



City of Franklin

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

Meeting Agenda

Board of Zoning Appeals

Thursday, June 5, 2025

6:00 PM

Eastern Flank Event Facility

MEETING LOCATION

Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at www.franklinton.gov/planning. 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the meeting or wait in the lobby.

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 an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the 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/Staff 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@franklinton.gov before noon on the day before the meeting. Emailed comments will be provided to the Board and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 1, 2025, BZA Minutes

ANNOUNCEMENTS

APPLICATIONS

2. A **Variance Request** To Allow A Retaining Wall To Be Located A Minimum Of 0 Inches From The Rear Lot Line For The Property Located At 131 Stream Valley Boulevard (F.Z.O. 13.2.2.A.).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

3. A **Variance Request** To Allow A Principal Building To Be Located 155 Feet From The Front Lot Line For The Property Located At 1268 Lewisburg Pike (F.Z.O. 3.13.5.).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

4. A **Variance Request** To Allow For Taller Than Allowable Retaining Walls Within A Side/Rear Yard, And A **Variance Request** To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater For The Property Located At 415 Canterbury Rise (F.Z.O. 13.2.4., 17.1.2.).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

5. A **Variance Request** To Allow A 15-Foot Encroachment Into The Required 20-Foot Rear Yard Setback For An Addition To An Existing Principal Building For The Property Located At 406 Forrest Street (F.Z.O. 3.14.5.).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

OTHER BUSINESS**ADJOURN**

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



Meeting Minutes

Board of Zoning Appeals

Thursday, May 1, 2025

6:00 PM

Eastern Flank Event Facility

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at www.franklin.tn.gov/planning. 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklin.tn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

Chair Langley called the meeting to order at 6:01 pm.

Board Members Present: Jonathan Langley (Chair), John Boehms, William Scales, Dorinda Smith, Jeff Fleishour

Board Members Absent: none

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 an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the 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/Staff 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 Langley asked if there were any citizens who would like to speak to the Board members. There were none.

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklin.tn.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 6, 2025, BZA Minutes

Sponsors:

A motion was made by Board Member Smith, seconded by Boehms to approve the Minutes. The motion passed 5-0.

ANNOUNCEMENTS

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

APPLICATIONS**2. A Variance Request To Allow A Loading Area To Be Located To The Side Of The Building For The Property Located At 490 Downs Boulevard (F.Z.O. 10.6.3.B.).**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff: Ariella Stanford. The subject property is located at 490 Downs Boulevard and is zoned Light Industrial District. The property is currently vacant, and the applicant is proposing a warehouse for excess inventory on the site. The proposed use requires a loading dock area for delivery purposes, and the Zoning Ordinance requires one-site loading dock areas to be located to the rear of the building adjacent to the loading doors. Given the width and depth of the site, the applicant has had difficulty designing the site in a way that a semi-trailer could access a loading area to the rear of the building. The design of the building with the loading area in the rear is not conducive to the site. The applicant has also stated that there will be minimal traffic to the site, and no daily workers on the site, so the configuration should not have a negative impact on daily traffic to the site. To design the site in a way that is functional for semi-trailer access, the applicant is requesting a Variance to allow a loading area to be located to the side of the principal building.

Staff also wanted to note that the current setbacks for the property do not match the proposed setbacks shown on the plans. The applicant intends to re-plat the property to establish easements and revise the setbacks to match the proposed design. The proposed setbacks meet the Zoning Ordinance requirements for the Light Industrial District, so Staff does not currently foresee issues with the proposed setbacks, but they will need to be revised to proceed with the proposed design.

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law.

Staff Analysis:

Criteria 1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Due to the width and depth of the site, the applicant has not been able to design a building with a loading area to the rear is practical for a semi-trailer to be able to access. As shown in the "Infeasible Turning Exhibit", the building would need to be an odd shape with a loading area in the rear that is difficult to access. Seeing as the size and shape of the property is preventing accommodation with the Zoning Ordinance in a way that is practical for the use, Staff finds this criteria is met.

Criteria 2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

The strict application of the Zoning Ordinance would result in an oddly shaped building with a loading area in the rear that is difficult to access. To fit a driveway where a semi-trailer could access the loading area in the rear area of the property, the driveway to the rear would need to be located very close to the east side of the property and require the semi-trailer to back out from behind the building. This Zoning Ordinance regulation is preventing a semi-truck from practically accessing a loading area on a lot that is zoned Light Industrial. Staff finds this criteria is met.

Criteria 3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff does not find that this would be a detriment to the public good or impair the intent of the Zoning Ordinance. The properties to the east, west, and south are also zoned Light Industrial District, so this intended use with the semi-trailer loading area fits contextually with the zoning along the street. Additionally, the neighborhood to the north of this property (behind) is residential, so the loading dock being located to the side of the building is farther from the residential neighborhood than if it were behind the building, so the loading area should not have a negative impact on the residential neighborhood behind this property. The primary intent of the Zoning Ordinance in this case is to prevent loading areas from being highly visible from the street. The applicant has worked to have the loading area to the side of the building, rather than the front, and intends to screen the loading area from the property to the east. This ensures that the loading area isn't highly visible from Downs Boulevard. Staff finds that this design would not be a detriment to the public good and is intentional to

meet the intent of the Zoning Ordinance in this case.

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to approve the Variance Request To Allow A Loading Area To Be Located To The Side Of The Building For The Property Located At 490 Downs Boulevard, because the criteria for granting a variance have been met.

Applicant: CJ Murrell, 615 Design Group. Mr. Murrell explained that in addition to the site being narrow, the easement for connectivity along Downs Boulevard pushes the building further back on the site making it difficult for a semi-truck to maneuver around for loading and unloading. The only setbacks that would change would be the side and rear to allow for a loading dock on the side of the building. A loading dock on the side of the building would provide enough room for a semi-truck to turn and unload safely. Screening of the side loading dock with evergreen trees or fencing will reduce visibility.

Public comment:

Nick Basquill-White, 414 Figuers Drive. Mr. Basquill-White explained that his concerns include safety as the building will be an unmanned site. Noise is also a concern for neighbors who live behind the site along with flooding issues. Water runoff from Franklin Special School District causes flooding. Adding more concrete without proper drainage may worsen the issue.

Jared Sullivan, 419 Figuers Drive. Mr. Sullivan stated that his property is located behind 490 Downs Boulevard and is separated by an old railroad berm. Moving the building further back would disturb the current water flow of the area and potentially create flooding. Mr. Sullivan further stated that his particular neighborhood has ongoing flooding and drainage issues that haven't been addressed by the city and would prefer the building of the subject property not to be located further back on the site.

Board Member Scales motioned to close the public comment, seconded by Board Member Smith. The motion carried 5-0.

Board Member Scales asked staff if the Variance Request is approved, would the variance remain through the platting process?

Ms. Diaz-Barriga answered, but the answer was inaudible.

Board Member Fleishour asked the applicant if a detention pond would be utilized for stormwater runoff and if there would be less water runoff after the building is constructed. Board Member Fleishour asked how the existing culvert will be addressed.

Mr. Murrell stated that the required water runoff must be lower than it is now, which will be done using detention measures along with capturing the water onsite and releasing it somewhere off site. There is a conveyance on the west side of the site that captures water from the storage facility and an existing pipe that runs from west to east. The pipe will remain or be resized to accommodate the water runoff. The culvert will remain, as well.

Board Member Fleishour asks if staff have addressed the calculations for water runoff and if those calculations are correct.

Ms. Diaz-Barriga stated that those calculations would be addressed by city engineers during the site plan stage.

Mr. Murrell added that staff encouraged moving forward with the variance request prior to the submittal of the site plan.

MOTION

Board Member Smith motioned to approve the Variance Request To Allow A Loading Area To Be Located To The Side Of The Building For The Property Located At 490 Downs Boulevard because the criteria required for the variance request has been met, seconded by Board Member Boehms.

The motion carried 4-1 (Board Member Fleishour voting against).

3. A Variance Request To Allow A Fence In The Front Yard Area With A Maximum Height Of 7 Feet For The Property Located At 1005 Merylinger Court (F.Z.O. 13.1.2.D.).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff: Ariella Stanford. The subject property is located at 1005 Merylinger Court and is zoned Regional Commerce 4. The property currently has one existing principal building that is located 165 feet from the front lot line and the owner is proposing a gym facility behind the existing building. This property received approval from the Board of Zoning Appeals in September 2023 for the proposed principal building to be located 225 feet from the front lot line. Because the existing and proposed buildings are located far from the front lot line, a large portion of the lot is considered the front yard area, and most of the front yard area runs along the rear and side of the properties southwest of this site. For privacy purposes, the owner would like to have a 7-foot fence extending along both sides of the property in the front yard area.

Staff Analysis:

Criteria #1. The shape of this lot and the fact that most of the front yard area runs along the rear and side of the properties southwest of this site, make this property unique. With the existing building being located far from the front lot line due to the uniquely narrow front end of the lot, the existing building is facing the rear and side of most of its neighboring properties. To have privacy from the rear and sides of neighboring properties that most other properties are allowed to have, this property cannot accommodate the Zoning Ordinance requirements for fence height in the front yard area. Staff find that this criteria is met.

Criteria #2. Most of the front yard area runs along the rear and side of the properties southwest of this site, which means those neighboring properties would be allowed to have fences up to 8 feet along that same property line. This creates a unique hardship, that this property owner cannot have a 7-foot fence along a property line abutting the rear of another property, where the other property could have an 8-foot fence at that same location. Therefore, this Zoning Ordinance regulation is preventing this property from having reasonable privacy from the side and rear yard of its neighboring properties. Staff find this criteria is met.

Criteria #3. Staff find that the fence height is not a detriment to the public good and meets the intent of the Zoning Ordinance. Part of the intent of this Zoning Ordinance in this case is to ensure that fences in front yard areas and facing streets are consistent in height and are not obtrusively tall along the street. Given the unique shape and the recessed location of the existing and proposed buildings, the fence height would be minimally visible. Much of the fence would be screened by trees, and the unique shape and orientation of the property contributes to the fence being contextually appropriate along the property lines. Staff finds this criteria is met

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to approve the Variance Request To Allow A Fence In The Front Yard Area With A Maximum Height Of 7 Feet For The Property Located At 1005 Merylinger Court, because the criteria for granting a variance have been met.

Applicant: Luke Klausner, Civil Engineer. Mr. Klausner stated that the variance request is straightforward with the lot having more frontage than a typical site.

Citizen Comments:

Dr. Paula Schuerer, 1115 West McEwen Drive. Dr. Schuerer stated her concerns about the existing chain link fence which she was told, by the city, would be temporary. The fence was installed in August of 2022 using a bobcat, auger and set in concrete. Dr. Schuerer explained that she was told by the city that the fence would be removed by January 1, 2024, but it still stands today along with 12 shipping containers sitting on the lot. The fence does not comply with the zoning ordinance and Dr. Schuerer would like to know if the fence will be removed.

Board Member Fleishour motioned to close the public comment, seconded by Board Member Smith. The motion carried 5-0.

Chair Langley asked Ms. McCoy to address the issue of the chain link fence.

Ms. McCoy explained that the fence was constructed illegally and was advised by the owner that building permits would be acquired so the city considered the fence temporary. The city has made it abundantly clear to the applicant that a certificate of occupancy would not be issued until the fencing and storage containers removed from the site.

Chair Langley asked the applicant to comment on the timeframe of the project.

Mr. Klausner stated that the goal is to be open by July 2025. The chain link fencing will be replaced with a wood fence with masonry columns and constructed to the standards of the zoning ordinance. The storage containers will be removed but currently house equipment.

MOTION

Board Member Scales motioned to approve A Variance Request To Allow A Fence In The Front Yard Area With A Maximum Height Of 7 Feet For The Property Located At 1005 Merylinger Court because the criteria for granting a variance request have been met, seconded by Board Member Smith.

The motion carried 5-0.

4. A Variance Request To Allow One Accessory Structure And One Minor Accessory Structure To Be Located To The Side Of The Principal Building For The Property Located At 900 Brink Place (F.Z.O. 3.6.5.).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff: Ariella Stanford. The subject property is located at 900 Brink Place and is zoned R3 Residential 3 District. There is an existing single-family house on the property and the owner is proposing one accessory structure (detached garage) and one minor accessory structure for storage use. Because this property is a corner lot, it fronts both Brink Place and Del Rio Court, with the front door facing Brink Place. The existing house is set back 50 feet from Brink Place which significantly reduces the backyard space, so the owner is proposing an accessory structure and a minor accessory structure to the side of the house, between the existing house and Del Rio Court. The Zoning Ordinance requires accessory structures to be located at least 5 feet behind the principal building. For this reason, the applicant is requesting a Variance to allow an accessory structure to be located to the side of the principal building.

Staff Analysis:

Criteria #1. This property is a corner lot, the existing house is set back significantly from Brink Place, and there is a small existing shed in the backyard. Given these conditions, the desired accessory structure and minor accessory structure cannot fit in the backyard area and therefore is not able to accommodate development as required under this Ordinance. Staff find this criteria is met.

Criteria #2. The strict application of the Zoning Ordinance in this case would prevent the owner from having an accessory structure for storage use. The existing home does not have a garage that is suitable to store equipment to maintain the property, and the existing accessory structure in the backyard is much smaller than the required size of a garage so it is not suitable for storage space. Given the conditions of the lot, the only space that can fit the proposed accessory structure and minor accessory structure is the side yard facing Del Rio Court, which does not comply with the Zoning Ordinance requirements. Therefore, the strict application of the Zoning Ordinance is preventing the owner from having these accessory structures to store equipment to maintain the property. Considering this hardship, Staff finds this criteria is met.

Criteria #3. Staff find this request would not be a detriment to the public good or impair the intent of the Zoning Ordinance. Part of the intent of this regulation is to minimize visibility of accessory structures from the street, and prevent accessory structures from being in front of the principal building. There is tall and lush greenery that extends from the corner at Brink Place and Del Rio Court to the northwest corner of the property. Given the unique shape of the property, this greenery would minimize visibility of the accessory structures from both Brink Place and Del Rio Court. With the greenery to screen the accessory structures, and the accessory structures being to the side of the existing building, the proposed request meets the intent of the Zoning Ordinance. Since they will be well screened from the street, the accessory structures should not have a negative impact on the neighborhood aesthetically or be a detriment to the public good. Staff find this criteria is met.

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to approve the Variance Request To Allow One Accessory Structure And One Minor Accessory Structure To Be Located In Front Of The Principal Building For The Property Located At 900 Brink Place, because the criteria for granting a variance have been met.

Applicant: Casey Chrisman, applicant/owner. Mr. Chrisman explained that the original builder set the ranch-style home further back on the property to accommodate the width of the home. This created the small backyard.

Citizen Comments: None.

Board Member Smith motioned to close the public comment, seconded by Board Member Fleishour. The motion carried 5-0.

Board Member Smith asked if there would be any changes to the accessory building driveway.

Ms. Stanford stated that there would be no changes to the driveway as the driveway is not intended for daily vehicle use.

Board Member Smith noted the lush greenery screening referenced in criteria #3 and asked if the city would require maintenance of the screening since it is part of the criteria. As it stands, the area appears to be unkept and overgrown.

Ms. Diaz-Barriga stated that accessory structure screening is not required by the zoning ordinance, but an existing condition staff noted in the report.

Board Member Boehms asked about the height of the accessory building.

Mr. Chrisman stated that the building is 22 feet in height and must be lower than the principal building according to the zoning ordinance.

MOTION

Board Member Scales motioned to approve A Variance Request To Allow One Accessory Structure And One Minor Accessory Structure To Be Located To The Side Of The Principal Building For The Property Located At 900 Brink Place because the criteria for meeting a variance request have been met, seconded by Board Member Smith.

The motion carried 5-0.

5. **A Variance Request To Allow Outdoor Sales Areas Associated With A Commercial Use To Be Located Behind The Building And On The Roof, And A Variance Request To Allow Outdoor Sales Areas To Not Be Limited To One-Half Of The Length Of The Front Building Facade, For The Property Located At 230 Franklin Road (F.Z.O. 5.2.7.K.1. and 5.2.7.K.2.).**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff: Ariella Stanford. The subject property is located at 230 Franklin Road and is zoned PD Planned District. The property is also located within the Historic Preservation Overlay (HPO) and the Central Franklin Overlay (CFO). The existing buildings on the property make up The Factory at Franklin, which is a historically significant site containing various commercial uses. Building 1 at The Factory is a 2-story building that was built with the original factory in 1929, and has since hosted multiple restaurant uses. Building 1 is currently vacant, and the plan is to convert the building's use from restaurant to retail use. The proposed retail tenant plans to have outdoor sales, which the Zoning Ordinance requires to be located immediately adjacent to the front facade of the building and limited to no more than one-half of the length of the front building facade. There is currently a front patio that was previously used for restaurant seating, as well as parking spaces and sidewalks for pedestrian circulation in front of Building 1. In the rear area there is an existing concrete patio behind the building that was previously used for outdoor seating for restaurant uses, and an outdoor patio on the second floor that was also used for outdoor seating. The outdoor patio on the second floor has an area that is not covered at all, and an area that is covered but not enclosed. The applicant is proposing to use these areas on the roof, as well as the concrete patio on the ground floor for outdoor sales. To have outdoor sales in these areas, the applicant is requesting a variance to allow outdoor sales areas associated with a commercial use to be located behind the building and on the roof, and a variance to allow outdoor sales areas to not be limited to one-half of the length of the front building facade.

Staff Analysis – Request 1: To Allow Outdoor Sales Areas Associated With A Commercial Use To Be Located Behind The

Building And On The Roof.

Criteria #1. The existing building has a covered front patio that runs along the entirety of the front facade of the building, and a sidewalk between the patio and the parking spaces in front of the building. While the existing patio space may be limited, the patio space was previously used for restaurant seating and would not impede pedestrian circulation if it were used for outdoor sales. Without justification for the inability to use the front patio for outdoor sales, Staff finds that it is feasible for outdoor sales to be located immediately adjacent to the front facade of the building. Staff finds this criteria is not met.

Criteria #2. The strict application of the Zoning Ordinance in this case would not result in exceptional hardship. Considering the existing front patio that could be used for outdoor sales without impeding pedestrian circulation or losing parking spaces, there would not be a hardship caused by locating the outdoor sales in the existing outdoor patio area in the front. Staff finds this criteria is not met.

Criteria #3. Staff find that having outdoor sales areas located behind the building and on the roof would not be a detriment to the public good or impair the intent of the ordinance in this case. The primary intent of the ordinance in this case is to ensure that outdoor sales areas remain immediately adjacent to the main sales area and to maintain consistency with outdoor sales areas for aesthetic purposes. Given the unique layout of the existing building and outdoor patios, this request would not impair that intent. Building 1 faces Franklin Road with the rear facade (and existing patios) facing one of the main factory building entrances with a pedestrian walkway area between, so it would not look out of place for the outdoor sales areas to be facing this area. Additionally, the outdoor sales are proposed to be immediately adjacent to the building facade, so this request meets that intent. Staff finds this criteria is met.

Staff Analysis - Request 2: To Allow Outdoor Sales Areas To Not Be Limited To One-Half Of The Length Of The Front Building Façade.

Criteria #1. The existing building has a covered front patio that runs along the entirety of the front facade of the building, and a sidewalk between the patio and the parking spaces in front of the building. While the existing patio space may be limited, the patio space was previously used for restaurant seating and would not impede pedestrian circulation if it were used for outdoor sales. Without justification for the inability to use the front patio for outdoor sales, Staff finds that it is feasible for outdoor sales to be located on the existing front patio and limited to one-half the length of the front facade of the building. Staff finds this criteria is not met.

Criteria #2. The strict application of the Zoning Ordinance in this case would not result in exceptional hardship. Considering the existing front patio that could be used for outdoor sales without impeding pedestrian circulation or losing parking spaces, there would not be a hardship caused by having the outdoor sales located along one-half of the length of the front facade on that existing patio. Staff finds this criteria is not met.

Criteria #3. Staff find that outdoor sales areas not limited to one-half of the length of the front building facade would not be a detriment to the public good or impair the intent of the ordinance in this case. The primary intent of the ordinance in this case is to ensure that outdoor sales areas do not dominate the front facade of commercial buildings and given the layout of the existing building and outdoor patios, this request would not impair that intent. With the proposed outdoor sales areas being in the rear area and partially on the second floor, these areas will not be seen from the front of the building or from Franklin Road. Staff finds this criteria is met.

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to disapprove A Variance Request To Allow Outdoor Sales Areas Associated With A Commercial Use To Be Located Behind The Building And On The Roof, And disapprove A Variance Request To Allow Outdoor Sales Areas To Not Be Limited To One-Half Of The Length Of The Front Building Façade, For The Property Located At 230 Franklin Road, because the criteria for granting a variance have not all been met.

Applicant: Greg Gamble, representing the applicant, Holladay Properties. Mr. Gamble stated that the variance requests are being initiated because of a change of use from restaurant space to retail space. Mr. Gamble provided photographs to the Board. Mr. Gamble referred to the front of the building and noted that the awning would be removed along with the black railing and concrete columns to make way for a pedestrian path to the front door. On the next page, Mr. Gamble noted the deteriorating wood deck. Below the main level, a cellar was recently discovered along with mold that is believed to be a result of stormwater going down the brick, through the foundation and into the cellar. Although there are no plans to use the cellar, the mold issue will need to be mitigated. The deck is proposed to be removed, and the land area regraded between

the building and sidewalk with landscaping to be installed.

Citizen Comments: None

Board Member Smith motioned to close the public comment, seconded by Board Member Fleishour. The motion carried 5-0.

Chair Langley asked about the overall vision of the building and what retail sales would look like.

Mr. Gamble explained that outdoor sales might include lounge furniture and tables for outside living spaces or landscaping pots and urns. The retail tenant would be inside the building but have options for outdoor sales as discussed.

Board Member Smith asked staff about the intent of the ordinance and stated that the ordinance is more applicable to downtown Franklin and shopping centers where there isn't space in the rear for shopping. Also, Board Member Smith asked why the zoning ordinance limits outdoor sales to the front of the business.

Ms. Stanford stated that the intent of the zoning ordinance is to limit outdoor sales in the front of a building so that the front facade isn't dominated completely by outdoor sales. Outdoor sales have traditionally been limited to the front of a business and the zoning ordinance follows this tradition.

Chair Langley noted that the zoning ordinance regarding outdoor sales would apply to any retail business whether the business is in Cool Springs or in downtown Franklin or anywhere else in Franklin.

MOTION

Board Member Smith motioned to approve A Variance Request To Allow Outdoor Sales Areas Associated With A Commercial Use To Be Located Behind The Building And On The Roof, And A Variance Request To Allow Outdoor Sales Areas To Not Be Limited To One-Half Of The Length Of The Front Building Facade, For The Property Located At 230 Franklin Road, seconded by Board Member Fleishour.

Board Member Smith stated that she believes the criteria for granting a variance request have been met and the intent of the zoning ordinance was not applicable in this scenario because there is a large amount of space at the back of the structure that is suitable for retail sales. The intent of the zoning ordinance is not to limit outdoor sales where appropriate space exists, as in this situation.

Chair Langley stated that the location and situation of the lot is unique and, when considered within the context of the Factory and its many buildings, the motion to approve the variance requests can be supported.

Board Member Scales stated that the strict application of the zoning ordinance in these circumstances would limit what could be an excellent opportunity for outdoor sales. An undue hardship on the owner could occur and, for these reasons, Board Member Scales stated that he feels the criteria for granting a variance have been met.

Ms. Diaz-Barriga asked for clarification of the motion and to include the full request of the applicant, including the roof and rear outdoor space.

Board Member Smith stated yes, indeed.

The motion carried 5-0.

6. **A Variance Request To Allow A Swimming Pool To Be Located A Minimum Of 1 Foot From The Rear Property Line, And A Variance Request To Allow A Retaining Wall To Be Located A Minimum Of 0 Inches From Any Lot Line For The Property Located At 1009 Fair Street (F.Z.O. 5.2.7.O. and 13.2.2.A.).**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff: Ariella Stanford. The subject property is located at 1009 Fair Street and is zoned R-4 Residential District. The property is also located within the Historic Preservation Overlay (HPO) and the Central Franklin Overlay (CFO). There is an existing home

on the lot, and there is an accessory structure that has received approval from the Historic Zoning Commission to have major rework done. The accessory structure was originally located right at the rear and side property lines, and will be at that same location when it is finished. The existing home is located approximately 55 feet from the front lot line, and about 15 feet from the rear property line, so it is situated towards the back of the property. Due to the location of the existing house, the space in the backyard is limited. The homeowner is proposing a 9 by 21-foot swimming pool in the backyard and, due to the slope in the backyard, a 2-foot retaining wall would be necessary to level the backyard for the pool. The proposed retaining wall would abut the rear and side property lines with a 0-foot setback, and the pool would be located adjacent to the retaining wall with a 1-foot setback from the rear lot line. A 2-foot retaining wall is required to be located at least 5 feet from any property line, and swimming pools are required to be located at least 5 feet from any property line. Seeing as the proposed retaining wall and swimming pool do not meet the Zoning Ordinance setback requirements, the applicant is requesting a variance to allow a swimming pool to be located a minimum of 1 foot from the rear property line, and a variance to allow a retaining wall to be located a minimum of 0 inches from any lot line.

Staff would also like to note that the property received approval from the Historic Preservation Staff for a 7-foot-tall fence in the backyard, but they did not receive approval for a retaining wall in the backyard, so if the retaining wall request is approved, they will need to get approval for the wall from Historic Preservation Staff.

Staff Analysis – Request 1: To Allow A Swimming Pool To Be Located A Minimum Of 1 Foot From The Rear Property Line.

Criteria #1. The existing house is located uniquely towards the rear of the property, which leaves very limited space in the backyard. Given the limited space in the backyard, this property would not be able to accommodate a reasonably sized swimming pool within the Zoning Ordinance requirements. With the rear lot line being about 15 feet from the rear facade of the house, and the setback for the swimming pool being 5 feet, there is only 10 feet of backyard space for a swimming pool. That does not leave enough room for the necessary retaining wall, the pool, and the necessary space between the house and the pool. Staff finds this criteria is met.

Criteria #2. The strict application of the Zoning Ordinance results in a backyard space too small to fit a reasonably sized swimming pool. With the rear lot line being about 15 feet from the rear facade of the house, and the setback for the swimming pool being 5 feet, there is only 10 feet of backyard space for a swimming pool. The setback regulation creates a backyard space too small to install a reasonably sized swimming pool. Staff finds this criteria is met.

Criteria #3. Staff finds that this request would not be a substantial detriment to the public good and would not substantially impair the purpose and intent of the Zoning Ordinance. The intent of this ordinance is to provide space between pools and neighboring properties as a small buffer for noise and pool activities. The owner is proposing a 5-foot fence on top of the 2-foot retaining wall to provide privacy and a barrier between the properties. This meets the intent of the ordinance and ensures that the swimming pool won't be a detriment to the neighboring properties. Staff finds this criteria is met.

Staff Analysis - Request 2: To Allow A Retaining Wall To Be Located A Minimum Of 0 Inches From Any Lot Line.

Criteria #1. The existing house is located uniquely towards the rear of the property, which leaves very limited space in the backyard. Given the limited space in the backyard, this property would not be able to accommodate a reasonably sized swimming pool. If the retaining wall were to be located within the required setbacks, there would not be enough space for the swimming pool. For this reason, to be able to put a pool in the backyard, the retaining wall is not able to comply with the Zoning Ordinance regulations. Staff finds this criteria is met, with the condition that Request 1 meets the criteria for granting a Variance.

Criteria #2. The strict application of the Zoning Ordinance would prevent a retaining wall to level the backyard space from being located far enough from the existing house to allow for a reasonably sized swimming pool in this case. If the retaining wall were to be located within the required setbacks, there would not be enough space for the swimming pool. For this reason, to be able to put a pool in the backyard, the retaining wall is not able to comply with the Zoning Ordinance regulations. Staff finds this criteria is met, with the condition that Request 1 meets the criteria for granting a Variance.

Criteria #3. Staff finds that this request would not be a substantial detriment to the public good and would not substantially impair the purpose and intent of the Zoning Ordinance. The intent of this ordinance is to ensure that if a retaining wall were to collapse, it would not collapse onto the neighbor's property, and to ensure that it wouldn't negatively impact stormwater flow between properties. The retaining wall would be holding back ground that slopes up from this property to the

neighbor's property behind, so if the wall were to collapse it would collapse in on the owner's property, and it wouldn't be visible from the neighbor's property behind. The retaining wall will also encourage stormwater to travel to the existing catch basin that will collect the stormwater, and it will exit at the front of the property. Additionally, the retaining wall is proposed to have a fence on top of the wall, which will provide privacy between the properties. Staff finds this criteria is met.

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to approve the Variance Request To Allow A Swimming Pool To Be Located A Minimum Of 1 Foot From The Rear Property Line, and approve the Variance Request To Allow A Retaining Wall To Be Located A Minimum Of 0 Inches From Any Lot Line (with the condition that request 1 is approved) For The Property Located At 1009 Fair Street, because the criteria for granting a variance have been met.

Applicant: Patrick Ogle, owner. Mr. Ogle stated that the site has required redesign, including stormwater design updates, and has been an ongoing two-and-half-year project. From the standpoint of the variances that have been requested, it is Mr. Ogle's understanding that the wall and pool are within the requirements of the zoning ordinance and the matter to be considered is the location. Several homes within the Hincheyville Historic District have significant setbacks from the road and because of this there is only about 41% of usable space in the backyard. Because the home is a single story, Mr. Ogle explained that there is no ability to build up, behind or on the sides of the home. The only other usable space on the entire lot is the rear of the yard. The carriage house sits on two zero lot lines and the fence has been before the HZC several times. The retaining wall being requested will lie on the property owner's side, not on adjacent property. Many neighbors present are concerned about stormwater drainage, which the retaining wall has addressed along with the ongoing stormwater drainage mitigation. Regarding the pool location, the proposed location would allow for better traffic flow from the carriage house and driveway into the rear entrance of the home, otherwise one would need to circle around the pool to enter the home.

Citizen Comments:

Todd Kelly, 1012 West Main Street. Mr. Kelly stated that his concerns regarding this project include the lack of a buffer area that would filter the noise. Pool use can be noisy and loud and, with the closeness of the pool to the lot lines, can only increase the level of noise. Mr. Kelly noted that he opposes the approval of the variance requests.

Roger Jones, 1002 West Main Street. Mr. Jones stated that he has concerns about how the pool will impact neighbors who live behind the subject property. Also, Mr. Jones is concerned about the precedent that will be set if the variance requests are approved. If the variances are approved, the setbacks and requirements for a variance request are meaningless. Mr. Jones noted that the staff report doesn't find anything unique about the property and that approving the variance is not in the best interest of the public.

Harriet Harms, 1010 West Main Street. Ms. Harms stated that her property lies directly behind the subject property and fronts West Main Street. West Main Street is a heavily traveled road with cars, motorcycles, construction trucks and emergency vehicles. Ms. Harms noted that the peace and quiet of her backyard is a respite from her front porch and the traffic congestion of West Main Street. According to Ms. Harms, if the variance requests are approved, the city will be ignoring its own rules, and her property and other surrounding properties will be devalued. Ms. Harms respectfully requested the BZA enforce its rules.

Kim Hamner, 1007 Fair Street. Ms. Hamner stated that she lives adjacent to the subject property and is concerned about potential flooding in the future. Currently, Ms. Hamner's property has never experienced flooding after substantial rainfall. However, with the proposed installation of the retaining wall, she is concerned that her property might now be susceptible to flooding.

Board Member Scales motioned to close the public comment, seconded by Board Member Boehms. The motion carried 5-0.

Board Member Smith asked if the pool would require approval from the HZC.

Ms. Stanford stated that the retaining wall is the only part requiring approval from the HZC.

Chair Langley asked for more information about the fencing and if staff would address the stormwater drainage design.

Ms. McCoy stated that, given the close parameters of the lot, a survey will be required as well as a review from the

engineering department.

Ms. Stanford stated that a seven-foot fence has been approved by the Historic Zoning Commission, but the applicant would be required to receive approval of the retaining wall.

Board Member Fleishour stated that pool equipment improvements ensure a quieter pump and filtration system. The applicant could be required to install a high-end filtration system with low decibel sound continuation as a condition of approval.

MOTION (to approve)

Board Member Fleishour motioned to approve A Variance Request To Allow A Swimming Pool To Be Located A Minimum Of 1 Foot From The Rear Property Line, And A Variance Request To Allow A Retaining Wall To Be Located A Minimum Of 0 Inches From Any Lot Line For The Property Located At 1009 Fair Street with the condition that the applicant install a high-end low decibel filtration system.

The motion fails for lack of a second.

Mr. Squires stated that more information is needed about how to determine if a pool filtration system is considered low decibel sound continuation. The concern is that if the application is approved, staff will be faced with ensuring the correct low decibel system is installed. Mr. Squires asked what constitutes a low decibel system, how low is low and is that a defined term of art that staff will know to recognize.

Board Member Fleishour stated that a high-end quiet filtration system would be sufficient and should guarantee a quiet filtration system.

Chair Langley stated that the motion leaves a lot of discretion for staff to determine. A quiet-sounding filtration system for one person may be considered a noisy system by another person. If the decibel level was known, it may be more reasonable to consider this type of filtration system. Chair Langley asked Mr. Fleishour if he would like to re-word or clarify the motion.

Board Member Scales suggested deferring the application to the next voting meeting to allow time for clarification of what a low decibel filtration system is.

MOTION (to defer)

Board Member Scales motioned to defer the application to the next voting meeting, June 5th BZA meeting, seconded by Board Member Bohems.

Board Member Fleishour stated that the location of the filtration system should be approved, and it should not be located at the back of the property.

Chair Langley stated that he has concerns about the location of the pool and the extent of the hardscapes proposed.

Board Member Smith noted that the five-foot buffer requirement is not being met as required by the zoning ordinance and there does not seem to be a justification why the buffer requirement is not being met.

Board Member Bohems agreed with Board Member Smith and stated that the requirements of the zoning ordinance are there for a reason. Also, the applicant could consider other pool designs that may be more appropriate for the size of the backyard.

The motion failed 2-3 (Board Members Langley, Scales, and Smith voting against).

Chair Langley asked for another motion from the Board.

MOTION (to disapprove)

Board Member Scales motioned to disapprove A Variance Request To Allow A Swimming Pool To Be Located A Minimum Of 1

Foot From The Rear Property Line, And A Variance Request To Allow A Retaining Wall To Be Located A Minimum Of 0 Inches From Any Lot Line For The Property Located At 1009 Fair Street because the criteria for granting a variance request have not been met, seconded by Board Member Smith.

Board Member Scales stated that after discussing the variance requests, given the site plan, it's difficult to understand how to appropriately accommodate the variance requests. There are concerns about the omission of the five-foot buffer along with concerns about stormwater runoff because of the proposed hardscape installation.

Chair Langley agreed with Board Member Scales about the stormwater runoff and suggested more research/study and design to accurately understand how and where stormwater will flow for the subject property and adjacent properties.

The motion carried 4-1 (Board Member Fleishour voting against).

OTHER BUSINESS

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

ADJOURN

Board Member Smith motioned to adjourn the May 1, 2025, BZA Meeting, seconded by Board Member Scales. The motion carried 5-0.

There being no further business, the meeting adjourned at 7:40 p.m.

Chair



File #: 21-0617

DATE: May 20, 2025
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A **Variance Request** To Allow A Retaining Wall To Be Located A Minimum Of 0 Inches From The Rear Lot Line For The Property Located At 131 Stream Valley Boulevard (F.Z.O. 13.2.2.A.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8799
Applicant: Peter Reginelli
Owner: Brooke and Peter Reginelli

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: PD Planned District / Residential Single Family
North: PD Planned District / Vacant
South: PD Planned District / Residential Single Family
East: PD Planned District / Residential Single Family
West: PD Planned District / Open Space

Applicable Zoning Ordinance Provisions

20.10 Variance

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

13.2.2.A Retaining Walls; Location

Retaining walls shall be set back from a lot line a minimum of five feet or the distance equal to the height of the wall, whichever is greater.

Background

The subject property is located at 131 Stream Valley Boulevard, and is zoned PD Planned District. There is an existing single-family home on the property and the homeowners had plans for backyard improvements, including a swimming pool. The homeowners hired a contractor to construct a multi-phased backyard improvement. The first step was to construct the retaining wall to level the backyard space, followed by outdoor space improvements, including a pool. After the retaining wall was built and prior to the start of the second phase of the backyard improvements, the contractor went out of business. Because of this, the homeowners hired another contractor for the remainder of the project, including a pool installation. When the new contractor submitted a permit for the pool, it was discovered that the original contractor had not obtained the appropriate permit from the City of Franklin to install the retaining wall, and the wall was installed closer to the property line than allowed by the Zoning Ordinance. The retaining wall is located right up to the rear property line at its closest point, but is not parallel with the rear property line, so the distance from the rear property line varies. The retaining wall reaches 6 feet in height at its tallest point, so the Zoning Ordinance requires that the retaining wall be located at least 6 feet from any property line. For this reason, the applicant is requesting a variance to allow a retaining wall to be located a minimum of 0 inches from the rear property line.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Staff does not find any extraordinary conditions of this property that would prevent a retaining wall from being located the required 6 feet from the rear property line on this property. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find that the strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. The hardship of needing to remedy the existing wall that was built out of compliance and without a permit is self imposed. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request is not a detriment to the public good, nor would it impair the intent of the Zoning Ordinance. The property abutting the rear property line is currently open space, but there is an approved Development Plan for a mixed-use development on that property. The approved development plan shows open space and landscaping abutting the applicant's rear property line, so the retaining wall should not negatively impact that development by being up against the property line. The intent of this ordinance is to ensure that if a retaining wall were to collapse, it would not collapse onto the neighbor's property. The retaining wall holds back ground that slopes up from this

property to the neighbor's property behind, so if the wall were to collapse it would collapse in on the owner's property, and it isn't visible from the property behind. Staff finds this criteria is met.

FINANCIAL IMPACT:

Unknown.

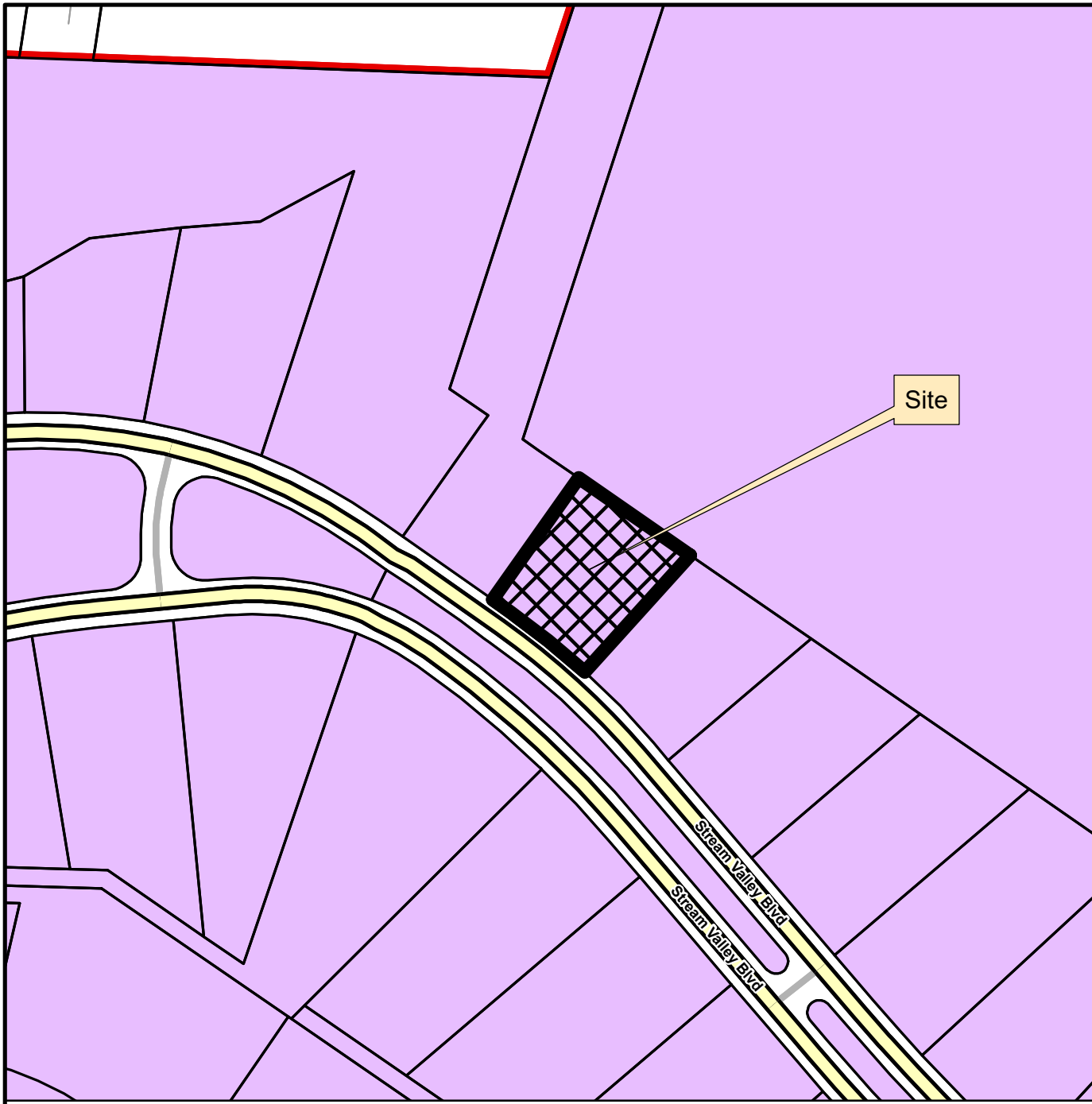
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **deny** the Variance Request To Allow A Retaining Wall To Be Located A Minimum Of 0 Inches From The Rear Lot Line For The Property Located At 131 Stream Valley Boulevard, because the criteria for granting a variance have not all been met.

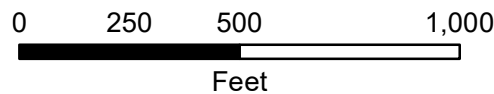
131 STREAM VALLEY BOULEVARD
TAX MAP 117H, GROUP A, PARCEL 00200
BOARD OF ZONING APPEALS
JUNE 5, 2025

Legend

-  131 Stream Valley Boulevard
-  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.



City of Franklin Planning Department
120 9th Avenue South
Franklin, TN 37064

May 12, 2025

Variance Submittal at 131 Stream Valley Boulevard in Franklin, TN

To whom it may concern:

I would like to submit a request for a variance of the Zoning Code Section 13.2.2 in regards to the Retaining Wall Location. Due to the sloped nature of the backyard and the skew of the house in relation to the rear property line; to create an even symmetrical space for a usable backyard, a retaining wall would need to encroach upon the 5ft minimum setback from the property line requirement.

The strict application of the Zoning Ordinance would result in practical difficulties for this property and not generally to other properties for a few reasons. The first being that this wall is an existing wall. I hired a contractor, Franklin Stone, in good faith to construct a multi-phased backyard improvement for the property at 131 Stream Valley Blvd. The first phase was to construct the retaining wall, with the second phase being the outdoor space improvement, including a pool. After Franklin Stone had constructed the wall and prior to the start of the second phase of the backyard improvements, Franklin Stone went out of business. Because of the closure, I then hired another contractor, Premier Pools & Spas, for the remainder of the project, which includes a pool installation. When the Premier Pools & Spas went to submit for a permit for the pool installation it was discovered that the original contractor, Franklin Stone, had not obtained the appropriate permit with the City of Franklin to install the wall, and that the wall was installed too close to the property line to follow the Zoning Ordinance. As the first contractor, Franklin Stone, has since gone out of business, it would be virtually impossible for me to be able to hold Franklin Stone accountable for the placement of the wall. The second reason is that to create an even space for the proposed backyard improvements, the wall was placed parallel to the house, which now shows the house/lot skew.

I believe that granting this variance would not result in any detriment to the public good and would not impose a burden to the surrounding properties as the wall is completely located on my property and does not encroach into any easements or buildable areas for this lot, or any of the surrounding lots.

Please contact me with any questions or concerns.

Thank you,

POOL PLOT PLAN FOR PREMIER POOLS & SPAS

PROPERTY INFORMATION

OWNER: REGINELLI BROOKE LEANNE
REGINELLI PETER JOHN JR

ADDRESS: 131 STREAM VALLEY BLVD, FRANKLIN, TN 37064

PARCEL ID: 1171 A 00200

SALE INSTRUMENT: R.B. 8436-691

WILLIAMSON COUNTY, TENNESSEE

SURVEY DATE: 5-14-2024 DRAWING DATE: 5-30-2024

REVISED:

NOTES:

1. POOL SUCTION TO BE VGB COMPLIANT AND MEET LOCAL CODES.
2. DRAINAGE IN REAR AND ALONG SIDES TO BE MAINTAINED.
3. PLOT PLAN IS FOR REFERENCE, POOL TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION GUIDE.

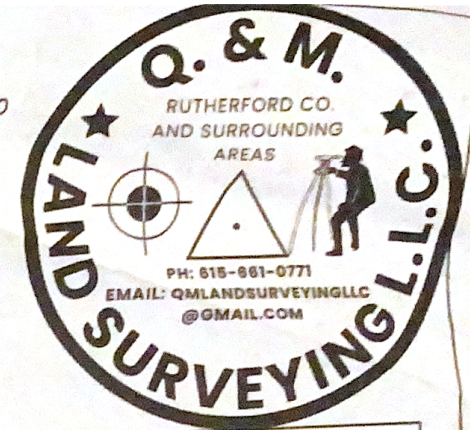
EXISTING IMPERVIOUS AREA: 5,149 SQ. FT.
EXISTING GREEN SPACE: 7,699 SQ. FT.
PROPOSED ADDITION AREA: 1,159 SQ. FT.
REMAINING GREEN SPACE: 6,540 SQ. FT.
TOTAL LOT AREA: 12,848 SQ. FT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	635.21'	78.07'	78.02'	N 51°21'33" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°53'49" W	17.67'



624 OSBORNE LN
MURFREESBORO, TN 37130



5-31-2024

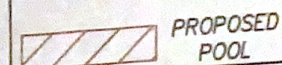
LINES

———	ADJACENT PROPERTY
———	PROPERTY LINE
———	EASEMENT
-X-X-X-X-X-X-	FENCE
——E——E——	ELECTRIC
——T——T——	COMMUNICATIONS
——SS——SS——	SEWER

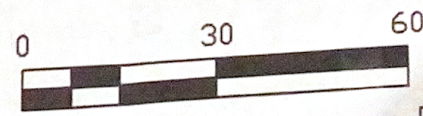
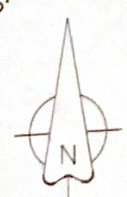
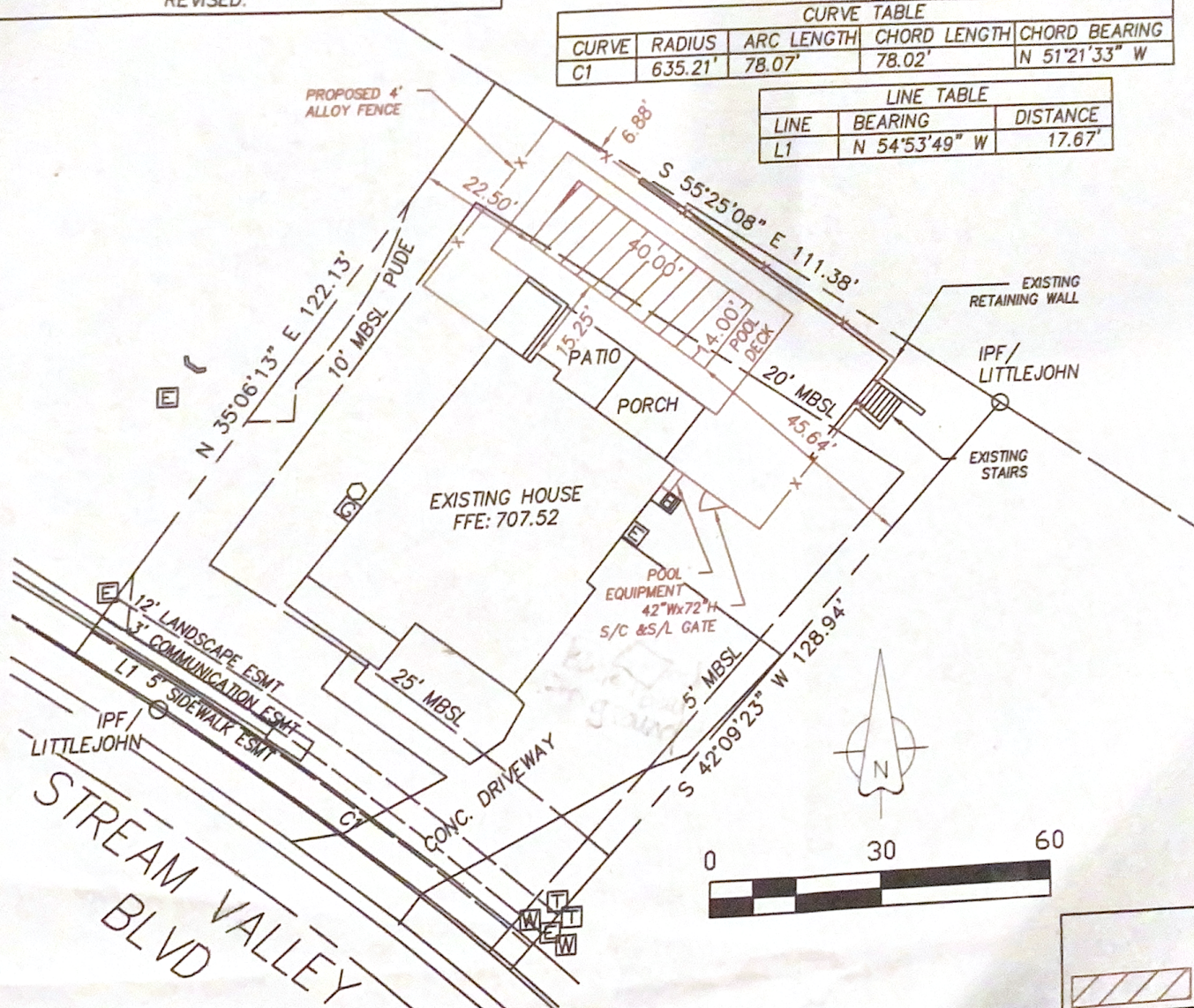
Symbols

- IRON PIN FOUND (IPF)
- IRON PIN NOT LOCATED
- ⊠ HVAC
- ⊞ ELECTRIC BOX
- ⊞ COMM. BOX
- ⊞ WATER METER
- ⊞ MANHOLE
- ⊞ STORM INLET
- CLEANOUT
- ⊞ IRRIGATION CONTROL

HATCH



PROPOSED POOL











File #: 21-0618

DATE: May 20, 2025
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A **Variance Request** To Allow A Principal Building To Be Located 155 Feet From The Front Lot Line For The Property Located At 1268 Lewisburg Pike (F.Z.O. 3.13.5.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8800
Applicant: Greg Gamble
Owner: Varnedoe Properties, LLC

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: Neighborhood Commercial District / Institutional
North: N/A (County) / Unknown (County)
South: N/A (County) / Unknown (County)
East: Neighborhood Commercial District / Vacant
West: Neighborhood Commercial District / Institutional

Applicable Zoning Ordinance Provisions

20.10 Variance

A. The purpose of a variance is to:

1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

3.13.5. Neighborhood Commercial District; Dimensional Standards

Principal Building Setbacks

Front Yard	10 feet min to 45 feet max
------------	----------------------------

Background

This 5.79 acre lot is located at 1268 Lewisburg Pike, and is zoned Neighborhood Commercial District. There is an existing preschool building with associated parking on the property, located at the corner of Lewisburg Pike and Henpeck Lane. There is also a creek (Fivemile Creek) that runs through the property, and wetland buffers associated with the creek that take up a large portion of the property. The applicant is proposing a badminton facility on the property, in addition to the existing preschool. In order to locate the building outside of the wetland buffers, the applicant is proposing to locate the badminton facility farther north, and farther from the front lot line than the Zoning Ordinance allows. The Zoning Ordinance allows principal buildings in this zoning district to be located a maximum of 45 feet from the front lot line. The applicant is requesting a variance to located the badminton facility building 155 feet from the front lot line.

Staff would also like to note that the wetland buffer zones shown on the submitted concept plan do not match the buffer zones on the plat. The applicant has been working with the City of Franklin Stormwater Management Staff to come up with a design that Staff is satisfied with. With that being said, this proposal will also need to get a Stormwater Variance in order to go forward with this project.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Due to the shape of the lot, along with the wetland area and associated buffer zones on the property, any additional building on the property cannot comply with the maximum front setback requirement in the Zoning Ordinance. The existing preschool building, parking and roadway access, and wetland area together occupy the front setback areas along both Lewisburg Pike and Henpeck Lane. This property is also unique in shape, contributing to a large portion of the buildable area of the lot being behind the wetland area which is farther from the front lot line than the Zoning Ordinance allows.

Staff finds this criteria is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Compliance with the 45-foot maximum setback regulation in the Zoning Ordinance in this case would result in a large area of this lot being unbuildable, given the wetland and buffer areas, along with the shape of the lot. Staff finds this criteria is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

This request would not be a detriment to the public good or substantially impair the intent of the Zoning Ordinance. The concept plan is designed to preserve the existing wetland area, maintain

efficient stormwater management of the site, and limit disturbance of the site. These efforts ensure coherence with the surrounding properties. The intent of this Zoning Ordinance regulation is that buildings should activate the street by creating an inviting pedestrian experience, and views from the street should not be of parking lots. The concept plan was designed with the building as close to the front lot line as possible, with parking located behind the building. This shows effort to meet the intent of the Zoning Ordinance, and that this design is the minimum necessary deviation from the regulations of the Zoning Ordinance. Staff finds this criteria is met.

FINANCIAL IMPACT:

Unknown.

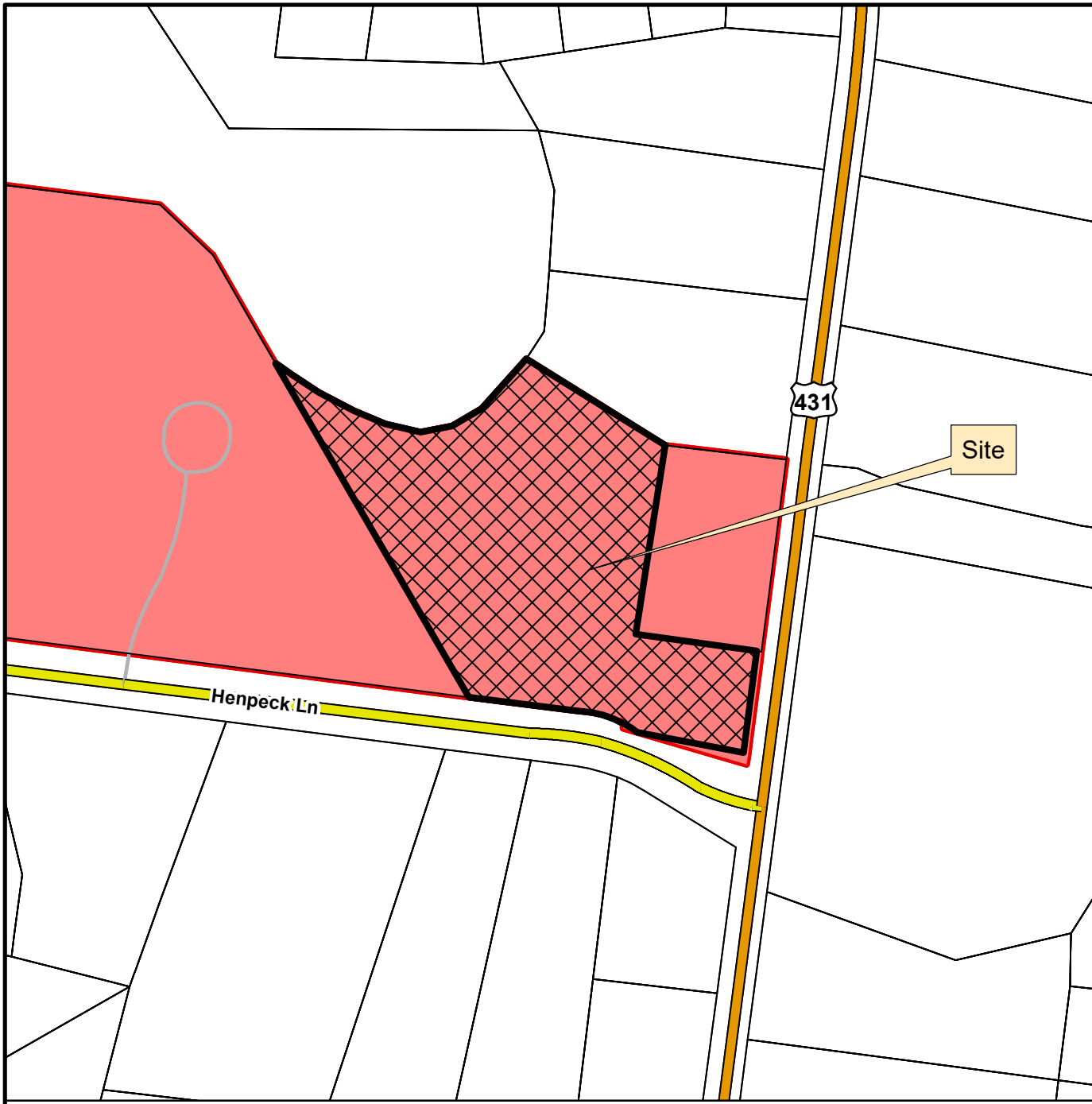
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **approve** the Variance Request To Allow A Principal Building To Be Located 155 Feet From The Front Lot Line For The Property Located At 1268 Lewisburg Pike, because the criteria for granting a variance have been met.

1268 LEWISBURG PIKE
TAX MAP 106, PARCEL 02600
BOARD OF ZONING APPEALS
JUNE 5, 2025

Legend

-  1268 Lewisburg Pike
-  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.



0 250 500 1,000
Feet





BZA Submittal | 1268 Lewisburg Pike, Franklin, TN

May 12, 2025

City of Franklin Board of Zoning Appeals

Dear Board of Zoning Appeals,

Gamble Design Collaborative, on behalf of Varnedoe Properties, is requesting a variance to the front yard building setback requirement for a new proposed indoor badminton facility located at 1268 Lewisburg Pike, west of Ivybrook Academy.

Variance Request:

The City of Franklin's zoning ordinance requires principal building setbacks (Section 3.13.5) for Neighborhood Commercial District (NC) to be set as follows:

- *Front Yard: 10 feet min. to 45 feet max.*
- *Side Yard: Minimum 5 Feet*
- *Rear Yard: Minimum 25 Feet*

The applicant is requesting variance to permit a 155-foot deep front yard setback for the principal building along Henpeck Lane.

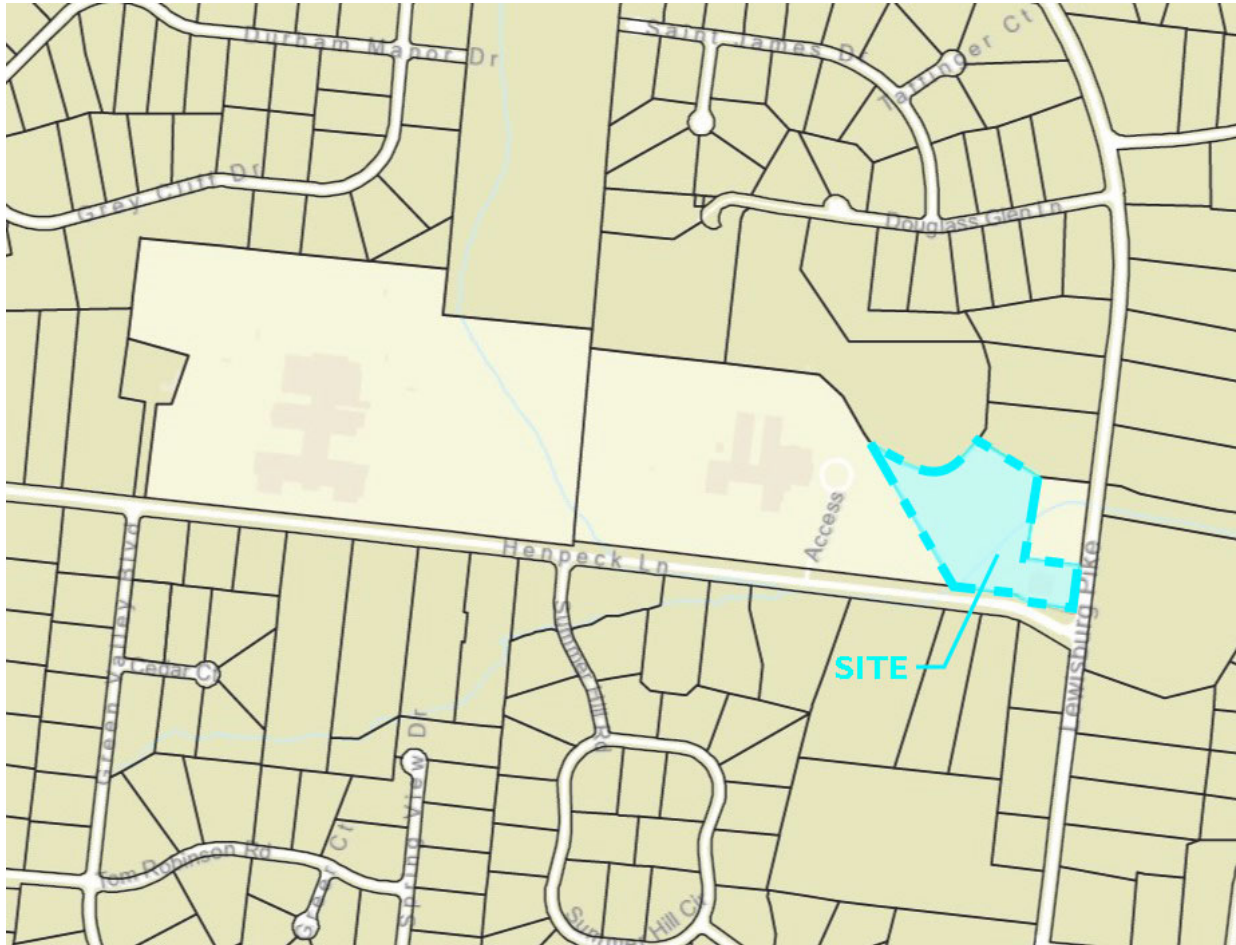




BZA Submittal | 1268 Lewisburg Pike, Franklin, TN

Background

The property located at 1268 Lewisburg Pike, currently occupied by Ivybrook Academy, is the subject of a proposed development. The client intends to construct an indoor badminton facility adjacent to the existing educational facility. The proposal includes integration with the existing parking infrastructure and site access connection along Henpeck Lane.





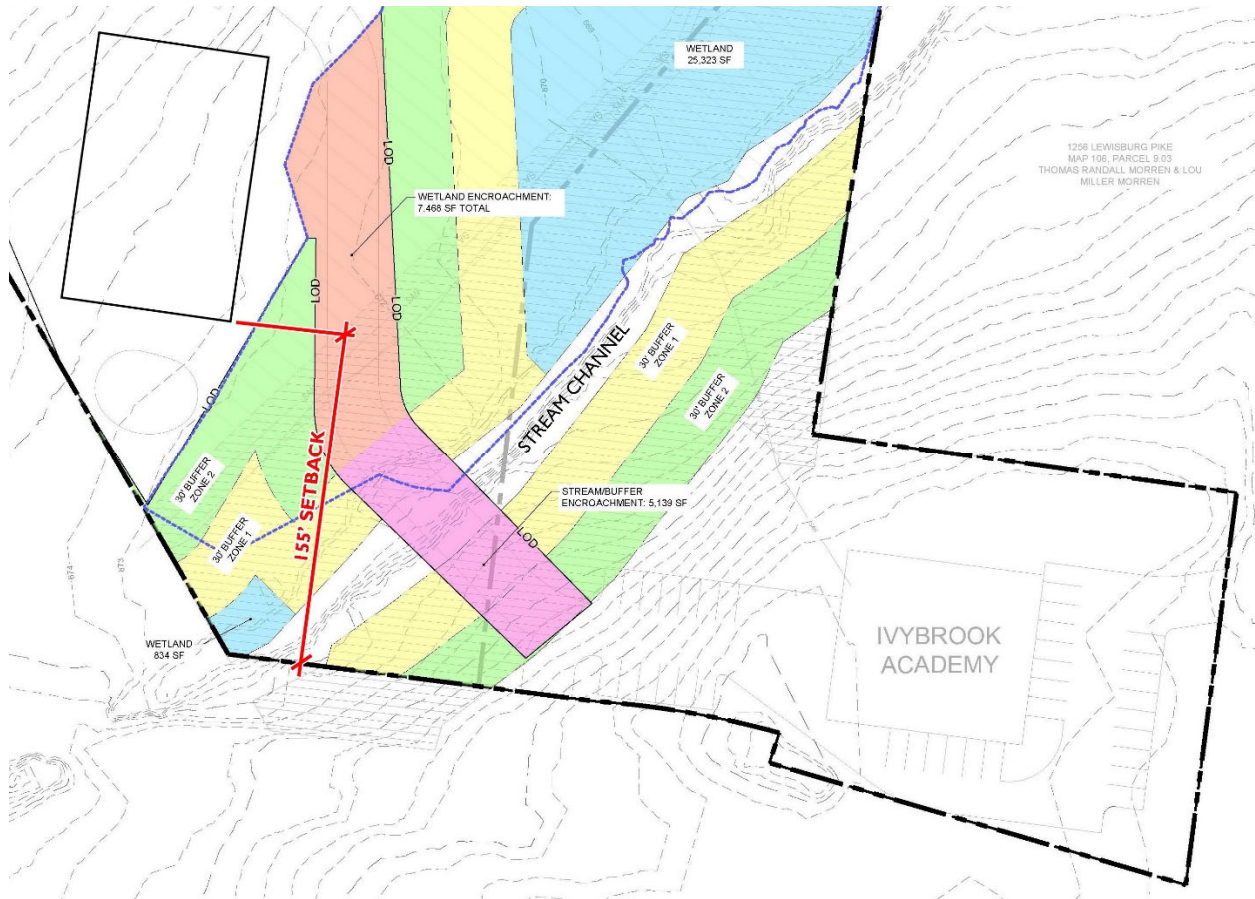
BZA Submittal | 1268 Lewisburg Pike, Franklin, TN

Existing Conditions



Environmental Constraints

The site in question has a large wetland that covers the front of the right-of-way along Henpeck Lane. Due to these current conditions, the applicant is unable to satisfy the Neighborhood Commercial District's setback standards (Section 3.13.5) while still maintaining an acceptable distance from existing environmental elements.





BZA Submittal | 1268 Lewisburg Pike, Franklin, TN

Variance Criteria #1

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this ordinance.

The subject property at 1268 Lewisburg Pike is constrained from complying with the required building setback standards for Neighborhood Commercial (NC) zoning ordinance due to the presence of a delineated wetland area along Henpeck Lane. Furthermore, per the City of Franklin's official parcel mapping and records, the designated road frontage is currently utilized by Oakview Elementary School and Ivybrook Academy, further limiting building placement within the designated setbacks from the right of way and development potential along the street.

Variance Criteria #2

The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

Locating the principal structure within the City of Franklin's dedicated building setback limits would call for necessary, substantial site modifications, including the disturbance or removal of the existing wetland area and extensive grading operations. Such actions would result in significant environmental impacts to accommodate the building placement in compliance with front yard setback requirements.

Variance Criteria

#3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and the Ordinance.

Approval of the proposed building setback supports the preservation of the existing wetland area, a critical environmental resource, by minimizing ground disturbance within sensitive zones. This revised setback also enhances spatial organization on the site, maintaining appropriate separation from the public right-of-way and reducing the perceived density and visual impact along the streetscape. Positioning the structure to the rear of the wetland contributes to a more balanced site layout and promotes a natural buffer between the adjacent properties.



BZA Submittal | 1268 Lewisburg Pike, Franklin, TN

In summary, allowance for a larger building setback to this property at 1268 Lewisburg Pike will allow us to create a more efficiently designed site with an emphasis on conservation and environmental preservation.

Gamble Design Collaborative and Varnedoe Properties appreciate your consideration of this variance request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Gamble', is written over a light blue horizontal line.

Greg Gamble
Landscape Architect



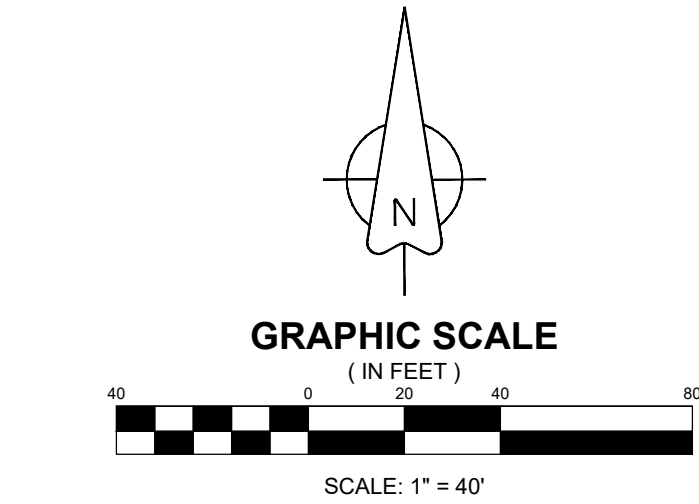
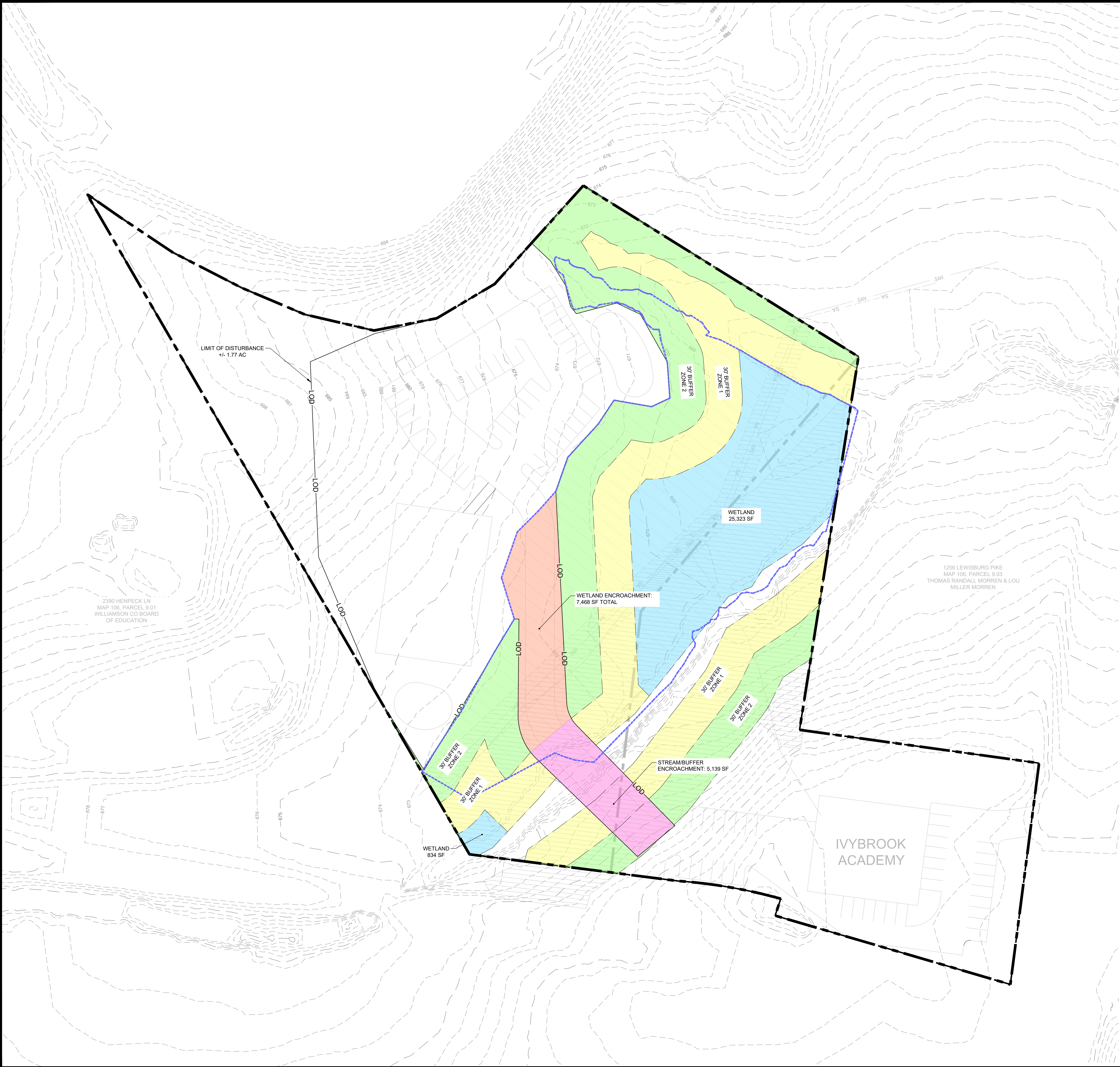
 Riparian Buffer Areas



1268 LEWISBURG PIKE

CONCEPT PLAN

May 12, 2025



LEGEND	
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	EXISTING PROPERTY BOUNDARY
---	ADJACENT PROPERTY LINES

SITE DATA	
ADDRESS	1268 LEWISBURG PIKE
PROJECT NUMBER	21-0126-2
LOT AREA	3.74 AC
EXISTING WETLAND	1.55 AC
WETLAND DISTURBED	1.06 AC
WETLAND REMAINING	0.49 AC

FLOOD NOTE THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 4718Y0355G OF WILLIAMSON COUNTY, TN, DATED 12/20/2004.	
OWNER OF RECORD VARNEDEE PROPERTIES, LLC 1044 SCOUTING DR FRANKLIN, TN 37064 DEED BOOK 7566, PAGE 769 PLAT BOOK 36, PAGE 26 & PLAT BOOK 78, PAGE 130	
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212	

SUBMITTALS / REVISIONS	
NO.	DATE

CONCEPT PLAN	
MAP 106, PARCEL 026.00	
WILLIAMSON COUNTY, TENNESSEE	

PROJECT
21-0126-2

SHEET
3 OF 3

1268 LEWISBURG PIKE



File #: 21-0619

DATE: May 20, 2025
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A **Variance Request** To Allow For Taller Than Allowable Retaining Walls Within A Side/Rear Yard, And A **Variance Request** To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater For The Property Located At 415 Canterbury Rise (F.Z.O. 13.2.4., 17.1.2.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8801
Applicant: Evan Cart
Owner: Annam-Reddy Rev Liv Trust, Abhi Annam (representative)

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: PD Planned District / Vacant
North: PD Planned District / Residential Single Family
South: PD Planned District / Residential Single Family
East: PD Planned District / Residential Single Family
West: PD Planned District / Vacant

Applicable Zoning Ordinance Provisions

20.10 Variance

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

13.2.4. Retaining Walls for Residential Uses

Residential Uses	
Side and Rear Yard Retaining Wall Height	Maximum 6 feet

17.1.2. Steep Slopes; Prohibited Development

Other than public infrastructure and passive parks, development shall be prohibited on naturally occurring slopes having at least 20 feet of rise over 100 feet of run.

Background

This 1.29-acre lot is located at 415 Canterbury Rise within the Avalon Subdivision and is zoned PD for Planned District. The applicant wishes to develop the parcel with a single-family home, the designs of which can be seen in the applicant's submitted materials.

The Avalon PUD Subdivision was approved and platted prior to the establishment of the HHO district and the 500-foot Buffer of the Hillside Overlay. This property now lies within the 500-foot Buffer of the Hillside Overlay. As shown in the 'Slopes Greater Than 20% Exhibit', a large portion of the lot is covered in slopes with grades over 20%. This limits the buildable area to a specific portion of the site, seeing as the Franklin Zoning Ordinance does not allow for development on slopes greater than 20% to protect natural features. The steep slopes on the property also create a need for taller retaining walls than the Zoning Ordinance allows. The Zoning Ordinance allows retaining walls up to 6 feet in height, and the proposed development has retaining walls up to approximately 8 feet.

Staff would like to note that the applicant anticipated the need for a third variance request for more than 3 retaining walls on the site, but it was determined that the additional walls (highlighted in yellow in the "Retaining Walls" exhibit) are not retaining and do not require an additional variance. The 3 retaining walls, in compliance with the number of retaining walls allowed in the Zoning Ordinance regulations, are highlighted in blue, green, and pink in the "Retaining Walls" exhibit.

Staff has determined that two Variances would be needed to approve the provided designs. These variances are:

To allow for retaining walls to be higher than the maximum 6 feet when in a rear/side yard.

To allow encroachments into areas with a slope of 20% or greater.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

Request 1: To allow for retaining walls to be higher than the maximum 6 feet when in a rear/side yard.

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

There are exceptional topographic conditions which require the use of retaining walls to support development. The Franklin Zoning Ordinance allows for retaining walls located in the rear/side yard of a residence to be a maximum of 6 feet in height. The applicant has requested retaining wall heights up to 8-feet in the rear and side yard of the property to ensure structural integrity of the proposed development. Due to the exceptional slope conditions across the site, staff finds the criteria for Request 1 to be met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Strict application of the Zoning Ordinance would create practical difficulties in the development of this site due to exceptional topographic conditions that exist. Due to the exceptionally steep slope conditions, retaining walls taller than 6-feet are necessary to support a single-family home on this site. Therefore, staff finds the criteria for Request 1 to be met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Allowing for taller retaining walls in the rear yard of this site would not be a detriment to the public good, nor would it impair the purpose and intent of the Zoning Ordinance. The Zoning Ordinance limits the height of retaining walls on a residential site to prevent a site from being dominated by retaining walls which may result in aesthetic concerns for neighboring property owners and the community. Because several neighboring lots within the Avalon Subdivision have also had to implement unique retaining walls, this development would not contradict the aesthetic qualities of the neighborhood. In addition, the applicant has determined that retaining walls up to 8-feet are the minimum height necessary to support the proposed development, and they have designed the retaining walls to be tiered to reduce their height. Staff finds the criteria for Request 1 to be met.

Request 2: To allow encroachments into areas with a slope of 20% or greater.

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

While there is a large portion of the lot that has slopes greater than 20%, there is also a large portion of the lot that does not have slopes greater than 20%. Based on the submitted materials, Staff was not able to determine that it would not be possible to build a single family home on the area with slopes less than 20%. The area of the lot with slopes less than 20% has access to the street, and appears to be approximately half the square footage of the lot. Without more information proving that the area of the lot with slopes less than 20% cannot be developed with a single family home, Staff cannot determine that this criteria for Request 2 is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff was not provided sufficient justification that the strict application of the Zoning Ordinance in this case would necessarily result in exceptional hardship. Based on the submitted documents, Staff does not have sufficient evidence to determine that the area with slopes less than 20% could not be developed with a single family home. Staff cannot determine that this criteria for Request 2 is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Allowing encroachment into areas with slopes of 20% or greater on the site would not be a detriment to the public good, but it may impair the intent of the Zoning Ordinance. The lot is currently neighbored by lots with similar topography that have utilized similar site grading techniques, so this

development would not contradict the aesthetic qualities of the neighborhood. The intent of the Zoning Ordinance for this lot is to allow a single-family residential home to be built, and to protect the natural hillsides on lots with steep slopes. Without more information proving that the area of the lot with slopes less than 20% cannot be developed with a single family home, Staff cannot determine that this criteria for Request 2 is met.

FINANCIAL IMPACT:

Unknown.

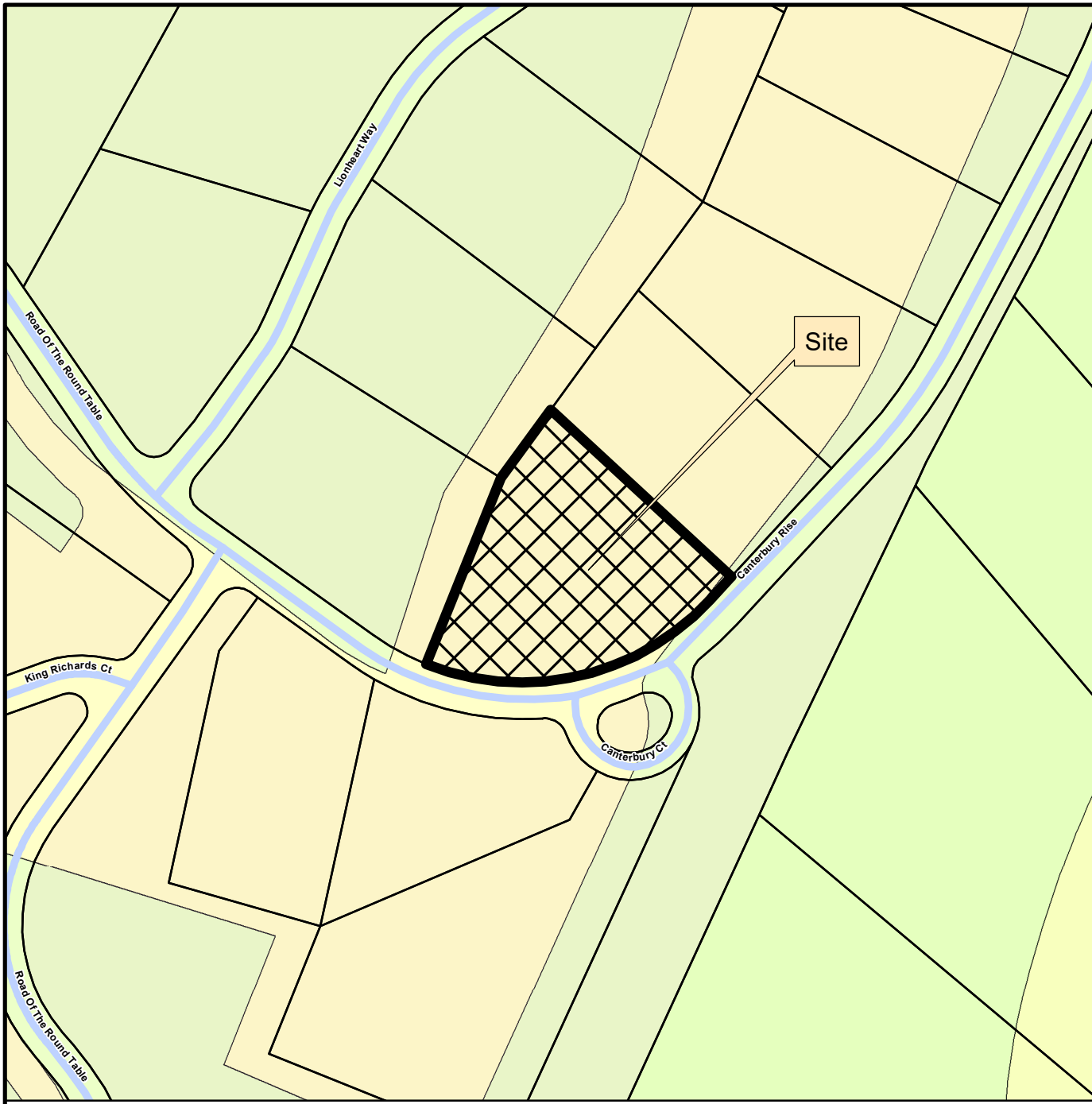
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **approve** the Variance Request To Allow For Taller Than Allowable Retaining Walls Within A Side/Rear Yard, And **disapprove** A Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater For The Property Located At 415 Canterbury Rise, because the criteria for granting a variance have been met for Request 1, and have not been met for Request 2.

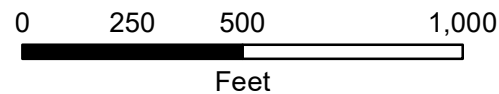
415 CANTERBURY RISE
TAX MAP 061K, GROUP A, PARCEL 08300
BOARD OF ZONING APPEALS
JUNE 5, 2025

Legend

-  415 Canterbury Rise
-  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



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.



HISTORIC
FRANKLIN
TENNESSEE



BFT LAND DESIGN

BAKER FINCH TESSIER

To Whom it May Concern,

On behalf of the property owner, Collected Civil Engineers & BFT Land Design jointly & respectfully request a hearing with the board of zoning appeals in reference to the proposed project located at 415 Canterbury Rise, Franklin, Tennessee, 37067, herein referred to as the “project site”. This property was previously platted as “Residential”, however under City of Franklin Critical Lot Certification Program, this property is identified as a critical lot due to the exceptional, existing topographic conditions. In efforts to limit overall wall height, a two-tier retaining wall section was utilized on the proposed site design. Due to existing topography features on site, multiple retaining walls are also required.

We respectfully request the following variances:

- Construction within steep slopes
- (3) retaining walls exceeding 6.0-ft
- (3) or more retaining walls located on-site

We express our most sincere gratitude for your time and effort on this exciting project. Please do not hesitate to contact us with any questions.

K:\02_Projects\23001-23999\23031 - Annam Residence\02_DWG\01_CO.00_COVER.dwg
5/12/2025 11:53:07 AM
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Collected Civil Engineering, LLC, shall be without liability to Collected Civil Engineering, LLC.



LOCATION MAP
1"=XXX'

CIVIL ENGINEER

COLLECTED CIVIL ENGINEERING
921B WOODLAND STREET
NASHVILLE, TN 37206

CONTACTS

PETER ROMANO P.E.
PHONE: (615) 917-0191

LANDSCAPE ARCHITECT

ED TESSIER
BFT LAND DESIGN
105 WESTPARK DR STE 335
BRENTWOOD, TN 37027

CONTACTS

ED TESSIER
PHONE: (615) 922-3377

DEVELOPER / OWNER:

ABHISHEK ANNAM & SOWMYA REDDY
703 PENDRAGON CT
CITY OF FRANKLIN, TENNESSEE, 37067

PROJECT INFORMATION

PROJECT ADDRESS:
415 CANTERBURY RISE
CITY OF FRANKLIN, TENNESSEE, 37067

AREA:

TOTAL PROJECT AREA: 1.28± ACRES

TOTAL PROJECT DISTURBANCE AREA: 0.9± ACRES

TOTAL PROPOSED PROJECT IMPERVIOUS AREA : 0.43 ACRES (18,785 SQ. FT.)

PROJECT DESCRIPTION

PROPOSED SINGLE-FAMILY RESIDENCE THAT INCORPORATES SITE GRADING, PAVING, BUILDING CONSTRUCTION, AND THE INSTALLATION OF STORM DRAINAGE NECESSARY TO SUPPORT THE PROPOSED SINGLE-FAMILY DWELLING, AUXILIARY STRUCTURES, DRIVEWAY, AND ASSOCIATED POOL/HARDSCAPE.

SURVEY

BASE MAP INFORMATION TAKEN FROM A TOPOGRAPHIC, UTILITY AND BOUNDARY SURVEY PREPARED BY "JAMES TERRY & ASSOCIATES" DATED 7/30/2019. COLLECTED CIVIL ENGINEERING, LLC AND ANY OF THEIR CONSULTANTS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS OR OMISSIONS RESULTING FROM THE AFOREMENTIONED SURVEY.

FLOODPLAIN

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C022CG DATED DECEMBER 20, 2024, THE PROJECT SITE LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ANNAM RESIDENCE

415 CANTERBURY RISE

CITY OF FRANKLIN, TENNESSEE 37067

INDEX OF DRAWINGS				
PAGE NO.		SHEET NO.	DATE	DESCRIPTION
1		C0.00	5/12/25	COVER SHEET
2		C1.00	10/01/21	EXISTING CONDITIONS, INITIAL, EROSION & SEDIMENT CONTROL PLAN
3		C3.00	5/12/25	CONTEXTUAL CIVIL SITE PLAN
4		C4.00	5/12/25	DRAINAGE, FINAL, EROSION & SEDIMENT CONTROL PLAN
5		C9.10	5/12/25	STORM SEWER DETAILS
6		C9.20	5/12/25	EROSION CONTROL DETAILS

ANNAM RESIDNECE

703 PENDRAGON CT

NASHVILLE, TENNESSEE 37067

CCE PROJECT NO: 23031

LAST REVISED: MAY 12, 2025



COLLECTED
CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific project, application and situation for which it was intended. Any modification of this drawing or document, or any use for any project, application or situation other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided by rule 0120-02-.08(5)(b) of the Tennessee state board of architecture and engineering examiners, any changes made to this drawing or document, after final revision and sealing by the registrant are prohibited by any person other than the profession registrant, including but not limited to owners/clients, contractors, subcontractors, other design professional or any of their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

ANNAM RESIDENCE

415 CANTERBURY RISE
FRANKLIN, WILLIAMSON COUNTY, TN

ISSUED FOR:

CONSTRUCTION

PROJECT NUMBER:

23031

DATE:

5/12/25

DRAWN BY:

JW

REVIEWED BY:

PR

NORTH ARROW:

SCALE:



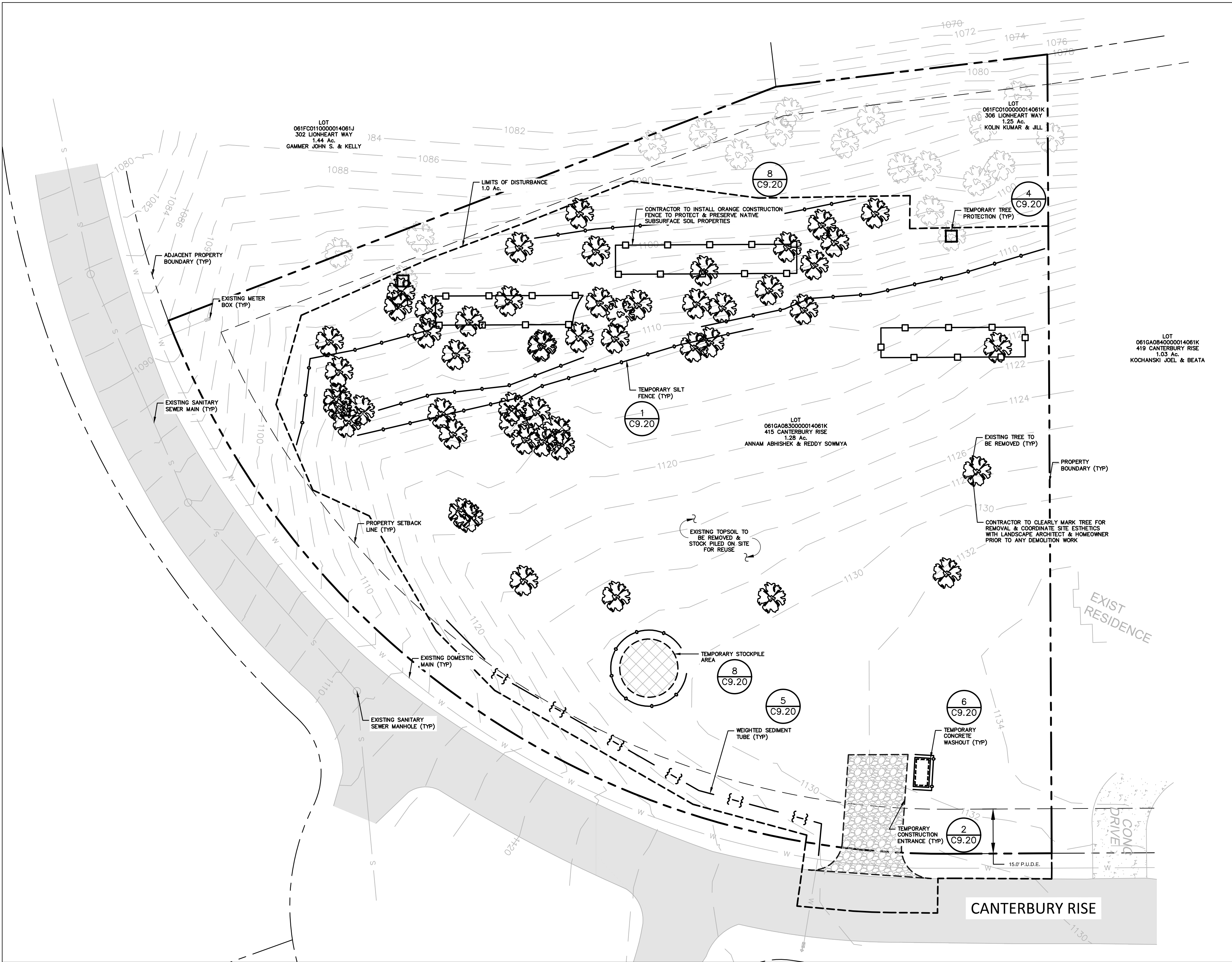
REVISIONS		
NO.	DATE	DESCRIPTION
1	5/12/25	BZA SUBMISSION

DRAWING NAME:

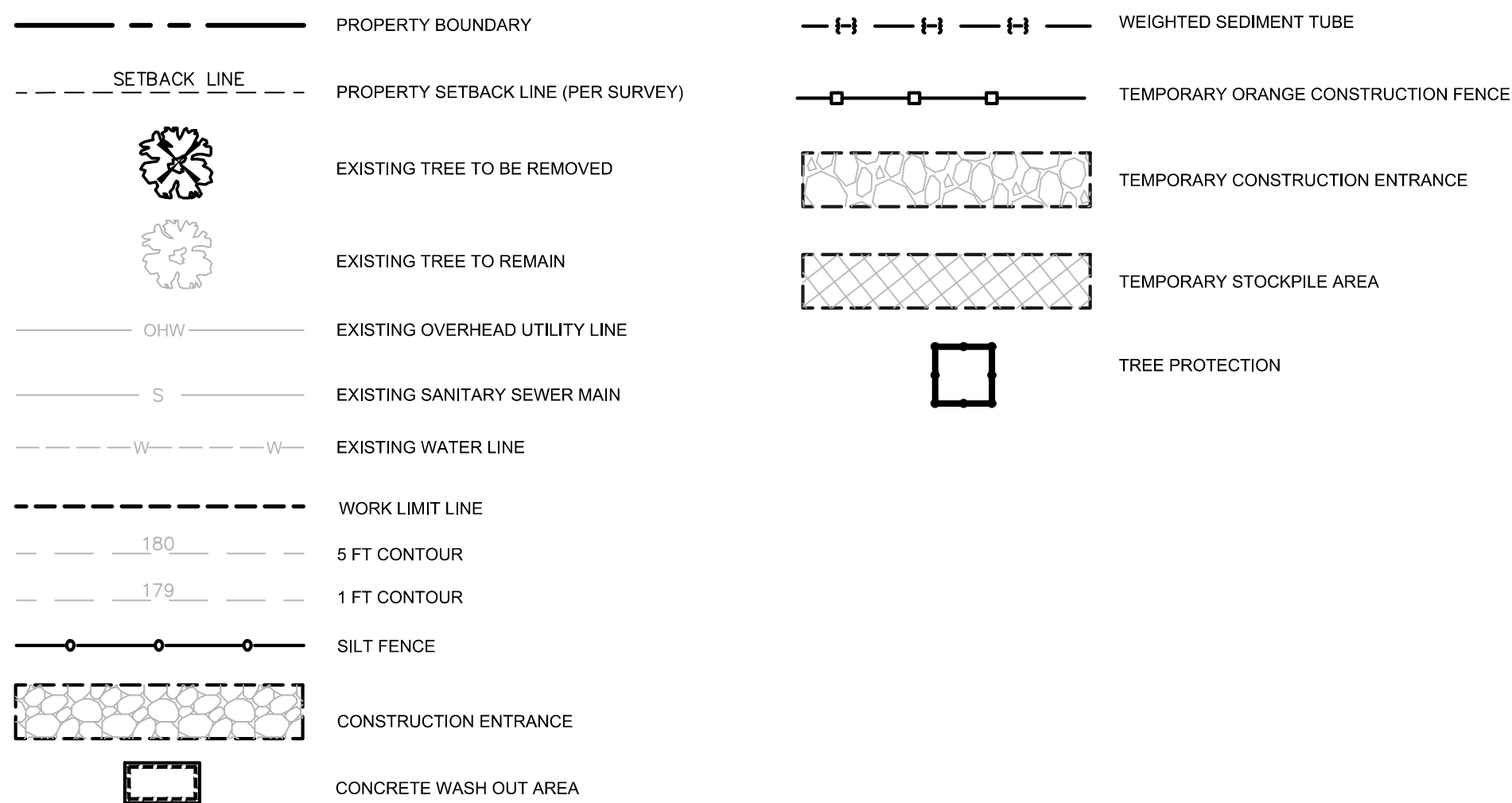
COVER SHEET

DRAWING NUMBER:

C0.00



EXISTING CONDITIONS & EPSC LEGEND:



CONSTRUCTION SEQUENCING SCHEDULE:

1. SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR THE INSTALLATION OF THE STABILIZED CONSTRUCTION ENTRANCES/EXITS AND TEMPORARY SEDIMENT AND EROSION AND SEDIMENT CONTROL MEASURES.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS FOR ALL CONSTRUCTION ENTRANCES/EXITS. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
3. INSTALL SEDIMENT CONTROL BARRIERS DOWN SLOPE FROM CONSTRUCTION ACTIVITIES THAT DISTURB SITE SOIL.
4. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
5. FREQUENT WATERING OF THE EXCAVATION AND FILL AREAS SHALL BE DONE TO MINIMIZE WIND EROSION.
6. COMMENCE SITE GRADING.
7. DISTURBED AREAS OF THE SITE, WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS, SHALL BE TEMPORARILY OR PERMANENTLY SEEDED, MULCHED, AND WATERED.
8. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
9. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
10. FINALIZE PAVEMENT SUB-GRADE PREPARATION.
11. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
12. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
13. CARRY OUT FINAL GRADING, SEEDING, MULCHING, AND LANDSCAPING.
14. REMOVE SILT FENCING ONLY AFTER ALL PAVING IS COMPLETE, AND EXPOSED TRIBUTARY SURFACES ARE STABILIZED.
15. REMOVE STABILIZED CONSTRUCTION ENTRANCE(S) ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS (THESE AREAS ARE TO BE PAVED LAST).
16. COMPLETE ON-SITE STABILIZATION.
17. REMOVE TEMPORARY SEDIMENT CONTROLS ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE COMPLETELY STABILIZED, AND CLEANOUT ALL STORMWATER COLLECTION CONVEYANCE, AND TREATMENT FACILITIES.

UTILITY NOTES:

1. CONTRACTOR TO LOCATE ALL ON-SITE UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION OF PROPOSED IMPROVEMENTS. CONTRACTOR SHALL REPORT BACK TO ENGINEER AND LANDSCAPE ARCHITECT IF EXISTING UTILITIES CONFLICT WITH PROPOSED DESIGN PRIOR TO COMMENCING WITH WORK.
2. CONTRACTOR TO COORDINATE WITH THE UTILITY PROVIDER FOR ANY WATER SERVICE CONNECTION/WATER MAIN WORK.

PUBLIC WORKS NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE CITY OF FRANKLIN.
2. PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE CITY INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE A MINIMUM OF 24 HOURS IN ADVANCE.
3. STOP SIGNS SHALL BE 30 INCH BY 30 INCH.
4. STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
5. ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.

SPECIALTY NOTE:

CONTRACTOR SHALL INSPECT CONSTRUCTION ENTRANCE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAVEMENT INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING.

STORMWATER RUN-OFF NOTE:

STORMWATER RUNOFF FROM THE PROJECT SITE IS CONVEYED TOWARDS THE REAR NORTH-WESTERN PORTION OF THE PROPERTY. CONVEYANCE IS THEN COLLECTED INTO AN MISCELLANEOUS TRIBUTARY AND ULTIMATELY INTO LITTLE HARPETH RIVER. THE PROPOSED PROJECT'S DESIGN POINT IS LOCATED IN THE NORTH-WESTERN PORTION OF THE PROPERTY AND LITTLE HARPETH RIVER IS APPROXIMATELY 2.3-MILES.

EPSC-STORM DESIGN PARAMETERS:

ALL EPSC MEASURES WERE CALCULATED WITH RESPECT TO THE 2-YR RAINFALL EVENT REQUIRED BY TDEC.

EXISTING UTILITY NOTE:

WATER AND SANITARY SEWER MAINS SHOWN ARE APPROXIMATE AND ARE INTENDED TO SHOW THE GENERAL LOCATIONS ONLY. THE SIZES NOTED ARE TO THE BEST OF KNOWLEDGE. IN ALL CASES WHERE PRECISE LOCATION AND MAIN SIZES ARE REQUIRED, FIELD VERIFICATION WILL BE NECESSARY.

GENERAL NOTES:

1. REFER TO PROJECT MEP PLANS FOR DETAILED DESIGNS OF CABLE/ELECTRIC/TELCO/GAS.
2. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
3. REFER TO METROPOLITAN WATER SERVICES STANDARD DETAILS FOR CONSTRUCTION OF WATER, SEWER AND STORMWATER INFRASTRUCTURE WITHIN MWS ROW.
4. CONTRACTOR TO COORDINATE WITH MWS ON WATER TAPS AND TEMPORARY SERVICE DISCONNECTIONS. COORDINATE ABANDONMENT AND/OR REMOVALS OF EXISTING WATER SERVICES.

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL DETAILS & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
3. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
4. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
5. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
6. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA.
7. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
16. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
17. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
18. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
19. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
20. PROMPTLY DISPOSAL OF DEMOLISHED MATERIALS. ALL DEBRIS FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND REESTABLISHED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT:

INSPECT THE EXIT PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE EXIT SHOULD BE WASHED OR REPLACED WHENEVER THE EXIT FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION EXIT AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

EROSION CONTROL BLANKET:

INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH TDEC'S "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK" DATED AUGUST 2012 OR LATEST EDITION.
2. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
3. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
4. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES.
 - A. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER).
 - B. STABILIZATION SHALL BE PROVIDED FOR SLOPES 35% OR GREATER WITHIN 7 DAYS IN AREAS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER).
 - C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER).
 - D. SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
5. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
6. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
7. ALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE ANY GRADING OPERATIONS ARE TO OCCUR ON SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
10. ALL CATCH BASINS WITHIN WORK LIMITS SHALL HAVE INLET PROTECTION, WHETHER INDICATED ON THE DRAWINGS OR NOT.
11. ALL SWALES SHALL HAVE STONE CHECK DAMS AT REGULAR INTERVALS PER RESPECTIVE DETAIL WHETHER INDICATED ON THE DRAWINGS OR NOT.
12. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.



COLLECTED
CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



5/12/25

All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific project, application and situation for which it was intended. Any modification of this drawing or document, or any use for any project, application or situation other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided by rule 0120-02-.08(5)(b) of the Tennessee state board of architecture and engineering examiners, any changes made to this drawing or document, after final revision and sealing by the registrant are prohibited by any person other than the profession registrant, including but not limited to owners/clients, contractors, subcontractors, other design professional or any of their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

ANNAM RESIDENCE

415 CANTERBURY RISE
FRANKLIN, WILLIAMSON COUNTY, TN

ISSUED FOR:

CONSTRUCTION

PROJECT NUMBER:	DATE:
23031	5/12/25
DRAWN BY:	REVIEWED BY:
JW	PR
NORTH ARROW:	SCALE:

0 1 2
ORIGINAL SCALE IN INCHES

REVISIONS		
NO.	DATE:	DESCRIPTION:
1	5/12/25	BZA SUBMISSION

DRAWING NAME:

EXISTING CONDITIONS,
INITIAL, EROSION &
SEDIMENT CONTROL PLAN

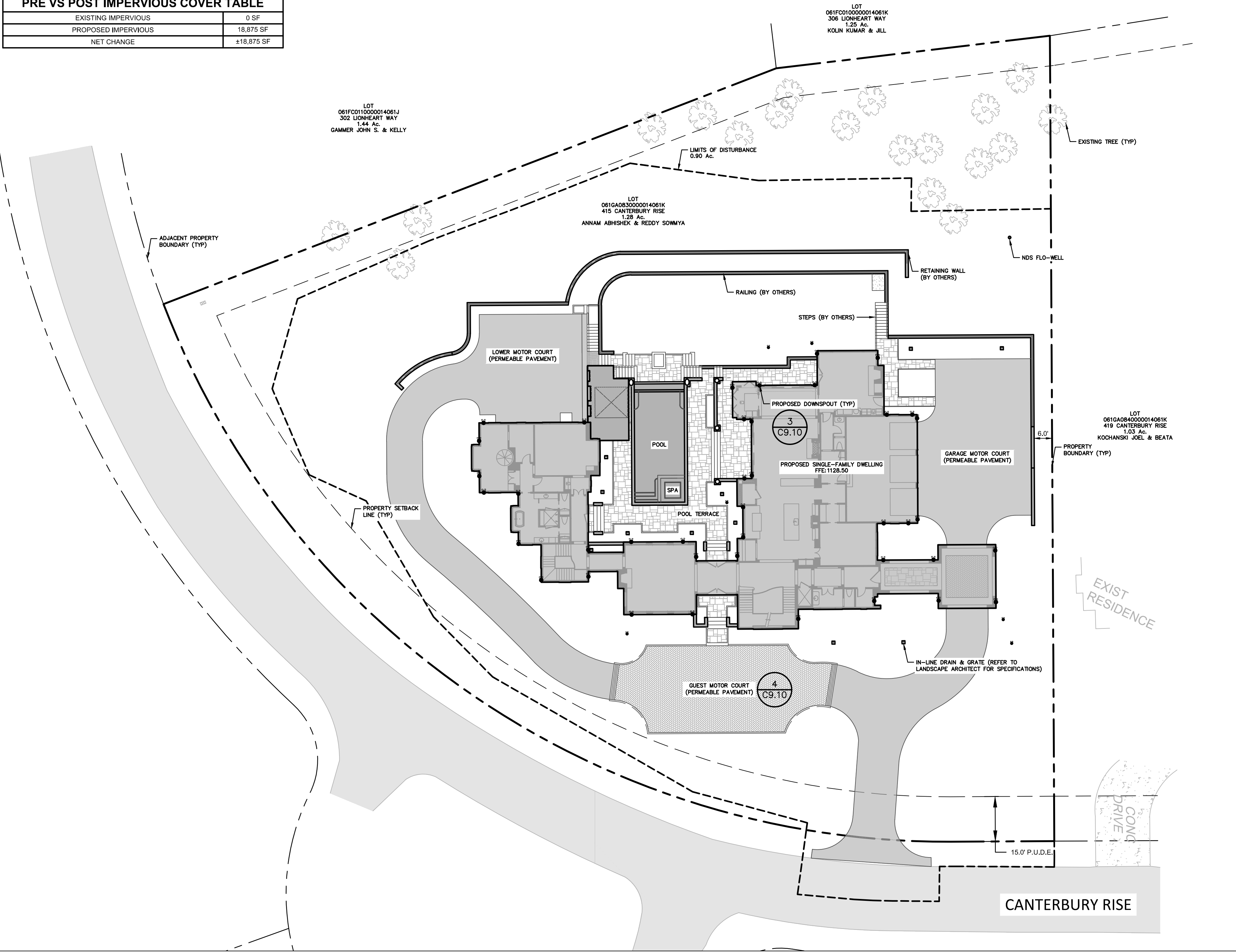
DRAWING NUMBER:



C3.00

K:\02_Projects\23001-23099\23031 - Annam Residence\02_DWG\C3.00_SITE.dwg
3/12/2025 11:35:12 AM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Collected Civil Engineering, LLC, shall be without liability to Collected Civil Engineering, LLC.

PRE VS POST IMPERVIOUS COVER TABLE	
EXISTING IMPERVIOUS	0 SF
PROPOSED IMPERVIOUS	18,875 SF
NET CHANGE	±18,875 SF



CIVIL SITE LEGEND:

- PROPERTY BOUNDARY
- PROPERTY SETBACK LINE (PER SURVEY)
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- WORK LIMIT LINE
- PROPOSED WALL (DESIGNED BY OTHERS)
- HARDSCAPE (DESIGNED BY OTHERS)
- PROPOSED SINGLE FAMILY DWELLING
- YARD DRAIN (REFER TO CIVIL SHEET C4.00)
- PROPOSED DRIVEWAY

LAYOUT NOTES:

- THE SITE LAYOUT IS BASED ON CENTERLINES AND CONTROL POINTS AS NOTED. DIMENSIONS NOTED (+/-) ARE FOR FIELD ADJUSTMENTS. WHEN NECESSARY, ALL OTHER DIMENSIONS ARE TO BE MAINTAINED. MINOR FIELD ADJUSTMENT MAY BE NECESSARY TO MAINTAIN PROPER LAYOUT OF BUILDING FOOTPRINT.
- THE CONTRACTOR IS TO CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTIONS OF THE PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE UTILITIES PROTECTION CENTER AT 811 AND HAVE ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED ON THIS PROJECT FIELD LOCATED BOTH HORIZONTALLY AND VERTICALLY PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR, WHEN SIGNING THE CONTRACT DOCUMENTS, RELIEVES THE OWNER, LANDSCAPE ARCHITECT OR ENGINEER FROM ANY AND ALL LIABILITY CLAIMS RESULTING FROM THE DAMAGE TO AND/OR INJURY DERIVED FROM AN ENCOUNTER WITH ANY AND ALL EXISTING UTILITIES.
- INDIVIDUAL CONTRACTORS ARE RESPONSIBLE FOR LOCATING THE PROPERTY SERVICE CONNECTIONS BY DIGGING DOWN TO THEM PRIOR TO SETTING THE BUILDING ELEVATIONS.
- BEFORE THE LANDSCAPE PROJECT IS STARTED, THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR WILL MEET ON THE SITE FOR A DETAILED EXPLANATION OF THE SITE LAYOUT PLAN.
- SEE CONSTRUCTION DETAILS FOR DIMS. OF SITE ELEMENTS.
- DO NOT SCALE FROM DRAWING.
- ALL DIMS: 90 DEGREES UNLESS OTHERWISE INDICATED.
- TYP.S. - TYPICAL DIMS. ARE TO BE USED UNLESS OTHERWISE INDICATED.
- ALL TREES LOCATED ARE TO REMAIN. VERIFY TREE LOCATIONS IN FIELD.
- ALL CONSTRUCTION LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO HAVE LICENSED SURVEYOR OR ENGINEER TO SET LAYOUT STAKES TO ENSURE PROPOSED

LAYOUT & SURFACE MATERIAL NOTES:

- BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

GENERAL NOTES:

- BASE MAP INFORMATION TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.

GENERAL NOTES:

- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
- IF PROVIDED BY PROJECT LANDSCAPE ARCHITECT, SPECIFICATIONS FOR TOPSOIL, PERMANENT VEGETATION, AND PLANTING PREPARATION SUPERCEDES THOSE SPECIFICATIONS SHOWN HEREON.
- CONSTRUCTION CANNOT COMMENCE UNTIL THE WILLIAMSON COUNTY PERMIT IS RECEIVED.

CONSTRUCTION SEQUENCING NOTES:

- PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, THE CONTRACTOR SHALL DEMARCAT E THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
- THE CONTRACTOR SHALL STRIP EXISTING TOPSOIL AND STOCKPILE FOR REUSE.
- THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & ROUGH GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
- CONTRACTOR SHALL BOX OUT THE AREAS OF STORMWATER MANAGEMENT AND INSTALL PIPING, FABRIC AND STONE, AND BACKFILL AS NECESSARY.
- CONTRACTOR SHALL CONSTRUCT REMAINING PROPOSED IMPROVEMENTS (HOUSE, POOL, HARDSCAPE)
- CONSTRUCT ALL REMAINING STORM UTILITIES, AREA INLETS, AND PIPES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.
- INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE/YARD INLETS AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
- UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL COMPLETE FINALIZE ALL PERMANENT STABILIZATION MEASURES (TOPSOIL, SEED AND MULCH PER THE LANDSCAPE ARCHITECT PLANS).
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

GENERAL CONSTRUCTION:

- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A TENNESSEE STATE LICENSED LAND SURVEYOR.
- ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
- ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
- NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
- NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
- ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

LAYOUT:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING:

- NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
- SUBBASE AGGREGATE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE TENNESSEE STATE DEPARTMENT OF TRANSPORTATION (TDOT) AND WILLIAMSON COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
- PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
- PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS'S WORK.
- TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
 - TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF THE TENNESSEE STATE DEPARTMENT OF TRANSPORTATION (TDOT) AND WILLIAMSON COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION. TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
 - APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
 - TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
- AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

LANDSCAPE & HARDSCAPE NOTE:

- LANDSCAPE & HARDSCAPE DESIGN SHOWN HEREON WAS DESIGNED BY BFT LANDSCAPE, LLC. REFER TO THE RESPECTIVE PLANS FOR DETAILED INFORMATION.

ARCHITECTURAL NOTES:

- ARCHITECTURAL BUILDING OUTLINES & DOORS SHOWN HEREON ARE BASED ON ARCHITECTURE DRAWINGS PROVIDED BY PROJECT ARCHITECT.
- DOCUMENTS HAVE BEEN DEVELOPED TO A LEVEL OF DETAIL SUFFICIENT FOR ILLUSTRATING THE GENERAL LAY OF THE LAND TO SUPPORT A LAND DISTURBANCE PERMIT. AS SUCH, THESE DRAWINGS MUST BE EXPANDED WITH ADDITIONAL DETAILED ARCHITECTURAL DESIGN, NOT REQUIRED FOR PERMITTING BUT REQUIRED FOR BUILDING PERMITS APPLICATIONS AND FOR BIDDING AND CONSTRUCTION. PRIOR TO CONSTRUCTION THE PROJECT ARCHITECT MUST REFIN E THE UTILITY SERVICES AND DETAILED GRADING IN AND AROUND THE BUILDING TO BE CONSTRUCTED.



921B Woodland Street Nashville, TN 37206



5/12/25

All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific project, application and situation for which it was intended. Any modification of this drawing or document, or any use for any project, application or situation other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided by rule 0120-02-.08(5)(b) of the Tennessee state board of architecture and engineering examiners, any changes made to this drawing or document, after final revision and sealing by the registrant are prohibited by any person other than the profession registrant, including but not limited to owners/clients, contractors, subcontractors, other design professional or any of their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

ANNAM RESIDENCE

415 CANTERBURY RISE
FRANKLIN, WILLIAMSON COUNTY, TN

ISSUED FOR:

CONSTRUCTION

PROJECT NUMBER:	DATE:
23031	5/12/25
DRAWN BY:	REVIEWED BY:
JW	PR
NORTH ARROW:	SCALE:

ORIGINAL SCALE IN INCHES

REVISIONS		
NO.	DATE:	DESCRIPTION:
1	5/12/25	BZA SUBMISSION

DRAWING NAME:

CONTEXTUAL CIVIL SITE PLAN

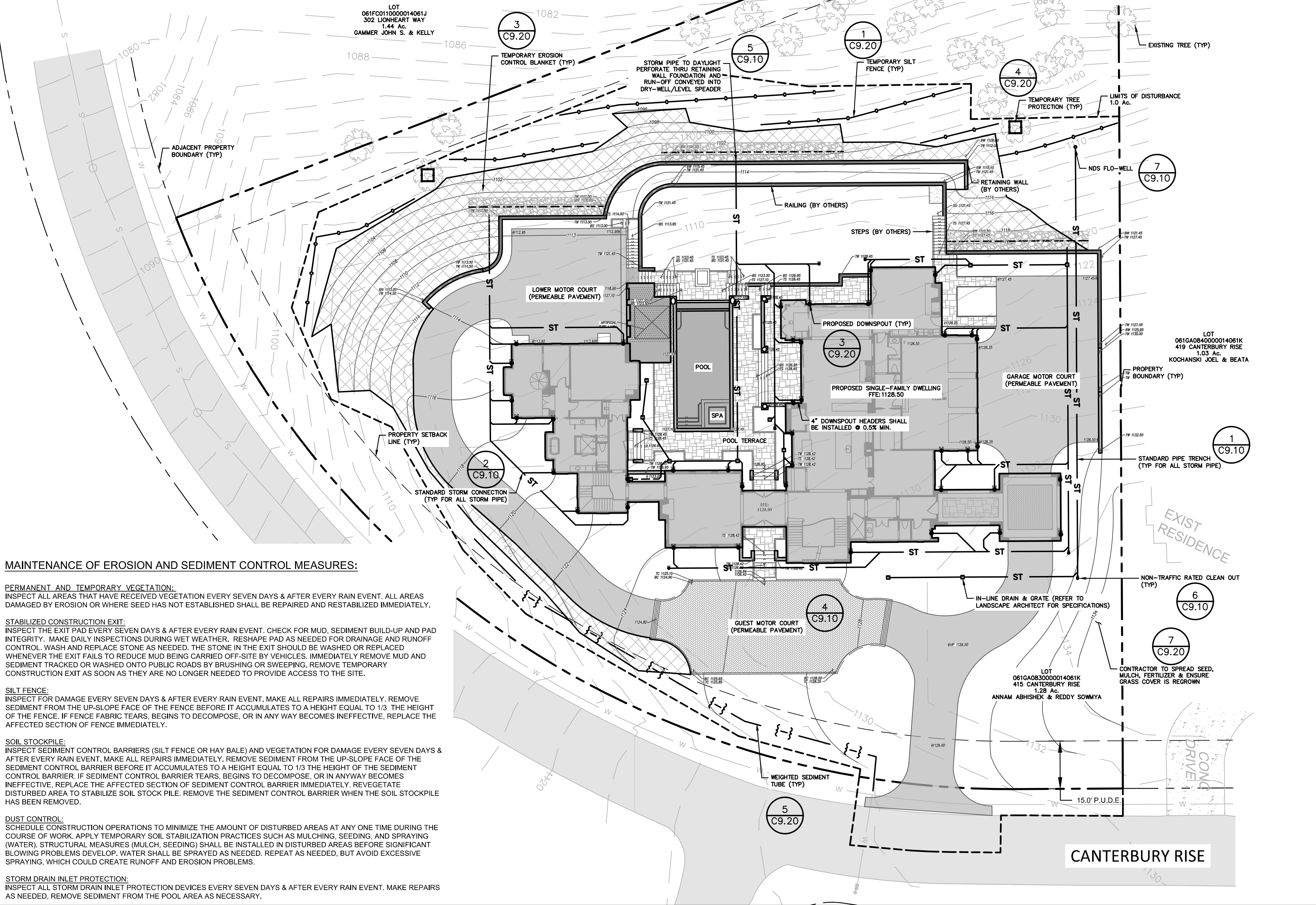
DRAWING NUMBER:



C3.00

K:\02_Projects\23001-23099\23001 - Annam Residence\02_DWG\C4.00_GRAD.dwg
5/12/2025 11:35:15 AM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Collected Civil Engineering, LLC, shall be without liability to Collected Civil Engineering, LLC.

ABBREVIATIONS:
TF TOP OF FRAME
INV INVERT
CO CLEANOUT
YD YARD DRAIN
HW HEADWALL
FFE FINISH FLOOR ELEVATION



MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND REESTABLISHED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT:
INSPECT THE EXIT PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE EXIT SHOULD BE WASHED OR REPLACED WHENEVER THE EXIT FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION EXIT AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

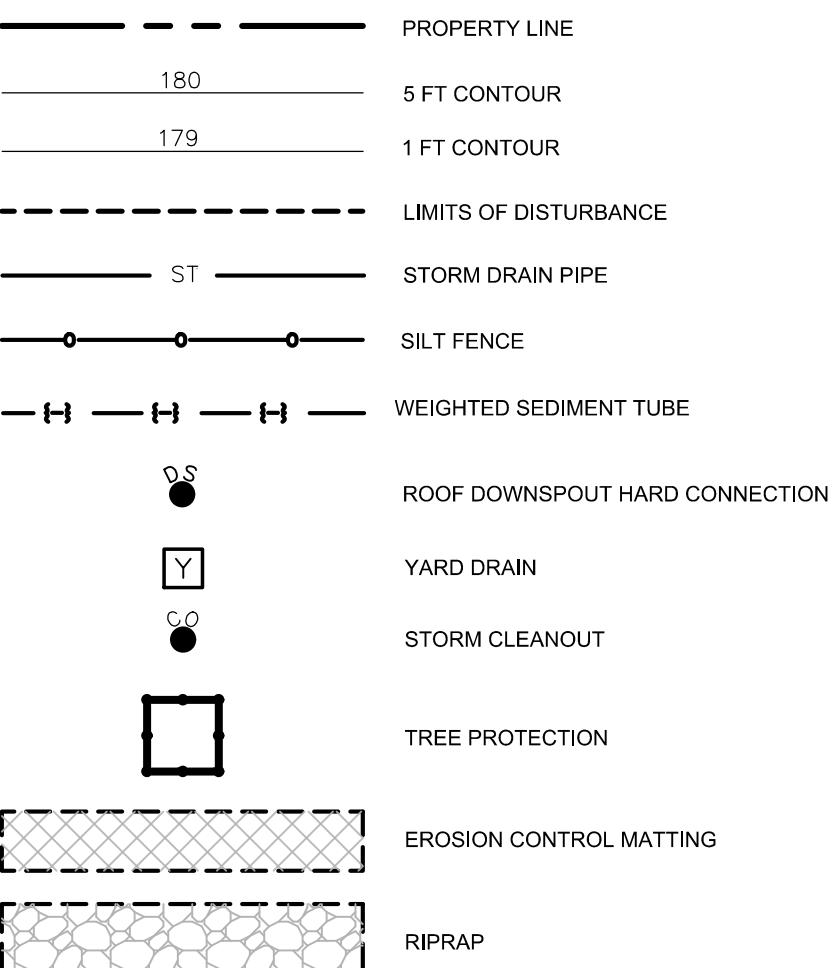
SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

GRADING & DRAINAGE LEGEND:



	Zone	Best	Marginal	Rate/Mix (lb/ac PLS)
Region II	>2500 FT ELEV.; STEEP SLOPES	Mar 20 - Apr 30	Aug 15 - Aug 30 Mar 1 - Mar 20 Apr 20 - June 15	15 Browntop Millet* (nurse crop) 5 Agrostis perennans 10 little bluestem 2 black-eyed susan 0.5 monarda (bergamot) 4 Maryland senna
	<2500 ft elev.; steep slopes	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browntop Millet* (nurse crop) 4 purpletop 10 little bluestem 2 purpletop pes 2 black-eyed susan 0.5 monarda (bergamot)
	>2500 ft elev.; Shallow soils	Mar 20 - Apr 20	Aug 15 - Aug 30 Mar 5 - Mar 20 Apr 20 - June 15	15 Browntop Millet* (nurse crop) 10 little bluestem 2 purpletop pes 2 black-eyed susan 0.5 monarda (bergamot)
	<2500 ft elev.; Shallow soils	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browntop Millet* (nurse crop) 5 Agrostis perennans 10 little bluestem 2 black-eyed susan 0.5 monarda (bergamot) 4 Maryland senna
(Allowable)	>2500 ft elev.; Moderate slopes	Mar 20 - Apr 20	Aug 15 - Aug 30	15 Browntop Millet* (nurse crop) 5 Agrostis perennans 10 little bluestem 2 black-eyed susan 0.5 monarda (bergamot) 4 Maryland senna
	<2500 ft elev.; Moderate slopes	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browntop Millet* (nurse crop) 45 red fescue* 100 hard fescue* 50 chewing fescue*
	>2500 ft elev.; High maintenance	Mar 20 - Apr 1	Aug 15 - Aug 30 Mar 5 - Mar 20 Apr 20 - June 15	15 Browntop Millet* (nurse crop) 45 red fescue* 100 hard fescue* 50 chewing fescue*
	<2500 ft elev.; High maintenance	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browntop Millet* (nurse crop) 45 red fescue* 100 hard fescue* 50 chewing fescue*

SOURCE: MODIFIED VERSION OF THE "PREFERRED" MIX TABLE 7.9-1 AND THE "ALLOWABLE" MIX TABLE 7.9-2 IN THE TDEC EROSION & SEDIMENT CONTROL HANDBOOK, DATED AUGUST 2012.

UTILITY NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS, WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE RCP (REINFORCED CONCRETE PIPE) UNLESS OTHERWISE SPECIFIED.
6. ALL SANITARY SEWER GRAVITY MAINS SHALL BE 8" PVC SDR 35 UNLESS OTHERWISE SPECIFIED.
7. ALL WATER PIPE SHALL BE UNLESS OTHERWISE SPECIFIED. COORDINATE W/LOCAL WATER AUTHORITY.
8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
12. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.

GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL BLASTING OPERATIONS WILL ADHERE TO TENNESSEE STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REQUIREMENTS ARE CONTAINED IN TENNESSEE CODE - TITLE 68 CHAPTER 105 HEALTH, SAFETY AND ENVIRONMENTAL PROTECTION BLASTING AND EXPLOSIVES.
4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
8. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

SPECIAL RETAINING WALL NOTES:

1. ALL WALLS SHOWN HEREON ARE CONCEPTUAL IN NATURE. WALLS EXCEEDING 4.0' IN HEIGHT SHALL BE DESIGNED BY TN LICENSED ENGINEER.

POOL NOTES:

1. ALL POOL WATER MUST BE DECHLORINATED AND DISCHARGED IN A NON-EROSIVE MANNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY'S STORMWATER ORDINANCE DURING FUTURE POOL MAINTENANCE ACTIVITIES.

UTILITY NOTES:

1. CONTRACTOR TO LOCATE ALL ONSITE UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION OF THE PROPOSED RESIDENTIAL REDEVELOPMENT. CONTRACTOR SHALL REPORT TO ENGINEER AND LANDSCAPE ARCHITECT IF EXISTING UTILITIES CONFLICT WITH PROPOSED DESIGN PRIOR TO COMMENCING WITH WORK.
2. CONTRACTOR TO COORDINATE WITH THE PUBLIC WORKS DEPARTMENT FOR ANY WATER SERVICE CONNECTION/WATER MAIN WORK.

NPDES GENERAL PERMIT TNR COMPLIANCE NOTES:

1. THIS PLAN SET AND THE SWPPP PREPARED BY COLLECTED CIVIL ENGINEERS ENTITLED "ANNAM RESIDENCE" HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP, THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.
2. THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PORTION OF THE PROJECT IS 1.0 ACRES.
3. CONTRACTOR IS RESPONSIBLE TO REVIEW & COMPLY WITH THE NPDES GENERAL PERMIT FOR RULES & REGULATIONS REGARDING STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY.

EROSION & SEDIMENT CONTROL NOTE:

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (TDEC), CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTE SUCH AS A DISCARDED BUILDING MATERIALS, CHEMICALS, LITER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

INSPECTION NOTE:

CONTRACTOR SHALL INSPECT CONSTRUCTION ENTRANCE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP, AND PAVEMENT INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH TDEC'S "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK" DATED AUGUST 2012 OR LATEST EDITION.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES.
 - A. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER).
 - B. STABILIZATION SHALL BE PROVIDED FOR SLOPES 35% OR GREATER WITHIN 7 DAYS IN AREAS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER).
 - C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER).
 - D. SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
8. ALL SWALES SHALL HAVE STONE CHECK DAMS AT REGULAR INTERVALS PER RESPECTIVE DETAIL WHETHER INDICATED ON THE DRAWINGS OR NOT.

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND ROUTES OF CONVEYANCE SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

COMPACTION REQUIREMENTS

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT. OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

1. SITE PREPARATION
 - A. BRING AREA TO BE SEED TO REQUIRED GRADE. A MINIMUM OF 1" OF TOPSOIL IS REQUIRED.
 - B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
 - C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
 - D. LIME TO PH OF 6.5.
 - E. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT, APPLY AT RATE OF 4 LBS/1000 SF.
 - F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
 - G. SMOOTH AND FIRM THE SEEDBED.
2. SEED MIXTURE FOR USE ARE SHOWN IN THE TABLE BELOW:



COLLECTED
CIVIL ENGINEERING

9218 Woodland Street Nashville, TN 37206



5/12/25

All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific project, application and situation for which it was intended. Any modification to this drawing or document, or any use for any project, application or situation other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided by rule 0120-02-.08(5)(b) of the Tennessee state board of architecture and engineering examiners, any changes made to this drawing or document, after final revision and sealing by the registrant are prohibited by any person other than the profession registrant, including but not limited to owners/clients, contractors, subcontractors, other design professional or any of their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

ANNAM RESIDENCE

415 CANTERBURY RISE
FRANKLIN, WILLIAMSON COUNTY, TN

ISSUED FOR:	CONSTRUCTION
PROJECT NUMBER:	DATE:
23031	5/12/25
DRAWN BY:	REVIEWED BY:
JW	PR
NORTH ARROW:	SCALE:
	1" = 20'



REVISIONS		
NO.	DATE:	DESCRIPTION:
1	5/12/25	BZA SUBMISSION

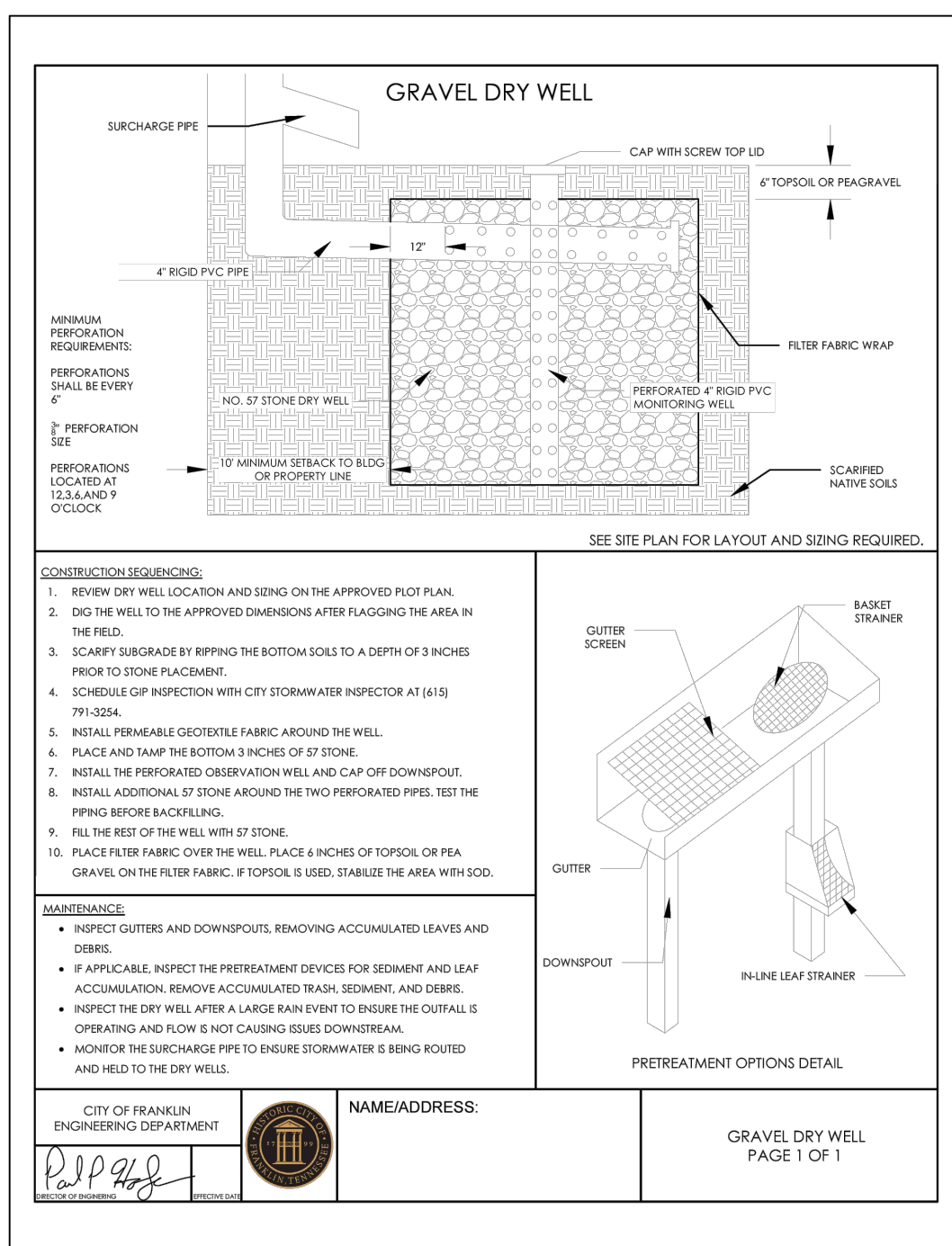
DRAWING NAME:

DRAINAGE, FINAL, EROSION & SEDIMENT CONTROL PLAN

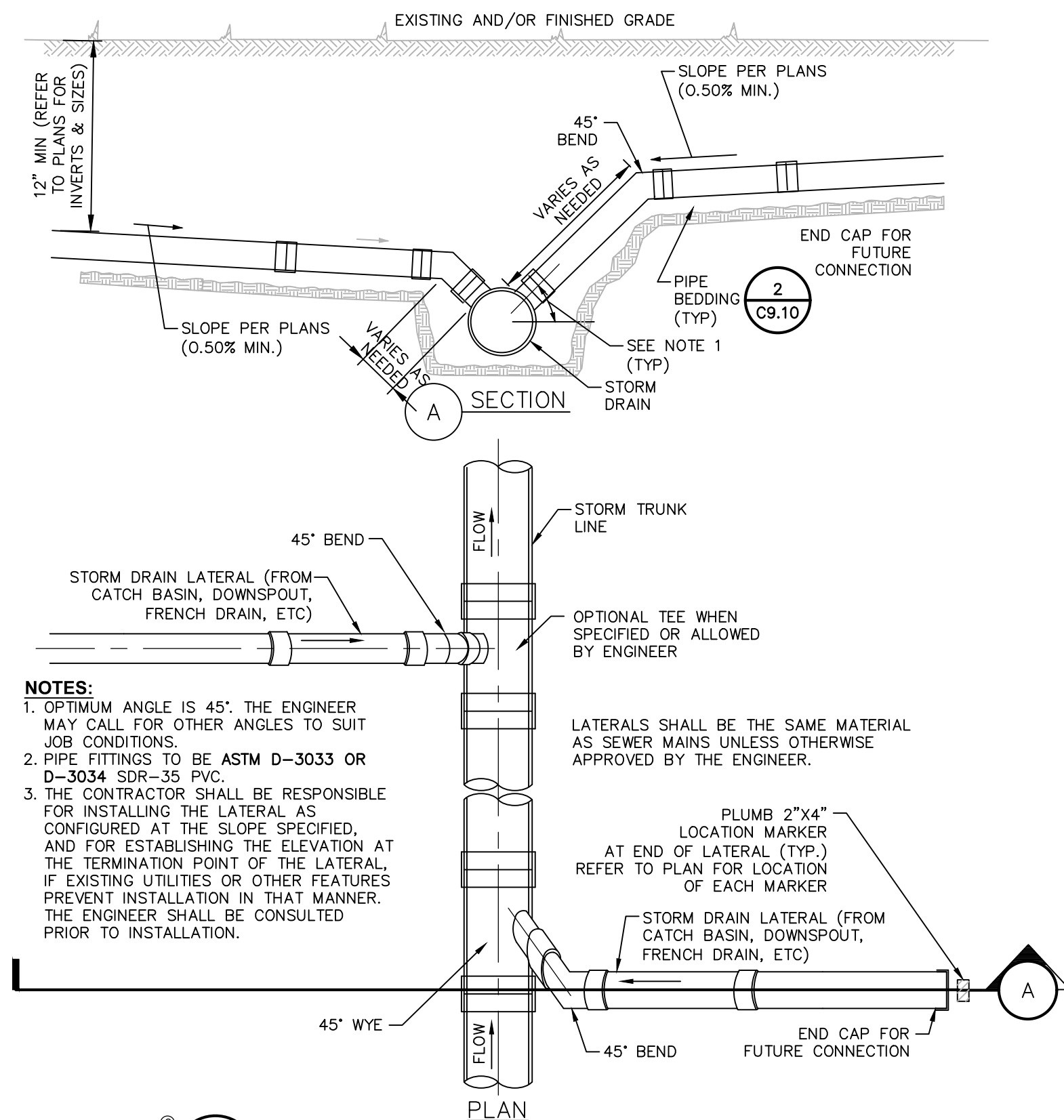
DRAWING NUMBER:



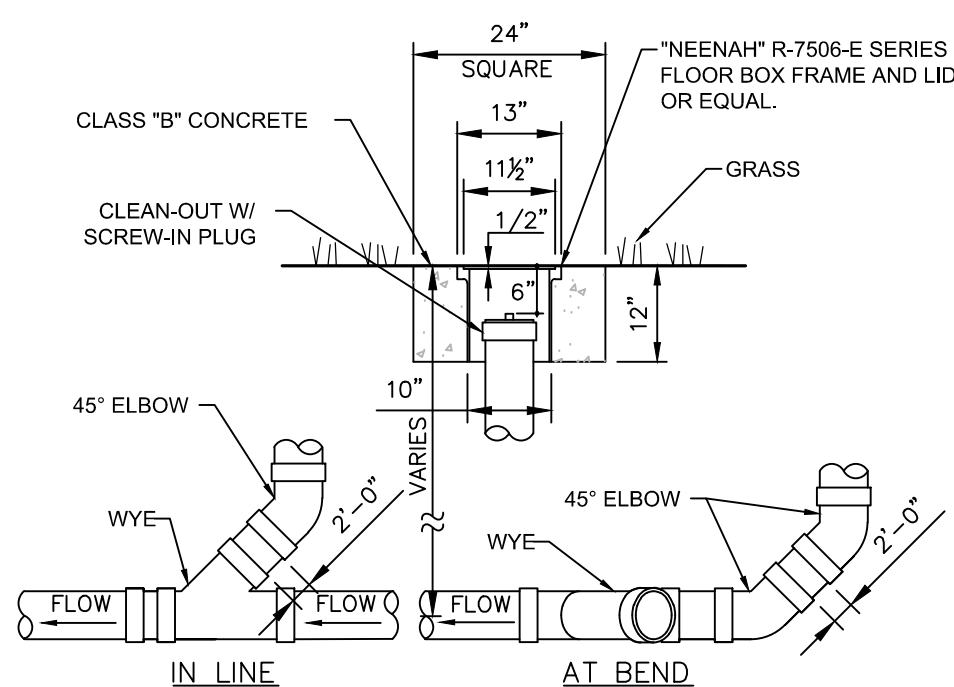
C4.00



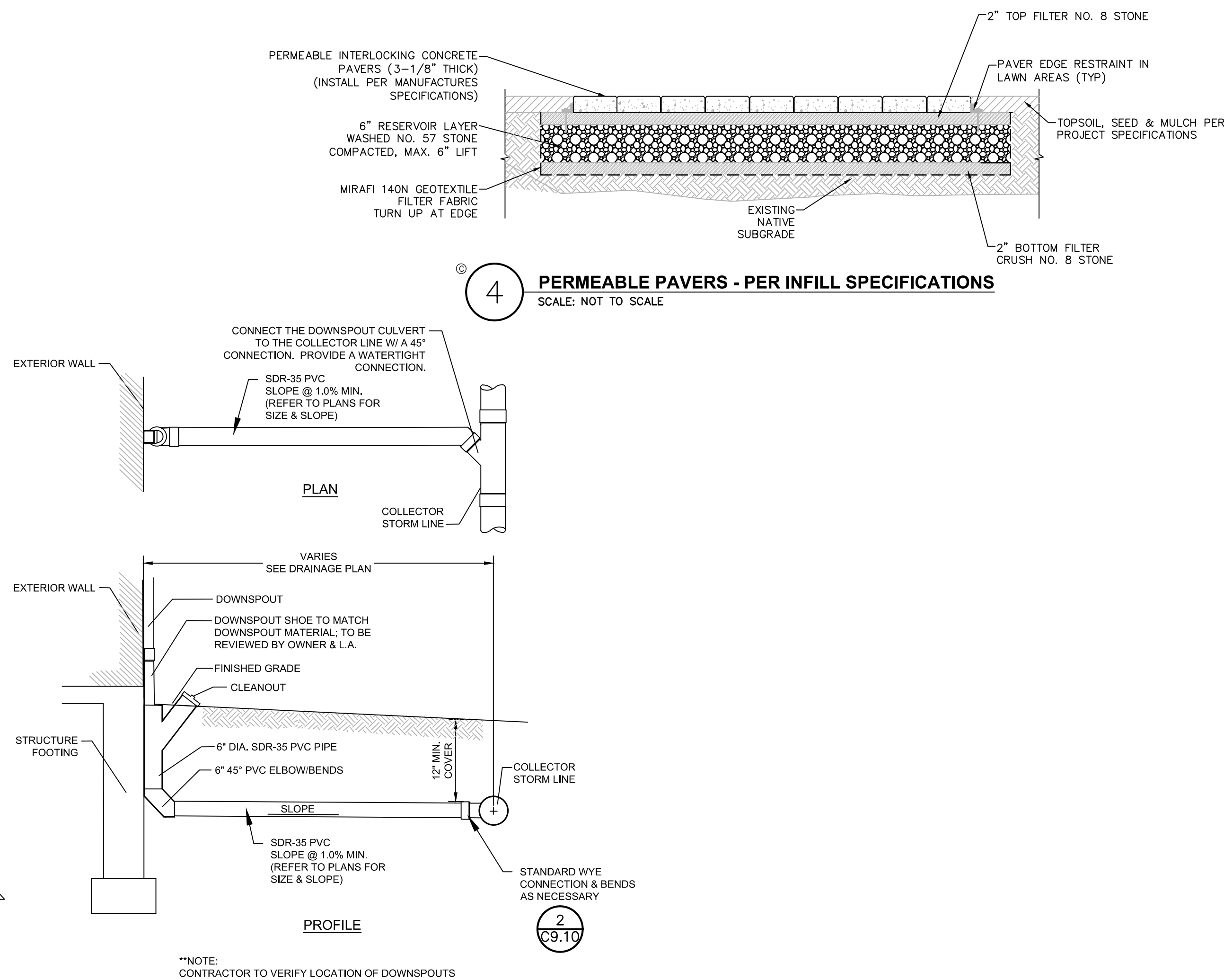
© **5 DRY WELL & LEVEL SPREADER**
SCALE: NOT TO SCALE



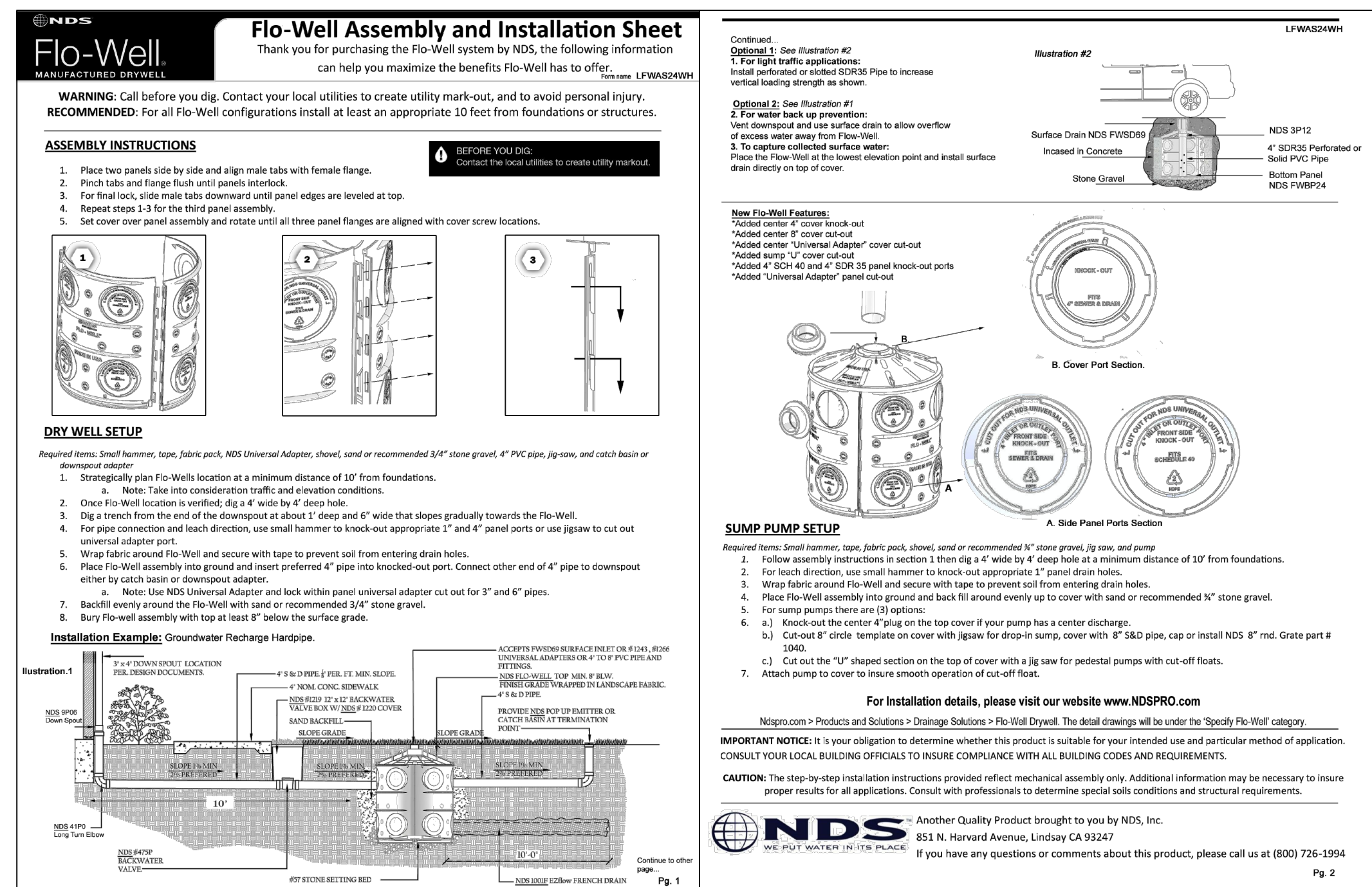
© **2** PLAN
STANDARD STORM CONNECTION PLAN
SCALE: NOT TO SCALE



6 **CLEAN OUT - NON TRAFFIC AREAS**
SCALE: NOT TO SCALE



3 TYPICAL ROOF DRAIN DETAIL
SCALE: NOT TO SCALE



7 NDS FLO-WELL
SCALE: NOT TO SCALE

COLLECTED
CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



5/12/25

All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is being provided and represented to be suitable for any purpose other than the specified project, application and situation for which it was intended. Any modification of this drawing or document, or any portion thereof, for any project or application other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided by rule 0120-02-.08(5)(b) of the Tennessee state board of architecture and engineering examining and examining the drawing or document, after final revision and sealing by the registrant are prohibited by any person other than the profession registrant, including but not limited to owners/clients, contractors, subcontractors, consultants, or any other of their agents, employees or assigns.

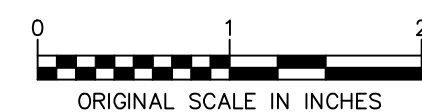
© 2023 Collected Civil Engineering, LLC

ANNAM RESIDENCE

415 CANTERBURY RISE
FRANKLIN, WILLIAMSON COUNTY, TN

ISSUED FOR: CONSTRUCTION

PROJECT NUMBER: 23031	DATE: 5/12/25
DRAWN BY: JW	REVIEWED BY: PR
NORTH ARROW:	SCALE:

[illegible]

DRAWING NAME

STORM SEWER DETAILS

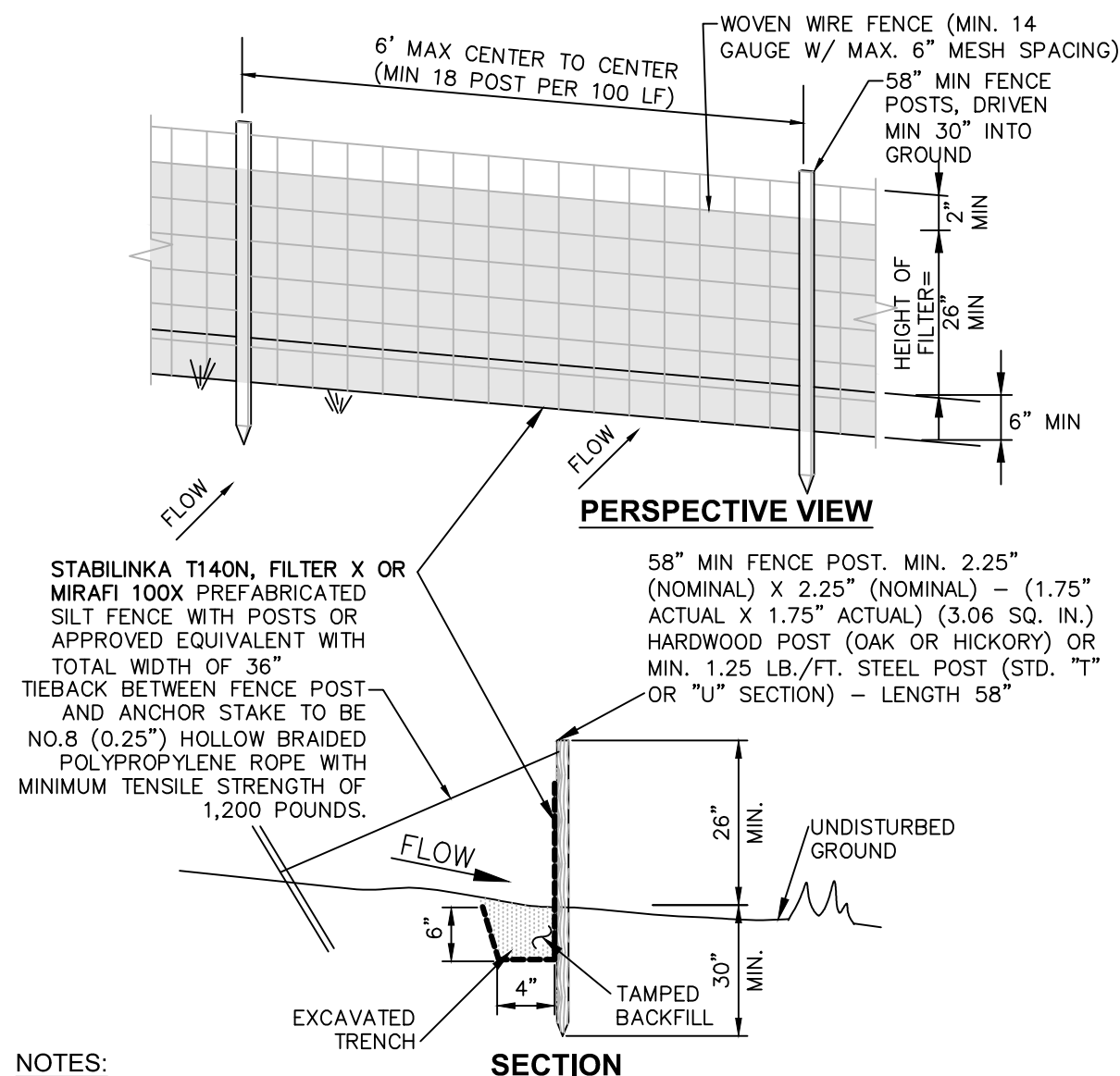
DRAWING NUMBER



C9.10

STORM SEWER DETAILS

C9.10



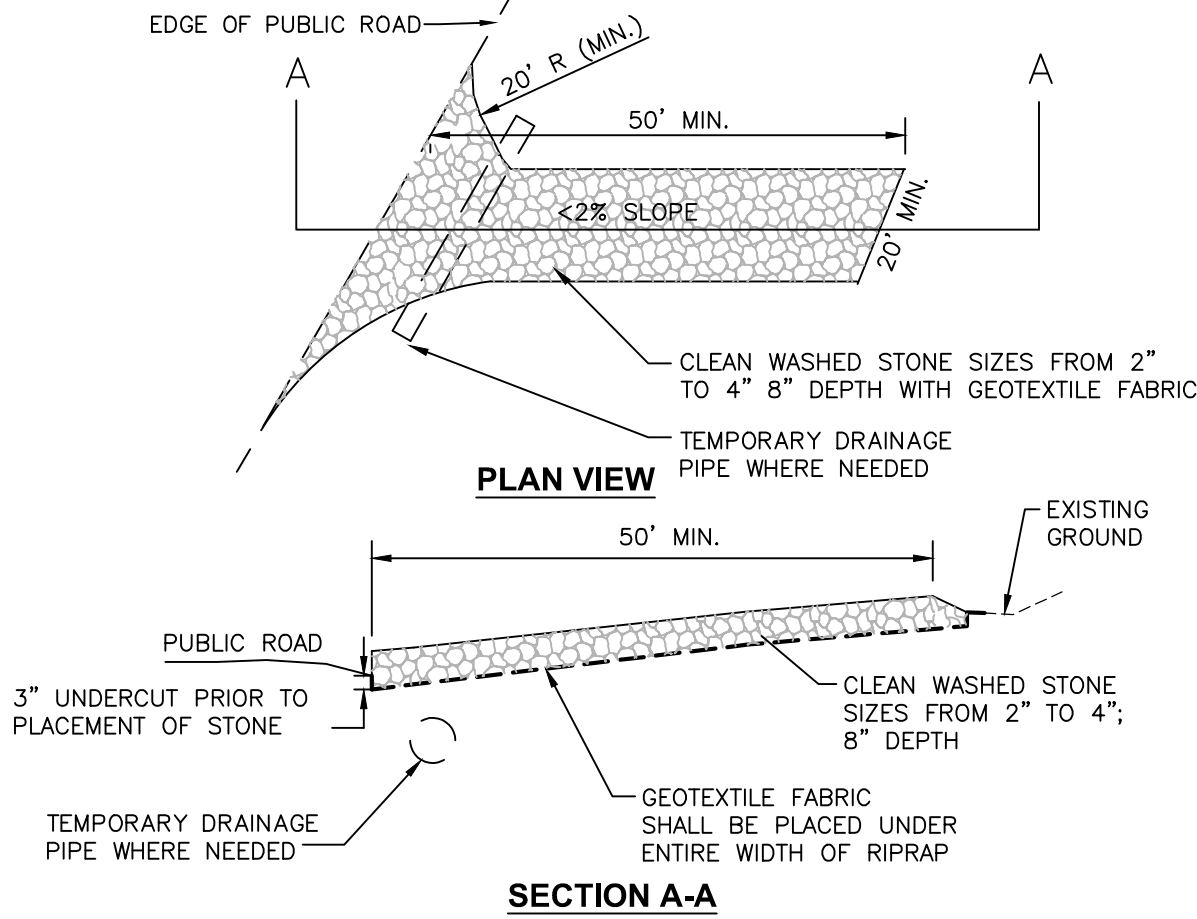
NOTES:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
- FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
- SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
- SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
- TIEBACKS ARE ONLY NECESSARY WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS.
- MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:
SLOPE STEEPNESS MAXIMUM SLOPE LENGTH(F)
2:1 25
3:1 50
4:1 75
5:1 OR FLATTER 100

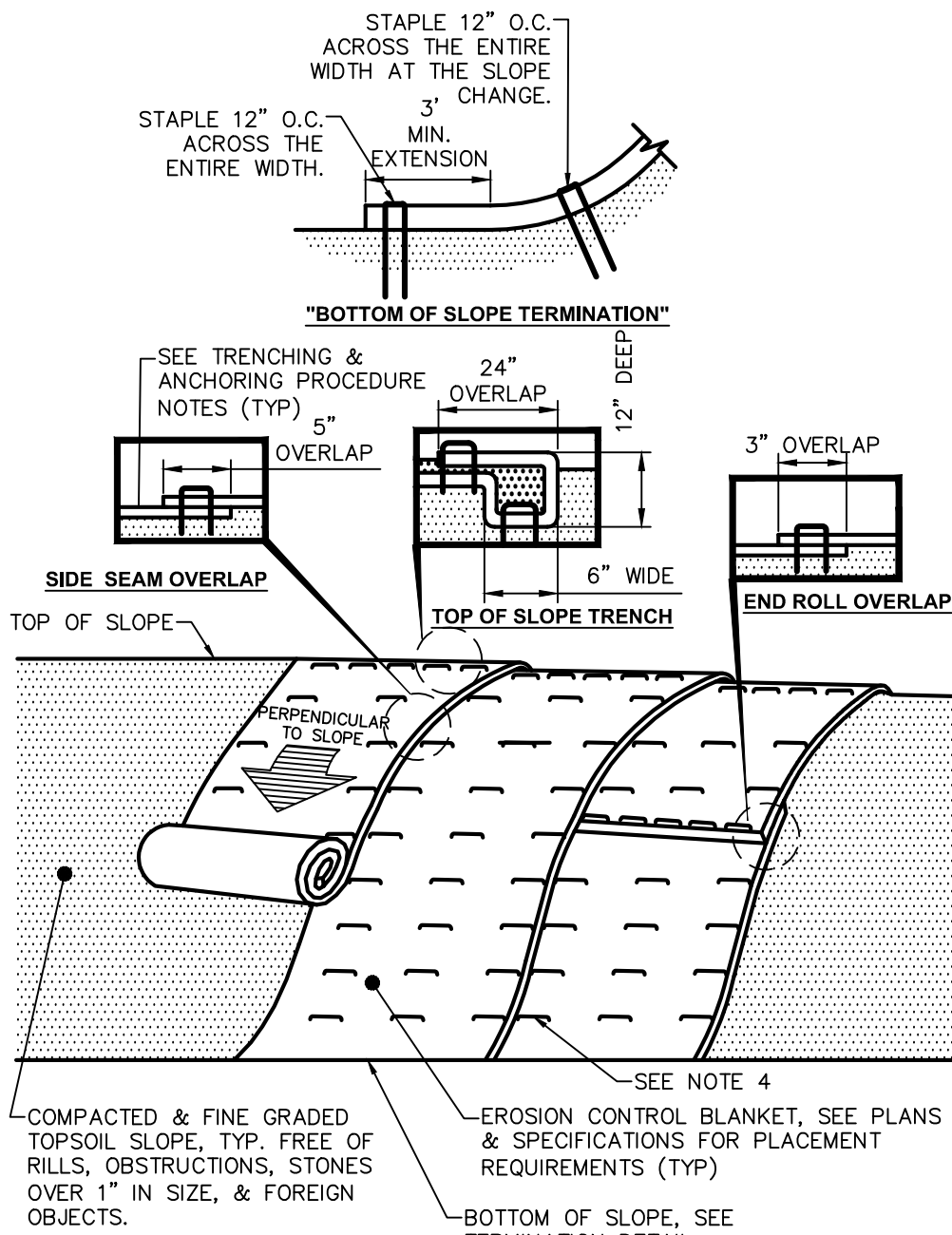
1 SILT FENCE INSTALLATION DETAIL
SCALE: NOT TO SCALE

CONSTRUCTION EXIT SPECIFICATIONS:

- CONSTRUCT AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
- CONSTRUCT ON LEVEL GROUND WHERE POSSIBLE.
- GEOTEXTILE FABRIC SHALL BE INSTALLED PRIOR TO PLACING STONE ACROSS THE FULL LENGTH AND WIDTH OF THE EXIT. THE AREA WHERE THE PAD IS TO BE INSTALLED SHALL BE UNDERCUT A MINIMUM OF 3-INCHES PRIOR TO LAYING THE FABRIC.
- STONES SHOULD BE 2-4 INCH CRUSHED, WASHED, AND WELL GRADED ROCK TO AT LEAST AN 8-INCH DEPTH. CRUSHER RUN AND ROAD BASE ARE NOT ACCEPTABLE MATERIALS.
- THE PAD SHALL HAVE A MINIMUM LENGTH OF 50-FT. AND A MINIMUM WIDTH OF 20-FT.
- A TURNING RADIUS OF 20-FT SHOULD BE PROVIDED ON EACH SIDE OF THE PAD WHERE IT INTERSECTS WITH A PUBLIC ROADWAY.
- IT IS STRONGLY SUGGESTED THAT PERIMETER FENCING BE INSTALLED PROXIMATE TO THE CONSTRUCTION ENTRANCE THAT WILL LIMIT EGRESS TO THE DESIGNATED CONSTRUCTION EXIT(S).
- SURFACE WATER - ALL SURFACE WATER FLOWING TOWARD CONSTRUCTION EXITS SHALL BE DIVERTED OR WATERBARS INSTALLED TO DIRECT RUNOFF INTO SEDIMENT TRAPS FOR TREATMENT.
- 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 CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



2 STABILIZED CONSTRUCTION EXIT DETAIL
SCALE: NOT TO SCALE



NOTES:

- PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
- USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
- KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
- USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:

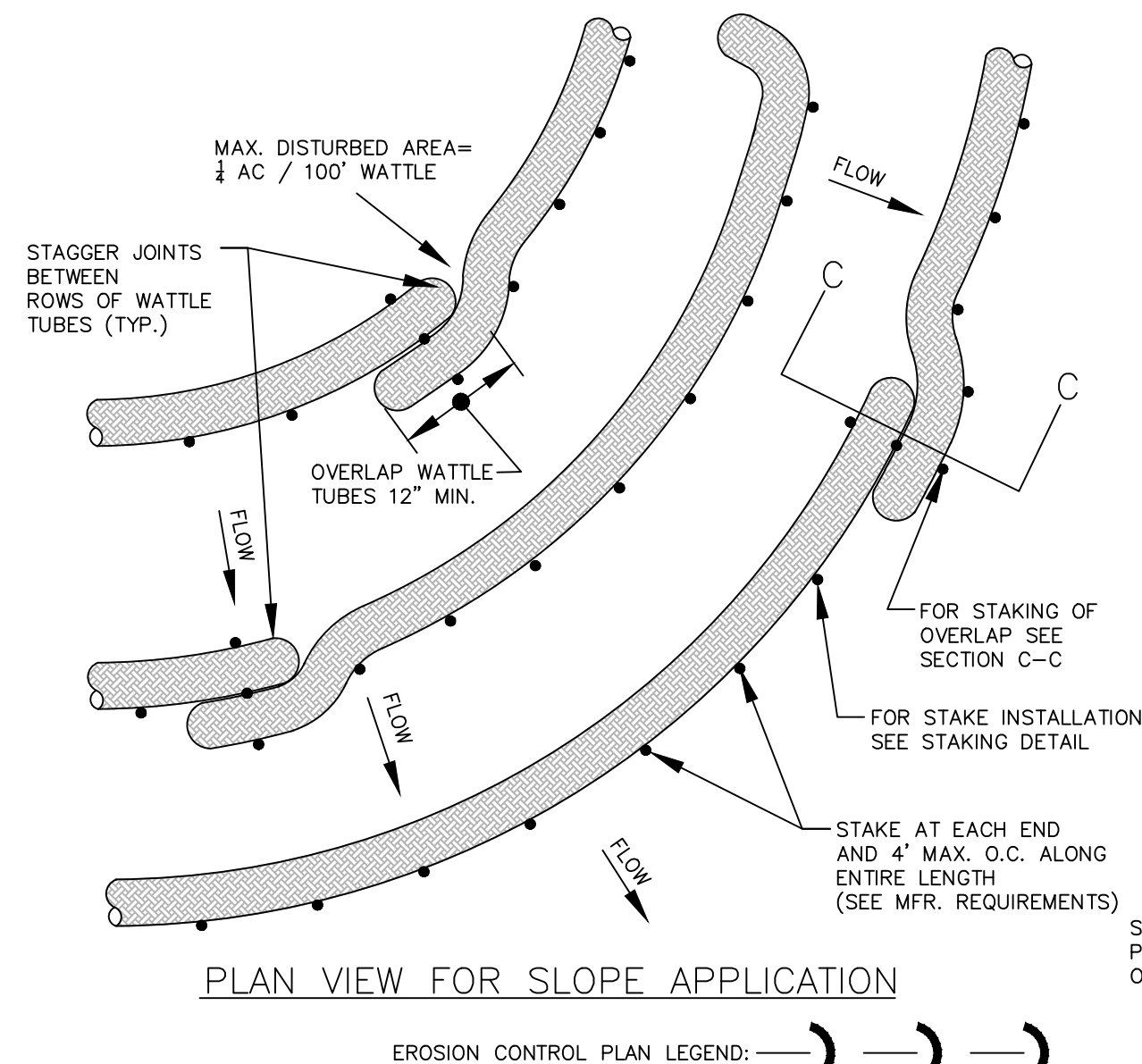
SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6" X 6" W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

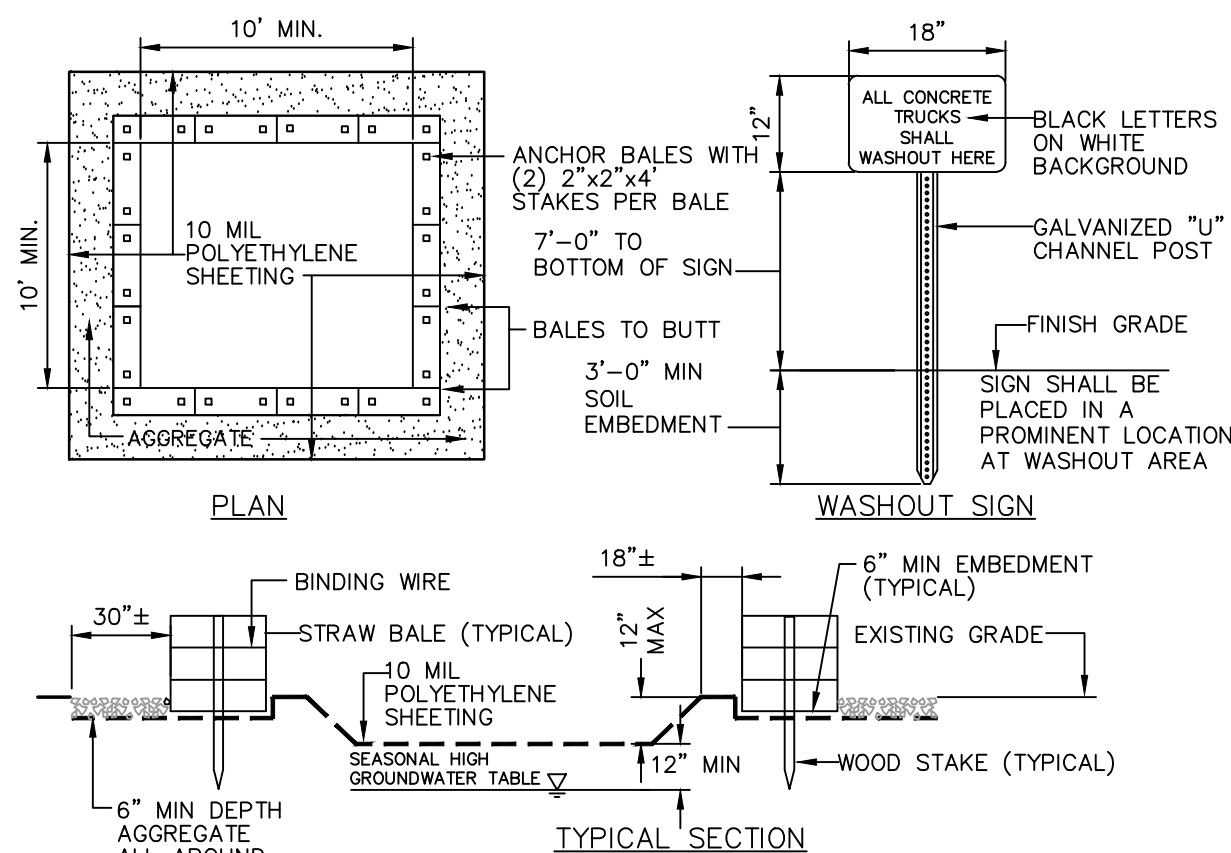
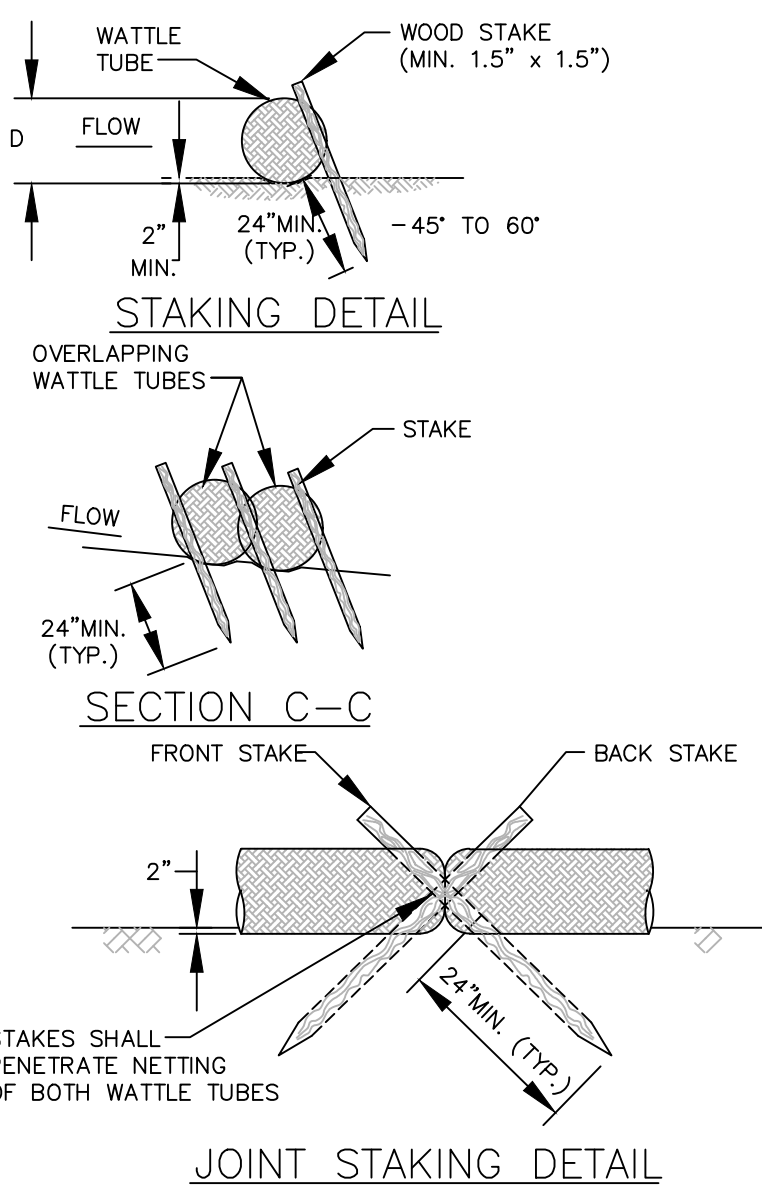
END ROLL OVERLAP: CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

REQUIREMENTS: TO BE USED ON ALL SLOPES GREATER THAN 3:1 BUT NO STEEPER THAN 2:1. 24 MONTH LONGEVITY. AND INSTALLED PER MANUFACTURER REQUIREMENTS. SUCH AS US-20 AS MANUFACTURED BY L&M SUPPLY OR LANDLOK CS2 AS MANUFACTURED BY PROPEX GEOSOLUTIONS OR APPROVED EQUAL.

3 TEMPORARY EROSION CONTROL BLANKET INSTALLATION DETAIL
SCALE: NOT TO SCALE

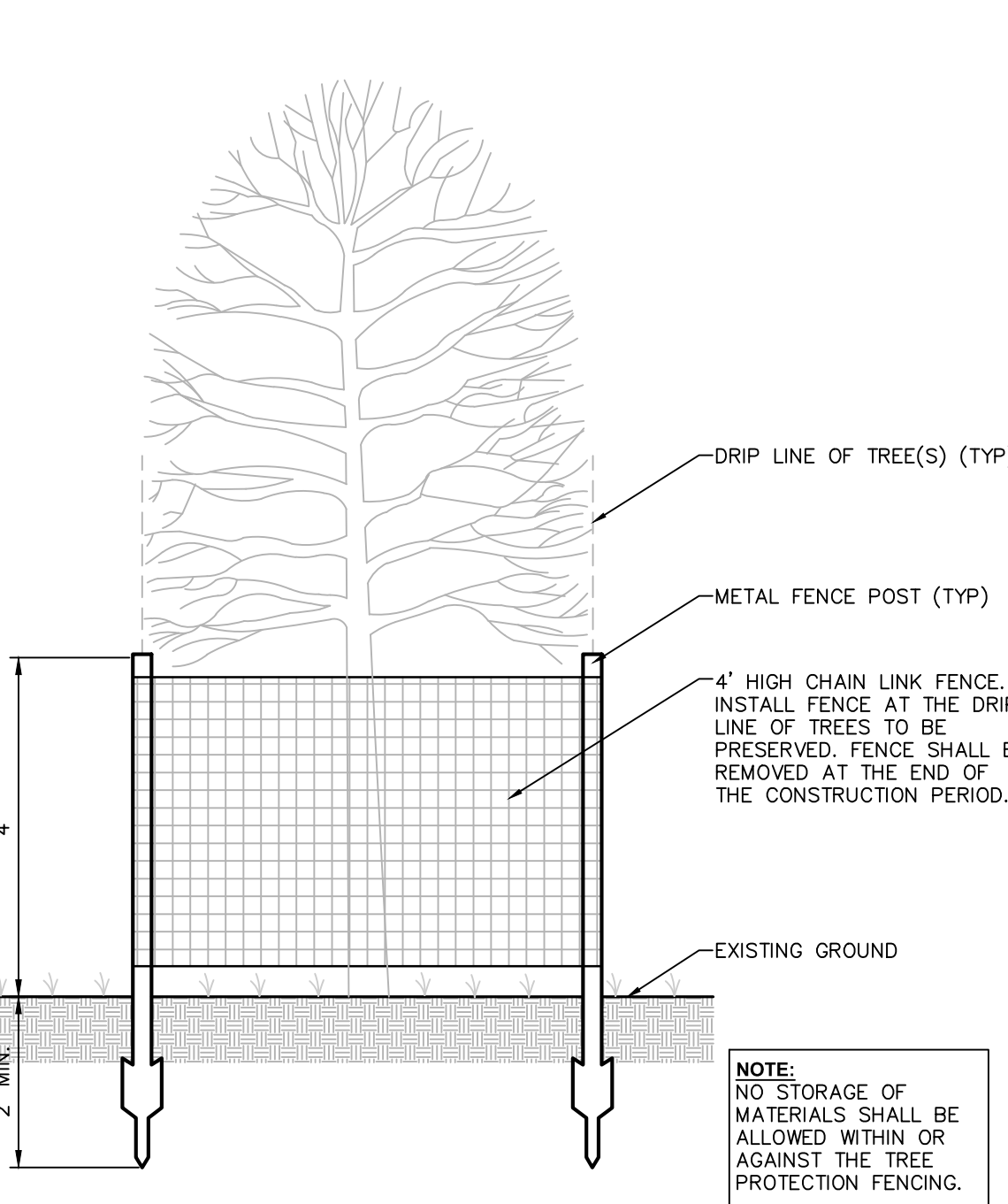


5 7.37 TUBES AND WATTLES 2007
SCALE: NOT TO SCALE

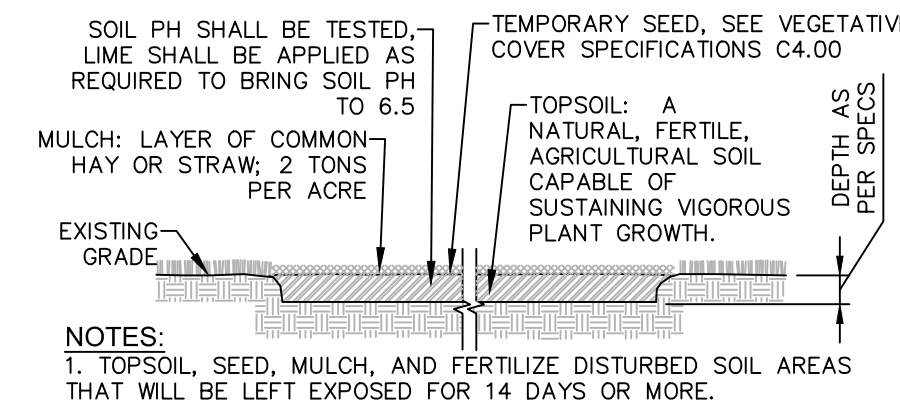


- NOTES:**
- CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
 - CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
 - WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHYLENE SHEETING.

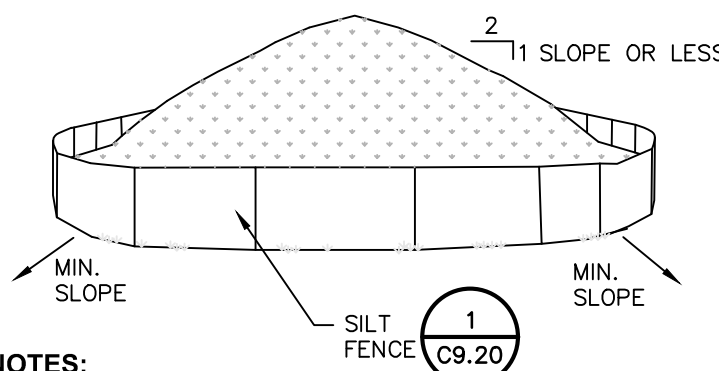
6 CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE



4 TEMPORARY TREE PROTECTION DETAIL
SCALE: NOT TO SCALE



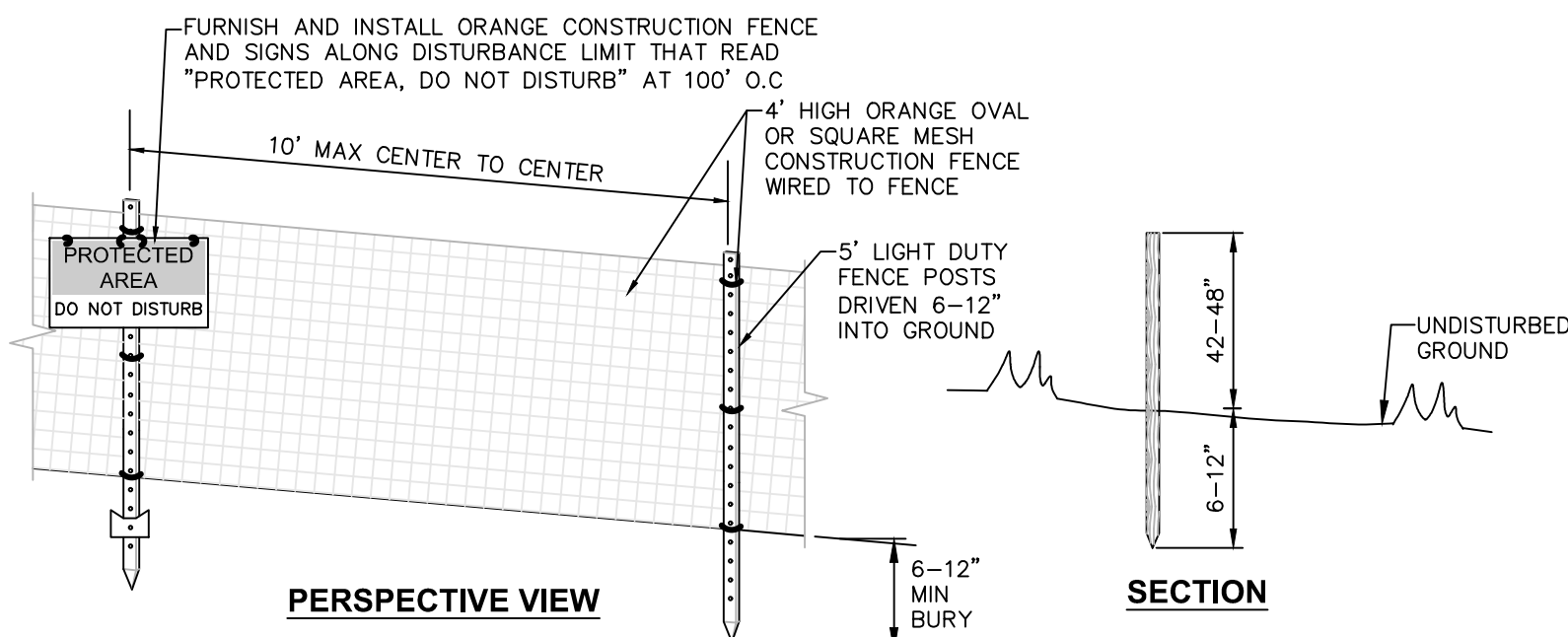
7 TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL
SCALE: NOT TO SCALE



NOTES:

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

8 TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NOT TO SCALE



9 TEMPORARY ORANGE CONSTRUCTION FENCE DETAIL
SCALE: NOT TO SCALE



**COLLECTED
CIVIL ENGINEERING**

921B Woodland Street Nashville, TN 37206



5/12/25

All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific project, application and situation for which it was intended. Any modification of this drawing or document, or any use for any project, application or situation other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided by rule 0120-02-.08(5)(b) of the Tennessee state board of architecture and engineering examiners, any changes made to this drawing or document, after final revision and sealing by the registrant are prohibited by any person other than the profession registrant, including but not limited to owners/clients, contractors, subcontractors, other design professional or any of their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

ANNAM RESIDENCE

415 CANTERBURY RISE
FRANKLIN, WILLIAMSON COUNTY, TN

ISSUED FOR:

CONSTRUCTION

PROJECT NUMBER:

23031

DATE:

5/12/25

DRAWN BY:

JW

REVIEWED BY:

PR

NORTH ARROW:

SCALE:



REVISIONS		
NO.	DATE	DESCRIPTION
1	5/12/25	BZA SUBMISSION

DRAWING NAME:

EROSION CONTROL DETAILS

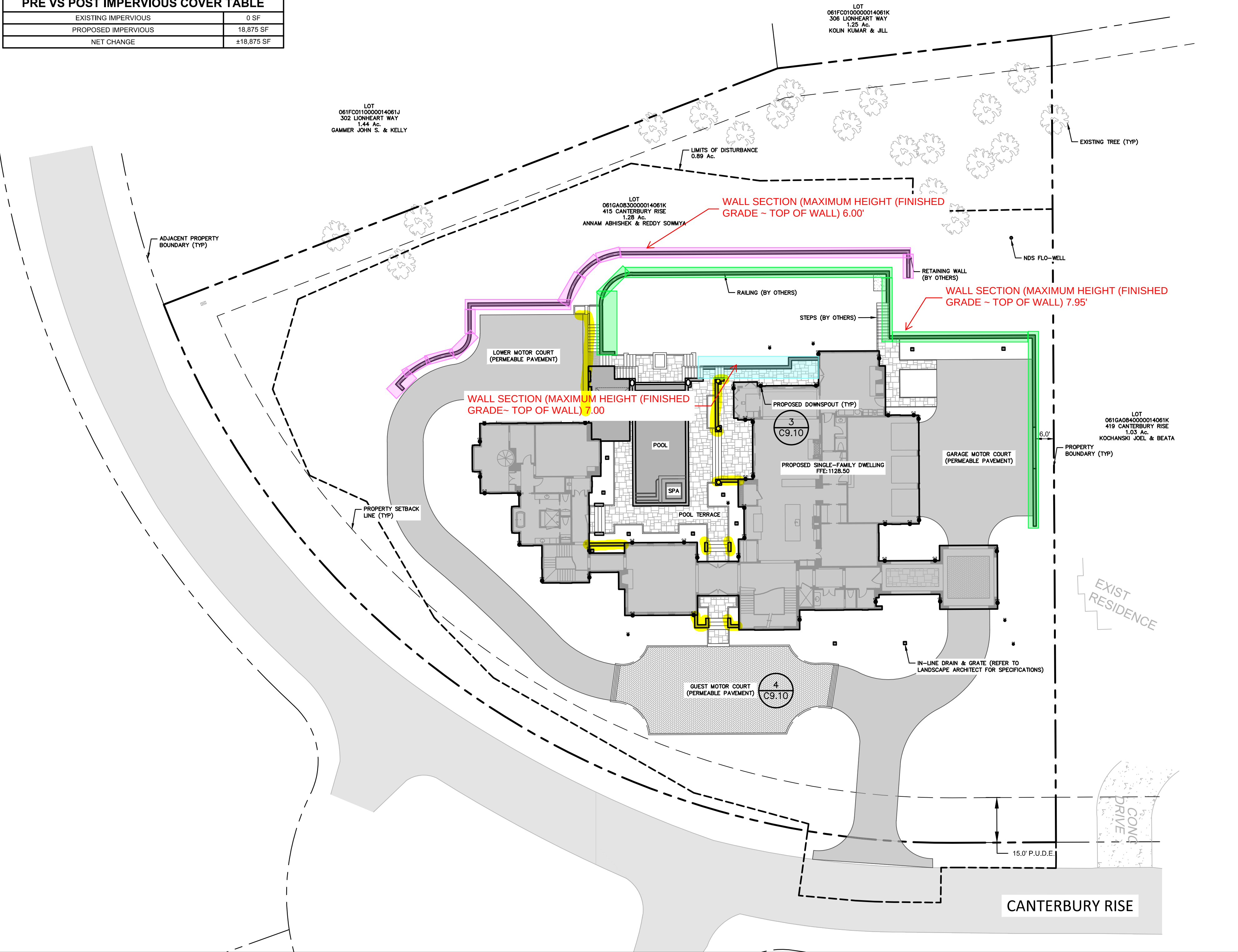
DRAWING NUMBER:



C9.20

K:\02_Projects\23001-23099\23031 - Annam Residence\02_DWG\C3.00_SITE.dwg
3/7/2025 11:34:01 AM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Collected Civil Engineering, LLC, shall be without liability to Collected Civil Engineering, LLC.

PRE VS POST IMPERVIOUS COVER TABLE	
EXISTING IMPERVIOUS	0 SF
PROPOSED IMPERVIOUS	18,875 SF
NET CHANGE	±18,875 SF



CIVIL SITE LEGEND:

	PROPERTY BOUNDARY
	PROPERTY SETBACK LINE (PER SURVEY)
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	WORK LIMIT LINE
	PROPOSED WALL (DESIGNED BY OTHERS)
	HARDSCAPE (DESIGNED BY OTHERS)
	PROPOSED SINGLE FAMILY DWELLING
	YARD DRAIN (REFER TO CIVIL SHEET C4.00)
	PROPOSED DRIVEWAY

LAYOUT NOTES:

- THE SITE LAYOUT IS BASED ON CENTERLINES AND CONTROL POINTS AS NOTED. DIMENSIONS NOTED (+/-) ARE FOR FIELD ADJUSTMENTS. WHEN NECESSARY, ALL OTHER DIMENSIONS ARE TO BE MAINTAINED. MINOR FIELD ADJUSTMENT MAY BE NECESSARY TO MAINTAIN PROPER LAYOUT OF BUILDING FOOTPRINT.
- THE CONTRACTOR IS TO CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTIONS OF THE PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE UTILITIES PROTECTION CENTER AT 811 AND HAVE ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED ON THIS PROJECT FIELD LOCATED BOTH HORIZONTALLY AND VERTICALLY PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR, WHEN SIGNING THE CONTRACT DOCUMENTS, RELIEVES THE OWNER, LANDSCAPE ARCHITECT OR ENGINEER FROM ANY AND ALL LIABILITY CLAIMS RESULTING FROM THE DAMAGE TO AND/OR INJURY DERIVED FROM AN ENCOUNTER WITH ANY AND ALL EXISTING UTILITIES.
- INDIVIDUAL CONTRACTORS ARE RESPONSIBLE FOR LOCATING THE PROPERTY SERVICE CONNECTIONS BY DIGGING DOWN TO THEM PRIOR TO SETTING THE BUILDING ELEVATIONS.
- BEFORE THE LANDSCAPE PROJECT IS STARTED, THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR WILL MEET ON THE SITE FOR A DETAILED EXPLANATION OF THE SITE LAYOUT PLAN.
- SEE CONSTRUCTION DETAILS FOR DIMS. OF SITE ELEMENTS.
- DO NOT SCALE FROM DRAWING.
- ALL DIMS: 90 DEGREES UNLESS OTHERWISE INDICATED.
- TYP.S. - TYPICAL DIMS. ARE TO BE USED UNLESS OTHERWISE INDICATED.
- ALL TREES LOCATED ARE TO REMAIN. VERIFY TREE LOCATIONS IN FIELD.
- ALL CONSTRUCTION LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO HAVE LICENSED SURVEYOR OR ENGINEER TO SET LAYOUT STAKES TO ENSURE PROPOSED

LAYOUT & SURFACE MATERIAL NOTES:

- BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

GENERAL NOTES:

- BASE MAP INFORMATION TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.

GENERAL NOTES:

- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
- IF PROVIDED BY PROJECT LANDSCAPE ARCHITECT, SPECIFICATIONS FOR TOPSOIL, PERMANENT VEGETATION, AND PLANTING PREPARATION SUPERCEDES THOSE SPECIFICATIONS SHOWN HEREON.
- CONSTRUCTION CANNOT COMMENCE UNTIL THE WILLIAMSON COUNTY PERMIT IS RECEIVED.

CONSTRUCTION SEQUENCING NOTES:

- PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, THE CONTRACTOR SHALL DEMARCATHE THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
- THE CONTRACTOR SHALL STRIP EXISTING TOPSOIL AND STOCKPILE FOR REUSE.
- THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & ROUGH GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
- CONTRACTOR SHALL BOX OUT THE AREAS OF STORMWATER MANAGEMENT AND INSTALL PIPING, FABRIC AND STONE, AND BACKFILL AS NECESSARY.
- CONTRACTOR SHALL CONSTRUCT REMAINING PROPOSED IMPROVEMENTS (HOUSE, POOL, HARDSCAPE)
- CONSTRUCT ALL REMAINING STORM UTILITIES, AREA INLETS, AND PIPES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.
- INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE/YARD INLETS AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
- UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL COMPLETE FINALIZE ALL PERMANENT STABILIZATION MEASURES (TOPSOIL, SEED AND MULCH PER THE LANDSCAPE ARCHITECT PLANS).
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

GENERAL CONSTRUCTION:

- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A TENNESSEE STATE LICENSED LAND SURVEYOR.
- ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
- ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
- NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
- NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
- ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

LAYOUT:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING:

- NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
- SUBBASE AGGREGATE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE TENNESSEE STATE DEPARTMENT OF TRANSPORTATION (TDOT) AND WILLIAMSON COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
- PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
- PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS'S WORK.
- TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
 - TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF THE TENNESSEE STATE DEPARTMENT OF TRANSPORTATION (TDOT) AND WILLIAMSON COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION. TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
 - APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
 - TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
- AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

LANDSCAPE & HARDSCAPE NOTE:

- LANDSCAPE & HARDSCAPE DESIGN SHOWN HEREON WAS DESIGNED BY BFT LANDSCAPE, LLC. REFER TO THE RESPECTIVE PLANS FOR DETAILED INFORMATION.

ARCHITECTURAL NOTES:

- ARCHITECTURAL BUILDING OUTLINES & DOORS SHOWN HEREON ARE BASED ON ARCHITECTURE DRAWINGS PROVIDED BY PROJECT ARCHITECT.
- DOCUMENTS HAVE BEEN DEVELOPED TO A LEVEL OF DETAIL SUFFICIENT FOR ILLUSTRATING THE GENERAL LAY OF THE LAND TO SUPPORT A LAND DISTURBANCE PERMIT. AS SUCH, THESE DRAWINGS MUST BE EXPANDED WITH ADDITIONAL DETAILED ARCHITECTURAL DESIGN, NOT REQUIRED FOR PERMITTING BUT REQUIRED FOR BUILDING PERMIT APPLICATIONS AND FOR BIDDING AND CONSTRUCTION. PRIOR TO CONSTRUCTION THE PROJECT ARCHITECT MUST REFINED THE UTILITY SERVICES AND DETAILED GRADING IN AND AROUND THE BUILDING TO BE CONSTRUCTED.



All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific project, application and situation for which it was intended. Any modification of this drawing or document, or any use for any project, application or situation other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided by rule 0120-02-.08(5)(b) of the Tennessee state board of architecture and engineering examiners, any changes made to this drawing or document, after final revision and sealing by the registrant are prohibited by any person other than the profession registrant, including but not limited to owners/clients, contractors, subcontractors, other design professional or any of their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

ANNAM RESIDENCE

415 CANTERBURY RISE
FRANKLIN, WILLIAMSON COUNTY, TN

ISSUED FOR:		CONSTRUCTION	
PROJECT NUMBER:	23031	DATE:	3/5/25
DRAWN BY:	JW	REVIEWED BY:	PR
NORTH ARROW:	SCALE: 1" = 20'		



REVISIONS		
NO.	DATE:	DESCRIPTION:

DRAWING NAME:

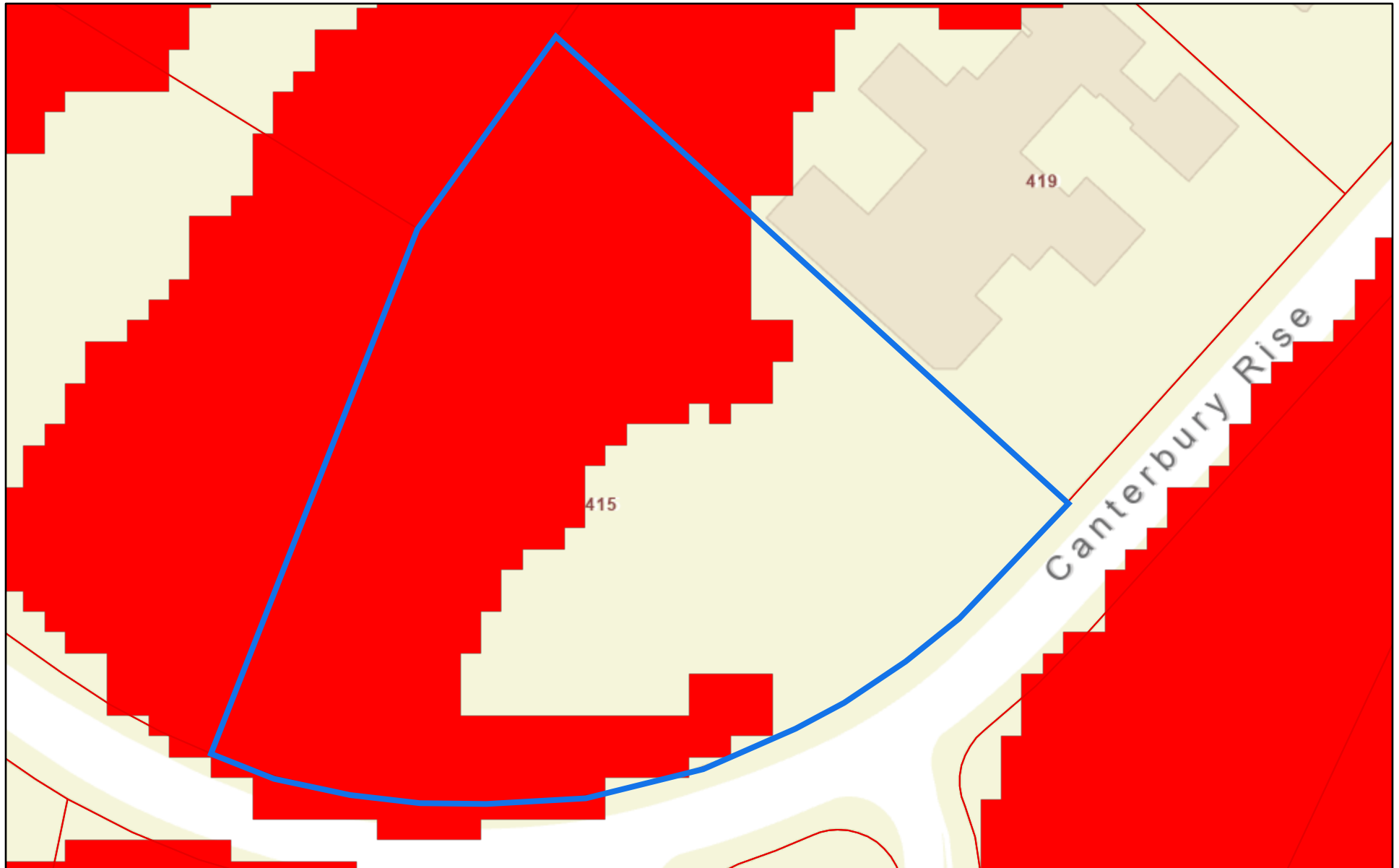
CONTEXTUAL CIVIL SITE PLAN

DRAWING NUMBER:



C3.00

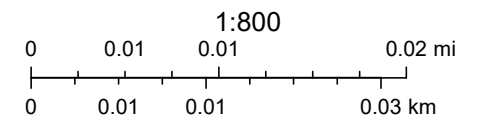
Board of Zoning Appeals - 415 Canterbury Rise



5/21/2025, 1:19:41 PM

415 Canterbury Rise

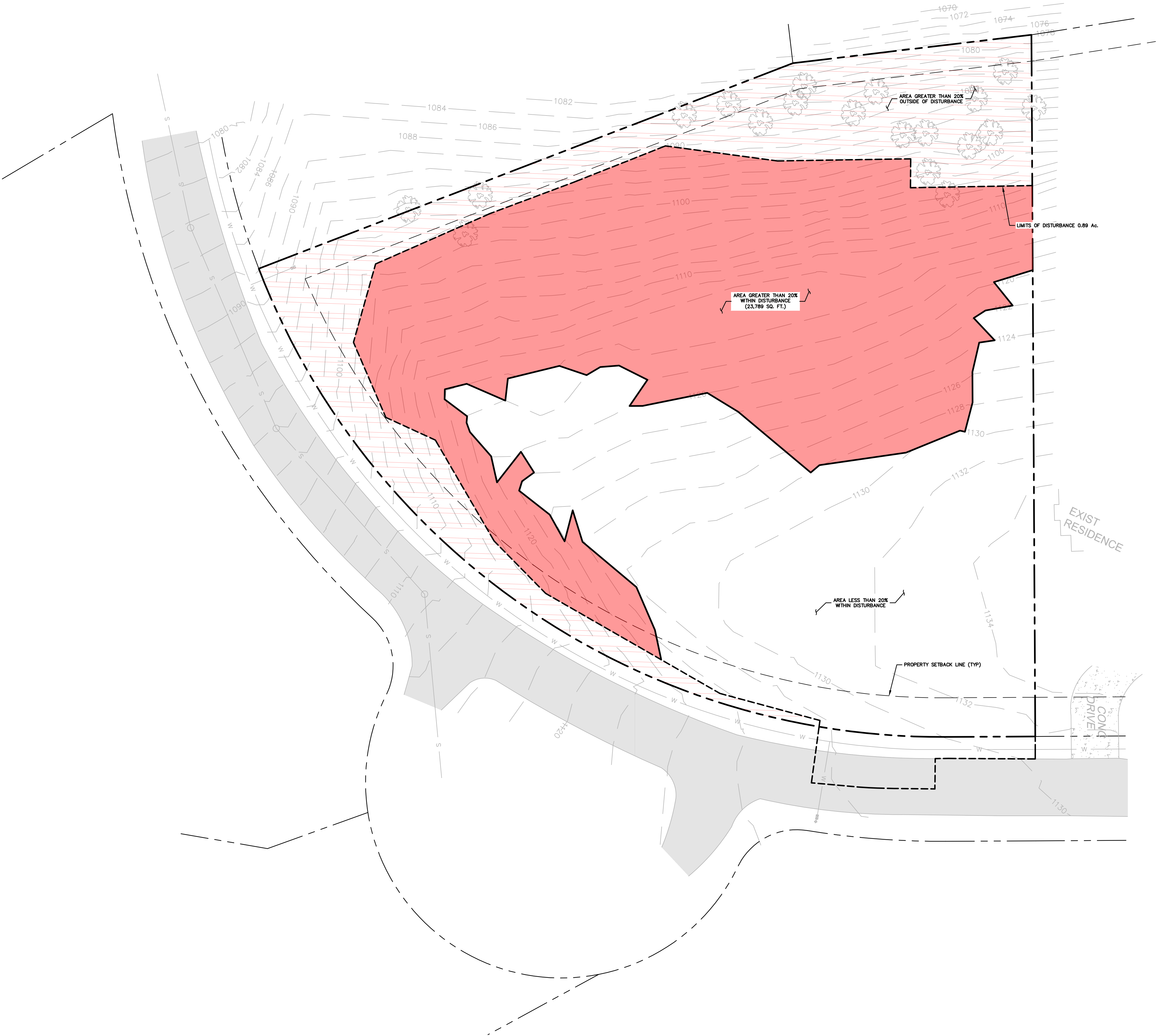
Slopes greater than 20%



Esri, Inc., City of Naperville, Illinois, City of Franklin GIS Dept.

STEEP SLOPES LEGEND:

TOTAL PROPERTY AREA: 1.28 Ac. (55,757 SQ. FT.)
TOTAL PROPERTY AREA WITHIN STEEP SLOPES (>20%): 35,290 SQ. FT.
STEEP SLOPE ARE TO BE DISTURBED: 23,789 SQ. FT.
DISTURBED PERCENTAGE: 42.66%



COLLECTED
CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



All rights reserved. Copy or reproduction of this drawing or document, or any portion thereof, without the express written permission of Collected Civil Engineering, LLC, is prohibited. This drawing or document is not intended or represented to be suitable for any purpose other than the specific project, application and situation for which it was intended. Any modification of this drawing or document, or any use for any project, application or situation other than that for which it was intended, will be at user's sole risk and without liability to Collected Civil Engineering, LLC.

Except as provided by rule 0120-02-.08(5)(b) of the Tennessee state board of architecture and engineering examiners, any changes made to this drawing or document, after final revision and sealing by the registrant are prohibited by any person other than the profession registrant, including but not limited to owners/clients, contractors, subcontractors, other design professional or any of their agents, employees or assigns.

© 2023 Collected Civil Engineering, LLC

ANNAM RESIDENCE

415 CANTERBURY RISE
FRANKLIN, WILLIAMSON COUNTY, TN

ISSUED FOR:

CONSTRUCTION

PROJECT NUMBER:

23031

DATE:

5/12/25

DRAWN BY:

JW

REVIEWED BY:

PR

NORTH ARROW:



SCALE:

1" = 20'



ORIGINAL SCALE IN INCHES

REVISIONS

NO.	DATE:	DESCRIPTION:
1	5/12/25	BZA SUBMISSION

DRAWING NAME:

SLOPE FIGURE

DRAWING NUMBER:



FIG 2



File #: 21-0620

DATE: May 20, 2025
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A **Variance Request** To Allow A 15-Foot Encroachment Into The Required 20-Foot Rear Yard Setback For An Addition To An Existing Principal Building For The Property Located At 406 Forrest Street (F.Z.O. 3.14.5.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8802
Applicant: Jenilee Vander Elst
Owner: Jenilee and Philippe Vander Elst

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: Central Commercial District / Residential Single Family
North: Central Commercial District / Mixed Non-Residential
South: Central Commercial District / Residential Single Family
East: Central Commercial District / Institutional
West: R-4 Residential District / Residential Single Family

Applicable Zoning Ordinance Provisions

20.10 Variance

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

3.14.5. Central Commercial District; Dimensional Standards

Principal Building Setbacks

Rear Yard	20 feet min
-----------	-------------

Background

The subject property is located at 406 Forrest Street, and is zoned Central Commercial District. There is an existing single family home on the property, and the owners are proposing an addition to the back of the house. The proposed addition would be located up to 5 feet from the rear property line. The Central Commercial district requires principal buildings to be located a minimum of 20 feet from the rear property line. For this reason, the applicant is requesting a variance to allow the principal building to encroach 15 feet into the 20-foot rear yard setback.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The lot currently has a single family home that is a reasonable size and consistent with the size of the homes on the street. The lot is also ordinary in shape and topography. Seeing as this lot has already been developed consistently with the context of the street, Staff does not find an extraordinary condition preventing development as required under the ordinance. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find that the strict application of the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. Staff finds that the existing home is consistent with the context of the street, and it would not be a hardship to leave the home as it exists currently. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. Part of the intent of this Zoning Ordinance requirement is that setbacks would be consistent between lots for aesthetic reasons. This lot is not as deep as it's neighboring property to the west, and there is not a building located directly to the north, so an addition to the home 5 feet from the rear property line would not look out of place and would not be located too close to a building on the property to the north. For these reasons, Staff finds this criteria is met.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

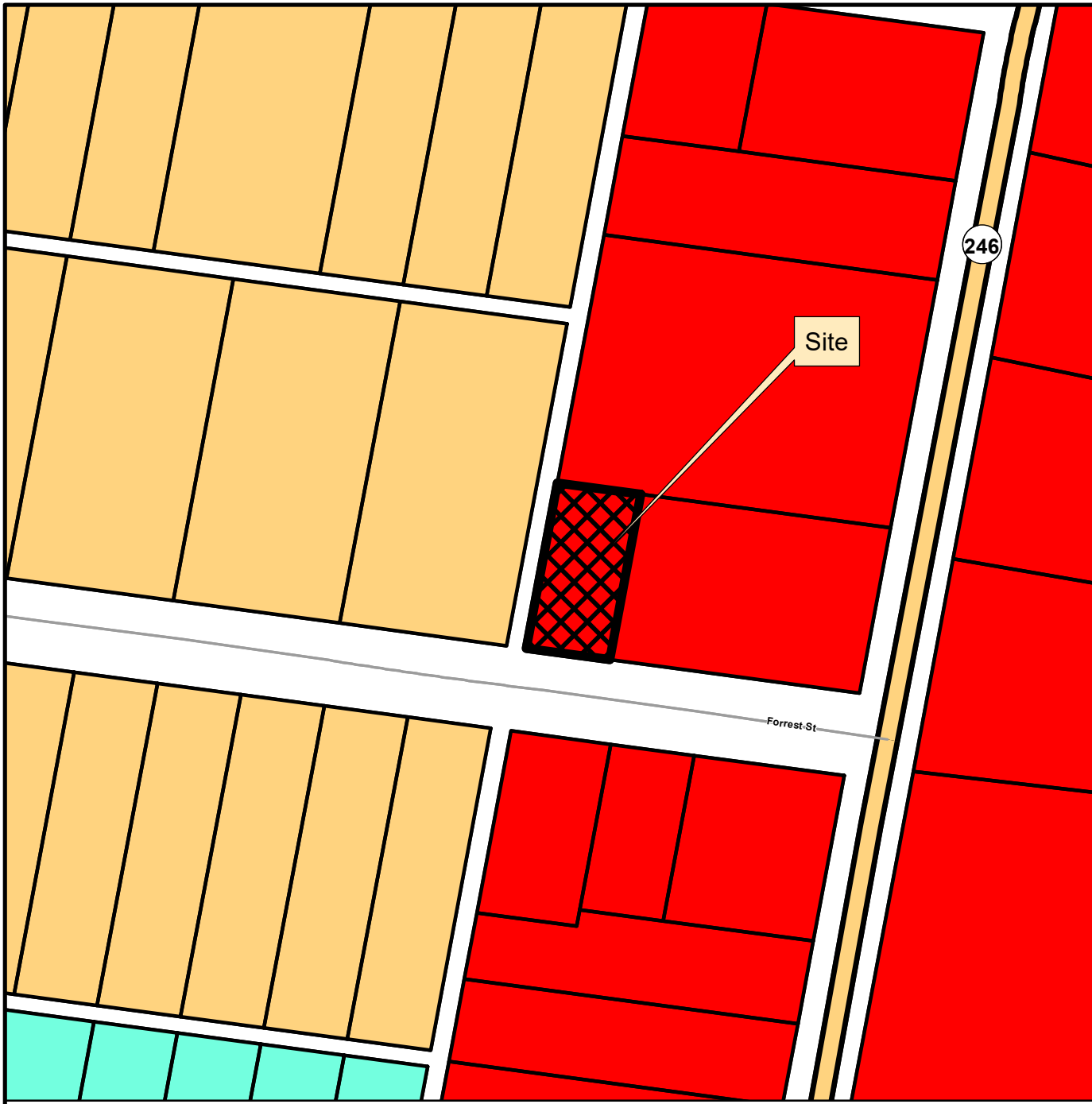
RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **deny** the Variance Request To Allow A 15-Foot Encroachment Into The Required 20-Foot Rear Yard Setback For An Addition To An Existing Principal Building For The Property Located At 406 Forrest Street, because the criteria for granting a variance have not all been met.

406 FORREST STREET
TAX MAP 078G, GROUP C, PARCEL 01700
BOARD OF ZONING APPEALS
JUNE 5, 2025

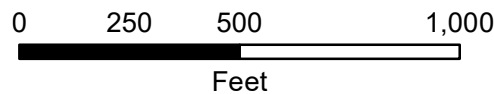
**This property is also within the CFO, which is not shown for clarity purposes.

Legend

-  406 Forrest Street
-  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.



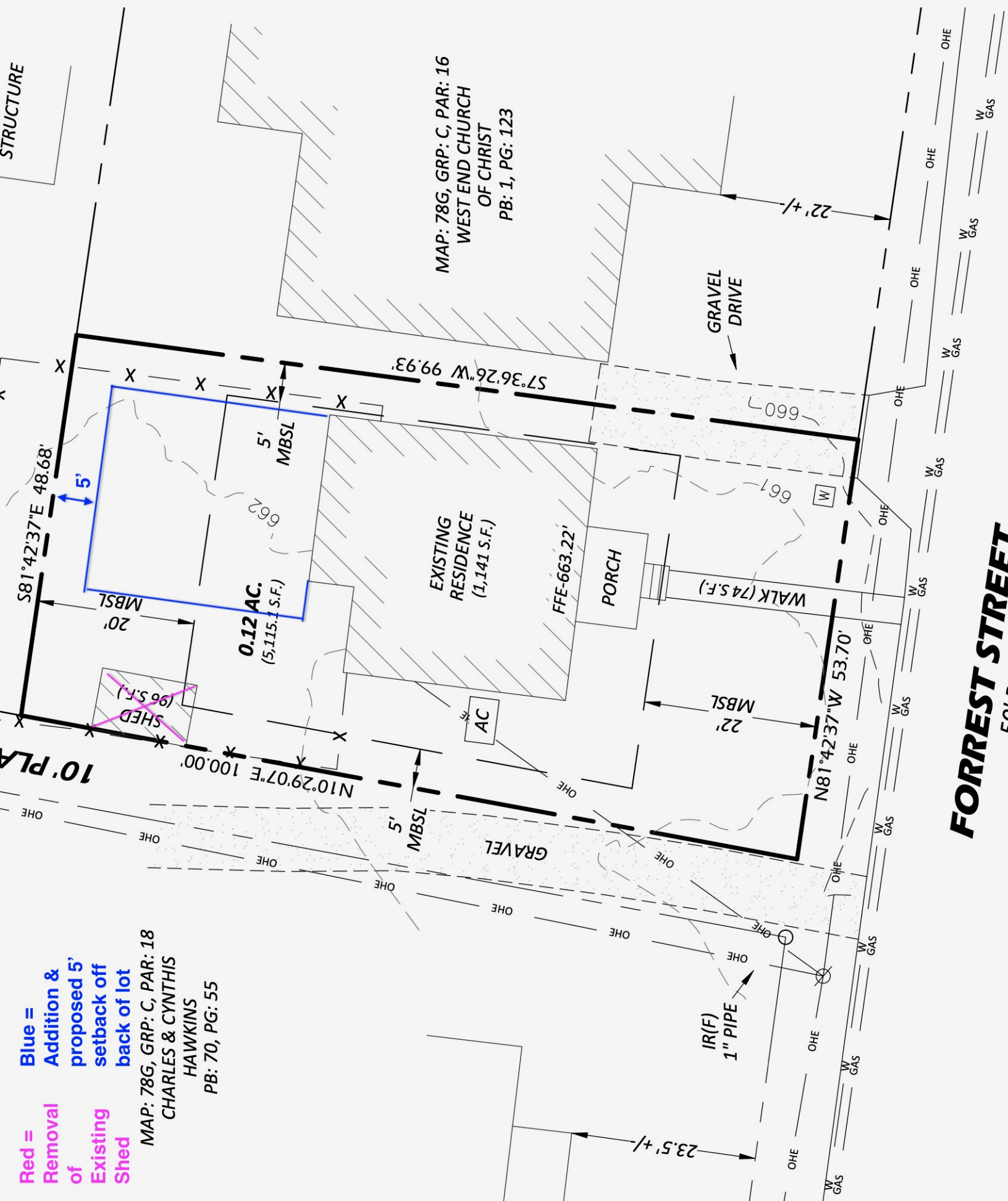
Justification Letter Jenilee and Philippe Vander Elst
406 Forrest Street Franklin TN 37064

We have lived at 406 Forrest Street Franklin TN 37064 for almost 13 years as of June 2025. We have two boys, ages 10 and 12, and we have our third arriving July 2025. As our family grows, we would like to be able to stay in our home. Currently the house is a very small, 1,200 sq. ft. 2-bedroom, 1-bathroom, due to our growing family we are looking to obtain an additional bedroom & bathroom.

Our lot is the only lot on our street that is roughly half the length in size due to its unique commercial / residential status. It appears it was once a part of the church lot, and at some point, was broken off, (possibly for a parish house?). Due to the existing 20 ft setback, we are unable to add an addition onto the back of our house as it would only allow for 5ft to build out. We have no adjacent building behind our property, just an open field.

We are requesting the existing 20ft setback off the property line to be changed to a 5ft set back.

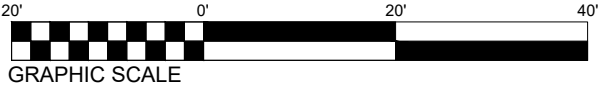
Red = Removal of Existing Shed
 Blue = Addition & proposed 5' setback off back of lot
 MAP: 78G, GRP: C, PAR: 18
 CHARLES & CYNTHIS HAWKINS
 PB: 70, PG: 55



FORREST STREET
 FORREST STREET



Keith Brotherton, RLS
Cell: 615-939-3419
Email: keith@brothertonsurveys.com
256 Seaboard Lane, Suite E-106, Franklin, TN 37067



TOTAL ACREAGE:	0.12 AC.
TOTAL LOT AREA:	5,115.1 S.F.
PRE IMPERVIOUS:	1,311.0 S.F.
POST IMPERVIOUS:	0.00 S.F.
NET:	0.00 S.F.
IMPERVIOUS AREA TO LOT RATIO	
PRE:	25.63%
POST:	0.00%
NET:	0.00%

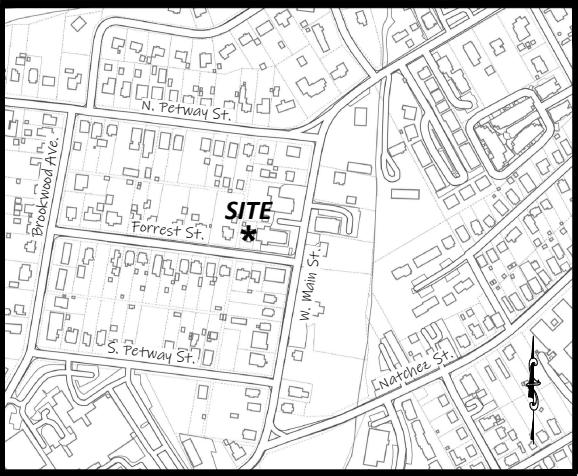
LEGEND

IRON ROD FOUND - IR(F)	○
IRON ROD SET - IR(S)	●
WATER METER	⊞
WATER VALVE	⊞
FIRE HYDRANT	⊞
SANITARY SEWER MH	⊞
SANITARY SEWER SERV.	⊞
UTILITY POLE	⊞
GAS METER	⊞
GRINDER PUMP	⊞
BENCHMARK	⊞
DECIDUOUS TREE	⊞
SANITARY SEWER	— SA —
WATER	— W —
OVERHEAD ELEC	— OHE —
BOUNDARY	— X —
FENCE	— X —

MAP: 78G, GRP: C, PAR: 15
BETTY HUGHES TRUST
DB: 4442, PG: 629
PB: 1, PG: 123

MAP: 78G, GRP: C, PAR: 18
CHARLES & CYNTHIS
HAWKINS
PB: 70, PG: 55

MAP: 78G, GRP: C, PAR: 16
WEST END CHURCH
OF CHRIST
PB: 1, PG: 123



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- PURPOSE: RESIDENTIAL SITE PLAN - EXISTING CONDITIONS.
- SUBJECT PROPERTY PRESENTLY IDENTIFIED AS PARCEL 17, ON THE WILLIAMSON COUNTY TAX MAP 75G, GROUP "C". SAID PROPERTY IS FURTHER IDENTIFIED AS WESTERN P/O LOTS 1 & 2 OF LYNNHURST, BLOCK "C" AND IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL PLAT AS RECORDED IN PLAT BOOK 1, PAGE 123 IN THE WILLIAMSON COUNTY REGISTERS OF DEEDS OFFICE AND TO ALL RESTRICTIONS OF RECORD.
- PROPERTY ZONING: CENTRAL COMMERCIAL DISTRICT - CC (CITY OF FRANKLIN).
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE CERTIFICATION, AS SHOWN ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF SUCH REPORT. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THESE PARCEL(S) INCLUDING BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THIS SURVEYOR.
- UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTHS SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK UTILIZING BASE AND ROVER.
 - POSITIONAL ACCURACY: 0.08'
 - DATE OF SURVEY: 01/30/2024
 - DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
 - GEOID 18.
 - NO COMBINED GRID FACTORS WERE USED.

SITE PLAN - EXISTING CONDITIONS

MAP: 78G, GRP: C, PARCEL: 17
W. P/O LOTS 1 & 2 OF LYNNHURST, BLOCK "C"
PLAT BOOK: 1, PAGE: 123
406 FORREST STREET, FRANKLIN, TN 37064
9TH CIVIL DISTRICT, WILLIAMSON COUNTY, TN
FOR: PHILLIPPE VANDER ELST

DRAWN BY: KRB
PROJECT NO. 23-110
DATE: 03/06/2024
SCALE: 1"=20'
SHEET NO.
1 OF 1

