L5.2A
	P-108	STABILIZED DECOMPOSED GRANITE KAFKA STABILIZED PATHWAY MIX W/ ORGANIC LOCK SUPPLIER: KAFKA GRANITE COLOR: SUGAR AND SPICE ADD ALT: ENDICOTT PATHWAY AGGREGATE WITH ORGANIC LOCK SUPPLIER: ALLEY-CASSETTY COLOR: BUTTERNUT	3,144 SF	12/L5.2A
	P-109	VEHICULAR RATED CROSSWALK STAMPED AND COLORED ASPHALT HERRIGBONE: BRICK PATTERN WITH SOLDIER COURSE BORDER REFER TO CIVIL PLANS FOR INSTALL METHODS	1,026 SF	6/L5.2C
	P-110	VEHICULAR RATED CROSSWALK SQUARE PAVERS TO MATCH EXISTING REFER TO CIVIL PLANS FOR INSTALL METHODS	100 SF	5/L5.2C
	P-111	VEHICULAR RATED CONCRETE REFER TO CIVIL PLANS FOR INSTALL METHODS	207 SF	5/L5.2C
	P-112	VEHICULAR RATED PERMEABLE PAVER REFER TO CIVIL PLANS FOR INSTALL METHODS	2,231 SF	4/L5.2C
	P-113	CAST IN PLACE CONCRETE STAIRS	246 SF	1/L5.2C
	P-114	FORMAL ENTRY STAIRS CAST IN PLACE CONCRETE	47 SF	3/L5.2C

PAVING BAND SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	PB-101	BRICK SOLDIER COURSE BORDER ON GRADE PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: SOLDIER COURSE	779 LF	8/L5.2A
	PB-102	BRICK SOLDIER COURSE BORDER ON STRUCTURE PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: SOLDIER COURSE	1,364 LF	9/L5.2A
	PB-103	BRICK DOUBLE SOLDIER COURSE BORDER PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: DOUBLE SOLDIER COURSE	197 LF	10/L5.2A
	PB-104	VEHICULAR RATED PERMEABLE PAVER BORDER REFER TO CIVIL PLANS FOR INSTALL METHODS	1,185 LF	4/L5.2C

RAILING SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	R-101	STAINLESS STEEL HAND RAIL	124 LF	1/L5.2C
	R-102	STAINLESS STEEL GUARDRAIL	22 LF	

SITE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
★	S-101	PUBLIC ART	3	
	S-102	CENTRAL FOUNTAIN FOR DESIGN INTENT ONLY, TO BE COORDINATED WITH FOUNTAIN DESIGNER		2/L5.5A
	S-103	GARDEN WALL FOUNTAIN		3/L5.5A
	S-104	INTERIOR COURTYARD FOUNTAIN		4/L5.5A
	S-105	CURVED TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL		1/L5.4A
	S-106	WALL TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL		8/L5.4A
	S-107	SWING BENCH TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL		4/L5.4A
	S-108	GARDEN PATHWAY TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL		6/L5.4A
	S-110	IN-GROUND CITY OF FRANKLIN EMBLEM MANUFACTURER: OR APPROVED EQUAL		10/L5.2C
	S-111	20' FLAG POLE		7/L5.2C
	S-112	25' FLAG POLE		8/L5.2C
	S-113	30' FLAG POLE		9/L5.2C
✱	S-114	TIME CAPSULE - TO BE PROVIDED BY CLIENT		
	S-115	WALL MOUNTED TIME CAPSULE MARKER PLAQUE		

WALLS AND COLUMNS SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	W-101	MASONRY RAISED PLANTER PINE HALL BRICK	1,572 LF	2/L5.3A
	W-102	MASONRY WALL/PLANTER MASONRY TO MATCH ARCHITECTURE	314 LF	1/L5.3A
	W-103	SCREEN WALL - SEE ARCHITECTURE PLANS	151 LF	
	W-104	PLANTER ON PLINTH PROVIDE IRRIGATION AND DRAINAGE CONNECTIONS FOR PLANTERS		4/L5.3A
	W-105	FLAG POLE PLINTH		5/L5.3A

STORM SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	ST-101	9" X 9" ZURN Z611 AREA DRAIN CAST IRON	9	
	ST-102	4" WIDE DURATRENCH PREFABRICATED TRENCH DRAIN WITH DECORATIVE CAST IRON GRATE	89 LF	
	ST-103	4" WIDE DURATRENCH PREFABRICATED RADIAL TRENCH DRAIN WITH DECORATIVE CAST IRON GRATE	197 LF	
	ST-104	6" MULTI-FLOW UNDERDRAIN PIPING ENCASED IN CLEAN COURSE RIVER SAND	732 LF	

NORTH

0 20 40 60 feet

SCALE: 1"=20'

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PROJ.NUMBER	1068.20-0010
PROJ. MGR	KG
COUNTY	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN

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Franklin, TN 37064

OVERALL MATERIAL & LAYOUT PLAN

SHEET L1.0A

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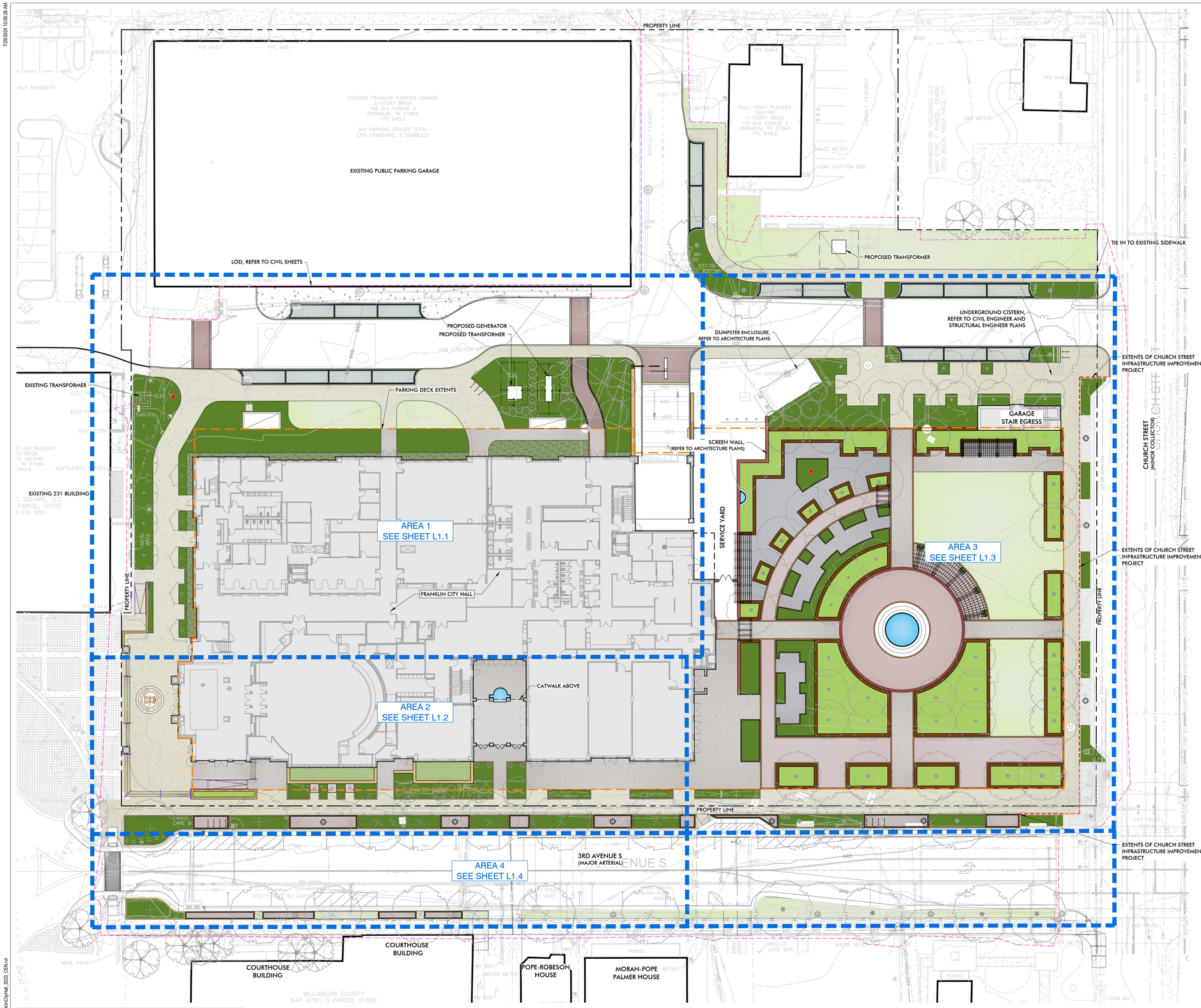

NOTE:
L1.0B SHEET SHOWN FOR DESIGN INTENT ONLY OF STREETSCAPE ALONG FUTURE CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT.

MATERIAL WITHIN CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT BOUNDARY AREA SHOULD NOT BE QUANTIFIED OR INCLUDED IN CURRENT PROJECT PHASE.

HARDSCAPE KEY

- WATER FEATURE
- SIDEWALK CONCRETE (REFER TO CIVIL PLANS)
- EXISTING CONCRETE TO REMAIN
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- EXTENTS OF CHURCH STREET IMPROVEMENTS PROJECT
- MATCHLINE
- PROPERTY LINE
- EXPANSION JOINT, TYP (REFER TO DETAIL L5.2A/1)
- SAW CUT JOINT, TYP (REFER TO DETAIL L5.2A/3)

NORTH

0 20 40 60 feet
SCALE: 1"=20'

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KATIE RUDOWSKY GARRETT REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1145
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025 | PROJ NUMBER 1068-20-0010 | PROJ MGR KG | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
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Franklin, TN 37064

OVERALL MATERIAL & LAYOUT PLAN - CHURCH STREET IMPROVEMENTS

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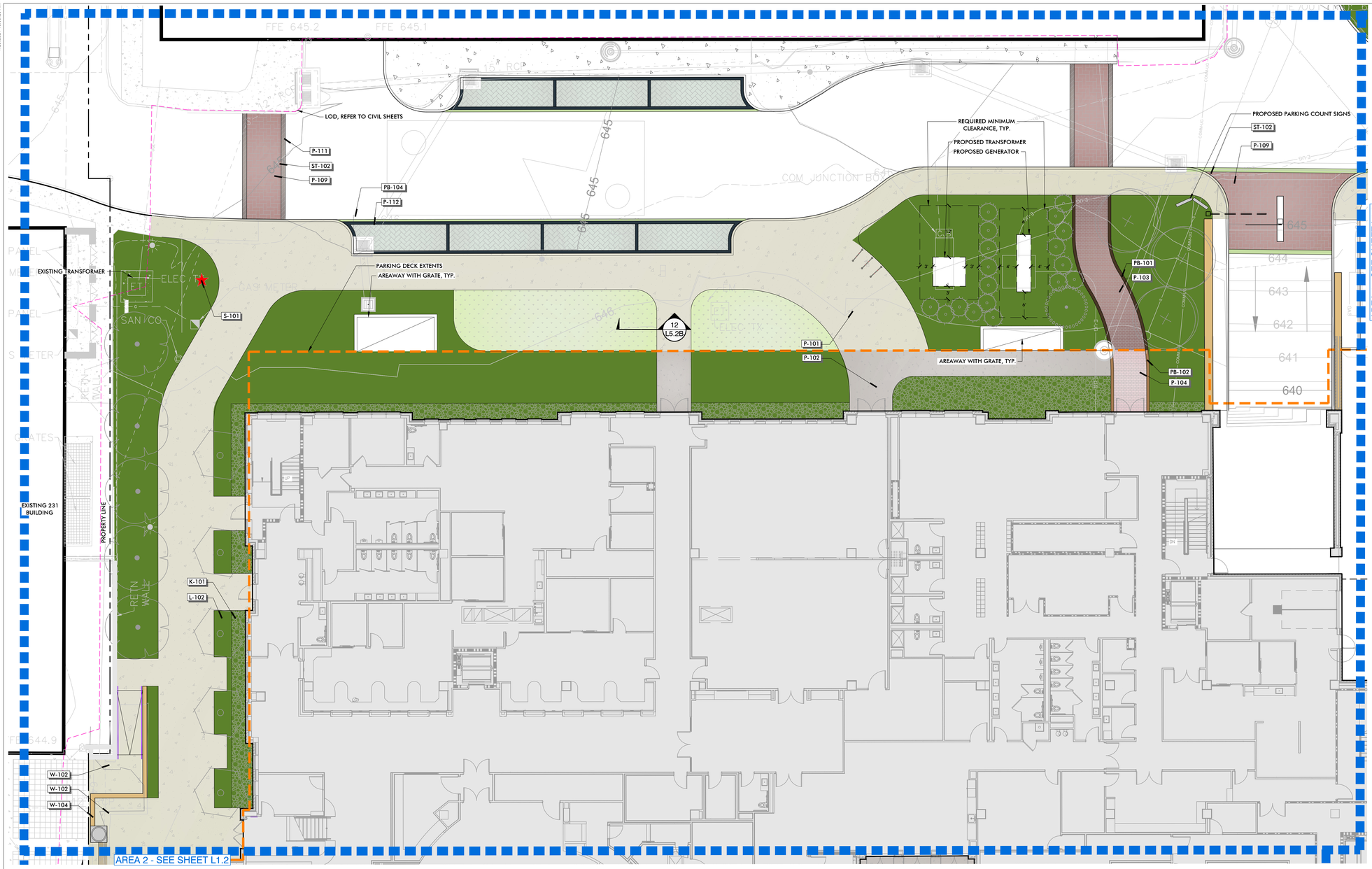

ROCK SCHEDULE L1.1

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	K-101	NON-COMBUSTIBLE MULCH THE ROCK PLACE - RIVER GRAVEL MULCH SIZE: 2-6" DIAMETER COLOR: PIGEON RIVER OR APPROVED EQUAL	1,147 SF	10/L6.1

LANDSCAPE SCHEDULE L1.1

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	L-101	SOD - BERMUDA BLEND ADD ALT: BERMUDA SEE L4 SERIES LANDSCAPE PLANS	1,055 SF	
	L-102	TYPICAL LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	7,184 SF	
	L-104	METAL EDGING	319 LF	9/L6.1

PAVING SCHEDULE L1.1

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	P-101	4" THICK MIN. SCORED CONCRETE - ON GRADE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH	7,104 SF	4/L5.2A
	P-102	4" THICK MIN. SCORED CONCRETE - ON STRUCTURE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH	573 SF	5/L5.2A
	P-103	PINE HALL BRICK - ON GRADE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RUNNING BOND	289 SF	6/L5.2A
	P-104	PINE HALL BRICK - ON STRUCTURE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RUNNING BOND	111 SF	7/L5.2A
	P-109	VEHICULAR RATED CROSSWALK STAMPED AND COLORED ASPHALT HERRIGBONE BRICK PATTERN WITH SOLDIER COURSE BORDER REFER TO CIVIL PLANS FOR INSTALL METHODS	834 SF	6/L5.2C
	P-111	VEHICULAR RATED CONCRETE REFER TO CIVIL PLANS FOR INSTALL METHODS	98 SF	5/L5.2C
	P-112	VEHICULAR RATED PERMEABLE PAVER REFER TO CIVIL PLANS FOR INSTALL METHODS	920 SF	4/L5.2C

PAVING BAND SCHEDULE L1.1

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	PB-101	BRICK SOLDIER COURSE BORDER ON GRADE PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: SOLDIER COURSE	76 LF	8/L5.2A
	PB-102	BRICK SOLDIER COURSE BORDER ON STRUCTURE PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: SOLDIER COURSE	29 LF	9/L5.2A
	PB-104	VEHICULAR RATED PERMEABLE PAVER BORDER REFER TO CIVIL PLANS FOR INSTALL METHODS	375 LF	4/L5.2C

RAILING SCHEDULE L1.1

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	R-101	STAINLESS STEEL HAND RAIL	34 LF	1/L5.2C

SITE SCHEDULE L1.1

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
★	S-101	PUBLIC ART	1	

WALLS AND COLUMNS SCHEDULE L1.1

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	W-102	MASONRY WALL/PLANTER MASONRY TO MATCH ARCHITECTURE	121 LF	1/L5.3A
	W-104	PLANTER ON PLINTH PROVIDE IRRIGATION AND DRAINAGE CONNECTIONS FOR PLANTERS		4/L5.3A

HARDSCAPE KEY

- WATER FEATURE
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- EXISTING CONCRETE TO REMAIN
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- PROPERTY LINE
- EXPANSION JOINT, TYP (REFER TO DETAIL L5.2A/1)
- SAW CUT JOINT, TYP (REFER TO DETAIL L5.2A/3)

NORTH

0 10 20 30 feet

SCALE: 1"=10'

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KATE RUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

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PROJ. MGR KG
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

ENLARGED MATERIAL & LAYOUT PLAN

SHEET L1.1

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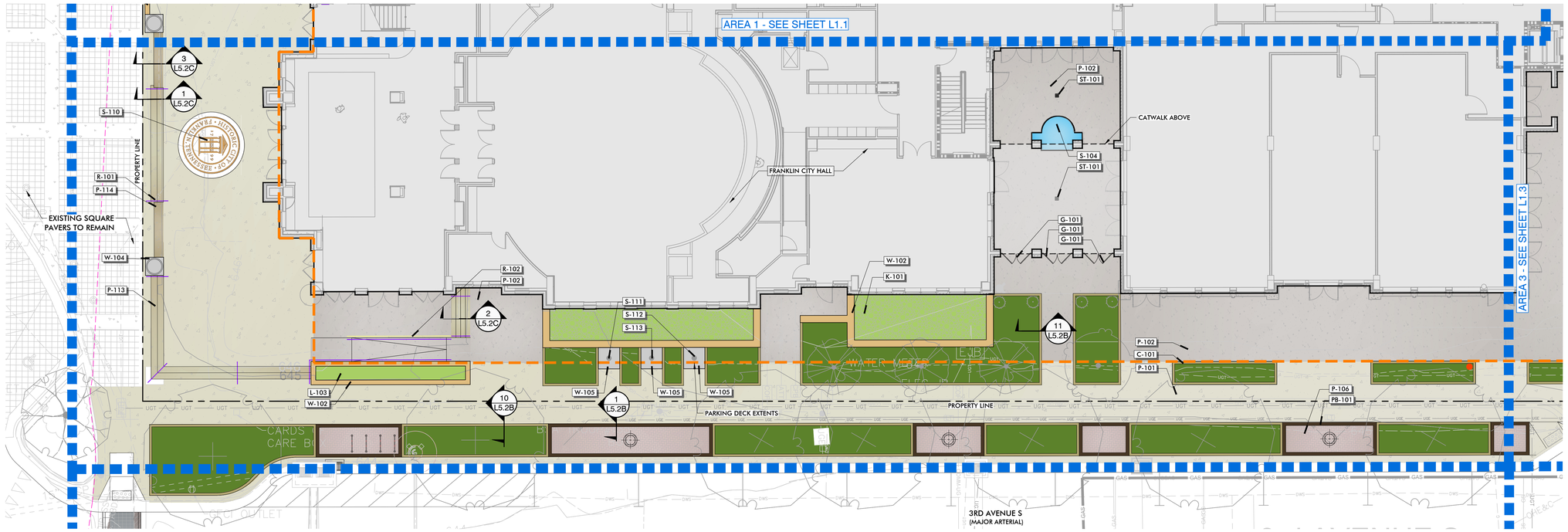

CURB SCHEDULE L1.2

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	C-101	6" HT. GRANITE CURB - ON GRADE ADD ALT: 6" HT. CONCRETE CURB	798 LF	13/L5.2A

GATE SCHEDULE L1.2

CODE	DESCRIPTION	DETAIL
G-101	CUSTOM PEDESTRIAN DOUBLE GATE DESIGN TO BE COORDINATED WITH ARCHITECT	

ROCK SCHEDULE L1.2

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	K-101	NON-COMBUSTIBLE MULCH THE ROCK PLACE - RIVER GRAVEL MULCH SIZE: 2-6" DIAMETER COLOR: PIGEON RIVER OR APPROVED EQUAL	592 SF	10/L6.1

LANDSCAPE SCHEDULE L1.2

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	L-102	TYPICAL LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	2,325 SF	
	L-103	RAISED LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	686 SF	

PAVING SCHEDULE L1.2

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	P-101	4" THICK MIN. SCORED CONCRETE - ON GRADE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH		4/L5.2A
	P-102	4" THICK MIN. SCORED CONCRETE - ON STRUCTURE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH	3,526 SF	5/L5.2A
	P-106	PINE HALL BRICK - ON GRADE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: HERRINGBONE	518 SF	6/L5.2A
	P-113	CAST IN PLACE CONCRETE STAIRS	246 SF	1/L5.2C
	P-114	FORMAL ENTRY STAIRS CAST IN PLACE CONCRETE	47 SF	3/L5.2C

RAILING SCHEDULE L1.2

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	R-101	STAINLESS STEEL HAND RAIL	90 LF	1/L5.2C
	R-102	STAINLESS STEEL GUARDRAIL	22 LF	

SITE SCHEDULE L1.2

CODE	DESCRIPTION	DETAIL
S-104	INTERIOR COURTYARD FOUNTAIN	4/L5.5A
S-110	IN-GROUND CITY OF FRANKLIN EMBLEM MANUFACTURER: OR APPROVED EQUAL	10/L5.2C
S-111	20' FLAG POLE	7/L5.2C
S-112	25' FLAG POLE	8/L5.2C
S-113	30' FLAG POLE	9/L5.2C

WALLS AND COLUMNS SCHEDULE L1.2

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	W-102	MASONRY WALL/PLANTER MASONRY TO MATCH ARCHITECTURE	193 LF	1/L5.3A
	W-104	PLANTER ON PLINTH PROVIDE IRRIGATION AND DRAINAGE CONNECTIONS FOR PLANTERS		4/L5.3A
	W-105	FLAG POLE PLINTH		5/L5.3A

STORM SCHEDULE L1.2

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	ST-101	9" X 9" ZURN Z611 AREA DRAIN CAST IRON	2	

HARDSCAPE KEY

- WATER FEATURE
- SIDEWALK CONCRETE (REFER TO CIVIL PLANS)
- EXISTING CONCRETE TO REMAIN
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- EXTENTS OF CHURCH STREET IMPROVEMENTS PROJECT
- MATCHLINE
- PROPERTY LINE
- EXPANSION JOINT, TYP (REFER TO DETAIL L5.2A/1)
- SAW CUT JOINT, TYP (REFER TO DETAIL L5.2A/3)

NORTH

0 10 20 30 feet

SCALE: 1"=10'

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KATE AUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025
PROJ NUMBER 1068-20-0010
PROJ MGR KG
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

ENLARGED MATERIAL & LAYOUT PLAN

SHEET L1.2

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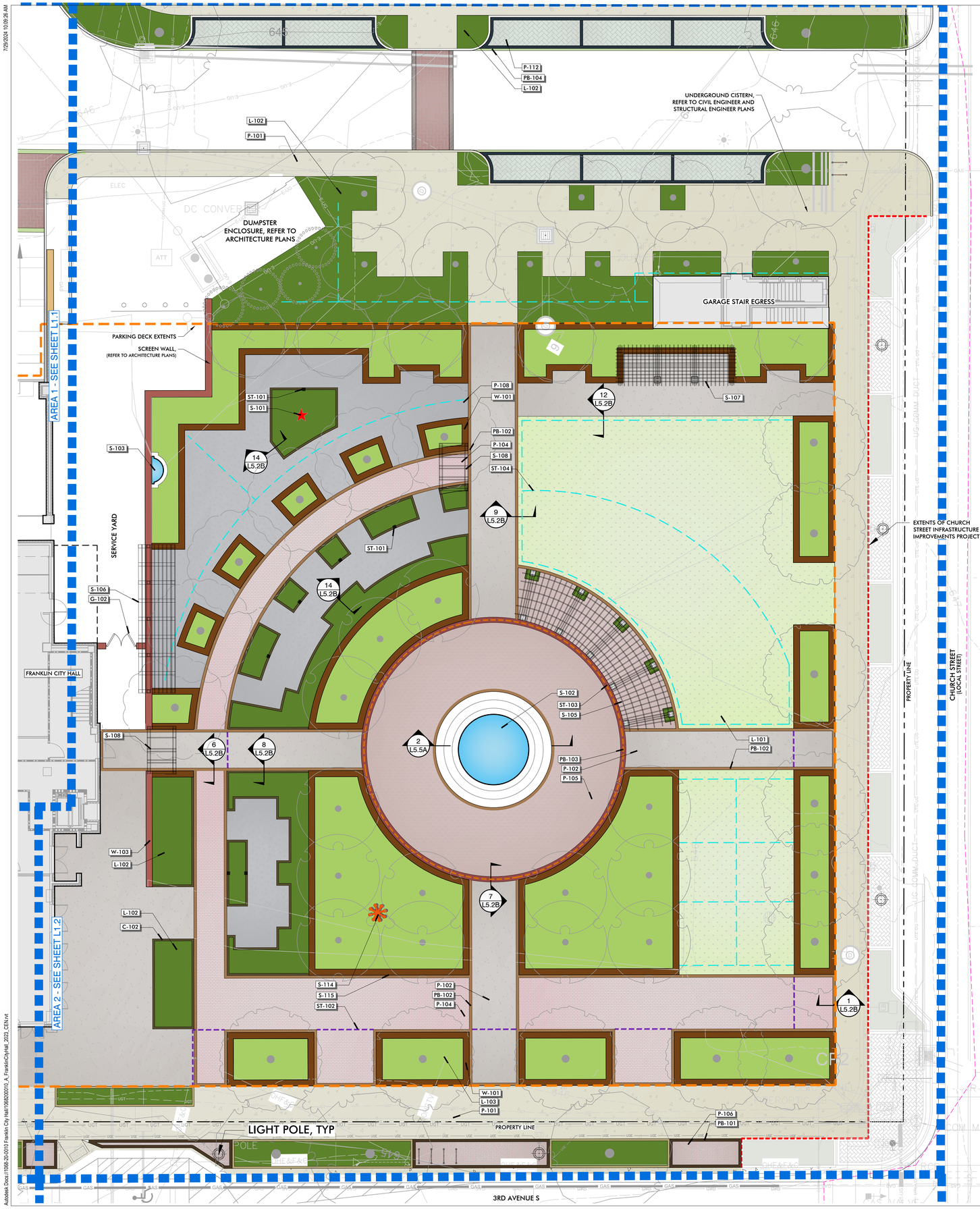

CURB SCHEDULE L1.3

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	C-101	6" HT. GRANITE CURB - ON GRADE ADD ALT: 6" HT. CONCRETE CURB	244 LF	13/L5.2A
	C-102	6" HT. GRANITE CURB - ON STRUCTURE	593 LF	14/L5.2A

GATE SCHEDULE L1.3

CODE	DESCRIPTION	DETAIL
G-102	CUSTOM SERIVCE YARD SCREENING GATE DESIGN TO BE COORDINATED WITH ARCHITECT	

LANDSCAPE SCHEDULE L1.3

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	L-101	SOD - BERMUDA BLEND ADD ALT: BERMUDA SEE L4 SERIES LANDSCAPE PLANS	5,412 SF	
	L-102	TYPICAL LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	5,190 SF	
	L-103	RAISED LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	6,096 SF	

PAVING SCHEDULE L1.3

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	P-101	4" THICK MIN. SCORED CONCRETE - ON GRADE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH	11,485 SF	4/L5.2A
	P-102	4" THICK MIN. SCORED CONCRETE - ON STRUCTURE CLASS A (3,000 PSI, 6% AIR) CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT OVER 4" THICK COMPACTED STONE BASE BROOM FINISH	4,986 SF	5/L5.2A
	P-104	PINE HALL BRICK - ON STRUCTURE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RUNNING BOND	3,179 SF	7/L5.2A
	P-105	PINE HALL BRICK - ON STRUCTURE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: RADIAL RUNNING BOND	2,832 SF	9/L5.2A
	P-106	PINE HALL BRICK - ON GRADE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: HERRINGBONE	355 SF	6/L5.2A
	P-108	STABILIZED DECOMPOSED GRANITE KAFKA STABILIZED PATHWAY MIX W/ ORGANIC LOCK SUPPLIER: KAFKA GRANITE COLOR: SUGAR AND SPICE ADD ALT: ENDICOTT PATHWAY AGGREGATE WITH ORGANIC LOCK SUPPLIER: ALLEY-CASSETTY COLOR: BUTTERNUT	3,144 SF	12/L5.2A
	P-109	VEHICULAR RATED CROSSWALK STAMPED AND COLORED ASPHALT HERRIGBONE BRICK PATTERN WITH SOLDIER COURSE BORDER REFER TO CIVIL PLANS FOR INSTALL METHODS	192 SF	6/L5.2C
	P-111	VEHICULAR RATED CONCRETE REFER TO CIVIL PLANS FOR INSTALL METHODS	48 SF	5/L5.2C
	P-112	VEHICULAR RATED PERMEABLE PAVER REFER TO CIVIL PLANS FOR INSTALL METHODS	1,049 SF	4/L5.2C

PAVING BAND SCHEDULE L1.3

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	PB-101	BRICK SOLDIER COURSE BORDER ON GRADE PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: SOLDIER COURSE	228 LF	8/L5.2A
	PB-102	BRICK SOLDIER COURSE BORDER ON STRUCTURE PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: SOLDIER COURSE	1,335 LF	9/L5.2A
	PB-103	BRICK DOUBLE SOLDIER COURSE BORDER PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: DOUBLE SOLDIER COURSE	197 LF	10/L5.2A
	PB-104	VEHICULAR RATED PERMEABLE PAVER BORDER REFER TO CIVIL PLANS FOR INSTALL METHODS	592 LF	4/L5.2C

SITE SCHEDULE L1.3

SYMBOL	CODE	DESCRIPTION	DETAIL
★	S-101	PUBLIC ART	
	S-102	CENTRAL FOUNTAIN FOR DESIGN INTENT ONLY, TO BE COORDINATED WITH FOUNTAIN DESIGNER	2/L5.5A
	S-103	GARDEN WALL FOUNTAIN	3/L5.5A
	S-105	CURVED TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL	1/L5.4A
	S-106	WALL TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL	8/L5.4A
	S-107	SWING BENCH TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL	4/L5.4A
	S-108	GARDEN PATHWAY TRELLIS CONSTRUCTION AND FOOTINGS TO BE COORDINATED WITH STRUCTURAL	6/L5.4A
✱	S-114	TIME CAPSULE - TO BE PROVIDED BY CLIENT	
	S-115	WALL MOUNTED TIME CAPSULE MARKER PLAQUE	

WALLS AND COLUMNS SCHEDULE L1.3

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	W-101	MASONRY RAISED PLANTER PINE HALL BRICK	1,572 LF	2/L5.3A
	W-103	SCREEN WALL - SEE ARCHITECTURE PLANS	151 LF	

STORM SCHEDULE L1.3

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	ST-101	9" X 9" ZURN Z611 AREA DRAIN CAST IRON	7	
	ST-102	4" WIDE DURATRENCH PREFABRICATED TRENCH DRAIN WITH DECORATIVE CAST IRON GRATE	89 LF	
	ST-103	4" WIDE DURATRENCH PREFABRICATED RADIAL TRENCH DRAIN WITH DECORATIVE CAST IRON GRATE	197 LF	
	ST-104	6" MULTI-FLOW UNDERDRAIN PIPING ENCASED IN CLEAN COURSE RIVER SAND	732 LF	

HARDSCAPE KEY

- WATER FEATURE
- SIDEWALK CONCRETE (REFER TO CIVIL PLANS)
- EXISTING CONCRETE TO REMAIN
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- EXTENTS OF CHURCH STREET IMPROVEMENTS PROJECT
- MATCHLINE
- PROPERTY LINE
- EXPANSION JOINT, TYP (REFER TO DETAIL L5.2A/1)
- SAW CUT JOINT, TYP (REFER TO DETAIL L5.2A/3)

NORTH

SCALE: 1"=10'

0 10 20 30 feet

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LICENSED
TENNESSEE NO. 1140
LANDSCAPE ARCHITECT
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL — 03/06/2025

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PROJ MGR KG
COUNTY Williamson

CITY OF FRANKLIN
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109 3rd Avenue South
Franklin, TN 37064

ENLARGED MATERIAL & LAYOUT PLAN

SHEET L1.3

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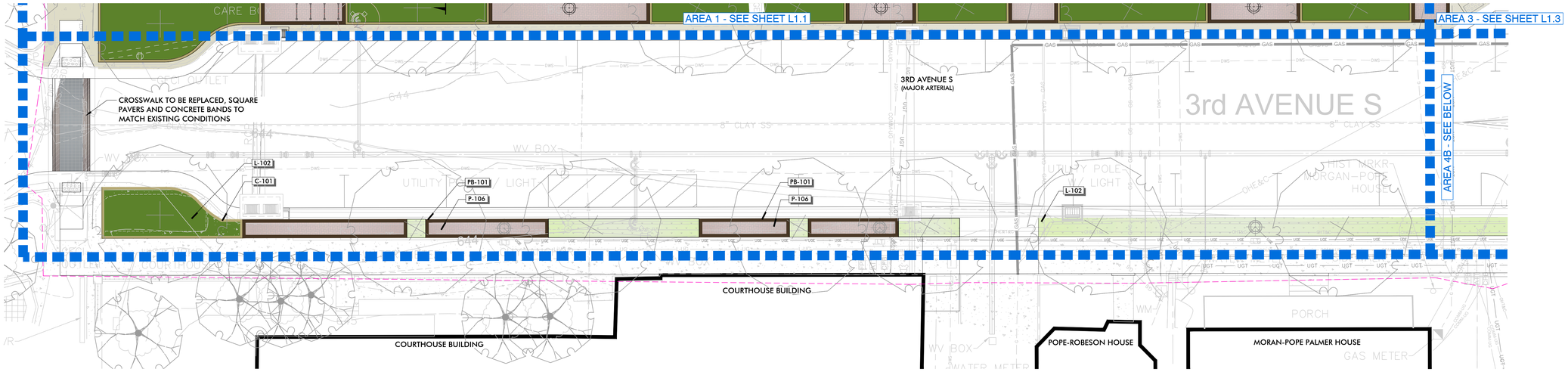
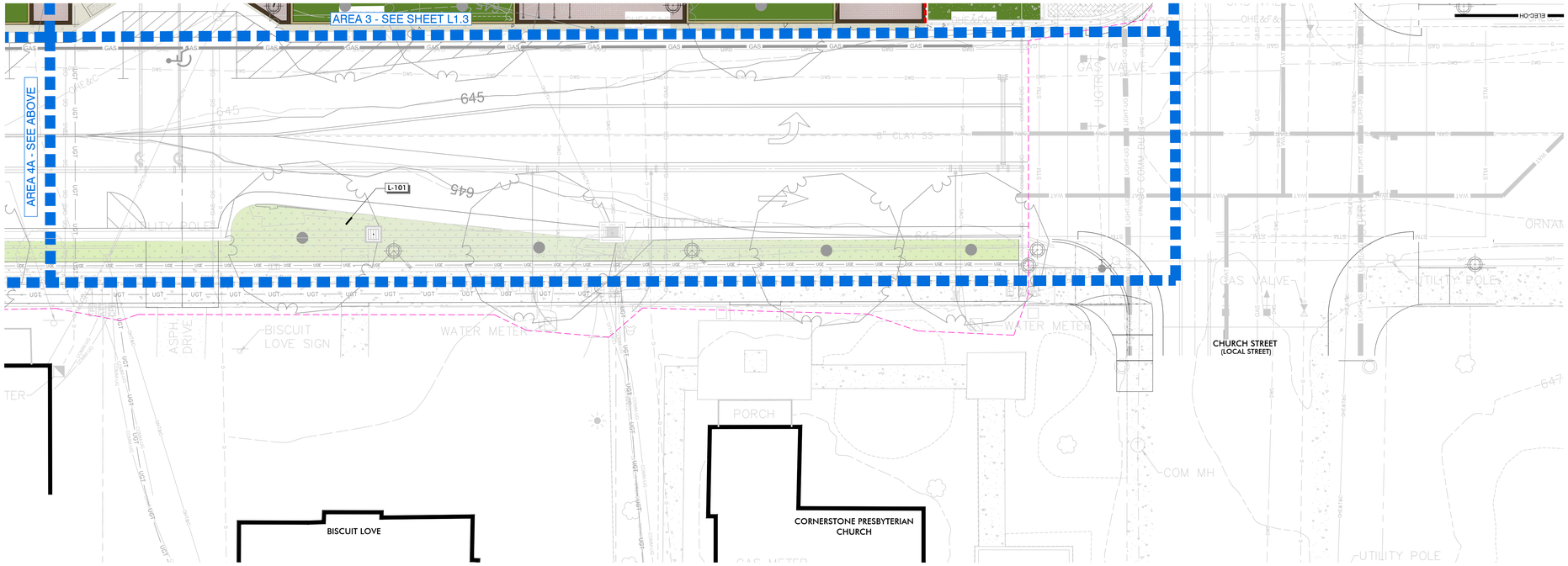
AREA 4A - 3RD STREET



AREA 4B - 3RD STREET



CURB SCHEDULE L1.4

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	C-101	6" HT. GRANITE CURB - ON GRADE ADD ALT: 6" HT. CONCRETE CURB	76 LF	13/L5.2A

LANDSCAPE SCHEDULE L1.4

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	L-101	SOD - BERMUDA BLEND ADD ALT: BERMUDA SEE L4 SERIES LANDSCAPE PLANS	1,576 SF	
	L-102	TYPICAL LANDSCAPE AREA - SEE L4 SERIES LANDSCAPE PLANS	232 SF	

PAVING SCHEDULE L1.4

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	P-106	PINE HALL BRICK - ON GRADE BROOKSTONE M/F MODULAR PAVERS OR APPROVED EQUAL PATTERN: HERRINGBONE	254 SF	6/L5.2A
	P-110	VEHICULAR RATED CROSSWALK SQUARE PAVERS TO MATCH EXISTING REFER TO CIVIL PLANS FOR INSTALL METHODS	100 SF	5/L5.2C
	P-111	VEHICULAR RATED CONCRETE REFER TO CIVIL PLANS FOR INSTALL METHODS	61 SF	5/L5.2C

PAVING BAND SCHEDULE L1.4

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	PB-101	BRICK SOLDIER COURSE BORDER ON GRADE PINE HALL BRICK BROOKSTONE M/F MODULAR PAVERS PATTERN: SOLDIER COURSE	223 LF	8/L5.2A

HARDSCAPE KEY

- WATER FEATURE
- SIDEWALK CONCRETE (REFER TO CIVIL PLANS)
- EXISTING CONCRETE TO REMAIN
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- EXTENTS OF CHURCH STREET IMPROVEMENTS PROJECT
- MATCHLINE
- PROPERTY LINE
- EXPANSION JOINT, TYP (REFER TO DETAIL L5.2A/1)
- SAW CUT JOINT, TYP (REFER TO DETAIL L5.2A/3)

NORTH

0 10 20 30 feet

SCALE: 1"=10'

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03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
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CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

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7/29/2024 10:09:29 AM

PROPERTY LINE

EXISTING PUBLIC PARKING GARAGE

LOD, REFER TO CIVIL SHEETS

PROPOSED GENERATOR
PROPOSED TRANSFORMER

PROPOSED TRANSFORMER

TIE IN TO EXISTING SIDEWALK

UNDERGROUND CISTERN, REFER TO CIVIL ENGINEER AND STRUCTURAL ENGINEER PLANS

DUMPSTER ENCLOSURE, REFER TO ARCHITECTURE PLANS

EXISTING TRANSFORMER

PROPOSED ART INSTALLATION LOCATION

PARKING DECK EXTENTS

SCREEN WALL, (REFER TO ARCHITECTURE PLANS)

GARAGE STAIR EGRESS

EXTENTS OF CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT

CHURCH STREET (MINOR COLLECTOR)

EXISTING 231 BUILDING

AREA 1
SEE SHEET L4.1A

AREA 3
SEE SHEET L4.3A

SERVICE YARD

EXISTING SIDEWALK TO REMAIN

EXTENTS OF CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT

PROPERTY LINE

FRANKLIN CITY HALL

CATWALK ABOVE

AREA 2
SEE SHEET L4.2A

PLANTER, TYP

FLAG POLE, TYP

BIKE RACKS, TYP

PROPERTY LINE

3RD AVENUE S
(MAJOR ARTERIAL)

EXTENTS OF CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT

COURTHOUSE BUILDING

COURTHOUSE BUILDING

POPE-ROBESON HOUSE

MORAN-POPE PALMER HOUSE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES
TREES									
	CBF	13	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	B & B	3" CAL.	12' HT.	SEE PLAN	SPECIMEN, FULL, MIN. 4' CLEAR TRUNK
	ZSG	9	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	B & B	3" CAL.	14' HT.	SEE PLAN	SPECIMEN, FULL
CANOPY TREES									
	ARM	11	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
	GBF	5	GINGGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGO	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
	NSW	9	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
	QUS	16	QUERCUS SHUMARDII	SHUMARD OAK	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
	ULPL	14	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	3" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN
EVERGREEN TREES									
	INS	5	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	B & B	1.5" CAL.	8' HT.	SEE PLAN	SPECIMEN, FTG
	JCS	18	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B	1.5" CAL.	8' HT.	SEE PLAN	FTG
	TOE	8	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	B & B	1.5" CAL.	8' HT.	SEE PLAN	SPECIMEN, FTG
ORNAMENTAL TREES									
	AGP	7	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	B & B	1.5" CAL.	8' HT.	SEE PLAN	ST, SPECIMEN
	CEC	3	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL.	8' HT.	SEE PLAN	ST, SPECIMEN
	COF	5	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	B & B	1.5" CAL.	7' HT.	SEE PLAN	SPECIMEN
	MAV	9	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B & B		8' HT.	SEE PLAN	MT (3 STEMS), SPECIMEN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./B&B	HEIGHT	SPREAD	SPACING	NOTES
SHRUBS									
	ABR	12	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	CONT.	14" HT.	14" SPR.	48" O.C.	FULL
	CRA	78	CAREX RADATA	EASTERN STAR SEDGE	1 GAL.			18" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	FAS	5	FAGUS SYLVATICA HEDGE FORM	HEDGE FORM EUROPEAN BEECH	B & B	48" HT.	24" SPR.	SEE PLAN	FULL
	PMM	12	POTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY POTHERGILLA	CONT.	18" HT.	18" SPR.	SEE PLAN	FULL
	HAA	51	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	CONT.	18" HT.	18" SPR.	48" O.C.	FULL
	HPB	154	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	CONT.	18" HT.	18" SPR.	36" O.C.	FULL
	HQR	6	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGEA	CONT.	18" HT.	18" SPR.	48" O.C.	FULL
	PLB	9	PAEONIA LACTIFLORA 'SARAH BERNHARDT'	SARAH BERNHARDT CHINESE PEONY	CONT.	12" HT.	12" SPR.	24" O.C.	FULL
	POT	88	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	CONT.	12" HT.	12" SPR.	48" O.C.	FULL
	ROW	218	ROSA X 'RADCONRIKE'	WHITE FLOWER CARPET ROSE	CONT.	12" HT.	12" SPR.	36" O.C.	FULL
	SBN	56	SPIRAEA X BUMALDA 'NEON FLASH'	NEON FLASH SPIREA	CONT.	20" HT.	20" SPR.	36" O.C.	FULL
EVERGREEN SHRUBS									
	BML	536	BUXUS MICROPHYLLA 'LITTLE MISSY'	LITTLE MISSY BOXWOOD	CONT.	12" HT.	12" SPR.	18" O.C.	FTG
	BSW	32	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN KOREAN BOXWOOD	CONT.	18" HT.	18" SPR.	36" O.C.	FTG
	BGG	14	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	CONT.	18" HT.	18" SPR.	42" O.C.	FTG
	BGM	13	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	CONT.	30" HT.	30" SPR.	SEE PLAN	FTG
	CHP	90	CEPHALOTAXUS HARRINGTONIA PRODTRATA	PRODTRATE PLUM YEW	CONT.	14" HT.	14" SPR.	48" O.C.	FULL
	ICB	50	ILEX CORNUTA 'NANA'	DWARF BURFORD HOLLY	CONT.	24" HT.	24" SPR.	36" O.C.	FULL
	IME	29	ILEX X MESERVEAE 'CHINA GIRL' TM	CHINA GIRL HOLLY	CONT.	18" HT.	18" SPR.	42" O.C.	FULL
	PLS	39	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP ENGLISH LAUREL	B & B	18" HT.	24" SPR.	SEE PLAN	FULL
	RHC	9	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	CONT.	18" HT.	18" SPR.	SEE PLAN	FULL
	TMH	36	TAXUS X MEDIA 'HICKSII'	HICKS YEW	B & B	30" HT.	18" SPR.	36" O.C.	FTG
	VIP	10	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	CONT.	48" HT.	36" SPR.	SEE PLAN	FTG
GROUNDCOVER									
	HYP	506	HYPERICUM CALYCINUM 'SRGGADOON'	CREEPING ST. JOHN'S WORT	1 GAL.			18" O.C.	FULL, 2ND YEAR GROWTH
ORNAMENTAL GRASSES									
	CDE	521	CAREX OSHIMENSIS 'EVERO'	EVERCOLORS EVERO JAPANESE SEDGE	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH
	PVS	80	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH
VINES									
	CAR	13	CAMPSIS RADICANS	TRUMPET CREEPER	1 GAL.			SEE PLAN	FULL, WELL BRANCHED, MATCHED
	CPA	13	CLEMATIS PANICULATA	SWEET AUTUMN CLEMATIS	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	CAP	13	CLEMATIS X 'PAUL FARGES'	SUMMER SNOW CLEMATIS	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	GAU	73	GAURA LINDHEIMERI 'SPARKLE WHITE'	SPARKLE WHITE GAURA	1 GAL.			24" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	GES	40	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	GER	371	GERANIUM X 'GERRAY'	ROZANNE GERANIUM	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY
	LSB	24	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY SHASTA DAISY	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH
	POA	141	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL.			18" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY
	RUH	51	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY
	SMN	138	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	SSC	14	STACHYS BYZANTINA 'SILVER CARPET'	SILVER CARPET LAMB'S EARS	1 GAL.			18" O.C.	FULL PLANTS, 2ND YEAR GROWTH
BARE AREAS									
	ANU	50	ANNUALS X	ANNUALS	FLAT			9" O.C.	COORDINATE WITH OWNER
	PNX	594	PERENNIAL PLANT MIX		CONT.				SEE SCHEDULE BELOW
	VIC	778	VINCA MINOR	COMMON PERIWINKLE	1 GAL.			18" O.C.	FULL PLANTS, 2ND YEAR GROWTH

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING	NOTES
GROUNDCOVERS									
	BDG	5,912 SF	CYNODON DACTYLON X TRANSVAALENSIS	BERMUDAGRASS BLEND ADD ALT BERMUDA	SOD				

PERENNIAL PLANT MIX SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	ROOT	SPACING	NOTES
46	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	24"	FULL
68	ECHINACEA PURPUREA 'PAST02917'	POWWOW WILD BERRY ECHINACEA	CONT.	18"	FULL
38	ECHINACEA TENNESSEENSIS	TENNESSEE PURPLE CONEFLOWER	CONT.	24"	FULL
68	VERONICA SPICATA 'SUNNY BORDER BLUE'	VERONICA 'SUNNY BORDER BLUE'	CONT.	18"	FULL
46	SALVIA X NEMOROSA 'SALYRICLU' PPAF2 319	LYRICAL BLUE MEADOW SAGE	CONT.	24"	FULL
57	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	CONT.	18"	FULL
38	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	WHIRLING BUTTERFLIES	CONT.	24"	FULL
68	SEDUM SPECTABILE	AUTUMN FIRE SEDUM	CONT.	18"	FULL

LANDSCAPE REQUIREMENTS (ACI)

LSR: 0 AC (0% OF SITE) LSA PROVIDED: 0.59 AC (18% OF SITE)	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
SPECIMEN TREES ≥24" (SEE TREE INVENTORY)	4	-	4	106
5"-23" CALIPER CANOPY TREES (SEE TREE INVENTORY)	12	-	12	95
4" CALIPER CANOPY TREES	-	-	-	-
3" CALIPER CANOPY TREES	-	-	-	-
2" CALIPER CANOPY TREES	-	62	64	128
AGGREGATE CANOPY CALIPER INCHES PROVIDED				329
AGGREGATE CANOPY CALIPER INCHES REQUIRED				N/A
3" CALIPER UNDERSTORY TREES	-	-	-	-
2" CALIPER UNDERSTORY TREES	-	-	-	-
1.5" CALIPER UNDERSTORY TREES	-	18	18	27.00
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED				27.0
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED				N/A

MIN. 18" HEIGHT SHRUBS PROVIDED	-
MIN. 30" HEIGHT SHRUBS PROVIDED	-
TOTAL SHRUBS PROVIDED	-
TOTAL SHRUBS REQUIRED	N/A

SPECIMEN TREE REPLACEMENT CHART

SPECIMEN TREE REMOVAL			SPECIMEN TREE REPLACEMENT (REFER TO L4 SERIES FOR REPLACEMENT TREE LOCATIONS)		
	QUANTITY REMOVED	CALIPER INCH CONVERSION		QUANTITY PROVIDED	CALIPER INCH CONVERSION
30 " CALIPER CANOPY TREES:	1	30	2" CALIPER TREES	30	60
TOTAL CALIPER INCHES OF SPECIMEN TREES REMOVED :					30
TOTAL CALIPER INCHES OF REPLACEMENT TREES PROVIDED:					60
CALIPER INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED (2:1 RATIO):					60
REPLACEMENT CALIPER INCH SURPLUS/SHORTAGE:					0

KEY

- TREE PROTECTION FENCING (REFER TO DETAIL 1/L4.2)
- OPEN SPACE EXTENTS
- MATCHLINE
- PROPERTY LINE
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- R SPECIMEN TREE REPLACEMENT

MINIMUM OPEN SPACE REQUIREMENTS FOR DOWNTOWN DISTRICT

SITE DEVELOPABLE ACREAGE: 3.24 AC 141,157 SF			
TOTAL OPEN SPACE REQUIRED: 5% OF 3.24 AC = 0.16 AC			
FCH FORMAL OPEN SPACE			
KEY	TYPE	AREA OF OPEN SPACES SF	REQUIRED PAVED AREA
F-1	PLAZA	35,973	50% - 80%
TOTAL OPEN SPACE PROVIDED		35,973 SF 0.83 AC 25.48 %	57.80%

LANDSCAPE DATA

TOTAL SITE ACREAGE:	4.27 AC (186, 027 SF)
LIMIT OF DISTURBANCE AREA ACREAGE (WITHIN PARCEL):	3.24 AC (141,157 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	DD - DOWNTOWN DISTRICT CFO - CENTRAL FRANKLIN OVERLAY DISTRICT HPO - HISTORIC PRESERVATION OVERLAY DISTRICT
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	N/A
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	0.18 (0.59 AC)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	8.3% (0.27 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	N/A
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	14.8% (0.04 AC)
NUMBER AND CALIPER INCHES OF SPECIMEN TREES REMOVED:	1; 30"

FCH OPEN SPACE REQUIREMENTS

OS F-1 | PLAZA- 7,058 SF		REQUIRED	PROPOSED
LANDSCAPE	CANOPY TREES	3	37
	UNDERSTORY TREES	6	6
HARDSCAPE	CONCRETE, BRICK, PAVERS, CRUSHED STONE, OR OTHER COMPARABLE MATERIAL COVERAGE	50% - 80%	57.8%
FEATURES (FOUR OF THE FEATURES ARE REQUIRED)	SEATING ELEMENTS	-	√
	SPECIALIZED OR DECORATIVE HARDSCAPE	-	√
	PEDESTRIAN-SCALE LIGHTING BEYOND THAT REQUIRED TO ILLUMINATE PUBLIC RIGHT-OF WAY	-	√
	ARCADES, CANOPIES, AWNINGS, OR OVERHANGS TO SHIELD PEDESTRIANS	-	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-	√
	FOUNTAINS, SCULPTURES, OR ART	-	√
NOTE	STORMWATER MANAGEMENT FEATURES SHALL NOT BE COUNTED AS OPEN SPACE		

GENERAL NOTES:

1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
2. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS, BUILDINGS WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
3. ALL PLANTINGS ADJACENT TO PARKING SHALL ALLOW FOR A 2'-6" CLEARING FOR BUMPER OVERHANG AT FACE OF CURB.
4. LANDSCAPE CONTRACTOR SHALL COORDINATE LANDSCAPE WITH UTILITIES ON SITE.
5. TREES SHALL NOT BE PLANTED WITHIN 45' OF ANY SIGNAGE, INCLUDING BUT NOT LIMITED TO STOP SIGNS.
6. ALL DISTURBED AREAS SHALL BE PLANTED WITH SEED/STRAW, UNLESS OTHERWISE NOTED, PRIOR TO COMPLETION OF THE PROJECT.
7. PLANTERS/POTS SHALL BE PLANTED WITH ANNUALS AND PERENNIALS UNLESS OTHERWISE NOTED ON THE PLANS. ALL PLANTERS SHALL BE IRRIGATED AND COORDINATED WITH HARDSCAPE CONTRACTOR.
8. IRRIGATION TO BE DESIGN/BUILD AND COORDINATED WITH GENERAL CONTRACTOR AND PHASING PLAN. LANDSCAPE ARCHITECT TO REVIEW FOR APPROVAL PRIOR TO INSTALLATION.
9. ALL TREES NOT ON THE PLANS, ESPECIALLY THOSE CONSIDERED SPECIMEN TREES, ARE TO REMAIN AS NOTED AND COORDINATED WITH THE LIMITS OF DISTURBANCE IN THE FIELD. CONTRACTOR TO REVIEW TREE PROTECTION FENCING IN FIELD AND COORDINATE WITH LANDSCAPE ARCHITECT. IF TREES ARE TO BE REMOVED THAT ARE NOT INCLUDED ON THE APPROVED SITE PLANS THAN THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL IMMEDIATELY.

NORTH

0 20 40 60 feet

SCALE: 1"=20'

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STUDIOEIGHTDESIGN

RVD
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogin.com

KATE S. LAUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025

REVISIONS:

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068.20-3010	KG	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

OVERALL LANDSCAPE PLAN

SHEET L4.0A

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NOTE:
L4.0B SHEET SHOWN FOR DESIGN INTENT ONLY OF STREETSCAPE ALONG FUTURE CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT.

SHRUB AND GROUNDCOVER PLANTS WITHIN CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT BOUNDARY AREA SHOULD NOT BE QUANTIFIED OR INCLUDED IN CURRENT PROJECT PHASE.

PROPERTY LINE
EXISTING PUBLIC PARKING GARAGE
LOD, REFER TO CIVIL SHEETS
PROPOSED TRANSFORMER
TIE IN TO EXISTING SIDEWALK
UNDERGROUND CISTERN, REFER TO CIVIL ENGINEER AND STRUCTURAL ENGINEER PLANS
PROPOSED GENERATOR
PROPOSED TRANSFORMER
DUMPSTER ENCLOSURE, REFER TO ARCHITECTURE PLANS
EXTENTS OF CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT
EXISTING TRANSFORMER
PROPOSED ART INSTALLATION LOCATION
PARKING DECK EXTENTS
GARAGE STAIR EGRESS
SCREEN WALL, (REFER TO ARCHITECTURE PLANS)
CHURCH STREET (MINOR COLLECTOR)
EXISTING 231 BUILDING
AREA 1 SEE SHEET L4.1A
SERVICE YARD
AREA 3 SEE SHEET L4.3A
EXTENTS OF CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT
PROPERTY LINE
FRANKLIN CITY HALL
CATWALK ABOVE
AREA 2 SEE SHEET L4.2A
PLANTER, TYP
FLAG POLE, TYP
PROPERTY LINE
BIKE RACKS, TYP
3RD AVENUE S (MAJOR ARTERIAL)
EXTENTS OF CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT
COURTHOUSE BUILDING
COURTHOUSE BUILDING
POPE-ROBESON HOUSE
MORAN-POPE PALMER HOUSE

LANDSCAPE REQUIREMENTS (ACI)

LSR: 0 AC (0% OF SITE)
LSA PROVIDED: 0.59 AC (18% OF SITE)

	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
SPECIMEN TREES ≥24" (SEE TREE INVENTORY)	4	-	4	106
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3" CALIPER CANOPY TREES	-	-	-	-
2" CALIPER CANOPY TREES	-	62	64	128
AGGREGATE CANOPY CALIPER INCHES PROVIDED				329
AGGREGATE CANOPY CALIPER INCHES REQUIRED				N/A
3" CALIPER UNDERSTORY TREES	-	-	-	-
2" CALIPER UNDERSTORY TREES	-	-	-	-
1.5" CALIPER UNDERSTORY TREES	-	18	18	27.00
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED				27.0
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED				N/A
MIN. 18" HEIGHT SHRUBS PROVIDED				-
MIN. 30" HEIGHT SHRUBS PROVIDED				-
TOTAL SHRUBS PROVIDED				-
TOTAL SHRUBS REQUIRED				N/A

GENERAL NOTES:

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SPECIMEN TREE REPLACEMENT CHART

SPECIMEN TREE REMOVAL			SPECIMEN TREE REPLACEMENT (REFER TO L4 SERIES FOR REPLACEMENT TREE LOCATIONS)		
	QUANTITY REMOVED	CALIPER INCH CONVERSION		QUANTITY PROVIDED	CALIPER INCH CONVERSION
30 " CALIPER CANOPY TREES:	1	30	2" CALIPER TREES	30	60
TOTAL CALIPER INCHES OF SPECIMEN TREES REMOVED :		30			
TOTAL CALIPER INCHES OF REPLACEMENT TREES PROVIDED:		60			
CALIPER INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED (2:1 RATIO):		60			
REPLACEMENT CALIPER INCH SURPLUS/SHORTAGE:		0			

KEY
- TREE PROTECTION FENCING (REFER TO DETAIL 1/L4.2)
- OPEN SPACE EXTENTS
- MATCHLINE
- PROPERTY LINE
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- R SPECIMEN TREE REPLACEMENT

MINIMUM OPEN SPACE REQUIREMENTS FOR DOWNTOWN DISTRICT

SITE DEVELOPABLE ACREAGE: 3.24 AC 141,157 SF

TOTAL OPEN SPACE REQUIRED: 5% OF 3.24 AC = 0.16 AC

FCH FORMAL OPEN SPACE

KEY	TYPE	AREA OF OPEN SPACES SF	REQUIRED PAVED AREA
F-1	PLAZA	35,973	50% - 80%
TOTAL OPEN SPACE PROVIDED		35,973 SF 0.83 AC 25.48 %	57.50%

LANDSCAPE DATA

TOTAL SITE ACREAGE:	4.27 AC (186, 027 SF)
LIMIT OF DISTURBANCE AREA ACREAGE (WITHIN PARCEL):	3.24 AC (141,157 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	DD - DOWNTOWN DISTRICT CFO - CENTRAL FRANKLIN OVERLAY DISTRICT HPO - HISTORIC PRESERVATION OVERLAY DISTRICT
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	N/A
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	0.18 (0.59 AC)
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PERCENT AND ACREAGE TREE CANOPY REQUIRED:	N/A
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	14.8% (0.04 AC)
NUMBER AND CALIPER INCHES OF SPECIMEN TREES REMOVED:	1; 30"

FCH OPEN SPACE REQUIREMENTS

OS F-1 | PLAZA- 7,058 SF

		REQUIRED	PROPOSED
LANDSCAPE	CANOPY TREES	3	37
	UNDERSTORY TREES	6	6
HARDSCAPE	CONCRETE, BRICK, PAVERS, CRUSHED STONE, OR OTHER COMPARABLE MATERIAL COVERAGE	50% - 80%	57.8%
FEATURES (FOUR OF THE FEATURES ARE REQUIRED)	SEATING ELEMENTS	-	√
	SPECIALIZED OR DECORATIVE HARDSCAPE	-	√
	PEDESTRIAN-SCALE LIGHTING BEYOND THAT REQUIRED TO ILLUMINATE PUBLIC RIGHT-OF WAY	-	√
	ARCADES, CANOPIES, AWNINGS, OR OVERHANGS TO SHIELD PEDESTRIANS	-	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-	√
	FOUNTAINS, SCULPTURES, OR ART	-	√
NOTE	STORMWATER MANAGEMENT FEATURES SHALL NOT BE COUNTED AS OPEN SPACE		

NORTH
0 20 40 60 feet
SCALE: 1"=20'

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5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogin.com

KATE SUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025
PROJ.NUMBER 1068-20-0010
PROJ. MGR. KG
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

OVERALL LANDSCAPE PLAN

SHEET L4.0B

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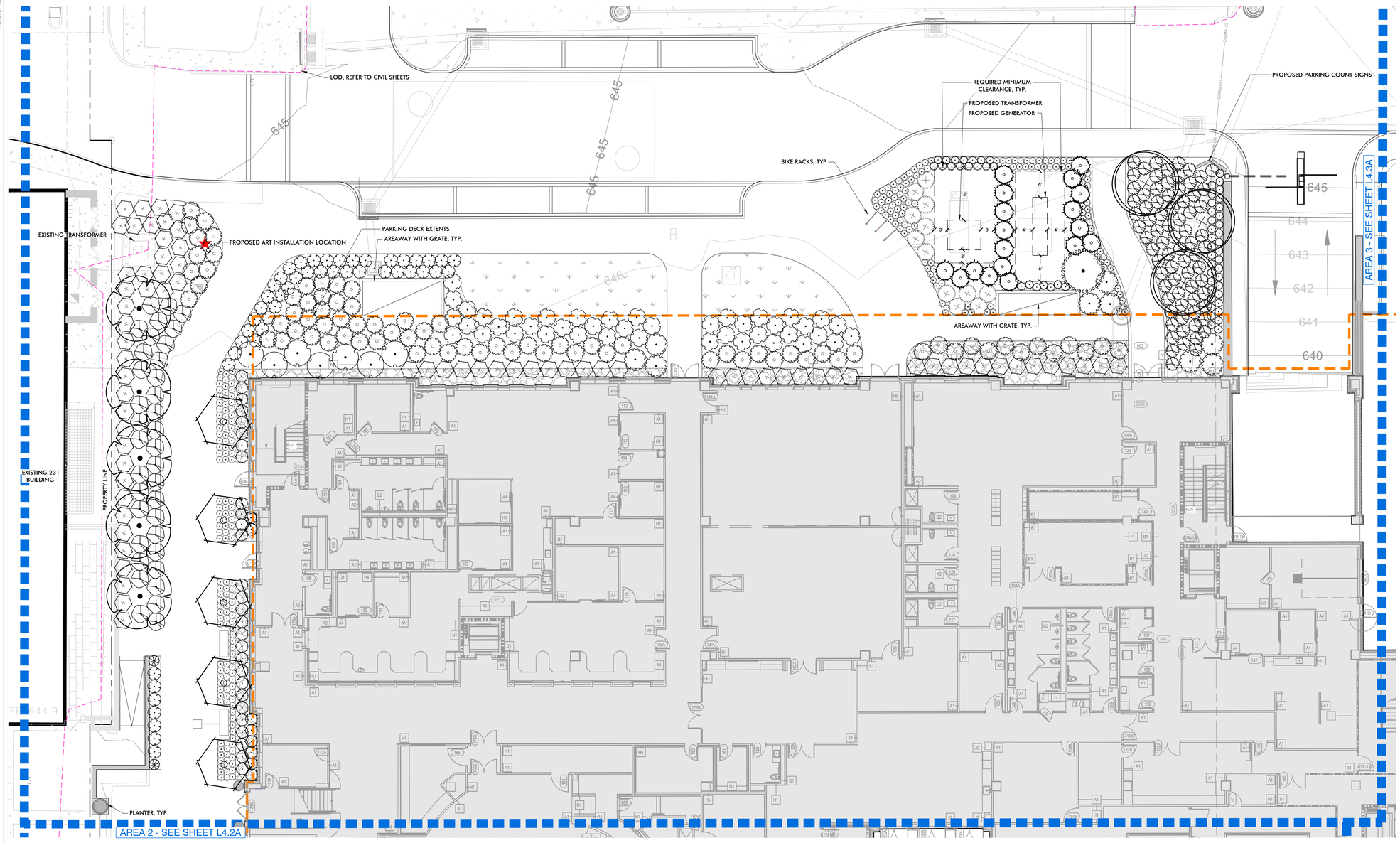

PLANT SCHEDULE L1.1									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES
EVERGREEN TREES									
	INS	1	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	B & B	1.5" CAL.	8' HT.	SEE PLAN	SPECIMEN, FTG
	JCS	18	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B	1.5" CAL.	8' HT.	SEE PLAN	FTG
UNDERSTORY TREES									
	CEC	3	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL.	8' HT.	SEE PLAN	ST, SPECIMEN
	COP	5	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	B & B	1.5" CAL.	7' HT.	SEE PLAN	SPECIMEN
	MAV	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B & B		8' HT.	SEE PLAN	MT (3 STEMS), SPECIMEN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./B&B	HEIGHT	SPREAD	SPACING	NOTES
SHRUBS									
	ABR	12	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	CONT.	14" HT.	14" SPR.	48" O.C.	FULL
	FMM	9	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	CONT.	18" HT.	18" SPR.	SEE PLAN	FULL
	HAA	78	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	CONT.	18" HT.	18" SPR.	48" O.C.	FULL
	POT	44	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	CONT.	12" HT.	12" SPR.	48" O.C.	FULL
	ROW	75	ROSA X 'NOASCHNEE'	WHITE FLOWER CARPET ROSE	CONT.	12" HT.	12" SPR.	36" O.C.	FULL
	SBN	47	SPIRAEA X BUMALDA 'NEON FLASH'	NEON FLASH SPIREA	CONT.	20" HT	20" SPR	36" O.C.	FULL
EVERGREEN SHRUBS									
	BGM	2	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	CONT.	30" HT.	30" SPR.	SEE PLAN	FTG
	CHP	36	CEPHALOTAXUS HARRINGTONIA PROSTRATA	PROSTRATE PLUM YEW	CONT.	14" HT.	14" SPR.	48" O.C.	FULL
	PLS	74	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP ENGLISH LAUREL	B & B	36" HT.	24" SPR.	SEE PLAN	FULL
	TMH	36	TAXUS X MEDIA 'HICKSII'	HICKS YEW	B & B	30" HT.	18" SPR.	36" O.C.	FTG
	VIP	7	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	CONT.	48" HT.	36" SPR.	SEE PLAN	FTG
ORNAMENTAL GRASSES									
	COE	115	CAREX OSHIMENSIS 'EVERDI'	EVERCOLOR® EVERDI JAPANESE SEDGE	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH
	PVS	58	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH
PERENNIALS									
	POA	141	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL.			18" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY
SHRUB AREAS									
	ANU	13	ANNUALS X	ANNUALS	FLAT			9" O.C.	COORDINATE WITH OWNER
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING	NOTES
GROUND COVERS									
	SOD	397 SF	CYNODON DACTYLON X TRANSVAALENSIS	BERMUDAGRASS BLEND ADD ALT BERMUDA	SOD				

GENERAL NOTES:

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4. LANDSCAPE CONTRACTOR SHALL COORDINATE LANDSCAPE WITH UTILITIES ON SITE.
5. TREES SHALL NOT BE PLANTED WITHIN 45' OF ANY SIGNAGE, INCLUDING BUT NOT LIMITED TO STOP SIGNS.
6. ALL DISTURBED AREAS SHALL BE PLANTED WITH SEED/STRAW, UNLESS OTHERWISE NOTED, PRIOR TO COMPLETION OF THE PROJECT.
7. PLANTERS/POTS SHALL BE PLANTED WITH ANNUALS AND PERENNIALS UNLESS OTHERWISE NOTED ON THE PLANS. ALL PLANTERS SHALL BE IRRIGATED AND COORDINATED WITH HARDSCAPE CONTRACTOR.
8. IRRIGATION TO BE DESIGN/BUILD AND COORDINATED WITH GENERAL CONTRACTOR AND PHASING PLAN. LANDSCAPE ARCHITECT TO REVIEW FOR APPROVAL PRIOR TO INSTALLATION.
9. ALL TREES NOTED ON THE PLANS, ESPECIALLY THOSE CONSIDERED SPECIMEN TREES, ARE TO REMAIN AS NOTED AND COORDINATED WITH THE LIMITS OF DISTURBANCE IN THE FIELD. CONTRACTOR TO REVIEW TREE PROTECTION FENCING IN FIELD AND COORDINATE WITH LANDSCAPE ARCHITECT. IF TREES ARE TO BE REMOVED THAT ARE NOT INCLUDED ON THE APPROVED SITE PLANS THAN THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL IMMEDIATELY.

KEY

- TREE PROTECTION FENCING (REFER TO DETAIL 1/L6.2)
- OPEN SPACE EXTENTS
- MATCHLINE
- PROPERTY LINE
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- R SPECIMEN TREE REPLACEMENT

NORTH

0 10 20 30 feet

SCALE: 1"=10'

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STUDIOEIGHTDESIGN

KVD
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.com

KATE RUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025
PROJ.NUMBER 1068-20-0010
PROJ. MGR KG
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

ENLARGED LANDSCAPE PLAN

SHEET L4.1A

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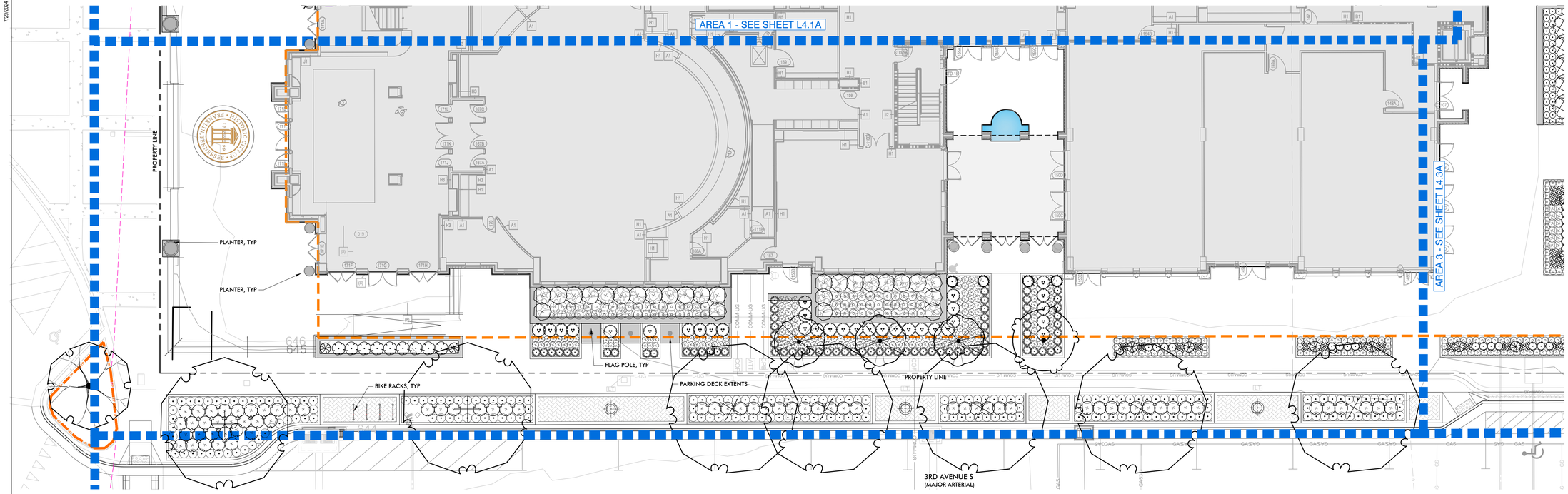

PLANT SCHEDULE L1.2

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES
CANOPY TREES									
	UAL	6	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	B & B	2" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
EVERGREEN TREES									
	TOE	4	THUJA OCCIDENTALIS `EMERALD`	EMERALD ARBORVITAE	B & B	1.5" CAL.	8` HT.	SEE PLAN	SPECIMEN, FTG
UNDERSTORY TREES									
	AGP	3	AMELANCHIER X GRANDIFLORA `PRINCESS DIANA`	PRINCESS DIANA SERVICEBERRY	B & B	1.5" CAL.	8` HT.	SEE PLAN	ST, SPECIMEN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/B&B	HEIGHT	SPREAD	SPACING	NOTES
SHRUBS									
	SBN	9	SPIRAEA X BUMALDA 'NEON FLASH'	NEON FLASH SPIREA	CONT.	20" HT	20" SPR	36" O.C.	FULL
EVERGREEN SHRUBS									
	BML	64	BUXUS MICROPHYLLA 'LITTLE MISSY'	LITTLE MISSY BOXWOOD	CONT.	12" HT	12" SPR	18" O.C.	FTG
	BSW	32	BUXUS SINICA VAR. INSULARIS `WINTERGREEN`	WINTERGREEN KOREAN BOXWOOD	CONT.	18" HT.	18" SPR.	36" O.C.	FTG
	BGM	6	BUXUS X `GREEN MOUNTAIN`	GREEN MOUNTAIN BOXWOOD	CONT.	30" HT.	30" SPR.	SEE PLAN	FTG
	ICB	64	ILEX CORNUTA `NANA`	DWARF BURFORD HOLLY	CONT.	24" HT.	24" SPR.	36" O.C.	FULL
	IME	26	ILEX X MESERVEAE `CHINA GIRL` TM	CHINA GIRL HOLLY	CONT.	18" HT.	18" SPR.	42" O.C.	FULL
GROUNDCOVER									
	HYP	181	HYPERICUM CALYCINUM 'BRIGGADOON'	CREEPING ST. JOHN'S WORT	1 GAL.			18" O.C.	FULL, 2ND YEAR GROWTH
ORNAMENTAL GRASSES									
	PVS	8	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH
PERENNIALS									
	GAU	73	GAURA LINDHEIMERI 'SPARKLE WHITE'	SPARKLE WHITE GAURA	3 GAL.			24" O.C.	FULL PLANTS, 2ND YEAR GROWTH
	GER	182	GERANIUM X 'GERWAT'	ROZANNE GERANIUM	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY
	RUH	71	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY
	SMN	40	SALVIA X SYLVESTRIS `MAY NIGHT`	MAY NIGHT SALVIA	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH
SHRUB AREAS									
	ANU	43	ANNUALS X	ANNUALS	FLAT			9" O.C.	COORDINATE WITH OWNER

GENERAL NOTES:

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2. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS, BUILDINGS WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
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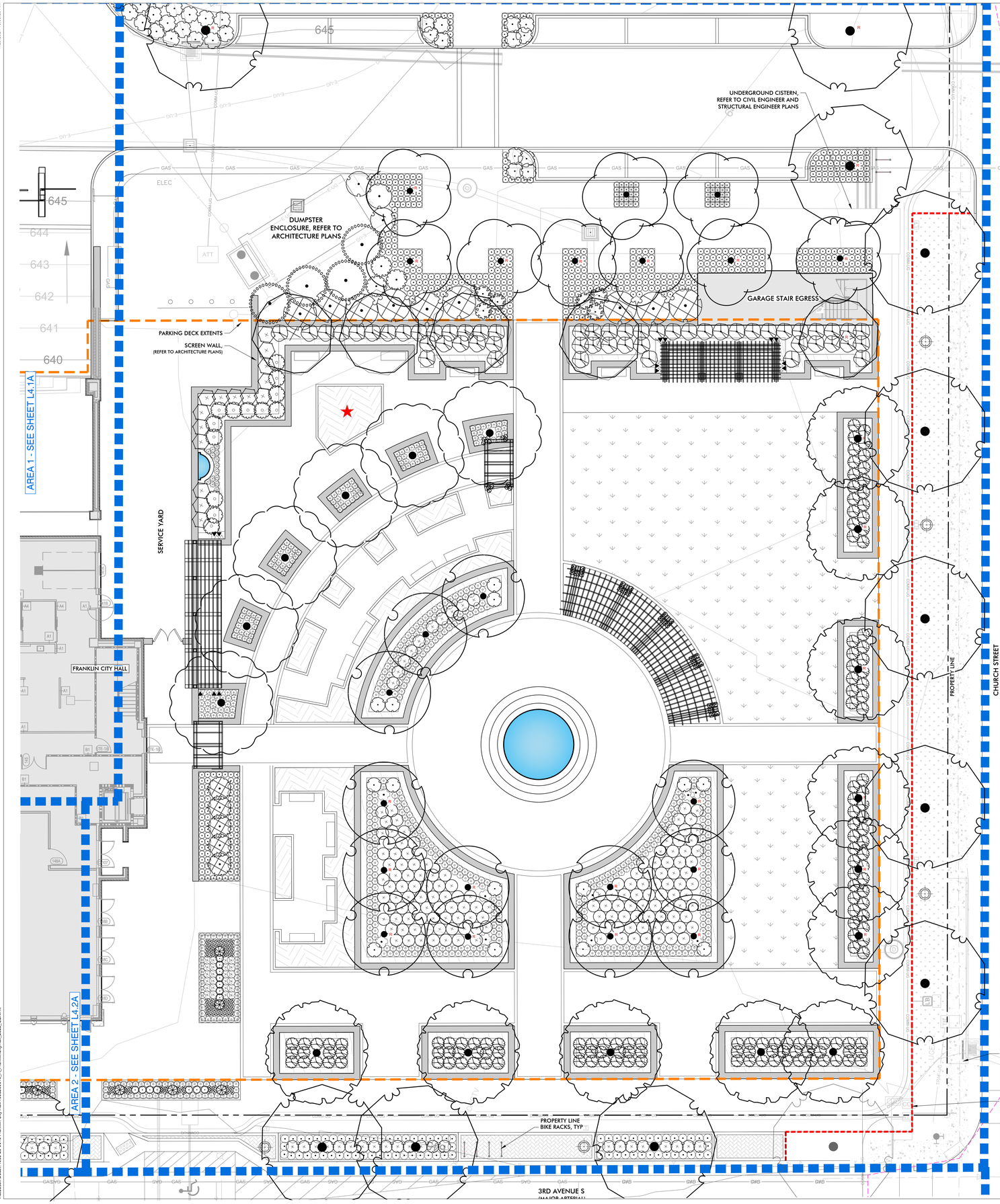

FCH OPEN SPACE REQUIREMENTS

OS F-1 | PLAZA- 7,058 SF		REQUIRED	PROPOSED
LANDSCAPE	CANOPY TREES	3	37
	UNDERSTORY TREES	6	6
HARDSCAPE	CONCRETE, BRICK, PAVERS, CRUSHED STONE, OR OTHER COMPARABLE MATERIAL COVERAGE	50% - 80%	57.8%
FEATURES (FOUR OF THE FEATURES ARE REQUIRED)	SEATING ELEMENTS	-	√
	SPECIALIZED OR DECORATIVE HARDSCAPE	-	√
	PEDESTRIAN-SCALE LIGHTING BEYOND THAT REQUIRED TO ILLUMINATE PUBLIC RIGHT-OF WAY	-	√
	ARCADES, CANOPIES, AWNINGS, OR OVERHANGS TO SHIELD PEDESTRIANS	-	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-	√
	FOUNTAINS, SCULPTURES, OR ART	-	√
NOTE	STORMWATER MANAGEMENT FEATURES SHALL NOT BE COUNTED AS OPEN SPACE		

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PLANT SCHEDULE L1.3

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES	
TREES										
	CBF	13	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	B & B	2" CAL.	12' HT.	SEE PLAN	SPECIMEN, FULL, MIN. 4' CLEAR TRUNK	
	ZSG	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	B & B	2" CAL.	14' HT.	SEE PLAN	SPECIMEN, FULL	
CANOPY TREES										
	ARM	11	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B & B	2" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN	
	GBP	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B & B	2" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN	
	NSW	9	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	B & B	2" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN	
	QUS	11	QUERCUS SHUMARDII	SHUMARD OAK	B & B	2" CAL.	12' HT.	SEE PLAN	ST, SPECIMEN	
EVERGREEN TREES										
	INS	4	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	B & B	1.5" CAL.	8' HT.	SEE PLAN	SPECIMEN, FTG	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/B&B	HEIGHT	SPREAD	SPACING	NOTES	SPACING
SHRUBS										
	CRA	78	CAREX RADIATA	EASTERN STAR SEDGE	1 GAL.			18" O.C.	FULL PLANTS, 2ND YEAR GROWTH	18" o.c.
	FAS	5	FAGUS SYLVATICA HEDGE FORM	HEDGE FORM EUROPEAN BEECH	B & B	48" HT.	24" SPR.	SEE PLAN	FULL	72" o.c.
	FMM	3	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	CONT.	18" HT.	18" SPR.	SEE PLAN	FULL	60" o.c.
	HAA	13	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	CONT.	18" HT.	18" SPR.	48" O.C.	FULL	48" o.c.
	HPB	154	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	CONT.	18" HT.	18" SPR.	36" O.C.	FULL	36" o.c.
	HQR	6	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGEA	CONT.	18" HT.	18" SPR.	48" O.C.	FULL	48" o.c.
	PLB	9	PAEONIA LACTIFLORA 'SARAH BERNHARDT'	SARAH BERNHARDT CHINESE PEONY	CONT.	12" HT	12" SPR.	24" O.C.	FULL	36" o.c.
	POT	28	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	CONT.	12" HT	12" SPR.	48" O.C.	FULL	48" o.c.
	ROW	143	ROSA X 'NOASCHNEE'	WHITE FLOWER CARPET ROSE	CONT.	12" HT	12" SPR.	36" O.C.	FULL	36" o.c.
EVERGREEN SHRUBS										
	BML	472	BUXUS MICROPHYLLA 'LITTLE MISSY'	LITTLE MISSY BOXWOOD	CONT.	12" HT	12" SPR	18" O.C.	FTG	18" o.c.
	BGG	14	BUXUS X `GREEN GEM`	GREEN GEM BOXWOOD	CONT.	18" HT.	18" SPR.	42" O.C.	FTG	42" o.c.
	BGM	5	BUXUS X `GREEN MOUNTAIN`	GREEN MOUNTAIN BOXWOOD	CONT.	30" HT.	30" SPR.	SEE PLAN	FTG	30" o.c.
	CHP	54	CEPHALOTAXUS HARRINGTONIA PROSTRATA	PROSTRATE PLUM YEW	CONT.	14" HT.	14" SPR.	48" O.C.	FULL	48" o.c.
	ICB	22	ILEX CORNUTA `NANA`	DWARF BURFORD HOLLY	CONT.	24" HT.	24" SPR.	36" O.C.	FULL	36" o.c.
	PLS	15	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP ENGLISH LAUREL	B & B	36" HT.	24" SPR.	SEE PLAN	FULL	48" o.c.
	RHC	9	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	CONT.	18" HT.	18" SPR.	SEE PLAN	FULL	96" o.c.
	VIP	3	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	CONT.	48" HT.	36" SPR.	SEE PLAN	FTG	72" o.c.
GROUNDCOVER										
	HYP	125	HYPERICUM CALYCINUM 'BRIGGADOON'	CREEPING ST. JOHN'S WORT	1 GAL.			18" O.C.	FULL, 2ND YEAR GROWTH	18" o.c.
ORNAMENTAL GRASSES										
	COE	506	CAREX OSHIMENSIS 'EVERDI'	EVERCOLOR® EVERDI JAPANESE SEDGE	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH	18" o.c.
	PVS	14	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH	24" o.c.
PERENNIALS										
	CAR	13	CAMPSIS RADICANS	TRUMPET CREEPER	1 GAL.			SEE PLAN	FULL, WELL BRANCHED, MATCHED	12" o.c.
	CPA	13	CLEMATIS PANICULATA	SWEET AUTUMN CLEMATIS	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH	12" o.c.
	CXP	13	CLEMATIS X 'PAUL FARGES'	SUMMER SNOW CLEMATIS	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH	12" o.c.
	GES	40	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH	12" o.c.
	GER	76	GERANIUM X 'GERWAT'	ROZANNE GERANIUM	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH, SPRING/SUMMER PLANTING ONLY	24" o.c.
	LSB	24	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY SHASTA DAISY	1 GAL.			24" O.C.	FULL, 2ND YEAR GROWTH	24" o.c.
	SMN	98	SALVIA X SYLVESTRIS `MAY NIGHT`	MAY NIGHT SALVIA	1 GAL.			12" O.C.	FULL PLANTS, 2ND YEAR GROWTH	12" o.c.
	SSC	14	STACHYS BYZANTINA `SILVER CARPET`	SILVER CARPET LAMB`S EARS	1 GAL.			18" O.C.	FULL PLANTS, 2ND YEAR GROWTH	18" o.c.
SHRUB AREAS										
	PMX	594	PERENNIAL PLANT MIX		CONT.				SEE SCHEDULE BELOW	18" o.c.
	VIC	778	VINCA MINOR	COMMON PERIWINKLE	1 GAL.			18" O.C.	FULL PLANTS, 2ND YEAR GROWTH	18" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING	NOTES	SPACING
GROUND COVERS										
	SOD	5,415 SF	CYNODON DACTYLON X TRANSVAALENSIS	BERMUDAGRASS BLEND ADD ALT BERMUDA	SOD					

PERENNIAL PLANT MIX SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	ROOT	SPACING	NOTES
48	SPOROBOLUS HETEROLEPIS	PRARIE DROPSEED	CONT.	24"	FULL
68	ECHINACEA PURPUREA 'PAS702917'	POWWOW WILD BERRY ECHINACEA	CONT.	18"	FULL
38	ECHINACEA TENNESSEENSIS	TENNESSEE PURPLE CONEFLOWER	CONT.	24"	FULL
68	VERONICA SPICATA 'SUNNY BORDER BLUE'	VERONICA 'SUNNY BORDER BLUE'	CONT.	18"	FULL
48	SALVIA X NEMROSA 'BALYRICLU' PP#22,919	LYRICAL BLUE MEADOW SAGE	CONT.	24"	FULL
57	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	CONT.	18"	FULL
38	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	WHIRLING BUTTERFLIES	CONT.	24"	FULL
68	SEDUM SPECTABILE	AUTUMN FIRE SEDUM	CONT.	18"	FULL

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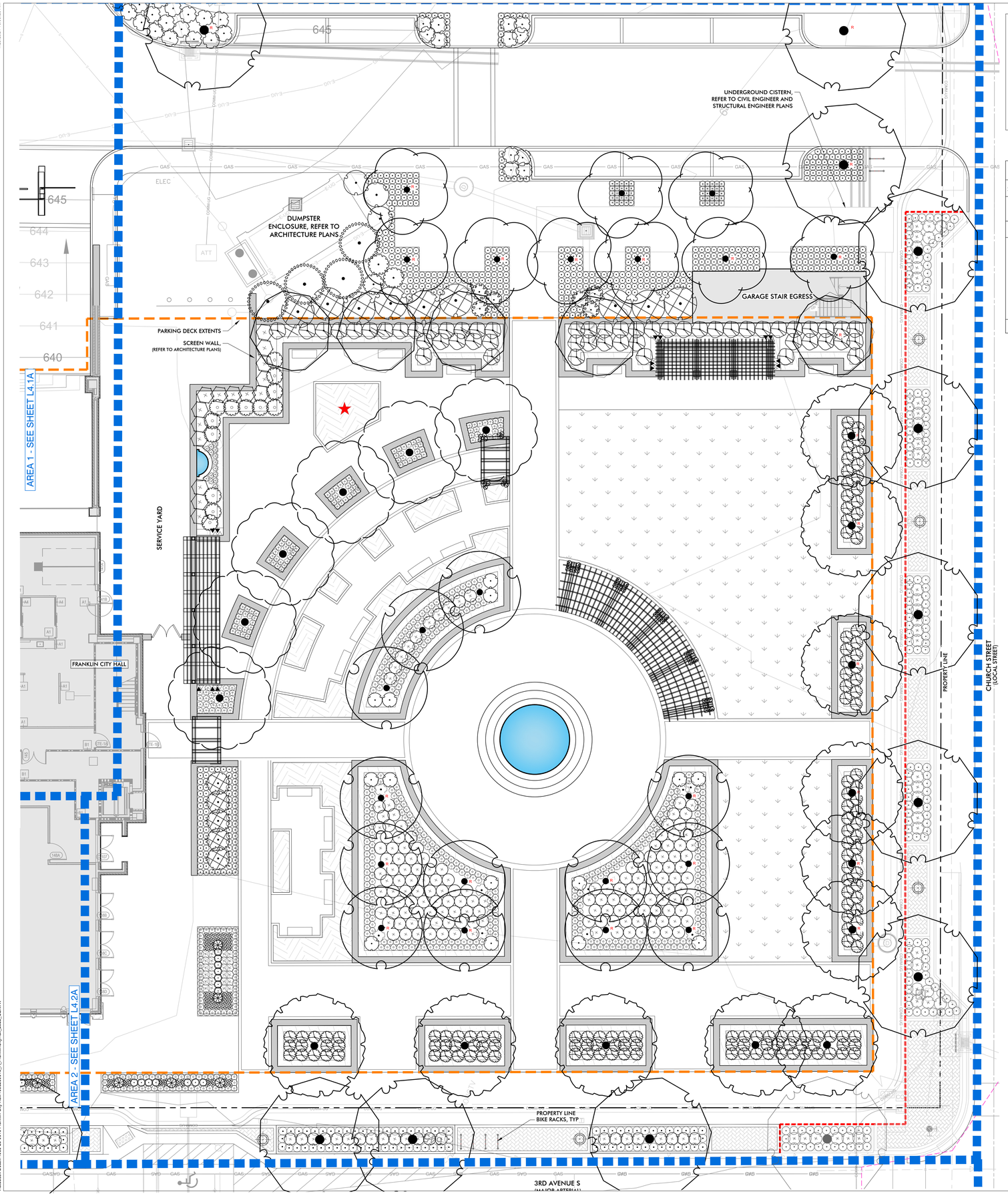

NOTE:
L4.3B SHEET SHOWN FOR DESIGN INTENT ONLY OF STREETSCAPE ALONG FUTURE CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT.

SHRUB AND GROUNDCOVER PLANTS WITHIN CHURCH STREET INFRASTRUCTURE IMPROVEMENTS PROJECT BOUNDARY AREA SHOULD NOT BE QUANTIFIED OR INCLUDED IN CURRENT PROJECT PHASE.

FCH OPEN SPACE REQUIREMENTS

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FEATURES (FOUR OF THE FEATURES ARE REQUIRED)	SEATING ELEMENTS	-	√
	SPECIALIZED OR DECORATIVE HARDSCAPE	-	√
	PEDESTRIAN-SCALE LIGHTING BEYOND THAT REQUIRED TO ILLUMINATE PUBLIC RIGHT-OF WAY	-	√
	ARCADES, CANOPIES, AWNINGS, OR OVERHANGS TO SHIELD PEDESTRIANS	-	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-	√
	FOUNTAINS, SCULPTURES, OR ART	-	√
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5. TREES SHALL NOT BE PLANTED WITHIN 45' OF ANY SIGNAGE, INCLUDING BUT NOT LIMITED TO STOP SIGNS.
6. ALL DISTURBED AREAS SHALL BE PLANTED WITH SEED/STRAW, UNLESS OTHERWISE NOTED, PRIOR TO COMPLETION OF THE PROJECT.
7. PLANTERS/POTS SHALL BE PLANTED WITH ANNUALS AND PERENNIALS UNLESS OTHERWISE NOTED ON THE PLANS. ALL PLANTERS SHALL BE IRRIGATED AND COORDINATED WITH HARDSCAPE CONTRACTOR.
8. IRRIGATION TO BE DESIGN/BUILD AND COORDINATED WITH GENERAL CONTRACTOR AND PHASING PLAN. LANDSCAPE ARCHITECT TO REVIEW FOR APPROVAL PRIOR TO INSTALLATION.
9. ALL TREES NOTED ON THE PLANS, ESPECIALLY THOSE CONSIDERED SPECIMEN TREES, ARE TO REMAIN AS NOTED AND COORDINATED WITH THE LIMITS OF DISTURBANCE IN THE FIELD. CONTRACTOR TO REVIEW TREE PROTECTION FENCING IN FIELD AND COORDINATE WITH LANDSCAPE ARCHITECT. IF TREES ARE TO BE REMOVED THAT ARE NOT INCLUDED ON THE APPROVED SITE PLANS THAN THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL IMMEDIATELY.

KEY

- TREE PROTECTION FENCING (REFER TO DETAIL 1/L6.2)
- OPEN SPACE EXTENTS
- MATCHLINE
- PROPERTY LINE
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- R SPECIMEN TREE REPLACEMENT

NORTH

0 10 20 30 feet

SCALE: 1"=10'

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KATE MCSWAIN GARDOWSKY
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TENNESSEE NO. 1140
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025 | PROJ NUMBER 1068.20-3010 | PROJ MGR KG | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

ENLARGED LANDSCAPE PLAN

SHEET L4.3B

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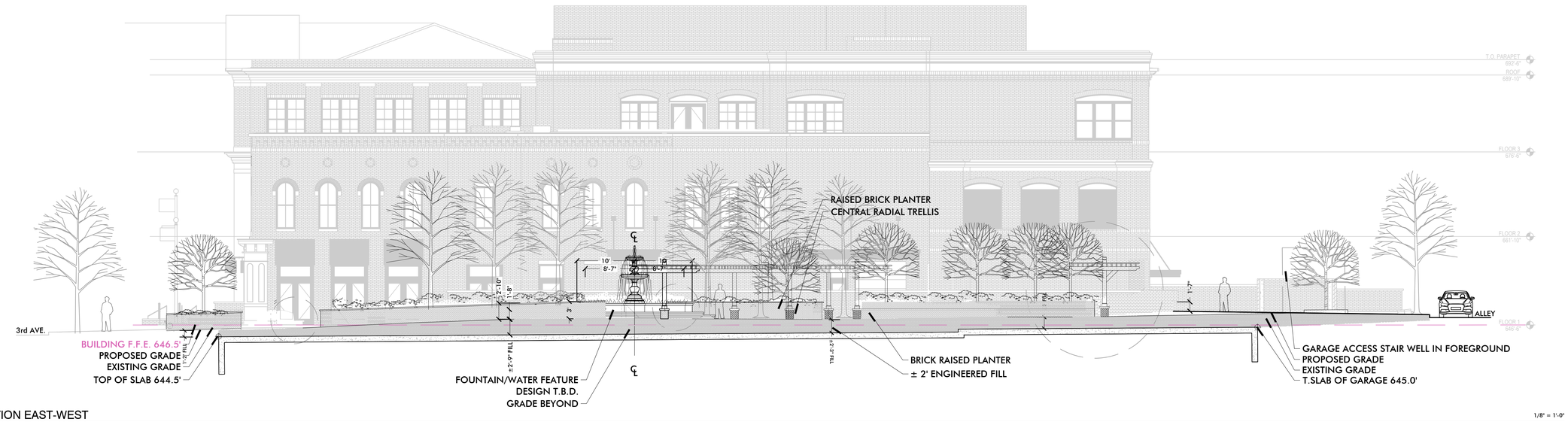
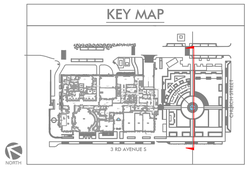
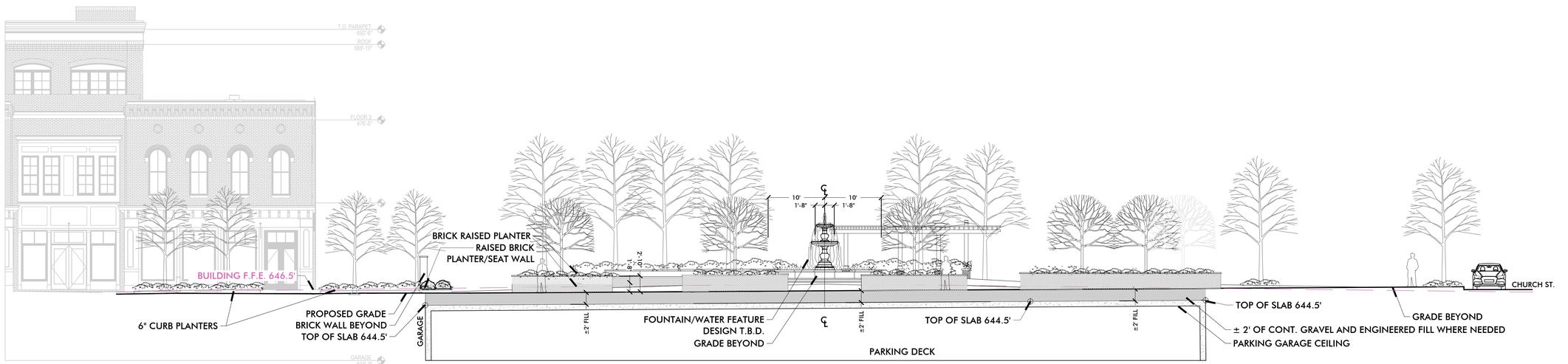


1 SECTION EAST-WEST

SECTION/ELEVATION

1/8" = 1'-0"

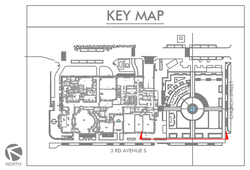




2 SECTION NORTH-EAST

SECTION/ELEVATION/PLAN

1/8" = 1'-0"



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03.06.2025

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PROJ MGR KG
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
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SITE SECTIONS

SHEET L5.1A

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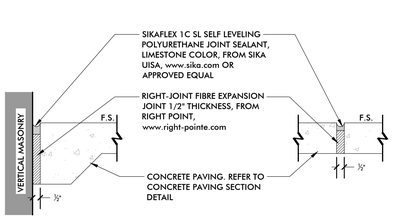
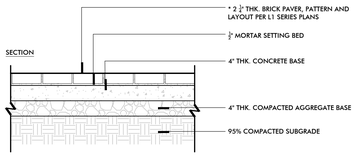
GENERAL NOTES:
1. ALL JOINT LOCATIONS TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURS OR SAW CUTTING.
2. CONTRACTOR TO PROVIDE A 5' X 5' MOCK UP OF THE CONCRETE FINISH, EXPANSION AND SAW JOINTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY ALL STEEL REINFORCEMENT, CONCRETE THICKNESS AND SUB-GRADE PRIOR TO CONSTRUCTION.

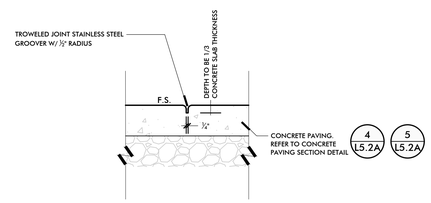


1 EXPANSION JOINTS
1 1/2" = 1'-0"

SECTION

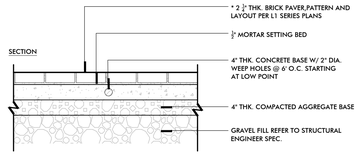


*CONTRACTOR TO CONSTRUCT 5' X 5' MOCK UP ON SITE OF BRICK PAVERS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



2 TROWELED JOINT
1 1/2" = 1'-0"

SECTION



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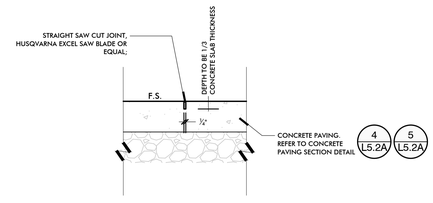
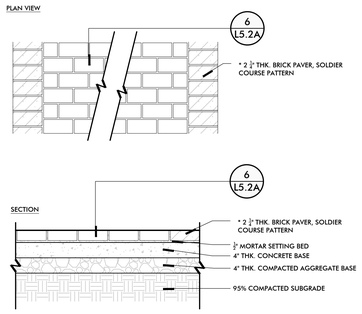
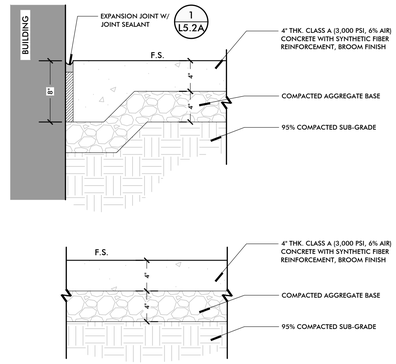


3 STRAIGHT SAWN JOINT
1 1/2" = 1'-0"

SECTION

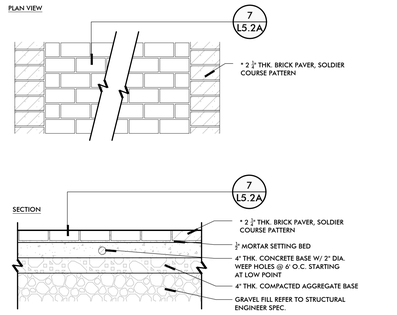


*CONTRACTOR TO CONSTRUCT 5' X 5' MOCK UP ON SITE OF BRICK PAVERS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

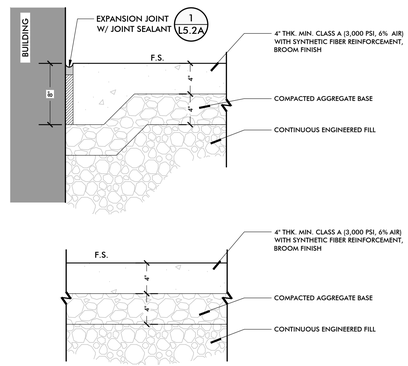


4 PEDESTRIAN CONCRETE ON GRADE
1 1/2" = 1'-0"

SECTION

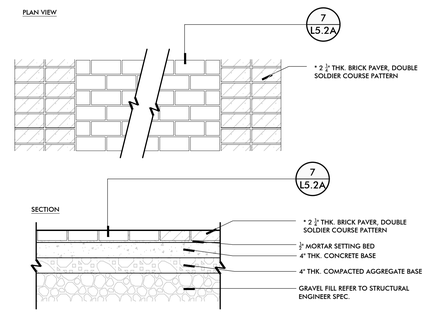


*CONTRACTOR TO CONSTRUCT 5' X 5' MOCK UP ON SITE OF BRICK PAVERS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



5 PEDESTRIAN CONCRETE ON-STRUCTURE
1 1/2" = 1'-0"

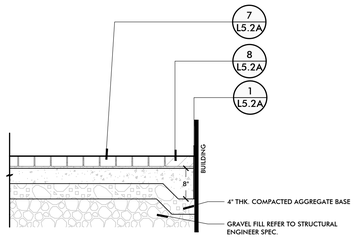
SECTION



*CONTRACTOR TO CONSTRUCT 5' X 5' MOCK UP ON SITE OF BRICK PAVERS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

6 BRICK PAVING ON GRADE
3/4" = 1'-0"

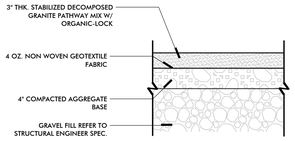
PLAN/SECTION



7 BRICK PAVING ON STRUCTURE
3/4" = 1'-0"

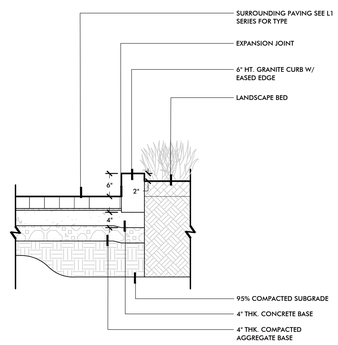
PLAN/SECTION

CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT & OWNER



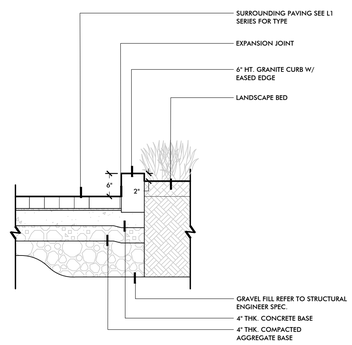
8 SOLDIER COURSE BRICK BAND ON GRADE
3/4" = 1'-0"

PLAN/SECTION



9 SOLDIER COURSE BRICK BAND ON STRUCTURE
3/4" = 1'-0"

PLAN/SECTION



10 DOUBLE SOLDIER COURSE BRICK BAND
3/4" = 1'-0"

PLAN/SECTION

11 BRICK PAVING @ BUILDING
3/4" = 1'-0"

SECTION

12 STABILIZED DECOMPOSED GRANITE
1" = 1'-0"

SECTION

13 6" HEIGHT GRANITE CURB ON GRADE
3/4" = 1'-0"

SECTION

14 6" HEIGHT GRANITE CURB ON STRUCTURE
3/4" = 1'-0"

SECTION

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ALEX RUDOWSKY GARRETT
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TENNESSEE NO. 1140
03.06.2025

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FRANKLIN CITY HALL SITE PLAN
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PAVING DETAILS

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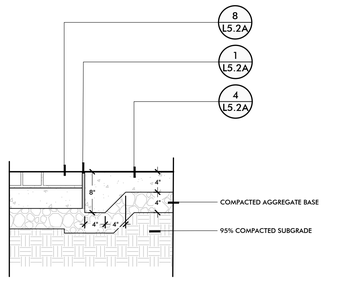
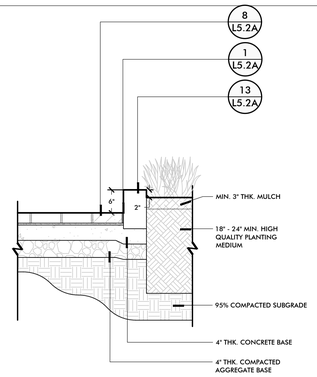
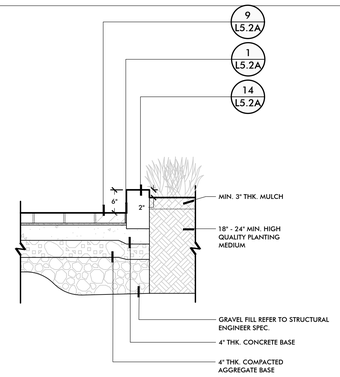


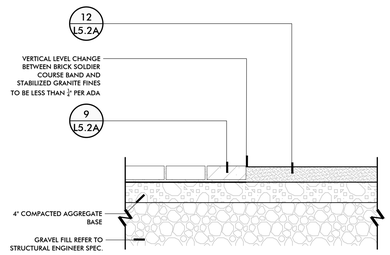
1 BRICK SOLDIER COURSE @ CONCRETE 1" = 1'-0"
SECTION



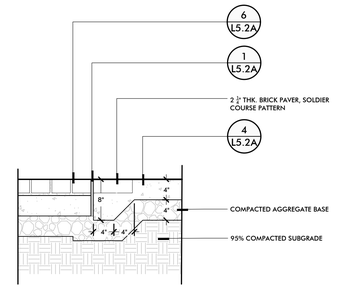
2 BRICK SOLDIER COURSE TO GRANITE CURB @ PLANTING ON GRADE 3/4" = 1'-0"
SECTION



3 BRICK SOLDIER COURSE TO GRANITE CURB @ PLANTING ON STRUCTURE 3/4" = 1'-0"
SECTION



4 BRICK SOLDIER COURSE @ GRANITE FINES 1" = 1'-0"
SECTION



5 CONCRETE W/ SOLDIER COURSE @ BRICK PAVING ON GRADE 1" = 1'-0"
SECTION

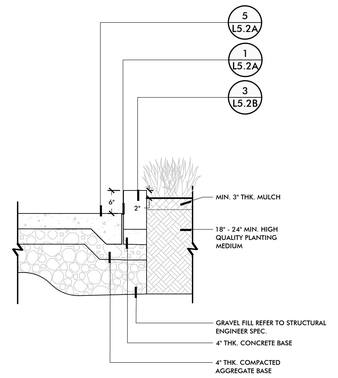
6 CONCRETE W/ SOLDIER COURSE @ BRICK PAVING ON STRUCTURE 1" = 1'-0"
SECTION

7 CONCRETE W/ SOLDIER COURSE @ BRICK W/ SOLDIER COURSE 1" = 1'-0"
SECTION

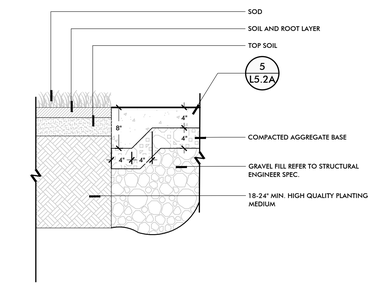
8 CONCRETE W/ SOLDIER COURSE @ GRANITE CURB 3/4" = 1'-0"
SECTION

9 CONCRETE W/ SOLDIER COURSE @ SOD 1" = 1'-0"
SECTION

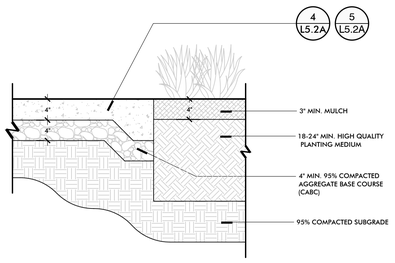
10 CONCRETE TO GRANITE CURB @ PLANTING ON GRADE 3/4" = 1'-0"
SECTION



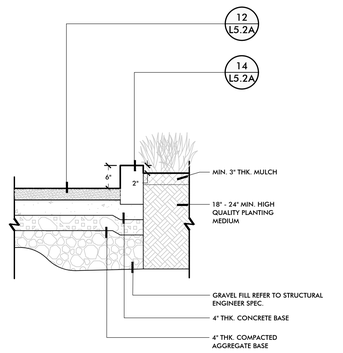
11 CONCRETE TO GRANITE CURB @ PLANTING ON STRUCTURE 3/4" = 1'-0"
SECTION



12 CONCRETE @ SOD 1" = 1'-0"
SECTION



13 CONCRETE @ PLANT BED 1" = 1'-0"
SECTION



14 STABILIZED GRANITE @ GRANITE CURB 3/4" = 1'-0"
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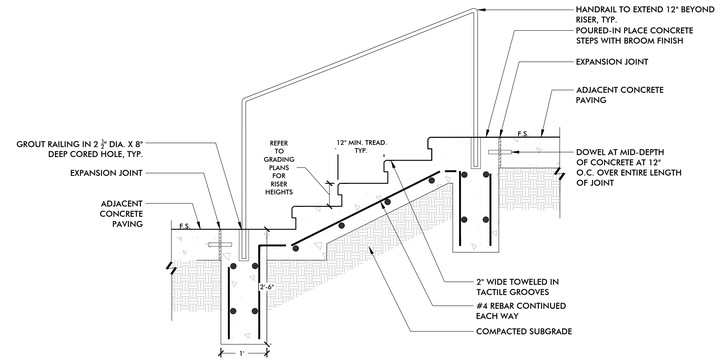
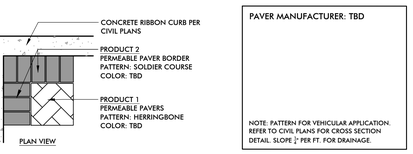


1 CONCRETE STEPS WITH HANDRAIL - ON GRADE

3/4" = 1'-0"

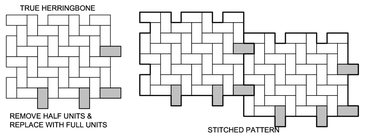
SECTION



PLAN VIEW

PAVER MANUFACTURER: TBD

NOTE: PATTERN FOR VEHICULAR APPLICATION. REFER TO CIVIL PLANS FOR CROSS SECTION DETAIL. SLOPE ¼" PER FT. FOR DRAINAGE.



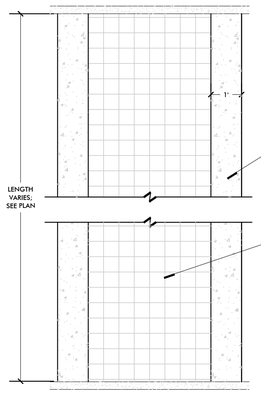
PAVER LAYOUT

NOTE: LOADING ZONE PAVERS SHALL BE HAND LAID PER PLAN

4 VEHICULAR PAVER LAYOUT - PARALLEL SPACES

NTS

LAYOUT PLAN



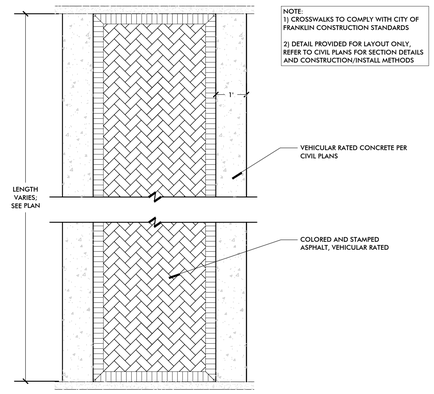
NOTE:
1) CROSSWALKS TO COMPLY WITH CITY OF FRANKLIN CONSTRUCTION STANDARDS

2) DETAIL PROVIDED FOR LAYOUT ONLY. REFER TO CIVIL PLANS FOR SECTION DETAILS AND CONSTRUCTION/INSTALL METHODS

5 STANDARD COF CROSSWALK LAYOUT

NTS

PLAN



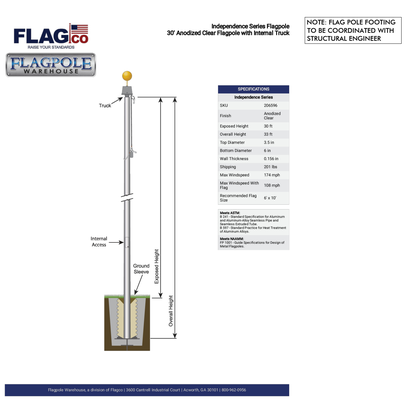
NOTE:
1) CROSSWALKS TO COMPLY WITH CITY OF FRANKLIN CONSTRUCTION STANDARDS

2) DETAIL PROVIDED FOR LAYOUT ONLY. REFER TO CIVIL PLANS FOR SECTION DETAILS AND CONSTRUCTION/INSTALL METHODS

6 STAMPED ASPHALT COF CROSSWALK LAYOUT

1/4" = 1'-0"

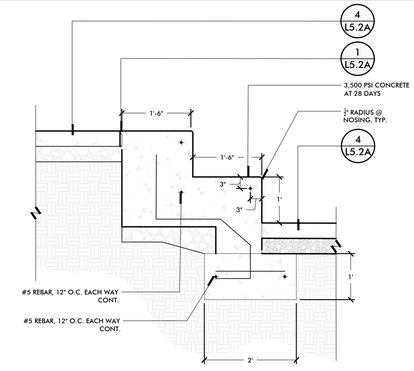
PLAN



2 CONCRETE STEPS WITH HANDRAIL - ON STRUCTURE

3/4" = 1'-0"

SECTION



3 FORMAL ENTRY STAIRS

3/4" = 1'-0"

SECTION

FLAGCO RAISE YOUR STANDARDS
FLAGPOLE WAREHOUSE

Independence Series Flagpole
20' Anodized Clear Flagpole with Internal Truck

NOTE: FLAG POLE FOOTING TO BE COORDINATED WITH STRUCTURAL ENGINEER



SPECIFICATIONS	
Independence Series	
SKU	206586
Finish	Anodized Clear
Exposed Height	20 ft
Overall Height	22 ft
Top Diameter	3.5 in
Bottom Diameter	6 in
Wall Thickness	0.156 in
Shipping	150 lbs
Max Windspeed	161 mph
Max Windspeed With Flag	208 mph
Recommended Flag Size	4' x 6'

Meets ASTM:
B 221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bar, Rod, Wire, Shapes and Tubes for Metal Treatment of Aluminum Alloys

Meets NUANS:
PP 1001 - Guide Specifications for Design of Metal Flagpoles

Flagpole Warehouse, a division of Flagco | 3600 Cantrell Industrial Court | Acworth, GA 30101 | 800-962-0956

7 20 FT FLAG POLE - CITY OF FRANKLIN FLAG

NTS

MANUFACTURER SPECIFICATION

FLAGCO RAISE YOUR STANDARDS
FLAGPOLE WAREHOUSE

Independence Series Flagpole
25' Anodized Clear Flagpole with Internal Truck

NOTE: FLAG POLE FOOTING TO BE COORDINATED WITH STRUCTURAL ENGINEER



SPECIFICATIONS	
Independence Series	
SKU	206588
Finish	Anodized Clear
Exposed Height	25 ft
Overall Height	27.5 ft
Top Diameter	3.5 in
Bottom Diameter	6 in
Wall Thickness	0.156 in
Shipping	175 lbs
Max Windspeed	135 mph
Max Windspeed With Flag	185 mph
Recommended Flag Size	5' x 8'

Meets ASTM:
B 221 - Standard Specification for Aluminum and Aluminum-Alloy Seamless Pipe and Seamless Extruded Tube
B 597 - Standard Practice for Heat Treatment of Aluminum Alloys

Meets NUANS:
PP 1001 - Guide Specifications for Design of Metal Flagpoles

Flagpole Warehouse, a division of Flagco | 3600 Cantrell Industrial Court | Acworth, GA 30101 | 800-962-0956

8 25 FT FLAG POLE - STATE OF TENNESSEE FLAG

NTS

MANUFACTURER SPECIFICATION

FLAGCO RAISE YOUR STANDARDS
FLAGPOLE WAREHOUSE

Independence Series Flagpole
30' Anodized Clear Flagpole with Internal Truck

NOTE: FLAG POLE FOOTING TO BE COORDINATED WITH STRUCTURAL ENGINEER

SPECIFICATIONS	
Independence Series	
SKU	206596
Finish	Anodized Clear
Exposed Height	30 ft
Overall Height	33 ft
Top Diameter	3.5 in
Bottom Diameter	6 in
Wall Thickness	0.156 in
Shipping	201 lbs
Max Windspeed	174 mph
Max Windspeed With Flag	108 mph
Recommended Flag Size	6' x 10'

Meets ASTM:
B 221 - Standard Specification for Aluminum and Aluminum-Alloy Seamless Pipe and Seamless Extruded Tube
B 597 - Standard Practice for Heat Treatment of Aluminum Alloys

Meets NUANS:
PP 1001 - Guide Specifications for Design of Metal Flagpoles

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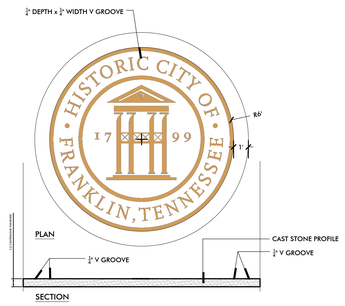
9 30 FT FLAG POLE - UNITED STATES OF AMERICA FLAG

NTS

MANUFACTURER SPECIFICATION

*FABRICATOR: CUSTOM CAST STONE (317.896.1700)
WWW.CUSTOMCASTSTONE.COM
WITH PWS-5 REGULAR PROFESSIONAL WATER SEALANT
FROM PROFESSIONAL PRODUCTS OF KANSAS, INC.
(1.316.522.9300)



10 IN-GROUND CITY OF FRANKLIN EMBLEM

1/4" = 1'-0"

SECTION/PLAN

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s8design
STUDIOEIGHTDESIGN

RVD
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ISSUE:	DATE
SITE PLAN RESUBMITTAL	03/06/2025
REVISIONS:	

DATE	PROJ NUMBER	PROJ. MGR	COUNTY
03/06/2025	1068.20-0010	KG	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

PAVING DETAILS

SHEET L5.2C

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NOTE:
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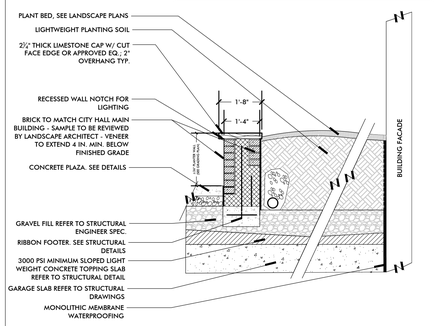
- PLANTER DETAIL FOR DESIGN INTENT ONLY. CONSTRUCTION DRAWINGS TO BE PROVIDED BY MANUFACTURER TO LANDSCAPE ARCHITECT & CONTRACTOR PRIOR TO CONSTRUCTION FOR REVIEW & APPROVAL.
- CIVIL ENGINEER TO PROVIDE DRAINAGE CONNECTIONS.



1 PLANTER WALL AT BUILDING SECTION
1/2" = 1'-0"
SECTION

NOTE:
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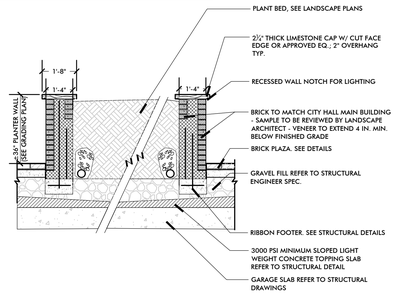
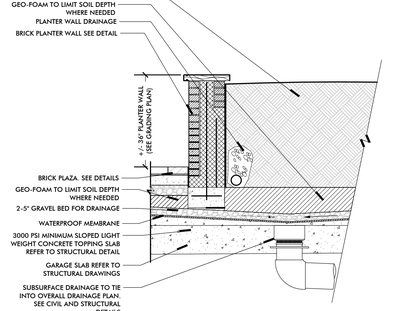
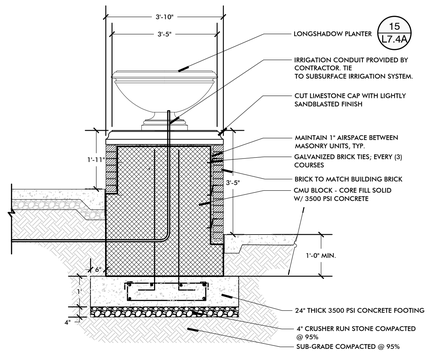
- PLANTER DETAIL FOR DESIGN INTENT ONLY. CONSTRUCTION DRAWINGS TO BE PROVIDED BY MANUFACTURER TO LANDSCAPE ARCHITECT & CONTRACTOR PRIOR TO CONSTRUCTION FOR REVIEW & APPROVAL.
- CIVIL ENGINEER TO PROVIDE DRAINAGE CONNECTIONS.



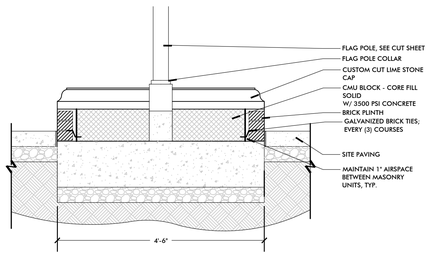
2 PARK PLANTER WALL SECTION
3/8" = 1'-0"
SECTION



3 PLANTER WALL AT BUILDING SECTION
1/2" = 1'-0"
SECTION



4 PLANTER ON PLINTH
1/2" = 1'-0"
SECTION



5 FLAG POLE PLINTH SECTION
3/4" = 1'-0"
SECTION

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ISSUE:	DATE
SITE PLAN RESUBMITTAL	03/06/2025
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DATE	PROJ. NUMBER	PROJ. MGR	COUNTY
03/06/2025	1068.20-0010	KG	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

WALL AND COLUMN DETAILS

SHEET L5.3A

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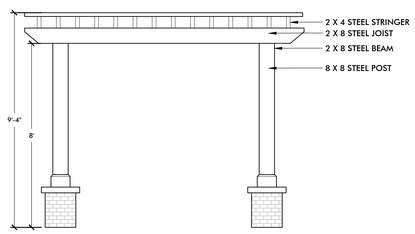
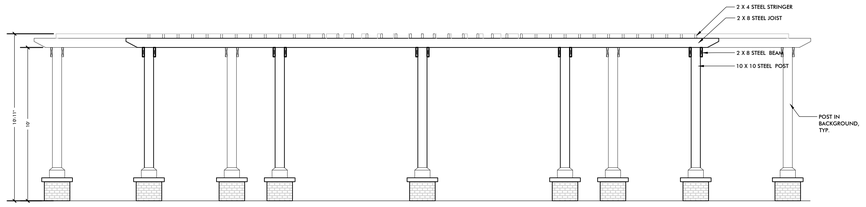


1 CURVED TRELLIS SECTION

3/8" = 1'-0"

SECTION

NOTES:
1. ALL TRELLIS DESIGNS TO BE CUSTOM FABRICATED STEEL UNLESS OTHERWISE NOTED.
2. ALL BOLTS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED AND HIDDEN WHENEVER POSSIBLE.
3. CONTRACTOR SHALL HAVE TRELLIS DESIGN REVIEWED BY STRUCTURAL ENGINEER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
4. FINISH: T.B.D.



2 CURVED TRELLIS ELEVATION

1/4" = 1'-0"

ELEVATION

NOTES:
1. ALL TRELLIS DESIGNS TO BE CUSTOM FABRICATED STEEL UNLESS OTHERWISE NOTED.
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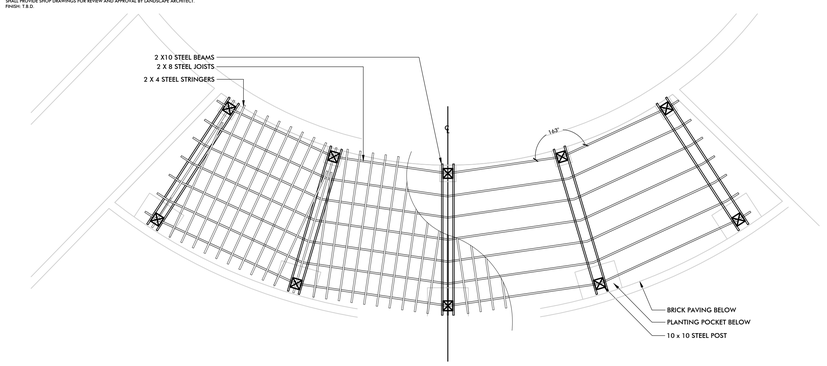
4. FINISH: T.B.D.

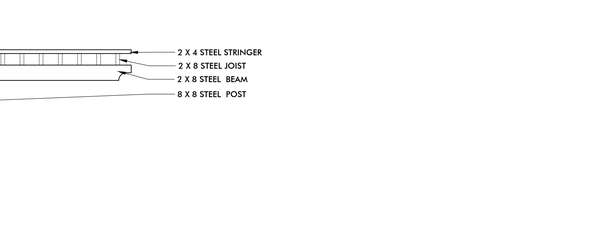


3 CURVED TRELLIS PLAN VIEW

1" = 5'

PLAN

NOTES:
1. ALL TRELLIS DESIGNS TO BE CUSTOM FABRICATED STEEL UNLESS OTHERWISE NOTED.
2. ALL BOLTS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED AND HIDDEN WHENEVER POSSIBLE.
3. CONTRACTOR SHALL HAVE TRELLIS DESIGN REVIEWED BY STRUCTURAL ENGINEER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
4. FINISH: T.B.D.

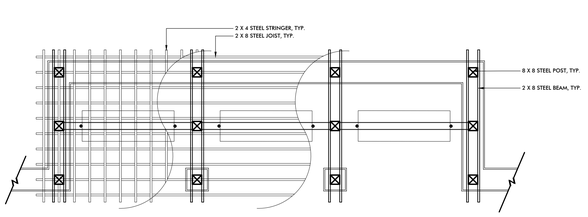


4 SWING TRELLIS ELEVATION

1/4" = 1'-0"

SECTION

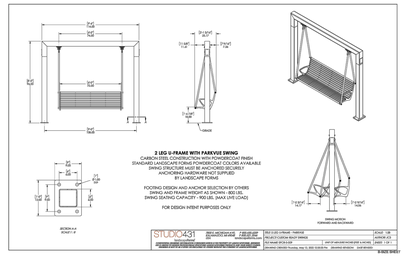
NOTES:
1. ALL TRELLIS DESIGNS TO BE CUSTOM FABRICATED STEEL UNLESS OTHERWISE NOTED.
2. ALL BOLTS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED AND HIDDEN WHENEVER POSSIBLE.
3. CONTRACTOR SHALL HAVE TRELLIS DESIGN REVIEWED BY STRUCTURAL ENGINEER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
4. FINISH: T.B.D.



5 TRELLIS WITH BENCH SWING PLAN

1/4" = 1'-0"

PLAN

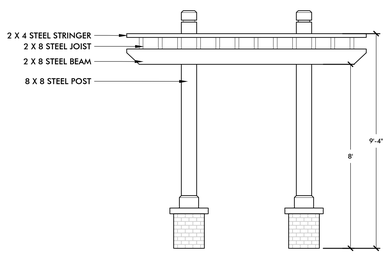


6 SWINGING BENCH

1" = 1"

PRODUCT SPECIFICATION

NOTES:
1. ALL TRELLIS DESIGNS TO BE CUSTOM FABRICATED STEEL UNLESS OTHERWISE NOTED.
2. ALL BOLTS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED AND HIDDEN WHENEVER POSSIBLE.
3. CONTRACTOR SHALL HAVE TRELLIS DESIGN REVIEWED BY STRUCTURAL ENGINEER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
4. FINISH: T.B.D.

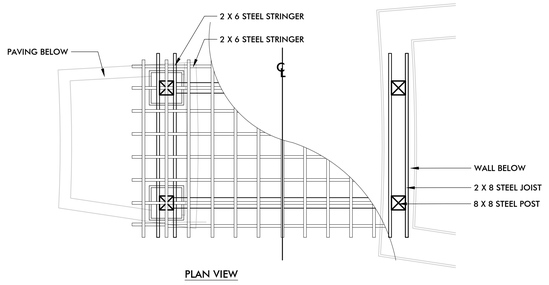


7 GARDEN PATHWAY TRELLIS SECTION

3/8" = 1'-0"

SECTION

NOTES:
1. ALL TRELLIS DESIGNS TO BE CUSTOM FABRICATED STEEL UNLESS OTHERWISE NOTED.
2. ALL BOLTS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED AND HIDDEN WHENEVER POSSIBLE.
3. CONTRACTOR SHALL HAVE TRELLIS DESIGN REVIEWED BY STRUCTURAL ENGINEER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
4. FINISH: T.B.D.



PLAN VIEW

8 GARDEN PATHWAY TRELLIS PLAN

3/8" = 1'-0"

PLAN

NOTES:
1. ALL TRELLIS DESIGNS TO BE CUSTOM FABRICATED STEEL UNLESS OTHERWISE NOTED.
2. ALL BOLTS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED AND HIDDEN WHENEVER POSSIBLE.
3. CONTRACTOR SHALL HAVE TRELLIS DESIGN REVIEWED BY STRUCTURAL ENGINEER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
4. FINISH: T.B.D.

9 TRELLIS ON FREESTANDING WALL SECTION

3/8" = 1'-0"

SECTION

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KATE SUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025 | PROJ NUMBER 1068-20-0010 | PROJ MGR KG | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
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TRELLIS DETAILS

SHEET L5.4A

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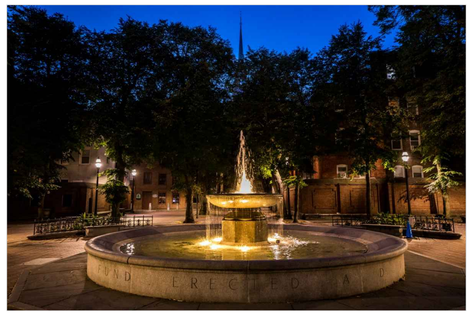
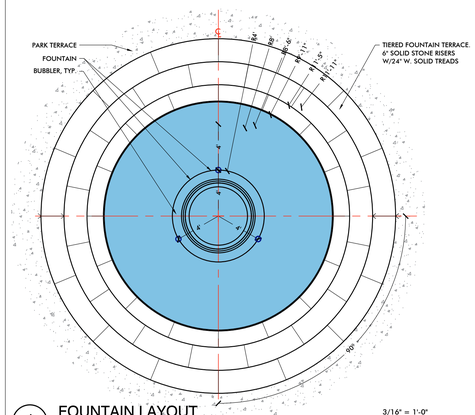
FOUNTAIN PRECEDENT IMAGERY

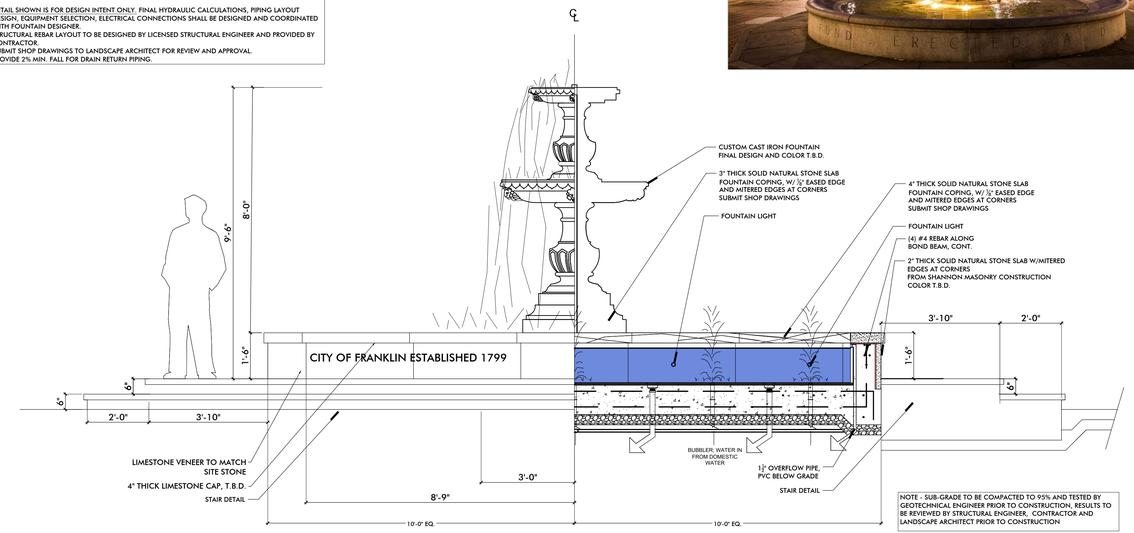


NOTE:
- DETAIL SHOWN IS FOR DESIGN INTENT ONLY. FINAL HYDRAULIC CALCULATIONS, PIPING LAYOUT DESIGN, EQUIPMENT SELECTION, ELECTRICAL CONNECTIONS SHALL BE DESIGNED AND COORDINATED WITH FOUNTAIN DESIGNER.
- STRUCTURAL REBAR LAYOUT TO BE DESIGNED BY LICENSED STRUCTURAL ENGINEER AND PROVIDED BY CONTRACTOR.
- SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PROVIDE 2% MIN. FALL FOR DRAIN RETURN PIPING.



1 FOUNTAIN LAYOUT
3/16" = 1'-0"

PLAN



2 CENTRAL FOUNTAIN - FOR DESIGN INTENT ONLY
1/2" = 1'-0"

SECTION/ELEVATION



IMAGERY IS FOR DESIGN INTENT ONLY. CITY OF FRANKLIN TO APPROVE FINAL DESIGN AND PRODUCT SPECIFICATIONS.

3 WALL FOUNTAIN
3/4" = 1'-0"

PRECEDENT IMAGERY



IMAGERY IS FOR DESIGN INTENT ONLY. CITY OF FRANKLIN TO APPROVE FINAL DESIGN AND PRODUCT SPECIFICATIONS.

FOUNTAIN RECOMMENDATION: CAMPANIA #FT206 - THE AUSTIN CONCRETE FOUNTAIN

4 COURTYARD FOUNTAIN
3/4" = 1'-0"

PRODUCT IMAGERY

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KATE AUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE:
REVISIONS:
SITE PLAN RESUBMITTAL 03/06/2025

DATE 03/06/2025
PROJ NUMBER 1068-20-0010
PROJ MGR KG
COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

FOUNTAIN DETAILS

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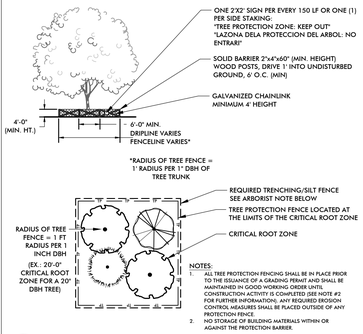
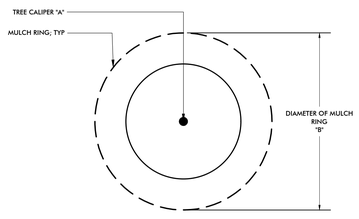


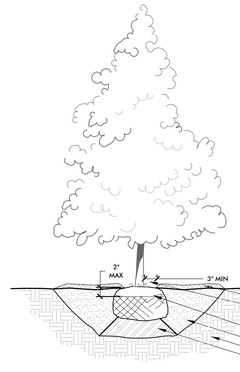
NOTES:
1. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL CONSTRUCTION ACTIVITY IS COMPLETED (SEE NOTE #2 FOR FURTHER INFORMATION). ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.
2. NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST THE PROTECTION BARRIER.

1 TREE PROTECTION
NTS — P-FR-LAN-11



TREE CALIPER DIMENSION "A"	MULCH RING DIAMETER DIMENSION "B"
1"	36"DIAMETER MIN.
1.5"	42" DIAMETER MIN.
2"	48" DIAMETER MIN.
2.5"	54" DIAMETER MIN.
3"	60" DIAMETER MIN.
3.5"	66" DIAMETER MIN.
4"	72" DIAMETER MIN.
5"	80" DIAMETER MIN.
6"	86" DIAMETER MIN.

2 MULCH RING SIZING CHART
1" = 1'-0" — P-FR-LAN-01

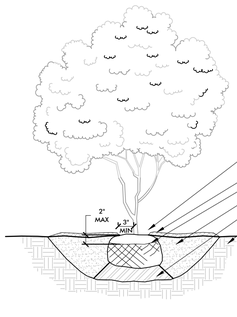


GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

3 EVERGREEN TREE PLANTING
3/4" = 1'-0" — P-FR-LAN-02

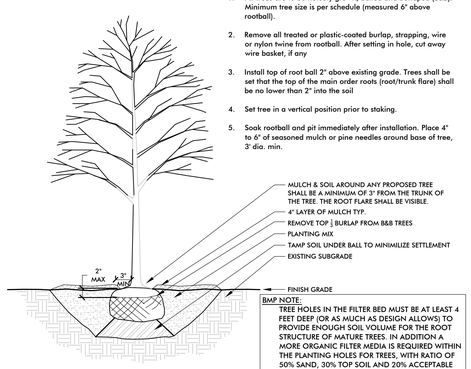
GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.



BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

4 MULTI-TRUNK TREE PLANTING
3/4" = 1'-0" — P-FR-LAN-03

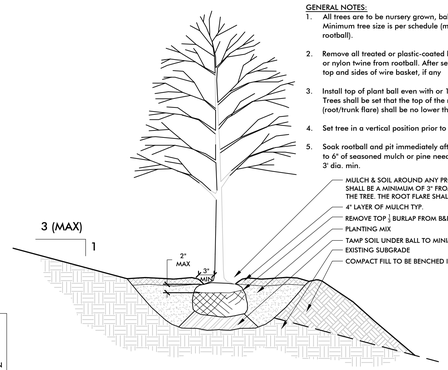
GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of root ball 2" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.



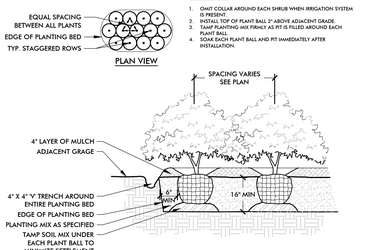
BMP NOTE:
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

5 SINGLE TRUNK TREE PLANTING
3/4" = 1'-0" — P-FR-LAN-04

GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

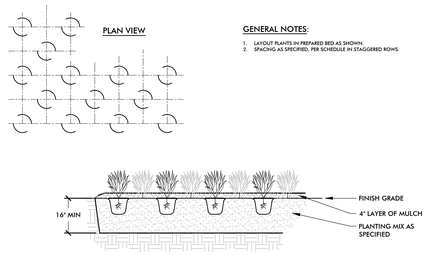


6 SINGLE TRUNK TREE PLANTING ON SLOPE
NTS — P-FR-LAN-05



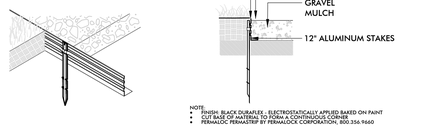
GENERAL NOTES:
1. ONE COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

7 SHRUB PLANTING
3/4" = 1'-0" — P-FR-LAN-06



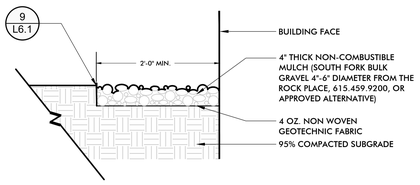
GENERAL NOTES:
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE IN STAGGERED ROWS.

8 GRASS / GROUNDCOVER PLANTING
3/4" = 1'-0" — P-FR-LAN-07



NOTE:
- FINISH: BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT
- CUT BACK OF MATERIAL TO FORM A CONTINUOUS CORNER
- PERMALOC PERMASTRIP BY PERMALOCK CORPORATION, 800.356.9660

9 METAL EDGING
NTS — P-FR-LAN-08



10 NON-COMBUSTIBLE MULCH
NTS — P-FR-LAN-09

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REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 1160 — LICENSED LANDSCAPE ARCHITECT — 03.06.2025

ISSUE:	DATE
SITE PLAN RESUBMITTAL	03/06/2025

REVISIONS:	DATE

DATE	PROJ NUMBER	PROJ MGR	COUNTY
03/06/2025	1068.20-0010	KG	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

LANDSCAPE DETAILS

SHEET L6.1

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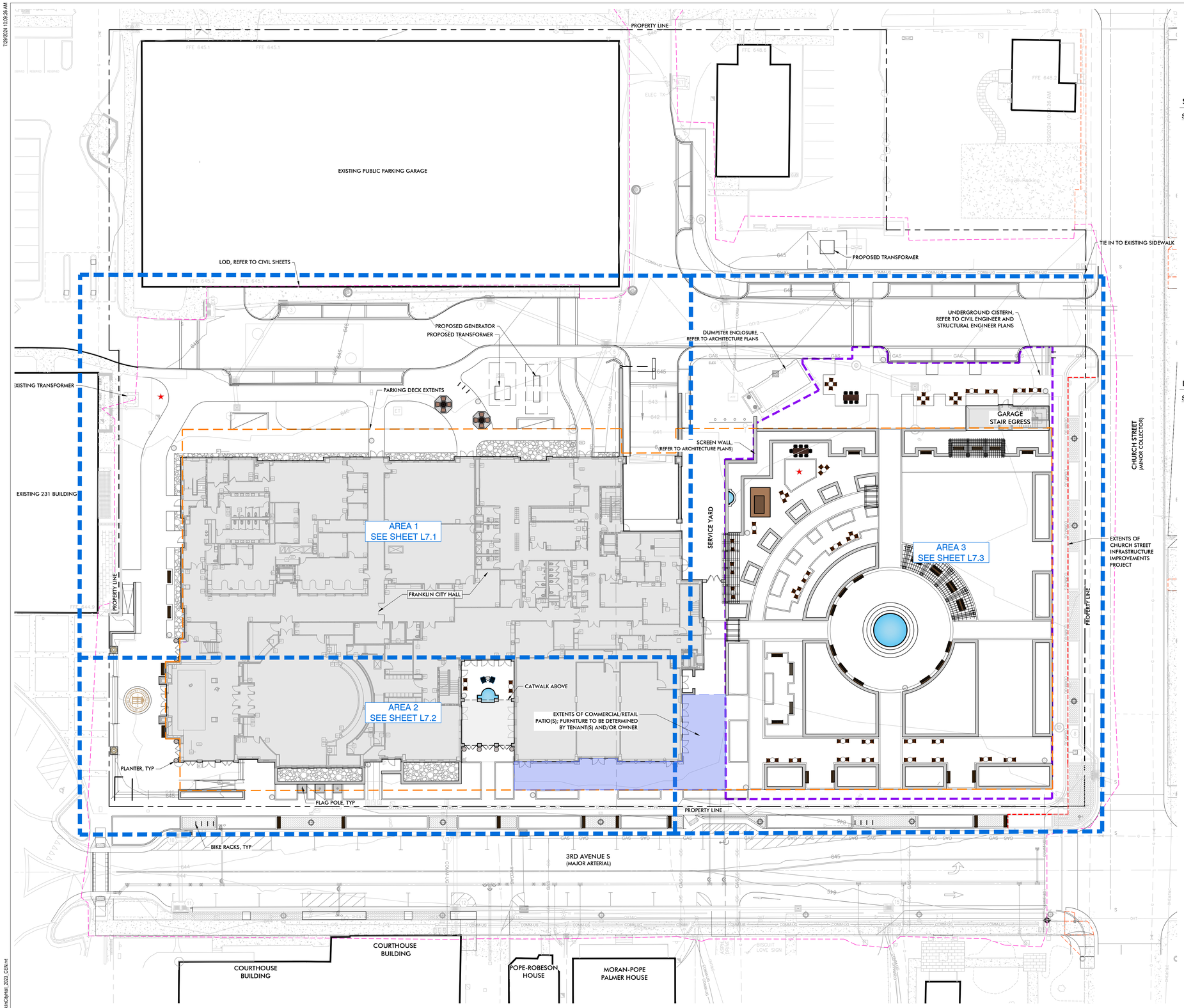

NOTE:
ALL SITE FURNISHINGS ARE PRODUCT RECOMMENDATIONS AND SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRANKLIN PRIOR TO PURCHASE AND INSTALLATION.

SITE FURNISHINGS SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	SF-101	6' BENCH - COF STANDARD	16	2/L7.4A
	SF-102	CAFE TABLE	31	6/L7.4A
	SF-103	CAFE CHAIR	72	7/L7.4A
	SF-104	OVERSIZED COMMUNITY TABLE	2	4/L7.4A
	SF-105	DINING HEIGHT CHAIR	14	5/L7.4A
	SF-106	GLIDER BENCH	2	3/L7.4A
	SF-107	SWINGING BENCH	3	6/L5.4A
	SF-108	LOUNGE CHAIR	4	10/L7.4A
	SF-109	SIDETABLE	1	9/L7.4A
	SF-112	TRASH RECEPTACLE	15	13/L7.4A
	SF-113	BIKE RACK	13	12/L7.4A
	SF-114	PARK BENCH	22	1/L7.4A
	SF-116	TABLE WITH CONNECTED CHAIRS	2	8/L7.4A
	SF-117	UMBRELLA	2	11/L7.4A
	SF-118	PODUIM ISLE - STREETLIFE	1	1/L7.4B

LANDSCAPE CONTAINERS

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	LC-102	SMALL PLANTER	8	14/L7.4A
	LC-104	COLUMN PLANTER	2	15/L7.4A

KEY

- TREE PROTECTION FENCING (REFER TO DETAIL 1/L6.2)
- OPEN SPACE EXTENTS
- MATCHLINE
- PROPERTY LINE
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- R SPECIMEN TREE REPLACEMENT

NORTH

0 20 40 60 feet
SCALE: 1"=20'

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KATIE RUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 03/06/2025 | PROJ NUMBER 1068-20-0010 | PROJ MGR KG | COUNTY Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
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OVERALL SITE FURNISHING PLAN

SHEET L7.0

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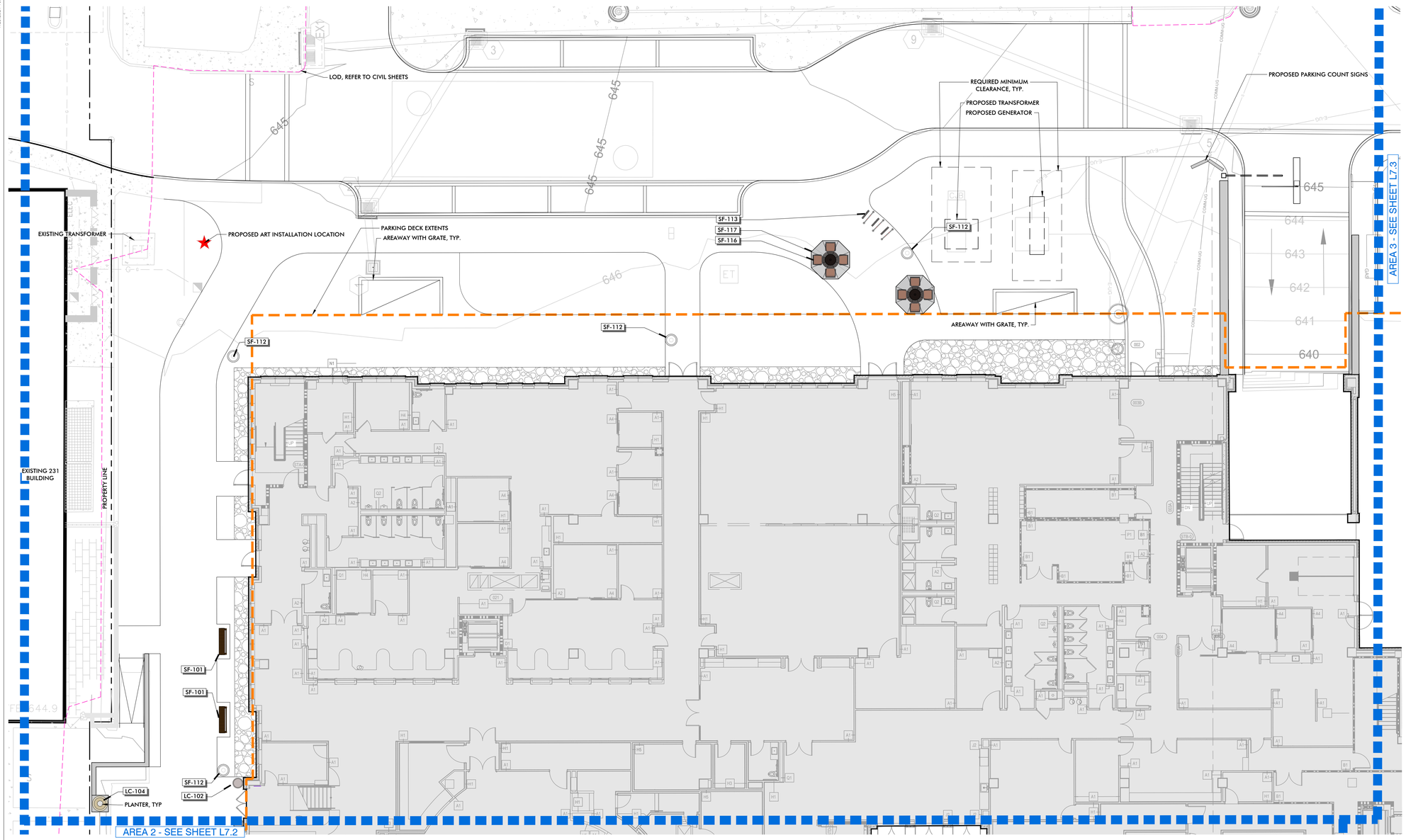

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ALL SITE FURNISHINGS ARE PRODUCT RECOMMENDATIONS AND SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRANKLIN PRIOR TO PURCHASE AND INSTALLATION.

SITE FURNISHINGS SCHEDULE L1.1

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	SF-101	6' BENCH - COF STANDARD	2	2/L7.4A
	SF-112	TRASH RECEPTACLE	5	13/L7.4A
	SF-113	BIKE RACK	3	12/L7.4A
	SF-116	TABLE WITH CONNECTED CHAIRS	2	8/L7.4A
	SF-117	UMBRELLA	2	11/L7.4A

LANDSCAPE CONTAINERS L1.1

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	LC-102	SMALL PLANTER	1	14/L7.4A
	LC-104	COLUMN PLANTER	1	15/L7.4A

KEY

- TREE PROTECTION FENCING (REFER TO DETAIL 1/L6.2)
- OPEN SPACE EXTENTS
- MATCHLINE
- PROPERTY LINE
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- R SPECIMEN TREE REPLACEMENT

NORTH

0 10 20 30 feet
SCALE: 1"=10'

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ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
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ENLARGED SITE FURNISHING PLAN

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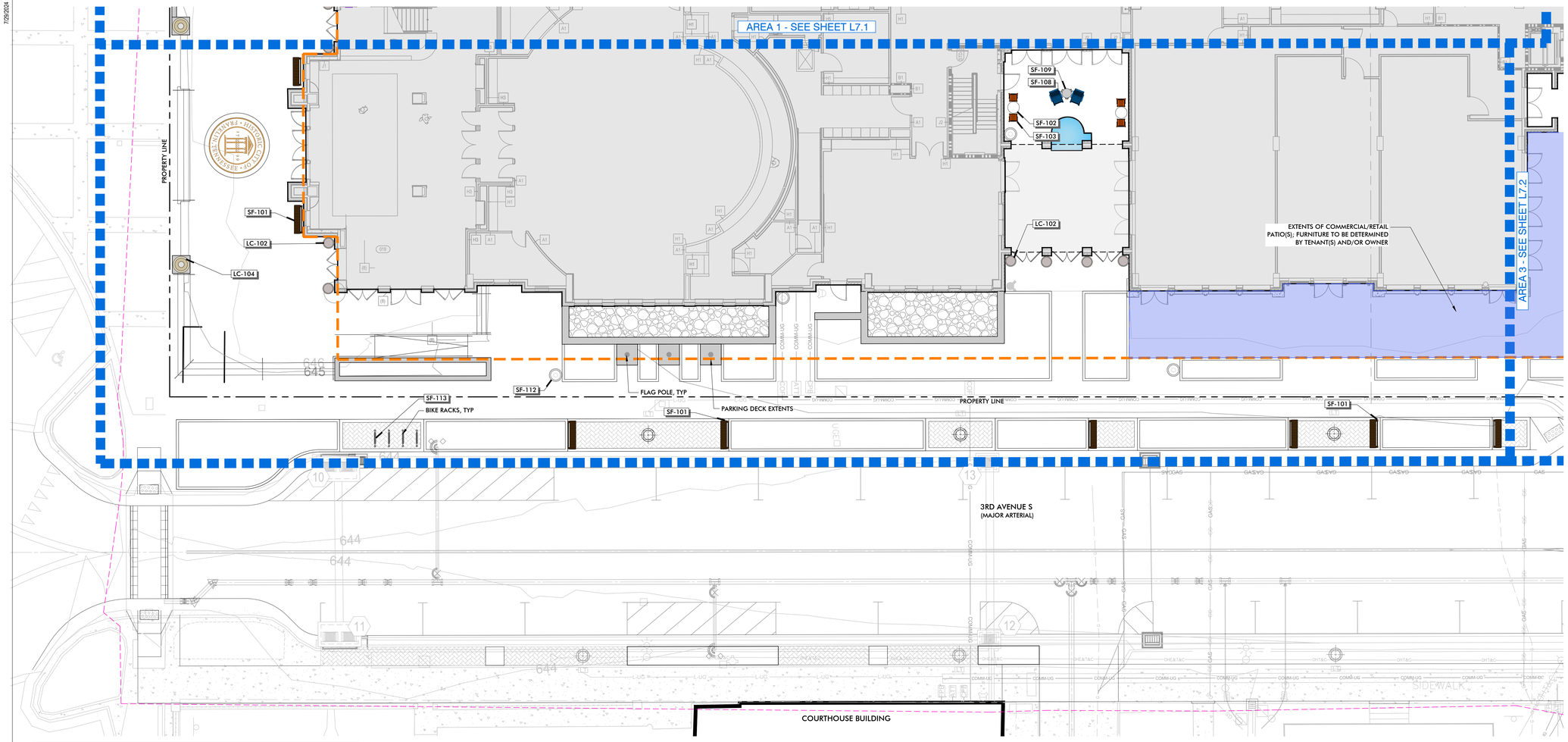

NOTE:
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SITE FURNISHINGS SCHEDULE L1.2

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	SF-101	6' BENCH - COF STANDARD	8	2/L7.4A
	SF-102	CAFE TABLE	2	6/L7.4A
	SF-103	CAFE CHAIR	4	7/L7.4A
	SF-108	LOUNGE CHAIR	2	10/L7.4A
	SF-109	SIDETABLE	1	9/L7.4A
	SF-112	TRASH RECEPTACLE	4	13/L7.4A
	SF-113	BIKE RACK	4	12/L7.4A

LANDSCAPE CONTAINERS L1.2

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	LC-102	SMALL PLANTER	7	14/L7.4A
	LC-104	COLUMN PLANTER	1	15/L7.4A

KEY

- TREE PROTECTION FENCING (REFER TO DETAIL 1/L6.2)
- OPEN SPACE EXTENTS
- MATCHLINE
- PROPERTY LINE
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- R SPECIMEN TREE REPLACEMENT

NORTH

0 10 20 30 feet

SCALE: 1"=10'

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STATE OF TENNESSEE · REGISTERED · LANDSCAPE ARCHITECT · NATE SUDOWSKY GARRETT · 1001 · 03.06.2025

ISSUE: SITE PLAN RESUBMITTAL
REVISIONS: 03/06/2025

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PROJ. MGR KG
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ENLARGED SITE FURNISHING PLAN

SHEET L7.2

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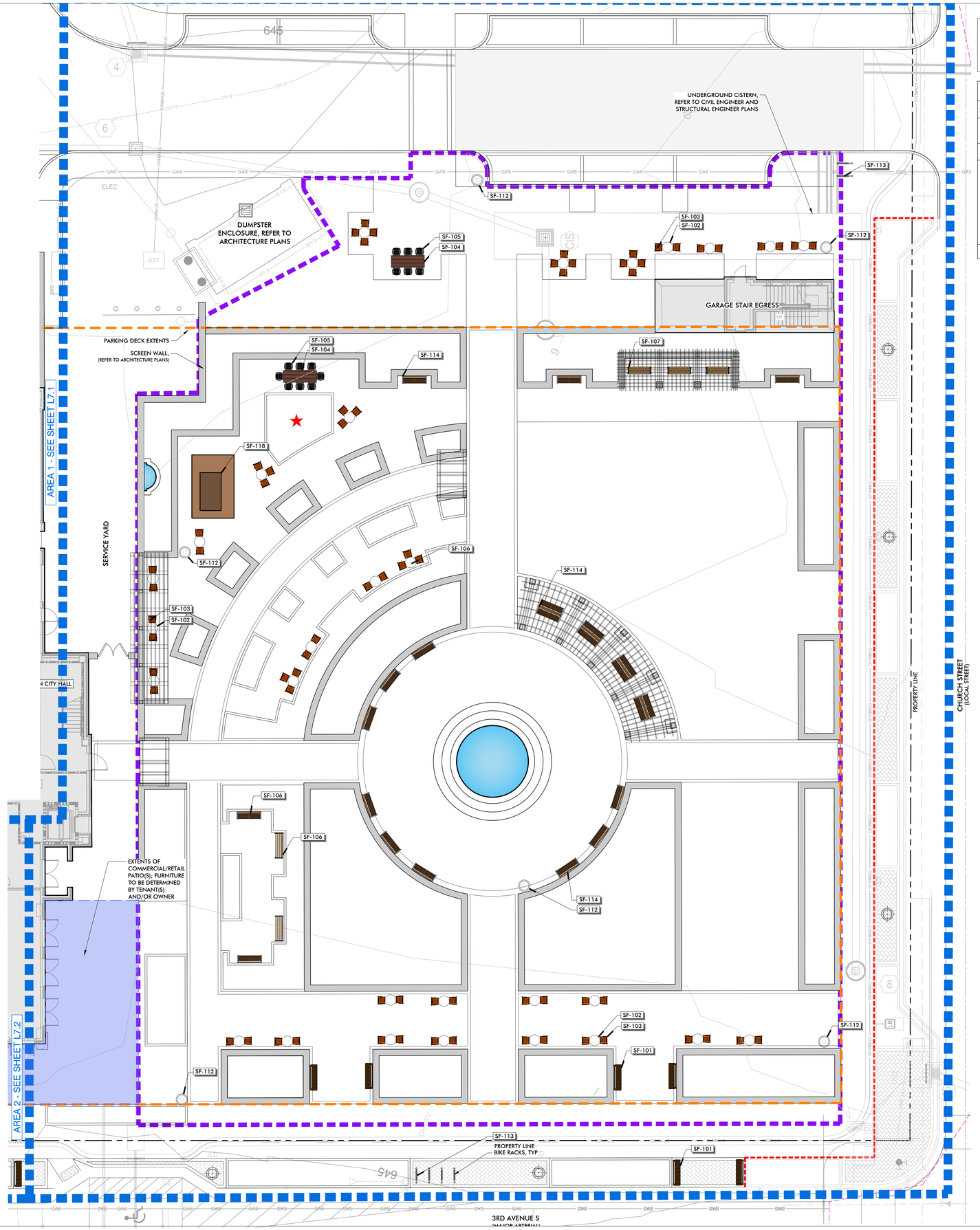

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FCH OPEN SPACE REQUIREMENTS			
OS F-1 | PLAZA- 7,058 SF		REQUIRED	PROPOSED
LANDSCAPE	CANOPY TREES	3	37
	UNDERSTORY TREES	6	6
HARDSCAPE	CONCRETE, BRICK, PAVERS, CRUSHED STONE, OR OTHER COMPARABLE MATERIAL COVERAGE	50% - 80%	57.5%
FEATURES (FOUR OF THE FEATURES ARE REQUIRED)	SEATING ELEMENTS	-	√
	SPECIALIZED OR DECORATIVE HARDSCAPE	-	√
	PEDESTRIAN-SCALE LIGHTING BEYOND THAT REQUIRED TO ILLUMINATE PUBLIC RIGHT-OF WAY	-	√
	ARCADES, CANOPIES, AWNINGS, OR OVERHANGS TO SHIELD PEDESTRIANS	-	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-	√
	FOUNTAINS, SCULPTURES, OR ART	-	√
NOTE	STORMWATER MANAGEMENT FEATURES SHALL NOT BE COUNTED AS OPEN SPACE		

SITE FURNISHINGS SCHEDULE L1.3

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	SF-101	6' BENCH - COF STANDARD	6	2/L7.4A
	SF-102	CAFE TABLE	29	6/L7.4A
	SF-103	CAFE CHAIR	68	7/L7.4A
	SF-104	OVERSIZED COMMUNITY TABLE	2	4/L7.4A
	SF-105	DINING HEIGHT CHAIR	14	5/L7.4A
	SF-106	GLIDER BENCH	2	3/L7.4A
	SF-107	SWINGING BENCH	3	6/L5.4A
	SF-112	TRASH RECEPTACLE	6	13/L7.4A
	SF-113	BIKE RACK	6	12/L7.4A
	SF-114	PARK BENCH	22	1/L7.4A
	SF-118	PODUIM ISLE - STREETLIFE	1	1/L7.4B

KEY
- TREE PROTECTION FENCING (REFER TO DETAIL 1/L6.2)
- OPEN SPACE EXTENTS
- MATCHLINE
- PROPERTY LINE
- LIMITS OF DISTURBANCE (REFER TO CIVIL PLANS)
- PARKING GARAGE EXTENTS BELOW (REFER TO ARCHITECTURE PLANS)
- R SPECIMEN TREE REPLACEMENT

NORTH

0 10 20 30 feet
SCALE: 1"=10'

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Monoline Backed Bench

site pieces

The Monoline Backed Bench is simple, the way things should be. Its tightness, comfort, and restrained lines allow the materials to shine - a perfect match for any space.

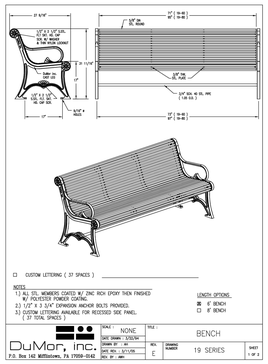
- wood slats: thermally modified ash or ketkony clear
- aluminum slats: powder coated or designer aluminum
- all aluminum frame construction
- powder coated finish
- surface mounting required
- available in custom sizes
- ships fully assembled

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:
ML-BENCH-48	48"	27"	38.5"
ML-BENCH-72	72"	27"	38.5"
ML-BENCH-96	96"	27"	38.5"



www.sitepieces.com | 800-484-0797 | hello@sitepieces.com

1 MONOLINE BENCH - SITE PIECES N.T.S.
PRODUCT SPECIFICATION



2 BENCH 19 - DUMOR N.T.S.
PRODUCT SPECIFICATION



3 TRADITIONAL GARDEN 48" GLIDER - POLYWOOD N.T.S.
PRODUCT SPECIFICATION

Harpo Table

landscape forms

Product Data Sheet



The Harpo table echoes the clean, architectural form and robust structure of Harpo seating elements. The dining height table is a simple rectangle with slatted wood top supported by a four-legged steel frame. It is offered in two lengths, the 60" long table seats 6, and the 118" long table seats 8 to 10 people. Both tables are appropriate for intended for use in busy public and commercial settings. Ideal for use with Harpo benches, which can be grouped around tables to suit seating requirements.

Table
- Surface mount available surface mounted.
- Steel supports are powdercoated.
- The rectangular table is dining height.
- Table is available in two lengths, 60" and 118".
- The 60" table, seats 6.
- The 118" table seats 8 and has an additional middle support for added stability.
- Available in ipmah and domestically sourced thermally modified ash (DSTMA), with a slatted wood top.
- Wood boards are available in either exterior or interior finishes.

Table	Style	Depth	Length	Height	Weight
60" Table		35.5"	59"	28.25"	170 lb
118" Table		35.5"	113"	28.25"	230 lb

Finishes
- Interior woods are finished with Landscape Forms' exclusive LF-90 polyester, UV-stable powder coat finish.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- All metal is finished with Landscape Forms' proprietary Parapet 89 polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, scratching, and fading.
- A wide range of standard, optional and custom colors are available.

Designed by Unitedarrow

Click here for patent information related to this product.

To Specify
Specify Harpo Table, select wood type and powdercoat color. Select table length, 60" or 118". Table is available surface mount only. Table ships fully assembled.

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2021 Landscape Forms, Inc. Printed in U.S.A.

1 Revised May 18, 2023 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3430 | 7900 E. Michigan Ave., Kalamazoo, MI 49048

4 HARPO TABLE - LANDSCAPE FORMS N.T.S.
PRODUCT SPECIFICATION

Harpo Bench

landscape forms

Product Data Sheet



Harpo is a new bench collection from global partner Unitedarrow that includes a bench in two lengths. Designed by the distinguished father and-son team Miguel and Gonzalo Milá, Harpo is international in character and appropriate for a wide variety of public and commercial parks and private spaces. This is design refined to its essentials.
The visual language is pure, clean and architectural. Slim in profile and with a minimum of visible hardware, Harpo has no arms, backrests, or end backs. A choice of wide aluminum slats or wood slats in wide and narrow widths allows distinct aesthetic approaches. Wide aluminum slats are anodized.

Bench
- Benches are available backed or backless.
- Benches are available with freestanding, surface mount, or inground mounting.
- The steel supports screw in a powdercoat finish.
- Backed supports have end arms welded on.
- Backless benches have no arms.
- Benches are available in either wide anodized aluminum boards, narrow anodized aluminum slats, or wood slats.
- Wide boards are 5½" wide.
- Narrow boards are 1 3/8" wide.
- No color option available for anodized aluminum boards.
- Wood boards are available in either exterior or interior finishes.

Backed	Style	Depth	Length	Weight
60" Narrow Wood Slats		30"	61"	124 lb
60" Wide Slats		29"	61"	80 lb
60" Wide Slats		29"	61"	99 lb
60" Narrow Wood Slats		29"	61"	92 lb
60" Wide Wood Slats		29"	61"	80 lb
60" Wide Slats		29"	61"	99 lb

*Weights shown are in detail.

1 Revised May 15, 2024 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3430 | 7900 E. Michigan Ave., Kalamazoo, MI 49048

5 HARPO CHAIR - LANDSCAPE FORMS N.T.S.
PRODUCT SPECIFICATION

Product sheet

MUNCH table

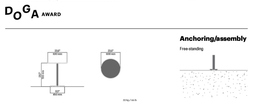
5122

Designed by
Andreas Engesvik, Jonas Stokke

Munch table and the Munch series comprise elegant lounge furniture for relaxation and contemplation. The series has been specially designed for the new Munch Museum in Oslo. The seating has an ergonomic shape that offers a high degree of comfort. Seats include a layer of springy steel mesh draped over a simple steel frame. Matching injection moulded cushion sets are also available. The Munch series is equally at home indoors and outdoors.

DOGA AWARD





Anchoring/assembly
Free-standing

Primary material

Hot-dip galvanized steel
All steel components are hot-dip galvanized, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty. Corrosion class C4

6 mm

Sustainability

Indicators	Global Warming Potential	Photochemical Ozone Creation Potential	Recycled Content
Unit	kg CO2	kg C2H4	%
Grade-a Grade-AA-AB	74.2 C	0.0 C	0.00

Certifications

Warranty
- Lifetime warranty against rust
- 10 year warranty on powder coating
- 10 year warranty on wood
- Spare parts always available

Visit www.vestre.com for more information.
Specifications are subject to change without notice.
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www.vestre.com

6 MUNCH TABLE - VESTRE N.T.S.
PRODUCT SPECIFICATION

Product sheet

MUNCH café chair

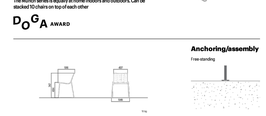
5113

Designed by
Andreas Engesvik, Jonas Stokke

Munch café chair and the Munch series comprise elegant lounge furniture for relaxation and contemplation. The series has been specially designed for the new Munch Museum in Oslo. The seating has an ergonomic shape that offers a high degree of comfort. Seats include a layer of springy steel mesh draped over a simple steel frame. Matching injection moulded cushion sets are also available. The Munch series is equally at home indoors and outdoors. Can be stacked 10 chairs on top of each other

DOGA AWARD





Anchoring/assembly
Free-standing

Primary material

Hot-dip galvanized steel
All steel components are hot-dip galvanized, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty. Corrosion class C4

Ø 12 mm

Sustainability

Indicators	Global Warming Potential	Total energy consumption	Recycled Content
Unit	kg CO2	MJ	%
Grade-a Grade-AA-AB	35.9	493.92	0.00

Certifications

Warranty
- Lifetime warranty against rust
- 10 year warranty on powder coating
- 10 year warranty on wood
- Spare parts always available

Visit www.vestre.com for more information.
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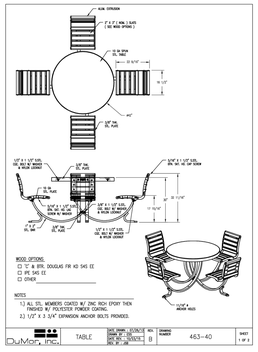
7 MUNCH CHAIR - VESTRE N.T.S.
PRODUCT SPECIFICATION



8 TABLE 463 - DUMOR N.T.S.
PRODUCT SPECIFICATION



9 LAKESIDE END TABLE - POLYWOOD N.T.S.
PRODUCT SPECIFICATION



10 LAKESIDE DEEP SEATING CHAIR - POLYWOOD N.T.S.
PRODUCT SPECIFICATION

Parasols by TUUCI

landscapeforms

Product Data Sheet



From design partner TUUCI, the Miami-based maker of premier umbrellas and shade structures, the parasols are contemporary in form, smart in function and versatile in application. All offer elegant opportunities for creating shade and defining social spaces. Manufactured of premium quality materials that stand up to the elements, they are robust and refined, built to perform beautifully in any environment.

Landscape Forms-TUUCI Parasols
Ocean Master Series
- Ocean Master parasols have an aluminum extrusions.
- Fasteners and hardware are stainless steel.
- Surface mount stand is stainless steel.
- Freestanding base is galvanized steel.
- Switch security pin system.
- Ocean Master Classic parasols come standard with the auto-tilt piston assist system.
- Ocean Master Max Classic parasols come standard with the auto-tilt marine lift pulley system.
- Sunbrella® marine-grade, 100% solution-dyed fiber is treated for a high degree of resistance to fading, mildew, abrasion and meets California Technical Bulletin 117 Section E (CS-191.53).
- All fabric umbrellas are subject to damage from high winds; we recommend lowering TUUCI at night and in 25 MPH wind conditions.
- Pole finish is polished aluminum.

Mounting
- Ocean Master Classic Hexagon and Square must be anchored to Landscape Forms table (surface mounted or embedded table style) paired with a picnic-style table using a 120 lb TUUCI D-Plate double sided combo, standalone in a TUUCI 150 lb D-Plate double sided combo, free standing base or surface mounted stand, or deck mount (Square only).
- Ocean Master MAX Classic, and Ocean Master Max Single and Dual Cantilever can be freestanding, surface mounted, or embedded.

Ocean Master 8' x 8' Classic Square	Depth	Width	Height	Product weight
	-	108"	108"	tbc

Ocean Master Classic Hexagon	Depth	Width	Height	Product weight
	114"	126.5"	108"	264 lbs

Ocean Master MAX Classic Square	Depth	Width	Height	Product weight
	-	120"	126"	341 lb

Ocean Master MAX Classic Hexagon	Depth	Width	Height	Product weight
	108"	120"	126"	451 lb

Ocean Master MAX Cantilever	Depth	Width	Height	Product weight
	108"	140"	126"	374 lb

Ocean Master MAX Dual Cantilever	Depth	Width	Height	Product weight
	127"	120.25"	126"	440 lb

	Depth	Width	Height	Product weight
	183.5"	216"	126"	616 lb

Ocean Master 9' X Octagon	Depth	Width	Height	Product weight
	107"	216"	126"	tbc

1 Revised November 1, 2024 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3430 | 7900 E. Michigan Ave., Kalamazoo, MI 49048

11 TUUCI PARASOLS - LANDSCAPE FORMS N.T.S.
PRODUCT SPECIFICATION

Metro40 Collection

landscapeforms

Product Data Sheet



Ride™ Bike Rack
- Capacity: 2 bikes
- Rack is surface mount, embedded to concrete surface.
- Recycle-only two-bottle In-mount, with extra surface mount anchor hole provided.
- 4 stainless steel leveling glides within the base are provided for fine adjustment from top side of base.
- Cover plate over bike rack base provides seamless appearance.

Hi-Glo™ Pedestrian Light and Lo-Glo™ Path Light
Click here for product data sheet for technical information and specifications.

Connect 2.0
Click here for the product data sheet for technical information and specifications.

To Specify
• Visit landscapeforms.com.

Designed by BMW Group Designworks
Click here for patent information related to this product.

	Size	Depth	Width	Height	Product weight
	Dia 9cm	3.5"	34"	34"	39 lb

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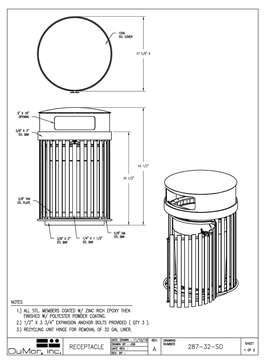
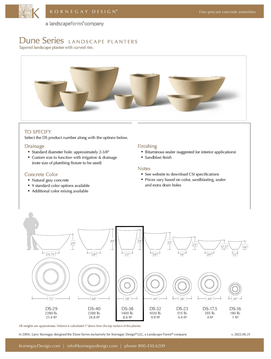
7 Revised September 20, 2024 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3430 | 7900 E. Michigan Ave., Kalamazoo, MI 49048

12 RIDE BIKE RACK - LANDSCAPE FORMS N.T.S.
PRODUCT SPECIFICATION



13 RECEPTACLE 287 - DUMOR N.T.S.
PRODUCT SPECIFICATION



14 DUNE 38 PLANTER - KORNEGAY DESIGN N.T.S.
PRODUCT SPECIFICATION



15 BROOKFIELD 42 PLANTER - LONGSHADOW N.T.S.
PRODUCT SPECIFICATION

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OHM-ADVISORS.COM

s8design
STUDIOEIGHTDESIGN

KVD
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kisevogrin.com

KEVIN S. RUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE: 03/06/2025
PROJ NUMBER: 1068-20.0010
PROJ MGR: KG
COUNTY: Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

SITE FURNISHING DETAILS

SHEET: L7.4A

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NOTE:
ALL SITE FURNISHINGS ARE PRODUCT RECOMMENDATIONS AND SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRANKLIN PRIOR TO PURCHASE AND INSTALLATION.



1 SOLID PODIUM ISLES N.T.S.

PRODUCT SPECIFICATION

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OHM-ADVISORS.COM

STUDIOEIGHTDESIGN

5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kservogin.com

KATE AUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1140
03.06.2025

ISSUE	DATE
SITE PLAN RESUBMITTAL	03/06/2025

DATE	PROJ NUMBER	PROJ. MGR	COUNTY
03/06/2025	1068.20-0010	KG	Williamson

CITY OF FRANKLIN
FRANKLIN CITY HALL SITE PLAN
109 3rd Avenue South
Franklin, TN 37064

SITE FURNISHING DETAILS

SHEET L7.4B

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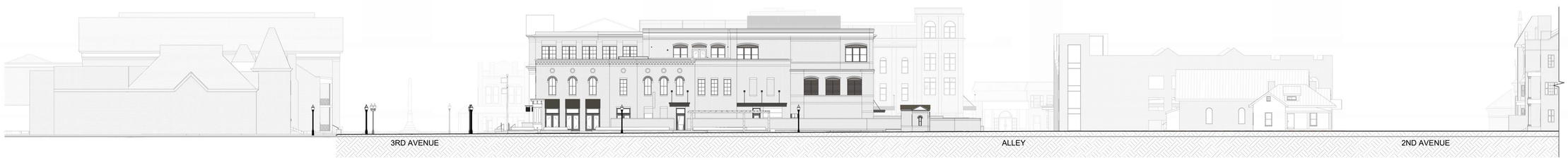
4 E-W SITE SECTION (NORTH BUILDING ELEVATION)
1" = 20'-0"



3 E-W SITE SECTION (SOUTH BUILDING ELEVATION)
1" = 20'-0"



2 N-W SITE SECTION (EAST BUILDING ELEVATION)
1" = 20'-0"



1 N-W SITE SECTION (WEST BUILDING ELEVATION)
1" = 20'-0"

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STUDIOEIGHTDESIGN

GARY SEBACH
REGISTERED ARCHITECT
COMMERCE
No. 104234
STATE OF TENNESSEE

EXPIRATION DATE:
2026/01/31

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 01/27/25
PROJ.NUMBER 1068.20.0010
PROJ. MGR PM
COUNTY County

CITY OF FRANKLIN
FRANKLIN CITY HALL
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SITE SECTIONS

SHEET A1.4

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



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

EXTERIOR MATERIAL LEGEND

- BRICK TYPE BR-1 | BELDEN 730 WITH TN BUFF MORTAR
- BRICK TYPE BR-2 | BELDEN 100 WITH MASON'S MORTAR MIX
- BRICK TYPE BR-3 | BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR
- LIMESTONE
- PAINTED WOOD
- PAINTED WOOD

BUILDING INFORMATION

PROJECT NAME:	FRANKLIN CITY HALL
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
BUILDING TYPE:	COMMERCIAL MIXED USE / COMMERCIAL & CIVIC
SQUARE FOOTAGE BY FLOOR	
SUB-GRADE PARKING GARAGE:	76,100 SF
FIRST FLOOR:	31,850 SF + 4,500 SF OF COMMERCIAL SHELL SPACE
SECOND FLOOR:	36,350 SF
THIRD FLOOR:	26,350 SF

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GARY SEBACH
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COMMERCE
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STATE OF TENNESSEE
EXPIRATION DATE: 2026/01/31

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01/27/25	1068-20-0010	PM	County

CITY OF FRANKLIN
FRANKLIN CITY HALL
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Franklin, TN 37064

NORTH & EAST EXTERIOR ELEVATIONS

SHEET A2.0

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1/22/2025 2:03:00 PM



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



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

COMMERCIAL SIGNAGE NOTES

COMMERCIAL TENANTS WILL HAVE THE OPTION TO DO A BAND MOUNTED OR SMALL PROJECTING/HANGING SIGN.

BAND MOUNTED SIGNS:
MAX QUANTITY: ONE PER RETAIL STOREFRONT
MAX AREA: 1 SQUARE FOOT PER LINEAL FOOT OF WIDTH OF RETAIL STOREFRONT
THICKNESS: MAX 2"
PLACEMENT: CENTERED IN SIGN BAND AND VERTICALLY ALIGNED WITH CENTER OF AN ARCHITECTURAL ELEMENT OR CENTERED OVER THE RETAIL STOREFRONT LENGTH.
PROJECTION: MAX 6" FROM WALL
INDIVIDUALLY MOUNTED LETTERS THAT DO NOT DETRACT FROM THE ARCHITECTURE
MATERIALS: FINISHED WOOD OR METAL WITH MATTE BACKGROUND FINISHES
COLOR: MAX OF 3 COLORS WITH A DARKER BACKGROUND COLOR THAN THE LETTERING COLOR. USE MUTED COLORS THAT COMPLEMENT THE FACADE, ALTHOUGH VIBRANT COLORS MAY BE CONSIDERED AS AN ACCENT.
LIGHTING: CONCEALED LIGHTING

SMALL PROJECTING/HANGING SIGNS:
MAX QUANTITY: ONE PER RETAIL STOREFRONT
MAX AREA: MAY HAVE UP TO 2 SIDES WITH A MAX SQUARE FOOTAGE OF 4.5 SQ. FT. PER SIDE
PROJECTION: AT A 90-DEGREE ANGLE FROM BUILDING FACADE OR 45-DEGREE WHEN PLACED AT A CORNER OF A BUILDING
MAX OF 4'-0" PROJECTION (INCLUSIVE OF BRACKET DEPTH)
PLACEMENT: PLACE NEAR MAIN ENTRANCE
HEIGHT: NO HIGHER THAN THE STOREFRONT WINDOW AND/OR TRANSOM HEADERS, MIN OF 8'-0". CLEARANCE FROM GRADE TO BOTTOM OF SIGN
MATERIALS: FINISHED WOOD OR METAL WITH MATTE BACKGROUND FINISHES
COLOR: MAX OF 3 COLORS WITH A DARKER BACKGROUND COLOR THAN THE LETTERING COLOR. USE MUTED COLORS THAT COMPLEMENT THE FACADE, ALTHOUGH VIBRANT COLORS MAY BE CONSIDERED AS AN ACCENT.
LIGHTING: CONCEALED LIGHTING

BUILDING INFORMATION

PROJECT NAME:	FRANKLIN CITY HALL
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
BUILDING TYPE:	COMMERCIAL MIXED USE / COMMERCIAL & CIVIC
SQUARE FOOTAGE BY FLOOR	
SUB-GRADE PARKING GARAGE:	76,100 SF
FIRST FLOOR:	31,850 SF + 4,500 SF OF COMMERCIAL SHELL SPACE
SECOND FLOOR:	36,350 SF
THIRD FLOOR:	26,350 SF

EXTERIOR MATERIAL LEGEND

- BRICK TYPE BR-1 | BELDEN 730 WITH TN BUFF MORTAR
- BRICK TYPE BR-2 | BELDEN 100 WITH MASON'S MORTAR MIX
- BRICK TYPE BR-3 | BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR
- LIMESTONE
- PAINTED WOOD
- PAINTED WOOD

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No. 104233
STATE OF TENNESSEE

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PROJ NUMBER 1085-20-0010
PROJ. MGR PM
COUNTY County

CITY OF FRANKLIN
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SOUTH & WEST EXTERIOR ELEVATIONS

SHEET A2.1

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BUILDING INFORMATION

PROJECT NAME:	FRANKLIN CITY HALL
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
BUILDING TYPE:	COMMERCIAL MIXED USE / COMMERCIAL & CIVIC
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FIRST FLOOR:	31,850 SF + 4,500 SF OF COMMERCIAL SHELL SPACE
SECOND FLOOR:	36,350 SF
THIRD FLOOR:	26,350 SF

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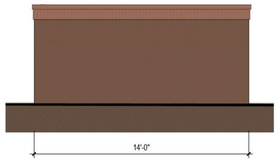
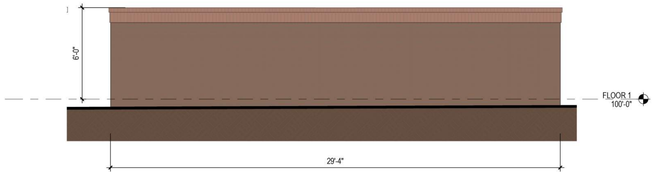
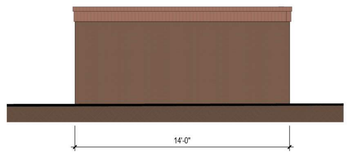


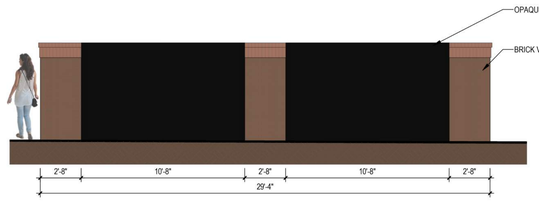
11 SOUTHWEST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



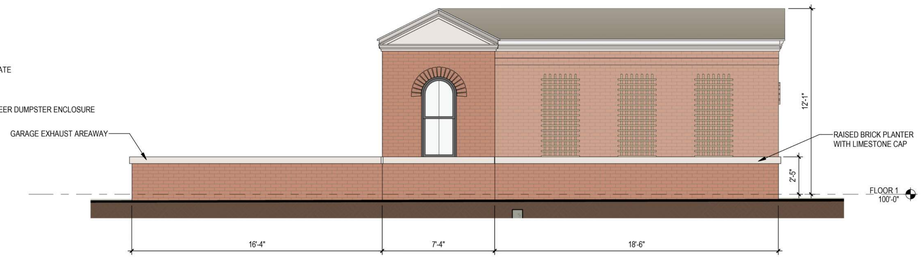
10 SOUTHEAST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



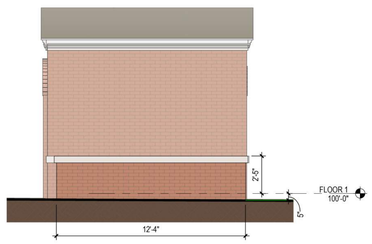
9 NORTHEAST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



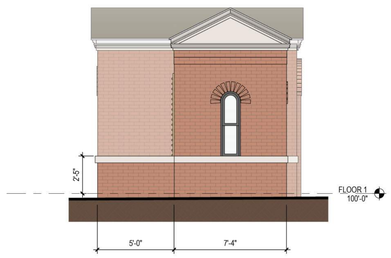
8 NORTHWEST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



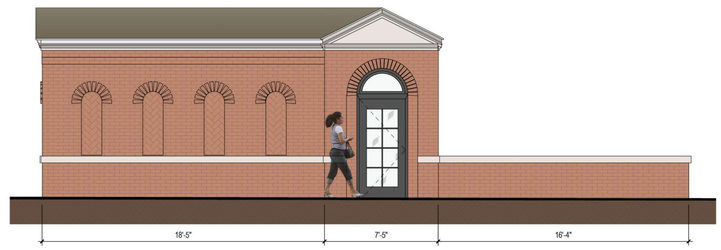
7 SOUTH ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



6 WEST ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



5 EAST ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



4 NORTH ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



3 COURTYARD EAST ELEVATION
1/8" = 1'-0"



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



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

EXTERIOR MATERIAL LEGEND

- BRICK TYPE BR-1 | BELDEN 730 WITH TN BUFF MORTAR
- BRICK TYPE BR-2 | BELDEN 100 WITH MASON'S MORTAR MIX
- BRICK TYPE BR-3 | BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR
- LIMESTONE
- PAINTED WOOD
- PAINTED WOOD

GARY SEBACH
REGISTERED ARCHITECT
No. 104234
STATE OF TENNESSEE

EXPIRATION DATE:
2026/01/31

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
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DATE 01/27/25
PROJ NUMBER 1088.20-0010
PROJ MGR PM
COUNTY County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

GARAGE STAIR ENCLOSURE & DUMPSTER ENCLOSURE

SHEET A2.2

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VIEW OF MAIN ENTRANCE FROM THE SQUARE (STREET TREES HIDDEN TO SHOW BUILDING)



VIEW FROM THIRD AVENUE (STREET TREES HIDDEN TO SHOW BUILDING)



VIEW OF CORNER PLAZA AND STREETSCAPE ALONG THIRD AVENUE



VIEW OF STREETSCAPE ALONG THIRD AVENUE LOOKING BACK TOWARD THE SQUARE

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No. 102331
STATE OF TENNESSEE

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2026/01/31

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COUNTY County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

3D RENDERINGS OF CITY HALL

SHEET A3.0

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1/22/2025 11:45:27 AM



VIEW OF ENTRY INTO COURTYARD FROM THIRD AVENUE



VIEW OF THIRD AVENUE STREETSCAPE IN FRONT OF COMMERCIAL USE



VIEW OF COMMERCIAL USE FROM ACROSS THIRD AVENUE



VIEW OF PARKING GARAGE EGRESS STAIR ENCLOSURE IN THE PARK

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s8design
STUDIOEIGHTDESIGN

GARY SEBACH
REGISTERED ARCHITECT
No. 104334
STATE OF TENNESSEE

EXPIRATION DATE:
2026/01/31

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 01/27/25
PROJ NUMBER 1068.20-0010
PROJ MGR PM
COUNTY County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

3D RENDERINGS ALONG THIRD AVENUE AND CHURCH STREET

SHEET
A3.1

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1/22/2025 11:45:27 AM

SCREENED MECHANICAL EQUIPMENT
MECHANICAL PENTHOUSE EXTERIOR FINISH: BRICK TO MATCH BR-1 (CITY HALL BRICK)
SCREENS TO BE METAL PANEL WITH LOUVERS IN BRONZE FINISH TO MATCH THE WINDOWS
SCREENING IS SET BACK 42'-0" FROM WALL FACING PUBLIC SQUARE
SCREENING IS SET BACK 47'-6" FROM WALL FACING THIRD AVENUE



AERIAL VIEW OF MECHANICAL ROOFTOP SCREENING



VIEW FROM WEST MAIN (ROOFTOP SCREENING NOT VISIBLE FROM STREET)



VIEW FROM THE SQUARE (ROOFTOP SCREENING NOT VISIBLE FROM STREET)





VIEWS OF PARKING GARAGE EGRESS STAIR ENCLOSURE IN THE PARK

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STUDIOEIGHTDESIGN

GARY SEBACH
REGISTERED ARCHITECT
COMMERCE
No. 104334
STATE OF TENNESSEE

EXPIRATION DATE:
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PROJ. MGR. PM
COUNTY County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

3D RENDERINGS OF ROOFTOP SCREENING & PARKING GARAGE STAIR ENCLOSURE

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SHEET A3.2

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BRICK TYPE 1 (BR-1) - BELDEN 730 WITH TN BUFF MORTAR

BR-1 WINDOW FINISH - BRONZE



BRICK TYPE 2 (BR-2) - BELDEN 100 WITH MASON'S MORTAR MIX

BR-1 WINDOW FINISH - SUEDE



BRICK TYPE 3 (BR-3) - BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR

BR-3 WINDOW FINISH - SIERRA WHITE



4 WEST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

BUILDING INFORMATION

PROJECT NAME:	FRANKLIN CITY HALL
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
BUILDING TYPE:	COMMERCIAL MIXED USE / COMMERCIAL & CIVIC
SQUARE FOOTAGE BY FLOOR	
SUB-GRADE PARKING GARAGE:	76,100 SF
FIRST FLOOR:	31,850 SF + 4,500 SF OF COMMERCIAL SHELL SPACE
SECOND FLOOR:	36,350 SF
THIRD FLOOR:	26,350 SF

EXTERIOR MATERIAL LEGEND

- BRICK TYPE BR-1 | BELDEN 730 WITH TN BUFF MORTAR
- BRICK TYPE BR-2 | BELDEN 100 WITH MASON'S MORTAR MIX
- BRICK TYPE BR-3 | BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR
- LIMESTONE
- PAINTED WOOD
- PAINTED WOOD

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STUDIOEIGHTDESIGN

GARY SEBACH
REGISTERED ARCHITECT
No. 102434
STATE OF TENNESSEE
EXPIRATION DATE: 2026/01/31

ISSUE: SITE PLAN RESUBMITTAL 03/06/2025
REVISIONS:

DATE 01/27/25 | PROJ NUMBER 1065-20-0010 | PM PROJ. MGR | County COUNTY

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

EXTERIOR MATERIALS

SHEET A3.3

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Autodesk Docs://1065-20-0010 Franklin City Hall/1065201010_A_FranklinCityHall_2023_CEN.rvt

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address:	**109 3rd Avenue South (Downtown Franklin Historic District)**
Applicant:	**Anna Ruth Kimbrough**
Owner:	**City of Franklin**
Project #:	**8684**
Type of Work:	**Consideration of Demolition and New Construction (Principal & Accessory)**
Status:	**Approved with Conditions** **(See "Approved Work Specifications" below)**
Approval Date:	**January 13, 2025**
Expiration Date:	**January 13, 2027** (if work has not commenced)

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for the demolition of the building located at 109 3rd Avenue South and the construction of a new 3-story building and site features, such as a refuse enclosure, stair enclosure building, and site alterations.

APPLICABLE DESIGN GUIDELINES

2022 Franklin Historic District Design Guidelines:
Chapter 3: Commercial Buildings
Chapter 4: Civic Buildings
Chapter 6: Site & Setting
Chapter 10: Demolition

APPROVED WORK SPECIFICATIONS

The demolition of the existing building, construction of the new building, and site alterations and features are approved with the following conditions:

1. The window specifications must return to the Historic Zoning Commission for review and approval.
2. While the overall conceptual layout is approved, the proposed park elements for the fountain, trellis, swinging bench structures, planters/seat walls, and hardscaping materials must return to the Historic Zoning Commission for review and approval.
3. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Emily Huffer
Preservation Planner
City of Franklin Planning & Sustainability Department
615.550.6795 | www.franklintn.gov/planning

December 27, 2024

Emily Huffer
Preservation Planner
City of Franklin Planning and Sustainability Department
Franklin City Hall
109 3rd Avenue South
Franklin, Tennessee 37064

Franklin City Hall

S8D Project No. 2006.03
OHM Project No. 1068200010

COA Application Submittal to the Franklin Historic Zoning Commission

Dear Emily:

Enclosed is our design team's submittal for a Certificate of Appropriateness from the Franklin Historic Zoning Commission. We have worked closely with the Design Review Committee over the past four years in the development of the design for a new City Hall on Franklin's Historic Square. Our team is truly honored to be involved in the design of this landmark building that will serve the citizens of Franklin for generations to come.

City Hall has occupied the existing building since the mid-1980's. The existing building was originally built in 1974 as a one-tory downtown shopping mall building that covers the full block from Public Square to Church Street. The existing building is in a state of disrepair and is not well-suited to house City Hall functions. The existing building is a break in the contextual fabric of historic downtown which is substantiated by the US Department of the Interior National Park Service designation of "Non-Contributing" in the National Register of Historic Places.

The listing on the National Register for the existing City Hall building is as follows:

261. 109 Third Avenue South – Non- Contributing
The existing City Hall building is a one-story brick building built in 1974 with an exterior of stretcher-bond brick with a bottom and top row of soldier-course brick. The building is approximately one block long and has a low- pitched hipped metal roof. The Third Avenue elevation has a central recessed entry bay with concrete segmental arches with square concrete columns. Above this entry bay is a soldier-course brick outlined with rows of header bricks. The entrance on this elevation has three sets of paired glass-and-metal doors. The public square entrance has two glass-and-metal doors in a recessed entry with soldier-course brick above. Windows are single-light fixed glass-and-metal design with arched brickwork above filled with soldier-course brick. Most windows have cloth awnings extending over them. The building was originally constructed as a downtown shopping mall in 1974.

Due to the physical state of disrepair and the building's designation as "Non-Contributing," the City of Franklin plans to demolish the existing building and build a new state of the art City Hall on this prominent site on Franklin's Historic Square. Our team has worked closely with the Historic Design Review Committee, City staff, and the Board of Mayor and Alderman over the past four years to arrive at the design we are now submitting for a Certificate of Appropriateness from the Franklin Historic Zoning Commission.

OHM Advisors®
209 10th Avenue South, Suite 154
Nashville, Tennessee 37203
T: 615.649.5264
OHM-Advisors.com

STUDIOEIGHTDESIGN
56 Lindsley Avenue
Nashville, Tennessee 37210
T: 615.250.8150
s8-design.com

STUDIOEIGHTDESIGN
MATT TAYLOR • ARCHITECT

The proposed building is a 97,000 square foot mixed-use building housing Franklin's new City Hall and a 4,500 square feet commercial use. The building is three stories on the Public Square end of the site adjacent to the taller surrounding structures – the Historic Williamson County Courthouse, 231 Public Square building, and the existing Second Avenue parking garage. The heights of the surrounding buildings are provided in the submittal. The front wall of the proposed City Hall will align with the front wall of the existing County Courthouse, repairing the geometry of the square broken by the existing building. The building then steps down to two-story past the Historic County Courthouse on Third Avenue. There is a break in the massing between the three-story and two-story portion of the building which is a courtyard aligned with the existing service alley that runs behind the Historic County Courthouse on the opposite side of Third Avenue. The two-story portion of the building is commercial use on the first floor with space for 1-3 retail tenants and City Hall office space above on the Second Floor. The plan includes a one-acre park just beyond the commercial on the corner of Third Avenue and Church Street providing an amenity for the downtown residents and business owners and serving as a beautiful, natural gateway element into downtown Franklin as cars approach the Square from Highway 96.

The submittal includes the submittal documents as listed below and a pdf copy of the PowerPoint presentation for the January 13, 2025, Franklin Historic Zoning Commission meeting. The presentation file is an abbreviated version of the submittal.

Below are a few notes regarding the submittal:

- Per feedback received in our last DRC meeting, windows are now shown as double hung windows without transoms along the second floor.
- We are applying for conditional approval pending further review by the commission of the following design elements:
    - Review and approval of the final window specifications
    - Review and approval of final railing material and profile specifications
    - Review and approval of final fountain and trellis design for the park

Below is a list of pages included within the submittal:

A0.0 Cover Sheet
A1.0 Existing Site & Surroundings
A1.1 Existing Site & Surroundings
A1.2 Site Plan
A1.3 Enlarged Site Plan
A1.4 Site Sections
A2.0 North & East Exterior Elevations
A2.1 South & West Exterior Elevations
A2.2 Garage Stair Enclosure & Dumpster Enclosure
A3.0 3d Renderings of City Hall
A3.1 3d Renderings Along Third Avenue and Church Street
A3.2 3d Renderings of Rooftop Screening & Parking Garage Stair Enclosure
A3.3 Exterior Materials

Sincerely,



Anna Ruth Kimbrough, RA, NCARB, LEED AP

ARK / ark

Enclosures / Attachments (#): COA Submittal (Sheets listed above)

xc: S8D :: MKT, File OHM :: GS, File



Franklin City Hall
Franklin Historic Zoning Commission

Meeting for COA Approval

13 January 2025
5PM


COMPLETE THE SQUARE
FRANKLIN CITY HALL MASTER PLAN



CONNECT

BUILDING TO CONTEXT

- Site Context
- Historic Context
- Architectural Expression
- Contextual Relevance

HISTORIC CONTEXT - SITE RHYTHM

- Third Avenue demonstrates a similar rhythm to Main Street in building spacing along the west side of the street (at a different scale) .
- The geometry of the square is important to maintain.
- Respect the relationship of the historic courthouse to the city hall site as seats of local government. Third avenue transitions to residential scale to the south.
- South end of site along church street has less density, lower buildings, and more green space.



KEY CONNECTIONS TO CONTEXT
RHYTHM OF LOT LINES
EXISTING GREEN SPACE



SITE CONTEXT - SECTIONS

3-4 STORIES (RED)
1-2 STORIES (BLUE)



A SECTION THRU 231 PUBLIC SQUARE / CITY HALL / LAW OFFICE - LOOKING TOWARDS PARKING GARAGE



B SECTION THRU LAW OFFICE / CITY HALL / 231 PUBLIC SQUARE - LOOKING TOWARDS COURTHOUSE

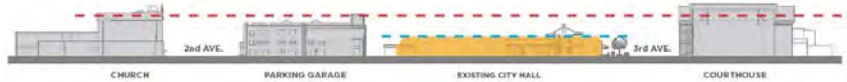


SITE CONTEXT - SECTIONS

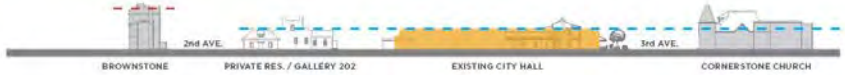
3-4 STORIES (RED)
1-2 STORIES (BLUE)

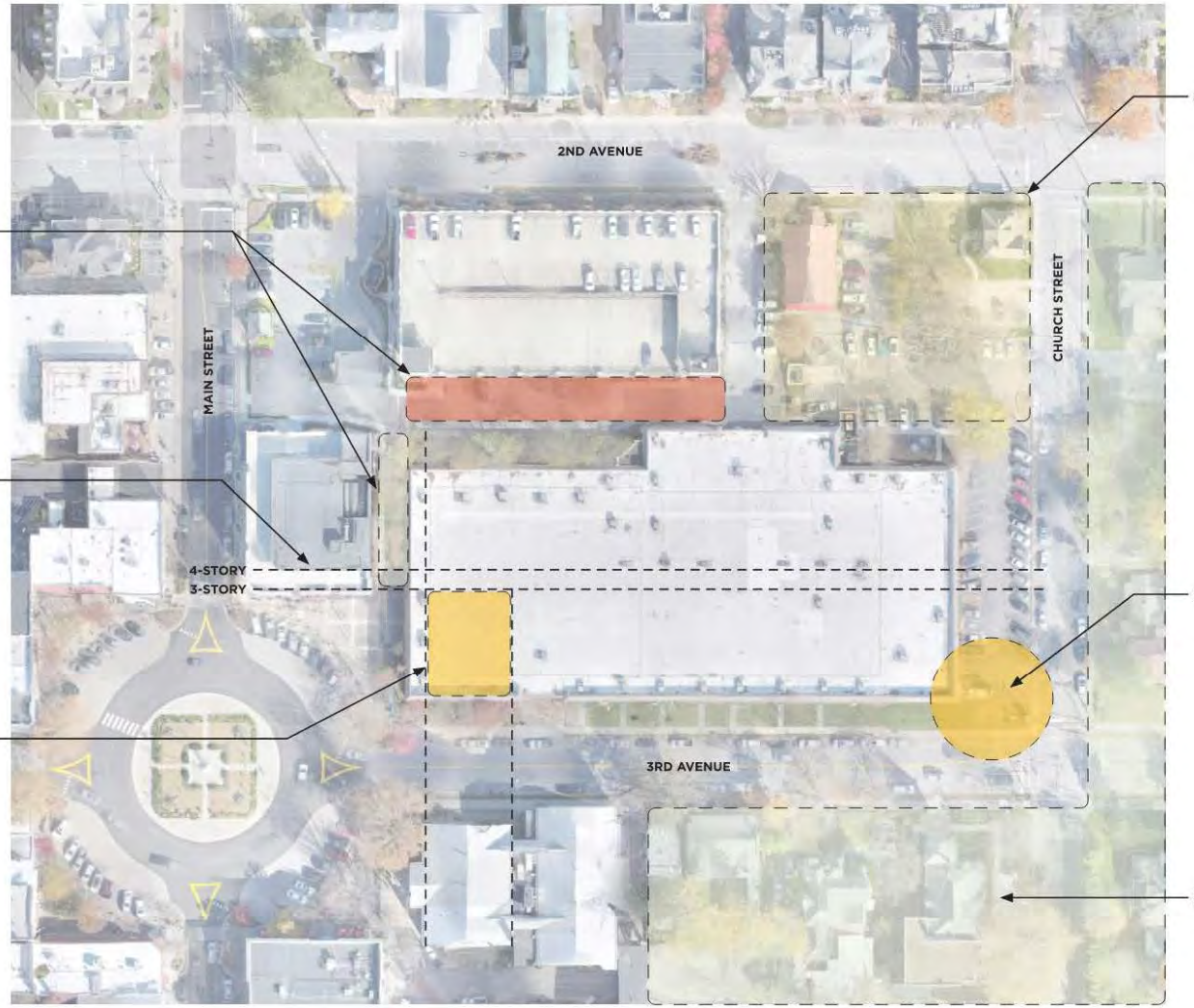


C SECTION THRU CHURCH / PARKING GARAGE / CITY HALL / COURTHOUSE - LOOKING SOUTH TOWARDS CHURCH ST.



D SECTION THRU BROWNSTONE / CITY HALL / CORNERSTONE CHURCH - LOOKING SOUTH TOWARDS CHURCH ST.





5. Building setback and scale along the Pedestrian Corridor and Alley

6. Building height and massing in relation to 231 Public Square and the rest of the Square

1. Consideration of an Entry Plaza / Establishing a building setback line

4. Appropriate building setback, height, massing, and scale adjacent to the Historic Structures (Consideration of new parking garage structure)

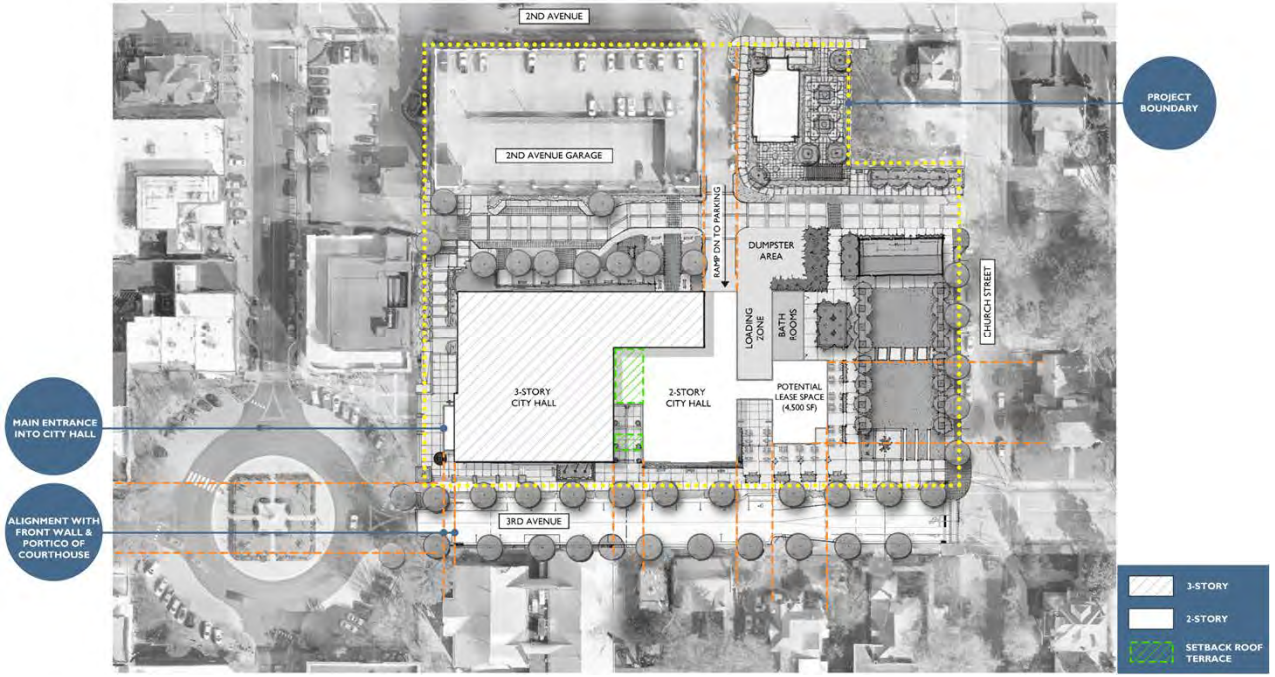
3. Appropriate treatment of corner / vehicular gateway into Downtown

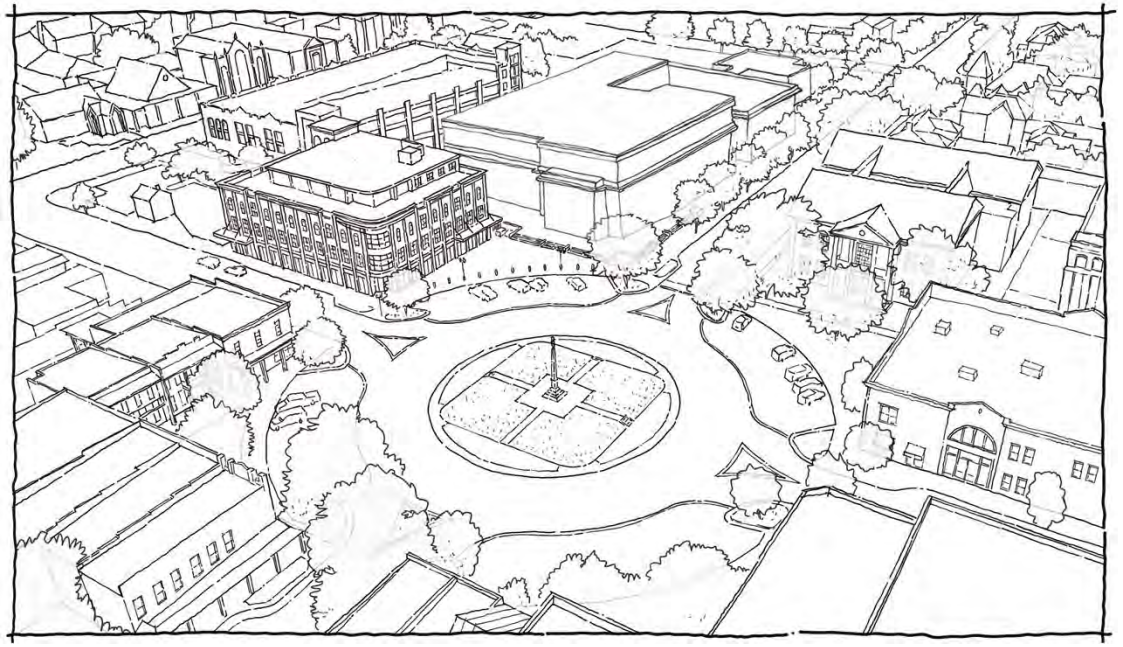
2. Appropriate building setback, height, massing, and scale in relation to surrounding residential character

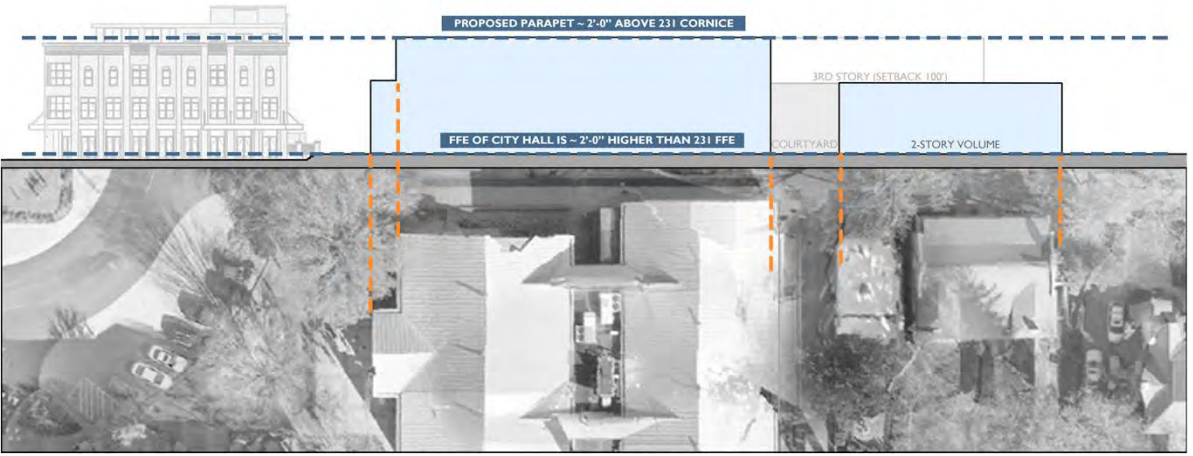


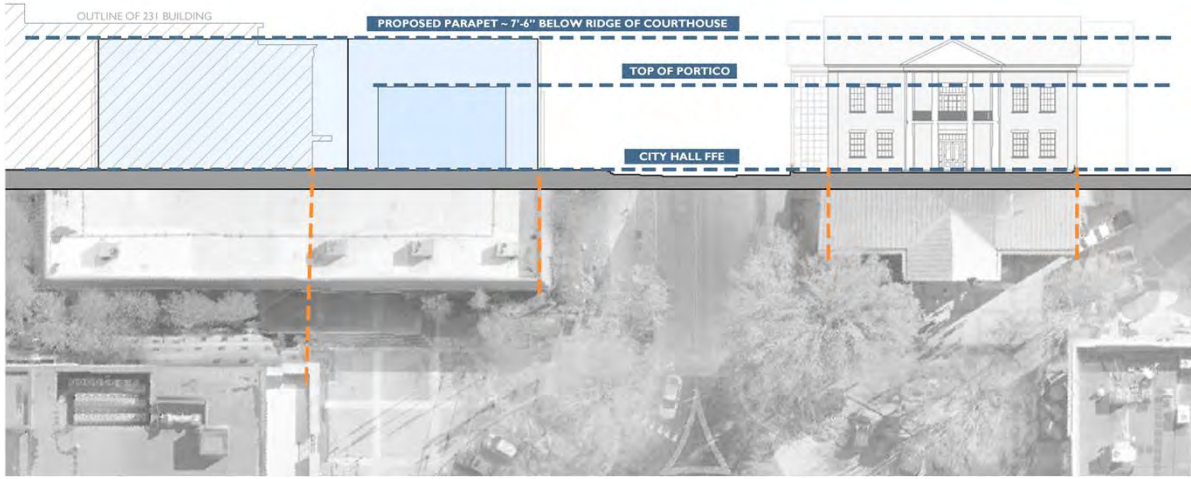




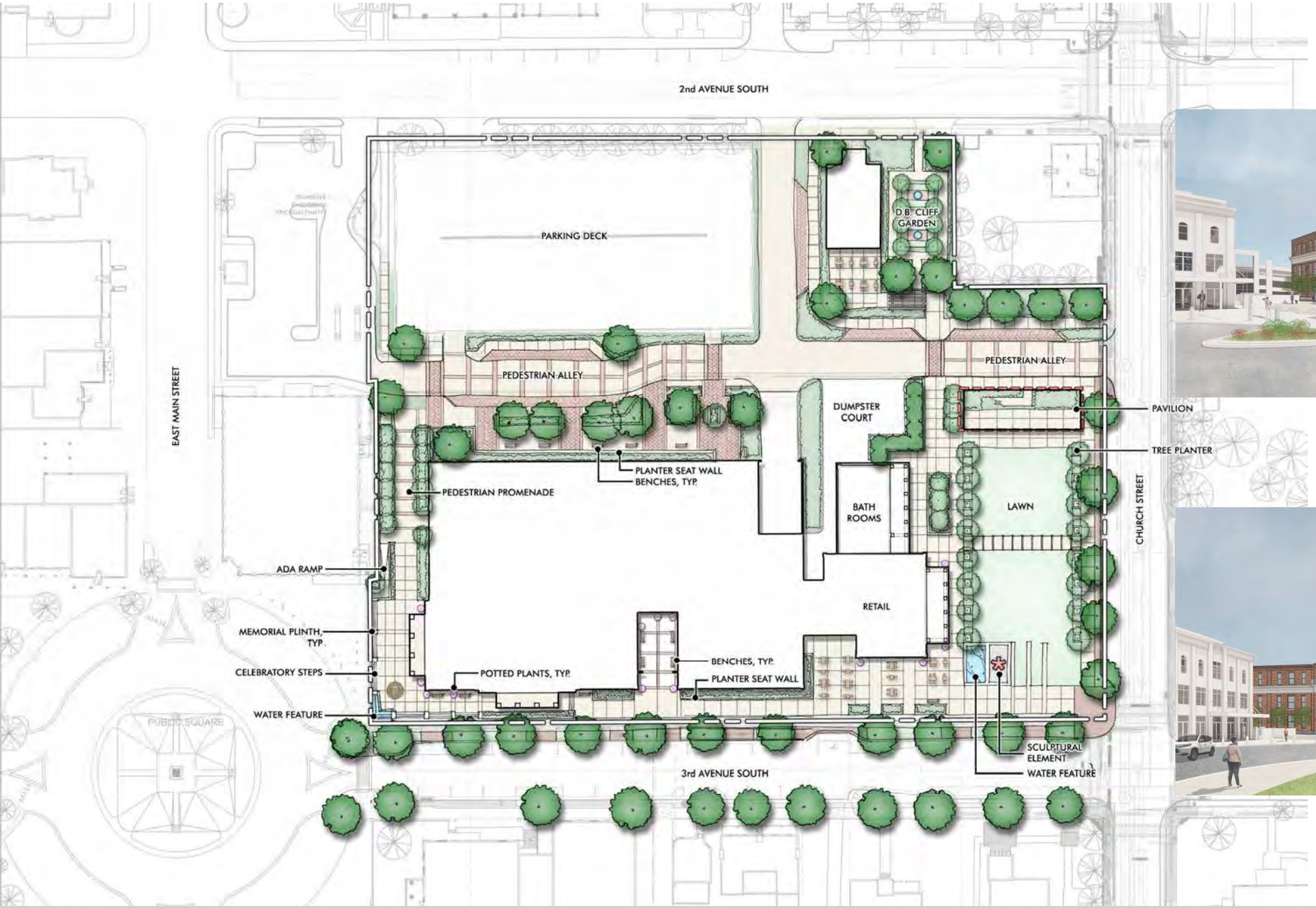








INTIAL HEIGHT, MASSING, AND SCALE STUDIES







INITIAL SCHEMATIC DESIGN



PROPOSED PUBLIC SQUARE ELEVATION

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



PROPOSED 3RD AVENUE ELEVATION

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


2021
CITY HALL



2 WEST ELEVATION



1 SOUTH ELEVATION



2 EAST ELEVATION



1 NORTH ELEVATION



2 EAST ELEVATION



1 NORTH ELEVATION



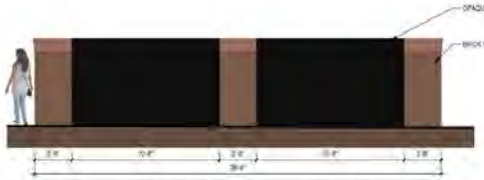
11 SOUTHWEST ELEVATION - DUMPSTER ENCLOSURE



10 SOUTHEAST ELEVATION - DUMPSTER ENCLOSURE



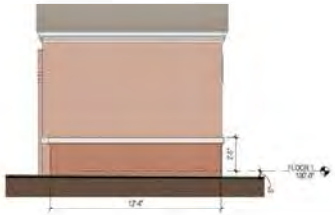
9 NORTHEAST ELEVATION - DUMPSTER ENCLOSURE



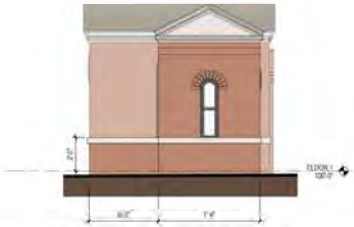
8 NORTHWEST ELEVATION - DUMPSTER ENCLOSURE



7 SOUTH ELEVATION - STAIR ENCLOSURE



6 WEST ELEVATION - STAIR ENCLOSURE



5 EAST ELEVATION - STAIR ENCLOSURE



4 NORTH ELEVATION - STAIR ENCLOSURE



3 COURTYARD EAST ELEVATION



2 COURTYARD SOUTH ELEVATION



1 COURTYARD WEST ELEVATION



4 E-W SITE SECTION (NORTH BUILDING ELEVATION)



3 E-W SITE SECTION (SOUTH BUILDING ELEVATION)



2 N-W SITE SECTION (EAST BUILDING ELEVATION)



1 N-W SITE SECTION (WEST BUILDING ELEVATION)



VIEW OF MAIN ENTRANCE FROM THE SQUARE (STREET TREES HIDDEN TO SHOW BUILDING)



VIEW FROM THIRD AVENUE (STREET TREES HIDDEN TO SHOW BUILDING)



VIEW OF CORNER PLAZA AND STREETSCAPE ALONG THIRD AVENUE



VIEW OF STREETSCAPE ALONG THIRD AVENUE LOOKING BACK TOWARD THE SQUARE



VIEW OF ENTRY INTO COURTYARD FROM THIRD AVENUE



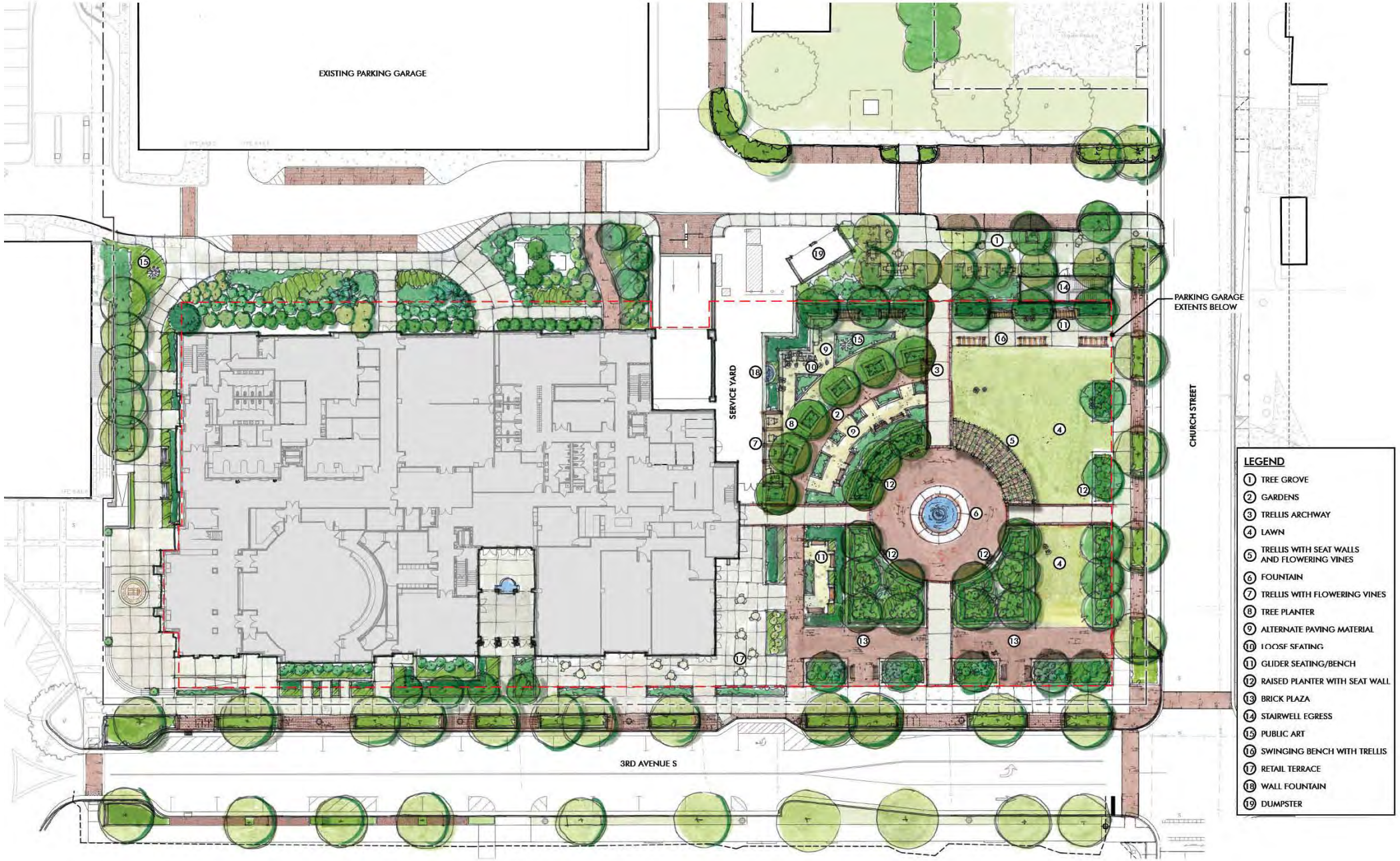
VIEW OF THIRD AVENUE STREETSCAPE IN FRONT OF COMMERCIAL USE



VIEW OF COMMERCIAL USE FROM ACROSS THIRD AVENUE



VIEW OF PARKING GARAGE EGRESS STAIR ENCLOSURE IN THE PARK



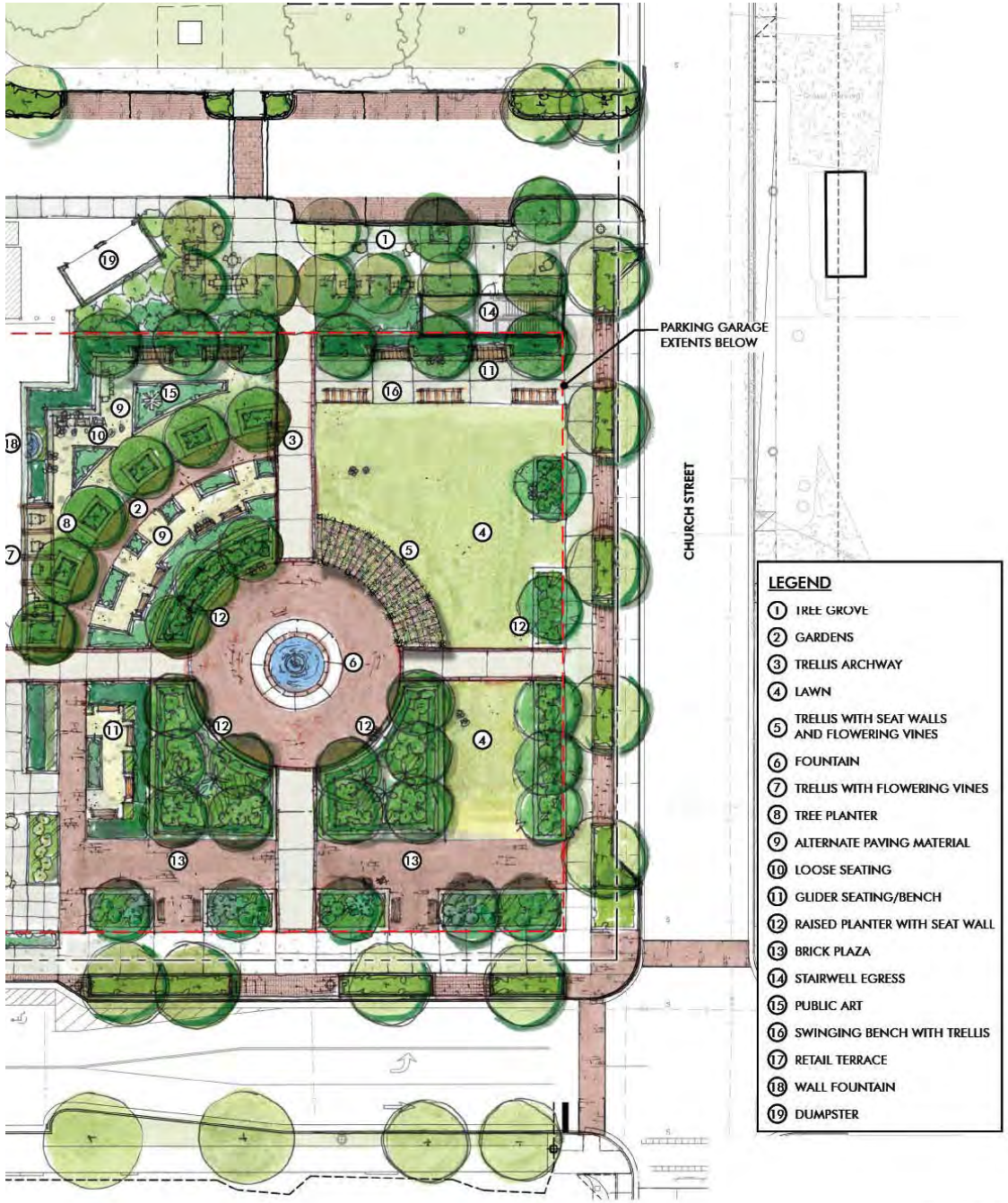
PARK DESIGN

KISER VOGRIN DESIGN


2027
CITY HALL






PARKING GARAGE EXTENTS BELOW
CHURCH STREET
LEGEND
1 TREE GROVE
2 GARDENS
3 TRELLIS ARCHWAY
4 LAWN
5 TRELLIS WITH SEAT WALLS AND FLOWERING VINES
6 FOUNTAIN
7 TRELLIS WITH FLOWERING VINES
8 TREE PLANTER
9 ALTERNATE PAVING MATERIAL
10 LOOSE SEATING
11 GLIDER SEATING/BENCH
12 RAISED PLANTER WITH SEAT WALL
13 BRICK PLAZA
14 STAIRWELL EGRESS
15 PUBLIC ART
16 SWINGING BENCH WITH TRELLIS
17 RETAIL TERRACE
18 WALL FOUNTAIN
19 DUMPSTER

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #1568538

Project Title: 109 3rd Avenue South
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

The *Franklin Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for COAs. **Please refer to the *Guidelines* prior to submitting an application.** The *Guidelines*, along with other useful links, are available on the City website at www.franklintn.gov/hzcdrc.

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within COA application packets.

New Construction, Additions, and/or Porch/Deck Projects

- Description of project and proposed materials
- Site plan
- Lot survey
- Scaled architectural elevations or drawings
- Photographs of project site location
- Signed and notarized owner affidavit

Exterior Alterations

- Description of project and proposed materials
- Photographs of project site location
- Architectural elevations or drawings (for roof structure alterations)
- Specification information for materials/architectural features
- Documentation of earlier historic appearance (restoration only)
- Signed and notarized owner affidavit

Demolition, Relocation

- Please consult the *Franklin Historic District Design Guidelines*.
- Pre-application meeting with the City Preservation Planner is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information as determined by the Planning & Sustainability Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

Administrative Review

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Kelly Dannenfelser
City of Franklin
109 3rd Avenue South
Franklin, TN 37210
P:6157913212
kellyd@franklintn.gov

Property Owner

Property Owner
Kelly Dannenfelser
City of Franklin
109 3rd Avenue South
Franklin, TN 37210
P:6157913212
kellyd@franklintn.gov

Address or Parcel

Project Address or Parcel: 109 3RD AVE S (078C-F00300)

Calculated Acreage: Parcel
- 109 3RD AVE S: 4.2769347

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 109 3RD AVE S: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 109 3RD AVE S: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 109 3RD AVE S: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1452379

Project information

Review Type: Nonresidential

Type of Work Proposed: New Construction

Construction Type: Principal Structure

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

Note: Pre-application meeting with staff is required for proposed demolition or relocation of primary structures. Demolition consideration is based on the criteria listed in the *Franklin Historic District Design Guidelines.*

Indicate the materials/dimensions of the fencing to be installed.:

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?: No

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 47

Height of Overall Sign:

Lot Square Footage: 186001

Height of Sign Face or Sign Area:

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Footprint Square Footage of Existing Structures on Lot: 80000

Footprint Square Footage of Proposed Additions/Structures: 36350

HVAC Type:

Narrative

Project Description:

City Hall has occupied the existing building since the mid-1980s. The existing building was originally built in 1974 as a one-tory downtown shopping mall building that covers the full block from Public Square to Church Street. The existing building is in a state of disrepair and is not well-suited to house City Hall functions. The existing building is a break in the contextual fabric of historic downtown which is substantiated by the US Department of the Interior National Park Service designation of Non-Contributing in the National Register of Historic Places.

The listing on the National Register for the existing City Hall building is as follows:

261. 109 Third Avenue South Non- Contributing

The existing City Hall building is a one-story brick building built in 1974 with an exterior of stretcher-bond brick with a bottom and top rowof soldier-course brick. The building is approximately one block long and has a low- pitched hipped metal roof. The Third Avenue elevation has a central recessed entry bay with concrete segmental arches with square concrete columns. Above this entry bay is a soldier-course brick outlined with rows of header bricks. The entrance on this elevation has three sets of paired glass-and-metal doors. The public square entrance has two glass-and-metal doors in a recessed entry with soldier-course brick above. Windows are single-light fixed glass-and-metal design with arched brickwork above filled with soldier-course brick. Most windows have cloth awnings extending over them. The building was originally constructed as a downtown shopping mall in 1974.

Due to the physical state of disrepair and the buildings designation as Non-Contributing, the City of Franklin plans to demolish the existing building and build a new state of the art City Hall on this prominent site on Franklins Historic Square. Our team has worked closely with the Historic Design Review Committee, City staff, and the Board of Mayor and Alderman over the past four years to arrive at the design we are now submitting for a Certificate of Appropriateness from the Franklin Historic Zoning Commission.

The proposed building is a 97,000 square foot mixed-use building housing Franklins new City Hall and a 4,500 square feet commercial use. The building is three stories on the Public Square end of the site adjacent to the taller surrounding structures the Historic Williamson County Courthouse, 231 Public Square building, and the existing Second Avenue parking garage. The heights of the surrounding buildings are provided in the submittal. The front wall of the proposed City Hall will align with the front wall of the existing County Courthouse, repairing the geometry of the square broken by the existing building. The building then steps down to two-story past the Historic County Courthouse on Third Avenue. There is a break in the massing between the three-story and two-story portion of the building which is a courtyard aligned with the existing service alley that runs behind the Historic County Courthouse on the opposite side of Third Avenue. The two-story portion of the building is commercial use on the first floor with space for 1-3 retail tenants and City Hall office space above on the Second Floor. The plan includes a one-acre park just beyond the commercial on the corner of Third Avenue and Church Street providing an amenity for the downtown residents and business owners and serving as a beautiful, natural gateway element into downtown Franklin as cars approach the Square from Highway 96.

City of Franklin

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

File #: 21-0302

DATE: March 7, 2025

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:
Margin District Subdivison, Site Plan, Developing 25 Residential Units And 117,060 Square Feet Of Nonresidential Space, On 2.02 Acres, Located At 713, 717, 735, 805, 811, 813 Columbia Avenue And 314 Cummins Street.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8584
Applicant: Montgomery McClure, Dale and Associates
Owner: AIG Franklin, LLC., Devin McClendon, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan for a new development that consists of six buildings with 25 residential units and 117,060 square feet of nonresidential space. The property consists of 2.02 acres and is within the Central Commercial Zoning District. The property is also within the Columbia Avenue Overlay 1- Urban Commercial Development Sub-District (CAO1). The CAO1 District extends from Five Points to Fowlkes Street. For new construction at this location, buildings may be up to three-and one-half stories when the upper one-and-one-half story is stepped back at least ten feet from the first and second stories. The upper one-half story may have either a pitched or flat roof. The plan as presented meets these height requirements.

The work on the site generally meets City development standards, and staff have provided conditions of approval for where the project will need to make revisions prior to obtaining City approval for permitting purposes. Some of the required work will also be reviewed and approved through utility/grading-specific plans approved by the Engineering department that will not be reviewed by the Planning Commission, which will be required to be approved prior to major work in the surrounding area.

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

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval, with conditions, of the Margin District Subdivision Site Plan.



MARGIN DISTRICT SUBDIVISION
SITE PLAN

Project Information

Existing Zoning: CC Central Commercial District
Overlay Districts: CAO-1 Columbia Avenue Overlay
Sub-District 1
Site Acreage: 2.02 acres
Proposed Number of Dwelling Units: 25
Proposed Nonresidential Square Footage: 117,000 SF

Legend

- Margin District Subdivision

Zoning Overlay Districts

- Columbia Avenue Sub-District 1
- Columbia Avenue Sub-District 2
- Columbia Avenue Sub-District 3
- Columbia Avenue Sub-District 4
- Columbia Avenue Sub-District 5
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8584

CONDITIONS OF APPROVAL:

Open Issues: 67 These issues are currently being filtered

Engineering - Checklist

General Issues

56. TDOT Right-of-Way

kevin.long@franklintn.gov *(Comment restated for reference purposes. No further action is necessary from the applicant at this time, and **this comment does not hinder approval**.)*

Be aware that this site plan is located along a State Route, and a TDOT Highway Entrance Permit is required for any connection to a State Route or work done in state-owned right-of-way. (See TDOT Highway Entrance Permit for more information.)

TDOT approval of all proposed work in state-owned right-of-way must be obtained prior to issuance of a City grading permit.

58. Final Plat

lance.fittro@franklintn.gov *As final plats followthe FMPC reviewcycle, the Applicant is encouraged to start the final plat process as soon as possible.*

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

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development, as well as consolidate all lots, parcels, and ROW abandonment areas into a single buildable lot as shown on the site plan. The final plat shall reference the approved BOMA resolution for abandonment of the S. Margin Street and alley ROW as proposed on the site plan. 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.

222. Sidewalks and Multi-Use Paths

kevin.long@franklintn.gov Applicant shall provide accessible ramps meeting all PROWAG requirements including but not limited to slopes, clear zones, etc. at each intersection / driveway per typical engineering standards. Additionally, all ramps shall be designed in a manner to minimize or eliminate ponding or other drainage concerns.

Engineering - Roadway Improvements

General Issues

184. Roadway and traffic signal plans

david.chang@franklintn.gov Columbia south of 9th Ave., continue TWLTL striping north to the gap for the NBL left turn lane

Engineering - Site Plan Checklist

General Issues

33. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Detention vault / urban bio / bypass storm trunk line design on the north end of the building requires additional design consideration for construction, maintenance, and necessary easement acquisition.

	Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise public and private stormwater management features to the satisfaction of City Staff in compliance with the City's regulations and standards.

34. K. Overall Utility Plan

lance.fittro@franklintn.gov	The previous comment, "*As underground electric and communications design continues to evolve, please verify design and layout as directed by MTE designer, and clearly reflect all existing and proposed elements on the plans for conflict identification purposes. It should be anticipated that this may be an iterative process as additional conflicts with City infrastructure and private property are identified with MTE design*" requires additional design consideration for construction, maintenance, and necessary easement acquisition. Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise underground electric and communications layout to the satisfaction of MTE and City Staff in compliance with MTE and the City's regulations and standards.

55. C. Existing Conditions Plan

lance.fittro@franklintn.gov	As a condition of approval for the proposed work within the public ROW, the Applicant shall provide a sealed survey, including basis of property boundaries shown on the survey, for use in developing construction plans for the public right-of-way. This condition also applies for the off-site roadway improvements proposed for Fowlkes Street now shown conceptually on the plans.

57. ROW Abandonment

lance.fittro@franklintn.gov	The previous comment, which has been repeated since the first pre-application submittal, still has not been fully-addressed: *Applicant shall provide legal description and exhibit prepared and sealed by TN-licensed surveyor for preparation of the resolution to authorize abandonment of the portion of South Margin Street and alley ROW proposed for this plan.* ***[Done, sent via e-mail]*** *The BOMA resolution for ROW abandonment shall be approved and the resolution number along with any conditions of approval imposed by the BOMA shall be shown on the plans* ***with the Initial Submittal of the site plan****.* [Edited By Lance Fittro]
lance.fittro@franklintn.gov	The previous comment has not been fully-addressed: *Applicant shall provide legal description and exhibit prepared and sealed by TN-licensed surveyor for preparation of the resolution to authorize abandonment of the portion of South Margin Street and alley ROW proposed for this plan.* ***[Done, sent via e-mail]*** *The BOMA resolution for ROW abandonment shall be approved and the resolution number along with any conditions of approval imposed by the BOMA shall be shown on the plans.*

61. State ROW Abandonment

lance.fittro@franklintn.gov	Applicant is advised that a portion of the ROW proposed for abandonment at the intersection of S. Margin Street and Columbia Avenue appears to be within State ROW, which typically requires a separate process for acquisition of Excess Land for incorporation into the proposed development. Applicant has responded that "TDOT will essentially defer to Franklin" for the abandonment of any State ROW associated with the Margin Street intersection. Please clarify what process is intended for this step, and discuss with the BOMA in conjunction with their decision for abandonment of the City-owned ROW for the remainder of S. Margin Street.

Any necessary steps for abandonment of State ROW through TDOT shall be completed prior to issuance of grading permits for the project.

70. J. Stormwater Managment Plan

lance.fittro@franklintn.gov The previous comment has been addressed, but remains open as a reminder pending the showing of required crosswalks at the intersections, and sizing of stormwater management features for the site, including the pervious pavers within the 9th Avenue extension. Verify that the final paver area shown on the plans matches sizing calculations and meets Franklin Street Standards with the exception of pavement materials (width, crosswalks at intersection, ramps, raised sidewalk, etc).

"*Pervious pavers are not permitted within the public ROW or over utilities, including private service lines. Applicant shall revise paver layout and provide clarification of pervious paver limits vs decorative pavers or stamped concrete or asphalt on the plans. For the pavers currently shown for the private street intersection with public ROW, stamped asphalt may be considered within the public ROW as an alternative pavement type pending Street Department approval*" has not been addressed.

75. K. Overall Utility Plan

lance.fittro@franklintn.gov Proposed utility design within the public ROW requires additional design consideration for construction, maintenance, and necessary easement acquisition. Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise public and private stormwater management features to the satisfaction of City Staff in compliance with the City's regulations and standards.

78. K. Overall Utility Plan

lance.fittro@franklintn.gov *AT&T and other comm providers, duct bank and conduit locations and depths, existing and proposed, continues to be an evolving layout for this project. Keep working on scheduling meetings with all providers to develop a layout that accommodates all providers, and discuss with staff in the meeting being scheduled.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise public and private stormwater management features to the satisfaction of City Staff in compliance with the utility providers' and City's regulations and standards.

132. Offsite Improvements

joe.marlo@franklintn.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 One Stop approval, Applicant shall provide documentation of notice of work proposed to offsite property owners from whom easements or right-of-way dedication are required, and/or whose property is otherwise affected by the work proposed.

Prior to the first issuance of a Grading Permit, Applicant shall provide documentation that offsite right-of-way dedication and all offsite easements, including both City and non-City utility easements, have been obtained.

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. Easement acquisition shall be the responsibility of the developer.

142. Cummins Street

joe.marlo@franklintn.gov *The design for public streets currently shown on plans is not acceptable.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise public and private street improvements, including those for Cummins Street, S Margin Street, Church Street, Blackburn Street, E Fowlkes Street, Columbia Ave, and 9th Ave extension to the satisfaction of City Staff in compliance with the City's regulations and standards.

144. Street Signage and Marking Plan

joe.marlo@franklintn.gov *Portions of the street signage and marking design are not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise Street Signage and Marking design to the satisfaction of City Staff in compliance with the City's regulations and standards.

154. Church Street Improvements

joe.marlo@franklintn.gov *The requested Church Street Exhibit has still not been provided.*

The proposed development shall not hinder the future construction of the Church Street Improvements.

Applicant shall provide an exhibit overlaying the proposed improvements, including underground utility and storm infrastructure, with the Church Street Improvement project and demonstrate to the satisfaction of City Staff in compliance with the City's regulations and standards that the improvements proposed with this development do not hinder the future Church Street project.

155. Grading Plans

joe.marlo@franklintn.gov *Portions of the grading design are not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise grading design to the satisfaction of City Staff in compliance with the City's regulations and standards.

158. Street Cross Sections

joe.marlo@franklintn.gov *The street sections shown on plans still require modification to match the intended design.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise street cross sections to the satisfaction of City Staff in compliance with the City's regulations and standards.

165. Communications

joe.marlo@franklintn.gov *The Communication / Low Voltage design is not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise Communication / Low Voltage design to the satisfaction of City Staff in compliance with the City's regulations and standards.

166. Services

joe.marlo@franklintn.gov *The utility service design is not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise utility service design to the satisfaction of City Staff in compliance with the City's regulations and standards.

168. Electrical

joe.marlo@franklintn.gov *The electrical design is not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise electrical design to the satisfaction of City Staff in compliance with the City's regulations and standards.

179. Final Plat Note

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

The Final Plat for the development shall include the following note:

1. No private improvements placed in public Right-of-Way shall interfere with pedestrian or vehicular access, sight distance, installation and function of public utilities, or public safety. Hardscape, landscape, and building related elements within public Right-of-Way along development extents shall be maintained by the Property Owner(s) or HOA. The City of Franklin shall have unrestricted access to elements within its public Right-of-Way. In the event landscape, hardscape, or building related elements are installed within public Right-of-Way, the City of Franklin shall have the right to remove such elements as may be necessary for the City of Franklin to repair, maintain, or replace its infrastructure without obtaining permission from the Property Owner or HOA. The Property Owner or HOA shall be responsible for repairing and/or replacing any such landscape, hardscape, or building related elements removed or disturbed by the City of Franklin within public Right-of-Way at no expense to the City of Franklin.

202. Columbia Ave Streetscape

joe.marlo@franklintn.gov *Plans and details necessary for the reconstruction of the Columbia Avenue streetscape work affected by this development are still incomplete.*

Applicant shall provide streetscape plans and details for the reconstruction work proposed in Columbia Ave to the satisfaction of City Staff in compliance with the City's regulations and standards.

213. Easements

joe.marlo@franklintn.gov *The proposed easements are not complete or acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise easement information to the satisfaction of City Staff in compliance with the City's regulations and standards.

215. Storm Infrastructure

joe.marlo@franklintn.gov *The stormwater infrastructure design is not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise stormwater infrastructure design to the satisfaction of City Staff in compliance with the City's regulations and standards.

224. Stormwater Calculations

joe.marlo@franklintn.gov *The stormwater calculations are not acceptable as currently submitted.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise stormwater calculations to the satisfaction of City Staff in compliance with the City's regulations and standards.

227. PROWAG ADA On-Street Parking Spaces

joe.marlo@franklintn.gov *The ADA on-street parking design is not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise ADA on-street parking design to the satisfaction of City Staff in compliance with the City's regulations and standards.

229. Underground Detention

joe.marlo@franklintn.gov *The underground detention design is not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise underground detention design to the satisfaction of City Staff in compliance with the City's regulations and standards.

230. Underground Detention

joe.marlo@franklintn.gov *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, COF Engineering and Stormwater Staff shall be included in the City review and approval of the detention structure in the parking garage building permit application. Detention access shall be incorporated at piped connections to the detention structure for cleanout purposes.

236. 9th Ave Street Loading

joe.marlo@franklintn.gov *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, COF Engineering Staff shall be included in the City review and approval of the parking garage below the new 9th Ave to ensure parking garage has been designed for a live load as determined by the structural engineer of record, but no less than of 250psf over full street and sidewalk width.

238. Pedestrian Access

joe.marlo@franklintn.gov *The pedestrian access design is not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise pedestrian access design to the satisfaction of City Staff in compliance with the City's regulations and standards.

242. utility plans

joe.marlo@franklintn.gov *The utility design is not acceptable as currently shown.*

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise utility drawings to the satisfaction of City Staff in compliance with the City's regulations and standards.

263. J. Stormwater Managment Plan

lance.fittro@franklintn.gov The pervious paver installation with check dam and underdrain layout construction now shown on the plans requires additional design consideration for construction and maintenance.

Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise public and private stormwater management features to the satisfaction of City Staff in compliance with the City's regulations and standards.

264. How

lance.fittro@franklintn.gov The signed and sealed shoring design shall be submitted prior to the issuance of the grading permit.

265. Demolition Plan

lance.fittro@franklintn.gov For the necessary phased demolition and relocation of the overhead electric and communications lines, Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and detail construction phasing to the satisfaction of City Staff in compliance with the City's regulations and standards.

266. Meeting Required Prior to Submittal

joe.marlo@franklintn.gov **Prior to Submitting for One Stop**, Applicant shall meet with City of Franklin Engineering, Stormwater, and Water Management Staff, and revise drawings to the satisfaction of City Staff in compliance with the City's regulations and standards.

268. Demolition Plan

lance.fittro@franklintn.gov The previous comment, "*For the several utility services indicated on the demolition plans to be "cut and capped at the main," and for which the main is located in the street, verify that appropriate pavement repair work is shown on the plans.*" has not been fully addressed.

Applicant shall show the pavement repair work on the plans (indicate extents of mill-and-overlay or full-depth pavement replacement), and verify that what is shown on the plans is per COF standards.

276. Fowlkes Offsite Improvements

joe.marlo@franklintn.gov *The submitted information for offsite improvements at Fowlkes is still insufficient.*

Applicant shall provide a fully engineered design for the Fowlkes Street improvements to the satisfaction of City Staff in compliance with the City's regulations and standards, including, but not necessarily limited to:

- Field-Surveyed Existing Conditions with Utilities, Topography, and Property Lines
- TDOT-style ROW and Easement Acquisition Tables
- Typical Cross Sections
- Demolition
- Grading & Drainage
- EPSC
- Roadway Details
- Striping and Signage
- Traffic Control
- Signal Design
- Utilities, including necessary utility relocations

277. Permitting

jimmy.wiseman@franklintn.gov

The construction plans still lack adequate detail for utility coordination and right-of-way acquisition. The applicant shall continue to meet with Staff to work through technical issues. The following conditions shall remain open as reminders to Staff and the applicant:

1. The applicant shall only submit to One Stop when Staff has confirmed that the construction documents are buildable.
2. No grading permit(s) shall be issued until all of the offsite easements, including all utilities have been acquired/recorded.
3. No grading permit(s) shall be issued until Staff has confirmed that the construction documents are buildable.
4. Margin Street shall not be closed until the restriping of East Fowlkes is completed.
5. No streets shall be closed until a detailed schedule of closures and timing of closures is approved by the City Engineer.
6. No certificate of occupancy shall be issued until the East Fowlkes widening has been completed and accepted by the City.

All conditions are final unless otherwise waived by the City Engineer or designee.

Engineering Review

Margin District_Site Plan Civil Plans_2-10-25.pdf

274. Traffic Control

david.chang@franklintn.gov

Add a note stating 'Contact the City of Franklin's Traffic Operations Center (TOC) at least 48 hours before work starts at TOCmail@franklintn.gov'

Add a note stating that lane closures are only permitted between 9 a.m. and 3 p.m.

Each phase of work will require its own traffic control plan, including the work on E Fowlkes.

Performance Agreement and Surety

General Issues

185. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. CITY WATER	**$ 363,000.00**
II. CITY SEWER	**$ 389,000.00**
III. PUBLIC SIDEWALK:	**$ 232,000.00**
IV. CITY STREETS	**$ 1,280,000.00**
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	**$ 237,000.00**
VI. STREET ACCESS	**$ 40,000.00**
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	**$ 500,000.00**
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	**$ 779,000.00**
XI. GREEN INFRASTRUCTURE	**$ 1,440,000.00**

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 25% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)	**Quantity**

6" WATER MAIN	35 LF
8" WATER MAIN	1360 LF
12" WATER MAIN	10 LF
FIRE HYDRANT	2 EA
8" SEWER MAIN	1100 LF
4' MANHOLES	4 EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	12400 SF
HANDICAP RAMP AND DETECTABLE WARNING	27 EA
RECONSTRUCTION OF CUMMINS ST	850 LF
MILL & OVERLAY EXISTING PAVEMENT	3600 SY
CONCRETE DRIVEWAY - RESIDENTIAL (6" CLASS A, 4" BASE)	1000 SF
CONCRETE DRIVEWAY - COMMERCIAL (8" CLASS A, 4" BASE)	180 SF
CONCRETE CURB AND GUTTER	1730 LF

SIGNS/STRIPING/ETC	
EQUIVALENT REPLACEMENT FOR SOUTH MARGIN ST.	174 LF
CONCRETE CURB AND GUTTER	1730 LF
SIGNS/STRIPING/ETC	
NEW OR MODIFIED STREET CONNECTIONS	4 EA
TRAFFIC SIGNAL MODIFICATION	2 EA
15" RCP CULVERT	19 LF
18" RCP CULVERT	406 LF
36" RCP CULVERT	80 LF
42" RCP CULVERT	712 LF
SINGLE INLET / JUNCTION BOX	16 EA
DOUBLE INLET	1 EA
SAFETY GRATES	19 EA
Underground Detention	
Connection under Columbia Avenue	
PERMEABLE PAVEMENT/PAVERS	3870 SF
URBAN BIORETENTION (Total Water Quality Treatment Volume)	5051 CF
URBAN BIORETENTION (Wall Surface Area)	6740 SF
Green Roof (5142 cf TV)	

186. Engineering Sureties

kevin.long@franklintn.gov

The following sureties apply to the offsite work occurring west of Columbia Avenue (the current First Bank property) for the modification and reconstruction of the stormwater, green infrastructure, and existing parking lot in and adjacent to the existing public drainage easement.

Applicant shall post sureties in the following amounts:	
VI. STREET ACCESS	**$ 10,000.00**
X. STORMWATER DRAINAGE	**$ 240,000.00**
XI. GREEN INFRASTRUCTURE	**$ 21,000.00**

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 25% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)	**Quantity**
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	520 SY
MILL & OVERLAY EXISTING PAVEMENT	300 SY
CONCRETE CURB	200 LF
SIGNS/STRIPING/ETC	
NEW OR MODIFIED STREET CONNECTIONS	1 EA
42" RCP CULVERT	500 LF
ENDWALLS / HEADWALLS	2 EA
SINGLE INLET / JUNCTION BOX	2 EA
PERMEABLE PAVEMENT/PAVERS	385 SF
BIORETENTION/RAIN GARDEN (Total Water Quality Treatment Volume)	300 CF

[Edited By Kevin Long]

220. Performance Agreement

melodie.brady@franklintn.gov	***Advisory Comment:*** Performance Agreement In order to get the Performance Agreement ready, the following information is needed: 1) Will the sureties be posted with a letter of credit or cash/cashier's check? 2) What is the name of the company that is to be on the performance agreement? 3) What type of company? Example: a Tennessee LLC, a Georgia Corporation, etc 4) What is the mailing address for that company? 5) Need a contact name and email address for all correspondence from the City of Franklin about this project. Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklintn.gov with any questions.

221. Surety Requirement

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

Surety Requirement

Cash / cashier's check

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

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

1. A clause that states the letter of credit renews automatically;
2. A statement that a minimum of ninety (90) days notice shall be sent from the issuing bank to the City by a receipted means, should the bank elect not to renew the letter of credit;
3. Proof of issuance by a financial institution located in the United States, organized and operating under the laws of the State of Tennessee or the United States, whose deposits are insured by either the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA);
4. Identification of a presentation location within the physical limits of Williamson and/or Davidson County (or as permitted in the Performance Agreements section of the Zoning Ordinance) with the statement that documents calling for payment may be made at said location.
5. The following statement shall be included verbatim "This letter of credit may be called upon certification by an official of the City of Franklin that ABC Company (correct company that is also on the Performance Agreement) has failed to complete and/or maintain the public improvements for XXXX (complete name of this project), as outlined in the executed performance agreement dated XXXX (date the performance agreement is signed and notarized)."

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

269. Landscape

jason.arnold@franklintn.gov Landscape surety $43,000

278. Engineering Sureties

kevin.long@franklintn.gov **The following sureties apply to the offsite work to improve Fowlkes Street.**

Applicant shall post sureties in the following amounts:

IV. CITY STREETS (FOWLKES)	**$125,000**

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 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.*

[Edited By Kevin Long]

279. Engineering Sureties

jimmy.wiseman@franklintn.gov **PROJECT CONSIDERATION:**

Staff requests that the development post the following surety, insurance bond or letter of credit as a special item to ensure the site can be restored to the original condition in the event site development is interrupted after the excavation of the site but prior to completion of the underground parking structure. The amount below is a worst-case estimate based on currently available information and shall be revised prior to the posting of the surety. Staff also requests that the applicant provide a good-faith estimate for the cost of borrow excavation to restore the site to its original condition.

EARTHWORK / SITE RESTORATION $8,000,000

Planning

General Issues

267. FMPC Approval

joseph.bryan@franklintn.gov Advisory comment. Due to the project's location within the Columbia Avenue Overlay, the site plan will need to be reviewed by Planning Commission and cannot be administratively approved.

Stormwater

General Issues

14. Stormwater Management Plan

ellen.moore@franklintn.gov This comment is to remain open as we work through the underground detention and offsite storm infrastructure design and calculations. Flows from the development shall not be greater than pre-development flows.

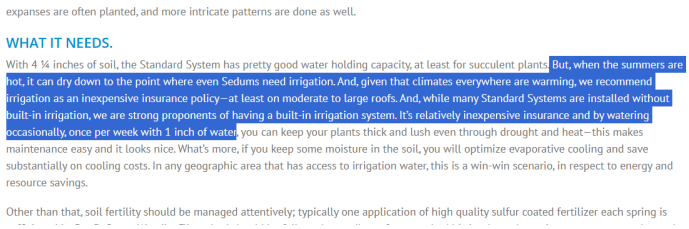
15. Drainage

ellen.moore@franklintn.gov Downstream analysis shall include the 100 year calculations. This will be addressed with ongoing meetings with City of Franklin (City). The City will review calculations as they are submitted but stormwater calculations are not approved by the City at this moment. Applicant shall revise the drawings and calculations to the satisfaction of COF staff in compliance with the City's regulations and standards.
[Edited By Ellen Moore]

18. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	omment not 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." Documents associated with this site plan shall be uploaded into IDT for review. An updated checklist has been uploaded.

59. Bioretention

jeff.willoughby@franklintn.gov	1. Dryopteris erythrosora is not an approved species for Urban Bioretentions. Please revise. 2. *Please place the entirety of the following note on the bioretention landscape sheet L2 and L3:* LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTIUTIONS OF PLANT SPECIES OR ADJUSTMENT TO QUANTATIES. Plant species and quantity substitution request shall be submitted by the Landscape Architect of record and MUST be submitted to the City's Stormwater Coordinator for approval BEFORE substitutions are made onsite. Failure to do so shall result in GI bond withholdings. 3. The Live Roof system states that watering/irrigation is recommended for the standard systems. Has how the system is going to be watered been taken into consideration?  expanses are often planted, and more intricate patterns are done as well. WHAT IT NEEDS. With 4 ¼ inches of soil, the Standard System has pretty good water holding capacity, at least for succulent plants. But, when the summers are hot, it can dry down to the point where even Sedums need irrigation. And, given that climates everywhere are warming, we recommend irrigation as an inexpensive insurance policy—at least on moderate to large roofs. And, while many Standard Systems are installed without built-in irrigation, we are strong proponents of having a built-in irrigation system. It's relatively inexpensive insurance and by watering occasionally, once per week with 1 inch of water, you can keep your plants thick and lush even through drought and heat—this makes maintenance easy and it looks nice. What's more, if you keep some moisture in the soil, you will optimize evaporative cooling and save substantially on cooling costs. In any geographic area that has access to irrigation water, this is a win-win scenario, in respect to energy and resource savings. Other than that, soil fertility should be managed attentively; typically one application of high quality sulfur coated fertilizer each spring is [Edited By Jeff Willoughby]

85. Limits of Disturbance

Doug.Noonan@franklintn.gov	Comment not addressed, "Ensure limits of disturbance (LOD) includes all off-site utility and roadwork. EPSC measures shall be provided for these areas as well. Full extent of the LOD shall be shown on the all of the EPSC sheets. • There is work proposed on others sheets that is not within the LOD on the EPSC sheets. Ensure the LOD matches on all sheets. • Provide EPSC measures for offsite utility work." Applicant shall ensure storm infrastructure work in the bank parking lot is shown on the EPSC sheets. EPSC measures shall be provided. The entire LOD and all work shall be shown on EPSC sheets and EPSC measures provided." The work on the bank parking lot is still not included on the EPSC sheets. EPSC measures

The work on the bank parking lot is still not included on the EPSC sheets. EPSC measures shall provided for all the offsite utility work. You can either show wattles/tubes around the work or a note that state that, "Wattles/tubes shall be onsite and used as need for all offsite utility work."

88. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	QLP fee of $250.00 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).

198. Limits of Disturbance

Doug.Noonan@franklintn.gov	The limits of disturbance shall be called out on C1.13 and inlet protection shall be provided for the inlets on the site. The sediment tube layout does not make sense based on the curbs, sidewalks and topography of the site. The tubes need to brought into the interior of the site and a note added that tubes shall be placed around stockpiles.

199. Green Roof

ellen.moore@franklintn.gov	Applicant shall meet with City of Franklin (COF) stormwater and engineering staff regarding the green roof. The drawings and details shall be revised to the satisfaction of COF staff in compliance with the City's regulations and standards. [Edited By Ellen Moore]

Water/Sewer

General Issues

30. Cumminst street utility layout

ben.mcneil@franklintn.gov	The utility plans for Cummins street have been revised and with the understanding that the electrical alignment is now under the control of ICT, the proposed electrical alignment has not been included in the sanitary sewer or water profiles, the applicant is showing crossings in the plan view, the electrical crossings shall be shown in the profile views. Staff is very unsatisfied with the plans as they are today. [Edited By Scott Andrews]

32. Water /electric conflict

ben.mcneil@franklintn.gov	The applicant has met with staff numerous times to discuss a number of issues, as the issues are corrected more issues have popped up. The electrical design along Cummins street has experienced ongoing changes through the process as the design continues to develop, the electrical, telecommunications and dry utilities must be designed to allow maintenance on the much deeper sewer main. The current design of the electrical has segments where there are greater than 12 lines crossing over the sanitary sewer within a span of 18'. This is not practical for the sanitary sewer system maintenance, as there is no way to safely excavate through this line debacle. The applicant must revise the line crossings of all dry utilities to cross at a 90 degree angle were at all possible. Segments must not parallel wet utility lines as this does not allow for maintenance to the utility. Segments with numerous line crossings must be minimized to allow safe excavations of the sewer system. The applicant must meet with Franklin Water and outside utility providers to provide a utility design that's functional and can be maintained. This is a condition of approval for the site plan. Staff is very unsatisfied with the plans as they are today. [Edited By Scott Andrews]

38. Combined fire and domestic water services

ben.mcneil@franklintn.gov	It is understood from design engineer that a 3D model of the utilities is in progress of being designed and completed to verify separations between the numerous utility lines in this narrow corridore. The model must be completed and verification of utility separations by staff to ensure the proposed utility design can meet design and maintenance requirements. This is a condition of approval of this site plan. Staff is very unsatisfied with the plans as they are today. [Edited By Scott Andrews]

109. Utility crossings

ben.mcneil@franklintn.gov	The applicant has not provided all proposed dry utility crossings in the water and sewer profiles. The applicant shall ensure all proposed crossings are provided to ensure no conflict is found. Numerous dry utilities appear to have been added to the sheets, but did not provide all crossings in profiles. This is a condition of approval for the site plan. Staff is very unsatisfied with the plans as they are today. [Edited By Scott Andrews]

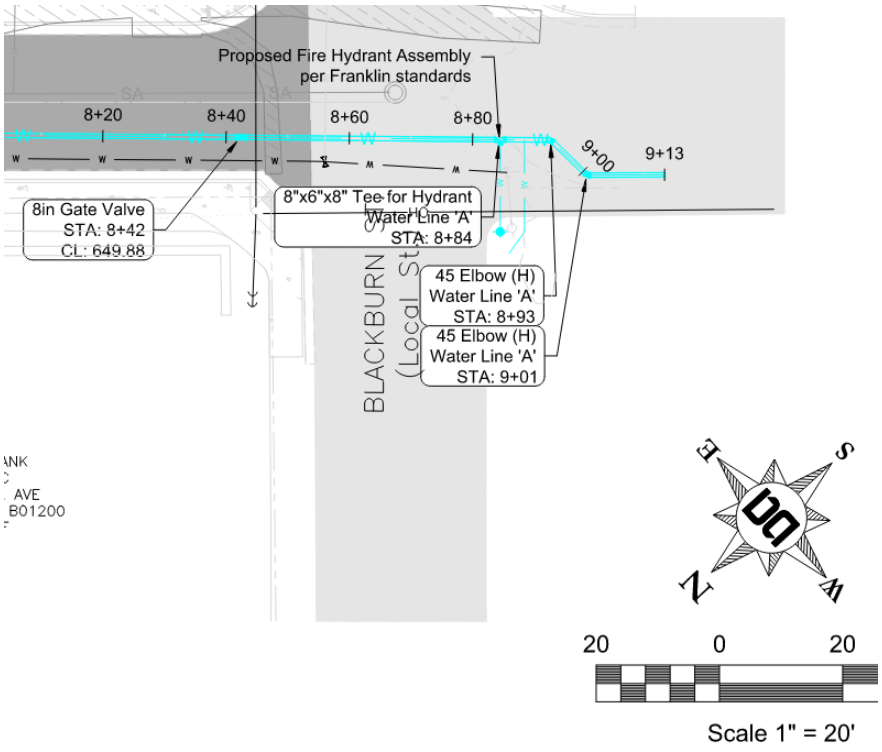
196. Storm conflict

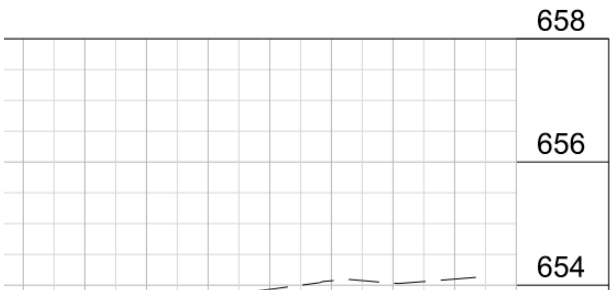
ben.mcneil@franklintn.gov	The applicant appears to have provided a new catch basin layout for large catch basins along the storm network. The applicant shall provide a civil detail for the proposed catch basin designs to ensure the separations between existing water and storm can be maintained. If this cannot be maintained, the existing 18" water main in Columbia Ave will require revisions. This is a condition of approval for the site plan. Staff is very unsatisfied with the plans as they are today. [Edited By Scott Andrews]

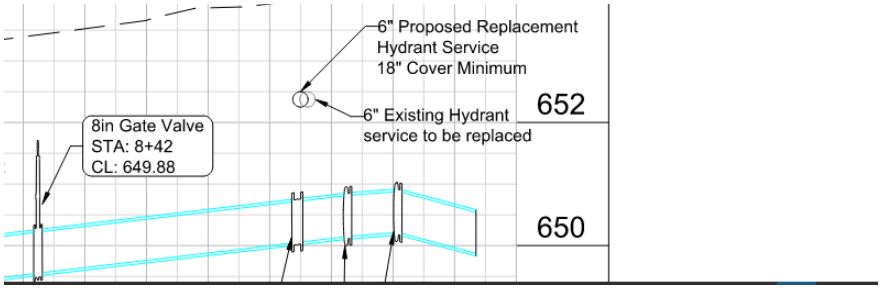
250. Water

ben.mcneil@franklintn.gov	The applicant did not address the issue, the water plan and profile doesn't match, the footage is off on whats to be installed. The applicant shall provide the correct water plan and profile to ensure the approvals are correct for what is to be replaced. This is a condition of approval for the site plan.

Staff is very unsatisfied with the plans as they are today.





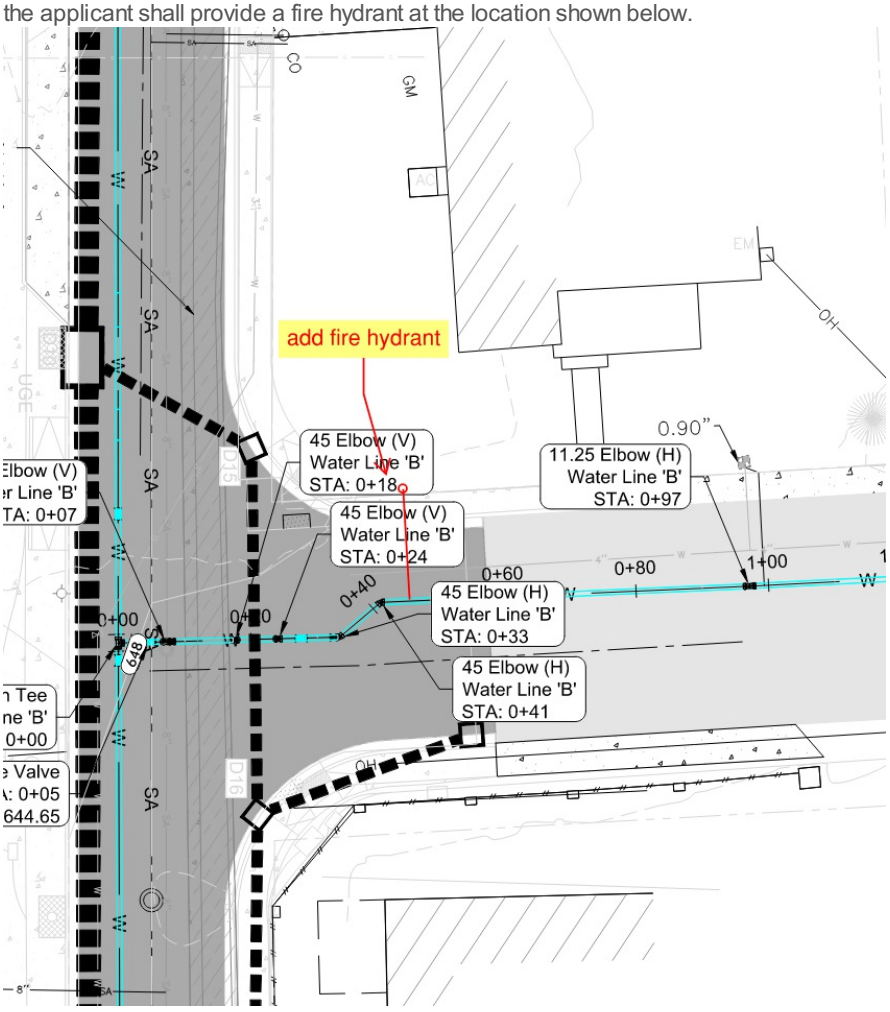


[Edited By Scott Andrews]

251. Replace fire hydrants

ben.mcneil@franklintn.gov

Note to replace existing hydrants with new hydrants was not located on the plan set, the applicant shall revise to add note. In addition, the space requirements for the hydrants along Cummins street exceed the required spacing. To meet spacing requirements and eliminate utility conflicts, the applicant shall provide a fire hydrant at the location shown below.



This is a condition of approval for the site plan

Staff is very unsatisfied with the plans as they are today.

[Edited By Scott Andrews]

257. TDEC required Approvals November 1, 2024

ben.mcneil@franklintn.gov

The Tennessee Department of Environment and Conservation (TDEC) has suspended the City of Franklin Signature authority for approvals of water, wastewater and reclaim water construction drawings until further notice. Due to this action by TDEC, Franklin cannot approve water, wastewater or reclaim water for construction. The applicant will be required to submit utility drawings to TDEC for construction approvals.

The applicant must submit through TDEC portal per the required guidelines. This includes the required design criteria in accordance to water, wastewater and reclaim designs. Calculations related to the design must accompany the design for all submittals.

Once TDEC has granted the required approvals, the applicant must email TDEC approved plans and letter to amanda.ray@franklintn.gov and finalize utility permit PRIOR to starting on any Utility work.

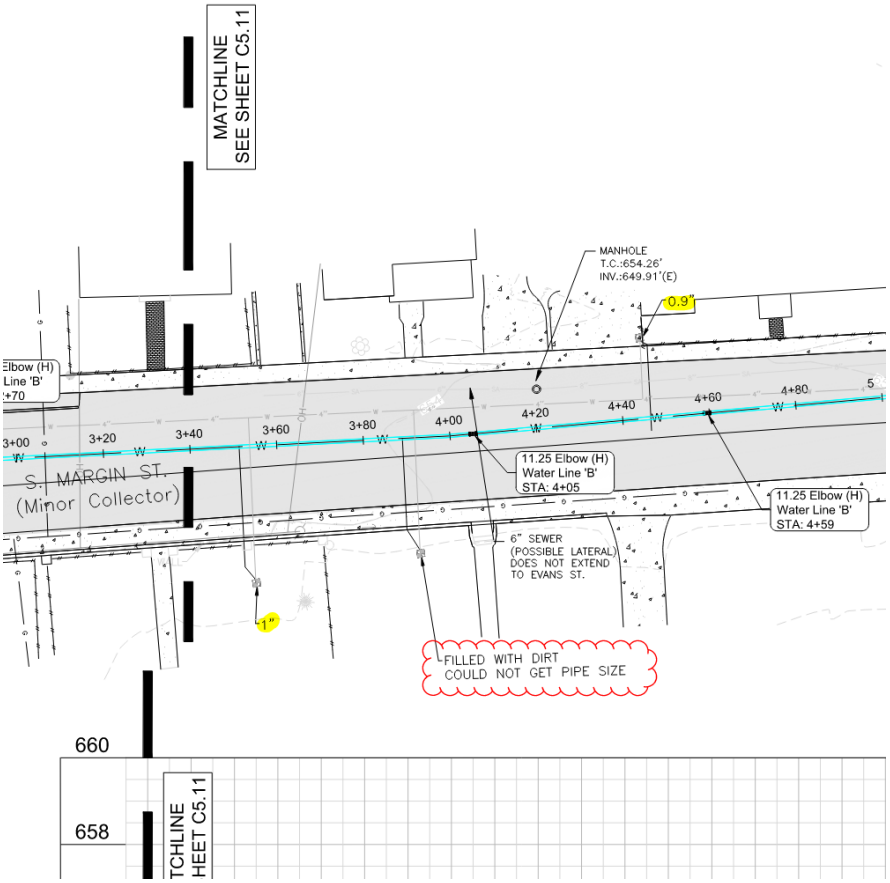
The City of Franklin was notified of the requirement at the end of October 2024 and are currently in progress of clarifying the issue. Updates will be provided to applicants upon receiving guidance from TDEC.

273. Existing utility service

ben.mcneil@franklintn.gov

The applicant shall provided information from latest survey that has not been seen by staff. The existing water services to be replaced and updated appear to have sizes called out, the applicant shall remove the size information as the size information does not appears to be correct. on the utility plan, the applicant shall add a note that the contractors is responsible for verifying existing service sizes and matching service size with new service. This is a condition of approval for the site plan.

see examples below



Staff is very unsatisfied with the plans as they are today.

[Edited By Scott Andrews]

Zoning

General Issues

176. Address

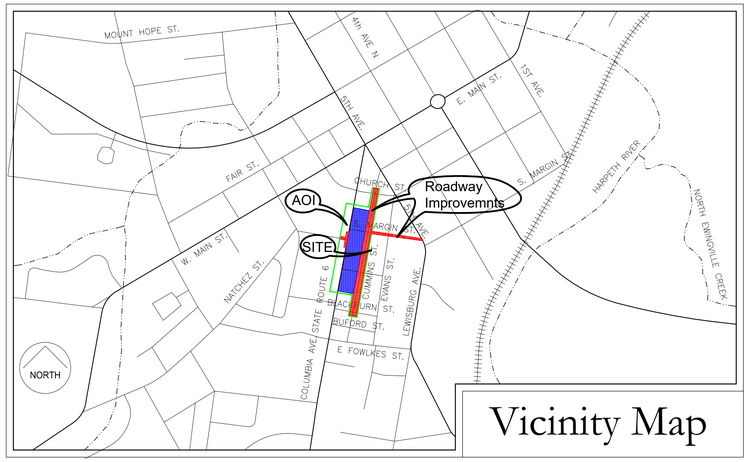
nathan.hollingsworth@franklintn.gov	Addresses were provided on 1/23 and shall be shown on the site plan. If there are any issues or concerns with the addressing plan, please reach out. Nathan.Hollingsworth@franklintn.gov

Margin District Subdivision

Site Plan

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Franklin, Williamson Co., Tennessee



Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**

Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

Setbacks
Front Yard: 5'
Side Yard: 5'
Rear Yard: 20'

Building Usage / (Parking Required):
Retail: 37,640 SF (95 Stalls)
Restaurant: 18,000 SF (149 Stalls)
Office: 61,420 SF (176 Stalls)
Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Development Summary

Owner
AIG Franklin, LLC.
2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Vesting Development Standards:

Zoning Ordinance: 2024 Franklin Zoning Ordinance Adopted 7-1-24

Subdivision Regulations: 2022 Subdivision Regulations Effective 1-1-22

Historic District Design Guidelines: NA

Transportation & Street Technical Standards: Standard Drawings Updated 7/1/2024

Stormwater BMP Manual: 2021 BMP Manual Effective 7-1-21

Technical Specifications for Utility Installation: October 13, 2020

Municipal Code: Code of Ordinance Updated on September 24, 2024



Submittal Date: December 9, 2024

Revision Date:

Construction Sequencing Narrative

The property does not contain any sensitive or significant natural resources. The project will be built in one phase as follows.

Margin District Phase Outline

1. Demolition (4 weeks)
   a. Demolition of existing structures in building footprint
   b. Removal of overhead utilities in Margin. Will need to confirm no overhead utilities feed buildings outside of this demolition scope.
2. Excavation of overburden for garage structure (5 weeks)
   - Close Margin St between Columbia and Cummins.
   - Fence entire project site. To include concrete barriers and fence panels.
   - Cut and cap any underground utilities in Margin. Need confirmation that utilities can be isolated and capped. If not, this will require a utility relocation in Phase 1.
   - Excavation of overburden - approximately 15' from existing grade.
   - Install soil nail wall in 5 lifts to top of rock. Nails will extend approximately 15' past the limit of excavation. *This will require an easement from the City and identification of existing buried utilities.*
3. Rock Excavation (25 weeks)
   - Rock will be removed to approximately 35' below grade mainly via blasting. Rock adjacent to existing structures to remain will require hoe ramming.
   - Significant ground water is anticipated. Groundwater will be continually collected and filtered on site and pumped to the storm system.
   - *Information required: Due to their close proximity, will the overhead power lines along Cummins need to be buried prior to excavation? Need exact location and dimensions of underground parking structure to determine. If these are in conflict, this will require the Cummins Utility phase to be moved to a previous phase.*
4. Construction of underground parking garage (40 weeks)
   - Erection of 2 static cranes at approximate 1/3 points in the building footprint
   - Construction of 3 subgrade cast in place parking levels. Concrete pours are anticipated for overnight for constructability.
5. Cummins St. utility work (Duration TBD)
   - Anticipated to commence after waterproofing and backfill of the garage walls. This will require closures in Cummins St. Access will need to be maintained to existing driveways.
   - Information needed - locations and elevations of existing and proposed utilities on Cummins. This will dictate the sequence of work required for constructability and duration.
6. Vertical Core and Shell Construction (57 weeks)
   a. Construct levels 1 through 3 and exterior façade. Note, this will run concurrent with the Cummins St work as currently phased.
7. Ground Hardscape and Landscaping (22 weeks)
   a. Horizontal finishes will follow completion of exterior façade. Sequence is to be determined. East elevations will be dependent on the Cummins Utility Phase.

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
   a. Approved, Stamped and Signed Water and/or Sewer Plans
   b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
   c. Copy of approved availability request response letter.
   d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Prior to installation of fire protection water lines (aka "underground"), the licensed fire protection contractor who will be installing the fire line or supervising the installation shall submit Underground Fire Protection plans to the fire department via the online review system.

Use of the Civil Site Plan is not permitted for use as the "installation shop drawing" nor shall approval of the site plan's utility sheets be considered as an approval of the fire protection work to be performed.

Parkland Impact Fee:

25 Dwelling Units x $4,304 = $107,600

Fees shall be paid at first plat

Quad 4

Grading & Drainage General Notes

1. A Grading Permit is required.
2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

General Notes

1. Utility Connections:
   - A new water tap is proposed to be utilized and an all new service line will be installed off the proposed tap as well as a RPBP located inside the building. New sewer tap is proposed to be utilized with new pipe to be installed from clean out.
2. Lighting:
   - The lighting of the building will include the Code required building mounted emergency egress lighting as well as building illumination in keeping with the requirements set forth in Section 5.11 of the Franklin Zoning Ordinance. An exterior lighting plan and fixture cutsheets are not yet available as the design is not at that level of development.
3. Refuse:

A dumpster shall be located in building with access off of Cummins St.

4. Loading:

The loading zone will be accessed via Cummins St.

Statement of Impacts

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department, the anticipated maximum domestic flow demand for this development is over 30,000 GPD.
- Increased runoff is anticipated on existing storm infrastructure, therefore stormwater structures for treatment and detention are proposed and a stormwater management plan is required. Footprint of proposed improvements to site is greater than an Acre of disturbed area with decrease in impervious surface area.

ROW & Access General Notes

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Historic Property Information

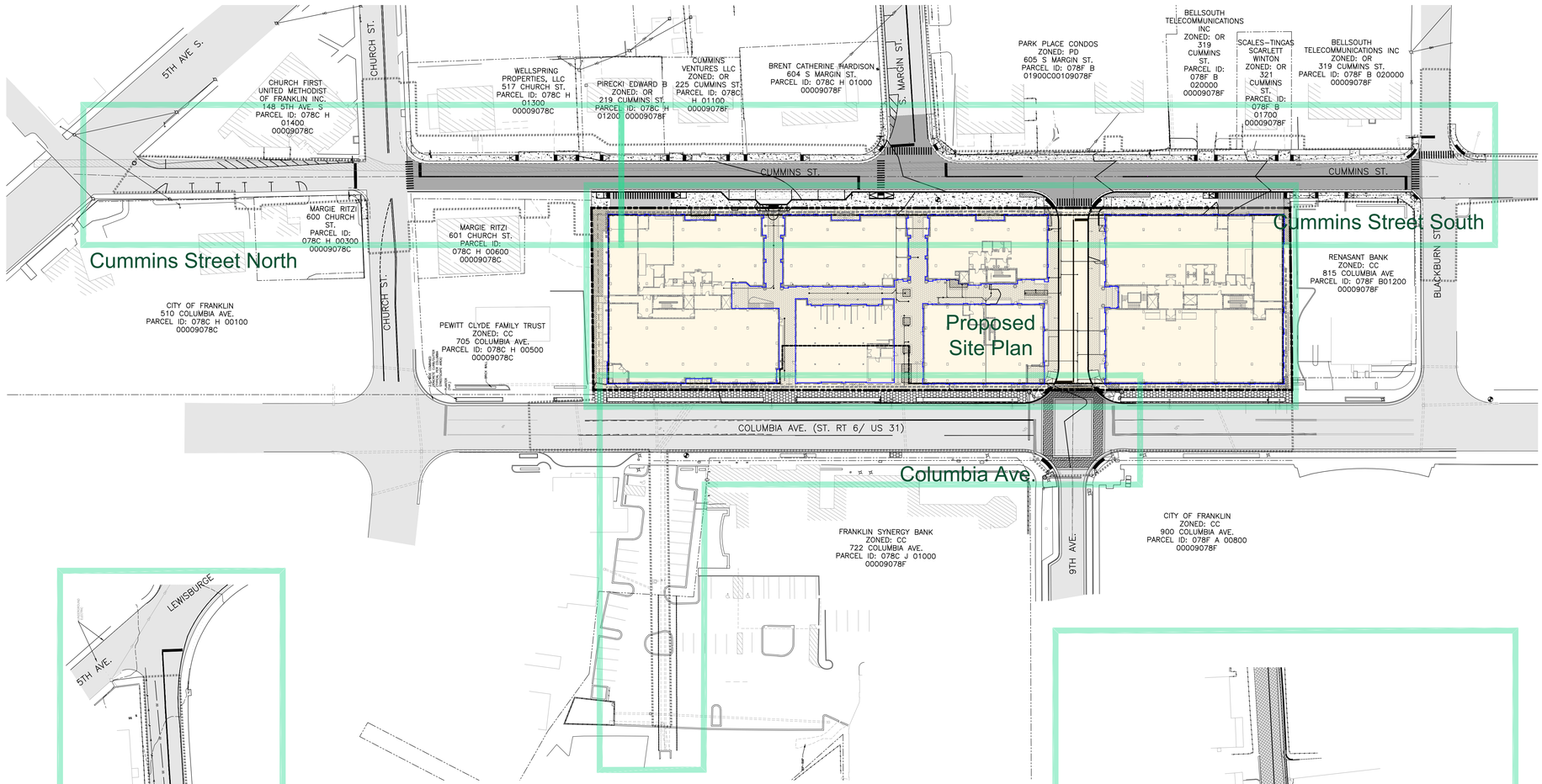
- This site is not in a Historic Overlay

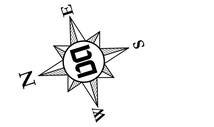
SHEET SCHEDULE

C0.0	Cover Sheet
C0.1	Development Plan Key
C1.0	Existing Conditions - Overall
C1.1	Existing Conditions - Site
C1.2	Existing Conditions - Cummins St.
C1.3	Existing Conditions - S. Margin St.
C1.4	Demolition Plan - Site
C1.5	Demolition Plan - Cummins St.
C1.6	Demolition Plan - S. Margin St.
C1.7	Initial EPSC Plan - Overall
C1.8	Initial EPSC Plan - Site
C1.9	Dewatering Plan - Site
C1.10	Intermediate EPSC Plan - Overall
C1.11	Intermediate EPSC Plan - Site
C1.12	Final EPSC Plan - Site
C1.13	Lay Down Yard EPSC Plan
C2.0	Layout Plan - Overall
C2.1	Layout Plan - Site
C2.2-C2.4	Parking Garage Layout Plans
C2.5-C2.7	Building Cross Sections
C3.0	Grading & Drainage Plan - Overall
C3.1	Storm Pipe Plan - Overall
C3.2	Detailed Grading Plan - Site North
C3.3	Detailed Grading Plan - Site South
C3.4	Grading & Drainage Plan - Cummins St.
C3.5	Detailed Grading Plan - Cummins St.
C3.6	Detailed Grading Plan - 9th Avenue & Columbia
C3.7	Green Roof Detail Plan
C3.8	Pervious Paver Detail Plan
C3.9	Urban Bio Detail Plan
C3.10	Urban Bio Details
C3.11	On-Site Private Storm Plan
C3.12-C3.15	Public Storm Line Plan & Profiles
C3.16	Storm Details
C4.0	ROW & Access Plan - Overall
C4.1	ROW & Access Plan - Site
C4.2	ROW & Access Plan - Cummins St.
C4.3	ROW & Access Plan - Columbia Ave.
C4.4	Fowlkes Avenue ROW Improvement Plan
C4.5	Sight Triangles
C4.6	OnSite Easements
C4.7	OffSite Easements
C4.8-4.9	Cummins St. Plans & Profiles
C4.10	9th Street Extension Plan & Profile
C4.11	S. Margin St. Plan & Profile
C4.12	Striping & Signage Plan - Cummins St.
C4.13	Striping & Signage Plan - Columbia Ave.
C5.0	Utility Plan - Overall
C5.1	Utility Plan - Site
C5.2	Public Sewer Layout Cummins St.
C5.3-C5.4	Public Sewer Plan & Profiles
C5.5	Sewer Details
C5.6	Public Water Layout Plan - Cummins
C5.7	Public Water Layout Plan - S. Margin
C5.8-5.9	Public Water Line 'A' Plan & Profiles
C5.10-C5.11	Public Water Line 'B' Plan & Profiles
C5.12	Water Details
C5.13	Gas Relocation Plan
C5.14-C5.18	Utility Cross Sections - Cummins St.
C6.0	Emergency Management Plan
C6.1	Franklin Fire Truck Turn
C6.2	Franklin Garbage Truck Turn
C7.0-C7.5	Franklin Detail Sheet

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C0.0





Scale 1" =50'

Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**

Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

Setbacks
- Front Yard: 5'
- Side Yard: 5'
- Rear Yard: 20'

Building Usage / (Parking Required):
- Retail: 37,640 SF (95 Stalls)
- Restaurant: 18,000 SF (149 Stalls)
- Office: 61,420 SF (176 Stalls)
- Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
  2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Development Summary

Owner
AIG Franklin, LLC.
2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
No. 112711
STATE OF TENNESSEE
3/6/25

Development Plan Key

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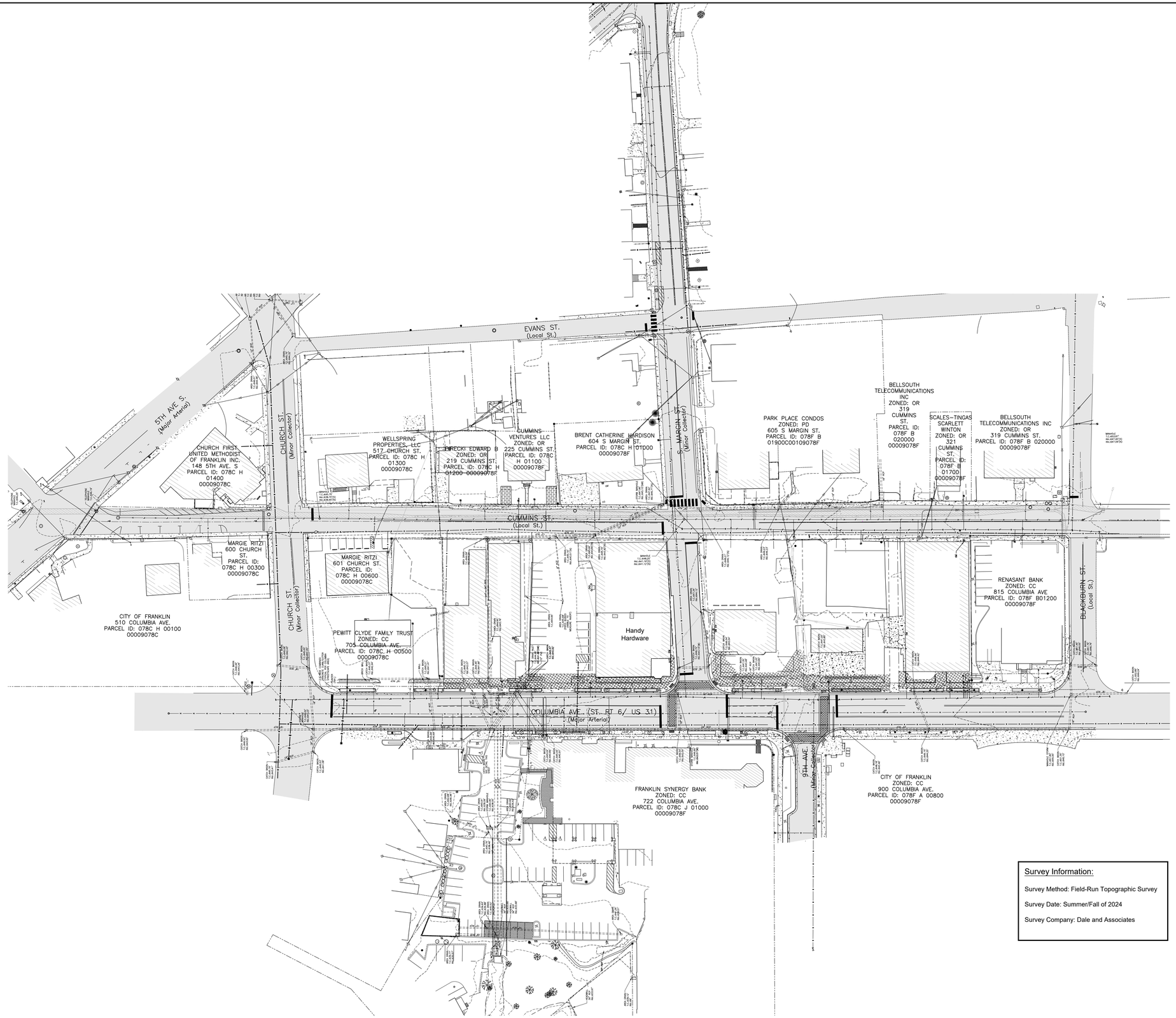
C0.1



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Elev: 647.48 (NAD-83)

Survey Information:

Survey Method: Field-Run Topographic Survey

Survey Date: Summer/Fall of 2024

Survey Company: Dale and Associates

Drawing Date:
February 10, 2025

Revisions

Margin District Subdivision

Site Plan
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEER
COMMERCE
NO. 112711
STATE OF TENNESSEE
3/6/25

Existing Conditions Overall

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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TN 811.COM
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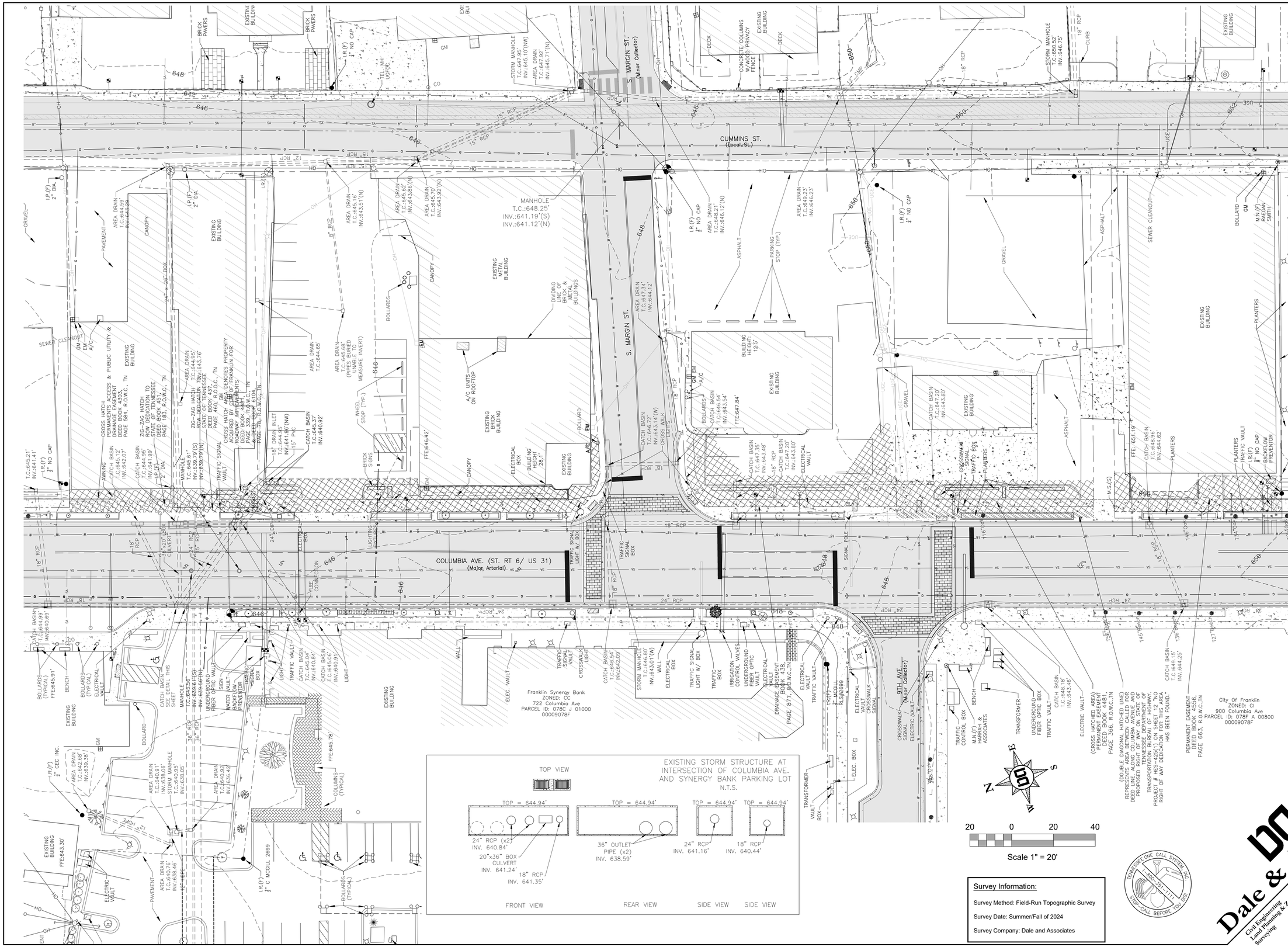
Margin District
C1.0



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Margin District Subdivision

COF # 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

Existing Conditions Site

Dale & Associates

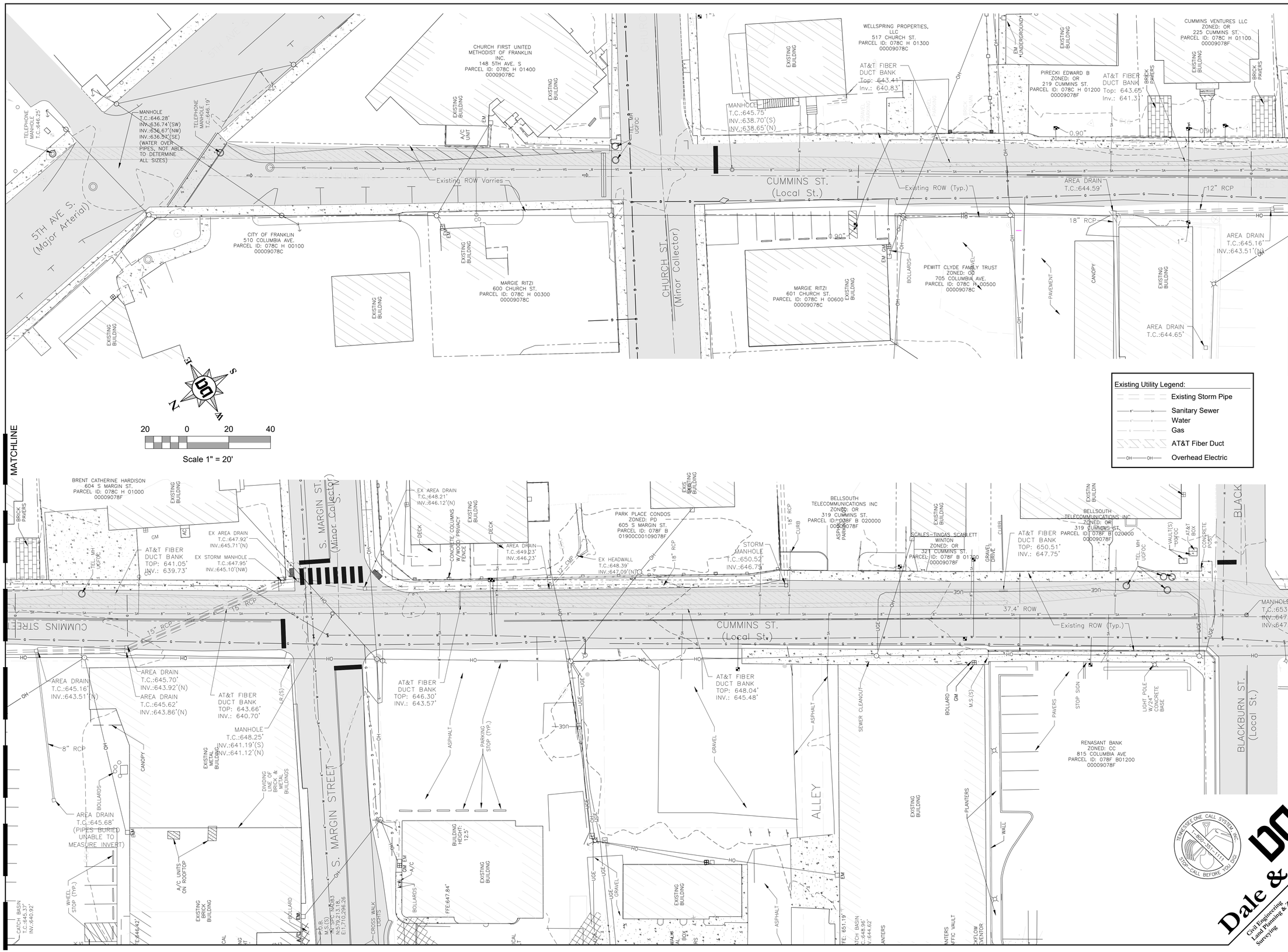
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081

Margin District

C1.1



Drawing Date:
February 10, 2025

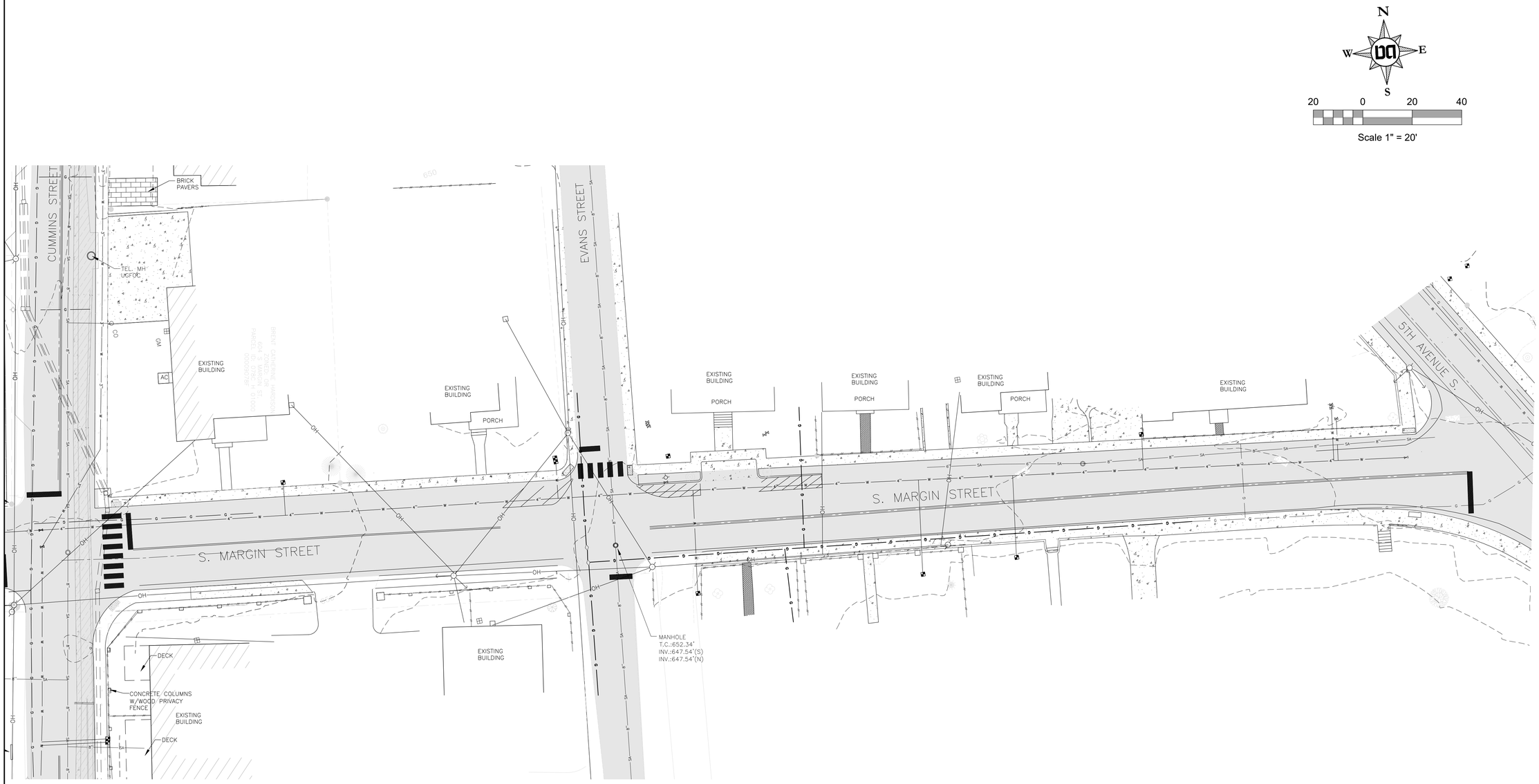
Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

Existing Conditions Cummins St.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C1.2



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Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

Existing Conditions
S Margin St.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C1.3

Existing Power Pole to removed and all services on the pole to be removed.

Existing sewer service to be cut and capped at the main and replaced during sewer main improvement

Existing Storm Pipe to be removed prior to proposed storm pipe installation. Parking deck to be brought up to grade before storm pipe relocation to begin

MARGIN ST. (Minor Collector)

Existing water service to be cut and capped at the main and replaced during waterline improvement

Limits of Disturbance Area = 4.26 ac

CUMMINS ST. (Local St.)

Existing stop bar and all stripping to be removed and replaced with thermoplastic during road rebuilding

Existing sewer service to be cut and capped at the main

Existing Power Pole to removed and all services on the pole to be removed.

Existing water service to be cut and capped at the main and replaced during waterline improvement

Existing water service to be cut and capped at the main

Existing Building and Pavement on site to be removed.

Existing Gas service to be cut and capped at the main

Existing sewer service to be cut and capped at the main and replaced during sewer main improvement

Existing water main to be cut and capped at existing gate valve

Existing Power Pole to removed and all services on the pole to be removed.

Existing Power Pole to removed and all services on the pole to be removed.

Existing water service to be cut and capped at the main

Contractor to work with MTE to remove all onsite electrical line and appearances

Existing gas service to be cut and capped at the main

Existing water service to be cut and capped at the main

Existing Alley to be abandoned and removed

Existing Building and Pavement on site to be removed.

Western most portion of S. Margin Street to be removed.

Existing Storm Pipe to be removed and proposed storm sewer pipes to be installed to direct stormwater around site prior to excavation of parking deck.

Existing water main between Columbia Avenue and Cummins Street to be abandoned at existing main connections and removed prior to excavation of parking deck can begin

Power Pole to be removed

Stop Bar and all striping in existing S Margin St. to be removed

S. MARGIN ST.

AREA DRAIN T.C.:647.34 INV.:644.12

Existing Building and Pavement on site to be removed.

SEWER CLEANOUT

Section of storm pipe to be relocated prior to excavation for parking deck. See pipe relocation on Sheet C1.7

AREA DRAIN T.C.:644.95' INV.:643.76'

AREA DRAIN T.C.:644.65'

AREA DRAIN T.C.:645.46' (PIPES BURIED UNABLE TO MEASURE INVERT)

Existing Storm Pipe to be removed prior to excavation of parking deck.

Existing water service to be cut and capped at the main. Pavement Repair per City of Franklin Standards

in-ground electrical box to be removed

Existing sewer service to be cut and capped at the main Pavement Repair per City of Franklin Standards

DRAIN INLET T.C.:644.95' INV.:644.36' (NW) INV.:644.36' (E) 15" RCP

CATCH BASIN T.C.:645.37' INV.:640.92'

Existing water service to be cut and capped at the main. Pavement Repair per City of Franklin Standards

Existing Walls to be removed

Existing gas service to be cut and capped at the main

In-ground electrical box to be removed

Portion of Existing Handy Hardware to Remain

Existing Cross Walk and ADA ramps to be removed

Sidewalk to be rebuild around ADA ramps that are removed

In-ground electrical box to be removed

Existing Street Light Signal Pole to be removed

Existing Storm Pipe to be removed prior to excavation of parking deck.

In-ground electrical box to be removed

CATCH BASIN T.C.:646.72' INV.:643.14' (W)

CATCH BASIN T.C.:647.34' INV.:643.48'

18" RCP

CATCH BASIN T.C.:647.20' INV.:643.80'

Existing Signal Poles to be removed

Existing ADA ramps to be removed

Existing Signal Poles to be removed

Existing water service to be cut and capped at the main. Pavement Repair per City of Franklin Standards

Existing Sewer service to be cut and capped at the main. Pavement Repair per City of Franklin Standards

In-ground electrical box to be removed

Existing Signal Pole to be removed

Portion of existing wall to be removed

Existing water service to be cut and capped at the main. Pavement Repair per City of Franklin Standards

Sign to be replaced

Sidewalk to be removed

Sidewalk to be removed

In-ground electrical box to be removed & replaced

Sign to be replaced

Street Light to be removed and replaced

COLUMBIA AVE. (ST. RT 6/ US 31) (Major Arterial)

FIRE CONNECTION

Existing Street side planters to be removed as well as all trees

In-ground electrical box to be removed

Existing water main to be cut and capped at existing gate valve

ADA ramp to be removed

Sidewalk to be rebuild around ADA ramp that are removed

Curb and Gutter to be removed up to radius return in Columbia Ave.

Existing street sign to be replaced

Existing Street Light Signal Pole to be removed

Island and walls to be removed

Existing water service to be cut and capped at the main. Pavement Repair per City of Franklin Standards

Existing Street side planters to be removed as well as all trees

In-ground electrical box to be removed

Street Light to be removed

Existing Street side planters to be removed as well as all trees

In-ground electrical box to be removed

Existing Street side planters to be removed as well as all trees along site frontage

Existing Storm Pipe to be removed and improved

Existing Street Light Signal Pole to be removed

Existing Cross Walk and ADA ramps to be removed. Sidewalk to be rebuilt to match existing sidewalk and curb elevations

Stop Bars to be removed. Striping to be continued through intersection

Existing Pedestrian Signal Pole to be removed

Existing striping to be removed and replaced with thermoplastic to include a turn lane

Existing Crosswalk to be removed and replaced with stamped asphalt

Existing Signal Pole to be modified to new 4-way intersection

Existing ADA ramps to be re-worked

Existing Signal Pole to be removed

Franklin Synergy Bank
ZONED: CC
722 Columbia Ave
PARCEL ID: 078C J 01000
00009078F

9TH AVE. (Minor Collector)

City Of Franklin
ZONED: CI
900 Columbia Ave
PARCEL ID: 078F A 00800
00009078F

Match Line

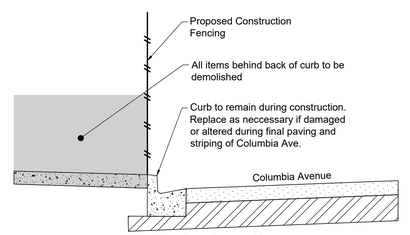
Match Line

Scale 1" = 20'

Scale 1" = 20'

Note:

1. All water and sewer services shall be ultimately cut and capped at main. During construction, and only in coordination with COF, the services may be partially and temporarily cut and capped until the appropriate time to fully abandon under existing asphalt



Cross Section of Sidewalk Frontage along Columbia Avenue
Applicable during construction of site

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG!

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision

COF # 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

ADAM JOSEPH LOGUE LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE 3/6/25

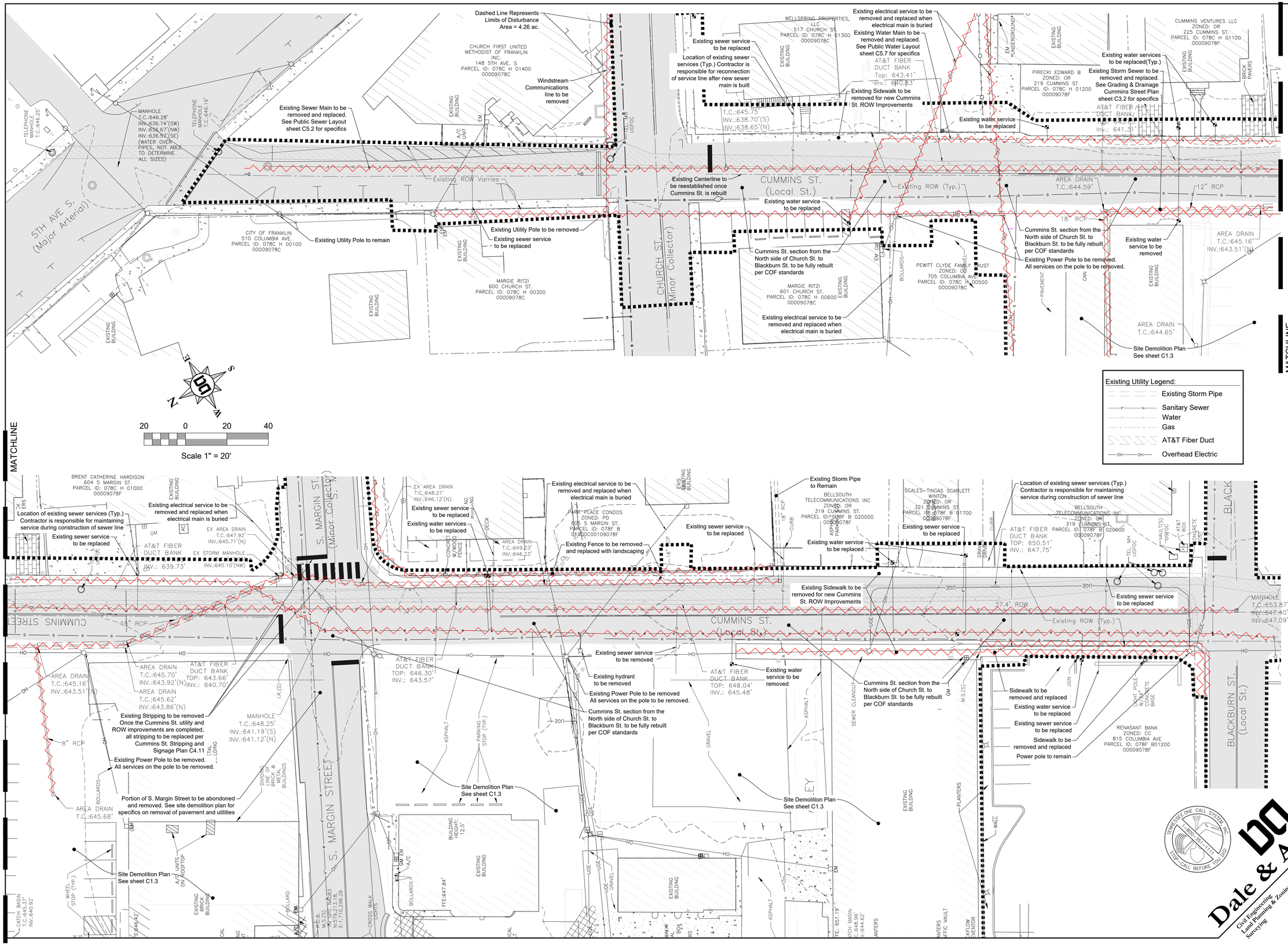
Demolition Plan Site

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081

Margin District

C1.4



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3/6/25

Demolition Plan Cummins St.

Dale & Associates
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Land Planning & Zoning
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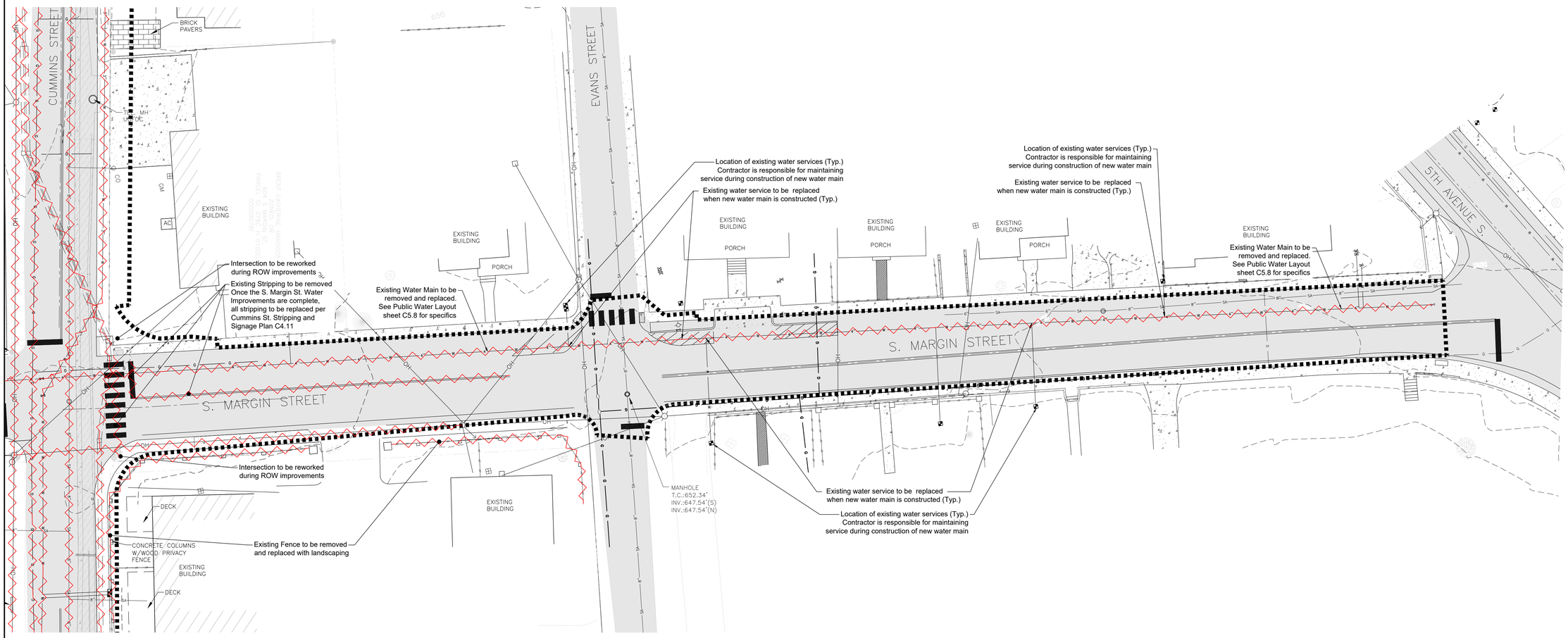
D&A Project #20081
Cummins St.
C1.5



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Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee



Demolition Plan S Margin St.

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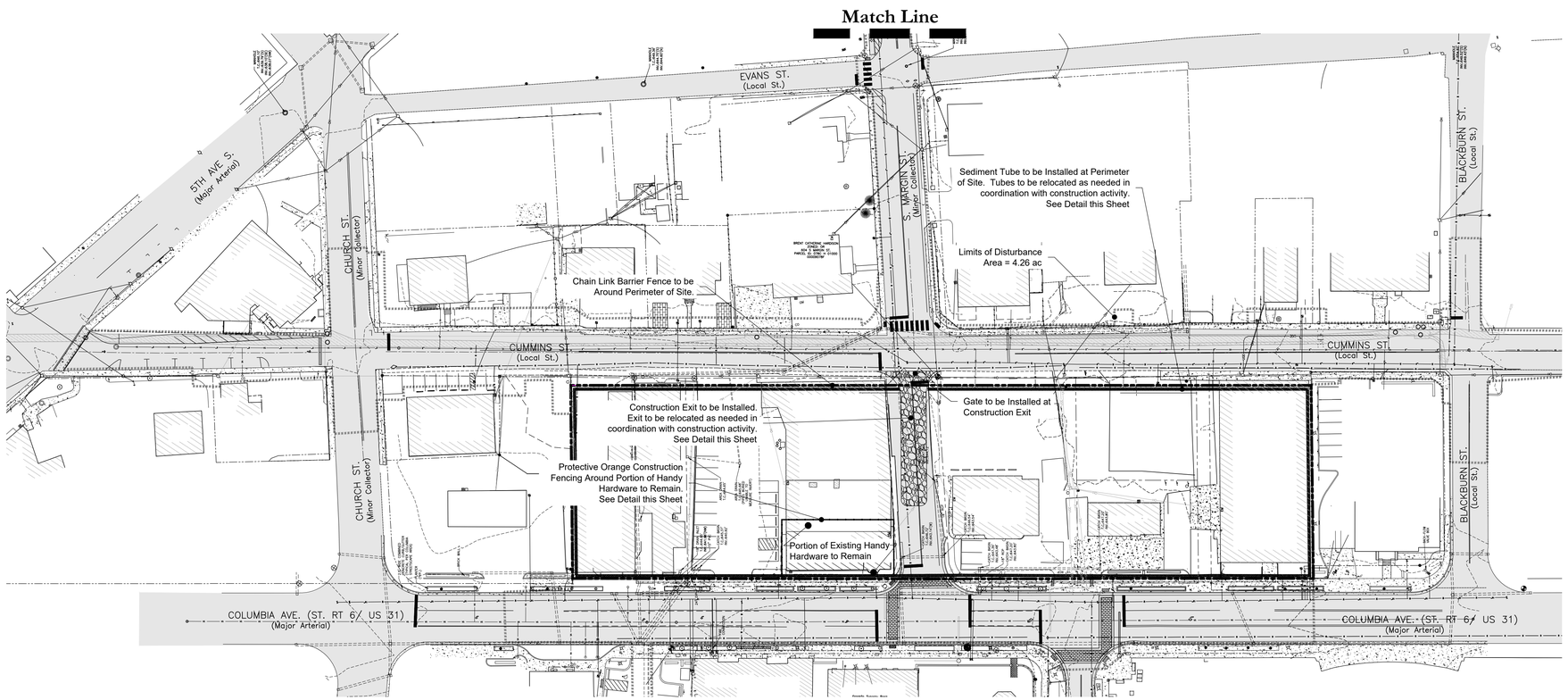
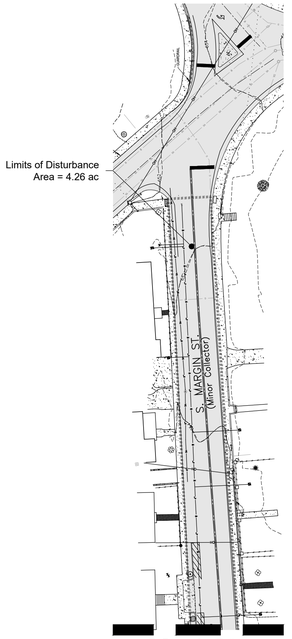
Cummins St.
C1.6





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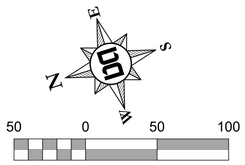
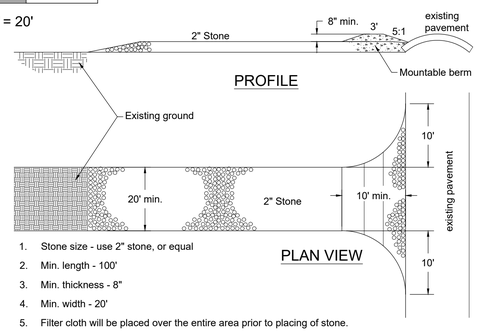
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

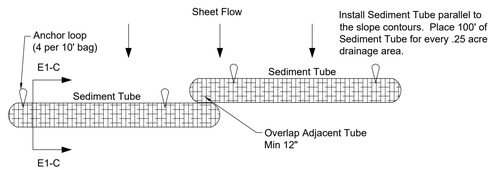


Scale 1" = 20'



1. Stone size - use 2" stone, or equal
2. Min. length - 100'
3. Min. thickness - 8"
4. Min. width - 20'
5. Filter cloth will be placed over the entire area prior to placing of stone.
6. Surface water all surface water flowing or diverted toward construction entrances shall be piped across the entrance.
7. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

TEMPORARY CONSTRUCTION EXIT
N.T.S.



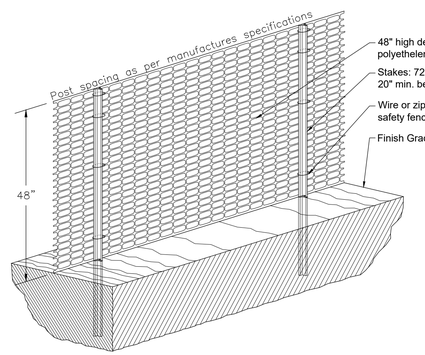
WEIGHTED SEDIMENT TUBE DETAIL
N.T.S.

Sediment Tube General Notes:

1. Weighted sediment tubes have not been as effective due to improper use. These barriers have been placed in swales and drainageways where runoff volumes and velocities have caused the tubes to wash out. In addition, failure to stake the sediment tube will allow undercutting and end flow.
2. Weighted sediment tubes are not to be used for extended periods of time because they tend to rot and fall apart.
3. Limit length of any single row of tubes to 500 ft. (157 m).
4. Not appropriate for large drainage areas, limit to five acres or less.
5. Sediment tubes may lose their effectiveness due to degradation, thus constant maintenance is required.
6. Not intended for inlet protection or streams.
7. Tube bindings of jute or cotton not recommended as they quickly deteriorate and fail.
8. Limit to locations suitable for temporary ponding or deposition of sediment.
9. Slopes of 3:1 (H:V) or flatter are preferred. If the slope exceeds 3:1 (H:V), use a different management practice or limit the length of slope upstream of the tube to less than 25 ft (15.7 m).

Sediment Tube Maintenance Notes:

1. Inspect weekly and within 24 hours after the end of a storm event.
2. Replace tubes that have decomposed.
3. Repair washouts or other damage as needed.
4. Remove sediment when accumulations reach one-half the original height of either a single tube or stacked tubes. Sediments removed shall be disposed of properly.
5. Remove tubes when no longer needed. Re-grade and stabilize the area.
6. Inspect weighted sediment tubes when rain is forecast. Be sure the tubes are overlapped or butted end to end.



HIGH VISIBILITY FENCING
N.T.S.

Notes:

1. When practical, install high visibility 3 ft outside of the drip line of the tree.
2. Safety fence should be fastened securely to the t-posts.
3. The fencing must remain in place during all phases of construction; any change of the protective fencing must be approved.

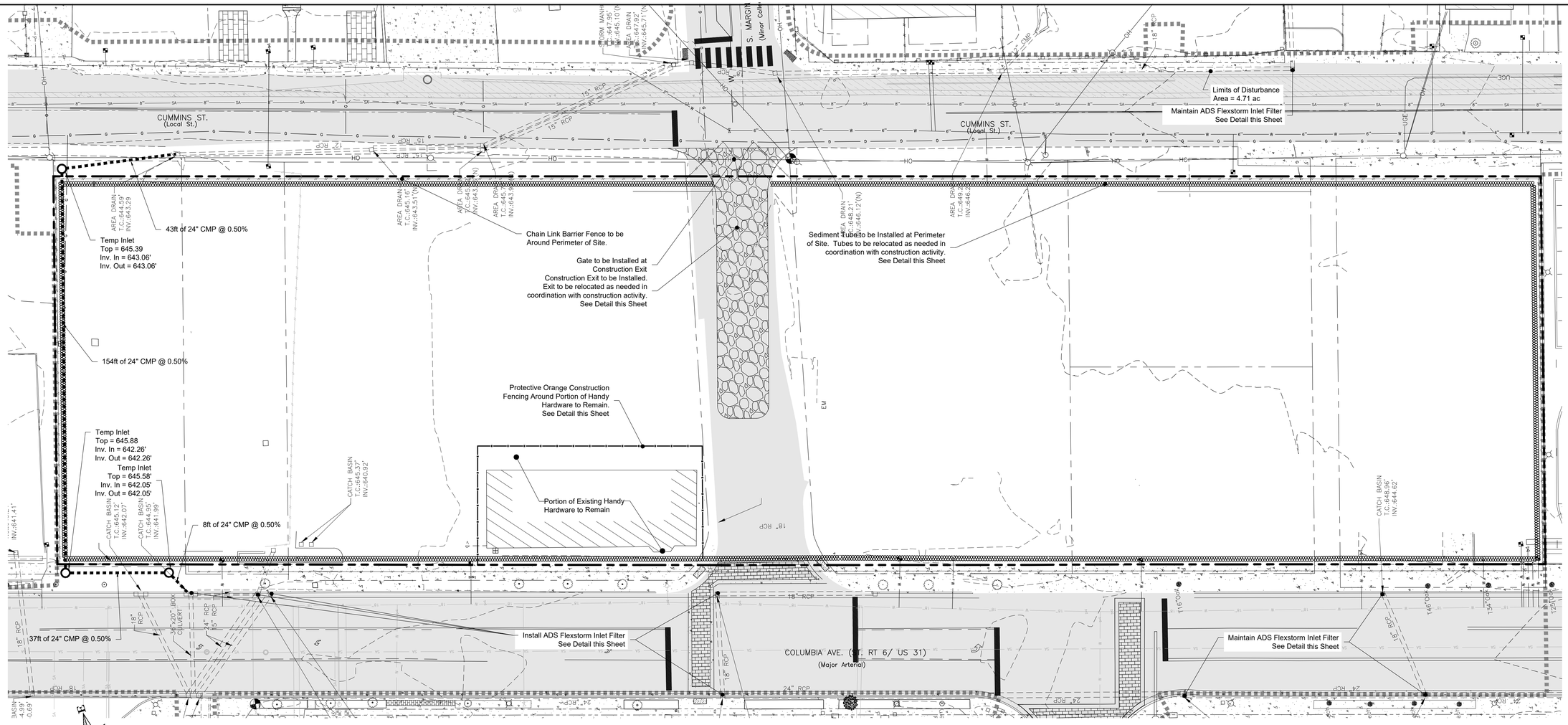
TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP - CALL BEFORE YOU DIG

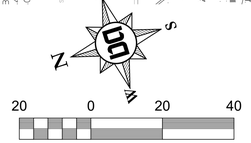
ADAM JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 112341
STATE OF TENNESSEE
3/6/25

Initial EPSC Plan Overall

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C1.7





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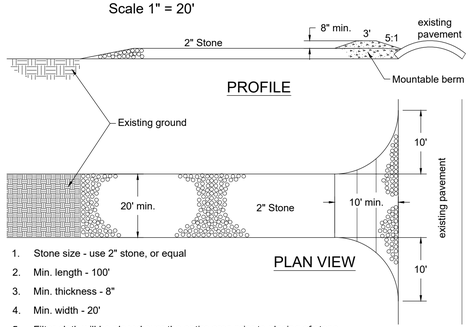

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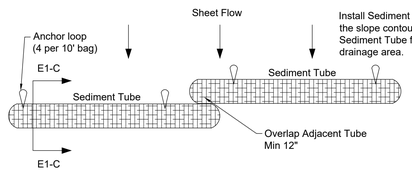

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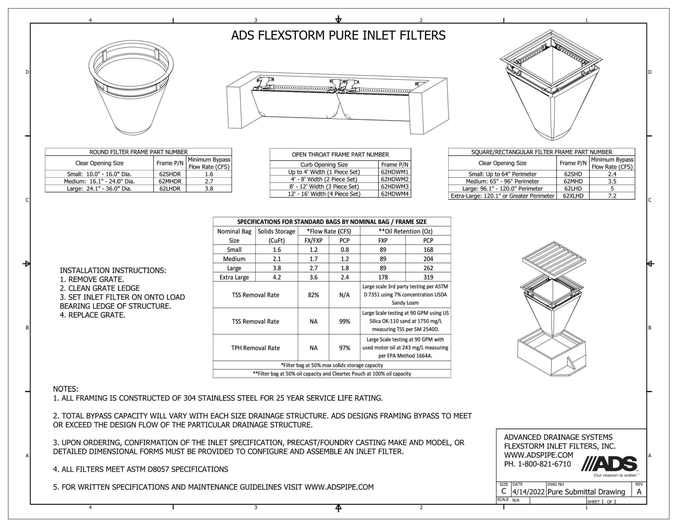

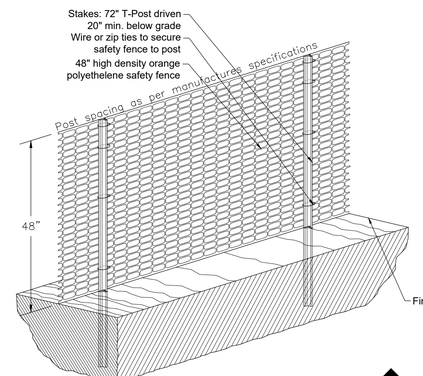

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Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

JOSEPH CRACE
LICENSED
PROFESSIONAL ENGINEER
COMMERCE
NO. 112341
STATE OF TENNESSEE
3/6/25

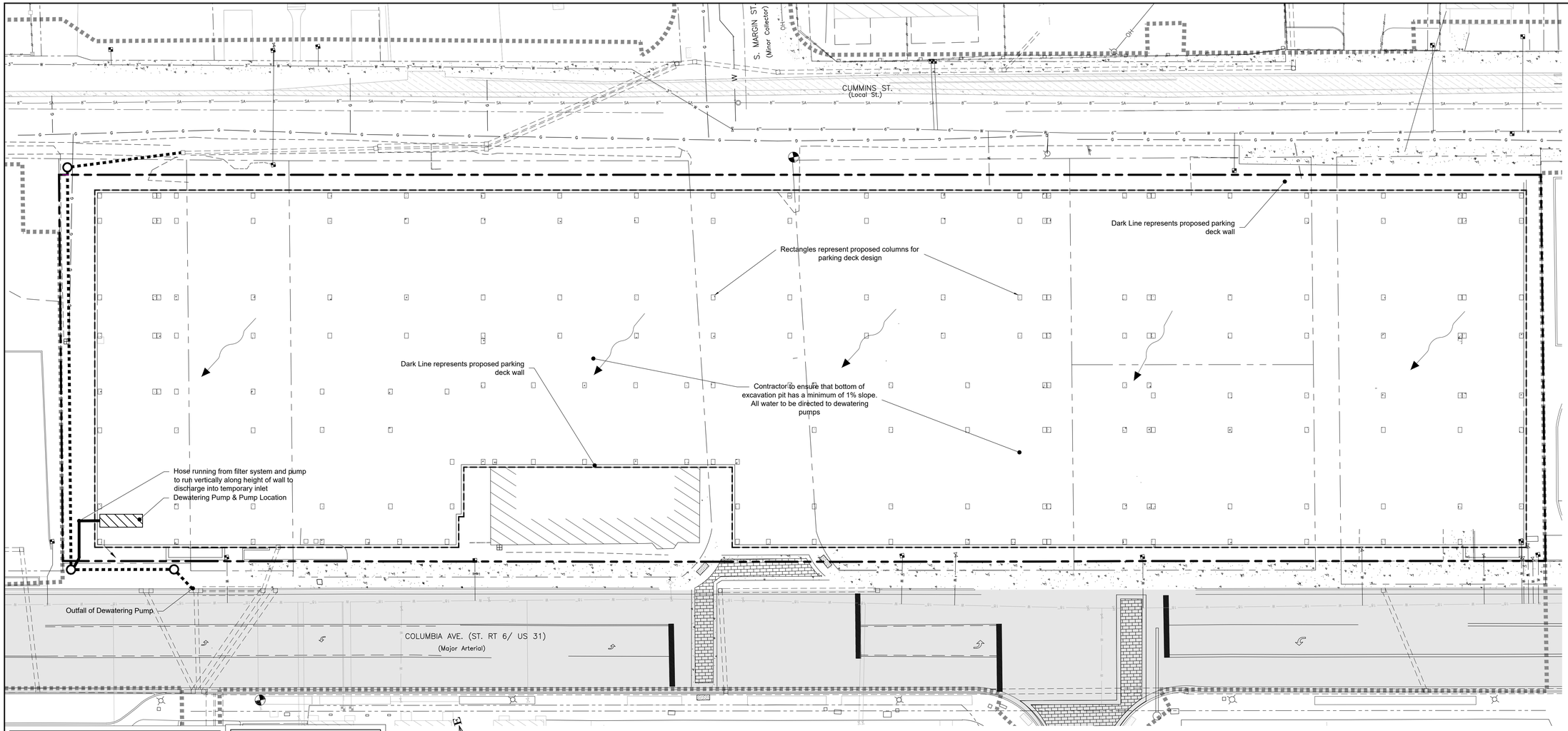
Initial EPSC Plan Site

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081

Margin District

C1.8



Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**

Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

Setbacks
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- Side Yard: 5'
- Rear Yard: 20'

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- Restaurant: 18,000 SF (149 Stalls)
- Office: 61,420 SF (176 Stalls)
- Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
  2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Development Summary

Owner
AIG Franklin, LLC.
2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
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Franklin, TN 37064
Phone: 615.794-4554

Floodnote
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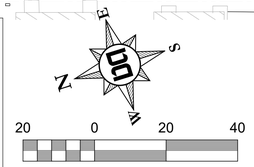
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)



Scale 1" = 20'

Note:
1. All Dewating items may be field adjusted as necessary by contractor in coordination with COF inspector

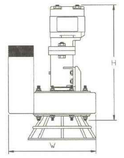
Gulf Atlantic Pump and Dredge, LLC.

2-32 x 4 Specification Sheet

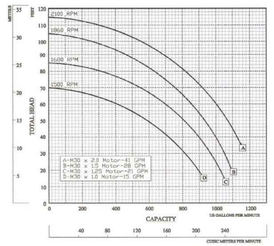
Hydraulic Submersible Pump

Pump Specifications:

Discharge Diameter:	4"
Suction Diameter:	4 3/4"
Impeller Diameter:	8"
Max. Passable Spherical Solids:	3"
Max. TDH	70-115' (Hydraulic Motor Dependent)
Max. Flow:	950-1100 GPM @ 15' TDH
Hydraulic Flow requirements:	21-41 GPM
Max. Pressure	2000 PSI
Weight:	135 Lbs.
Dimensions:	W=15 1/2", H=20 3/4"
Discharge Fitting:	4" Male Pipe Thread



Description:
Heavy duty hydraulic submersible pump with a 4" discharge, hydraulic motor, opened face impeller (water, and weld hardened impellers available), and the option of a grease or oil lubricated bearing block. Pump is fabricated using 360Burmeil Steel and is also available in Stainless Steel 316.



8865 101st Court • Live Oak, Florida 32060
Phone: 386-362-5000 • Fax: 386-362-2605
www.gulfatlanticonline.com

MANIFOLD FILTER SYSTEM FOR NON-STOP OPERATION

Multiplex Filters and Strainers From Rosedale Products

These high-capacity filters and strainers require no flow interruption for servicing

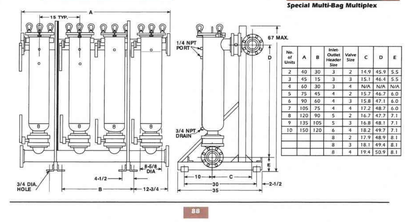
- For use with filter bags for filtering to as fine as one micron, or with perforated strainer baskets
- From 2 to 10 Model 8 housings are mounted in parallel to inlet and outlet manifolds
- Each unit has inlet and outlet valves, gage ports, and a drain port, to permit servicing one at a time
- These are completely packaged free-standing systems in carbon steel and stainless steel

See page 12 for more details on the Model 8 housings used.


Standard Model 8 Triplex


Special Multi-Bag Multiplex

Dimensions [IN]



No. of Units	A	B	Inlet/ Outlet Header Size	Valve Size	C	D	E
2	60	30	3	2	14.9	45.9	5.5
3	45	15	3	3	15.1	46.4	5.5
4	60	30	3	4	N/A	N/A	N/A
5	75	45	4	2	13.7	46.7	6.0
6	90	60	4	2	15.8	47.1	6.0
7	105	75	4	4	17.2	48.7	6.0
8	120	90	5	2	16.7	47.7	7.1
9	135	105	5	3	16.8	48.1	7.1
10	150	120	6	4	18.2	49.7	7.1
			8	2	17.9	48.9	8.1
			8	3	18.1	49.4	8.1
			8	4	19.4	50.9	8.1

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL ENGINEER
COMMERCIAL
NO. 117241
STATE OF TENNESSEE
3/6/25

Dewatering Plan Site

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
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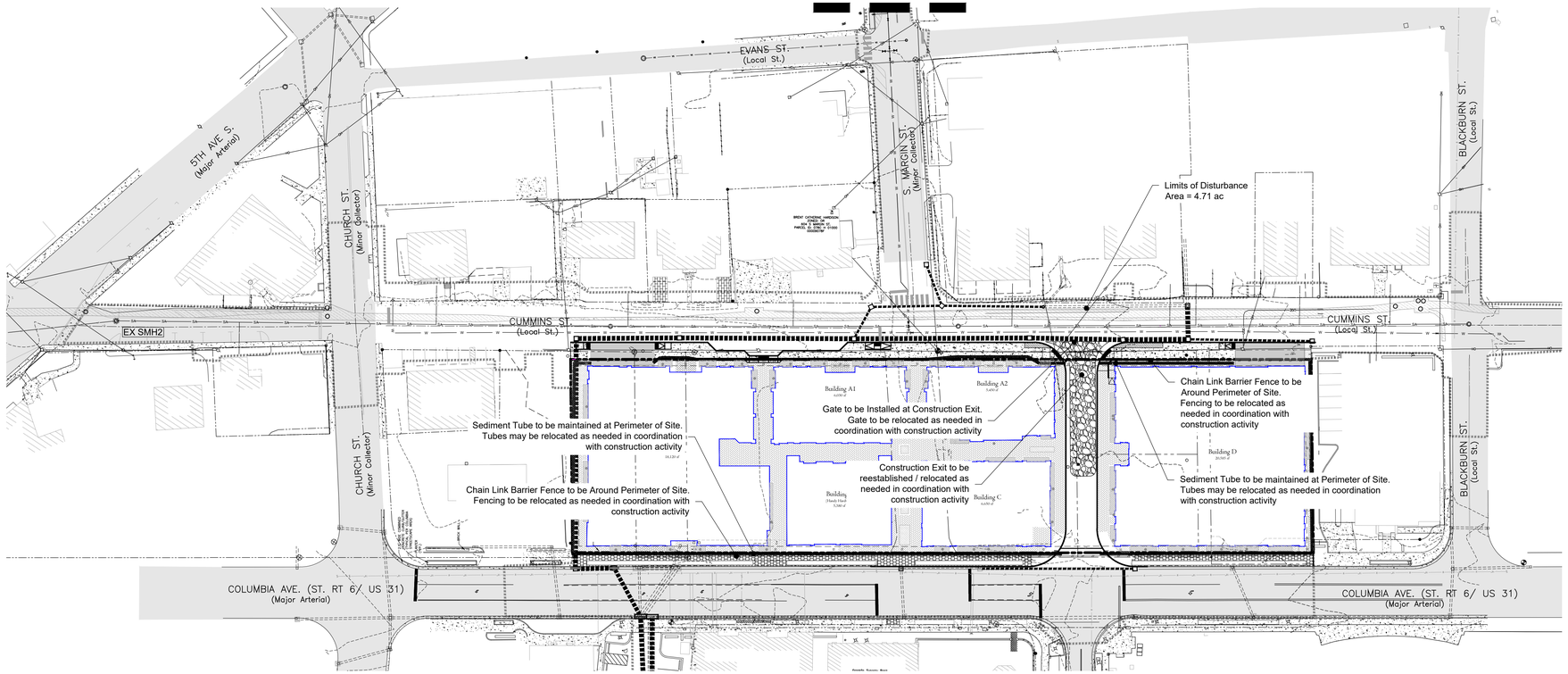
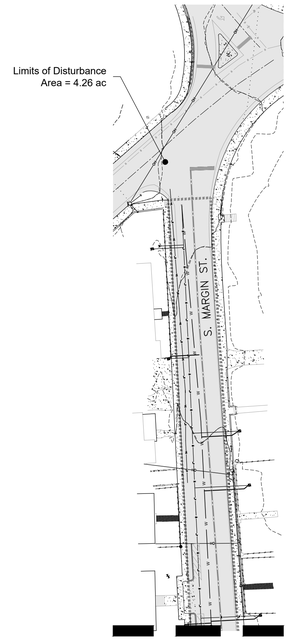
D&A Project #20081
Margin District
C1.9

Match Line





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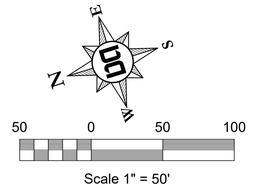

Scale 1" = 50'

Erosion Control Note

EPSC Measures shall be provided around the buildings, along sidewalks, and/or behind curbs to prevent sediment from migrating / discharging onto paved surfaces.

All Inlets on site and immediately adjacent to site shall be protected with drop bag type inlet protection with overflow ports. (See Detail, This Sheet.)

Stormwater:

Greenroof (Level 1) :
Building B Green Roof Area: 5380 SF

Pavers (Level 1):
Pavers Area 9th: 3870 SF
IA to Pavers 9th: 2360 SF
Turf to Pavers: 1200 SF
Total to Pavers 9th = 3560 SF

Building to Urban Bio:
Building = 40825 SF
UB Surface Area = 2420 SF

Building Urban Bio to R-Tank
Building = 16333 SF
UB Surface Area = 892 SF

Bypass:
IA = 10250 SF
TC = 9520 SF

% Removal = 60.1%

Total Area = 2.14 AC

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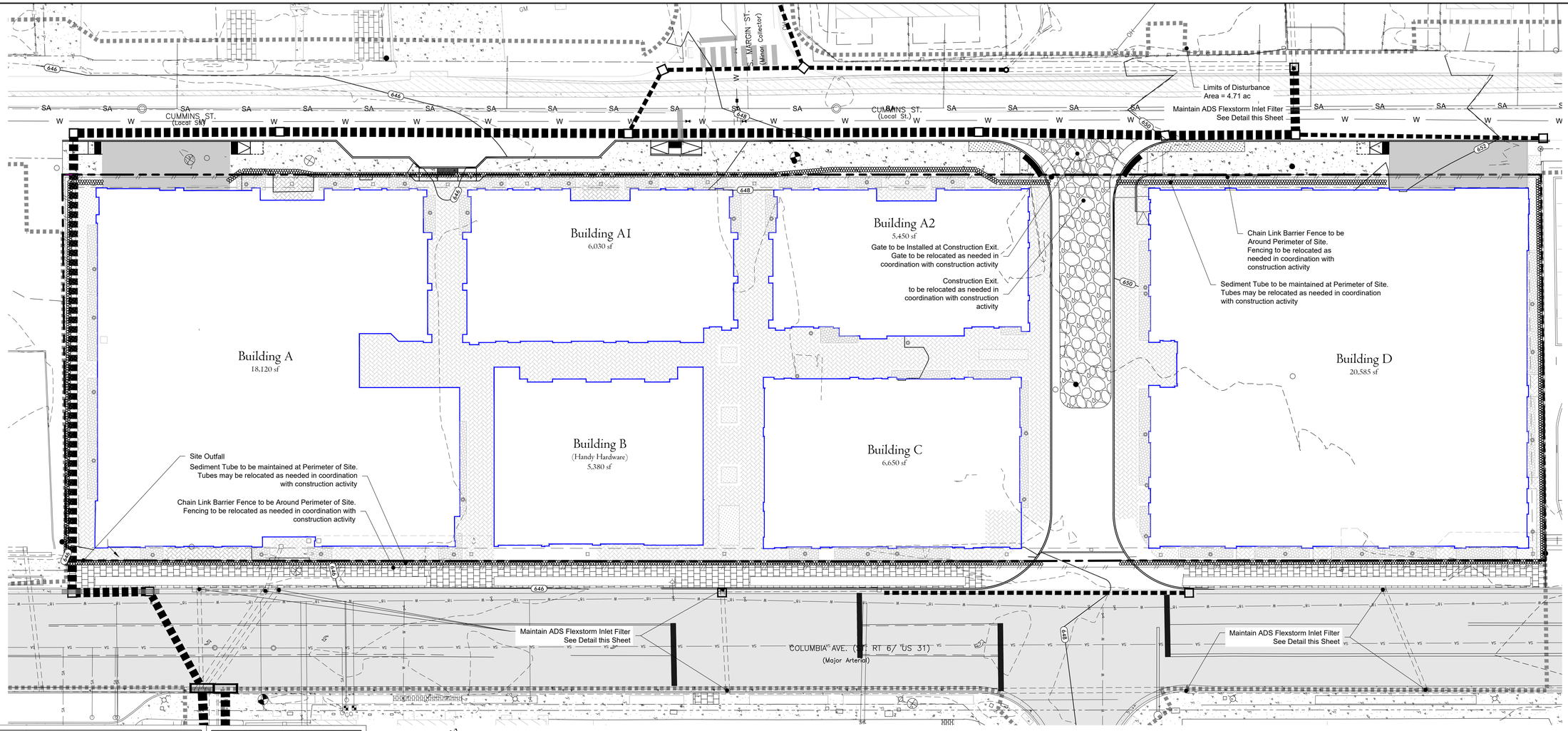

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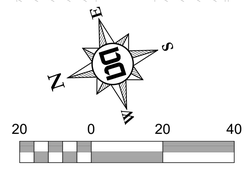

Scale 1" = 20'

Stormwater:

Greenroof (Level 1) :
Building B Green Roof Area: 5380 SF

Pavers (Level 1):
Pavers Area 9th: 3870 SF
IA to Pavers 9th: 2360 SF
Turf to Pavers: 1200 SF
Total to Pavers 9th = 3560 SF

Building to Urban Bio:
Building = 40825 SF
UB Surface Area = 2420 SF

Building Urban Bio to R-Tank
Building = 16333 SF
UB Surface Area = 892 SF

Bypass:
IA = 10250 SF
TC = 9520 SF

% Removal = 60.1%

Total Area = 2.14 AC

Erosion Control Note

EPSC Measures shall be provided around the buildings, along sidewalks, and/or behind curbs to prevent sediment from migrating / discharging onto paved surfaces.

All Inlets on site and immediately adjacent to site shall be protected with drop bag type inlet protection with overflow ports. (See Detail, This Sheet.)

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
COMMERCIAL
No. 112414
STATE OF TENNESSEE
3/6/25

Intermediate EPSC Plan Site

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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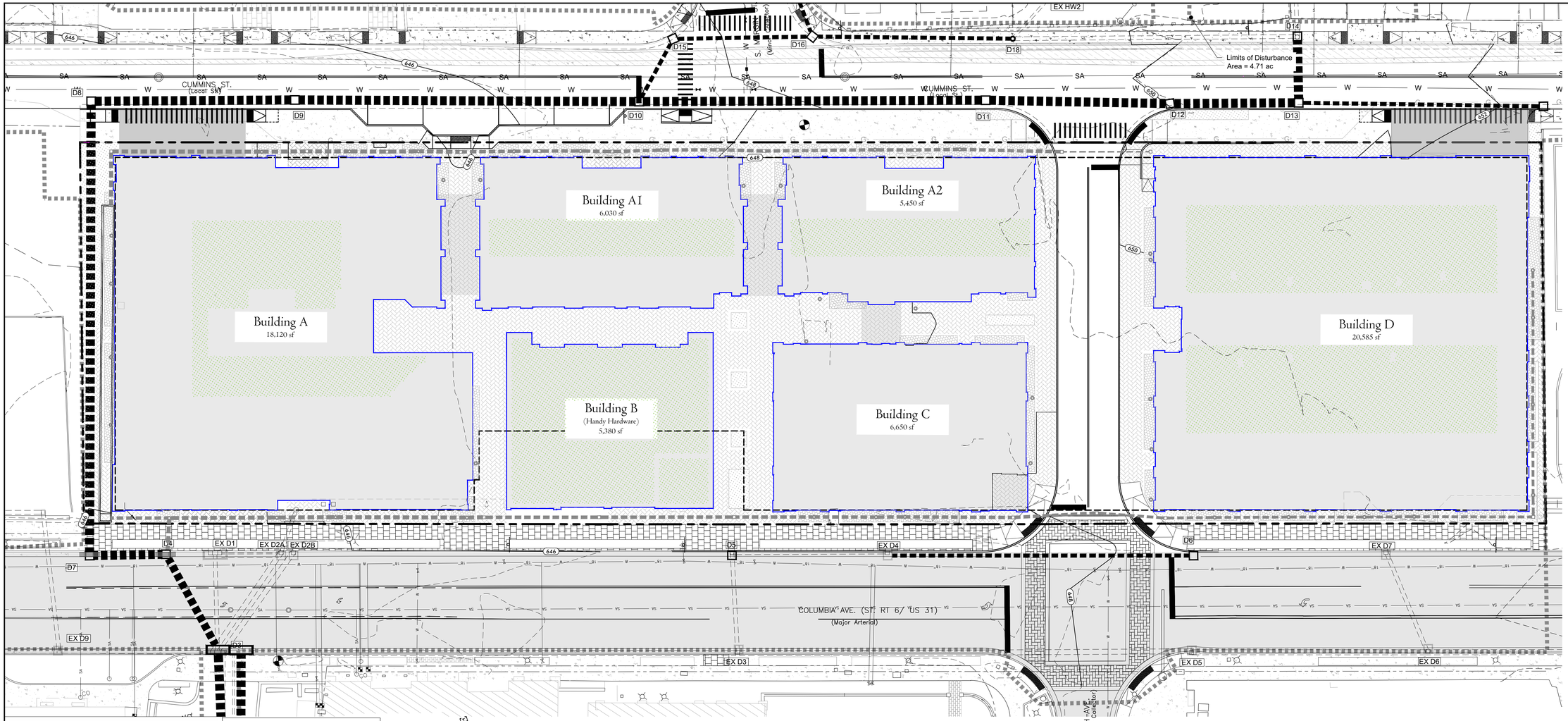
Margin District
C1.11



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Project Name: **Margin District Subdivision**
COF Project # **8584**

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Franklin, TN 37064

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Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

Setbacks
- Front Yard: 5'
- Side Yard: 5'
- Rear Yard: 20'

Building Usage / (Parking Required):
- Retail: 37,640 SF (95 Stalls)
- Restaurant: 18,000 SF (149 Stalls)
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- Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
  2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

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Phone: 205-488-4323

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Floodnote
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Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

20 0 20 40

Scale 1" = 20'

Grading Information:

Site Acreage: 2.14 AC

Total Disturbed Area = 3.13 AC

Total Proposed Impervious Area =1.71 AC

Hatching Legend:

- Greenroof
- Grass / Landscape
- Pedestrian Hard Surface
- Permeable Pavers
- Concrete
- Urban Bio Pond
- Building
- Proposed Pavement

Drawing Date:
February 10, 2025

Revisions

Margin District Subdivision

Site Plan
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Franklin, Williamson County, Tennessee



Final EPSC Plan Site

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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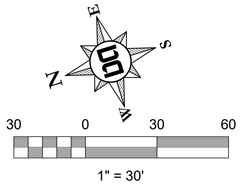



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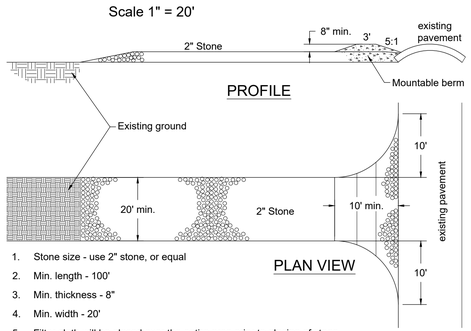
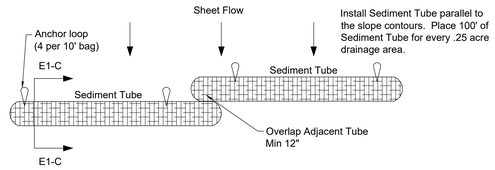


1. Stone size - use 2" stone, or equal
2. Min. length - 100'
3. Min. thickness - 8"
4. Min. width - 20'
5. Filter cloth will be placed over the entire area prior to placing of stone.
6. Surface water all surface water flowing or diverted toward construction entrances shall be piped across the entrance.
7. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

TEMPORARY CONSTRUCTION EXIT

N.T.S.



WEIGHTED SEDIMENT TUBE DETAIL

N.T.S.

Sediment Tube General Notes:

1. Weighted sediment tubes have not been as effective due to improper use. These barriers have been placed in swales and drainageways where runoff volumes and velocities have caused the tubes to wash out. In addition, failure to stake the sediment tube will allow undercutting and end flow.
2. Weighted sediment tubes are not to be used for extended periods of time because they tend to rot and fall apart.
3. Limit length of any single row of tubes to 500 ft. (157 m).
4. Not appropriate for large drainage areas, limit to five acres or less.
5. Sediment tubes may lose their effectiveness due to degradation, thus constant maintenance is required.
6. Not intended for inlet protection or streams.
7. Tube bindings of jute or cotton not recommended as they quickly deteriorate and fail.
8. Limit to locations suitable for temporary ponding or deposition of sediment.
9. Slopes of 3:1 (H:V) or flatter are preferred. If the slope exceeds 3:1 (H:V), use a different management practice or limit the length of slope upstream of the tube to less than 25 ft (15.7 m).

Sediment Tube Maintenance Notes:

1. Inspect weekly and within 24 hours after the end of a storm event.
2. Replace tubes that have decomposed.
3. Repair washouts or other damage as needed.
4. Remove sediment when accumulations reach one-half the original height of either a single tube or stacked tubes. Sediments removed shall be disposed of properly.
5. Remove tubes when no longer needed. Re-grade and stabilize the area.
6. Inspect weighted sediment tubes when rain is forecast. Be sure the tubes are overlapped or butted end to end.

Drawing Date:
February 10, 2025

Revisions

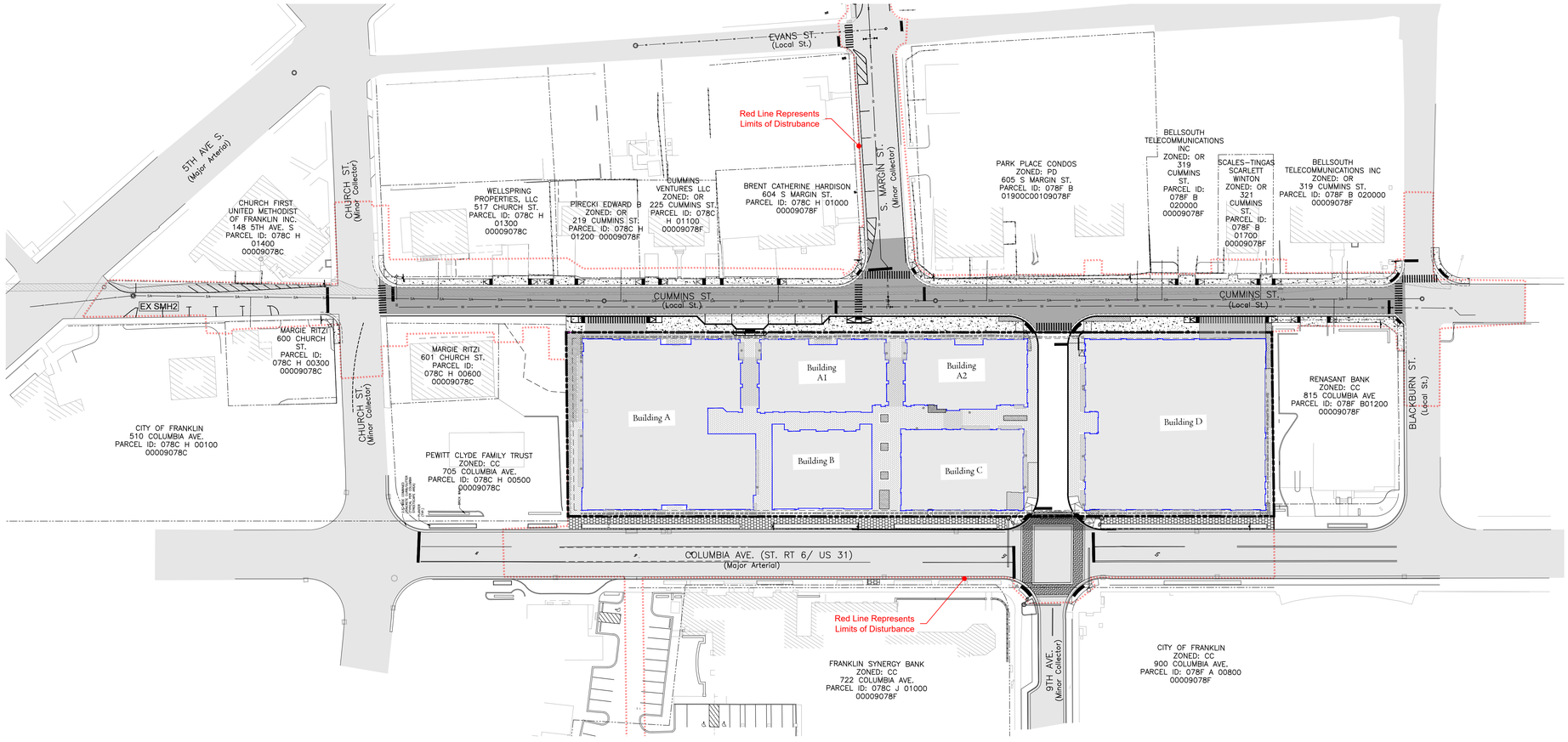
Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee



Lay Down Yard EPSC Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C1.13



50 0 50 100

Scale 1" = 50'

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Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Drawing Date:
February 10, 2025

Revisions

Margin District Subdivision

Site Plan
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER — REGISTERED ENGINEER — AGRICULTURE & COMMERCE — No. 112414 — STATE OF TENNESSEE
3/6/25

Layout Plan Overall

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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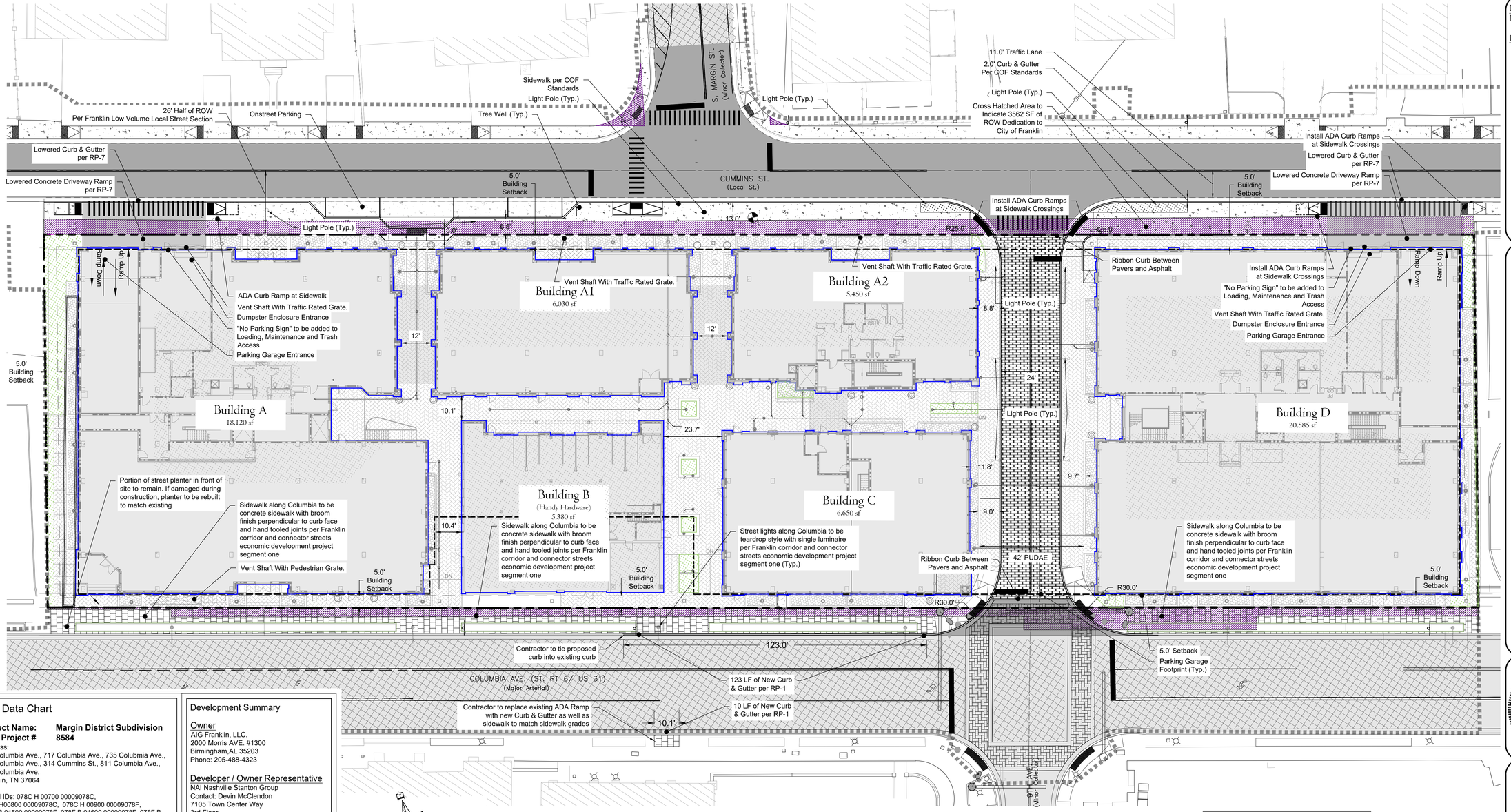
Margin District
C2.0



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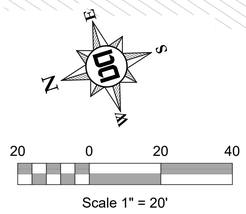

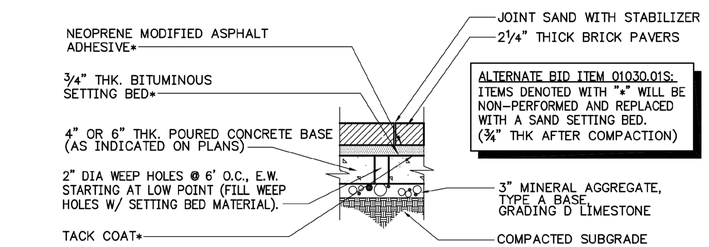

ALTERNATE BID ITEM 01030.01S:
ITEMS DENOTED WITH "*" WILL BE NON-PERFORMED AND REPLACED WITH A SAND SETTING BED. (¾" THK AFTER COMPACTION)

NOTES:
1. PLACE PAVERS IN PATTERNS AS INDICATED ON THE DRAWINGS, WITH HAND TIGHT JOINTS NOT TO EXCEED 1/8" WIDE (MIN 1/16"). SAW CUT PAVERS AS NEEDED TO MAINTAIN ABOVE JOINT TOLERANCES.
2. DO NOT USE FILLERS TO FILL JOINTS WITH EXCESSIVE WIDTH. RESET AND SAW CUT PAVERS AS REQUIRED TO ELIMINATE EXCESSIVE JOINT WIDTHS.

7 / 8.0 **2 1/4" THICK BRICK PAVERS ON CONCRETE BASE**
ITEM NO. 920-02.11S AND 01030.01S
NO SCALE

Hatching Legend:
- Grass / Landscape
- Pedestrian Plaza Hard Surface / Pavers
- Permeable Pavers
- Concrete
- Urban Bio Pond
- Building
- Proposed Road to be Rebuilt
- Existing Road to be milled and overlay 1.5"
- Existing Road to remain

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Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED ENGINEER
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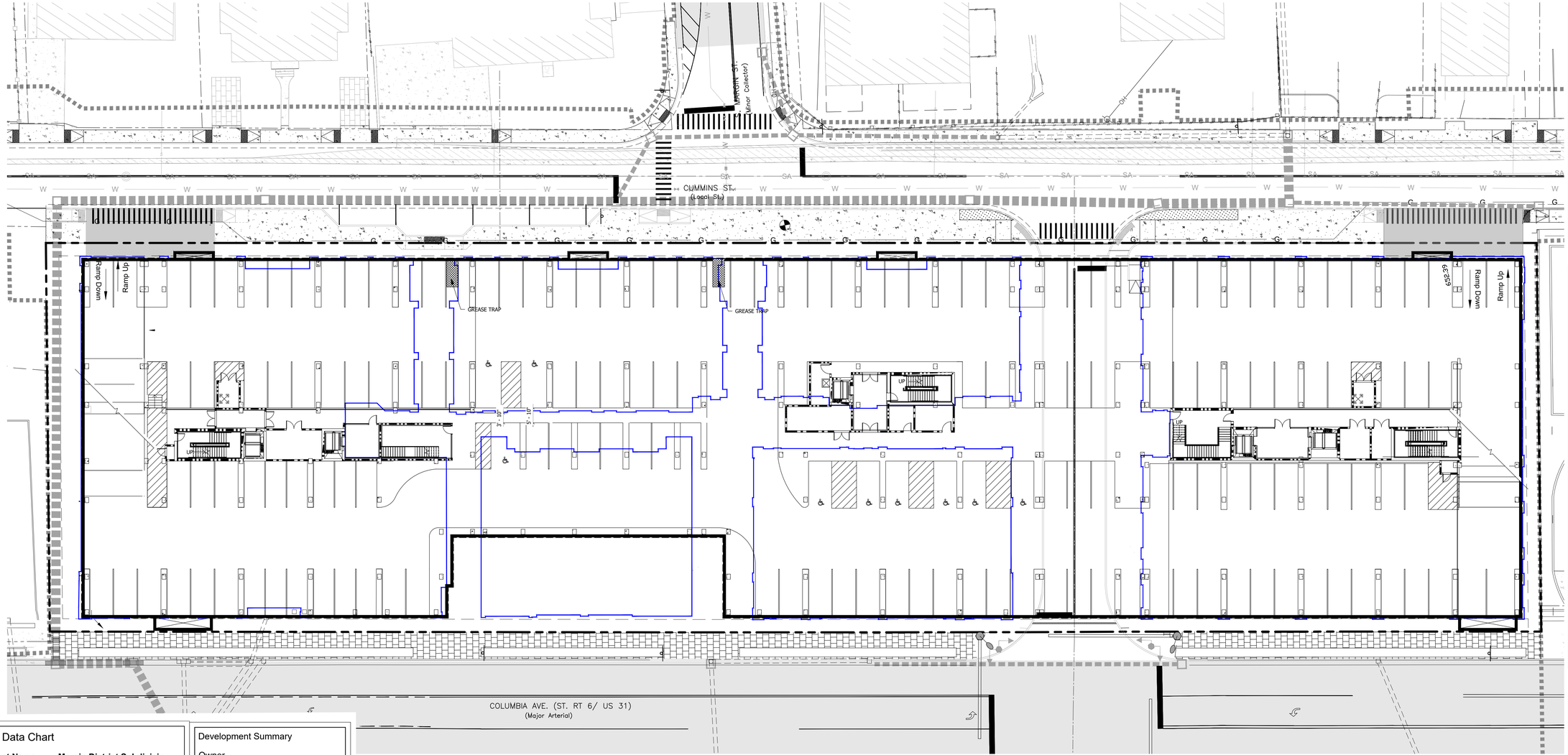
No. 112434
STATE OF TENNESSEE
3/6/25

Layout Plan Site

D&A Project #20081
Margin District
C2.1



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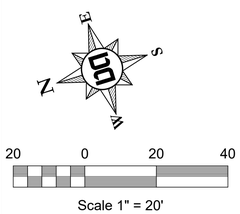

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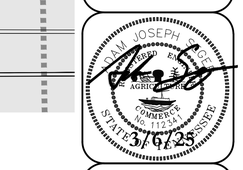

Level 1 Parking Garage Layout

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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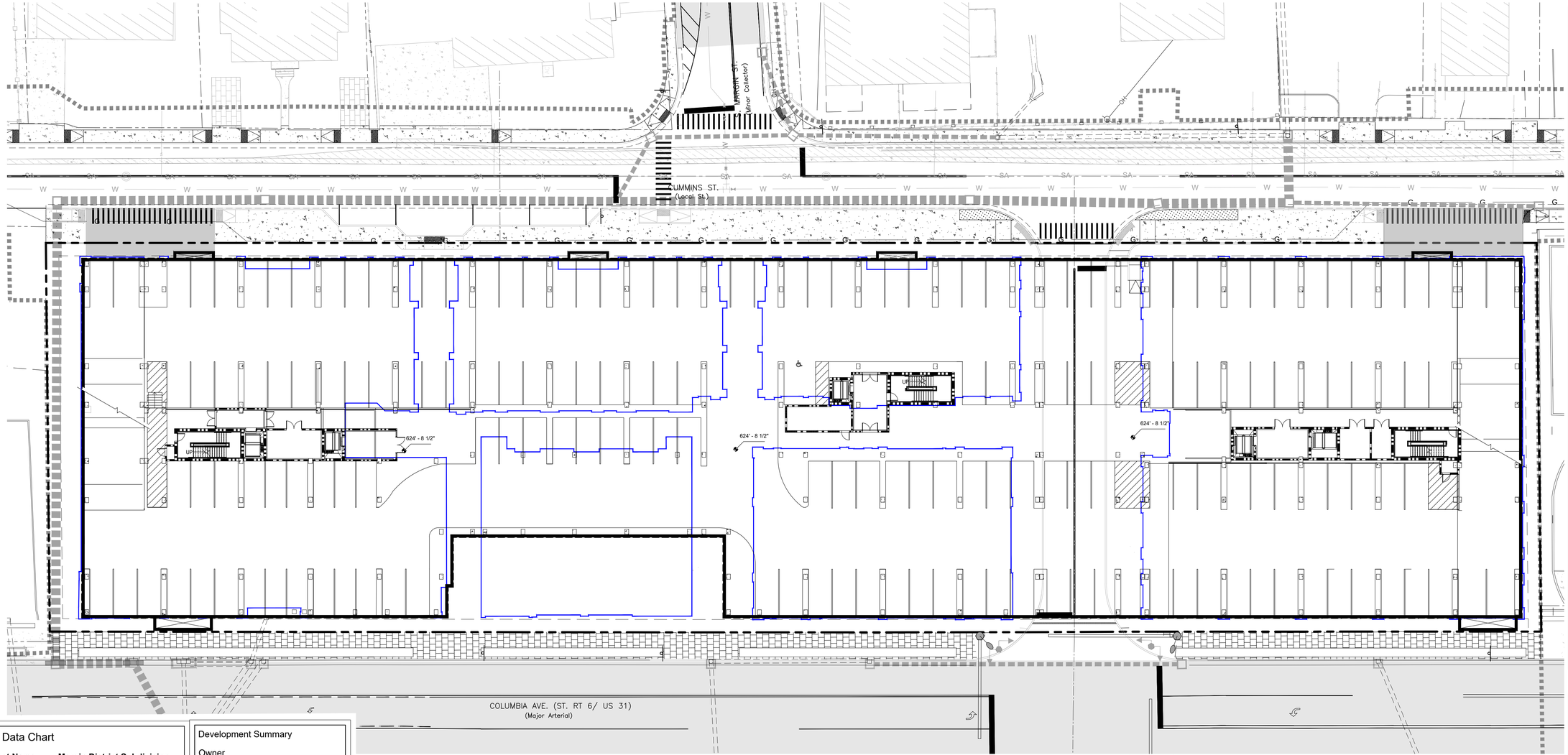

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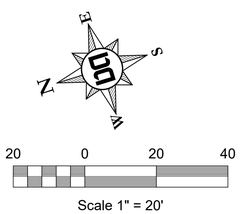

Scale 1" = 20'

Drawing Date:
February 10, 2025

Revisions

Site Plan

Margin District Subdivision

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Level 2 Parking Garage Layout

Dale & Associates
Civil Engineering
Land Planning & Zoning
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516 Heather Place
Nashville, TN 37204
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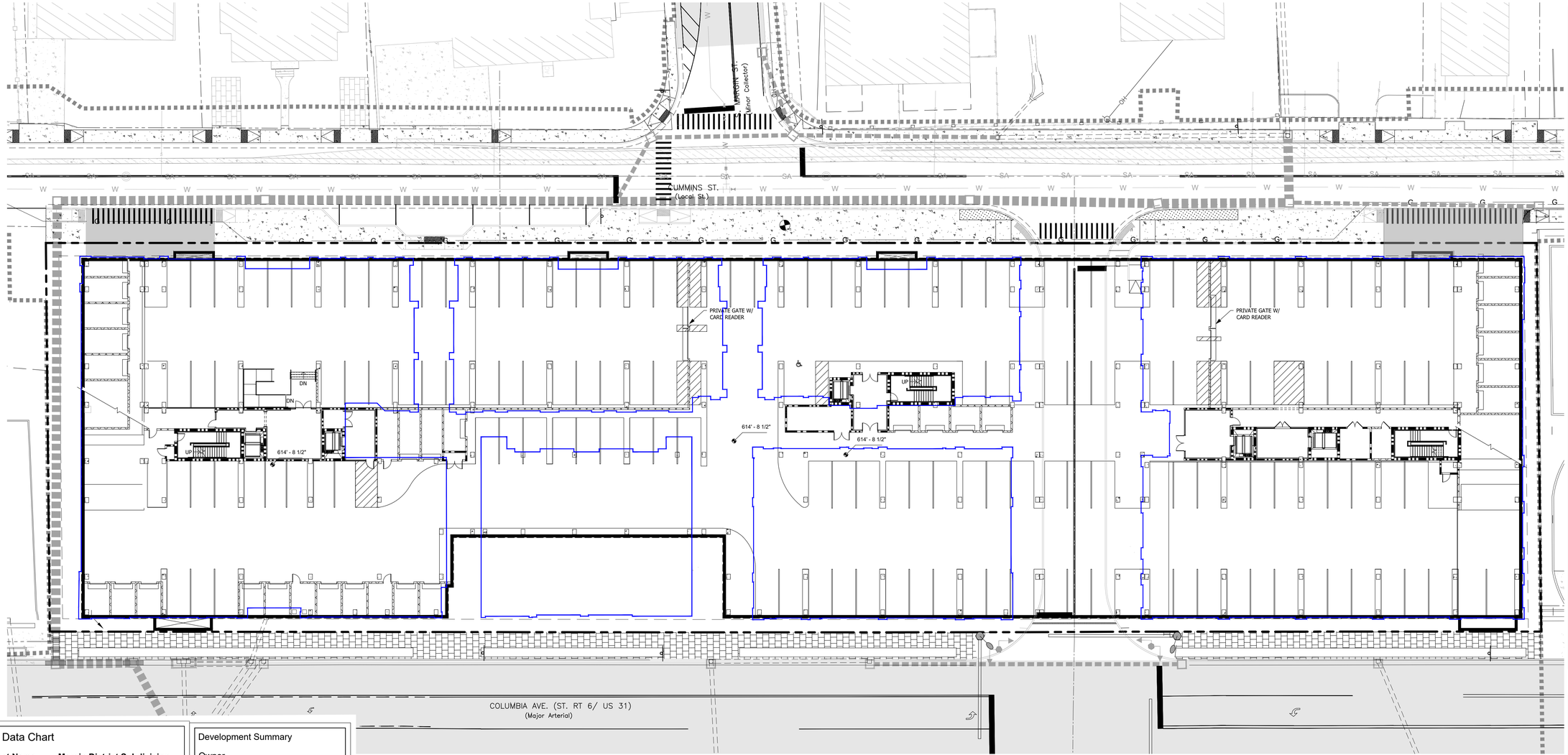
Margin District

C2.3



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COF Project # **8584**

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713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

Setbacks
- Front Yard: 5'
- Side Yard: 5'
- Rear Yard: 20'

Building Usage / (Parking Required):
- Retail: 37,640 SF (95 Stalls)
- Restaurant: 18,000 SF (149 Stalls)
- Office: 61,420 SF (176 Stalls)
- Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
- 2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Development Summary

Owner
AIG Franklin, LLC.
2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

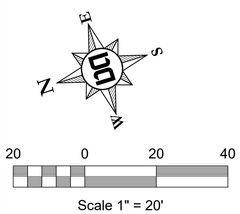
Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)



Scale 1" = 20'

Drawing Date:
February 10, 2025

Revisions

Margin District Subdivision

Site Plan
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee



Level 3 Parking Garage Layout

Dale & Associates
516 Heather Place
Nashville, TN 37204
(615) 297-5166
Civil Engineering
Land Planning & Zoning
Surveying

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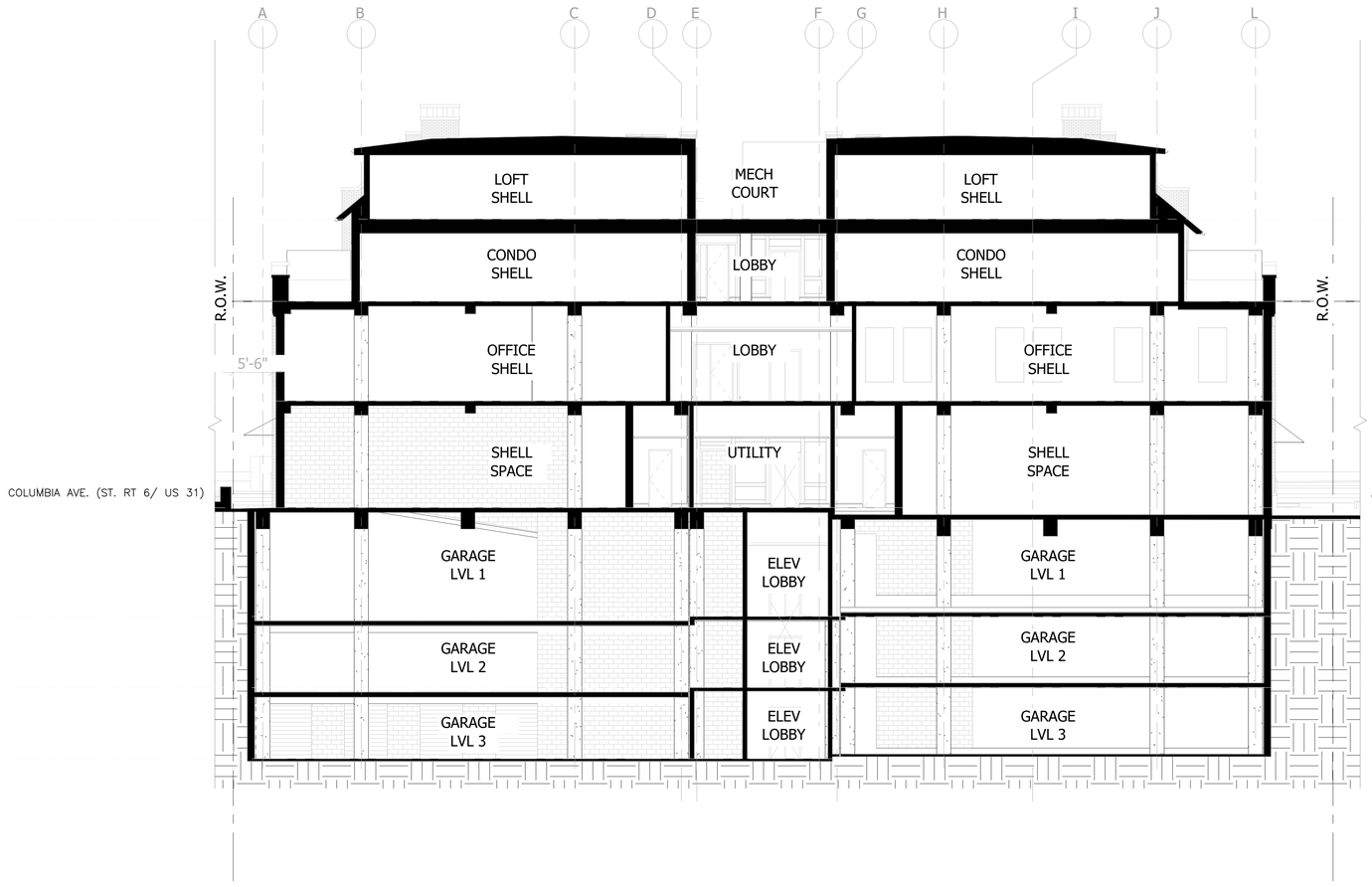
D&A Project #20081
Margin District
C2.4



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Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Site Data Chart

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Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

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Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
COMMERCE
No. 112134
STATE OF TENNESSEE
3/6/25

Building Cross Section

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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D&A Project #20081
Margin District
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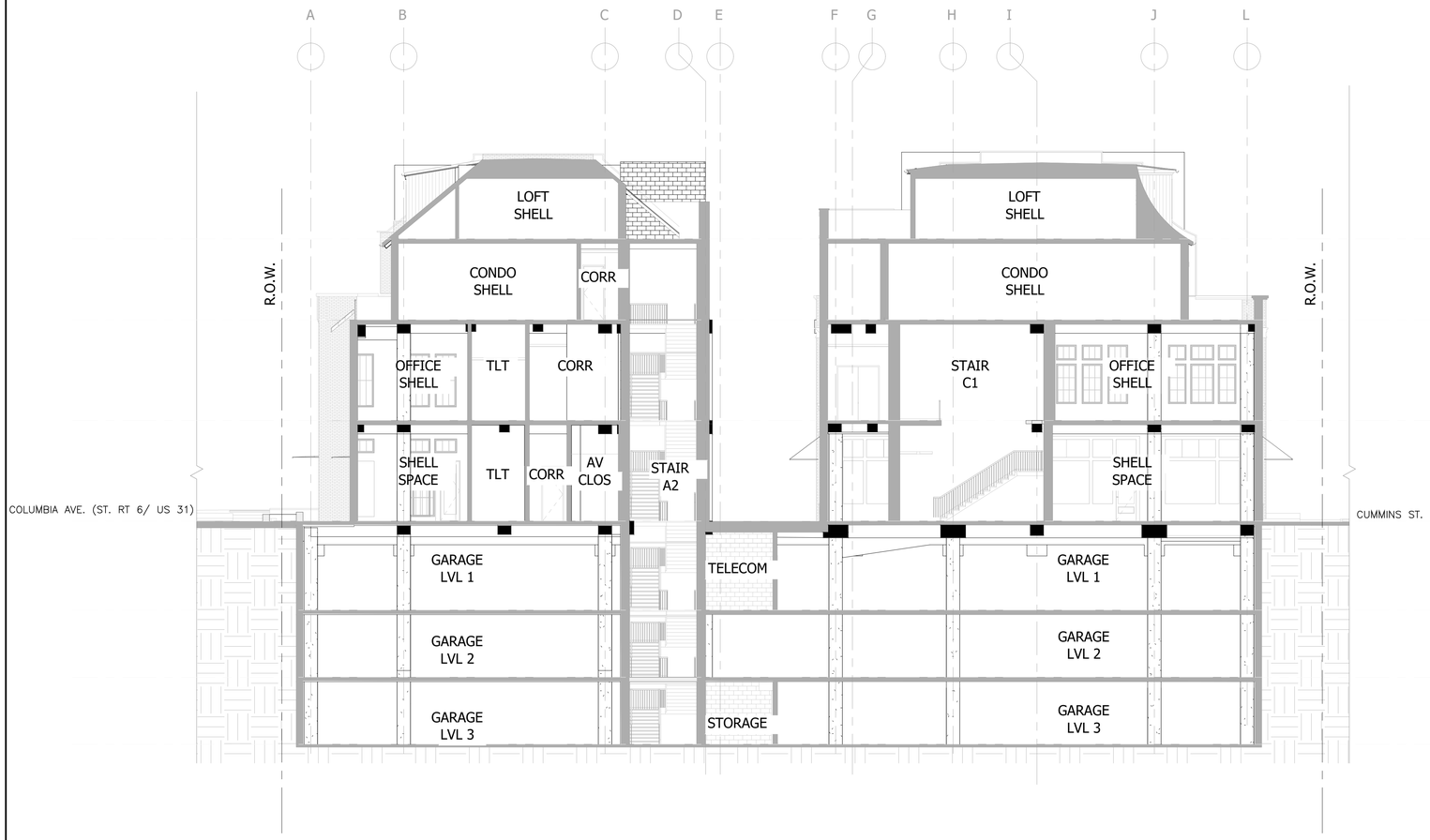

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Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

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ADAM JOSEPH SEGER
REGISTERED
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL
COMMERCIAL
No. 112141
STATE OF TENNESSEE
3/6/25

Building Cross Section

Dale & Associates
516 Heather Place
Nashville, TN 37204
(615) 297-5166
Civil Engineering
Land Planning & Zoning
Surveying

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Margin District
C2.6



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Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL
COMMERCIAL
No. 127341
STATE OF TENNESSEE
3/6/25

Building Cross Section

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Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
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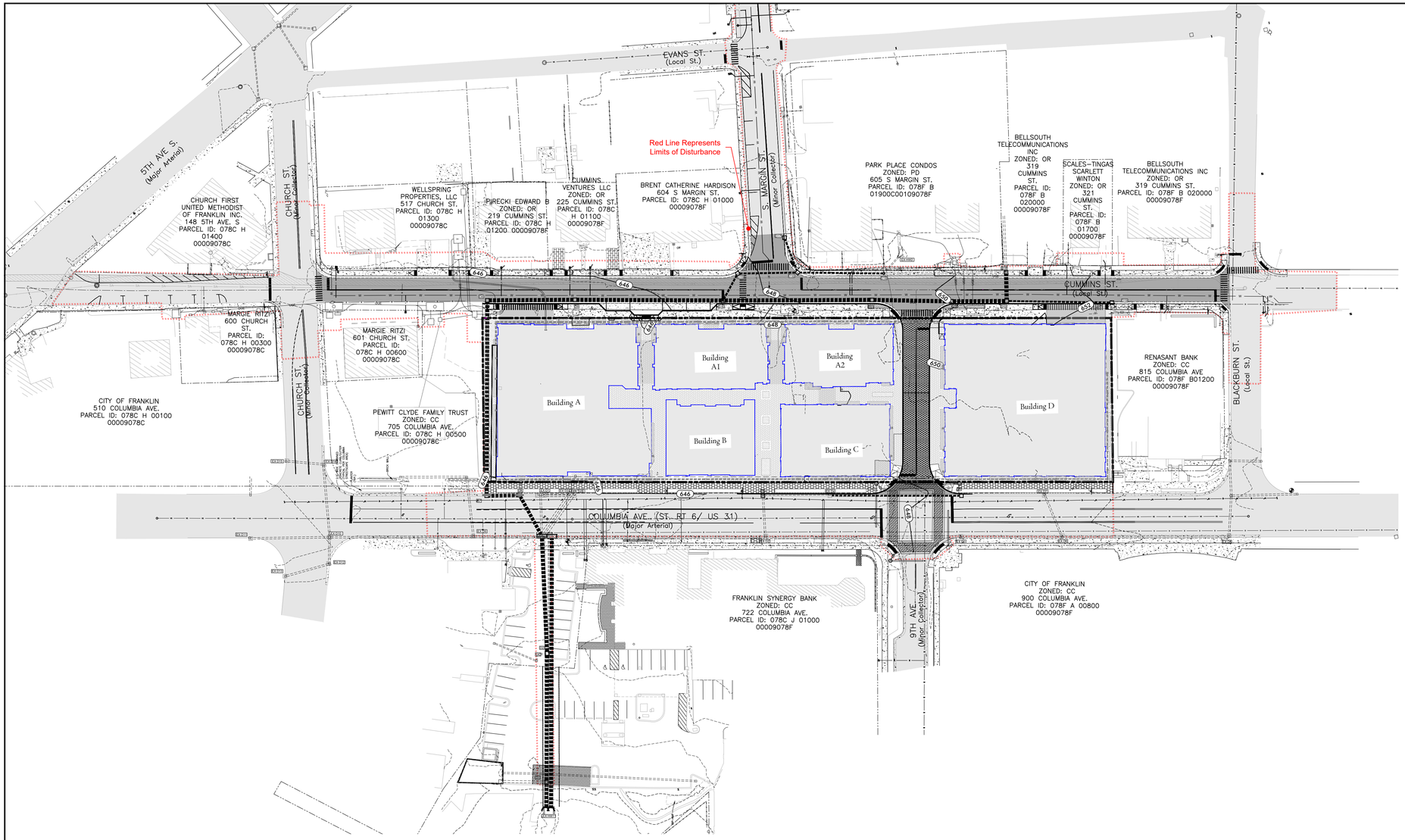
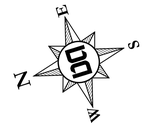
D&A Project #20081
Margin District
C2.7





Scale 1" = 50'

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Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED
AGRICULTURE
COMMERCE
No. 112341
STATE OF TENNESSEE
3/6/25

Grading & Drainage Plan Overall

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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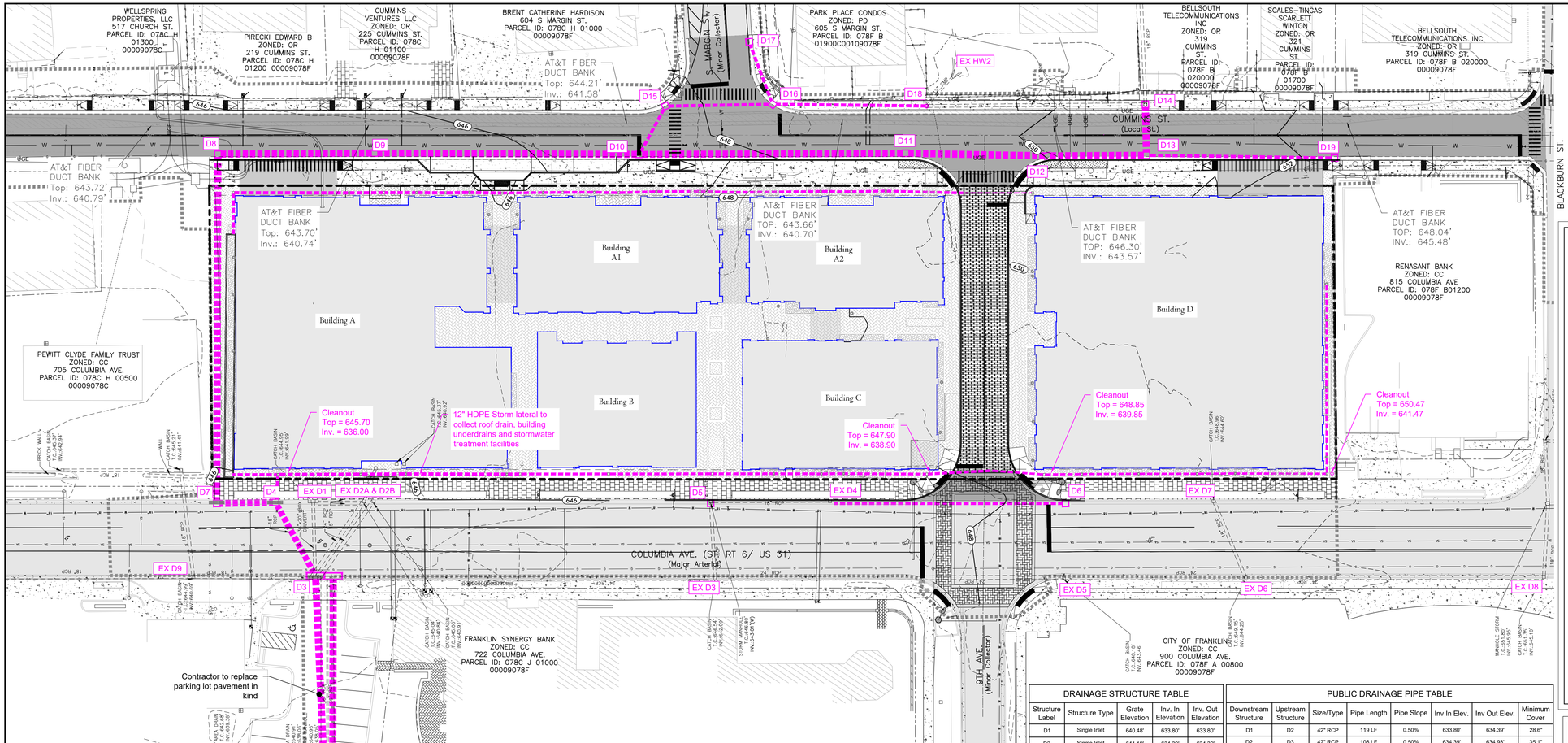
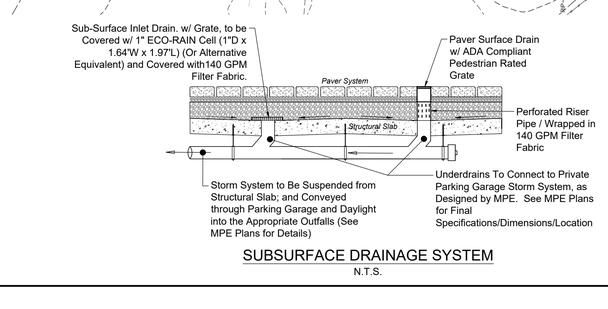
C3.0





SUBSURFACE DRAINAGE SYSTEM
N.T.S.

Note:
1. All On-site Pedestrian Areas between buildings are a paver or equivalent system that creates a 'drainage mat' across the roof deck of the parking garage underneath. These areas drain through a system of drains through the roof slab that are then collected in a pipe system suspended from parking garage ceiling. These pipes are then tied into storm laterals or detention vault along perimeter of building.

DRAINAGE STRUCTURE TABLE

Structure Label	Structure Type	Grate Elevation	Inv. In Elevation	Inv. Out Elevation
D1	Single Inlet	640.48'	633.80'	633.80'
D2	Single Inlet	641.19'	634.39'	634.39'
D3	Triple Inlet	645.00'	640.84' 640.84' 641.16' 640.44' 641.24' 634.93'	634.93'
D4	Triple Inlet	645.22'	635.14'	635.14'
D5	Single Inlet	646.81'	643.01'	643.01'
D6	Single Inlet	648.20'		644.50'
D7	Triple Inlet	645.45'	635.30'	635.30'
D8	Single Inlet	644.74'	636.19'	636.19'
D9	Single Inlet	644.80'	636.60'	636.60'
D10	Single Inlet	646.89'	637.28' 637.28'	637.28'
D11	Single Inlet	649.23'	637.98'	637.98'
D12	Single Inlet	649.96'	638.36'	638.36'
D13	Single Inlet	650.67'	638.60' 638.60'	638.60'
D14	Single Inlet	650.66'		638.74'
D15	Single Inlet	647.85'	637.43'	637.43'
D16	Single Inlet	648.52'	639.00' 639.00'	639.00'
D17	Single Inlet	648.65'		642.54'
D18	Manhole	649.13'	642.29'	642.29'
D19	Single Inlet	652.23'		646.23'
EX D1	Triple Inlet	644.95'		641.99'
EX D2A	Single Inlet	645.05'		640.84'
EX D2B	Single Inlet	645.06'		640.91'
EX D3	Single Inlet	646.55'	642.09' 642.09'	642.09'
EX D4	Single Inlet	647.20'	643.80'	643.80'
EX D5	Single Inlet	648.19'	643.46'	643.46'
EX D6	Single Inlet	649.16'	644.25' 644.25'	644.25'
EX D7	Single Inlet	648.96'		644.62'
EX D8	Single Inlet	651.35'		645.10'
EX D9	Single Inlet	644.44'	640.69'	640.69'
EX D10	Manhole	645.97'	641.23' 641.23' 641.23'	641.23'
EX D11	Single Inlet	646.49'		643.60'
EX D12	Single Inlet	645.59'	641.58'	641.58'
EX D13	Single Inlet	645.91'		643.41'
EX D14	Single Inlet	645.04'	641.60'	641.60'
EX D15	Single Inlet	645.32'		642.43'
EX HW1	Headwall	637.51'	633.68'	
EX HW2	Headwall	648.59'		647.09'

PUBLIC DRAINAGE PIPE TABLE

Downstream Structure	Upstream Structure	Size/Type	Pipe Length	Pipe Slope	Inv In Elev.	Inv Out Elev.	Minimum Cover
D1	D2	42" RCP	119 LF	0.50%	633.80'	634.39'	28.6'
D2	D3	42" RCP	108 LF	0.50%	634.39'	634.93'	35.1'
D3	EX D9	18" RCP	64 LF	0.39%	640.44'	640.69'	24.5'
D3	EX D1	36"x20" Box Culvert	38 LF	9.80%	641.24'	641.99'	8.8'
D3	EX D3	24" RCP	207 LF	0.45%	641.16'	642.09'	27.7'
D3	EX D2B	24" RCP	48 LF	5.47%	640.84'	640.91'	30.3'
D3	EX D2A	24" RCP	45 LF	5.67%	640.84'	640.84'	33.2'
D3	D4	36" RCP x 2	43 LF	0.50%	634.93'	635.14'	80.8'
D4	D7	42"x42" Box Culvert	30 LF	0.50%	635.14'	635.30'	73.5'
D5	EX D4	18" RCP	62 LF	1.28%	643.01'	643.80'	20.9'
D7	D8	42"x42" Box Culvert	180 LF	0.50%	635.30'	636.19'	57.2'
D8	D9	42"x42" Box Culvert	81 LF	0.51%	636.19'	636.60'	54.3'
D9	D10	42"x42" Box Culvert	137 LF	0.49%	636.60'	637.28'	57.0'
D10	D15	18" RCP	28 LF	0.53%	637.28'	637.43'	94.8'
D10	D11	42"x42" Box Culvert	137 LF	0.51%	637.28'	637.98'	68.8'
D11	D12	42"x42" Box Culvert	73 LF	0.52%	637.98'	638.36'	88.4'
D12	D13	42"x42" Box Culvert	51 LF	0.47%	638.36'	638.60'	92.7'
D13	D14	42"x42" Box Culvert	26 LF	0.51%	638.60'	638.74'	96.6'
D13	D19	18" RCP	97 LF	7.86%	638.60'	646.23'	51.5'
D15	D16	18" RCP	55 LF	2.84%	637.43'	639.00'	93.4'
D16	D17	18" RCP	34 LF	10.27%	639.00'	642.54'	52.8'
D16	D18	18" RCP	79 LF	4.13%	639.00'	642.29'	61.7'
D18	EX HW2	15" RCP	21 LF	19.23%	642.29'	646.23'	11.6'
EX D3	D5	18" RCP	38 LF	2.45%	642.09'	643.01'	25.9'
EX D3	EX D5	24" RCP	180 LF	0.76%	642.09'	643.46'	27.9'
EX D4	D6	18" RCP	121 LF	0.58%	643.80'	644.50'	20.5'
EX D5	EX D6	24" RCP	94 LF	0.84%	643.46'	644.25'	30.5'
EX D6	EX D7	18" RCP	41 LF	0.91%	644.25'	644.62'	32.0'
EX D6	EX D8	24" RCP	154 LF	0.55%	644.25'	645.10'	32.8'
EX D9	EX D10	18" RCP	132 LF	0.41%	640.69'	641.23'	24.5'
EX D10	EX D14	18" RCP	67 LF	0.55%	641.23'	641.60'	20.7'
EX D10	EX D12	18" RCP	24 LF	1.43%	641.23'	641.58'	27.6'
EX D10	EX D11	18" RCP	73 LF	3.26%	641.23'	643.60'	14.1'
EX D12	EX D13	18" RCP	42 LF	4.38%	641.58'	643.41'	8.1'
EX D14	EX D15	18" RCP	35 LF	2.40%	641.60'	642.43'	14.2'
EX HW1	D3	42" RCP	248 LF	0.50%	633.68'	634.93'	45.3'

*D3 is a Custom Box. See Detail Sheet C3.13

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Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Development Summary

Owner
AIG Franklin, LLC.
2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — NO. 112341 — STATE OF TENNESSEE
3/6/25

Storm Pipe Plan Overall

Dale & Associates
516 Heather Place
Nashville, TN 37204
(615) 297-5166
Civil Engineering
Land Planning & Zoning
Surveying

TENNESSEE ONE CALL SYSTEM, INC. — 1-800-351-1111 — STOP - CALL BEFORE YOU DIG!

D&A Project #20081
Margin District
C3.1

Building A1
6,030 sf

FFE = 647.5

Building A
18,120 sf

FFE = 647.0

Building B
(Handy Hardware)
5,380 sf

FFE = 647.0

Match Line

Note:
1. All On-site Pedestrian Areas between buildings are a paver or equivalent system that creates a 'drainage mat' across the roof deck of the parking garage underneath. These areas drain through a system of drains through the roof slab that are then collected in a pipe system suspended from parking garage ceiling. These pipes are then tied into storm laterals or detention vault along perimeter of building.

10 0 10 20
Scale 1" = 10'

Drawing Date:
February 10, 2025

Revisions

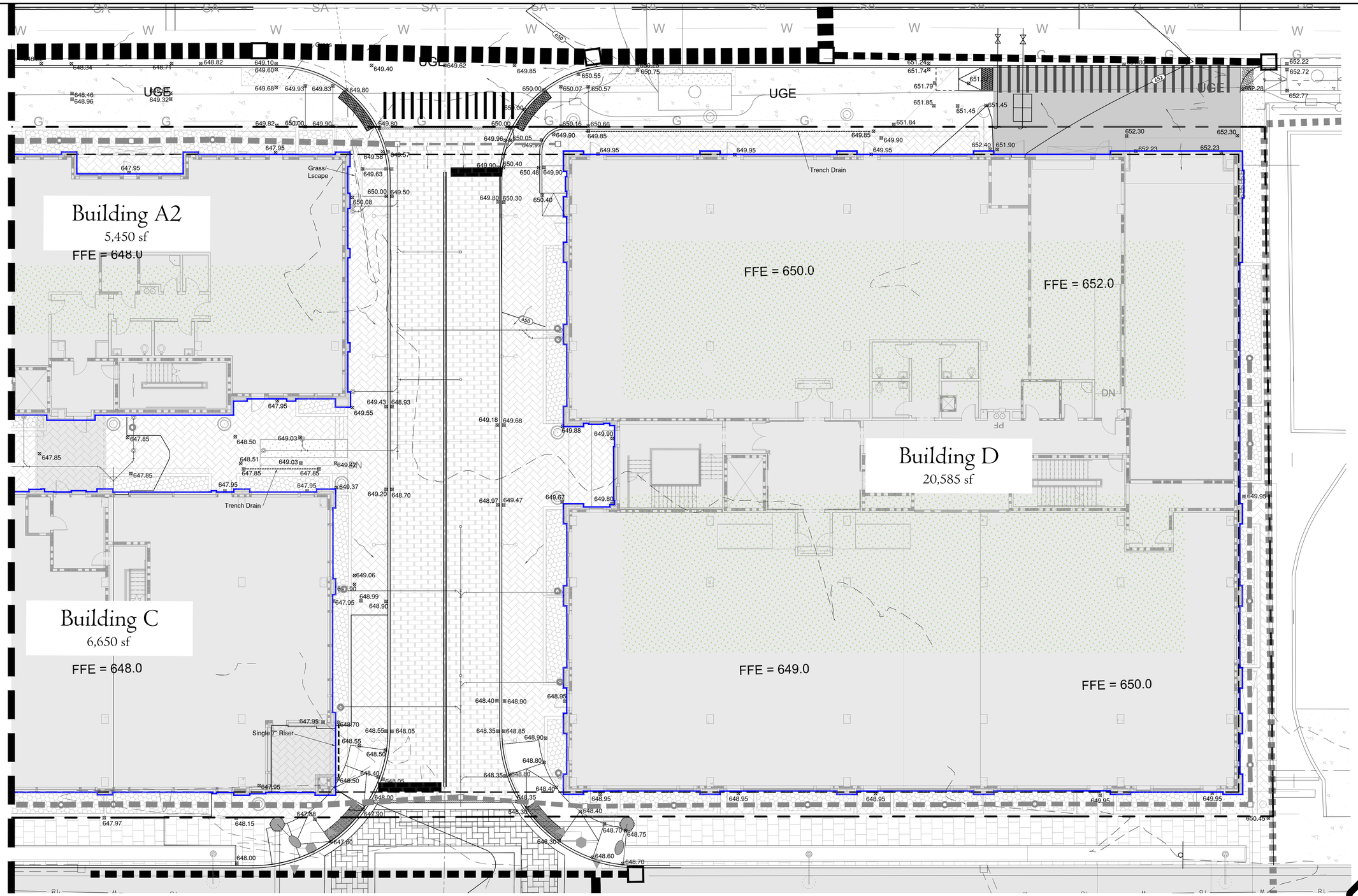
Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

3/6/25

Detailed Grading Plan - Site North

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
316 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C3.2



Note:
1. All On-site Pedestrian Areas between buildings are a paver or equivalent system that creates a 'drainage mat' across the roof deck of the parking garage underneath. These areas drain through a system of drains through the roof slab that are then collected in a pipe system suspended from parking garage ceiling. These pipes are then tied into storm laterals or detention vault along perimeter of building.

10 0 10 20
Scale 1" = 10'

Drawing Date:
February 10, 2025

Revisions

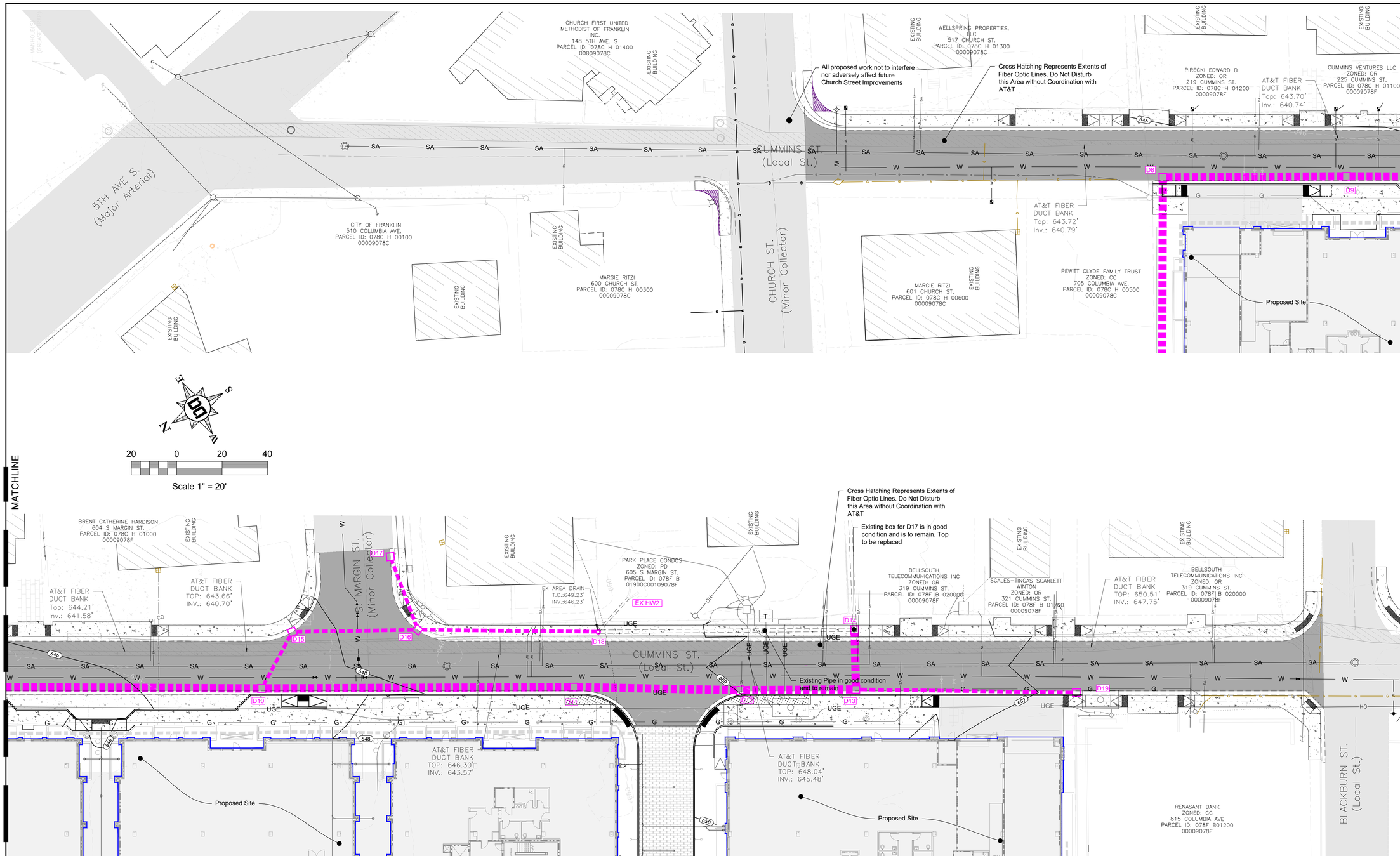
Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

3/6/25

Detailed Grading Plan - Site South

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C3.3



Proposed Utility Legend:		Existing Utility Legend:	
	Proposed Storm Pipe		Existing Storm Pipe
SA	Sanitary Sewer		Sanitary Sewer
W	Proposed Water		Water
G	Proposed Gas		Gas
UGE	MTE Electric		AT&T Fiber Duct
			Overhead Electric

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

DAM JOSEPH SAGE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112341
STATE OF TENNESSEE
3/6/25

Grading & Drainage Plan Cummins St.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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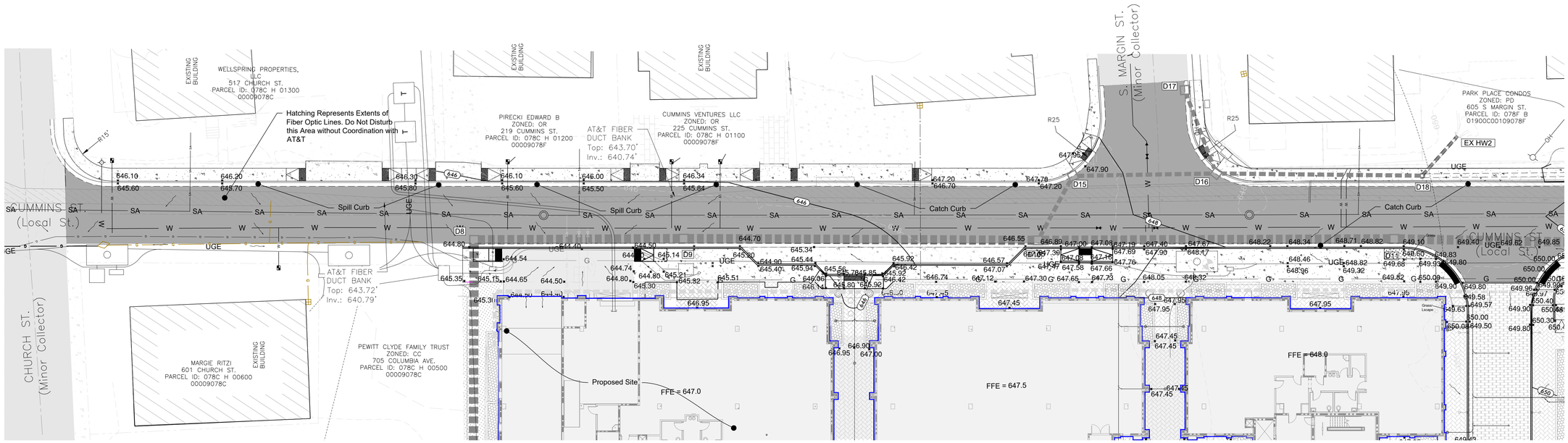
STOP-CALL BEFORE YOU DIG!

D&A Project #20081
Cummins St.
C3.4



20 0 20 40

Scale 1" = 20'

Proposed Utility Legend:	Existing Utility Legend:
Proposed Storm Pipe	Existing Storm Pipe
SA Sanitary Sewer	Sanitary Sewer
W Proposed Water	Water
G Proposed Gas	Gas
UGE MTE Electric	AT&T Fiber Duct
	Overhead Electric

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

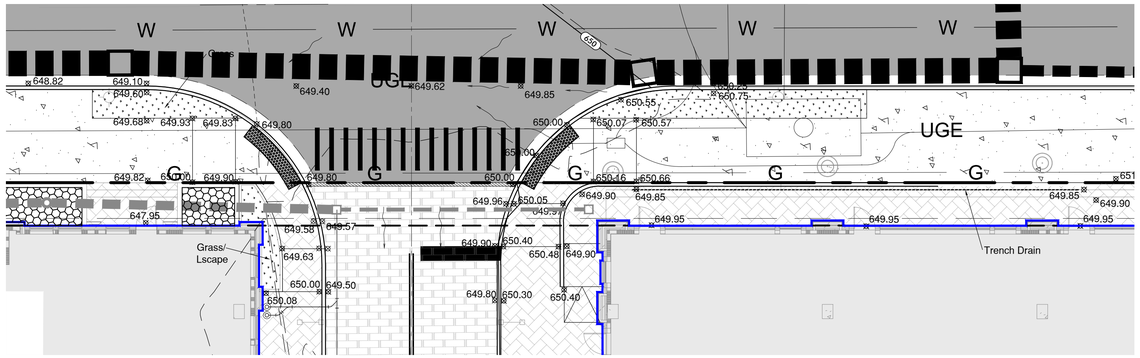
ADAM JOSEPH SAGE
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE & ENVIRONMENT
COMMERCE
NO. 112341
STATE OF TENNESSEE
3/6/25

Detailed Grading Plan Cummins St.

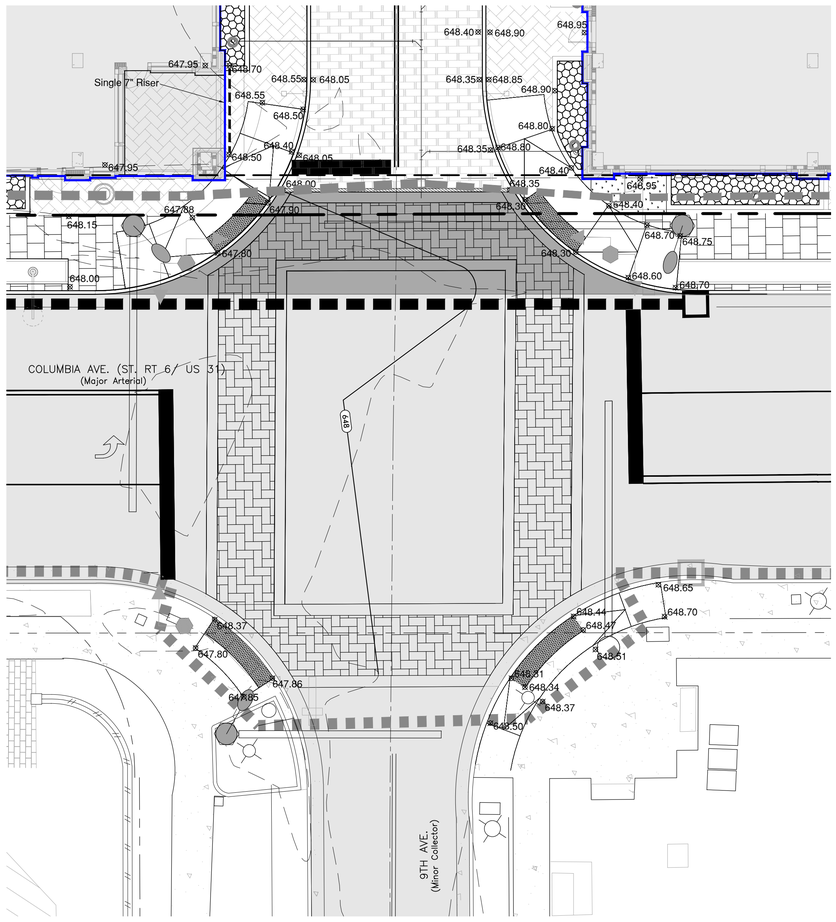
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
316 Heather Place
Nashville, TN 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP - CALL BEFORE YOU DIG!!

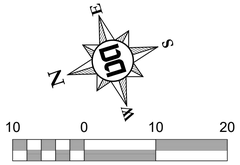
D&A Project #20081
Cummins St.
C3.5



9th Ave. & Cummins St. Grading Plan



9th Ave. & Columbia Ave. Grading Plan



Scale 1" = 10'

Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**
Address:
713 Columbia Ave., 717 Columbia Ave., 735 Colubmia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

Setbacks
Front Yard: 5'
Side Yard: 5'
Rear Yard: 20'

Building Usage / (Parking Required):
Retail: 37,640 SF (95 Stalls)
Restaurant: 18,000 SF (149 Stalls)
Office: 61,420 SF (176 Stalls)
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Floodnote
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Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Drawing Date:
February 10, 2025

Revisions

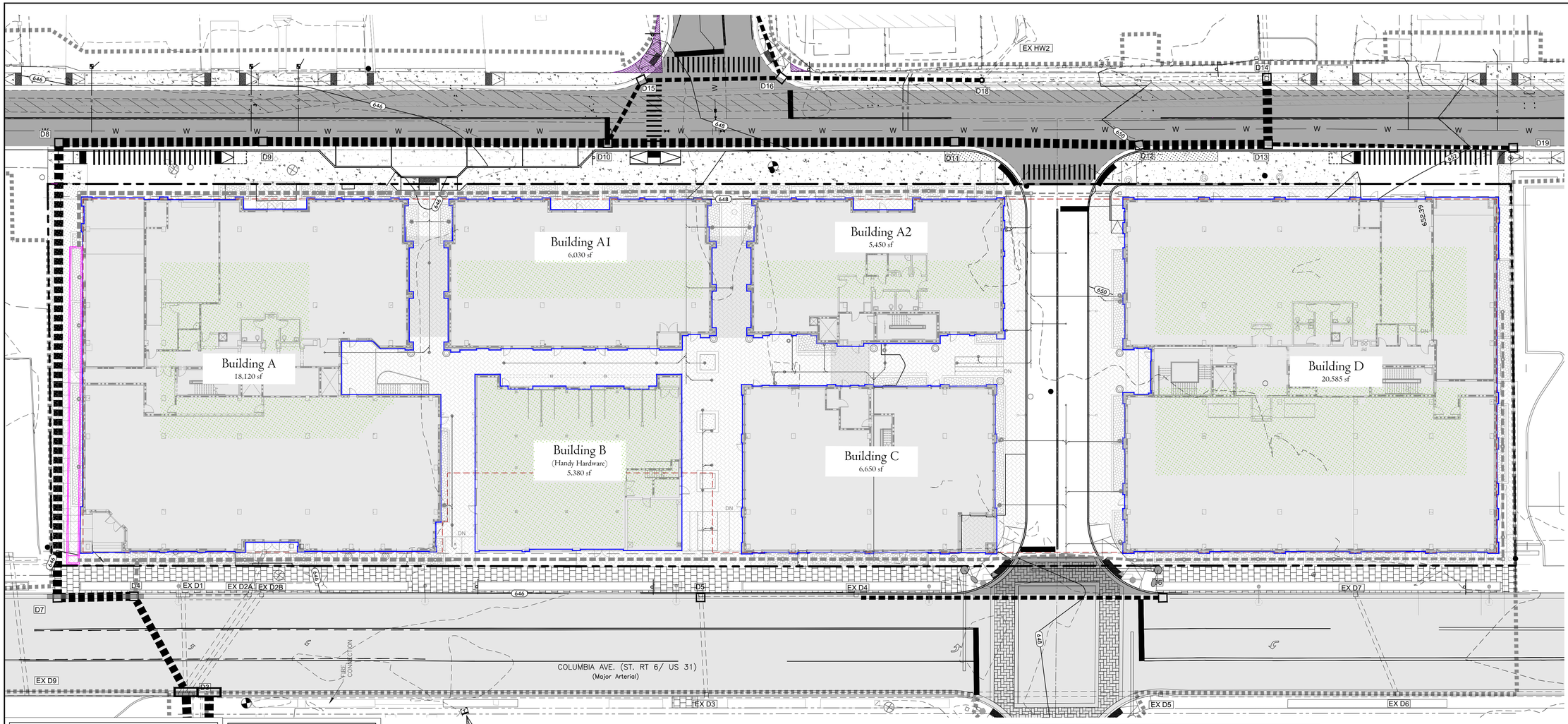
Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112341
STATE OF TENNESSEE
3/6/25

Detailed Grading Plan 9th St. & Columbia Ave.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C3.6



Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**

Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

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Limits of Disturbance = 4.71 AC

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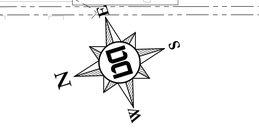
Elev: 647.48 (NAD-83)



Stormwater:

Greenroof (Level 1) :
Building B Green Roof Area: 4,481 SF
Bypass: 999 SF

Pavers (Level 1):
Pavers Area 9th: 3,870 SF
IA to Pavers 9th: 2,573 SF

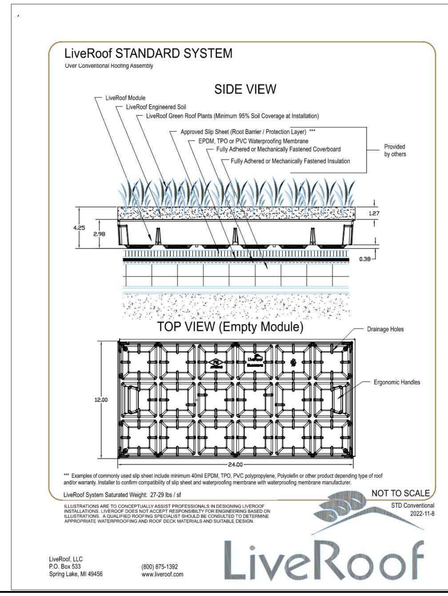
Building and Green Roof (lvl1) to Urban Bio:
Building = 40,948 SF
Green Roof = 16,087 SF
UB Area = 3235

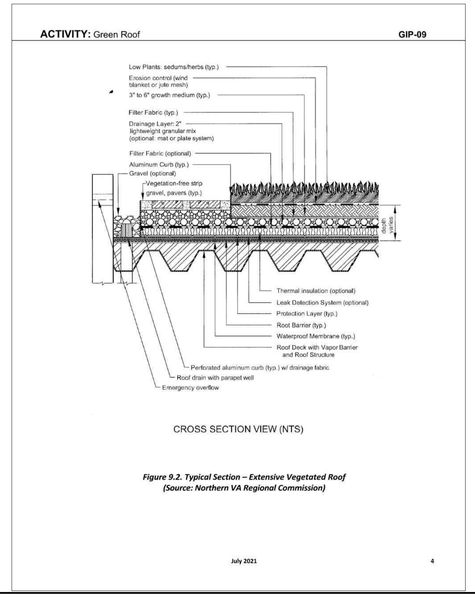
Bypass:
IA = 13,443 SF***
TC = 2,114 SF

% Removal = 60.3%

Total Area = 2.02 AC

*** Impervious Bypass is being construced as pavers. But not counting as a GIP feature Due to Inability to provide minimum depth of stone (specifically in areas over the parking garage. However this feature will still effectively treat the 1inch, and will not function as true runoff bypass





Hatching Legend:

- Greenroof
- Grass / Landscape
- Pedestrian Hard Surface
- Permeable Pavers
- Concrete
- Urban Bio Pond
- Building

Note:

1. Final Green Rood specfications and details provided on Architectural Roof Plan in Building Permit Set

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee



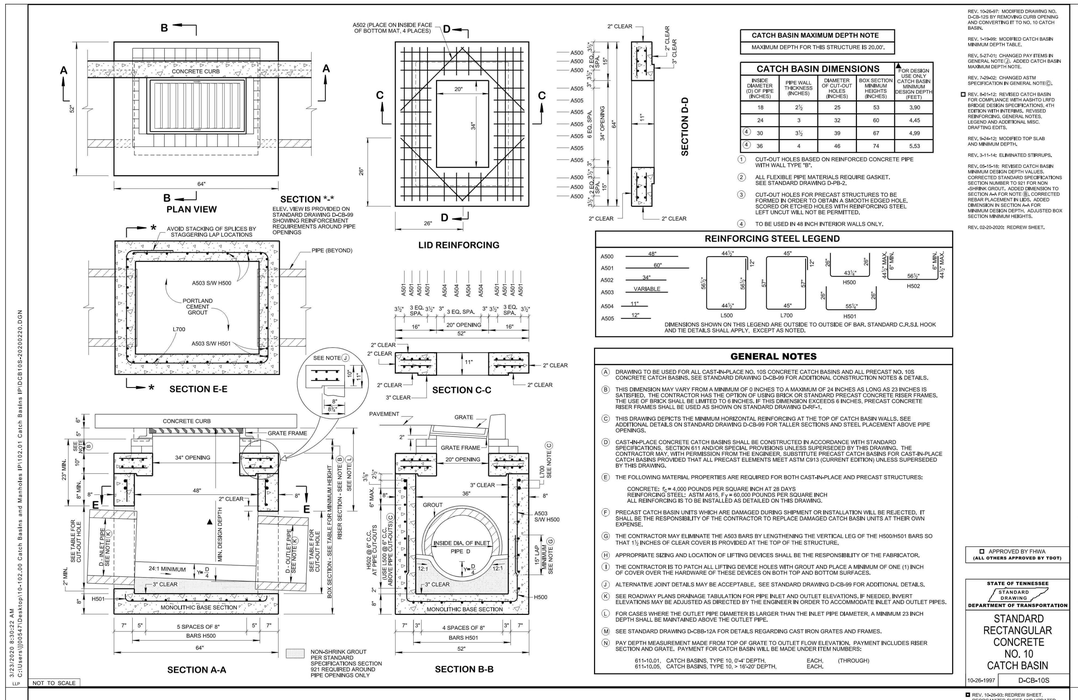
Green Roof Detail Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC. 811 or 1-800-351-1111 STOP - CALL BEFORE YOU DIG

D&A Project #20081
Margin District
C3.7

Note:
1. These are standard TDOT storm details and shall apply to all proposed structures in Columbia Ave. and Cummins St. unless otherwise specified.



REV. 10-26-97: MODIFIED DRAWING NO. D-CB-125 BY REMOVING CURB OPENING AND CONVERTING IT TO NO. 10 CATCH BASIN.

REV. 1-14-99: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.

REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (J). ADDED CATCH BASIN MAXIMUM DEPTH NOTE.

REV. 5-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (I).

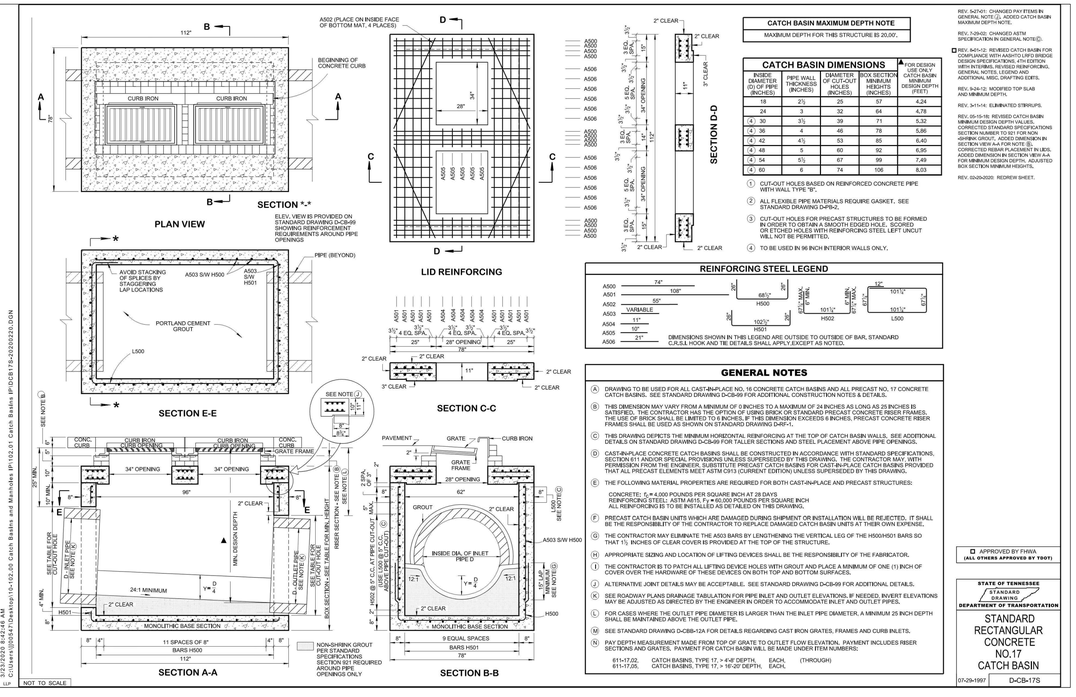
REV. 8-21-12: REVISED CATCH BASIN DESIGN DEPTH VALUES, ADDED LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS, REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES, CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 611 FOR NON-«SHRINK GROUT., ADDED DIMENSION IN SECTION VIEW A-A FOR NOTE (E), CORRECTED REBAR PLACEMENT IN L800, ADDED CATCH BASIN MINIMUM DESIGN DEPTH, ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 02-20-2020: REDREW SHEET.



REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTES (J). ADDED CATCH BASIN MAXIMUM DEPTH NOTE.

REV. 5-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (I).

REV. 8-21-12: REVISED CATCH BASIN DESIGN DEPTH VALUES, ADDED LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS, REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

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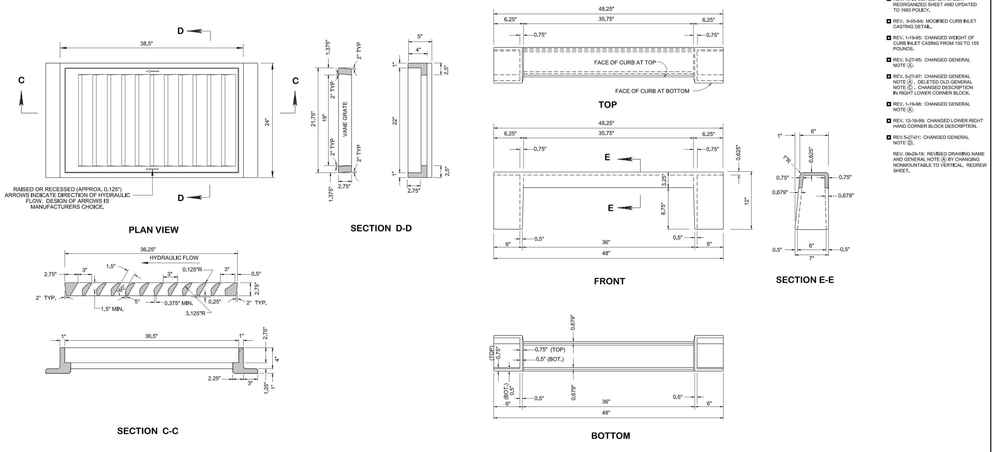
REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES, CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 611 FOR NON-«SHRINK GROUT., ADDED DIMENSION IN SECTION VIEW A-A FOR NOTE (E), CORRECTED REBAR PLACEMENT IN L800, ADDED CATCH BASIN MINIMUM DESIGN DEPTH, ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 02-20-2020: REDREW SHEET.



REV. 10-26-97: MODIFIED CURB INLET CASTING DETAIL.

REV. 1-13-99: CHANGED WEIGHT OF CURB INLET CASING FROM 150 TO 155 POUNDS.

REV. 5-27-05: CHANGED GENERAL NOTE (I).

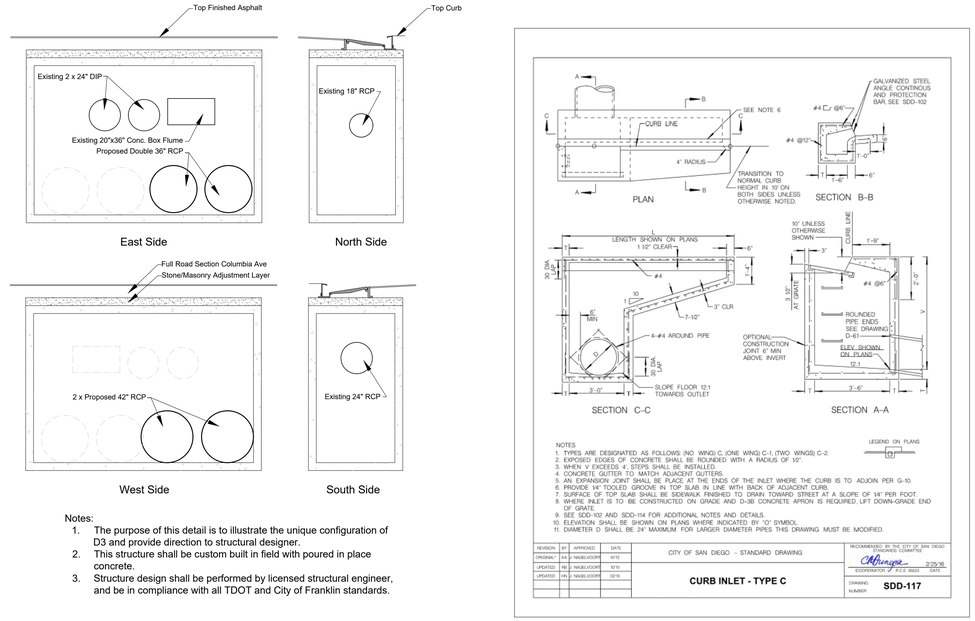
REV. 5-27-07: CHANGED GENERAL NOTE (I). DELETED OLD GENERAL NOTE (J). CHANGED GENERAL NOTE (N) IN RIGHT LOWER CORNER BLOCK.

REV. 1-13-98: CHANGED GENERAL NOTE (I).

REV. 12-19-99: CHANGED LOWER RIGHT HAND CORNER BLOCK DESCRIPTION.

REV. 5-27-01: CHANGED GENERAL NOTE (I).

REV. 09-20-19: REVISED DRAWING NAME AND GENERAL NOTE (I) BY CHANGING NONAUGMENTABLE TO VERTICAL. REDREW SHEET.



Notes:
1. The purpose of this detail is to illustrate the unique configuration of D3 and provide direction to structural designer.
2. This structure shall be custom built in field with poured in place concrete.
3. Structure design shall be performed by licensed structural engineer, and be in compliance with all TDOT and City of Franklin standards.

Custom Storm Structure D3
N.T.S.

Throated Inlet Storm Structure D14

Drawing Date:
February 10, 2025

Revisions

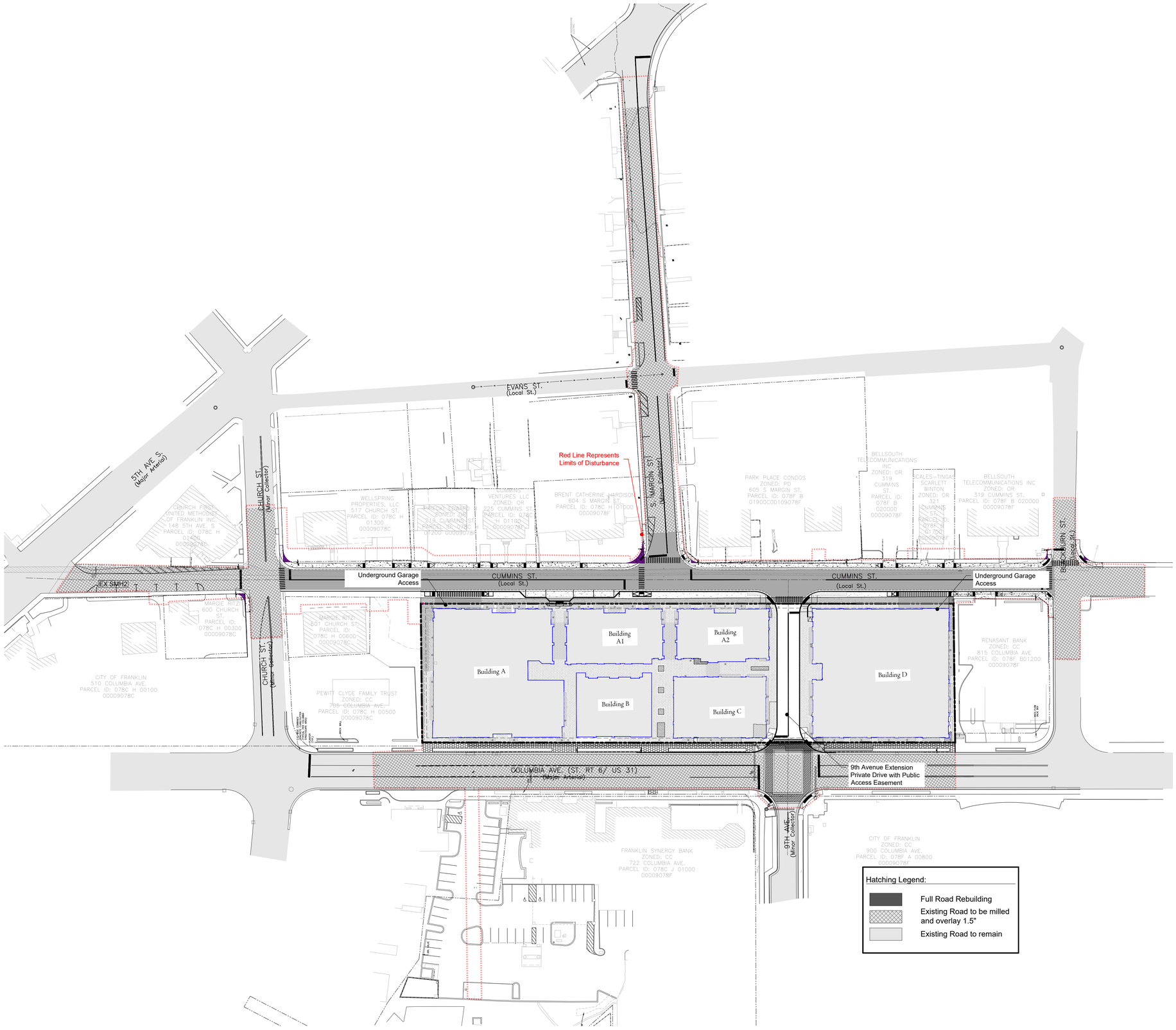
Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

WILLIAM JOSEPH LITTLE — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 112454 — STATE OF TENNESSEE — 3/6/25

Storm Details

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C3.16



50 0 50 100

Scale 1" = 50'

Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**
Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning: CC
Overlay Zoning: CAO-1
Building Types: Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types: Urban

Setbacks
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- Side Yard: 5'
- Rear Yard: 20'

Building Usage / (Parking Required):
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Elev: 647.48 (NAD-83)

Drawing Date:
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Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL ENGINEER
COMMERCE NO. 117341
STATE OF TENNESSEE
3/6/25

ROW and Access Plan Overall

Dale & Associates
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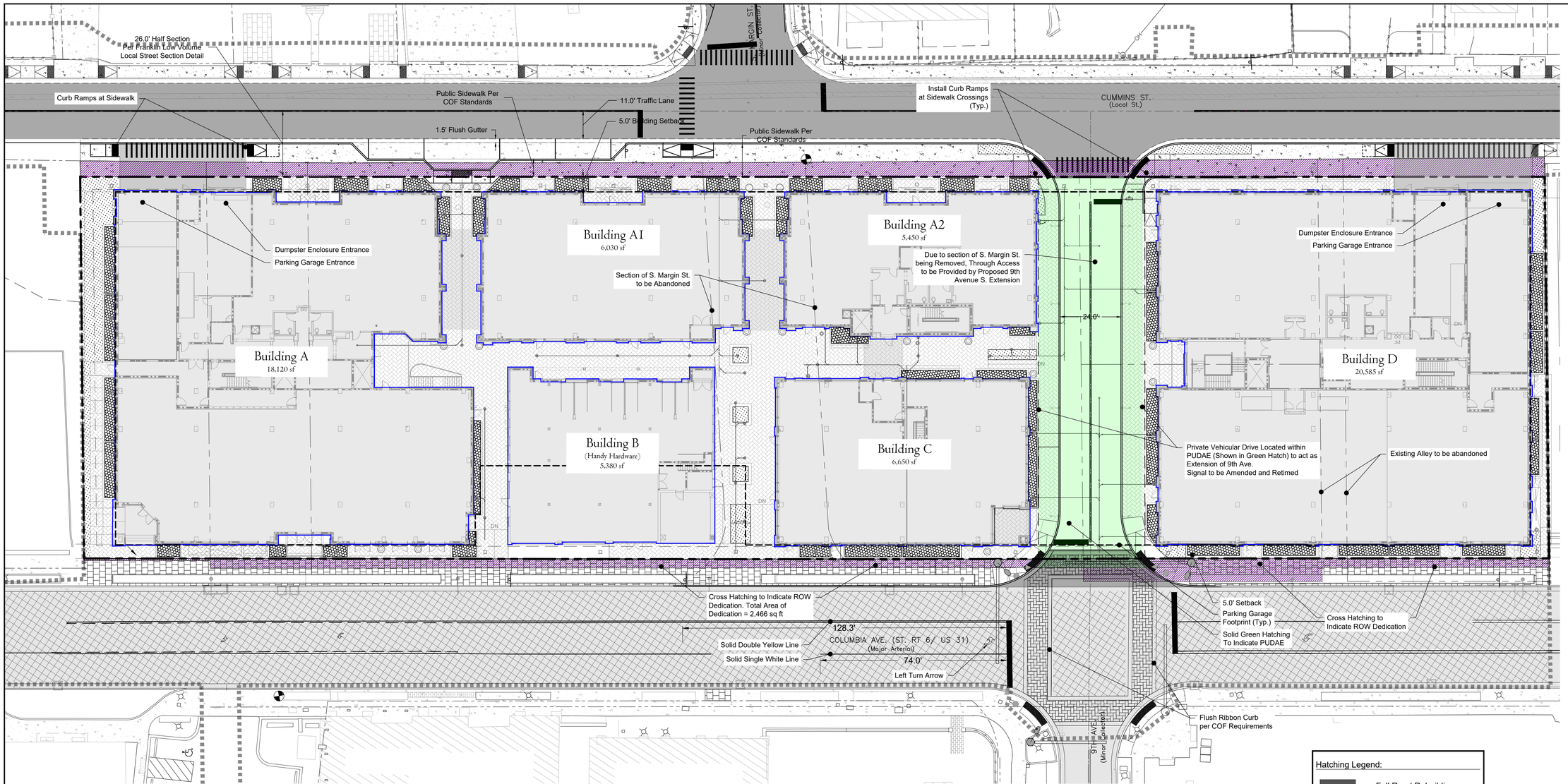
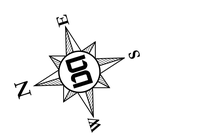
C4.0

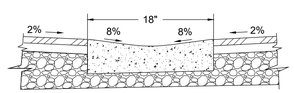


Hatching Legend:

- Full Road Rebuilding
- Existing Road to be milled and overlay 1.5"
- Existing Road to remain



Scale 1" = 20'



General Notes:

1. Expansion joints to be spaced a max. of 100' apart or as directed by engineer.

2. Expansion joints will also be required at tangent points, ramps, and inlets.

3. Contraction joints are to be cut into curb and gutter every 10' to a depth of D/4, where d equals the thickness of the section. The spacing of 10' may be reduced at closures but no section of curb shall be less than 10'.

FLUSH GUTTER
N.T.S.

NOTE:

1. All proposed stripping to be thermoplastic material to TDOT specifications

TENNESSEE ONE CALL SYSTEM, INC.
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Drawing Date:
February 10, 2025

Revisions

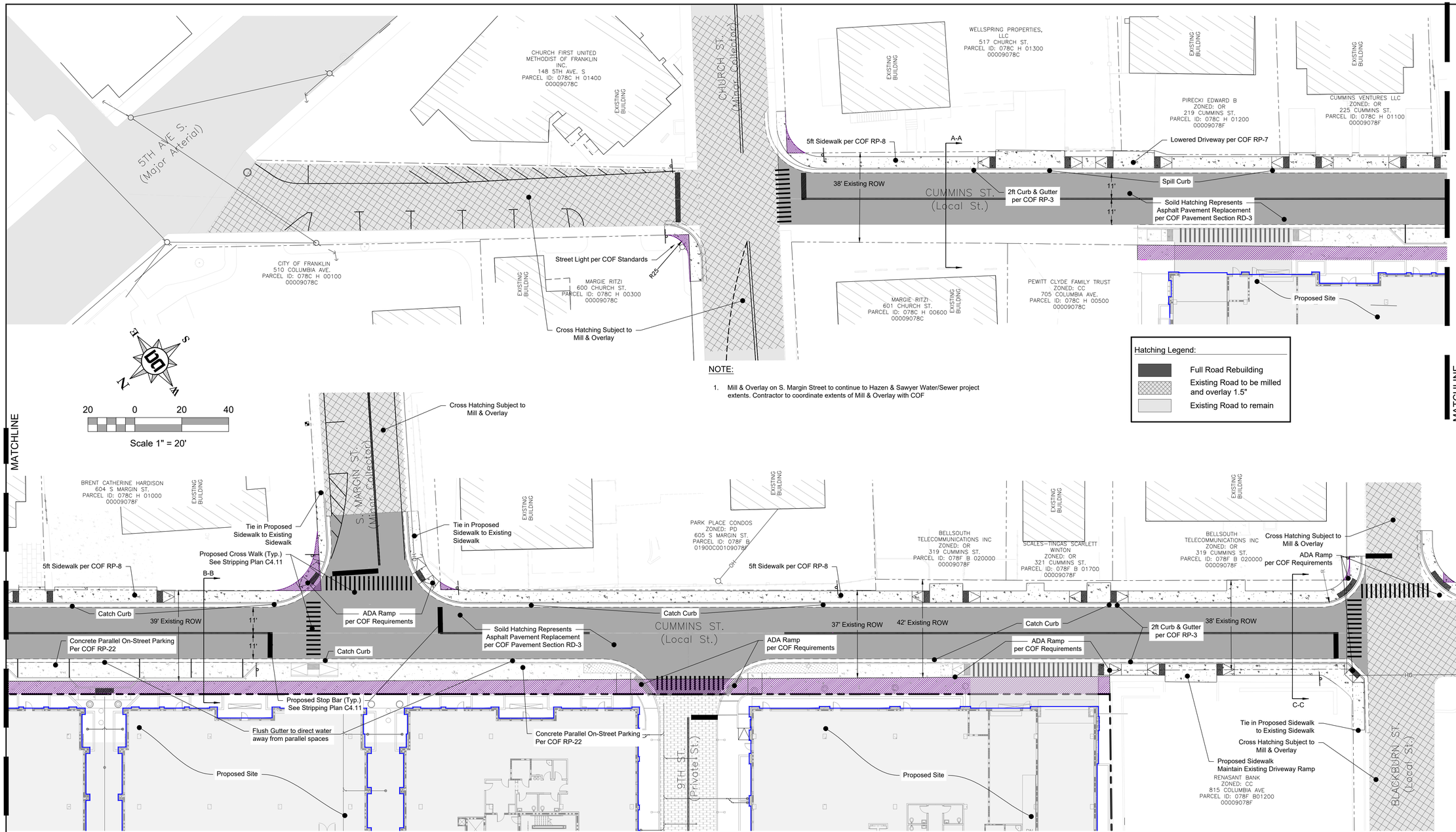
Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH ROGERS
REGISTERED
LICENSED
AGRICULTURE
COMMERCE
NO. 112344
STATE OF TENNESSEE
3/6/25

ROW and Access Plan Site

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C4.1



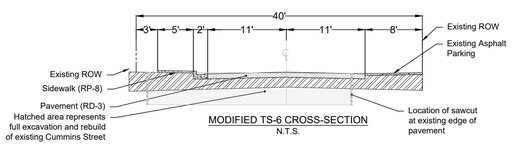
NOTE:

1. Mill & Overlay on S. Margin Street to continue to Hazen & Sawyer Water/Sewer project extents. Contractor to coordinate extents of Mill & Overlay with COF

Hatching Legend:

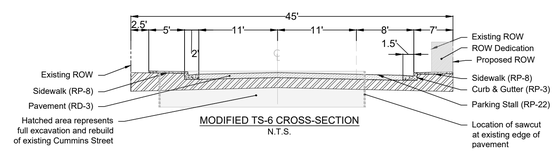
- Full Road Rebuilding
- Existing Road to be milled and overlay 1.5"
- Existing Road to remain

CROSS-SECTION 'A-A'



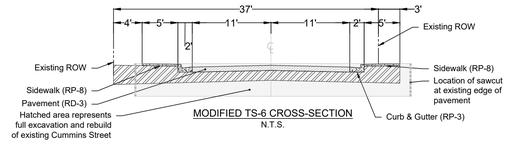
MODIFIED TS-6 CROSS-SECTION
N.T.S.

CROSS-SECTION 'B-B'



MODIFIED TS-6 CROSS-SECTION
N.T.S.

CROSS-SECTION 'C-C'



MODIFIED TS-6 CROSS-SECTION
N.T.S.

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

3/6/25

ROW & Access Plan Cummins St.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
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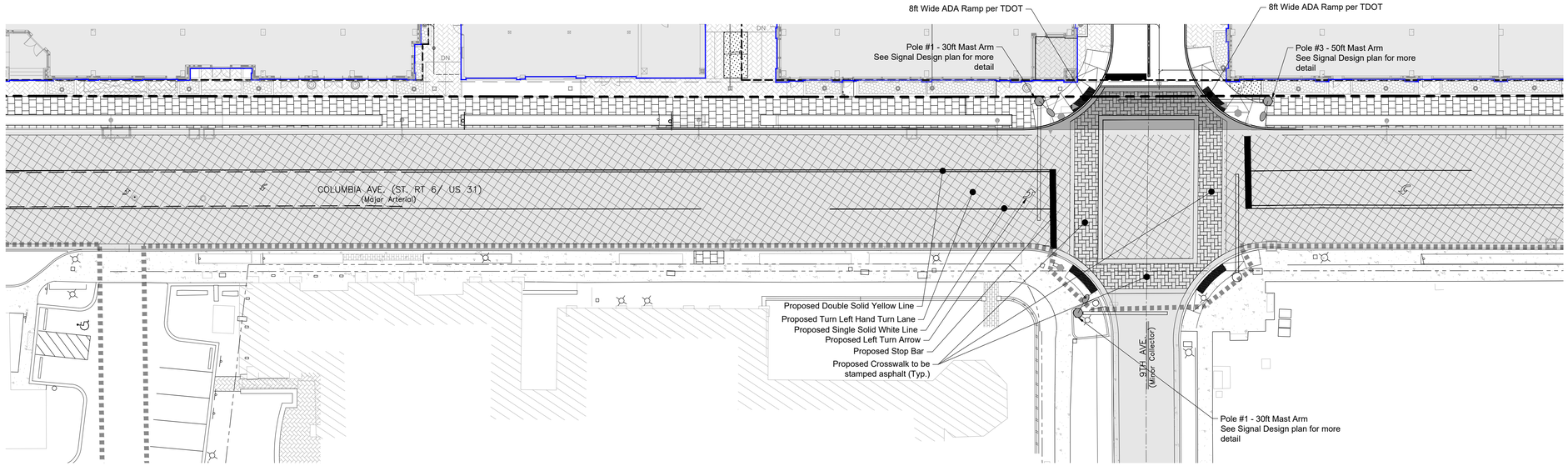
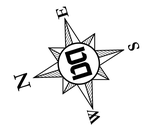
D&A Project #20081
Cummins St.
C4.2





20 0 20 40

Scale 1" = 20'

Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**

Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

Setbacks
- Front Yard: 5'
- Side Yard: 5'
- Rear Yard: 20'

Building Usage / (Parking Required):
- Retail: 37,640 SF (95 Stalls)
- Restaurant: 18,000 SF (149 Stalls)
- Office: 61,420 SF (176 Stalls)
- Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
  2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Development Summary

Owner
AIG Franklin, LLC.
2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG

Drawing Date:
February 10, 2025

Revisions

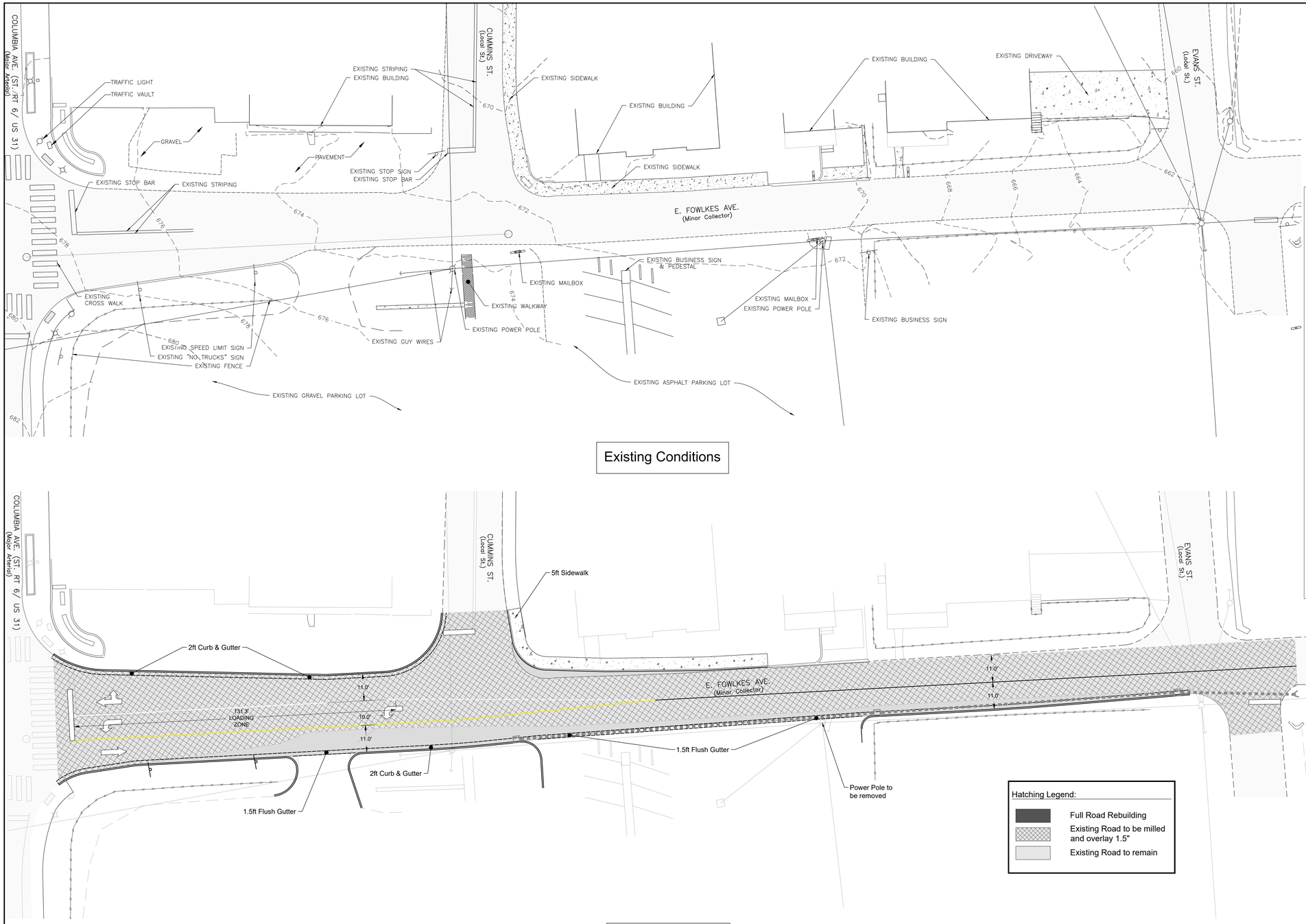
Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER LICENSED PROFESSIONAL ENGINEER AGRICULTURAL COMMERCE No. 112144 STATE OF TENNESSEE
3/6/25

ROW & Access Plan Columbia Ave.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C4.3



Existing Conditions

Proposed Layout

N

W E

S

20 0 20 40

Scale 1" = 20'

Site Data Chart

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- Existing Road to be milled and overlay 1.5"
- Existing Road to remain

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7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

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Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

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Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL & BIOSYSTEMS
COMMERCIAL
No. 112141
STATE OF TENNESSEE
3/6/25

Fowlkes Avenue ROW Improvement Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
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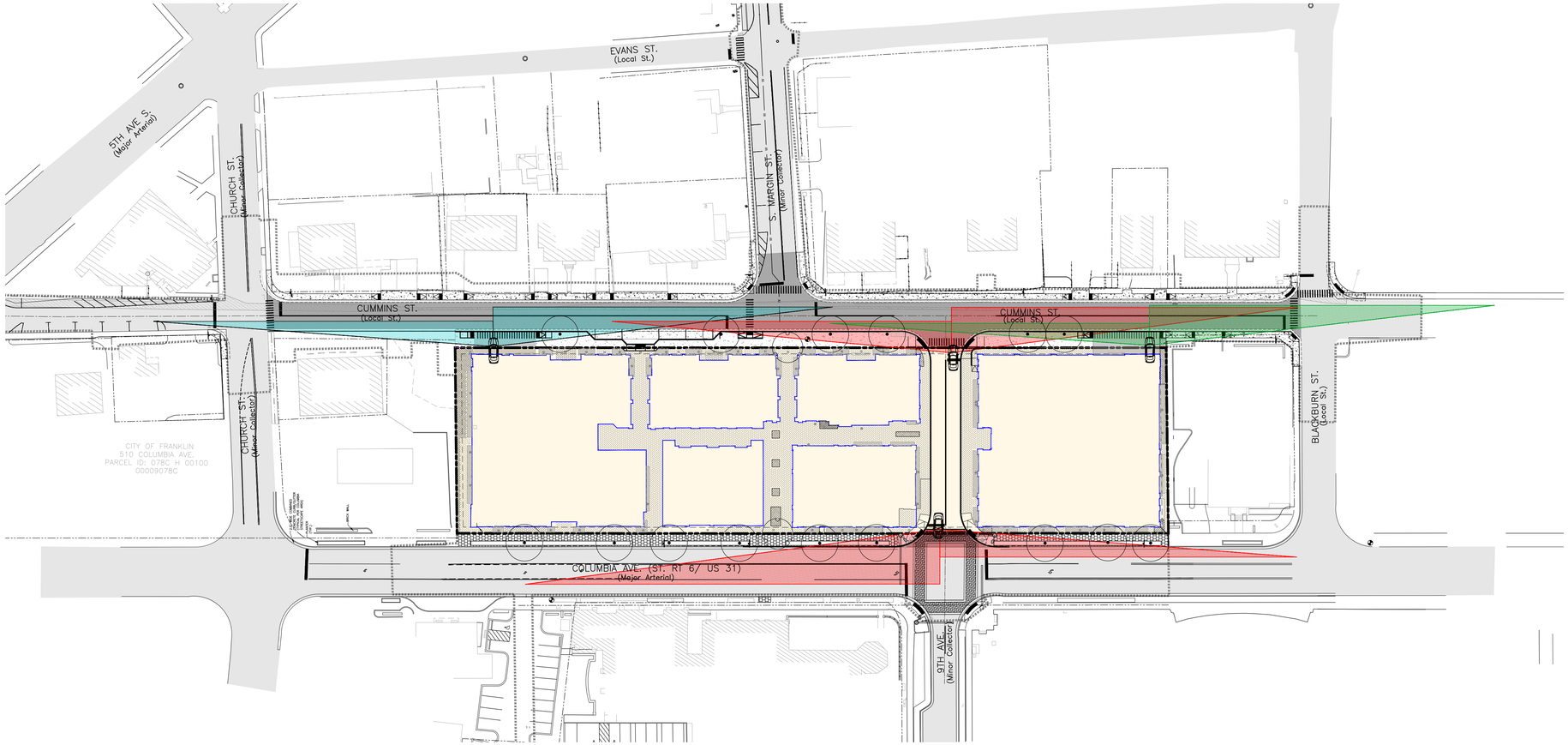
D&A Project #20081
Margin District
C4.4



50 0 50 100

Scale 1" = 50'

Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**
Address:
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Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

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2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Cummins Street & Parking Deck North
Design Speed = 25 MPH

	Required	Provided
Left Turn	280.0'	280.0'
Right Turn	240.0'	277.0'

Cummins Street & 9th Ave.
Design Speed = 25 MPH

	Required	Provided
Left Turn	280.0'	285.0'
Right Turn	240.0'	278.0'

Cummins Street & Parking Deck South
Design Speed = 25 MPH

	Required	Provided
Left Turn	280.0'	283.0'
Right Turn	240.0'	260.0'

Columbia Street & 9th Ave.
Design Speed = 30 MPH

	Required	Provided
Left Turn	335.0'	340.0'
Right Turn	290.0'	291.0'

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE & ENVIRONMENT
COMMERCE
NO. 117341
STATE OF TENNESSEE
3/6/25

Sight Triangles Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
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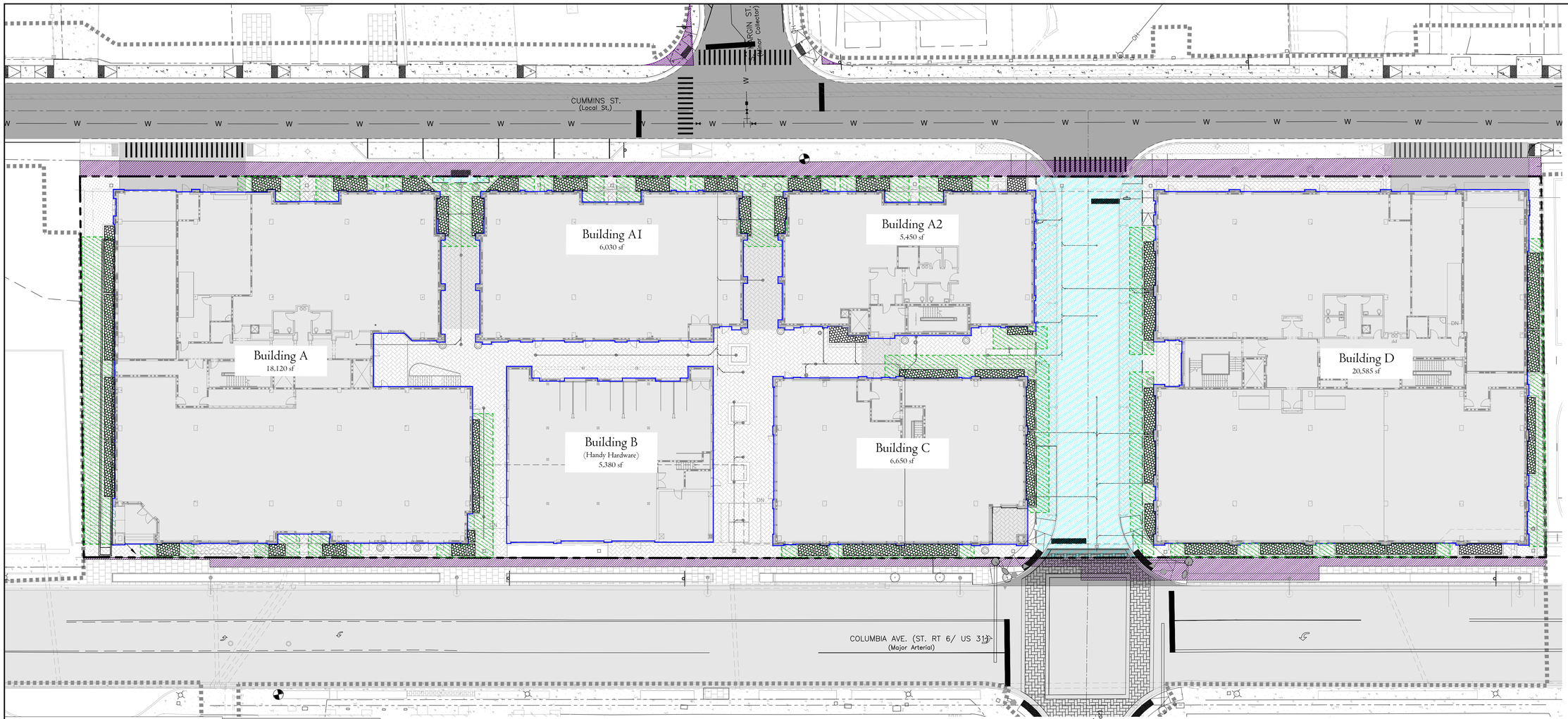
D&A Project #20081
Margin District
C4.5



Site Data Chart

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COF Project # **8584**

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713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

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Phone: 615.297.5166
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Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Easement Hatching Legend:
- PUDAE
- Green Infrastructure Easement
- ROW Dedication

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

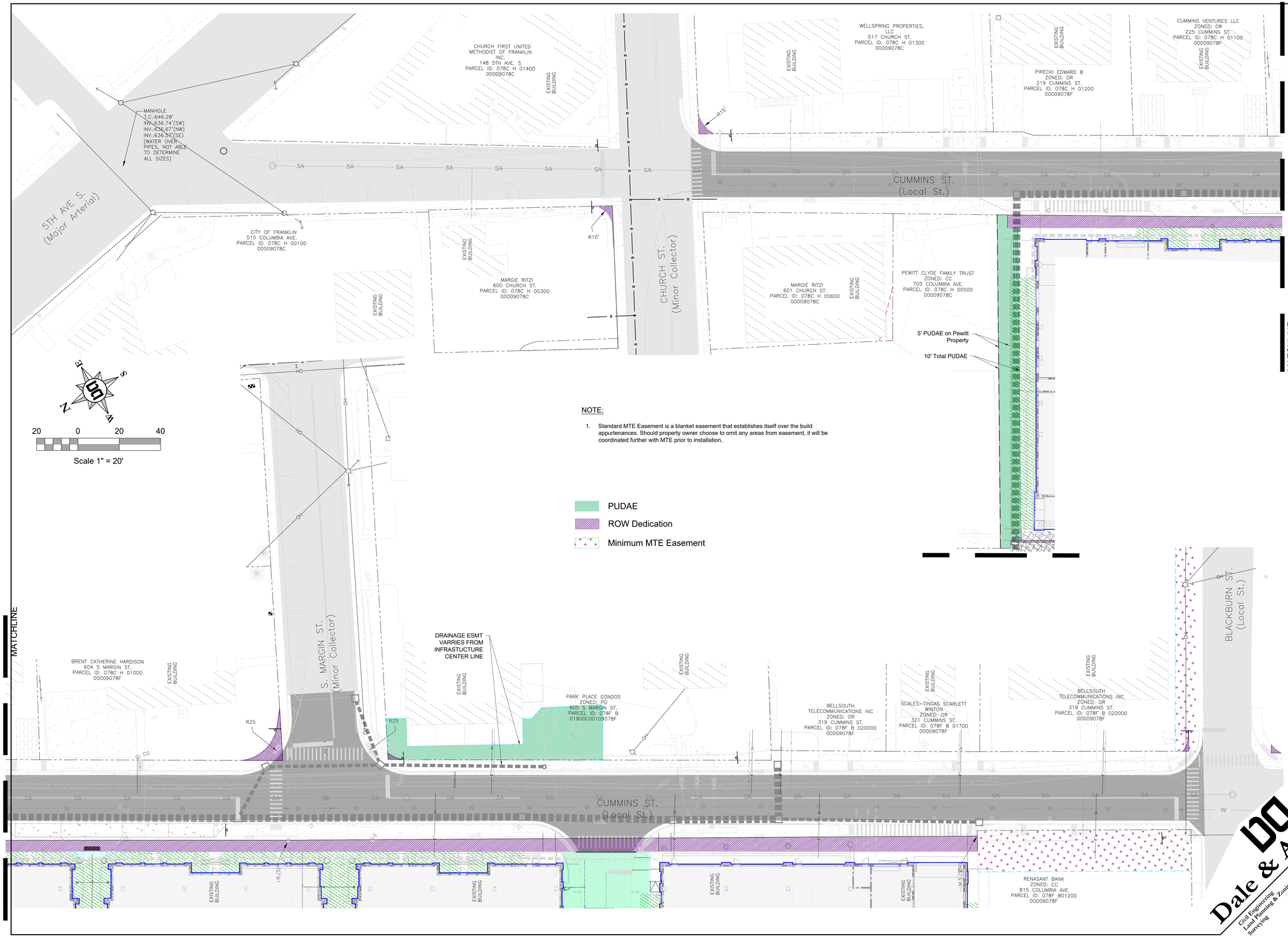
ADAM JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
NO. 112341
STATE OF TENNESSEE
3/6/25

On Site Easments

Dale & Associates
516 Heather Place
Nashville, TN 37204
(615) 297-5166
Civil Engineering
Land Planning & Zoning
Surveying

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG

D&A Project #20081
Margin District
C4.6



Drawing Date:
February 10, 2025

Revisions

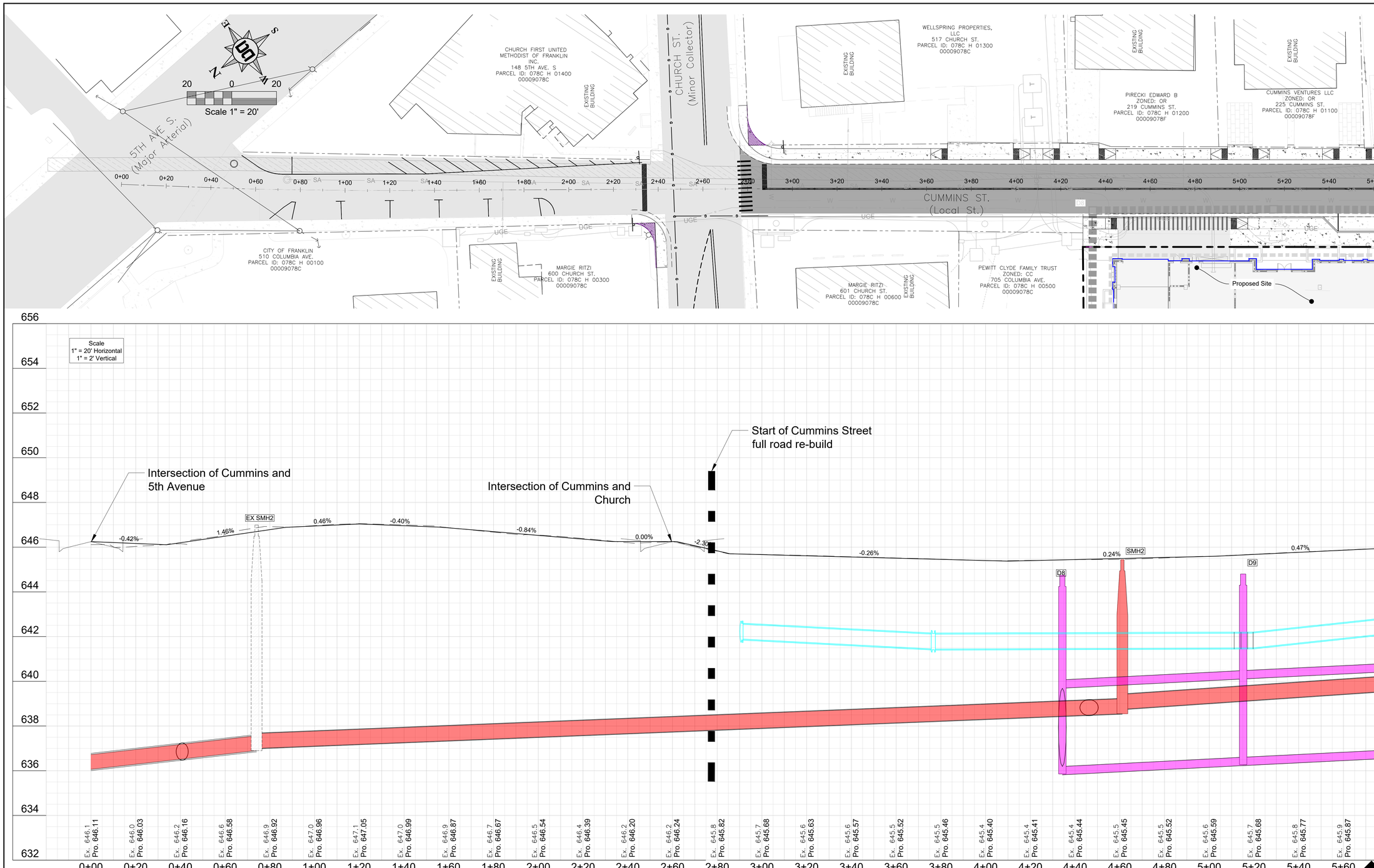
Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

CLAY M. JOSEPH JR. 2380
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
NO. 112341
STATE OF TENNESSEE
3/6/25

Offsite Easements

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C4.7



NOTE:

1. Work in City of Franklin Roadways shall; be limited to the hours of 9:00 AM to 3:00 PM unless special approval is granted by the City of Franklin Engineering Department. Each roadway construction operation shall be both called in to the Traffic Operations Center (615 -791-3218) and emailed to tocmail@franklintn.gov during normal buisiness hours a minimum of 72 hours prior to commencing work. All cuts in public streets require an Excavation / Road Bore Permit and Traffic Control Plan approved by the Street Department.

Hatching Legend:

- Sewer Main
- Water Main
- Storm Sewer

Drawing Date:
February 10, 2025

Revisions

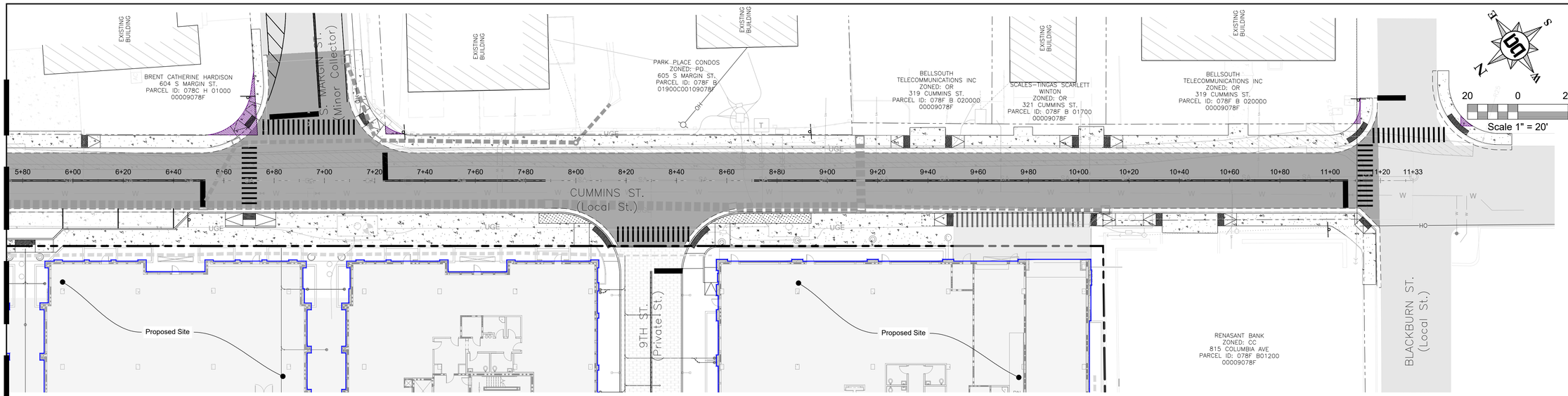
Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

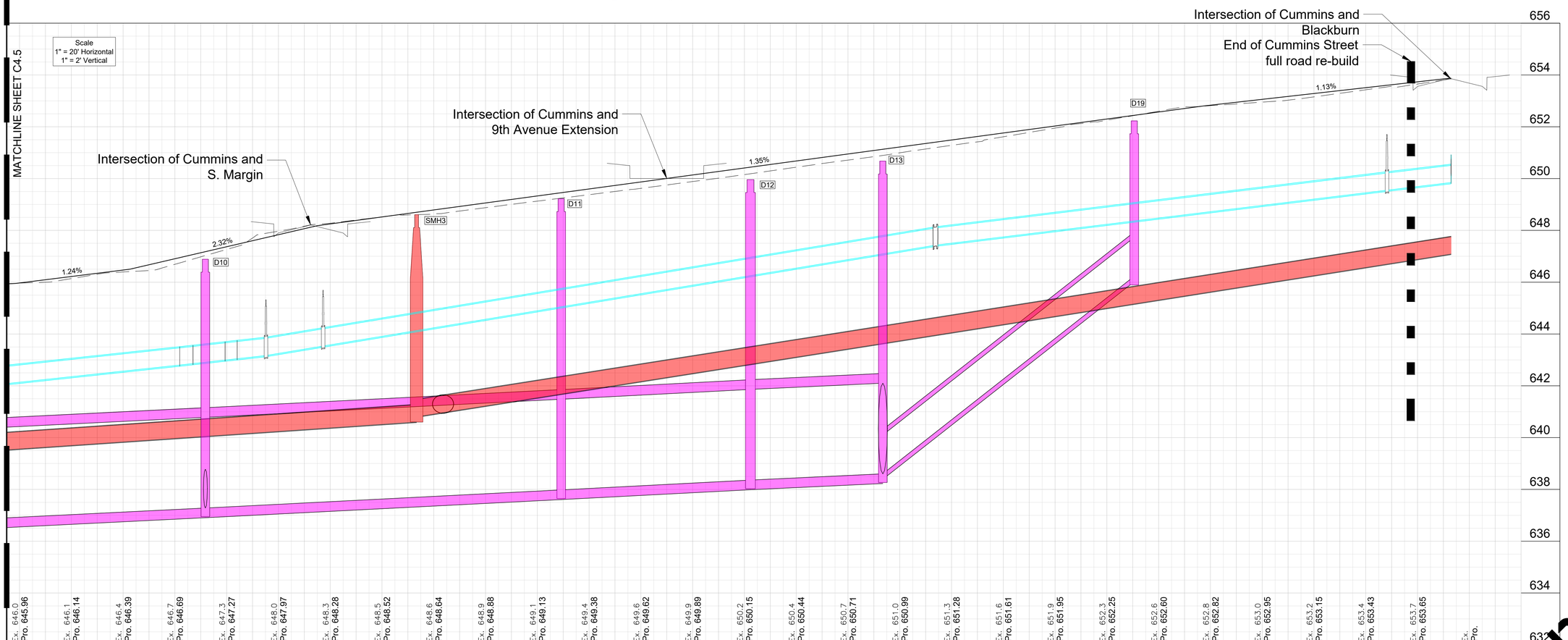
3/6/25

Cummins St.
Plan & Profile

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C4.8





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TENNESSEE ONE CALL SYSTEM, INC. 811 or 1-800-351-1111 STOP - CALL BEFORE YOU DIG!

Hatching Legend:

- Sewer Main
- Water Main
- Storm Sewer

Drawing Date:
February 10, 2025

Revisions

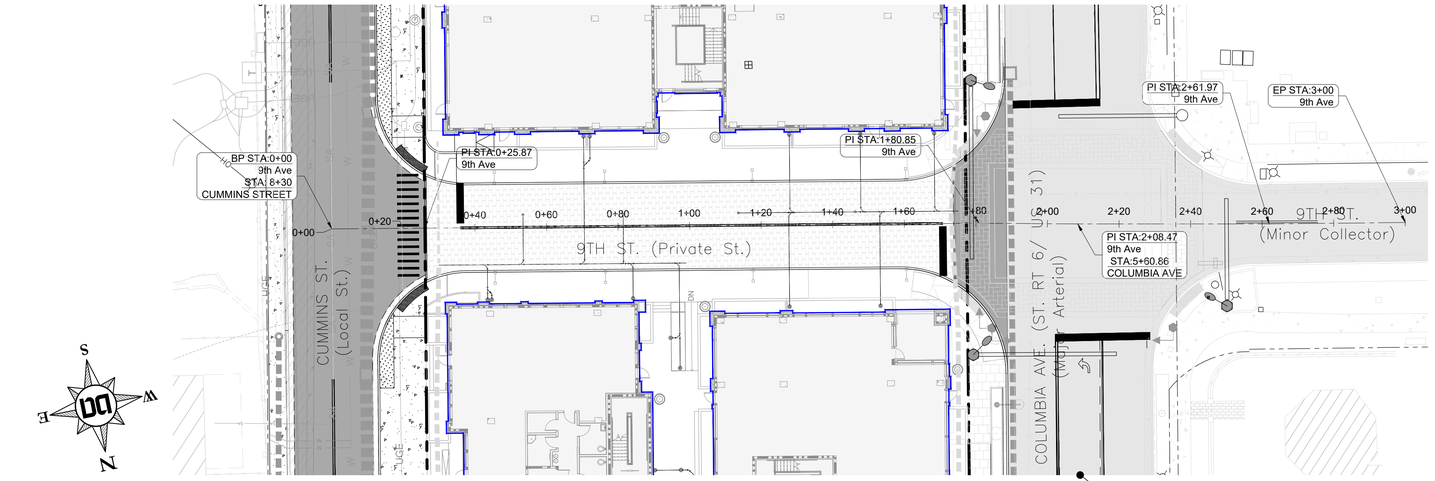
Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee



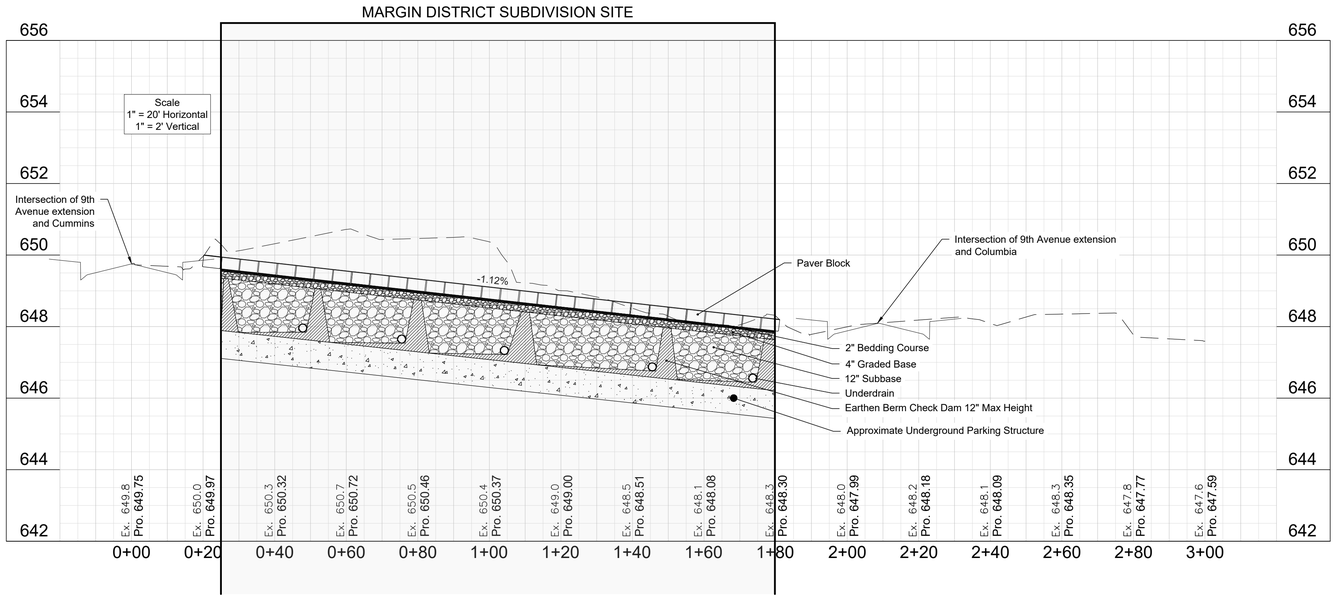
Cummins St. Plan & Profile

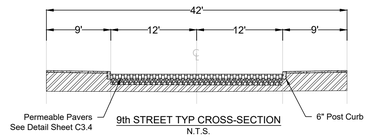
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C4.9



Station 0+00 for Columbia Ave is at the apparent intersection of Columbia Ave. and Church St.





9th STREET TYP CROSS-SECTION
N.T.S.

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP - CALL BEFORE YOU DIG

Drawing Date:
February 10, 2025

Revisions

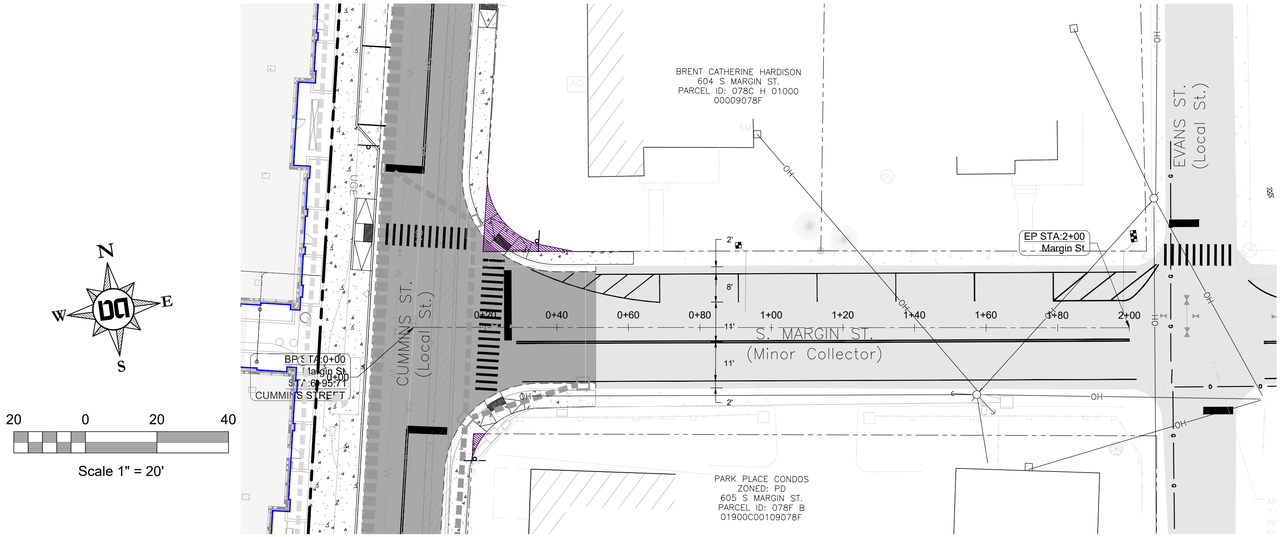
Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

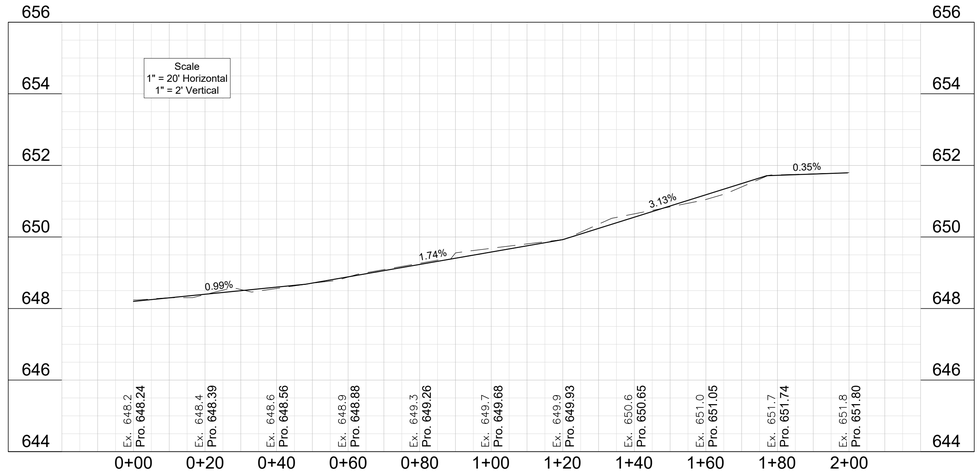
ADAM JOSEPH LEE
REGISTERED
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 127341
STATE OF TENNESSEE
3/6/25

9th St. Extension Plan & Profile

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C4.10





Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH ROGERS
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE & BIOSYSTEMS
COMMERCE
NO. 112417
STATE OF TENNESSEE
3/6/25

S Margin St.
Plan & Profile

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C4.11

TENNESSEE ONE CALL SYSTEM, INC.
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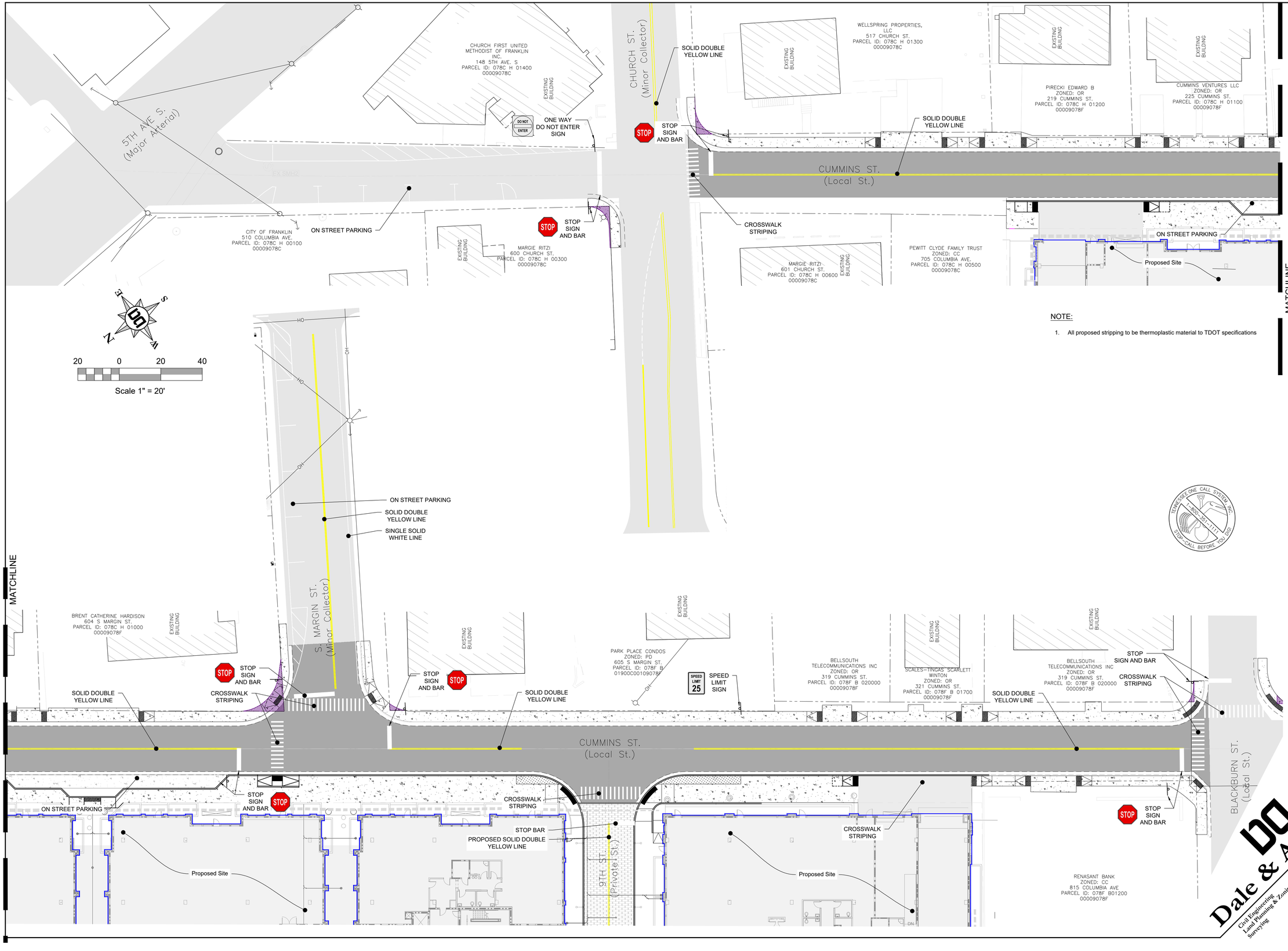


NOTE:

1. All proposed stripping to be thermoplastic material to TDOT specifications

Drawing Date:
February 10, 2025

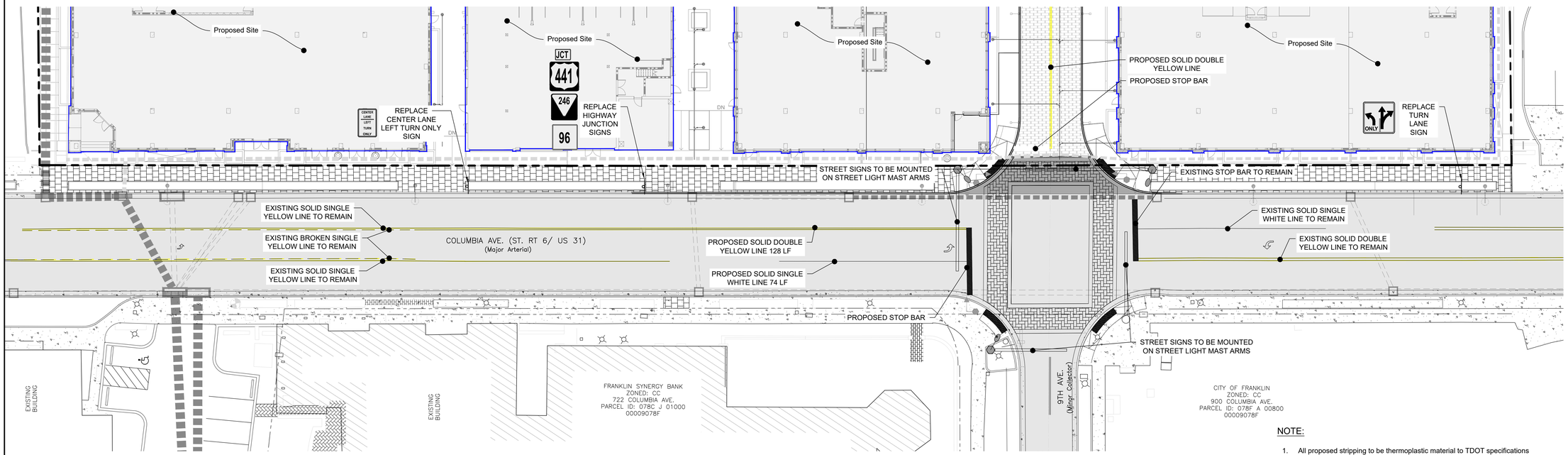
Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

Striping and Signage Plan Cummins St.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C4.12



20 0 20 40

Scale 1" = 20'

NOTE:

1. All proposed stripping to be thermoplastic material to TDOT specifications

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

Striping and Signage Plan Columbia Ave. & 9th St.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C4.13

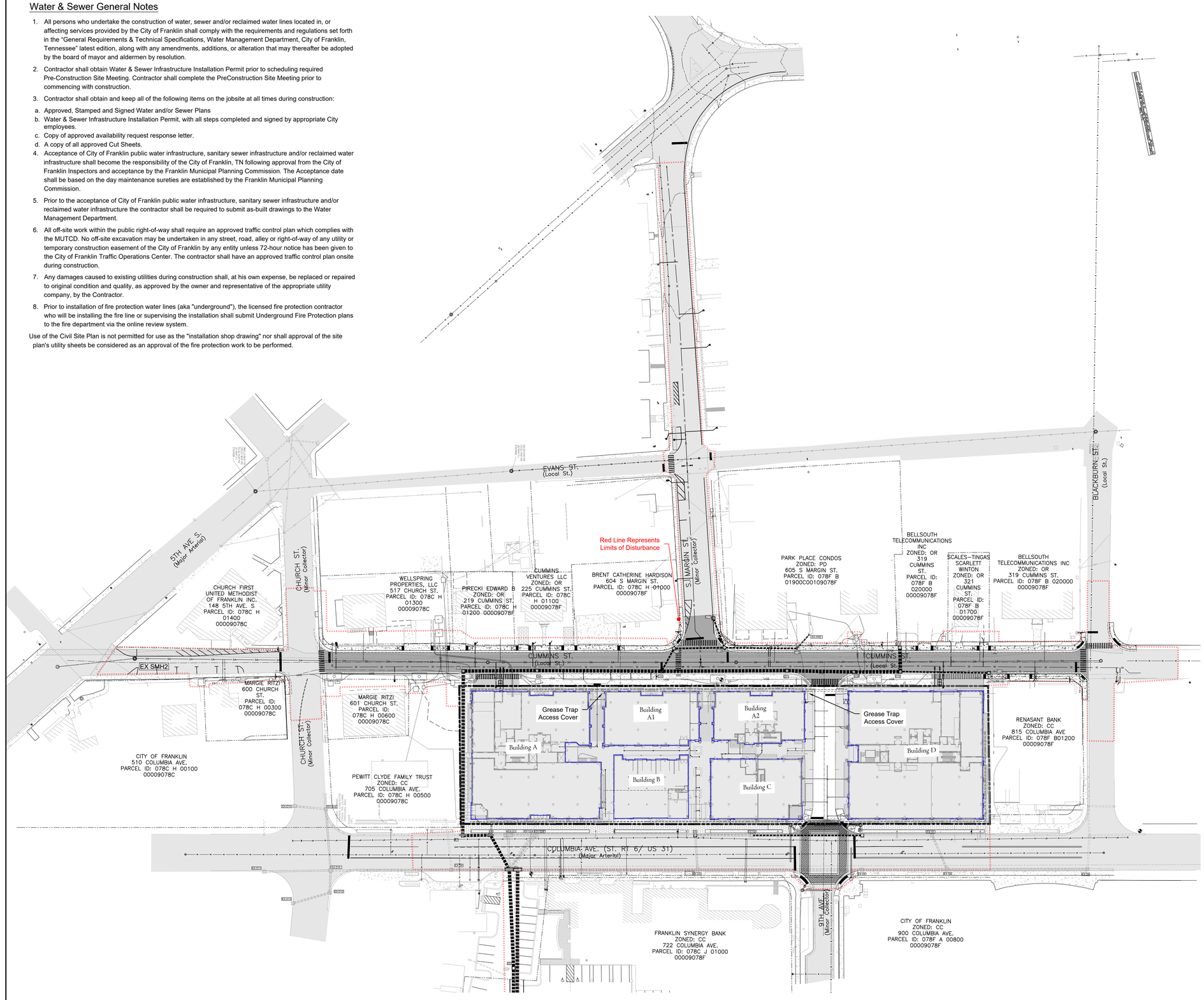
Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:

a. Approved, Stamped and Signed Water and/or Sewer Plans
b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
c. Copy of approved availability request response letter.
d. A copy of all approved Cut Sheets.

4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Prior to installation of fire protection water lines (aka "underground"), the licensed fire protection contractor who will be installing the fire line or supervising the installation shall submit Underground Fire Protection plans to the fire department via the online review system.

Use of the Civil Site Plan is not permitted for use as the "installation shop drawing" nor shall approval of the site plan's utility sheets be considered as an approval of the fire protection work to be performed.



50 0 50 100

Scale 1" = 50'

Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**
Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning: CC
Overlay Zoning: CAO-1
Building Types: Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types: Urban

Setbacks
Front Yard: 5'
Side Yard: 5'
Rear Yard: 20'

Building Usage / (Parking Required):
Retail: 37,640 SF (95 Stalls)
Restaurant: 18,000 SF (149 Stalls)
Office: 61,420 SF (176 Stalls)
Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Development Summary

Owner
AIG Franklin, LLC.
2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED
LANDSCAPE ARCHITECT
COMMISSION NO. 112141
STATE OF TENNESSEE
3/6/25

Utility Plan Overall

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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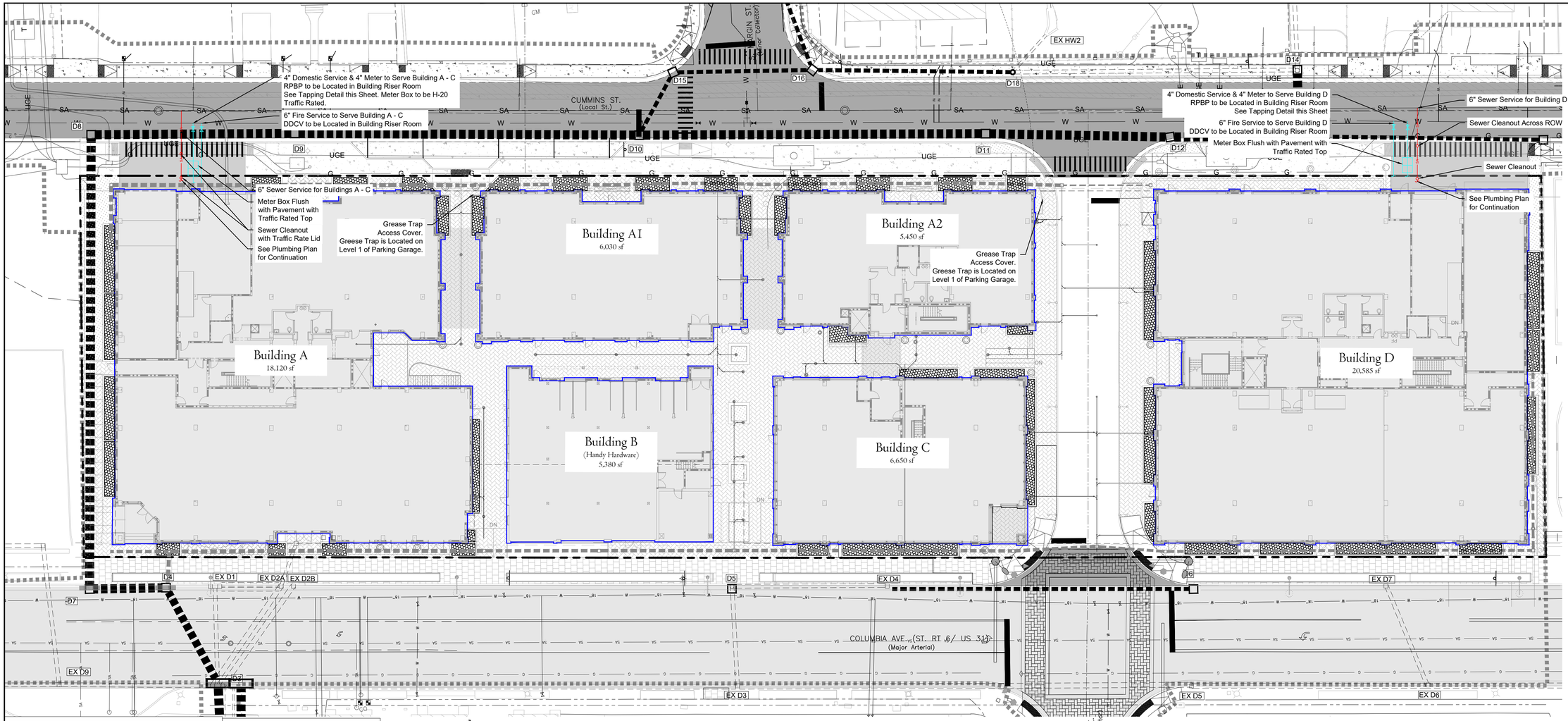
D&A Project #20081
Margin District
C5.0



Drawing Date:
February 10, 2025

Revisions

Margin District Subdivision

Site Plan

COF # 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee



Utility Plan Site

Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**

Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

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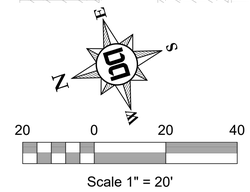

Scale 1" = 20'

City of Franklin Street Cut Notes

1. All cuts in public streets require a Street Crossing Permit and Traffic Control Plan approved by the Street Department.
2. Trench backfill and street repair shall be made in accordance with City of Franklin Street Standard Drawing RD-6 (Local) or RD-7 (Collector or Arterial).
3. Trench excavations shall be milled and overlaid a minimum of 100 feet centered on the trench.

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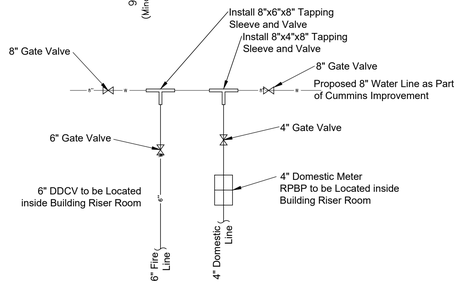

Water Service Detail

N.T.S.

Final Line Size to be Determined by MPE Engineer

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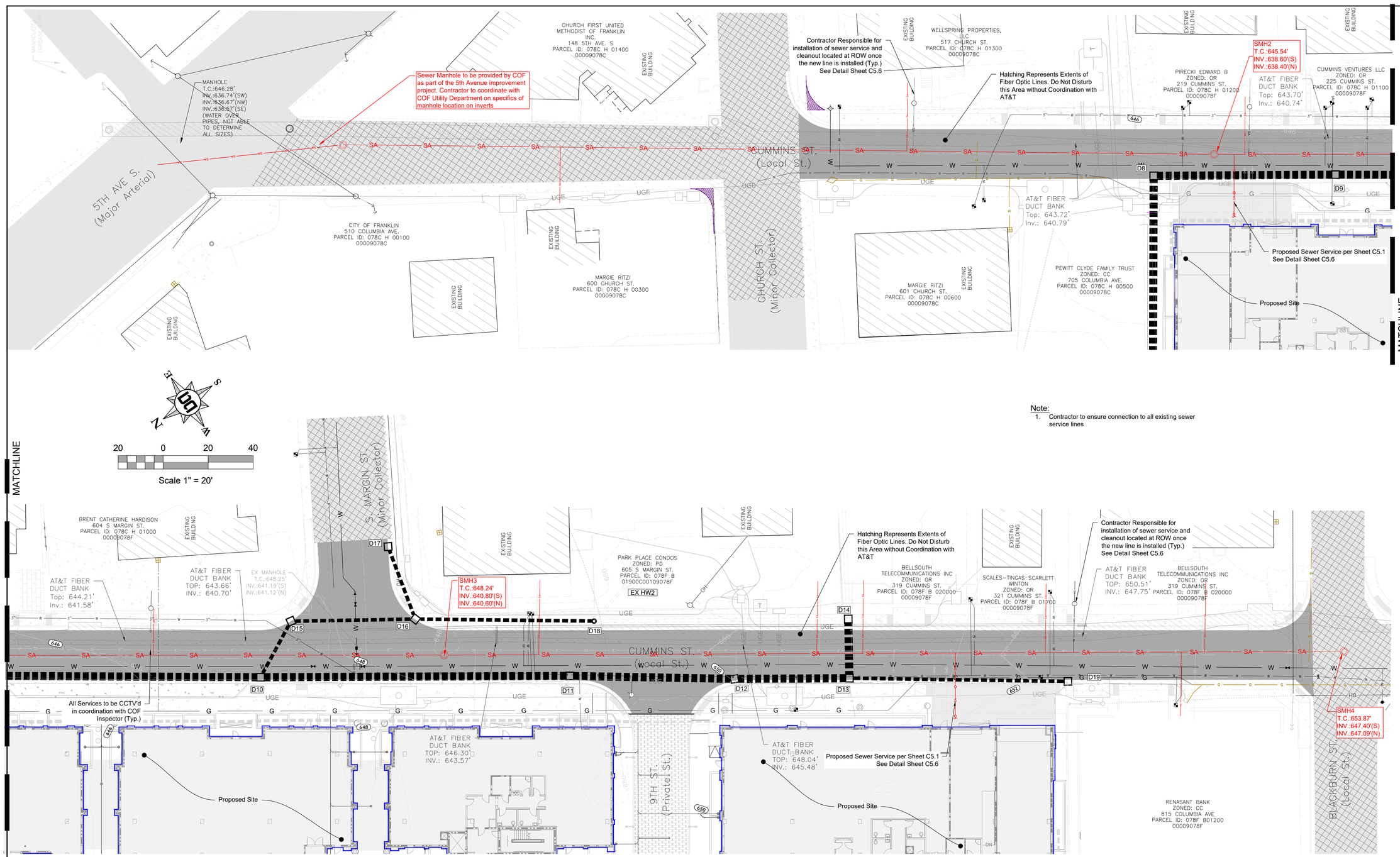
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081

Margin District

C5.1



Proposed Utility Legend:		Existing Utility Legend:	
Proposed Storm Pipe		Existing Storm Pipe	
SA	Sanitary Sewer	SA	Sanitary Sewer
W	Proposed Water	W	Water
G	Proposed Gas	G	Gas
UGE	MTE Electric		AT&T Fiber Duct
		OH	Overhead Electric

Drawing Date:
February 10, 2025

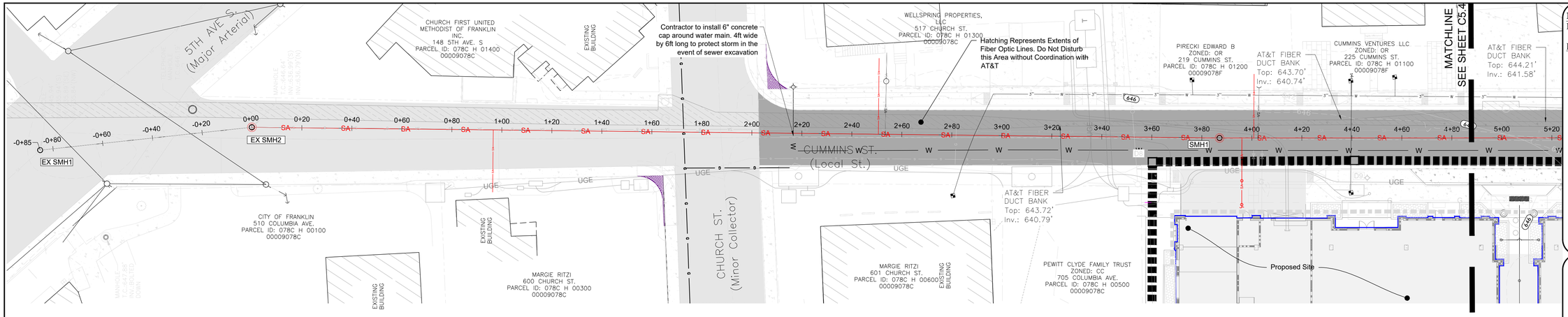
Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

Public Sewer Layout Cummins St.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C5.2



Scale
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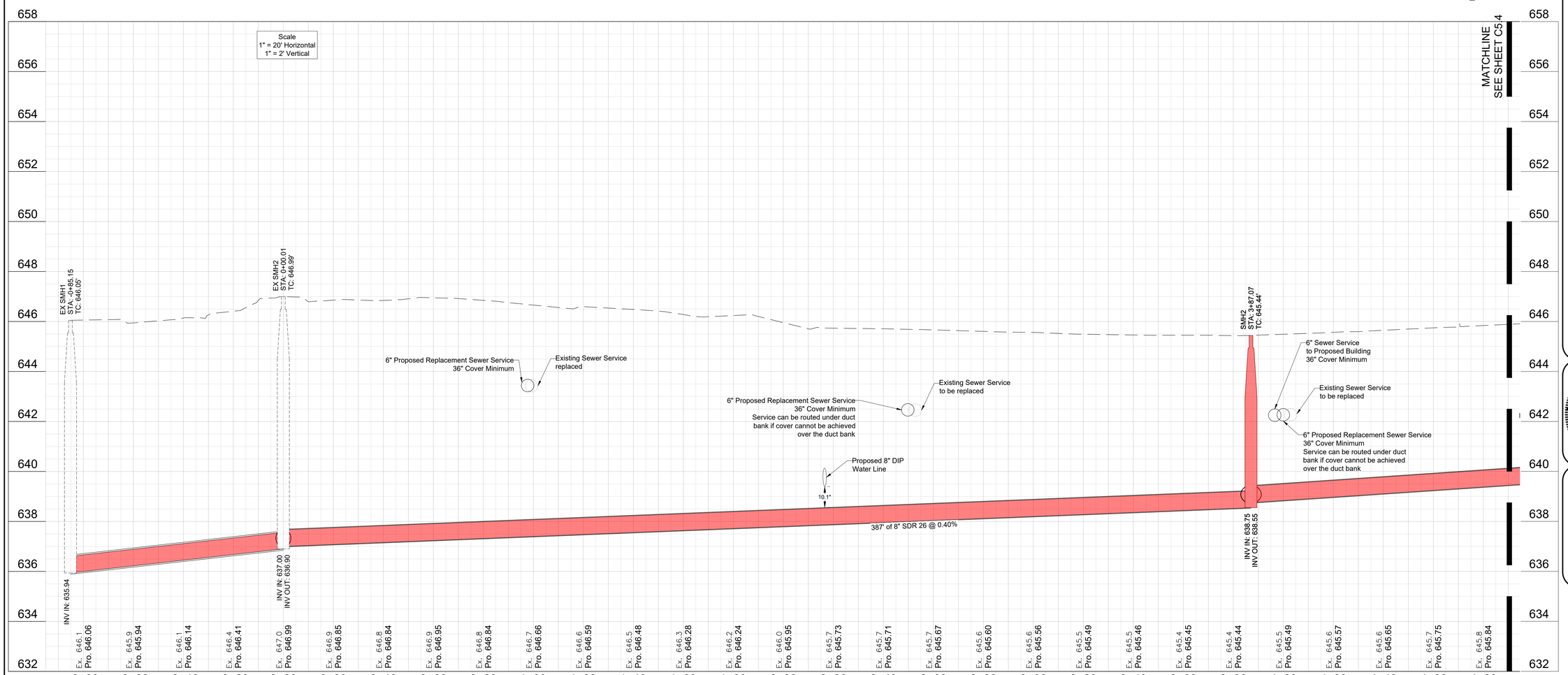
1" = 2' Vertical

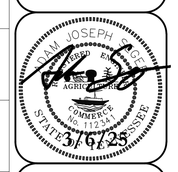


20 0 20 40
Scale 1" = 20'

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee



Public Sewer Line 'A'-1 Plan & Profile

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

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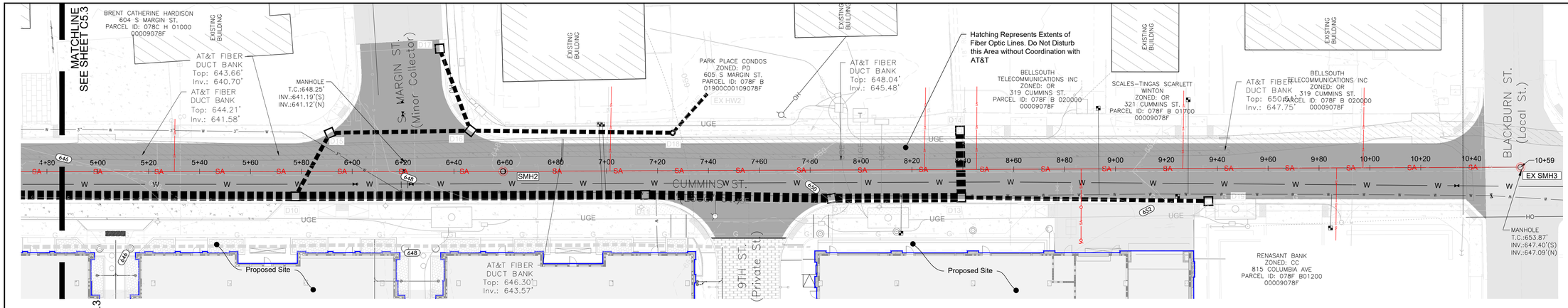
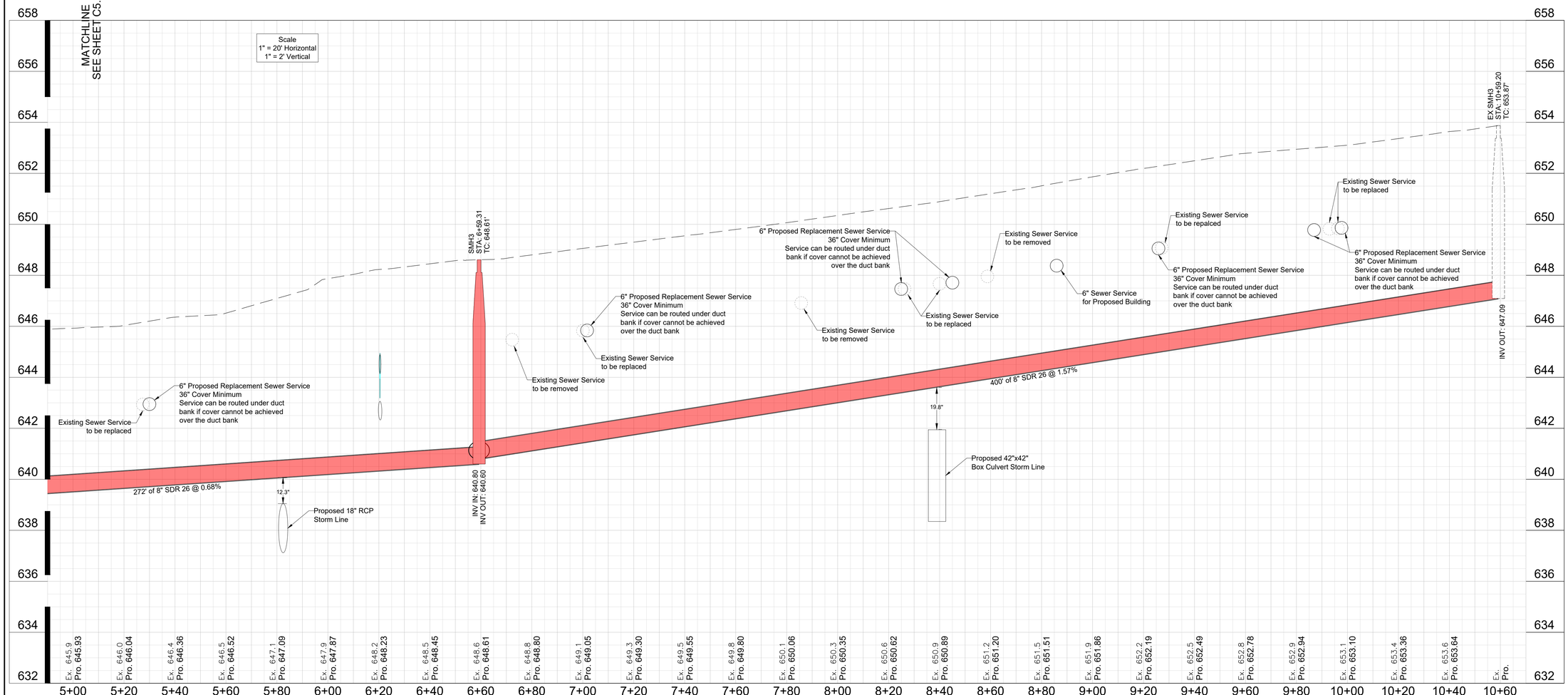
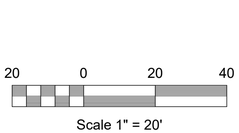
STOP - CALL BEFORE YOU DIG!

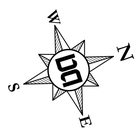
D&A Project #20081
Cummins St.

C5.3









Drawing Date:
February 10, 2025

Revisions

Site Plan
S. Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

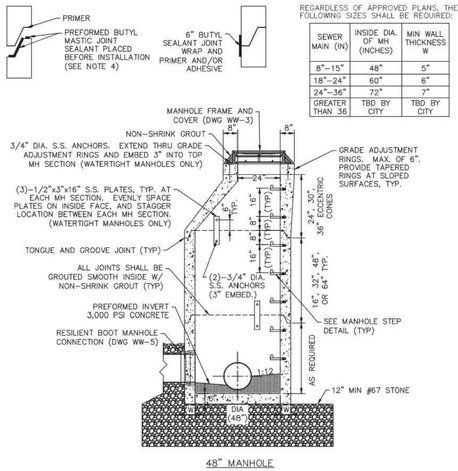


Public Sewer Line 'A'-2 Plan & Profile

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166



D&A Project #20081
Cummins St.
C5.4



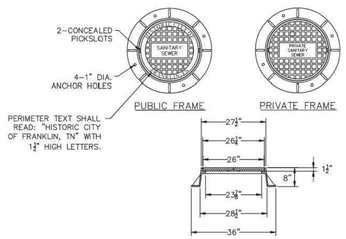
48" MANHOLE

SEWER MAIN (IN)	INSIDE DIA. OF MH (INCHES)	MIN WALL THICKNESS W
8"–15"	48"	5"
18"–24"	60"	6"
24"–36"	72"	7"
GREATER THAN 36	TBD BY CITY	TBD BY CITY

REGARDLESS OF APPROVED PLANS, THE FOLLOWING SIZES SHALL BE REQUIRED:

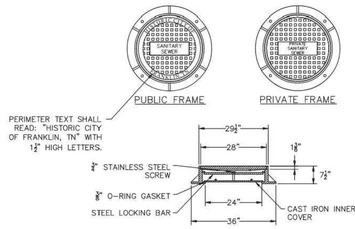
NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE – f'c = 4,000 PSI MIN.
3) REBAR – ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS – AASHTO H-20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS-231, CONTROLLED EXPANSION WATERSTOP.

HISTORIC FRANKLIN TENNESSEE	**48" DIAMETER PRECAST MANHOLE**		DWG. NO. **WW-1**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



STANDARD

NOTE:
JOHN BOUCHARD & SONS CASTING #1152 MODIFIED OR APPROVED EQUAL.

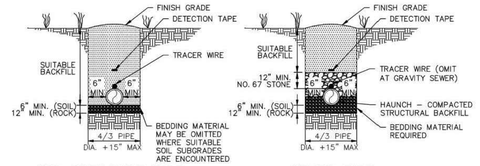


WATERTIGHT

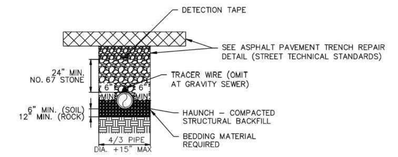
NOTE:
JOHN BOUCHARD & SONS CASTING #1123 MODIFIED OR APPROVED EQUAL.

HISTORIC FRANKLIN TENNESSEE	**MANHOLE FRAME AND COVER**		DWG. NO. **WW-3**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

NOTE: 36" MIN. COVER FOR ALL UTILITIES UNLESS OTHERWISE APPROVED



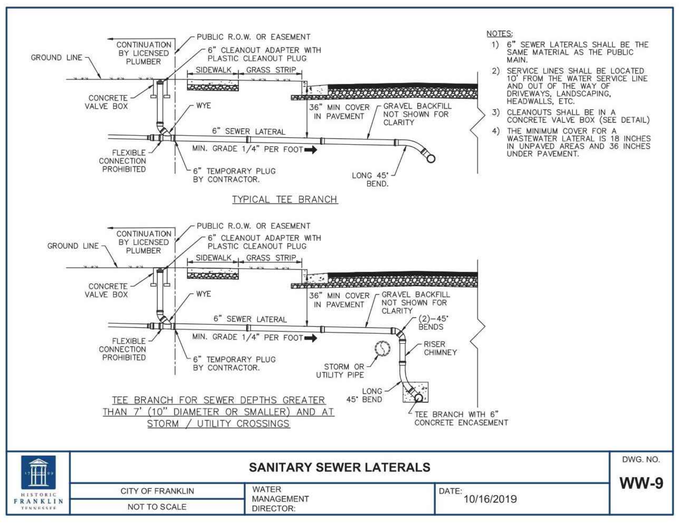
DIP PRESSURE PIPE OTHER PIPE



ALL PIPE UNDER PAVEMENT

NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 30 MIL HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'-0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

HISTORIC FRANKLIN TENNESSEE	**UTILITY BEDDING AND BACKFILL DETAIL**		DWG. NO. **G-8**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



TYPICAL TEE BRANCH

TEE BRANCH FOR SEWER DEPTHS GREATER THAN 7' (10" DIAMETER OR SMALLER) AND AT STORM / UTILITY CROSSINGS

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

HISTORIC FRANKLIN TENNESSEE	**SANITARY SEWER LATERALS**		DWG. NO. **WW-9**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF# 8584
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Franklin, Williamson County, Tennessee



Sewer Detials

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D&A Project #20081
Cummins St.
C5.5

Developer to work with City of Franklin for performing work of reconnection of water service to property

Fire Hydrant Assembly See Detail

Hatching Represents Extents of Fiber Optic Lines. Do Not Disturb this Area without Coordination with AT&T

Water Line 'A'

Developer/Contractor responsible for maintaining service during construction and installation of new service from meter to main (Typ.)

Proposed Water Service per Sheet C5.1 See Detail Sheet C5.13

Proposed Site

MATCHLINE

Scale 1" = 20'

Water Line 'B'

Contractor to stub out Water Line 'B' and connect to existing 4" water line using a 4" reducer. Once Water Line 'B' has been constructed from 5th Avenue to Cummins contractor to remove 4" reducer and connect to stub out with the use of 45 degree bends

8" to 4" Reducer
8" Gate Valve

8" x 8" x 8" Tee
8" Gate Valve

8" Gate Valve

Water Line 'A'

Proposed Site

Hatching Represents Extents of Fiber Optic Lines. Do Not Disturb this Area without Coordination with AT&T

Developer/Contractor responsible for maintaining service during construction and installation of new service from meter to main (Typ.)

WATER METER REMOVED

FILLED IN WITH ROCK

DID NOT FIND

Proposed Water Service per Sheet C5.1 See Detail Sheet C5.13

Proposed Utility Legend:		Existing Utility Legend:	
	Proposed Storm Pipe		Existing Storm Pipe
SA	Sanitary Sewer	SA SA	Sanitary Sewer
W	Proposed Water	W	Water
G	Proposed Gas	G	Gas
UGE	MTE Electric		AT&T Fiber Duct
		OH OH	Overhead Electric

NOTE: All joints to be fully restrained due to proximity of other utilities.

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
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Public Water Layout Cummins St.

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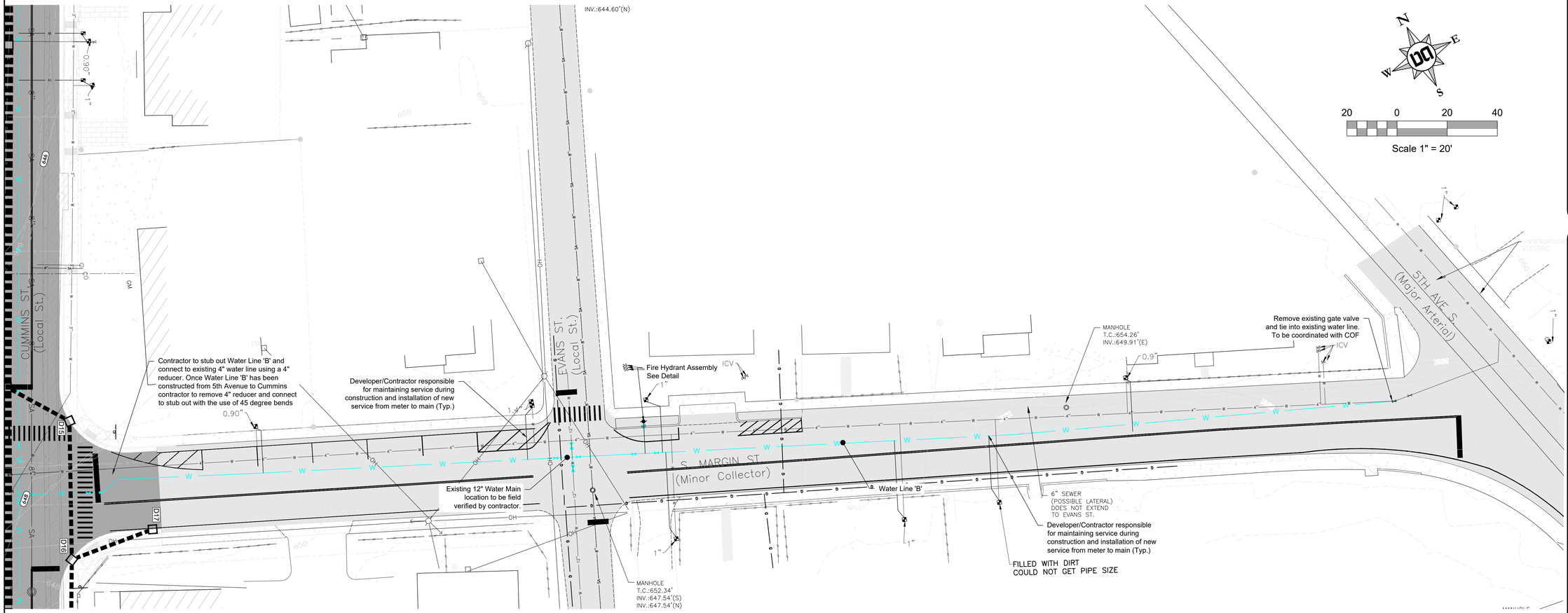
C5.6



NOTE: All joints to be fully restrained due to proximity of other utilities.

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February 10, 2025

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Margin District Subdivision
COF# 8584
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3/6/25

Public Water Layout
S. Margin St.

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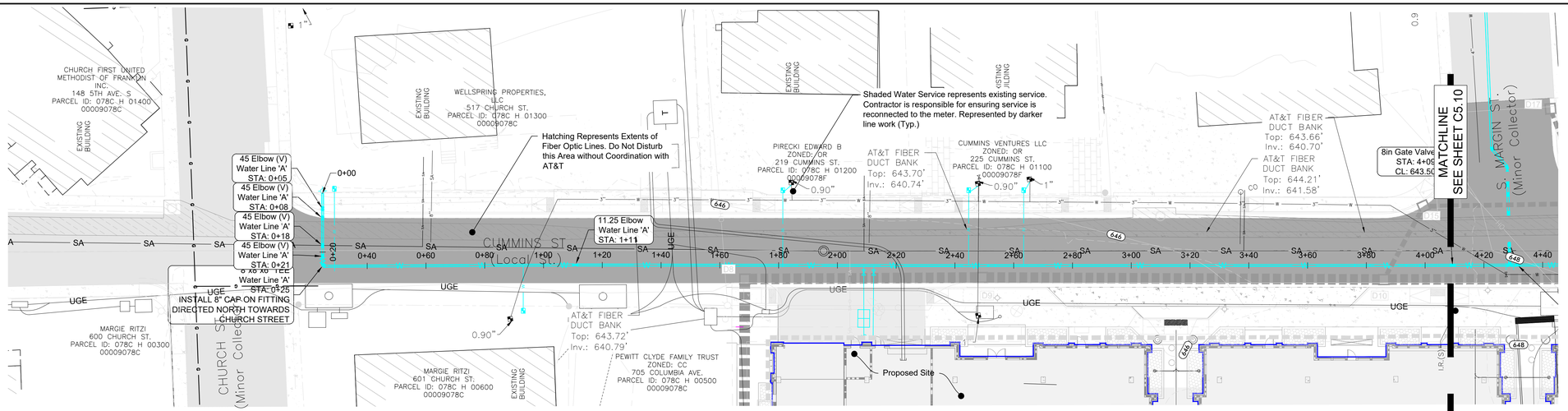
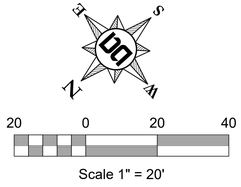
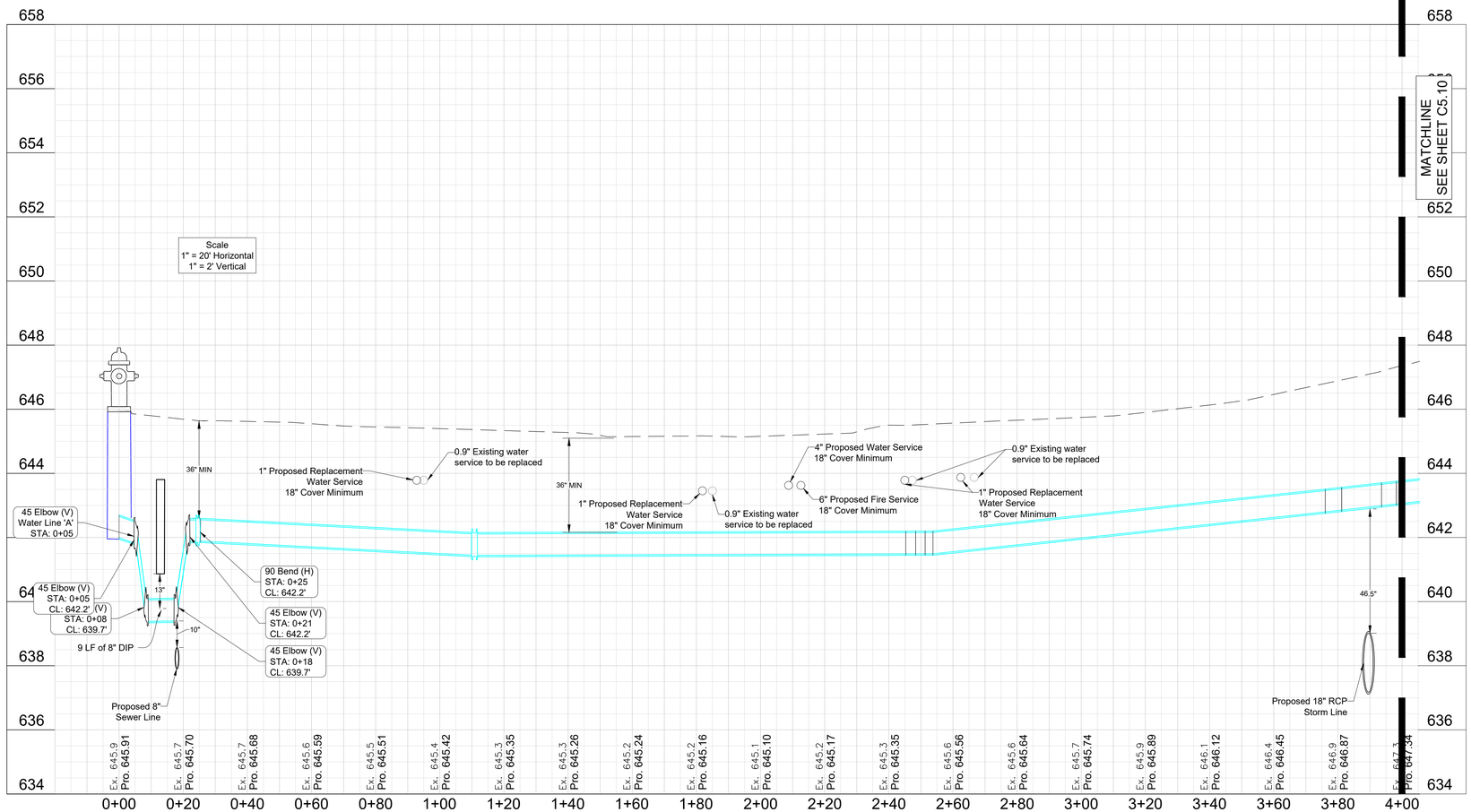
D&A Project #20081
Cummins St.
C5.7





NOTE: Due to proximity of proposed water line to existing waterline, the proposed water line may be required to be installed in short segments to ensure existing water remain in service



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Site Plan
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Public Water Line 'A'-1 Plan & Profile

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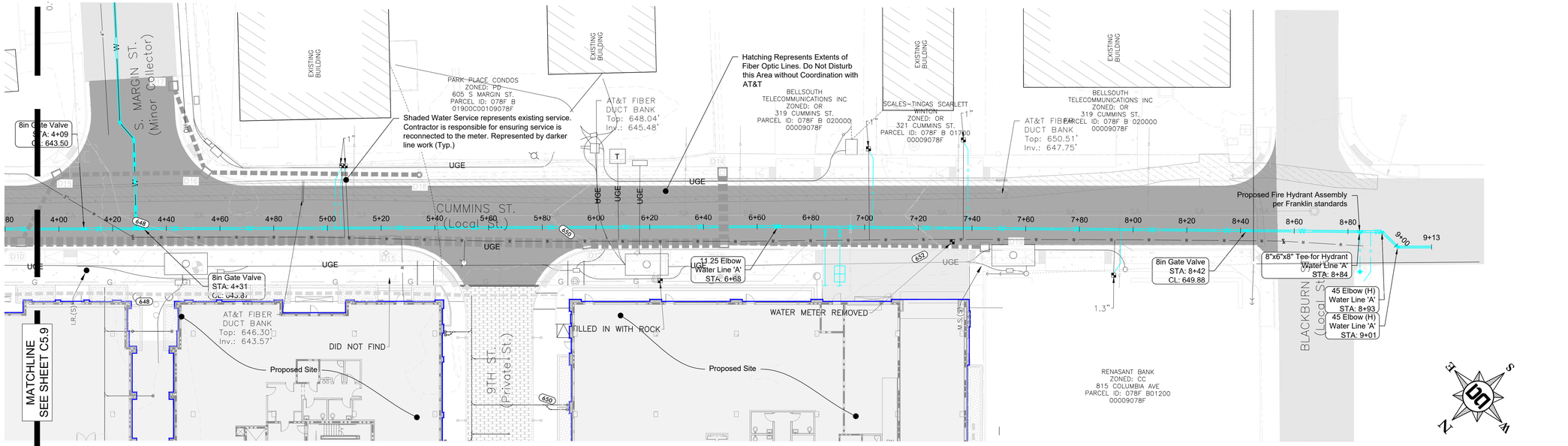
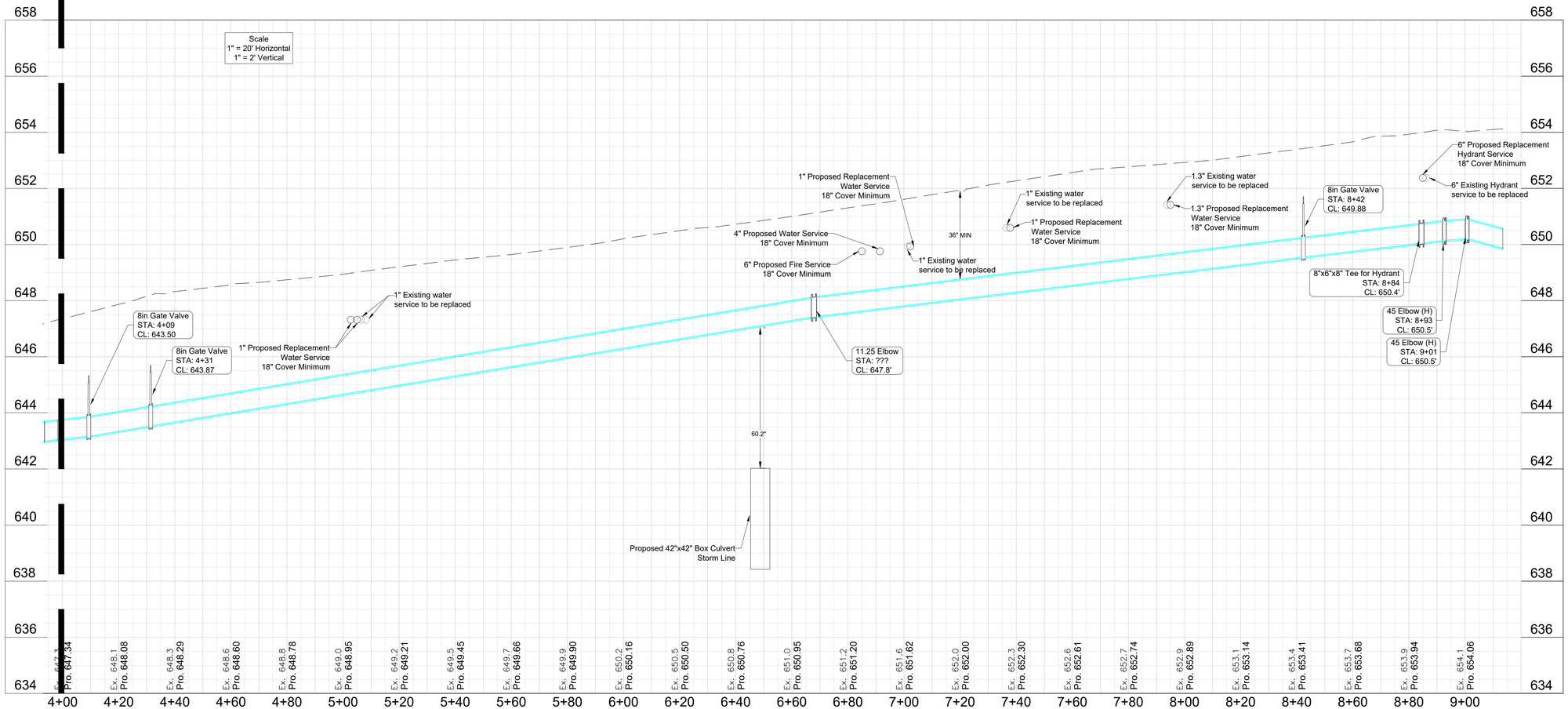
C5.8



NOTE: Due to proximity of proposed water line to existing waterline, the proposed water line may be required to be installed in short segments to ensure existing water remain in service



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Water Line 'A'-2 Plan & Profile

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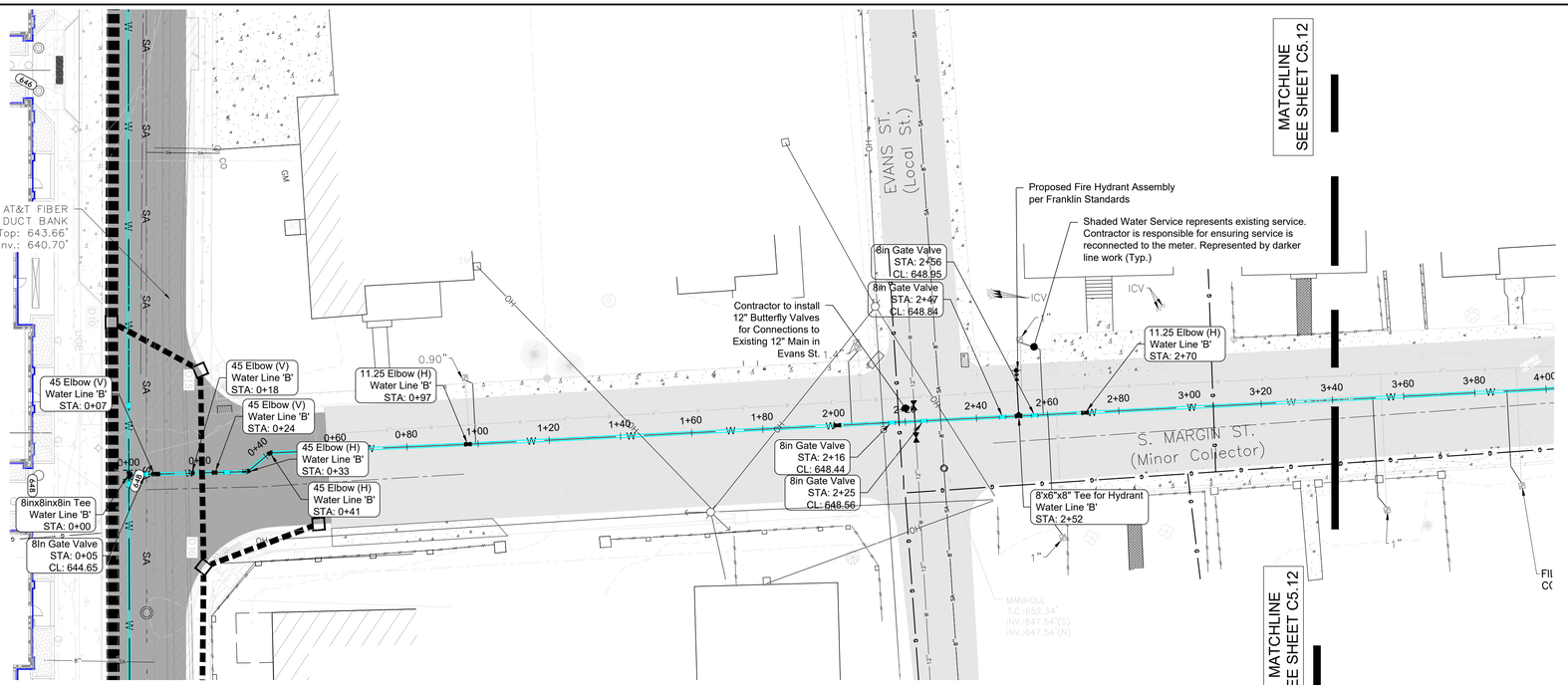
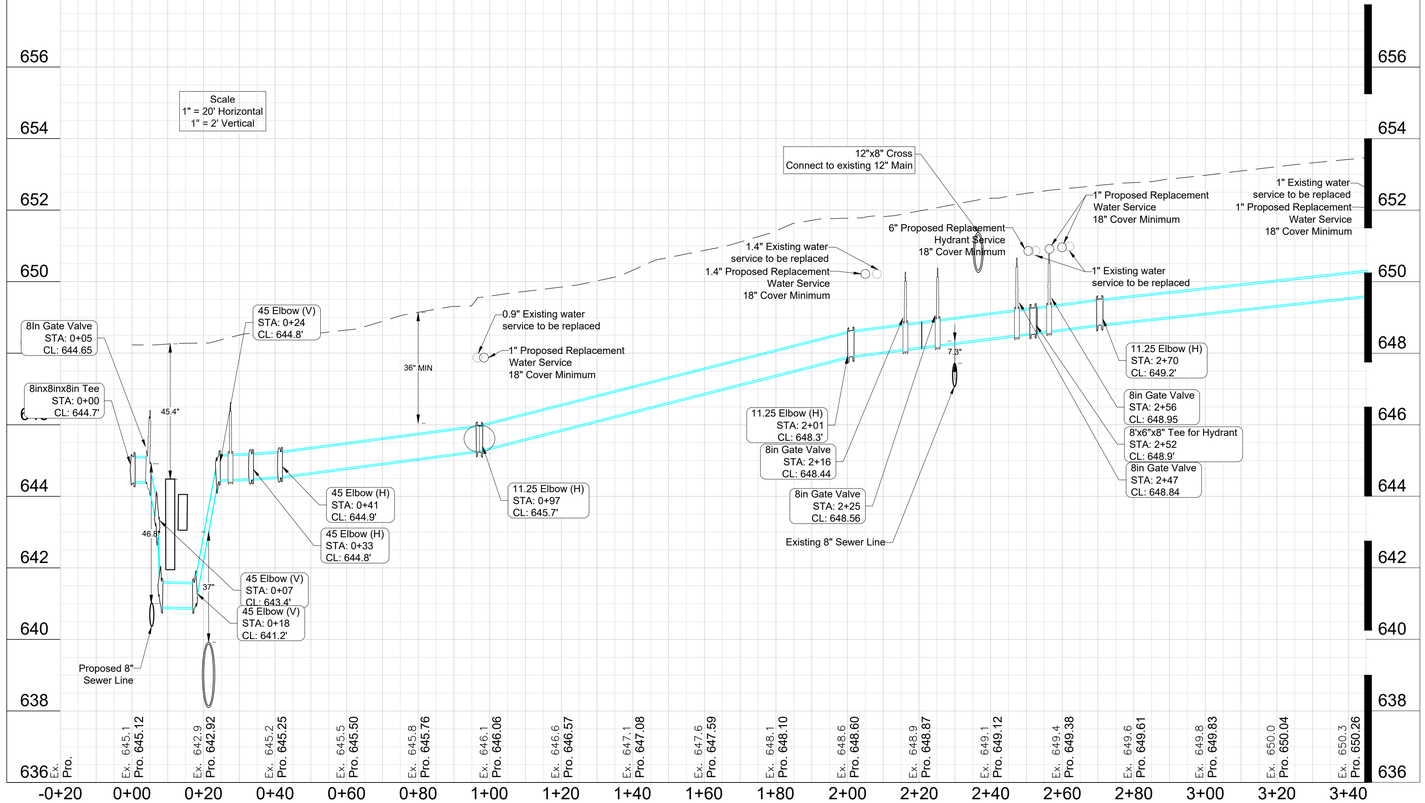
C5.9





N
E
S
W

20 0 20 40

Scale 1" = 20'

Drawing Date:
February 10, 2025

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Site Plan
Margin District Subdivision

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Public Water Line 'B'-1 Plan & Profile

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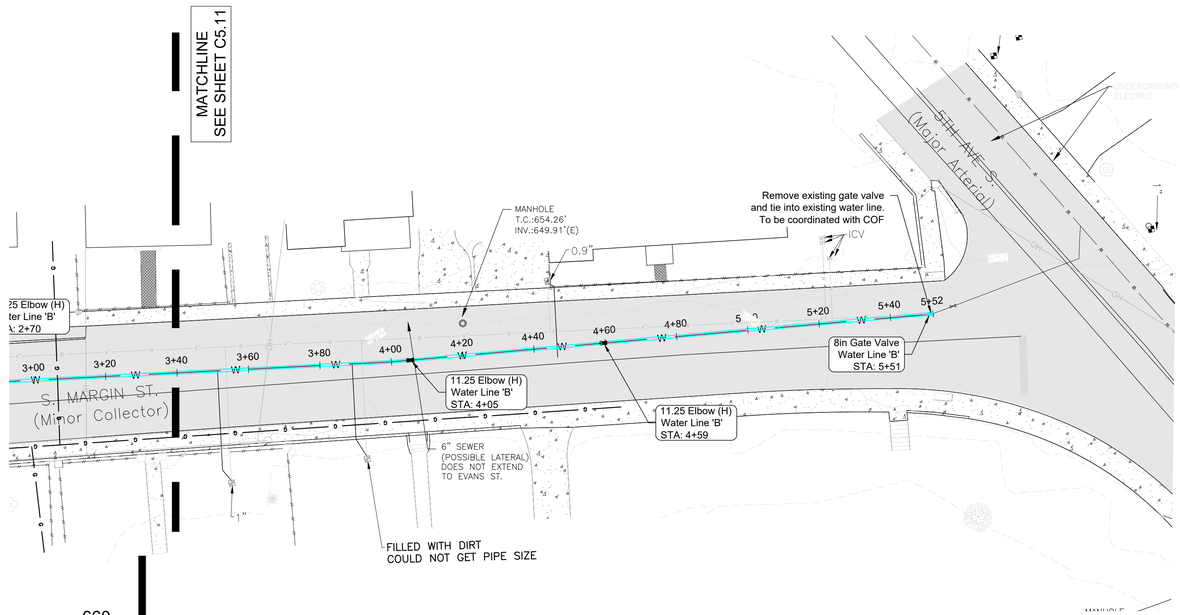

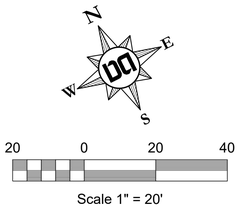

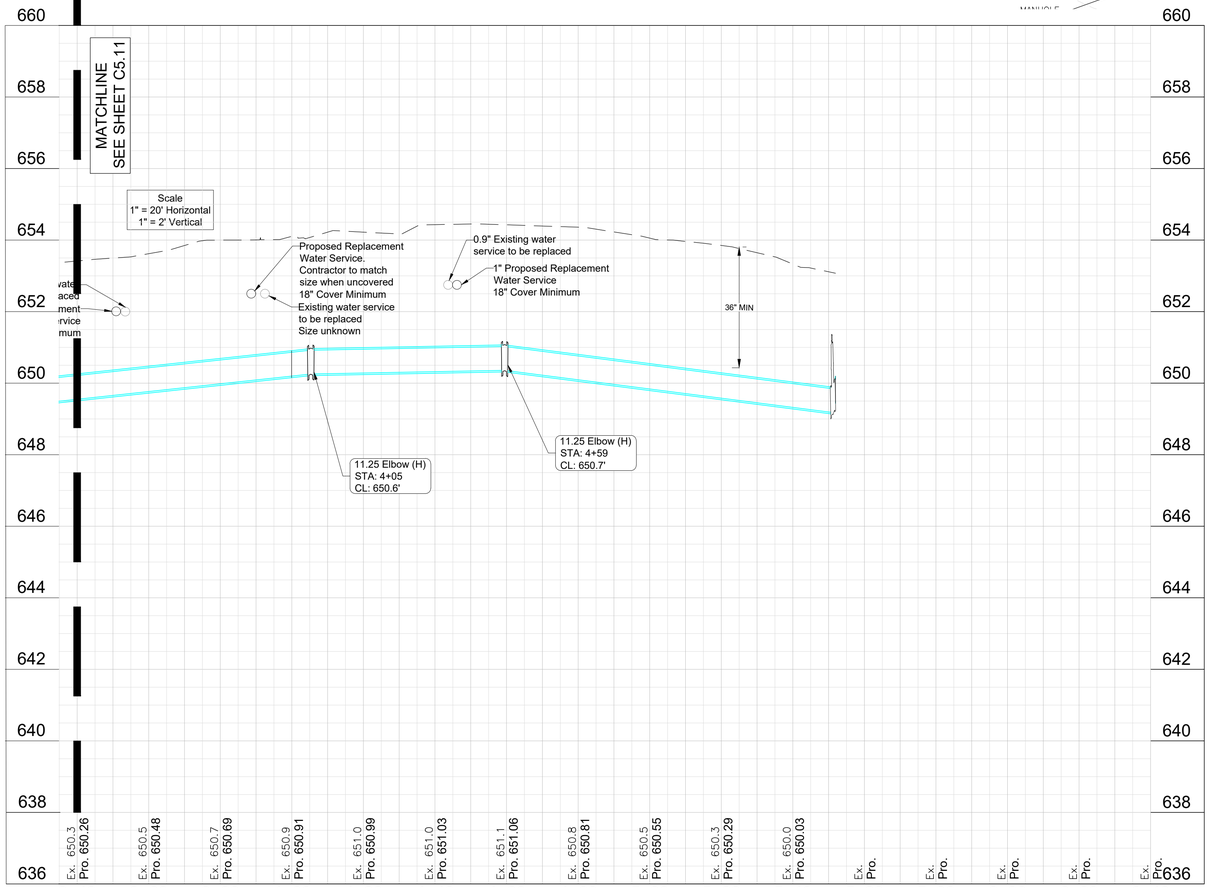

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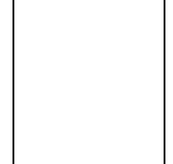

Public
Water Line
'B'-2
Plan & Profile

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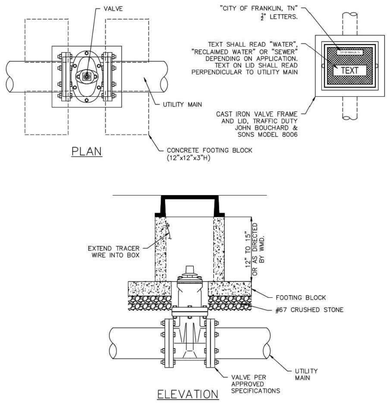
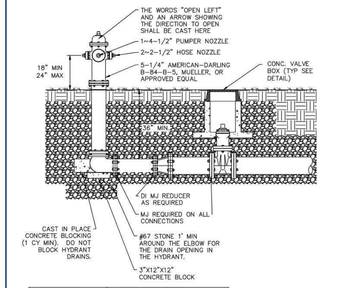


NOTES:
1) FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN.
2) CONCRETE SHALL BE 4,000 PSI @ 28 DAYS REINFORCED WITH WELDED WIRE MESH.
3) STRUCTURE SHALL CONFORM TO ASTM C858.

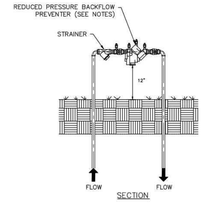
HISTORIC FRANKLIN TENNESSEE	**CONCRETE VALVE BOX**		DWG. NO. **G-2**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



MAIN SIZE	END PIPE SIZE
6" – 18"	6" BLOW-OFF
18" & GREATER	AS APPROVED BY CITY ENGINEER

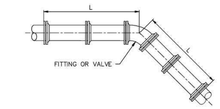
NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
2) FOR MAINS THAT ARE TO BE EXTENDED USE A VALVE EQUAL TO THE MAIN SIZE AS THE BLOW-OFF CONTROL VALVE AND THEN REDUCE.

HISTORIC FRANKLIN TENNESSEE	**FIRE HYDRANT SETTING FOR DOMESTIC WATER BLOW-OFF**		DWG. NO. **W-10**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) STRAINER REQUIRED ON ALL DOMESTIC BACKFLOW DEVICES.
5) BACKFLOW ASSEMBLY SHALL BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

HISTORIC FRANKLIN TENNESSEE	**REDUCED PRESSURE BACKFLOW PREVENTER FOR 3/4" AND 1" IRRIGATION LINES**		DWG. NO. **W-5**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

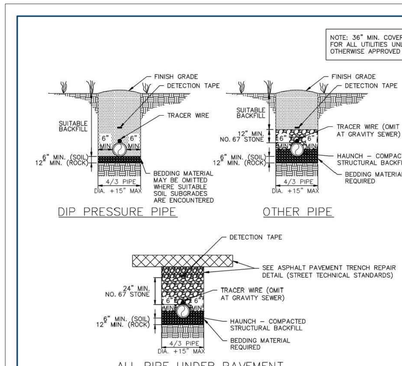


NOTES:
1) RESTRAINED JOINTS SHALL BE PROVIDED ON EACH SIDE OF ALL VERTICAL OR HORIZONTAL BENDS, TEES, DEAD ENDS, REDUCERS, AND VALVES.
2) MAXIMUM LENGTHS OF PIPE SHALL BE USED WITHIN RESTRAINED SECTIONS.
3) LENGTH OF RESTRAINED PIPE IS BASED ON THE FOLLOWING ASSUMPTIONS USING DIPRA THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE. IF OTHER CONDITIONS ARE ENCOUNTERED, THE LENGTH OF RESTRAINED PIPE SHALL BE ADJUSTED ACCORDINGLY. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.
   A. DESIGN SOIL TYPE: SILT 1 (WORST CASE)
   B. SAFETY FACTOR: 1.5
   C. TRENCH TYPE: 3 WITH 4-INCH MINIMUM BEDDING (EXCEPT WHERE NOTED)
   D. DEPTH OF BURY: 3 FEET
   E. TEST PRESSURE: 200 PSI
   F. REDUCERS BASED ON A REDUCTION OF ONE PIPE SIZE SMALLER
   G. NON-POLY WRAPPED

DIP PIPE									
LENGTH (L) OF PIPE TO BE RESTRAINED ON EACH SIDE OF FITTING OR VALVE (FT)									
	HORIZONTAL ELBOWS				VERTICAL ELBOWS			REDUCERS	TEES, DEAD ENDS, VALVES
PIPE DIAMETER	11 ¼	22 ½	45	90	11 ¼	22 ½	45		
4"	3(6)	7(12)	14(24)	34(58)	6(9)	12(18)	24(37)	19(29)	58(90)
6"	5(8)	9(16)	20(33)	47(81)	8(12)	16(25)	34(52)	42(65)	81(126)
8"	6(10)	12(21)	26(44)	62(106)	11(16)	21(33)	44(68)	45(69)	107(165)
12"	8(15)	17(29)	36(61)	86(147)	15(23)	30(46)	62(96)	79(123)	150(231)
16"	11(18)	22(37)	45(77)	109(187)	19(29)	38(59)	79(122)	81(125)	191(295)
20"	13(22)	26(44)	54(93)	131(224)	23(35)	46(71)	95(147)	81(125)	230(355)
24"	15(25)	30(51)	63(107)	151(259)	26(41)	53(82)	111(171)	80(124)	268(414)

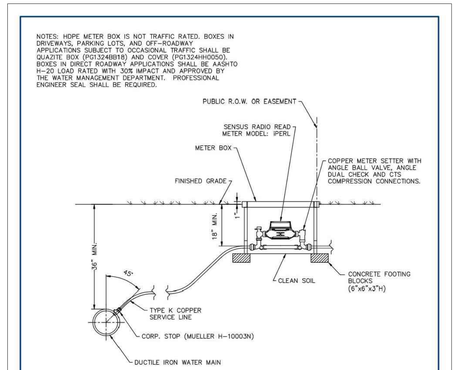
LENGTHS IN PARENTHESES ( ) REPRESENT LINEAL FEET TO BE RESTRAINED WHEN PIPE IS PLACED DIRECTLY ON UNDISTURBED SUBGRADE WITHOUT BEDDING (FLAT BOTTOM TRENCH TYPE 2)

HISTORIC FRANKLIN TENNESSEE	**RESTRAINED JOINT TABLE - DIP**		DWG. NO. **G-6**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'-0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

HISTORIC FRANKLIN TENNESSEE	**UTILITY BEDDING AND BACKFILL DETAIL**		DWG. NO. **G-8**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

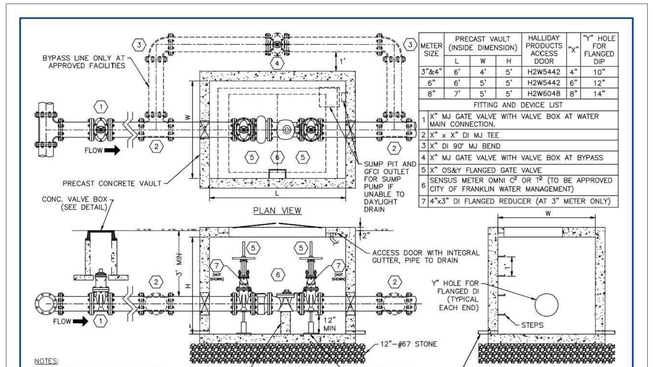


NOTES: HDPE METER BOX IS NOT TRAFFIC RATED. BOXES IN DRIVEWAYS, PARKING LOTS, AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL TRAFFIC SHALL BE QUAZITE BOX (PG1324BH18) AND COVER (PG1324HHOOSO). BOXES IN DIRECT ROADWAY APPLICATIONS SHALL BE AASHTO H-20 LOAD RATED WITH 30% IMPACT AND APPROVED BY THE WATER MANAGEMENT DEPARTMENT. PROFESSIONAL ENGINEER SEAL SHALL BE REQUIRED.

METER SIZE	SIGMA HDPE RAVEN METER BOX	McDONALD COPPER METER SETTER
2"	RMB1324I8-SW-W 13"X24"X18"	770-2-#DOG 33
1"	RMB1324I8-SW-W 13"X24"X18"	770-4-#DOG 4

NOTES:
1) MINIMUM TRENCH WIDTH ON SERVICE SHALL BE 2 FEET.
2) INSTALL THE METER BOX AS NEAR THE PROPERTY LINE AS POSSIBLE WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. METER BOX SHALL BE SET PLUMB APPROXIMATELY 1" ABOVE PROPOSED GRADE AND SUCH THAT SURFACE DRAINAGE WILL NOT ENTER IT.
3) METER BOX AND SETTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
4) METER TO BE FURNISHED AND INSTALLED BY THE CITY OF FRANKLIN.
5) MINIMUM SERVICE LINE COVER SHALL BE 36" BELOW FINISHED GRADE UNDER ROADWAYS, 30" IN UNPAVED AREAS, AND 18" AT SERVICE BOX.

HISTORIC FRANKLIN TENNESSEE	**3/4" AND 1" WATER SERVICE ASSEMBLIES**		DWG. NO. **W-1**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



METER SIZE	PRECAST VAULT (INSIDE DIMENSION) L	W	H	HALLIDAY PRODUCTS ACCESS DOOR	"X"	"Y" HOLE FOR FLANGED DIP
3"&4"	6'	4'	5'	H2W5442	4"	10"
6"	6'	5'	5'	H2W5442	6"	12"
8"	7'	5'	5'	H2W6048	8"	14"

	FITTING AND DEVICE LIST
1	X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION.
2	X" x X" DI MJ TEE
3	X" DI 90° MJ BEND
4	X" MJ GATE VALVE WITH VALVE BOX AT BYPASS
5	X" OS&Y FLANGED GATE VALVE
6	SENSUS METER OMNI C² OR T² (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT)
7	4"x3" DI FLANGED REDUCER (AT 3" METER ONLY)

NOTES:
1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
2) CONCRETE – f'c = 5,000 PSI
3) REBAR – ASTM A615 GRADE 60
4) LOADS – AASHTO H-20 LOAD RATED WITH 30% IMPACT

HISTORIC FRANKLIN TENNESSEE	**3"-8" WATER METER**		DWG. NO. **W-3**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

Drawing Date:
February 10, 2025

Revisions

Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH ENGLAND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL
COMMERCIAL
No. 112414
STATE OF TENNESSEE
3/6/25

Water Details

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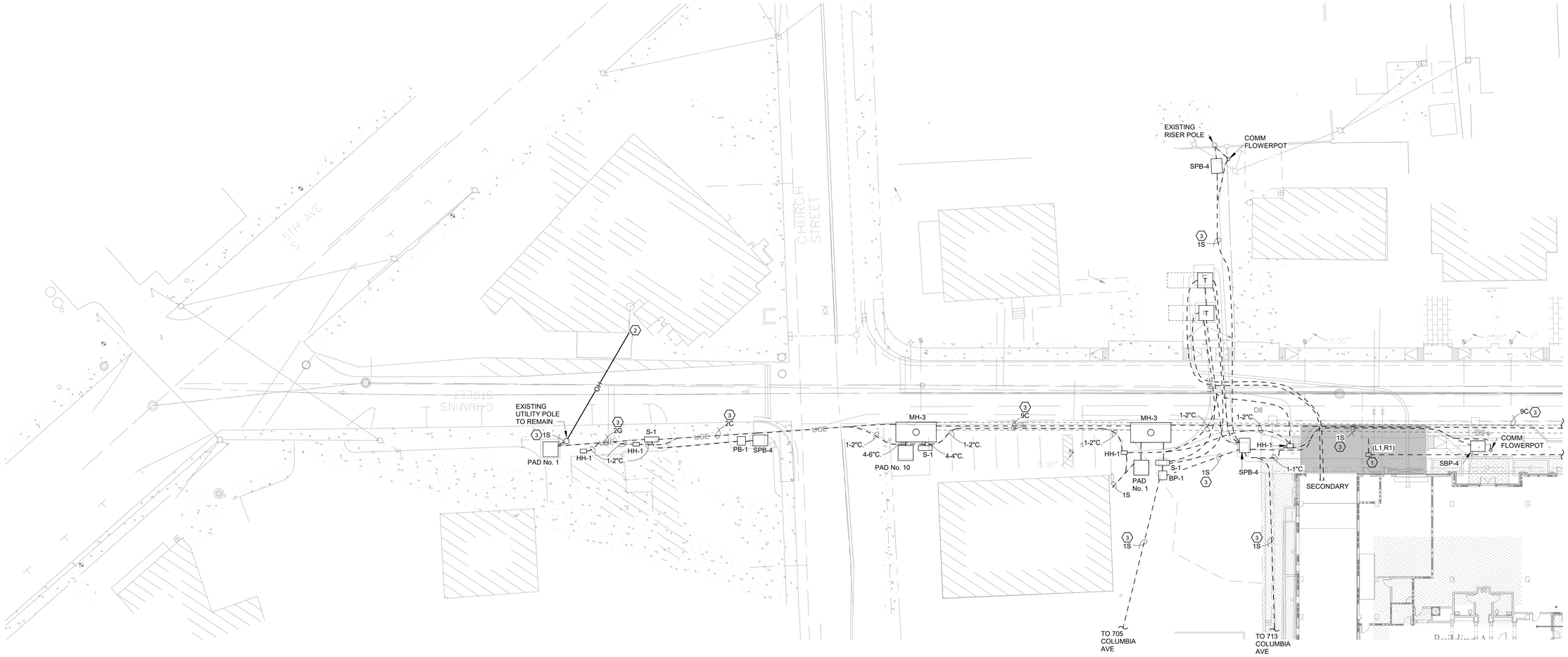
C5.12

ELECTRICAL NOTES: ⬡

1. PULLBOX FOR POWER TO LIGHT POLES. TYPICAL FOR EACH LIGHT POLE.
2. OVERHEAD SERVICE TO BE CONVERTED TO UNDERGROUND SERVICE.
3. REFERENCE MTE DETAIL FOR DUCTBANK SECTION. REFERENCE E4XX SERIES OF DRAWINGS FOR DETAILS.



ELECTRICAL - SITE LIGHTING PLAN NORTH
1" = 20'-0"

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ELECTRICAL - SITE LIGHTING PLAN NORTH

Margin District Subdivision

FRANKLIN TENNESSEE

I.C. Thomasson Associates, Inc.
A Salas O'Brien Company
NASHVILLE, TN. (615) 346-3400

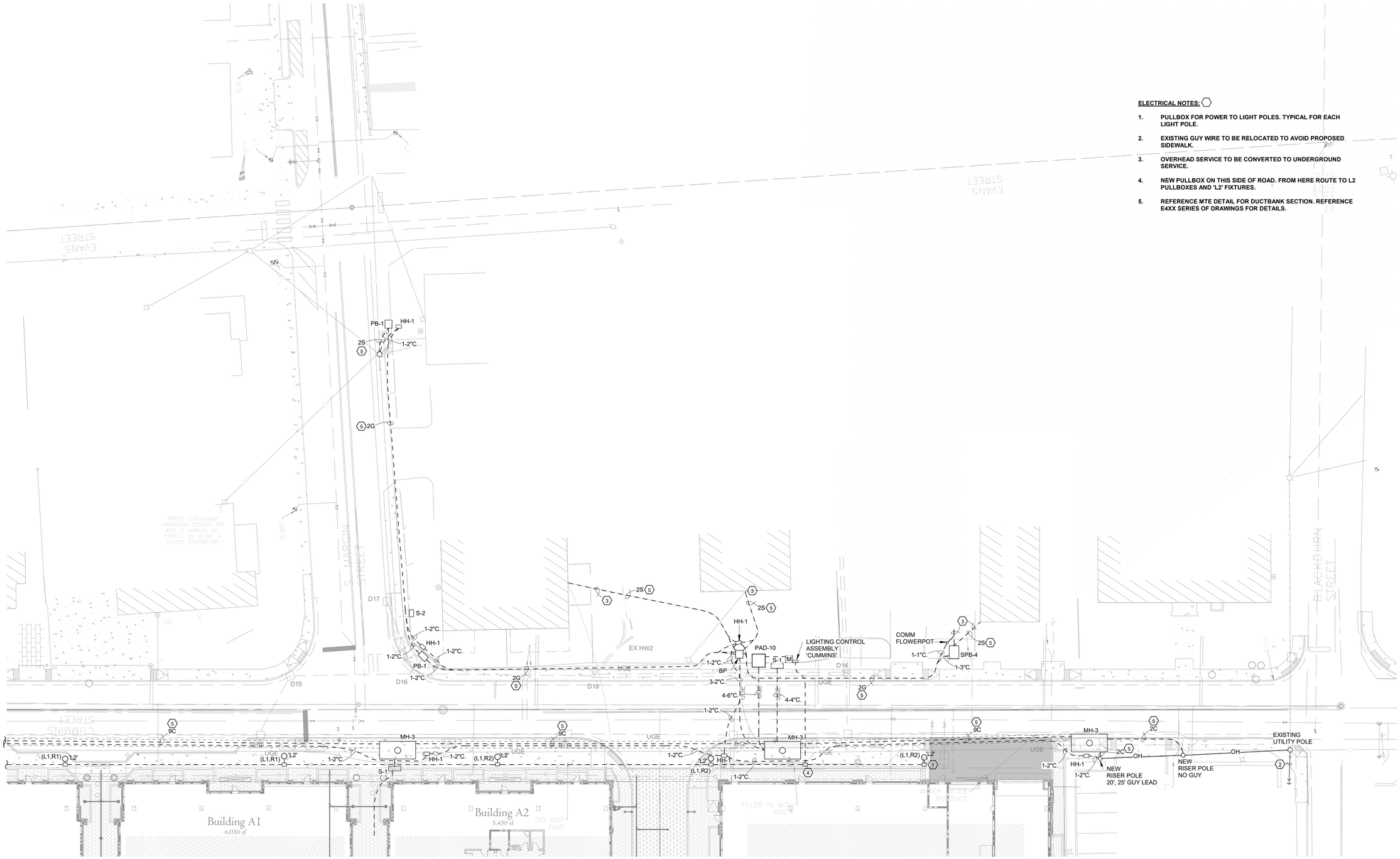
DRAWN BY Author	JOB No. 250020	SCALE 1" = 20'-0"
CHECKED BY Checker	ISSUE DATE 01/22/2025	SHEET No E101
FILENAME	PLOT DATE	

DATE	--	DATE	--	DATE	--	DATE	--	DATE	--	DATE	--
BY	--	BY	--	BY	--	BY	--	BY	--	BY	--
E	--	D	--	C	--	B	--	A	--		

8 7 6 5 4 3 2 1

ELECTRICAL NOTES: ⬡

1. PULLBOX FOR POWER TO LIGHT POLES. TYPICAL FOR EACH LIGHT POLE.
2. EXISTING GUY WIRE TO BE RELOCATED TO AVOID PROPOSED SIDEWALK.
3. OVERHEAD SERVICE TO BE CONVERTED TO UNDERGROUND SERVICE.
4. NEW PULLBOX ON THIS SIDE OF ROAD. FROM HERE ROUTE TO L2 PULLBOXES AND 'L2' FIXTURES.
5. REFERENCE MTE DETAIL FOR DUCTBANK SECTION. REFERENCE E4XX SERIES OF DRAWINGS FOR DETAILS.



ELECTRICAL - SITE LIGHTING PLAN SOUTH
1" = 20'-0"

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ELECTRICAL - SITE LIGHTING PLAN SOUTH

Margin District Subdivision

FRANKLIN TENNESSEE

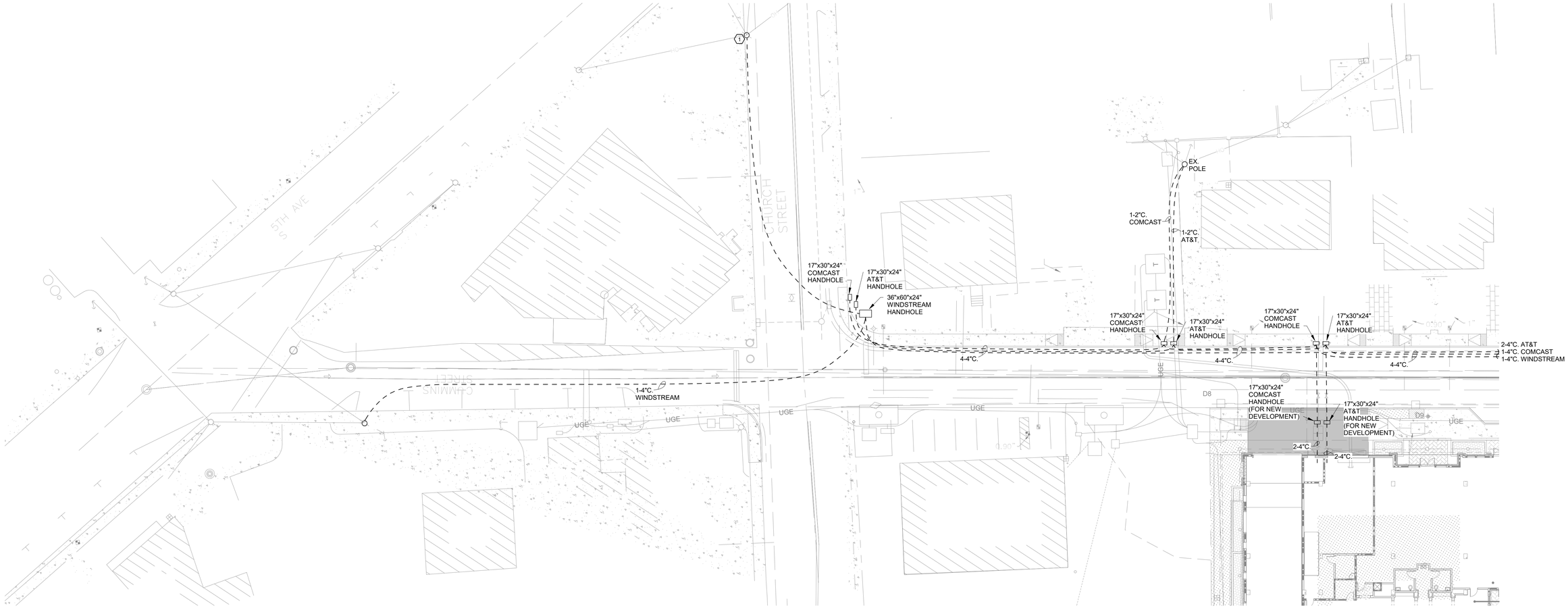
I.C. Thomasson Associates, Inc.
A Salas O'Brien Company
NASHVILLE, TN. (615) 346-3400

DATE --	E --	DATE --	D --	DATE --	C --	DATE --	B --	DATE --	A --	DRAWN BY Author	JOB No. 250020	SCALE 1" = 20'-0"
BY --		BY --		BY --		BY --		BY --		CHECKED BY Checker	ISSUE DATE 01/22/2025	SHEET No E102
										FILENAME	PLOT DATE	

8 7 6 5 4 3 2 1

ELECTRICAL NOTES: ⬡

1. PROVIDE 1-4"C. UP ON POLE FOR WINDSTREAM.



LOW VOLTAGE - SITE PLAN NORTH
1" = 20'-0"

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

LOW VOLTAGE - SITE PLAN NORTH

Margin District Subdivision

FRANKLIN TENNESSEE

I.C. Thomasson Associates, Inc.
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NASHVILLE, TN. (615) 346-3400

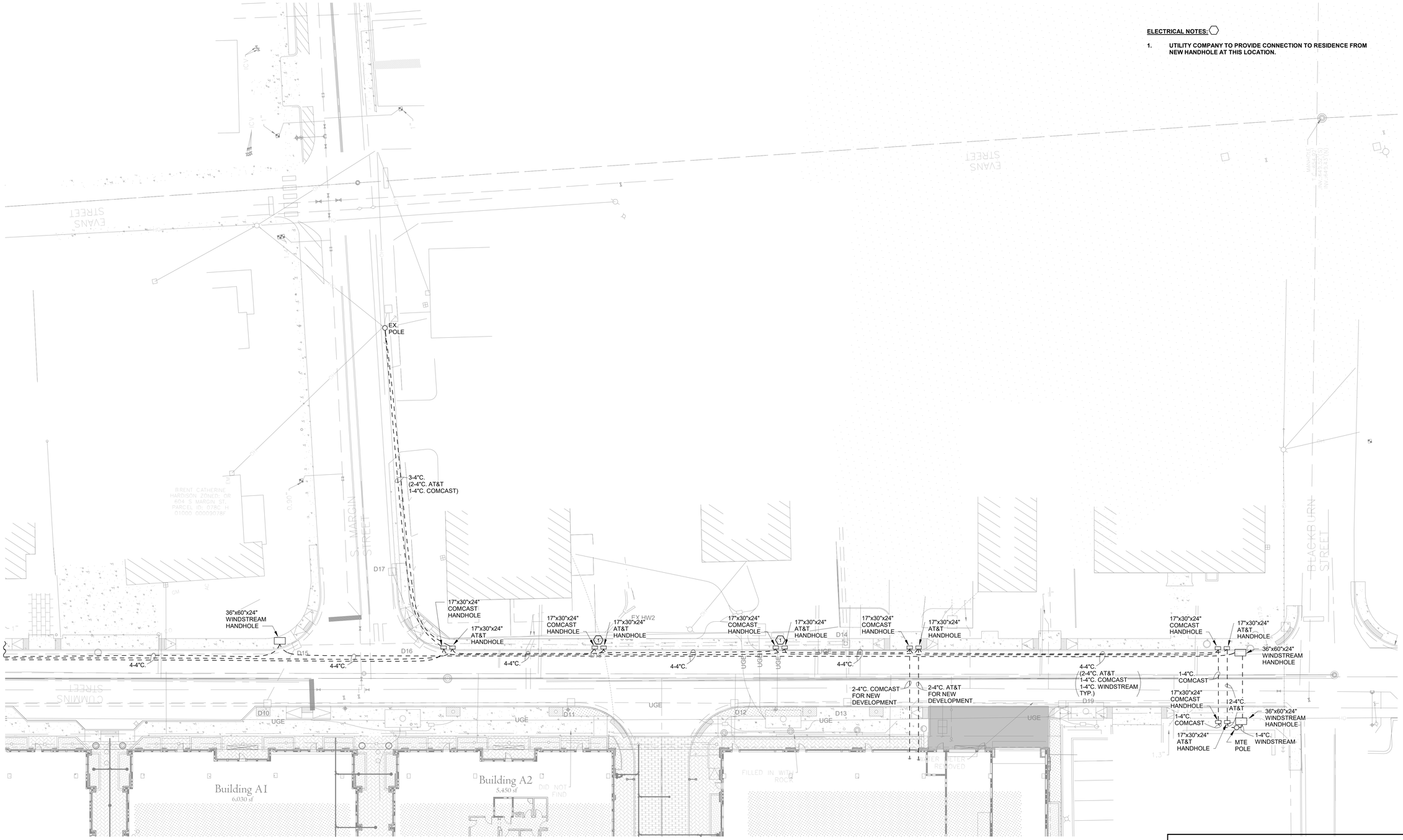
DRAWN BY Author	JOB No. 250020	SCALE 1" = 20'-0"	
CHECKED BY Checker	ISSUE DATE 01/22/2025	SHEET No E301	
FILENAME	PLOT DATE		

DATE	--	DATE	--	DATE	--	DATE	--	DATE	--	DATE	--
BY	--	BY	--	BY	--	BY	--	BY	--	BY	--
E	--	D	--	C	--	B	--	A	--		

8 7 6 5 4 3 2 1

ELECTRICAL NOTES: ⬡

1. UTILITY COMPANY TO PROVIDE CONNECTION TO RESIDENCE FROM NEW HANDHOLE AT THIS LOCATION.



LOW VOLTAGE - SITE PLAN SOUTH

1" = 20'-0"

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

LOW VOLTAGE - SITE PLAN SOUTH

Margin District Subdivision

FRANKLIN TENNESSEE

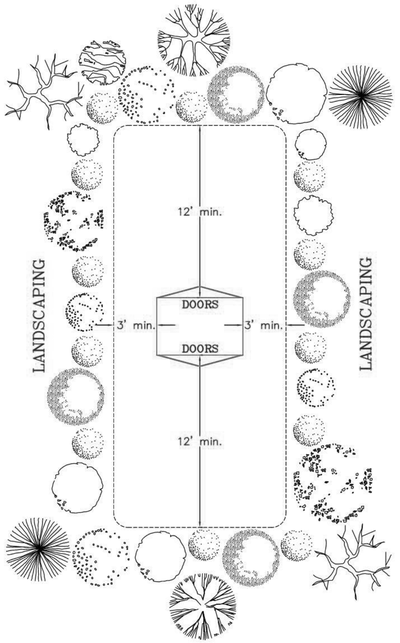
I.C. Thomasson Associates, Inc.
A Salas O'Brien Company
NASHVILLE, TN. (615) 346-3400

DRAWN BY Author	JOB No. 250020	SCALE 1" = 20'-0"	
CHECKED BY Checker	ISSUE DATE 01/22/2025	SHEET No E302	
FILENAME	PLOT DATE		

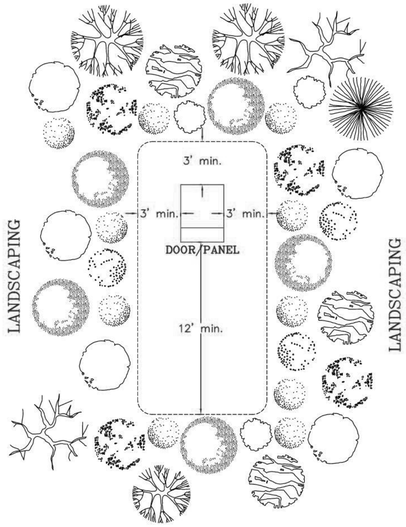
DATE	--	DATE	--	DATE	--	DATE	--	DATE	--	DATE	--
BY	--	BY	--	BY	--	BY	--	BY	--	BY	--
E	--	D	--	C	--	B	--	A	--		

8 7 6 5 4 3 2 1

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification



SWITCH



TRANSFORMER

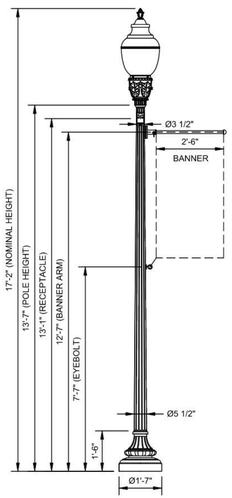
NOTE:

LANDSCAPING AROUND THE PAD IS PERMITTED. HOWEVER, NO TREES, BUSHES, OR SHRUBBERY SHOULD BE PLANTED WITHIN TWELVE (12) FEET OF THE SIDES OF PAD-MOUNTED EQUIPMENT THAT HAVE DOORS OR ACCESS COVERS THAT MUST BE OPENED. ON THE SIDES OF THE EQUIPMENT THAT DO NOT HAVE DOORS OR ACCESS COVERS, TREES, BUSHES, AND SHRUBBERY SHOULD BE PLANTED AT LEAST THREE (3) FEET AWAY. SMALL PLANTS AND FLOWERS THAT DO NOT REQUIRE USE OF CHAINSAWS SAWS OR OTHER SIMILAR EQUIPMENT TO REMOVE ARE PERMITTED CLOSER TO THE PAD BUT MAY BE DAMAGED OR DESTROYED IF MAINTENANCE IS REQUIRED TO BE PERFORMED ON THE PAD-MOUNTED EQUIPMENT.

Middle Tennessee Electric

PADMOUNTED EQUIPMENT R.O.W.

DRAWING NUMBER:	REVISED DATE: OCT. 11, 2012
ROW-1	SCALE: NONE
	SHEET: 1 OF 1



APPLICABILITY

1. DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS, EXCEPT ALONG MAIN STREET

POLE AND APPURTENANCES

1. WADSWORTH CAST ALUMINUM POLE
2. ALUMINUM, FLUTED TAPERED FTJ SHAFT
3. TENON: Ø3" x 3"
4. (1) GFI RECEPTACLE, w/ SMALL IN-USE WEATHERPROOF COVER
5. (1) BOLT-ON 30" BANNER ARM, Ø1" PIPE, HALF SPHERE FINIAL
6. (1) BOLT-ON EYEBOLT
7. FINISH: RP99P024 FRANKLIN GREEN 80% GLOSS
8. (1) SET 3/4" x 18" ANCHOR BOLTS (HOT-DIP GALV.)

	ORIENTATION	HEIGHT
RECEPTACLE	90°	13'-1"
BANNER ARM	180°	12'-7"
EYEBOLT	180°	7'-7"

FIXTURE

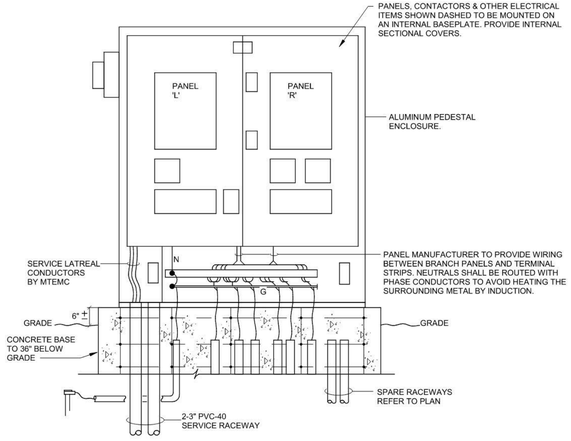
1. GLASS WASHINGTON POSTLITE LED3
2. P30 LED PERFORMANCE PACKAGE (7,000 NOM. LUMENS)
3. 3000K CCT
4. AUTO-SENSING 120-277V 56/60 HZ
5. ENHANCED STYLE, HINGED DOOR HOUSING
6. GLASS, TYPE III LUNAR OPTIC
7. CUSTOM MATCH COLOR FINISH HOUSING
8. BUD FINIAL, CUSTOM MATCH COLOR FINISH
9. FIELD ADJUSTABLE OUTPUT
10. NEMA TWISTLOCK DIMMING PHOTOCONTROL RECEPTACLE - 7 PIN (UNDER GLASS)
11. SHORTING CAP

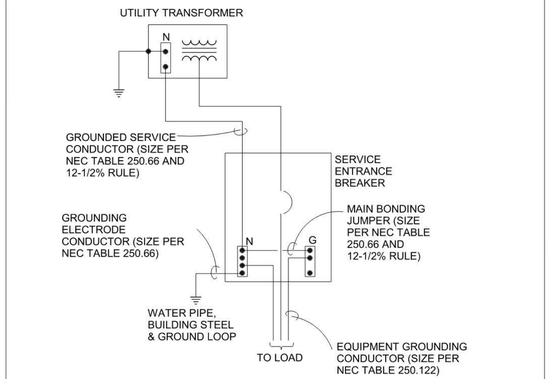
HISTORIC FRANKLIN TENNESSEE

STREETSCAPE LIGHT POLE (TYPE C/D)

CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2025	DWG. NO. L-2
NOT TO SCALE			

GENERAL NOTE: L2 POLE SHALL BE HOLOPHANE FIXTURE BELOW WITH LUNAR OPTICS. COORDINATE WITH SEAN CLARE WITH HOLOPHANE FOR ALL REQUIREMENTS.

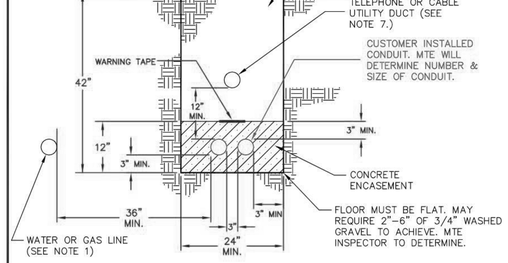




SERVICE ENTRANCE GROUNDING DETAIL

No Scale

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification



NOTES:

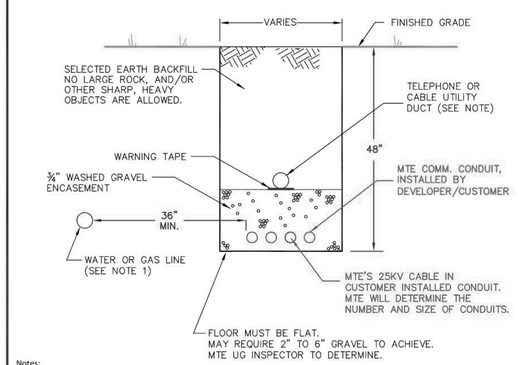
1. CONDUITS RUN HORIZONTAL TO WATER OR GAS LINES MUST HAVE A MINIMUM 36" HORIZONTAL SEPARATION.
2. TELEPHONE OR CABLE UTILITY MINIMUM SEPARATION FROM MTE DUCTS SHALL BE EITHER:
   a) 36" PARALLEL
   b) 12" VERTICAL
3. ALL FOREIGN UTILITY PERPENDICULAR CROSSINGS MUST HAVE 12" MINIMUM SEPARATION FROM MTE DUCTS.
4. CONDUIT SHALL BE GRAY PVC SCHEDULE 40 WITH LONG INTEGERAL BELLS. THE SIZE AND NUMBER AS SPECIFIED BY MTE AND INDICATED ON THE PLANS. LONG COUPLINGS AS DEFINED IN APPENDIX B SHALL BE USED AS NECESSARY.
5. CONDUIT SHALL BE SUPPORTED WITH APPROVED DUCT SPACERS AT REGULAR INTERVALS NOT EXCEEDING 7'–0". SEE APPENDIX B FOR APPROVED SPACERS.
6. A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND DUCT BANK WITH 3" SEPARATION BETWEEN CONDUITS.
7. INSTALL JETLINE PULL STRING WITH MINIMUM 200 LB TENSILE STRENGTH IN EACH CONDUIT.
8. OMIT TELEPHONE OR CABLE UTILITY DUCT REQUIREMENTS IF NOT BEING INSTALLED.
9. IF CONDUCTOR IS NOT TO BE INITIALLY INSTALLED IN THE DUCT BANK, A #14 THHN CU TRACER WIRE SHALL BE INSTALLED INSIDE ONE OF THE INTERIOR CONDUITS OR CENTER CONDUIT IF AN ODD NUMBER OF CONDUITS ARE INSTALLED. IF ONE END OF THE CONDUIT IS JUST A STUB OUT 10 FEET OR LONGER, THE TRACER WIRE SHALL BE BENT BACK TO THE OUTSIDE OF THE CONDUIT AND SECURELY TAPED SUCH THAT THE WIRE CAN'T BE PULLED OUT EASILY. THERE SHALL BE 10' TAILS LEFT IN ALL ENCLOSURES FOR MTE TO CONNECT TO GROUND. SEE MTE LOCAL ENGINEERING FOR QUESTIONS.
10. DEVELOPER/OWNER IS RESPONSIBLE FOR PROVIDING MTE A CLEAN AND OBSTRUCTION FREE CONDUIT SYSTEM.

Middle Tennessee Electric

PRIMARY DITCH DETAIL

DRAWING NUMBER:	REVISED DATE: JAN. 2, 2023
2C	SCALE: NONE
	SHEET: 1 OF 1

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification



Notes:

1. Conduits run horizontal to water or gas lines must have a minimum 36" horizontal separation.
2. Telephone or cable utility minimum separation from MTE ducts shall be either:
   a.) 36" parallel
   b.) 12" vertical
3. All foreign utility perpendicular crossings must have 12" minimum separation from MTE ducts.
4. Electrical conduit shall be gray PVC schedule 40 with long integeral bells. The size and number as specified by MTE and indicated on the plans. Long couplings as defined in Appendix B shall be used as necessary. Comm conduit shall be 2" HDPE SDR 13.5, orange with red stripe, for main comm line and multi-drop conduits. Comm conduit is 1" PVC sch. 40 for single drops.
5. Install Jetline pull string with minimum 200 lb tensile strength in each conduit.
6. Omit telephone or catv utility duct requirement if not being installed.
7. If conductor is not to be initially installed in the duct bank, a #14 thhn cu tracer wire shall be installed inside one of the interior conduits or center conduit if an odd number of conduits are installed. If one end of the conduit is just a stub out 10 feet or longer, the tracer wire shall be bent back to the outside of the conduit and securely taped such that the wire can't be pulled out easily. There shall be 10' tails left in all enclosures for MTE to connect to ground. See MTE local engineering for questions.
8. Developer/owner is responsible for providing MTE a clean and obstruction free conduit system.

Middle Tennessee Electric

PRIMARY DITCH DETAIL

DRAWING NUMBER:	REVISED DATE: JAN. 2, 2023
2G	SCALE: NONE
	SHEET: 1 OF 1

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ELECTRICAL DETAILS

Margin District Subdivision

FRANKLIN TENNESSEE

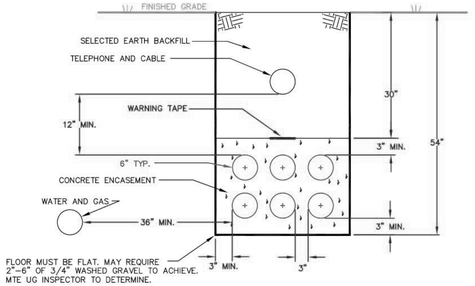
I.C. Thomasson Associates, Inc.
A Salas O'Brien Company
NASHVILLE, TN. (615) 346-3400

DRAWN BY Author	JOB No. 250020	SCALE
CHECKED BY Checker	ISSUE DATE 01/22/2025	SHEET No E401
FILENAME	PLOT DATE	

DATE --	DATE --	DATE --	DATE --	DATE --	DATE --
BY --	BY --	BY --	BY --	BY --	BY --
E --	D --	C --	B --	A --	

8 7 6 5 4 3 2 1

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



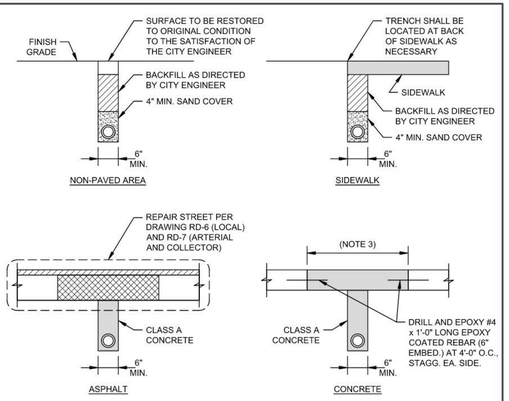
NOTES:

1. CONDUITS RUN HORIZONTAL TO WATER OR GAS LINES MUST HAVE A MINIMUM 36" HORIZONTAL SEPARATION.
2. TELEPHONE OR CABLE UTILITY MINIMUM SEPARATION FROM MTE DUCTS SHALL BE EITHER:
   a) 36" PARALLEL
   b) 12" VERTICAL
3. ALL FOREIGN UTILITY PERPENDICULAR CROSSINGS MUST HAVE 12" MINIMUM SEPARATION FROM MTE DUCTS.
4. CONDUIT SHALL BE GRAY PVC SCHEDULE 40 WITH LONG INTEGERAL BELLS. THE SIZE AND NUMBER AS SPECIFIED BY MTE AND INDICATED ON THE PLANS. LONG COUPLINGS AS DEFINED IN APPENDIX B SHALL BE USED AS NECESSARY.
5. CONDUITS SHALL BE SUPPORTED WITH APPROVED DUCT SPACERS AT REGULAR INTERVALS NOT EXCEEDING 7'-0". SEE APPENDIX B FOR APPROVED SPACERS.
6. A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND DUCT BANK.
7. INSTALL JETLINE PULL STRING WITH MINIMUM 200 LB TENSILE STRENGTH IN EACH CONDUIT.
8. CONCRETE SHALL BE MIXED WITH RED DYE.
9. IF CONDUCTOR IS NOT TO BE INITIALLY INSTALLED IN THE DUCT BANK, A #14 THHN CU TRACER WIRE SHALL BE INSTALLED INSIDE ONE OF THE INTERIOR CONDUITS OR CENTER CONDUIT IF AN ODD NUMBER OF CONDUITS ARE INSTALLED. IF ONE END OF THE CONDUIT IS JUST A STUB OUT 10 FEET OR LONGER, THE TRACER WIRE SHALL BE BENT BACK TO THE OUTSIDE OF THE CONDUIT AND SECURELY TAPED SUCH THAT THE WIRE CAN'T BE PULLED OUT EASILY. THERE SHALL BE 10' TAILS LEFT IN ALL ENCLOSURES FOR MTE TO CONNECT TO GROUND. SEE MTE LOCAL ENGINEERING FOR QUESTIONS.
10. DEVELOPER IS RESPONSIBLE FOR PROVIDING MTE A CLEAN AND OBSTRUCTION FREE CONDUIT SYSTEM.

Middle Tennessee Electric

PRIMARY DITCH DETAIL
(6 CONDUITS)

DRAWING NUMBER:	REVISED DATE:
6C-2	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1



NOTES

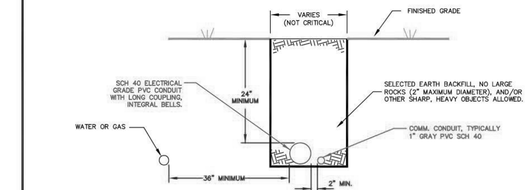
1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. TRENCH DEPTH SHALL BE 2'-0" MIN. SHOULD THE COF STREET DEPARTMENT ALLOW A LESSER DEPTH DUE TO FIELD CONDITIONS, THE CONDUIT SHALL BE CONCRETE-ENCASED IN ALL APPLICATIONS.
5. CONDUIT, PULL BOXES, AND POLES ARE TO BE INSTALLED AND LEVEL TO FINAL GRADE PRIOR TO POURING SIDEWALKS.
6. WARNING TAPE: TYPE 2 TAPE INSTALLED AT 12" BELOW FINISH GRADE (ALL TRENCHES)
7. TRACER WIRE: COPPER CLAD, 12 GA. MIN. WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET (ALL TRENCHES)
8. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
9. CONDUIT:
   A. SEE PLANS FOR NUMBER AND SIZE.
   B. ALL CONDUIT SHALL BE SCHEDULE 40 PVC.
   C. ALL CONDUIT SHALL USE LONG SWEEP RADII (MINIMUM 6" RADIUS).
   D. PROVIDE JET LINE OR EQUAL PULL STRING.

HISTORIC FRANKLIN TENNESSEE

CONDUIT TRENCH BACKFILL

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2021	ITS-2

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



Notes:

1. Conduits run horizontal to water or gas lines must have a minimum 36" horizontal separation.
2. Telephone or cable utility minimum separation from MTE ducts shall be either:
   a.) 36" parallel
   b.) 12" vertical
3. All foreign utility perpendicular crossings must have 12" minimum separation from MTE ducts.
4. Conduit shall be gray PVC schedule 40 with long integeral bells. The size and number as specified by MTE and indicated on the plans. Long couplings defined as 6" or longer for 3" conduit shall be used as necessary.
5. No sharp bends will be allowed. Horizontal bends must be greater than 6' radius. Contractor should plan runs to building sites such that no sharp bends will be necessary to serve the building.
6. Install Jetline pull string with minimum 200 lb tensile strength in each conduit.
7. If above not practical, then options shown on secondary ditch detail 2S may be used.
8. Developer/owner is responsible for providing MTE a clean and obstruction free conduit system.
9. Multiple family units require the minimum conduit requirements:
   Townhomes:
   Up to 5 units - one (1) conduit to the gang base
   6 units or larger - two (2) conduits to the gang base
   Apartments:
   1 to 11 units - one (1) 3" conduit to each gang base
   12 to 36 units - two (2) 3" conduits to each gang base
   Two (2) 3" conduits for all road crossings

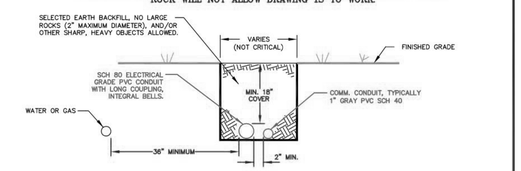
Middle Tennessee Electric

SECONDARY DITCH DETAIL

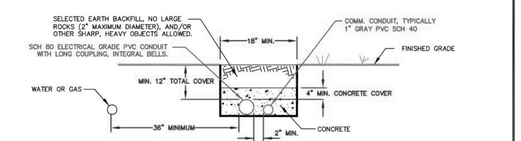
DRAWING NUMBER:	REVISED DATE:
1S	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.

FOLLOWING OPTIONS ALLOWED AT DISCRETION OF MTE ENGINEERING WHERE ROCK WILL NOT ALLOW DRAWING IS TO WORK.



SECONDARY DITCH DETAIL OPTION NO. 1



SECONDARY DITCH DETAIL OPTION NO. 2

NOTES:

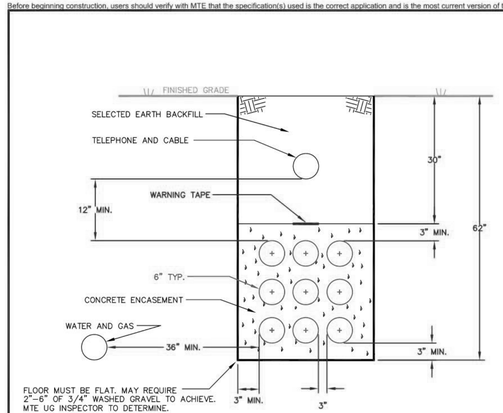
1. Conduits run horizontal to water or gas lines must have a minimum 36" horizontal separation.
2. Telephone or cable utility minimum separation from MTE ducts shall be either:
   a.) 36" parallel
   b.) 12" vertical
3. All foreign utility perpendicular crossings must have 12" minimum separation from MTE ducts.
4. Use secondary ditch detail 1S where practical; use one of the above options only if detail 1S is not practical.
5. No sharp bends will be allowed. Horizontal bends must be greater than 6' radius. Contractor should plan runs to building sites such that no sharp bends will be necessary to serve the building.
6. Install Jetline pull string with minimum 200 lb tensile strength in each conduit.
7. Long couplings defined as 6" or longer for 3" conduit shall be used as necessary.
8. Developer/owner is responsible for providing MTE a clean and obstruction free conduit system.
9. Multiple family units require the minimum conduit requirements:
   Townhomes:
   Up to 5 units – one (1) conduit to the gang base
   6 units or larger – two (2) conduits to the gang base
   Apartments:
   1 to 11 units – one (1) 3" conduit to each gang base
   12 to 36 units – two (2) 3" conduits to each gang base
   Two (2) 3" conduits for all road crossings

Middle Tennessee Electric

SECONDARY DITCH DETAIL

DRAWING NUMBER:	REVISED DATE:
2S	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



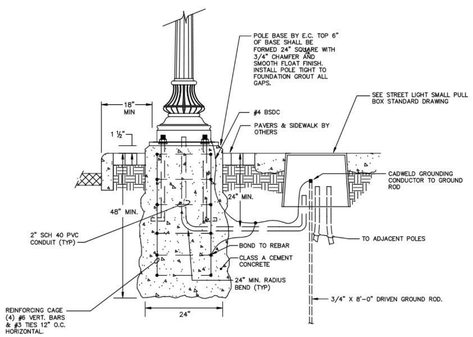
NOTES:

1. CONDUITS RUN HORIZONTAL TO WATER OR GAS LINES MUST HAVE A MINIMUM 36" HORIZONTAL SEPARATION.
2. TELEPHONE OR CABLE UTILITY MINIMUM SEPARATION FROM MTE DUCTS SHALL BE EITHER:
   a) 36" PARALLEL
   b) 12" VERTICAL
3. ALL FOREIGN UTILITY PERPENDICULAR CROSSINGS MUST HAVE 12" MINIMUM SEPARATION FROM MTE DUCTS.
4. CONDUIT SHALL BE GRAY PVC SCHEDULE 40 WITH LONG INTEGERAL BELLS. THE SIZE AND NUMBER AS SPECIFIED BY MTE AND INDICATED ON THE PLANS. LONG COUPLINGS AS DEFINED IN APPENDIX B SHALL BE USED AS NECESSARY.
5. CONDUITS SHALL BE SUPPORTED WITH APPROVED DUCT SPACERS AT REGULAR INTERVALS NOT EXCEEDING 7'-0". SEE APPENDIX B FOR APPROVED SPACERS.
6. A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND DUCT BANK.
7. INSTALL JETLINE PULL STRING WITH MINIMUM 200 LB TENSILE STRENGTH IN EACH CONDUIT.
8. CONCRETE SHALL BE MIXED WITH RED DYE.
9. IF CONDUCTOR IS NOT TO BE INITIALLY INSTALLED IN THE DUCT BANK, A #14 THHN CU TRACER WIRE SHALL BE INSTALLED INSIDE ONE OF THE INTERIOR CONDUITS OR CENTER CONDUIT IF AN ODD NUMBER OF CONDUITS ARE INSTALLED. IF ONE END OF THE CONDUIT IS JUST A STUB OUT 10 FEET OR LONGER, THE TRACER WIRE SHALL BE BENT BACK TO THE OUTSIDE OF THE CONDUIT AND SECURELY TAPED SUCH THAT THE WIRE CAN'T BE PULLED OUT EASILY. THERE SHALL BE 10' TAILS LEFT IN ALL ENCLOSURES FOR MTE TO CONNECT TO GROUND. SEE MTE LOCAL ENGINEERING FOR QUESTIONS.
10. DEVELOPER IS RESPONSIBLE FOR PROVIDING MTE A CLEAN AND OBSTRUCTION FREE CONDUIT SYSTEM.

Middle Tennessee Electric

PRIMARY DITCH DETAIL
(9 CONDUITS)

DRAWING NUMBER:	REVISED DATE:
9C	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1



NOTES:

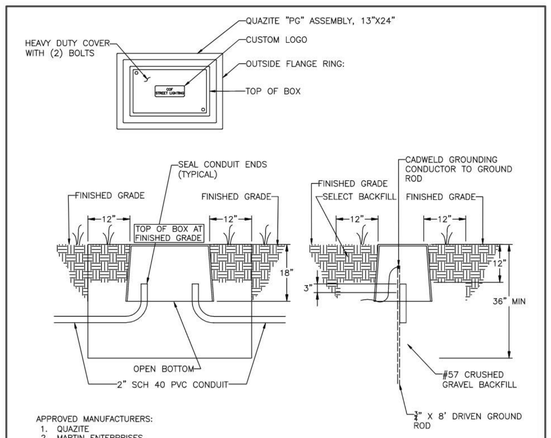
1. THIS DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREET.
2. PROVIDE POLE LENGTH REQUIRED BY SOIL CONDITIONS AND POLE / LUMINAIRE (INCLUDING WIND LOADING.)
3. WHERE REQUIRED BY SITE CONDITIONS, PROVIDE SPREAD-TYPE FOOTING.
4. FOUNDITIONS SHALL BE DESIGNED BY LICENSED ENGINEER

N.T.S

HISTORIC FRANKLIN TENNESSEE

STREETSCAPE LIGHT POLE BASE DETAIL

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2021	L-6



APPROVED MANUFACTURERS:
1. QUAZITE
2. MARTIN ENTERPRISES
3. ARMORCAST

NOTES:
1) EXCAVATE AND BACKFILL WITH MINIMUM EIGHTEEN INCH (18") THICK LAYER OF #57 CRUSHED GRAVEL.
2) INSTALL BOX AND BACKFILL TO WITHIN TWELVE INCHES (12") OF FINISHED GRADE WITH #57 CRUSHED GRAVEL.
3) BACKFILL INSIDE BOX WITHIN THREE INCHES (3") OF THE TOP OF THE CONDUIT WITH #57 CRUSHED GRAVEL.
4) THE TOP OF THE PULL-BOX MUST BE FLUSH WITH FINISHED GRADE.
5) PULL-BOX TO BE FURNISHED AND INSTALLED BY CUSTOMER.
6) SCHEDULE INSPECTION OF PULL-BOX INSTALLATION WITH CITY OF FRANKLIN STREET DEPARTMENT A MINIMUM OF THREE BUSINESS DAYS PRIOR TO INSPECTION.
7) CITY OF FRANKLIN RESERVES THE RIGHT TO REQUIRE A LARGER PULL-BOX. IF LARGER PULL-BOX IS REQUIRED, THE CITY WILL ISSUE SPECIFICATIONS AND INSTALLATION REQUIREMENTS FOR THE LARGER PULL-BOX.
8) PULL-BOXES ARE REQUIRED TO BE INSTALLED AT THE MIDPOINT OF ANY CIRCUIT RUN THAT EXCEED 300 FEET
9) PULL-BOXES ARE NOT TO BE INSTALLED IN THE PATH OF VEHICLAR TRAVEL
10) PULL-BOXES SHALL BE UL LISTED.

N.T.S

HISTORIC FRANKLIN TENNESSEE

STREET LIGHT SMALL PULL BOX INSTALLATION DETAIL

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2021	L-11

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ELECTRICAL DETAILS

Margin District Subdivision

FRANKLIN TENNESSEE

I.C. Thomasson Associates, Inc.
A Salas O'Brien Company
NASHVILLE, TN. (615) 346-3400

DRAWN BY Author	JOB No. 250020	SCALE
CHECKED BY Checker	ISSUE DATE 01/22/2025	SHEET No E402
FILENAME	PLOT DATE	

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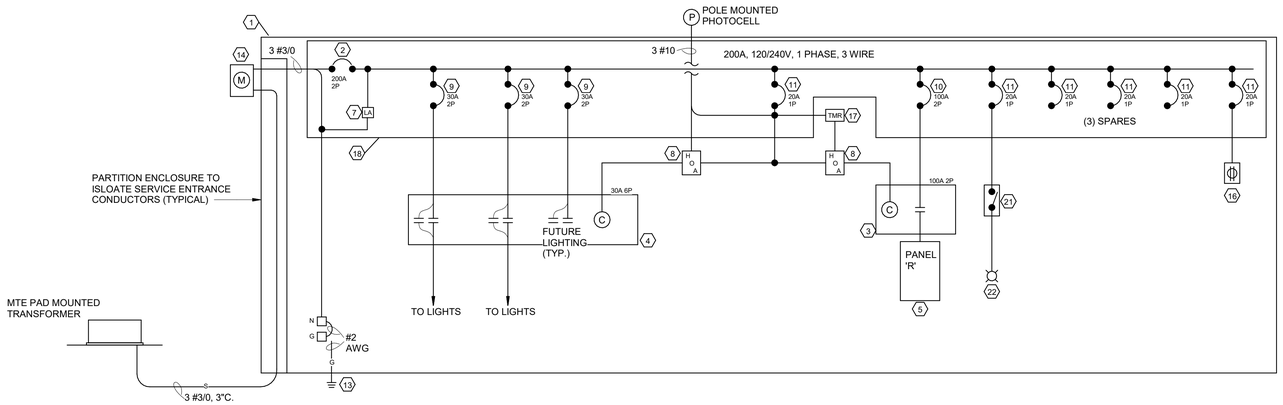
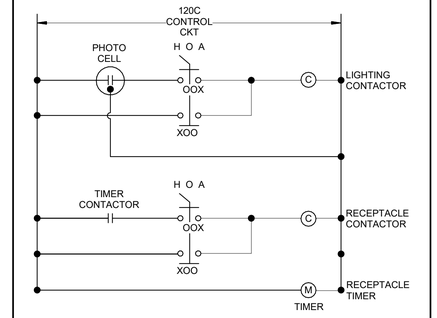


LIGHTING CONTROL PANEL ASSEMBLY ONE LINE (TYPICAL REQUIREMENTS)

NO SCALE

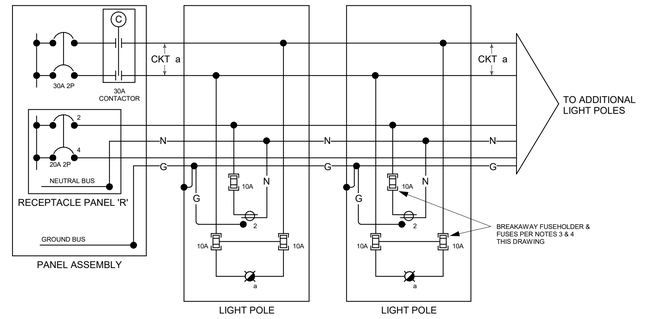
NOTES:

1. ALUMINUM NEMA 3R LARGE DOUBLE DOOR PADLOCKABLE ENCLOSURE WITH VENTILATION LOUVERS AND 15" PEDESTAL BASE. PROVIDE SLOT WITH BUSHED EDGING BETWEEN ENCLOSURE AND PEDESTAL BASE. PEDESTAL SHALL BE EMBEDDED IN CONCRETE FOUNDATION. PROVIDE BACK PANEL FOR MOUNTING OF EQUIPMENT INDICATED BELOW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. CURRENT LIMITING MAIN BREAKER. SIZE AS INDICATED. 65,000 AIC RATED BY SQUARE D, CUTLER-HAMMER, SIEMENS OR EQUAL.
3. RECEPTACLE CONTACTOR WITH 120V COIL. INSTALL ENGRAVED "POLE RECEPTACLE CONTACTOR" NAMEPLATE ON COVER WITH SCREWS. SQUARE D CLASS 8903, CUTLER-HAMMER TYPE CN35, ALLEN BRADLEY BULLETIN 600L, OR APPROVED EQUAL. SEE ONE-LINE FOR TYPE AND SIZE.
4. SIMILAR TO ITEM (3) EXCEPT NAMEPLATE READING "STREET LIGHTING CONTACTOR". SEE ONE-LINE FOR SIZE AND TYPE.
5. 120/240V, SINGLE PHASE, THREE-WIRE MAIN LUG PANELBOARD WITH OPEN SLOTTED BOTTOM FOR BRANCH CIRCUIT WIRING EQUIPPED PER PANEL SCHEDULES. CIRCUIT BREAKERS SHALL BE 10,000 AIC RATED, BOLT-ON TYPE. BREAKERS SHALL BE SERIES RATED WITH ITEM (10).
6. REINFORCING CAGE CONSISTING OF #4 VERTICAL BARS 12" O.C. AND #4 HORIZONTAL BARS 8" O.C. IN EACH LONG SIDE WITH 2" CONCRETE COVER OVER REBAR. THEROWELD GROUNDING CONDUCTOR TO REBAR.
7. LIGHTNING ARRESTER 675 VAC TO GROUND MAX. SQUARE D #SDSA3 SERIES OR SIMILAR BY CUTLER-HAMMER, SIEMENS OR APPROVED EQUAL.
8. THREE-POSITION OILTIGHT SELECTOR SWITCH TAGGED "LIGHT" OR "RECEPTACLE" AND "HAND-OFF-AUTO". ALLEN-BRADLEY #800T-J17B, CUTLER-HAMMER #EM22 SERIES, SQUARE D TYPE K, OR APPROVED EQUAL. REFER TO INTERLOCK SCHEMATIC FOR CONTACT ARRANGEMENT.
9. 240V BREAKER FOR LIGHTING CIRCUITS, 10,000 AIC SERIES RATED WITH (2). TRIP UNIT AS SHOWN ON ONE-LINE. ENGRAVED LABEL TO MATCH LIGHTING CIRCUIT.
10. 240V BREAKER FOR RECEPTACLE PANEL, 10,000 AIC SERIES RATED WITH (2). TRIP UNIT AS SHOWN ON ONE-LINE. ENGRAVED LABEL TO MATCH ASSOCIATED PANEL.
11. 120V BREAKER, 10,000 AIC SERIES RATED WITH (2). TRIP UNIT AS SHOWN ON ONE-LINE. LABEL TO MATCH ASSOCIATED PANEL OR LOAD.
12. TERMINAL STRIP AND STAND OFF TYPE MOUNTING RAIL RATED AT 300 VOLTS FOR LANDING OF FIELD WIRING. PROVIDE SOLDERLESS BOX LUG TYPE TERMINALS FOR #12-4 AWG CONDUCTORS. FURNISH LUGS FOR NEUTRALS, GROUNDS, PHASE CONDUCTORS (INCLUDING THOSE FOR SPARE BREAKERS). SQUARE D CLASS 9080 OR EQUAL.
13. 1"x 10'-0" COPPERWELD GROUND ROD WITH THERMOWELDED CONNECTION TO GROUNDING ELECTRODE CONDUCTOR.
14. 200A, 4 TERMINAL, SELF CONTAINED METER SOCKET ENCLOSURE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR PER UTILITY COMPANY REQUIREMENTS. LOCATE METER SOCKET ON INCOMING SERVICE LATERAL SIDE OF ENCLOSURE AS INDICATED ON PLANS.
15. EQUIPMENT GROUND BUS. 1LSCO "NB" SERIES OR EQUAL.
16. 20A GFCI RECEPTACLE FOR MAINTENANCE. LOCATE INSIDE ENCLOSURE.
17. ASTRONOMIC 24 HOUR, SEVEN DAY ELECTROMECHANICAL TIMER, 120 VOLT MOTOR, AND 40A DPST CONTACTS. TORK MODEL #7200Z, GRASSLIN/GE MODEL #GM40W, INTERMATIC MODEL #T173 OR EQUAL. INSTALL ENGRAVED NAMEPLATE "POLE RECEPTACLE TIMER" ON HINGED ACCESS COVER WITH SCREWS.
18. SIMILAR TO ITEM (5) EXCEPT WITH MAIN BREAKER AND ITEM AS INDICATED ON ONE-LINE DIAGRAM.
19. 120/240V, TWO POLE SURFACE MOUNTED THERMOSTAT.
20. 250W, 250V SWITCH GEAR SPACE HEATER.
21. 20A, 125V SINGLE POLE SPRING-LOADED TIMER LIGHT SWITCH.
22. 120V MEDIUM BASE PORCELAIN LAMP HOLDER WITH FULLY ENCLOSED HOUSING, VANDAL GUARD AND GASKETED CLEAR GLASS GLOBE WITH 100W INCANDESCENT A19 LAMP.



CONTROLLER SCHEMATIC

LIGHTING CONTROL PANEL (TYPICAL REQUIREMENTS)



TYPICAL LIGHT POLE ASSEMBLY WIRING DIAGRAM

NO SCALE

NOTES:

1. TAP CONDUCTORS SHALL BE #10 AWG STRANDED CONDUCTORS.
2. UTILIZE WATERTIGHT, SUBMERSIBLE, PREMOLDED DISCONNECTABLE CONNECTORS AT EACH GRADE LEVEL JUNCTION BOX CONNECTION.
3. INSTALL BREAKAWAY FITTINGS AND FUSING FOR THE LIGHTING (2-POLE) AND THE RECEPTACLE (1-POLE) IN POLE BASE. REFER TO SPECIFICATIONS.
4. INSTALL 10A TYPE KTK-R FUSES IN FUSE HOLDERS.
5. DETAIL SHOWN IS FOR AN IN-LINE POLE. CONNECTORS TO BE ADJUSTED FOR END-OF-LINE POLE LOCATION.

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ELECTRICAL DETAILS

Margin District Subdivision

FRANKLIN TENNESSEE

I.C. Thomasson Associates, Inc.
A Salas O'Brien Company
NASHVILLE, TN. (615) 346-3400

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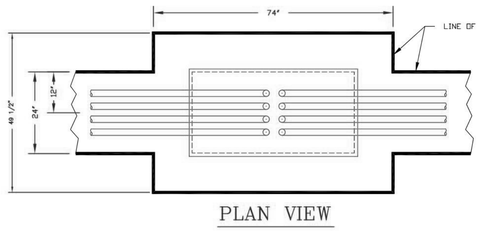
Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



NOTES:

1. DEVELOPER SHALL FURNISH AND INSTALL PULLBOX PER MTE SPECIFICATIONS. CATALOG NUMBERS ARE LISTED IN APPENDIX B.
2. SIZE AND NO. CONDUITS SHOWN ON PLANS.
3. ALL CONDUIT ELBOWS SHALL BE CAPPED UPON INSTALLATION.
4. ALL ELBOWS TO BE SCHEDULE 80 PVC.

Middle Tennessee Electric

CONSTRUCTION DETAIL
48L X 30W X 36D PULL BOX

DRAWING NUMBER:	REVISED DATE: JULY 1, 2022
PB-1	SCALE: NONE
	SHEET: 1 OF 1

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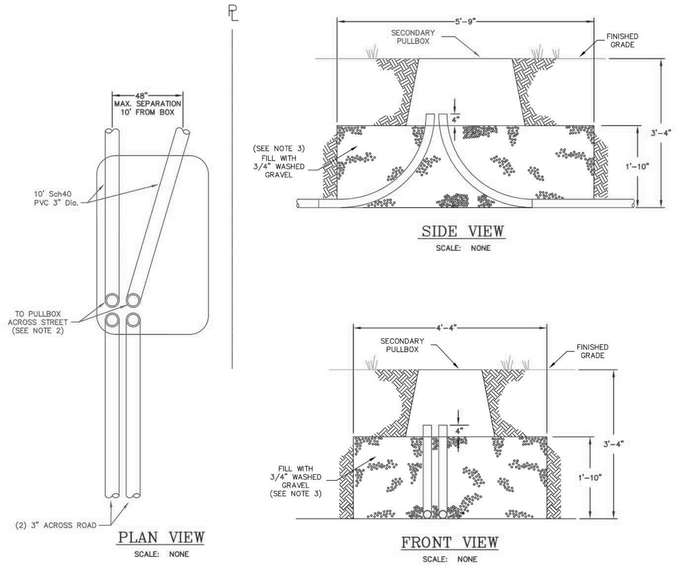


NOTES:

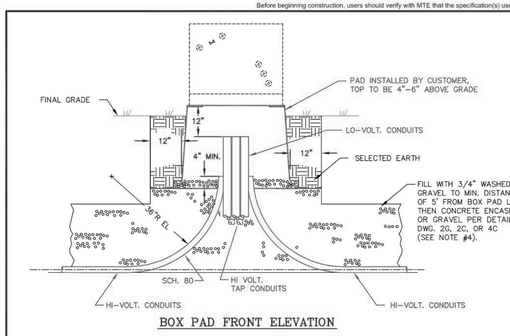
1. CONDUIT ELBOWS # 2 AND # 3 ARE 3" PVC INSTALLED BY DEVELOPER AND TURNED OUT TOWARD BUILDING SITES.
2. DEVELOPER TO INSTALL PVC (SCHEDULE 40) CONDUITS FROM PAD MOUNTED TRANSFORMER TO SECONDARY PULLBOX ACROSS STREET OR BEHIND TRANSFORMER, NUMBER AND SIZE AS REQUIERD BY MTE ALL ELBOWS TO BE SCHEDULE 80 PVC.
3. PULLBOX TO BE INSTALLED ON BED OF 3/4" WASHED GRAVEL PLACED ON UNDISTURBED EARTH.
4. REFER TO SHEETS 1 & 3 OF DRAWING SBP-1 OR SBP-2 FOR OVERALL PLAN.

Middle Tennessee Electric

SECONDARY PULLBOX
INSTALLATION DETAILS
(UNDERGROUND PRIMARY - UNDERGROUND SERVICE)

DRAWING NUMBER:	REVISED DATE: JAN. 3, 2022
SBP-4	SCALE: NONE
	SHEET: 1 OF 1

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



NOTES:

1. DEVELOPER SHALL FURNISH AND INSTALL TRANSFORMER BOX PAD PER MTE SPECIFICATIONS. SEE APPENDIX B FOR APPROVED CATALOG NUMBERS.
2. BASE VIEW SHOWS HIGH-VOLTAGE CONDUITS TURNING UP IN ORDER OF PRIORITY--1, 2, 3, 4, ETC. ; T1, T2 REPRESENT HIGH-VOLTAGE TAP CONDUITS POSITIONS; 1S, 2S, ETC. SHOW RELATIVE POSITIONS OF SECONDARY (LOW-VOLTAGE) CONDUITS. SEE PLANS FOR EXACT NUMBER AND SIZE OF CONDUITS.
3. ALL CONDUIT ELBOWS SHALL BE CAPPED UPON INSTALLATION.
4. BEGINNING AT 5' FROM LIP OF BOX PAD, DITCH SHALL COMPLY WITH DETAIL DWG. 2G, 2C, OR 4C, SEE "DUCT BANK SPECS", SECTION (5)(B)(a) FOR DITCH REQUIREMENTS.
5. TOP OF BOX PAD TO BE 4"-6" ABOVE GRADE.
6. ALL HI-VOLTAGE CONDUITS SHALL TERMINATE A MINIMUM OF 4" ABOVE GRAVEL FILL INSIDE BOX.
7. ALL LO-VOLTAGE CONDUITS SHALL TERMINATE 12" FROM TOP OF BOX PAD.
8. REFER TO DRAWING SBP-2 AND SBP-3 FOR SECONDARY PULL BOX LOCATIONS AND SPECIFICATIONS.
9. ALL ELBOWS TO BE SCHEDULE 80 PVC.
10. PLACE GRAVEL INSIDE BOX PAD SUCH THAT OPENINGS ARE COMPLETELY COVERED.

Middle Tennessee Electric

CONSTRUCTION DETAIL
TRANSFORMER BOX PAD

DRAWING NUMBER:	REVISED DATE: JULY 1, 2022
BP-1	SCALE: NONE
	SHEET: 1 OF 1

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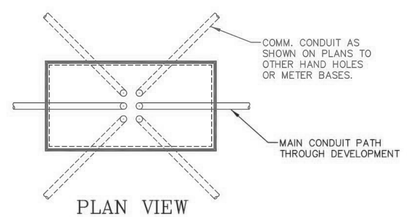

NOTES:

1. DEVELOPER SHALL FURNISH AND INSTALL HAND HOLES PER MTE SPECIFICATIONS. CATALOG NUMBERS ARE LISTED IN APPENDIX B.
2. SIZE AND NUMBER CONDUITS SHOWN ON PLANS.
3. ALL CONDUIT ELBOWS SHALL BE CAPPED UPON INSTALLATION.

Middle Tennessee Electric

CONSTRUCTION DETAIL
HAND HOLE BEDDING DETAIL
FOR MTE COMM

DRAWING NUMBER:	REVISED DATE: JAN. 3, 2022
HH-1	SCALE: NONE
	SHEET: 1 OF 1

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ELECTRICAL DETAILS

Margin District Subdivision

FRANKLIN TENNESSEE

I.C. Thomasson Associates, Inc.
A Salas O'Brien Company
NASHVILLE, TN. (615) 346-3400

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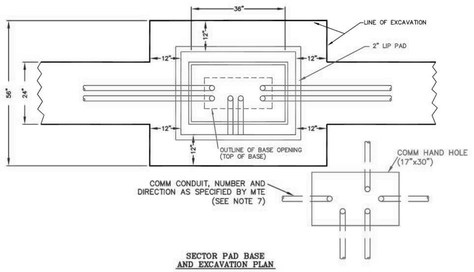
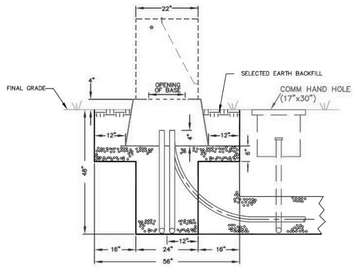


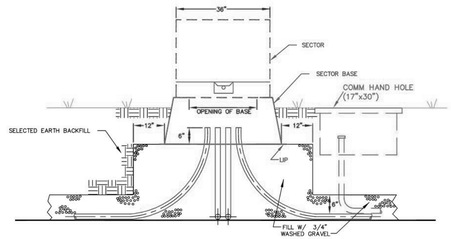
SECTOR PAD BASE AND EXCAVATION PLAN



SECTOR SIDE ELEVATION

NOTES:

1. DEVELOPER SHALL FURNISH AND INSTALL SECTOR PADS PER MTE SPECIFICATIONS. THE PADS SHALL BE FIBERCRETE. PART NUMBERS ARE LISTED IN APPENDIX B.
2. ALL ELBOWS SHALL BE SCH. 80 PVC, 36"R, SIZE SHOWN ON PLANS.
3. SEE PLANS FOR EXACT NO. AND SIZE OF CONDUITS.
4. MAINTAIN 2" MINIMUM SPACING BETWEEN CONDUIT UNLESS SHOWN GREATER.
5. ALL CONDUIT ELBOWS MUST BE CAPPED UPON INSTALLATION.
6. SEE APPENDIX B FOR MANUFACTURER & CATALOG INFORMATION.
7. INSTALL 17" X 30" COMM HAND HOLE AND REQUIRED COMM CONDUIT AS SPECIFIED BY MTE AND INDICATED ON PLAN. IN COMMERCIAL APPLICATIONS, USE HD 17" X 30" COMM HAND HOLE. SEE DRAWING HH-1 FOR HAND HOLE CONSTRUCTION DETAILS.



SECTOR FRONT ELEVATION

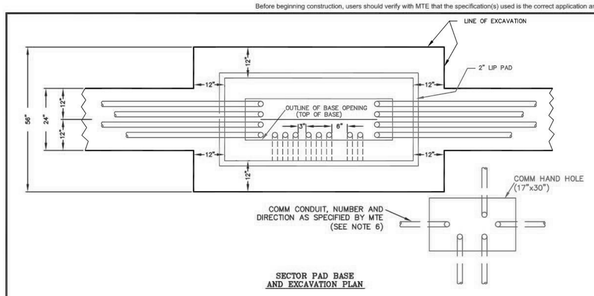
mte Middle Tennessee Electric

CONSTRUCTION DETAIL
SECTOR AND PAD

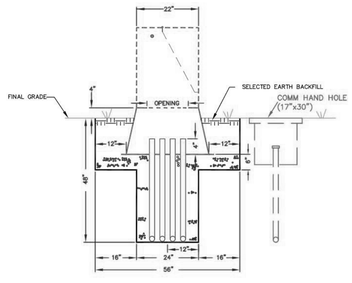
SINGLE PHASE

DRAWING NUMBER:	REVISED DATE:
S-2	JAN. 3, 2022
	SCALE: NONE
	SHEET: 1 OF 1

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



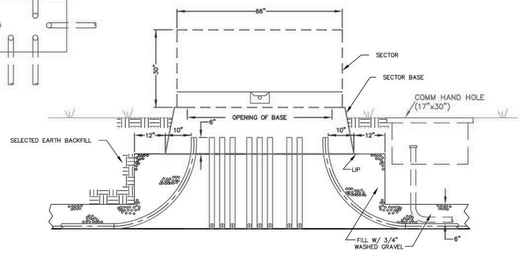
SECTOR PAD BASE AND EXCAVATION PLAN



SECTOR SIDE ELEVATION

NOTES:

1. DEVELOPER SHALL FURNISH AND INSTALL SECTOR PADS PER MTE SPECIFICATIONS. THE PADS SHALL BE FIBERCRETE. PART NUMBERS ARE LISTED IN APPENDIX B.
2. ALL ELBOWS SHALL BE SCH. 80 PVC, 36"R, SIZE SHOWN ON PLANS.
3. MAINTAIN 2" MINIMUM SPACING BETWEEN CONDUIT UNLESS SHOWN GREATER.
4. ALL CONDUIT ELBOWS MUST BE CAPPED UPON INSTALLATION.
5. SEE APPENDIX B FOR MANUFACTURER & CATALOG INFORMATION.
6. INSTALL 17" X 30" COMM HAND HOLE AND REQUIRED COMM CONDUIT AS SPECIFIED BY MTE AND INDICATED ON PLAN. IN COMMERCIAL APPLICATIONS, USE HD 17" X 30" COMM HAND HOLE. SEE DRAWING HH-1 FOR HAND HOLE CONSTRUCTION DETAILS.



SECTOR FRONT ELEVATION

mte Middle Tennessee Electric

CONSTRUCTION DETAIL
SECTOR AND PAD

THREE PHASE

DRAWING NUMBER:	REVISED DATE:
S-1	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1

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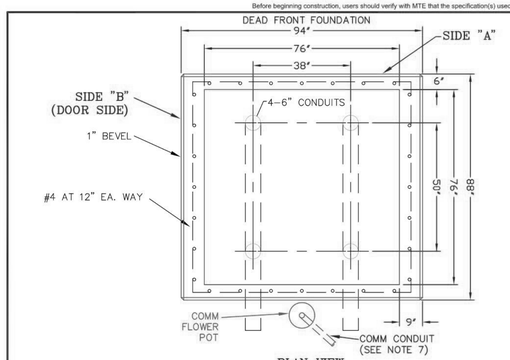
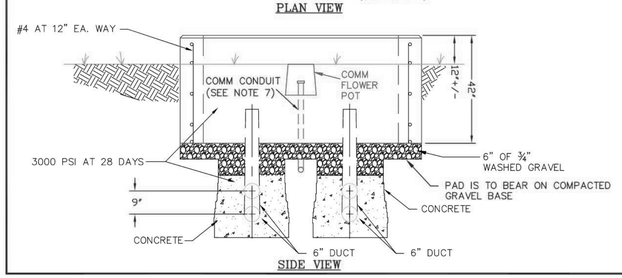
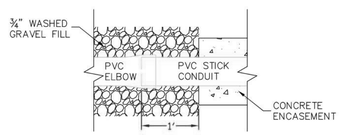


PLAN VIEW



SIDE VIEW



ELBOW TO STICK TRANSITION DETAIL

NOTES:

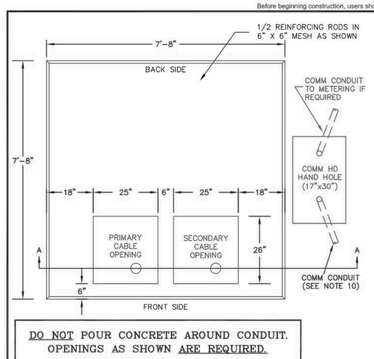
1. OLDCASTLE PRECAST "#384-88x94 MTE PAD#10" MAY BE USED INSTEAD OF A POURED IN PLACE FOUNDATION.
2. SIDE "A" TO BE PARALLEL TO STREET.
3. REINFORCEMENT TO HAVE 2" CLEARANCE FROM FACE OF CONCRETE.
4. ELBOWS MUST ENTER PAD IN A VERTICAL ORIENTATION. A DIAGONAL ORIENTATION IS NOT ACCEPTABLE.
5. 6" ELBOWS TO BE 48R, SCH 80 PVC.
6. CALL 1-877-886-8362 FOR INSPECTION.
7. INSTALL COMM CONDUIT TO COMM FLOWER POT AT SWITCH PADS. GLUE CAP ON CLEAN CONDUIT. SEE DRAWING HH-1 FOR HAND HOLE CONSTRUCTION DETAILS.

mte Middle Tennessee Electric

SWITCH PAD DETAIL
S&C PME 125 BIL
600 AMP
STANDARD DRAWING

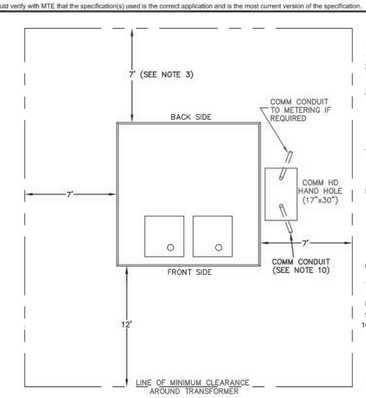
DRAWING NUMBER:	REVISED DATE:
PAD NO. 10	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.



DO NOT POUR CONCRETE AROUND CONDUIT. OPENINGS AS SHOWN ARE REQUIRED.

TOP VIEW



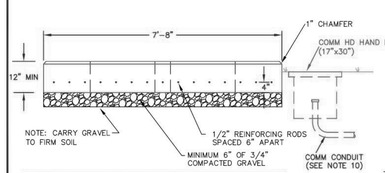
CLEARANCES

NOTES:

1. MAXIMUM NUMBER OF CONDUCTORS PER PHASE SHALL BE 16.
2. OWNER'S CONTRACTOR TO BE RESPONSIBLE FOR ALL UNDERGROUND PRIMARY AND SECONDARY CONDUITS. REFER TO DUCT SPECIFICATIONS FOR MORE DETAILS.
3. PAD SHALL NOT BE LOCATED CLOSER THAN 7'-0" TO A BUILDING OR OTHER OBSTRUCTION, EXCEPT FRONT OF PAD SHALL BE NO CLOSER THAN 12'-0", UNLESS OTHERWISE APPROVED BY MTE ENGINEERING, THE FRONT OF THE PAD SHALL FACE AWAY FROM THE BUILDING OR TOWARD THE ACCESS ROAD. FINAL ORIENTATION TO BE DETERMINED BY MTE ENGINEERING.
4. CUSTOMER TO BE RESPONSIBLE FOR FURNISHING AND INSTALLING CONDUIT FROM THE FIRST 10' VERTICAL SECTION ON THE POLE TO THE TRANSFORMER PAD. CUSTOMER SHALL FURNISH AND MTEMC WILL INSTALL CONDUIT ABOVE THE FIRST 10' SECTION ON THE POLE. SEE MTE DRAWING RP-2.
5. CUSTOMER TO BE RESPONSIBLE FOR PROVISION AND INSTALLATION OF:
   A. SECONDARY RUNS THROUGH BUILDING WALL INTO THE TRANSFORMER CABINET.
   B. CONDUCTOR RUNS UP TO LOW VOLTAGE BUSHINGS. LOW VOLTAGE BEING 277/480 OR 120/208 VOLTS.
   C. CONNECTIONS INSIDE LOW VOLTAGE COMPARTMENTS. REFER TO DRAWING LUG NO.1 FOR FURTHER DETAILS.
6. ALL FIRE AND SAFETY CODES SHALL BE MET CONCERNING THE PLACEMENT OF TRANSFORMERS ADJACENT TO BUILDINGS.
7. AN MTE ENGINEER MUST APPROVE THE ORIENTATION OF THE PAD PRIOR TO CONSTRUCTION.
8. ALL ELBOWS TO BE SCHEDULE 80 PVC.
9. OLDCASTLE PAD#MTE 75-2000 KVA APPROVED FOR USE
10. INSTALL COMM CONDUIT TO COMM HD HAND HOLE (17 X 30) AT THREE-PHASE TRANSFORMER PADS. INCLUDE CONDUIT TO METER LOCATION(S) IF NOT METERED ON TRANSFORMER. GLUE CAP ON CLEAN CONDUITS. SEE DRAWING HH-1 FOR HAND HOLE CONSTRUCTION DETAILS.

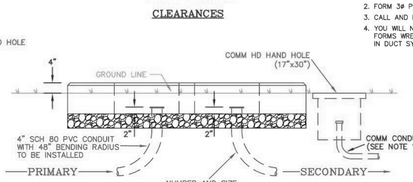
GENERAL INSPECTION NOTES

1. GET DITCH AND PVC READY, CALL MTE @ 1-877-886-8362 AND REQUEST INSPECTION
2. FORM 3# PAD AND CALL FOR INSPECTION
3. CALL AND REQUEST INSPECTION AFTER POURED.
4. YOU WILL NEED A FINAL PAD INSPECTION, THIS WILL INCLUDE: FORMS WRECKED, ACCESS TO SITE, PROPER GRADE, STRINGS IN DUCT SYSTEM, AND METER BASE.



MINIMUM DESIGN STRENGTH OF 3000 PSI

FRONT VIEW



A-A VIEW

mte Middle Tennessee Electric

TRANSFORMER PAD
SPECIFICATIONS
PAD MOUNT TRANSFORMER

DRAWING NUMBER:	REVISED DATE:
PAD NO. 1	JAN. 2, 2023
	SCALE: NONE
	SHEET: 1 OF 1

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ELECTRICAL DETAILS

Margin District Subdivision

FRANKLIN TENNESSEE

I.C. Thomasson Associates, Inc.
A Salas O'Brien Company
NASHVILLE, TN. (615) 346-3400

DRAWN BY Author	JOB No. 250020	SCALE
CHECKED BY Checker	ISSUE DATE 01/22/2025	SHEET No E405
FILENAME	PLOT DATE	

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BY --	E --	BY --	D --	BY --	C --	BY --	B --	BY --	A --

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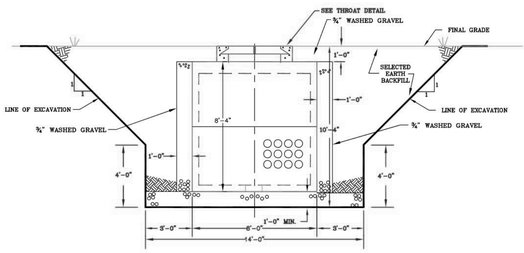
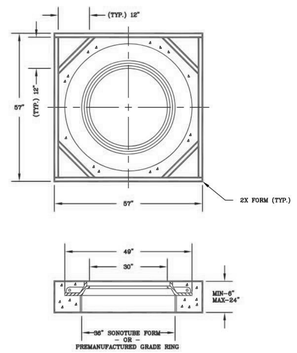


SIDE VIEW



MANHOLE THROAT AND COVER DETAIL

NOTES FOR SETTING MANHOLE:

1. EXCAVATE THE HOLE ACCORDING TO DETAILS SHOWN. NOTE THE 1:1 SLOPE TO COMPLY WITH OSHA REQUIREMENTS FOR "NORMAL" SOIL.
2. PLACE MINIMUM OF 12" OF 3/4" WASHED GRAVEL IN THE HOLE AND LEVEL.
3. SET THE MANHOLE. (NOTE THAT 3'-0" MINIMUM WORKING CLEARANCE REQUIRED AT BASE OF MANHOLE).
4. MTE TO GROUND MANHOLE.
5. DEVELOPER TO INSTALL REQUIRED DUCTS.
6. BACKFILL UP TO THE JOINT OF THE TWO HALVES.
7. SET THE MANHOLE THROAT AND COVER (SEE DETAIL).
8. BACKFILL TO FINAL GRADE. NOTE GRAVEL AROUND SIDES AND ENDS OF MANHOLE.

MANHOLE THROAT/COVER NOTES:

1. MANHOLE THROAT/COVER TO BE BOUCHARD #1133.
2. DO NOT SUPPORT METAL THROAT WITH SONOTUBE; USE PVC CONDUIT CUT TO CORRECT LENGTH (MIN. OF 4, EQUALLY SPACED).
3. CONCRETE FORMS SHOWN ARE 2X LUMBER FOR OUTSIDE FORM, AND 36" SONOTUBE FOR INSIDE FORM, BOTH CUT TO LENGTH REQUIRED FOR FINAL GRADE.
4. PREMANUFACTURED GRADE RING MAY BE SUBSTITUTED FOR SONATUBE & CONDUIT SUPORTS FOR MANHOLE COVER.

Middle Tennessee Electric

SETTING DETAIL
7' x 15' x 7' UTILITY MANHOLE

DRAWING NUMBER:	REVISED DATE: JAN. 3, 2022
MH-3	SCALE: NONE
	SHEET: 2 OF 3

January 2, 2023

50

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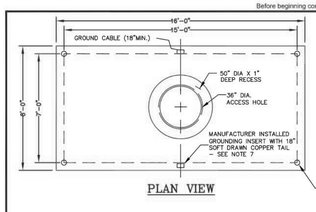
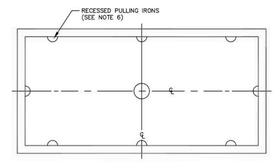
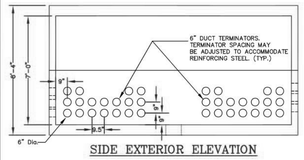


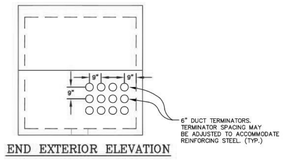
PLAN VIEW



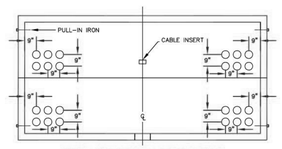
FLOOR VIEW



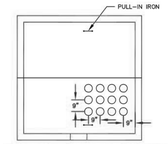
SIDE EXTERIOR ELEVATION



END EXTERIOR ELEVATION



SIDE INTERIOR ELEVATION



END INTERIOR ELEVATION

NOTES:

1. MANHOLE TO BE DESIGNED TO MEET H-20 LOADING REQUIREMENTS.
2. CONCRETE STRENGTH fc=4,500 PSI MIN AT 28 DAYS.
3. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60.
4. ALL MANHOLE JOINTS, INCLUDING GRADE RINGS, SHALL BE SEALED USING RAM NEK OR RUB'R-NEK BY K.T. SNYDER CO INC. (OR APPROVED EQUAL) MEETING FED SPEC SS-S-210A.
5. LIFTING DEVICES WILL BE "79U80 UA"" BY MEADOW BURKE, OR EQUAL.
6. DO NOT USE PULLING IRONS TO LIFT MANHOLES. USE LIFTING ANCHORS. MANHOLES WITH DAMAGED PULLING IRONS WILL NOT BE ACCEPTED.
7. MANHOLE TO HAVE 2 MANHOLE GROUNDING CONNECTORS CAST FLUSH TO INSIDE WALL WITH 18" LONG 4/0 SOFT DRAWN CU TAIL THROUGH EXTERIOR WALL (ACCEPTABLE GROUND CONNECTOR INSERTS ARE DOSSERT PGU30-4 OR BURNDY YGF294N)

APPROVED DESIGN:
OLDCASTLE PRECAST INC. DRAWING #MTE 715MH3

Middle Tennessee Electric

CONSTRUCTION DETAIL
7' x 15' x 7' UTILITY MANHOLE
(TYPICAL)

DRAWING NUMBER:	REVISED DATE: JULY 1, 2022
MH-3	SCALE: NONE
	SHEET: 1 OF 3

January 2, 2023

49

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.

NOTES:

1) THE DUCT BANKS SHALL BE INSTALLED IN THE ARRANGEMENT AS SHOWN SO THAT ONE QUADRANT IN THE MANHOLE IS LEFT TOTALLY EMPTY TO PROVIDE WORKSPACE.

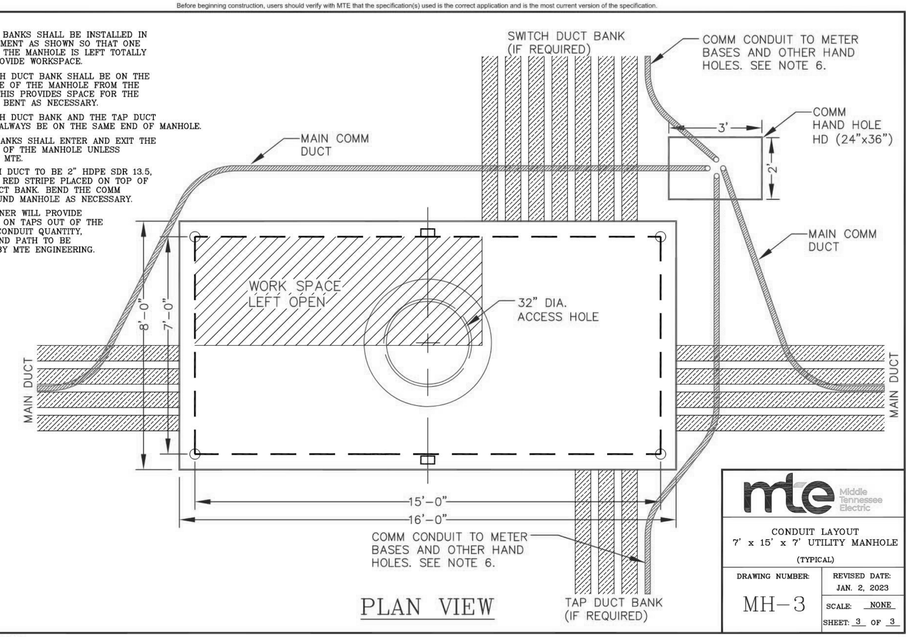
2) THE SWITCH DUCT BANK SHALL BE ON THE OPPOSITE SIDE OF THE MANHOLE FROM THE MAIN DUCT. THIS PROVIDES SPACE FOR THE CABLE TO BE BENT AS NECESSARY.

3) THE SWITCH DUCT BANK AND THE TAP DUCT BANK SHALL ALWAYS BE ON THE SAME END OF MANHOLE.

4) ALL DUCTBANKS SHALL ENTER AND EXIT THE BOTTOM HALF OF THE MANHOLE UNLESS APPROVED BY MTE.

5) MAIN COMM DUCT TO BE 2" HDPE SDR 13.5, ORANGE WITH RED STRIPE PLACED ON TOP OF CONCRETE DUCT BANK. BEND THE COMM CONDUIT AROUND MANHOLE AS NECESSARY.

6) MTE DESIGNER WILL PROVIDE INSTRUCTIONS ON TAPS OUT OF THE HAND HOLE. CONDUIT QUANTITY, SIZE, TYPE, AND PATH TO BE DETERMINED BY MTE ENGINEERING.



PLAN VIEW

Middle Tennessee Electric

CONDUIT LAYOUT
7' x 15' x 7' UTILITY MANHOLE
(TYPICAL)

DRAWING NUMBER:	REVISED DATE: JAN. 2, 2023
MH-3	SCALE: NONE
	SHEET: 3 OF 3

January 2, 2023

51

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

ELECTRICAL DETAILS

Margin District Subdivision

FRANKLIN TENNESSEE

I.C. Thomasson Associates, Inc.
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NASHVILLE, TN. (615) 346-3400

DRAWN BY Author	JOB No. 250020	SCALE
CHECKED BY Checker	ISSUE DATE 01/22/2025	SHEET No E406
FILENAME	PLOT DATE	

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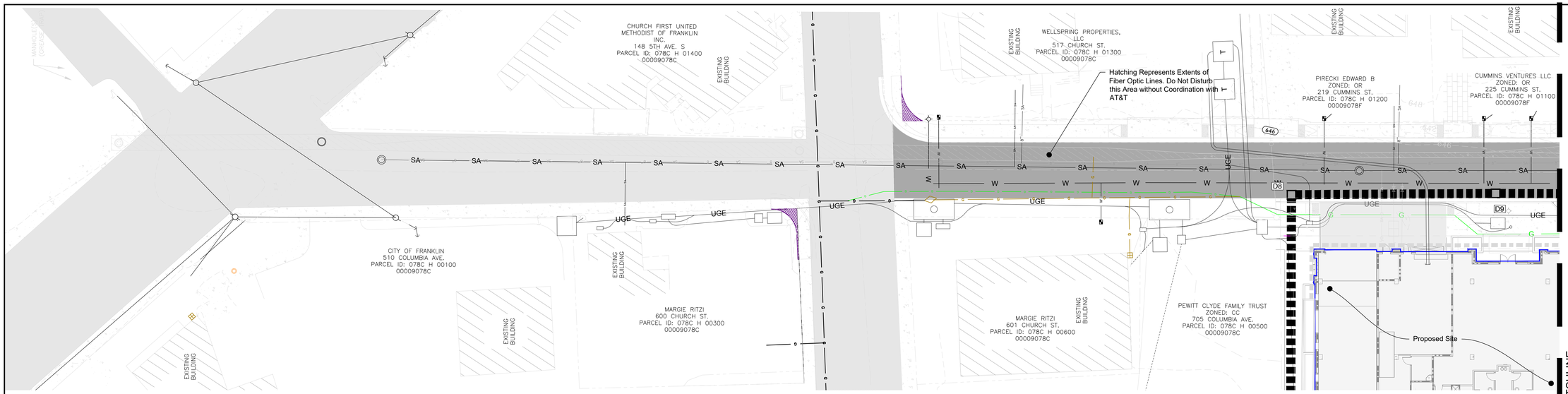
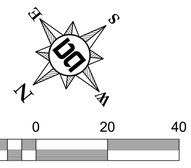
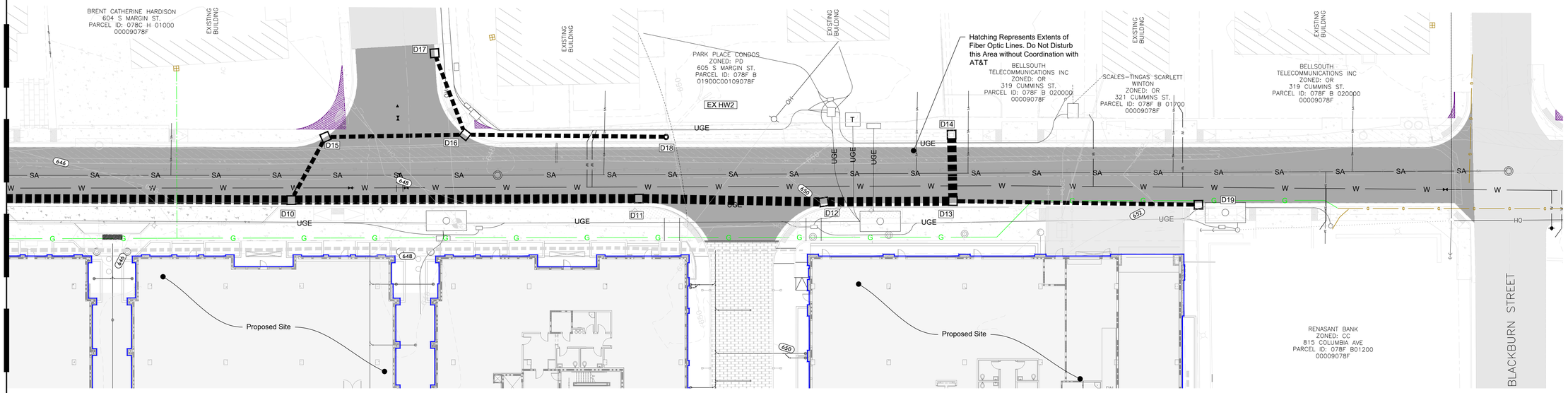




20 0 20 40

Scale 1" = 20'



Proposed Utility Legend:	Existing Utility Legend:
Proposed Storm Pipe	Existing Storm Pipe
Sanitary Sewer	Sanitary Sewer
Proposed Water	Water
Proposed Gas	Gas
MTE Electric	AT&T Fiber Duct
	Overhead Electric

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP! CALL BEFORE YOU DIG!

Drawing Date:
February 10, 2025

Revisions

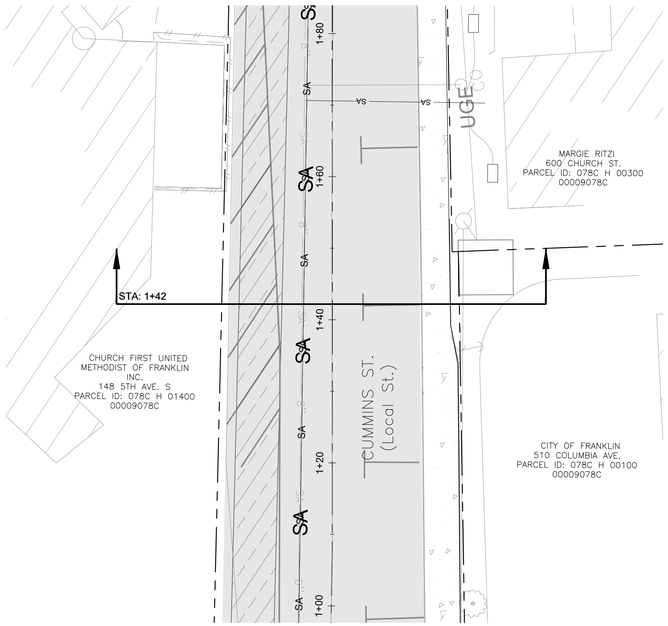
Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

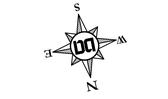


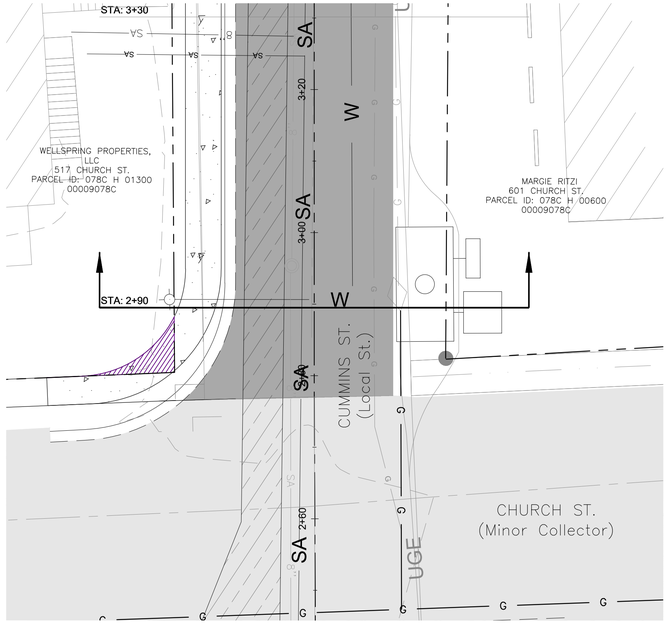
Gas Relocation Plan Cummins St.

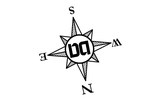
Dale & Associates
516 Heather Place
Nashville, TN 37204
(615) 297-5166
Civil Engineering
Land Planning & Zoning
Surveying

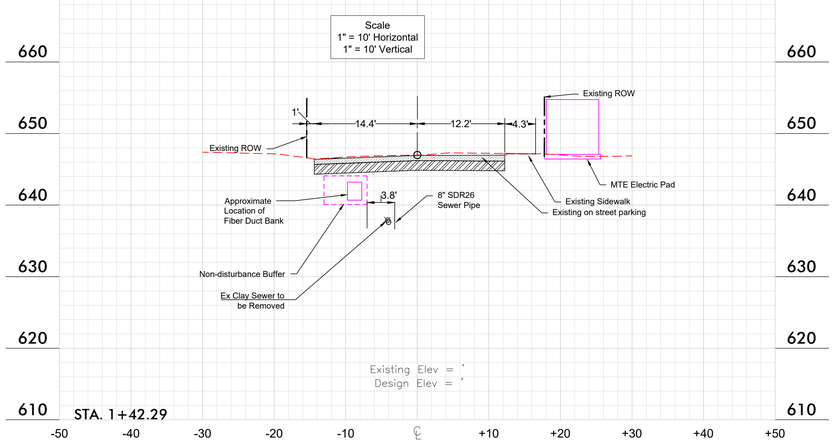
D&A Project #20081
Cummins St.
C5.13

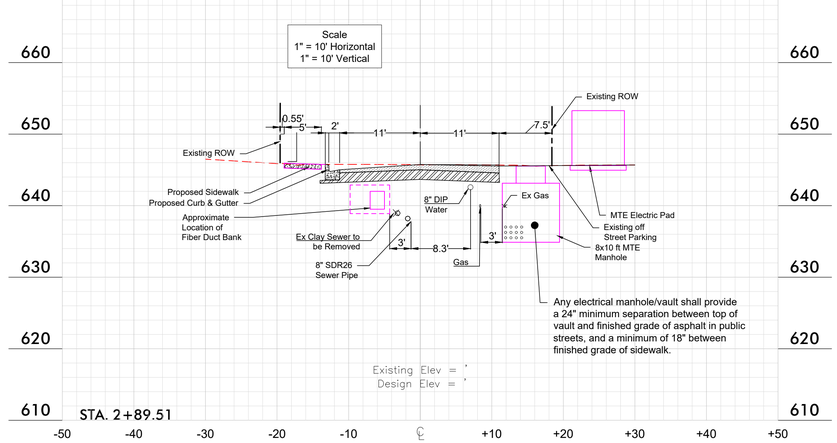














Drawing Date:
February 10, 2025

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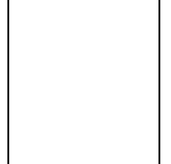
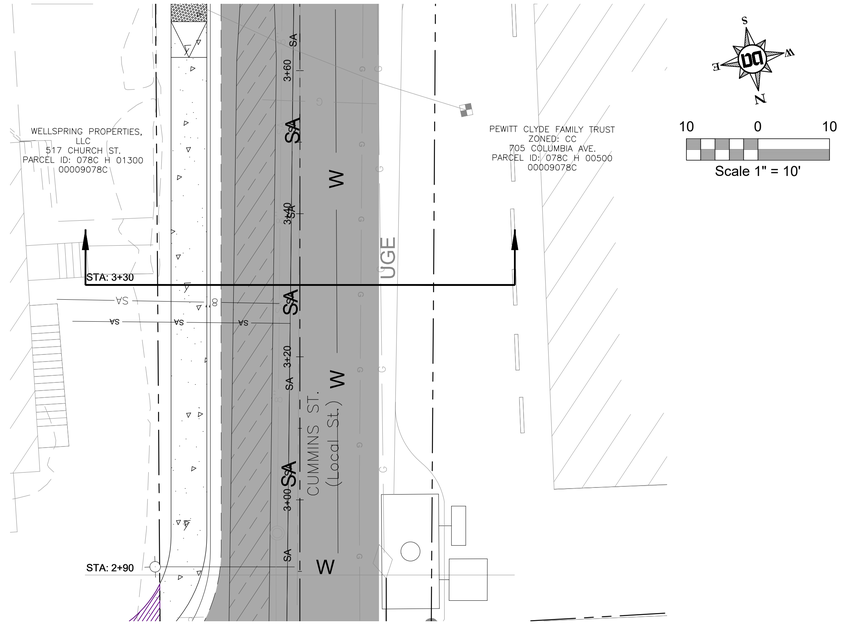
Franklin, Williamson County, Tennessee

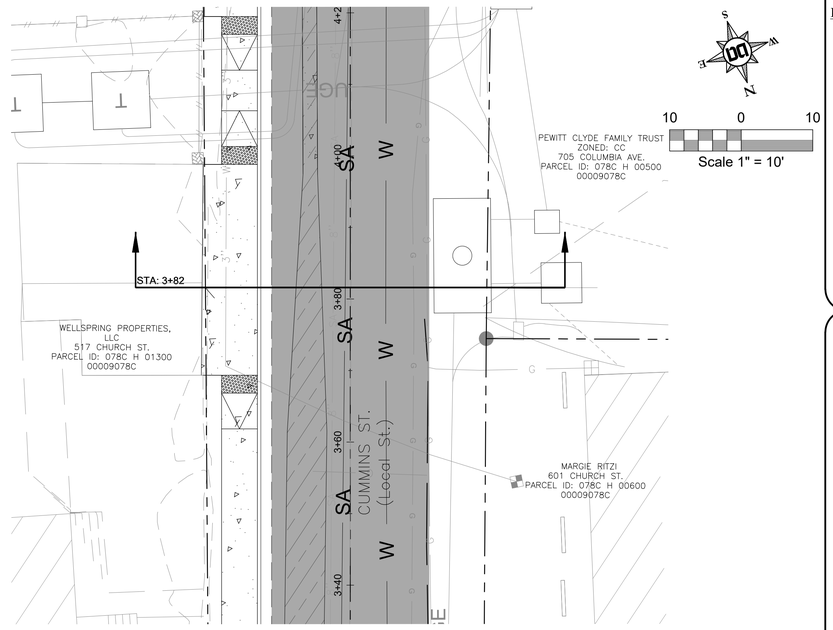


Utility Cross Sections Cummins St.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
316 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C5.14





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Franklin, Williamson County, Tennessee

DAM JOSEPH SAGER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112341
STATE OF TENNESSEE
3/6/25

Utility
Cross Sections
Cummins St.

Dale & Associates
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516 Heather Place
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(615) 297-5166

D&A Project #20081
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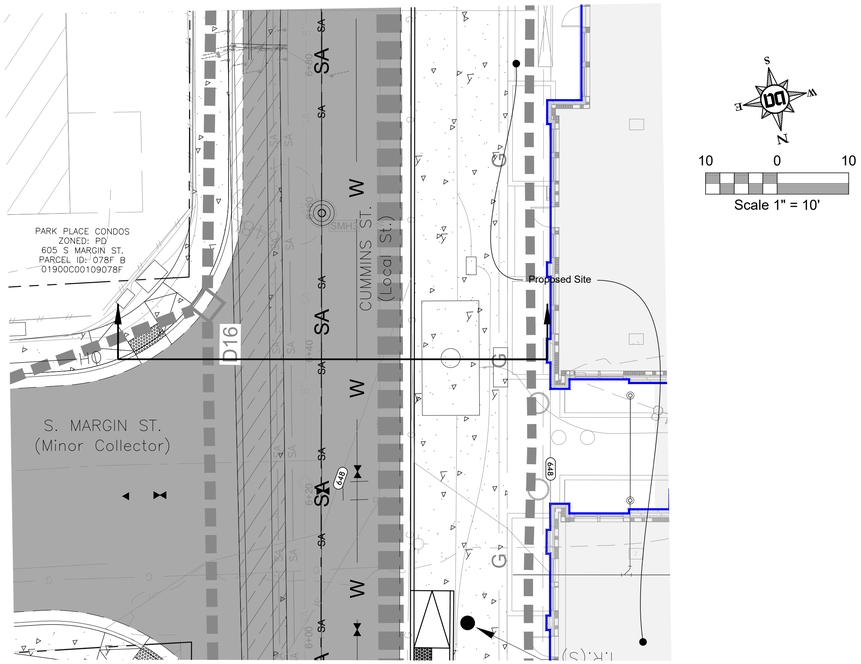
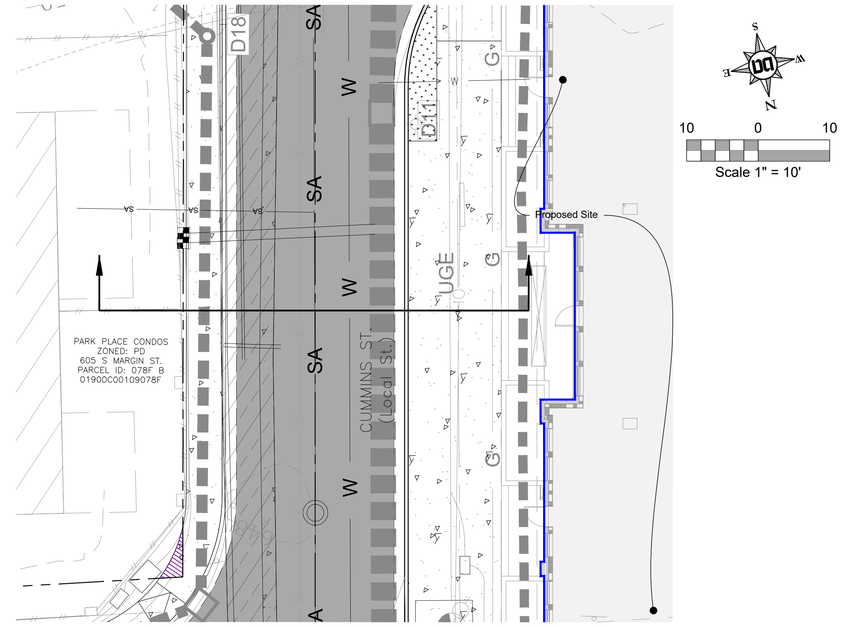
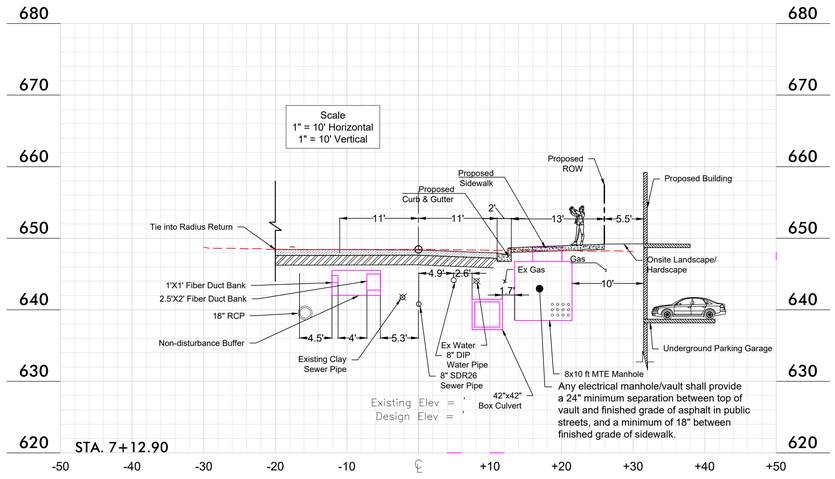
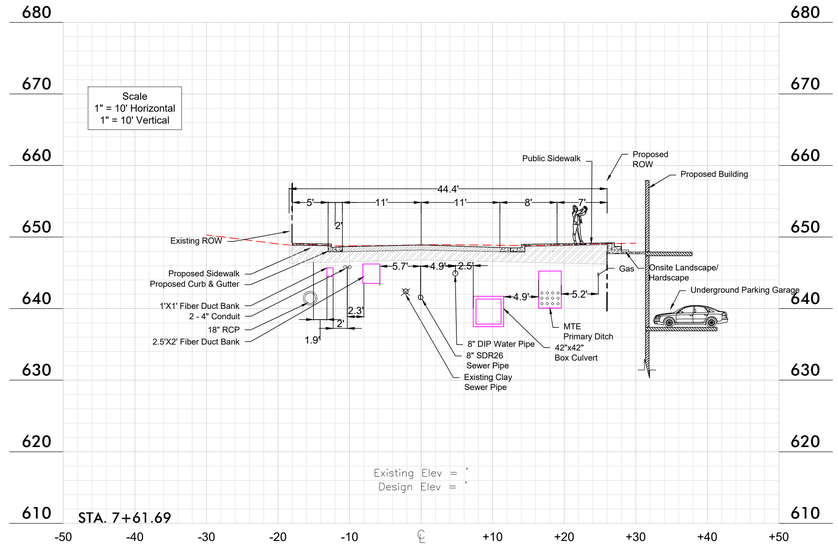
C5.15









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3/6/25

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D&A Project #20081
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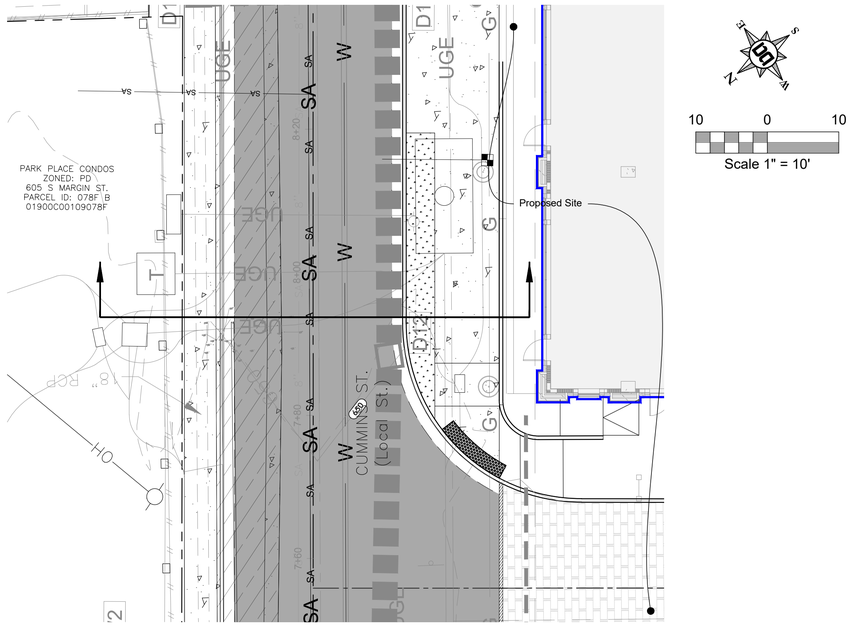
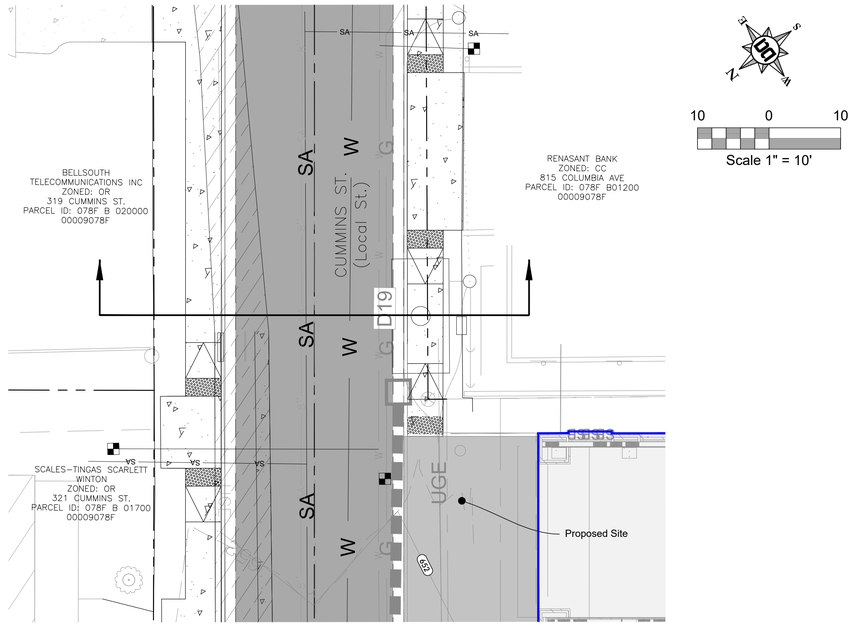
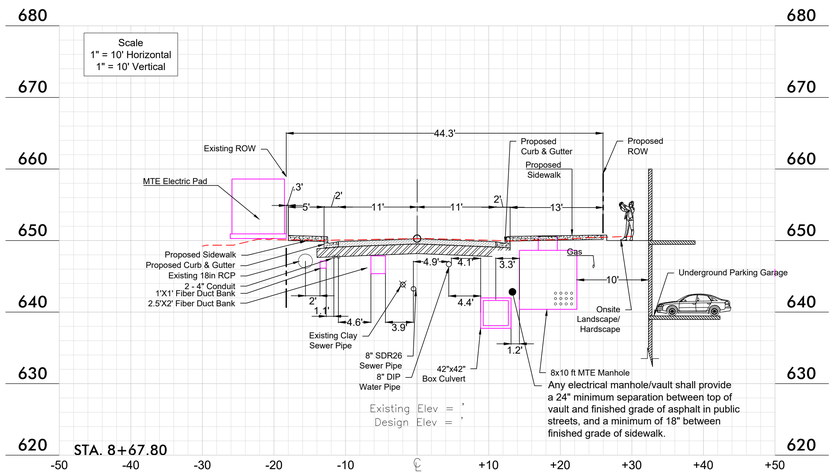
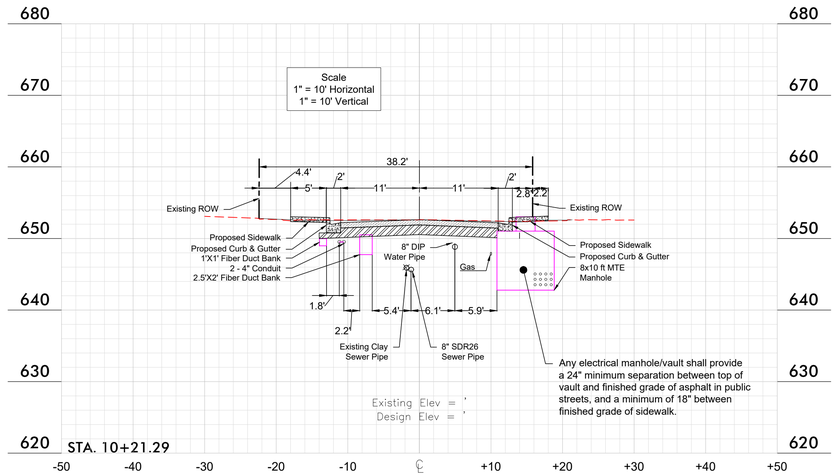
C5.16









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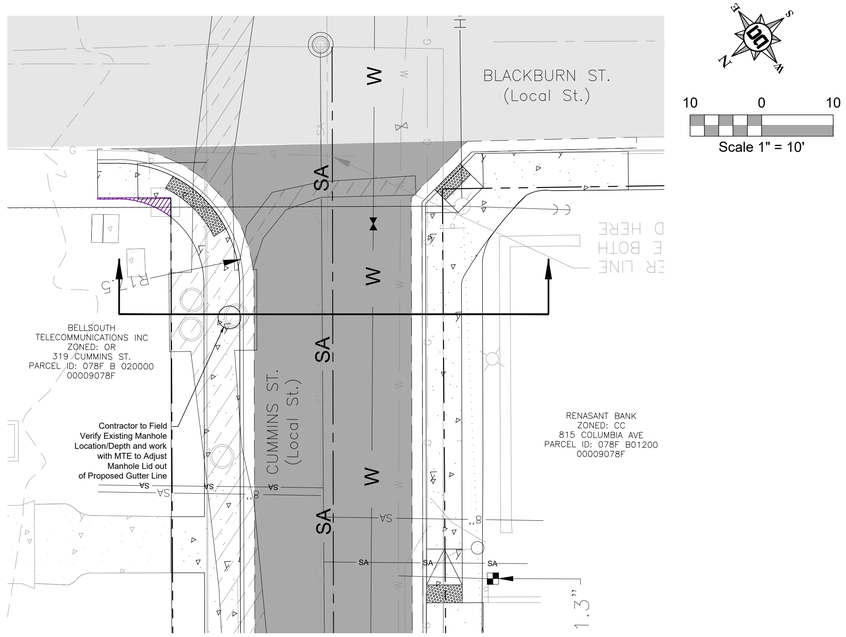
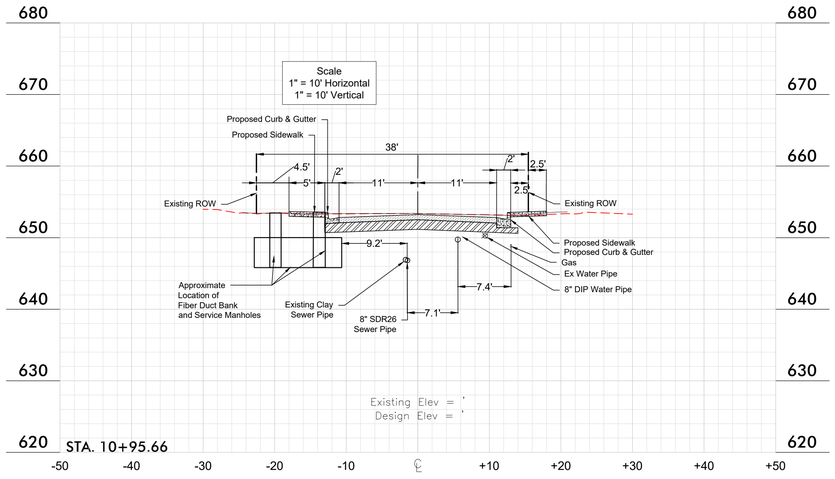
Cummins St.
C5.17





Drawing Date:
February 10, 2025

Revisions

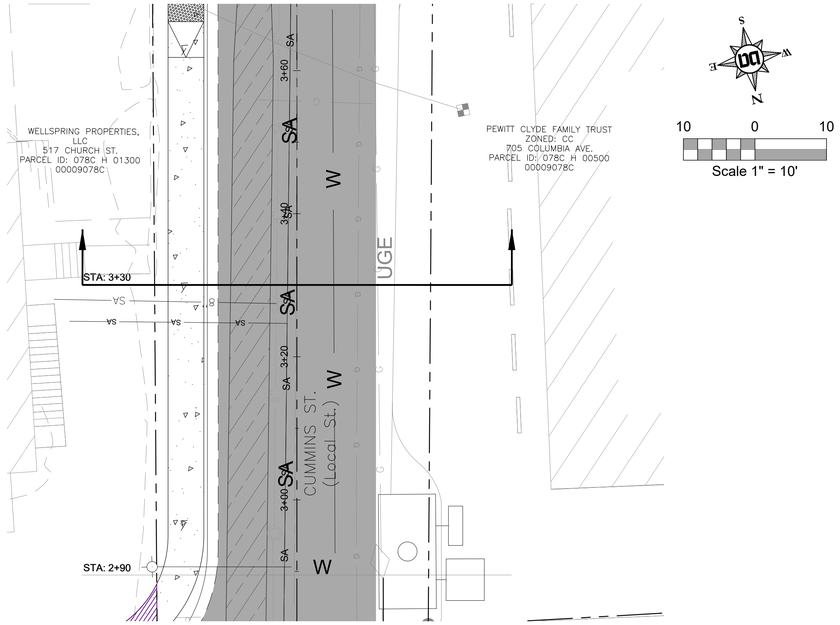
Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

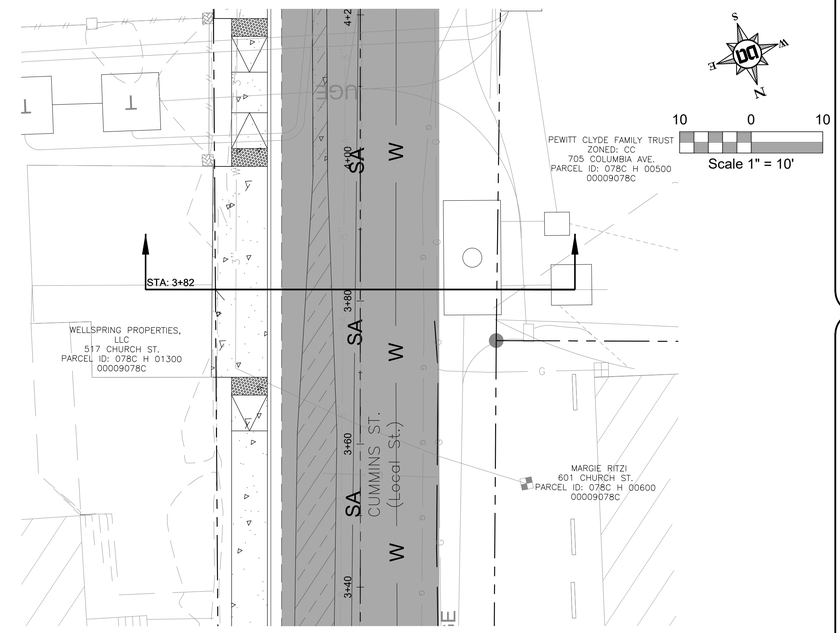
3/6/25

Utility
Cross Sections
Cummins St.

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Cummins St.
C5.18





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Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

DAM JOSEPH SAGER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112341
STATE OF TENNESSEE
3/6/25

Utility
Cross Sections
Cummins St.

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1-800-351-1111
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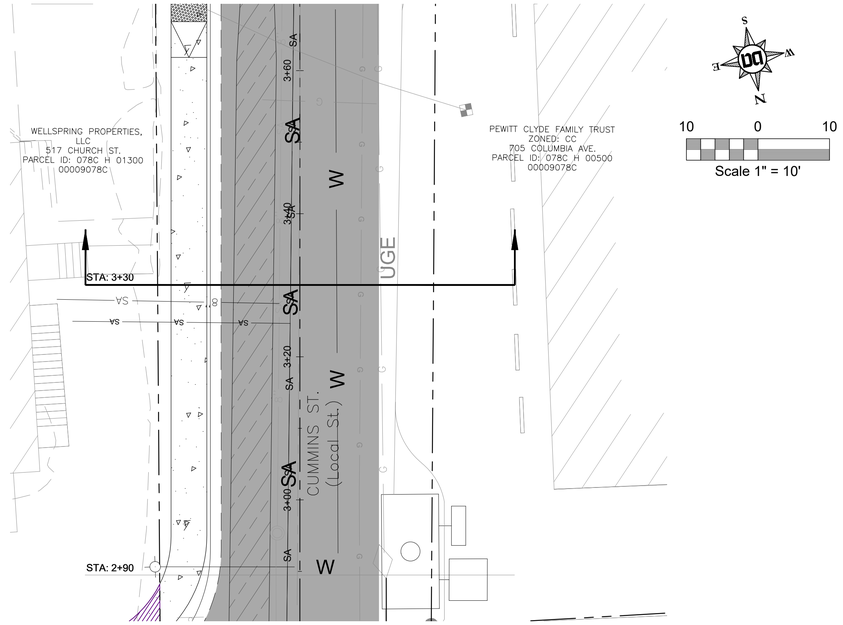
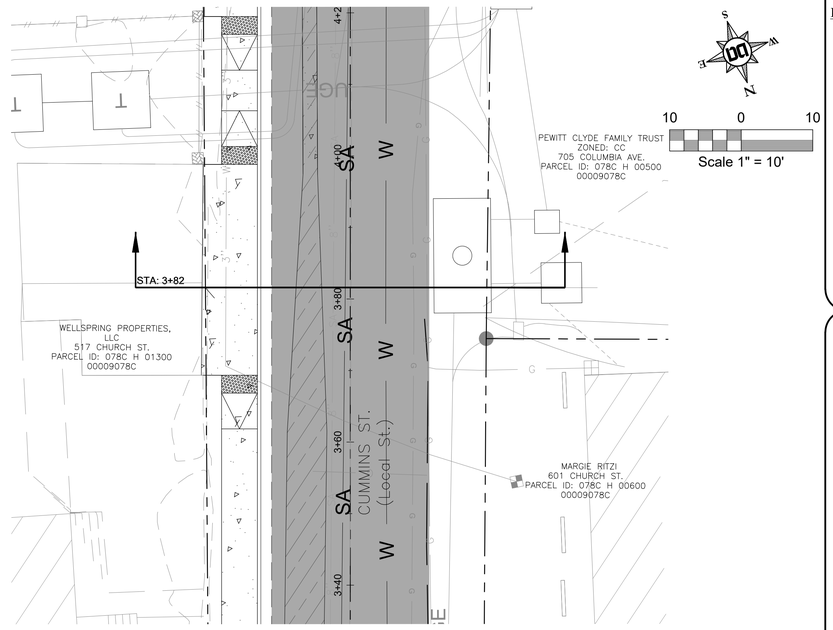
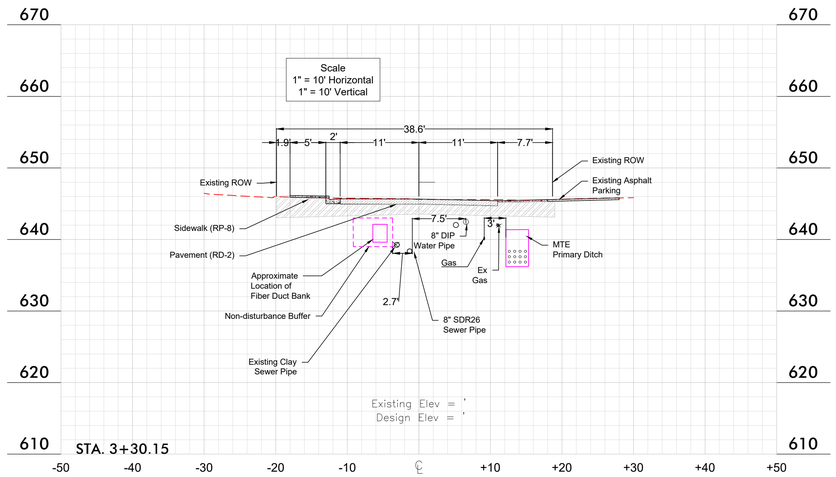
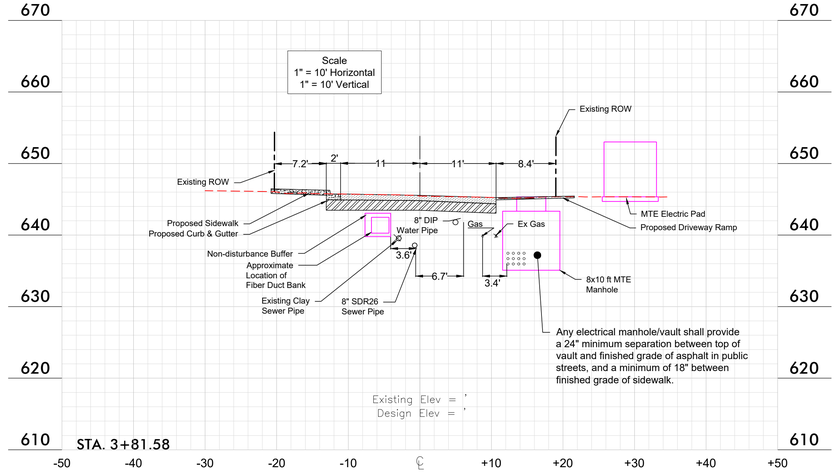
Cummins St.
C5.15









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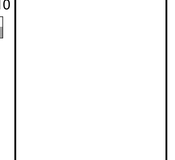

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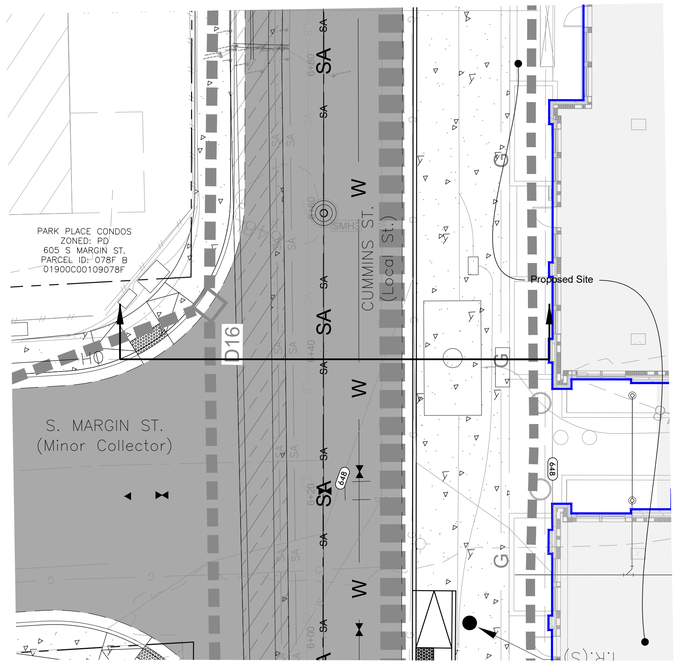
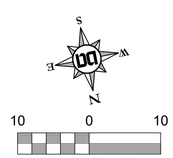
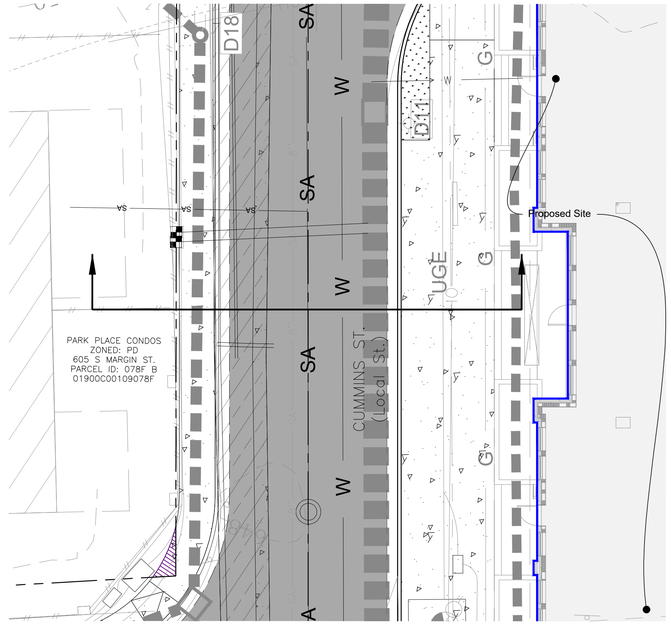
D&A Project #20081

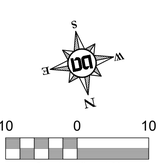
Cummins St.

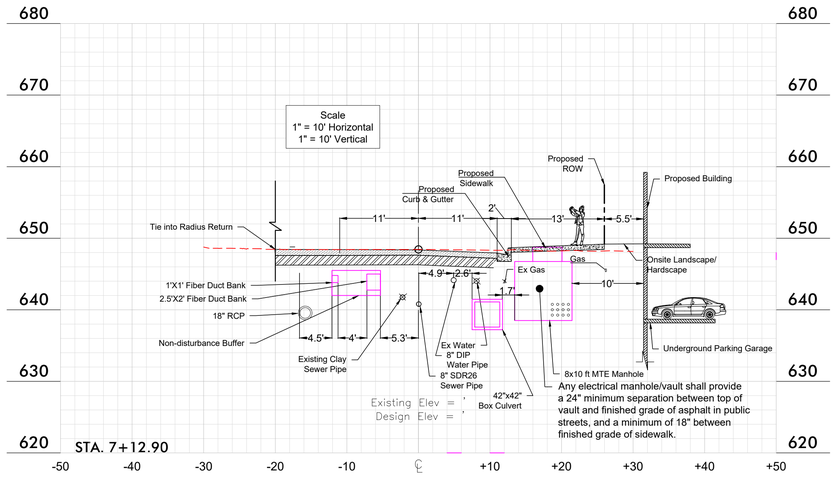
C5.15

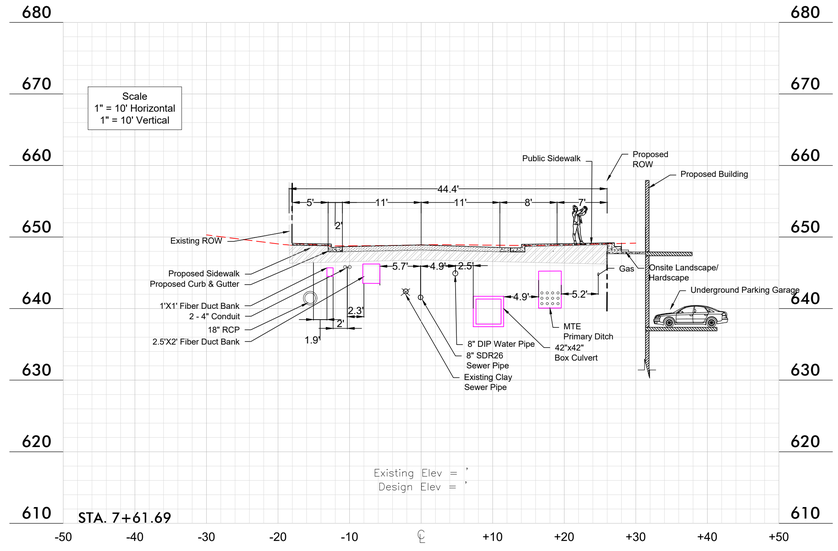












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Site Plan
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

ADAM JOSEPH GEE
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL & BIOSYSTEMS
COMMERCIAL
No. 132744
STATE OF TENNESSEE
3/6/25

Utility Cross Sections Cummins St.

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D&A Project #20081
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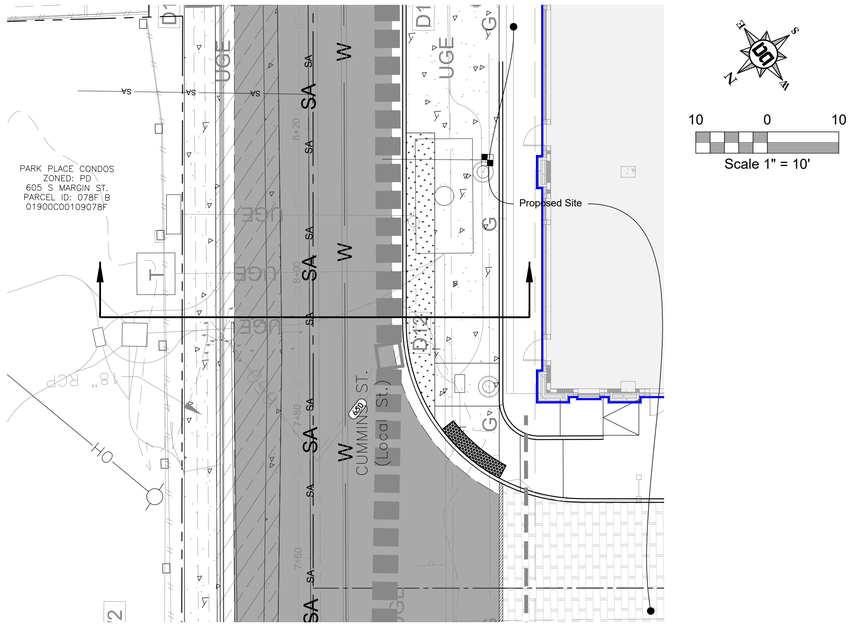
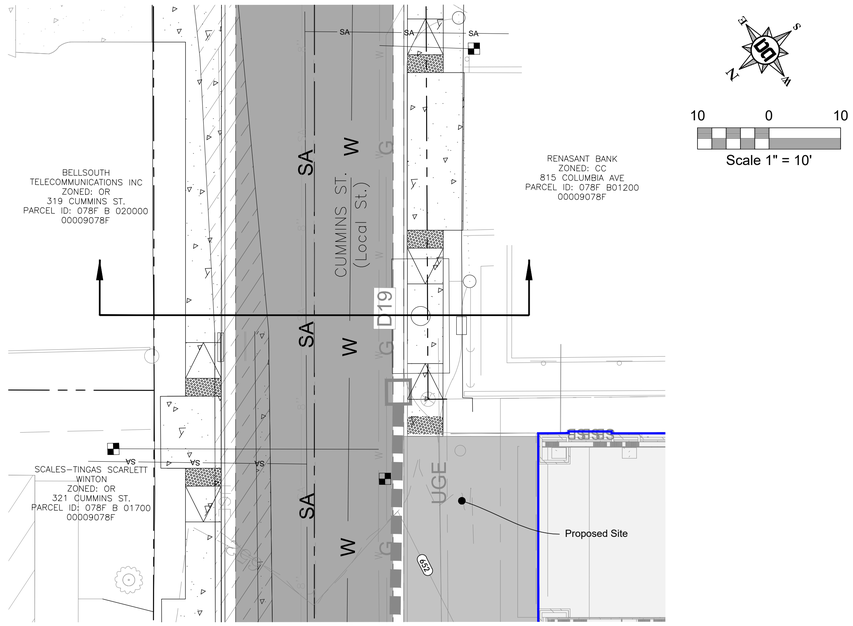
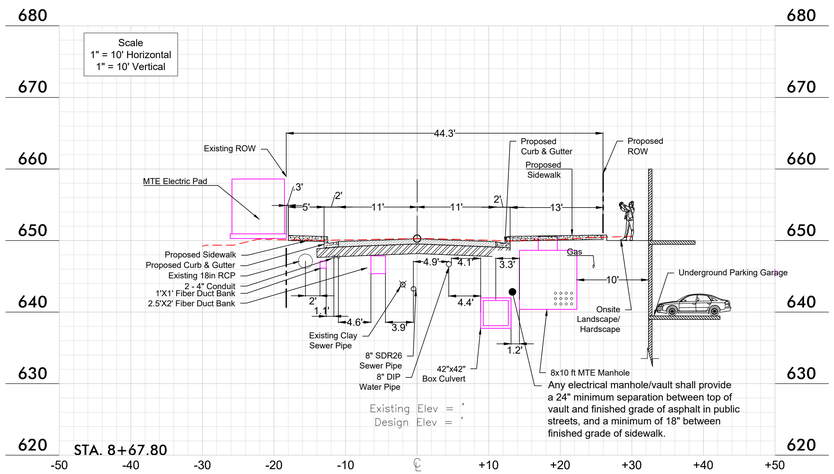
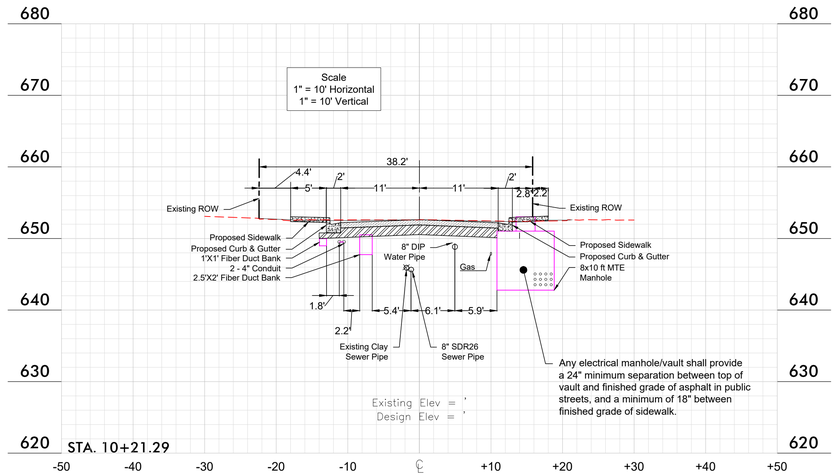
C5.16









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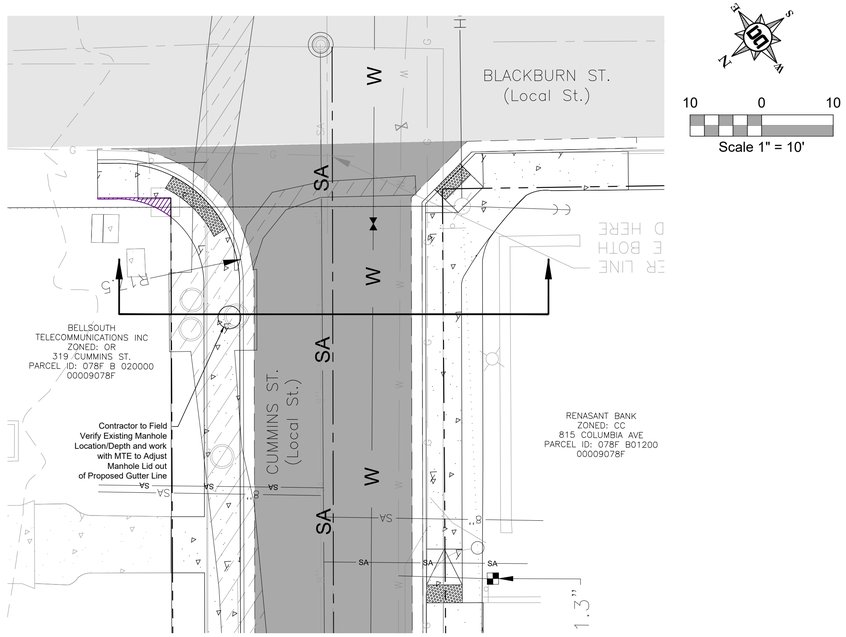

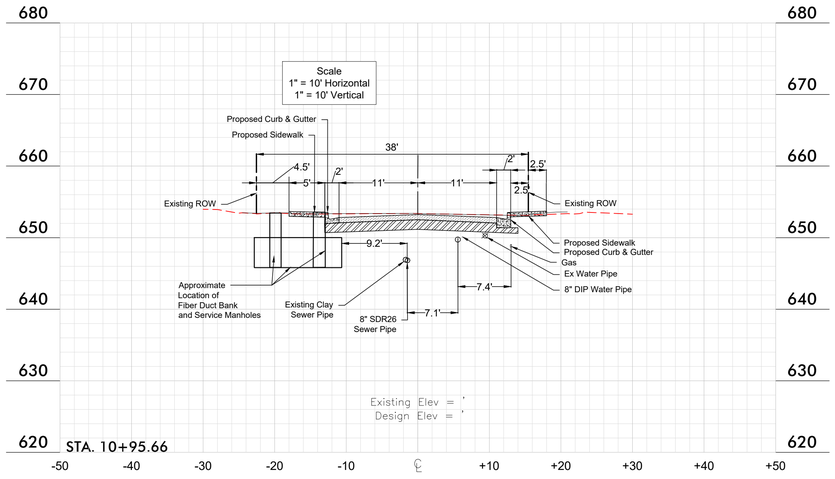

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Site Plan
Margin District Subdivision
COF# 8584
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Utility Cross Sections Cummins St.

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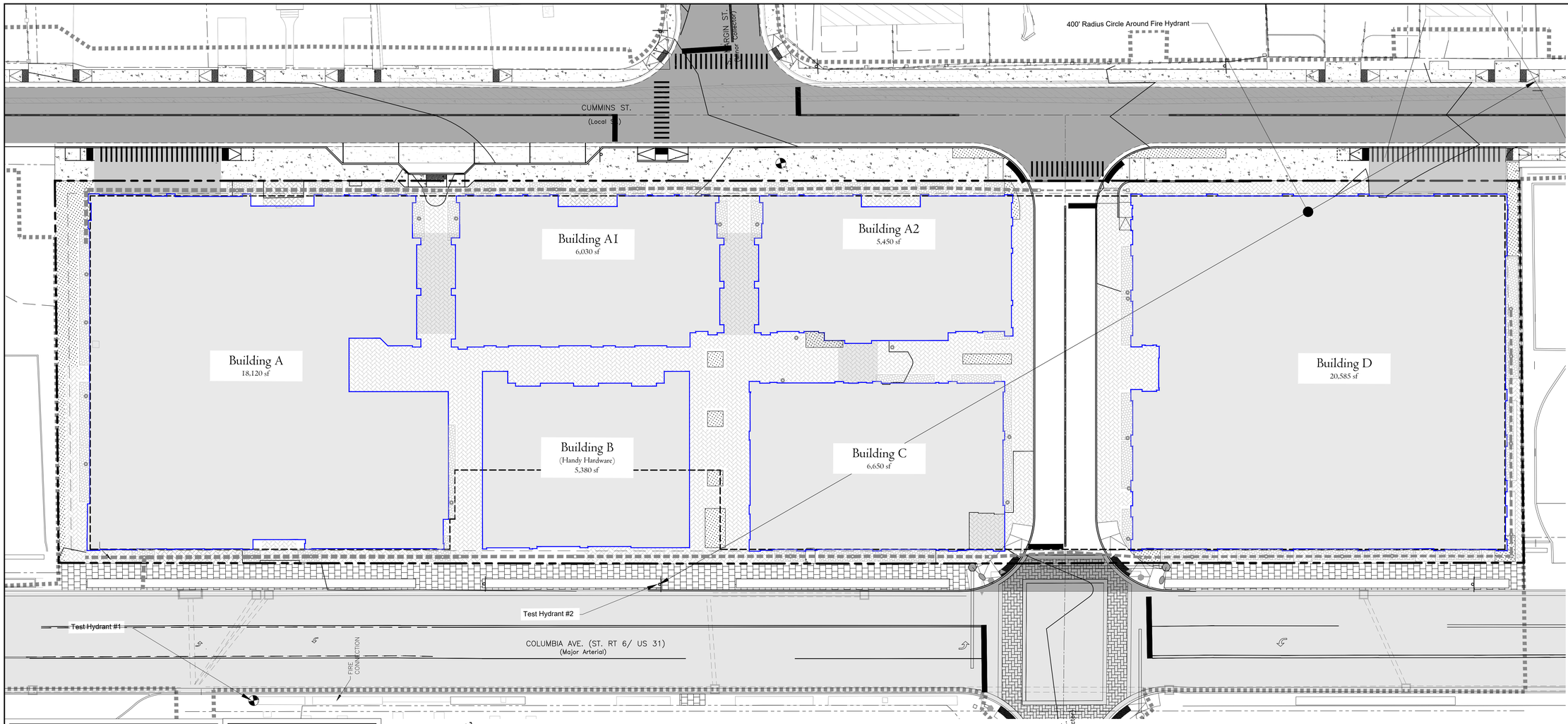


Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**

Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

Setbacks
- Front Yard: 5'
- Side Yard: 5'
- Rear Yard: 20'

Building Usage / (Parking Required):
- Retail: 37,640 SF (95 Stalls)
- Restaurant: 18,000 SF (149 Stalls)
- Office: 61,420 SF (176 Stalls)
- Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
  2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Development Summary

Owner
AIG Franklin, LLC.
2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

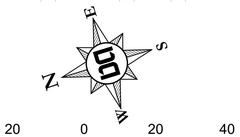
Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)



Scale 1" = 20'

Report of Inspection / Test Water Based System Inspection
Date: 02/12/2024 05:53

Century Fire Protection 303
1508 Elm Hill Pike, Suite 108
Nashville, TN null
Office: null
century.fp.com

Inspection Site
731 Columbia Ave
731 Columbia Avenue
Franklin, TN 37064

Customer
Dale and Associates
516 Heather Place
Nashville, TN 37204

Conducted by: Chris Capps
Inspection Reference: 32550336

Fire Hydrant Flow Test – Corner of Columbia Ave. & south morgan — Test Hydrant # 2

Manufacturer	American Darling	Model	B84Bx5	Year Manufactured	2008	Size	5.2.5
Open Orientation	Counterclockwise	Outlet Size	2	Coefficient	1.4	Pitot Reading	42
GPM	1083	Static B	100	Residual B	95	Minutes Flowed	2
Est. Consumption	2166						
Projected Results at 20 psi			4840	Projected Results at 0 psi			5460

Final Check

Static & Residual readings taken at	Next to First Bank	Witness	David Horner
Purpose of Test	Calculations	Was flow test assisted by fire pump?	No
Is hydrant serviced by a fire pump?	No		

Report of Inspection / Test Water Based System Inspection
Date: 02/12/2024 05:53

Century Fire Protection 303
1508 Elm Hill Pike, Suite 108
Nashville, TN null
Office: null
century.fp.com

Inspection Site
731 Columbia Ave
731 Columbia Avenue
Franklin, TN 37064

Customer
Dale and Associates
516 Heather Place
Nashville, TN 37204

Conducted by: Chris Capps
Inspection Reference: 32550336

Fire Hydrant Flow Test – Columbia Ave next to First Bank — Test Hydrant # 1

Manufacturer	American Darling	Model	B84Bx5	Year Manufactured	2010	Size	5.2.5
Open Orientation	Counterclockwise	Outlet Size	2	Coefficient	1.4	Pitot Reading	40
GPM	1057	Static B	85	Residual B	85	Minutes Flowed	2
Est. Consumption	2114						
Projected Results at 20 psi				Projected Results at 0 psi			

Final Check

Static & Residual readings taken at	Columbia Ave & South Morgan	Witness	David Horner
Purpose of Test	Calculations	Was flow test assisted by fire pump?	No
Is hydrant serviced by a fire pump?	No		

Building Data Table

Building Height and Area
Section 504.3 - Allowable Height
Allowed: 85' Maximum
Provided: 52'-2" - 55'-5"

Section 504.4 - Allowable Stories
Allowed: 3.5 Stories
Provided: 3 Stories

Section 506.2 Allowable Area
Allowed/Floor: 55,500 SF
Provided:
- Building A, 1st Floor: 39,462 SF
- Building A, 2nd Floor: 43,545 SF
- Building A, 3rd Floor: 32,341 SF
- Building A, Loft: 22,393 SF

- Building D, 1st Floor: 18,977 SF
- Building D, 2nd Floor: 20,710 SF
- Building D, 3rd Floor: 17,287 SF
- Building D, Loft: 11,312 SF

Total: 206,027 SF

Building Occupancy & Use
Group M - Mercantile
Group B - Business
Group R2 - Residential
Group S2 - Parking Garage

Construction Type
Type III-A & Type IV-A over Type I-A Parking Garage
*See A1.0 and A1.1 for Building Types Identified.

TENNESSEE ONE CALL SYSTEM, INC. 811 or 1-800-351-1111 STOP - CALL BEFORE YOU DIG!

Drawing Date:
February 10, 2025

Revisions

Margin District Subdivision

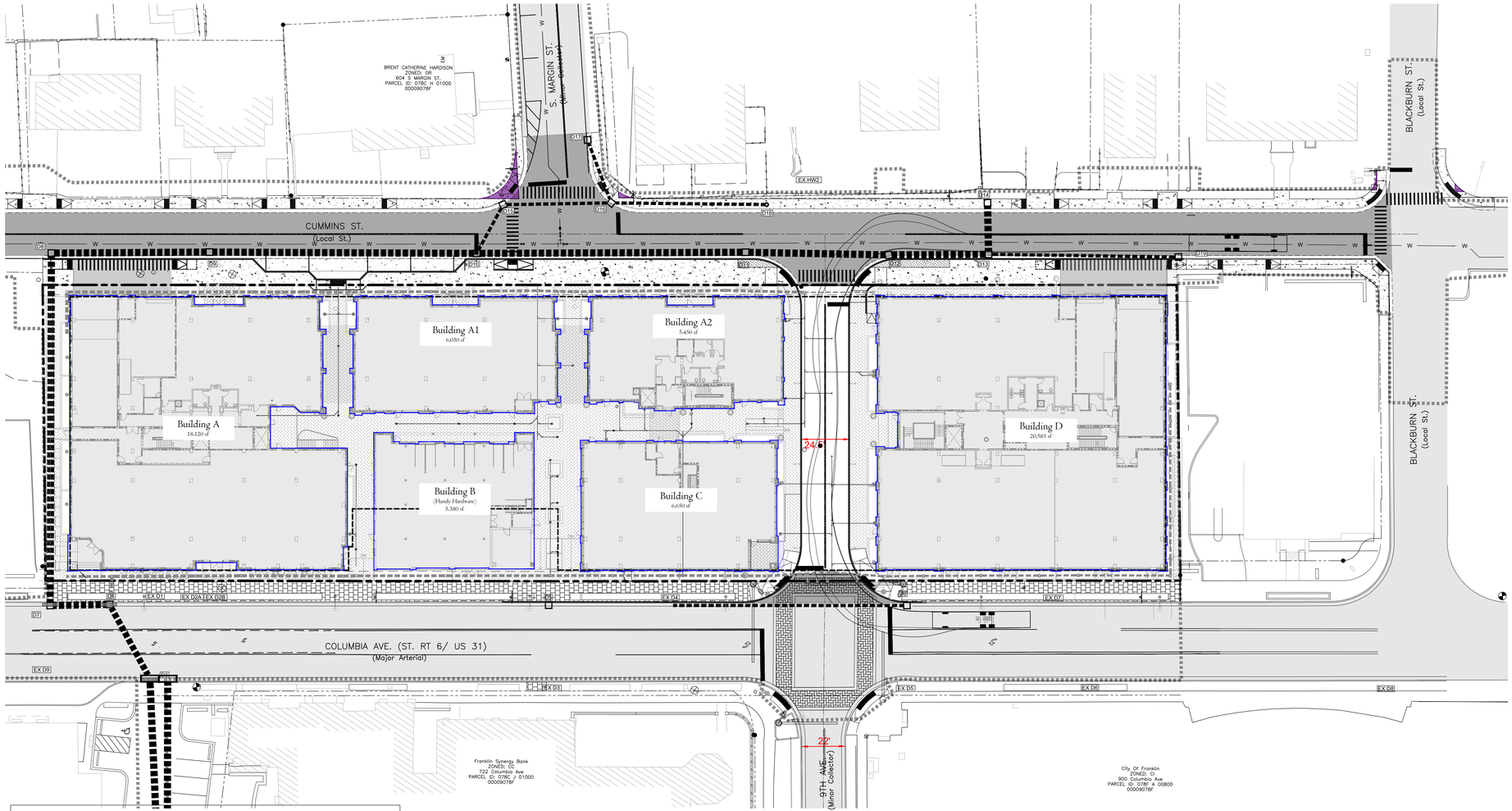
Site Plan
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

JOHN JOSEPH HEGGE — REGISTERED ENGINEER — STATE OF TENNESSEE — 112141 — 3/6/25

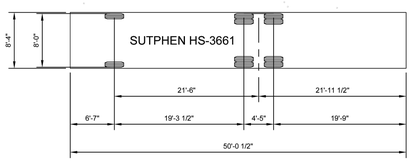
Emergency Management Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C6.0

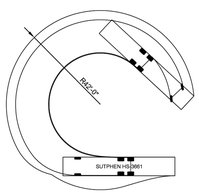




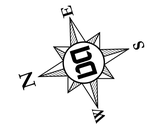


APPARATUS AND TURNING INFORMATION

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



ELLISTON FRANKLIN CONSULTING	**FIRE APPARATUS TURNING TEMPLATE**		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021
	NOT TO SCALE		**SD-7**



30 0 30 60

Scale 1" = 30'

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Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

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LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL
COMMERCE
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STATE OF TENNESSEE
3/6/25

Franklin Fire Truck Turn

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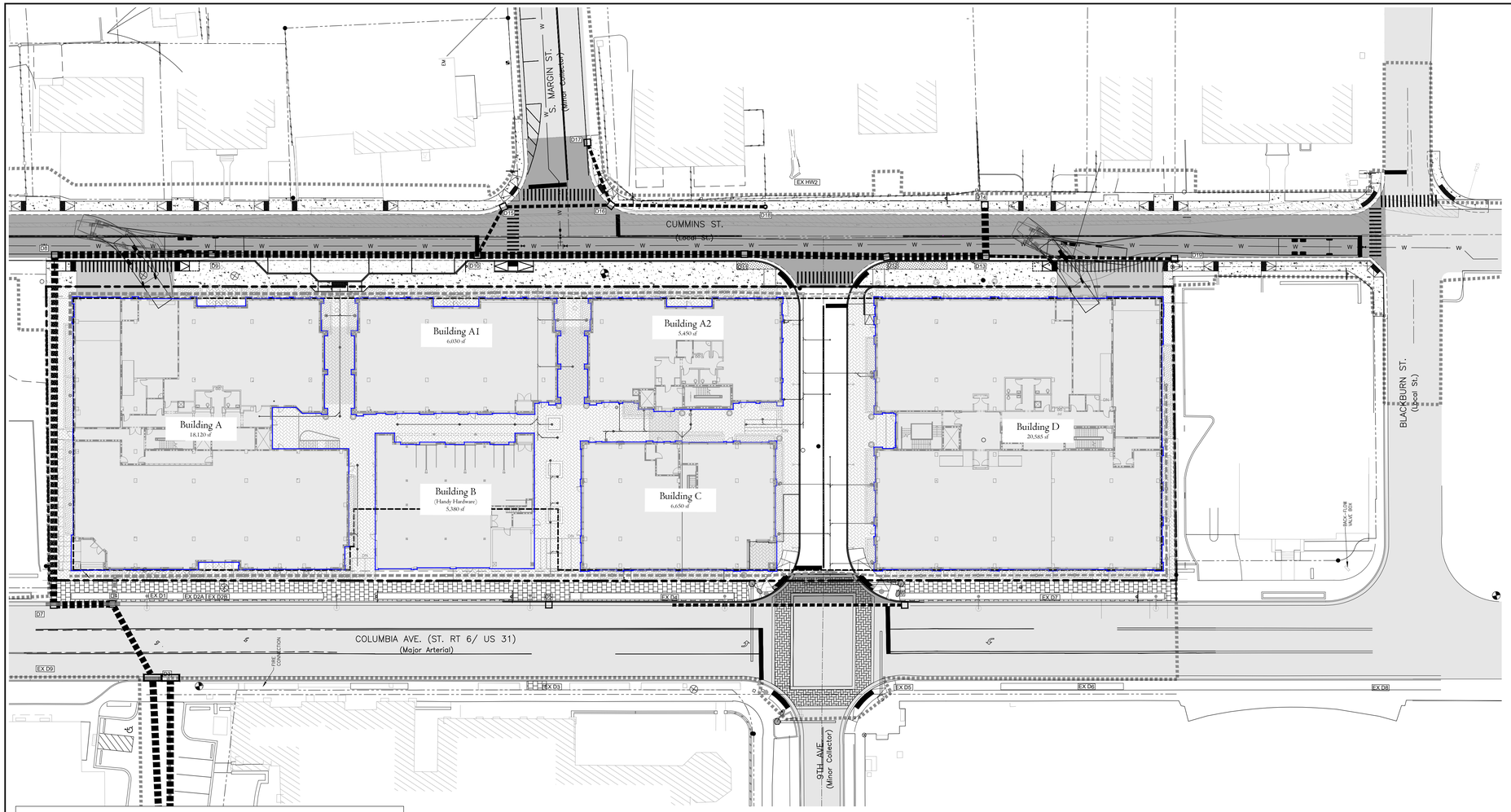
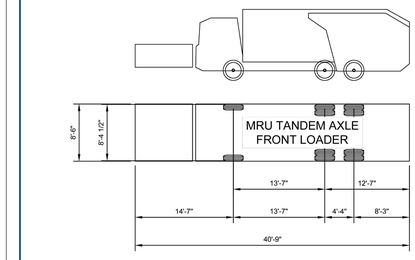
D&A Project #20081
Margin District
C6.1





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1. NUMBER OF FRONT AXLES = 1
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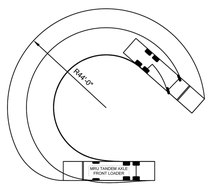
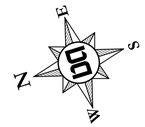
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



HISTORIC FRANKLIN TENNESSEE

SOLID WASTE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 9/21/2023 | DWG. NO. SD-8



30 0 30 60

Scale 1" = 30'

Site Data Chart

Project Name: **Margin District Subdivision**
COF Project # **8584**

Address:
713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave., 805 Columbia Ave., 314 Cummins St., 811 Columbia Ave., 813 Columbia Ave.
Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C, 078C H00800 00009078C, 078C H 00900 00009078F, 078F B 01500 00009078F, 078F B 01600 00009078F, 078F B 01400 00009078F, 078F B 01300 00009078F

Total Site Area: 2.02 AC
Limits of Disturbance = 4.71 AC

Regulations

Base Zoning:	CC
Overlay Zoning:	CAO-1
Building Types:	Mixed-Use (Office, Retail, Restaurant, and Residential Space)
Frontage Types:	Urban

Setbacks
Front Yard: 5'
Side Yard: 5'
Rear Yard: 20'

Building Usage / (Parking Required):
Retail: 37,640 SF (95 Stalls)
Restaurant: 18,000 SF (149 Stalls)
Office: 61,420 SF (176 Stalls)
Condos: 23 - 3 Bedroom Units (37,000 SF) (69 Stalls)
2 - 2 Bedroom Units (30,000 SF) (5 Stalls)

Total Parking Required: 494 Stalls
Total Parking Provided: 505 Stalls in Parking Garage

Maximum Allowed Building Height: 85' 3.5 Stories

Minimum Required Landscape Surface Area: 15% (13,983SF)

Development Summary

Owner
AIG Franklin, LLC.
2000 Morris AVE. #1300
Birmingham,AL 35203
Phone: 205-488-4323

Developer / Owner Representative
NAI Nashville Stanton Group
Contact: Devin McClendon
7105 Town Center Way
3rd Floor
Brentwood, TN 37027
Phone: 615-377-4747
Email: dmcclendon@nainashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

COF Water and Sewer
Contact: Ben McNeil
124 Lumber Dr.
Franklin, TN 37064
Phone: 615.794-4554

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0211G Dated 12/22/2016.

Benchmark 1
Fire Hydrant Hub Bolt
Elev: 647.48 (NAD-83)

Drawing Date:
February 10, 2025

Revisions

Site Plan

Margin District Subdivision

COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee



Franklin Garbage Truck Turn

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 CALL BEFORE YOU DIG

D&A Project #20081

Margin District

C6.2

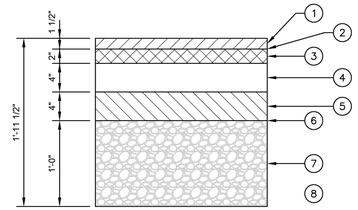
DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE (SEE NOTE 3)
CATCH BASIN GRATES	SEE CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4
AREA DRAINS - 1 GRATE	D-CB-42 SERIES
AREA DRAINS - 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
JUNCTION BOX	D-JBS-1 THRU D-JBS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE-1 THRU D-PE-9F
SAFETY CROSS DRAIN ENDWALLS	D-PE-15A THRU D-PE-48A, AND D-PE-99
SAFETY SIDE DRAIN ENDWALLS	D-SEW-1A
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

NOTES

1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING FOR INLET CASTINGS NOTED ON CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4.

HISTORIC FRANKLIN TENNESSEE	DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	D-1
	NOT TO SCALE			



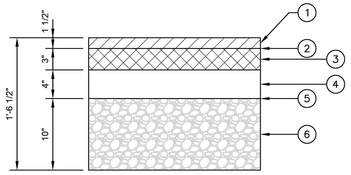
PAVEMENT SCHEDULE

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

NOTES

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

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



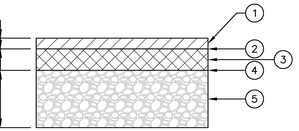
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - BITUMINOUS AGGREGATE BASE (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
6. 10" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

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

HISTORIC FRANKLIN TENNESSEE	MAJOR AND MINOR COLLECTOR PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RD-2
	NOT TO SCALE			



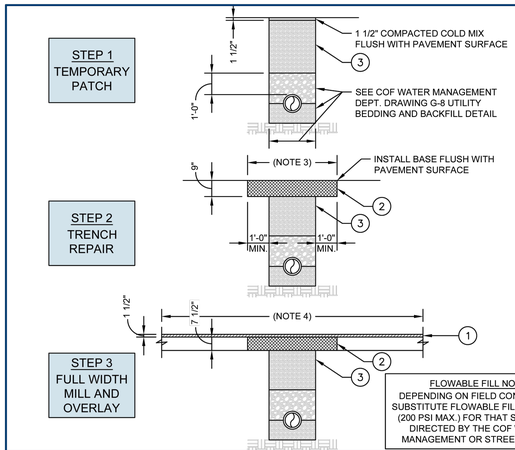
PAVEMENT SCHEDULE

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

NOTES

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

HISTORIC FRANKLIN TENNESSEE	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021	RD-3
	NOT TO SCALE			



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

PAVEMENT SCHEDULE

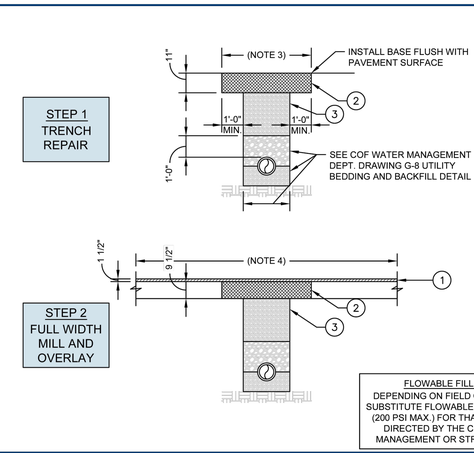
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

NOTES

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

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR LOCAL STREET			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2023	RD-6
	NOT TO SCALE			



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

PAVEMENT SCHEDULE

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

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

NOTES

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

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR ARTERIAL AND COLLECTOR STREET			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2023	RD-7
	NOT TO SCALE			

Drawing Date:
February 10, 2025

Revisions

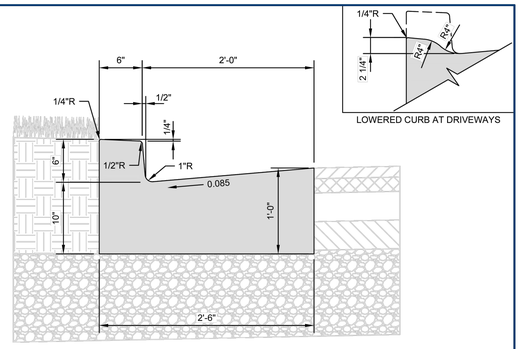
Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee



City of Franklin Details

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C7.0



NOTES

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

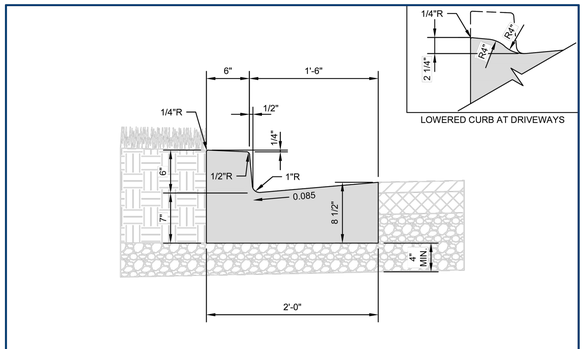
HISTORIC FRANKLIN TENNESSEE

ARTERIAL AND COLLECTOR CURB AND GUTTER

DWG. NO. **RP-1**

CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 7/1/2023

NOT TO SCALE



NOTES

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

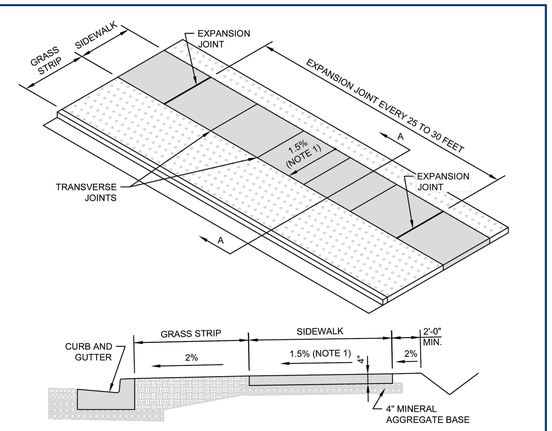
HISTORIC FRANKLIN TENNESSEE

LOCAL STREET CURB AND GUTTER

DWG. NO. **RP-3**

CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 7/1/2023

NOT TO SCALE



SECTION A-A

NOTES

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

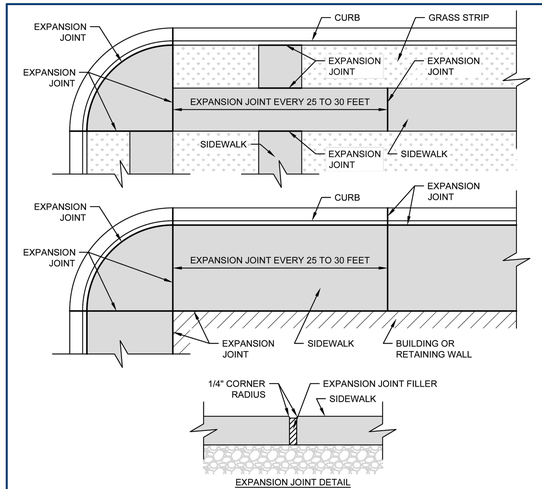
HISTORIC FRANKLIN TENNESSEE

CONCRETE SIDEWALK

DWG. NO. **RP-8**

CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 7/1/2021

NOT TO SCALE



EXPANSION JOINT DETAIL

NOTES

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

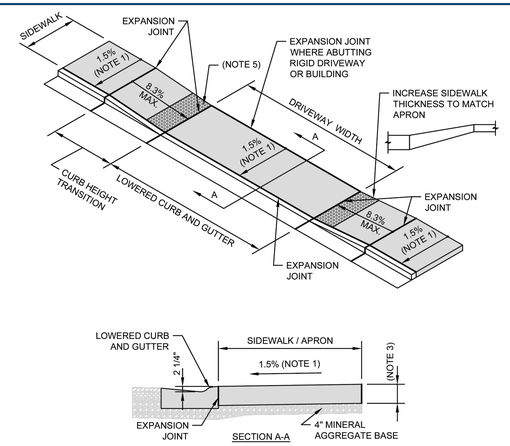
HISTORIC FRANKLIN TENNESSEE

SIDEWALK EXPANSION JOINT

DWG. NO. **RP-10**

CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 7/1/2023

NOT TO SCALE



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
5. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

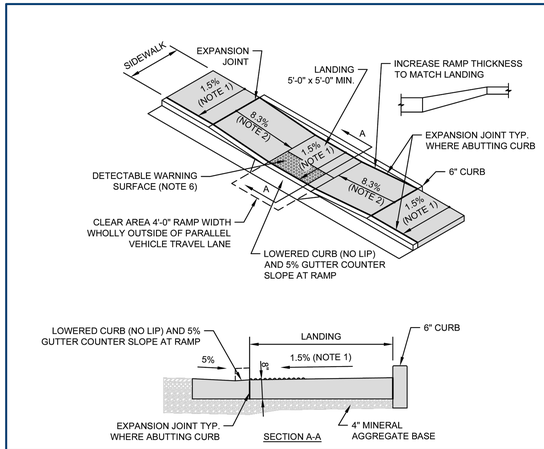
HISTORIC FRANKLIN TENNESSEE

LOWERED CONCRETE DRIVEWAY APRON WITHOUT GRASS STRIP

DWG. NO. **RP-7**

CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 7/1/2023

NOT TO SCALE



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT LANDING.
   B. 4" MIN. THICK AWAY FROM LANDING. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE

PARALLEL CURB RAMP

DWG. NO. **RP-14**

CITY OF FRANKLIN | CITY ENGINEER: Paul Holzen | DATE: 7/1/2024

NOT TO SCALE

Drawing Date:
February 10, 2025

Revisions

Site Plan

Margin District Subdivision

COF # 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee



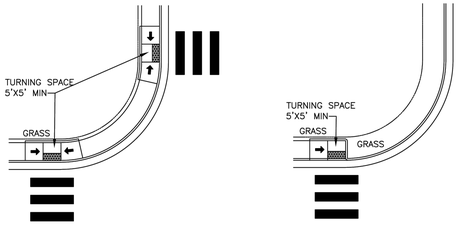
City of Franklin Details

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081

Margin District

C7.1

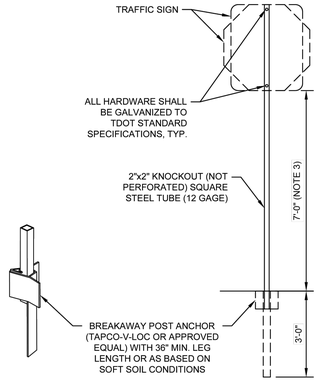


GENERAL NOTES

1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE IN–LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15' MIN. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%
3. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMPS RUNS SHALL BE 5% MAX.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH

N.T.S

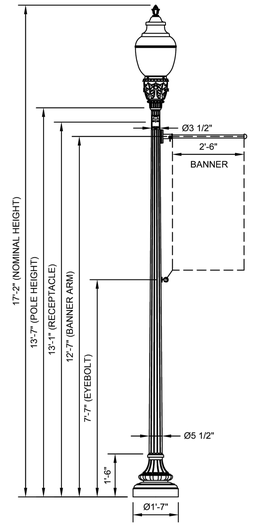
HISTORIC FRANKLIN TENNESSEE	**PARALLEL CURB RAMP LAYOUT**			DWG. NO. **RP-18**
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2021		
NOT TO SCALE				



NOTES

1. SIGNS SHALL BE FABRICATED WITH HIGH INTENSITY PRISMATIC GRADE REFLECTIVE MATERIALS WITH A MINIMUM 7-YEAR WARRANTY.
2. SIGNS SHALL BE MUTCD COMPLIANT.
3. MINIMUM HEIGHT, AS MEASURED VERTICALLY FROM THE BOTTOM OF SIGN TO THE TOP OF CURB, OR IN THE ABSENCE OF A CURB, TO THE ELEVATION OF THE NEAR EDGE OF TRAVELED WAY, SHALL BE 7 FEET. HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW PRIMARY SIGN MAY BE 1-FOOT LESS. SEE MUTCD FIG. 2A-2 AND SECTION 2A.18.
4. DECORATIVE AND POWDER COATED POSTS ARE ALLOWED ONLY WHEN MAINTAINED BY A HOMEOWNERS OR BUSINESS ASSOCIATION AND PROVIDED WITH BREAKAWAY POST ANCHORS.
5. SHOP DRAWINGS FOR ALL POSTS AND ANCHORS SHALL BE SUBMITTED TO THE CITY OF FRANKLIN STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR INSTALLING.

HISTORIC FRANKLIN TENNESSEE	**LOCAL STREET SIGN**			DWG. NO. **RP-21**
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2022		
NOT TO SCALE				



APPLICABILITY

1. DETAIL TO BE USED IN DOWNTOWN FRANKLIN GATEWAY CORRIDORS AND CONNECTOR STREETS, EXCEPT ALONG MAIN STREET

POLE AND APPURTENANCES

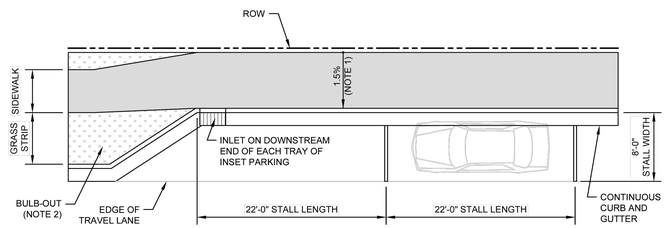
1. WADSWORTH CAST ALUMINUM POLE
2. ALUMINUM, FLUTED TAPERED FTJ SHAFT
3. TENON: Ø3" x 3"
4. (1) GFI RECEPTACLE, w/ SMALL IN-USE WEATHERPROOF COVER
5. (1) BOLT-ON 30" BANNER ARM, Ø1" PIPE, HALF SPHERE FINIAL
6. (1) BOLT-ON EYEBOLT
7. FINISH: RP99P024 FRANKLIN GREEN 80% GLOSS
8. (1) SET 3/4" x 18" ANCHOR BOLTS (HOT-DIP GALV.)

	ORIENTATION	HEIGHT
RECEPTACLE	90°	13'-1"
BANNER ARM	180°	12'-7"
EYEBOLT	180°	7'-7"

FIXTURE

1. GLASS WASHINGTON POSTLITE LED3
2. P30 LED PERFORMANCE PACKAGE (7,000 NOM. LUMENS)
3. 3000K CCT
4. AUTO-SENSING 120-277V 56/60 HZ
5. ENHANCED STYLE, HINGED DOOR HOUSING
6. GLASS, TYPE III LUNAR OPTIC
7. CUSTOM MATCH COLOR FINISH HOUSING
8. BUD FINIAL, CUSTOM MATCH COLOR FINISH
9. FIELD ADJUSTABLE OUTPUT
10. NEMA TWISTLOCK DIMMING PHOTOCONTROL RECEPTACLE - 7 PIN (UNDER GLASS)
11. SHORTING CAP

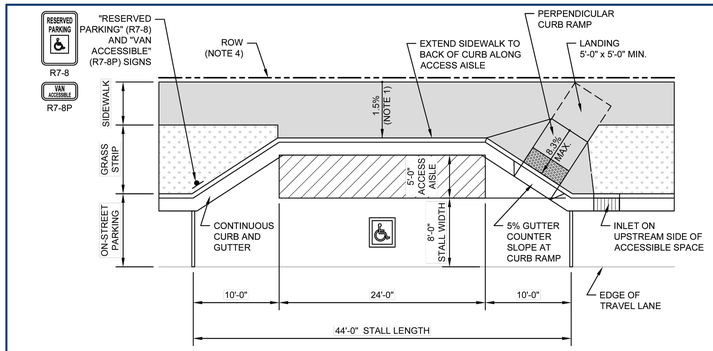
HISTORIC FRANKLIN TENNESSEE	**STREETSCAPE LIGHT POLE (TYPE C/D)**			DWG. NO. **L-2**
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2025		
NOT TO SCALE				



NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. BULB-OUTS TO THE EDGE OF TRAVEL LANE ARE REQUIRED AT EACH END OF AN ON-STREET PARKING SPACE OR SERIES OF SPACES.
3. ON-STREET PARKING SPACES SHALL BE LOCATED OUTSIDE OF STREET INTERSECTION SIGHT DISTANCE TRIANGLES.

HISTORIC FRANKLIN TENNESSEE	**ON-STREET PARKING**			DWG. NO. **RP-22**
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2024		
NOT TO SCALE				



NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. ACCESSIBLE ON-STREET PARKING SPACES SHALL BE PROVIDED AT ALL NEW PUBLIC AND PRIVATE STREETS WITH MARKED OR METERED ON-STREET PARKING.
3. QUANTITY OF ACCESSIBLE ON-STREET PARKING SPACES SHALL MEET THAT REQUIRED IN TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.
4. ADDITIONAL ROW SHALL BE DEDICATED AS NECESSARY TO ACCOMMODATE THE ACCESSIBLE PARKING SPACE, ACCESS AISLE, AND SIDEWALK BEYOND.
5. THE 5'-0" ACCESS AISLE IS REQUIRED REGARDLESS OF THE PARKING SPACE LOCATION ALONG THE BLOCK FACE AND IS EXCLUSIVE OF THE GUTTER.
6. INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING: 36" X 41" BLUE BACKGROUND WITH WHITE BORDER, THERMOPLASTIC
7. A BULB-OUT TO THE EDGE OF TRAVEL LANE IS REQUIRED AT EACH END OF AN ON-STREET PARKING SPACE OR SERIES OF SPACES (NOT SHOWN).

HISTORIC FRANKLIN TENNESSEE	**ACCESSIBLE ON-STREET PARKING**			DWG. NO. **RP-23**
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holz	DATE: 7/1/2024		
NOT TO SCALE				

Drawing Date:
February 10, 2025

Revisions

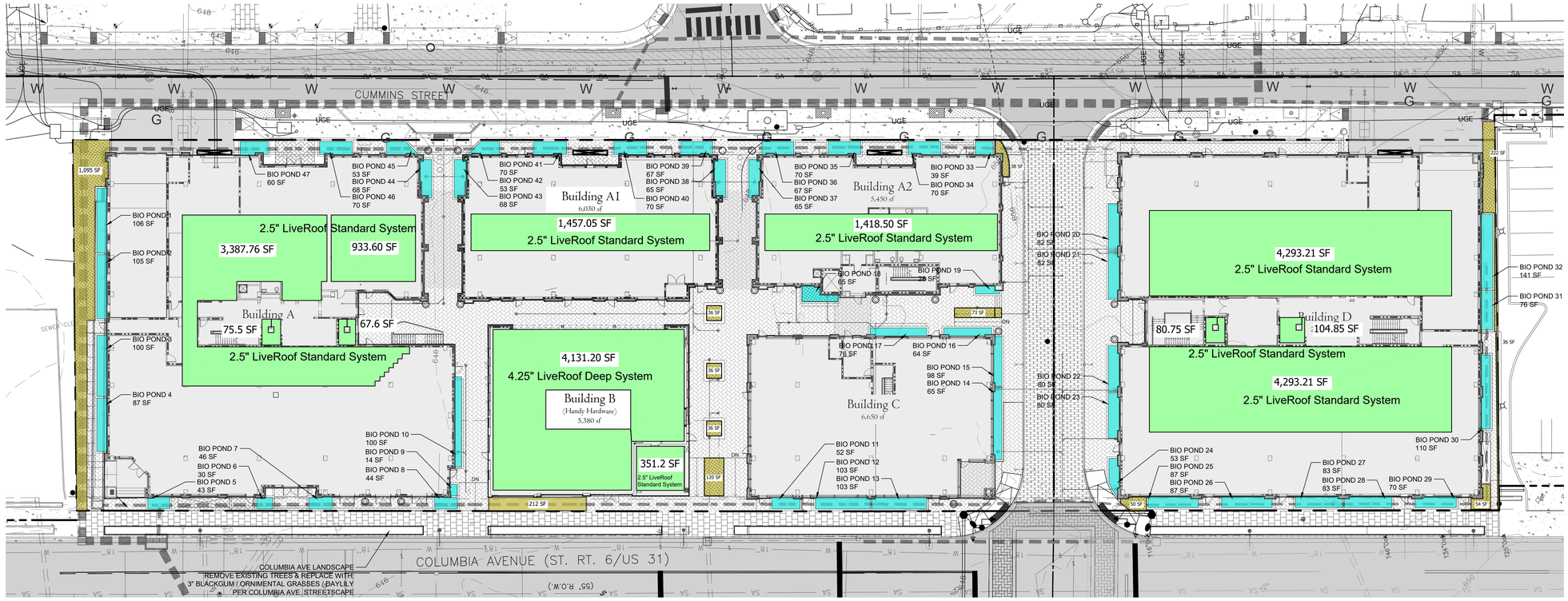
Site Plan
Margin District Subdivision
COF # 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee



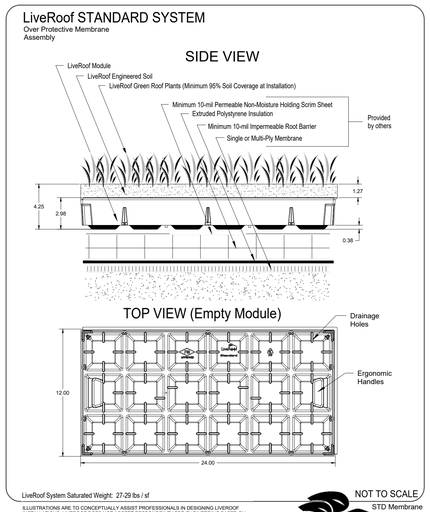
City of Franklin Details

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20081
Margin District
C7.2



4.1/4" LiveRoof Standard System
16,463.23 SF
PLANT MIX: Asclepius tuberosa, Coreopsis auriculata 'Nana', Sedum kamtschatcum, Sedum 'Winter Mahogany', Sedum kamtschaticum, Sedum spurium ‘John Creech' , Lysimachia ‘Aurea'

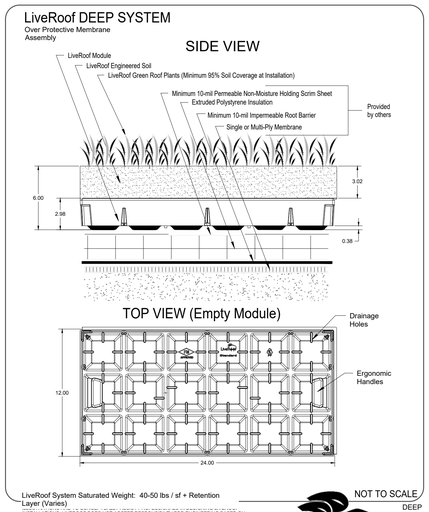


LiveRoof, LLC
P.O. Box 533
Spring Lake, MI
49456

(800) 875-1392
www.liveroof.com

LiveRoof

6" LiveRoof Deep System
4,131.2 SF
PLANT MIX: Asclepius tuberosa, Coreopsis auriculata 'Nana', Monarda 'Fireball', Nepeta 'Junior Walker', Rudbeckia fulgida ‘Goldstrum', Sedum kamtschatcum, Sedum 'Winter Mahogany'



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49456

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LiveRoof

BIORETENTION NOTE
ALL, 1-47, ARE LEVEL 1 URBAN BIORETENTION PONDS.
SHRUBS, GRASSES, AND PERENNIALS AS PER GIP MANUEL
75% COVERAGE IN 2 YEARS.
5% MINIMUM NATIVE MILKWEED.

20,594.43	GREEN ROOD WITH LIVE ROOF LANDSCAPE TRAYS 4,131.2 SF: 6" LiveRoof Deep System- Birds & Bees Mix 16,463.23 SF: 4.1/4" LiveRoof Standard System- Birds & Bees Mix
1,786.0	LANDSCAPE SURFACE AREAS: ALL AREAS TO BE LANDSCAPED WITH SHRUBS, ORNIMENTAL GRASSES, AND TREES. NO TURF.
3,671.0	URBAN BIORETENTION: ORNAMENTAL PLANTING - LEVEL 1 3" DEPTH OF RIVER ROCK MULCH SHRUBS AS PER STORMWATER GUIDELINES WITH 75% COVERAGE IN 2 YEARS

LANDSCAPE DATA CHART

ZONE NC (NEIGHBORHOOD COMMERCIAL)

AREA OF CALCULATION	2.14 AC or 93,218 SF
MIN. REQ. LSA:	15.0% (13,983 SF OR 0.321 AC.)
PROVIDED LSA:	27.9% (26,051.43 SF OR 0.598 AC.) (1,786.0 SF GREEN AREAS) (3,671.0 SF URBAN BIOPONDS) (20,594.43 SF GREEN ROOF)

MIN. REQ. FORMAL OPEN SPACE: 5.0% (4,660 SF OR 0.110 AC.)
PROVIDED FORMAL OPEN SPACE: 5.0% (5,000 SF OR 0.115 AC.)
PLAZA - SEATING ELEMENTS / ARCADES / FURNISHING / ART
1 CANOPY TREE AND 2 UNDERSTORY TREE PER 2,500 SF
2 CANOPY TREE AND 4 UNDERSTORY TREES PROVIDED

- Existing Tree Canopy = 0% (Canopy Preservation not required)

Landscape Requirements: (ACI)		
Provided LSA: 0.375 AC Credit for 0.00 AC OF PRESERVATION LSA =0.375	**QuantityProvided**	**Inches Provided**
	Proposed Trees	Caliper Inches
Aggregate Canopy Caliper Inches Required (82x0.375):		30.75"
Aggregate Canopy Caliper Inches Provided:		67.5"
EXISTING CALIPER INCH >14" (532x1.25):	0	0"
3" Canopy Trees :	15	45"
2.5" Canopy Trees :	9	22.5"
Aggregate Understory Caliper Inches Required (21x0.375):		7.9"
Aggregate Understory Caliper Inches Provided:		8"
2" Understory Trees :	4	8"
1.5" Understory trees :	0	0"
Replacement Caliper Inches Required (0x2"):		N/A
Replacement Caliper Inches Provided:		N/A
Total Shrubs Required (96x0.375):	36	
Min. 18" Height Shrubs:	26	
Min. 30" Height Shrubs:	69	
Total Shrubs Provided:	95	

- LANDSCAPE BEDS TO BE MULCHED WITH RIVER ROCK MUCLH

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

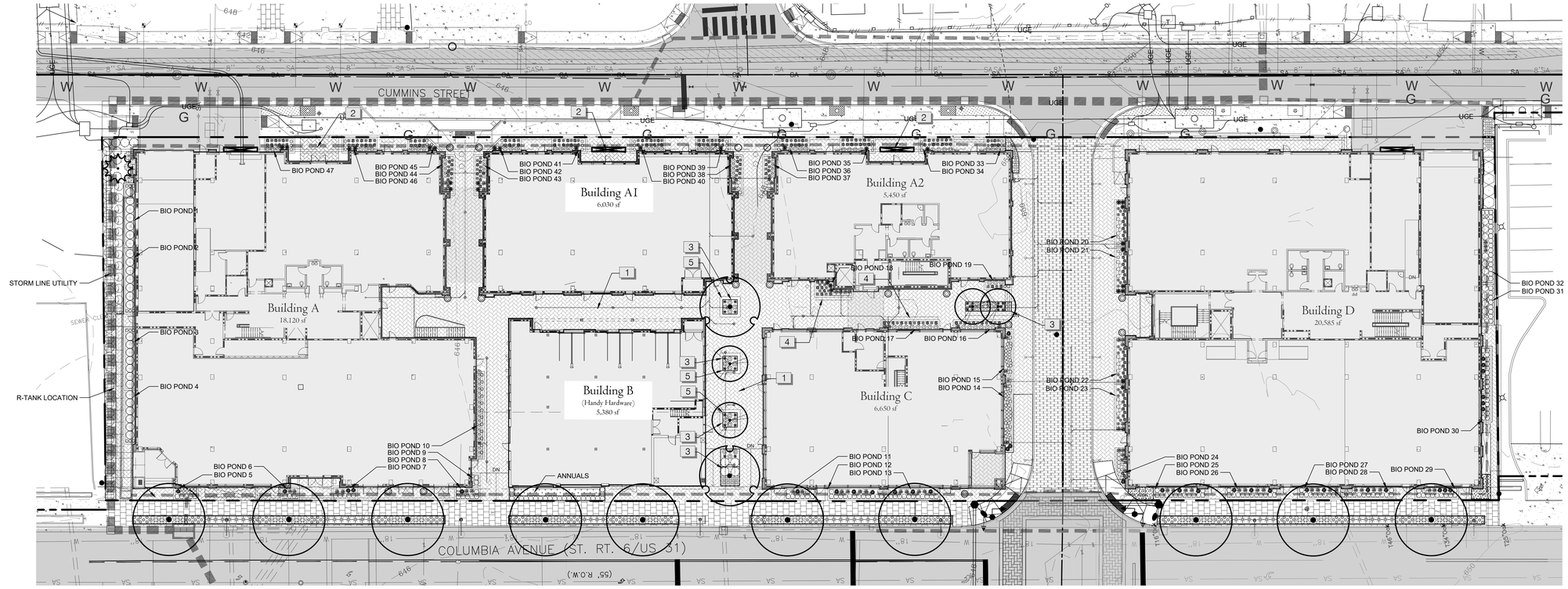
PROPOSED SITE FOR:
MARGIN STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

COF# 8584



OPENSPACE PLAN

L1



PLANT SCHEDULE SITE ONLY

SYMBOL		QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
		1	Upright European Hornbeam / Carpinus betulus 'Fastigiata' 3` Clear Trunk, Evenly Branched. Matched, See Tree Specifications	B & B	2.5"Cal	Per ANSI
		10	Wildfire Tupelo / Nyssa sylvatica 'Wildfire' 7` Clear Trunk, Evenly Branched. Matched, See Tree Specifications	B & B	3"Cal	Per ANSI
		2	Village Green Zelkova / Zelkova serrata `Village Green` 5` Clear Trunk, Evenly Branched. Matched, See Tree Specifications	B & B	2"Cal	Per ANSI
ORNIMENTAL TREES						
		4	Henry Hicks Magnolia / Magnolia virginiana 'Henry Hicks' (TF) Single Stem Full; Even Branched Matched, See Tree Specifications	B & B		10`-12` HT
SYMBOL		QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS						
		4	Winters Snowman Camellia / Camellia x 'Winter's Snowman' Full; Dense; Well Rooted	#3 Container		
		15	Plum Yew / Cephalotaxus harringtonia 'Prostrata' Full; Heavy; Well Rooted	#3 Container		
		11	Annabelle Hydrangea / Hydrangea arborescens `Annabelle` Full; Well Rooted	#1 Container		
		5	Limelight Hydrangea / Hydrangea paniculata `Limelight` Full; Dense Form; Matched	18" HT		
		36	Soft Touch Holly / Ilex cornuta `Soft Touch` Full; Dense Form	#3 Container		
		24	Strongbox Inkberry Holly / Ilex glabra `Strongbox` Full, Dense Upright Form	#3 Container		
GRASSES						
		39	Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` Full; Dense; Well Rooted	#1 Container		
		184	Joan Senior Daylily / Hemerocallis x `Joan Senior` Full; Well Rooted	#1 Container		
		160	Happy Returns Daylily / Hemerocallis x 'Happy Returns' Full; Well Rooted	#1 Container		
		81	Big Blue Lilyturf / Liriope muscari `Big Blue` Full; Dense; Well Rooted	#1 Container		
PERENNIALS						
		23	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Heavy; Well Rooted; Matching	#1 Container		
		25	Variegated Solomon's Seal / Polygonatum falcatum 'Variegatum' Full; Well Rooted Containers	#1 Container		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
GROUND COVERS						
	RR	104 sf	3"-4" Brown River Rock	Space as Noted		

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: "ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER."
• CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:
ALL LANDSCAPE BEDS INCLUDING URBAN BIO-RETENTION PONDS SHALL BE MULCHED WITH ROCK MULCH.
CONTRACTOR TO PROVIDE 3 SAMPLES OF SIZE AND COLOR FOR APPROVAL
LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENT TO QUANTITIES.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
1	Clay Paver A Product: Endicott Clay Paver - Invisi-Lug Pattern: TBD Color: TBD	
2	Clay Paver B Product: Endicott Clay Paver - Invisi-Lug Pattern: TBD Color: TBD	
3	Custom Corten Planter Size: Various Material: Corten	
4	Backless Bench Size: 1.5'x6' Material: Metal & Wood	
5	18" Brick Seat Wall Cast in Place Material: Brick Veneer Color: By Architect	

SEE SHEET L3 FOR URBAN BIO POND PLANT SCHEDULES
SEE SHEET L4 FOR OVERALL SITE PLANT SCHEDULE

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
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PROPOSED SITE FOR:
MARGIN STREET
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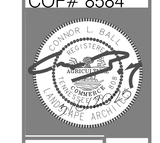


L2 LANDSCAPE PLAN

PLANT SCHEDULE BIO POND 1

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	7	Ruby Slippers Oakleaf Hydrangea / Hydrangea quercifolia `Ruby Slippers` Full; Heavy; Well Rooted; Matching	#3 Container

PLANT SCHEDULE BIO POND 2

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	7	Ruby Slippers Oakleaf Hydrangea / Hydrangea quercifolia `Ruby Slippers` Full; Heavy; Well Rooted; Matching	#3 Container

PLANT SCHEDULE BIO POND 3

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	7	Ruby Slippers Oakleaf Hydrangea / Hydrangea quercifolia `Ruby Slippers` Full; Heavy; Well Rooted; Matching	#3 Container

PLANT SCHEDULE BIO POND 4

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	6	Ruby Slippers Oakleaf Hydrangea / Hydrangea quercifolia `Ruby Slippers` Full; Heavy; Well Rooted; Matching	#3 Container

PLANT SCHEDULE BIO POND 5

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	5	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	5	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	1	Flag Iris / Iris virginica Full; Well Rooted	#1 Container
	5	Prairie dropseed / Sporobolus heterolepis Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 6

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	3	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	1	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 7

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	5	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	2	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 8

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	8	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	1	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 9

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	2	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container

PLANT SCHEDULE BIO POND 10

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	12	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	19	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 11

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	1	Ruby Joe-Pye Weed / Eupatonum purpureum 'Ruby' Full; Well Rooted	#1 Container
	8	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	1	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 12

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	4	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	1	Ruby Joe-Pye Weed / Eupatonum purpureum 'Ruby' Full; Well Rooted	#1 Container
	13	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	3	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 13

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	4	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	1	Ruby Joe-Pye Weed / Eupatonum purpureum 'Ruby' Full; Well Rooted	#1 Container
	13	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	3	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 14

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	10	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	1	Ruby Joe-Pye Weed / Eupatonum purpureum 'Ruby' Full; Well Rooted	#1 Container
	2	Flag Iris / Iris virginica Full; Well Rooted	#1 Container
	6	Goldsturm Black-eyed Susan / Rudbeckia fulgida `Goldsturm` Full; Well Rooted	#1 Container
	18	Prairie dropseed / Sporobolus heterolepis Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 15

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	9	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	1	Ruby Joe-Pye Weed / Eupatonum purpureum 'Ruby' Full; Well Rooted	#1 Container
	1	Flag Iris / Iris virginica Full; Well Rooted	#1 Container
	11	Prairie dropseed / Sporobolus heterolepis Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 16

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	6	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	6	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	5	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 17

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	8	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	6	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 18

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	4	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	4	Heuchera / Heuchera americana Full; Well Rooted	#1 Container
	3	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	7	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 19

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	2	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	2	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	3	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	2	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 20

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	9	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	5	Heuchera / Heuchera americana Full; Well Rooted	#1 Container
	4	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	3	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 21

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	9	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	5	Heuchera / Heuchera americana Full; Well Rooted	#1 Container
	4	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	3	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 22

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	9	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	5	Heuchera / Heuchera americana Full; Well Rooted	#1 Container
	1	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	6	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 23

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	9	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	5	Heuchera / Heuchera americana Full; Well Rooted	#1 Container
	1	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	6	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 24

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	6	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	7	Heuchera / Heuchera americana Full; Well Rooted	#1 Container
	1	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 25

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	4	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	13	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	3	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 26

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	4	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	13	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	3	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 27

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	4	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	1	Ruby Joe-Pye Weed / Eupatonum purpureum 'Ruby' Full; Well Rooted	#1 Container
	11	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	2	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 28

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	4	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	1	Ruby Joe-Pye Weed / Eupatonum purpureum 'Ruby' Full; Well Rooted	#1 Container
	11	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	2	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 29

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	1	Ruby Joe-Pye Weed / Eupatonum purpureum 'Ruby' Full; Well Rooted	#1 Container
	11	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	3	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 30

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	5	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	2	Ruby Joe-Pye Weed / Eupatonum purpureum 'Ruby' Full; Well Rooted	#1 Container
	18	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	6	Flag Iris / Iris virginica Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 31

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	2	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	10	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	4	Shenandoah Switch Grass / Panicum virgatum `Shenandoah` Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 32

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	3	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	2	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	17	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container
	7	Shenandoah Switch Grass / Panicum virgatum `Shenandoah` Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 33

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	4	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	3	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	4	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 34

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	1	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	7	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 35

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	1	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	7	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 35

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	1	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	7	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 36

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	1	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	7	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 37

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	5	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	4	Heuchera / Heuchera americana Full; Well Rooted	#1 Container
	6	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 38

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	5	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	4	Heuchera / Heuchera americana Full; Well Rooted	#1 Container
	6	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 39

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	1	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	7	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 40

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	1	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	7	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 41

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	1	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	7	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 42

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	4	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	3	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	2	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	4	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 43

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	6	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	2	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	6	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 44

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	6	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	2	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container
	4	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	2	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	6	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 45

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	4	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	3	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	2	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	4	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 46

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	7	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	3	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	2	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	7	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

PLANT SCHEDULE BIO POND 47

SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.
BIORETENTION PLANTS			
	6	Canadian wild ginger / Asarum canadense Full; Well Rooted	#1 Container
	3	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container
	3	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container
	2	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container
	6	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: - "ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." - CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:
ALL LANDSCAPE BEDS INCLUDING URBAN BIO-RETENTION PONDS SHALL BE MULCHED WITH ROCK MULCH.
CONTRACTOR TO PROVIDE 3 SAMPLES OF SIZE AND COLOR FOR APPROVAL
LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENT TO QUANTITIES.

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:
MARGIN STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

COF# 8584

CONNOR L. BAILEY
REGISTERED
ARCHITECT
TENNESSEE
LICENSED
ARCHITECT

LANDSCAPE PLAN

L3

PLANTING NOTES:
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
11. Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24' of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

BIORETENTION NOTES:
1. Verify that the bioretention areas have been constructed in compliance of the requirements of the construction documents prior to beginning work
2. Care should be taken to minimize compaction to soils within the limits of the bioretention area(s)
3. No machinery (other than walk behind rototillers) shall be used within the limits of the bioretention area(s)
4. Dig a test percolation pit (1'x1'x1'x deep and fill with water. Monitor to verify that all the water has drained from the pit within a 24 hour period. If water remains after 24 hours, cease all work on the bioretention area(s) and contact the Civil Engineer for further instructions
5. The work required for construction of the bioretention area(s) consists of removal of weeds, preparation of planting areas, mulching, and clean up.
6. Contractor is responsible for keeping the bioretention area free from sediment resulting from storm-water runoff.
7. The contractor shall conduct all site preparation activities to not allow "sediment loss" to the bioretention areas
8. Provide or verify installation of a silt fence prior to commencement of construction around the circumference of the bioretention area(s)
9. Begin construction of the bioretention area(s) after adjacent areas have been stabilized with stone or vegetation.
10. Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
11. The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the contract.
12. The Contractor shall assume responsibility for protection of public streets, curbs, and utilities from damages from the Contractor's operations. Plan work to avoid ponding, flooding, ad sediment loss on site and upon adjacent properties.
13. Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
14. If active utilities are encountered in the course of excavation other than those indicated on the survey or civil plans, protect them from damage and relocate them in accordance with the Engineer's written instructions. Remove inactive utilities if such are encountered
15. The finished surface shall be free from any lumps of earth, rocks, stones, debris, or other improper materials. No trees, trunks, shrubs, stumps, undergrowth, or building rubbish will be permitted in the grading grading.
16. Scarify top 6" of soil by hand or with a walk behind rototiller to the planting area. Tractors or other heavy machinery are NOT allowed within the bioretention area(s)
17. Remove all weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively growing and prior to preparing the bioretention area for planting.

PLANT STANDARDS
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

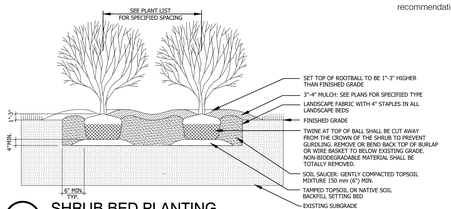
DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

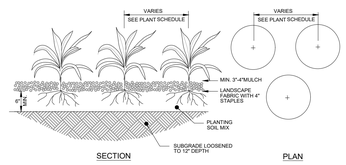
FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE TO MAINTAIN OR REPLACE ANY PROPOSED LANDSCAPING WITHIN THE SANITARY SEWER EASEMENT.

NOTE TO CONTRACTOR
*Shrubs installed at the perimeter parking strip shall be located 3' behind the curb.

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

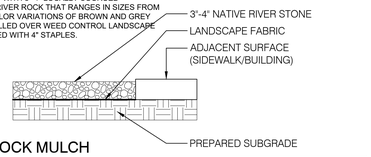


1 SHRUB BED PLANTING



2 GROUNDCOVER PLANTINGS
GROUNDCOVER, GRASSES, AND PERENNIALS

MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24" OF BUILDINGS OF CONSTRUCTION TYPES III, IV, AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING
ALL LANDSCAPE BEDS INCLUDING BIO-RETENTION PONDS SHALL BE NEATLY TRENCHED WITH A BED EDGE BE INSTALLED WITH 3"-4" LOCALLY SOURCED TENNESSEE RIVER ROCK THAT RANGES IN SIZES FROM 2"-5" WITH COLOR VARIATIONS OF BROWN AND GREY TONES INSTALLED OVER WEED CONTROL LANDSCAPE FABRIC STAKED WITH 4" STAPLES.



4 ROCK MULCH

ALL DISTURBED AREAS SHALL BE GRADED SMOOTH AND SIX INCHES OF TOPSOIL APPLIED.
IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE AND AREAS TO BE SODDED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO SUBSTANTIAL COMPLETION OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

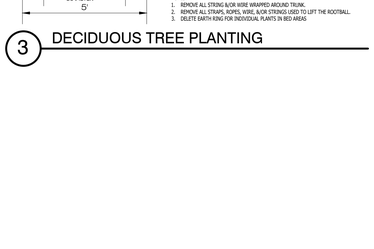
LANDSCAPE NOTES:
1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
4. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
5. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
6. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
7. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod or seed.
8. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
9. Planting mix to be provided by landscape contractor.
10. The landscape contractor shall guarantee all plants installed for one full year from date of substantial completion. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All shrubs to be 3' back of curb.
16. All areas of disturbance outside of landscape beds shall be repaired with turf.
17. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

SUBSTITUTION NOTE:
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 10) with proposed or existing light pole locations, the landscape contractor shall contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall contact Heibert+Ball Land Design immediately for coordination and field adjustment.

UTILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations



3 DECIDUOUS TREE PLANTING

PLANT SCHEDULE OVERALL

SYMBOL		QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
		1	Upright European Hornbeam / Carpinus betulus 'Fastigiata' 3` Clear Trunk, Evenly Branched, Matched, See Tree Specifications	B & B	2.5"Cal	Per ANSI
		16	Wildfire Tupelo / Nyssa sylvatica 'Wildfire' 7` Clear Trunk, Evenly Branched, Matched, See Tree Specifications	B & B	3"Cal	Per ANSI
		2	Village Green Zelkova / Zelkova serrata `Village Green` 5` Clear Trunk, Evenly Branched, Matched, See Tree Specifications	B & B	2"Cal	Per ANSI
ORNIMENTAL TREES						
		5	Henry Hicks Magnolia / Magnolia virginana 'Henry Hicks' (TF) Single Stem Full; Even Branched Matched, See Tree Specifications	B & B		10`-12` HT
SYMBOL		QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS						
		4	Winters Snowman Camellia / Camellia x 'Winter's Snowman' Full; Dense; Well Rooted	#3 Container		
		15	Plum Yew / Cephalotaxus harringtonia 'Prostrata' Full; Heavy; Well Rooted	#3 Container		
		11	Annabelle Hydrangea / Hydrangea arborescens `Annabelle` Full; Well Rooted	#1 Container		
		5	Limelight Hydrangea / Hydrangea paniculata `Limelight` Full; Dense Form; Matched	18" HT		
		36	Soft Touch Holly / Ilex cornuta `Soft Touch` Full; Dense Form	#3 Container		
		24	Strongbox Inkberry Holly / Ilex glabra `Strongbox` Full, Dense Upright Form	#3 Container		
BIORETENTION PLANTS						
		153	Canadian wild ginger / Asarum canadense Full. Well Rooted	#1 Container		
		68	Swamp Milkweed / Asclepias incarnata 'Cinderella' Full; Well Rooted	#1 Container		
		104	Orange Milkweed / Asclepias tuberosa Full; Well Rooted	#1 Container		
		91	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Well Rooted	#1 Container		
		12	Ruby Joe-Pye Weed / Eupatorium purpureum 'Ruby' Full; Well Rooted	#1 Container		
		39	Heuchera / Heuchera americana Full; Well Rooted	#1 Container		
		27	Ruby Slippers Oakleaf Hydrangea / Hydrangea quercifolia `Ruby Slippers` Full; Heavy; Well Rooted; Matching	#3 Container		
		177	Strongbox Inkberry holly / Ilex glabra `Strongbox` Full; Heavy; Well Rooted; Matching	#3 Container		
		39	Flag Iris / Iris virginica Full; Well Rooted	#1 Container		
		31	Cinnamon Fern / Osmunda cinnamomea Full; Well Rooted	#1 Container		
		11	Shenandoah Switch Grass / Panicum virgatum `Shenandoah`	#1 Container		
		129	Blue Moon Woodland Phlox / Phlox divancata 'Blue Moon' Full; Well Rooted	#1 Container		
		6	Goldsturm Black-eyed Susan / Rudbeckia fulgida `Goldsturm` Full; Well Rooted	#1 Container		
		34	Prairie dropseed / Sporobolus heterolepis Full; Well Rooted	#1 Container		
GRASSES						
		44	Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` Full; Dense; Well Rooted	#1 Container		
		206	Joan Senior Daylily / Hemerocallis x `Joan Senior' Full; Well Rooted	#1 Container		
		160	Happy Returns Daylily / Hemerocallis x 'Happy Returns' Full; Well Rooted	#1 Container		
		81	Big Blue Lilyturf / Linope muscari `Big Blue` Full; Dense; Well Rooted	#1 Container		
PERENNIALS						
		23	Autumn Fern / Dryopteris erythrosora `Brilliance` Full; Heavy; Well Rooted; Matching	#1 Container		
		25	Variegated Solomon's Seal / Polygonatum falcatum 'Variegatum' Full; Well Rooted Containers	#1 Container		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
GROUND COVERS						
	RR	104 sf	3"-4" Brown River Rock	Space as Noted		

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: ""ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER."
·CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:
ALL LANDSCAPE BEDS INCLUDING URBAN BIO-RETENTION PONDS SHALL BE MULCHED WITH ROCK MULCH.
CONTRACTOR TO PROVIDE 3 SAMPLES OF SIZE AND COLOR FOR APPROVAL
LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENT TO QUANTITIES.

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

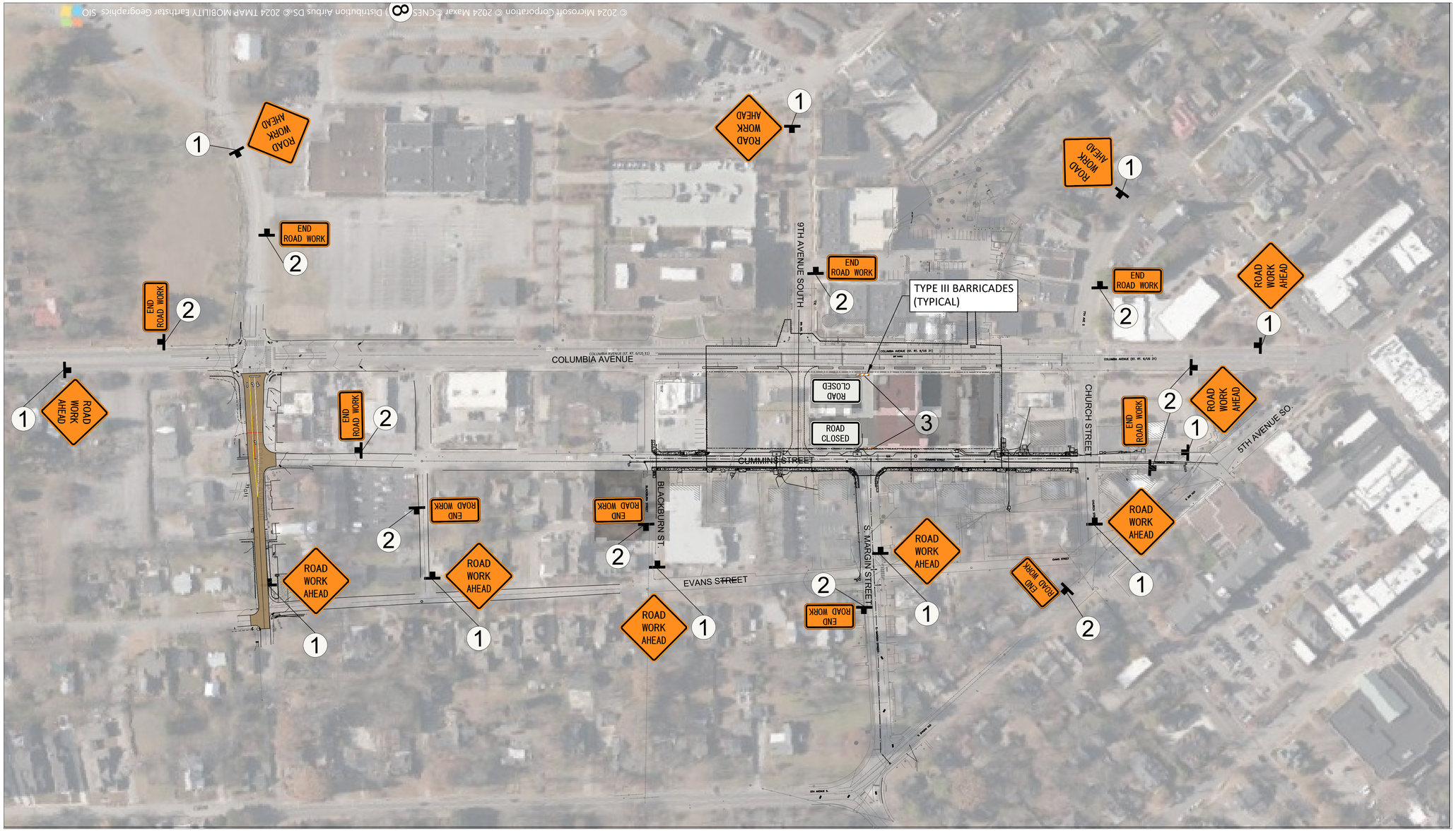
PROPOSED SITE FOR:
MARGIN STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

COF# 8584



LANDSCAPE PLAN

L4



LEGEND

- CHANNELIZING DEVICE
- SIGN
- TYPE III BARRICADE
- FLAGGER
- WORK ZONE (ACTIVITY AREA) LIMITS
- TRAFFIC FLOW DIRECTION
- DETOUR ROUTE

ROAD WORK AHEAD
W20-1 (36"X36")
1

END ROAD WORK
G20-2 (36"X18")
2

ROAD CLOSED
R11-2 (36"X18")
3

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

N

0 50 100 200

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

2/10/25

Margin District Subdivision

COF# 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

REVISED: REVISION1 / REVISION2 / REVISION3 / REVISION4 / REVISION5 / REVISION6	
DRAWN: RMD/DWJ	
DATE: 02/10/25	
CHECKED: DWJ/RGP	
FILE NAME: MARGIN_DISTRICT	
SCALE: N/A	
JOB NO. 2024-0902	
SHEET: TC1.0	Traffic Control Plan



LEGEND

- CHANNELIZING DEVICE
- SIGN
- TYPE III BARRICADE
- FLAGGER
- WORK ZONE (ACTIVITY AREA) LIMITS
- TRAFFIC FLOW DIRECTION
- DETOUR ROUTE

ROAD CLOSED
R11-2
(36"X18")
3

ROAD CLOSED AHEAD
W20-3
(36"X36")
4

DETOUR
M4-9R
(30"X24")
5

DETOUR
M4-9L
(30"X24")
6

END DETOUR
M4-8A
(24"X18")
7

NOTE:
LANE CLOSURES SHALL BE LIMITED TO TIMES WHEN WORK IS ACTIVE DURING HOURS AS PERMITTED BY THE CITY OF FRANKLIN.

Know what's below. Call before you dig.

N

0 25 50 100

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

2/10/25

Margin District Subdivision

COF# 8584

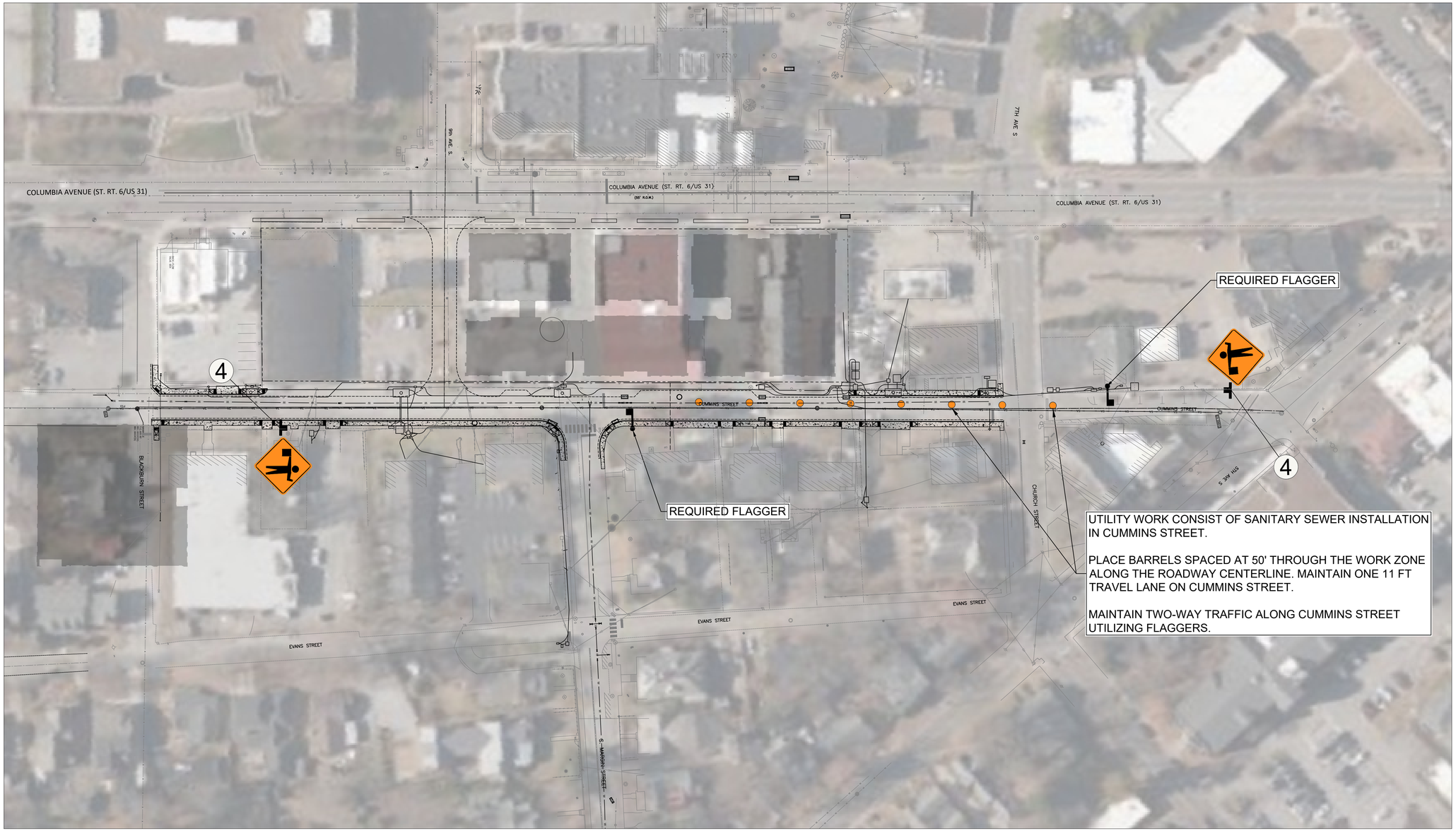
Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

REVISED: REVISION1	
REVISION2	
REVISION3	
REVISION4	
REVISION5	
REVISION6	
DRAWN: RMD/DWJ	
DATE: 02/10/25	
CHECKED: DWJ/RGP	
FILE NAME: MARGIN_DISTRICT	
SCALE:	1"=50'
JOB NO.	2024-0902

South Margin Street Closure and Detour

SHEET: TC1.1



LEGEND

- CHANNELIZING DEVICE
- SIGN
- TYPE III BARRICADE
- FLAGGER
- WORK ZONE (ACTIVITY AREA) LIMITS
- TRAFFIC FLOW DIRECTION
- DETOUR ROUTE



W20-7
(30"X30")
4

NOTE:
LANE CLOSURES SHALL BE LIMITED TO TIMES WHEN WORK IS ACTIVE DURING HOURS AS PERMITTED BY THE CITY OF FRANKLIN.

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

N

0 25 50 100

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
2/10/25

Margin District Subdivision

COF# 8584

Parcel ID: 078F B01500 00009078F

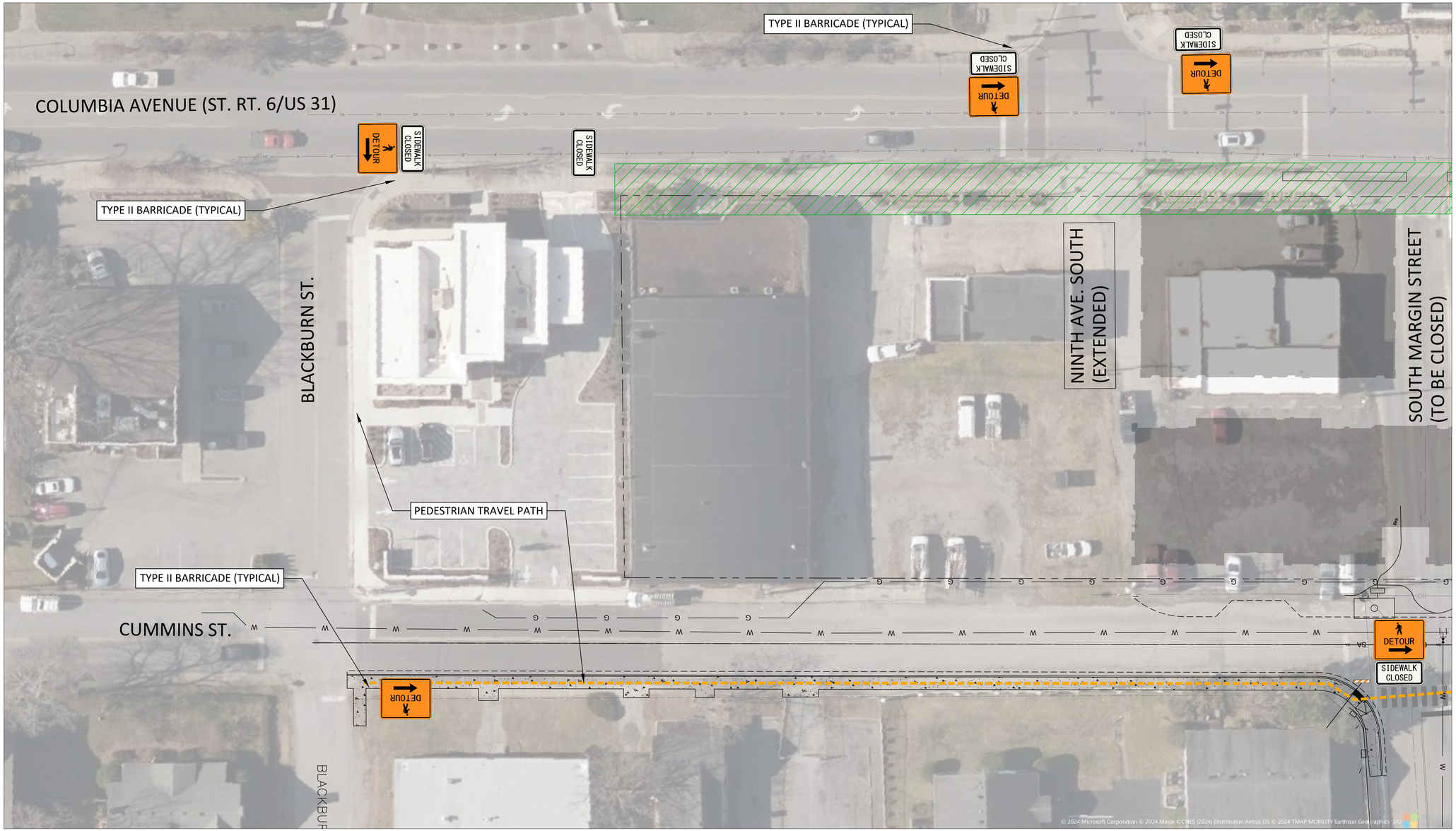
Franklin, Williamson County, Tennessee

REVISED: REVISION1
REVISION2
REVISION3
REVISION4
REVISION5
REVISION6

DRAWN: RMD/DWJ
DATE: 02/10/25
CHECKED: DWJ/RGP
FILE NAME: MARGIN_DISTRICT
SCALE: 1"=50'
JOB NO. 2024-0902

Cummins Street Lane Closure

SHEET: TC1.2



LEGEND

- CHANNELIZING DEVICE
- SIGN
- TYPE II BARRICADE
- WORK ZONE (ACTIVITY AREA) LIMITS
- TRAFFIC FLOW DIRECTION
- PEDESTRIAN DETOUR ROUTE

SIDEWALK CLOSED

R9-9
(24"X12")
10

DETOUR

M4-9b
(30"X24")
12

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

N

0 10 20 40

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

2/10/25

Margin District Subdivision

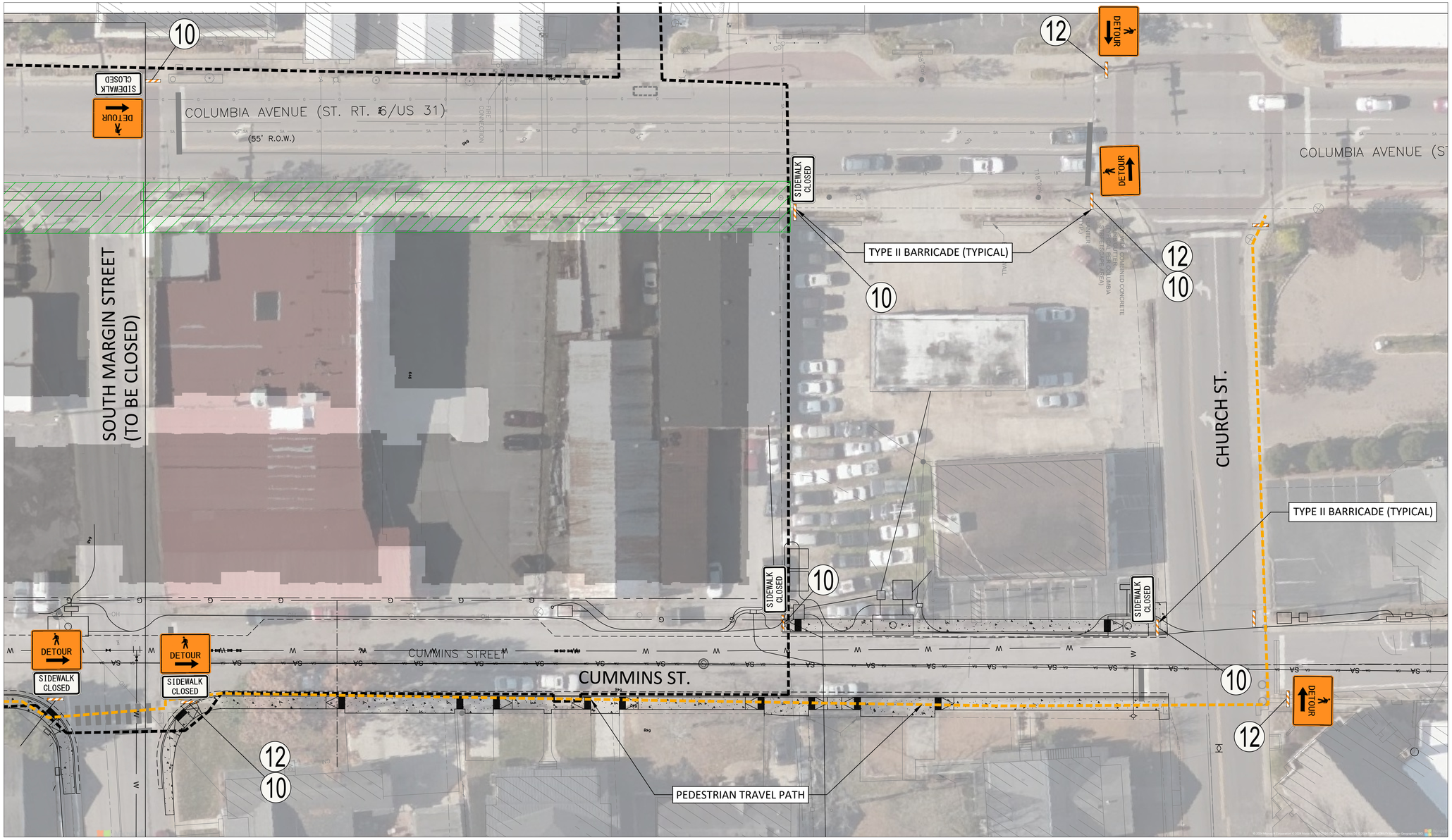
COF# 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

Sidewalk Closure Plan

REVISED: REVISION1	
REVISION2	
REVISION3	
REVISION4	
REVISION5	
REVISION6	
DRAWN: RMD/DWJ	
DATE: 02/10/25	
CHECKED: DWJ/RGP	
FILE NAME: MARGIN_DISTRICT	
SCALE: N/A	
JOB NO. 2024-0902	
SHEET: TC1.3	



LEGEND

- CHANNELIZING DEVICE
- SIGN
- TYPE III BARRICADE
- FLAGGER
- WORK ZONE (ACTIVITY AREA) LIMITS
- TRAFFIC FLOW DIRECTION
- DETOUR ROUTE



R9-9
(24"X12")

10



M4-9b
(30"X24")

12

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

N

0 10 20 40

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

2/10/25

Margin District Subdivision

COF# 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

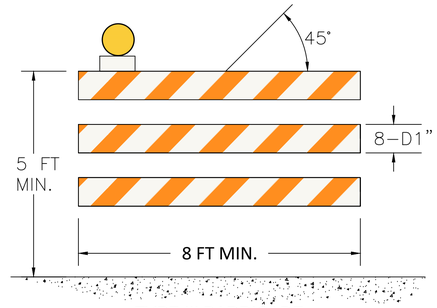
REVISED: REVISION1	
REVISION2	
REVISION3	
REVISION4	
REVISION5	
REVISION6	
DRAWN: RMD/DWJ	
DATE: 02/10/25	
CHECKED: DWJ/RGP	
FILE NAME: MARGIN_DISTRICT	
SCALE: N/A	
JOB NO. 2024-0902	
SHEET: TC1.4	

Sidewalk Closure Plan

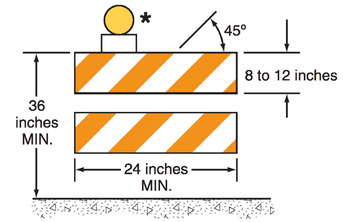
CONSTRUCTION WORK ZONE & TRAFFIC CONTROL NOTES

1. ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.
2. IF THE CONTRACTOR MOVES OFF THE PROJECT, HE SHALL COVER OR REMOVE ALL UNNEEDED SIGNS AS DIRECTED BY THE ENGINEER.
3. A LONG TERM BUT SPORADIC USE WARNING SIGN, SUCH AS A FLAGGER SIGN, MAY REMAIN IN PLACE WHEN NOT REQUIRED PROVIDED THE SIGN FACE IS FULLY COVERED.
4. TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.
5. USE OF BARRICADES, PORTABLE BARRIER RAILS, AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT. THESE DEVICES SHALL NOT BE STORED ALONG THE ROADWAY WITHIN THIRTY (30) FEET OF THE EDGE OF THE TRAVELED WAY BEFORE OR AFTER USE UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL INCREASE TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. THESE DEVICES SHALL BE REMOVED FROM THE CONSTRUCTION WORK ZONE WHEN THE ENGINEER DETERMINES THEY ARE NO LONGER NEEDED. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
6. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
7. ALL DETOUR AND CONSTRUCTION SIGNING SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. CONTRACTOR SHALL COORDINATE WITH NDOT AND SECURE SEPARATE PERMIT APPROVALS FOR EACH TRAFFIC CONTROL PHASE. CONTRACTOR SHALL COORDINATE LOCATION FOR OFFICER STATIONS AND HOURS OF OPERATION FOR EACH PHASE OF CONSTRUCTION / TRAFFIC CONTROL.

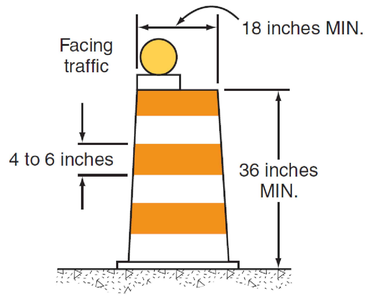
CHANNELIZATION DEVICE DETAILS



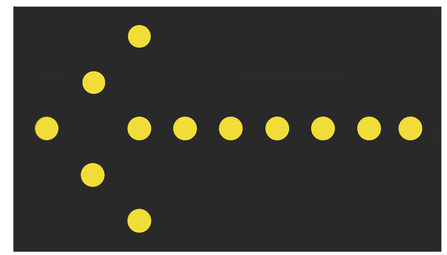
TYPE III BARRICADE



TYPE 2 BARRICADE



DRUM



TYPE "C" ARROW BOARD (96"X48")
SEE STD. DWG. T-FAB-1

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

DOUGLAS W. PHILLIPS — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE — 2/10/25

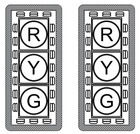
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

REVISED: REVISION1
REVISION2
REVISION3
REVISION4
REVISION5
REVISION6
DRAWN: RMD/DWJ
DATE: 02/10/25
CHECKED: DWJ/RGP
FILE NAME: MARGIN_DISTRICT
SCALE: N/A
JOB NO. 2024–0902

Traffic Control Notes

SHEET: TC1.5

EXISTING SIGNAL HEAD DISPLAYS



#2,3,4,6 #2L,6L

NOTE: YELLOW RETROREFLECTIVE TAPE, 1"-3" IN WIDTH, SHALL BE PLACED AROUND THE PERIMETER OF EACH SIGNAL BACKPLATE.

EXISTING OVERHEAD STREET NAME SIGNS

A Columbia Ave

C S Margin St

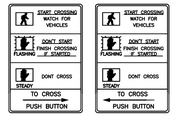
B Ninth Ave S

NOTE:
STREET NAME SIGNS (SNS)
- 18" SIGN BLANK (VARIABLE WIDTH)
- 8" UPPER CASE LETTERS FOR PRINCIPLE LEGEND (NAME)
- 6" UPPER CASE LETTERS FOR DESCENDANT TEXT

EXISTING PEDESTRIAN DISPLAYS



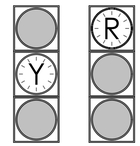
P2,P3,P4,P6



S1 S2

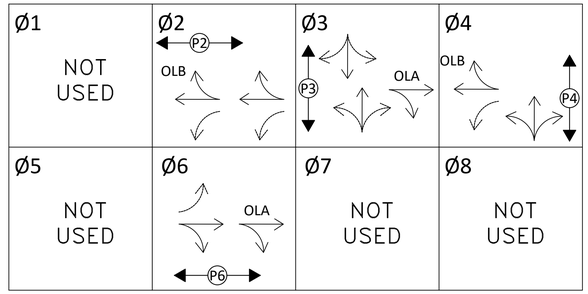
R10-3e
9"X15"
(TYPICAL)

SIGNAL DISPLAYS FOR FLASHING OPERATION

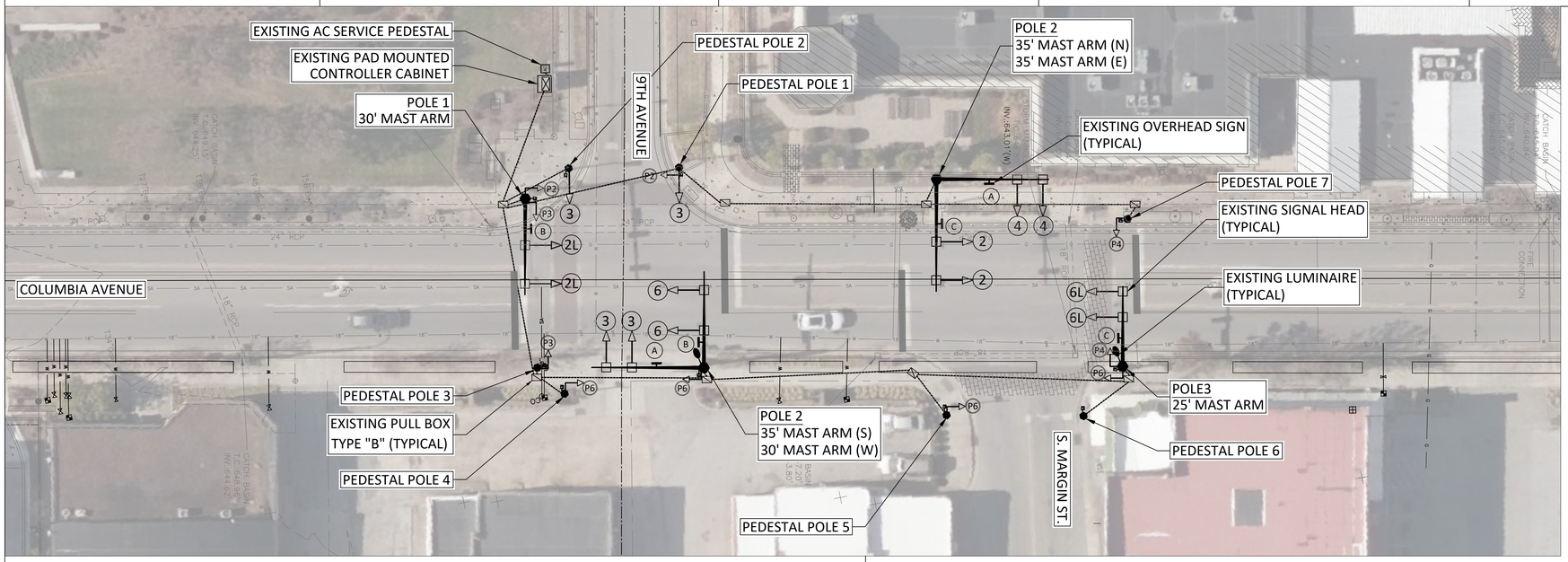


#2,2L,6,6L #3,4

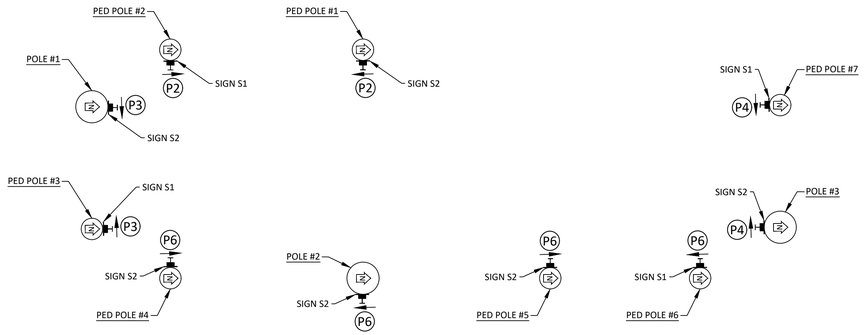
PHASING DIAGRAM



PERMITTED (NOT PROTECTED) MOVEMENT



PUSH BUTTON PHASE & ORIENTATION



LEGEND

	EXISTING SIGNAL POLE WITH CANTILEVER MAST ARM
	EXISTING SIGNAL HEAD WITH BACKPLATE
	EXISTING CONTROLLER CABINET (BASE MOUNT)
	EXISTING PULL BOX (TYPE B)
	EXISTING UNDERGROUND CONDUIT
B	EXISTING OVERHEAD SIGN
P6	EXISTING PEDESTRIAN POLE

Know what's below. Call before you dig.

N

0 10 20 40

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

RICHARD G. PHILLIPS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 022618 STATE OF TENNESSEE
2/10/25

Margin District Subdivision

COF# 8584

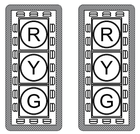
Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

Existing Traffic Signal Layout

REVISED: REVISION1	
REVISION2	
REVISION3	
REVISION4	
REVISION5	
REVISION6	
DRAWN: RMD/DWJ	
DATE: 02/10/25	
CHECKED: RGP	
FILE NAME: MARGIN_DISTRICT	
SCALE:	1"=20'
JOB NO.	2024-0902
SHEET:	TS1.0

SIGNAL HEAD DISPLAYS



#2,6 #4,8

OVERHEAD STREET NAME SIGNS

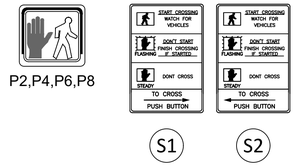
A Columbia Ave

B Ninth Ave s

NOTE:
INTERNALLY ILLUMINATED STREET NAME SIGNS (SNS)
STREET NAME SIGNS (SNS)
- 12" UPPER CASE LETTERS
- 9" LOWER CASE LETTERS

(SNS LETTERING ILLUSTRATED FOR REFERENCE AND PLACEMENT ONLY. FINAL LETTERING TO BE REVIEWED AND APPROVED BY THE CITY OF FRANKLIN PRIOR TO ORDERING SIGNS.)

PEDESTRIAN DISPLAYS

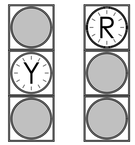


P2,P4,P6,P8

S1 S2

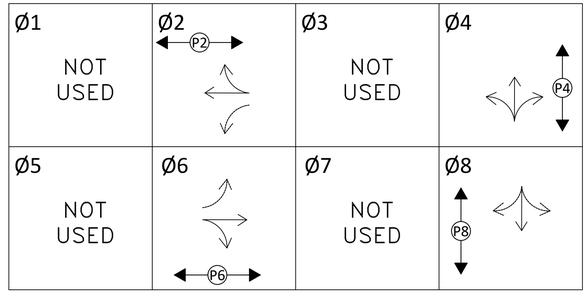
R10-3e
9"X15"
(TYPICAL)

SIGNAL DISPLAYS FOR FLASHING OPERATION



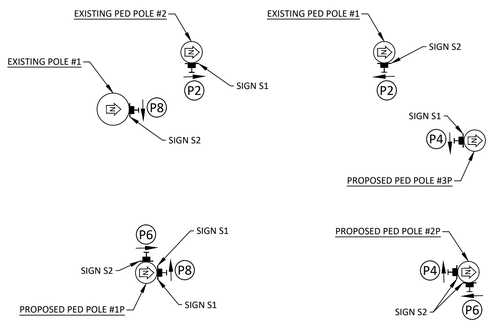
#2,6 #4,8

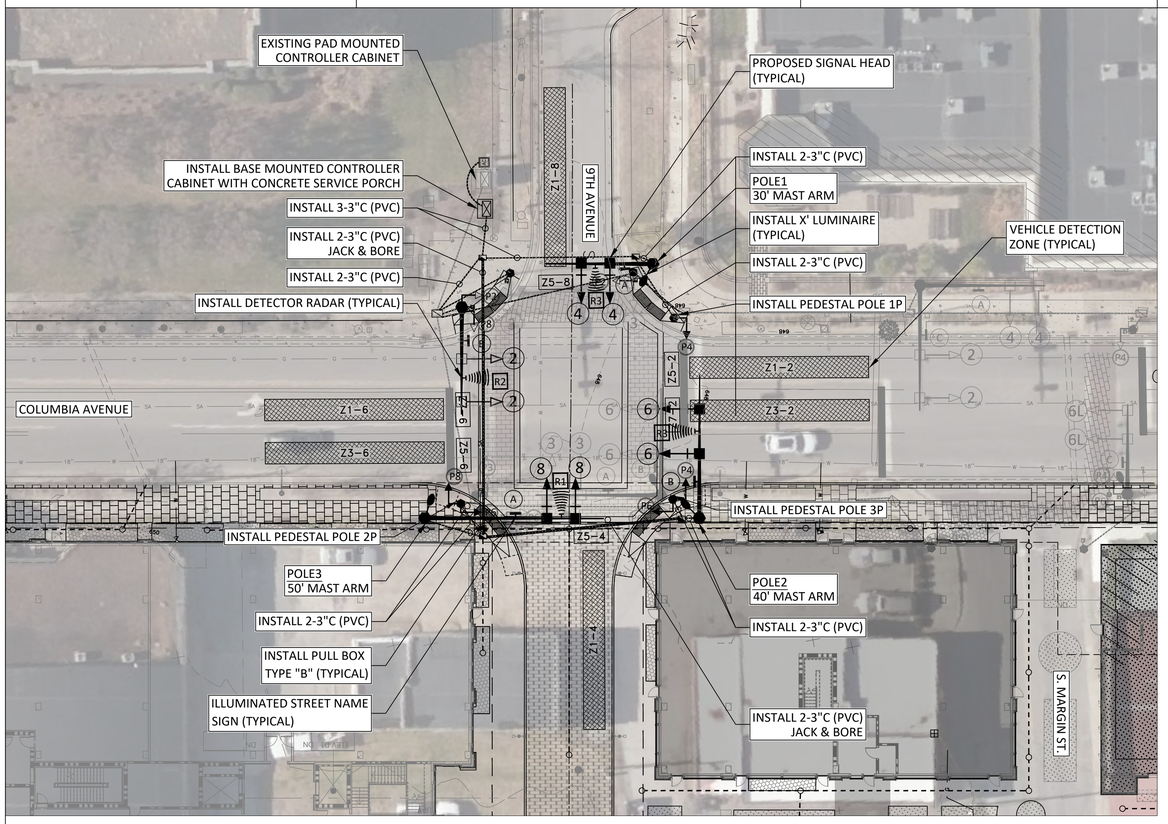
PHASING DIAGRAM



PERMITTED (NOT PROTECTED) MOVEMENT

PUSH BUTTON PHASE & ORIENTATION





DETECTION ASSIGNMENT CHART

Key	Detection Device #	Detection Type	Phase	Zone Size	Function
Z1-2	R2	Radar	2	6'x50'	Stop Line
Z3-2	R2	Radar	2	6'x50'	Stop Line
Z1-4	R3	Radar	4	6'x50'	Stop Line
Z1-6	R1	Radar	6	6'x50'	Stop Line
Z3-6	R1	Radar	6	6'x50'	Stop Line
Z1-8	R4	Radar	8	6'x50'	Stop Line

BIU 8 DETECTOR 1-16 (STOP BAR)	
[KEY: BIU = ZONE - PHASE]	
1 = Z2 - 1	9 = Z4 - 1
2 = Z1 - 2	10 = Z3 - 2
3 = Z2 - 3	11 = Z4 - 3
4 = Z1 - 4	12 = Z3 - 4
5 = Z2 - 5	13 = Z4 - 5
6 = Z1 - 6	14 = Z3 - 6
7 = Z2 - 7	15 = Z4 - 7
8 = Z1 - 8	16 = Z3 - 8

BIU 9 DETECTOR 17-32 (COUNT)	
[KEY: BIU = ZONE - PHASE]	
17 = Z6 - 1	25 = Z8 - 1
18 = Z5 - 2	26 = Z7 - 2
19 = Z6 - 3	27 = Z8 - 3
20 = Z5 - 4	28 = Z7 - 4
21 = Z6 - 5	29 = Z8 - 5
22 = Z5 - 6	30 = Z7 - 6
23 = Z6 - 7	31 = Z8 - 7
24 = Z5 - 8	32 = Z7 - 8

LEGEND

	SIGNAL POLE WITH CANTILEVER MAST ARM
	PROPOSED SIGNAL HEAD WITH BACKPLATE
	EXISTING CONTROLLER CABINET (BASE MOUNT)
	PROPOSED PULL BOX (TYPE B)
	PROPOSED UNDERGROUND CONDUIT
B	PROPOSED OVERHEAD SIGN
P6	PROPOSED PEDESTRIAN POLE
R1	PROPOSED RADAR DETECTOR

Know what's below. Call before you dig.

N

0 10 20 40

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

RICHARD G. PHILLIPS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 022676 STATE OF TENNESSEE
2/10/25

Margin District Subdivision

COF# 8584

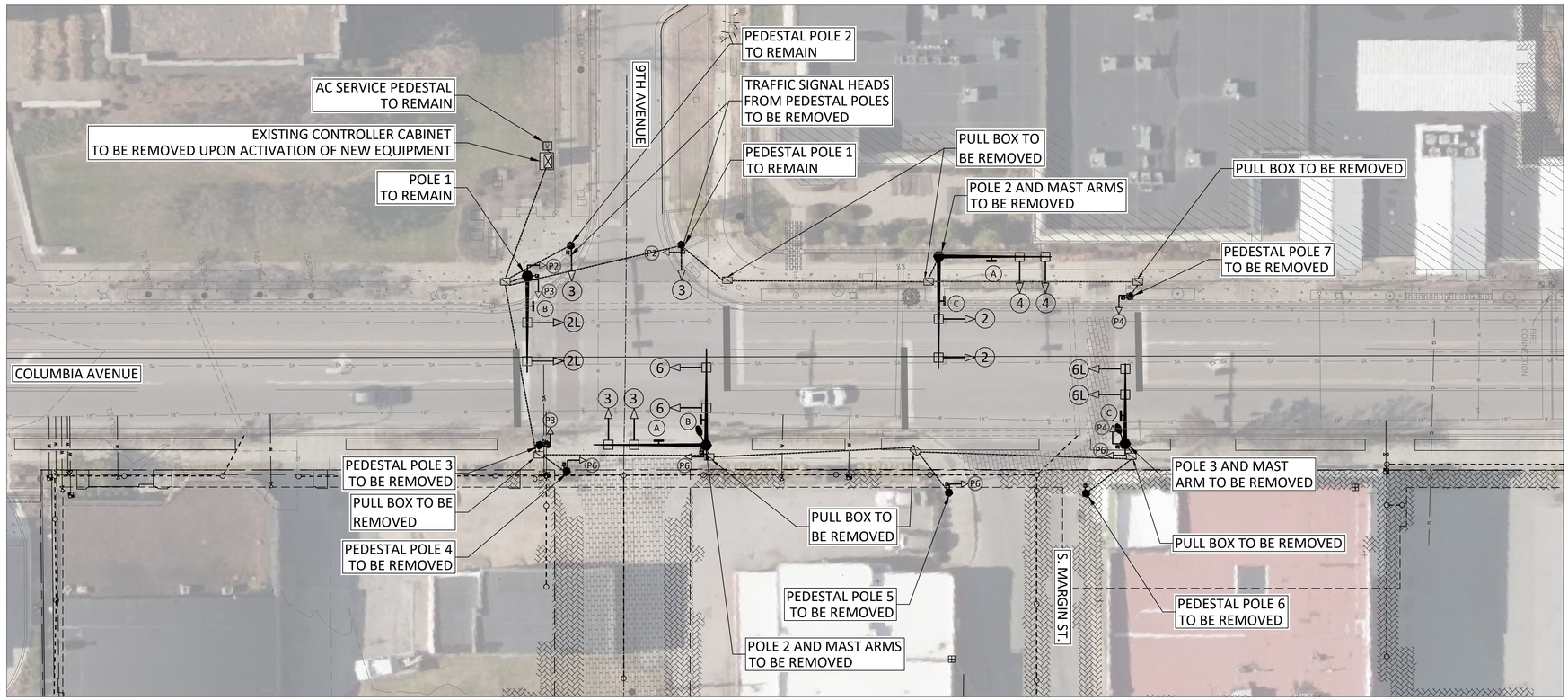
Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

Proposed Traffic Signal Layout

REVISED: REVISION1
REVISION2
REVISION3
REVISION4
REVISION5
REVISION6

DRAWN: RMD/DWJ
DATE: 02/10/25
CHECKED: RGP
FILE NAME: MARGIN_DISTRICT
SCALE: 1"=20'
JOB NO. 2024-0902
SHEET: TS1.1



SPECIAL NOTES:

1. SIGNAL HEADS AT 9TH AVENUE AND AT S. MARGIN STREET TO REMAIN ACTIVE DURING CONSTRUCTION.

2. NEW EQUIPMENT SHALL BE ACTIVATED PRIOR TO REMOVAL AND DEMOLITION OF EXISTING TRAFFIC SIGNALS.

3. TRAFFIC SIGNAL ITEMS AT SOUTH MARGIN STREET TO BE REMOVED AFTER CLOSURE OF PERMANENT STREET. SALVAGED ITEMS TO BE STOCKPILED AS DIRECTED BY THE CITY OF FRANKLIN.

LEGEND

	EXISTING SIGNAL POLE WITH CANTILEVER MAST ARM
	EXISTING SIGNAL HEAD WITH BACKPLATE
	EXISTING CONTROLLER CABINET (BASE MOUNT)
	EXISTING PULL BOX (TYPE B)
	EXISTING UNDERGROUND CONDUIT
B	EXISTING OVERHEAD SIGN
P6	EXISTING PEDESTRIAN POLE

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

N

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BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

RICHARD G. PHILLIPS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 025078 STATE OF TENNESSEE 2/10/25

Margin District Subdivision

COF# 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

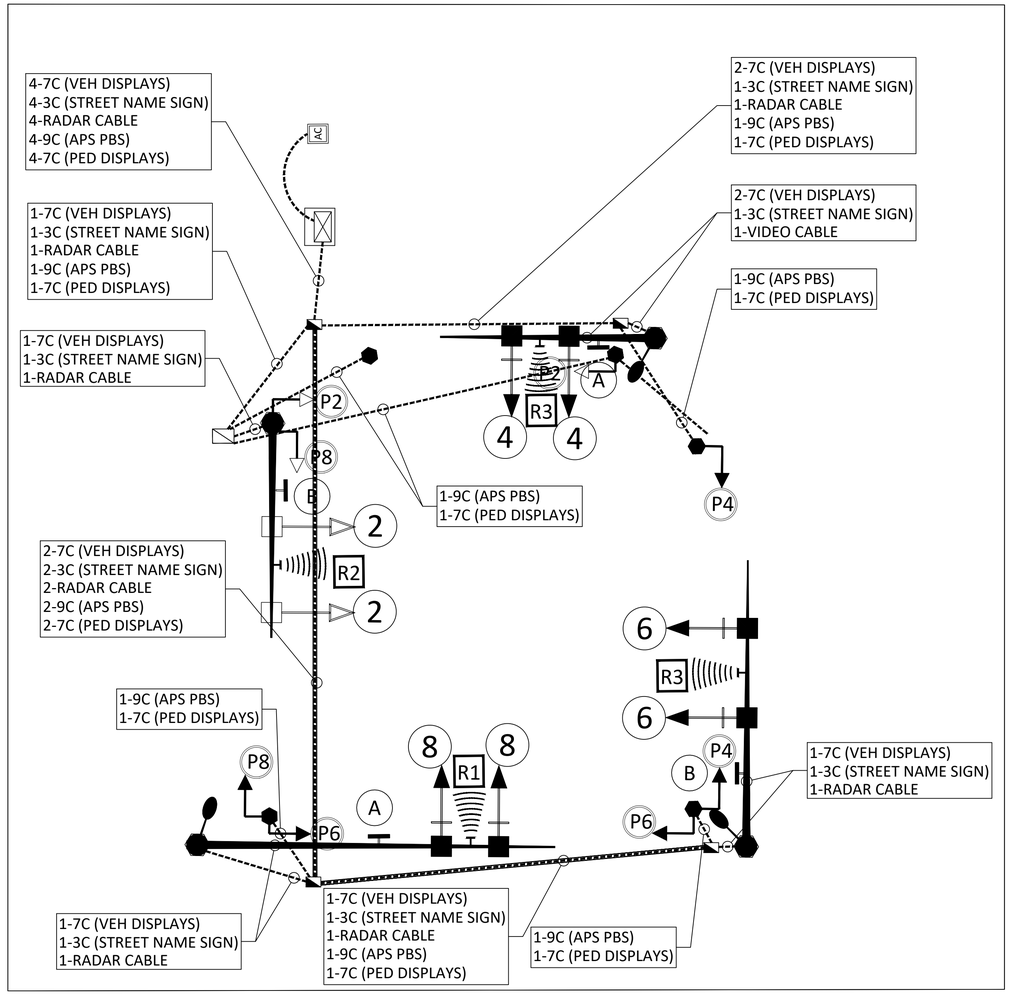
REVISED: REVISION1
REVISION2
REVISION3
REVISION4
REVISION5
REVISION6

DRAWN: RMD/DWJ
DATE: 02/10/25
CHECKED: RGP
FILE NAME: MARGIN_DISTRICT
SCALE: 1"=20'
JOB NO. 2024-0902

Existing Traffic Signal Demolition Plan

SHEET: TS1.2

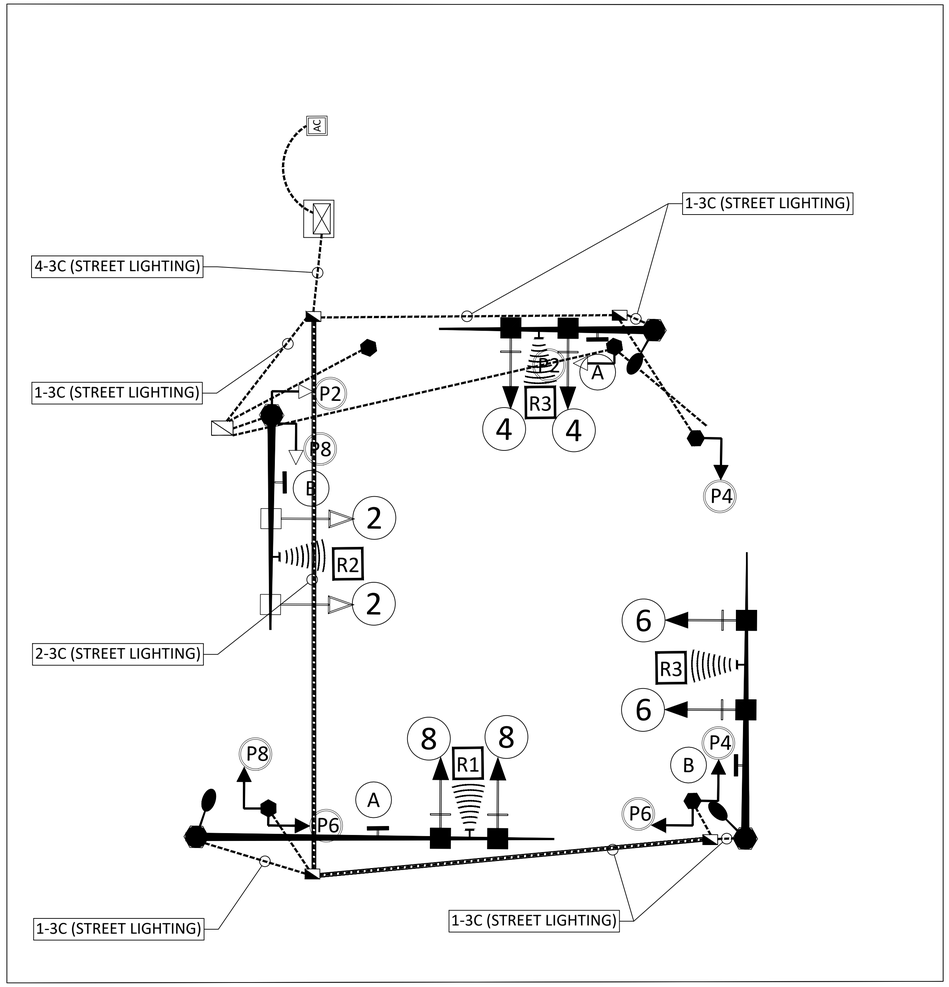
WIRING DIAGRAM



NOTE:

Contractor to run separate 3 conductor cables (not shown) for street lights per City of Franklin Standards.
See separate diagram for Street Light Wiring.

STREET LIGHT WIRING DIAGRAM



NOTE:

Contractor to run separate 3 conductor cables for street lights per City of Franklin Standards #10 THHN.

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

N

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

RICHARD G. PHILLIPS REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 022578 STATE OF TENNESSEE
2/10/25

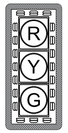
Margin District Subdivision
COF# 8584
Parcel ID: 078F B01500 00009078F
Franklin, Williamson County, Tennessee

REVISED: REVISION1
REVISION2
REVISION3
REVISION4
REVISION5
REVISION6
DRAWN: RMD/DWJ
DATE: 02/10/25
CHECKED: RGP
FILE NAME: MARGIN_DISTRICT
SCALE: NTS
JOB NO. 2024–0902

Signal & Lighting Wiring Diagrams

SHEET: TS1.3

EXISTING SIGNAL HEAD DISPLAYS



#2,3,4,6

NOTE: YELLOW RETROREFLECTIVE TAPE, 1"-3" IN WIDTH, SHALL BE PLACED AROUND THE PERIMETER OF EACH SIGNAL BACKPLATE.

EXISTING OVERHEAD STREET NAME SIGNS

A — Columbia Ave

B — ← E. Fowlkes St / W. Fowlkes St →

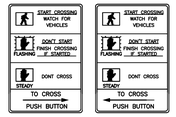
C — ← W. Fowlkes St / E. Fowlkes St →

NOTE:
STREET NAME SIGNS (SNS)
- 18" SIGN BLANK (VARIABLE WIDTH)
- 8" UPPER CASE LETTERS FOR PRINCIPLE LEGEND (NAME)
- 6" UPPER CASE LETTERS FOR DESCENDANT TEXT

EXISTING PEDESTRIAN DISPLAYS



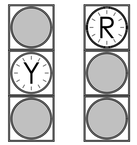
P2,P4,P6,P8



S1 S2

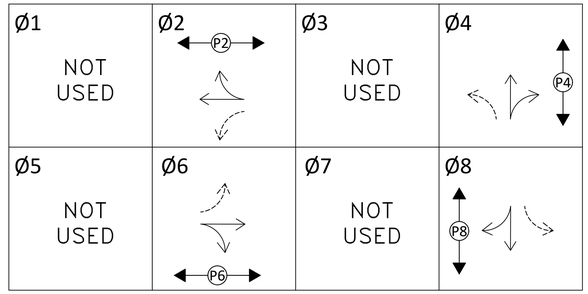
R10-3e
9"X15"
(TYPICAL)

SIGNAL DISPLAYS FOR FLASHING OPERATION

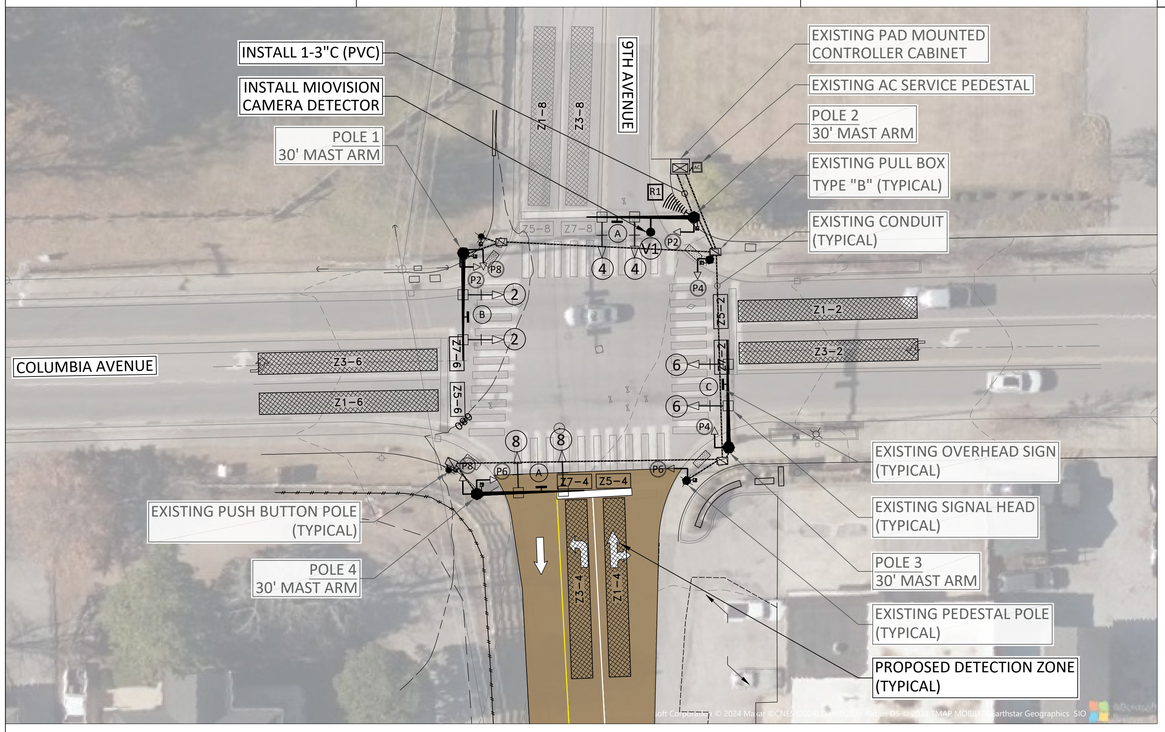


#2,6 #4,8

PHASING DIAGRAM



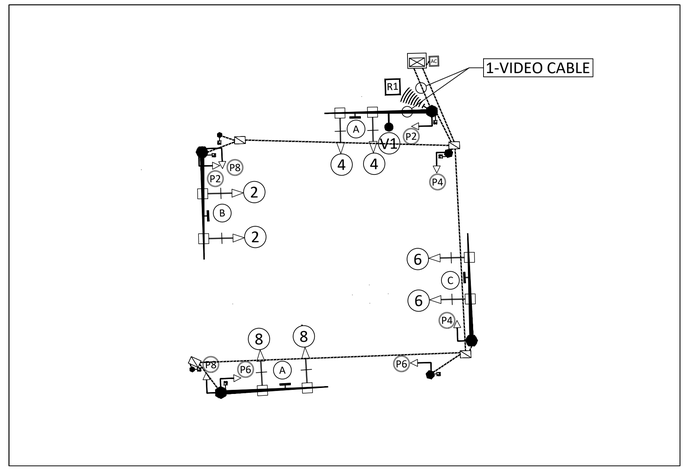
PERMITTED (NOT PROTECTED) MOVEMENT



WIRING DIAGRAM

N.T.S

NEW WIRING ONLY SHOWN



DETECTION ASSIGNMENT CHART

Key	Detection Device #	Detection Type	Phase	Zone Size	Function
Z1-2	V1	Video	2	6'x50'	Stop Line
Z3-2	V1	Video	2	6'x50'	Stop Line
Z1-4	V1	Video	4	6'x50'	Stop Line
Z3-4	V1	Video	4	6'x50'	Stop Line
Z1-6	V1	Video	6	6'x50'	Stop Line
Z3-6	V1	Video	6	6'x50'	Stop Line
Z1-8	R1	Radar	8	6'x50'	Stop Line
Z3-8	R1	Radar	8	6'x50'	Stop Line

BIU 8 DETECTOR 1-16 (STOP BAR)	
[KEY: BIU = ZONE - PHASE]	
1 = Z2 - 1	9 = Z4 - 1
2 = Z1 - 2	10 = Z3 - 2
3 = Z2 - 3	11 = Z4 - 3
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6 = Z1 - 6	14 = Z3 - 6
7 = Z2 - 7	15 = Z4 - 7
8 = Z1 - 8	16 = Z3 - 8

BIU 9 DETECTOR 17-32 (COUNT)	
[KEY: BIU = ZONE - PHASE]	
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21 = Z6 - 5	29 = Z8 - 5
22 = Z5 - 6	30 = Z7 - 6
23 = Z6 - 7	31 = Z8 - 7
24 = Z5 - 8	32 = Z7 - 8

LEGEND

	EXISTING SIGNAL POLE WITH CANTILEVER MAST ARM
	EXISTING SIGNAL HEAD WITH BACKPLATE
	EXISTING CONTROLLER CABINET (BASE MOUNT)
	EXISTING PULL BOX (TYPE B)
	EXISTING UNDERGROUND CONDUIT
B	EXISTING OVERHEAD SIGN
P6	EXISTING PEDESTRIAN POLE
V1	PROPOSED CAMERA DETECTOR
R2	EXISTING RADAR DETECTOR
Z2-3	PROPOSED DETECTION ZONE
Z2-3	EXISTING DETECTION ZONE

Know what's below. Call before you dig.

N

0 10 20 40

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

RICHARD G. PHILLIPS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 022578 — STATE OF TENNESSEE — 2/10/25

Margin District Subdivision

COF# 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

Proposed Traffic Signal Layout

REVISED: REVISION1
REVISION2
REVISION3
REVISION4
REVISION5
REVISION6

DRAWN: RMD/DWJ
DATE: 02/10/25
CHECKED: RGP
FILE NAME: MARGIN_DISTRICT
SCALE: 1"=20'
JOB NO. 2024-0902
SHEET: TS2.0

GENERAL NOTES FOR TRAFFIC SIGNAL CONSTRUCTION:

WORKMANSHIP:

1. All construction, equipment and installation procedures shall comply with current T.D.O.T. and City of Franklin standards and specifications, where applicable.

2. All materials and workmanship shall be in accordance with current T.D.O.T. sand City of Franklin standards and specifications, where applicable.

3. All Traffic Signal, Sign, Pavement Markings and Temporary Traffic Control Apparatus installation, maintenance procedures, and equipment shall meet the current edition of the Manual on Uniform Traffic Control Devices (M.U.T.C.D.)

4. Any existing signal that is part of a roadway project or included as a signal upgrade shall be operated and maintained by the contractor once work has begun. Once the signal has been modified or made not to function as per existing conditions (i.e. detection removed/relocated), the contractor shall take full responsibility for the operation and maintenance of the traffic signal until final acceptance.

5. The contractor shall be responsible for contacting the City of Franklin within two hours of the City notifying the contractor of an identified issue with signal operations for signals under contractor operation and maintenance. The traffic signal shall be made operational within 4 hours of original City notification, or a schedule shall be submitted and approved by the City for full repair.

6. All traffic control during project construction shall be in strict accordance with the current edition of the M.U.T.C.D. and TDOT standards, subject to review and approval by the City of Franklin's Engineering Department.

7. The contractor shall construct the controller cabinet and foundation in accordance with the TDOT 8-phase based mounted controller cabinet, the City of Franklin street standard drawings ITS-3, ITS-4 and ITS-5, and 730FR specification.

8. Any non-operational signal heads, when visible to drivers, shall be completely covered with City of Franklin approved covering materials and maintained by the contractor. Plastic bags are not allowed.

9. Upon City of Franklin inspection and approval, the Traffic Signal, for newly signalized intersections, shall be placed in flash operation for a minimum of seven (7) days prior to the activation of the signal to normal operation.

10. Contractor shall notify the Tennessee One Call System, Inc. and all possibly effected individual utility owners, including the City of Franklin, a minimum of three (3) days prior to commencement of construction operations, and request them to properly field locate and mark respective utilities along the ground.

11. All utility locations, as shown on plan set, are approximate. It is the responsibility of the contractor to verify the location of all utilities prior to construction.

MATERIALS & INSTALLATION:

12. All signal materials and installation shall abide by the City of Franklin 730FR specifications.

13. All conduit shall be Schedule 40 P.V.C. unless otherwise noted. Conduit shall be installed at a minimum depth of 24 " below finished grade and shall comply with the City of Franklin's Trenching Details and Conduit Placement per City of Franklin Standard Detail ITS-03.

14. All signal heads shall be fabricated from aluminum. The signal face shall be black, while remainder of signal head shall be federal yellow in color. All signal heads shall be LED type in accordance with standards and specification 730FR.

15. All vehicle signal heads shall have a multi-piece, vacuum-formed, black plastic, louvered backplate with retroreflective border.

16. All pedestrian phasing shall be monitored as pedestrians and not as channels. Pedestrian signals with pushbuttons shall be wired separately. Pushbuttons shall be 2" ADA compliant with LED indicator and two-tone audio beep per the City of Franklin specifications, unless otherwise noted in the plans. Pushbuttons shall be Polara Navigator 2-Wire iN2.

17. The traffic signal controller assembly furnished by the contractor shall be complete with all incidental and auxiliary equipment (conflict monitor, hardware and cabinet) necessary for installation and operation either as a remote location or as part of a system of intersections. All wiring and equipment necessary to activate the signal heads and operate the traffic signal, as specified, shall be provided and installed by the contractor.

18. Stop bar radar detection zones shall measure 45' in length including 5' in front of the stop bar unless otherwise noted. Zones shall be centered in proposed lanes per manufacturer recommendations. As necessary and called out on the plans, advanced radar detection zones shall emulate a 6'X 6' loop unless otherwise noted. Zones shall be centered in the proposed lane. Radar detection shall have the ability to configure presence, pulse, extend and delay output.

19. The signal installation shall meet National Electrical Safety Code and local utility requirements for clearances and attachment heights. The contractor shall be responsible for coordinating with the local utilities for any adjustment or relocation work required.

20. Any pole with a mast arm length of 50' or greater shall require a 48" diameter foundation and vibration damper.

21. Traffic signal support pole shall be T.D.O.T. standard round tapered galvanized steel poles in accordance with T.D.O.T. standard drawing T-SG-10. Support poles, mast arms and luminaire arms shall be black or Franklin Green in color as indicated in plan set.

22. The proposed locations of signal support poles and controller may be slightly adjusted to accommodate field conditions. The contractor shall be responsible for determining and staking optimum locations for poles and controller. Contractor shall obtain approval by the City of Franklin Engineering Department prior to installation.

23. The contractor and/or the pole fabricator shall determine the size and design of all steel signal support poles and foundations. Shop drawings for the proposed poles shall be submitted to the City of Franklin Engineering Department for review and approval. The steel supports shall be finished by the manufacturer in a black gloss color or Franklin Green and shall be touched up as needed by the contractor per manufacturer recommendations.

24. The signs shall be fabricated according to the City of Franklin standards for LED internally illuminated street name signs. The contractor shall remove fuse from sign pigtail and reinstall one fuse per sign in the service pedestal using a distribution block.

25. Contractor shall coordinate with the City of Franklin for removal of the existing traffic control facilities upon activation of the new signal system. All detection shall be in place and working prior to removal of existing detection. Contractor shall keep detection working at all times during construction.

26. The contractor shall be responsible for providing electrical service to the site. The contractor shall obtain addressing and an Electrical Permit from the City of Franklin Building and Neighborhood Services Department prior to construction.

27. The contractor shall provide AC service installation including the following:

a. 100 amp main breaker with one (1) 50 amp breaker for the Traffic Signal Installation, three (3) 30 amp breakers, one each for the illuminated signs, safety lighting and a spare which may be used for project specific ITS infrastructure.
b. Each 30 amp breaker shall be labeled for its use. Locate photocell for illuminated street name signs and safety lighting at the service disconnect with a test/bypass switch.
c. Underground Service connection shall be installed per the City of Franklin's Electrical Service Drawing ITS-05 for Traffic Signal Installation. The Service Pedestal shall be a Milbank Model No. CP3B71110A22BKSL1, ringless, or approved equivalent and as approved by MTEMC.

28. The contractor shall label all new and existing cables in the cabinet, pole/pedestal bases and pull boxes using the convention of drawing T-SG-12. Each wire shall be identified using colored marking tape with phases clearly identified. Detection wire shall also be identified with phases/location, as necessary. Marking shall indicate "GRD" for all ground and grounded neutral conductors. Companion circuit conductors shall be marked "CKT" followed by the designated characters as shown on the plans.

29. The contractor shall seal all open conduit entrance holes, with or without cables, with conduit Duct Seal putty. Where cables enter the conduit, the sealant shall be applied after installing the cable. These locations shall consist of conduit ends in pull boxes, cabinet bases and weatherheads.

30. The traffic signal controller cabinet shall be a TS2 Type 1 cabinet and provide for a minimum of 16 signal circuits and load bay positions. Traffic Signal Controller shall be ATC standard with Linux Operating System in accordance with the specifications of City of Franklin 730FR, and as approved by the City of Franklin. It shall be fully compatible with the City of Franklin's current central signal system software.

31. The contractor shall supply all appurtenances required to have a complete and operating interconnected traffic signal system as required. The equipment shall be compatible with the City of Franklin's central control system software and as approved by the City of Franklin.

32. A Fiber Connections Inc. "Gator Patch" part number G420U012LRB-XX-1 or Multilink Slim Tap Part Number SLTP-12-LCA-OSP-SM-XXF W(6) LC/APC SM DUPLEX ADAPTER W/XXF. OSP ALL-DIELECTRIC PIGTAIL. fiber optic distribution panel and drop cable shall be installed in the cabinet (XX is the cable length in meters). Item should be ordered to allow for an excess of 50 feet of cable inside connecting pull box where cable is to be spliced.

33. At a minimum of seven (7) days prior to turn on (flash), the contractor shall coordinate with the City of Franklin Engineering Department at (615) 791-3218 for the operational testing of all field and cabinet wiring. Upon successful completion of the operational testing the contractor will be provided with the appropriate timing plan to be programmed into the controller, as determined by the Engineering Department. These tests shall occur prior to the final overlay course on the project.

34. The contractor is required to attend a pre-construction meeting with the City of Franklin Engineering and Streets Departments prior to the commencement of the project. Call (615) 791-3218 for meeting schedule.

35. Inspections of all aspects of the traffic signal installation and of the Intelligent Transportation Systems (ITS) will be performed to the satisfaction of the City. This inspection shall include review of the full installation of all sidewalk ramps, pedestrian features, vehicle detection and signal heads, pavement markings, and any device or feature necessary for a fully functioning signalized intersection.

36. The contractor shall return to the City of Franklin any existing salvageable traffic signal equipment removed after the activation of the new traffic signal. The contractor shall contact the city to determine the delivery location where the salvaged equipment is to be stockpiled.

CITY OF FRANKLIN STANDARD NOTES

1. RADAR DETECTION SYSTEM – WAVETRONIX DETECTORS (STOP BAR AND ADVANCED) COMPLETE WITH WIRING AND DETECTOR CIRCUITS FOR COUNTING TRAFFIC SHALL BE USED ON ALL APPROACH LANES EXCEPT FOR EXCLUSIVE RIGHT TURN LANES THAT WILL OPERATE WITH THE ASSOCIATED THROUGH AND/OR LEFT TURN PHASES. IN ADDITION TO STOP BAR AND ADVANCE DETECTORS IN THE THRU LANES OF MODERATE AND/OR HIGH SPEED APPROACHES (35 MPH OR GREATER), SYSTEM DETECTION SHALL BE INSTALLED IN THE OPPOSITE DIRECTION THRU LANES AT THE SAME LOCATION (SUBJECT TO LANE RESTRICTIONS) AS THE ADVANCE LOOPS. (STOP BAR ZONES TO BE MIOVISION 360 CAMERA)

2. SIGNAL SUPPORT SHALL BE CANTILEVER TYPE AND POWDER COATED BLACK. THE INSTALLATION OF STRAIN POLES SHALL GENERALLY NOT BE APPROVED BY THE CITY AND WILL BE REVIEWED ON A CASE BY CASE BASIS BY THE CITY ENGINEER.

3. TWO 3-INCH CONDUITS (SCHEDULE 40 PVC MINIMUM) WILL BE USED FOR WIRING BETWEEN THE SIGNAL BASES AND THE CABINET.

4. THE INSTALLATION OF A FIBER OPTIC INTERCONNECT IS REQUIRED BETWEEN SIGNALIZED INTERSECTIONS THAT ARE WITHIN 1/2 MILE OF ONE ANOTHER OR IF ANALYSIS INDICATES THAT THE SIGNALS WOULD BENEFIT FROM SIGNAL COORDINATION.

5. THE "MUTCD" IDENTIFIES THE SITUATIONS IN WHICH PEDESTRIAN SIGNAL SHALL BE USED AND THE SITUATIONS IN WHICH PEDESTRIAN SIGNALS SHALL NOT BE USED. BECAUSE ONE SHOULD ASSUME THAT PEDESTRIANS WILL BE PRESENT AT ALL INTERSECTIONS IN THE CITY TO SOME LEVEL, ALL SIGNALIZED INTERSECTIONS SHALL BE DESIGNED TO ACCOMMODATE PEDESTRIANS.

6. THE CLEARANCE INTERVAL SHALL TAKE INTO CONSIDERATION A BICYCLIST'S SPEED OF 6-8 MPH, AND A PERCEPTION/REACTION/BRAKING TIME OF ONE (1.0) SECOND. TRAFFIC DETECTORS FOR TRAFFIC-ACTUATED SIGNALS ARE RECOMMENDED TO BE SET TO DETECT BICYCLES.

7. MINIMUM GREEN TIMES FOR LEFT-TURN PHASES – A MINIMUM GREEN TIME SETTING OF FIVE (5) SECONDS IS ALLOWED FOR LEFT-TURN PHASES.

8. MINIMUM GREEN TIMES FOR SIDE STREET THROUGH PHASES – A MINIMUM GREEN TIME SETTING OF SEVEN (7) SECONDS IS ALLOWED FOR SIDE STREET PHASES.

9. MINIMUM GREEN TIMES FOR MAIN STREET THROUGH PHASES – A MINIMUM GREEN TIME SETTING OF TEN (10) SECONDS IS ALLOWED FOR MAIN STREET THROUGH PHASES.

10. UNDERGROUND SERVICE CONNECTION SHALL BE INSTALLED PER THE STANDARD DRAWINGS. THE SERVICE PEDESTAL SHALL BE MILBANK MODEL NO. CP3B "SL" SERIES CP3B11110A22SL1

11. ~~ALL TRAFFIC SIGNAL INSTALLATIONS SHALL INCLUDE DUAL GPS/INFRARED OPTICOM EMERGENCY VEHICLE PRIORITY CONTROL SYSTEM COMPLETE WITH DETECTORS, WIRING AND CARD IN THE CABINET (3M SYSTEM).~~

12. CABINET / CONTROLLER – THE FOLLOWING SHALL BE REQUIRED FOR ALL TRAFFIC SIGNALS:
    - THE CABINET SHALL BE A TYPE 2 TS1, SEE 730FR, BASE MOUNTED CABINET WITH INTEGRATED UPS COMPARTMENT.
    - CONTACT CITY OF FRANKLIN FOR ATC CONTROLLER TYPE/MANUFACTURER ACCEPTABLE TO COF STANDARDS
    - A FIBER CONNECTION INC. "GATOR PATCH" MODEL # GP20L006FRB-XX-1 FIBER OPTIC DISTRIBUTION PANEL AND DROP CABLE SHALL BE INSTALLED IN THE CABINET. (XX IS CABLE LENGTH TO SPLICE PULL BOX IN METERS).
    - ALL CABINET RELATED EQUIPMENT SHALL CONFORM TO 730FR SPECIFICATIONS

13. AN UNINTERRUPTIBLE POWER SUPPLY (U.P.S) SHALL BE PROVIDED AT ALL SIGNALS. SEE 730FR SPECIFICATIONS FOR U.P.S. INFORMATION

14. ~~COMMUNICATION TO INTERSECTION SHALL USE MIOVISION COMMS MODULE (CELLULAR).~~

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

RICHARD G. PHILLIPS — REGISTERED ENGINEER — AGRICULTURE / COMMERCE — No. 022576 — STATE OF TENNESSEE — 2/10/25

Margin District Subdivision

COF# 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

REVISED: REVISION1
REVISION2
REVISION3
REVISION4
REVISION5
REVISION6

DRAWN: RMD/DWJ

DATE: 02/10/25

CHECKED: RGP

FILE NAME: MARGIN_DISTRICT

SCALE: N/A

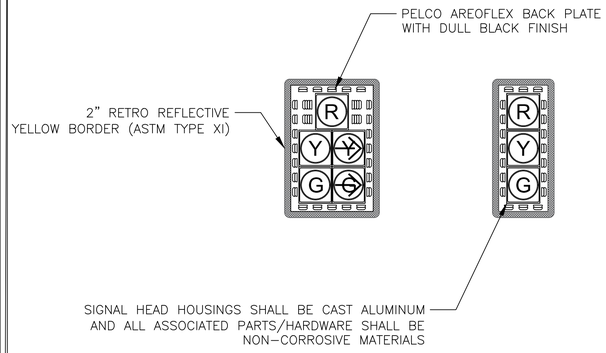
JOB NO. 2024-0902

Traffic Signal Notes

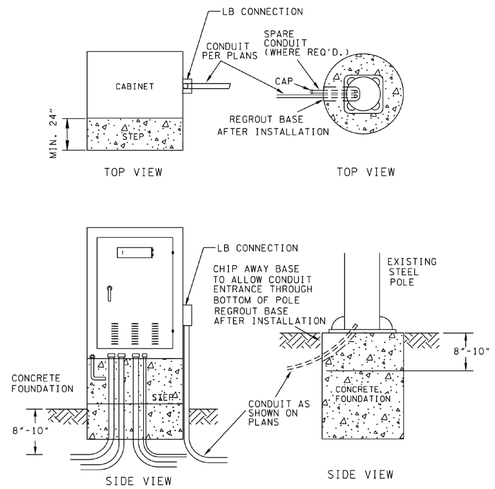
SHEET: TS3.0

TRAFFIC SIGNAL BACKPLATE DETAIL

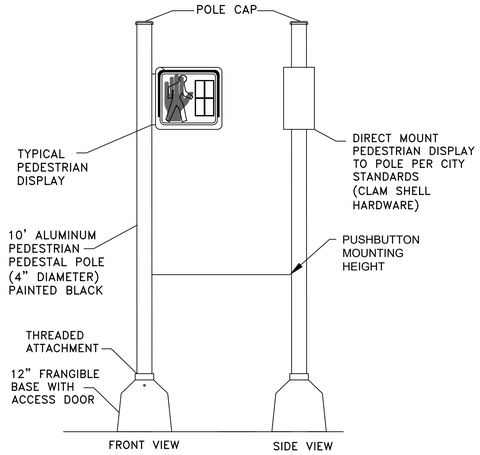
PER CITY OF FRANKLIN SP730FR



TYPICAL CONDUIT ENTRANCE DETAIL (EXISTING CABINET OR POLE)



PEDESTAL POLE DETAIL



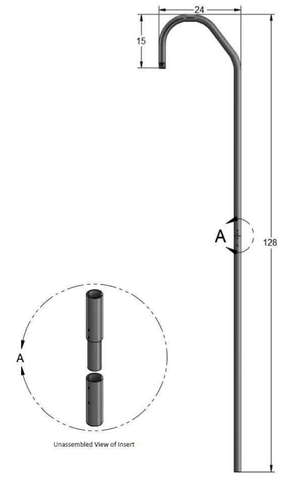
MIOVISION MOUNTING POLE DETAIL

BENT METAL WORKS, INC.

Bent Metal Works, Inc.
Hernando Beach, FL
Bentmetalworksfl.com
407-267-9394

MODEL # 128-24-AL

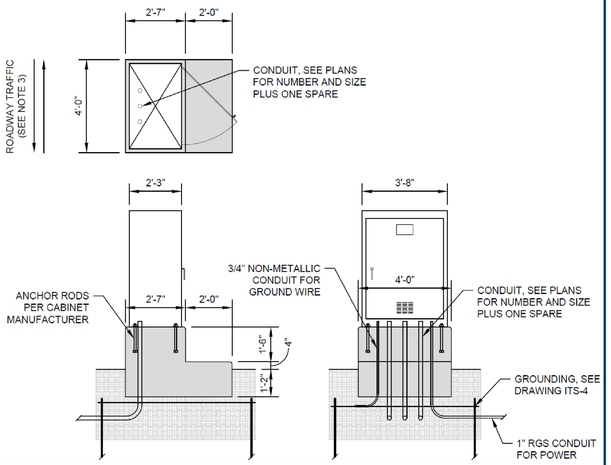
- ✓ Constructed of 6000 Series Aluminum which is generally considered to be "Marine Grade", Aerospace Grade"' and "Automotive Grade" alloys.
- ✓ Tubes are constructed from Aluminum Alloy 6063-T4.
- ✓ Insert is machined from Aluminum Alloy 6061.
- ✓ Insert is welded into the top section. Stainless steel cup point set screws to secure the lower section.
- ✓ Meets or exceeds UL Standard for Electrical Rigid Metal Conduit – Aluminum, UL 6A, File # E337297
- ✓ Trade Size: 1.5"
- ✓ Weight per 100: 1400.0 pounds
- ✓ Nominal O.D. : 1.9 "
- ✓ Nominal Wall Thickness: 0.138 inches



*Dimensions may vary +- 0.25"

c UL US LISTED

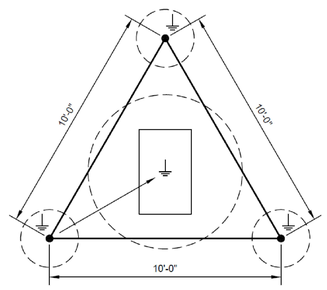
MADE IN USA



NOTES

1. DETAIL TO BE USED WITH COF 730FR TS-2 TYPE 1 CABINET.
2. FINISH SHALL BE POWDER COATED TO MATCH SHERWIN-WILLIAMS #PGS4-1059-FC (FRANKLIN GREEN) WHEN LOCATED IN HISTORIC DOWNTOWN FRANKLIN AREA OR VINYL WRAP AS APPROVED BY THE COF ENGINEERING DEPARTMENT.
3. BASE MOUNTED CABINET SHALL BE SITUATED IN THE OPTIMUM POSITION FOR VIEWING THE CONTROLLER OPERATION AND THE ON-STREET SIGNAL DISPLAYS SIMULTANEOUSLY.
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
5. GROUNDING: SEE DRAWING ITS-4
6. CONDUIT:
   - A. SEE PLANS FOR NUMBER AND SIZE.
   - B. PROVIDE ADDITIONAL 2" SPARE CONDUIT.
   - C. PROVIDE 1" RGS CONDUIT FOR POWER.
   - D. PROVIDE 3/4" NON-METALLIC CONDUIT FOR GROUND WIRE.
   - E. ALL CONDUIT SHALL USE LONG SWEEP RADII (MINIMUM 6" RADIUS).

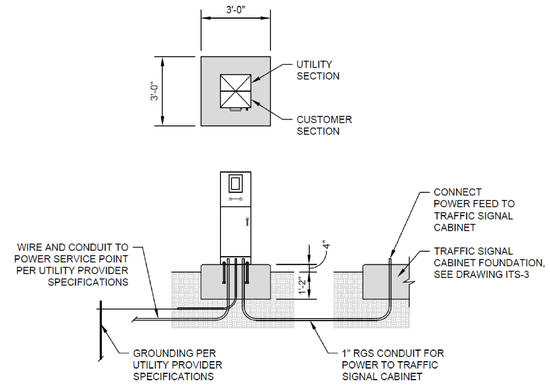
HISTORIC FRANKLIN TENNESSEE	TRAFFIC SIGNAL CABINET FOUNDATION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2021	ITS-3
	NOT TO SCALE			



NOTES

1. ALL GROUNDING POINTS SHALL BE TIED TOGETHER.
2. GROUND RODS: 5/8" x 8'-0" COPPER CLAD STEEL WITH 25 OHM OR LESS RESISTANCE (3 MIN. REQUIRED)
3. GROUND WIRE: NO. 6 BARE SOLID COPPER WIRE
4. CONTRACTOR SHALL PROVIDE GROUNDING TEST RESULTS TO THE CITY.

HISTORIC FRANKLIN TENNESSEE	TRAFFIC SIGNAL CABINET GROUNDING			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2021	ITS-4
	NOT TO SCALE			



NOTES

1. DETAIL TO BE USED WITH MILBANK SERVICE PEDESTAL MODEL NUMBER CP3B71110A22BKSL1 OR APPROVED EQUAL.
2. FINISH SHALL BE POWDER COATED TO MATCH SHERWIN-WILLIAMS #PGS4-1059-FC (FRANKLIN GREEN) WHEN LOCATED IN HISTORIC DOWNTOWN FRANKLIN AREA.
3. AT THE DIRECTION OF THE OF ENGINEERING DEPARTMENT, THE PEDESTAL FOUNDATION MAY BE POURED INTEGRALLY WITH THE TRAFFIC SIGNAL CABINET FOUNDATION. LOCATION DEPENDENT ON CABINET PHOTOCELL PLACEMENT. PHOTOCELL TO BE POSITIONED FACING SOUTH TO SOUTHEAST.
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
5. GROUNDING: PER UTILITY PROVIDER SPECIFICATIONS
6. CONDUIT:
   - A. PROVIDE 1" RGS CONDUIT FOR POWER TO TRAFFIC SIGNAL CABINET.
   - B. PROVIDE CONDUIT PER UTILITY PROVIDER SPECIFICATIONS FOR GROUNDING AND TO POWER SOURCE.
   - C. ALL CONDUIT SHALL USE LONG SWEEP RADII (MINIMUM 6" RADIUS).

HISTORIC FRANKLIN TENNESSEE	ELECTRICAL SERVICE DETAILS FOR TRAFFIC SIGNAL			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2021	ITS-5
	NOT TO SCALE			

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

RICHARD G. PHILLIPS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 0226?6 — STATE OF TENNESSEE — 2/10/25

Margin District Subdivision

COF# 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

REVISED: REVISION1 REVISION2 REVISION3 REVISION4 REVISION5 REVISION6

DRAWN: RMD/DWJ

DATE: 02/10/25

CHECKED: RGP

FILE NAME: MARGIN_DISTRICT

SCALE: N/A

JOB NO. 2024-0902

SHEET: TS3.1

Traffic Signal Details

GENERAL NOTES FOR TRAFFIC SIGNAL CONSTRUCTION:

WORKMANSHIP:

1. All construction, equipment and installation procedures shall comply with current T.D.O.T. and City of Franklin standards and specifications, where applicable.

2. All materials and workmanship shall be in accordance with current T.D.O.T. sand City of Franklin standards and specifications, where applicable.

3. All Traffic Signal, Sign, Pavement Markings and Temporary Traffic Control Apparatus installation, maintenance procedures, and equipment shall meet the current edition of the Manual on Uniform Traffic Control Devices (M.U.T.C.D.)

4. Any existing signal that is part of a roadway project or included as a signal upgrade shall be operated and maintained by the contractor once work has begun. Once the signal has been modified or made not to function as per existing conditions (i.e. detection removed/relocated), the contractor shall take full responsibility for the operation and maintenance of the traffic signal until final acceptance.

5. The contractor shall be responsible for contacting the City of Franklin within two hours of the City notifying the contractor of an identified issue with signal operations for signals under contractor operation and maintenance. The traffic signal shall be made operational within 4 hours of original City notification, or a schedule shall be submitted and approved by the City for full repair.

6. All traffic control during project construction shall be in strict accordance with the current edition of the M.U.T.C.D. and TDOT standards, subject to review and approval by the City of Franklin's Engineering Department.

7. The contractor shall construct the controller cabinet and foundation in accordance with the TDOT 8-phase based mounted controller cabinet, the City of Franklin street standard drawings ITS-3, ITS-4 and ITS-5, and 730FR specification.

8. Any non-operational signal heads, when visible to drivers, shall be completely covered with City of Franklin approved covering materials and maintained by the contractor. Plastic bags are not allowed.

9. Upon City of Franklin inspection and approval, the Traffic Signal, for newly signalized intersections, shall be placed in flash operation for a minimum of seven (7) days prior to the activation of the signal to normal operation.

10. Contractor shall notify the Tennessee One Call System, Inc. and all possibly effected individual utility owners, including the City of Franklin, a minimum of three (3) days prior to commencement of construction operations, and request them to properly field locate and mark respective utilities along the ground.

11. All utility locations, as shown on plan set, are approximate. It is the responsibility of the contractor to verify the location of all utilities prior to construction.

MATERIALS & INSTALLATION:

12. All signal materials and installation shall abide by the City of Franklin 730FR specifications.

13. All conduit shall be Schedule 40 P.V.C. unless otherwise noted. Conduit shall be installed at a minimum depth of 24 " below finished grade and shall comply with the City of Franklin's Trenching Details and Conduit Placement per City of Franklin Standard Detail ITS-03.

14. All signal heads shall be fabricated from aluminum. The signal face shall be black, while remainder of signal head shall be federal yellow in color. All signal heads shall be LED type in accordance with standards and specification 730FR.

15. All vehicle signal heads shall have a multi-piece, vacuum-formed, black plastic, louvered backplate with retroreflective border.

16. All pedestrian phasing shall be monitored as pedestrians and not as channels. Pedestrian signals with pushbuttons shall be wired separately. Pushbuttons shall be 2" ADA compliant with LED indicator and two-tone audio beep per the City of Franklin specifications, unless otherwise noted in the plans. Pushbuttons shall be Polara Navigator 2-Wire iN2.

17. The traffic signal controller assembly furnished by the contractor shall be complete with all incidental and auxiliary equipment (conflict monitor, hardware and cabinet) necessary for installation and operation either as a remote location or as part of a system of intersections. All wiring and equipment necessary to activate the signal heads and operate the traffic signal, as specified, shall be provided and installed by the contractor.

18. Stop bar radar detection zones shall measure 45' in length including 5' in front of the stop bar unless otherwise noted. Zones shall be centered in proposed lanes per manufacturer recommendations. As necessary and called out on the plans, advanced radar detection zones shall emulate a 6'X 6' loop unless otherwise noted. Zones shall be centered in the proposed lane. Radar detection shall have the ability to configure presence, pulse, extend and delay output.

19. The signal installation shall meet National Electrical Safety Code and local utility requirements for clearances and attachment heights. The contractor shall be responsible for coordinating with the local utilities for any adjustment or relocation work required.

20. Any pole with a mast arm length of 50' or greater shall require a 48" diameter foundation and vibration damper.

21. Traffic signal support pole shall be T.D.O.T. standard round tapered galvanized steel poles in accordance with T.D.O.T. standard drawing T-SG-10. Support poles, mast arms and luminaire arms shall be black or Franklin Green in color as indicated in plan set.

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b. Each 30 amp breaker shall be labeled for its use. Locate photocell for illuminated street name signs and safety lighting at the service disconnect with a test/bypass switch.
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31. The contractor shall supply all appurtenances required to have a complete and operating interconnected traffic signal system as required. The equipment shall be compatible with the City of Franklin's central control system software and as approved by the City of Franklin.

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33. At a minimum of seven (7) days prior to turn on (flash), the contractor shall coordinate with the City of Franklin Engineering Department at (615) 791-3218 for the operational testing of all field and cabinet wiring. Upon successful completion of the operational testing the contractor will be provided with the appropriate timing plan to be programmed into the controller, as determined by the Engineering Department. These tests shall occur prior to the final overlay course on the project.

34. The contractor is required to attend a pre-construction meeting with the City of Franklin Engineering and Streets Departments prior to the commencement of the project. Call (615) 791-3218 for meeting schedule.

35. Inspections of all aspects of the traffic signal installation and of the Intelligent Transportation Systems (ITS) will be performed to the satisfaction of the City. This inspection shall include review of the full installation of all sidewalk ramps, pedestrian features, vehicle detection and signal heads, pavement markings, and any device or feature necessary for a fully functioning signalized intersection.

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2. SIGNAL SUPPORT SHALL BE CANTILEVER TYPE AND POWDER COATED BLACK. THE INSTALLATION OF STRAIN POLES SHALL GENERALLY NOT BE APPROVED BY THE CITY AND WILL BE REVIEWED ON A CASE BY CASE BASIS BY THE CITY ENGINEER.

3. TWO 3-INCH CONDUITS (SCHEDULE 40 PVC MINIMUM) WILL BE USED FOR WIRING BETWEEN THE SIGNAL BASES AND THE CABINET.

4. THE INSTALLATION OF A FIBER OPTIC INTERCONNECT IS REQUIRED BETWEEN SIGNALIZED INTERSECTIONS THAT ARE WITHIN 1/2 MILE OF ONE ANOTHER OR IF ANALYSIS INDICATES THAT THE SIGNALS WOULD BENEFIT FROM SIGNAL COORDINATION.

5. THE "MUTCD" IDENTIFIES THE SITUATIONS IN WHICH PEDESTRIAN SIGNAL SHALL BE USED AND THE SITUATIONS IN WHICH PEDESTRIAN SIGNALS SHALL NOT BE USED. BECAUSE ONE SHOULD ASSUME THAT PEDESTRIANS WILL BE PRESENT AT ALL INTERSECTIONS IN THE CITY TO SOME LEVEL, ALL SIGNALIZED INTERSECTIONS SHALL BE DESIGNED TO ACCOMMODATE PEDESTRIANS.

6. THE CLEARANCE INTERVAL SHALL TAKE INTO CONSIDERATION A BICYCLIST'S SPEED OF 6-8 MPH, AND A PERCEPTION/REACTION/BRAKING TIME OF ONE (1.0) SECOND. TRAFFIC DETECTORS FOR TRAFFIC-ACTUATED SIGNALS ARE RECOMMENDED TO BE SET TO DETECT BICYCLES.

7. MINIMUM GREEN TIMES FOR LEFT-TURN PHASES – A MINIMUM GREEN TIME SETTING OF FIVE (5) SECONDS IS ALLOWED FOR LEFT-TURN PHASES.

8. MINIMUM GREEN TIMES FOR SIDE STREET THROUGH PHASES – A MINIMUM GREEN TIME SETTING OF SEVEN (7) SECONDS IS ALLOWED FOR SIDE STREET PHASES.

9. MINIMUM GREEN TIMES FOR MAIN STREET THROUGH PHASES – A MINIMUM GREEN TIME SETTING OF TEN (10) SECONDS IS ALLOWED FOR MAIN STREET THROUGH PHASES.

10. UNDERGROUND SERVICE CONNECTION SHALL BE INSTALLED PER THE STANDARD DRAWINGS. THE SERVICE PEDESTAL SHALL BE MILBANK MODEL NO. CP3B "SL" SERIES CP3B11110A22SL1

11. ~~ALL TRAFFIC SIGNAL INSTALLATIONS SHALL INCLUDE DUAL GPS/INFRARED OPTICOM EMERGENCY VEHICLE PRIORITY CONTROL SYSTEM COMPLETE WITH DETECTORS, WIRING AND CARD IN THE CABINET (3M SYSTEM).~~

12. CABINET / CONTROLLER – THE FOLLOWING SHALL BE REQUIRED FOR ALL TRAFFIC SIGNALS:
    - THE CABINET SHALL BE A TYPE 2 TS1, SEE 730FR, BASE MOUNTED CABINET WITH INTEGRATED UPS COMPARTMENT.
    - CONTACT CITY OF FRANKLIN FOR ATC CONTROLLER TYPE/MANUFACTURER ACCEPTABLE TO COF STANDARDS
    - A FIBER CONNECTION INC. "GATOR PATCH" MODEL # GP20L006FRB-XX-1 FIBER OPTIC DISTRIBUTION PANEL AND DROP CABLE SHALL BE INSTALLED IN THE CABINET. (XX IS CABLE LENGTH TO SPLICE PULL BOX IN METERS).
    - ALL CABINET RELATED EQUIPMENT SHALL CONFORM TO 730FR SPECIFICATIONS

13. AN UNINTERRUPTIBLE POWER SUPPLY (U.P.S) SHALL BE PROVIDED AT ALL SIGNALS. SEE 730FR SPECIFICATIONS FOR U.P.S. INFORMATION

14. ~~COMMUNICATION TO INTERSECTION SHALL USE MIOVISION COMMS MODULE (CELLULAR).~~

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

RICHARD G. PHILLIPS — REGISTERED ENGINEER — AGRICULTURE / COMMERCE — No. 022576 — STATE OF TENNESSEE — 2/10/25

Margin District Subdivision

COF# 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

REVISED: REVISION1
REVISION2
REVISION3
REVISION4
REVISION5
REVISION6

DRAWN: RMD/DWJ

DATE: 02/10/25

CHECKED: RGP

FILE NAME: MARGIN_DISTRICT

SCALE: N/A

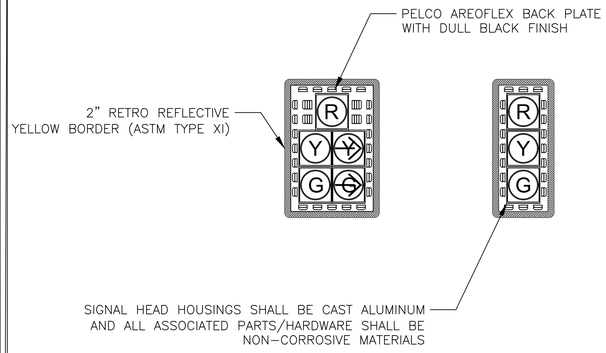
JOB NO. 2024-0902

Traffic Signal Notes

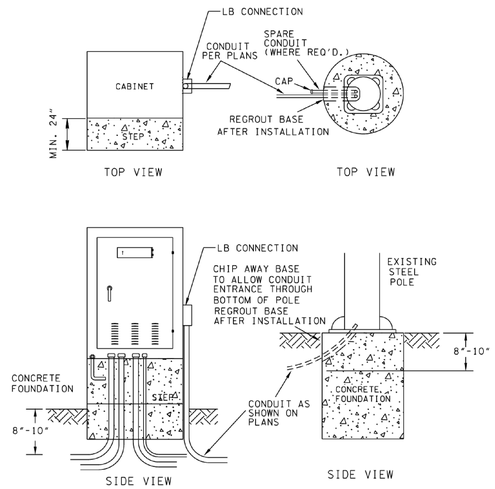
SHEET: TS3.0

TRAFFIC SIGNAL BACKPLATE DETAIL

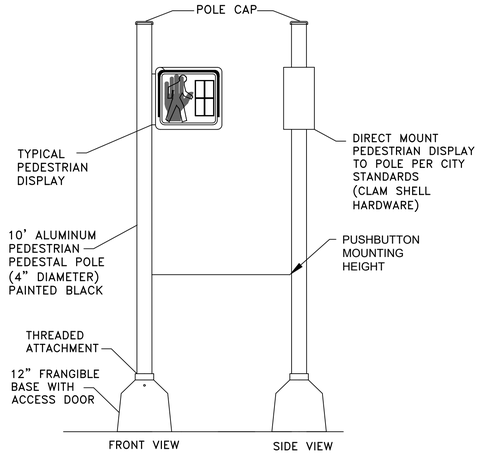
PER CITY OF FRANKLIN SP730FR



TYPICAL CONDUIT ENTRANCE DETAIL (EXISTING CABINET OR POLE)



PEDESTAL POLE DETAIL



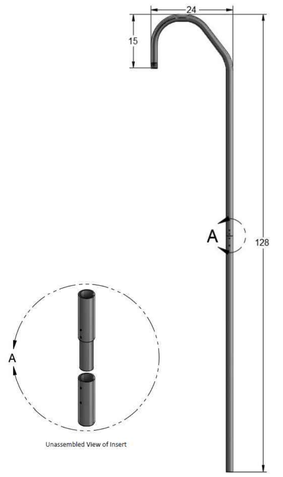
MIOVISION MOUNTING POLE DETAIL

BENT METAL WORKS, INC.

Bent Metal Works, Inc.
Hernando Beach, FL
Bentmetalworksfl.com
407-267-9394

MODEL # 128-24-AL

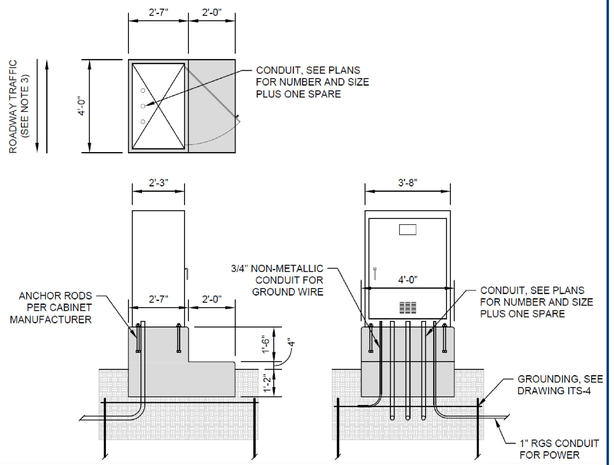
- Constructed of 6000 Series Aluminum which is generally considered to be "Marine Grade", Aerospace Grade"' and "Automotive Grade" alloys.
- Tubes are constructed from Aluminum Alloy 6063-T4.
- Insert is machined from Aluminum Alloy 6061.
- Insert is welded into the top section. Stainless steel cup point set screws to secure the lower section.
- Meets or exceeds UL Standard for Electrical Rigid Metal Conduit – Aluminum, UL 6A, File # E337297
- Trade Size: 1.5"
- Weight per 100: 1400.0 pounds
- Nominal O.D. : 1.9 "
- Nominal Wall Thickness: 0.138 inches



*Dimensions may vary +- 0.25"

c UL US LISTED

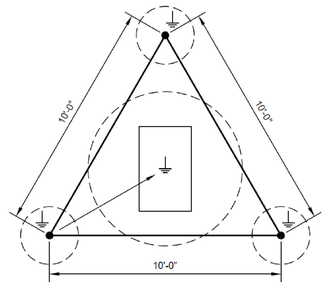
MADE IN USA



NOTES

1. DETAIL TO BE USED WITH COF 730FR TS-2 TYPE 1 CABINET.
2. FINISH SHALL BE POWDER COATED TO MATCH SHERWIN-WILLIAMS #PGS4-1059-FC (FRANKLIN GREEN) WHEN LOCATED IN HISTORIC DOWNTOWN FRANKLIN AREA OR VINYL WRAP AS APPROVED BY THE COF ENGINEERING DEPARTMENT.
3. BASE MOUNTED CABINET SHALL BE SITUATED IN THE OPTIMUM POSITION FOR VIEWING THE CONTROLLER OPERATION AND THE ON-STREET SIGNAL DISPLAYS SIMULTANEOUSLY.
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
5. GROUNDING: SEE DRAWING ITS-4
6. CONDUIT:
   - A. SEE PLANS FOR NUMBER AND SIZE.
   - B. PROVIDE ADDITIONAL 2" SPARE CONDUIT.
   - C. PROVIDE 1" RGS CONDUIT FOR POWER.
   - D. PROVIDE 3/4" NON-METALLIC CONDUIT FOR GROUND WIRE.
   - E. ALL CONDUIT SHALL USE LONG SWEEP RADII (MINIMUM 6" RADIUS).

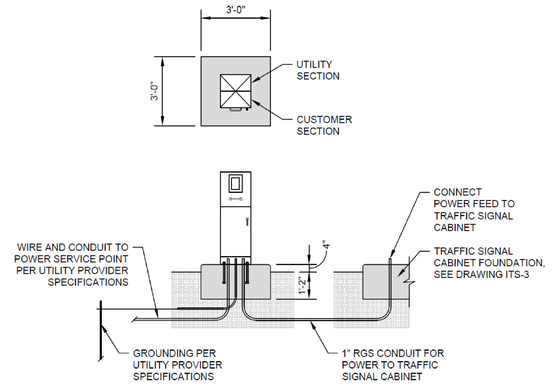
HISTORIC FRANKLIN TENNESSEE	TRAFFIC SIGNAL CABINET FOUNDATION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2021	ITS-3
	NOT TO SCALE			



NOTES

1. ALL GROUNDING POINTS SHALL BE TIED TOGETHER.
2. GROUND RODS: 5/8" x 8'-0" COPPER CLAD STEEL WITH 25 OHM OR LESS RESISTANCE (3 MIN. REQUIRED)
3. GROUND WIRE: NO. 6 BARE SOLID COPPER WIRE
4. CONTRACTOR SHALL PROVIDE GROUNDING TEST RESULTS TO THE CITY.

HISTORIC FRANKLIN TENNESSEE	TRAFFIC SIGNAL CABINET GROUNDING			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2021	ITS-4
	NOT TO SCALE			



NOTES

1. DETAIL TO BE USED WITH MILBANK SERVICE PEDESTAL MODEL NUMBER CP3B71110A22BKSL1 OR APPROVED EQUAL.
2. FINISH SHALL BE POWDER COATED TO MATCH SHERWIN-WILLIAMS #PGS4-1059-FC (FRANKLIN GREEN) WHEN LOCATED IN HISTORIC DOWNTOWN FRANKLIN AREA.
3. AT THE DIRECTION OF THE OF ENGINEERING DEPARTMENT, THE PEDESTAL FOUNDATION MAY BE POURED INTEGRALLY WITH THE TRAFFIC SIGNAL CABINET FOUNDATION. LOCATION DEPENDENT ON CABINET PHOTOCELL PLACEMENT. PHOTOCELL TO BE POSITIONED FACING SOUTH TO SOUTHEAST.
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
5. GROUNDING: PER UTILITY PROVIDER SPECIFICATIONS
6. CONDUIT:
   - A. PROVIDE 1" RGS CONDUIT FOR POWER TO TRAFFIC SIGNAL CABINET.
   - B. PROVIDE CONDUIT PER UTILITY PROVIDER SPECIFICATIONS FOR GROUNDING AND TO POWER SOURCE.
   - C. ALL CONDUIT SHALL USE LONG SWEEP RADII (MINIMUM 6" RADIUS).

HISTORIC FRANKLIN TENNESSEE	ELECTRICAL SERVICE DETAILS FOR TRAFFIC SIGNAL			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 7/1/2021	ITS-5
	NOT TO SCALE			

BURCH TRANSPORTATION

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

RICHARD G. PHILLIPS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 0226?6 — STATE OF TENNESSEE — 2/10/25

Margin District Subdivision

COF# 8584

Parcel ID: 078F B01500 00009078F

Franklin, Williamson County, Tennessee

REVISED: REVISION1 REVISION2 REVISION3 REVISION4 REVISION5 REVISION6

DRAWN: RMD/DWJ

DATE: 02/10/25

CHECKED: RGP

FILE NAME: MARGIN_DISTRICT

SCALE: N/A

JOB NO. 2024-0902

Traffic Signal Details

SHEET: TS3.1



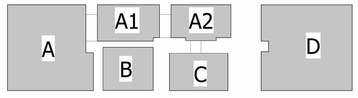
2 EAST ELEVATION - OVERALL (CUMMINS ST)
1/16" = 1'-0"

0 8' 16' 32'



WEST ELEVATION - OVERALL (COLUMBIA AVE)
1/16" = 1'-0"

0 8' 16' 32'



EXTERIOR MATERIALS LEGEND - BLDG A

- BRICK 4
- SYNTHETIC SLATE ROOF TILE 2
- LIMESTONE VENEER
- SLATE 2 WALL TILES
- LIMESTONE
- STUCCO
- CEMENTITIOUS WOOD 5

EXTERIOR MATERIALS LEGEND - BLDGS A1/A2

- BRICK 3
- CEMENTITIOUS WOOD 5
- CLAY WALL TILES 1
- SYNTHETIC CLAY ROOF TILES 1

EXTERIOR MATERIALS LEGEND - BLDG B

- BRICK 5
- STUCCO
- CLAY TILE ROOF
- EXPOSED CONCRETE

EXTERIOR MATERIALS LEGEND - BLDG C

- BRICK 2
- CEMENTITIOUS WOOD 2
- CEMENTITIOUS WOOD 3
- CEMENTITIOUS WOOD 5
- SYNTHETIC SLATE ROOF TILE 2

EXTERIOR MATERIALS LEGEND - BLDG D

- BRICK 1
- CEMENTITIOUS WOOD 1
- CEMENTITIOUS WOOD 5
- SYNTHETIC SLATE ROOF TILE 1
- LIMESTONE

STUDIOEIGHTDESIGN
56 LINDSLEY AVE | NASHVILLE, TN 37210

THE MARGIN DISTRICT

PROJECT TYPE
ADAPTIVE REUSE
OWNER:
2000 MORRIS AVE, ST 1300
BIRMINGHAM, AL 35203

PROJECT #	2007-04
COF #	8584

ISSUES & REVISIONS

SITE PLAN RESUBMITTAL	6 MARCH 2025

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SEAL



EXTERIOR ELEVATIONS

A3.0

BUILDING A NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	7,370 SF	
NET OF WALL	5,520 SF	
NET BRICK	4,856 SF	88%
NET LIMESTONE	200 SF	3.5%
NET CEMENTITIOUS WOOD	424 SF	8%
NET SYNTHETIC SLATE WALL	40 SF	0.5%
GLAZING 1,200 SF / WALL 7,370 SF = 16% GLAZING		



2 NORTH ELEVATION BUILDING A
1/8" = 1'-0"

0 8' 16' 32'

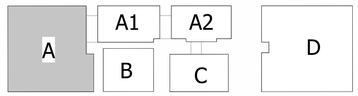
BUILDING A SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	5,240 SF	
NET OF WALL	4,282 SF	
NET BRICK	1,843 SF	43%
NET SYNTHETIC CLAY TILE	14 SF	0.5%
NET LIMESTONE	1,745 SF	40.5%
NET STUCCO	660 SF	15.5%
NET CEMENTITIOUS WOOD	20 SF	0.5%
NET SYNTHETIC SLATE WALL	0 SF	N/A
GLAZING 678 SF / WALL 5,240 SF = 13% GLAZING		



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

0 8' 16' 32'

NOTE: THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.



EXTERIOR MATERIALS LEGEND - BLDGS A1/A2

- BRICK 3
- CEMENTITIOUS WOOD 5
- CLAY WALL TILES 1
- SYNTHETIC CLAY ROOF TILES 1

EXTERIOR MATERIALS LEGEND - BLDG A

- BRICK 4
- LIMESTONE VENEER
- LIMESTONE
- STUCCO
- CEMENTITIOUS WOOD 5
- SYNTHETIC SLATE ROOF TILE 2
- SLATE 2 WALL TILES

STUDIOEIGHTDESIGN
56 LINDSLEY AVE | NASHVILLE, TN 37210

THE MARGIN DISTRICT

PROJECT TYPE
ADAPTIVE REUSE
OWNER:
2000 MORRIS AVE, ST 1300
BIRMINGHAM, AL 35203

PROJECT #	2007-04
COF #	8584

ISSUES & REVISIONS

SITE PLAN RESUBMITTAL	6 MARCH 2025

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SEAL



EXTERIOR ELEVATIONS

A3.1A

BUILDING A EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	7,290 SF	
NET OF WALL	4,033 SF	
NET BRICK	3,634 SF	90%
NET CEMENTITIOUS WOOD	48 SF	1%
NET CLAY WALL TILE	192 SF	5%
NET LIMESTONE	159 SF	4%
GLAZING 1,711 SF / WALL 7,290 SF = 23.4% GLAZING		



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

0 4' 8' 16'

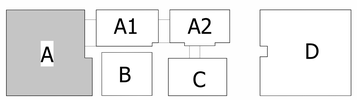
BUILDING A WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	7,960 SF	
NET OF WALL	4,306 SF	
NET BRICK	2,326 SF	54%
NET LIMESTONE	1,580 SF	37%
NET STUCCO	350 SF	8%
NET CEMENTITIOUS WOOD	50 SF	1%
GLAZING 2,266 SF / WALL 7,960 SF = 28.5% GLAZING		



WEST ELEVATION BUILDING A
1/8" = 1'-0"

0 4' 8' 16'

NOTE: THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.



EXTERIOR MATERIALS LEGEND - BLDGS A1/A2

- BRICK 3
- CEMENTITIOUS WOOD 5
- CLAY WALL TILES 1
- SYNTHETIC CLAY ROOF TILES 1

EXTERIOR MATERIALS LEGEND - BLDG A

- BRICK 1
- SYNTHETIC SLATE ROOF TILE 2
- LIMESTONE VENEER
- SLATE 2 WALL TILES
- LIMESTONE
- STUCCO
- CEMENTITIOUS WOOD 5

STUDIOEIGHTDESIGN
56 LINDSLEY AVE | NASHVILLE, TN 37210

THE MARGIN DISTRICT

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ISSUES & REVISIONS

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SEAL



EXTERIOR ELEVATIONS

A3.2A

BUILDING A1 EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	7,733 SF	
NET OF WALL	4,486 SF	
NET BRICK	3,592 SF	80%
NET CEMENTITIOUS WOOD	514 SF	11.5%
NET CLAY WALL TILE	380 SF	8.5%
NET LIMESTONE	0 SF	N/A
GLAZING 2,522 SF / WALL 7,733 SF = 32.6% GLAZING		



2 EAST ELEVATION BUILDING A1
1/8" = 1'-0"

BUILDING A1 WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	8,277 SF	
NET OF WALL	5,330 SF	
NET BRICK	5,145 SF	96.5%
NET CEMENTITIOUS WOOD	0 SF	N/A
NET CLAY WALL TILE	185 SF	3.5%
NET LIMESTONE	0 SF	N/A
GLAZING 2,050 SF / WALL 8,277 SF = 24.7% GLAZING		

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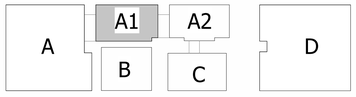
WEST ELEVATION BUILDING A1
1/8" = 1'-0"



EXTERIOR MATERIALS LEGEND - BLDGS A1/A2

- BRICK 3
- CEMENTITIOUS WOOD 5
- CLAY WALL TILES 1
- SYNTHETIC CLAY ROOF TILES 1

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SEAL

MATTHEW KEAN TAYLOR REGISTERED ARCHITECT STATE OF TENNESSEE

EXTERIOR ELEVATIONS

A3.1A1

BUILDING A2 EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	5,439 SF	
NET OF WALL	2,866 SF	
NET BRICK	2,200 SF	76.5%
NET CEMENTITIOUS WOOD	373 SF	13%
NET CLAY WALL TILE	293 SF	10.5%
NET LIMESTONE	0 SF	N/A
GLAZING 1,928 SF / WALL 5,439 SF = 35.4% GLAZING		



2 EAST ELEVATION BUILDING A2
1/8" = 1'-0"

0 4' 8' 16'

BUILDING A2 WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	4,992 SF	
NET OF WALL	3,802 SF	
NET BRICK	3,444 SF	90.5%
NET CEMENTITIOUS WOOD	212 SF	5.5%
NET CLAY WALL TILE	146 SF	4%
NET LIMESTONE	0 SF	N/A
GLAZING 603 SF / WALL 4,992 SF = 12% GLAZING		



WEST ELEVATION BUILDING A2
1/8" = 1'-0"

0 4' 8' 16'

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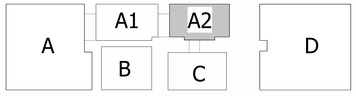

EXTERIOR MATERIALS LEGEND - BLDGS A1/A2

- BRICK 3
- CEMENTITIOUS WOOD 5
- CLAY WALL TILES 1
- SYNTHETIC CLAY ROOF TILES 1

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SITE PLAN RESUBMITTAL	6 MARCH 2025

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SEAL



EXTERIOR ELEVATIONS

A3.1A2

BUILDING A1 SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,219 SF	
NET OF WALL	951 SF	
NET BRICK	951 SF	100%
NET CEMENTITIOUS WOOD	0 SF	N/A
NET LIMESTONE	0 SF	N/A
NET SYNTHETIC SLATE	0 SF	N/A
GLAZING 268 SF / WALL 1,219 SF = 21.9% GLAZING		

BUILDING B SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,833 SF	
NET OF WALL	1,507 SF	
NET BRICK	1,387 SF	92%
NET STUCCO	75 SF	5%
NET CLAY TILE ROOF	45 SF	3%
GLAZING 254 SF / WALL 1,833 SF = 14% GLAZING		



2 SOUTH ELEVATION BUILDINGS B & A AT BRIDGE CONNECTOR
1/8" = 1'-0"

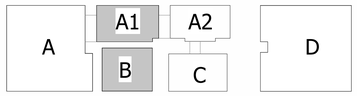
BUILDING A1 NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,223 SF	
NET OF WALL	955 SF	
NET BRICK	955 SF	100%
NET CEMENTITIOUS WOOD	0 SF	N/A
NET LIMESTONE	0 SF	N/A
NET SYNTHETIC SLATE	0 SF	N/A
GLAZING 268 SF / WALL 1,223 SF = 21.9% GLAZING		

BUILDING B NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,825 SF	
NET OF WALL	1,487 SF	
NET BRICK	1,487 SF	100%
NET STUCCO	0 SF	N/A
NET CLAY TILE BARREL ROOF	0 SF	N/A
GLAZING 338 SF / WALL 1,825 SF = 18.5% GLAZING		



NORTH ELEVATION BUILDINGS B & A1
1/8" = 1'-0"

NOTE: THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.



EXTERIOR MATERIALS LEGEND - BLDGS A1/A2

- BRICK 3
- CEMENTITIOUS WOOD 5
- CLAY WALL TILES 1
- SYNTHETIC CLAY ROOF TILES 1

EXTERIOR MATERIALS LEGEND - BLDG B

- BRICK 5
- STUCCO
- CLAY TILE ROOF
- EXPOSED CONCRETE

STUDIOEIGHTDESIGN
56 LINDSLEY AVE | NASHVILLE, TN 37210

THE MARGIN DISTRICT

PROJECT TYPE
ADAPTIVE REUSE
OWNER:
2000 MORRIS AVE, ST 1300
BIRMINGHAM, AL 35203

PROJECT #	2007-04
COF #	8584

ISSUES & REVISIONS

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SEAL



EXTERIOR ELEVATIONS

A3.1B

BUILDING A COURTYARD EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,598 SF	
NET OF WALL	1,347 SF	
NET LIMESTONE	813 SF	60%
NET STUCCO	496 SF	37%
NET CEMENTITIOUS WOOD	38 SF	3%
NET SYNTHETIC SLATE WALL	0 SF	N/A
GLAZING 127 SF / WALL 1,598 SF = 8% GLAZING		

PEDESTRIAN BRIDGE EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	162 SF	
NET OF WALL	72 SF	
NET CEMENTITIOUS WOOD	72 SF	100%
GLAZING 68 SF / WALL 162 SF = 42% GLAZING		

BUILDING B EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	2,165 SF	
NET OF WALL	1,687 SF	
NET BRICK	1,687 SF	100%
NET STUCCO	0 SF	N/A
NET CLAY TILE BARREL ROOF	0 SF	N/A
GLAZING 478 SF / WALL 2,165 SF = 22% GLAZING		



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

0 4' 8' 16'

PEDESTRIAN BRIDGE WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	162 SF	
NET OF WALL	72 SF	
NET CEMENTITIOUS WOOD	72 SF	100%
GLAZING 68 SF / WALL 162 SF = 42% GLAZING		

BUILDING B WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	2,244 SF	
NET OF WALL	2,268 SF	
NET BRICK	2,100 SF	92.5%
NET STUCCO	82 SF	3.5%
NET CLAY TILE BARREL ROOF	50 SF	2.5%
EXPOSED CONCRETE	36 SF	1.5%
GLAZING 585 SF / WALL 2,244 SF = 26% GLAZING		



WEST ELEVATION BUILDING B
1/8" = 1'-0"

0 4' 8' 16'

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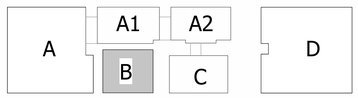

EXTERIOR MATERIALS LEGEND - BLDG B

- BRICK 5
- STUCCO
- CLAY TILE ROOF
- EXPOSED CONCRETE

EXTERIOR MATERIALS LEGEND - BLDG A

- BRICK 1
- SYNTHETIC SLATE ROOF TILE 2
- LIMESTONE VENEER
- SLATE 2 WALL TILES
- LIMESTONE
- STUCCO
- CEMENTITIOUS WOOD 5

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SEAL



EXTERIOR ELEVATIONS

A3.2B

BUILDING C EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	4,974 SF	
NET OF WALL	2,966 SF	
NET BRICK	2,420 SF	78.5%
NET CEMENTITIOUS WOOD	546 SF	8.5%
NET SYNTHETIC SLATE WALL	0 SF	N/A
GLAZING 1,580 SF / WALL 4,974 SF = 32% GLAZING		



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

0 4' 8' 16'

BUILDING C WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	5,403 SF	
NET OF WALL	2,712 SF	
NET BRICK	2,221 SF	82%
NET CEMENTITIOUS WOOD	491 SF	18%
NET SYNTHETIC SLATE WALL	0 SF	N/A
GLAZING 1,704 SF / WALL 5,403 SF = 31.5% GLAZING		



WEST ELEVATION BUILDING C
1/8" = 1'-0"

0 4' 8' 16'

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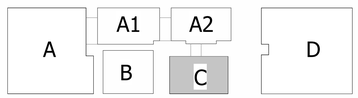

EXTERIOR MATERIALS LEGEND - BLDG C

- BRICK 2
- CEMENTITIOUS WOOD 2
- CEMENTITIOUS WOOD 3
- CEMENTITIOUS WOOD 5
- SYNTHETIC SLATE ROOF TILE 2

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THE MARGIN DISTRICT

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SEAL

MATTHEW KEAN TAYLOR
REGISTERED ARCHITECT
STATE OF TENNESSEE

EXTERIOR ELEVATIONS

A3.1C

PEDESTRIAN BRIDGE SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	558 SF	
NET OF WALL	196 SF	
NET CEMENTITIOUS WOOD	196 SF	100%
GLAZING 198 SF / WALL 558 SF = 35.5% GLAZING		

BUILDING A2 SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	2,714 SF	
NET OF WALL	1,879 SF	
NET BRICK	1,879 SF	100%
NET CEMENTITIOUS WOOD	0 SF	N/A
NET LIMESTONE	0 SF	N/A
NET SYNTHETIC SLATE WALL	0 SF	N/A
GLAZING 835 SF / WALL 2,714 SF = 30.5% GLAZING		

BUILDING C SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	3,272 SF	
NET OF WALL	2,268 SF	
NET BRICK	1,998 SF	88.5%
NET CEMENTITIOUS WOOD	252 SF	11%
NET SYNTHETIC SLATE WALL	18 SF	0.5%
GLAZING 995 SF / WALL 3,272 SF = 30.5% GLAZING		



2 SOUTH ELEVATION BUILDINGS C & A2
1/8" = 1'-0"

0 4' 8' 16'

PEDESTRIAN BRIDGE NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	558 SF	
NET OF WALL	196 SF	
NET CEMENTITIOUS WOOD	196 SF	100%
GLAZING 198 SF / WALL 558 SF = 35.5% GLAZING		

BUILDING A2 NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,223 SF	
NET OF WALL	955 SF	
NET BRICK	955 SF	100%
NET CEMENTITIOUS WOOD	0 SF	N/A
NET LIMESTONE	0 SF	N/A
NET SYNTHETIC SLATE WALL	0 SF	N/A
GLAZING 268 SF / WALL 1,223 SF = 21.9% GLAZING		

BUILDING C NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	3,272 SF	
NET OF WALL	2,268 SF	
NET BRICK	1,998 SF	88.5%
NET CEMENTITIOUS WOOD	252 SF	11%
NET SYNTHETIC SLATE WALL	18 SF	0.5%
GLAZING 995 SF / WALL 3,272 SF = 30.5% GLAZING		

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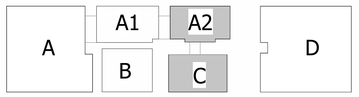
NORTH ELEVATION BUILDINGS C & A2
1/8" = 1'-0"

0 4' 8' 16'



EXTERIOR MATERIALS LEGEND - BLDGS A1/A2

- BRICK 3
- CEMENTITIOUS WOOD 5
- CLAY WALL TILES 1
- SYNTHETIC CLAY ROOF TILES 1

EXTERIOR MATERIALS LEGEND - BLDG C

- BRICK 2
- CEMENTITIOUS WOOD 2
- CEMENTITIOUS WOOD 3
- CEMENTITIOUS WOOD 5
- SYNTHETIC SLATE ROOF TILE 2

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THE MARGIN DISTRICT

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SEAL



EXTERIOR ELEVATIONS

A3.2C

BUILDING D EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	7,658 SF	
NET OF WALL	4,178 SF	
NET BRICK	3,280 SF	78.5%
NET CEMENTITIOUS WOOD	350 SF	8.5%
NET LIMESTONE	522 SF	12.5%
NET SYNTHETIC SLATE WALL	26 SF	0.5%
GLAZING 1,946 SF / WALL 7,658 SF = 25.5% GLAZING		



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

BUILDING D WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	7,840 SF	
NET OF WALL	3,972 SF	
NET BRICK	2,957.5 SF	74.5%
NET CEMENTITIOUS WOOD	434.5 SF	11%
NET LIMESTONE	554 SF	14%
NET SYNTHETIC SLATE WALL	26 SF	0.5%
GLAZING 2,448 SF / WALL 7,840 SF = 31% GLAZING		

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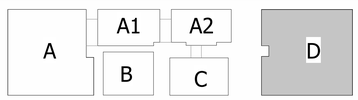
WEST ELEVATION BUILDING D
1/8" = 1'-0"



EXTERIOR MATERIALS LEGEND - BLDG D

- BRICK 1
- CEMENTITIOUS WOOD 1
- CEMENTITIOUS WOOD 5
- SYNTHETIC SLATE ROOF TILE 1
- LIMESTONE

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EXTERIOR ELEVATIONS

A3.1D

BUILDING D SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	6,623 SF	
NET OF WALL	4,766 SF	
NET BRICK	3,909.5 SF	82%
NET CEMENTITIOUS WOOD	220.5 SF	4.5%
NET LIMESTONE	613 SF	13%
NET SYNTHETIC SLATE WALL	26 SF	0.5%
GLAZING 1,030 SF / WALL 6,623 SF = 15.5% GLAZING		



2 SOUTH ELEVATION - BUILDING D
1/8" = 1'-0"

0 4' 8' 16'

BUILDING D NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	6,845 SF	
NET OF WALL	4,482 SF	
NET BRICK	3,741 SF	83.5%
NET CEMENTITIOUS WOOD	188.5 SF	4%
NET LIMESTONE	526.5 SF	12%
NET SYNTHETIC SLATE WALL	26 SF	0.5%
GLAZING 1,818 SF / WALL 6,845 SF = 26.5% GLAZING		



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

0 4' 8' 16'

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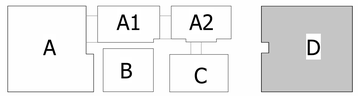

EXTERIOR MATERIALS LEGEND - BLDG D

- BRICK 1
- CEMENTITIOUS WOOD 1
- CEMENTITIOUS WOOD 5
- SYNTHETIC SLATE ROOF TILE 1
- LIMESTONE

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SEAL



EXTERIOR ELEVATIONS

A3.2D

City of Franklin

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

File #: 21-0333

DATE: March 13, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:
Westhaven PUD Subdivision, Final Plat, Section 66, Creating 26 Residential Lots And 1 Open Space Lot, Dedicating Public Right Of Way, And Dedicating Easements, On 19.56 Acres, Located South Of New Highway 96 West And West Of Drummond Street. (CONSENT AGENDA).

PURPOSE:

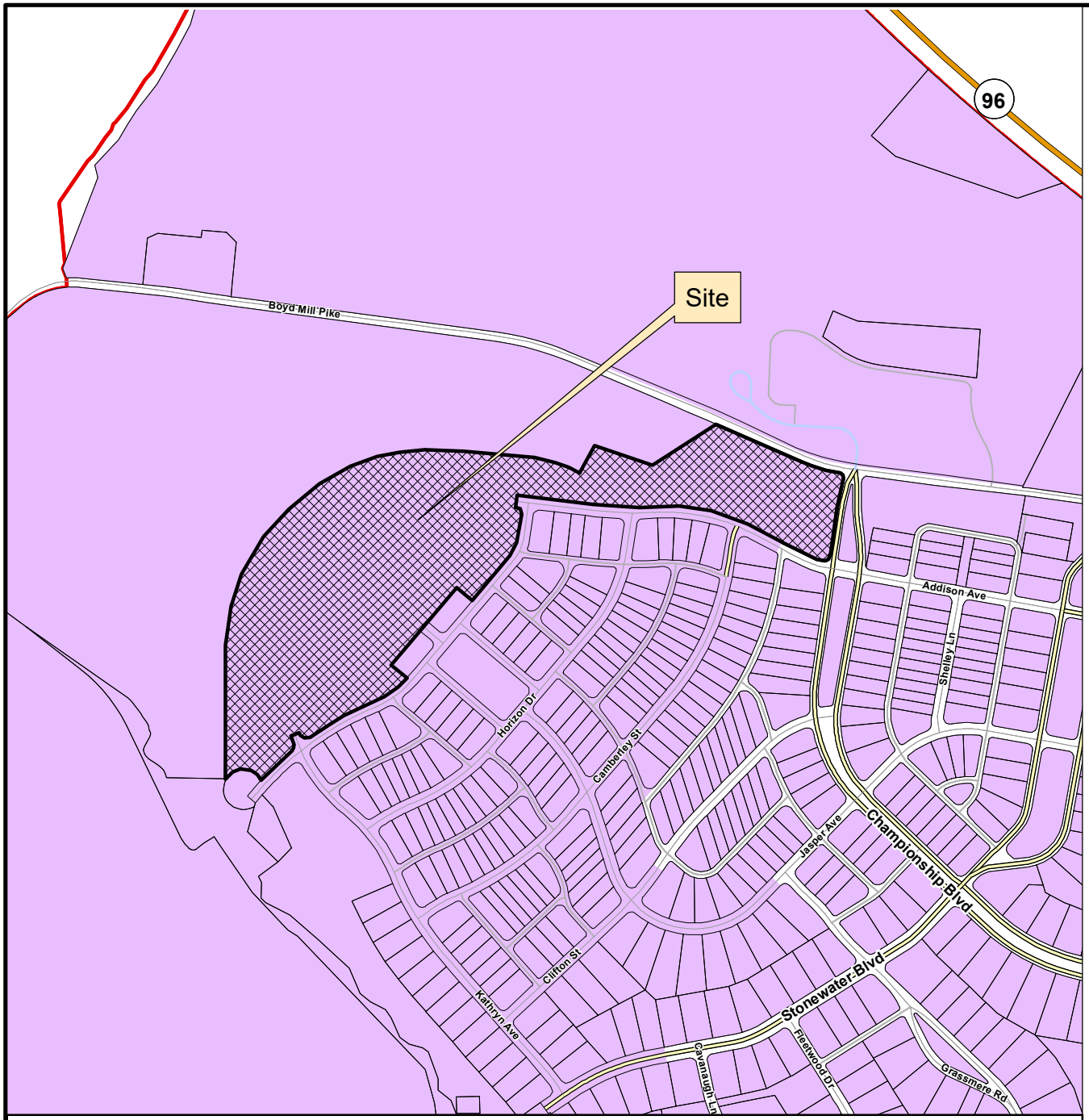
PROJECT INFORMATION
COF Project Number: 8713
Applicant: Benjamin Hron, Skyline Land Surveying, LLC
Owner: Westhaven Owner, LP (Brian Sewell, Representative)

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 26 residential lots and 1 open space lot, dedicate public right-of-way, and dedicate easements within the Westhaven PUD Subdivision. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. The corresponding site plan was approved administratively in March 2024. The final plat is consistent with the site plan.

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Franklin Municipal Planning Commission approve Westhaven PUD Subdivision, Final Plat, Section 66, with conditions.



WESTHAVEN PUD SUBDIVISION, SECTION 66
FINAL PLAT

Project Information
Existing Zoning: PD Planned District
Overlay Districts: None
Site Acreage: 19.56 acres
Total Number of Lots: 27

Legend

- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 26 RESIDENTIAL LOTS, 1 COMMON SPACE LOT, DEDICATE PUBLIC RIGHT OF WAY, AND DEDICATE EASEMENTS.

2. SUBJECT PROPERTY IS IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR'S OFFICE AS A PORTION OF MAP 64, PARCEL 23.00.

3. ZONING: PLANNED DEVELOPMENT.

4. THIS PROPERTY IS WITHIN THE SCENIC CORRIDOR (SCO).

5. LOTS IS SECTION 66 FALL WITHIN THE T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 4) AND PATTERN BOOK, REVISED 05/08/07.

   MINIMUM SETBACK REQUIREMENT:
   TRANSECT 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: 5'

   NOTE: PROJECTIONS SHALL NOTE 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 HAS BEEN REVIEWED AND APPROVED BY THE WESTHAVEN DESIGN REVIEW COMMITTEE. T4 REDUCED SETBACK: 10'

7. SECTION 66 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDE YARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

   DWELLING UNITS LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY APARTMENTS:
   MINIMUM: 1,000 SQUARE FEET
   MAXIMUM: 10,000 SQUARE FEET
   MAXIMUM BUILDING HEIGHTS: 3 STORIES

8. BASIS OF BEARINGS FOR THIS SURVEY IS TENNESSEE STATE PLANE, NAD83, EPOCH 2011, COMPUTED THIS SURVEY BY HOLDING SURVEY CONTROL STATIONS PER WILSON & ASSOCIATES, P.C. UN-RECORDED BOUNDARY SURVEY, CERTIFIED ON OCTOBER 23, 2023 (SEE SURVEYOR'S NARRATIVE, SHEET 2).

9. THE SUBJECT PROPERTY IS WITHIN "ZONE X", DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) F.I.R.M. MAP 47187C0190, REVISED SEPTEMBER 29, 2006 AND F.I.R.M. MAP 47187C0195F, REVISED SEPTEMBER 29, 2006.

10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.

11. 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.

12. 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.

13. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.

14. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAINS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

15. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.

16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE CONSTRUCTION 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.

17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

18. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN OWNER, LP.

19. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED IN BOOK 9569, PAGE 911 WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.

20. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

21. 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.

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

23. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/ORE REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.

24. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY OR THE FUTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCES TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OR RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICKLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

25. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

26. PARKLAND INFORMATION:
    26.1. 691 UNITS X $4,304 = $2,974,064.
    26.2 25% OF $2,974,064 IS $743,516 AND WAS PAID AT THE RECORDING OF THE PLAT OF WESTHAVEN, SECTION 65 (PLAT BOOK P83, PAGE 131).
    26.3 LOTS 2763 THRU 2788 WILL BE DUE AT THIS PLAT AT A PRORATED AMOUNT OF $3,228 PER LOT.
    26.4 TOTAL DUE THIS PLAT IS 26 LOTS X $3,228 = $83,928.

27. THIS SUBDIVISION IS SUBJECT TO A LONG TERM MAINTENANCE PLAN, RECORDED IN BOOK 9532, PAGE 173.

APPROVALS

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEM

I HEREBY CERTIFY THAT:

A. THE WATER AND SEWER SYSTEM DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 66 HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

HB&TS UTILITY DISTRICT — DATE

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

I HEREBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 66, HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS, AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

MTEMC SIGNATURE

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 FOR RECORDING

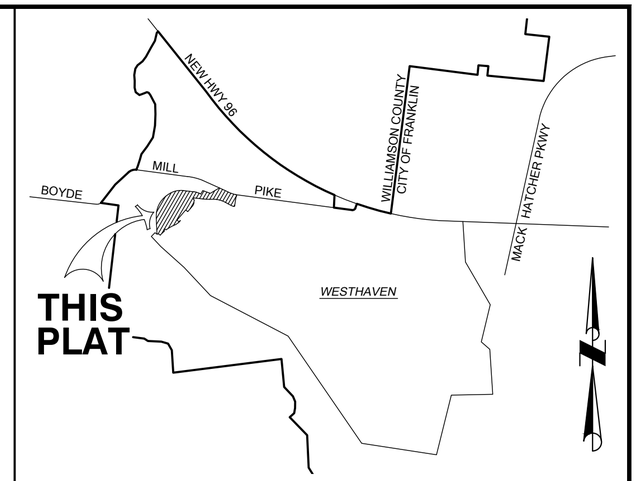
APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF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

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

SIGNATURE BY CITY OF FRANKLIN MUNICIPAL PLANNING COMMISSION CONSTITUTES ACCEPTANCE BY THE CITY OF FRANKLIN OF ANY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT.

PLAT INDEX

SHEET 1: CERTIFICATES, APPROVALS, PLAT NOTES
SHEET 2: PLAT BOUNDARY, SURVEYOR'S NARRATIVE
SHEET 3: SUBDIVISION DETAIL
SHEET 4: PUBLIC INFRASTRUCTURE DETAILS



VICINITY MAP
SCALE: 1" = 1/2 MILE

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 336, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE _____ REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

BRIAN SEWELL

PRESIDENT

WESTHAVEN OWNER, LP
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

CERTIFICATE OF SURVEY

I CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN OR WILL BE PLACED AS INDICATED. THE SUBDIVISION BOUNDARY HAS A CLOSURE OF GREATER THAN 1:10,000 AND THEREFORE IS CLASSIFIED AS A CLASS 1 SURVEY.

BENJAMIN J. HRON — DATE
TENNESSEE REGISTERED LAND SURVEYOR
LICENSE NO. 3384

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH. (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

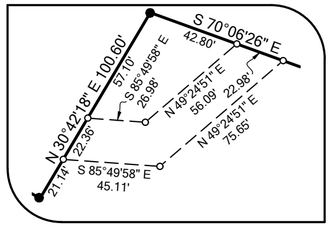
DRAWN BY: BJH
CHECKED BY: REH
DATE: MARCH 5, 2025
SKYLINE PROJECT NO: 2419
COF NO. 8713

FINAL PLAT OF:
WESTHAVEN
P.U.D. SUBDIVISION, SECTION 66
A SUBDIVISION OF A PORTION OF:
MAP 64, PARCEL 23.00
DEED: BOOK 8509, PAGE 336
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±19.56 ACRES
DEDICATING ±1.60 ACRES FOR PUBLIC RIGHT OF WAY
1777.78 LINEAR FEET OF PUBLIC RIGHT OF WAY CENTERLINE
CREATING ±10.91 ACRES OF OPEN SPACE (LOT 5125)
CREATING 26 RESIDENTIAL LOTS (LOTS 2762-2788)

E:\Skyline Land Surveying, LLC\Projects\24-19 SLC, Westhaven Section 66, Platting\Dwg\2419-PLAT.dwg Mar 05, 2025 - 10:05am

EASEMENT DETAIL

SCALE: 1 " = 50'



WESTHAVEN GOLF CLUB, LLC
TAX MAP 64, PARCEL 23.08
DEED: BK. 4664, PG. 64
WESTHAVEN GOLF CLUB: PLAT BK. P77, PG. 89
(LOT 5025)

LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEET 3
- ADJACENT LOT/PARCEL/RIGHT-OF-WAY LINE (INFORMATIONAL)
- EASEMENT GRANTED THIS PLAT AS NOTED OR DETAILED
- EASEMENT CENTERLINE
- ● RECOVERED 5/8" IRON ROD WITH YELLOW PLASTIC CAP "WILSON & ASSOC 2289"
- ◑ RECOVERED 1/2" IRON ROD WITH ORANGE PLASTIC CAP "BLS PLS 1698"
- ◉ RECOVERED 5/8" IRON ROD
- ▲ RECOVERED MAG NAIL
- ○ COMPUTED CORNER, NOTHING FOUND OR SET
- ⊗ SET 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384"
- #### PLATTED LOT OF RECORD
- C# CURVE NUMBER, SEE TABLE
- D.B.C. DESTROYED BY CONSTRUCTION
- R/W PUBLIC RIGHT OF WAY
- (#) LOT NUMBER, SEE SHEET 3

SCALE IN FEET
0 100 200

DETAIL A

SCALE: 1 " = 5'

DETAIL B

SCALE: 1 " = 30'

CURVE TABLE - SUBDIVISION BOUNDARY

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	80.08'	1614.49'	2°50'31"	S 65°56'36" E 80.07'
C2	193.94'	830.12'	13°23'09"	S 71°12'54" E 193.50'
C3	40.79'	24.50'	95°23'10"	S 30°12'54" E 36.24'
C4	98.13'	625.50'	8°59'20"	S 12°59'00" W 98.03'
C5	34.27'	20.00'	98°10'10"	S 57°34'24" W 30.23'
C6	74.59'	380.75'	11°13'25"	N 67°43'48" W 74.47'
C7	100.29'	619.25'	9°16'45"	N 66°45'28" W 100.18'
C8	243.37'	619.25'	22°31'04"	N 82°39'23" W 241.81'
C9	181.96'	980.75'	10°37'49"	N 88°36'01" W 181.70'
C10	32.04'	20.00'	91°46'27"	S 37°23'53" E 28.72'
C11	64.46'	115.75'	31°54'20"	S 24°26'30" W 63.63'
C12	151.16'	320.25'	27°02'36"	S 53°54'56" W 149.76'
C13	228.76'	1025.75'	12°46'40"	S 61°02'54" W 228.28'
C14	45.62'	24.50'	106°40'55"	N 71°59'59" W 39.31'
C15	25.57'	427.82'	3°25'27"	S 19°58'06" E 25.56'
C16	30.56'	24.50'	71°28'03"	S 14°28'36" W 28.62'
C17	131.86'	1026.42'	7°21'38"	S 46°31'48" W 131.77'
C18	88.31'	65.00'	77°50'31"	N 70°44'18" W 81.67'
C19	621.26'	618.00'	57°35'54"	N 26°08'04" E 595.43'
C20	377.74'	518.00'	41°46'53"	N 75°49'28" E 369.42'
C21	175.02'	418.00'	23°59'24"	S 71°17'24" E 173.74'

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY SOUTHERN LAND COMPANY TO PREPARE AND MONUMENT THIS PLAT OF WESTHAVEN, SECTION 66

THIS PLAT CONSISTS OF A PORTION OF THE LANDS VESTED IN WESTHAVEN OWNER, LP AND DESCRIBED IN THE CURRENT VESTING DEED, A QUIT CLAIM DEED, RECORDED APRIL 9, 2021 IN BOOK 8509, PAGE 336.

THESE LANDS WERE RECENTLY SURVEY BY WILSON & ASSOCIATES, P.C., AS EVIDENCED BY AN UN-RECORDED BOUNDARY SURVEY, SIGNED AND SEALED BY JOEY C. WILCON ON OCTOBER 23, 2023, A COPY OF WHICH WAS PROVIDED TO SKYLINE LAND SURVEYING, LLC.

WE RETRACED RELEVANT BOUNDARIES AND RECOVERED CONTROLLING BOUNDARY EVIDENCE. THE RESULTS OF OUR RETRACEMENT SURVEY SUBSTANTIALLY AGREES WITH THE BOUNDARY RESOLUTION PER WILSON & ASSOCIATES, P.C.

SHEET NOTES:

1. CORNER FALLS IN EXISTING DRAINAGE STRUCTURE. TWO ONLINE WITNESS CORNER MONUMENTS WERE SET AT 10.00' FROM THE TRUE CORNER.
2. THE EXISTING OVERHEAD UTILITY LINES WITHIN OPEN SPACE LOT 5125 APPEAR TO BE WITHIN THE RIGHT OF WAY EASEMENT, RECORDED SEPTEMBER 8, 2004. THERE IS NO LEGAL DESCRIPTION OR WIDTH OF THE ACTUAL EASEMENT PER THIS DOCUMENT TO REPORT.

WESTHAVEN OWNER, LP
TAX MAP 64
PARCEL 23.00
DEED: BK. 8509
PG. 336

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH. (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MARCH 5, 2025
SKYLINE PROJECT NO:	2419
COF NO.	8713

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

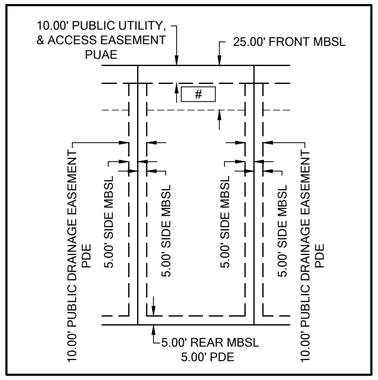
SHEET 2 OF 4

FINAL PLAT OF:
WESTHAVEN
P.U.D. SUBDIVISION, SECTION 66
A SUBDIVISION OF A PORTION OF:
MAP 64, PARCEL 23.00
DEED: BOOK 8509, PAGE 336
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±19.56 ACRES
DEDICATING ±1.60 ACRES FOR PUBLIC RIGHT OF WAY
1777.78 LINEAR FEET OF PUBLIC RIGHT OF WAY CENTERLINE
CREATING ±10.91 ACRES OF OPEN SPACE (LOT 5125)
CREATING 26 RESIDENTIAL LOTS (LOTS 2762-2788)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C22	153.35'	555.15'	15°49'38"	N 10°44'42" W 152.86'
C23	470.47'	468.00'	57°35'54"	N 26°08'04" E 450.91'
C24	268.35'	368.00'	41°46'53"	N 75°49'28" E 262.45'
C25	142.74'	516.63'	15°49'50"	N 10°44'49" W 142.29'
C26	301.48'	429.50'	40°13'05"	N 17°26'39" E 295.33'
C27	32.41'	20.00'	92°50'28"	N 83°58'26" E 28.98'
C28	34.27'	20.00'	98°10'16"	N 0°31'12" W 30.23'
C29	47.74'	429.50'	6°22'05"	N 51°44'59" E 47.71'
C30	240.28'	329.50'	41°46'53"	N 75°49'28" E 234.99'
C31	122.58'	516.63'	13°35'42"	N 11°51'53" W 122.30'
C32	20.16'	516.63'	2°14'08"	N 3°56'58" W 20.16'
C33	20.63'	429.50'	2°45'07"	N 1°17'19" W 20.63'
C34	128.50'	429.50'	17°08'32"	N 8°39'30" E 128.02'
C35	152.35'	429.50'	20°19'26"	N 27°23'29" E 151.55'
C36	48.18'	329.50'	8°22'42"	N 59°07'22" E 48.14'
C37	165.68'	329.50'	28°48'36"	N 77°43'01" E 163.94'
C38	26.41'	329.50'	4°35'35"	S 85°34'54" E 26.41'
C39	118.92'	319.75'	21°18'34"	S 54°08'31" W 118.24'
C40	14.62'	319.75'	2°37'13"	S 66°06'25" W 14.62'
C41	114.19'	1030.25'	6°21'01"	S 64°14'30" W 114.13'
C42	114.35'	1030.25'	6°21'33"	S 57°53'13" W 114.29'
C43	37.22'	20.00'	106°37'50"	N 71°58'38" W 32.08'

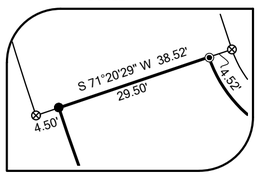
TYPICAL SETBACKS & EASEMENTS

SCALE: 1 " = 60'



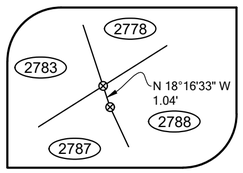
DETAIL C

SCALE: 1 " = 20'



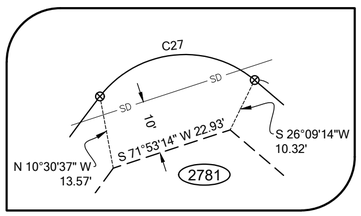
DETAIL D

SCALE: 1 " = 5'



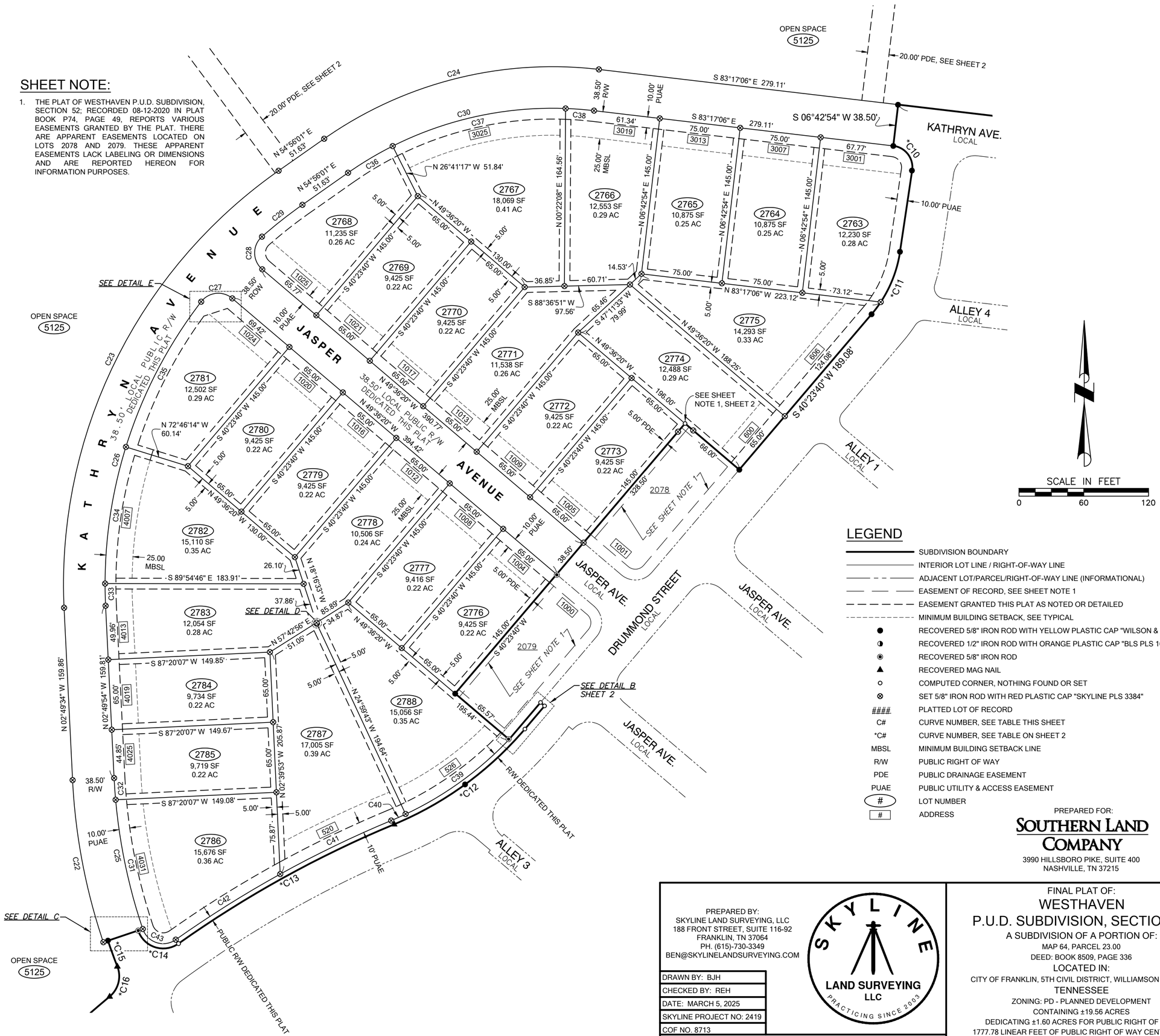
DETAIL E

SCALE: 1 " = 5'



SHEET NOTE:

1. THE PLAT OF WESTHAVEN P.U.D. SUBDIVISION, SECTION 52; RECORDED 08-12-2020 IN PLAT BOOK P74, PAGE 49, REPORTS VARIOUS EASEMENTS GRANTED BY THE PLAT. THERE ARE APPARENT EASEMENTS LOCATED ON LOTS 2078 AND 2079. THESE APPARENT EASEMENTS LACK LABELING OR DIMENSIONS AND ARE REPORTED HEREON FOR INFORMATION PURPOSES.



LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE
- ADJACENT LOT/PARCEL/RIGHT-OF-WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD, SEE SHEET NOTE 1
- EASEMENT GRANTED THIS PLAT AS NOTED OR DETAILED
- MINIMUM BUILDING SETBACK, SEE TYPICAL
- ● RECOVERED 5/8" IRON ROD WITH YELLOW PLASTIC CAP "WILSON & ASSOC 2289"
- ◑ RECOVERED 1/2" IRON ROD WITH ORANGE PLASTIC CAP "BLS PLS 1698"
- ◉ RECOVERED 5/8" IRON ROD
- ▲ RECOVERED MAG NAIL
- ○ COMPUTED CORNER, NOTHING FOUND OR SET
- ⊗ SET 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384"
- #### PLATTED LOT OF RECORD
- C# CURVE NUMBER, SEE TABLE THIS SHEET
- *C# CURVE NUMBER, SEE TABLE ON SHEET 2
- MBSL MINIMUM BUILDING SETBACK LINE
- R/W PUBLIC RIGHT OF WAY
- PDE PUBLIC DRAINAGE EASEMENT
- PUAE PUBLIC UTILITY & ACCESS EASEMENT
- (#) LOT NUMBER
- [#] ADDRESS

PREPARED FOR:

SOUTHERN LAND COMPANY

3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH. (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM

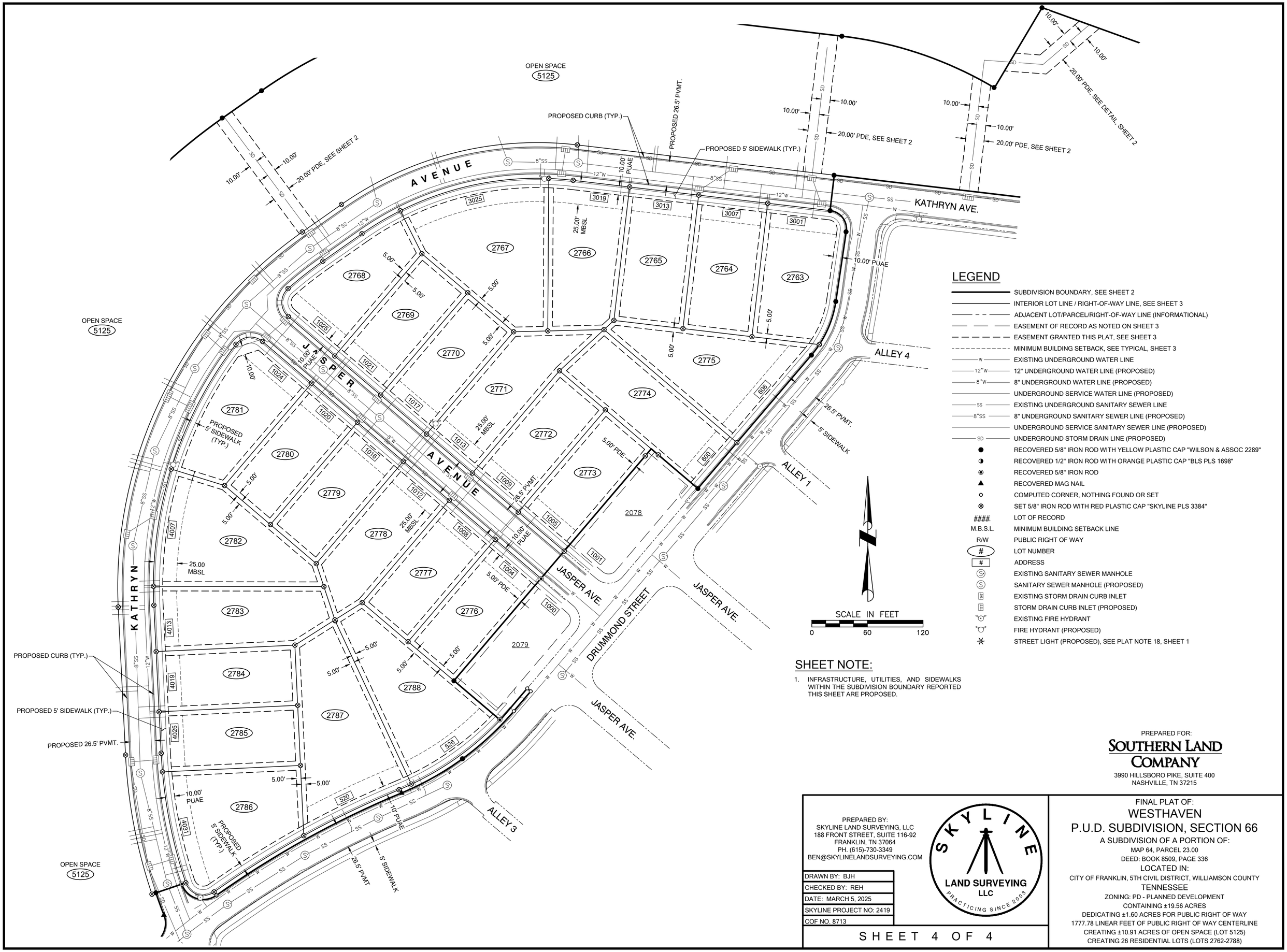
DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MARCH 5, 2025
SKYLINE PROJECT NO:	2419
COF NO.	8713

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

FINAL PLAT OF:

WESTHAVEN P.U.D. SUBDIVISION, SECTION 66

A SUBDIVISION OF A PORTION OF:
MAP 64, PARCEL 23.00
DEED: BOOK 8509, PAGE 336
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±19.56 ACRES
DEDICATING ±1.60 ACRES FOR PUBLIC RIGHT OF WAY
1777.78 LINEAR FEET OF PUBLIC RIGHT OF WAY CENTERLINE
CREATING ±10.91 ACRES OF OPEN SPACE (LOT 5125)
CREATING 26 RESIDENTIAL LOTS (LOTS 2762-2788)



LEGEND

- SUBDIVISION BOUNDARY, SEE SHEET 2
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEET 3
- ADJACENT LOT/PARCEL/RIGHT-OF-WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD AS NOTED ON SHEET 3
- EASEMENT GRANTED THIS PLAT, SEE SHEET 3
- MINIMUM BUILDING SETBACK, SEE TYPICAL, SHEET 3
- W — EXISTING UNDERGROUND WATER LINE
- 12"W — 12" UNDERGROUND WATER LINE (PROPOSED)
- 8"W — 8" UNDERGROUND WATER LINE (PROPOSED)
- UNDERGROUND SERVICE WATER LINE (PROPOSED)
- SS — EXISTING UNDERGROUND SANITARY SEWER LINE
- 8"SS — 8" UNDERGROUND SANITARY SEWER LINE (PROPOSED)
- UNDERGROUND SERVICE SANITARY SEWER LINE (PROPOSED)
- SD — UNDERGROUND STORM DRAIN LINE (PROPOSED)
- ● RECOVERED 5/8" IRON ROD WITH YELLOW PLASTIC CAP "WILSON & ASSOC 2289"
- ◑ RECOVERED 1/2" IRON ROD WITH ORANGE PLASTIC CAP "BLS PLS 1698"
- ◉ RECOVERED 5/8" IRON ROD
- ▲ RECOVERED MAG NAIL
- ○ COMPUTED CORNER, NOTHING FOUND OR SET
- ⊗ SET 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384"
- #### LOT OF RECORD
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R/W PUBLIC RIGHT OF WAY
- (#) LOT NUMBER
- [#] ADDRESS
- Ⓢ EXISTING SANITARY SEWER MANHOLE
- Ⓢ SANITARY SEWER MANHOLE (PROPOSED)
- EXISTING STORM DRAIN CURB INLET
- STORM DRAIN CURB INLET (PROPOSED)
- EXISTING FIRE HYDRANT
- FIRE HYDRANT (PROPOSED)
- STREET LIGHT (PROPOSED), SEE PLAT NOTE 18, SHEET 1

SHEET NOTE:

1. INFRASTRUCTURE, UTILITIES, AND SIDEWALKS WITHIN THE SUBDIVISION BOUNDARY REPORTED THIS SHEET ARE PROPOSED.

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DRAWN BY: BJH
CHECKED BY: REH
DATE: MARCH 5, 2025
SKYLINE PROJECT NO: 2419
COF NO. 8713

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

SHEET 4 OF 4

FINAL PLAT OF:
WESTHAVEN
P.U.D. SUBDIVISION, SECTION 66
A SUBDIVISION OF A PORTION OF:
MAP 64, PARCEL 23.00
DEED: BOOK 8509, PAGE 336
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
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ZONING: PD - PLANNED DEVELOPMENT
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CREATING 26 RESIDENTIAL LOTS (LOTS 2762-2788)

COF no: 8713

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

11. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8363] 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.

12. Site Plan Condition of Approval

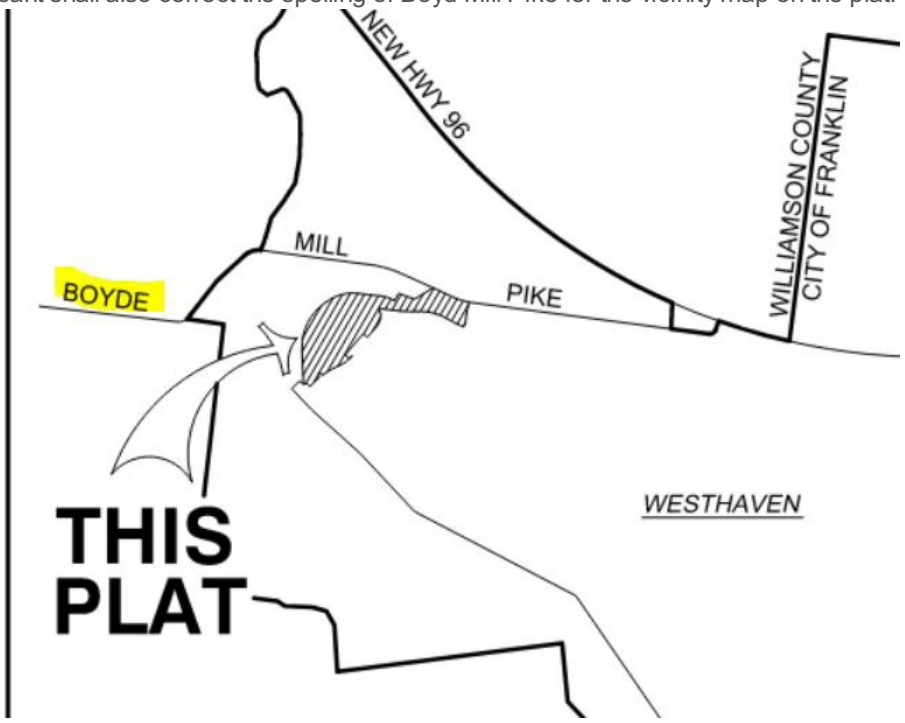
lance.fittro@franklintn.gov Due to several of the easements required for the development of Westhaven PUD Section 66 being dedicated with a separate plat (COF #8714), the plat COF #8714 shall be recorded prior to submittal of this plat (COF #8713) to One Stop.

The Public Drainage and Green Infrastructure easements being dedicated with plat COF #8714 shall be depicted on this plat, and the plat book and page number references for their recording referenced on this plat with the submittal to One Stop as a condition of approval.

15. C. Final Plat

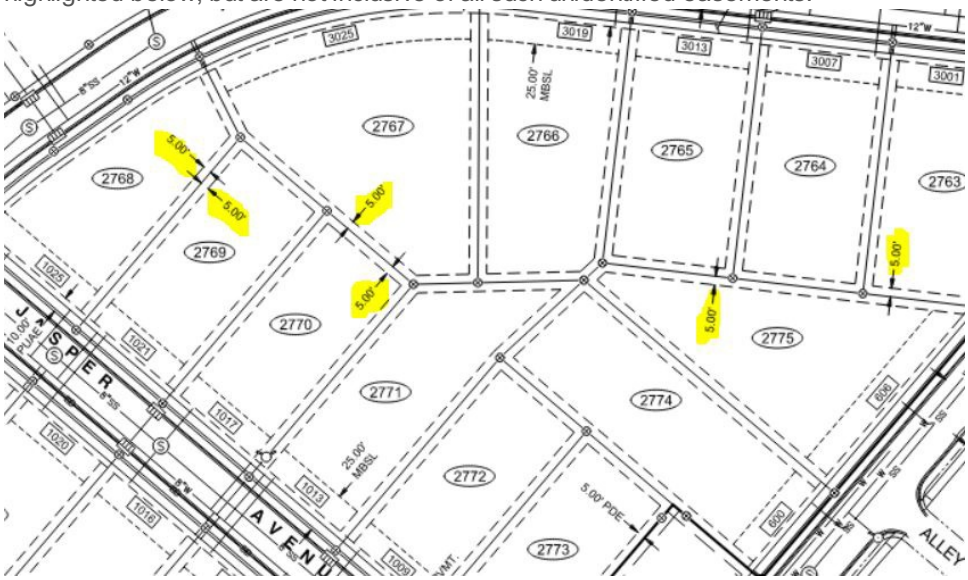
lance.fittro@franklintn.gov The previous comment, "Please also correct the spelling of **BOYD** Mill Pike (no E in Boyd)" has not been fully-addressed.

Applicant shall also correct the spelling of Boyd Mill Pike for the vicinity map on the plat:



16. C. Final Plat

lance.fittro@franklintn.gov Applicant shall identify the various public drainage easements now dimensioned on sheet 4 of the plat as PDE, similar to that shown for Lot 2773. Several examples are highlighted below, but are not inclusive of all such unidentified easements:



18. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Per Sec. 23-106.(2)(f) of the Stormwater Ordinance: (iii) All newdevelopment and redevelopment shall be designed to provide a minimum twenty (20) foot public drainage easement on all Stormwater infrastructure serving more than two (2) properties. This is inclusive of the storm pipe crossing the corner of Lot 2781, highlighted below*" has not been addressed, as the provided Public Utility and Access Easement (PUAE) does not include the required Public Drainage Easement (PDE).



Applicant shall provide the required Public Drainage Easement (PDE) for the highlighted storm line crossing the corner of Lot 2781 on the plat.

Parks

General Issues

2. Fees required at plat

kevinl@franklintn.gov

Parks:

The Parkland Fees are due at plat.

Until these fees are collected, "*Conditional Approval*" will be the comment and the plat cannot be recorded. It will be held at Onestop or *"Failed"* until fees 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.

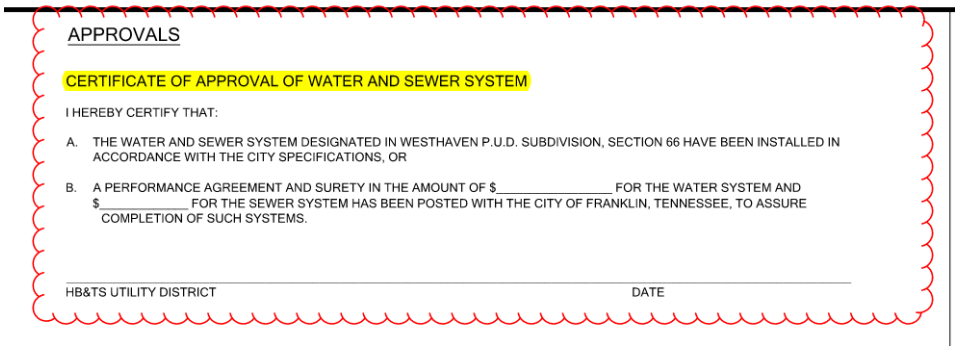
Water/Sewer

General Issues

6. Signature block

ben.mcneil@franklintn.gov

The applicant stated that the signature block for sewer has been corrected, but it appears that the signature block provided on the plat does not have the required information for sewer, the applicant must revise the signature block for approvals.



APPROVALS

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEM

I HEREBY CERTIFY THAT:

A. THE WATER AND SEWER SYSTEM DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 66 HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

HB&TS UTILITY DISTRICT DATE