



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 10, 2020

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. 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.
- Call in to the conference meeting 1-312-626-6799; Meeting ID: 997 4713 3781; Password: 268411. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.
- The public may 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 will be accepted until 12:00 PM (noon) on the day before the meeting.
- Limited viewing will be available in the lobby of City Hall to watch the live video. In-person public comments will be permitted in the Zoom meeting from the City Hall Board Room. Staff will assist in directing citizens from the lobby to form a line to speak on an item. Line spacing will be 6-feet apart and masks are required.
- City YouTube: <https://www.youtube.com/user/CityOfFranklin>
- City Facebook Live: <https://www.facebook.com/CityOfFranklin>
- City website: <https://www.franklinton.gov/franklintv>

CALL TO ORDER

1. Consideration Of Resolution 2020-259, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On December 10,2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same

Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Amy Diaz-Barriga, Emily Wright

APPROVAL OF MINUTES

2. Consideration Of Approval Of the October 22, 2020 Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included withing the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

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

3. Consideration Of Approval of Items 9-14 On The Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

4. Consideration Of Resolution 2020-223, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 532 Franklin Road, Known As Map 053 Parcel 06000, To Change The Design Concepts Map From Large Lot Residential To Office Residential. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

5. Consideration Of Resolution 2020-224, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Boyd Mill Avenue, Magnolia Hall Historic Estate" Special Consideration For The Conservation Subdivision Design Concept. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

6. Consideration Of Resolution 2020-244, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Generally Located North Of Long Lane, East Of Interstate-65 And West Of Alfred Ladd

Road, Known As Map 106 Parcel 18402, To Change The Design Concept From Single Family Residential To Recreation, And Create A New Special Consideration. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

REZONINGS/DEVELOPMENT PLANS

7. Consideration Of Resolution 2020-222, A Resolution Approving A Revised Development Plan, Huffines Ridge PUD, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

Sponsors: Amy Diaz-Barriga, Emily Wright

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Harpeth Community Church Subdivision, Site Plan, Lot 1, Revision 2 (Holly Hill Verizon Wireless Cell Tower), Constructing A New Stealth Wireless Telecommunication Tower, On 9.01 Acres, Located Near The Intersection Of Lewisburg Pike And Mack Hatcher Parkway, At 1101 Gardner Road.

Sponsors: Amy Diaz-Barriga, Emily Wright

9. Lockwood Glen PUD Subdivision, Final Plat, Section 15, Creating 14 Residential Lots And Two Open Space Lots, On 6.06 Acres, Located Near The Intersection Of Sherman Court And McAvoy Drive. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

10. Spring Creek Subdivision, Final Plat, Revision 9, Creating One Commercial Lot On 13.82 Acres, Located At 1854 And 1874 West McEwen Drive. (CONSENT AGENDA)

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

11. Westhaven PUD Subdivision, Final Plat, Section 57, Creating 34 Residential Lots And Two Open Space Lots, On 11.66 Acres, Located Near The Intersection Of Cheltenham Avenue And Eliot Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

12. Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1, Adding One Space Lot To Section 33, On 1.24 Acres, Located Near The Intersection Of Stonewater Street And Cavanaugh Lane. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

13. Williamson County Animal Care Center, Site Plan, Offsite Sanitary Sewer Extension (Infrastructure Only), Constructing An Offsite Gravity Sanitary Sewer Main Extension, Crossing 5 Parcels Of 279.42 Total Acres, Located Near The Intersection Of Mack Hatcher Parkway And Old Charlotte Pike. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

14. Phillip Drone Subdivision, Final Plat, Creating 2 Single-Family Residential Lots, On 0.86 Acres, Located At 599 West Meade Boulevard. (CONSENT AGENDA)

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

MAJOR THOROUGHFARE PLAN AMENDMENTS

15. Consideration Of Resolution 2020-241, A Resolution To Reject A Request From Boyle Investment Company To Amend Connect Franklin, The Comprehensive Transportation Network Plan, To Reclassify A Roadway Within The Berry Farms PUD Subdivision (Chadwell Tract) As A Collector Roadway. (PUBLIC HEARING)

Sponsors: Paul Holzen

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

RESOLUTION 2020-259

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON DECEMBER 10, 2020, AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, on March 20, 2020, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, Executive Order No. 60, and Executive Order No. 65 allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Order No. 2020-03, No. 2020-05, and No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission believes it is in the best interest of the City of Franklin to conduct the December 10, 2020, meeting by electronic means.

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

The meeting scheduled for December 10, 2020, at 7:00 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

<https://www.franklintn.gov/Home/Components/Calendar/Event/10405/1092>

IT IS SO RESOLVED AND DONE on this 10th day of December, 2020.

ATTEST:

By: _____
Emily Wright
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
FMPC Chair

Approved as to Form By:
Shauna R. Billingsley, City Attorney



Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Hathaway called the meeting to order at 7:00 pm.

Board Members Present: Michael Orr, Jenny Szilagyi, Mike Hathaway, Ann Petersen, Alma McLemore, Marcia Allen, Roger Lindsey, Jimmy Franks, Scott Harrison

Board Members Absent: None

1. Consideration Of Resolution 2020-211, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On October 22, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments: 1. 2020-211 RES Declaring Need for Electronic Meeting_FMPC_10.22.20.Law Approved

Chair Hathaway asked if there were any public comments for Item 1. There were none.

Chair Hathaway asked for a motion for Item 1.

Commissioner Lindsey moved, seconded by Commissioner Allen, to Approve Resolution 2020-211.

Chair Hathaway asked for a roll call vote on the motion.

The motion passed unanimously.

ACTION: Motion to Approve Resolution 2020-211, Item 1, by Commissioner Roger Lindsey, second by Commissioner Marcia Allen;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

Chair Hathaway read the following statement:

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APPROVAL OF MINUTES

2. Consideration Of Approval Of The September 24, 2020 FMPC Minutes.

Sponsors:

Attachments: 1. Draft 7 September 2020 FMPC minutes

Chair Hathaway asked for a motion to approve the Minutes from the September 24, 2020 meeting.

Alderman Petersen moved, seconded by Commissioner McLemore, to Approve the Minutes.

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION:	Motion to Approve the Minutes, Item 2, by Alderman Ann Petersen, second by Commissioner Alma McLemore; Motion Passed 9-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	None

FMPC ANNUAL CALENDAR

3. Consideration Of Approval Of The January 2021-January 2022 FMPC Calendar.

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments: 1. DRAFT FMPC Meetings and Deadlines Schedule PUBLIC 2021 updated 101320

Chair Hathaway asked for a motion to approve the FMPC Calendar for January 2021-January 2022.

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the FMPC Calendar for January 2021-January 2022.

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION:	Motion to Approve the FMPC Calendar for January 2021-January 2022, Item 3, by Commissioner Scott Harrison, second by Commissioner Michael Orr; Motion Passed 9-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	None

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Wright, Director of Planning and Sustainability, stated that she would email the Commissioners regarding the December 2020 Planning Commission Meeting. She stated that the email would update them on the status of the Executive Order from the Governor and how this will affect the December meeting.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

4. Consideration Of Approval Of Items 5-10 and 15-17 On The Consent Agenda.

Chair Hathaway stated that the vote for the Consent Agenda would include Items 5-10 and 15-17.

Chair Hathaway stated that the Applicant requested to withdraw Item 17 from the Consent Agenda.

Chair Hathaway asked for a motion for the Approval of the Consent Agenda and the withdrawal of Item 17 from the Consent Agenda.

Commissioner Harrison moved, seconded by Commissioner Franks, to Approve the Consent Agenda, Items 5-10 and 15-16, and withdraw Item 17 from the Consent Agenda.

Chair Hathaway called for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Consent Agenda, Items 5-10 and 15-16, and withdraw Item 17 from the Consent Agenda, Item 4, by Commissioner Scott Harrison, second by Commissioner Jimmy Franks;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

5. Creekstone Commons PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors:

Paula
Kortas

Attachments:

None

This item was approved on the Consent Agenda.

6. Franklin Park Subdivision, site plan, (One Franklin Park Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

7. Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 28, 2021. (CONSENT AGENDA)

Sponsors:

Paula
Kortas

Attachments:

None

This item was approved on the Consent Agenda.

8. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements to October 28, 2021. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

9. Through the Green PUD Subdivision, site plan, lot 5; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

10. Village of Eddy Lane Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

11. Consideration of Ordinance 2020-24, An Ordinance To Rezone 3.81 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.6 For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place (Chickasaw PUD).

Sponsors:

Joseph Bryan, Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP Chickasaw Rez-DP
2. ORD 2020-24 Chickasaw PUD Rez_with Exhibits.Law Approved 2
3. 2020.10.01 Resubmittal COF 7314 Chickasaw PUD Rezoning

Mr. Joseph Bryan, Principal Planner, stated that the rezoning and development plan revision for the Chickasaw PUD was being done in conjunction with the neighboring Cherokee Place PUD rezoning and development plan. He stated that they are presenting the Chickasaw PUD rezoning and development plan first to accommodate the revised boundaries between the two developments.

The Envision Franklin Land Use Plan places this parcel in the Mixed Residential Design Concept, which supports the proposed rezoning to Planned 12.6 (PD 12.6).

Staff recommended Approval of Ordinance 2020-24 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, to recommend Approval of Ordinance 2020-24 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2020-24, Item 11, by Commissioner Michael Orr, second by Commissioner Scott Harrison;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

12. Consideration Of Resolution 2020-161, A Resolution Approving A Revised Development Plan For Chickasaw PUD, For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place.

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

Attachments:

1. MAP Chickasaw Rez-DP
2. RES 2020-161 Chickasaw PUD DP Rev 1_with Exhibits.Law Approved 2
3. 2020.10.01 Resubmittal COF 7315 - Chickasaw PUD Dev Plan Rev 1

Mr. Bryan stated that the purpose of this development plan revision was to change the boundaries of the development in order to accommodate the Cherokee Place PUD subdivision project. The original development plan for the Chickasaw PUD was approved by the Board of Mayor and Aldermen in August of 2017. No new additional dwelling units are being proposed for the Chickasaw PUD with this development plan revision.

Staff recommended Approval of Resolution 2020-161 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Robert James, James + Associates. He stated that they were representing the Franklin Housing Authority.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, to recommend Approval of Resolution 2020-161 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-161, Item 12, by Commissioner Alma McLemore, second by Commissioner Marcia Allen;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

13. Consideration Of Ordinance 2020-25, An Ordinance To Rezone 8.15 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.27 For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive (Cherokee Place PUD).

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

Attachments:

1. MAP Cherokee Place PUD Rez-DP
2. ORD 2020-25 Cherokee Place PUD Rez_with Exhibits.Law Approved 2
3. 2020.10.01 Resubmittal COF 7312 - Cherokee Place PUD Rezoning

Mr. Bryan stated that the Envision Franklin Land Use Plan places this parcel in the Mixed Residential Design Concept, which supports the proposed rezoning to PD 12.7. The Cherokee Place PUD is proposing to tear down the existing structures and replace them with 100 new dwelling units.

Staff recommended Approval of Ordinance 2020-25 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Robert James, James + Associates. The Applicant stated that they were available to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner Orr, to recommend Approval of Ordinance 2020-25 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2020-25, Item 13, by Commissioner Roger Lindsey, second by Commissioner Michael Orr;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

14. Consideration Of Resolution 2020-166, A Resolution Approving A Development Plan For Cherokee Place PUD, With 2 Modification Of Development Standards For Parking Standards And Foundation Requirements, For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive.

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

Attachments:

1. MAP Cherokee Place PUD Rez-DP
2. RES 2020-166 Cherokee Place PUD DP_with Exhibits.Law Approved 2
3. 7313 Cherokee Place PUD_Conditions of Approval_01
4. 2020.10.01 COF 7313 Resubmittal - Cherokee Place Dev Plan

Mr. Bryan stated that the applicant is proposing to construct 100 dwelling units in 21 new residential buildings as part of the Cherokee Place PUD. The plan calls for the removal of the existing buildings and new buildings to be constructed. The Envision Franklin Land Use Plan places this lot in the Mixed Residential Design Concept. Envision Franklin states, " contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." The plan as proposed features a variety of building types with setbacks and architectural styling that is compatible with the surrounding neighborhoods. Walkways create a pedestrian-friendly community that connect to city parks and green spaces. The plan overall meets the recommendations and principles of Envision Franklin.

There are two Modification of Standards (MOS) requests with this plan.

MOS #1: The applicant is requesting to revise the minimum parking standards for multifamily use as follows: 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit. Section 10.1.6 of the Zoning Ordinance states that a minimum of 2.5 spaces be required for every 2-bedroom unit and 3 spaces for every 3-bedroom unit. In addition to the site constraints, the applicant has provided additional examples and supplementary information that justifies this request.

Staff recommended Approval of MOS #1.

MOS #2: The applicant is requesting to remove the 18-inch minimum height for the non-multifamily building types foundation requirement. The Zoning Ordinance requires townhouse and duplex building types to have a minimum 18-inch foundation. In order to comply with applicable housing regulations, the residential buildings must be constructed at ground level or feature ADA accessible ramps to the various entries. Given the public nature of this housing project, it is important to provide as much accessibility for each dwelling unit as possible.

Staff recommended Approval of MOS #2.

Staff recommended Approval, with conditions, of Resolution 2020-166 to the Board of Mayor and Aldermen. Mr. Bryan stated that the Conditions Of Approval are attached to the Staff Report.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Robert James, James + Associates. He stated that they were available to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Szilagyi, to recommend Approval, with Conditions, of Resolution 2020-166 to the Board of Mayor and Aldermen.

Chair Hathaway asked for a motion for MOS 1. He stated that MOS 1 is a request to revise the minimum parking standards for multifamily use as follows: 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit.

Commissioner Harrison moved, seconded by Commissioner Allen, to approve MOS 1.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion to approve MOS 1.

Chair Hathaway asked for a roll call vote.

The motion to approve MOS 1 carried unanimously.

Chair Hathaway asked for a motion for MOS 2. He stated that MOS 2 is a request to remove the 18-inch minimum height for the non-multifamily building types foundation requirement.

Alderman Petersen moved, seconded by Commissioner McLemore, to approve MOS 2.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that even though they have an 18-inch from the foundation, there are many times in which it is better not to have the 18-inch Standard for people with disabilities. She stated that she appreciated that this was being built in recognition of this.

Commissioner Harrison stated that he was in agreement with Alderman Petersen.

Commissioner Lindsey stated that the floodplain was not an issue in relation to the elevation of the building height.

Chair Hathaway asked for a vote on the motion to approve MOS 2 .

Chair Hathaway asked for a roll call vote.

The motion to approve MOS 2 carried unanimously.

Chair Hathaway asked for any discussion on the main motion, as amended.

There being none, Chair Hathaway asked for a vote on the main motion, as amended.

Chair Hathaway asked for a roll call vote.

The main motion, as amended, carried unanimously.

ACTION: Motion to Recommend Approval, with Conditions, to the Board of Mayor and Aldermen of Resolution 2020-166, Item 14, by Commissioner Scott Harrison, second by Commissioner Jenny Szilagyi; The main motion was amended to include approval of MOS 1 (9-0) and MOS 2(9-0).

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. Spacebox Southeast Parkway Subdivision, Final Plat, Creating 1 Commercial Lot And Establishing Easements, On 2.47 Acres, Located At 108 Noah Drive. (CONSENT AGENDA)

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

Attachments:

1. MAP 7351 Spacebox Southeast FP
2. 7351_Spacebox Southeast_FP_Conditions of Approval_01
3. T101089_PLAT-18x24 Plat 2020-10-01-signed

This item was approved on the Consent Agenda.

16. Splendor Ridge Subdivision, Final Plat, Revision 3, Creating 12 Single Family Residential Lots, On 8.55 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

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

Attachments:

1. MAP 7352 Splendor Ridge FP Rev 3
2. 7352 Splendor Ridge FP Rev 3_Conditions of Approval_01
3. T391001_final replat 3 100120-signedfnl

This item was approved on the Consent Agenda.

17. Spring Creek Subdivision, Final Plat, Revision 9, Creating One Commercial Lot On 13.82 Acres, Located At 1854 And 1874 West McEwen Drive. (CONSENT AGENDA)

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

Attachments:

1. MAP 7354 Spring Creek FP Rev 9
2. 7354_Conditions of Approval_01
3. 26488.02_V-PLAT_20-0930_sealed

This item was withdrawn from the Consent Agenda.

Mr. Bryan stated that the purpose of this plat is to adjust the lot lines of Lots 8 and 9 and create a new commercial lot, Lot 10, within the Spring Creek Subdivision. The previous revision to the Spring Creek Subdivision Final Plat was approved in

August 2012.

Staff recommended Approval of Item 17, with Conditions. Mr. Bryan stated that the Applicant had requested to defer.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Chris Goetz, Gresham-Smith. He stated that they requested to defer Item 17 to the December 10, 2020 Planning Commission Meeting.

Chair Hathaway asked for a motion.

Ms. Wright stated that if they were going to defer, she recommended that they defer to the December 10, 2020 Planning Commission meeting. She stated that State law required that this Final Plat be acted upon, approved or disapproved within sixty days of tonight's meeting. She stated that the meeting on December 10, 2020 was the only Planning Commission meeting within that sixty day time frame.

Commissioner Franks moved, seconded by Commissioner Lindsey, to defer Item 17 to the December 10, 2020 Planning Commission Meeting.

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Defer Item 17 to the Planning Commission Meeting on December 10, 2020, by Commissioner Jimmy Franks, second by Commissioner Roger Lindsey;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

PLANS OF SERVICES

18. Consideration Of Resolution 2020-157, A Resolution Amending Resolution 2015-26 To Modify And Update The Plan Of Services For 1845 Carters Creek Pike By The City Of Franklin, Tennessee.

Sponsors: Amy Diaz-Barriga, Emily Wright, Vernon Gerth

Attachments: 1. RES 2020-157 Amend RES 2015-26_POS 1845 Carters Crk Pk._with Exhibit.Law Approved 2

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated this is an amendment to the Plan of Service of how they previously required some utility lines to cross the property. This amends the Plan of Service so that those utility lines are not required until future development occurs.

Mr. Vernon Gerth, Assistant City Administrator of Development Services, stated that a Plan of Service was created for this property a number of years ago. He stated that this property has become an agricultural use as an equestrian facility. It was determined that extending the infrastructure, sewer and water, as originally planned was not viable. He stated that the Plan of Service before the Commissioners is reflective of what exist today and how they have ensured that they are providing services to this property which includes all City services. In the event the property was redeveloped into a non-agricultural use, they wanted to close the loop. He stated that this property was a very nice facility.

Staff recommended Approval of Resolution 2020-157 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval of Resolution 2015-157 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval of Resolution 2020-157 to the Board of Mayor and Aldermen, Item 18, by Commissioner Scott Harrison, second by Commissioner Michael Orr;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

NON-AGENDA ITEMS

Chair Hathaway asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any other business. There was none.

ADJOURN

Commissioner Harrison moved, seconded by Commissioner Allen, to Adjourn.

Chair Hathaway called for a roll call vote.

The motion Passed unanimously.

ACTION: Motion to Adjourn, by Commissioner Scott Harrison, second by Commissioner Marcia Allen;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 7:31 pm.

Chair

Date



File #: 20-01399

DATE: November 12, 2020
TO: Franklin Municipal Planning Commission
FROM: Eric Stuckey, City Administrator
Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-223, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 532 Franklin Road, Known As Map 053 Parcel 06000, To Change The Design Concepts Map From Large Lot Residential To Office Residential. (PUBLIC HEARING)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7385
Applicant: Paul Lebovitz
Owner: Dan Brazzell, Master Plans LLC

BACKGROUND/STAFF COMMENTS:

This application is to amend the Envision Franklin Design Concepts Map for a 0.79 acre parcel located at 532 Franklin Road. The property currently has the Large Lot Residential Design Concept, and the applicant is requesting the parcel receive the Design Concept of Office Residential.

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

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

The applicant has provided responses to these criteria, which are provided as an attachment to this item in Civic Clerk.

The staff responses to these criteria are as follows:

- 1) No significant changes, that directly pertain to this site, have occurred since the adoption of Envision Franklin to necessitate the requested change of Design Concept. Improvements are currently being made to Franklin Road north of this site, Gateway Village continues to buildout, and Branch Creek Crossing was completed.
- 2) Office Residential on this parcel generally meets, or does not directly conflict with, the guiding principles of Envision Franklin.
- 3) The site design included with this application is conceptual and will be fully reviewed in future processes if this request is approved; the Office Residential Design Concept requires buildings maintain a single-family residential character, meaning there would be no abrupt change in massing from surrounding residential uses.
- 4) This proposal would not negatively impact the health or safety of residents. The property is currently subject to a Special Consideration for Large Lot Residential Properties along Franklin Road and located within the Scenic Corridor Overlay of the Franklin Zoning Ordinance. A commercial use at this location would require a Variance for the 150-foot setback from Franklin Road required by the Scenic Corridor Overlay, whereas a residential use would not. Any new commercial building would provide parking in the rear, pushing the building closer to Franklin Road.
- 5) Staff believes that amending Envision Franklin for this property would not make a noticeable improvement to the quality of life of the residents of Franklin.

A virtual neighborhood meeting was held on October 19, 2020. A recording of the meeting is located on the City's website at www.franklinton.gov/neighborhoodmeetings. The meeting was attended by a small number of nearby residents, who voiced concerns about larger commercial-type buildings extending south along Franklin Road; but were less concerned about commercial uses located in residential-type structures.

Project Considerations

Envision Franklin carried over the previous policy of limiting commercial uses to properties closer to Moores Lane, and the zoning reflects this as well. The staff has concerns about commercial creep south along Franklin Road from Moores Lane and how this change could precipitate a 'domino effect' of additional Office Residential requests along Franklin Road. If this mapping amendment is approved, further evaluation of the land uses of nearby properties may be appropriate.

Furthermore, staff has concerns about the capacity of the sanitary sewer interceptor that serves the area. The interceptor serving this property is at capacity and further study and design would be required to mitigate the issue prior to commercial construction.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment shall not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends Disapproval of Resolution 2020-223.

RESOLUTION 2020-223
532 Franklin Rd. PLAN AMENDMENT
FMPC 12/10/2020

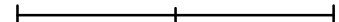
Proposed Office Residential

Existing Land Use: Single-Family Residential
Design Concept: Large Lot Residential
Proposed Land Uses: Office
Proposed Design Concepts: Office Residential
Overlays: Scenic Corridor Overlay
Map 053 Parcel 06000

Legend

-  Streets
-  City Limits
-  Parcels
-  Conservation Subdivision
-  Large-Lot Residential
-  Single-Family Residential
-  Multifamily Residential
-  Neighborhood Mixed-Use

0 0.1 Miles




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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2020-223

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR A PARCEL LOCATED AT 532 FRANKLIN ROAD, KNOWN AS MAP 053 PARCEL 06000, TO CHANGE THE DESIGN CONCEPTS MAP FROM LARGE LOT RESIDENTIAL TO OFFICE RESIDENTIAL.

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

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

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

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the property located at 532 Franklin Road, from Large Lot Residential to Office Residential; and

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

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

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

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

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

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

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on December 10, 2020, the health, safety, and welfare of the citizens requiring it.

[Signatures on page 2]

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
Mike Hathaway
Chair

By: _____
Emily Wright
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

RESOLUTION 2020-223
532 Franklin Rd. PLAN AMENDMENT
FMPC 12/10/2020

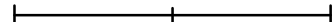
Proposed Office Residential

Existing Land Use: Single-Family Residential
Design Concept: Large Lot Residential
Proposed Land Uses: Office
Proposed Design Concepts: Office Residential
Overlays: Scenic Corridor Overlay
Map 053 Parcel 06000

Legend

-  Streets
-  City Limits
-  Parcels
-  Conservation Subdivision
-  Large-Lot Residential
-  Single-Family Residential
-  Multifamily Residential
-  Neighborhood Mixed-Use

0 0.1 Miles




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532 FRANKLIN ENVISION LAND USE AMENDMENT

DESCRIPTION & JUSTIFICATION

A change in Design Concept is requested for 532 Franklin Road. The present concept is for Large Lot Residential. In the last 3 years there has been no Consumer appeal on this lot for Residential. The request is to change the Design Concept to Office Residential. Office Residential will appear as Residential, but allow Office as well as Residential. New buildings will be transitional in character melding residential south and east, and larger buildings west and north. The Design Concept will suite the lot size, the location, and the adjacent neighborhood.

EXISTING CONDITIONS

Existing conditions adjacent are single family residential structures and 2 churches. Across Country Lane is a small frame rental house, with flood plain to the back door. Up Country Lane are several 3500 SF and larger houses, and a large vacant lot.

The land at 532 is flat falling off to creek in the rear providing good drainage. There is a flood plain in the back of the property, and State of Tennessee is taking right of way for Franklin Road widening. This will reduce the .79 acre lot to approximately .67 acres. The site is less than the 1 acre noted in Envision Large Lot Residential.

Utilities are all on-site. There are a few trees between the building and Franklin Rd. A few exist by the floodplain behind the house.

ENVISION p15 - Managed Growth – Strategic growth is encouraged in locations supported by existing City infrastructure.....

HISTORIC CLASSIFICATION

The property was designated Large Lot Residential when Envision was created several years ago. The public meeting to review this lot, and the surrounding lots, was not attended by the owner of 532 nor any of the adjacent property owners at 536, 540, & 544 (their mistake). However, no one from the public meeting (5 miles south) ever walked or visited these lots. None of the attendees visualized that 532 (and the other lots) were a transition between two large churches to adjacent residential and "already" planned large commercial concept style to the north.

If the owner at 532 and other residential lots just north had been at the meeting, they would have stated that the road noise and auto volume (18,000 cars per day), especially at peak hours, was not acceptable for

residential use. The 4 residential property owners including 532 would have requested the Office Residential concept or similar. #548 for example is Neighborhood Mixed Use.

ECONOMIC VITALITY

The owner at 532 has marketed the property continually for 3 years and there have been many offers for small office, but none for residential.

ENVISION p16 - Economics - The City will foster ... businesseswith low environmental impacts. Small businesses and incubator spaces are also encouraged to strengthen overall economic health.

DESIGN IMPROVEMENT

A new Design Concept – Office Residential – would allow the use of office space in a new building. The existing building is scrawny and unattractive in the “Scenic Corridor Overlay” leading to downtown Franklin. (The existing building is poorly built and a mere brick façade surrounding the original concrete block feed shed). A new, larger building would blend with adjacent residential size and character while providing a fresh new progressive streetscape. The present building and setting will never make the street view attractive and invigorating.

ENVISION p.20 – Exceptional Design – High quality design of buildings,streets, pedestrian facilities, and landscaping will work together to enhance the public realm and create exceptions places.....

If a new Design Concept was allowed, the driveway on Franklin Road could be shifted to Country Lane reducing an unneeded and poorly located drive apron.

There are no Special Considerations required nor requested for the Envision land use change for #532.

DESIGN CONSISTENCY & TRANSITION

The project will be consistent with Envision Franklin by providing in-fill in character with the adjacent residential and nearby commercial structures. To the east and south are residential properties with deep setbacks and deep lots compared to 532. The adjacent churches dwarf 532 as does the commercial to the north.

A more substantial building with a residential feel (but office use to support construction costs) will keep the land use pattern intact while enhancing the street view. A new building centered on the 532 property

will match the adjacent residential lot layouts where homes are more centered respectively. A new, more substantial building will not be so dwarfed by the two large adjacent churches and will be more in character and size to the properties down Country Lane and Franklin Road south and north.

ENVISION p23 - Context Responsive Infill – Infill development in established areas should be compatible with surrounding context.....edges of an in-fill development should blend into adjacent neighborhoods.

CHANGE BENEFITS

The proposed amendment will allow the owner to tear down the existing unattractive, poor residential structure and construct a more substantial office structure that looks like an adjacent house. A new residential style building will benefit the quality of life for City residents by providing:

- 1) needed space for small business at a great business location,
- 2) employment opportunities in a central location with excellent street and interstate access,
- 3) an attractive Gateway building providing scale / size transition to residential a short distance farther south and east, and larger commercial to the north,
- 4) improved roadway design and flow by moving driveway apron,
- 5) an "in-fill" project where roads and utilities are in place and minimal burden to the existing schools,
- 6) enhanced visualization along Franklin Road through new landscaping, and
- 7) community economic benefit through property, business, and employment taxes.

Respectfully submitted October 12, 2020

Paul A. Lebowitz

Aerial & On-Site Views



SITE



Envision Franklin

- Plan created at series of public meetings in City Hall and Carnton Plantation Club House 4 years ago.
- Design concepts were designated for large areas across the city. There was no way of testing whether the Concepts worked for each site as the area was city wide, not single parcels.
- Envision was passed with the knowledge and public notice that it was not perfect and would be fine tuned or amended over time.

Current Design Concept

Proposed Design Concept

◆ Current

Large-Lot Residential (Envision)

Min. 1 acre lot (Zoning R-1)

Aimed toward large lot subdivisions.
150' setback on Franklin Rd for
Scenic Corridor (implemented 2019)

Uses: residential and live-work for
limited occupations that are office
type

◆ Proposed

Office Residential (Envision)

Lot Size Unlimited (Zoning to be
determined)

Aimed toward transition from
residential to small office or
light commercial

Uses: same as residential plus offices
of varying types mostly
professional; a building can be
residential, office, or both

Parking behind building, architecture
to resemble a residence

New building will have landscape
requirements and new setbacks

Concept Plan (not a final Site Plan)



LINE ACROSS PROPERTY
IS 150' SCENIC
EASEMENT LOCATION

532 INTERESTED BUYERS FROM 2015 TO THE PRESENT

OFFICE/COMMERCIAL INTEREST

Lawyers, Legal (several)
Counselors (several)
Real Estate Brokerage
Medical including Dentist, Veterinarian
 Chiropractor, Family Practice
 Eye Doctor
CPA's, Accounting (several)
Music Studio
Storage Building
Entertainment Venue
Piano Store
Day Care
Market
Landscaping
Roofing Company
Fast Food
Gas Station
Hair Salon
Dance Studio
Tour Bus Parking
Used Car Dealer
Mixed Use Work/Live
Farmers Market
Restaurant
Photography Studio
Small Commercial
Small Office Center
Car Wash (Do it Yourself)
Miniature Golf (Putt Putt)

TOTAL 30

RESIDENTIAL INTEREST

Home Builder (1)

TOTAL 1



File #: 20-01400

DATE: November 12, 2020
TO: Franklin Municipal Planning Commission
FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-224, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The “Boyd Mill Avenue, Magnolia Hall Historic Estate” Special Consideration For The Conservation Subdivision Design Concept. (PUBLIC HEARING)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7370
Applicant: Bernie Butler
Owner: Ann Inman

BACKGROUND/STAFF COMMENTS:

This application is to amend the Envision Franklin “Boyd Mill Avenue, Magnolia Hall Historic Estate” Special Consideration for the Conservation Subdivision Design Concept. The Special Consideration currently allows for a maximum of five new single-family infill lots to be established on the perimeter of the historic site.

The proposed amendment would remove the five-lot maximum and allow for an appropriate number of single-family infill lots to be established on the historic site as long as proper integration and transition occurs. The new language also includes receiving a formal recommendation from the Historic Zoning Commission for any future development proposals.

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

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

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

The applicant has provided responses to these criteria, which are provided as an attachment to this item in Civic Clerk.

Staff responses to these criteria are below.

- 1) Staff does not believe that there have been significant changes to this lot or the area surrounding it since the adoption of Envision Franklin that would necessitate the proposed Special Consideration amendment.
- 2) Staff believes that the proposed amendment language is in line with the overall guiding principles of Envision Franklin. The proposed amendment would open the potential for a larger number of lots to be created on the site while still meeting the established principles for Envision Franklin and historic properties within Franklin.
- 3) Single-family Residential development in this area would not be an abrupt change from the surrounding area, as it is in a single-family neighborhood; any lots developed with the principles included in the amended language, would likely be compatible with surrounding uses.
- 4) The proposed amendment would not be harmful to the health or safety of residents.
- 5) The proposed amendment would not make significant quality of life improvements to the residents of Franklin.

A virtual neighborhood meeting was held on October 14, 2020. A recording of the meeting has been placed online at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

This Special Consideration was derived from recommendations created by the Infill Working Group during the Envision Franklin drafting process. The group was formed to help provide recommendations on how to appropriately address mounting infill development pressure throughout Central Franklin. The committee provided input on multiple Special Considerations and helped develop the Infill Character Map located in the appendix of Envision Franklin. This Special Consideration was put into place to protect the integrity of the historic home and its contextual setting. It was decided that five additional single-family lots would be the maximum appropriate amount of infill to protect the integrity of the historic home and its setting.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment shall not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

Should the Franklin Municipal Planning Commission decide that this amendment request is appropriate, the staff is comfortable with the proposed language.

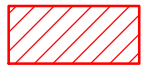
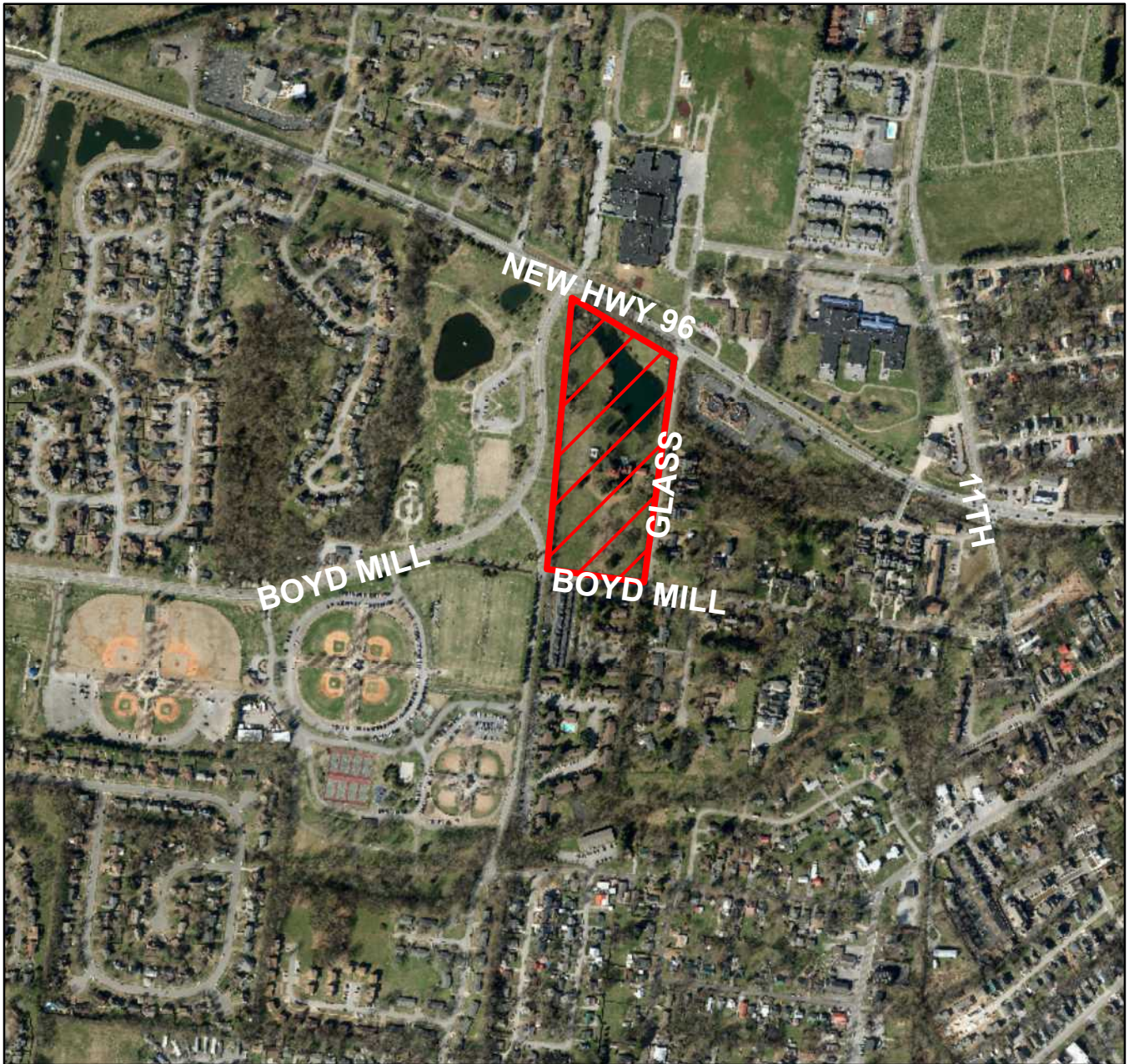
FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

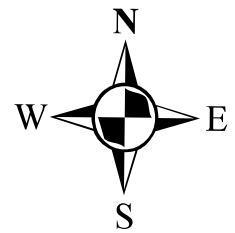
Staff recommends Disapproval of Resolution 2020-224.

600 Boyd Mill Ave (Magnolia Hall)
Envision Franklin Text Amendment
Location Map



Project Parcel

0 0.25 0.5 Miles

A horizontal scale bar with a black segment on the left and a white segment on the right, indicating distances of 0, 0.25, and 0.5 miles.

RESOLUTION 2020-224

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT TO AMEND THE “BOYD MILL AVENUE, MAGNOLIA HALL HISTORIC ESTATE” SPECIAL CONSIDERATION FOR THE CONSERVATION SUBDIVISION DESIGN CONCEPT.

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

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

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

WHEREAS, the amendment request, as depicted in the attached excerpt, is to change the “Boyd Mill Avenue, Magnolia Hall Historic Estate” Special Consideration of the Conservation Subdivision Design Concept; and

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

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

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

SECTION I. The Envision Franklin “Boyd Mill Avenue, Magnolia Hall Historic Estate” Special Consideration of the Conservation Subdivision Design Concept is hereby amended as shown by the attached excerpt.

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

SECTION III. That this Resolution shall take effect upon approval by the FMPC on December 10, 2020, the health, safety, and welfare of the citizens requiring it.

[Signatures on page 2]

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
Chair

By: _____
Emily Wright
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

CONSERVATION SUBDIVISION

CURRENT

SPECIAL CONSID.	Boyd Mill Avenue, Magnolia Hall Historic Estate	The historic home and its setting and viewsheds should be preserved. Limited clustered single-family infill, not exceeding five new dwellings, in order to preserve the historic estate and its setting, may be appropriate on the perimeter of the historic site.
-----------------	---	--

PROPOSED

SPECIAL CONSID.	Boyd Mill Avenue, Magnolia Hall Historic Estate	The historic home and the existing viewsheds of the property should be preserved. Limited clustered single-family infill may be appropriate if the historic estate and its setting are preserved. Proper integration and transition should be provided to the historic buildings, and the layout of the site should make the historic buildings the prominent features of the development. The Historic Zoning Commission should make a formal recommendation on any future development proposed for this site. Recommendations by the Historic Zoning Commission should be incorporated into the design of any future development on the site.
-----------------	---	---

#5 / Description of Design Concept

Magnolia Hall is an incredible example of 1840's Italianate Architecture and as such resides on the National Historic Register. This beautiful home sits on 12 acres in Downtown Franklin. It is bordered by the Jim Warren City Park on one side, Boyd Mill Avenue, Glass Lane and Hwy. 96West. There are two multi-story, multi unit 1970's condominiums across Boyd Mill from this home and there are four residential homes on Glass Lane that front this property.

The home and property is in dire need of investment or we risk losing this incredible historic resource to time and lack of attention.

The home and property has been on the market for over 15 years. Nobody has been willing to purchase it and spend the money necessary to restore this grand home and property to the standard required. Other suitors have attempted to figure out something else to do with the property and all have ultimately chosen to not go forward.

I believe there is an opportunity to solve this two decade problem but it will require all of us who have a vested interest and love Downtown Franklin to rally behind this plan and get it done.

Our plan creates a beautiful and architecturally correct to the 1840's neighborhood around Magnolia Hall that all pay homage in size and design to the grand home that occupies the sacred spot on the property. This plan has 15 home sites while still protecting all the important view lines that the property enjoys today. It actually increases the visibility of the historic home and gives us the economic chance to restore this home and have someone live in it for years to come.

The current Envision Franklin Plan allows for development of residential lots on Magnolia Hall but limits those to five homes. It is our opinion that not only is that not economically viable, building what promises to be five beautiful but big houses around Magnolia Hall doesn't protect Magnolia Hall as the predominate Historic residence it should be. So we would ask for an amendment to be written that allows us the opportunity to pursue this proposed plan with the City of Franklin.

#6 / Description of existing conditions

See #5

#7 / How have conditions changed to make the request valid

I would say that I mostly covered that in #5 but also would suggest that the people who crafted the Envision Franklin Plan relative to Magnolia Hall were prophetic enough to see that the way to fix this may wind up being a residential development plan but in no way could they have really known how many lots was the right number so they picked 5. I believe the development process will prove that the number of lots we have suggested is the right combination of how many we have to have to make the numbers work and restore Magnolia Hall and the right combination of how can we make sure the scale, architecture and view lines are perfect and maintained at the exact same time.

#8 / Compatibility with existing land use patterns.

We are creating a historic residential neighborhood in and around mostly historic residential neighborhood homes. So it should be not only compatible but welcomed by the community. Homes in the new proposed neighborhood would also front Boyd Mill & Glass Lane as well as internally in a respective way to the historic home. It's our intent to comply with planning staff request and make the new neighborhood feel right at home with the existing and established homes.

#9/ Special Considerations

We would request that the Special Consideration be changed to:

The historic home and the existing viewsheds of the property should be preserved. Limited clustered single-family infill may be appropriate if the historic estate and its setting are preserved. Proper integration and transition should be provided to the historic buildings, and the layout of the site should make the historic buildings the prominent features of the development.

The Historic Zoning Commission should make a formal recommendation on any future development proposed for this site. Recommendations by the Historic Zoning Commission should be incorporated into the design of any future development on the site.

#10/ Consistency with Envision Franklin Plan

The purpose as I understand it of the Envision Franklin Plan is to make sure whatever development happens inside the City of Franklin that it happens in a thoughtful, prudent, intentional and prescribed way that elevates our City into the next generations. Envision Franklin is about making sure that we protect this very special community that we call home and we know making sure that we all do everything we can to protect this special historic home on the property.

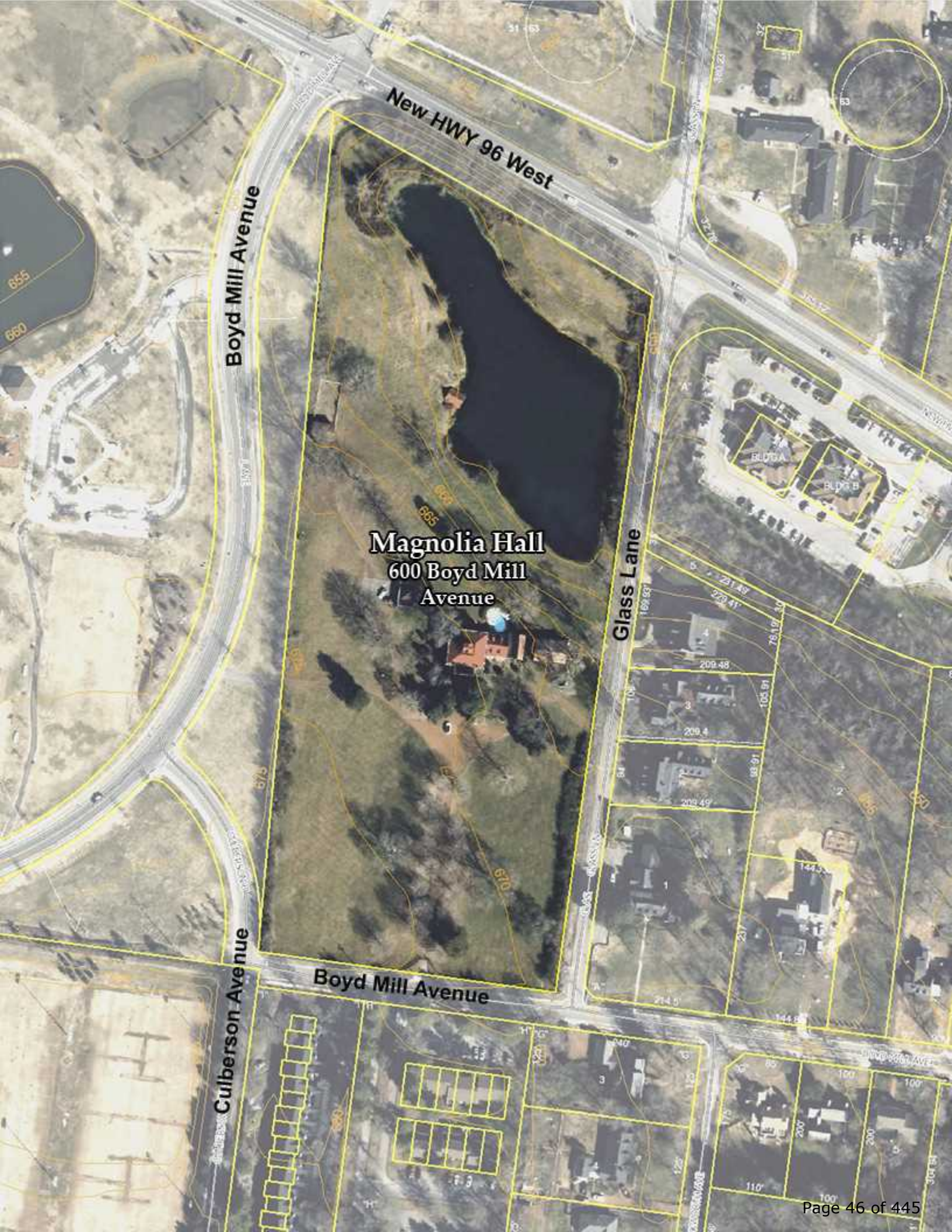
This Magnolia Hall Plan is being done for that specific purpose. They are lock step together.

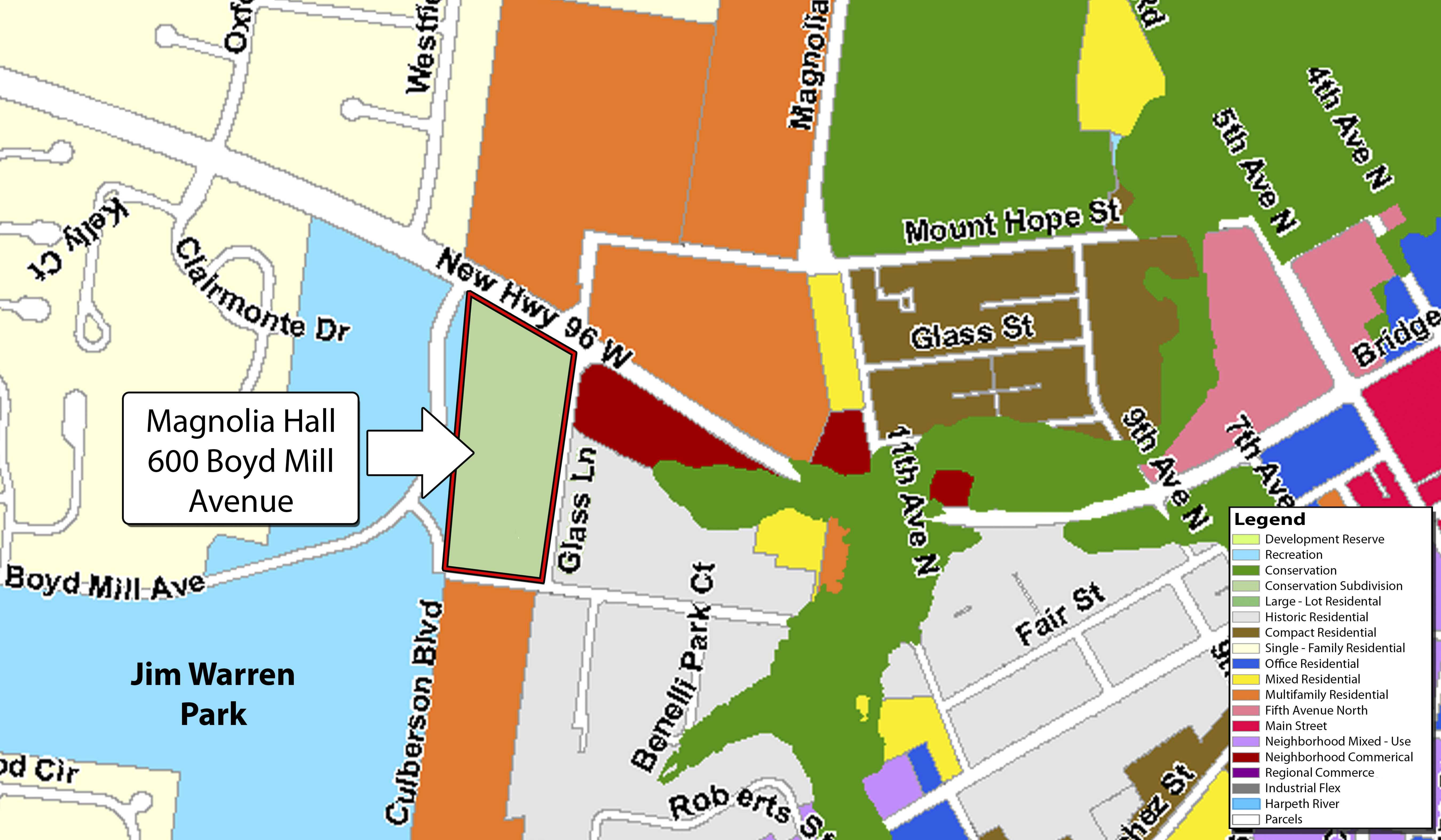
#11 / How will we improve the quality of life?

I have a 15 year history of creating properties inside the Historic District of Franklin that set the bar on quality, design, execution and value to the community. Creating the plan that 16 people will not only invest huge dollars in but want to live in so that ultimately this incredible historic resource is saved for the generations that follow us is a worthwhile endeavor for all of us to get behind.

Preserving Historic Properties is the very best way to use existing resources and preserves the unique history of Franklin that we all hold dear. Our collective quality of life is improved when we celebrate and preserve our past.

Thank you.





Legend

[Light Green]	Development Reserve
[Light Blue]	Recreation
[Dark Green]	Conservation
[Medium Green]	Conservation Subdivision
[Light Green]	Large - Lot Residential
[Light Grey]	Historic Residential
[Brown]	Compact Residential
[Yellow]	Single - Family Residential
[Blue]	Office Residential
[Orange]	Mixed Residential
[Red]	Multifamily Residential
[Pink]	Fifth Avenue North
[Dark Red]	Main Street
[Purple]	Neighborhood Mixed - Use
[Dark Purple]	Neighborhood Commerical
[Dark Grey]	Regional Commerce
[Light Blue]	Industrial Flex
[Light Blue]	Harpeth River
[White]	Parcels

- Legend
- A. Magnolia Hall Preservation
 - B. Spring House
 - C. Original Historic Gate
 - D. Historic Entry Lane (To be Preserved for Foot Traffic)
 - E. Stone Outbuilding (Adapted to Community Gathering)
 - F. Gated Entry
 - G. Open Space/ Garden
 - H. Proposed Garage/ Motor Court



CONSERVATION SUBDIVISION

CURRENT

SPECIAL CONSID.	Boyd Mill Avenue, Magnolia Hall Historic Estate	The historic home and its setting and viewsheds should be preserved. Limited clustered single-family infill, not exceeding five new dwellings, in order to preserve the historic estate and its setting, may be appropriate on the perimeter of the historic site.
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PROPOSED

SPECIAL CONSID.	Boyd Mill Avenue, Magnolia Hall Historic Estate	The historic home and the existing viewsheds of the property should be preserved. Limited clustered single-family infill may be appropriate if the historic estate and its setting are preserved. Proper integration and transition should be provided to the historic buildings, and the layout of the site should make the historic buildings the prominent features of the development. The Historic Zoning Commission should make a formal recommendation on any future development proposed for this site. Recommendations by the Historic Zoning Commission should be incorporated into the design of any future development on the site.
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From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Magnolia Hall
Date: Wednesday, December 9, 2020 10:06:23 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Damon Rogers <damonarogers@gmail.com>
Sent: Monday, November 30, 2020 7:17 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Magnolia Hall

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a 6th generation Franklin lady and neighbor to Magnolia Hall, I want my concern to be part of the public record regarding the changing of zoning to Envision Franklin on the Magnolia Hall property, 600 Boyd Mill Avenue.

I am delighted that Ann Inman has a prospective buyer but I am strongly opposed to the buyer wanting to change the Envision Franklin zoning from 5 homes to 15. That is extreme and three (3) times above the zoning allowed by Envision Franklin.

There will be many impacts to this neighborhood if that many homes are allowed not to mention more traffic on an already busy cut-through street and old infrastructure.

I know Bernie Butler (D9 Development) builds lovely homes. I just ask that the planning commission not give in and make another plan amendment to Envision Franklin for this developer and to please adhere to the current zoning for this property.

Thank you for making this part of the public record.

Damon Akin Rogers

431 Boyd Mill Ave, Franklin, TN 37064
615-554-2042



To whom it may concern,

As residents of Franklin and home owners on Boyd Mill Avenue, we would like to present our concern to be included in the public record regarding the development to take place at Magnolia Hall, located at 600 Boyd Mill Avenue.

We are thrilled at the prospect of improvements and renovations being made to Magnolia Hall. However, we, like many of our neighbors on Boyd Mill Ave, have great concern with the prospective buyer of Magnolia Hall seeking to change the Envision Franklin* zoning approval from 5 to 15 homes for that property.

One of our primary concerns is related to the overall infill design being out of accord with the EF document which states their intention is to “preserve the established character” and “ensure contextually compatible infill development” (page 7, under Major Objectives).

After reading some of the particulars in the EF document related to the major objectives of future development, we noticed several areas in which the proposed increase from 5 to **15 homes** at Magnolia Hall is inconsistent with the standards set forth in the document.

- Page 18 states, “Historic Estates contribute greatly to Franklin’s community character. The integrity of these historic properties, with their distinctive homes, outbuildings, and general aspects of their settings, should be preserved. Large front yards reinforce the prominence of these estates and should be preserved to respect their view sheds.” The addition of 15 homes to the Magnolia Hall property would greatly impact both the historic property and preservation of its unique setting and large front yard.
- Page 21, in the “Exceptional Design” section of the EF document, affirms “Context-sensitive design and architecture are important elements that vary throughout the city. Size, scale, setbacks, materials, the rhythm of the street, and context should be considered as part of the design process.” The current rhythm of the street is one home per large lot. This high density infill would be inconsistent and out of context with the rest of Boyd Mill Ave.
- Page 23 states, “Infill development in established areas should be compatible with the surrounding context and respect the city’s unique historic character. This will be achieved by design that compliments the fundamental neighborhood patterns and does not overwhelm or detract from existing buildings.” 15 homes vs. the 5 proposed homes would overwhelm and/or detract from the mansion at Magnolia Hall.

After purchasing our home (418 Boyd Mill Ave), the development “Vandalia Cottages” was built on the property directly bordering the back property line of our home. While the homes are lovely, they are not a cohesive fit with the historic neighborhood. There are a number of components that do not align with the overall aesthetic of Boyd Mill; of particular note is their high density infill design. We felt it worth noting Vandalia Cottages are also cited in the EF document (Appendix D, page 145) as an “Example of bad infill design.”

Our intention in citing the various statements directly from the EF document in addition to sharing a bit about our personal experience with seeing Vandalia Cottages being built is to raise concern about the city of Franklin allowing a development that could serve as another example of “bad infill design.” It seems the design guidelines set out by the EF document were thoughtfully created to protect the beauty and uniqueness of our historic community and our hope is that the city will continue to uphold these valuable guidelines as they consider the approval of an additional 10 homes to the Magnolia Hall property.

We appreciate you making this letter a part of the public record.

With gratitude,

Mike and Mel Payne
418 Boyd Mill Avenue
Franklin, TN, 37064

Ph: 615.618.3299 and 615.579.6453

*Envision Franklin

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Magnolia Hall
Date: Wednesday, December 9, 2020 10:06:56 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Jo Ellen McDowell <joellendmcdowell@gmail.com>
Sent: Friday, December 4, 2020 10:25 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Magnolia Hall

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My husband, Chuck and I moved to Franklin 3 years ago. One of the reasons that we fell in love with the beautiful historical little town was the care that was taken with the development of property and the diligence of the city and the community to uphold high standards for its historical nature. We love our home at 419 Boyd Mill Avenue and have worked hard to improve it and maintain it so that it will be standing for generations to come.

We are both very concerned about 15 houses being placed at Magnolia Hall. Not only will we lose part of the historical significance of this property by developing it in this way, but the increased traffic on a short street that already has seen much increase in the last few years is also an issue.

We do understand that Ann Inman would like to sell her property and we do not wish to impede her ability to do so. We are asking that careful consideration be given before adding this significant number of houses to this land. It will be changed forever.

We have been hoping that an individual family would find this to be a beautiful spot to renovate for their family home. Honestly, naively we never thought there was a possibility that it might be developed with additional homes since it has such historical significance.

Thank you for your consideration on this matter.

Sincerely,

□

Jo Ellen D. McDowell

□

□

Jo Ellen Drennon McDowell

419 Boyd Mill Avenue

Franklin, TN 37064

615.973.1002 (mobile)

joellendmcdowell@gmail.com



File #: 20-01417

DATE: November 16, 2020
TO: Franklin Municipal Planning Commission
FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-244, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Generally Located North Of Long Lane, East Of Interstate-65 And West Of Alfred Ladd Road, Known As Map 106 Parcel 18402, To Change The Design Concept From Single Family Residential To Recreation, And Create A New Special Consideration. (PUBLIC HEARING)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7329
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Douglas McEwen Desch

BACKGROUND/STAFF COMMENTS:

This application is to amend the Envision Franklin Design Concepts Map for a parcel located on the north side of Long Lane, east of Interstate-65 and west of Alfred Ladd Road. The property currently has the Single-Family Residential Design Concept, and the applicant is requesting that the parcel receive the Design Concept of Recreation with a Special Consideration.

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

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

The applicant has provided responses to these criteria, which are provided as an attachment to this item in Civic Clerk.

The staff responses to these criteria are as follows:

- 1) The adoption of Envision Franklin did not anticipate the connection of the Long Lane overpass in the short period of time that it has now been scheduled. In 2019, the City identified the overpass as its top priority. The street section will include two travel lanes, bike lanes, sidewalks, and curb and gutters. The staff believes that this overpass is a significant change in the traffic flow and connectivity of the area that could cause the evaluation of changes to Envision Franklin as it was approved in 2017.
- 2) Recreational amenities at this parcel is not inconsistent with the ideas presented in Envision Franklin once Long Lane is connected across I-65. The southeastern municipal services complex is currently being planned for a 180-acre property located 0.5 miles north along I-65 which would include civic and recreational uses. The Williamson County Ag Center is located directly to the south which serves as a multi-purpose venue. The properties directly to the west and northwest are designated with the Single-Family Residential Design Concept. However, the size and nature of the conceptual development could generate more trips than other typical recreational facilities found in Franklin. Recreation in this area, with a maximum height of two stories, provides a transition from single-family residences to a minor collector street and to the Ag Center, whether the parcel is developed as the conceptual plan indicates or not.
- 3) The site design included with this application is conceptual and will be fully reviewed in future processes if this request is approved; that being said, the staff is including a special consideration with this recommendation to ensure appropriate buffering is established between any development on this site and the existing single-family neighborhood. If this application is approved, with appropriate buffering and design, the site should be viewed as a transition from the massing and form of the Williamson County Ag Center on the south side of Long Lane to the massing and form of the single-family neighborhood to the north, not an abrupt change from either.
- 4) This proposal is along a future east/west thoroughfare across I-65 and is not included in any overlays designed to protect viewsheds or other natural scenery indicated in Envision Franklin. Staff does not believe that public health or safety would be negatively impacted by a change to the Recreation Design Concept at this parcel.
- 5) Staff believes that providing additional recreational amenities improves the quality of life for the residents of Franklin.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment shall not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

A virtual neighborhood meeting was held on August 6, 2020 and a recording of the meeting is located on the City's website at www.franklin.tn.gov/neighborhoodmeetings. The meeting was attended by a large number of nearby residents, who voiced concerns regarding the conceptual development, noise and traffic generation, and the general change of the parcel away from a single-family residential use. Following the meeting, Chad Holmes, the president of the Highlands at Ladd Park HOA submitted a letter on behalf of the Board of Directors indicating their opposition to the proposed amendment to Envision Franklin.

Project Considerations

The staff has expressed concerns regarding the size and intensity of the conceptual development at the site, as well as the location of the conceptual access points. In-depth analysis of the location of future streets and street connections need to be evaluated.

Additionally, it is important to consider the timing of the Long Lane overpass as it relates to any future

development for this area; the overpass is integral to the needed connectivity for any sizable development in this area.

The staff is proposing a new Special Consideration be created for the area on the north side of Long Lane, east of Interstate-65 and west of Alfred Ladd Road as a condition of approval for this Envision Franklin Amendment.

The Special Consideration is for the Recreation Design Concept, for the area North of Long Lane, between Interstate-65 and Alfred Ladd Road, stating that:

“Secondary local commercial uses may be appropriate in a master planned development, as approved by the Board of Mayor and Aldermen with a Development Plan. These commercial uses should be secondary, limited, and supportive of the recreational uses.

Where adjacent to planned or recorded single-family residential lots, significant landscape area buffering and screening should be provided to mitigate potential noise, light, and visual impacts of the uses and associated parking areas.”

This Special Consideration would allow for potential diverse recreation uses and supporting commercial uses in this area, while ensuring that significant buffering would be provided to protect existing residential uses from noise and light that would be created from a change in use.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-244.

RESOLUTION 2020-244
LONG LANE RECREATION PLAN AMENDMENT
FMPC 12/10/2020

Proposed Recreation with Special Consideration

Existing Land Use: Vacant
Design Concept: Single Family Residential
Proposed Land Uses: Sports Complex
Proposed Design Concepts: Recreation
Overlays:
Map 106 Parcel 18402

Legend

- Streets
- City Limits
- Parcels
- Large-Lot Residential
- Single-Family Residential
- Regional Commerce

0 0.15 Miles



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2020-244

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR A PARCEL GENERALLY LOCATED NORTH OF LONG LANE, EAST OF INTERSTATE-65 AND WEST OF ALFRED LADD ROAD, KNOWN AS MAP 106 PARCEL 18402, TO CHANGE THE DESIGN CONCEPT FROM SINGLE FAMILY RESIDENTIAL TO RECREATION, AND CREATE A NEW SPECIAL CONSIDERATION.

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

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

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

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the property generally located north of Long Lane, east of Interstate-65, and west of Alfred Ladd Road, as shown in attachment, from Single-Family Residential to Recreation; and

WHEREAS, as a condition of approval, a new Special Consideration be established for the area on the north side of Long Lane, east of Interstate-65, and west of Alfred Ladd Road, as shown in the attached section of *Envision Franklin*; and

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

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

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

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

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

SECTION III. That *Envision Franklin* shall be amended to include the attached Special Consideration for the Recreation Design Concept.

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

SECTION V. That this Resolution shall take effect upon approval by the FMPC on December 10, 2020, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
Chair

By: _____
Emily Wright
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

RESOLUTION 2020-244
LONG LANE RECREATION PLAN AMENDMENT
FMPC 12/10/2020

Proposed Recreation with Special Consideration

Existing Land Use: Vacant
Design Concept: Single Family Residential
Proposed Land Uses: Sports Complex
Proposed Design Concepts: Recreation
Overlays:
Map 106 Parcel 18402

Legend

-  Streets
-  City Limits
-  Parcels
-  Large-Lot Residential
-  Single-Family Residential
-  Regional Commerce

0 0.15 Miles



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It was compiled from the most authentic information available.
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RECREATION

TRANSPORTATION	Vehicular	New streets should be designed per the Corridor Character Matrix and Connect Franklin.
	Bicycle and Pedestrian	A coordinated pedestrian system should be provided throughout the area. Connections between uses on the site and between the site and adjacent properties and rights-of-way should be provided. Bicycle, multi-use path, and pedestrian connections should be designed and provided per the Corridor Character Matrix, Connect Franklin, Parks Master Plan, and this Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.
SPECIAL CONSID.	New Highway 96 West	This scenic corridor should have deep setbacks of at least 300 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. Commercial and office uses should not front along New Highway 96 West.
	North of Long Lane, between Interstate-65 and Alfred Ladd Road	Secondary local commercial uses may be appropriate in a master planned development, as approved by the Board of Mayor and Aldermen with a Development Plan. These commercial uses should be secondary, limited, and supportive of the recreational uses. Where adjacent to planned or recorded single-family residential lots, significant landscape area buffering and screening should be provided to mitigate potential noise, light, and visual impacts of the uses and associated parking areas.



RECREATION

TRANSPORTATION	Vehicular	New streets should be designed per the Corridor Character Matrix and Connect Franklin.
	Bicycle and Pedestrian	A coordinated pedestrian system should be provided throughout the area. Connections between uses on the site and between the site and adjacent properties and rights-of-way should be provided. Bicycle, multi-use path, and pedestrian connections should be designed and provided per the Corridor Character Matrix, Connect Franklin, Parks Master Plan, and this Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.
SPECIAL CONSID.	New Highway 96 West	This scenic corridor should have deep setbacks of at least 300 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. Commercial and office uses should not front along New Highway 96 West.
	North of Long Lane, between Interstate-65 and Alfred Ladd Road	Secondary local commercial uses may be appropriate in a master planned development, as approved by the Board of Mayor and Aldermen with a Development Plan. These commercial uses should be secondary, limited, and supportive of the recreational uses. Where adjacent to planned or recorded single-family residential lots, significant landscape area buffering and screening should be provided to mitigate potential noise, light, and visual impacts of the uses and associated parking areas.



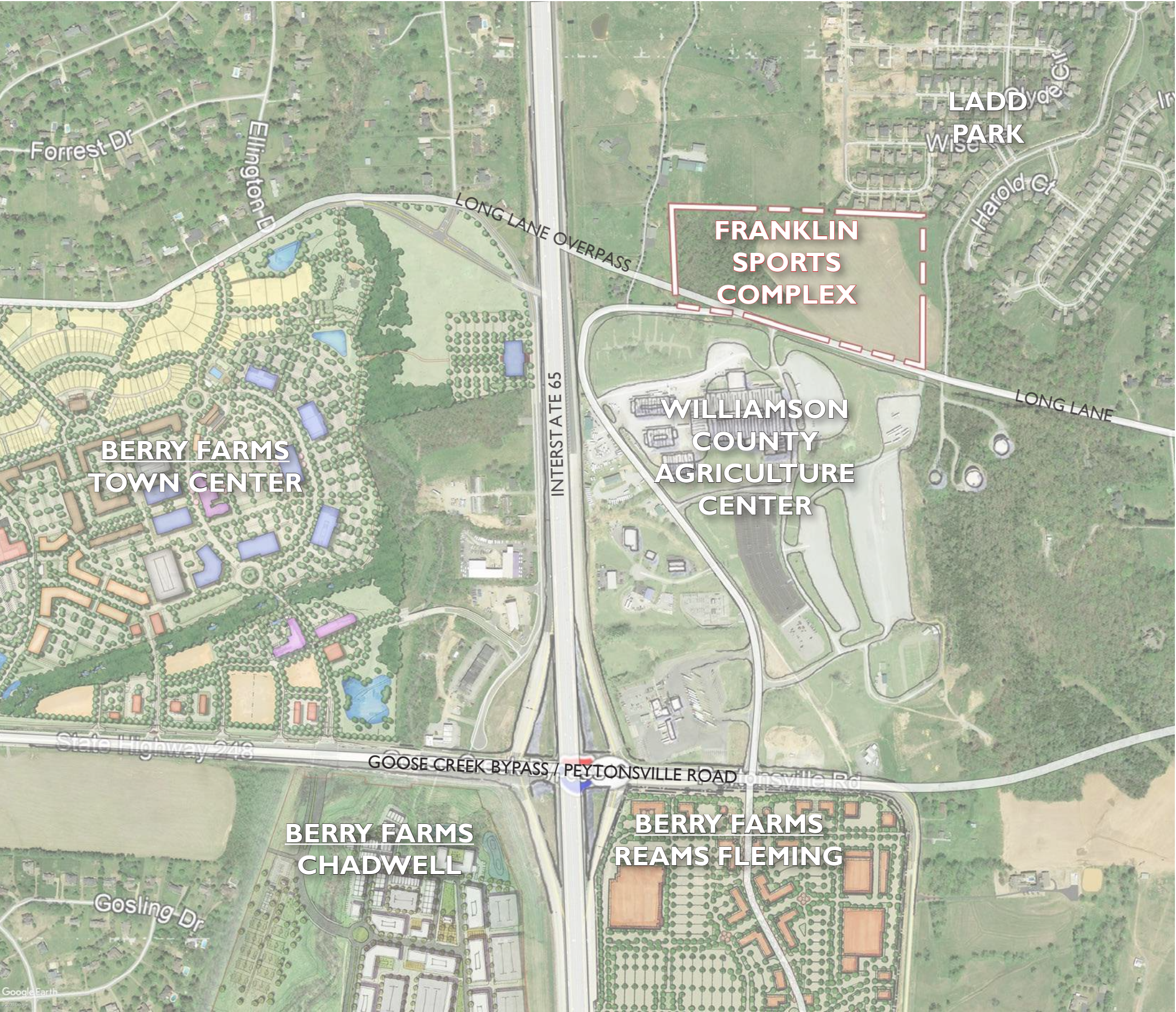


Franklin Sports Complex

ENVISION FRANKLIN AMENDMENT

November 5, 2020 Resubmittal

Franklin, Tennessee



Project Overview

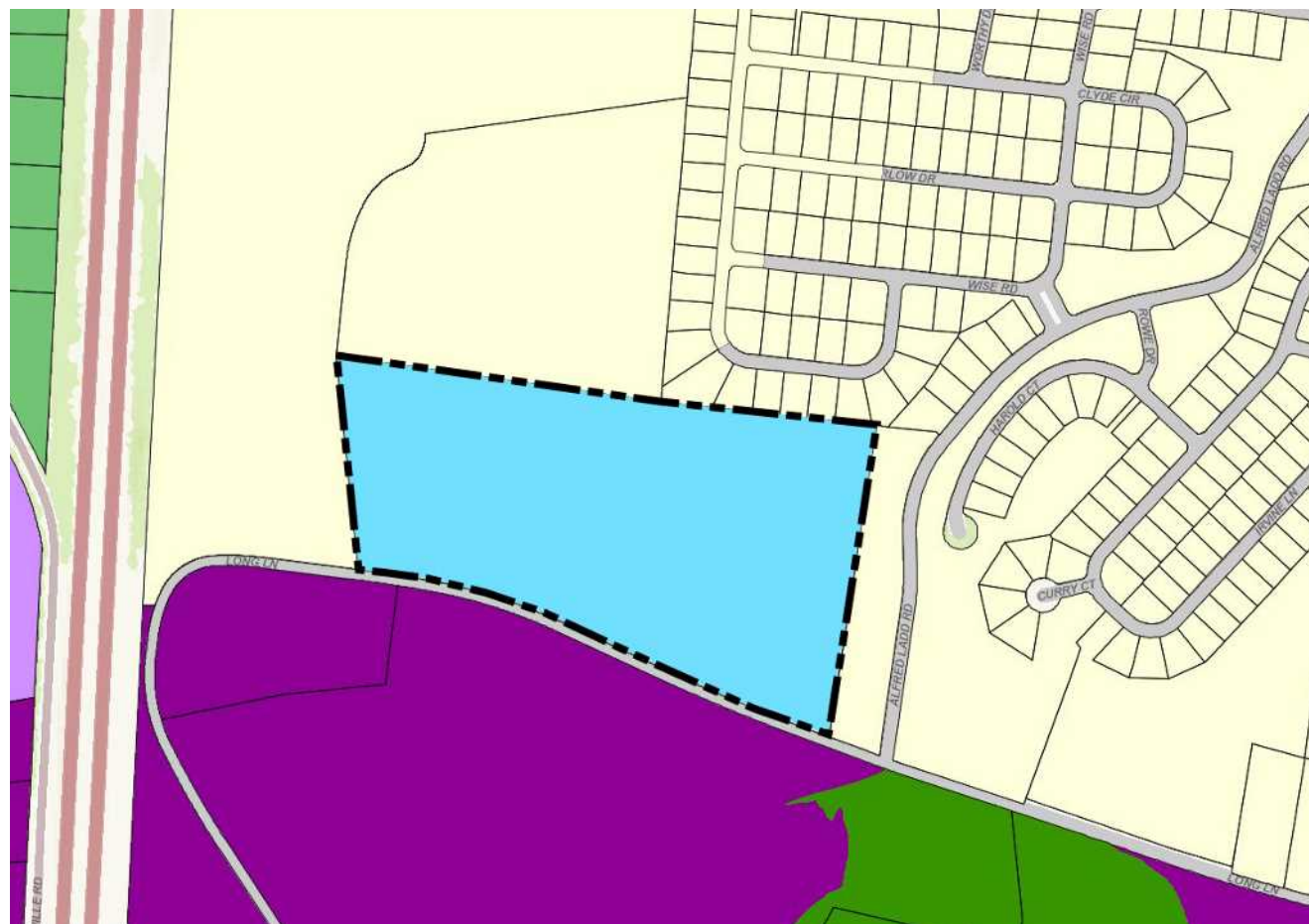
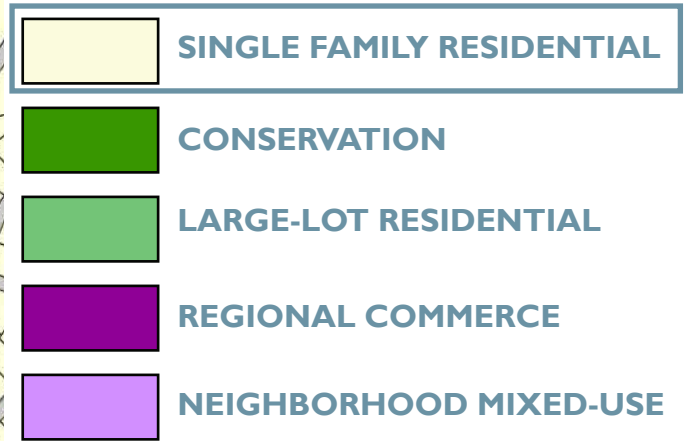
Land Owners: Douglas McEwen Desch
Site Acreage: 24.51 AC

Franklin Sports Complex is a proposed development located on a 24.51 acre parcel between the Williamson County Agriculture Center and the neighborhood of Ladd Park. Warhorse Venture partners are proosing an indoor sports complex that will provide the residents of Franklin access to multiple recreational activities including hockey,badminton,kick boxing,indoor soccer,indoor football,gymnastics, cheer, sports therapy, and strength training.

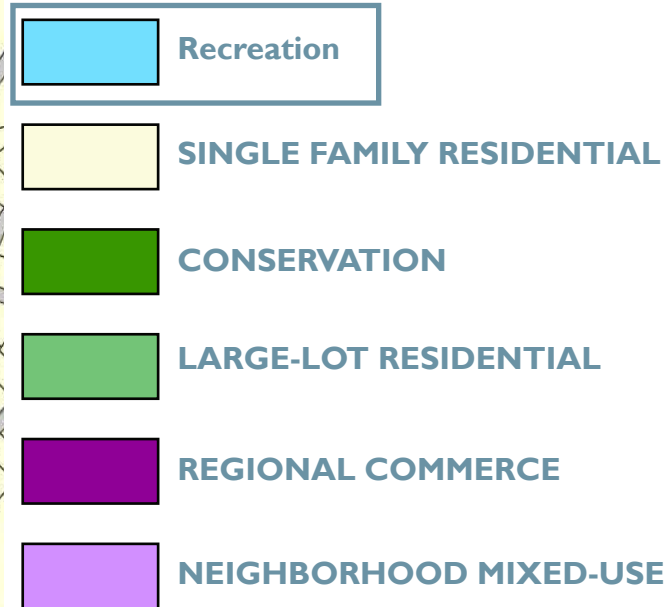




Existing Land Use

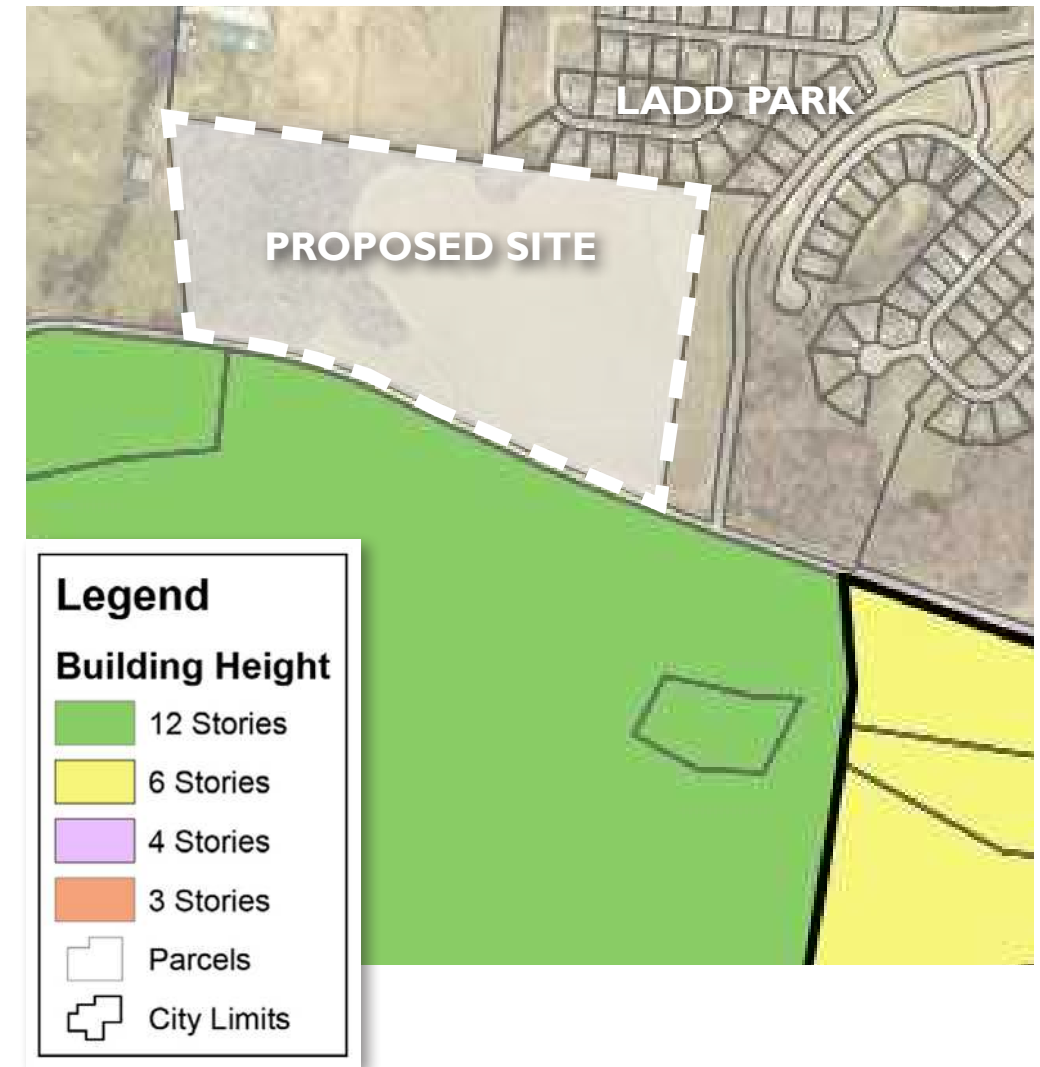


Proposed Land Use



Envision Franklin

Envision Franklin Interstate Corridor Building Height Map



Proposed Envision Franklin Amendment is to revise the design concept from “Single-Family Residential” to “Recreation with Special Considerations”. Special Considerations would allow secondary supporting local commercial uses in a master planned setting.

Serves as a logical transition from Regional Commerce south of Long Lane, to Single Family Residential north of the site.

Sits on a minor collector road, that will receive greater traffic following the completion of I-65/Long Lane overpass.

Franklin Sports Complex

Regional Context



Franklin Sports Complex

20.3.9 Approval Criteria

Recommendations and final action on a plan amendment shall be based on consideration of the following criteria:

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

- Growth of area; over 800 acres recently annexed just south of proposed site
- Continued population growth and increased demand for indoor sports
- Increased pressure on already limited number of recreational facilities
- Limited areas of Recreation Policy currently in Envision Franklin
- New fire hall under construction
- Southeastern Municipal Complex Park now funded
- Pressure worsened by the closing of A-Game’s ice facility; Nashville facilities are overburdened
- Long Lane overpass now #1 CIP and funded

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

- From Envision Franklin, “The Plan [Envision Franklin] provides policies that reinforce this collective vision by directing future development in a way that strengthens the City and creates exceptional places for people.”
- Franklin Sports Complex will create places that are exceptional for not only the residents, but also the city of Franklin. The establishment of an indoor sports complex addresses public health and recreation for adults and children alike. With the City’s help, this proposal gives the city’s southern corridor an identity and works with residents to help form and shape the community.
- Using established and planned infrastructure, this development can strategically locate a destination location along the I-65 corridor. The Franklin Sports Complex can serve as a transition between single family neighborhoods to the high intensity developments of Berry Farms as well as the newly annexed properties east of Reams Fleming.

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

- Existing design policy has an abrupt change in massing from Single Family Residential to Regional Commerce (Up to 12 stories)
- Proposed change would create a transition in massing from Single Family Residential to Regional Commerce
- Recreational anchor along with Southeast Park for the south side of Franklin

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

- Franklin Sports Complex is a beneficial development to the overall public. There have been multiple neighborhood meetings held to make sure the concerns of the community are heard and that input has been incorporated to make our development even better. Through community input, this complex has made sure to put the health, safety, and welfare of the public a priority.

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

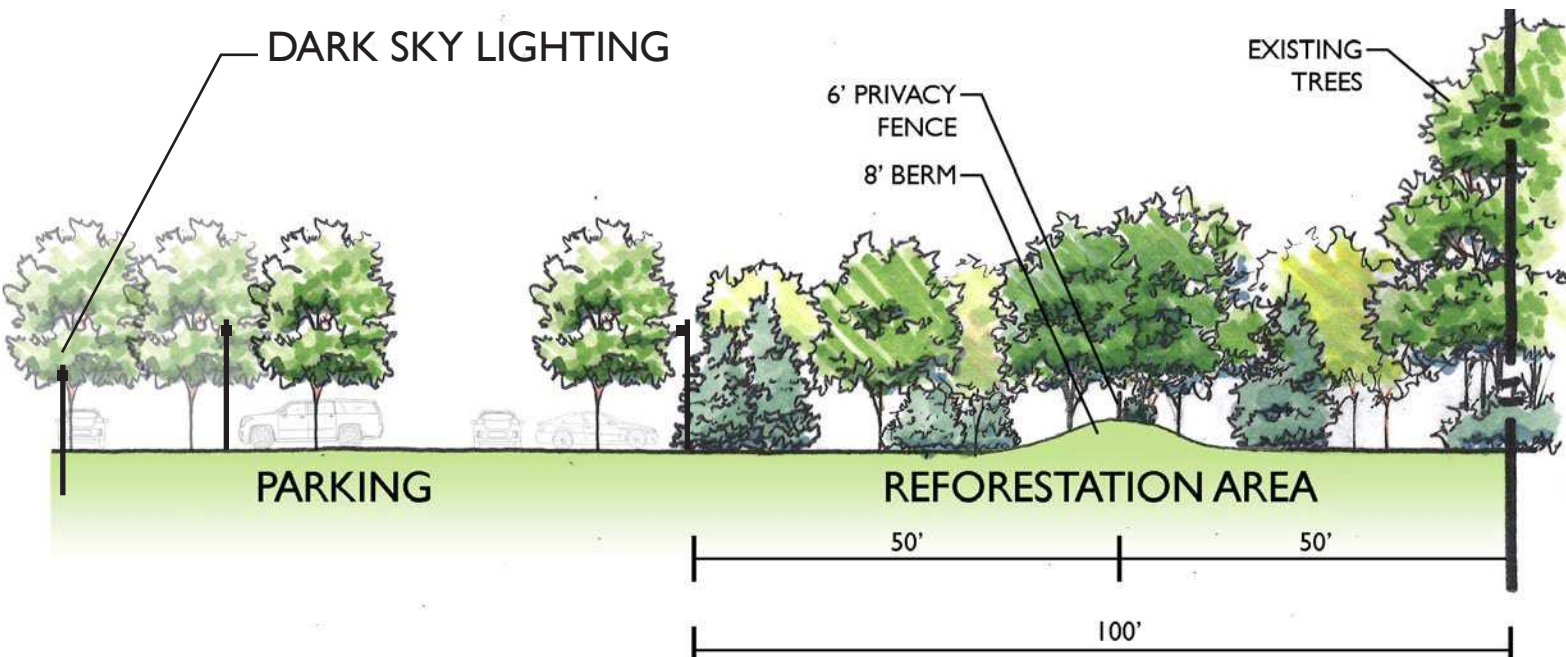
- In serving the community, an indoor sports complex benefits and increases the quality of life for the City of Franklin and its citizens. To the neighborhoods in the region, this development buffers high intensity uses as well as creating open space and recreation opportunities. A Franklin sports complex would benefit local businesses by establishing a destination that helps draw in patrons and helps to further the concept of Franklin being a recreation-minded, family-forward community that is unlike any other.



Franklin Sports Complex



Franklin Sports Complex



NORTH PROPERTY LINE - REFORESTATION BUFFER



Special Consideration

Based on input from neighborhood meetings, great care has been taken to ensure that we are sensitive to the community. When designing a transitional property from 12 story regional commerce to single family neighborhood, special considerations need to be made in creating buffers that benefit both policies.

SPECIAL CONSIDERATION TEXT:

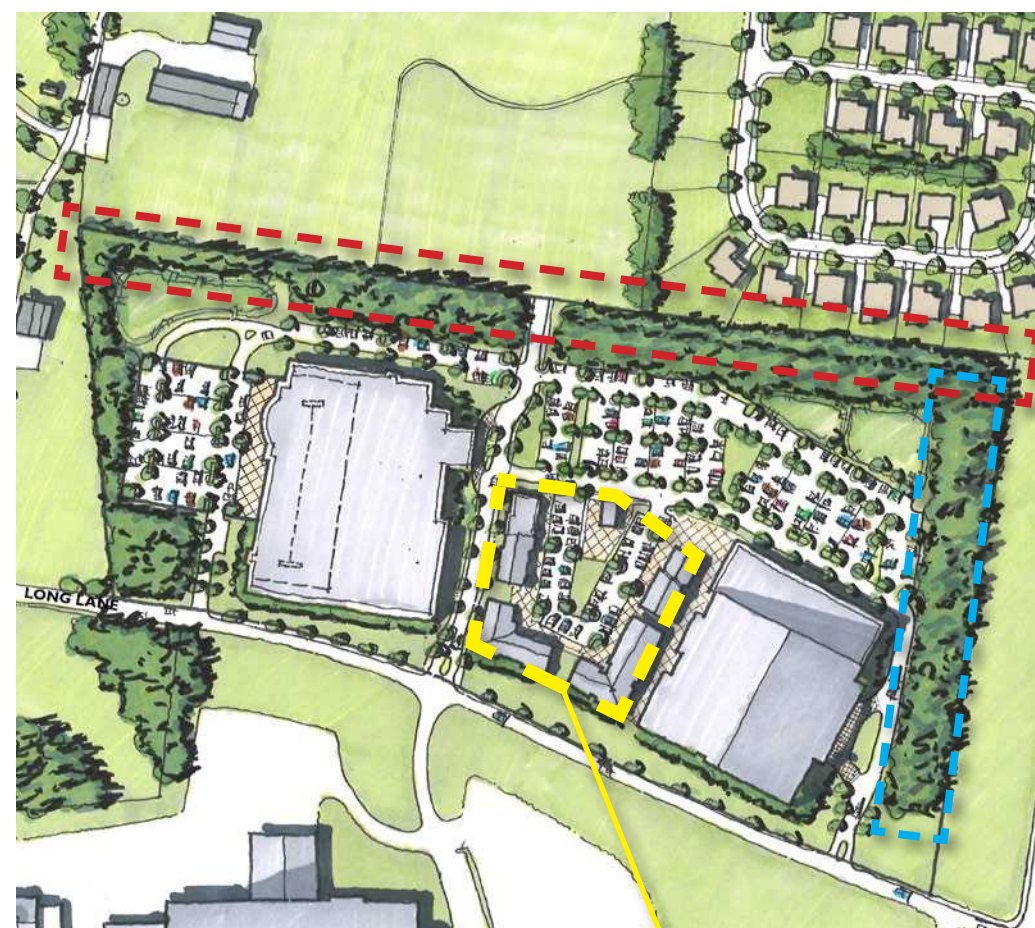
North of Long Lane, between Interstate-65 and Alfred Ladd Road

Secondary local commercial uses may be appropriate in a master planned development, as approved by the Board of Mayor and Aldermen with a Development Plan. These commercial uses should be secondary, limited, and supportive of the recreational uses.

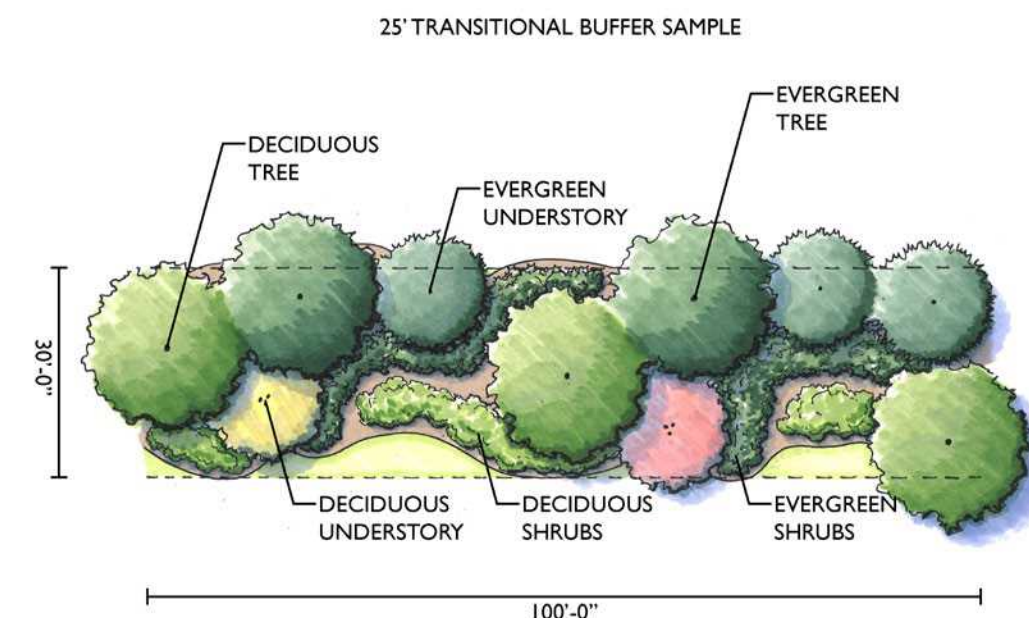
Where adjacent to planned or recorded single-family residential lots, significant landscape area buffering and screening should be provided to mitigate potential noise, light, and visual impacts of the uses and associated parking areas.



NORTH PROPERTY LINE - REFORESTATION BUFFER ENLARGEMENT



SUPPORTING COMMERCIAL USES



EAST PROPERTY LINE - TRANSITIONAL BUFFER

ARCHITECTURAL
CONCEPTS



Franklin Sports Complex

What are your traffic impacts?
Minimal traffic impact to morning travel only ancillary to the retail uses in the development. Extremely low probability of any morning disruption to school and work travel. The traffic report will be finalized and reviewed by the end of November.

What is the timing compared to Long Lone overpass?
The Franklin Sports Complex is intended to be completed at or close to the time frame of the completion of the Long Lane overpass assuming the engineering time frame is 2-3 years as shared with Warhorse. Warhorse is open to working with the city on constructing the overpass on behalf of the city with the approved funding should this aid the City of Franklin in completing the project sooner.

Who is the operator?
Since 2003, the SF Companies, comprised of Sports Facilities Advisory, Sports Facilities Management, and Sports Facilities Development, have worked to become the trusted resource for communities who want plan, fund, develop, or manage sports, recreation, entertainment and fitness centers. In this time, SFC has guided projects in over 2,000 communities nationwide and overseen \$10 billion in developed projects. Through managed venues in the SFM Network, they host more than 25 million visits annually and drive \$200 million in overnight hotel stays annually. Headed by Dev Pathik, SFC and Dev are widely regarded as the premier thought leaders in the youth and amateur sports space.

What are the hours of operation?
Subject to change, currently we are estimating 6am-11pm for the hockey facility and 6am-9:30pm for the Field house.

How will stormwater be addressed?
Using the natural topography of the site, there will be adequate stormwater served on both the northeastern and northwestern buffer/property lines. This is still being calculated with Lose Design and Sullivan Engineering

Can the plan shift closer to I-65?
Yes. We have shifted the development much further west, especially the hockey facility in order to eliminate massing of the development and it’s impact on the adjacent neighborhood.

How will sound be mitigated?
Already actively budgeting and including sound dampening technology in the building plans and all evening hockey or sports during weekdays will be parked as far from the property lines as possible. SFM is modeling this currently.

Where are the ice chillers?
The ice chillers have been moved to the farthest southwestern corner of the hockey facility, which is as far from homes as possible. Additionally, ice chiller technology has advanced rapidly over the last two decades and the compressor noise is substantially quieter now than in previous arenas.

INPUT & QUESTIONS FROM NEIGHBORS

How late will the restaurant be open?
9-10pm. Consistent with Williamson County and Franklin currently.

Will parking lot lights glare into backyards?
No. We will be proposing lighting that conforms to Dark Sky principals.

Will this be walkable from Ladd Park?
With the land adjacent to the Franklin Sports Complex being sold for development our intent is to work with the developer to have a side walk entrance from Alfred Ladd Road to create walkability.

What is planned on Alfred Ladd Road?
Alfred Ladd Road is not slated for any upgrades other than sidewalk when the homes adjacent to the Franklin sports are built.

Can we get a signal at Alfred Ladd Road?
As we seek to finalize our traffic study we will determine if a signal at AL road is necessary. Currently we do not believe so.

Is this financially feasible? What is the market demand?
We have incredibly high market demand in Williamson County and our financial feasibility study along with tax revenue and property value studies will be completed by mid to late November for release before the Dec. 10th vote.

How tall are the buildings?
Final building heights will be dependent on the final grading plans for the site. As we are currently working through architecture concepts, the height of the building ranges from 34’ at the crest of the hill and 68’ at the lowest point of hill adjacent to Interstate 65.

What will the buildings look like?
See concept images in document.

How many parking spaces are needed?
675-700 parking spaces based on SFMs data and operations of other facilities throughout the US.

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Fwd:
Date: Wednesday, December 9, 2020 1:08:29 PM

□
□
Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

□
Phone: 615-550-6732
□

From: Caroline Beavers <carolinehbeavers@gmail.com>
Sent: Wednesday, December 9, 2020 11:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Fwd:

□
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

□
□
□
□
Re: Proposed Sports Complex
Dear Mr. Sirs:

My name is Caroline Beavers and I am a resident of Ladd Park. □ My husband and I purchased our home nine years ago-in 2011. □ We are both retired now and planned to live here in Franklin for many years. We loved many things about our neighborhood, Ladd Park- the rolling hills, the beautiful green spaces, the walking trails and especially how peaceful and quiet it was here. □ We also liked how easy it was to come and go and access I-65 and major interstates. The City of Franklin, it seemed, was committed to making Franklin a livable community for its residents too. □ A huge study, Envision Franklin,

created a Master Plan determining how Franklin would develop and how various sections would be zoned. According to this plan the property adjoining our neighborhood off Long Lane (currently designated agricultural) as single family/residential. This was very reassuring for because we felt like our neighborhood would be protected and the investment in our home would be a good one. We felt like the City of Franklin and Williamson County really cared about its citizens.

Now Warhorse, a developer from Florida, wants to build a mega Sports Complex “slammed up” against Ladd Park on a 25 acre tract currently designated as agricultural. They have petitioned to have the provisions of Envision Franklin changed with respect to this parcel of land which is currently agricultural. To build this complex will have a devastating impact on our neighborhood and could change all we know and love about the area. The developer, Warhorse, could care less about ruining our neighborhood and is only concerned with money.

Here are some of our many concerns:

- Traffic -The Sports Complex intends to host a huge number of conventions and events for every conceivable sport. Attendees will be, not only local, but from outside our area. Sheer numbers of cars coming and going for hours a day will create an unmanageable situation. The traffic study shows that this will add an average of over 7,00 weekday cars on our already busy street here. This will have a huge impact on the daily commute of 1,200 residents coming and going from our homes and create havoc on our roadways.
- Long Lane- Long Lane is currently a very narrow two-lane country road. Even if widened to 3 lanes, Long Lane cannot and will not be able to support the kind of traffic generated from such a mega complex with 2,000 seats hosting conventions 24/7 from 6 a.m to 11 pm. This situation will be compounded by the current traffic coming and going from Ladd Park, traffic from the Ag Center- especially when there are events such as the Fair- and the traffic coming from truck and semis from the Truck stop on Peytonsville Road (the entrance and exit which are on Long Lane). This will be a horrific situation and is going to create unsafe driving conditions.

- Carothers Parkway and neighborhood streets- As traffic snarls, cars will likely spill over onto Carothers Parkway, Ladd Park neighborhood streets and back roads as individuals using their GPS seek ways to access I-65 and 96.■■■ All of this will create chaos and difficulty for neighbors trying to commute back and forth to work.

- Noise and light pollution- In addition to the traffic, noise and light pollution will negatively impact Ladd Park and the surrounding area. There will be Noise from the ice making equipment 24/7 as well as noise from events will going on late into the night. Flood lights will pour into neighbors' backyards.■■■ These disturbances will affect all residents of Ladd Park but will especially affect eight neighborhood houses which back directly to this proposed complex. It will literally be in their backyards.

- Alcohol- Although this is being marketed as a youth facility, its business model includes the sale of alcohol during conventions and competitions.■■■ It will not be the “family friendly” sports complex many are led to believe.■■■ Adjacent businesses, within the same footprint, will also serve alcohol as well.■■■ According to the developer the complex “will not be viable” without the serving of alcohol.■■■ This is a huge red flag and we have many concerns about inebriated convention goers flooding our streets and agitated hockey fans getting into fights after attending conventions and sporting events.■■■ This is going be a recipe for disaster!

- Blasting- We have many concerns about the blasting that will need to be done to build this facility.■■■ We have already sustained damage to our foundations from ongoing blasting from another adjacent development- Waters Edge.■■■

Please show how much you care about the citizens in Williamson County and vote NO when asked to change Envision Franklin.■■■ This is not only critical for the well being of my family and neighbors but all the citizens of Franklin. Ladd Park is not the appropriate site for a complex like this.

■■■

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: proposed ice rink, etc. on Long Lane
Date: Wednesday, December 9, 2020 10:15:01 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Barry Brown <bbrown@murraystate.edu>
Sent: Wednesday, December 9, 2020 9:01 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: proposed ice rink, etc. on Long Lane

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Franklin Planning Commission members--

I wanted to email you with my concerns about your upcoming vote on the proposed 'ice rink' to be built on Long Lane near the Ag Center.

We purchased our house in the Ladd park subdivision in 2011, and we have enjoyed living there since. It has always been a rural, residential area, and we want it to stay that way as best it can. In the past, the City of Franklin has supported this residential nature with zoning and the Envision Franklin initiative.

This area is residential and should remain so. I hope and pray this will continue.

I will not go into the long list of valid arguments against this proposed development. Other concerned residents and citizens will no doubt present these to you. I feel this project is not appropriate for this location, no matter what 'changes' the developers could make. I feel no amount of 'lipstick' can be put on this 'pig' at this location on Long Lane.

In a more commercial location, this is a great project that would benefit many of our fellow citizens.

I ask you to support your many, long-term residential constituents, and vote 'no' on this proposal.

Sincerely submitted,

Barry Brown

117 Rich Circle
(Ladd Park)
Franklin, Tennessee

270-227-1937

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Sports Complex Proposal
Date: Wednesday, December 9, 2020 10:14:32 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Katy Campbell <katyb_c@yahoo.com>
Sent: Tuesday, December 8, 2020 10:06 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Sports Complex Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

We write you today as concerned citizens of Franklin and particularly as a resident of Ladd Park (residence at 228 Irvine Lane). With the review and potential vote of the new Franklin Sports Complex, we as a family write in opposition of the location of the project. Our primary opposition to this facility are due to the misalignment with Envision Franklin and that the proposed location and customer traffic would greatly exceed the road and traffic infrastructure capacity in the surrounding area. The strain on the roadway infrastructure, coupled with the existing traffic and proximity to the Ladd Park community, will create an ongoing and dangerous situation for both residents in Ladd Park and drivers on Long Lane.

With the complex being on a two-lane road it is questionable if a two-lane road can not only handle the traffic for this complex, but also any concurrent events at the

Williamson County Ag Center, the everyday traffic from Ladd Park, and future development down Long Lane. Initially this project was tied to the Long Lane Overpass, but the time frame has been moved to well before the overpass is to be started. Even now when the Ag Center has events, it can back up traffic on I-65 Southbound to the point of necessitating traffic issue warning signs. Adding the additional traffic from both tournaments and routine customers at the complex will become a logistics nightmare for the city and create an ongoing safety concern on Long Lane and Ladd Park residential streets.

The next concern relates to drivers navigating around the traffic jams. The traffic study provided to Ladd Park shows on an average increase of 7,000 vehicles daily, but did not address what traffic would be like on tournament weekends. As all of us do these days with connected mobile devices, when traffic backs up, we open an app such as Waze or Google Maps and let it determine detours and alternate routes to destinations. This will most likely result in traffic routing through Ladd Park residential streets as a bypass or using the limited-capacity winding county roads to find alternate routes to and from I-840. Imagine the safety issues this creates, given the numerous Ladd Park children riding bikes or families walking through the neighborhood. On this point the Commission should also consider the families not local to or familiar with the area, driving through the winding and dimly-lit country roads at past 9:00 pm at night to find routes to I-840.

Warhorse has met with neighborhood residents many times and continually misstates the proposed facility as a recreational facility, comparing it to a municipal or county park. Is there a city park in Franklin that requires 600-700 parking spaces that also operates retail businesses and serves alcohol? Warhorse uses this misleading comparison as an argument that our house values will increase. However, comparing a commercially-operated sports complex serving alcohol 7 nights a week to a public park is not only insulting to Ladd Park residents, but also represents a bad faith argument to the City. This misleading argument, along with Warhorse having zero history developing sports complexes, should also be considered as reasoning for rejection of their proposed development.

On a more granular point of the proposal, our family is also against the county approving a deed restriction approving a perpetual parking agreement. This will

greatly devalue the county's property.

□

The last and most troublesome issue is being told by Warhorse that the only way this facility will be profitable is by selling alcohol. □ This is an admission that the hockey facility and development concept by itself cannot create the revenue to be sustainable. □ If the complex cannot be sustainable based on the primary reason of needing ice space in Williamson County, how can there be no concern that this complex will not end up like another A-Game? □

□

Our family move to Franklin several years ago based on the charm and natural beauty of the city. □ We further fell in love with neighborhood and community of Ladd Park. □ Keeping to the already approved Envision Franklin plan retains the attraction appeal of Franklin.

□

Thank for your time and consideration in this matter. □

□

Chris & Katy Campbell

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Franklin Sports Complex
Date: Wednesday, December 9, 2020 10:09:39 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----

From: Cathy <catherinesbrooks@gmail.com>
Sent: Tuesday, December 8, 2020 7:31 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Franklin Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I understand the City of Franklin is considering approving the zoning change that would allow the development of the Sports Complex at the entrance to our neighborhood, Ladd Park.

Please add my name to the long list of citizens that is against this location. The traffic will be unmanageable.

It sounds as if, in order for the development to be successful, the developer essentially needs assistance from the city. That assistance is allowing him to use a piece of land that is less expensive even though it is not suitable. The city and citizens are not responsible for supplementing this project.

Sincerely,

Catherine Brooks
855 Fontwell Ln

Sent from my iPhone

From: [Chad Holmes](#)
To: [Emily Wright](#); [Kelly Dannenfelser](#); [Amy Diaz-Barriga](#); [Andrew Orr](#); [Joseph Bryan](#); [Eric Stuckey](#)
Subject: To Staff and Eric - from The Highlands at Ladd Park HOA
Date: Monday, August 24, 2020 2:32:29 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Emily, Andrew, Kelly, Amy, Joseph, and Eric,

Good afternoon. I am writing to you today in my official capacity as President of the Highlands at Ladd Park Homeowners Association. As far I understand, your staff is considering an amendment to Envision Franklin for a proposed Long Lane Sports Complex. I wanted you to be aware that Greg Gamble and Warhorse Ventures have conducted meetings and Zoom calls with Ladd Park to show the development. Following the last meeting, on August 6th, a straw poll went out to every registered homeowner via our property management, Ghertner & Company.

Of 490 votes, over 80% voted "No" to a proposed amendment to Envision Franklin for a Long Lang Sports Complex, and change from Envision Franklin's proposed land use of "Single Family Residential". Interestingly, of the 490 total votes, the results were dispersed evenly throughout the entire neighborhood. Please consider the following before making your recommendations to the Franklin Municipal Planning Commission.

- The Highlands at Ladd Park, and the Long Lane Overpass, were both included in the original Envision Franklin land use plan. There have not been conditions in the immediate area that changed to make an amendment valid. Many of our residents participated in Envision Franklin or reviewed Envision Franklin before purchasing their homes.
- The residents of Ladd Park do not feel the amendment is compatible with the land use patterns and design concepts of the neighborhood. The conceptual drawings required to be submitted show an abrupt change to massing, form and architecture from the single-family residential in the Highlands of Ladd Park. There is not anything that the applicant could change and still have an ice rink and field house that would not be an abrupt change from the single-family homes.
- Their version of "recreation" is not a proper transition from Single Family Residential use to the higher Regional Commerce use across from Long Lane.
- The residents of Ladd do not think the proposed amendment is consistent with Envision Franklin.
- The residents of Ladd Park feel that the proposed amendment will decrease their quality of life (traffic, noise, lights etc.)
- During the meeting for The Refuge Center zoning, many comments were made about

this just being the start of how the transition can be made from Single Family Residential to Regional Commerce. This project does not have any of the characteristics of a proper transition.

The Highlands of Ladd Park HOA Board of Directions is unanimous in its strong opposition to any changes to Envision Franklin's original plan for the area.

Sincerely,
Chad M. Holmes, President
The Highlands at Ladd Park HOA
(615) 972-9720

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Proposed Sports Complex
Date: Wednesday, December 9, 2020 10:06:42 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Chad Story <Chad.Story@williamsoncounty-tn.gov>
Sent: Thursday, December 3, 2020 4:02 PM
To: PlanningCommission <planningcommission@williamsoncounty-tn.gov>; Planning Intake <planningintake@franklin-tn.gov>
Subject: Proposed Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Greeting planning commission, My name is Chad Story and I serve as a County Commissioner. I am writing you concerning the proposed Sports Complex on Long Lane. I am a huge advocate for athletics and applaud the vision of the team looking to bring more sporting and competitive activities to our county. However, the location and timing of these new buildings will be very problematic. With the continued retail struggles and drastic shift from in person on premise work environments to virtual/at home, the future of commercial space is very much in question today.

Before approving new commercial space, we truly should be looking at alternatives that could direct new development to existing, repurposed space. The main driver for sprawl is developing new areas prior to redeveloping or infilling currently developed areas. We have many existing athletic training and event providers today which have struggled over the last year due to restrictions and concerns of close contact in an indoor space. When the economic health and viability of these providers rely on a heavy use and participation of large groups, should new development be approved in today's climate? Should the City of Franklin be looking to guide requests like this to provide validation for why new construction is required and why potential existing space is not an option? Again, for decades the people of

Williamson County have asked that as development continues, we truly work to reduce urban sprawl and we help achieve this by not creating the ingredients that promote sprawl. As we continue to build new developments outside the currently developed confines of existing infrastructure, this is the very definition of promoting sprawl.

in addition, repurposing existing developed areas will help renew and refurbish buildings keeping them current and viable all while utilizing existing and already available roads and infrastructure. The proposed location for this new development would require a great deal of infrastructure and road improvements which is surrounded by existing residential development that have expressed opposition to this request. Looking at the Cool Springs/Surrounding areas as a location to repurpose existing commercial space will continue to put commercial use in commercial multi use areas instead of creating yet another issue of putting commercial use next door to existing residential development that long standing land use plans did not call for.

In closing, I truly ask that the Planning Commission take a hard look at the drivers of sprawl when reviewing developments. How continuing to push the envelope and borders further out and away from the population masses while blurring the lines of residential and commercial which requires changes in standing planning and land use plans is not a good precedent. What citizens have asked for is consistency. Consistency for when development occurs, it aligns with planned zoning. Working with development requests to identify more appropriate locations that already align with the zoning, infrastructure and appropriate mixed use designations will reduce sprawl and remove the opposition of existing residential neighbors.

Best regards;

Chad Story
Williamson County Commissioner
District 4 - 615.618.0139
<https://www.facebook.com/ChadStoryWCC/>

From: [Chuck Flueck](#)
To: [Emily Wright](#); [Andrew Orr](#); [Eric Conner](#)
Cc: [Scott Speedy](#); annpetersen@comcast.net
Subject: Long Lane Setbacks and Gateway ***Requested ADDITIONAL Special Consideration***
Date: Tuesday, December 8, 2020 3:37:34 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear COF Planning Staff,

In your Project Consideration section in your Staff Report you note a special consideration below:

“Secondary local commercial uses may be appropriate in a master planned development, as approved by the Board of Mayor and Aldermen with a Development Plan. These commercial uses should be secondary, limited, and supportive of the recreational uses. Where adjacent to planned or recorded single-family residential lots, significant landscape area buffering and screening should be provided to mitigate potential noise, light, and visual impacts of the uses and associated parking areas.”

In the Goose Creek Amendment to Envision Franklin a Special Consideration is made for Mixed Residential Consideration: Intersection of Carothers Parkway & Long Lane Neighborhood Mixed-Use. The special consideration is as follows:

New development on the south side of Long Lane and Carothers Parkway intersection should provide a comparable setback off Long Lane to that of the existing development pattern established by Ladd Park and Foxglove Farm.

The intersection should include gateway features such as fieldstone walls, wood plank fencing, enhanced landscaping, and monument signage in order to preserve some of the rural character.

I have 2 requests for you to amend your recommendation:

- 1. Can you please include the Special Consideration that is written above to match the look and character of the area. Similar to the special considerations associated with Lewisburg Pike**
- 2. I would also ask that you add a special consideration to match the 80 ft setbacks established for the Refuge Center. This setback would be the smallest setback on Long Lane. whereas nearly everything exceeds 100 ft currently.**

I appreciate your timely consideration and reply.

Regards,

Chuck Flueck
310-809-2829

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Franklin Sports Complex on Long Lane - please enter this into 12-10-20 meeting records
Date: Wednesday, December 9, 2020 10:14:45 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Gary Coin <g_coin@yahoo.com>
Sent: Wednesday, December 9, 2020 8:16 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Franklin Sports Complex on Long Lane - please enter this into 12-10-20 meeting records

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Comparing apples to oranges

Dear Planning Commissioners:

My wife and I were disheartened to learn of the Franklin Sports Complex being proposed so close to homes in Ladd Park, where we live with our teenage children. We are opposed to changes to Envision Franklin that would allow it for reasons such as: excess traffic, onsite sale of alcohol, light pollution, excess noise early in the day and until late at night, an uptick in crime and devaluation of homes. However, Mr. Kaehr makes misleading assertions, which we wish to address now.

Mr. Kaehr told us in a Zoom meeting this week that there were Sports Facility Management facilities in the U.S. that were comparable to the one he proposes. We have looked at the Sports Facility Management website, <https://sfmnetwork.com/facilities> and his reference during the meeting to New Jersey and Wisconsin for comparable complexes leads us to believe he means the following (as of this writing, he has not clarified further, despite my written request to him):

1. Iron Peak Sports & Events in Hillsborough, New Jersey - Some homes, built twenty years ago, priced in the \$600,000 to \$700,000 range are across the road from this recently built facility. The reason the sports development was not opposed, as I understand from a Hillsborough realtor I called yesterday, is mainly because this land had been used as a depot during World War II for supplies. Oil tanks and other leaks caused this area of Hillsborough to become polluted for many years. The community was happy when this mess was cleaned up. The proposed Franklin location is not a former polluted site. This New

Jersey reference is not at all the same as this proposed Franklin complex. So Mr. Kaehr is comparing apples to oranges.

2. Community First Champion Center in Grand Chute, Wisconsin - Apartments (not single-family homes) and Appleton Airport are right there, I was told by a local realtor today. The realtor said homes may be developed there in the future, but they do not exist there now. She explained parents wanted this complex built on the west side of town because they wanted to cut down on travel time. Appleton Family Ice Center, still there, is on the east side of town. Homes are already here in Ladd Park, and Mr. Kaehr, a developer, is proposing a sports complex, not the other way around. Again, Mr. Kaehr is comparing apples to oranges.

Please listen to reason. We don't want this facility here in this or any other residential neighborhood. Mr. Kaehr and his group can build somewhere else. Along Long Lane, so close to our neighborhood, should not be where this facility is built.

Please vote no; do not change the Envision Franklin plan to accommodate this type of variation.

Thank you for your consideration. As a reminder, please enter these comments into the December 10, 2020 meeting records.

Sincerely,

Gary Coin
Holly Hintz
365 Irvine Lane
Franklin, TN 37064
734 968-8264
g_coin@yahoo.com

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Ladd park
Date: Wednesday, December 9, 2020 10:10:43 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----

From: AJ Conwill <conwilljc@gmail.com>
Sent: Tuesday, December 8, 2020 4:02 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Ladd park

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Jan Conwill, 179 Keller Trail, in Ladd Park. I am writing to voice my disapproval of the sports complex that is proposed to be built right outside of Ladd Park. I feel the parcel of land is not appropriate for a sports complex that will be serving alcohol near a family neighborhood. The amount of traffic and nuisance it can potentially bring is not conducive for Ladd park.

We love our neighborhood and do not want the added noise, violence and distractions that will come along with the sports complex.

I hope you will seriously consider voting NO to this new project.

Sincerely,
Jan Conwill
901-212-9912

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Sports complex
Date: Wednesday, December 9, 2020 1:07:51 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Lauren Dahm <lauren.dahm@gmail.com>
Sent: Wednesday, December 9, 2020 11:54 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Sports complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

My name is Lauren Dahm. I live in The Highlands of Ladd Park, and I'm writing to you as a concerned citizen. I respectfully request that you vote no to amending Envision Franklin zoning to allow for the building of the Sports Complex on Long Lane. My primary concerns (although I have several) have to do with potential parent hostility at sporting events coupled with the serving of Alcohol.

Prior to moving to Franklin in 2015, I lived in Reading, Massachusetts for 10 years. While there, I worked for the town at the Superintendent's Central Office and I was a town meeting member (an elected position). I was deeply invested in the community in which I lived. A very tragic event happened there in 2000. At the local hockey rink on a Saturday afternoon, a fight broke out between 2 fathers during a pick-up hockey game their 10-year-old sons were participating in. A father died that afternoon and his death was witnessed by several young boys. The other father was convicted of manslaughter and sent to prison. This story made national news and I've included a link to a CNN article here. <https://www.cnn.com/2002/LAW/01/08/hockey.dad.trial/>

Both sons spiraled down the dark path of crime and drugs and both were dead by the age of 30. Situations like these are few and far between, but they do happen and when they do, the ripple effect throughout a

community lasts for generations. I didn't live in Reading in 2000 but I continued to hear about this event and the tragic aftermath for years. I worked for the school department when the youths who witnessed that tragedy graduated from high school. I lived there when the son of the Murderer was accused of a brutal home invasion down the street from my home. I lived there when a murder of a former Reading hockey player occurred involving the son of the Murderer. I lived there when the news reported of his death at the age of 21.

I support youth sports and my children participate in many sports. I support the building of a sports complex but not in my backyard, and not where it serves alcohol. The incident I described to you above did not involve alcohol. I think serving alcohol at a location where children are playing games and tournaments in a competitive environment is a dangerous combination that can lead to problems.

Also, Long lane is not equipped to handle lots of traffic or drivers potentially under the influence uncertain of their surroundings. Furthermore, the streets in Ladd Park are very narrow, hilly, & curvy. Many kids play in the streets. Fire trucks have had difficulty getting through if there are cars parked in the streets. They were designed for local neighborhood traffic only.

I'm also concerned that selling alcohol is a means to support the business financially. Would the business model succeed without it? These are all questions that should be answered prior to moving forward.

I understand that land gets developed and I am not against growth. I am however against this business plan in this location. There are many other areas better suited for a sports complex. We chose Ladd park because it was a single-family neighborhood. We could have bought in Westhaven or Berry Farms if we wanted retail, restaurants and bars at the entrance to our neighborhood. We did our homework and knew the cornfield was zoned residential prior to purchasing our home and would like the zoning to remain the way it is.

Please consider these points tomorrow night when you vote.

Thank you,
Lauren Dahm

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Proposed Envision Franklin Change - Sports Complex
Date: Wednesday, December 9, 2020 1:04:42 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: mdh1881@gmail.com <mdh1881@gmail.com>
Sent: Wednesday, December 9, 2020 11:23 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Envision Franklin Change - Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Planning Commission,

My name is Maria Flowers and I am a resident in the Highlands of Ladd Park subdivision. I know there has been a lot of discussion about the proposed changes to the Envision Franklin Plan that is considering to allow a Sports Complex in a currently residential area.

I am asking that you vote against this proposal. While the sports complex not work well in this area for various reasons that have already been mentioned: traffic, sewer, service of alcohol, etc.

I know that this zoning request was in the works prior to the start of the pandemic however, since then Franklin and Williamson county have seen some vacancies of commercial properties. With all of these vacancies of large buildings has anyone considered (planning commission, or developer) using existing buildings that may already be zoned appropriately, and have the infrastructure needed to support the traffic and sewer needs?

The developers have expressed that this is a preferred location due to the proximity to the highway and I'm sure cost is a factor as well. However, I am asking that the planning commission take into consideration the residents of this area who moved here for the family atmosphere, and have invested our life savings to purchase a home in this area. We would stand to lose much more than

the developers if this project is allowed to proceed in this area. This project jeopardizes the safety of our community and the prices of our homes.

I implore you to vote against the zoning change. Please leave this as a residential area in the Envision Franklin plan so this wonderful family atmosphere can be enjoyed by current residents and shared with those who may come in the future.

Thank you for your time,

Maria D. Flowers, MHA CNMT
972-249-5830

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Concerns regarding location of proposed Franklin Sports Complex
Date: Wednesday, December 9, 2020 1:06:36 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Sharon Lambers-Harlen <theharlens@aol.com>
Sent: Wednesday, December 9, 2020 11:49 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Fw: Concerns regarding location of proposed Franklin Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We are residents of the Ladd Park community and are writing to state our opposition to any changes to Envision Franklin, particularly in regard to the proposed Franklin Sports Complex development on Long Lane. The proposed location of this sports complex is directly behind and adjoining the Ladd Park subdivision.

Ladd Park is a quiet residential neighborhood and a commercial venue of this size and magnitude, in this location, will only negatively impact the surrounding area. We have major concerns:

- Increased noise and lighting pollution directly in our backyards;
- Significant increase in traffic, especially with the proposed entrance being off of Alfred Ladd Road, which is the residential entrance to the subdivision off of Long Lane.
- High likelihood that patrons of the Sports Complex will use the Truman Road residential entrance off Carothers as a cut-through to the proposed facility, adding significant personal safety concerns to neighborhood residents and properties;
- Planned alcohol sales in a family venue adds serious risks, both inside the facility and externally on the roads near neighborhoods and the interstate;
- Ladd Park is a sought after community, with the reputation of being a friendly, safe, family-oriented place to live. Property values, which have remained healthy, will most likely be severely impacted due to the concerns stated above.

We strongly encourage you and your colleagues to consider other locations more conducive to this proposed Sports Complex. For example, two potential areas are directly off I-65 on Peytonsville Road:

- Property currently for sale east of I-65, across from the Ag-Center and new fire station
- Property west of I-65, where the old Mapco gas station and the old Goose Creek hotel are being dismantled.

Potential economic development monies, tax incentives and other creative financing could make these or other non-residential areas more viable options.

We urge you to vote NO to changing the Envision Franklin plan and to vote NO to the location of the proposed sports complex off of Long Lane.

Sincerely,

Herb and Sharon Harlen
413 Alfred Ladd Rd East
Franklin, TN 37064

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Comments Regarding the Proposed Franklin Sports Complex on Long Lane
Date: Wednesday, December 9, 2020 10:14:19 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Vanessa Harrington <harrington.vanessa@ymail.com>
Sent: Tuesday, December 8, 2020 9:47 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Comments Regarding the Proposed Franklin Sports Complex on Long Lane

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Commissioners,

Prior to purchasing our home we did extensive research on the area and a major part of our decision was that the surrounding growth would be residential homes based on existing zoning and the Envision Franklin plan. Since purchasing we have learned about this proposed sports complex from Warhorse Ventures that violates existing zoning laws and requires an exception, and are shocked that this type of facility would be seriously considered on the proposed property adjacent to our neighborhood. My home has a direct view of the corn field that this building would be built on. I understand and was prepared to have more residential homes become part of this spectacular view. However, we do not want the noise and light pollution and traffic this would bring to our neighborhood.

1. The published traffic study projects an increase of approximately 7,000 more cars on Long Lane weekly if this development is approved. The traffic study did not include projections for traffic on tournament weekends. The area is simply not built for this substantial traffic increase and improvements are many years away. This complex will create unsafe driving conditions.

2. I listened to the community meeting about the project put on by the developer. He admitted that the business model relies on alcohol sales to break even. This is not acceptable for a facility that will house events for families and children and borders a neighborhood where citizens enjoy the outdoors and children play freely. I believe that the increased traffic combined with citizens consuming alcohol and then driving on the roads that Ladd Park homeowners utilize is a recipe for disaster. It's more appropriate to have this type of facility in a commercial area that is equipped to handle this type of business.

3. Envision Franklin was created for a reason. This is not an acceptable exception to the approved land use.

Please vote NO to amend Envision Franklin. Do not allow this project to proceed.

Vanessa and Joe Harrington
Ladd Park Residents

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Long Lane Sports Complex
Date: Wednesday, December 9, 2020 10:11:12 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Betsy Hester <Betsy.Hester@williamsoncounty-tn.gov>
Sent: Tuesday, December 8, 2020 4:32 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Long Lane Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Ladies and gentlemen

I have serious concerns about the proposed Sports Complex on a 90 degree curve on Long Lane. I ask you to NOT change zoning on this property.

Please do not approve this sports complex

Thank you

Betsy Hester

2nd District

Williamson County Commission

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Long Lane Sports Complex
Date: Wednesday, December 9, 2020 10:13:32 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Linda Holihan <lindaholihan@gmail.com>
Sent: Tuesday, December 8, 2020 6:33 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Long Lane Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

I wanted to take a few minutes of your time to express my thoughts regarding the proposed sports complex on Long Lane. First I want to recap a few comments made by the developer. From my first meeting via zoom (Aug) a few key statements stand out to me from Eric.

1) This is a passion project for him as he has young children and moved to Berry Farms from Chicago.

2) This location was picked because financially this project would not succeed in a more expensive piece of property.

3) This would increase property values for Ladd Park

Here is a little background information on my family. We are a family of 5 plus a fur baby. I have 3 children my oldest son is 14, my 2nd son is 12 and I have a 8 year old daughter and we have a 1 year old puppy. I work from home as an office manager with a degree in Accounting. My husband works for Metro Nashville. We moved to Franklin about 1 ½ ago. We came to Franklin 5 years ago on a vacation and fell in love with the town, people and community. Franklin became our annual vacation spot by choice of my kids. We decided that we had a 5 year plan to move here. We love this town so much we made the move in 4 years.

This was not an easy decision as we left behind all of our family over a thousand miles away! That is how much we love it here. When we picked our home we did A LOT of research. We looked at schools, builders, amenities (public amenities and private yards etc) and proximity to highways and shopping. We looked at future plans for Franklin and the Envision Franklin plan. We knew that there were going to be pros and cons as well as compromises. We know that not everyone will have the same things on their wish list for a new home. That's one of the reasons we loved this area there is something for everyone. For instance Eric chose a mix use property because that was what he wanted. Some will choose a private home. We didn't want that, we wanted a residential property in a community. We looked at several developments along Carothers and through out Franklin. When making our decision there were some key factors that had us choosing Ladd Park Highlands. We didn't want to be on Carothers do to the future lane expansion. We know that the AG is close to The Highlands however the corn field zoned as residential was a buffer to that even if the corn field was to be sold more homes would still be a buffer over a commercial lot. As I understand that this is a passion project and Williamson County wants this as well however, I don't believe that this is the right location. Just as Eric had a choice to be in a mix use area I have the right to NOT be and this is taking that away from me and my children. I understand that Envision Franklin can be changed but I want the town and the community to understand that these plans help people make very big decisions and it should not be taken lightly in reversing those plans.

My thoughts on the finical impact of this development project success. As stated by Eric in the 1st community meeting this is already known not to be a secure profitable business, how can that be a wise decision to put another ice rink business in this area when several have already failed. As a parent of 3 kids whom I am a taxi driver more then not I understand the need for convenience and time savings. If this project is truly a need in the area why not pick another location that cost more money since Eric has changed his statement on profitability. As a parent, travel time and travel expenses (gas, wear on the car and possible hotel bills) saving to have an amenity closer would have value so if the rates would be higher it would still be a saving in the long run. If this was something my family would use (which it is not) I would pay for it. So my question is, is there really a Williamson county family need that can justify this project?

As for Eris's comment for increasing home value how can that be determined when I would not be interested in a property here if the there was a 600 – 700 space parking lot, 100,000-square-foot Ice hockey arena as well as office space, retail and restaurant space serving alcohol. What happens when an event lets out and traffic is back-up? People using a GPS will be directed through our development to by-pass the traffic. That is how our GPS are developed to work, I know it happens to me all the time and I get redirect through residential areas to avoid traffic and that will happen here too. Those being redirect will go through the heart of the Highlands. Where our young children frequent the most because that is where our pool, playground and basketball courts are as well as the road to our fields where they play kick ball, soccer, baseball, catch or head to the fishing stream. This sports complex will take away the things we love most about this community the ability to enjoy our community. Especially the safety we feel to have our kids out there enjoying it too.

I beg you to please vote no to the rezoning of the corn field this is not what Franklin is about. This will be the beginning of the town losing it small town feel and what has kept so many people here and continues to bring new families here.

Thank you for take the time to read this.



Linda Holihan

From: [Kathryn Webber](#)
To: [Planning Intake](#)
Cc: [Andrew Orr](#); [Eric Conner](#); [Emily Wright](#)
Subject: 12/10 Planning Meeting - Item #6 - 2020-244
Date: Wednesday, December 9, 2020 11:54:34 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Consideration Of Resolution 2020-244, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Generally Located North Of Long Lane, East Of Interstate-65 And West Of Alfred Ladd Road, Known As Map 106 Parcel 18402, To Change The Design Concept From Single Family Residential To Recreation, And Create A New Special Consideration.
(PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

Dear Commissioners and Planning Staff,

Changing your Envision Franklin Plan once again to accommodate a commercial development in a residential area does not leave home owners in the immediate area to trust in the government's decisions to provide for their best interest. Our governing body of the City of Franklin is not looking to the health, welfare, and safety of the citizens in this area.

The biggest investment most families make is in the purchase of their home. If they wanted to live off of Cool Springs Blvd where all commercial and retail businesses were close, they would have invested in that location. These citizens knew how the land around them was zoned, especially those that took part in the pre-planning of Envision Franklin and Planapalooza. They trusted you, how can you justify this action tonight! Please re-read your own surveys and look at the names on all the petitions submitted on other projects...people are outraged at the lack of clear direction.

If the City of Franklin would abide by the 1101 Charter and Urban Growth Boundaries, you would not be creating all the Chaos that our City and County are experiencing relative to traffic and debt, especially for schools. Until all the cities in the County work together for fiscal responsibility to ALL the tax payers and the quality of life in Williamson County, we will continue to experience all these frustrations.

Please think outside the box. There are a lot of businesses closing and the

whole mall area is going to be redeveloped. Why not encourage this recreational facility to refurbish a building where the infrastructure is already in place and doesn't destroy the lives and safety of several families? The traffic study along should give you all great concern for those living in the area.

Please do not continue changing Envision Franklin to accommodate developers and their pockets. Please listen to the cries of your citizens about how big they want Franklin to be, because Bigger is not Better!!

Kathy Webber
1900 Springcroft Drive
Franklin, TN 37067
Keep Williamson County Livable

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Franklin Sports Complex
Date: Wednesday, December 9, 2020 1:03:50 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Kelly Napier <kellyanapier@gmail.com>
Sent: Wednesday, December 9, 2020 10:56 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Franklin Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We live in Ladd Park and strongly oppose the Franklin Sports Complex, along with the majority of my neighborhood. We ask you to please keep Envision Franklin as originally planned and ask these developers to find another piece of land for this project. The current infrastructure does not support this huge development. In addition, human lives would be at stake with the truck stop so close by and the danger of semis pulling out and accidentally hitting someone, as has happened in the past with a motorist killed.

We hope that if you do allow this sports complex to be built on this land, that you make sure the Long Lane overpass is built first. There is no way this can be built without that infrastructure in place beforehand and the awful curve removed.

We respectfully ask that you please consider voting no for this development.

Thank you,
Kelly & Drew Napier
712 Fontwell Ln
Franklin TN 37064

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Please stick with Envision Franklin ...(Long Lane)
Date: Wednesday, December 9, 2020 10:10:30 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Erik Lodewijk <e.lodewijk@gmail.com>
Sent: Tuesday, December 8, 2020 1:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Fwd: Please stick with Envision Franklin ...

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

L.S

My wife and I (We have 3 children) bought/built our home in Ladd Park in 2016 (431 Alfred Ladd Road east) after extensive research on where our next home was going to be. One of the great features of Ladd Park was that it was zoned in between residential and agricultural developments based on the Envision Franklin plan.

The only downside was and is the road that goes to through the neighborhood (ALR /Truman) which is already used as a shortcut and will become a huge liability in the event that this monstrosity of a complex with alcohol serving premises right next door to our neighborhood gets approved.

Please stick with Envision Franklin Zoning and do not betray the confidence of your constituents in the Franklin planning process. We've invested our whole livelihood in moving here ...

Thanks in advance for your kind attention ...

--

Thanks, Erik & Lib Lodewijk

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Thanks, Erik

C 615-626-7519

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Strongly Opposed to the Sports Complex on Long Lane
Date: Wednesday, December 9, 2020 10:11:32 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Marianne Logan <cake2m@gmail.com>
Sent: Tuesday, December 8, 2020 4:49 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Strongly Opposed to the Sports Complex on Long Lane

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To The Franklin City Planning Commission,

As residents of Ladd Park, we are strongly opposed to the Sports Complex on Long Lane at the entrance to Ladd Park which is being proposed by Warhorse Development. This build will be a detriment to all the homes in the immediate vicinity and throughout the entire development, lowering property values of homes that exceed the half million dollar price point.

In addition, it would create major traffic concerns on an already narrow, curvy country road with the Agricultural Center just yards away and a new counseling center slated to be built in the near future, making an already dangerous situation even worse. Widening the rural roads will only exacerbate the existing hazardous driving conditions. The complex will add intolerable congestion, noise, glaring lights and confusion into what is currently a peaceful suburban

rural community.

Please reconsider this rezoning to keep it residential. This piece of land would be best suited for building similar homes.

Thank you.

Marianne Logan

James Logan

995 Hornsby Dr.

Franklin, TN 37064

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Proposed "Sports Complex" Long Lane
Date: Wednesday, December 9, 2020 10:11:00 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: James Lynch <jim@eventswag.com>
Sent: Tuesday, December 8, 2020 4:26 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed "Sports Complex" Long Lane

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom it may concern,

I am writing with regards to the proposed commercial "Sports Complex" targeted for development in the cornfield adjacent to The Highlands at Ladd Park residential neighborhood.

That first sentence pretty much sums up the issue. Any significant *commercial development* has NO BUSINESS being shoehorned into a space zoned for agriculture and hard up against a residential community. It's common sense to anyone who has seen the property and who hears the plans from War Horse development. It's so common sense that Envision Franklin, less than 6 months ago, designated the future zoning plan for this property as *single family residential*...a far cry from a two-story, 317,000 square-foot, 700 parking space, 17 hours-per-day monstrosity.

So why are we, the residents of Ladd Park, forced to now fight this project from becoming reality?

And why do we ALL feel that this is a “done deal” already? Don’t we, as taxpayers and Franklin residents, have a say in the matter, and better yet, an advocate for our concerns?

This entire exercise reeks of impropriety, backdoor dealings, and obfuscation. By the time War Horse magnanimously offered to hear our input, the developer had created massive design documents, completed drone flyovers, and invested thousands in lobbying for their “passion project”. The only thing we had going for us over all that time was Envision Franklin’s re-confirmed zoning designation for the cornfield. “They can’t build there, it’s agricultural and single-family only!”, we all thought. We trusted our city planners to hold to the plans of Envision Franklin. That now seems to be a minor bump in the road for War Horse, when it should have been a no-interpretation-needed deal breaker from Day 1. This is unacceptable. In no way should the zoning designation be readily flipped to accommodate a private developer’s desires. There were reasons why Envision Franklin designated as they did. I would guess that providing a buffer from the Ag Center for a large 1,300-home residential development would be one. Nevertheless, there are a host of reasons why THIS PROJECT makes NO SENSE on this property and should be redirected to another location by maintaining the zoning designation. Here are just a few:

1. There is no justification for changing the zoning designation that Envision Franklin made a mere 6 months ago.
2. We purchased our homes with the understanding that, as per Envision Franklin, the cornfield would remain agricultural or single-family residential. A shift to commercial (or “recreational”) zoning will clearly negatively impact our property values, and I, along with many other homeowners, will seek redress should the zoning change.
3. The traffic impact alone is enough to easily justify moving this planned project to another location. We have been promised detailed traffic studies from War Horse for months, with nothing yet, but it doesn’t take a traffic engineer to see that Long Lane cannot handle the load (and is 4 to 5 years away from having the I-65 overpass completed), Carothers Pkwy cannot handle the load, and the expected traffic “cutting through” Ladd Park will create a dangerous environment for the residents (we are not a gated community).
4. Consider the NOISE impact of a facility that will require massive chillers to run 24/7, mere feet from residential homes, with 700 parking spaces and operating hours of (at least) 6:00am to 11:00pm. You know why you don’t see other huge hockey rinks and sports facilities next to homes? This is why. It simply isn’t done. War Horse’s ridiculous assertion that the “average dB level*” will be low enough to be “drowned out by I-65 traffic” is laughable and non-scientific. *average dB levels mean nothing. 4 dynamite blasts over a 24-hour period in an empty room deliver a low “average” noise. I’ll do that next to your bedroom and see how you like the “average dB level”.

5. This is a commercial development designed to generate revenue for the developer, his employees and investors. Enough with the litany of how this is a “passion project” for the developer, to bring “recreation facilities” to the poor, hockey-starved people of Franklin. Spare me. #1, Hockey is a minor youth sport, ranked #18 in the U.S. behind wrestling, spirit and bowling. There is no great demand from the general Franklin populace for youth hockey facilities, just reference the long list of failed rinks in the surrounding area. #2 If the demand were there, a developer would already have built a hockey complex to take advantage of the market and make some money. It’s not like there aren’t any commercial developers in this town. Are they all that dumb?
6. If Franklin is tempted by potential revenue generation *for the city* and surrounding commercial interests (hotels, restaurants, et al), they can still get it with the facility in another commercially zoned location (see next para).
7. The developer has admitted that he wants this location because he can get it “cheap” since it is zoned agricultural vs. commercial. In fact, he has admitted that the project does not make sense financially if he can’t get the property this way. That doesn’t sound too promising from a “will it succeed?” standpoint, and furthermore, why would the developer’s financial concerns be a justification to dump Envision Franklin’s long-standing zoning designation? War Horse has plenty, PLENTY, of commercial properties to choose from that offer infrastructure support, easy access, low traffic impact, and revenue potential to the city and surrounding businesses. They just don’t want to pay for it. Well, in a word...boo-hoo. Get more investors.
8. If it is proven that the demand for a hockey/multi-sport facility in Franklin truly exists (or that the potential exists and is worth the risk) and will benefit the citizens of Franklin, great. No problem. Please help War Horse identify a location THAT MAKES SENSE. We do not want to be staring at War Horse’s Folly 3 years from now, and neither should Franklin’s leadership.

□

As residents of Ladd Park and citizens of the Franklin community we are asking you to simply hold fast to the tenets of Envision Franklin and maintain the proposed zoning as agricultural or single-family residential. Thank you.

□

Sincerely,

□

James J. Lynch

□

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Ice Rink
Date: Wednesday, December 9, 2020 10:15:22 AM
Attachments: [twitter_icon.png](#)
[facebook_icon.png](#)
[image001.png](#)

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Ray of Light Photography <mercero@rayoflightphoto.com>
Sent: Wednesday, December 9, 2020 9:10 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Ice Rink

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it concerns,

I am writing to express my opinion on the skating rink being proposed to be built next to Ladd Park. Our household is AGAINST changing Envision Franklin to allow such a large building to be built next to our homes. I live at 150 Wise Road and am within 500 feet of this location. I was never notified properly by the developer of this planned commercial space, and I am not in favor. There are many reasons, but I know your email has been bombarded by all of us who are outraged that such an idea would even be entertained. The most shocking aspect of this is that the developer admits to needing large alcohol sales at these sporting events in order to stay in business. To expect us to accept a bar right outside our neighborhood along with tournaments that will release drunk anxious drivers trying to cut through our neighborhood is horrifying. I ask you to come drive near our neighborhood and put yourself in our shoes and envision Franklin and specifically our area of Franklin changing so dramatically. I think if you did that, you'd be on our side and not allow this happen.

I thank you for your time in considering this case. I hope you will vote to NOT change ENVISION FRANKLIN.

⌋

Rayna Mercer
150 Wise Road
Franklin, TN 37064
808-628-0561

⌋

Rayna Mercer
808-628-0561
Ray of Light Photography
mercera@rayoflightphoto.com
www.rayoflightphoto.com



Aloha from the hills of Tennessee!

⌋

⌋

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Proposed Envision Franklin Change - Sports Complex
Date: Wednesday, December 9, 2020 10:15:50 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Alan Neely <alanmn@hotmail.com>
Sent: Wednesday, December 9, 2020 10:13 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Envision Franklin Change - Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom it May Concern,

My name is Alan Neely, and I live with my wife and son at 126 Grigsby Road in Franklin in the Ladd Park subdivision. I won't take up much of your time about the proposed change to the Envision Franklin Plan to allow for a >300,000 sq ft. Sports Complex to be built outside of our major residential area. I just want to say that this is not a Franklin thing to do. Franklin isn't the kind of place that would jeopardize the safety of its citizens by allowing such a huge complex, with an estimated 7200 additional vehicles of traffic, to be situated on a narrow, winding, dangerous road outside of a 1000+ family community. Franklin isn't the kind of place to allow patrons of that proposed facility to make their way home so close to a highly trafficked truck stop that has already claimed a life of one of its own. And most of all, Franklin wouldn't allow such a facility to serve alcohol so near youth sports, children playing nearby, and families living their peaceful lives all in the effort to fit a square peg in a round hole, would they? I think the answer is set in the precedence that lies before and that this committee has shaped over the years. Don't go back on the vision for Franklin and this area that was laid out earlier. The desire for youth sports doesn't outweigh the desire for safety and community. Let's continue to make Franklin great, and put a place like this where it belongs, not where it doesn't. Thank you for your time and consideration.

Alan



Sent from [Outlook](#)

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Franklin Sports Complex - Ladd Park
Date: Wednesday, December 9, 2020 1:05:02 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Tammy Ring <tammyring2@yahoo.com>
Sent: Wednesday, December 9, 2020 11:25 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Franklin Sports Complex - Ladd Park

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My husband and I recently moved to Franklin from Virginia. We looked at many neighborhoods in the Nashville area, but ultimately, fell in love with Franklin. Our next quest was to find a neighborhood that we felt checked all the boxes, and we found it here, in Ladd Park!!! Imagine our shock to just a couple weeks later after moving, to hear of a massive development being talked about in an area that we drive by everyday (since we live on the south end of Carrothers so we take Long Rd- Peytonsville to 65)!!! We had asked at the time of purchased about different areas that might be developed and heard that at some point the AG center might be built up..... but were told what are now, corn fields, was only zoned for single family residences. So our feeling was, that the area would not ever become a traffic issue or, make us have to take 96 to Carrothers and drive - which due to traffic, is not the way we want to go to and from home.

Even if you do not care about our personal plight, we have been on most of the calls or zooms regarding the Sports Complex and our feeling is that they have not exhausted other locations that would have been more appropriate. From the get go, they didn't have the proper studies done, and still waffle on calls about them. The noise, the traffic, lights for the parking lot, Ice making noise, and the need to create construction on Long Lane for what they said could be years to complete, has never made sense on that parcel of land. It's like almost ANYWHERE would have been a better choice - but they are fixated on this lot because of money. Many people have given them other areas to at least to look at - and they have snubbed all of those ideas.

Lastly they have stated that they will serve alcohol and will have adult tournaments as well - that can and will go into the middle of the night. This will create unsafe streets and lots of noise!! Our house isn't on that side, but we can hear noise anytime they are doing something at the AG center, so I am assuming we will be also hearing noise from the Complex and any large gathering there as well.

By allowing this area to be rezoned - you are basically devaluing our property in Ladd Park!! We are both financial people, and would have made a different choice of neighborhood when moving here!!! - How can within a couple of weeks of closing, we find out that this was even a possibility? We all think a sports complex would be a great idea for this area - but NOT that parcel. 85% of our neighborhood has voted against this project. We are asking you to vote "No" when asked to change Envision Franklin at your upcoming board meeting this coming December 10th. We believe this vote is critical not only for the well being and value of my family's property and safety, but also for my neighbors in Ladd Park and Franklin general.

Tim and Tammy Mathieu
312 Finnhorse Lane
Franklin, TN

37064

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Opposition to Sportsplex on Long Lane
Date: Wednesday, December 9, 2020 10:13:48 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Susie TLong <stlong7698@yahoo.com>
Sent: Tuesday, December 8, 2020 6:41 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Opposition to Sportsplex on Long Lane

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear council members,
We are in strong opposition of the Sportsplex proposal on Long Lane. This will create more congestion on an already congested road. We moved to Franklin to enjoy the beautiful area and it is sad to see that every square inch of land is getting scooped up for commercial or residential development.

As a Williamson County tax payer, I want my opinion heard if nothing else. Please consider putting a stop to this development.

Thank you for the consideration,
Susie Long
Resident at Ladd Park

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Long Lane Sports COMplex
Date: Wednesday, December 9, 2020 1:07:16 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Wendy Tolmack <captwmorgan@gmail.com>
Sent: Wednesday, December 9, 2020 11:52 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Long Lane Sports COMplex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing in regards to the proposed Sports Complex on Long Lane. My name is Wendy Tolmack and I reside in Ladd Park on Fontwell Lane.

Let me start off by saying I stand with the 80% of people in Ladd Park that oppose this project.

1. I oppose this quest to purchase residential land at a lower price and then have it converted to Commercial zoning. Envision Franklin has been recently revisited and approved in June 2020, not 2017 as your documents suggest. It wasn't approved once and never revisited, so the excuse of the Long Lane overpass not being a part of it is ridiculous. I moved here in 2016 and the overpass pillars had been in place for a year so I know that Envision Franklin did have the overpass knowledge. That being said, Long Lane is still a 2 lane country road with a blind hill and the traffic this project will create will be dangerous and a real problem for local residents.

2. The developer has been vocal that they cannot afford current commercial space and therefore needs to purchase residential land as it is cheaper. A side note we as responsible adults can't just change the rules because we cannot afford something. We should hold our citizens and government to the same standards we are held to.

3. I feel the bigger issue is that the sales of Alcohol are required in order to make this project profitable. This has been stated by the developer himself. This place is marketed as a place for "youth" sports. I don't know how youth sports parlays into needing to sell alcohol. This area is not the place to put a giant sports complex that cannot fiscally stand on its own without the sales of alcohol. This is a huge liability issue and the fact the city thinks this would be okay is disgusting. I am appalled that certain members of this council are not acting in the best interest of the nearby residents.

4. The area recently annexed into the Franklin City limits and being developed along the extension of Carothers Parkway and Peytonsville Rd seems to be a better fit since it has better infrastructure for such a large project and will be more accessible to proportionate roads. This project is 100,000 square feet larger than the Ramsey building, to think this plot of land is the appropriate place is just crazy.

In closing I fail to understand the purpose of Envision Franklin and the money and time spent developing it, if the recommendations are unilaterally changed to the benefit of a developer that can't afford the projects they are trying to build. I strongly urge you to vote against this amendment and uphold your responsibility to the citizens that you serve.

Wendy Tolmack

a public hearing in 2013 and the pillars were installed by TDOT before Envision Franklin was adopted.

- The recently annexed land that is included in the Envision Franklin Goose Creek Amendment was discussed as land suitable for annexing in Envision Franklin.
- A-Game was closed before Envision Franklin was submitted and the Williamson County Sports Authority was looking at the need for youth sports. The need for indoor youth sports is not a “new” item since Envision Franklin. The other youth indoor sports complexes are in the Industrial Design Concept. There is plenty of space currently in the Industrial or Regional Commerce Design concept suitable for an indoor sports complex.

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

The proposed use submitted by the applicant is inconsistent with both the overall and specific intent of the plan, as it would convert Single Family Residential land into what is actually and Industrial Design concept, and is inconsistent with the Plan, as well as incompatible with the large number of single family residences immediately adjacent to the site.

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

Contrary to the applicant’s assertion, if this project is completed, it will not provide a transition, rather will be a large commercial development immediately adjacent to Single Family Residential. The proposed buildings would sit some 35 feet above the current ground level at the high point of the land and would be visible to the vast majority of the Ladd Park neighborhood. Unlike the Ag Center, which sits much lower and is not easily visible, this proposed development would be highly visible. Moreover, the Commission has previously opined that north of Long Lane should remain residential, while the south side could be developed more commercially. This use would be totally inconsistent with that statement.

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

It is beyond comprehension to say that this proposed use will not damage the natural environment or scenic quality of the Plan. A parcel of land that is currently undeveloped will largely become parking lot and commercial buildings. This will have a dramatic impact on the environment and scenic quality of this parcel. Additionally, despite the best efforts of the applicant, the likelihood that substantial noise and light pollution will affect my client is almost a certainty. Finally, the mere vehicle traffic that this proposed project would bring to this area will substantially affect both the environment and scenic quality of this land.

Despite the applicant's statements about community meetings, the citizens who are immediately adjacent to this project have overwhelmingly opposed this project. My clients have indicated that over 80% of their 400 members are opposed to this development.

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

There is no question that Franklin would benefit from the applicant's proposed facility. However, it is our position that he has simply selected the wrong parcel of land upon which to build this project. The issue before the Commission is whether or not the applicant has met his burden to amend the Envision Franklin plan. We respectfully submit he has not.

The residents of Ladd Park purchased their homes in reliance upon the Envision Franklin plan. They knew that further development near them might take place in the future, but that such development would be additional single-family homes. They were comfortable with that possibility. If the Commission modifies the Envision Franklin plan to accommodate this applicant, they will be doing so in a manner that is inconsistent with the reasonable expectations of the owners of Ladd Park, and in an way that diminishes their property values and that violates the implied promise that the City of Franklin made to them when it adopted the Envision Franklin plan.

I would ask that this letter be added to the minutes of the December 10 meeting, and that I be granted an opportunity to make public comment at that meeting.

If you have any questions, please do not hesitate to contact my office.

Sincerely,



William E. Miller

Enclosures as indicated

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Long Lane Sports complex zoning decision (near Ladd Park)
Date: Wednesday, December 9, 2020 10:10:00 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Eric Wagnon <ericwagnon1973@yahoo.com>
Sent: Tuesday, December 8, 2020 8:54 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: RE: Long Lane Sports complex zoning decision (near Ladd Park)

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Planning Commission,

I wanted to be sure I had the opportunity to express my concerns and opposition to the proposed zoning change on Long Lane near Ladd Park that is being voted on in early December. This zoning change is being requested by a private developer (Warhorse) to enable the development of a large sporting complex, hockey arena, and other restaurant/bar/retail space. I am also a Ladd park resident who lives about 2 blocks from the proposed complex (on Truman Rd) which is a main thoroughfare through our awesome neighborhood.

As I am an avid sports fan, coach, and proud parent of 3 multi-sport boys (ages 9 through 12) I was actually very curious to hear about this development. After openly listening and attending almost all of the community outreach presentations from Warhorse, and hearing their changes/improvements to the community input, I was extremely convinced that the property on Long Lane is NOT the location for this complex. I wouldn't ask for this complex to be outside or directly connected to anyone's neighborhood. There are plenty of properties already zoned for commercial/light retail that are openly available within miles of this location.

As I listened to the sports complex proposal, I am ultimately concerned about the following issues (anyone of them would be a reason on its own to not support it):

- Traffic, Noise and 24/7 operation (the traffic studies conducted were an average of noise over the whole day, which doesn't account for the acute noise level that will occur every hour on the hour

with changeover of games/events/cars/happy teams/frustrated parents).

- Hockey - I am an AVID Predators fan, drove my boys for several seasons to Ford Ice arena for the G.O.A.L program. Keeping a sheet of ice cold takes a lot of infrastructure, cost, and operation. This is not cheap and will require top notch financial oversight and ultimately is the reason most private facilities don't succeed and go out of business.
- To achieve financial viability, the management team said alcohol sales from local restaurants and food bars would ensure the facility would not go under.
- I am an executive board member for Franklin Baseball Club and a board member on Creekside Basketball League and I would never allow any youth team to compete (either recreationally or competitively) in an sports arena that openly served alcohol. I coach an FBC travel team and spend dozens of weekends at travel baseball complexes and indoor basketball club arenas, and I could not imagine the chaos alcohol brings into a competitive environment.
- Ladd Park HOA held a vote/poll of all our neighbors with several hundred responses. At least 3 out 4 of them opposed this development for their own reason. I feel the immediate safety (most importantly) is at risk, but also the congestion, noise, and external danger (traffic, alcohol consumption, etc.) would be at our doorsteps.

Lastly, when I moved into Ladd Park almost 6 years ago, the ability for such an awesome neighborhood to be buried in the hills and fields just a short distance from 1-65 was the main appeal. Then, having settled in and learning that not only was the surrounding beauty and fields a real benefit, but they were also protected by a certified "Envision Franklin" preservation plan!! I was incredibly proud to be a resident of Franklin that had leaders who would ensure the growth and prosperity would be done the right way and not at the expense of its historic landscape. I hope you take this into consideration in your vote.

A very concerned citizen, but most importantly wanting to ensure the preservation of a community that it was promised.

Eric Wagon
513-780-6060

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: 12/10 Planning Meeting - Item #6 - 2020-244
Date: Wednesday, December 9, 2020 1:07:33 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Kathryn Webber <kathrynwebber@bellsouth.net>
Sent: Wednesday, December 9, 2020 11:54 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Andrew Orr <andrew.orr@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>
Subject: 12/10 Planning Meeting - Item #6 - 2020-244

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Consideration Of Resolution 2020-244, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Generally Located North Of Long Lane, East Of Interstate-65 And West Of Alfred Ladd Road, Known As Map 106 Parcel 18402, To Change The Design Concept From Single Family Residential To Recreation, And Create A New Special Consideration.
(PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

Dear Commissioners and Planning Staff,

Changing your Envision Franklin Plan once again to accommodate a commercial development in a residential area does not leave home owners in the immediate area to trust in the government's decisions to provide for their best interest. Our governing body of the City of Franklin is not looking to the health, welfare, and safety of the citizens in this area.

The biggest investment most families make is in the purchase of their home. If they wanted to live off of Cool Springs Blvd where all commercial and retail businesses were close, they would have invested in that location. These citizens knew how the land around them was zoned, especially those that took part in the pre-planning of Envision Franklin and Planapalooza. They trusted you, how can you justify this action tonight! Please re-read your own surveys and look at the names on all the petitions submitted on other projects...people are outraged at the lack of clear direction.

If the City of Franklin would abide by the 1101 Charter and Urban Growth Boundaries, you would not be creating all the Chaos that our City and County are experiencing relative to traffic and debt, especially for schools. Until all the cities in the County work together for fiscal responsibility to ALL the tax payers and the quality of life in Williamson County, we will continue to experience all these frustrations.

Please think outside the box. There are a lot of businesses closing and the whole mall area is going to be redeveloped. Why not encourage this recreational facility to refurbish a building where the infrastructure is already in place and doesn't destroy the lives and safety of several families? The traffic study along should give you all great concern for those living in the area.

Please do not continue changing Envision Franklin to accommodate developers and their pockets. Please listen to the cries of your citizens about how big they want Franklin to be, because Bigger is not Better!!

Kathy Webber
1900 Springcroft Drive
Franklin, TN 37067
Keep Williamson County Livable

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Long Lane Sports Complex
Date: Wednesday, December 9, 2020 10:15:34 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Whitaker, Ken <KWhitaker@holladayproperties.com>
Sent: Wednesday, December 9, 2020 9:56 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Long Lane Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I live at 3008 Portland Court in The Crest at Ladd Park and recently sat in on the Zoom call led by folks from War Horse Development. There was a lot of handwringing and misinformation/rumors being brought up time and time again in addition to the classic NIMBY syndrome. As explained by their representatives, they are still in the early planning stages of development but are trying to reasonably mitigate some of the neighborhood concerns. I am generally in favor of proceeding further in the development process to flush out the details so that the realistic impact of their structures and business activities can be judged accordingly.

I am most interested in the handling of traffic and the overall road improvement projects that will be necessary for this and other developments in close proximity (Ag Center plans, project where Carothers currently dead ends, plans for property where Long Lane ends at Peytonsville Road, etc.). These projects will bring appreciated amenities & services to the area but will require careful thought as to the impact on the infrastructure. We really need to avoid putting the cart before the horse and ending up with mile long traffic back-ups (like there is on Split Log and soon to be on Long Lane as residential sub-divisions spring up) on winding country roads that have trouble handling current & increased volumes of traffic.

Ken Whitaker, Senior VP

Holladay Properties

2710 Old Lebanon Road, Suite 5

Nashville, TN 37214

(615) 312-0282 office

(615) 812-0117 cell

Please note new email address : kwhitaker@holladayproperties.com

holladayproperties.com/medical.

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From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Sports Complex off Long Lane
Date: Wednesday, December 9, 2020 1:08:45 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Julie Wilson <jcwilson92@hotmail.com>
Sent: Wednesday, December 9, 2020 12:27 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Fw: Sports Complex off Long Lane

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I received an error message so I am resending it.

Thanks,
Julie Wilson

From: Julie Wilson
Sent: Wednesday, December 9, 2020 5:47 PM
To: planningintake@franklintn.gov <planningintake@franklintn.gov>
Subject: Sports Complex off Long Lane

Hello,

I am a resident of Franklin, specifically the Highlands of Ladd Park neighborhood. I'm writing to express my opposition to the proposed Sports Complex on Long Lane. I have teenagers and while I do think a sports complex is generally a good idea, please remember that just a few years ago, one closed in the Cool Springs Industrial area. How does the financial plan for this one expect to perform any better?

█

I understand that the City of Franklin is looking for ways to improve their revenue given the pandemic.█ I know that hotel/motel tax revenues are down significantly and I realize that the approved budget utilized fund balance in order to create a balanced budget.

█

However, please do not make the residents of Ladd Park suffer because the City needs additional revenue.█ Find another place for the development.

█

Do not change Envision Franklin.█ The City spent significant time and money on creating the vision and document.█ Why change it when some developer throws money at you?█ It's like taking a bribe.█ Stand true to the vision and the document.

█

The developer states that proximity to the interstate and future road access are main reasons for picking the property.█ He didn't mention that it was for the cheaper price.█ He will not be a friendly neighbor.█ His talk of buffers, 6 ft privacy fence and trees is a joke!█ Future expanded roadway access is not a given.█ If funding isn't approved, then additional roads or access may be delayed or not even happen.█ Why build a monstrosity on a rural 2 lane road that is on a hill and curve?█ Our kids drive on this every day to/from school, work and activities.█ School busses full of children drive on this road.█ It is not safe area for such a large commercial development.█ His proposal includes a restaurant and serving alcohol in a supposed family recreational venue.█ Why would alcohol be needed if it's a family venue.█ The presence of inebriated patrons makes this location even more unsafe.█

█

Please do not approve the change to Envision Franklin or this project at this location.

█

Think about if it was going to be in your backyard and how you would feel.

█

Thank you,
Julie Wilson

From: [Amy Diaz-Barriga](#)
To: [Andrew Orr](#); [Eric Conner](#)
Subject: FW: Long Lane Sports Complex
Date: Wednesday, December 9, 2020 10:07:11 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Jordan Yousem <jyousem@gmail.com>
Sent: Friday, December 4, 2020 11:07 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Long Lane Sports Complex

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello:

The tenets set out in the Envision Franklin plan are the reasons my wife and I moved our family to 301 Finnhorse Lane in Ladd Park from Los Angeles in June of 2020. We were looking for an improved quality of life for our two young children. We do not want to live adjacent to a commercial development with alcohol sales. We want to live in a contiguous residential neighborhood.

We are very concerned about a dramatic increase in traffic, noise, and disruption from the sport complex and all further non-single family home development. Additionally, the alcohol sales at the sports complex will contribute to increased crime and disruptions to the safe and peaceful life we moved to Ladd Park to have.

If we wanted to live next to a commercial development, sports complex, bar or anything other than single family homes we would have moved to a community that encompassed the aforementioned developments and didn't have the development guidance proved by Envision Franklin.

The sports complex with a full calendar of events and alcohol sales will negatively affect our way of life. Envision Franklin was the reason we moved to Ladd Park; we wanted a better quality of life for our family. The sports complex with or without alcohol sales does not fit into our family's vision for our neighborhood.

Thank you,

Jordan and Jessica Yousem
301 Finnhorse Lane

Franklin, TN 37064

310-850-4534

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Send an email to BOMA and Franklin Planning Commission sharing why you support the new multi-use sports facility!

Name Kevin Hawblitz

Email kevinhawblitz@gmail.com

Address 413 Henry Russell St.
Franklin, Tennessee, 37064

Phone Number (859) 250-4540

Your message:

During such challenging times in America and the fact that the youth of America need avenues of opportunity to investigate in their early years 6-17, I feel it is extremely important that those of us who have benefited from such opps in our youth exhibit similar passion which our parents / grandparents displayed back in the 60's, 70's and 80's. Obviously, being in my mid 50s... I can not count the # of opps having youth baseball, YBA - for hoops, Y-Center for swimming, tennis, etc. (growing up in Battle Creek, Michigan) provided to me to instill intrinsic traits of self confidence, teamwork and leadership by being involved in sports. It is not about winning at that age it is about development and working with others.

Sorry about such a long message... but I would like to understand what opportunities there are amongst this mission for me to be a part of... I work in the Finance / Accounting sector of the Automotive Industry and feel I can bring much practical life experience and business skills to the table.

Best to you.... Kevin Hawblitz

Thank you for your support!

Your message will be sent directly to the Franklin Board of Mayor and Aldermen (BOMA) and the Franklin Planning Commission.

Send an email to BOMA and Franklin Planning Commission sharing why you support the new multi-use sports facility!

Name Amy O'Neal
Email amyleneal1972@gmail.com
Address 2407 Audelia Way
Spring Hill, Tennessee, 37174
Phone Number (615) 478-7676

Your message:

As a parent of two boys that were very active in hockey at AGame Sportsplex, it would be absolutely amazing to see a facility like Franklin Sports Complex in the Williamson County area. It is a facility that is greatly needed for the continued growth of hockey. My oldest son is now playing NCAA DIII hockey because of the time and energy he spent honing his hockey skill at AGame. Williamson County kids deserve to have a facility like this available to them. Keep Williamson County families in Williamson County to build their passion and dreams.

Thank you for your support!

Your message will be sent directly to the Franklin Board of Mayor and Aldermen (BOMA) and the Franklin Planning Commission.

Send an email to BOMA and Franklin Planning Commission sharing why you support the new multi-use sports facility!

Name James Hodgkin
Email jahodgin@mac.com
Address 112 Eagles Glen Drive
Franklin, Tennessee, 37067
Phone Number (615) 414-3982

Your message:

I'm a big proponent of youth sports and have a big desire to see exercise and growth in the Franklin, TN area. I've been coaching for over 4 years and see the impact in confidence and self worth that is built through sports. I would participate in sports at this place myself. With Nashville SC and Predators...this community needs a way to continue to develop young athletes and allow for recreational play by all ages.

To me, a facility like this is needed even more in Williamson county/franklin than it was in Bellevue or Hickory Hollow...Williamson County hockey teams continue to dominate the top 10 in state hockey...and they have to drive 45+ mins to even play sometimes.

Let's get it here and going!

Thank you for your support!

Your message will be sent directly to the Franklin Board of Mayor and Aldermen (BOMA) and the Franklin Planning Commission.

Send an email to BOMA and Franklin Planning Commission sharing why you support the new multi-use sports facility!

Name Kimberly Schneider

Email kimberlyjump@gmail.com

Address 6864 Comstock Road
College Grove, Tennessee, 37046

Phone Number (757) 450-1778

Your message:

I would love to see a recreational ice skating rink as well as gymnastics training facility. I grew up in Raleigh, NC and had such wonderful memories of these two facilities as a child and would love for my girls to have the same experiences. I would love to sign them up for competitive gymnastics training. This would be a great addition in Franklin, TN and we are excited about the possibility to have these so near us!

Thank you for your support!

Your message will be sent directly to the Franklin Board of Mayor and Aldermen (BOMA) and the Franklin Planning Commission.

Send an email to BOMA and Franklin Planning Commission sharing why you support the new multi-use sports facility!

Name Sunshine Clinton

Email sunshineclinton@gmail.com

Address 3145 Pleasantville Bridge Road
Thompsons Station , Tennessee, 37179

Phone Number (601) 954-8982

Your message:

I think having a place where the community can play hockey/ice time is very important. We moved here from MN 2 years ago and I was shocked to find it's about a 45 minute drive to get to hockey, no matter which rink we choose. The hockey community is strong in town and definitely growing. This would bring in a lot of revenue with tournaments in town (people travel from ALL over) as well as make it possible for more williamson county children to be exposed to the sport!

Thank you for your support!

Your message will be sent directly to the Franklin Board of Mayor and Aldermen (BOMA) and the Franklin Planning Commission.

Franklin Sports Complex Supporters

!



File #: 20-01330

DATE: October 27, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-222, A Resolution Approving A Revised Development Plan, Huffines Ridge PUD, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7375
Applicant: Greg Gamble, GDC
Owner: Legacy Cool Springs, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this revision to the Development Plan is to remove an external access point from the plan, where Ezeal Drive intersected with Huffines Ridge Drive. This connection was previously shown on the development plan, approved in April of 2019, as an access drive. At site plan, this connection was changed to a public right-of-way and was extended to connect to Aureum Drive. During the finalization of the grading plans for this connection at Huffines Ridge Drive, Milcrofton stated that they would not let their water line be lowered to accommodate the road connection. The development team and staff have spend many months trying to work on alternatives that would not encumber Milcrofton's line. The development team and staff have also been in routine contact with Milcrofton to discuss any flexibility or reconsideration of their stance on not lowering the water line. Despite these efforts, Milcrofton has yet to change their stance on the waterline issue. Staff has reviewed several design alternatives, and feels that the revision shown is the one with the least amount of safety concerns. It does reduce a cross-connection, and it does change the entrance to the Parks property, so staff would prefer that staff, the developer, and Microfton could come to a solution where a connection to Huffines Ridge Drive could be retained and a development plan revision is not needed. Staff is hopeful that an agreement with Microfton is on the horizon, but does not want to hold up development any longer, so staff can support this revision. But to this end, staff has made a condition of approval that should an agreement be reached with Milcrofton in the near future to lower all or a portion of the line, then the connection can be made and another Development Plan revision is not required. The potential change will be bonded with a site plan revision with a deadline of December 31, 2030 to release the surety if an agreement is not made with Microfton Utility District.

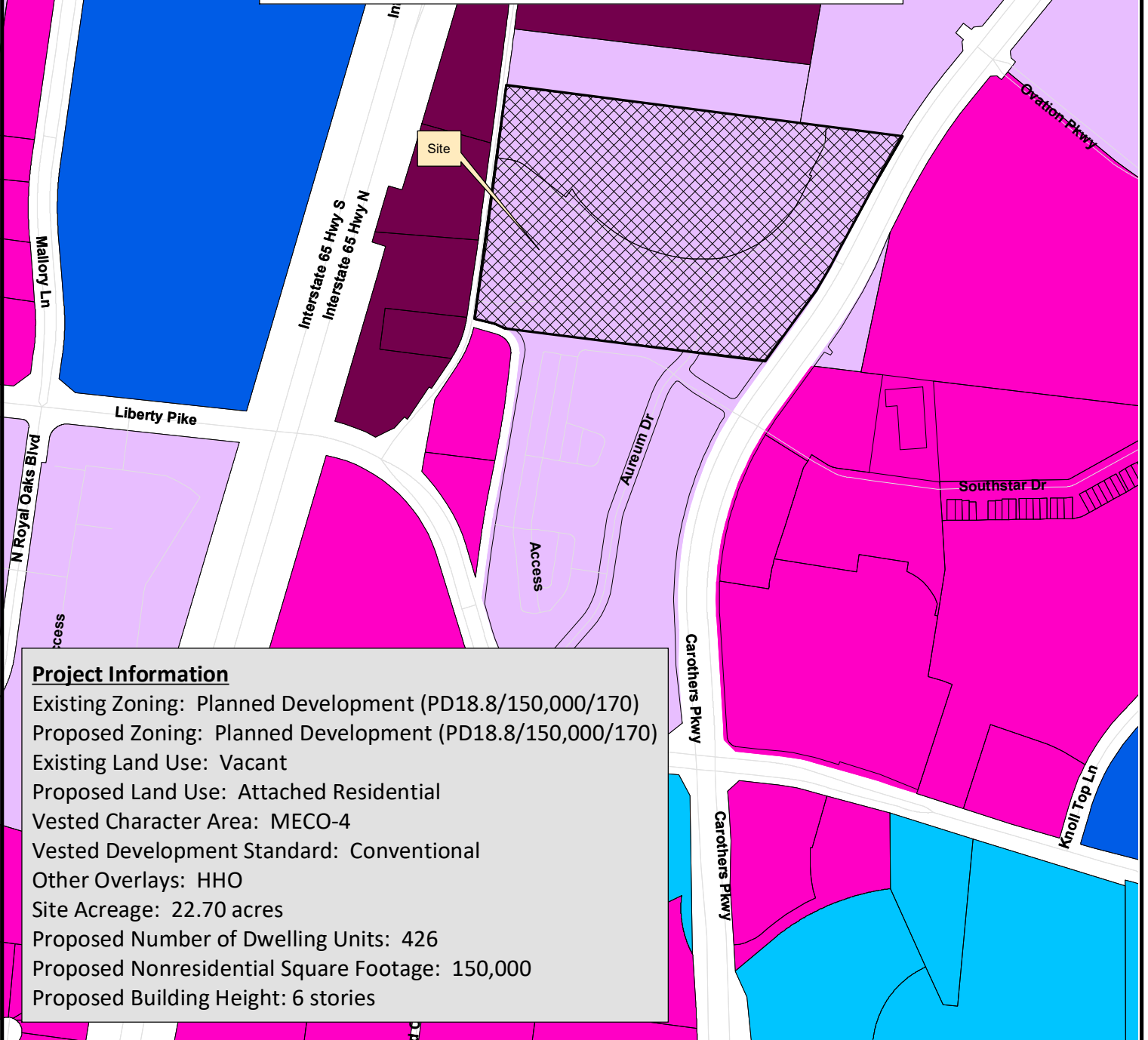
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that FMPC recommend approval, with conditions, of Resolution 2020-222 to the Board of Mayor and Aldermen.

HUFFINES PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
 RESOLUTION 2020-222
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/10/2020



Project Information

Existing Zoning: Planned Development (PD18.8/150,000/170)
 Proposed Zoning: Planned Development (PD18.8/150,000/170)
 Existing Land Use: Vacant
 Proposed Land Use: Attached Residential
 Vested Character Area: MECO-4
 Vested Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 22.70 acres
 Proposed Number of Dwelling Units: 426
 Proposed Nonresidential Square Footage: 150,000
 Proposed Building Height: 6 stories

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



0 250 500 1,000
 Feet

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 It was compiled from the most authentic information available.
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RESOLUTION 2020-222

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN, HUFFINES RIDGE PUD, FOR THE PROPERTY LOCATED SOUTH OF EAST MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY.

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

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2019-03 on May 14, 2019, and originally approved a Development Plan for the subject property as part of Resolution 2019-09 on April 23, 2019; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2019-09, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

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

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

WHEREAS, the Franklin Zoning Ordinance in which this Development Plan gained vesting, adopted July 1, 2018 in Subsection 2.4.2 (11) requires the approval of a revised Development Plan by the FMPC and BOMA when there is a change in the number and/or location of external access points, or streets classified as collector or arterial roadways; and

WHEREAS, this plan is proposing the removal of one external access point.

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
062-02000	12.67
062-02001	10.03
Total	22.70

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

SECTION III: That the overall entitlements, as amended, for the Huffines Ridge PUD are as follows:

Entitlements	Huffines Ridge PUD
Original Base Zone District Requested Base Zone District	PD (18.8/150,000/170) No change associated with this revision
Vested Character Area Overlay	MECO-4
Vested Other Zoning Overlays	HHO
Vested Development Standard	Conventional
Number of Dwelling Units	426
Number of Nonresidential Square Footage	150,000 SF
Number of Hotel Rooms	170
Open Space Requirements	1.19 acres
Number of Phases in Development	5
Original Development Plan Approval	Resolution No. 2019-09 Date of approval: 4/23/19
Previously Approved Modification of Development Standards	MOS 1: Maximum Retaining Wall Height of 14 feet in One Wall location. MOS 2: Evergreen Shrubs at Base of Wall #1 (Southernmost wall) not required.

Development Plan Revision Number	1
-------------------------------------	---

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

SECTION V. That this Resolution shall take effect from and after the passage, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

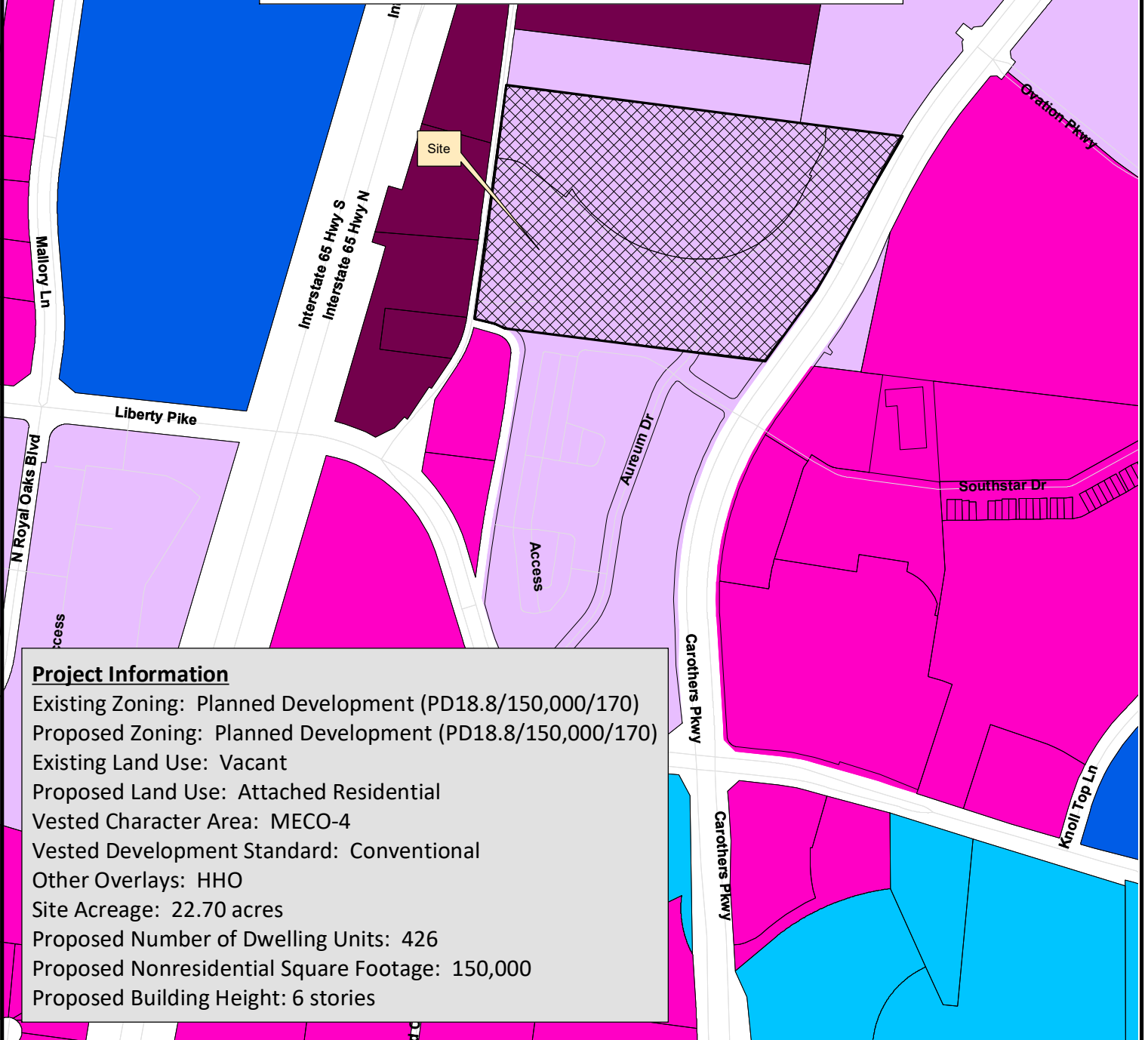
DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	_____10/6/2020_____
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	_____10/22/2020_____
NEIGHBORHOOD MEETING:	_____10/6/2020_____
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

HUFFINES PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
 RESOLUTION 2020-222
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/10/2020



Project Information

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- | | |
|---------------------------------|------------------------------------|
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0 250 500 1,000
 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

30. Ezeal Drive

joe.marlo@franklin.tn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

At Site Plan. Applicant shall provide an exhibit showing the work needed to complete the future connection of Ezeal Drive to Huffines Ridge Drive. The exhibit shall incorporate the following:

1. Proposed grading that ties into future design grades with slopes of 3H:1V or flatter and that does not require retaining walls for any element.
2. Corridor construction and grading that does not require Green Infrastructure elements (including bioretention) or building elements to be modified, relocated, or temporarily shored.

31. Ezeal Drive/Milcrofton Water Line

jimmy.wiseman@franklin.tn.gov The applicant shall edit the note on the plans as shown below.

"In the event that an agreement is made on the lowering of Milcrofton's 30" water main in the area at the high point of Huffines Ridge Drive, the developer will make the connection from the proposed Ezeal Drive to Huffines Ridge Drive, as approved in the site plan. A demarcation line is shown below that delineates a point where Ezeal will remain as designed/shown, but areas west of this line will need to be removed and reconstructed once the MUD line is lowered and the conflict resolved. The potential future connection, lowering of the existing MUD line, and improvements to Huffines Ridge Drive shall be bonded with the site plan revision, with a deadline **of December 31st, 2030 for the surety to be released if an agreement is not made with MUD. The surety for the work above may be released before December 31st, 2030 if the work is completed, inspected, and accepted by the City of Franklin per standard procedure.**"

33. Huffines Ridge Drive Improvements

joe.marlo@franklin.tn.gov The following is a new comment based on new information shown (revised note).

The note below on C3.1 of the Development Plan has been revised to indicate the southbound lane is to receive a surface coat of asphalt.

THIS PROJECT IS REQUIRED TO IMPROVE HUFFINES RIDGE DRIVE FROM THE EXISTING CENTERLINE TO THE EAST. THE PROPOSED SECTION WILL BE A 12' NORTHBOUND LANE, 2.5' CURB AND GUTTER, GRASS STRIP, AND SIDEWALK. THE SOUTHBOUND LANE WILL RECIEVE A SURFACE COAT OF ASPHALT AND WILL REMAIN A DITCH SECTION.

At Site Plan, the following note (copied from C2.1 of the currently approved Huffines Site Plan) shall be placed on the drawings. Per the note, required improvements will be at the discretion of the Street Department, and, depending on field conditions, may require rehabilitation beyond a surface coat of asphalt.

AREA WITHIN HATCH TO BE REHABILITATED TO MEET THE COF RD-3 PAVEMENT SECTION FOR A LOCAL STREET. SEE ECS SOUTHEAST, LLP LETTERS DATED 1/27/2020, 2/18/2020, AND 2/20/2020 FOR TESTING, ANALYSIS, AND PRELIMINARY GEOTECHNICAL RECOMMENDATIONS. FINAL REHABILITATION MEASURES FOR HUFFINES RIDGE DRIVE TO BE DETERMINED IN THE FIELD DURING CONSTRUCTION AND MAY CONSIST OF MILL AND OVERLAY, FULL DEPTH-RECLAMATION, OR OTHER ENGINEERED REHABILITATION MEASURES NECESSARY TO PROVIDE PAVEMENT HAVING THE EQUIVALENT PERFORMANCE OF COF RD-3. A LICENSED GEOTECHNICAL ENGINEERING REPRESENTATIVE SHALL CONTINUOUSLY MONITOR THE REHABILITATION AND PROVIDE RECOMMENDATIONS, HOWEVER FINAL REHABILITATION MEASURES IMPLEMENTED SHALL BE AT THE DISCRETION OF THE COF STREET DEPARTMENT BASED ON FIELD CONDITIONS.

34. Grading Plan

joe.marlo@franklin.tn.gov *The following is a newcomment due to changes in the drawings, but **does not hinder approval of the development plan.***

The grading near the 'T' in Ezeal Drive appears to be very steep for use as a turn around.

At Site Plan. Applicant shall revise the grading at the 'T' such that vehicles, including fire apparatus, can safely use the turn around feature.



Planning

General Issues

24. parking table/agreement

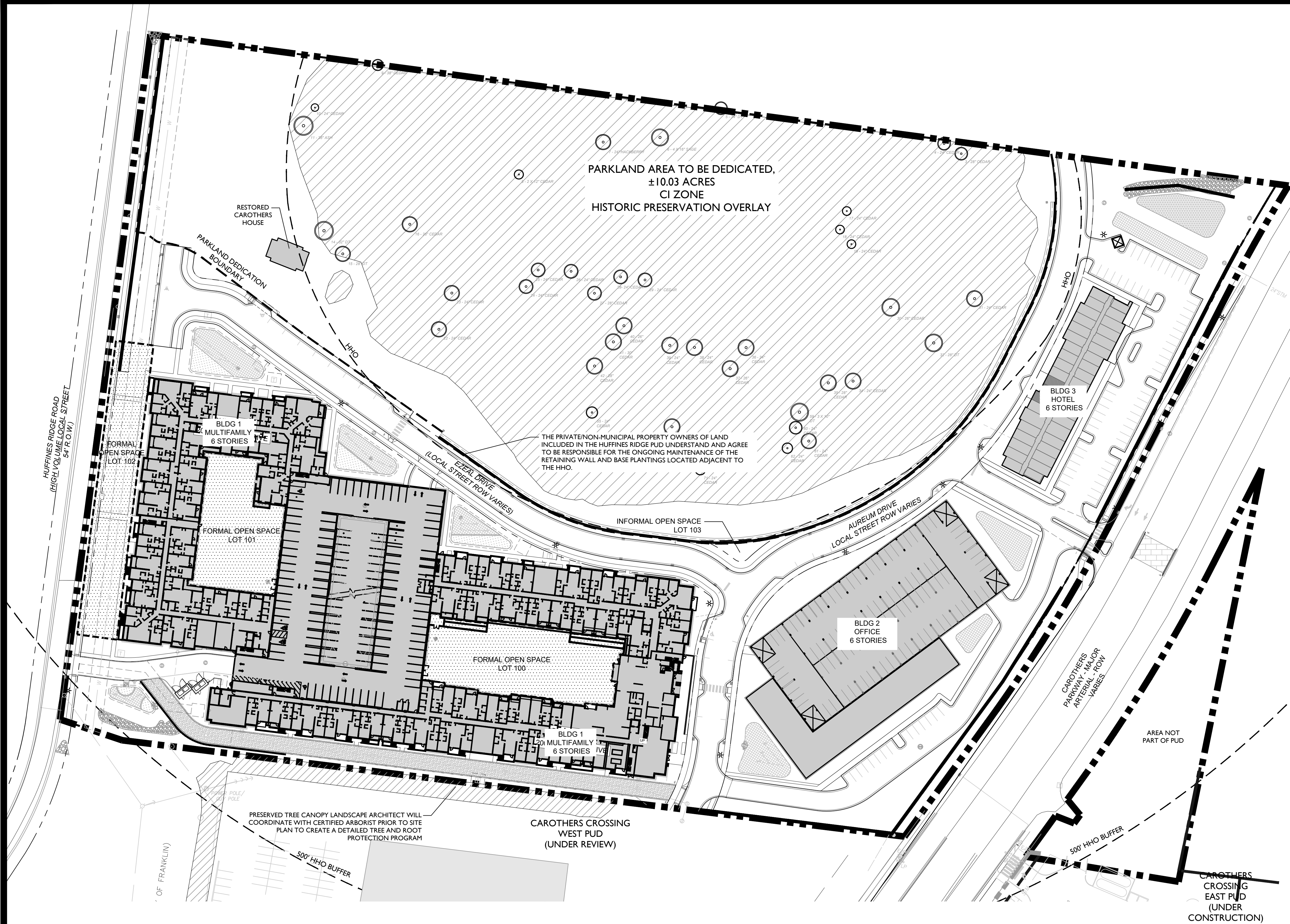
Comment not addressed. The parking table/agreement from the original development plan shall be included on this revision, on sheet C2.0:

Per the BCMA approved condition of approval, Phase I of the multifamily use will not proceed until one of the following conditions satisfies parking requirements:

1. The office parking structure is built and complete prior to the completion of the Phase II multifamily use, thus negating the need for additional/deferred parking; or
2. The multifamily parking structure is built with 920 spaces, thus negating the need for additional/deferred parking; or
3. Phase I of the multifamily use reaches 80% and a parking utilization study is completed and accepted by the city, which negates the need for the deferred parking; or
4. The numbers of certificates of occupancy for the multifamily structure do not exceed the required parking spaces per the zoning ordinance until additional parking spaces are provided in the multifamily parking structure or a parking study is completed and accepted by the city, thus negating the need for deferred parking.

Comment not fully addressed. The HPO is listed on the site, on sheet C2.0, but shall also be included on the Site Data Chart.

amanda.rose@franklintn.gov The development plan revision request was presented to the Historic Zoning Commission at its November 9th meeting for consideration of a recommendation to FMPC and BOMA. The HZC approved a favorable recommendation, with the condition that landscaping be used to soften the appearance of the hammerhead from both the historic John H. Carothers House and from Huffines Ridge Dr.



SITE DATA CHART

PROJECT NAME:	HUFFINES PROPERTY PUD SUBDIVISION
PROJECT #:	7375
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	1343 HUFFINES RIDGE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
CURRENT ZONING:	PD (18.80/150000/170)
VESTED ZONING*:	CI SD-X (18.80/150000/170)
VESTED CHARACTER AREA*:	CI
OTHER APPLICABLE OVERLAYS:	MECO-4
VESTED DEVELOPMENT STANDARD*:	HHO, HHO BUFFER CONVENTIONAL
ACREAGE OF SITE:	22.70 AC
PD	12.67 AC
CI	10.03 AC
SQUARE FOOTAGE OF SITE:	988,770 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY (ARTERIAL):	50'
HUFFINES RIDGE DRIVE (LOCAL):	30'
SIDE YARD:	5'
OWNER:	JOHN E. CAROTHERS
ADDRESS:	1343 HUFFINES RIDGE DRIVE
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	3 BUILDINGS - 726,706 SF TOTAL
BUILDING HEIGHT:	6 STORIES
RESIDENTIAL UNITS:	424
REQUIRED LSR*:	0.20 SD-X 0.40 CI
PROVIDED LSR:	0.62
MINIMUM PARKING REQUIREMENT*:	1,532
MAXIMUM PARKING LIMIT:	
EXISTING PARKING:	N/A
PROVIDED PARKING*:	1,480
RESIDENTIAL DENSITY:	18.77 D.U.A.
TREE CANOPY:	13.61 AC
PARKLAND:	10.03 AC TO BE DEDICATED
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	1.14 AC
PROVIDED (ALL FORMAL):	1.14 AC

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
424 UNITS * 350 GPD = 148,400 GPD
150,000 SF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED FLOW IS 431 SFUE.

REPURIFIED (REUSE) WATER FACILITIES
NOT PRESENT OR PROPOSED ON THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
424 * 0.64 = 272 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

TREE CANOPY RETENTION

OVERALL PROPERTY AREA = 988,770 SF (22.70 AC)

TREE AREA	EXISTING	REMOVED	PRESERVED
A	567,230 SF	229,426 SF	337,804 SF
B	25,468 SF	16,439 SF	9,029 SF
TOTAL SF	592,698 SF	245,865 SF	346,833 SF
TOTAL ACRES	13.61 AC	5.64 AC	7.96 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 13.61 AC (60% OF SITE)
REQUIRED CANOPY PRESERVATION: 22%
22% X 13.61 AC TOTAL CANOPY: 2.99 AC (130,244 SF)

PROVIDED CANOPY PRESERVATION: 58%
7.96 AC (346,833 SF)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%
5% * 22.70 AC = 1.14 AC

NOTE: ALL OPEN SPACE IS FORMAL

TOTAL OPEN SPACE PROVIDED: 1.14 SF

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA
100	FORMAL	COURTYARD	0.43 AC
101	FORMAL	COURTYARD	0.33 AC
102	FORMAL	FORMAL SEATING	0.38 AC
103	INFORMAL	OPEN SPACE	0.02 AC

BUILDING DATA

BUILDING	TYPE	# OF STORIES	SF
1	MULTIFAMILY	6	543,297
2	OFFICE	6	150,000
3	HOTEL	6	81,209

KEY

FORMAL OPEN SPACE

PRESERVED TREE CANOPY



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Franklin,
DEVELOPMENT
HUFFINES



Revision Date

DEVELOPMENT
PLAN
SHEET
C2.0
COF 7375

HUFFINES RIDGE

PUD SUBDIVISION

DEVELOPMENT PLAN REVISION

PD (18.80/150000/170)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

VICINITY MAP

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE SUITE
145 FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
CONTACT: MARY MCGOWAN
EMAIL: mary.mcgowan@kimley-horn.com
PHONE: 615.800.4004

OWNER:
GOLDBERG COMPANIES
25101 CHAGRIN BOULEVARD
BEACHWOOD, OH 44122
PHONE: 216.831.6100

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
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SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED FLOW IS 431 SFUE.

REPURIFIED (REUSE) WATER FACILITIES
NOT PRESENT OR PROPOSED ON THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
424 * 0.64 = 272 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

SHEET INDEX

C0.1	APPROVED DEVELOPMENT PLAN
C0.2	APPROVED SITE PLAN
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C3.0	OVERALL GRADING PLAN
C3.1	ENLARGED GRADING PLAN
C5.0	OVERALL UTILITIES PLAN
C5.1	ENLARGED EXISTING PLAN

PROJECT NAME

SITE DATA

SUBDIVISION/DEVELOPMENT:	HUFFINES RIDGE
COF PROJECT NUMBER:	7375
TAX MAP & PARCELS:	MAP 062, PARCEL 02000
ADDRESS:	1343 HUFFINES RIDGE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	22.70 AC
CURRENT ZONING:	PD (18.80/150000/170) CI
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER, HPO
VESTED CHARACTER OVERLAY*:	MECO-4
VESTED ZONING*:	SD-X (18.80/150000/170) CI
VESTED APPLICABLE DEVELOPMENT STANDARDS*:	CONVENTIONAL

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

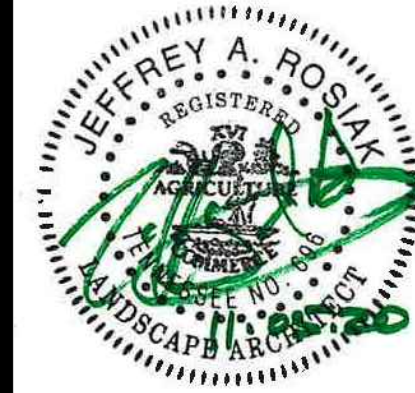


PRE-APP SUBMITTAL: 09.28.2020
INITIAL SUBMITTAL: 10.12.2020
RESUBMITTAL: 11.05.2020
ONE STOP:



Kimley»Horn

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



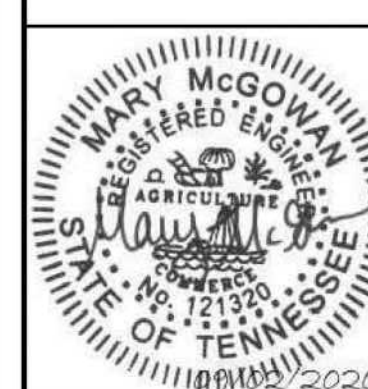
Revision Date
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APPROVED SITE
PLAN
SHEET
C0.2
COF 7375

Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.684.2701 | www.kimley-horn.com
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HUFFINES PROPERTY PUD
SUBDIVISION SITE PLAN
SECTION 1, LOT 1,
MULTI-FAMILY
FRANKLIN, TENNESSEE



NO.	REVISIONS	DATE	BY
1	ONE-STOP SUBMITTAL	02/17/2020	WGH
2	S.P. AMENDMENT	07/02/2020	WGH
3	S.P. AMENDMENT	08/02/2020	WGH
4			
5			
6			
7			
8			
9			
10			
11			
12			

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: 09/02/2020

KIMLEY-HORN PROJECT NO. 118274000

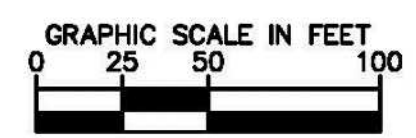
OVERALL SITE PLAN

SHEET NUMBER
C2.0
COF #7105

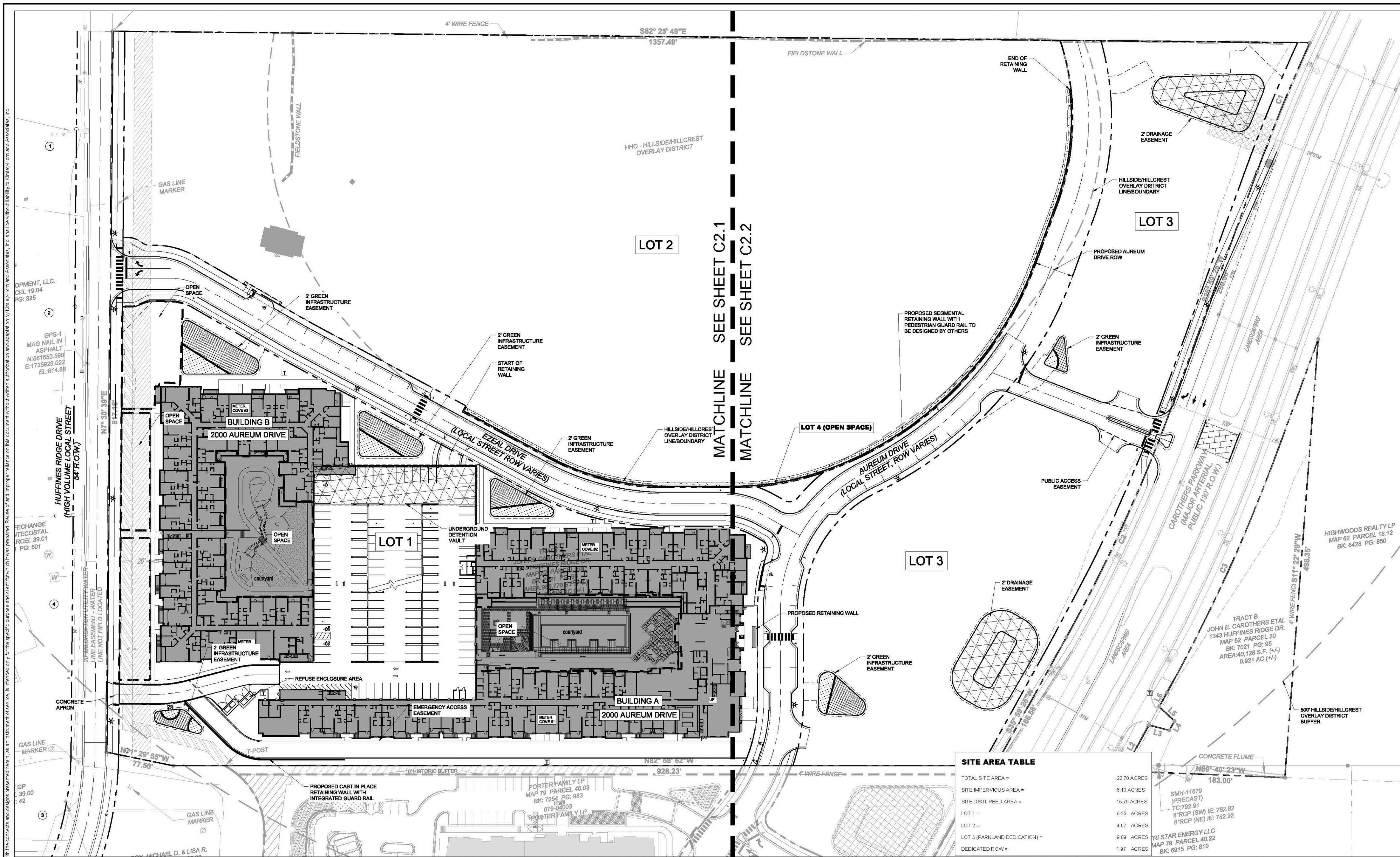
SITE AREA TABLE	
TOTAL SITE AREA =	22.70 ACRES
SITE IMPERVIOUS AREA =	6.10 ACRES
SITE DISTURBED AREA =	15.79 ACRES
LOT 1 =	6.25 ACRES
LOT 2 =	4.07 ACRES
LOT 3 (PARKLAND DEDICATION) =	9.89 ACRES
DEDICATED ROW =	1.97 ACRES

SMH-11679
(PRECAST)
TC:792.91
8"RCPP (SW) IE: 782.82
8"RCPP (NE) IE: 782.92

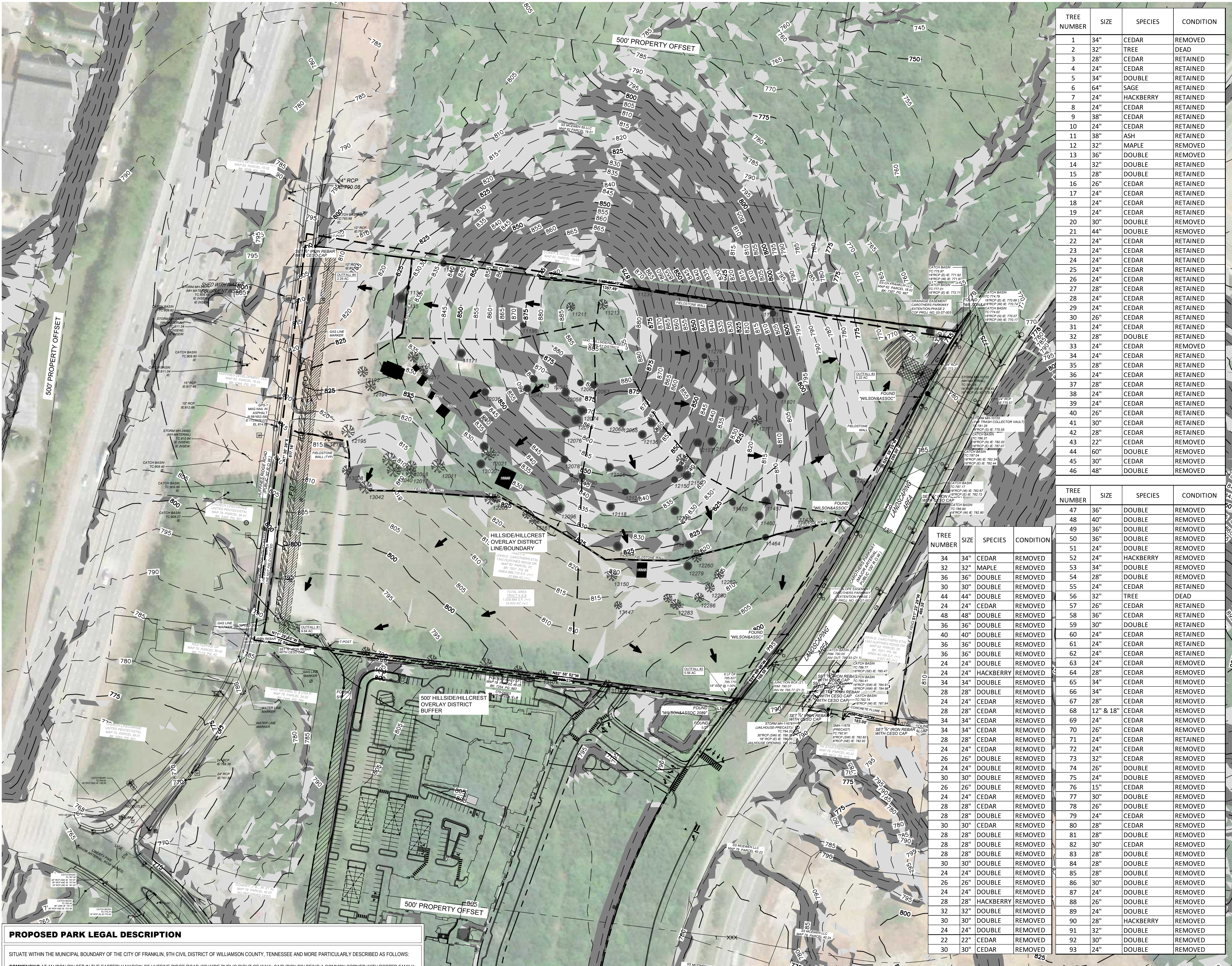
RI STAR ENERGY LLC
MAP 79 PARCEL 40.22
BK: 6915 PG: 810



ROW DEDICATION			
LABEL NO	PARCEL ID	OWNER	DEDICATED ROW AMOUNT (AC)
1	052 01905 00009062	HUFFINES DEVELOPMENT, LLC	0.0429
2	052 01904 00009062	HUFFINES DEVELOPMENT, LLC	0.0789
3	079 03900 00009079	RSB HUFFINE GP	0.0434
4	079 03901 00009079	CHURCH LIFECHANGE UNITED PENTECOSTAL, INC	0.1



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPOSED PARK LEGAL DESCRIPTION

SITUATE WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF HUFFINE RIDGE ROAD (30' WIDE PUBLIC RIGHT OF WAY), SAID IRON PIN BEING A COMMON CORNER WITH PORTER FAMILY, LP, BOOK 7254 PAGE 983 AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWTC), THENCE WITH SAID EASTERLY MARGIN OF SAID HUFFINE RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 561.90 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING WITH SAID EASTERLY MARGIN OF SAID HUFFINE RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 255.28 FEET TO A POST FOUND, SAID POST BEING A COMMON CORNER WITH COMER AND HAZEL ELLER (NO RECORDING INFORMATION AVAILABLE), THENCE LEAVING SAID EASTERLY MARGIN OF SAID HUFFINE RIDGE ROAD AND WITH THE SOUTHERLY LINE OF SAID COMER AND HAZEL ELLER AND SUBSEQUENTLY THE SOUTHERLY LINE OF SS-CH FRANKLIN, LLC, BOOK 7357 PAGE 667 (ROWTC), SOUTH 82°25'48" EAST A DISTANCE OF 1106.77 FEET TO A POINT, THENCE LEAVING SAID SOUTHERLY LINE OF SAID SS-CH AND THROUGH THE SUBJECT PROPERTY THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: 1) SOUTH 02°52'48" WEST A DISTANCE OF 44.07 FEET TO A POINT, THENCE 2) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 35.58 FEET, A CHORD BEARING OF SOUTH 12°27'45" WEST AND A CHORD LENGTH OF 35.33 FEET TO A POINT, THENCE 3) SOUTH 27°02'37" WEST A DISTANCE OF 182.25 FEET TO A POINT, THENCE 4) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 388.00 FEET, AN ARC LENGTH OF 172.78 FEET, A CHORD BEARING OF SOUTH 39°48'04" WEST AND A CHORD LENGTH OF 171.36 FEET TO A POINT, THENCE 5) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 847.61 FEET, AN ARC LENGTH OF 162.28 FEET, A CHORD BEARING OF SOUTH 64°16'19" WEST AND A CHORD LENGTH OF 181.69 FEET TO A POINT, THENCE 6) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 524.13 FEET, AN ARC LENGTH OF 341.89 FEET, A CHORD BEARING OF NORTH 78°16'31" WEST AND A CHORD LENGTH OF 335.86 FEET TO A POINT, THENCE 7) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 562.54 FEET, AN ARC LENGTH OF 167.79 FEET, A CHORD BEARING OF NORTH 50°35'41" WEST AND A CHORD LENGTH OF 167.17 FEET TO A POINT, THENCE 8) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 409.85 FEET, AN ARC LENGTH OF 79.75 FEET, A CHORD BEARING OF NORTH 37°42'22" WEST AND A CHORD LENGTH OF 79.63 FEET TO A POINT, THENCE 9) SOUTH 31°00'59" WEST A DISTANCE OF 34.77 FEET TO A POINT, THENCE 10) NORTH 52°59'10" WEST A DISTANCE OF 86.50 FEET TO A POINT, THENCE 11) NORTH 52°59'10" WEST A DISTANCE OF 97.58 FEET TO A POINT, THENCE 12) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 42.15 FEET, A CHORD BEARING OF NORTH 67°59'10" WEST AND A CHORD LENGTH OF 41.67 FEET TO A POINT, THENCE 13) NORTH 82°59'10" WEST A DISTANCE OF 14.04 FEET TO A POINT, THENCE 14) NORTH 82°29'21" WEST A DISTANCE OF 34.21 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 10.033 ACRES (437,056 SQUARE FEET), MORE OR LESS.

MAP + PARCEL

MAP + PARCEL	OWNER NAME	OWNER ADDRESS
079-03901	CHURCH LIFECHANGE UNITED PENTECOSTAL	1316 HUFFINES RIDGE DR, FRANKLIN, TN 37064
079-03900	RSO HUFFINE GP	4117 HILLSBORO PK STE 103, NASHVILLE, TN 37215
062-01904	HUFFINES DEVELOPMENT LLC	2020 FIELDSTONE PKWY #900-97, FRANKLIN, TN 37069
062-01905	HUFFINES DEVELOPMENT LLC	2020 FIELDSTONE PKWY #900-97, FRANKLIN, TN 37069
062-01903	ELLER COMER R & ELLER HAZEL M	116 HAPPY HOLLOW RD, GOODLETTSVILLE, TN 37072
062-01901	SS MCEWEN 65 LLC	501 CORPORATE CENTRE DR #315, FRANKLIN, TN 37067
062-01812	HIGHWOODS REALTY LP	3100 SMOKETREE CT 600, RALEIGH, NC 27604
062-01806	THOMAS OVATION LLC	45 ANSLEY DR, NEWNAN, GA 30063
062-01802	SS-CH FRANKLIN LLC	501 CORP CENTRE DR #315, FRANKLIN, TN 37067
079-03800	COX MICHAEL DAVID & COX LISA R	4012 LYNNWOOD CT, FRANKLIN, TN 37069
079-04002	DOWNEY J B JR ETAL	179 N ROYAL OAKS BLVD #5-2, FRANKLIN, TN 37067
079-04003	PORTER FAMILY LP	P O BOX 259, MARTIN, TN 38237
079-04020	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04024	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04023	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04022	TRI STAR ENERGY LLC	1740 ED TEMPLE BLVD, NASHVILLE, TN 37208

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
2	MCEWEN DRIVE	MAJOR ARTERIAL	SHORT TERM
28	LIBERTY PIKE	MINOR ARTERIAL	MID TERM
33	NORTH ROYAL OAKS BLVD.	MAJOR ARTERIAL	MID TERM
37	MALLORY LANE	MAJOR ARTERIAL	MID TERM
40	I-65	FREEWAY	MID TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY.

SITE SLOPE TABLE

14% - 19.99%	20% and above
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SURVEY NOTES

- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
- BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CECO, INC. DATED SEPTEMBER 14, 2016. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
- INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
- THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
- THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.
426 MULTI-FAMILY UNITS * 350 GPD = 149,100 GPD
150,000 SF OF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 493.43 SFUE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COF APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL. AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL, COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 10.06 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FIVE DIRECTIONS. NOTED ABOVE WITH OUTFALL LABELS. ALL OUTFALLS ARE EXISTING INLETS ALONG HUFFINES RIDGE ROAD OR CAROTHERS PARKWAY. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

LEGEND

	Benchmark		Gas Meter
	GSP Control Monument		Gas Valve
	Found Property Corner		Water Valve
	Found Concrete/ROW Monument		Fire Hydrant
	Property Line		Telephone Manhole
	Adjacent Property Line		Sewer Manhole
	Easement Line		Storm Drain Manhole
	Tree Line		Catch Basin
	Water Line		Power Pole
	Storm Line		Guy Wire
	Sewer Line		Sewer Clean-Out
	Gas Line		Utility Pull Box (Electric/Traffic/Comm.)
	Overhead Electric Line		Light Pole
	Public Utility & Drainage Easement		Minimum Building Setback Line



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

KimleyHorn

HUFFINES PROPERTY PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Issued: NOV. 5, 2020

Revision Date

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△
△
△
△

OVERALL
EXISTING
CONDITIONS

C1.0

COF # 7375

TRACT A LEGAL DESCRIPTION

SITUATE WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF HUFFINE RIDGE ROAD (30' WIDE PUBLIC RIGHT OF WAY), SAID IRON PIN BEING A COMMON CORNER WITH PORTER FAMILY, LP, BOOK 7354 PAGE 883 AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWCT); THENCE WITH SAID EASTERLY MARGIN OF SAID HUFFINE RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 817.16 FEET TO A T-POST FOUND, SAID T-POST BEING A COMMON CORNER WITH COMER AND HAZEL ELLER, NO RECORDING INFORMATION AVAILABLE; THENCE LEAVING SAID EASTERLY MARGIN OF SAID HUFFINE RIDGE ROAD AND WITH THE SOUTHERLY LINE OF SAID COMER AND HAZEL ELLER AND SUBSEQUENTLY THE SOUTHERLY LINE OF SS-CH FRANKLIN, LLC, BOOK 7357 PAGE 667 (ROWCT), SOUTH 82°25'49" EAST A DISTANCE OF 1357.49 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP IN THE WESTERLY MARGIN OF CAROTHERS PARKWAY (130' WIDE PUBLIC RIGHT OF WAY); THENCE WITH SAID WESTERLY MARGIN OF SAID CAROTHERS PARKWAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) A CURVE TURNING TO THE LEFT, A RADIUS OF 1972.02 FEET, AN ARC LENGTH OF 158.57 FEET, A CHORD BEARING OF SOUTH 29°17'38" WEST AND A CHORD LENGTH OF 158.53 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; THENCE 2) SOUTH 26°59'25" WEST A DISTANCE OF 280.00 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; THENCE 3) WITH A CURVE TURNING TO THE RIGHT, A RADIUS OF 1847.85 FEET, AN ARC LENGTH OF 290.26 FEET, A CHORD BEARING OF SOUTH 31°29'25" WEST AND A CHORD LENGTH OF 289.96 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; THENCE 4) SOUTH 35°59'25" WEST A DISTANCE OF 166.58 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; THENCE 5) NORTH 82°58'52" WEST A DISTANCE OF 3.74 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; SAID IRON PIN BEING A COMMON CORNER WITH SAID PORTER FAMILY, LP; THENCE LEAVING SAID WESTERLY MARGIN OF SAID CAROTHERS PARKWAY AND WITH THE NORTHERLY LINE OF SAID PORTER FAMILY, LP THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 82°58'52" WEST A DISTANCE OF 928.23 FEET TO A T-POST FOUND; THENCE 2) NORTH 71°25'55" WEST A DISTANCE OF 71.50 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 22.699 ACRES (98870 SQUARE FEET), MORE OR LESS.

REMAINDER OF PROPERTY LEGAL DESCRIPTION

SITUATE WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF HUFFINE RIDGE ROAD (30' WIDE PUBLIC RIGHT OF WAY), SAID IRON PIN BEING A COMMON CORNER WITH PORTER FAMILY, LP, BOOK 7354 PAGE 883 AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWCT); THENCE WITH SAID EASTERLY MARGIN OF SAID HUFFINE RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 561.90 FEET TO A POINT; THENCE THROUGH SAID SUBJECT PROPERTY THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: 1) SOUTH 82°59'21" EAST A DISTANCE OF 34.21 FEET TO A POINT; THENCE 2) SOUTH 82°59'10" EAST A DISTANCE OF 14.04 FEET TO A POINT; THENCE 3) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 42.15 FEET, A CHORD BEARING OF SOUTH 67°59'10" EAST AND A CHORD LENGTH OF 41.87 FEET TO A POINT; THENCE 4) SOUTH 52°59'10" EAST A DISTANCE OF 97.56 FEET TO A POINT; THENCE 5) SOUTH 52°59'10" EAST A DISTANCE OF 86.50 FEET TO A POINT; THENCE 6) NORTH 37°00'50" EAST A DISTANCE OF 34.77 FEET TO A POINT; THENCE 7) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 409.85 FEET, AN ARC LENGTH OF 79.79 FEET, A CHORD BEARING OF SOUTH 37°22'57" EAST AND A CHORD LENGTH OF 79.83 FEET TO A POINT; THENCE 8) WITH A COMPOUND CURVE TURNING TO THE LEFT HAVING A RADIUS OF 562.54 FEET, AN ARC LENGTH OF 167.79 FEET, A CHORD BEARING OF SOUTH 50°35'41" EAST AND A CHORD LENGTH OF 167.77 FEET TO A POINT; THENCE 9) WITH A COMPOUND CURVE TURNING TO THE LEFT HAVING A RADIUS OF 524.13 FEET, AN ARC LENGTH OF 341.89 FEET, A CHORD BEARING OF SOUTH 78°16'31" EAST AND A CHORD LENGTH OF 335.86 FEET TO A POINT; THENCE 10) WITH A COMPOUND CURVE TURNING TO THE LEFT HAVING A RADIUS OF 647.61 FEET, AN ARC LENGTH OF 182.29 FEET, A CHORD BEARING OF NORTH 64°46'19" EAST AND A CHORD LENGTH OF 181.69 FEET TO A POINT; THENCE 11) WITH A COMPOUND CURVE TURNING TO THE LEFT HAVING A RADIUS OF 388.00 FEET, AN ARC LENGTH OF 172.78 FEET, CHORD BEARING OF NORTH 39°48'45" EAST AND A CHORD LENGTH OF 171.36 FEET TO A POINT; THENCE 12) NORTH 27°02'37" EAST A DISTANCE OF 82.25 FEET TO A POINT; THENCE 13) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 35.58 FEET, A CHORD BEARING OF NORTH 15°27'43" EAST AND A CHORD LENGTH OF 35.33 FEET TO A POINT; THENCE 14) NORTH 03°52'48" EAST A DISTANCE OF 44.07 FEET TO A POINT IN THE SOUTHERLY LINE OF SS-CH FRANKLIN, LLC, BOOK 7357 PAGE 667 (ROWCT); THENCE WITH SAID SOUTHERLY LINE OF SAID SS-CH FRANKLIN, LLC, SOUTH 82°25'49" EAST A DISTANCE OF 250.72 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP IN THE WESTERLY MARGIN OF CAROTHERS PARKWAY (130' WIDE PUBLIC RIGHT OF WAY); THENCE WITH SAID WESTERLY MARGIN OF SAID CAROTHERS PARKWAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) A CURVE TURNING TO THE LEFT, A RADIUS OF 1972.02 FEET, AN ARC LENGTH OF 158.57 FEET, A CHORD BEARING OF SOUTH 29°17'38" WEST AND A CHORD LENGTH OF 158.53 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; THENCE 2) SOUTH 26°59'25" WEST A DISTANCE OF 280.00 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; THENCE 3) WITH A CURVE TURNING TO THE RIGHT, A RADIUS OF 1847.85 FEET, AN ARC LENGTH OF 290.26 FEET, A CHORD BEARING OF SOUTH 31°29'25" WEST AND A CHORD LENGTH OF 289.96 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; THENCE 4) SOUTH 35°59'25" WEST A DISTANCE OF 166.58 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; THENCE 5) NORTH 82°58'52" WEST A DISTANCE OF 3.74 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP; SAID IRON PIN BEING A COMMON CORNER WITH SAID PORTER FAMILY, LP; THENCE LEAVING SAID WESTERLY MARGIN OF SAID CAROTHERS PARKWAY AND WITH THE NORTHERLY LINE OF SAID PORTER FAMILY, LP THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 82°58'52" WEST A DISTANCE OF 928.23 FEET TO A T-POST FOUND; THENCE 2) NORTH 71°25'55" WEST A DISTANCE OF 71.50 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 12.666 ACRES (551,714 SQUARE FEET), MORE OR LESS.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.
426 MULTI-FAMILY UNITS * 350 GPD = 149,100 GPD
150,000 SF OF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 493.43 SFU.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COF APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL. AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL, COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

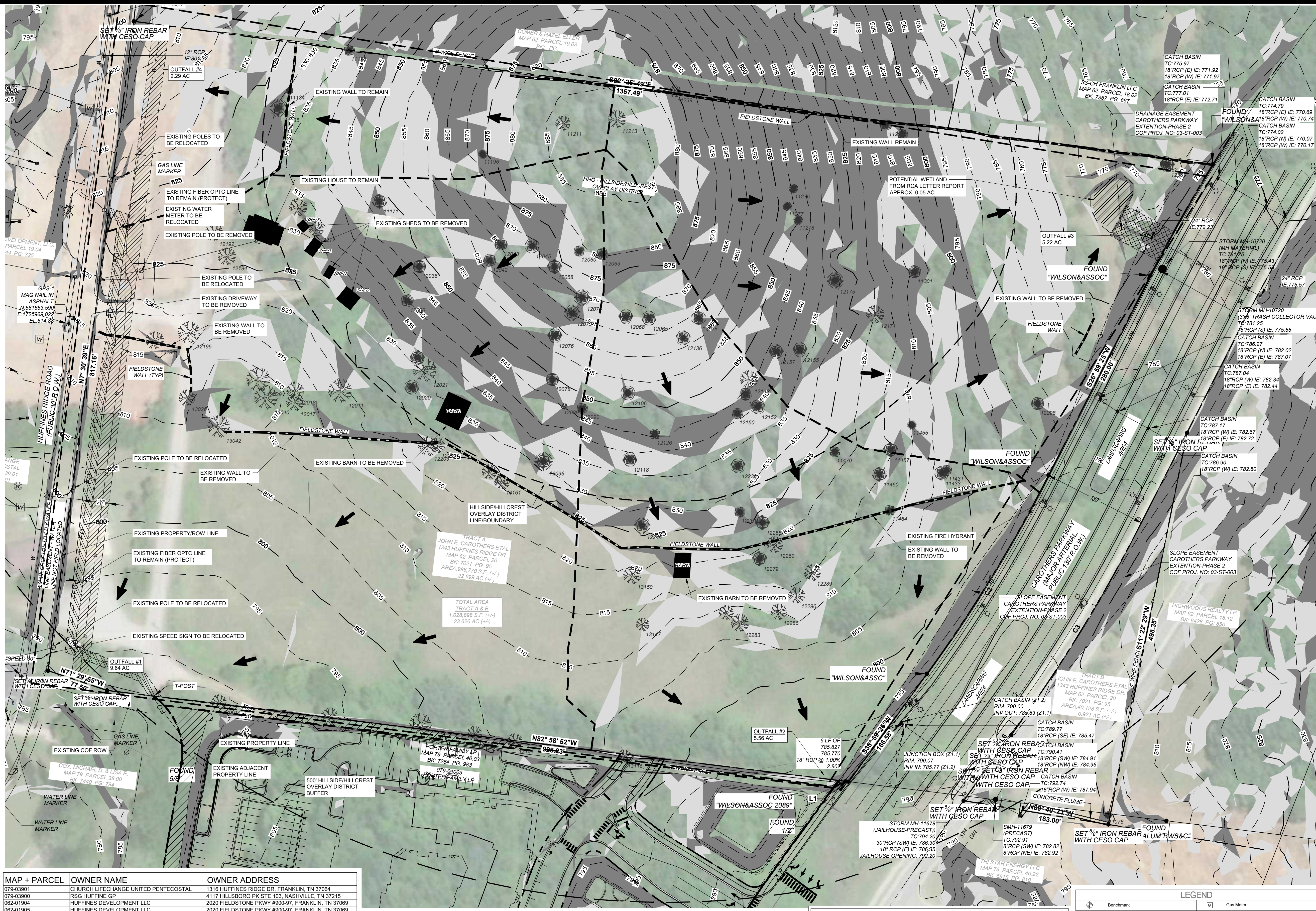
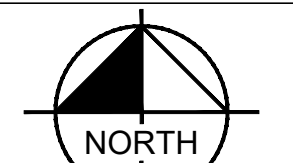
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 10.06 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FIVE DIRECTIONS NOTED ABOVE WITH OUTFALL LABELS. ALL OUTFALLS ARE EXISTING INLETS ALONG HUFFINES RIDGE ROAD OR CAROTHERS PARKWAY.

ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

GRAPHIC SCALE IN FEET
0 30 60 120

MAP + PARCEL	OWNER NAME	OWNER ADDRESS
079-03901	CHURCH LIFECHANGE UNITED PENTECOSTAL	1316 HUFFINES RIDGE DR, FRANKLIN, TN 37064
079-03900	RSG HUFFINE GP	4117 HILLSBORO PK STE 103, NASHVILLE, TN 37215
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062-01905	HUFFINES DEVELOPMENT LLC	2020 FIELDSTONE PKWY #900-97, FRANKLIN, TN 37069
062-01903	ELLER COMER R & ELLER HAZEL M	116 HAPPY HOLLOW RD, GOODLETTSVILLE, TN 37072
062-01901	SS MCEWEN 65 LLC	501 CORPORATE CENTRE DR #315, FRANKLIN, TN 37067
062-01812	HIGHWOODS REALTY LP	3100 SMOKE TREE CT 600, RALEIGH, NC 27604
062-01806	THOMAS OVATION LLC	45 ANSLEY DR, NEWMAN, GA 30263
062-01802	SS-CH FRANKLIN, LLC	501 CORP CENTRE DR #315, FRANKLIN, TN 37067
079-03800	COX MICHAEL DAVID & COX LISA R	4012 LYNNWOOD CT, FRANKLIN, TN 37069
079-04202	DOWNEY J B JR ETAL	179 N ROYAL OAKS BLVD #B-2, FRANKLIN, TN 37067
079-04003	PORTER FAMILY LP	P O BOX 259, MARTIN, TN 38237
079-04020	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04024	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04023	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04022	TRI STAR ENERGY LLC	1740 ED TEMPLE BLVD, NASHVILLE, TN 37208

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
2	McEWEN DRIVE	MAJOR ARTERIAL	SHORT TERM
28	LIBERTY PIKE	MINOR ARTERIAL	MID TERM
33	NORTH ROYAL OAKS BLVD.	MAJOR ARTERIAL	MID TERM
37	MALLORY LANE	MAJOR ARTERIAL	MID TERM
40	I-65	FREEWAY	MID TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

Line Table

Line #	Length	Direction
L1	3.74	N82° 58' 52" W
L2	59.49	N35° 59' 25" E
L3	23.77	S68° 36' 26" E
L4	12.00	N35° 59' 25" E
L5	23.77	N39° 24' 44" W
L6	18.01	N35° 59' 24" E

SITE SLOPE TABLE

14% - 19.99%
20% and above

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1972.02'	158.57'	158.53'	S29° 17' 38" W
C2	1847.85'	290.26'	289.96'	S31° 29' 25" W
C3	1977.91'	310.68'	310.36'	N31° 29' 25" E

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CESO, INC. DATED SEPTEMBER 14, 2018. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. , WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

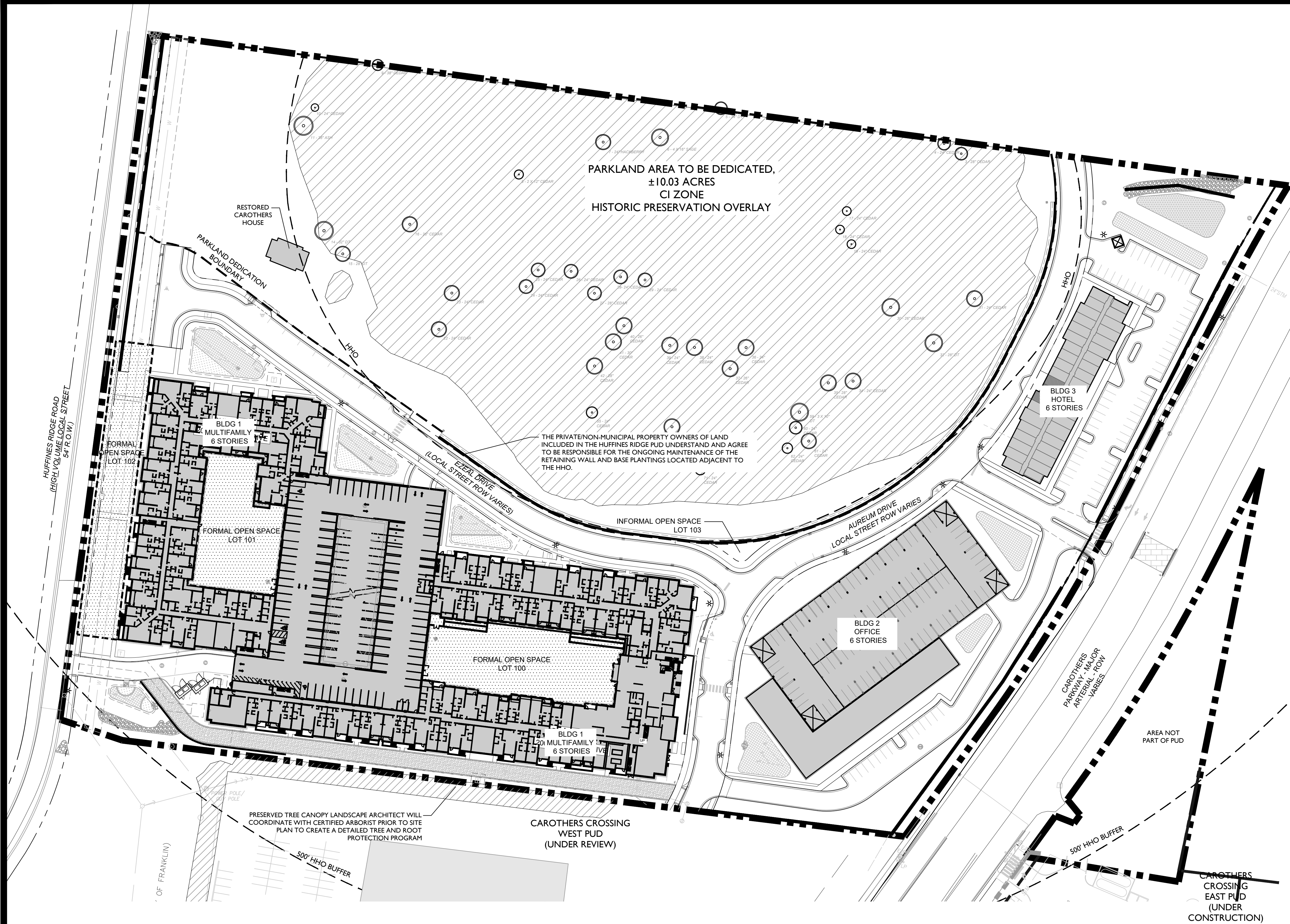
SITE DATA TABLE

EXISTING ZONING: OTHER APPLICABLE OVERLAYS: DEVELOPMENT STANDARD: TOTAL SITE AREA:	GENERAL COMMERCIAL DISTRICT MECO-4 HHO BUFFER CONVENTIONAL/TRADITIONAL 22.70 ACRES
---	--

LEGEND	
	Benchmark
	GSP Control Monument
	Set 5/8" Diameter Iron Rebar with CESO Cap
	Found Property Corner
	Found Concrete ROW Monument
	Property Line
	Adjacent Property Line
	Easement Line
	Tree Line
	Water Line
	STM - Storm Line
	SAN - Sewer Line
	Gas Line
	OHE - Overhead Electric Line
	P.U.D.E. Public Utility & Drainage Easement
	Gas Meter
	Gas Valve
	Water Meter
	Water Valve
	Fire Hydrant
	Telephone Manhole
	Sewer Manhole
	Storm Drain Manhole
	Catch Basin
	Power Pole
	Guy Wire
	Sewer Clean-Out
	Utility Pull Box (Electric/Traffic/Comm.)
	Light Pole
	M.B.S.L. Minimum Building Setback Line

EXISTING TREE CANOPY NOTE

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±14.5 AC, AND COVERS APPROXIMATELY 61 PERCENT OF THE SITE.



SITE DATA CHART

PROJECT NAME:	HUFFINES PROPERTY PUD SUBDIVISION
PROJECT #:	7375
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	1343 HUFFINES RIDGE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
CURRENT ZONING:	PD (18.80/150000/170)
VESTED ZONING*:	CI SD-X (18.80/150000/170)
VESTED CHARACTER AREA*:	CI
OTHER APPLICABLE OVERLAYS:	MECO-4
VESTED DEVELOPMENT STANDARD*:	HHO, HHO BUFFER CONVENTIONAL
ACREAGE OF SITE:	22.70 AC
PD	12.67 AC
CI	10.03 AC
SQUARE FOOTAGE OF SITE:	988,770 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY (ARTERIAL):	50'
HUFFINES RIDGE DRIVE (LOCAL):	30'
SIDE YARD:	5'
OWNER:	JOHN E. CAROTHERS
ADDRESS:	1343 HUFFINES RIDGE DRIVE
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	3 BUILDINGS - 726,706 SF TOTAL
BUILDING HEIGHT:	6 STORIES
RESIDENTIAL UNITS:	424
REQUIRED LSR*:	0.20 SD-X 0.40 CI
PROVIDED LSR:	0.62
MINIMUM PARKING REQUIREMENT*:	1,532
MAXIMUM PARKING LIMIT:	
EXISTING PARKING:	N/A
PROVIDED PARKING*:	1,480
RESIDENTIAL DENSITY:	18.77 D.U.A.
TREE CANOPY:	13.61 AC
PARKLAND:	10.03 AC TO BE DEDICATED
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	1.14 AC
PROVIDED (ALL FORMAL):	1.14 AC

*NOTE: THE ORIGINAL DEVELOPMENT PLAN (COF 6876, APPROVED 08-2019) WAS APPROVED UNDER THE 7-1-2018 ZONING ORDINANCE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
424 UNITS * 350 GPD = 148,400 GPD
150,000 SF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED FLOW IS 431 SFUE.

REPURIFIED (REUSE) WATER FACILITIES
NOT PRESENT OR PROPOSED ON THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
424 * 0.64 = 272 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

TREE CANOPY RETENTION

OVERALL PROPERTY AREA = 988,770 SF (22.70 AC)

TREE AREA	EXISTING	REMOVED	PRESERVED
A	567,230 SF	229,426 SF	337,804 SF
B	25,468 SF	16,439 SF	9,029 SF
TOTAL SF	592,698 SF	245,865 SF	346,833 SF
TOTAL ACRES	13.61 AC	5.64 AC	7.96 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 13.61 AC (60% OF SITE)
REQUIRED CANOPY PRESERVATION: 22%
22% X 13.61 AC TOTAL CANOPY: 2.99 AC (130,244 SF)

PROVIDED CANOPY PRESERVATION: 58%
7.96 AC (346,833 SF)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%
5% * 22.70 AC = 1.14 AC

NOTE: ALL OPEN SPACE IS FORMAL

TOTAL OPEN SPACE PROVIDED: 1.14 SF

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA
100	FORMAL	COURTYARD	0.43 AC
101	FORMAL	COURTYARD	0.33 AC
102	FORMAL	FORMAL SEATING	0.38 AC
103	INFORMAL	OPEN SPACE	0.02 AC

BUILDING DATA

BUILDING	TYPE	# OF STORIES	SF
1	MULTIFAMILY	6	543,297
2	OFFICE	6	150,000
3	HOTEL	6	81,209

KEY

 FORMAL OPEN SPACE

 PRESERVED TREE CANOPY



PROPOSED PARKLAND DEDICATION - CONCEPTUAL

PARK IMPACT FEE OFFSET NARRATIVE

The Huffines Property PUD Development Plan proposes 426 residential units generating \$1,833,504 in Parkland Impact Fees. The project team intends to offset these Parkland Impact Fees through a combination of land dedication and constructed improvements to the national historic registered John Henry Carothers Home site on Huffines Ridge.

Proposed Land Dedication:

The proposed development plan (COF #6876) shows a 10.03-acre parcel to be zoned Civic and Institutional (CI) with a Historic Preservation Overlay (HPO) which is home to the John Henry Carothers Home. These 10.03 acres are proposed to be dedicated to the City of Franklin as a Park. This land has an offset value of \$62,121 per acre as established in the parkland dedication ordinance.

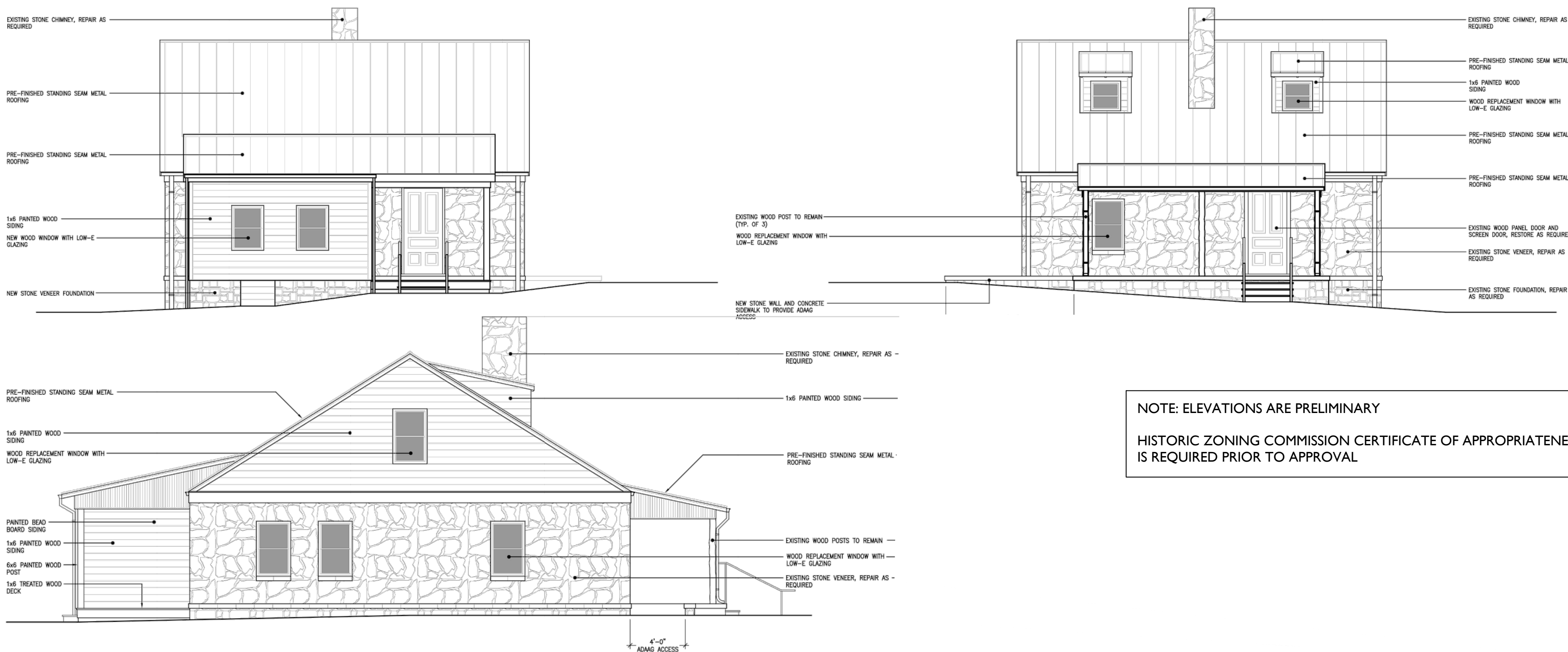
Proposed Constructed Improvements:

First and foremost, the project team intends to develop a mountain bike/hiking trail system as a continuation of trail systems proposed in development projects to the east of Carothers Parkway. In addition to trails, a trailhead, wayfinding signage, and parking are all planned. The J.H. Carothers house will be restored and will serve as a community meeting space and trailhead to the trail system. The team will work with COF parks staff to design and program this building to the standards required by the City.

The City of Franklin has expressed interest in additional improvements to the site of the historic home. The immediate surroundings of the home are proposed to be improved through the construction of an arboretum/community garden designed in partnership with Parks Staff. Additionally, a securable maintenance shed for park equipment and a covered storm shelter are to be built using reused/recycled materials from the existing outbuildings on site to the greatest extent possible. Also proposed are wayfinding and interpretive signage, and pedestrian lighting from the historic home to parking.

The development team also proposes to restore and rebuild historic stone walls where possible and to re-use stone wall materials where walls cannot be rebuilt. The project additionally includes the construction of a four-rail horse fence with wire mesh to serve as a guardrail to proposed retaining walls.

FINAL PLANS WILL BE PROVIDED AT SITE PLAN AND WILL REQUIRE HZC REVIEW.



Franklin,
DEVELOPMENT
HUFFINES



Revision Date _____

PARKLAND
DEDICATION
SHEET
C2.1
COF 7375



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

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.
425 MULTI-FAMILY UNITS * 350 GPD = 149,125 GPD
150,000 SF OF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 493.43 SFUE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COF APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL. AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL, COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 10.06 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STORMWATER MANAGEMENT PLAN:

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

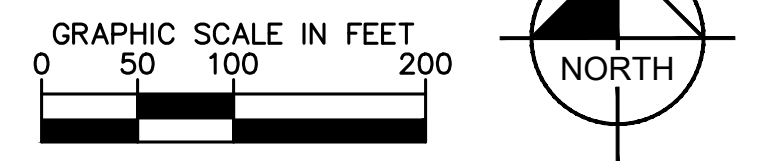
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SITE AREA TABLE

TOTAL SITE AREA =	19.93 ACRES
SITE IMPERVIOUS AREA =	8.14 ACRES
SITE DISTURBED AREA =	15.76 ACRES
LOT 1 =	6.25 ACRES
LOT 2 =	4.07 ACRES
LOT 3 (PARKLAND DEDICATION) =	9.89 ACRES
DEDICATED ROW =	1.97 ACRES

SITE LEGEND

	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED RECLAIMED WATER MAIN
	EXISTING WATER MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING STORM PIPE
	LIMITS OF DISTURBANCE
	FIRE HYDRANT
	SANITARY SWER MANHOLE
	LIGHT POLE(4000K LED LIGHT SOURCE)
	FLOODWAY ZONING OVERLAY
	PROPOSED FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
	DETENTION
	BIORETENTION
	PERVIOUS PAVERS



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

**HUFFINES PROPERTY PUD SUBDIVISION
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

Issued: NOV. 5, 2020

Revision Date

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OVERALL
GRADING AND
DRAINAGE PLAN

C3.0

COF # 7375



COF GRADING & DRAINAGE GENERAL NOTES

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IMPACT STATEMENT

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426 MULTI-FAMILY UNITS * 360 GPD = 149,100 GPD
150,000 SF OF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

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SITE AREA TABLE

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LOT 2 =	4.07 ACRES
LOT 3 (PARKLAND DEDICATION) =	9.89 ACRES
DEDICATED ROW =	1.97 ACRES

BIORETENTION AREA TABLE

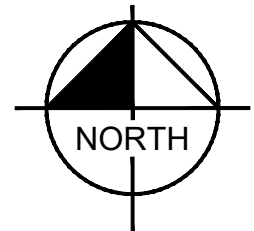
BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT VOLUME REQUIRED (CF)
1	1,740	4930
2	618	1962
3	1126	5131
4	1323	1565
5A	956	1743
5B	2060	5127
6	2169	5756
7	2782	7660

SITE LEGEND

- SS - PROPOSED SANITARY SEWER PIPE
- W - PROPOSED WATER MAIN
- SS - EXISTING SANITARY SEWER PIPE
- RCV - EXISTING RECLAIMED WATER MAIN
- W - EXISTING WATER MAIN
- OE - EXISTING OVERHEAD ELECTRIC
- LOD - EXISTING STORM PIPE
- LOD - LIMITS OF DISTURBANCE
- PH - FIRE HYDRANT
- SM - SANITARY SWER MANHOLE
- LP - LIGHT POLE(4000K LED LIGHT SOURCE)
- FWD - FLOODWAY ZONING OVERLAY
- FFO - PROPOSED FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
- DET - DETENTION
- BI - BIORETENTION
- PP - PERVIOUS PAVERS

GRAPHIC SCALE IN FEET

0 30 60 120



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

KimleyHorn

HUFFINES PROPERTY PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Issued: NOV. 5, 2020

Revision Date

- △
- △
- △
- △

ENLARGED
GRADING AND
DRAINAGE PLAN

C3.1

COF # 7375

CONNECTIVITY INDEX

8 LINKS / 4 NODE = 2.00 CONNECTIVITY INDEX



ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "DOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM HUFFINES RIDGE ROAD, ONE CONNECTION INDIRECTLY OFF OF CAROTHERS PARKWAY, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE OFFICE PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE HOTEL PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

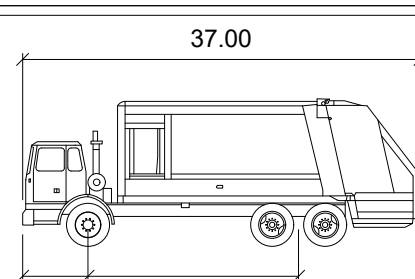
SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
G	EXISTING WATER MAIN
ST	EXISTING GAS MAIN
LOO	EXISTING STORM PIPE
PH	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT

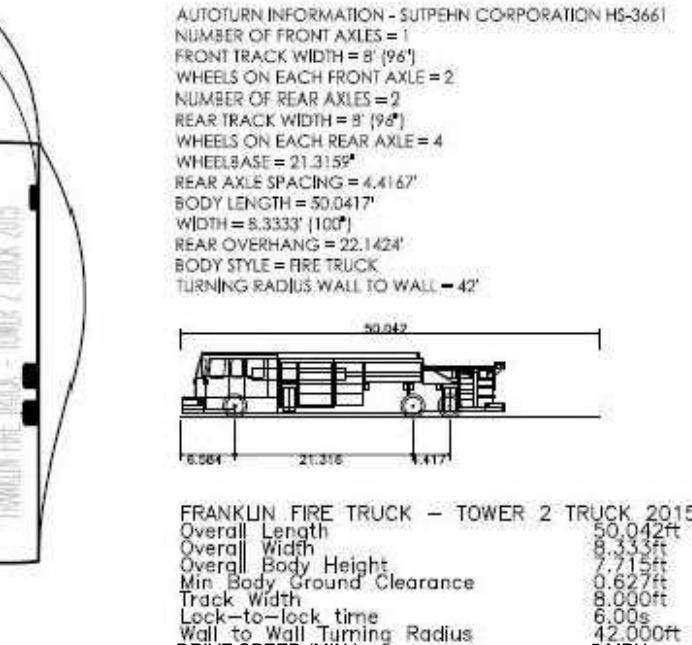
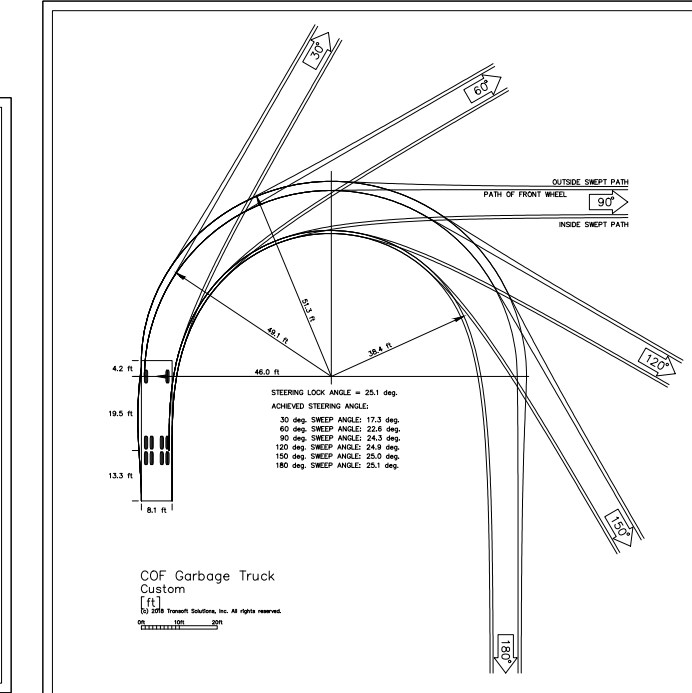
FIRE FLOW TEST

TEST DATE: 06/28/2019 TIME: 3:30 PM
STATIC PRESSURE: 138 PSI
RESIDUAL PRESSURE: 124 PSI
FLOW: 1,113 GPM

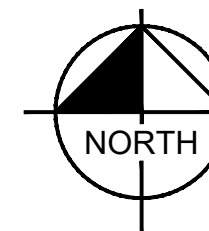
TESTED BY HUNTER PATTON AND BEN BUTLER,
HEATHCOAT & DAVIS, INC.



Width	8.10
Track	6.50
Lock to Lock Time	6.0
Steering Angle	25.1

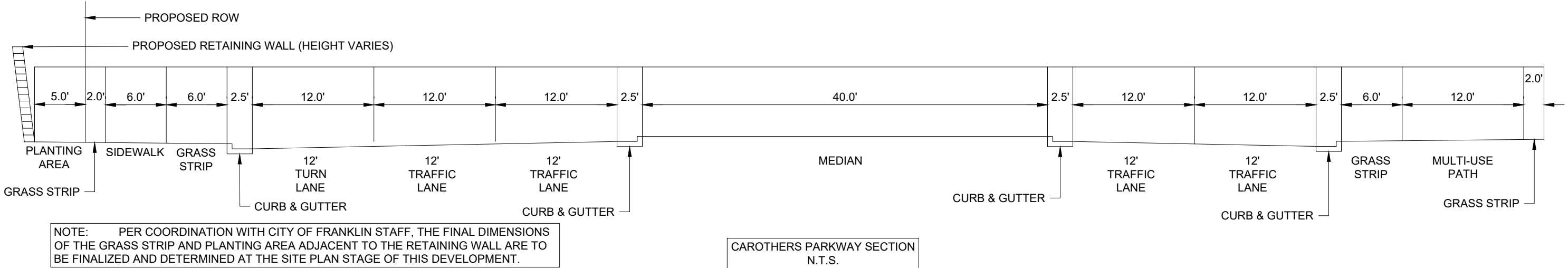


GRAPHIC SCALE IN FEET
0 30 60 120



UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: MARY MCGOWAN, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	109 3RD AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6876



NOTE: PER COORDINATION WITH CITY OF FRANKLIN STAFF, THE FINAL DIMENSIONS OF THE GRASS STRIP AND PLANTING AREA ADJACENT TO THE RETAINING WALL ARE TO BE FINALIZED AND DETERMINED AT THE SITE PLAN STAGE OF THIS DEVELOPMENT.

CAROTHERS PARKWAY SECTION
N.T.S.

PROPOSED ROW DEDICATION
± 16,104 SF

PROPOSED PROPERTY / ROW LINE, HUFFINES TO BE IMPROVED WITH 12' LANE, CURB AND GUTTER, GRASS STRIP, AND SIDEWALK EAST OF EXISTING CENTER LINE, ROW VARIES

EXISTING MILCROFTON WATERLINE WITH 20' EASEMENT

PROPOSED FIRE HYDRANT

PROPOSED FDC (TYP.)

REFUSE COLLECTION AREA

PROPOSED MALLORY VALLEY WATER METER LOCATION

PROPOSED FDC (TYP.)

REFUSE COLLECTION AREA

PROPOSED MALLORY VALLEY WATER METER LOCATION

PROPOSED FDC (TYP.)

REFUSE COLLECTION AREA

PROPOSED MALLORY VALLEY WATER METER LOCATION

PROPOSED FDC (TYP.)

REFUSE COLLECTION AREA

PROPOSED MALLORY VALLEY WATER METER LOCATION

PROPOSED FDC (TYP.)

REFUSE COLLECTION AREA

PROPOSED MALLORY VALLEY WATER METER LOCATION

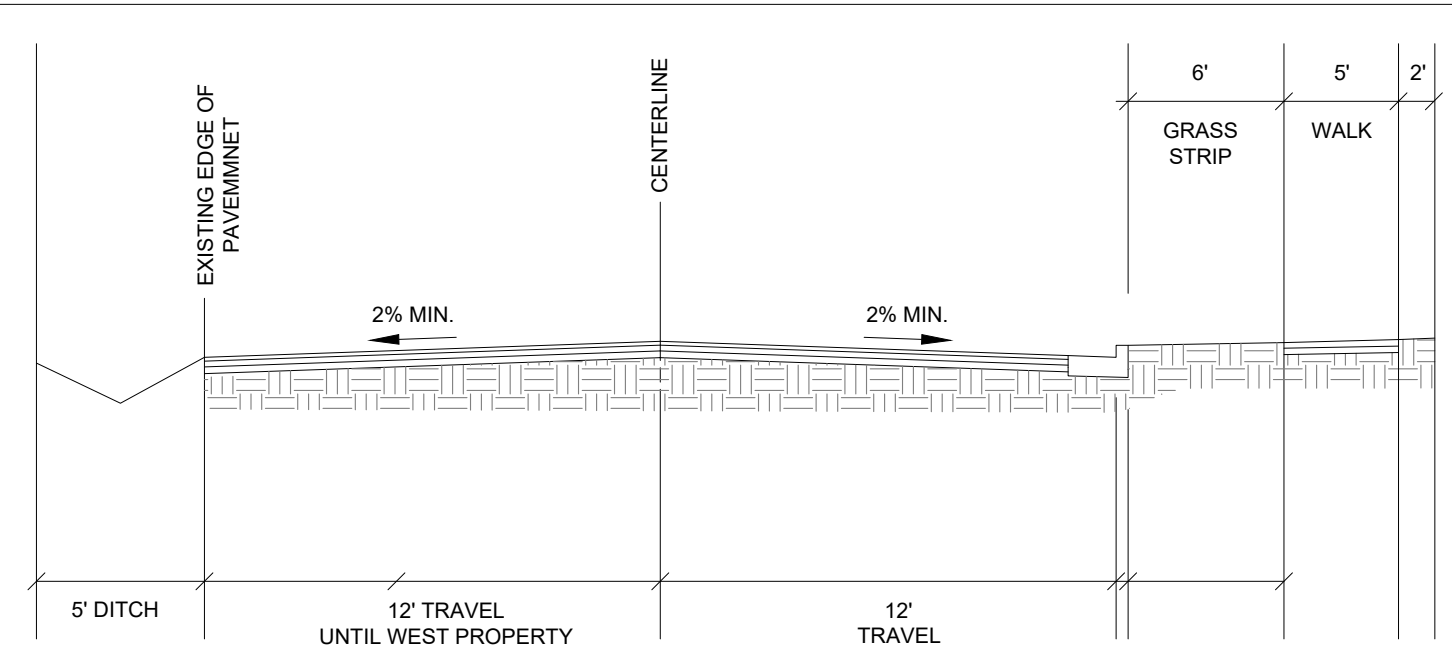
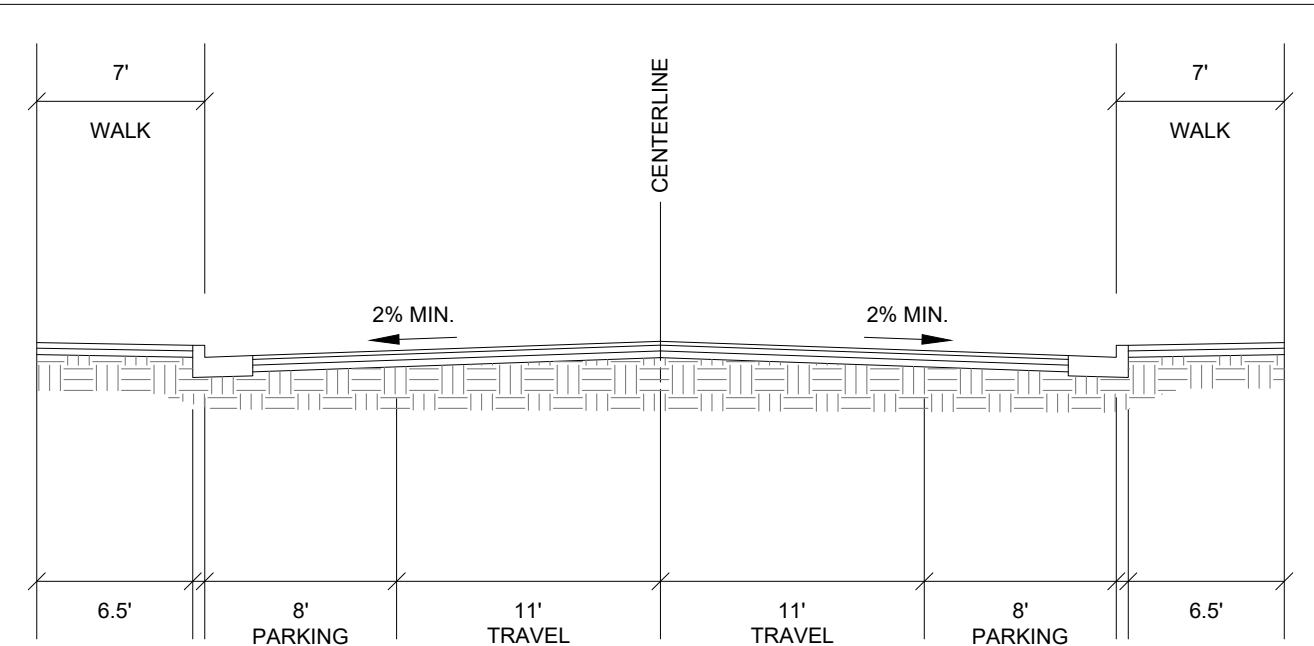
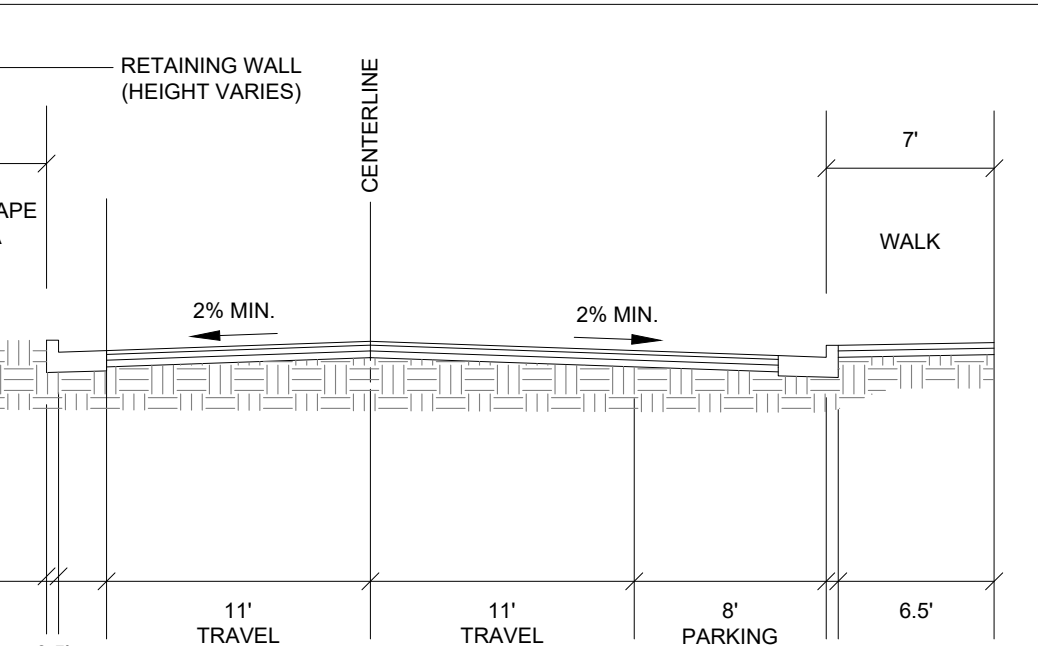
PROPOSED FDC (TYP.)

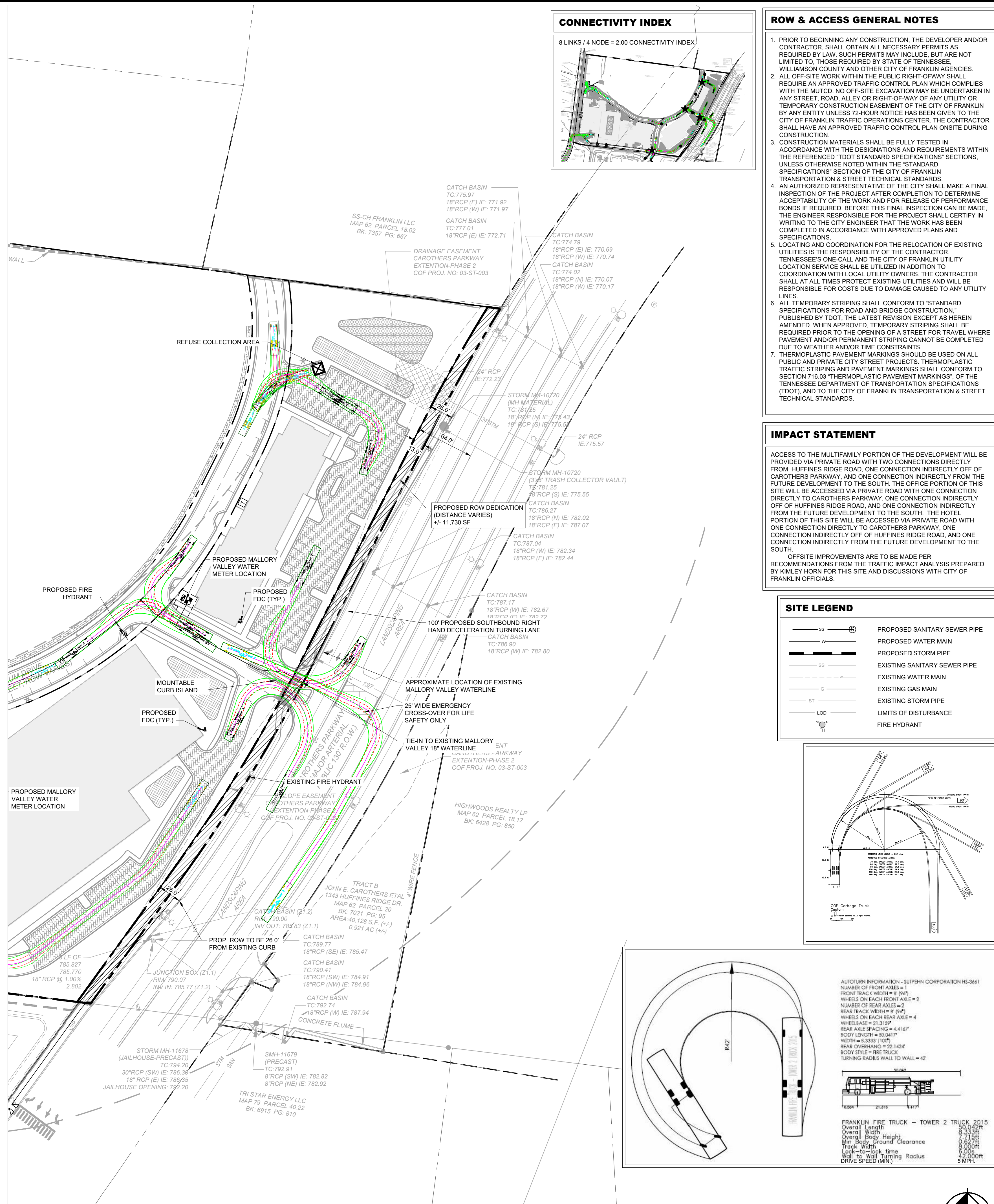
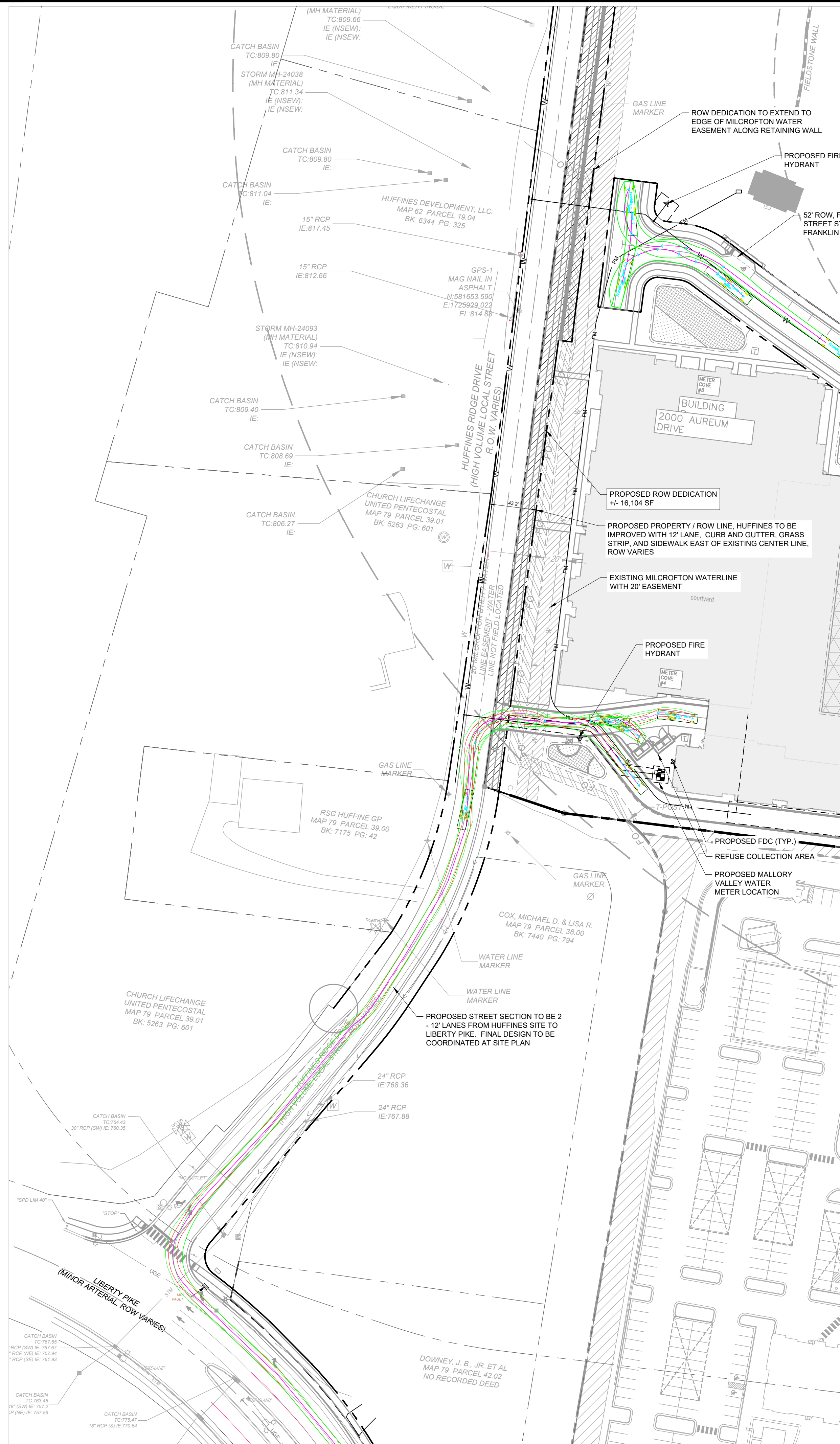
REFUSE COLLECTION AREA

STREET SECTION (AUREUM DRIVE)
HILLSIDE RETAINING WALL
44.5' ROW

ON-STREET PARKING
STREET SECTION (AUREUM DRIVE)
ROW VARIES

STREET SECTION (HUFFINES)
54' ROW





CONNECTIVITY INDEX

8 LINKS / 4 NODE = 2.00 CONNECTIVITY INDEX



ROW & ACCESS GENERAL NOTES

- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "DOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IS REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
- LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
- ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDDOT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
- THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS," OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

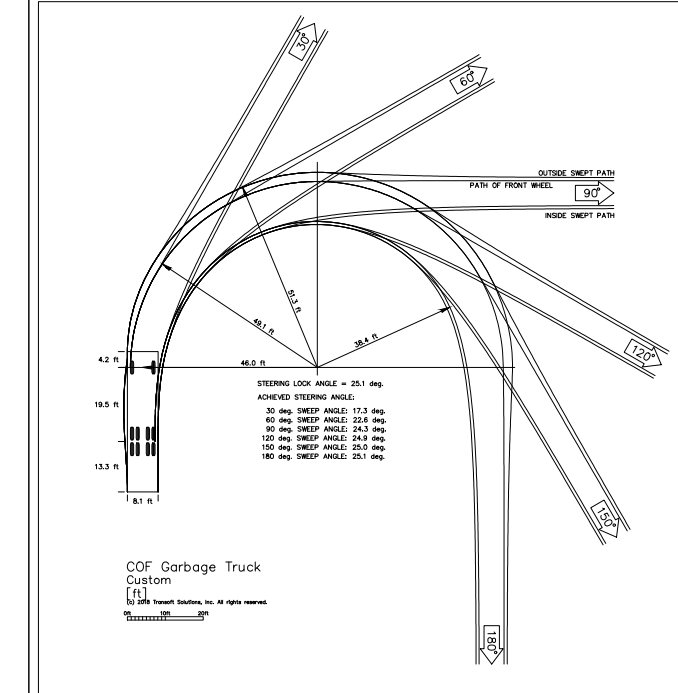
IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM HUFFINES RIDGE ROAD, ONE CONNECTION INDIRECTLY OFF OF CAROTHERS PARKWAY, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE OFFICE PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH. THE HOTEL PORTION OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY TO CAROTHERS PARKWAY, ONE CONNECTION INDIRECTLY OFF OF HUFFINES RIDGE ROAD, AND ONE CONNECTION INDIRECTLY FROM THE FUTURE DEVELOPMENT TO THE SOUTH.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
G	EXISTING WATER MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT



AUTOLIN INFORMATION - SUPPHR CORPORATION HS-361

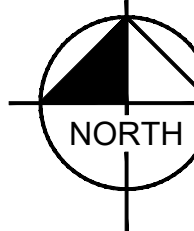
NUMBER OF FRONT AXLES =	1
FRONT TRACK WIDTH =	5' 6"
WHEELS ON EACH FRONT AXLE =	2
NUMBER OF REAR AXLES =	2
REAR TRACK WIDTH =	5' 6"
WHEELS ON EACH REAR AXLE =	4
WHEELBASE =	21' 3 1/2"
REAR AXLE SPACING =	4' 4 1/2"
BODY LENGTH =	50' 0 1/2"
WIDTH =	8' 6 1/2"
REAR OVERHANG =	22' 14 1/2"
BODY STYLE =	TIRE TRUCK
TURNING RADIUS =	WALL TO WALL = 42'

FRANKLIN FIRE TRUCK - TOWER 2 TRUCK 2015

Overall Length	50' 0 1/2"
Overall Width	8' 6 1/2"
Overall Body Height	12' 0"
Turn Radius	42' 0"
Truck Width	8' 6 1/2"
Lock-to-Lock Time	8' 0"
Wall-to-Wall Turning Radius	42' 0"
DRIVE SPEED (MPH)	40 MPH

GRAPHIC SCALE IN FEET

0 30 60 120



SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
FM	PROPOSED SANITARY SEWER FORCE MAIN
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
---	EXISTING WATER MAIN
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING STORM PIPE
---	LIMITS OF DISTURBANCE
FD	FIRE HYDRANT
SM	SANITARY SWER MANHOLE
LP	LIGHT POLE(4000K LED LIGHT SOURCE)
FC	FIRE DEPARTMENT CONNECTION
WM	WATER METER
DET	DETENTION
BI	BIORETENTION

UTILITY NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
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IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.
426 MULTI-FAMILY UNITS * 350 GPD = 149,100 GPD
150,000 SF OF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 493.43 SFUE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COP APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL. AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL, COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 10.06 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

UTILITY LAYOUT NOTE

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

EXISTING UTILITIES NOTE

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

SEWER NOTE

PROPOSED SANITARY SEWER TO TIE INTO SANITARY SEWER FROM PROPOSED CAROTHERS CROSSING WEST DEVELOPMENT. IF FOR SOME REASON THE PROPOSED CAROTHERS CROSSING WEST DEVELOPMENT IS DELAYED, THIS SITE WILL TIE IN TO AN EXISTING SANITARY SEWER MANHOLE LOCATED ON THE EAST SIDE OF CAROTHERS PARKWAY.

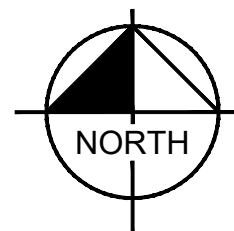
UTILITY AGENCIES CONTACT LIST

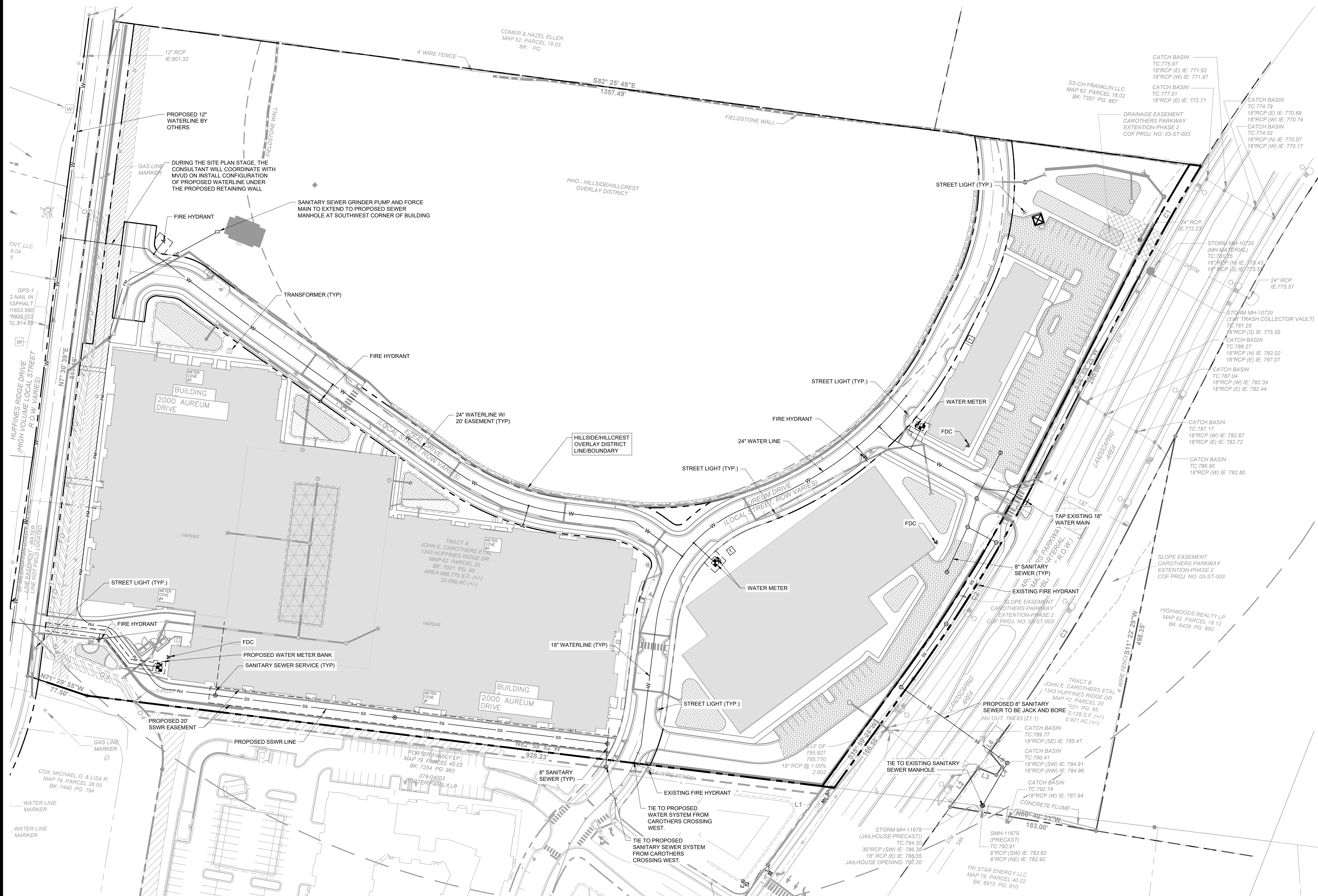
WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY UTILITY DISTRICT 1425 DUKE DRIVE FRANKLIN, TN 37064 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: MARY MCGOWAN
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MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3RD AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING JOSH KING 615-550-6977 ENGINEERING LANCE FITTRO 615-550-6676

CAUTION!

EXISTING OVERHEAD
AND UNDERGROUND
UTILITIES

GRAPHIC SCALE IN FEET
0 50 100 200





UTILITY NOTES

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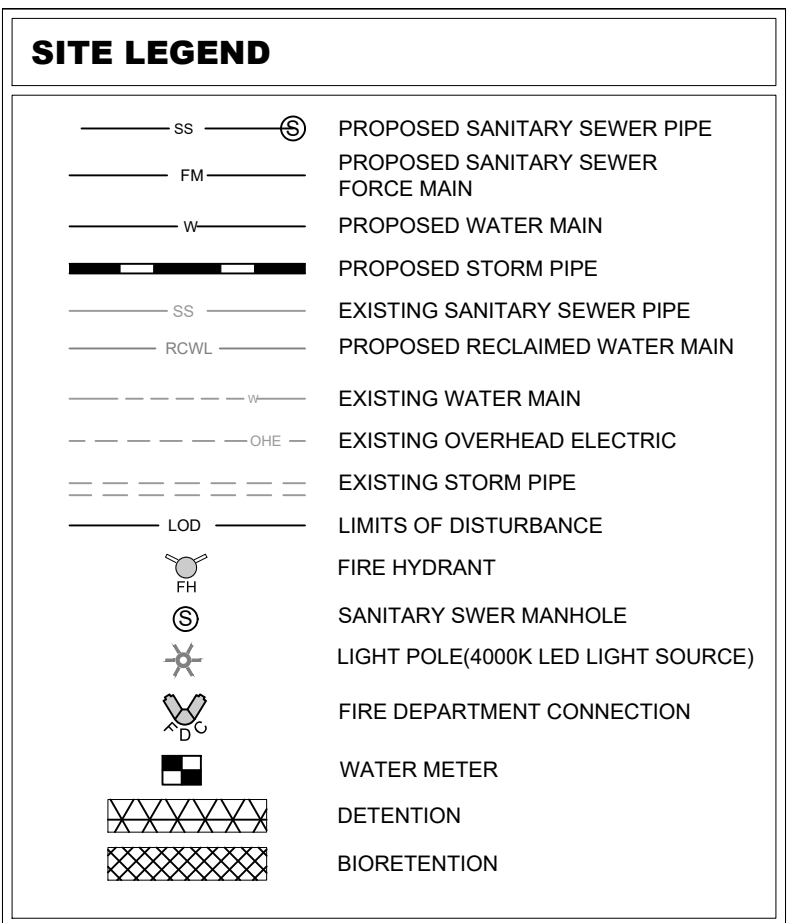
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CAUTION!
EXISTING OVERHEAD
AND UNDERGROUND
UTILITIES

UTILITY PLAN DATA CHART			
FACILITY TYPE	UNIT FLOW (GPD)	UNIT QUANTITY	TOTAL FLOW (GPD)
HOTEL	130/ROOM	170	22,100
OFFICE	0.2/SF	150,000	30,000
APARTMENTS (ONE BED)	250/APARTMENT	180	45,000
APARTMENTS (TWO BED)	300/APARTMENT	210	63,000
APARTMENTS (THREE BED)	350/APARTMENT	36	12,600
TOTAL			172,700 GPD
*FLOWS ESTIMATED FROM COF STANDARDS			493.43 SFUE

UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY UTILITY DISTRICT 1425 DUKE DRIVE FRANKLIN, TN 37064 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: MARY MCGOWAN
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CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

STREET LIGHT NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

SEWER NOTE

- PROPOSED SANITARY SEWER TO TIE INTO SANITARY SEWER FROM PROPOSED CAROTHERS CROSSING WEST DEVELOPMENT.
- IF FOR SOME REASON THE PROPOSED CAROTHERS CROSSING WEST DEVELOPMENT IS DELAYED, THIS SITE WILL TIE-INTO AN EXISTING SANITARY SEWER MANHOLE LOCATED ON THE EAST SIDE OF CAROTHERS PARKWAY.
- SANITARY SEWER DEPTHS FOR THE INTERNAL NETWORK ARE ANTICIPATED TO BE DESIGNED AT MINIMAL DEPTH.
- THE DESIGN CURRENTLY ALLOWS FOR WIDER EASEMENTS IF DURING SP THEY ARE DETERMINED TO BE NEEDED.

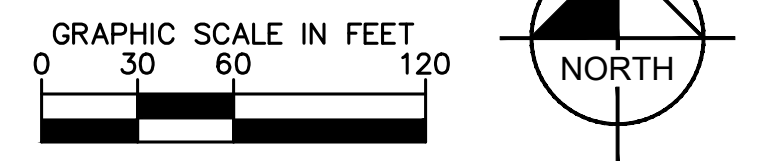
TRANSFORMER NOTE

TRANSFORMERS SERVED FROM HUFFINES SHALL BE OVERHEAD ELECTRIC. TRANSFORMERS SERVED FROM CAROTHERS SHALL BE UNDERGROUND.

FIRE FLOW TEST

FLOW TEST DATE: 06/28/2019 3:30 PM
STATIC PRESSURE: 138 psi
RESIDUAL PRESSURE: 124 psi
FLOW: 1,113 GPM

-TESTED BY HUNTER PATTON AND BEN BUTLER, HEATCOAT & DAVIS, INC.





File #: 20-01409

DATE: November 13, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Harpeth Community Church Subdivision, Site Plan, Lot 1, Revision 2 (Holly Hill Verizon Wireless Cell Tower), Constructing A New Stealth Wireless Telecommunication Tower, On 9.01 Acres, Located Near The Intersection Of Lewisburg Pike And Mack Hatcher Parkway, At 1101 Gardner Road.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7346
Applicant: Matthew Harris, Baker Donelson
Owner: Harpeth Community Church

BACKGROUND/STAFF COMMENTS:

This site plan proposes to construct a stealth wireless cell tower on the Harpeth Community Church property, at the intersection of Lewisburg Pike and Mack Hatcher Parkway. The tower is to be designed within a structure resembling a church bell tower. The tower meets all of the additional requirements of Chapter 5 of the Zoning Ordinance for new Telecommunication Tower uses.

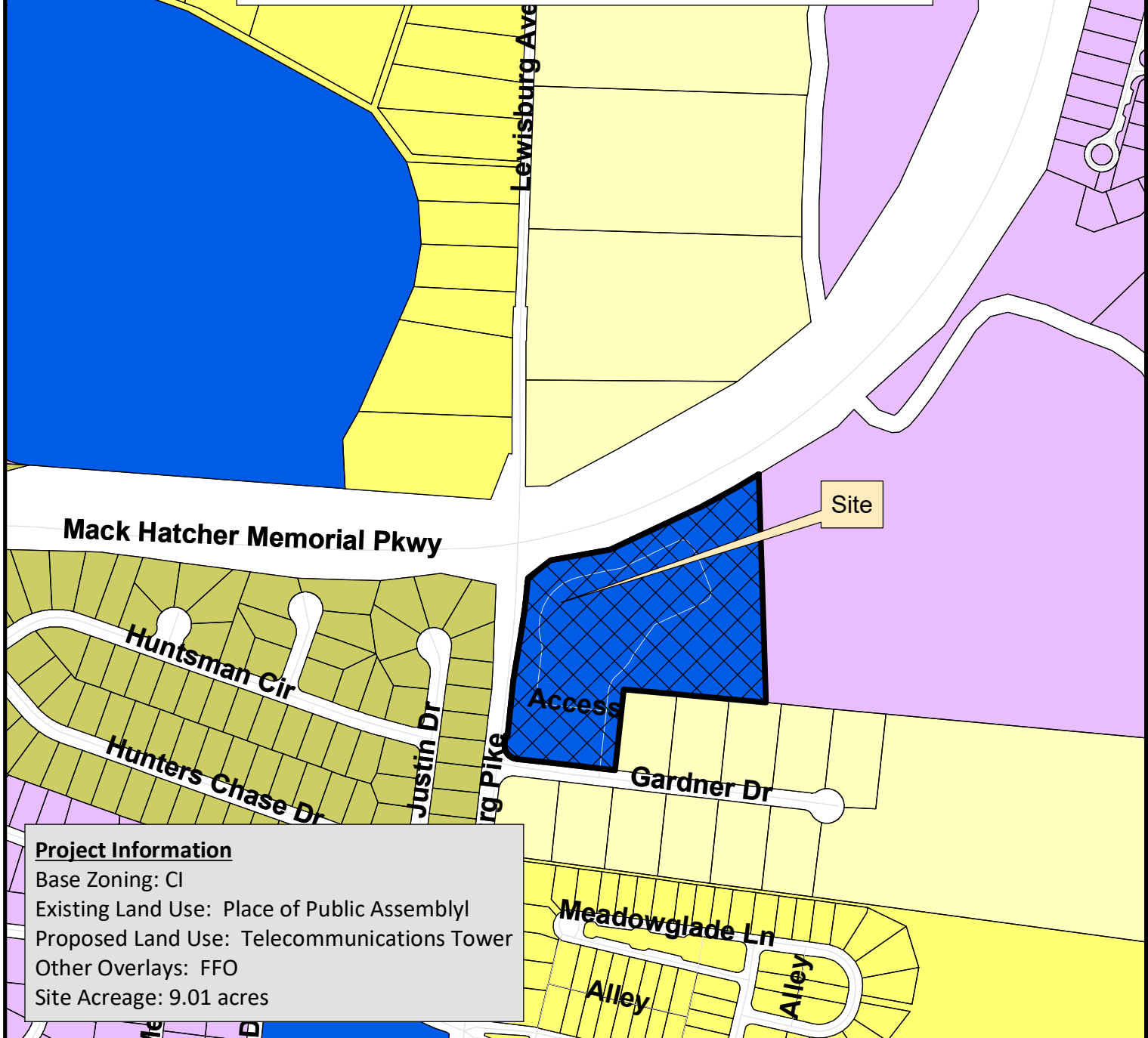
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval **with conditions** of the Harpeth Community Church Subdivision site plan.

HARPETH COMMUNITY CHURCH SUBDIVISION, SITE PLAN,
LOT 1, REVISION 2 (HOLLY HILL VERIZON WIRELESS STEALTH TOWER)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/10/2020



Project Information

Base Zoning: CI
Existing Land Use: Place of Public Assembly
Proposed Land Use: Telecommunications Tower
Other Overlays: FFO
Site Acreage: 9.01 acres

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



0 125 250 500
Feet

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

Open Issues: 7 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

8. B. General Information

lance.fittro@franklin.tn.gov A revised final plat will be required in order to create new easements as necessary for the proposed site development. The revised plat shall be approved and recorded prior to issuance of a building permit.

Performance Agreement and Surety

General Issues

25. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are expected with this site plan. No permanent infrastructure items (drainage, utilities, green infrastructure, etc.) are to be installed with this site plan.

(This comment is a placeholder and reminder to City staff. No action is necessary from the applicant to resolve this comment, no response is needed beyond "noted", "acknowledged", etc., to satisfy the requirements of the IDT system.)

26. Landscape

jason.arnold@franklin.tn.gov Landscape surety \$5,000

Planning

General Issues

18. Project number

amy.diaz-barriga@franklin.tn.gov Applicant shall add COF number to title block of every page.

20. new easements platted

amy.diaz-barriga@franklin.tn.gov New easements shown on this site plan will need to be platted. Prior to issuance of any permits, a plat will need to be recorded.

21. list setbacks

amy.diaz-barriga@franklin.tn.gov Comment not addressed accurately; applicant shall list the following setbacks on the Site Data Chart:

Principal Building Setbacks	Minimum
Front Yard Abutting Local or Collector Street	25 feet
Front Yard Abutting Arterial Street	75 feet
Side Yard	10 feet
Rear Yard	25 feet

Stormwater

General Issues

4. EPSC

Doug.Noonan@franklin.tn.gov Wash area still called out on EC2. Please remove as discussed.



LESSEE

TeleCAD
Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	20130912689
DRAWN BY:	ALP
CHECKED BY:	CAE

REVISIONS			
△	07/21/20	EFG	JURISDICTION COMMENTS
△	04/13/20	CAE	JURISDICTION COMMENTS
△	02/06/20	TLL	JURISDICTION COMMENTS
△	01/24/20	TLL	JURISDICTION COMMENTS
△	10/15/19	TLL	JURISDICTION COMMENTS
△	08/07/18	ALP	CONSTRUCTION ISSUE
NO.	DATE	BY	DESCRIPTION

FLOYD D. WHITE
REGISTERED ENGINEER
IN AGRICULTURE
No. 102283
STATE OF TENNESSEE

PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:	DISTANCE TO RESIDENTIAL LOTS
--------------	---------------------------------

DRAWING NO.	REVISION:
C1B	5



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1101 GARDNER DRIVE
FRANKLIN, TN 37064

A1.0



PERSPECTIVE VIEW FROM NORTHBOUND LEWISBURG PIKE



PERSPECTIVE VIEW FROM NORTHBOUND LEWISBURG PIKE

EXTERIOR PERSPECTIVES

HARPETH COMMUNITY CHURCH
PROPOSED CELL TOWER
1101 GARDNER DRIVE
FRANKLIN, TN 37064

DWG	CHK	DATE	DESCRIPTION	REV.
BC	SF	3-17-20	FOR REVIEW	

PROJECT SUMMARY		
SITE NAME:	HOLLY HILL	
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064	
JURISDICTION:	CITY OF FRANKLIN	
COUNTY:	WILLIAMSON COUNTY	
ZONING:	CI	
ZONING DISTRICT SETBACK:	200 FEET	10/23/20
PROPERTY OWNER:	HARPETH COMMUNITY CHURCH 1101 GARDENER DRIVE FRANKLIN, TN 37064	
TOWER OWNER:	VERIZON WIRELESS TENNESSEE PARTNERSHIP 575 HICKORY HILLS BLVD. WHITES CREEK, TN 37189	
PROJECT NUMBER:	20130912689	
SITE LOCATION CODE:	159519	
KEN VICKREY	(615) 969-6000	
<u>SITE COORDINATES:</u>	<u>1A</u>	
LATITUDE:	35° 53' 56.31" N	(NAD 83)
LONGITUDE:	86° 50' 55.21" W	(NAD 83)
ELEVATION:	657.80'	(NAVD 88)
OCCUPANCY:	UNMANNED	
CONSTRUCTION TYPE:	RAWLAND	
TELEPHONE COMPANY:	TBD CONTACT: TBD PHONE: TBD	
POWER COMPANY:	MIDDLE TN ELECTRIC MEMBERSHIP CORP. CONTACT: DALE HOOD PHONE: (615) 595-4693	
FIRE DEPARTMENT:	FRANKLIN FIRE DEPT. PHONE: (615) 794-3411	
POLICE DEPARTMENT:	FRANKLIN POLICE DEPT. PHONE: (615) 794-2513	
E911 ADDRESSING:	FRANKLIN CITY 911 CONTACT: LORI JAROSZ PHONE: (615) 550-6728	
CERTIFICATE OF ELECTRIC MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED IN THE MTEMC WEBSITE AT www.mtemc.com (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON COMPLIANCE WITH MTEMC'S REQUIREMENTS.		
_____, 2018 DATE		
_____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION		

STRUCTURAL REVIEW

CONTRACTOR SHALL ATTAIN AND VERIFY STRUCTURAL EVALUATION REPORT OF EXISTING TOWER FOR EXACT PLACEMENT OF ANTENNAS AND COAX CABLES. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL EVALUATION REPORT AND NOTIFY VERIZON'S CONSTRUCTION MANAGER IN THE CASE OF ANY DISCREPANCIES. ANY STRUCTURAL MODIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF ANTENNAS.

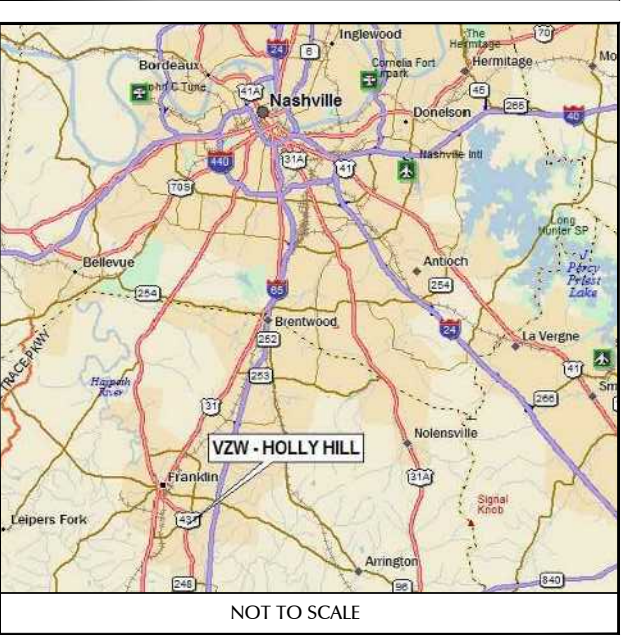


(HERE IN AFTER REFERRED TO AS "LESSEE")

SITE NAME: HOLLY HILL
1101 GARDNER DRIVE
FRANKLIN, TN 37064

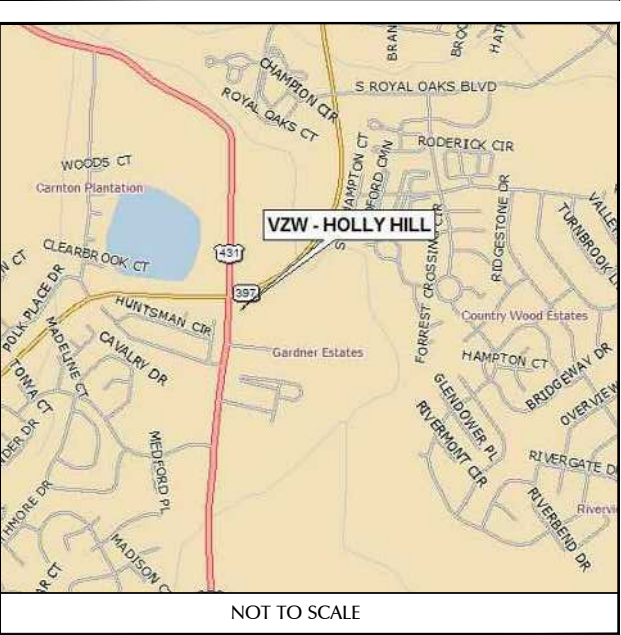
HARPETH COMMUNITY CHURCH SUBDIVISION,
SITE PLAN, LOT 1, REVISION 2 (HOLLY HILL
VERIZON WIRELESS STEALTH TOWER
PROJECT NUMBER 7346  10/23/20

VICINITY MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

DRIVING DIRECTIONS

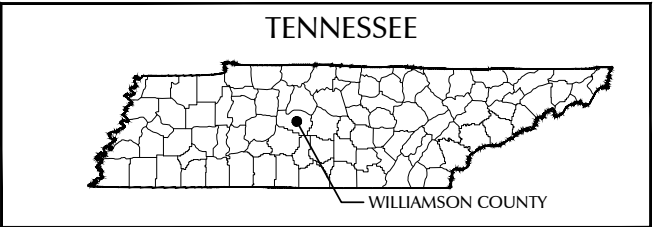
FROM VERIZON MTSO, NASHVILLE, TN:
TAKE I-24 E. FOLLOW I-24 E. AND I-65 S. TO FRANKLIN. TAKE EXIT 65 FROM I-65 S. TAKE S. ROYAL OAKS BLVD AND MACK C. HATCHER MEMORIAL PKWY TO GARDNER DRIVE. SITE WILL BE ON THE RIGHT.

SHEET SCALE FACTOR:
PLOT SIZE:
11"x17": "TO SCALE"
24"x36": 2X SCALE AS NOTED

1 (800) 351-1111
www.tenn811.com
CONTRACTOR TO CALL TENNESSEE
ONE-CALL SYSTEMS AT LEAST (2) WORKING
DAYS PRIOR TO DIGGING.

[illegible]

STATE COUNTY MAP



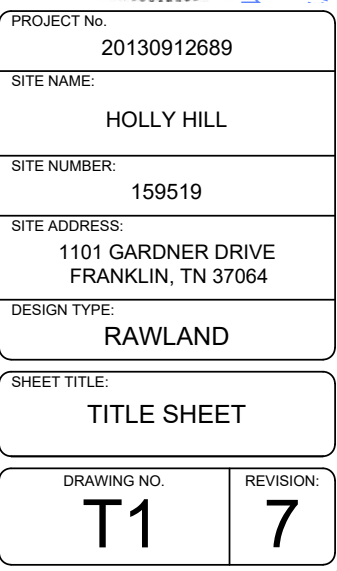
LESSEE



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A&E PROJECT #:	20130912689
DRAWN BY:	ALP
CHECKED BY:	CAE

REVISIONS				
	10/23/20	CAE	JURISDICTION	COMMENTS
	08/12/20	BES	JURISDICTION	COMMENTS
	07/21/20	EFG	JURISDICTION	COMMENTS
	04/13/20	CAE	JURISDICTION	COMMENTS
	02/06/20	TLL	JURISDICTION	COMMENTS
	01/24/20	TLL	JURISDICTION	COMMENTS
	10/15/19	TLL	JURISDICTION	COMMENTS
NO.	DATE	BY	DESCRIPTION	



SITE NAME:

HOLLY HILL

SITE ADDRESS:
1101 GARDNER DR
FRANKLIN, TN 37067

SHEET TITLE:

TITLE SHEET

DRAWING NO.	R
T1	

GENERAL NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE CODES, REGULATIONS, AND STANDARDS OF ALL APPLICABLE GOVERNING AUTHORITIES.

3. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXISTING TOPOGRAPHY AND HORIZONTAL GEOMETRY IS AS INDICATED ON THESE DRAWINGS. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE OR REPAIR TO THESE FACILITIES CAUSED BY THE CONTRACTOR'S WORK FORCE. IMMEDIATELY NOTIFY THE LESSEE'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INTERFERENCE WHICH AFFECT THE WORK OF THIS CONTRACT.

4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.

5. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE LESSEE'S CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.

6. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER(S) AND THE LESSEE'S CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO THE OWNER.

7. CONTRACTOR SHALL MAINTAIN 20' HORIZONTAL CLEARANCE FROM CENTERLINE OF EXISTING POWER LINES OR AS REQUESTED BY THE POWER COMPANY.

8. NOTIFY THE LESSEE'S REPRESENTATIVES TWENTY-FOUR HOURS PRIOR TO CONSTRUCTION TO ALLOW THE LESSEE'S REPRESENTATIVES TO LOOK AT THE SITE PRIOR TO EXCAVATION.

9. THE CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED TO CO-LOCATE ON THE EXISTING TOWER INCLUDING ALL NECESSARY SITE IMPROVEMENTS, FOUNDATIONS, ELECTRICAL IMPROVEMENTS, SNAP INS, H-FRAME, AND OTHER ACCESSORIES FOR COMPLETE INSTALLATION.

10. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FOLLOWING EQUIPMENT THAT WILL BE SUPPLIED BY THE LESSEE: ANTENNAS, COAX CABLES, ICE BRIDGE, WAVEGUIDE LADDER, METER, AND EQUIPMENT CABINETS/SHELTER. THE EQUIPMENT CABINETS/SHELTER SHALL BE TRANSPORTED TO THE SITE BY THE CONTRACTOR.

11. ALL CONCRETE SHALL BE NORMAL WEIGHT AND SHALL CONFORM TO THE ACI 301 AND THE FOLLOWING:

-MINIMUM COMPRESSION STRENGTH 3,000 PSI

-AIR ENTRAPMENT RANGE 3% TO 6%

-SLUMP GREATER THAN 3", BUT NOT TO EXCEED 6".

12. CONTRACTOR TO NOTIFY THE LESSEE'S TESTING REPRESENTATIVE FORTY-EIGHT HOURS BEFORE CONCRETE POURS.

13. CONTRACTOR TO PROVIDE RED LINE CONSTRUCTION DRAWINGS TO TOWER OWNER AND LESSEE AT COMPLETION OF JOB.

UTILITY NOTES

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. COORDINATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.

2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

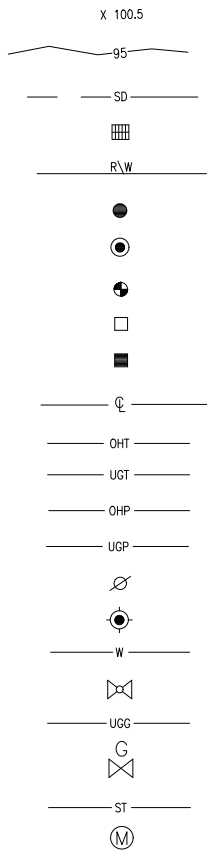
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (TENN 811 OR 1-800-351-1111).

4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.

5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.

LEGEND

EXISTING



SPOT ELEVATION

CONTOUR LINE

STORM DRAIN

CATCH BASIN

RIGHT OF WAY

IRON PIN SET (IPS) 5/8" REBAR

IRON PIN FOUND (IPF)

BENCHMARK

CONCRETE MON. FOUND

CONCRETE MON. SET

CENTERLINE

OVERHEAD TELEPHONE

UNDERGROUND TELEPHONE

OVERHEAD POWER

UNDERGROUND POWER

UTILITY POLE

LIGHT POLE

WATER LINE

WATER VALVE

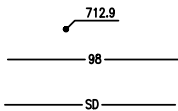
NATURAL GAS LINE

GAS VALVE

SANITARY SEWER

MANHOLE

NEW



NOTE: THIS IS A GENERAL LEGEND.
SOME ITEMS MAY NOT APPLY TO THIS SITE.

LESSEE



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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A&E PROJECT #: 20130912689

DRAWN BY: ALP

CHECKED BY: CAE

REVISIONS

Δ	07/21/20	EFG	JURISDICTION COMMENTS
Δ	04/13/20	CAE	JURISDICTION COMMENTS
Δ	02/06/20	TLL	JURISDICTION COMMENTS
Δ	01/24/20	TLL	JURISDICTION COMMENTS
Δ	10/15/19	TLL	JURISDICTION COMMENTS
Δ	08/07/18	ALP	CONSTRUCTION ISSUE
NO.	DATE	BY	DESCRIPTION



PROJECT No.
20130912689

SITE NAME:
HOLLY HILL

SITE NUMBER:
159519

SITE ADDRESS:
1101 GARDNER DRIVE
FRANKLIN, TN 37064

DESIGN TYPE:
RAWLAND

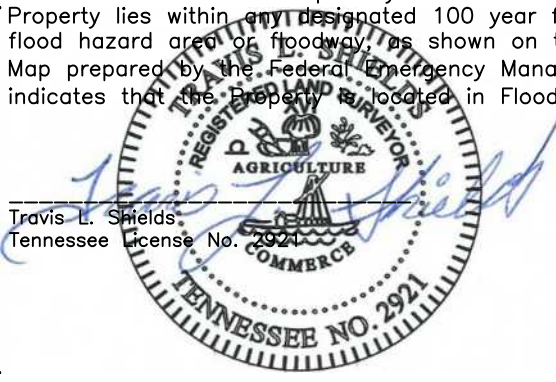
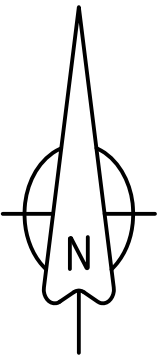
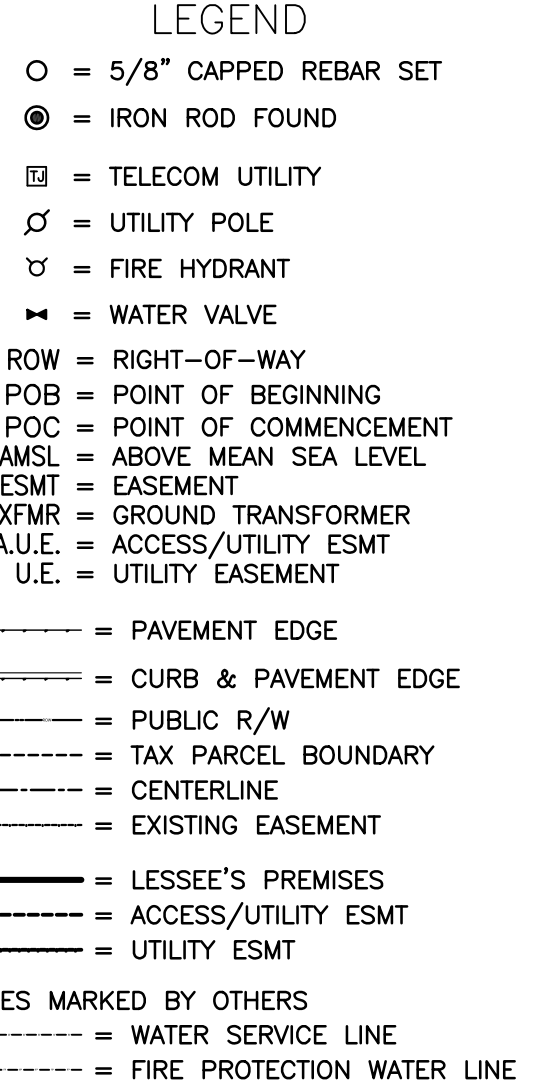
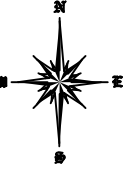
SHEET TITLE:
GENERAL
NOTES

DRAWING NO.

GN1

REVISION:

5

TENNESSEE - GRID NORTH (NAD 83)		TOWER INFO		VICINITY MAP		SURVEYOR'S STATEMENTS: I hereby certify to Verizon Wireless Tennessee Partnership, D/B/A Verizon Wireless, Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, and Harpeth Community Church; that (i) the site survey prepared for the benefit of Lessee, dated Oct. 6, 2015, last revised June 13, 2018, and labeled Project No. 20130912689, was actually made in the field by me or under my supervision; (ii) this survey is a Category 'II' Survey under the standards established by the Tennessee Board of Land Surveyors; (iii) the ratio of precision of the unadjusted survey is 1:7,500+ as shown hereon; (iv) this survey is a true and correct survey of the property shown hereon (the 'Property'); (v) this survey correctly shows the location of all rights-of-way, easements and any other encumbrances affecting the property, and if any of said encumbrances are not shown on this survey, the location of these encumbrances is such that they do not affect the HOLLY HILL Tower Site, nor the access or utilities thereto; (vi) except as expressly shown on this survey in an enlarged depiction separated from the drawing of the Property, no improvements encroach across the boundaries of the Property or any easement, right-of-way or other encumbrances located thereon; (vii) the boundary lines of the Property form a mathematically closed figure within ± 0.01 ft.; (viii) this survey shows all improvements located on the Property; (ix) all streets shown hereon have been publicly dedicated and accepted; and (x) no part of the Property lies within any designated 100 year flood plain, flood prone area, special flood hazard area or floodway, as shown on the most recent Flood Rate Insurance Map prepared by the Federal Emergency Management Agency (FEMA), which map indicates that the Property is located in Flood Zone "X". Travis L. Shields Tennessee License No. 2924 																																							
GRID TO TRUE NORTH CONVERGENCE -0.49668976"		CENTER OF TOWER (NAD 83) LATITUDE: 35°53'56.31" NORTH LONGITUDE: 86°50'55.21" WEST GROUND ELEVATION: 657.8 FEET AMSL (NAVD 88) SITE ADDRESS: 1101 Gardner Drive, Franklin, TN 37064																																											
TRUE NORTH TO MAGNETIC DECLINATION 3° 29' W ± 0° 21'						SURVEYOR'S NOTES 1. This is a Rawland Tower Survey, made on the ground under the supervision of a Tennessee Registered Land Surveyor. Date of field survey is June 11, 2015. 2. The following surveying instruments were used at time of field visit: Topcon GTS 212 and prism, along with a Topcon Hiperlite plus GPS, and TDS Nomad Data Collector. 3. Bearings are based on Tennessee State Plane Coordinates NAD 83 by GPS observation. 4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown. 5. Benchmark used is a Continuously Operating Reference Station. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88. 6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity. 7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data. 8. This Survey was conducted with the benefit of a Title Examination, see Sheet #2. 9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 15 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A). 10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Category "I" Survey. 11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) and an angular error that does not exceed 15 seconds times the square root of the number of angles turned. Field traverse was not adjusted. 12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper. 13. This survey does not constitute a complete boundary survey of the Parent Tract, or adjoining Parcels																																							
GPS SCALE FACTOR 0.99992218																																													
FLOOD NOTE By graphic plotting only, Lesse's Land Space & Access & Utility R/W appear to lie within ZONE "X" per F.E.M.A Flood Insurance Rate Map Community Panel No. #47187C0213F dated Sept. 29, 2006 Zone "X": Areas determined to be outside the 0.2% annual chance floodplain. Other Portions of Parent Parcel "A" appear to Line in Special Flood Hazard Areas Zone "AE" and Flood Zone "X". Representation of Flood Zone Boundaries on this Survey Map is approximate only, as scaled from reference FIRM Panel. Zone AE: Special Flood Hazard Area subject to inundation by the 1% Annual Chance Flood (Base Flood Elevations Determined) Flood Zone "X": Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees; or areas determined to be outside the 0.2% annual chance flood plain.		REVISION HISTORY		PROJECT NO. 20130912689																																									
<table><thead><tr><th>#</th><th>Details</th><th>Date</th><th>DRAWN</th></tr></thead><tbody><tr><td>0.</td><td>Original Survey Issue</td><td>10-06-15</td><td>NB</td></tr><tr><td>1.</td><td>Add post-Development Site As-Built Data</td><td>02-27-17</td><td>NB</td></tr><tr><td>2.</td><td>Site Revised, Add Title Data</td><td>04-24-17</td><td>NB</td></tr><tr><td>3.</td><td>Site Revised, Add Utility Data</td><td>04-03-18</td><td>NB</td></tr><tr><td>4.</td><td>Street Info Updated</td><td>04-12-18</td><td>NB</td></tr><tr><td>5.</td><td>Site Name Updated</td><td>05-01-18</td><td>NB</td></tr><tr><td>6.</td><td>Lessee's Premises Revised</td><td>06-09-18</td><td>NB</td></tr><tr><td>7.</td><td>Add Lessee's Utility Easement</td><td>07-13-18</td><td>NB</td></tr><tr><td>8.</td><td>Add Storm Water Drop Inlets</td><td>10-22-20</td><td>DAG</td></tr></tbody></table>		#	Details	Date	DRAWN	0.	Original Survey Issue	10-06-15	NB	1.	Add post-Development Site As-Built Data	02-27-17	NB	2.	Site Revised, Add Title Data	04-24-17	NB	3.	Site Revised, Add Utility Data	04-03-18	NB	4.	Street Info Updated	04-12-18	NB	5.	Site Name Updated	05-01-18	NB	6.	Lessee's Premises Revised	06-09-18	NB	7.	Add Lessee's Utility Easement	07-13-18	NB	8.	Add Storm Water Drop Inlets	10-22-20	DAG	DRAWN BY: NB CHECKED BY: TLS FIELD CREW: TLS APPROVED BY: TLS DATE: 10-06-2015 SCALE: N/A SHEET 1 OF 6		RAWLAND TOWER SURVEY VERIZON WIRELESS TENNESSEE PARTNERSHIP D/B/A VERIZON WIRELESS	
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 THE LAND CONSULTANTS, LLC. 5449 HIGHWAY #41 JASPER, TN 37347 		SITE NAME: Holly Hill Location Code: 159519 Ninth Civil District WILLIAMSON COUNTY, TENNESSEE																																											

OVERVIEW MAP

Parent Parcel & Adjoiners

Scale: 1" = 200'



PARENT PARCELS

- A. HARPETH COMMUNITY CHURCH
Parcel ID: 089 01704
LOT ONE, PLAT BOOK 61, PAGE 106
Deed Book 3847 Page 120

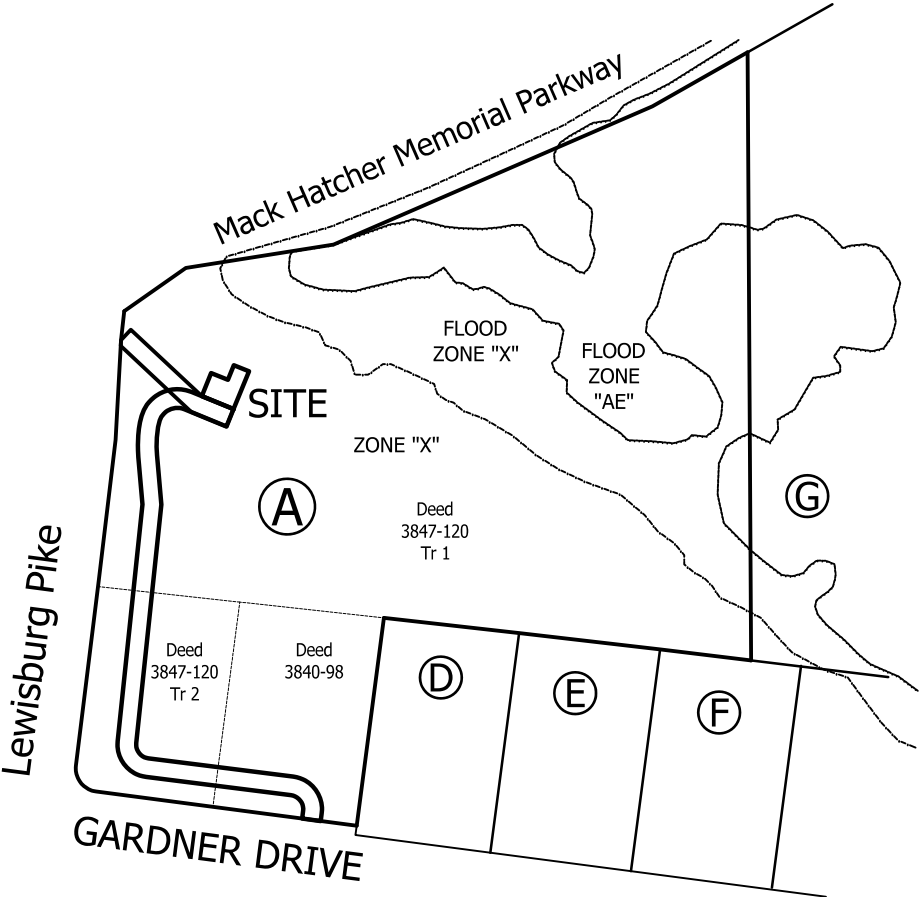
Lot One, PB 61-106, Consolidation Plat of Harpeth Community Church includes Lands of:
Deed 3847-120, Tract One (former Parcel 089 01704;
Deed 3847-120, Tract Two (former Parcel 089H A 01400 & Lot 1, Gardner Estates, PB 4-85A;
Deed 3840-98, (former Parcel 089H A 01300 & Lot 2, Gardner Estates, PB 4-85A)

Parcel Identifiers "B" & "C" no longer in use on Overview Map

ADJOINERS

- D. FALLAW EARL D TR
Parcel ID: 089H A 01200
Deed Book N/A Page N/A
Lot 3 Gardner Estates
Plat Book 4, Page 85A
- E. HEITHCOCK LUCILLE T
Parcel ID: 089H A 01100
Deed Book N/A Page N/A
Lot 4 Gardner Estates
Plat Book 4, Page 85A
- F. HENSLEY GRANT D DDS
Parcel ID: 089H A 01000
Deed Book 5910 Page 403
Lot 5 Gardner Estates
Plat Book 4, Page 85A
- G. NGP REALTY SUB LP
Parcel ID: 089 02401
Deed Book N/A Page N/A

COMPOSITE MAP CAVEAT: Parcel Boundaries Overview Map and Survey shown hereon is according to available property information of record, monuments and other evidences found in the field. Boundary is shown according to current Plat of record, except where bearings and distances were omitted from said Plat, in which case existing Deed and adjoining plat data was used. No new Boundary Survey was performed.



SURVEYOR' NOTES: MATTERS OF TITLE

Scope of Analysis by Surveyor is according to Section 6. C. ii. of 2017 ALTA/NSPS requirements.
Reference: Report of Title, prepared by Fidelity National Title Insurance Company, File No.19923361, Issue Date: 03-09-2017:

NOTE: Report of Title includes extensive historical Deed Chain material that indicates the Current Parent Parcel is formed from portions of land originally coming from several hundreds of acres of earlier vesting tracts. Title Report Exception Items that appear to be included only due to their connection to one or more of said earlier vesting tracts, and for which no evidence of influence on Lessee's Premises or Access/Utility Easement(s) was observed, are classified as "(a) the location cannot be determined from the record document", "(b) there was no observed evidence at the time of the fieldwork", and/or "(d) it is not on, or does not touch, the surveyed property" (reference ALTA/NSPS requirements). Relationship of said Items to current parent Parcel cannot be established within the scope of research and analysis required by ATLA/NSPS requirements.

Item 1: Taxes: Not subject to representation on Survey Map.

Items 2 – 14: Nee NOTE above.

Item 15: Plat Book 4, Page 85A
Gardner Estates Subdivision Parent Parcel includes Lots 1 & 2 of said subdivision. Building setbacks and Right-of-Way supplanted by those shown in current Plat Book 61, Page 106. Material shown for other Lots not relevant to Parent Parcel.

Item 16: Plat Book 4, Page 85B: shows Eastern portion of Gardner Estates subdivision. No relevance to Parent Parcel.

Item 17: See NOTE above.

Item 18: Agreement for Dedication of Easement for Water Mains, Deed 1176-5. Provides two 10' Water Line Easements across the Lands of what is now Parent Parcel. Assumed supplanted by those shown in current Plat Book 61, Page 106.

Item 19: Easement conveyed in Warranty Deed 1178-1: Conveyance of Lands from previous owner of Parent Parcel, to TDOT for Highway Right of Way. Lands so conveyed are no longer a part of Parent Parcel. Item does not influence current Parent Parcel or Lessee's Premises or Access/Utility Easement(s).

Item 20: Inspection and Maintenance Agreement of Private Stormwater Management Facilities by and between: Harpeth Community Church and City of Franklin, Tennessee, Deed 4181-788. Blanket in nature and applies to Parent Parcel, which includes Lessee's Premises and Access/Utility Easement(s). Not subject to Representation on Survey Map.

Item 21: Sanitary Sewer Easement and Development Agreement by and between: NGP Realty Sub, L.P., American Golf Corporation and Harpeth Community, Deed 4209-220. Sewer Easement benefits Parent Parcel, and is located on Adjoining Parcel G. Does not cross or influence Lessee's Premises or Access/Utility Easement(s).

Item 22: Right-of-Way Easement to Middle Tennessee Electric Company, Deed 4485-895: Pertains to Lot 1, Garden Estates Subdivision, (SW portion of Parent Parcel). Blanket in nature (not represented on Survey Map), influences that portion of Parent Parcel which is said Lot 1, and that portion of Lessee's Access & Utility Easement which passes through said Lot 1. Note: Item is not shown on Current Plat of Parent Parcel, PB 61-106.

Item 23: Deed of Trust, Deed 6211-667, Amended by Deed 6647-427: In respect of that portion of Parent Parcel described as Tracts I & II of Deed 3847-120. Not subject to representation of Survey Map.

Continued on Sheet #6.

REVISION #6 - 07-13-2018 - SEE REVISION HISTORY, SHEET #1

PROJECT NO.
20130912689

DRAWN BY: NB
CHECKED BY: TLS
FIELD CREW: TLS
APPROVED BY: TLS
DATE: 10-06-2015

SHEET 2 OF 6

RAWLAND TOWER SURVEY

PREPARED FOR:
VERIZON WIRELESS
TENNESSEE PARTNERSHIP
D/B/A VERIZON WIRELESS



THE LAND CONSULTANTS, LLC.

5449 HIGHWAY #41
JASPER, TN 37347



OVERVIEW MAP
PROPERTY INFORMATION



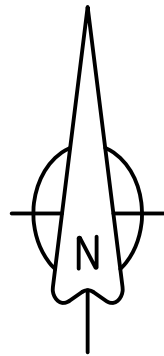
SITE NAME:

Holly Hill

Location Code: 159519

Ninth Civil District

WILLIAMSON COUNTY, TENNESSEE



**Lessee's 20' Access &
Utility Easement**

13,763 sq ft - 0.32± acres

Lewisburg Pike
TN Hwy #106/U.S. Hwy 431
Public R/W Width Varies

20' Drainage
Easement
PB 61-106

Drop Inlet
Top Elev. 661.6'
Inverse Elev. 658.3'

Lessee's Access &
Utility R/W within
BMP Access Esmt
north of this point

Lessee's Access &
Utility R/W crosses
BMP Access Esmt

R/W Lines per PB 61-106.
Areas of Property described in
vesting Deeds that was newly
dedicated as R/W by PB 61-106
is not not shown hereon

GARDNER DRIVE

Right-of-Way Varies
Plat 61-106 ROWC

MATCH LINE - SHEET 4

SHEET 3

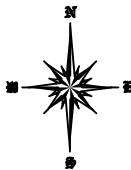
(A)

Chord Tie Line
N 15°56'43" W 471.02'

(D)

P.O.C.
Capped Iron
Rod (Found)
N: 570,517.53
E: 1,717,295.99

50' Public Right-of-Way
Reference: PB 4-85A



THE LAND CONSULTANTS, LLC.

5449 HIGHWAY #41
JASPER, TN 37347



**LESSEE'S BOUNDARIES
SITE TOPOGRAPHY**



SITE NAME:

Holly Hill

Location Code: 159519

Ninth Civil District

WILLIAMSON COUNTY, TENNESSEE

REVISION #6 - 07-13-2018 - SEE REVISION HISTORY, SHEET #1

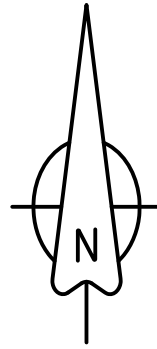
PROJECT NO.
20130912689

DRAWN BY: NB
CHECKED BY: TLS
FIELD CREW: TLS
APPROVED BY: TLS
DATE: 10-06-2015
SCALE: 1" = 40'

SHEET 3 OF 6

RAWLAND TOWER SURVEY

PREPARED FOR:
VERIZON WIRELESS
TENNESSEE PARTNERSHIP
D/B/A VERIZON WIRELESS



U.S. Highway #431
Mack Hatcher Memorial Parkway
Public R/W Width Varies

Drop Inlet
Top Elev. 659.9'
Inverse Elev. 655.2'

Water Line
Easement
PB 61-106

20' Water Line
Easement
PB 61-106

Drop Inlet
Top Elev. 660.5'
Inverse Elev. 657.0'

20' Drainage Easement
PB 61-106

**Lessee's 20'
Utility Easement**
2,876.8 sq ft - 0.07 acres

**Lessee's 20' Access
& Utility Easement**
13,763 sq ft - 0.32± acres

See Detail - Sheet 5
for Call Labels & Improvements
in vicinity of Lessee's Premises.

EXISTING
BUILDING

**Lessee's
Premises**
1,274 Square Feet
0.03± Acres

Lewisburg Pike
TN Hwy #106/U.S. Hwy 431
Public R/W Width Varies

Fire Hydrant
Water Vault

XFMR

(A)

MATCH LINE - SHEET 4
SHEET 3

CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	20.00'	35.23'	24.23'	100°56'10"	S 61°44'33" W	30.85'
C2	116.12'	32.99'	16.61'	16°16'37"	S 03°08'10" W	32.88'
C3	15.00'	23.25'	14.69'	88°48'01"	S 38°24'02" E	20.99'
C4	35.00'	54.93'	34.95'	89°55'28"	S 37°50'19" E	49.46'
C5	15.00'	23.54'	14.98'	89°55'28"	N 37°50'19" W	21.20'
C6	35.00'	54.25'	34.27'	88°48'01"	N 38°24'02" W	48.98'
C7	136.12'	38.67'	19.47'	16°16'37"	N 03°08'10" E	38.54'
C8	40.00'	70.47'	48.47'	100°56'10"	N 61°44'33" E	61.70'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 05°00'09" E	52.90'
L2	S 05°59'58" W	256.15'
L3	S 82°48'03" E	156.08'
L4	S 07°07'25" W	8.41'
L5	N 82°31'07" W	20.00'
L6	N 07°07'25" E	8.29'
L7	N 82°48'03" W	156.08'
L8	N 05°59'58" E	254.22'
L9	N 05°00'09" W	50.97'
L10	N 46°52'57" W	103.70'
L11	N 04°06'38" E	6.19'
L12	N 43°07'03" E	15.19'
L13	S 46°52'57" E	103.91'

REVISION #6 - 07-13-2018 - SEE REVISION HISTORY, SHEET #1

PROJECT NO.
20130912689

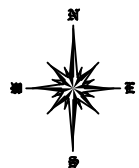
DRAWN BY: NB
CHECKED BY: TLS
FIELD CREW: TLS
APPROVED BY: TLS
DATE: 10-06-2015
SCALE: 1" = 40'
SHEET 4 OF 6

RAWLAND TOWER SURVEY
PREPARED FOR:
VERIZON WIRELESS
TENNESSEE PARTNERSHIP
D/B/A VERIZON WIRELESS



SITE NAME:
Holly Hill
Location Code: 159519

Ninth Civil District
WILLIAMSON COUNTY, TENNESSEE

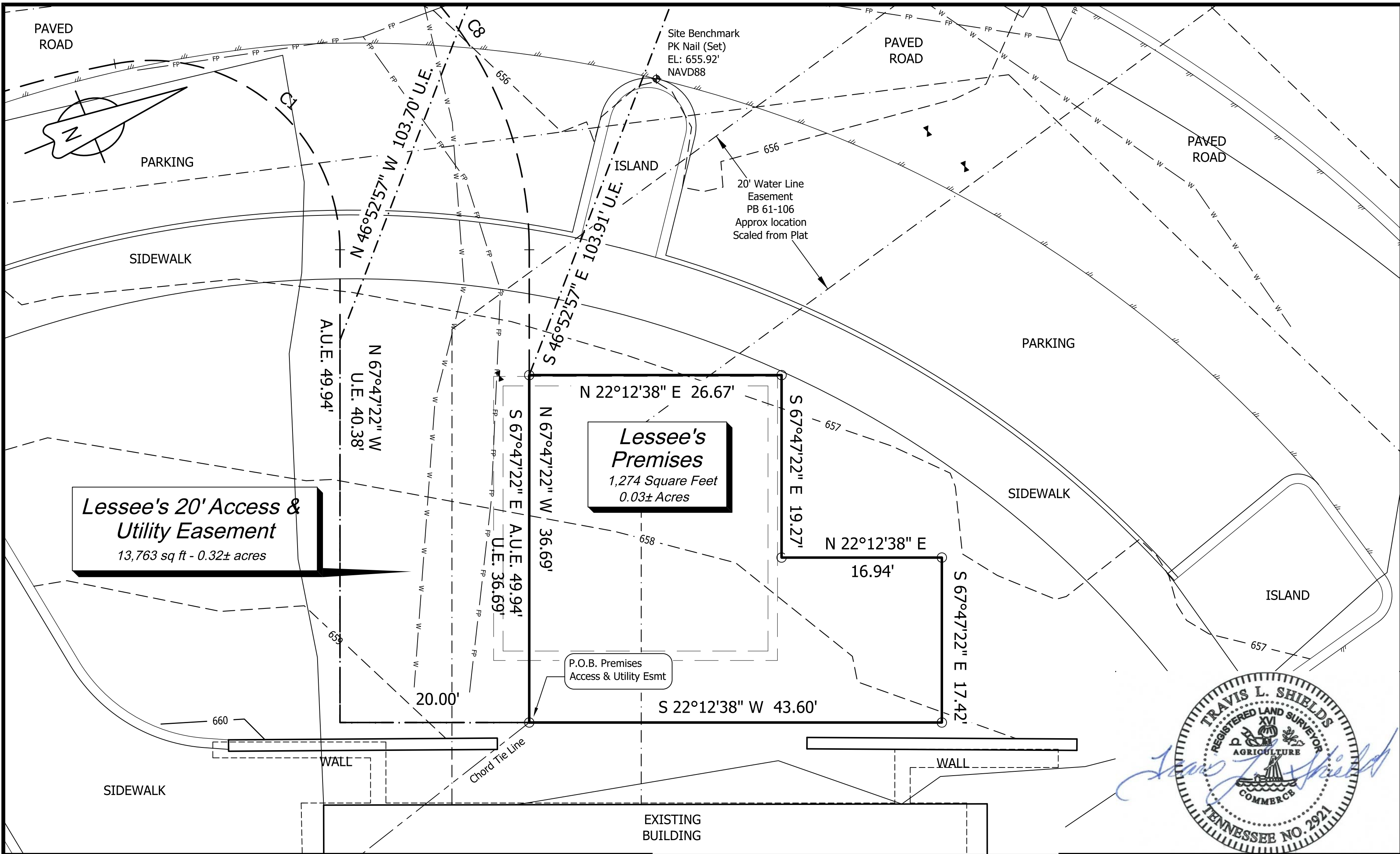


THE LAND CONSULTANTS, LLC.
5449 HIGHWAY #41
JASPER, TN 37347



**LESSEE'S BOUNDARIES
SITE TOPOGRAPHY**

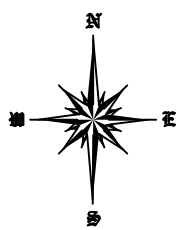




REVISION #6 - 07-13-2018 - SEE REVISION HISTORY, SHEET #1

PROJECT NO.
20130912689

DRAWN BY: NB
CHECKED BY: TLS
FIELD CREW: TLS
APPROVED BY: TLS
DATE: 10-06-2015
SCALE: 1" = 10'
SHEET 5 OF 6



THE LAND CONSULTANTS, LLC.

5449 HIGHWAY #41
JASPER, TN 37347



**LESSEE'S PREMISES
TOPOGRAPHY DETAIL**



SITE NAME:

Holly Hill

Location Code: 159519

Ninth Civil District

WILLIAMSON COUNTY, TENNESSEE

RAWLAND TOWER SURVEY

PREPARED FOR:

**VERIZON WIRELESS
TENNESSEE PARTNERSHIP
D/B/A VERIZON WIRELESS**

LESSEE'S 20' ACCESS & UTILITY EASEMENT (PROPOSED)

Situated in the Ninth Civil District Williamson County, Tennessee. Known as being a 13,763 square feet Lessee's 20' Access & Easement over and upon Tax Parcel 17.04 on Map 089, also known as Lot One, Consolidation Plat, Harpeth Community Church, Plat Book 61, Page 106, Register's Office, Williamson County, Tennessee, (ROWC), and being land now or formerly conveyed to Harpeth Community Church, of record in Deeds Book 3847, Page 120, and Book 3840, Page 98, ROWC, and being more particularly described as follows:

COMMENCE at an Iron Rod (found) at the Southwest corner of Lot 3, Gardner Estates, Plat Book 4, Page 85A, ROWC, located at Tennessee State Plane Coordinates N: 570,517.53, E: 1,717,295.99;
Thence along a Chord Tie Line having a bearing of N 15°56'43" W, a distance of 471.02 feet to a Capped Iron Rod (set) which is the Point of Beginning of the Lessee's 20' Access and Utility Easement described herein;

Thence S 22°12'38" W, a distance of 20.00 feet;
Thence N 67°47'22" W, a distance of 49.94 feet;
Thence with a curve to the left with an arc length of 35.23 feet, with a radius of 20.00 feet, with a chord bearing of S 61°44'33" W, with a chord length of 30.85 feet;
Thence with a curve to the left with an arc length of 32.99 feet, with a radius of 116.12 feet, with a chord bearing of S 03°08'10" W, with a chord length of 32.88 feet;
Thence S 05°00'09" E, a distance of 52.90 feet;
Thence S 05°59'58" W, a distance of 256.15 feet;
Thence with a curve to the left with an arc length of 23.25 feet, with a radius of 15.00 feet, with a chord bearing of S 38°24'02" E, with a chord length of 20.99 feet;
Thence S 82°48'03" E, a distance of 156.08 feet;
Thence with a curve to the right with an arc length of 54.93 feet, with a radius of 35.00 feet, with a chord bearing of S 37°50'19" E, with a chord length of 49.46 feet;
Thence S 07°07'25" W, a distance of 8.41 feet to a point on the Northern Right-of-Way Line of Gardner Drive;
Thence N 82°31'07" W, along said Right-of-Way Line, a distance of 20.00 feet;
Thence N 07°07'25" E, leaving said Right-of-Way Line, a distance of 8.29 feet;
Thence with a curve to the left with an arc length of 23.54 feet, with a radius of 15.00 feet, with a chord bearing of N 37°50'19" W, with a chord length of 21.20 feet;
Thence N 82°48'03" W, a distance of 156.08 feet;
Thence with a curve to the right with an arc length of 54.25 feet, with a radius of 35.00 feet, with a chord bearing of N 38°24'02" W, with a chord length of 48.98 feet;
Thence N 05°59'58" E, a distance of 254.22 feet;
Thence N 05°00'09" W, a distance of 50.97 feet;
Thence with a curve to the right with an arc length of 38.67 feet, with a radius of 136.12 feet, with a chord bearing of N 03°08'10" E, with a chord length of 38.54 feet;
Thence with a curve to the right with an arc length of 70.47 feet, with a radius of 40.00 feet, with a chord bearing of N 61°44'33" E, with a chord length of 61.70 feet;
Thence S 67°47'22" E, a distance of 49.94 feet to the Point of Beginning and containing 0.32 Acres (13,763 Square Feet) more or less.



THE LAND CONSULTANTS, LLC.
5449 HIGHWAY #41
JASPER, TN 37347



LESSEE'S PREMISES (PROPOSED)

Situated in the Ninth Civil District Williamson County, Tennessee. Known as being a 1,274 square feet Lessee's Premises over and upon Tax Parcel 17.04 on Map 089, also known as Lot One, Consolidation Plat, Harpeth Community Church, Plat Book 61, Page 106, Register's Office, Williamson County, Tennessee, (ROWC), and being land now or formerly conveyed to Harpeth Community Church, of record in Deeds Book 3847, Page 120, and Book 3840, Page 98, ROWC, and being more particularly described as follows:

COMMENCE at an Iron Rod (found) at the Southwest corner of Lot 3, Gardner Estates, Plat Book 4, Page 85A, ROWC, located at Tennessee State Plane Coordinates N: 570,517.53, E: 1,717,295.99;
Thence along a Chord Tie Line having a bearing of N 15°56'43" W, a distance of 471.02 feet to a Capped Iron Rod (set) which is the Point of Beginning of the Lessee's Premises described herein;

Thence N 67°47'22" W, a distance of 36.69 feet to a Capped Iron Rod (set);
Thence N 22°12'38" E, a distance of 26.67 feet to a Capped Iron Rod (set);
Thence S 67°47'22" E, a distance of 19.27 feet to a Capped Iron Rod (set);
Thence N 22°12'38" E, a distance of 16.94 feet to a Capped Iron Rod (set);
Thence S 67°47'22" E, a distance of 17.42 feet to a Capped Iron Rod (set);
Thence S 22°12'38" W, a distance of 43.60 feet to the Point of Beginning and containing 0.03 Acres (1,274 Square Feet) more or less.

LESSEE'S 20' UTILITY EASEMENT (PROPOSED)

Situated in the Ninth Civil District Williamson County, Tennessee. Known as being a 2,876 square feet Lessee's 20' Easement over and upon Tax Parcel 17.04 on Map 089, also known as Lot One, Consolidation Plat, Harpeth Community Church, Plat Book 61, Page 106, Register's Office, Williamson County, Tennessee, (ROWC), and being land now or formerly conveyed to Harpeth Community Church, of record in Deeds Book 3847, Page 120, and Book 3840, Page 98, ROWC, and being more particularly described as follows:

COMMENCE at an Iron Rod (found) at the Southwest corner of Lot 3, Gardner Estates, Plat Book 4, Page 85A, ROWC, located at Tennessee State Plane Coordinates N: 570,517.53, E: 1,717,295.99;
Thence along a Chord Tie Line having a bearing of N 15°56'43" W, a distance of 471.02 feet to a Capped Iron Rod (set) which is the Point of Beginning of the Lessee's 20' Utility Easement described herein;

Thence S 22°12'38" W, a distance of 20.00 feet;
Thence N 67°47'22" W, a distance of 40.38 feet;
Thence N 46°52'57" W, a distance of 103.70 feet to a point on the Eastern Right-of-Way of Lewisburg Pike;
Thence N 04°06'38" E, along said Line, a distance of 6.19 feet;
Thence N 43°07'03" E, leaving said Line, a distance of 15.19 feet;
Thence S 46°52'57" E, a distance of 103.91 feet;
Thence S 67°47'22" E, a distance of 36.69 feet to the Point of Beginning and containing 0.07 Acres (2,876 Square Feet) more or less.

SURVEYOR' NOTES: MATTERS OF TITLE (CONTINUED)

Item 24: Inspection and Maintenance Agreement of Private Stormwater Management Facilities by and between: Harpeth Community Church and City of Franklin, Tennessee, Deed 6401-476. Blanket in nature and applies to Parent Parcel, which includes Lessee's Premises and Access/Utility Easement(s). Not subject to Representation on Survey Map.

Item 25: "Consolidation Plat of Harpeth Community Church", of record in Plat Book 61, Page 106. Following Items influence Parent Parcel and Lessee's Premises & Access/Utility Easement(s) as shown hereon:
20' Water Line Easement as shown hereon (assumed 10' on each side of Water Line as shown on Plat and scaled hereon);
NOTE: Underground Power Service Lines may exist and be subject to prescriptive easements not shown on Plat. Location cannot be determined.

Following Items influence Parent Parcel and Lessee's Access & Utility Easement:
Access Easement for BMPs: Width Varies. Shown on Plat along portions of Paved Drives through Property (not defined by metes & bounds). Portions of Lessee's Access & Utility Easement lie within said Access Easement. (BMP Easement not separately represented hereon, and extends to the edges of traveled roads and drives shown hereon in vicinity of Lessee's Access & Utility Easement, as labeled).
20' Drainage Easement as shown hereon within vicinity of Lessee's Access & Utility Easement
Following Items appear on Plat and Influence Parent Parcel but not Lessee's Premises or Access/Utility Easement(s) (not shown hereon unless noted otherwise):
FEMA Flood Zones (shown on Survey Map, approximately scaled from FEMA Maps): Private Sewer Line ; Incompatible Land Use Buffer
Overhead Power Lines: Shown on Plat. No Power Lines cross Lessee's Premises or Access/Utility Easement(s), and Plat does not show easements for such.

Item 26: Right-of-Way Easement to Middle Tennessee Electric Company, Deed 6502-723: Pertains to Lot 1, Garden Estates Subdivision, (SW portion of Parent Parcel). Proves 40' Wide Easements for Power Facilities, or up to 20' from centerline of Facilities, (location not described within Deed). Power lines observed lie over 20' from current Parcel Lines as recorded in PB 61-106, no influence on Lessee's Premises or Access/Utility Easement(s).

LEGAL DESCRIPTION OF PARENT PARCEL

Property located in Williamson, TN

Being Lot No. 1 on the Consolidation Plat of Harpeth Community Church, as of record in Plat Book 61, Page 106, Register's Office for Williamson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

AND BEING the property conveyed to Harpeth Community Church from Eric R. E. Warner and Anne E. Warner, husband and wife by Warranty Deed dated May 14, 2005 and recorded July 13, 2005 in Deed Book 3615, Page 95, re-recorded on March 01, 2006 in Deed Book 3840, Page 98; AND the property conveyed to Harpeth Community Church from Tennessee Valley Homes, Inc. by Warranty Deed dated March 03, 2006 and recorded March 07, 2006 in Deed Book 3847, Page 120,

Tax Parcel No. 087-01704

Survey's Notes:
No Deed consolidating the Property has been recorded at time of Survey. Description of Parent Parcel as "Lot One, PB 61-106" as provided in referenced "Report of Title" does not yet appear in any Deed of record. Property remains of record as Deeds referenced in Title Report and listed on Sheet #2 of this Survey.
Graphic Description of consolidated Property shown on PB 61-106 omits bearing and distance calls on three lines necessary to describe property. A "Lot per Plat" decription would be effectively incomplete until said plat is ammended to include the missing calls.

SURVEYOR'S DESCRIPTIONS
TITLE DATA

SITE NAME:
Holly Hill
Location Code: 159519

Ninth Civil District
WILLIAMSON COUNTY, TENNESSEE

REVISION #6 - 07-13-2018 - SEE REVISION HISTORY, SHEET #1

PROJECT NO.
20130912689

DRAWN BY: NB
CHECKED BY: TLS
FIELD CREW: TLS
APPROVED BY: TLS
DATE: 10-06-2015
SCALE: N/A
SHEET 6 OF 6

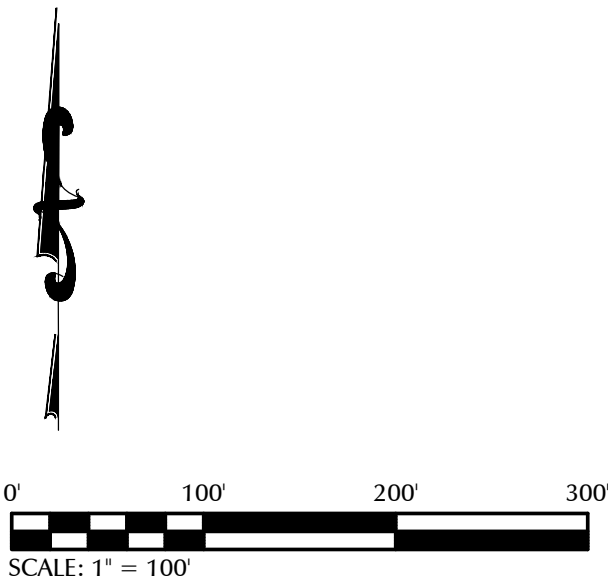
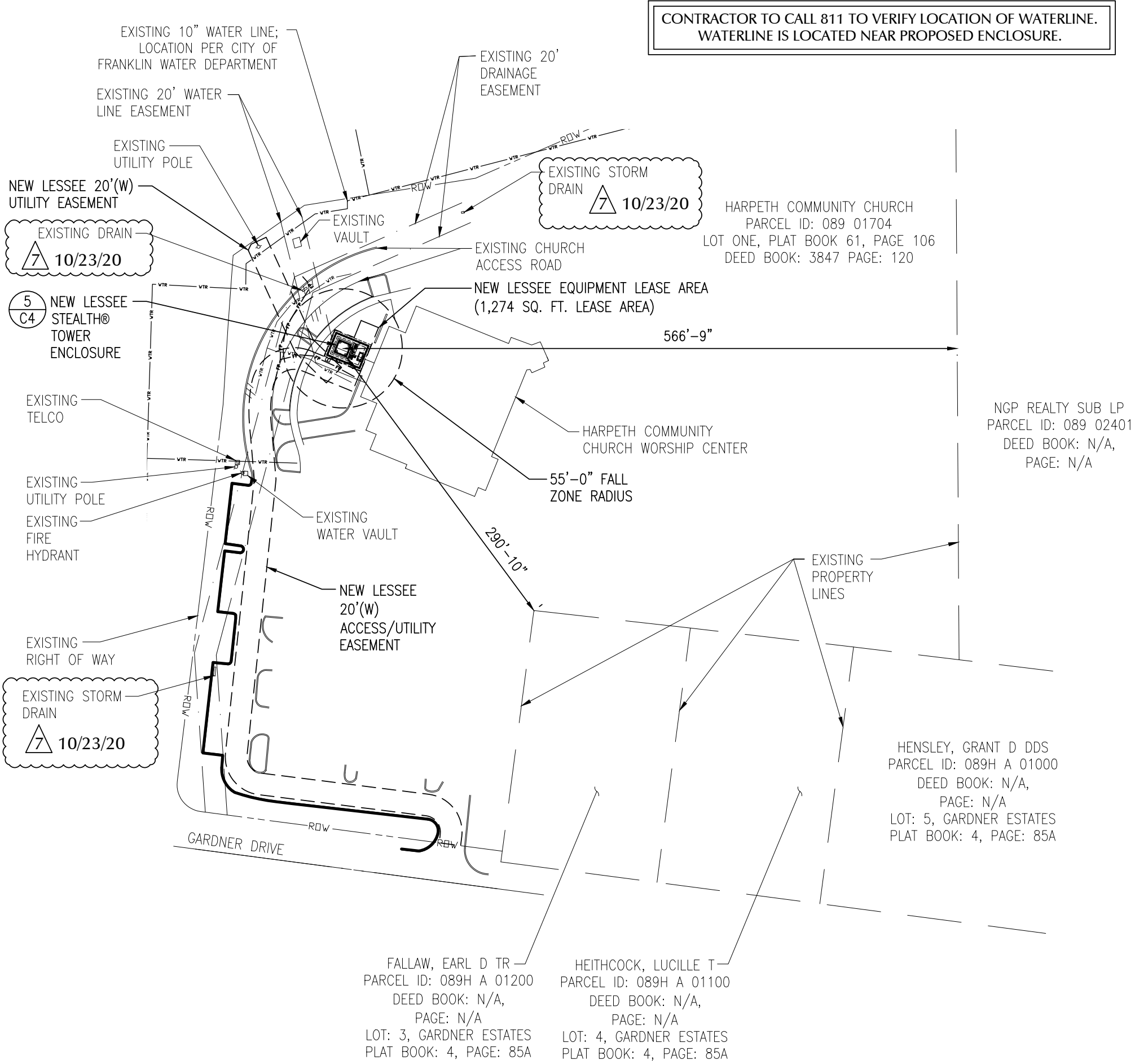
RAWLAND TOWER SURVEY
PREPARED FOR:
VERIZON WIRELESS
TENNESSEE PARTNERSHIP
D/B/A VERIZON WIRELESS

NOTES:

- 1. THIS DRAWING IS BASED ON A SITE SURVEY BY THE LAND CONSULTANTS, LLC., DATED 07/13/2018. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. EXISTING WATER SERVICE AND FIRE PROTECTION LINES WITHIN AREA OF PROPOSED CONSTRUCTION LOCATED BY GROUND PENETRATING RADAR (GPR). LINE SIZES TBD.
- 3. EXISTING 10" WATER LINE IN ROW LOCATED PER CITY OF FRANKLIN WATER DEPARTMENT.
- 4. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
- 5. FOR GENERAL SITE WORK NOTES, SEE SHEET GN1.
- 6. FOR ELECTRICAL SYMBOLS, SEE SHEETS E1 & E2.
- 7. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.
- 8. PERVIOUS CONCRETE AREAS SHALL NOT BE USED AS LAY DOWN AREAS NOR MATERIAL STORAGE AREAS.

REFERENCE NOTES:

5 - TOWER ELEVATION. SEE DETAIL SHEET C4.



LESSEE

TeleCAD
Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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A&E PROJECT #:	20130912689
DRAWN BY:	ALP
CHECKED BY:	CAE

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/23/20	CAE	JURISDICTION COMMENTS
2	08/12/20	BES	JURISDICTION COMMENTS
3	07/21/20	EFG	JURISDICTION COMMENTS
4	04/13/20	CAE	JURISDICTION COMMENTS
5	02/06/20	TLL	JURISDICTION COMMENTS
6	01/24/20	TLL	JURISDICTION COMMENTS
7	10/15/19	TLL	JURISDICTION COMMENTS

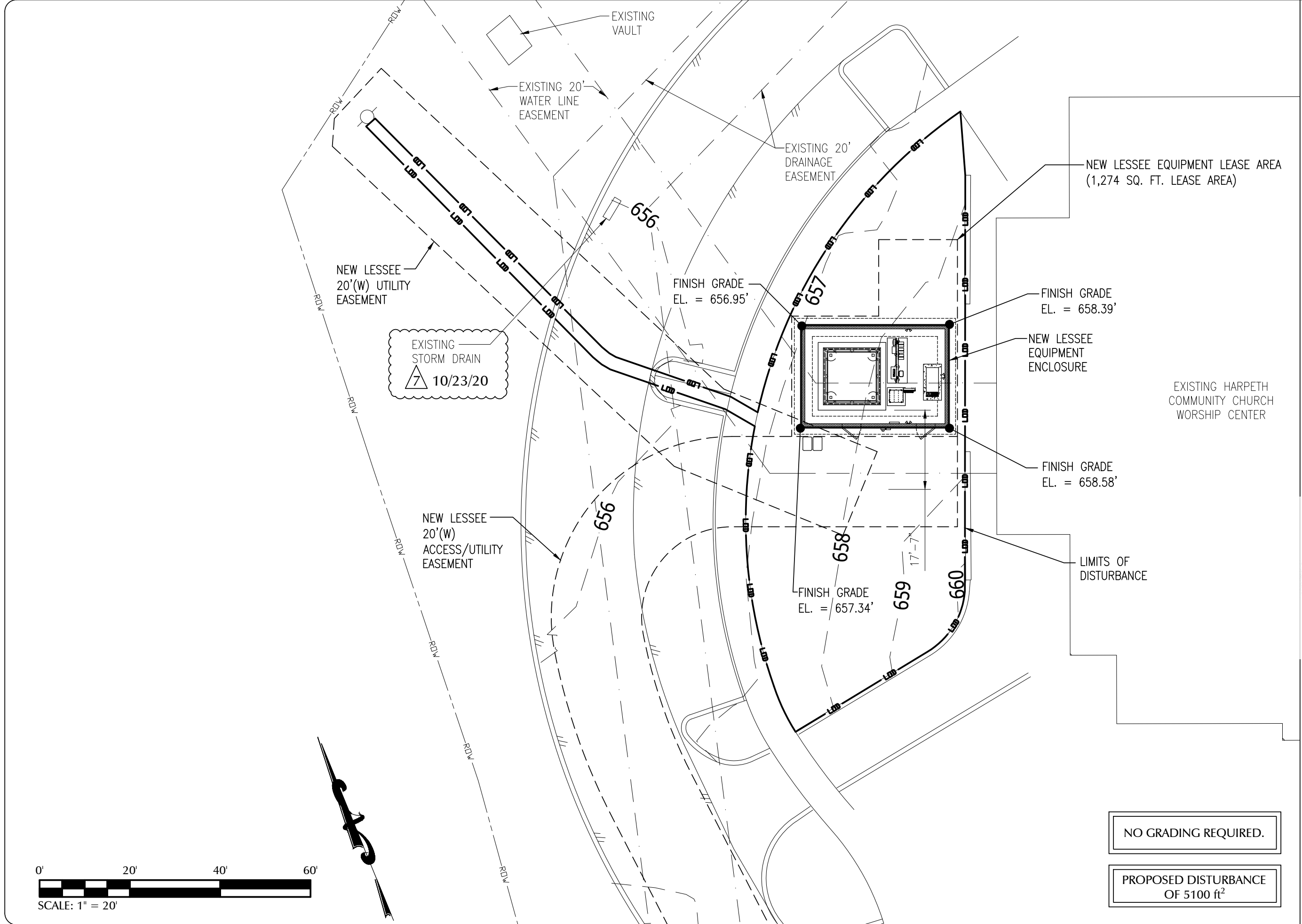
FLOYD D. WHITE
REGISTERED ENGINEER
AGRICULTURE
No. 102383
STATE OF TENNESSEE

PROJECT NO.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

DRAWING NO.	REVISION:
C1	7



LESSEE

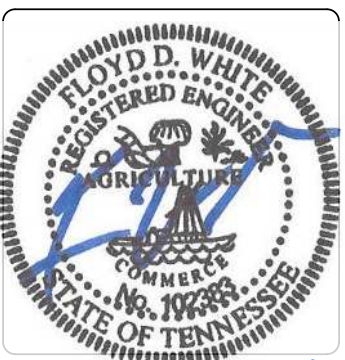
TeleCAD
Wireless

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CHECKED BY:	CAE

REVISIONS				
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07/21/20	EFG	JURISDICTION	COMMENTS	
04/13/20	CAE	JURISDICTION	COMMENTS	
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10/15/19	TLL	JURISDICTION	COMMENTS	
NO.	DATE	BY	DESCRIPTION	



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SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:
SITE GRADING PLAN

DRAWING NO.	REVISION:
C1A	7

NO GRADING REQUIRED.

PROPOSED DISTURBANCE
OF 5100 ft²



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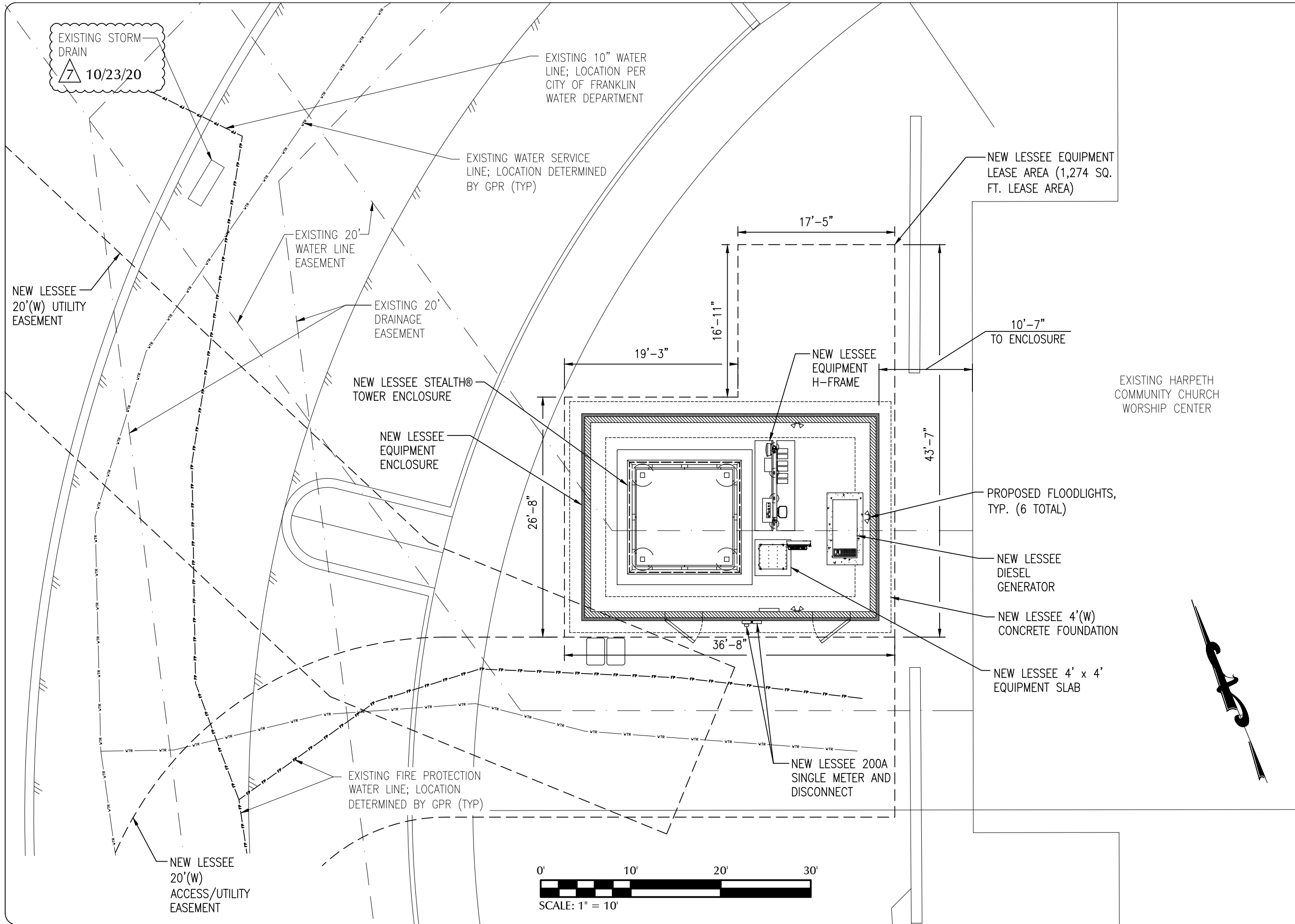
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△	02/06/20	TLL	JURISDICTION COMMENTS
△	01/24/20	TLL	JURISDICTION COMMENTS
△	10/15/19	TLL	JURISDICTION COMMENTS
△	08/07/18	ALP	CONSTRUCTION ISSUE
NO.	DATE	BY	DESCRIPTION

FLOYD D. WHITE
REGISTERED ENGINEER
IN AGRICULTURE
No. 102283
STATE OF TENNESSEE

PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:	DISTANCE TO RESIDENTIAL LOTS
--------------	---------------------------------

DRAWING NO.	REVISION:
C1B	5



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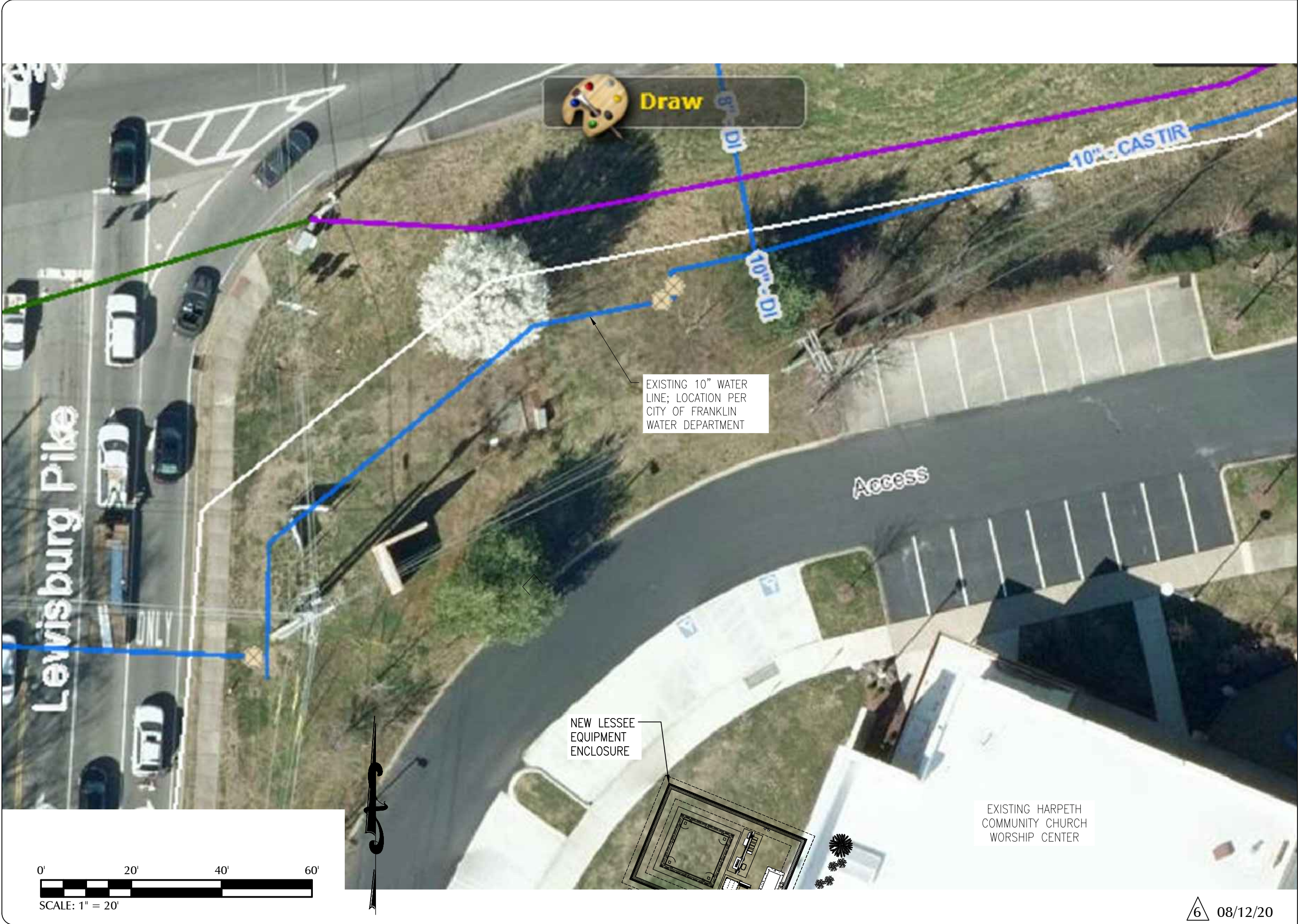
A&E PROJECT #:	20130912689
DRAWN BY:	ALP
CHECKED BY:	CAE

REVISIONS			
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08/12/20	BES	JURISDICTION	COMMENTS
07/21/20	EFG	JURISDICTION	COMMENTS
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10/15/19	TLL	JURISDICTION	COMMENTS
NO.	DATE	BY	DESCRIPTION

PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:	
SITE LAYOUT PLAN	

DRAWING NO.	REVISION:
C2	7



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Wireless

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DRAWN BY:	ALP
CHECKED BY:	CAE

REVISIONS

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07/21/20	EFG	JURISDICTION	COMMENTS
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01/24/20	TLL	JURISDICTION	COMMENTS
10/15/19	TLL	JURISDICTION	COMMENTS
08/07/18	ALP	CONSTRUCTION	ISSUE

FLOYD D. WHITE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 102383
STATE OF TENNESSEE

PROJECT No.
20130912689

SITE NAME:
HOLLY HILL

SITE NUMBER:
159519

SITE ADDRESS:
1101 GARDNER DRIVE
FRANKLIN, TN 37064

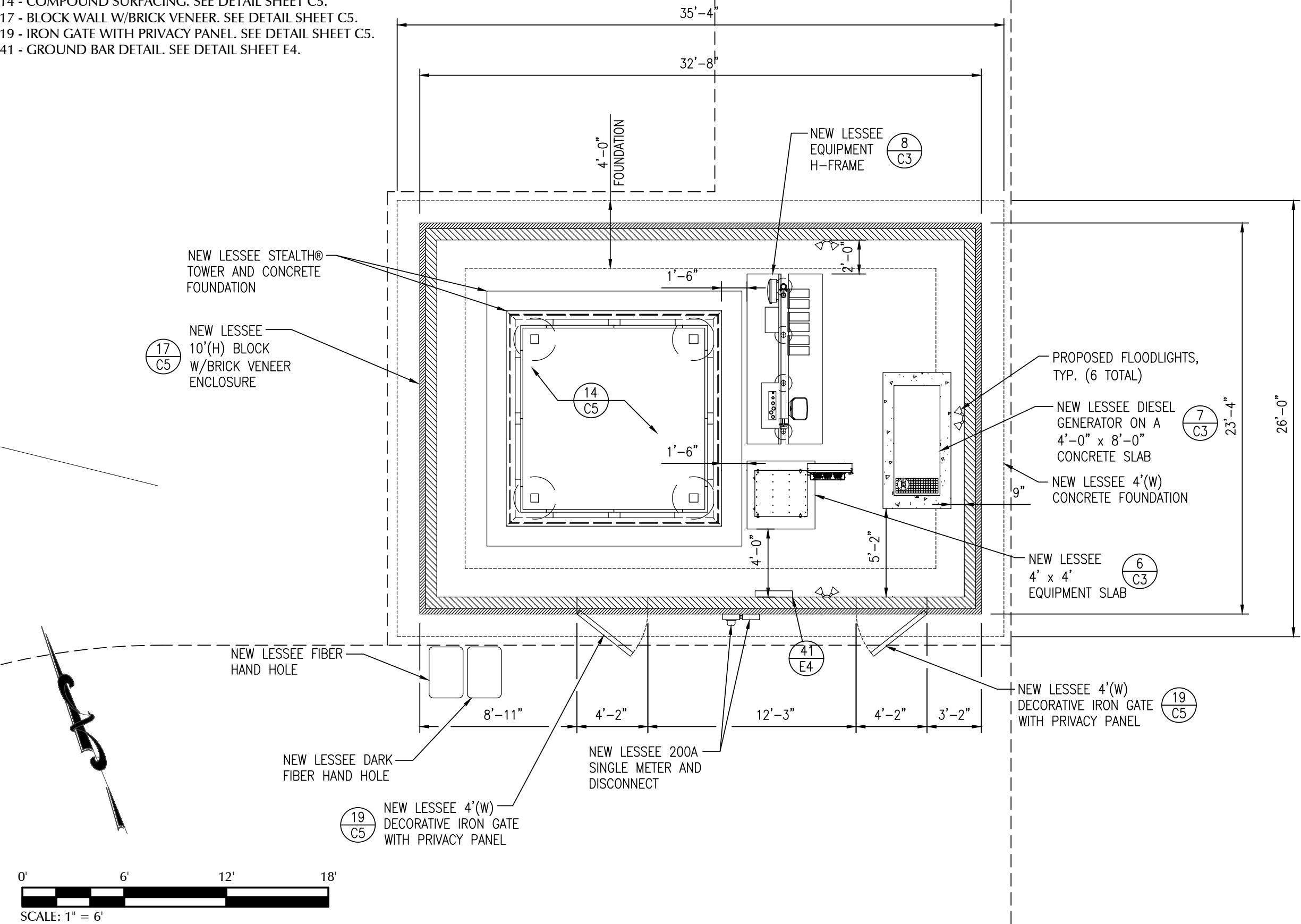
DESIGN TYPE:
RAWLAND

SHEET TITLE:
EXISTING WATER MAIN LAYOUT

DRAWING NO. C2A	REVISION: 6
---------------------------	-----------------------

REFERENCE NOTES:

- 6 - EQUIPMENT PAD DETAIL. SEE DETAIL SHEET C3.
7 - DIESEL GENERATOR CONCRETE DETAIL. SEE DETAIL SHEET C3.
8 - GROUND RADIOS EQUIPMENT H-FRAME. SEE DETAIL SHEET C3.
14 - COMPOUND SURFACING. SEE DETAIL SHEET C5.
17 - BLOCK WALL W/BRICK VENEER. SEE DETAIL SHEET C5.
19 - IRON GATE WITH PRIVACY PANEL. SEE DETAIL SHEET C5.
41 - GROUND BAR DETAIL. SEE DETAIL SHEET E4.



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A&E PROJECT #: 20130912689

DRAWN BY: ALP

CHECKED BY: CAE

REVISIONS

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1	07/21/20	EFG	JURISDICTION COMMENTS
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HOLLY HILL

SITE NUMBER:
159519

SITE ADDRESS:
1101 GARDNER DRIVE
FRANKLIN, TN 37064

DESIGN TYPE:
RAWLAND

SHEET TITLE:
EQUIPMENT
LAYOUT PLAN

DRAWING NO.

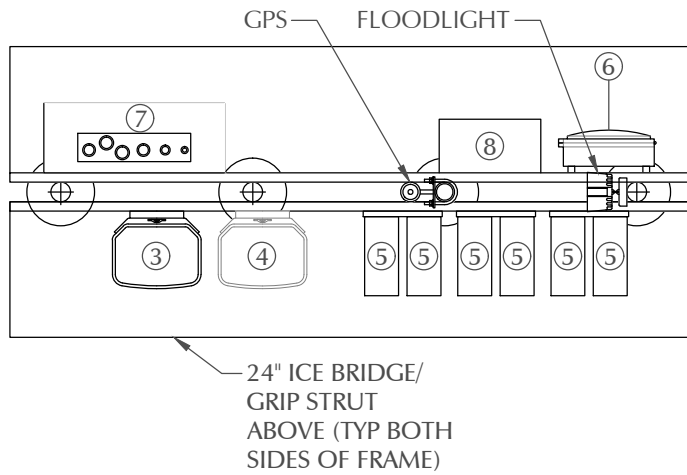
C2B

REVISION:

5

ROUTING NOTES FOR OUTDOOR CONDUITS AND CABLES

1. REFER TO THE SITE PLAN FOR EQUIPMENT PAD LOCATIONS AND ORIENTATION.
2. RUN 2" FLEX TELCO CONDUIT FROM BOTTOM OF TELCO BOX TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
3. RUN 2" FLEX POWER CONDUIT AND 3/4" FLEX ALARM CONDUIT FROM BOTTOM OF ILC TO SIDE OF RF CABINET WITH CHASE NIPPLES THROUGH FACTORY KNOCKOUTS.
4. RUN 2" FLEX FIBER CONDUIT FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
5. RUN 2" FLEX POWER CONDUIT FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
6. SUPPORT FLEX CONDUIT ON HORIZONTAL H-FRAME RAILS OR ON VERTICAL SITE STRUT SNT10 RAILS ADDED TO H-FRAME FOR CONDUIT/CABLE MANAGEMENT.
7. RUN HYBRID CABLE FOR TOWER MOUNTED RRU'S OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. SWEEP DOWN ONTO H-FRAME RAILS, THEN LOOP UNDER OVP AND CONNECT TO BOTTOM OF OVP.
8. GPS ANTENNA TO BE MOUNTED TO EXTENDED H-FRAME POST, OR TO STANDARD HEIGHT POST USING EXTENDED MOUNTING PIPE, USING COMMSCOPE GPS-U MOUNTING KIT. MOUNT AS NEAR AS AS PRACTICAL TO RBA72 CABINET.
9. BOLT CABINETS AND GENERATOR TO SLAB USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES.



GROUND RADIOS - EQUIPMENT FRAME

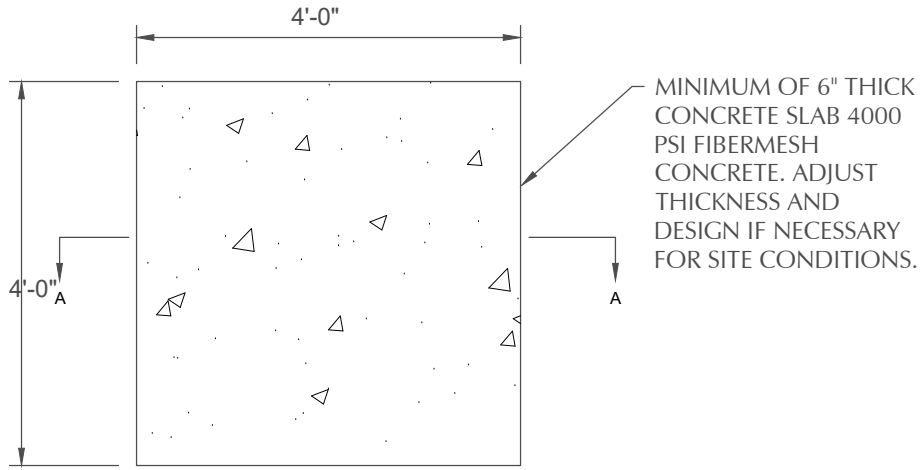
8
C2A

NOTES:

1. LAYOUT SHOWN IS FOR SITUATIONS WHERE MAJORITY OF RADIOS ARE ANTICIPATED TO BE GROUND MOUNTED.
2. FRAME WILL CONSIST OF SUPPORT PIPES WITH CONCRETE PIERS AND UNISTRUT MOUNTING RACKS. CONCRETE PIERS SHOWN FOR TYPICAL ICE BRIDGE INSTALLATION. SEE DETAIL SHEET C4.
3. OVP SHALL BE USED FOR TOWER MOUNTED RRU'S ONLY, NOT APPROVED FOR GROUND MOUNTED RRU'S.

LEGEND

- ① PRIMARY RF CABINET
- ② GROWTH CABINET (OR BATTERY CABINET FOR NON-GENERATOR SITES)
- ③ OVP-12
- ④ FUTURE OVP-12
- ⑤ ERICSSON RRHs (STACKED 5 X 3) (RESERVE SPACE FOR FUTURE GROUND RADIOS)
- ⑥ CIENA
- ⑦ ILC CABINET (WITH CAMLOCK IF NEEDED)
- ⑧ 18" x 18" x 6" HOFFMAN BOX



EQUIPMENT PAD

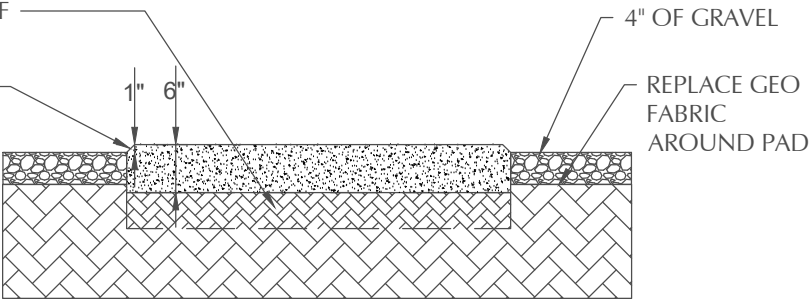
6
C2A

NOTES:

1. LAYOUT WILL ACCOMMODATE MAX SIZE HEAT EXCHANGER/ HVAC ON CABINETS AS NEEDED.
2. IN SITUATIONS WHERE A 4TH CABINET IS NEEDED, EXTEND SLAB AND LEASE AREA AS NECESSARY.
3. ADJUST CABINET SPACING AS NECESSARY PER MANUFACTURER SPECIFICATIONS.

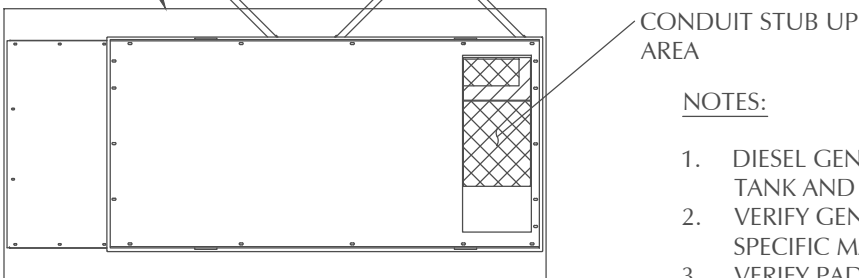
SUBGRADE TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY OR 1500 PSF

3/4" CHAMFER ON ALL EDGES



SECTION AA THROUGH EQUIPMENT PAD
NTS

GEN CONCRETE SLAB. SEE DETAIL 11 ON SHEET C3A.



30 KW DIESEL GENERATOR
(SINGLE SIDE ACCESS)

7
C2A

NOTES:

1. DIESEL GENERATORS REQUIRE BELLY FUEL TANK AND SINGLE SIDED ACCESS
2. VERIFY GENERATOR STUB UP AREA FOR SPECIFIC MANUFACTURER/MODEL NUMBER
3. VERIFY PAD SIZE REQUIREMENTS FOR SPECIFIC MANUFACTURER/MODEL NUMBER

LESSEE

TeleCAD
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A&E PROJECT #: 20130912689

DRAWN BY: ALP

CHECKED BY: CAE

REVISIONS

NO.	DATE	BY	DESCRIPTION
Δ	07/21/20	EFG	JURISDICTION COMMENTS
Δ	04/13/20	CAE	JURISDICTION COMMENTS
Δ	02/06/20	TLL	JURISDICTION COMMENTS
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Δ	10/15/19	TLL	JURISDICTION COMMENTS
Δ	08/07/18	ALP	CONSTRUCTION ISSUE



PROJECT No.
20130912689

SITE NAME:
HOLLY HILL

SITE NUMBER:
159519

SITE ADDRESS:
1101 GARDNER DRIVE
FRANKLIN, TN 37064

DESIGN TYPE:
RAWLAND

SHEET TITLE:
SITE DETAILS

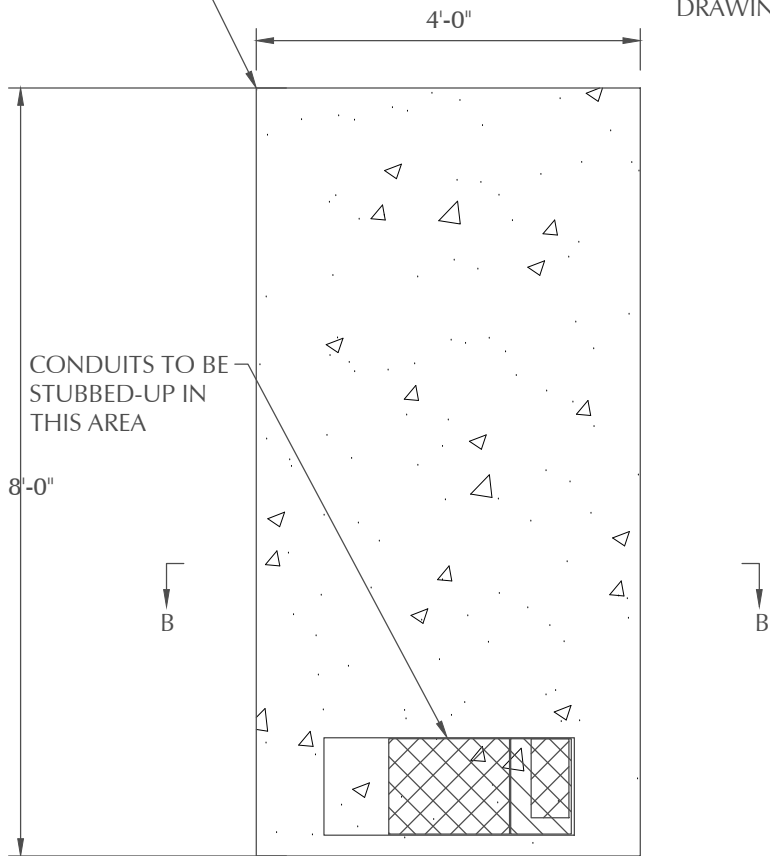
DRAWING NO.

C3

REVISION:

5

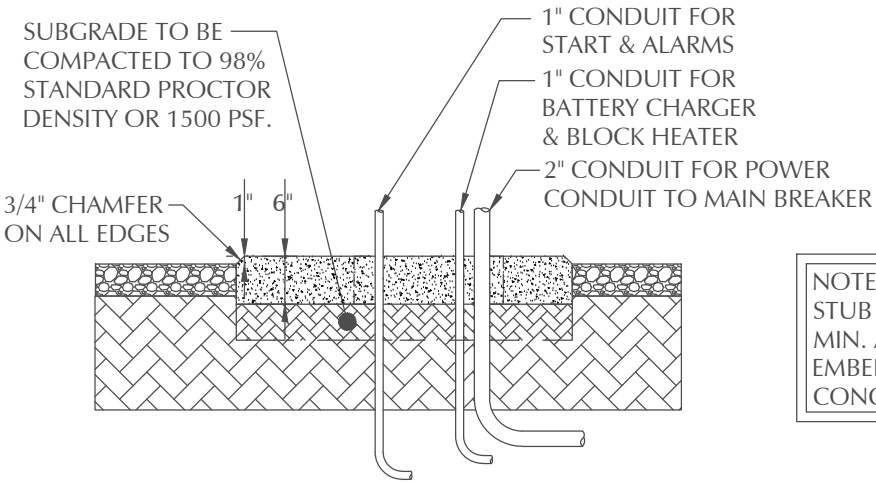
MIN. 6" THICK CONCRETE
SLAB 4000 PSI FIBERMESH
CONCRETE. ADJUST
THICKNESS AND DESIGN IF
NECESSARY FOR SITE
CONDITIONS.



- GENERATOR PAD NOTES:
1. VERIFY GENERATOR STUB UP AREA FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
 2. VERIFY PAD SIZE REQUIREMENTS FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
 3. SEE SHEET C3B FOR GENERATOR TECHNICAL DRAWING.

GENERATOR PAD PLAN
NTS

11
C3



SECTION BB THROUGH DIESEL GENERATOR PAD
NTS

LESSEE



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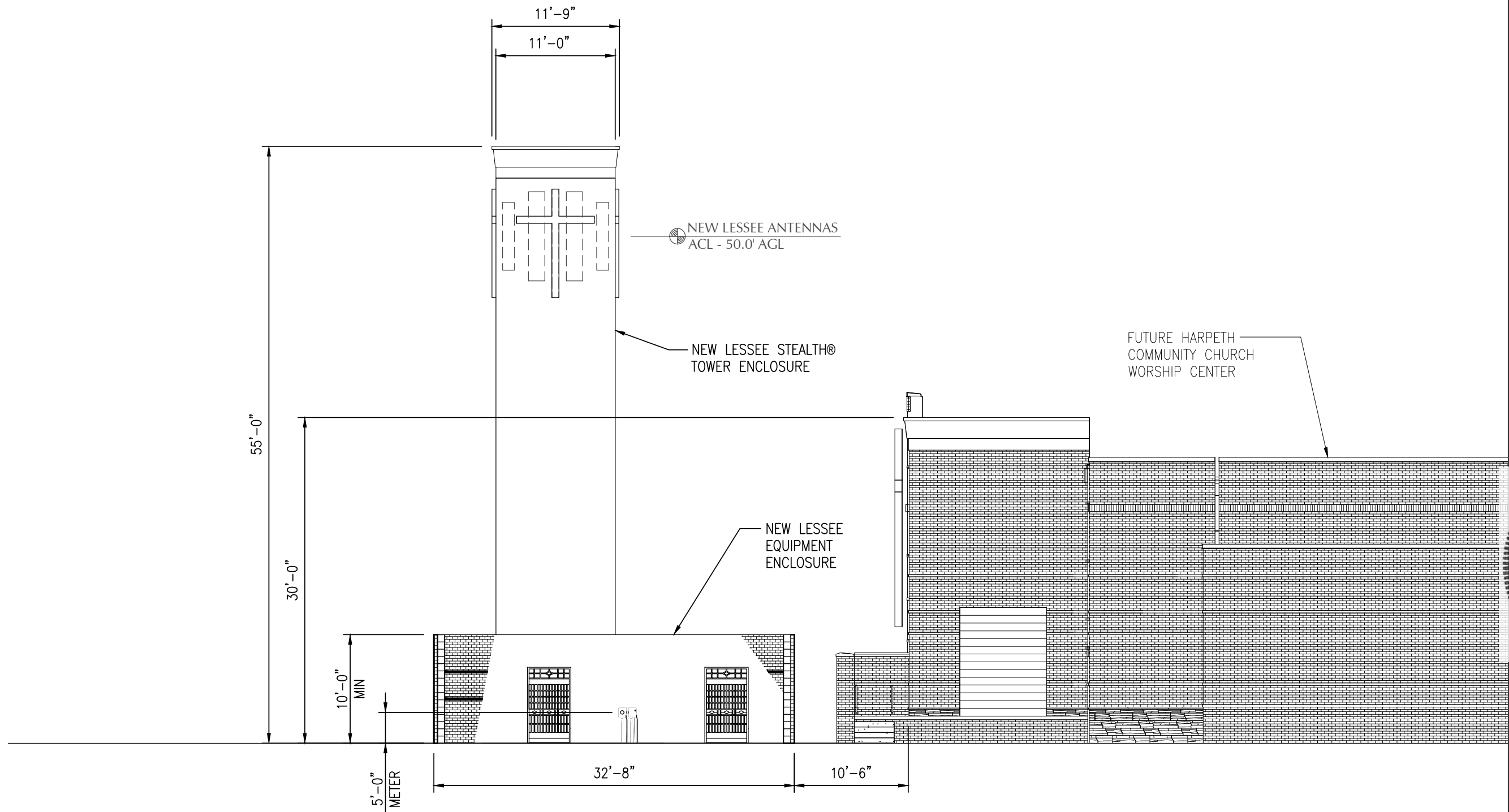
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SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:	SITE DETAILS
--------------	--------------

DRAWING NO.	REVISION:
C3A	5



HARPETH COMMUNITY CHURCH
SOUTH BUILDING ELEVATION

5
C1

LESSEE



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PROJECT No.
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159519

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1101 GARDNER DRIVE
FRANKLIN, TN 37064

DESIGN TYPE:
RAWLAND

SHEET TITLE:
SITE DETAILS

DRAWING NO.

C4

REVISION:

5

1. WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES, SAFETY REGULATIONS, AND UNLESS OTHERWISE NOTED, THE LATEST REVISION OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION, AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.
2. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE STATE REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
3. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. AS A MINIMUM, CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
4. MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED 1 INCH; SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED; OR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
5. REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED.
6. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
7. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
8. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES NOR BE LESS THAN 2 INCHES.
9. ALL HORIZONTAL BARS IN WALLS & BEAM EDGES SHALL BE BENT AT CORNERS IN SUCH A WAY THAT CONTINUITY IS PROVIDED THROUGH THE JOINT. SEPARATE CORNER BARS OF THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCING MAY BE SUBSTITUTED FOR THE BENT PORTION OF THE CONTINUOUS BARS.

10. FOUNDATION DESIGN ASSUMES STRUCTURAL BACKFILL TO BE COMPACTED IN 8 INCH MAXIMUM LAYERS TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. ADDITIONALLY, STRUCTURAL BACKFILL MUST HAVE A MINIMUM COMPACTED UNIT WEIGHT OF 100 POUNDS PER CUBIC FOOT.
11. FOUNDATION DESIGN ASSUMES FIELD INSPECTIONS WILL BE PERFORMED TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS, AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON CONDITIONS EXISTING AT THE SITE.
12. LOOSE MATERIAL SHALL BE REMOVED FROM THE BOTTOM OF EXCAVATION PRIOR TO CONCRETE PLACEMENT.
13. CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS, INFILTRATION OF WATER OR SOIL, AND OTHER OCCURRENCES WHICH MAY DECREASE THE STRENGTH OR DURABILITY OF FOUNDATION.
14. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL. WHEN FORMS ARE NECESSARY, THEY SHALL BE REMOVED PRIOR TO PLACING STRUCTURAL BACKFILL.
15. FOUNDATION DESIGN ASSUMES CONTINUOUS CONCRETE PLACEMENT WITHOUT CONSTRUCTION JOINTS.
16. WELDED WIRE FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. (NOT ROLLED).
17. TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39.
18. TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02" OF ELEVATION SPECIFIED BY THE CUSTOMER.

FOUNDATION GENERAL NOTES

LESSEE



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DRAWN BY:	ALP
CHECKED BY:	CAE

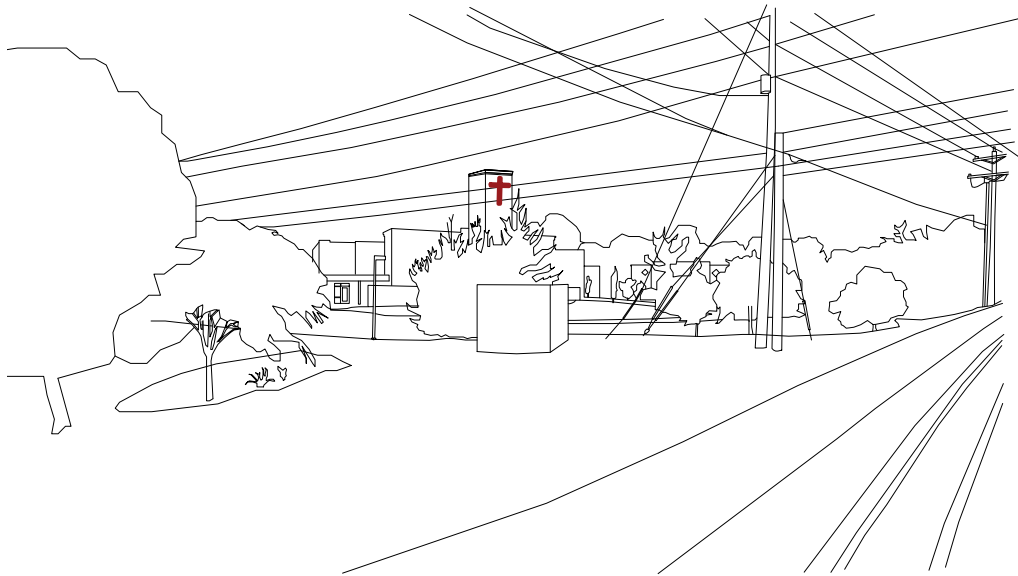
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Δ	04/13/20	CAE	JURISDICTION COMMENTS
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Δ	01/24/20	TLL	JURISDICTION COMMENTS
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Δ	08/07/18	ALP	CONSTRUCTION ISSUE
NO.	DATE	BY	DESCRIPTION



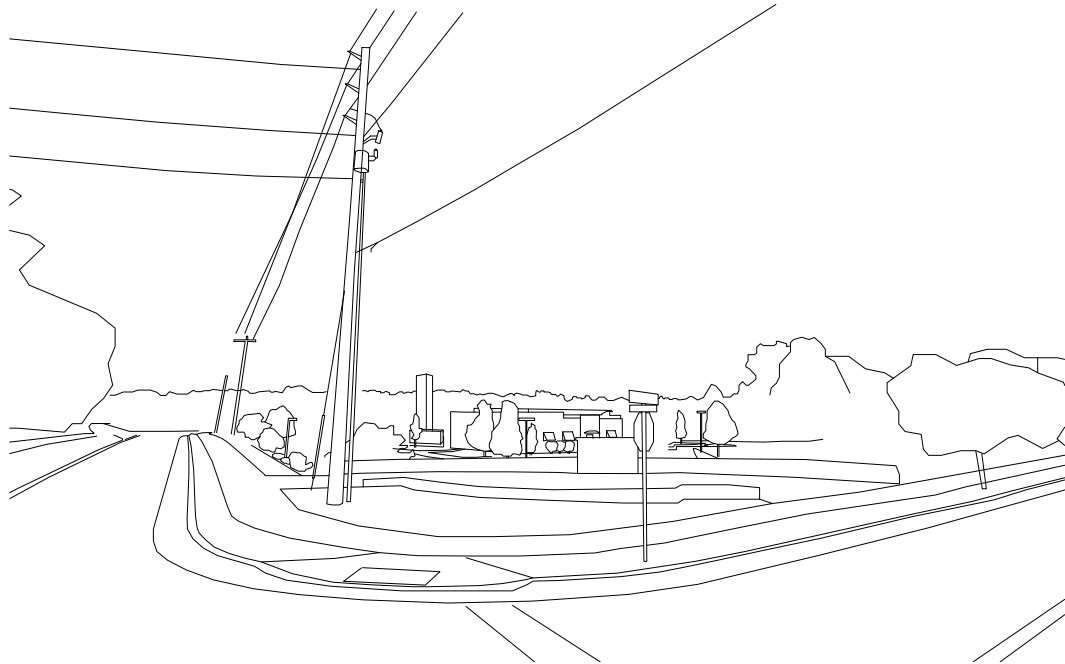
PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:	SITE DETAILS
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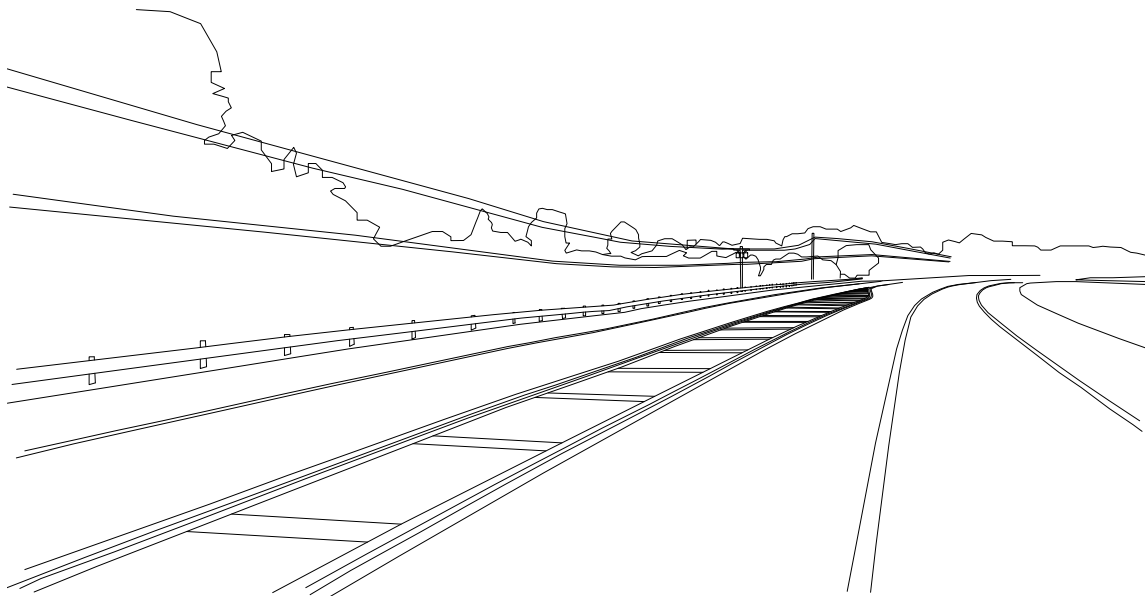
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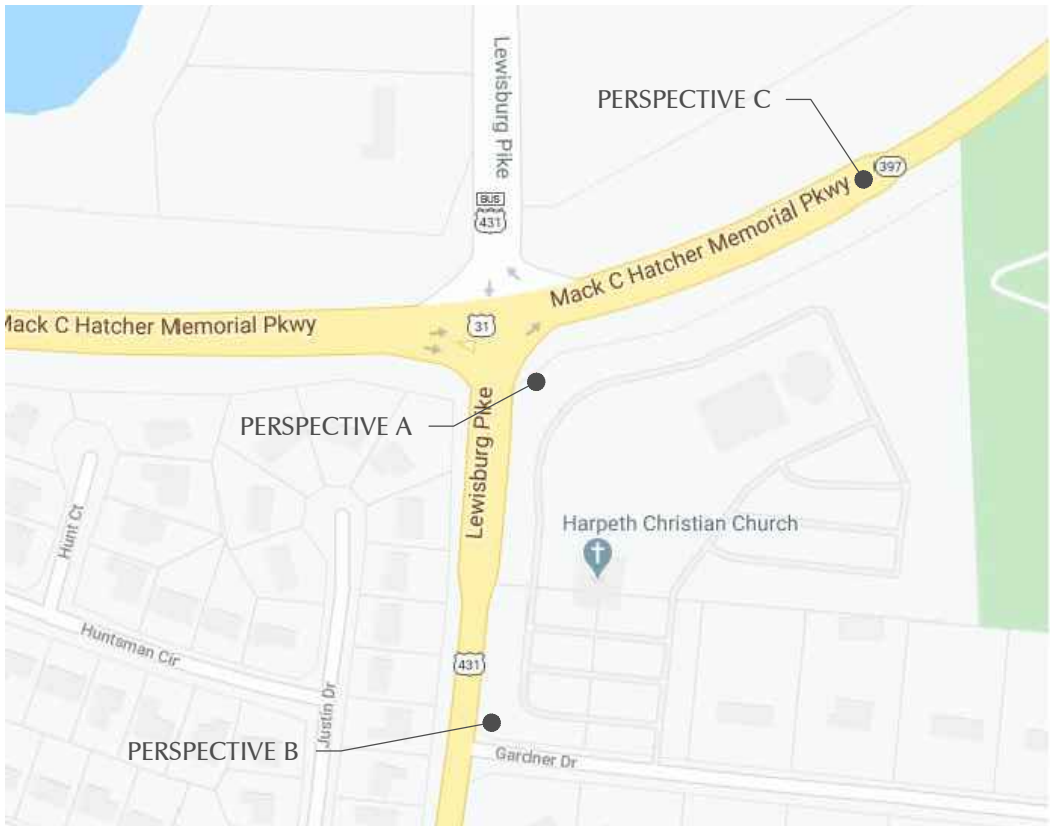
PERSPECTIVE "A"
NTS



PERSPECTIVE "B"
NTS



PERSPECTIVE "C"
NTS



PERSPECTIVE MAP
NTS

LESSEE



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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A&E PROJECT #:	20130912689
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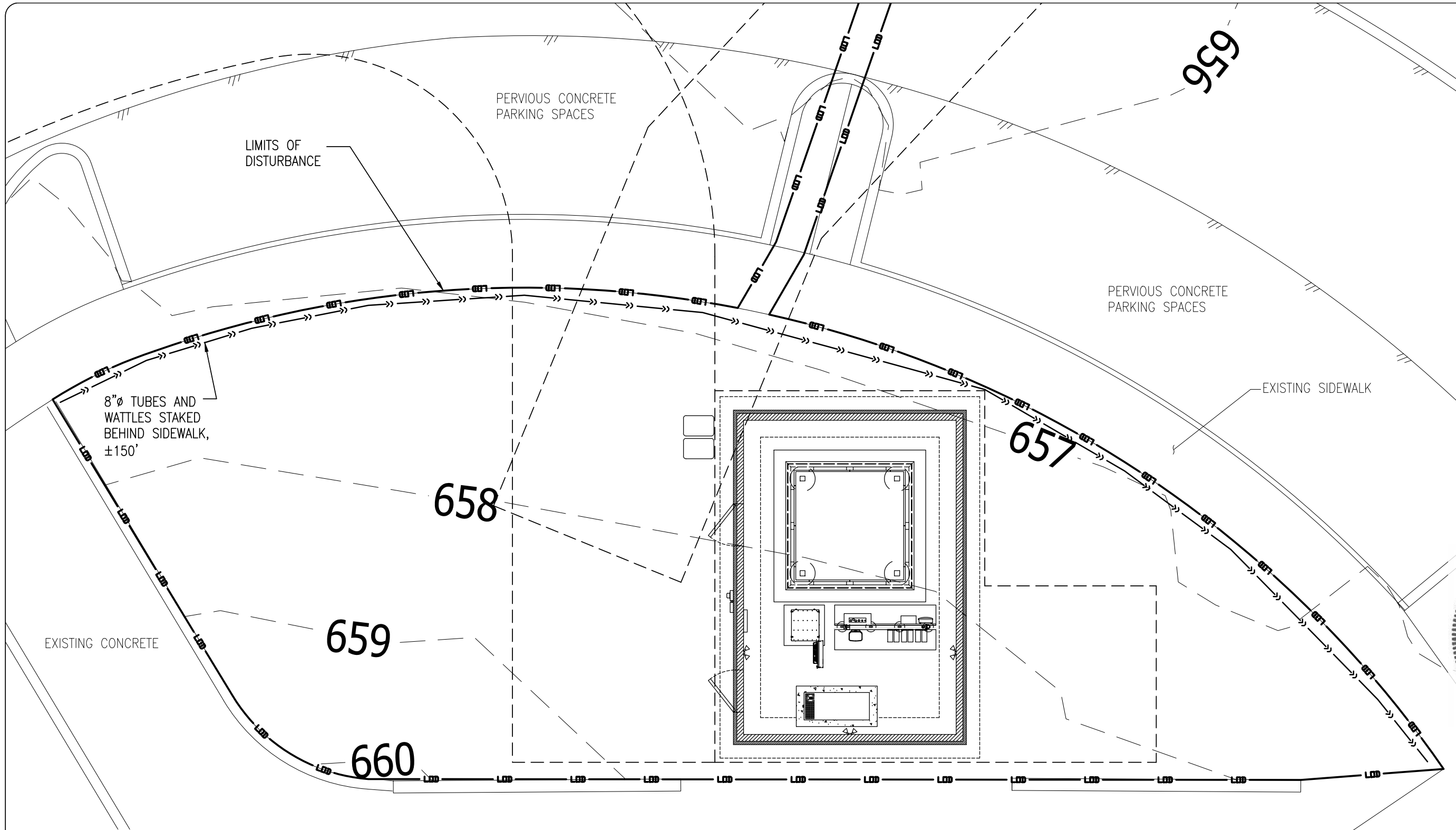
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Δ 10/15/19	TLL	JURISDICTION	COMMENTS
Δ 08/07/18	ALP	CONSTRUCTION	ISSUE



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DESIGN TYPE:	RAWLAND

SHEET TITLE:	SITE DETAILS
--------------	--------------

DRAWING NO.	REVISION:
C7	5



PERVIOUS CONCRETE NOTES:

1. CONTRACTOR TO COVER ALL PERVIOUS CONCRETE WITH IMPERMEABLE PLASTIC BEFORE CROSSING WITH A VEHICLE.
2. CONTRACTOR TO REMOVE ANY SEDIMENT ACCUMULATION ON PLASTIC BY END OF WORK DAY.
3. CONTRACTOR TO RESTORE ANY DAMAGE TO PERVIOUS CONCRETE TO PRE-CONSTRUCTION QUALITY.
4. PERVIOUS CONCRETE AREAS SHALL NOT BE USED FOR LAY DOWN OR MATERIAL STORAGE.

EXISTING HARPETH
COMMUNITY CHURCH
WORSHIP CENTER

LESSEE



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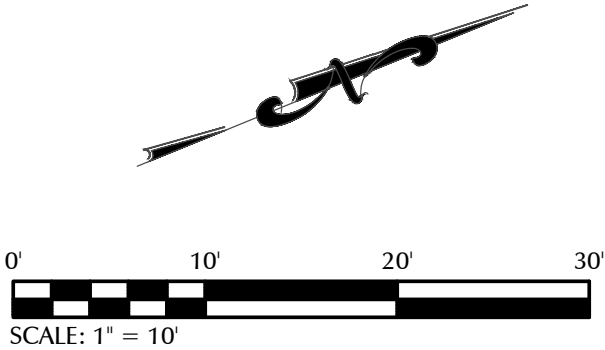
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01/24/20	TLL	JURISDICTION	COMMENTS
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08/07/18	ALP	CONSTRUCTION	ISSUE
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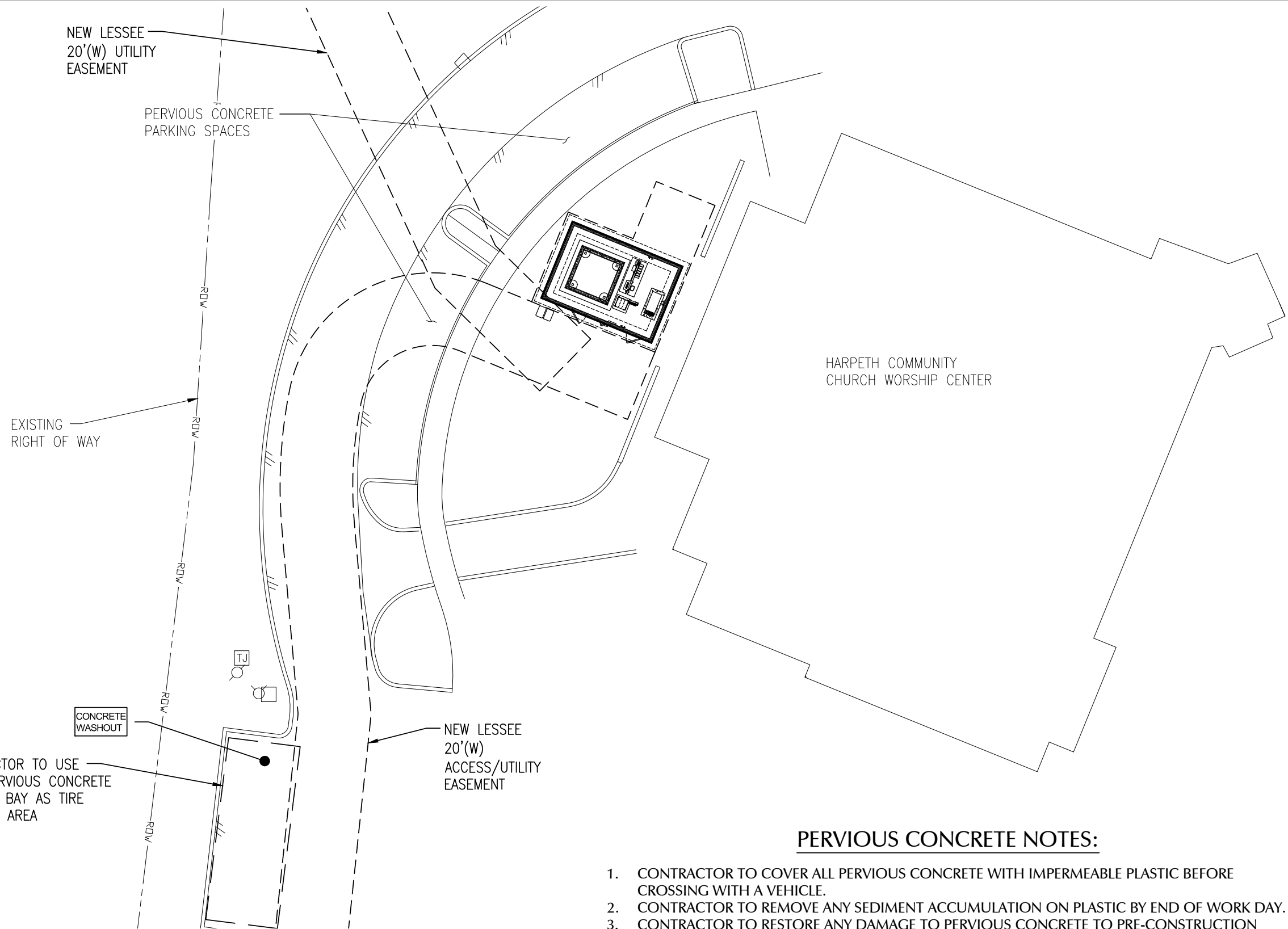


PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:
EROSION CONTROL PLAN

DRAWING NO.	REVISION:
EC1	5





TIRE WASH NOTES:

- 1. CONTRACTOR TO COVER ALL TIRE WASHING AREA WITH IMPERMEABLE PLASTIC.
- 2. CONTRACTOR TO REMOVE ANY SEDIMENT ACCUMULATION ON PLASTIC BY END OF WORK DAY.

PERVIOUS CONCRETE NOTES:

- 1. CONTRACTOR TO COVER ALL PERVIOUS CONCRETE WITH IMPERMEABLE PLASTIC BEFORE CROSSING WITH A VEHICLE.
- 2. CONTRACTOR TO REMOVE ANY SEDIMENT ACCUMULATION ON PLASTIC BY END OF WORK DAY.
- 3. CONTRACTOR TO RESTORE ANY DAMAGE TO PERVIOUS CONCRETE TO PRE-CONSTRUCTION QUALITY.
- 4. PERVIOUS CONCRETE AREAS SHALL NOT BE USED FOR LAY DOWN OR MATERIAL STORAGE.

LESSEE



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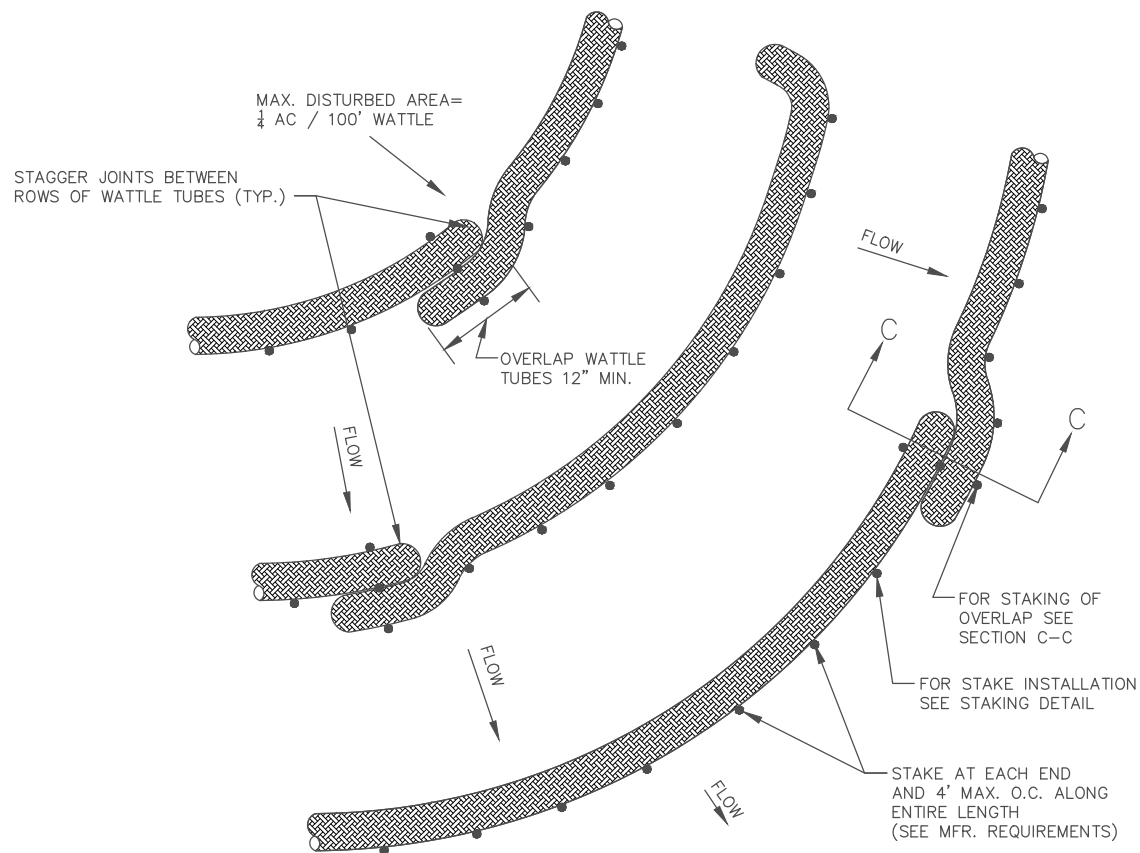
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04/13/20	CAE	JURISDICTION	COMMENTS
02/06/20	TLL	JURISDICTION	COMMENTS
01/24/20	TLL	JURISDICTION	COMMENTS
10/15/19	TLL	JURISDICTION	COMMENTS
08/07/18	ALP	CONSTRUCTION	ISSUE
NO.	DATE	BY	DESCRIPTION



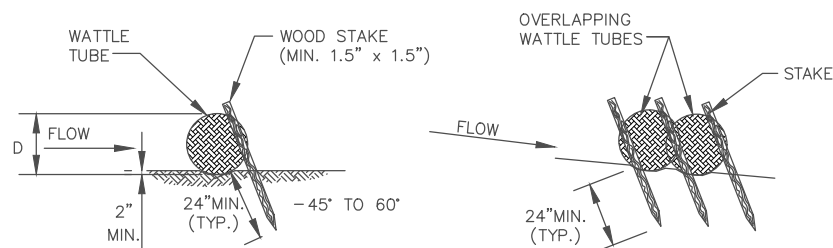
PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:	EROSION CONTROL PLAN
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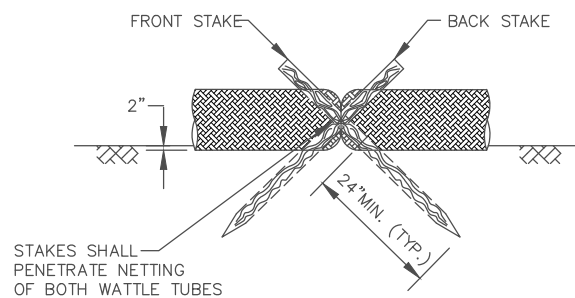
DRAWING NO.	REVISION:
EC2	5



PLAN VIEW FOR SLOPE APPLICATION



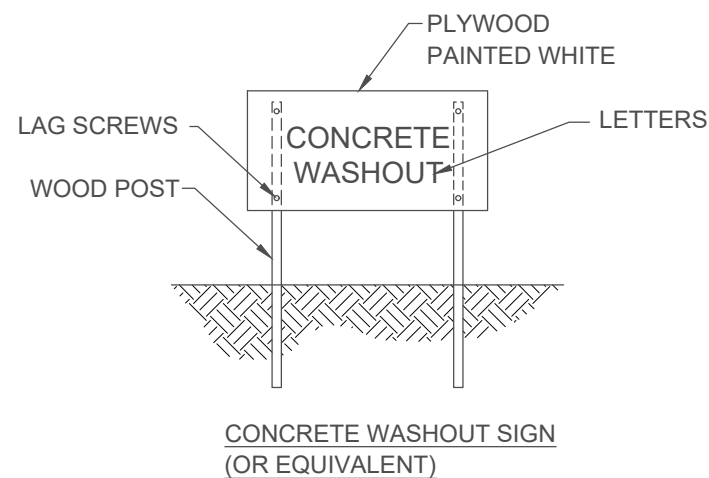
STAKING DETAIL



JOINT STAKING DETAIL

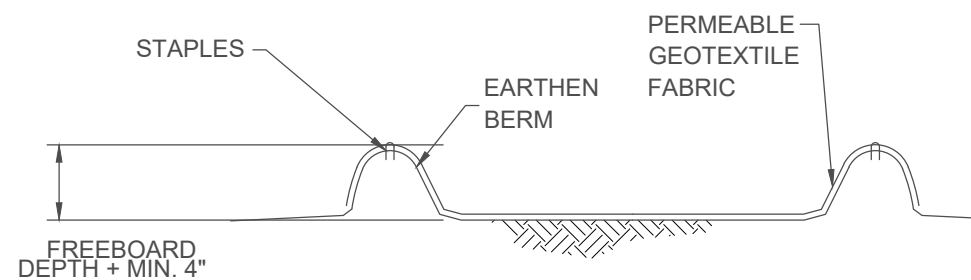
TUBES AND WATTLES DETAILS

NTS

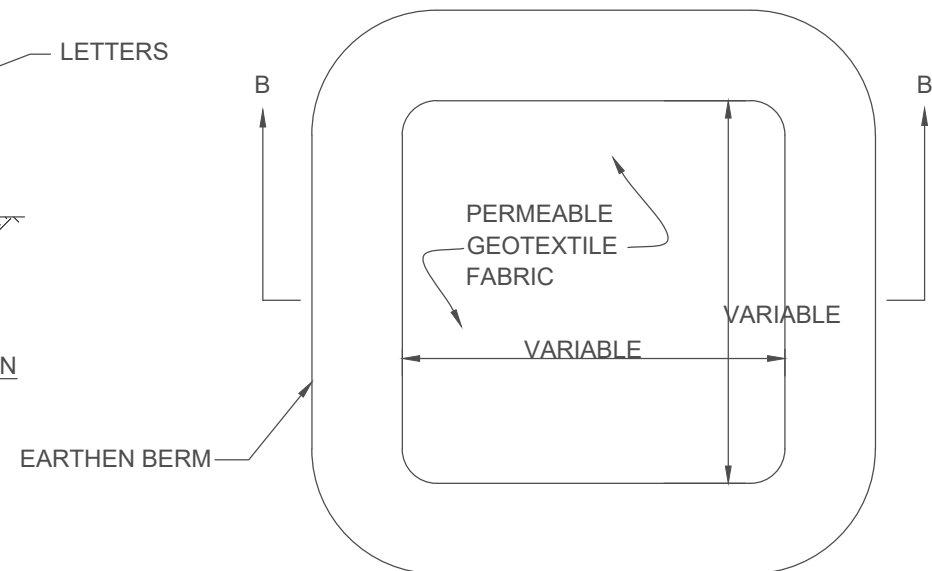


NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.



SECTION B-B
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE"
WITH EARTHEN BERMS

CONCRETE WASHOUT DETAIL

NTS

LESSEE



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Δ 08/07/18	ALP	CONSTRUCTION	ISSUE

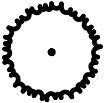


PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

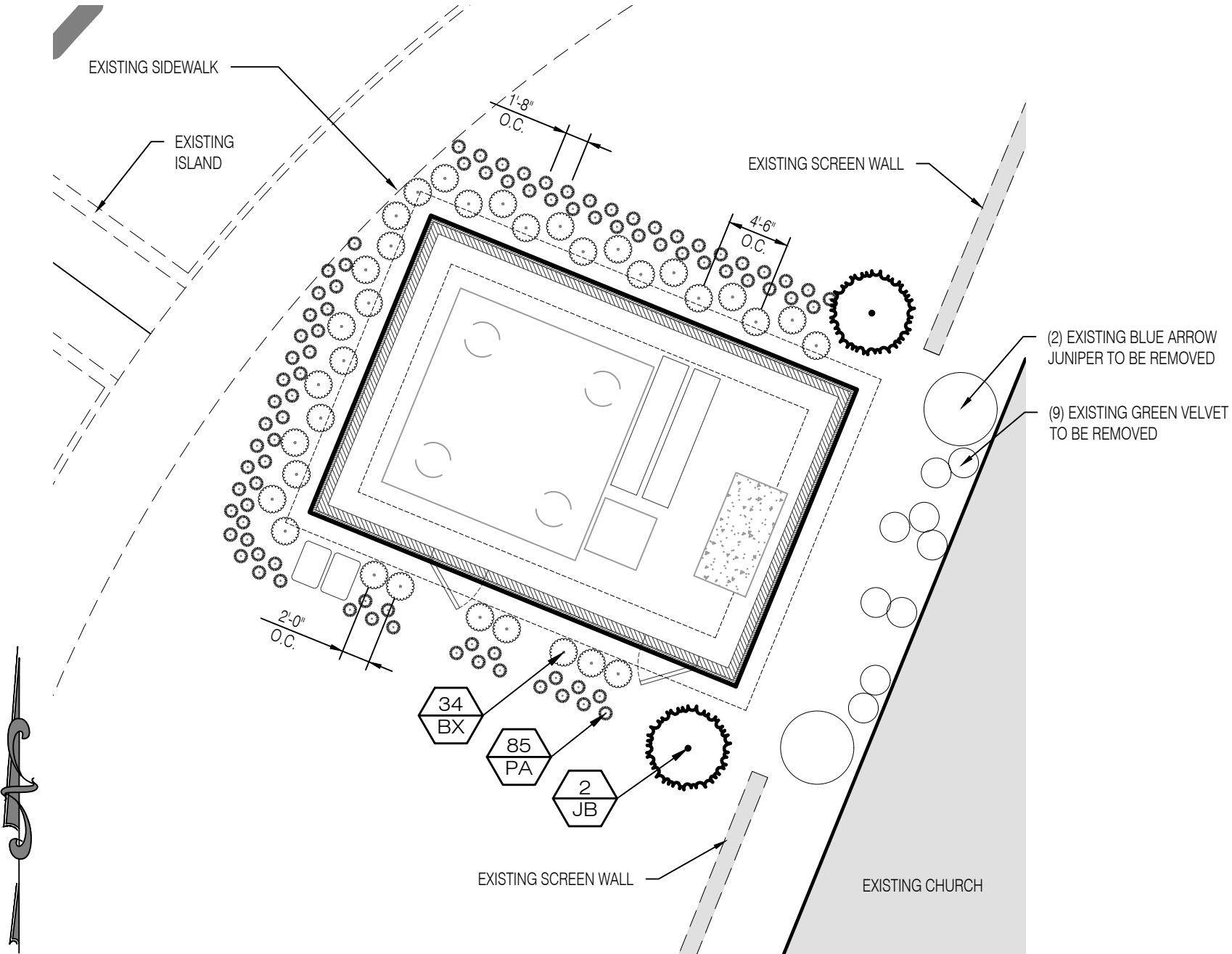
SHEET TITLE:	EROSION CONTROL DETAILS
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DRAWING NO.	REVISION:
EC3	5

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	2	Blue Arrow Juniper / Juniperus Scopulorum `Blue Arrow` Full to Base. Full Dense Form	B & B	6` HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	
	34	Green Velvet Boxwood / Buxus x `Green Velvet` Full; Dense Form. Unsheered 9 Existing on site to be relocated	16" HT	
	85	Chinese Fountain Grass / Pennisetum alopecuroides Full; Dense; Well Rooted	#1 Container	

- PLAN NOTES:**
- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 2' OF 6" ROUND RIVER ROCK MULCH
 - ALL AREAS OF DISTURBANCE SHALL BE SEEDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS



0' 10' 20' 30'

SCALE: 1" = 10'



BY: cb

:

RELEASE DATE: 10/13/20

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet I-1.3.
4. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
5. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
6. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
7. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
8. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All shrubs to be 3' back of curb.
16. All areas of disturbance outside of landscape beds shall be repaired with turf.
17. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

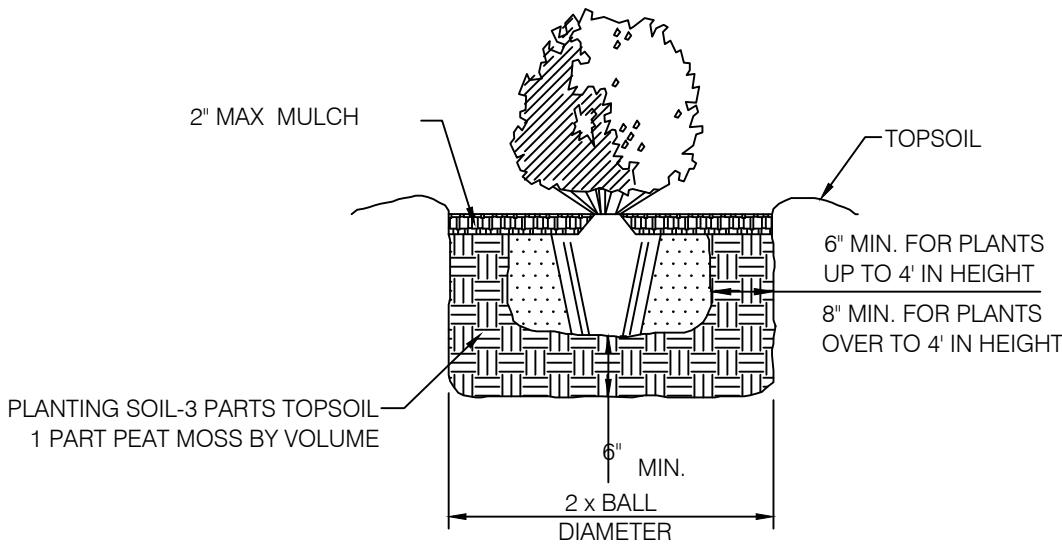
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
 - a. The fork occurs in the upper 1/3 of the tree.
 - b. One fork is less than 2/3 the diameter of the dominant fork.
 - c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

- | | |
|----------------------------------|-----------------------------------|
| 1. Tip dieback on 5% of branches | Landscape shall not obstruct |
| 2. Crown thin/spasely foliated | visibility or access to fire |
| 3. Included bark | protection equipment including, |
| 4. Major Branches touching | but not limited to, fire hydrants |
| 5. Asymmetrical branching | and fire department connections |

PLANT STANDARDS

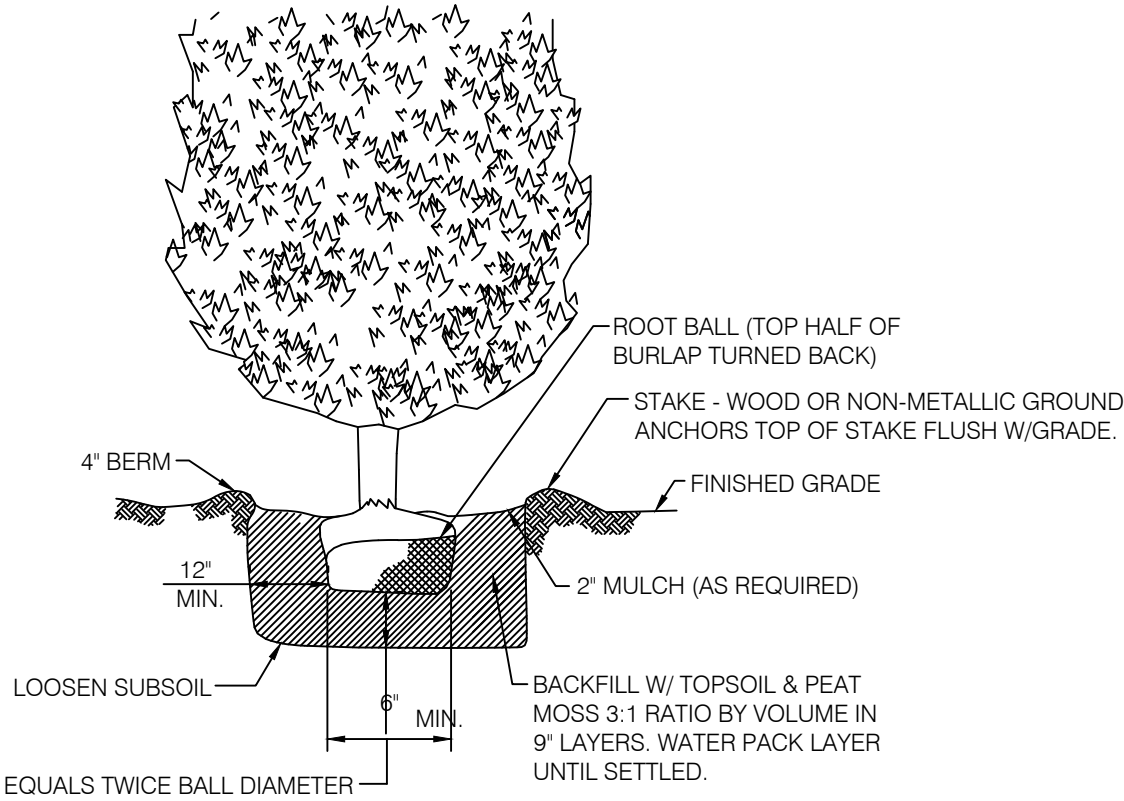
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.



SHRUB DETAIL

NOTES:

1. REMOVE CONTAINER; USE SHARP BLADE TO MAKE (4) 1" CUTS THE LENGTH OF THE ROOT BALL.



EVERGREEN TREE

NOTES:

1. EVERGREEN TREE SHALL BE MIN. 6'-0" IN HEIGHT AT TIME OF PLANTING.

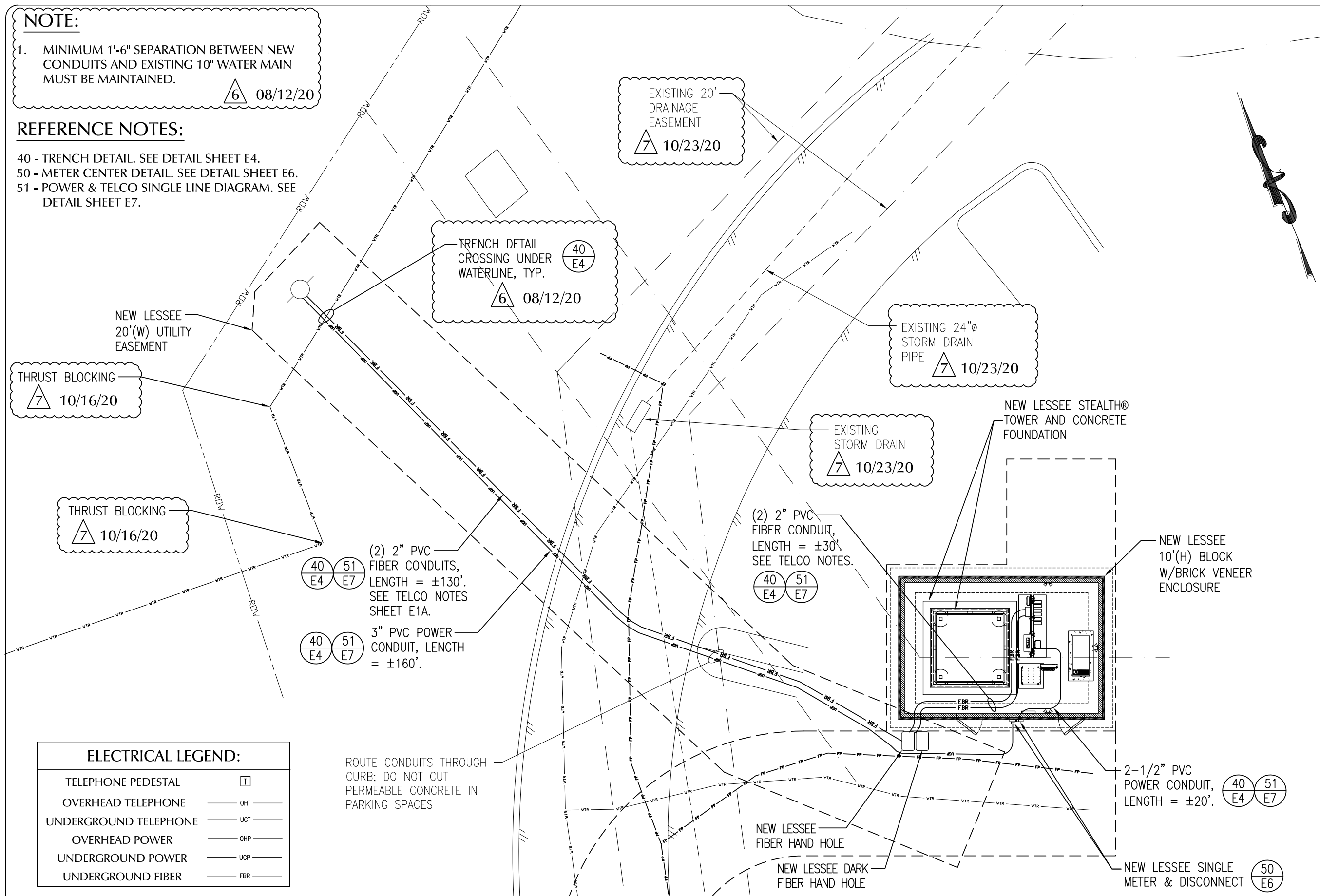
NOTE:

1. MINIMUM 1'-6" SEPARATION BETWEEN NEW CONDUITS AND EXISTING 10" WATER MAIN MUST BE MAINTAINED.

6 08/12/20

REFERENCE NOTES:

- 40 - TRENCH DETAIL. SEE DETAIL SHEET E4.
50 - METER CENTER DETAIL. SEE DETAIL SHEET E6.
51 - POWER & TELCO SINGLE LINE DIAGRAM. SEE DETAIL SHEET E7.



ELECTRICAL LEGEND:

TELEPHONE PEDESTAL	
OVERHEAD TELEPHONE	OHT
UNDERGROUND TELEPHONE	UGT
OVERHEAD POWER	OHP
UNDERGROUND POWER	UGP
UNDERGROUND FIBER	FBR

ROUTE CONDUITS THROUGH CURB; DO NOT CUT PERMEABLE CONCRETE IN PARKING SPACES

OVERALL ELECTRICAL SITE PLAN

LESSEE



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
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A&E PROJECT #: 20130912689

DRAWN BY: ALP

CHECKED BY: CAE

REVISIONS

NO.	DATE	BY	DESCRIPTION
10/23/20	CAE	JURISDICTION	COMMENTS
08/12/20	BES	JURISDICTION	COMMENTS
07/21/20	EFG	JURISDICTION	COMMENTS
04/13/20	CAE	JURISDICTION	COMMENTS
02/06/20	TLL	JURISDICTION	COMMENTS
01/24/20	TLL	JURISDICTION	COMMENTS
10/15/19	TLL	JURISDICTION	COMMENTS



PROJECT No. 20130912689

SITE NAME: HOLLY HILL

SITE NUMBER: 159519

SITE ADDRESS: 1101 GARDNER DRIVE
FRANKLIN, TN 37064

DESIGN TYPE: RAWLAND

SHEET TITLE: OVERALL ELECTRICAL
SITE PLAN

DRAWING NO.

E1

REVISION:

7

1. PROVIDE AND INSTALL WARNING TAPE FOR ELECTRIC SERVICE CONDUIT 12" BELOW GRADE. SEE CONDUIT SECTION ON SHEET E4.
2. CONTRACTOR TO PAY FOR THE SERVICE AS DIRECTED BY THE UTILITY COMPANY.
3. CONTRACTOR TO USE RIGID METAL CONDUIT WHERE CONDUITS CROSS ACCESS ROADS. CONTRACTOR TO BOND RGS CONDUIT WITH GROUNDING CLAMP TO THE GROUND RADIAL IN TRENCH.
4. CONTRACTOR SHALL COORDINATE WITH ELECTRIC AND TELEPHONE UTILITY COMPANIES FOR SERVICES.
5. CONTRACTOR TO PAY ALL FEES FOR SERVICES REQUIRED.
6. CONTRACTOR TO BE ADVISED THAT EXISTING UNDERGROUND CONDUITS, GROUND CABLES EXIST. DIG WITH CAUTION.
7. CONTRACTOR TO VERIFY POWER AND TELCO LB LOCATIONS AND FLEX CONDUIT SIZE AND ROUTING TO THE EQUIPMENT CABINET WITH MANUFACTURER'S DRAWINGS.
8. CONTRACTOR (IF REQUIRED) TO INSTALL, WIRE, AND GROUND TOWER LIGHT CONTROL BOX ON REAR OF EQUIPMENT SLAB H-FRAME.

1. ALL POWER CONDUITS ABOVE GRADE, SWEEPS, & ELBOWS TO BE RIGID GALVANIZED STEEL CONDUIT.
2. INSTALL PULL STRING IN TELCO CONDUIT.
3. CONTRACTOR OR THEIR SUB-CONTRACTOR SHALL PROVIDE PULL BOXES FOR POWER AND TELCO CONDUIT RUNS AS REQUIRED BY LOCAL, STATE, OR NATIONAL ELECTRICAL CODE, CURRENT VERSION.
4. CONTRACTOR TO INSTALL & CONDUITS TO GENERATOR AS FOLLOWS:
(1)-2" POWER CONDUIT TO MAIN BREAKER (MB2), (1)-1" POWER CONDUIT FOR BATTERY CHARGER & HEATER CIRCUIT, & (1)-1" POWER CONDUIT FOR START CIRCUIT & FOR GENERATOR ALARMS.

35 - GPS MOUNTING DETAIL. SEE DETAIL SHEET E4.
40 - TRENCH DETAIL. SEE DETAIL SHEET E4.
50 - METER CENTER DETAIL. SEE DETAIL SHEET E6.
51 - POWER & TELCO SINGLE LINE DIAGRAM. SEE
DETAIL SHEET E7.
52 - UTILITY H-FRAME AT EQUIPMENT SLAB DETAIL.
SEE DETAIL SHEET E6B.

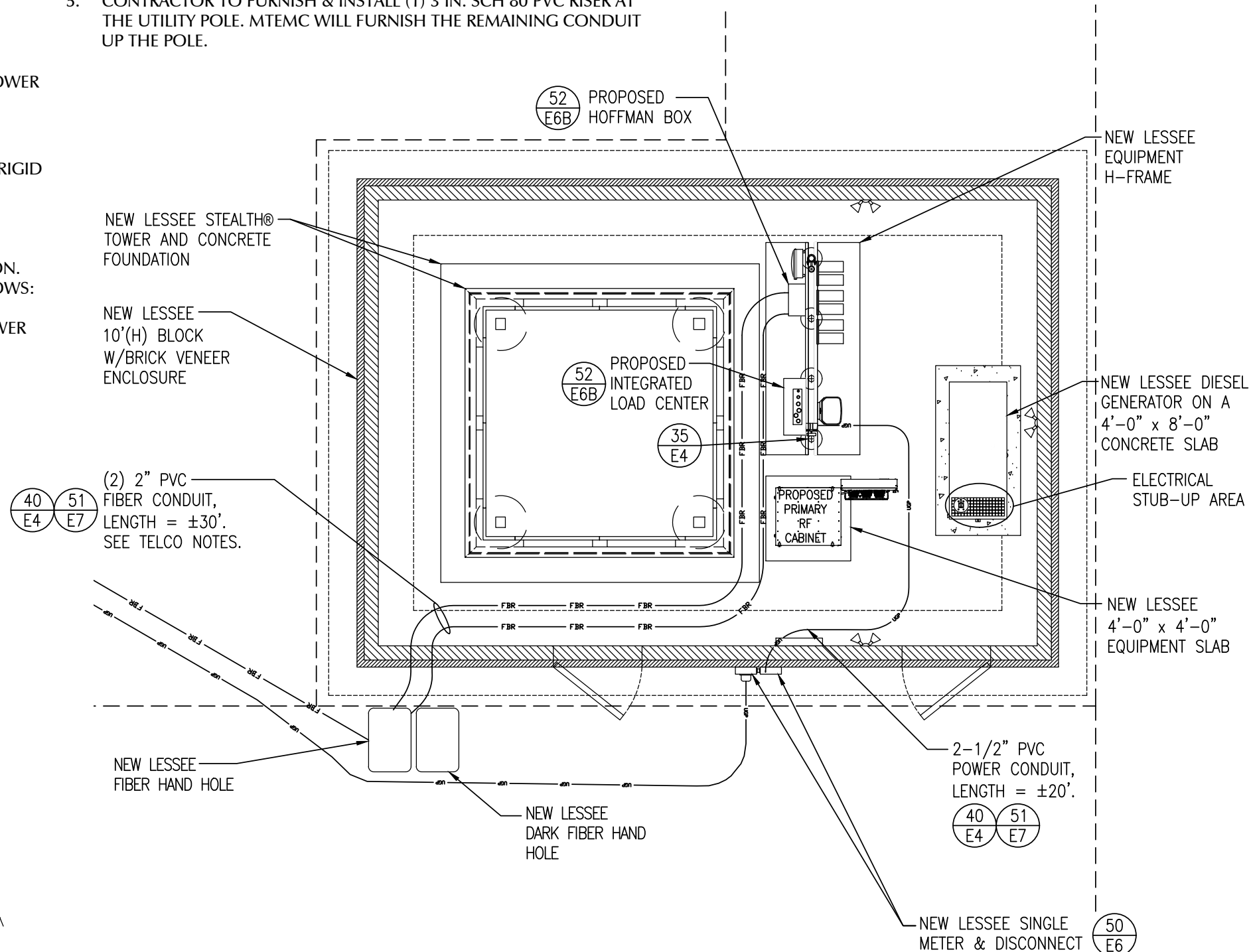
1. VERIZON TO DETERMINE FIBER PROVIDER AFTER BIDS HAVE BEEN SUBMITTED.
2. VERIZON FIBER HAND HOLE APPROXIMATE COORDINATES:
35° 53' 56.1"N, 86° 50' 55.1" W

TELEPHONE PEDESTAL	
OVERHEAD TELEPHONE	OHT
UNDERGROUND TELEPHONE	UGT
OVERHEAD POWER	OHP
UNDERGROUND POWER	UGP
UNDERGROUND FIBER	FBR



1. CONTRACTOR TO CONTACT DALE HOOD AT MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC), (615) 595-4693, PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO EXCAVATE A 36 IN. DEEP TRENCH FROM THE UTILITY POLE TO THE METER BASE LOCATION. THIS WILL REQUIRE CUTTING THE CURB, ASPHALT PARKING LOT AND CONCRETE SIDEWALK.
3. CONTRACTOR TO FURNISH & INSTALL (1) 3 IN. SCH 40 PVC CONDUIT IN TRENCH. CONDUIT WILL BE POSITIONED SO THAT THE TOP OF THE CONDUIT IS 30 IN. MINIMUM BELOW GRADE.
4. CONTRACTOR TO FURNISH & INSTALL 3 IN. SCH 80 PVC, 24 IN. RADIUS SWEEPS IN TRENCH.
5. CONTRACTOR TO FURNISH & INSTALL (1) 3 IN. SCH 80 PVC RISER AT THE UTILITY POLE. MTEMC WILL FURNISH THE REMAINING CONDUIT UP THE POLE.

6. CONTRACTOR TO FURNISH & INSTALL THE METER BASE 5FT. ABOVE GRADE, MEASURED FROM THE CENTER OF THE METER BASE TO GRADE.
7. CONTRACTOR TO FURNISH & INSTALL 3 IN. SCH 80 PVC RISER FROM THE METER BASE TO THE ELBOW IN THE TRENCH.
8. CONTRACTOR TO FURNISH & INSTALL 1/4 IN. MULE TAPE IN THE CONDUIT.
9. CONTRACTOR TO GET INSPECTION OF THE DITCH AND IS RESPONSIBLE FOR THE BACKFILL.
10. DEPOSIT \$500.00 (IF REQUIRED)
11. METER SET FEE : \$75.00
12. AID IN CONSTRUCTION \$195.00



ELECTRICAL SITE PLAN

7 10/23/20



1961 NORTHPOINT BLVD, SUITE 130
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CHECKED BY:	CAE

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PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE: ELECTRICAL SITE PLAN	
DRAWING NO. E1A	REVISION: 7

GROUNDING NOTES:

- 1. INSTALL GROUND RING 2 FEET MIN. OUTSIDE OF EQUIPMENT PAD FOUNDATION AND 30 INCHES BELOW GRADE. GROUND RING CONSISTS OF #2 AWG SOLID BARE TINNED COPPER. LESSEE REPRESENTATIVE TO INSPECT GROUNDING BEFORE BACKFILLING.
- 2. INSTALL GROUND RING BEFORE PAD IS SET.
- 3. GROUND EACH CABINET FRAME WITH #2 AWG SOLID TINNED COPPER WITH 2 HOLE LUG, 2 PER CABINET.
- 4. CADWELD ALL CONNECTIONS TO BURIED GROUND RING WITH PARALLEL WELDS. EXCEPTION: USE EXOTHERMIC WELDS FOR CONNECTIONS TO GROUND PLATES.
- 5. GROUND ALL EXTERIOR EXPOSED METAL OBJECTS. USE TWO HOLE MECHANICAL CONNECTORS (T & B 32007) FOR CONNECTION TO FLAT METAL SURFACES. PROVIDE STAINLESS STEEL HARDWARE AND LOCKWASHERS ON ALL MECHANICAL CONNECTIONS. APPLY ANTI-OXIDE COMPOUND TO CONNECTIONS.
- 6. MAKE ALL GROUNDING CONNECTIONS AS SHORT AS POSSIBLE. MINIMUM BENDING RADIUS IS 12".
- 7. CLEAN ALL SURFACES AND BRUSH WITH BRONZE BRUSH PRIOR TO MAKING GROUND CONNECTIONS. PAINT ALL EXOTHERMIC WELDS TO GALVANIZED OBJECTS WITH GALVANIZED PAINT.
- 8. PROVIDE TWO #2 AWG SOLID TINNED COATED COPPER CONDUCTORS FROM THE GROUND BAR TO THE BURIED GROUND RING. USE TWO HOLE LUG AT GROUND BAR, CADWELD TO GROUND RING.
- 9. INSTALL 18" x 18" x 1/8" COPPER CLAD GROUND PLATES IN LOCATIONS SHOWN ON GROUNDING PLAN (6'-0" MIN. SPACING).
- 10. VERIZON'S GROUND RING MUST TEST AT 5 OHMS OR LESS INDEPENDENT OF MASTER RING.

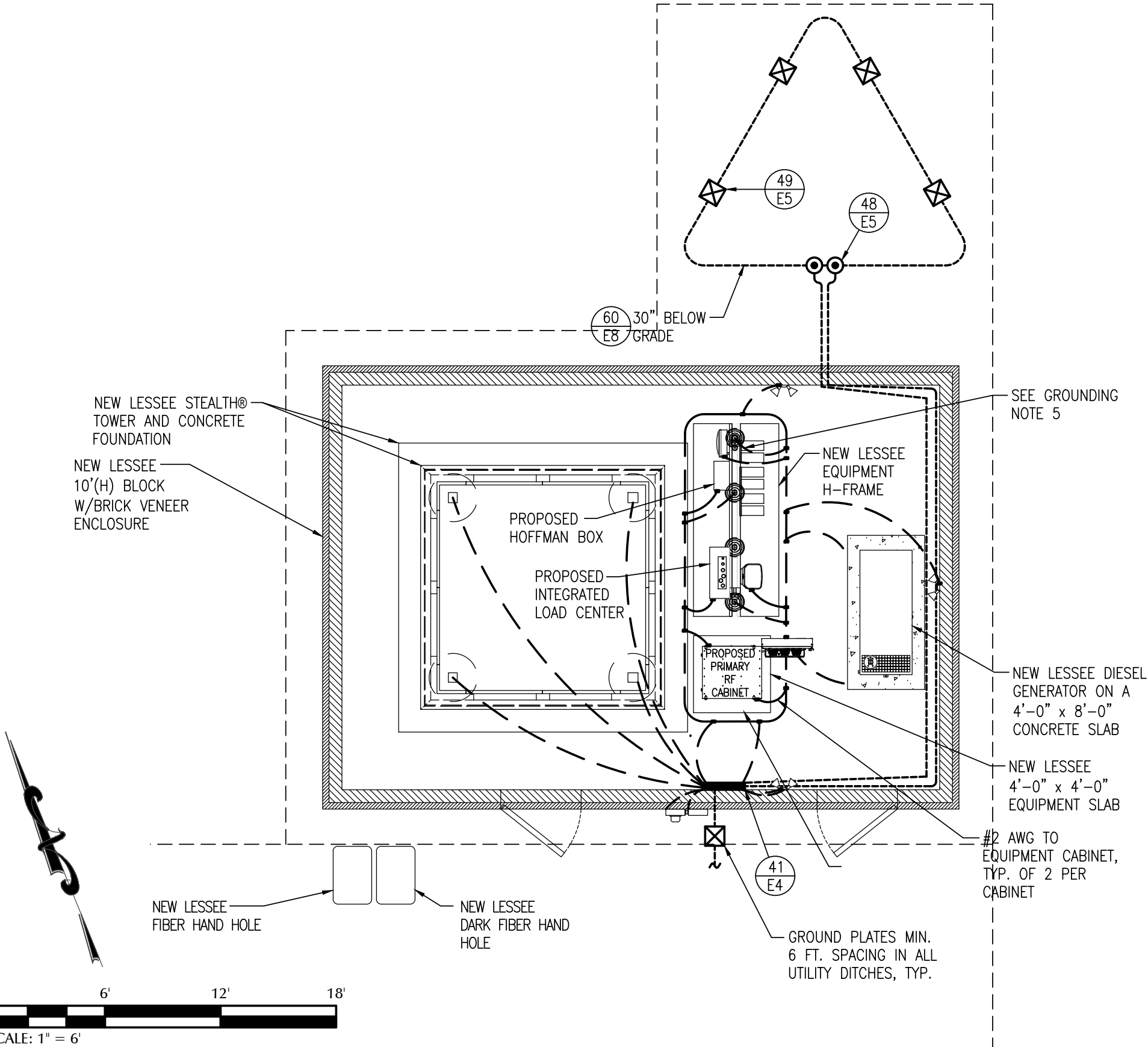
CONSTRUCTION NOTES:

- A. INSTALL #2 AWG BTCW IN 3/4" NON METALLIC FLEX AND SEAL TOP OF FLEX WITH CLEAR SILICONE. SECURE FLEX CONDUIT TO SLAB WITH 1 HOLE CONDUIT STRAP.
- B. ALL EXTERIOR SUPPORT STRUCTURES MUST BE CADWELDED.
- C. ALL ICE BRIDGE SECTIONS TO BE JUMPERED W/ #6 STRANDED.
- D. BOND ALL VERTICAL FENCE POST WITHIN 8'-0" OF SLAB TO EQUIPMENT GROUND RING.

GROUNDING LEGEND:	
	#2 AWG SOLID TINNED COPPER GROUND CABLE RUN 30" BELOW GRADE
	#2 AWG SOLID TINNED COPPER GROUND CABLE RUN ABOVE GRADE
	18" x 18" x 1/8" COPPER GROUND PLATE
	PARALLEL CADWELD
	CADWELD WITH INSPECTION SLEEVE
	CHEMICAL GROUND ROD

REFERENCE NOTES:

- 41 - GROUND BAR DETAIL. SEE DETAIL SHEET E4.
- 48 - INSPECTION SLEEVE DETAIL. SEE DETAIL SHEET E5.
- 49 - GROUND PLATE DETAIL. SEE DETAIL SHEET E5.
- 60 - GROUNDING SYSTEM SINGLE LINE DIAGRAM. SEE DETAIL SHEET E8.



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FAX: 423-843-9509

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A&E PROJECT #:	20130912689
DRAWN BY:	ALP
CHECKED BY:	CAE

REVISIONS			
	07/21/20	EFG	JURISDICTION COMMENTS
	04/13/20	CAE	JURISDICTION COMMENTS
	02/06/20	TLL	JURISDICTION COMMENTS
	01/24/20	TLL	JURISDICTION COMMENTS
	10/15/19	TLL	JURISDICTION COMMENTS
	08/07/18	ALP	CONSTRUCTION ISSUE
NO.	DATE	BY	DESCRIPTION

PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:	EQUIPMENT GROUNDING PLAN
--------------	--------------------------

DRAWING NO.	E2
REVISION:	5

ELECTRICAL SPECIFICATIONS:

1. SCOPE: PROVIDE LABOR, MATERIALS, AND EQUIPMENT, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN ON THE DRAWINGS.
2. CODES AND STANDARDS: INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS, AND APPLICABLE REQUIREMENTS OF THE LATEST EDITIONS OF:

A. NFC - NATIONAL FIRE CODES
B. UL - UNDERWRITERS LABORATORIES
C. NEC - NATIONAL ELECTRIC CODE
D. NEMA - NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION
E. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
F. SBC - STANDARD BUILDING CODE
3. PERMITS: OBTAIN AND PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.
4. COORDINATION: COORDINATE WORK WITH OTHER TRADES.
5. SUBMITTALS: SUBMIT BROCHURES FOR APPROVAL ON MAJOR SYSTEM COMPONENTS.
6. EXISTING SERVICES: DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. EQUIPMENT: CONNECT ELECTRICALLY OPERATED EQUIPMENT.
8. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES AND SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT.
9. IDENTIFICATION: IDENTIFY SERVICE DISCONNECTING MEANS WITH PERMANENT NAME PLATE.
10. GUARANTEE/WARRANTY: GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR THE PERIOD OF THE WARRANTY.
11. CUTTING AND PATCHING: PROVIDE CUTTING REQUIRED TO DO THE WORK. DO NOT CUT MAJOR STRUCTURAL ELEMENTS WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO AND OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
12. DITCHING AND BACKFILL: PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES.
13. RACEWAYS: UNDERGROUND CONDUIT SHALL BE SCHEDULE 80 PVC CONDUIT (MEET NEMA TC2 - 1990). EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL CONDUIT. UNDERGROUND PVC CONDUIT SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT BEFORE RISING ABOVE GRADE. PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LB. TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 24" RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT.
14. SUPPORTS: AS REQUIRED BY THE NEC.
15. CONDUCTORS: USE 98% CONDUCTIVITY COPPER WITH TYPE THHN OR EQUIVALENT 90°C INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 10 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 10 AWG.

16. CONNECTORS FOR POWER CONDUCTORS: USE COMPRESSION TYPE INSULATED CONNECTORS FOR #10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR #8 AWG AND LARGER.
17. GROUNDING: MAIN GROUNDING CONDUCTORS SHALL BE A MINIMUM OF #2 AWG SOLID TINNED COPPER. GROUNDING LEADS ON ANTENNA SUPPORT STRUCTURES SHALL BE A MINIMUM OF #2 AWG SOLID BARE COPPER AND SHALL BE TINNED WHERE THEY ARE INSTALLED AGAINST THE STRUCTURE. GROUND BARS SHALL BE 1/4" THICK, 4" WIDE, LENGTH AS REQUIRED. GROUND RESISTANCE TO BE 5 OHM MAXIMUM. PROVIDE ADDITIONAL GROUNDING PLATES AS REQUIRED.
18. TELEPHONE SERVICE: PROVIDE EMPTY CONDUITS WITH PULL WIRES (10' ON EACH SIDE OF CONDUIT).
19. SERVICE: 240/120, SINGLE PHASE, 3 WIRE, 200 AMP FROM THE METER.

LESSEE

TeleCAD

Wireless

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CHECKED BY:	CAE

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NO.	DATE	BY	DESCRIPTION

FLOYD D. WHITE

REGISTERED ENGINEER

AGRICULTURE

COMMERCE

STATE OF TENNESSEE

No. 102383

PROJECT No.
20130912689

SITE NAME:
HOLLY HILL

SITE NUMBER:
159519

SITE ADDRESS:
1101 GARDNER DRIVE
FRANKLIN, TN 37064

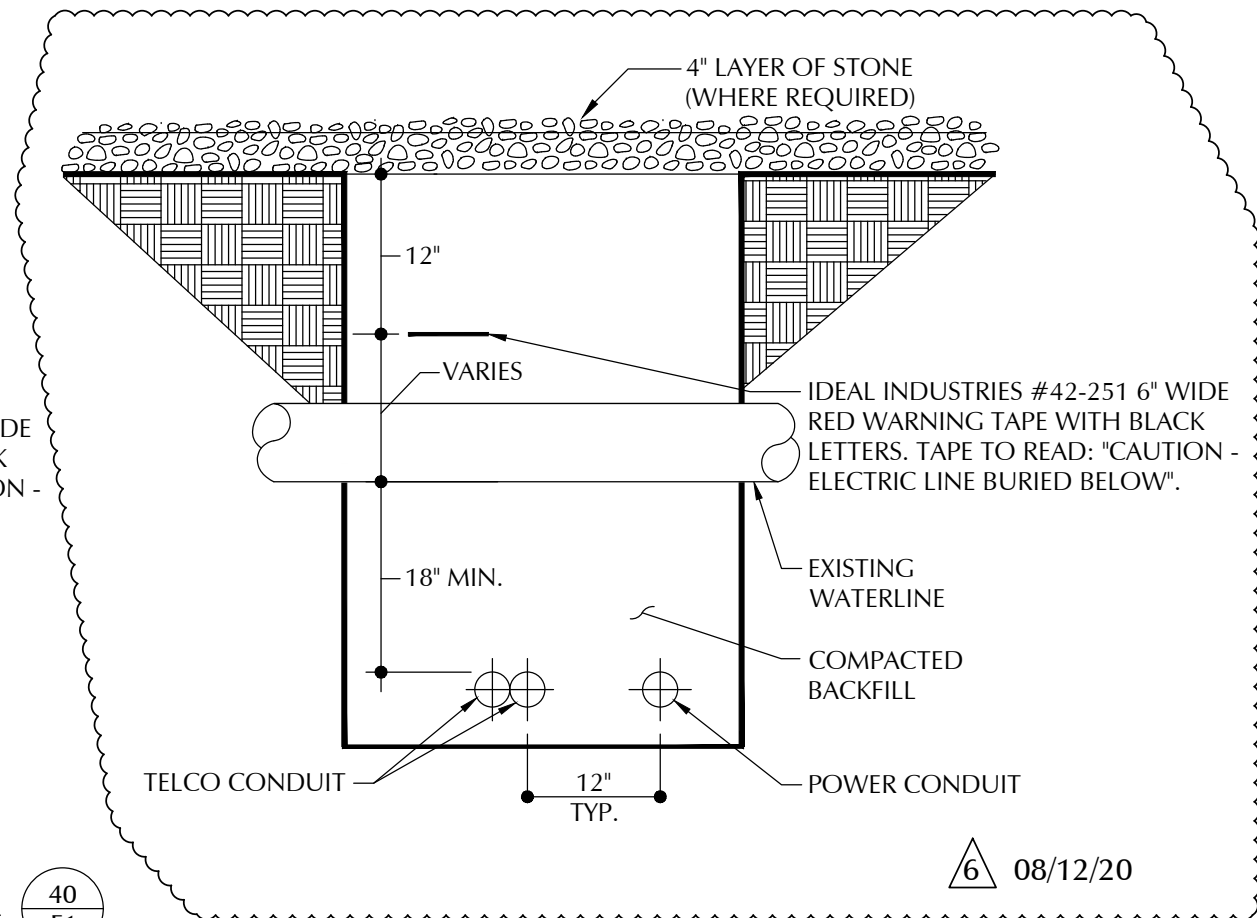
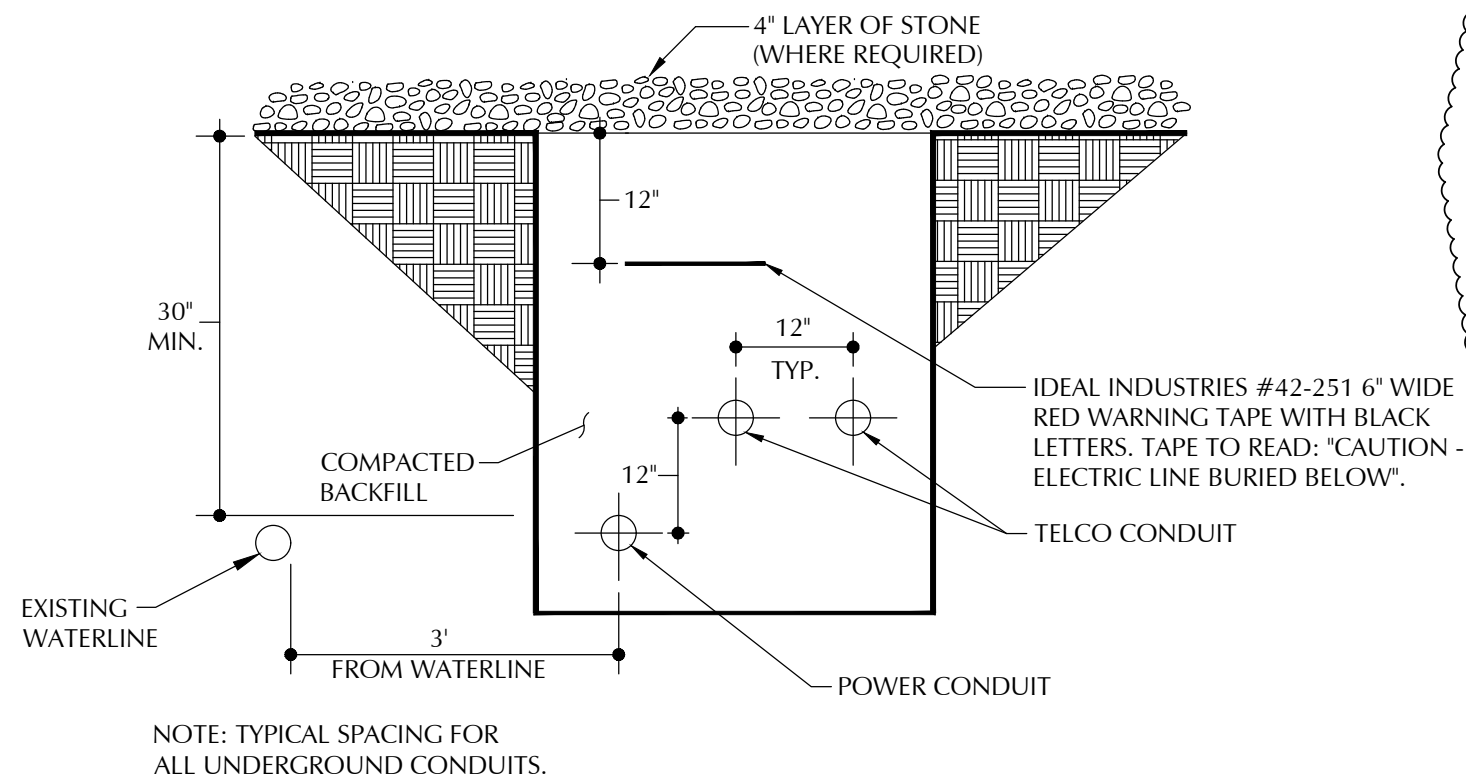
DESIGN TYPE:
RAWLAND

SHEET TITLE:
ELECTRICAL
SPECIFICATIONS

DRAWING NO.
E3

REVISION:
5

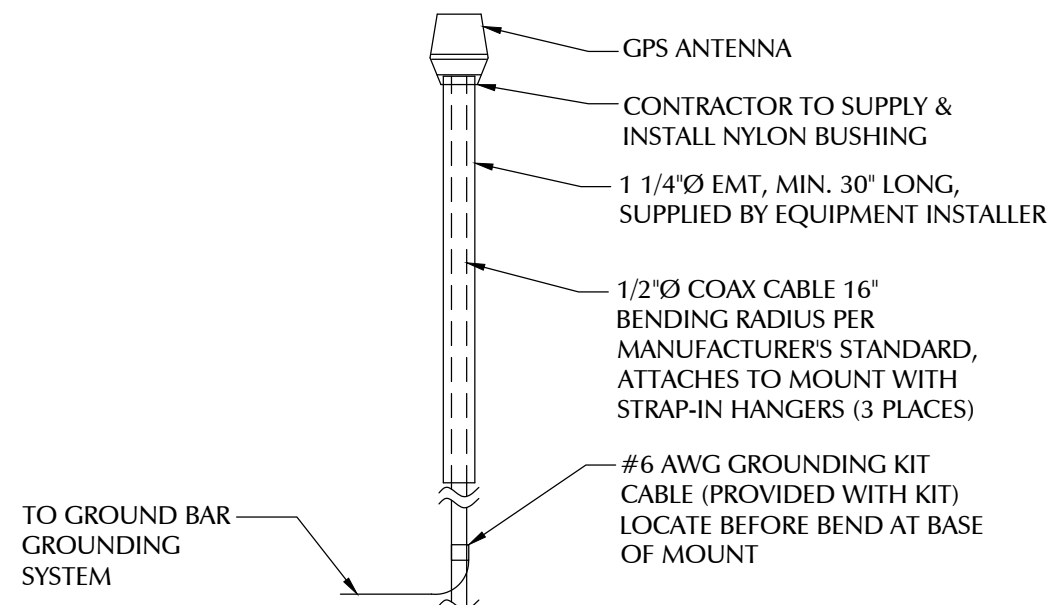
Page 315 of 445



TRENCH DETAILS

4C

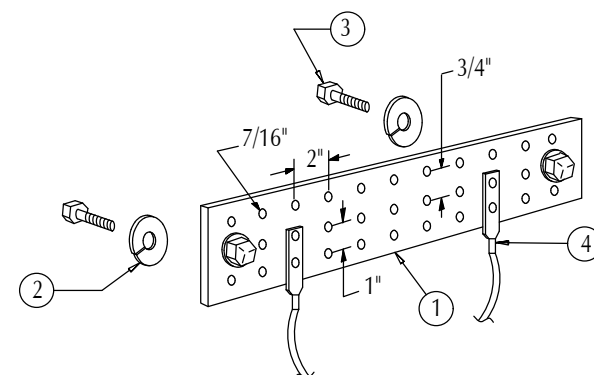
E1



1. EQUIPMENT INSTALLER IS RESPONSIBLE FOR INSTALLATION OF ANTENNA, MOUNTS, & COAX.
2. CONTRACTOR IS RESPONSIBLE FOR GPS MOUNTING PIPE, GROUND AND CLAMP AROUND THE MAST FOR THE GPS.

35

E1



LEGEND

FOR COMPLETE GROUND BAR NOTES, SEE DETAIL SHEET E3.



C

4

E

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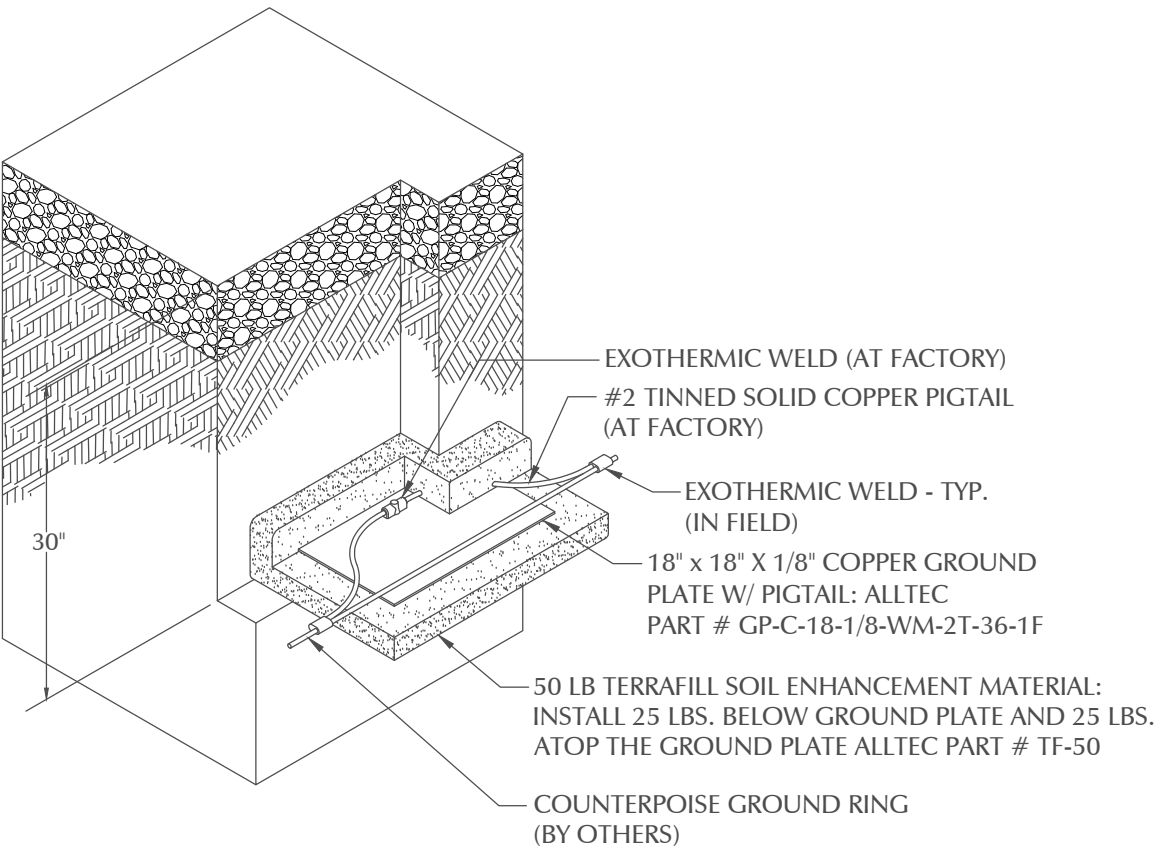
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SITE NAME:	HOLLY HILL
SITE NUMBER:	195919
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

DRAWING NO.

E4

REVISION:

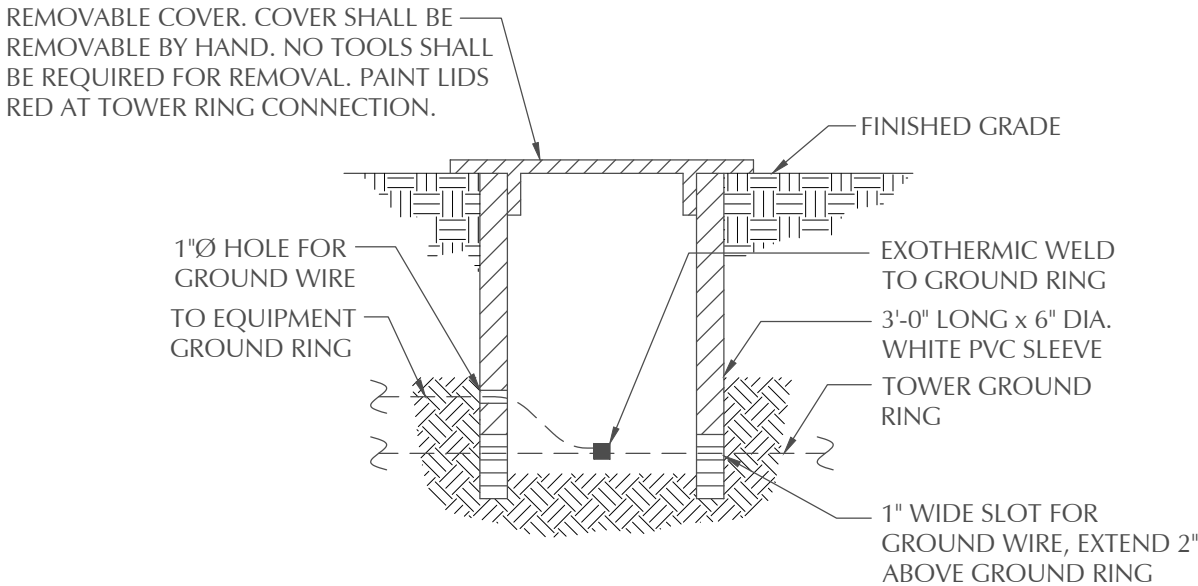
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GROUND PLATE DETAIL

NTS

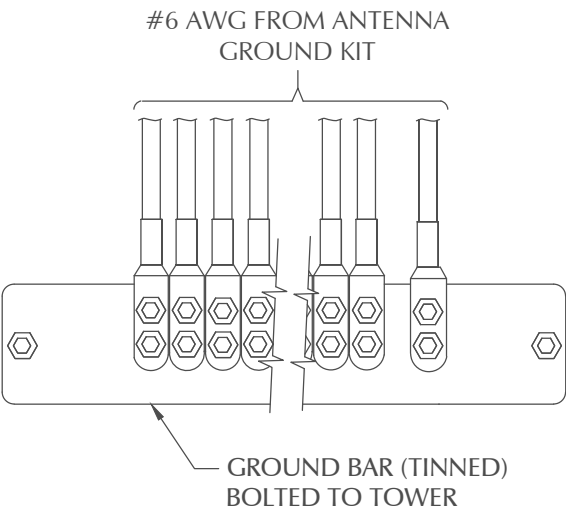
49
E2



INSPECTION SLEEVE DETAIL

NTS

48
E2



INSTALLATION OF GROUND WIRE TO GROUND BAR

NTS

44
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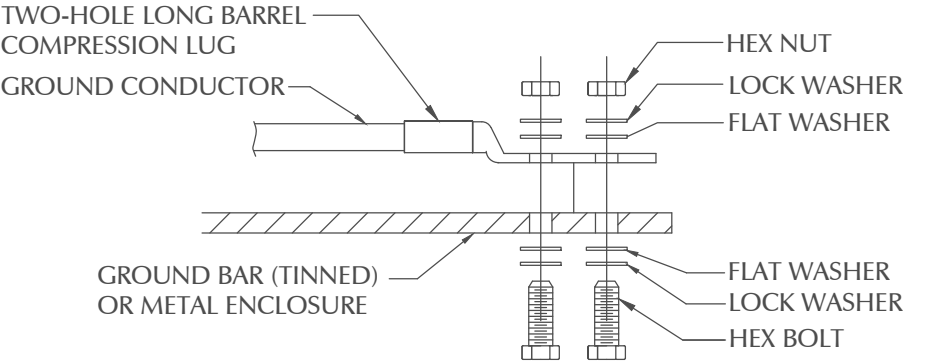
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07/21/20	EFG	JURISDICTION	COMMENTS
04/13/20	CAE	JURISDICTION	COMMENTS
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DESIGN TYPE:	RAWLAND

SHEET TITLE:	ELECTRICAL DETAILS
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DRAWING NO.	REVISION:
E5	5

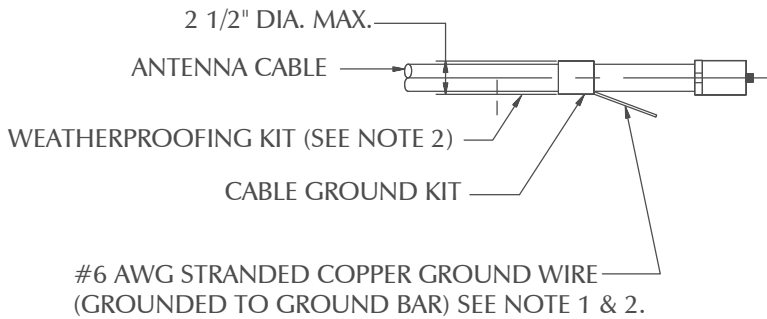


- INSTALLATION NOTES:
1. BOLTS, WASHERS, AND NUTS SHALL BE STAINLESS STEEL.
 2. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
 3. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
 4. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF LUG & WIPE CLEAN EXCESS COMPOUND.
 5. USE 1/4" HARDWARE FOR ATTACHMENT TO METAL ENCLOSURES & 3/8" FOR ATTACHMENT TO GROUND BARS.
 6. ALL BOLTS MUST HAVE AT LEAST 2 THREAD ENGAGEMENT.

GROUNDING CONNECTION TO
GROUND BAR OR FLAT SURFACE

45
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NTS

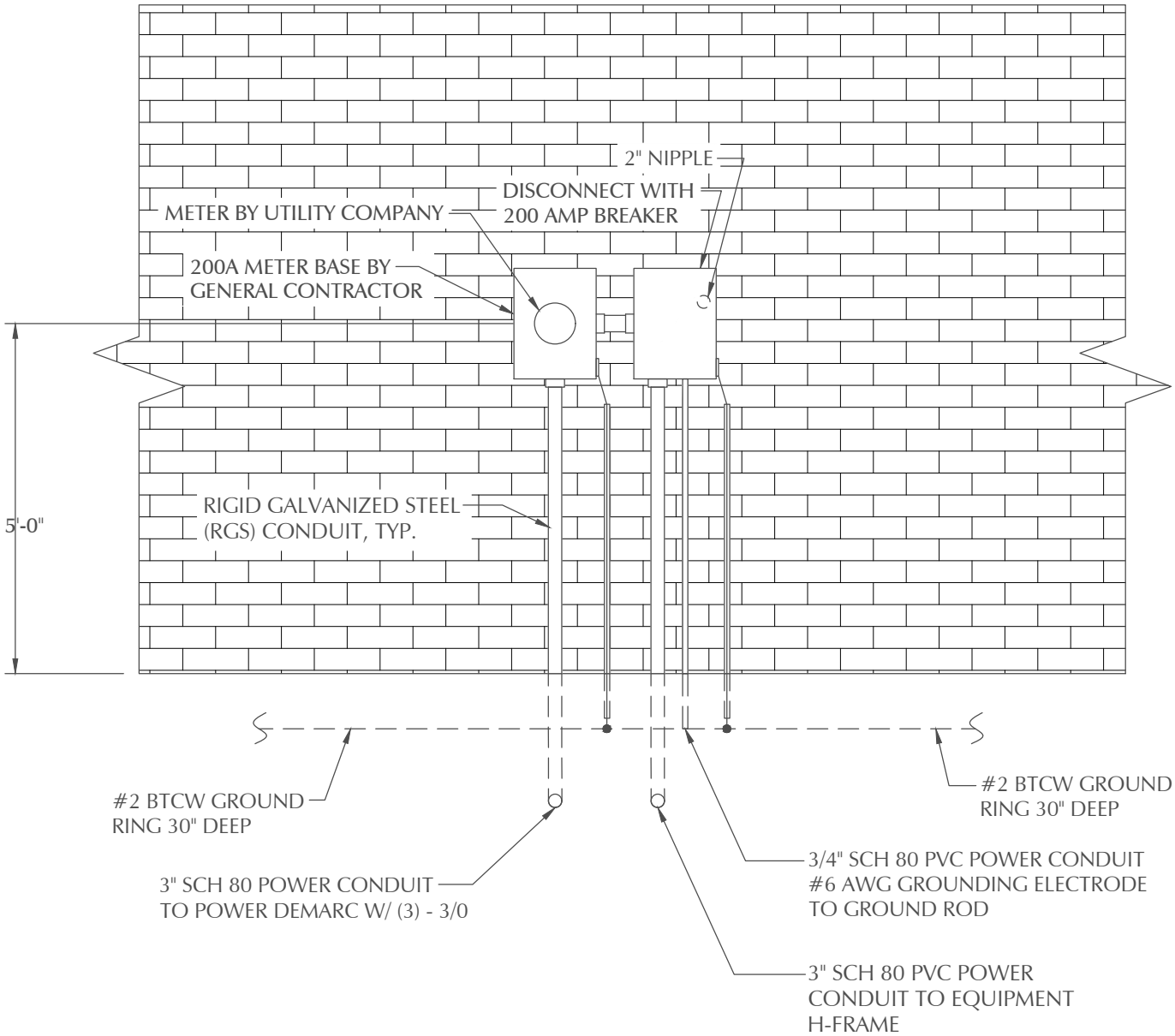


- GROUND KIT NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. GROUNDING KIT AND WEATHER PROOFING KIT SHALL BE OF THE SAME TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.

CONNECTION OF CABLE GROUND
KIT TO ANTENNA CABLE

47
--

NTS



- UTILITY NOTE:
1. ALL POWER CONDUITS ABOVE GRADE TO BE RIGID GALVANIZED STEEL CONDUIT.

UTILITY CENTER

50
E1

CONTRACTOR TO GROUND ALL DEVICES TO EXTERIOR GROUND RING. CONTRACTOR TO REMOVE PAINT FOR CONTACT TO METAL SURFACES WHERE THEY MAKE CONTACT WITH TWO HOLE LUG. INSTALL AN ANTI-OXIDANT COMPOUND BETWEEN LUG AND METAL SURFACE (NOALOX, COPPER SHIELD OR EQUIVALENT). INSTALL #2 AWG BTCW IN 3/4" PVC AND SEAL TOP OF CONDUIT WITH CLEAR SILICONE. SECURE PVC PIPE TO BRICK WITH CONDUIT STRAP.

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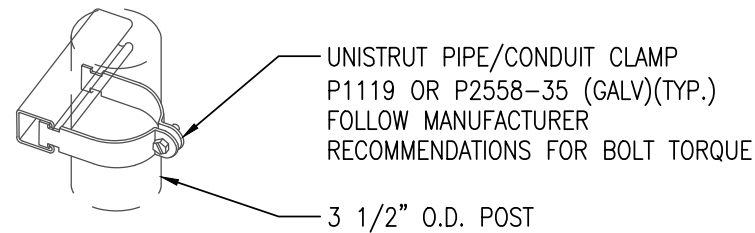
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DESIGN TYPE:	RAWLAND

SHEET TITLE:	ELECTRICAL DETAILS
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DRAWING NO.	REVISION:
E6	5

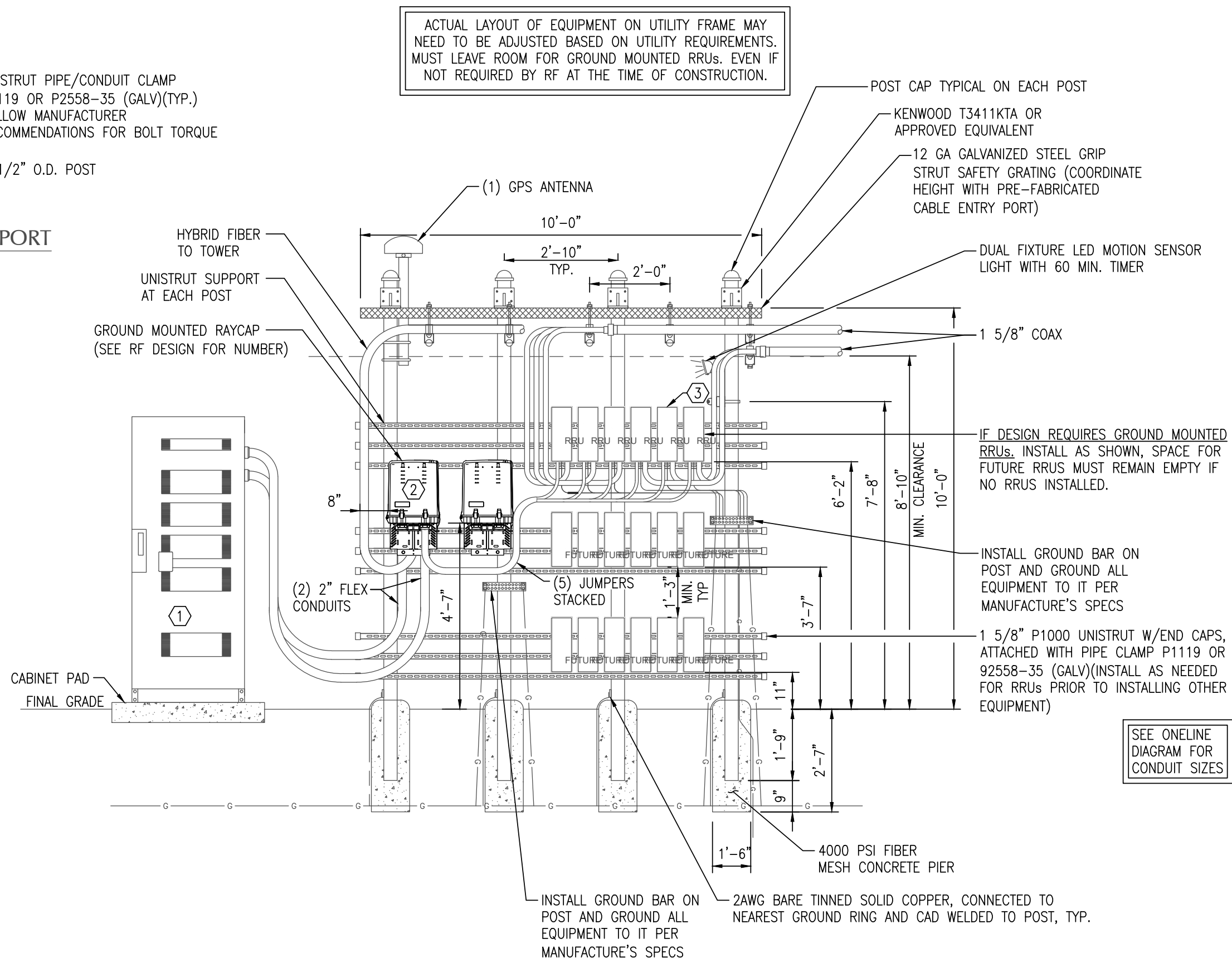


UNISTRUT SUPPORT

NTS

LEGEND

1. PRIMARY CABINET
2. OVP/RAYCAP
3. GROUND MOUNTED RRUs



VZW EQUIPMENT H-FRAME ELEVATION FRONT VIEW

NTS

52
E1

LESSEE

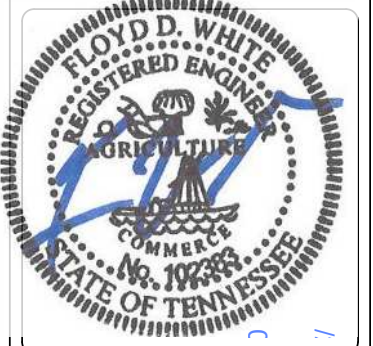


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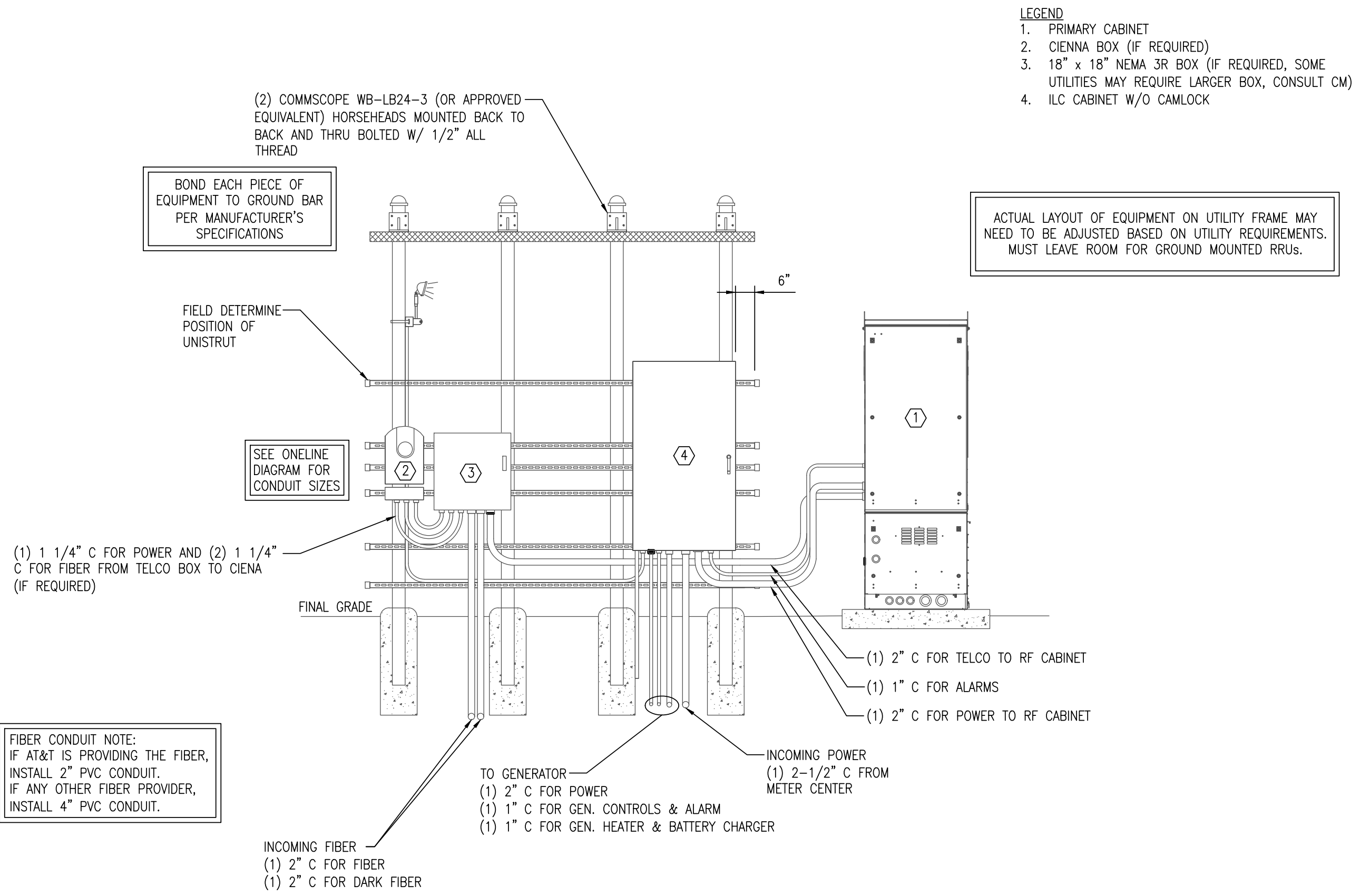
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DESIGN TYPE:	RAWLAND

SHEET TITLE:	ELECTRICAL DETAILS
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DRAWING NO.	REVISION:
E6A	5



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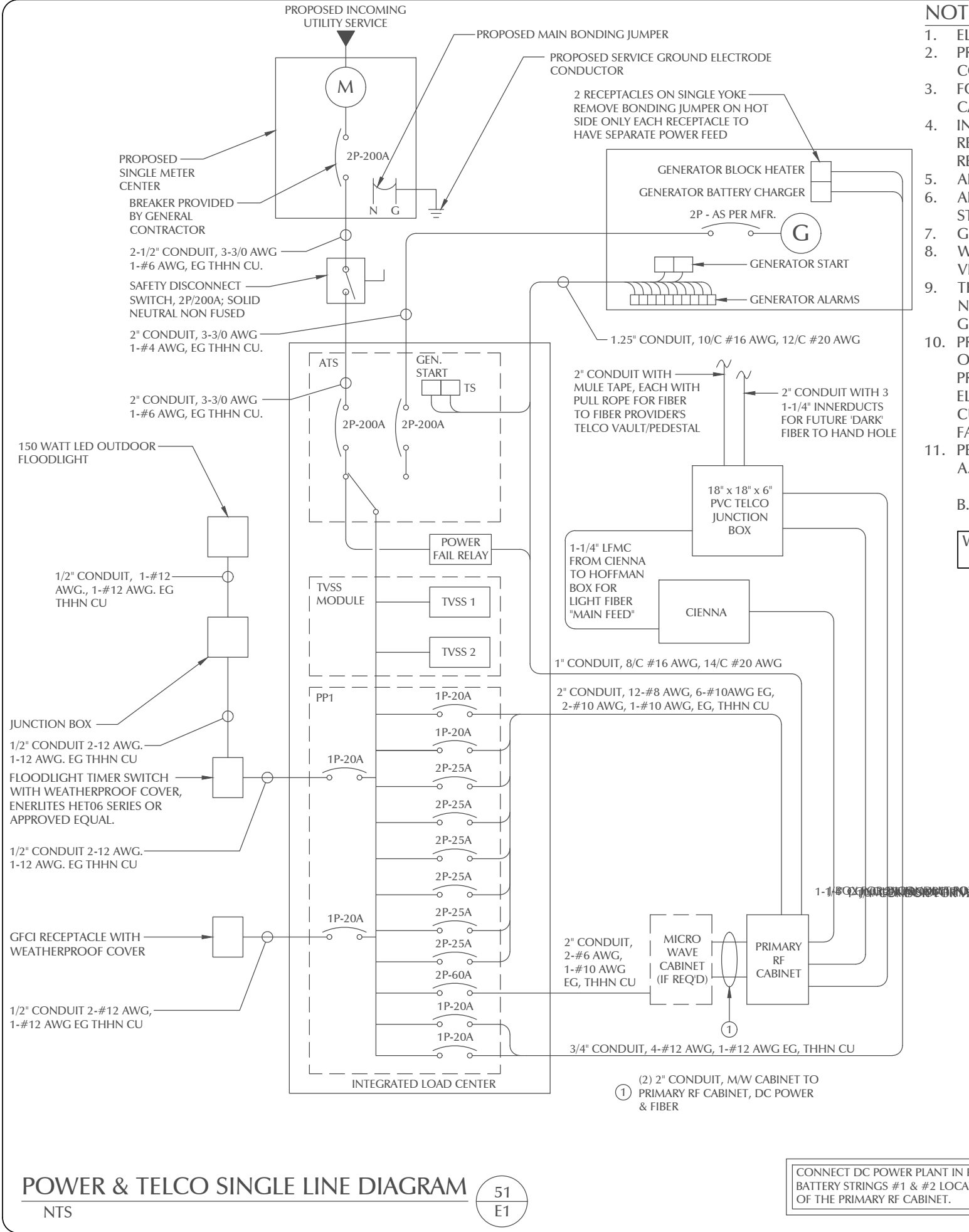
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SHEET TITLE:	ELECTRICAL DETAILS
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DRAWING NO.	REVISION:
E6B	5

VZW EQUIPMENT H-FRAME ELEVATION REAR VIEW
NTS

52
E1



NOTES:

1. ELECTRICAL SERVICE SHALL BE 200A, 120V / 208V OR 240V, 1Ø 3W.
2. PROVIDE SERVICE ENTRANCE RATED FUSIBLE SERVICE DISCONNECT SWITCH IF REQUIRED BY LOCAL UTILITY COMPANY. DOOR TO POWER PANEL CONTAINING MAIN DISCONNECT TO REMAIN UNLOCKED.
3. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY UTILITY CABINET MANUFACTURER.
4. INSTALL A 200A SERVICE DISCONNECT OTHER THAN MAIN BREAKER IN POWER PANEL (IF REQUIRED) REMOVE BONDING JUMPER IN UTILITY CABINET AND BOND SERVICE DISCONNECT PER NEC REQUIREMENTS.
5. ALL WIRING SHALL BE COPPER WITH THHN INSULATION.
6. ALL ELECTRICAL WORK INCLUDING COMPONENTS AND WIRING PER NATIONAL ELECTRICAL CODE (NEC), STATE AND LOCAL CODE.
7. GENERAL CONTRACTOR TO LABEL BREAKERS IN POWER CABINET AS NOTED ON "POWER PANEL SCHEDULE".
8. WALKING BEAM INTERLOCK SHALL BE PROVIDED WITH BREAKERS FROM INTEGRATED LOAD CENTER VENDOR, FIELD TO VERIFY.
9. THE GENERATOR USED IN CONJUNCTION WITH A 2-POLE AUTOMATIC TRANSFER SWITCH WITH A SOLID NEUTRAL IS NOT A SEPARATELY DERIVED SYSTEM. AS SUCH, DO NOT BOND THE NEUTRAL TO GROUND AT GENERATOR.
10. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT (AFC) AT THE UTILITY SERVICE POINT. PROVIDE MAX. AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
11. PER NEC ART. 702 PROVIDE SIGNAGE AS FOLLOWS:
 - A. AT PANEL PP1 AND DISCONNECT: "EMERGENCY POWER IS SUPPLIED BY STAND-BY GENERATOR LOCATED ON OTHER SIDE OF PAD."
 - B. AT SERVICE DISCONNECT: (NOTE: OPENING EQUIPMENT DISCONNECT CAUSES GENERATOR TO START. TO REMOVE POWER ENTIRELY, THE GENERATOR BREAKER MUST BE OPEN.)

WARNING - SHOCK HAZARD EXISTS IF GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER CONNECTION IN THIS EQUIPMENT IS REMOVED WHILE ALTERNATE SOURCE(S) IS ENERGIZED.

LOAD SERVED	kVA / phase		Load Type	Circuit Breaker	Circuit Number		Circuit Breaker	Load Type	kVA / phase		LOAD SERVED
	A	B			1	2			A	B	
Generator Block Heater	1.50		C	1P-20	1	2	2P-25	NC		2.16	Primary Cab. Rectifier #1
Generator Battery Charger		0.30	C	1P-20	3	4			2.16		
Area Floodlights	0.15		NC	1P-20	5	6	2P-25	NC		2.16	Primary Cab. Rectifier #2
GFCI Recept. Primary Cab.		0.18	NC	1P-20	7	8			2.16		Primary Cab. Rectifier #3
Microwave Cabinet (If Required)	6.32		C	2P-60	9	10	2P-25	NC		2.16	
		6.50			11	12			2.16		
Primary Cab. Rectifier #6 (Future)	2.16		NC	2P-25	13	14	2P-25	NC		2.16	Primary Cab. Rectifier #4
		2.16			15	16			2.16		
					17	18	2P-25	NC		2.16	Primary Cab. Rectifier #5
					19	20			2.16		
					21	22					
					23	24					
					25	26					
TVSS		0.00	NC	2P-30	27	28					
	0.00				29	30					

Sub Total			10.13	9.14				Sub Total			10.80	10.80	Total		20.93	19.94
Panel Rating:	240/120 volt				1 Phase	3 Wire	LOAD DESCRIPTION	Connected kVA		NEC Demand		Demand kVA				
Mounting:	Surface				NEMA 3R	Outdoor		A	B	Factor	A	B				
Terminations:	75°C						General Lighting		0.00	0.00	125%	0.00	0.00			
Isolated Ground Bus:	No						General Use Receptacles		0.00	0.18	≤ 10kVA @ 100% > 10 kVA @ 50%	0.00	0.18			
Main Circuit Breaker:	No											0.00	0.00			
Service Entr. Rated:	No						Motors and	Largest	0.00	0.00	125%	0.00	0.00			
Neutral to Ground Bond:	No						Equipment	All other	0.00	0.00	125%	0.00	0.00			
Minimum AIC, (kA):	TBD						Exterior Lighting		0.15	0.00	100%	0.15	0.00			
MCB Rating:	MLO						Air Conditioning		0.00	0.00	100%	0.00	0.00			
Bus Rating:	200A						Microwave Cabinet		6.32	6.50	125%	7.90	8.13			
Neutral Rating:	100%						Rectifiers		12.96	12.96	100%	12.96	12.96			
Number of Branch Circuits	30						Dedicated Recept. Generator		1.50	0.30	125%	1.88	0.38			

Total kVA per Phase					20.93	19.94			22.89	21.64
Panel is inside an Integrated Load Center (ILC), Square D 30 position with Built In ASCO ATS, (2) TVSS Modules and AC Power Fail Relay					Total Demand Amperes per Phase				190.7	180.3
					Panel Feeder (Total kVA)				44.53	
					[(Total kVA) * 1000]/Volts = Total Amps for Service Feeder				185.52	

POWER PANEL SCHEDULE

NTS

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DRAWN BY:	ALP
CHECKED BY:	CAE

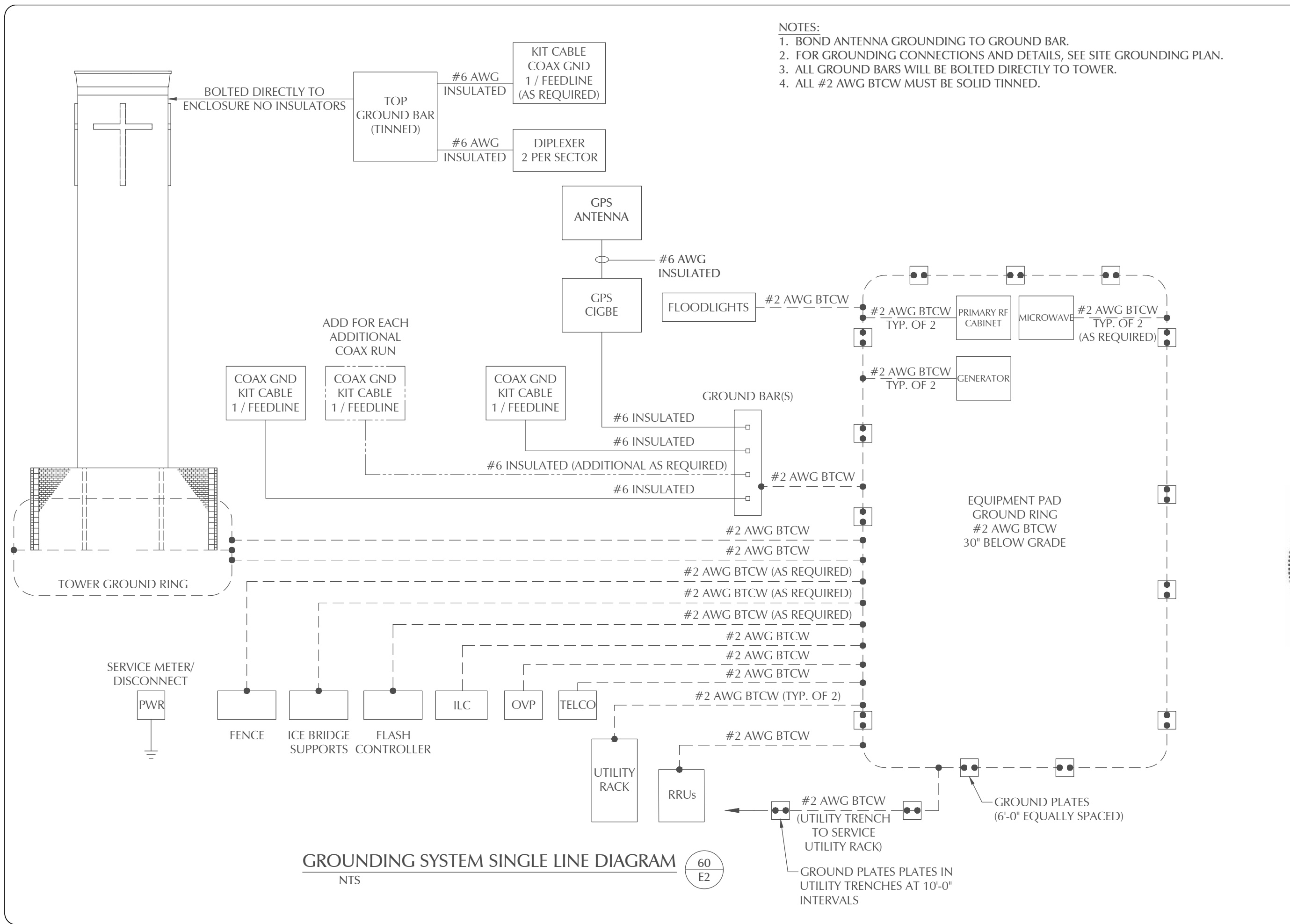
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04/13/20	CAE	JURISDICTION	COMMENTS	
02/06/20	TLL	JURISDICTION	COMMENTS	
01/24/20	TLL	JURISDICTION	COMMENTS	
10/15/19	TLL	JURISDICTION	COMMENTS	
08/07/18	ALP	CONSTRUCTION	ISSUE	
NO.	DATE	BY	DESCRIPTION	



PROJECT No.	20130912689
SITE NAME:	HOLLY HILL
SITE NUMBER:	159519
SITE ADDRESS:	1101 GARDNER DRIVE FRANKLIN, TN 37064
DESIGN TYPE:	RAWLAND

SHEET TITLE:	SINGLE LINE DIAGRAM
--------------	---------------------

DRAWING NO.	REVISION:
E7	5



LESSEE

TeleCAD
Wireless

1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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A&E PROJECT #:	20130912689
DRAWN BY:	ALP
CHECKED BY:	CAE

REVISIONS			
NO.	DATE	BY	DESCRIPTION
07/21/20	EFG	JURISDICTION	COMMENTS
04/13/20	CAE	JURISDICTION	COMMENTS
02/06/20	TLL	JURISDICTION	COMMENTS
01/24/20	TLL	JURISDICTION	COMMENTS
10/15/19	TLL	JURISDICTION	COMMENTS
08/07/18	ALP	CONSTRUCTION	ISSUE

FLOYD D. WHITE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 102383
STATE OF TENNESSEE

PROJECT No.
20130912689

SITE NAME:
HOLLY HILL

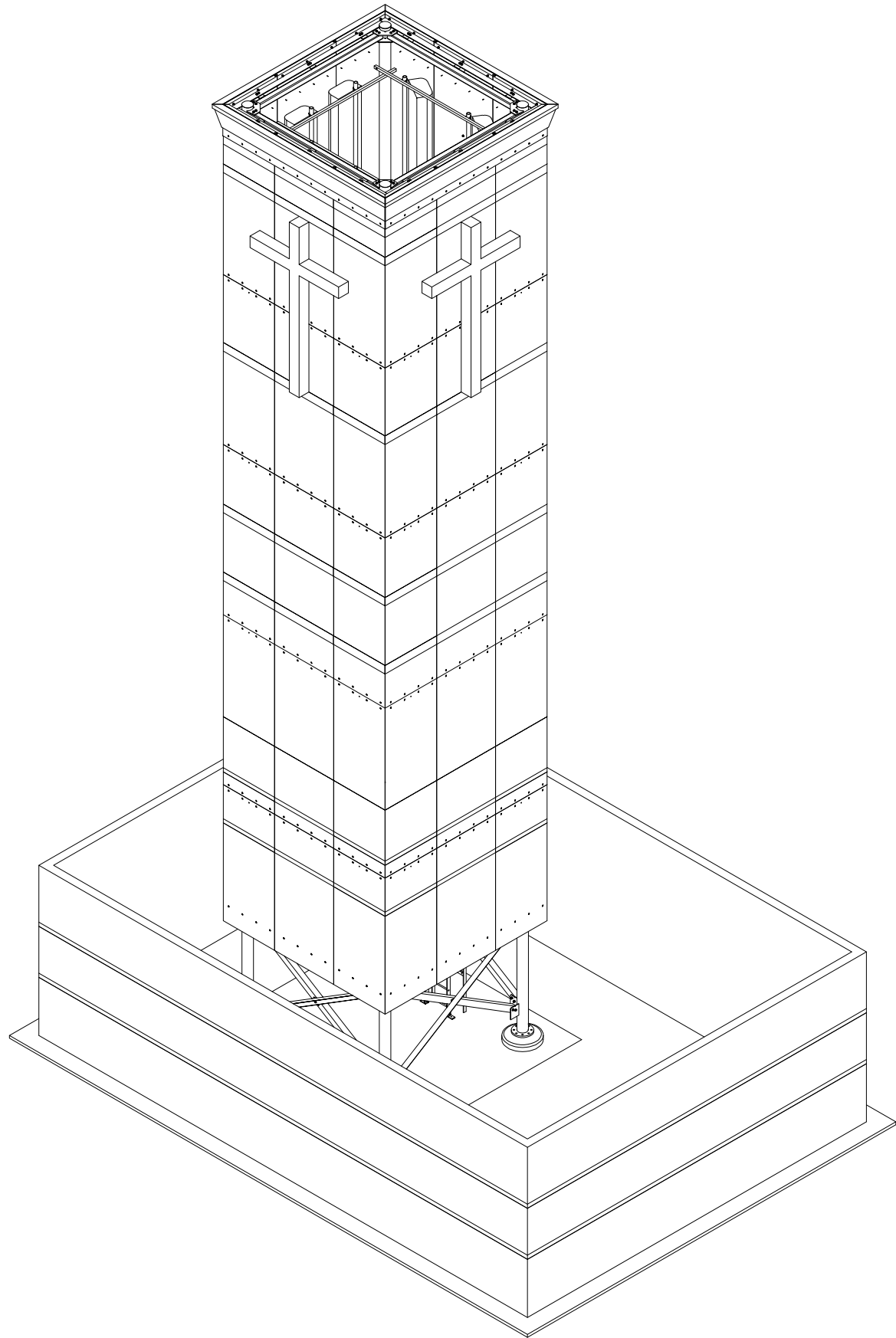
SITE NUMBER:
159519

SITE ADDRESS:
1101 GARDNER DRIVE
FRANKLIN, TN 37064

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GROUNDING SINGLE LINE

DRAWING NO. E8	REVISION: 5
--------------------------	-----------------------



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NORTH CHARLESTON, SC 29418
P: (800)-755-0689 / F: (843)-207-0207
WWW.STEALTHCONCEALMENT.COM
PROJECT MANAGER:
BRET FREEMAN ; 843-377-2687

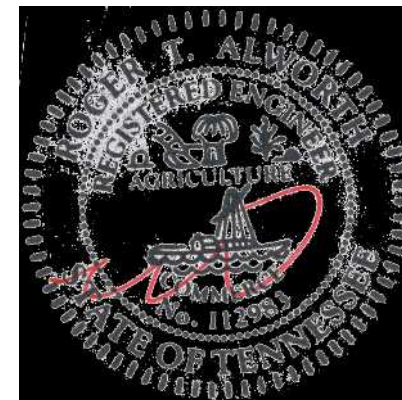
FINAL ENGINEERING

VERIZON WIRELESS
HOLLY HILL
1101 GARDENER DRIVE
FRANKLIN, TN 37064

STEALTH JOB #: VZ15-00167W-05R9 II

DRAWING INDEX

T1	TITLE SHEET
N1-N2	NOTES & SPECIFICATIONS
S1-S3	ASSEMBLY - ELEVATIONS
S4	FOUNDATION



08/06/18



T1

REVISION

8-6-18

4

GENERAL

- THE TYPICAL NOTES SHALL APPLY FOR ALL CASES UNLESS OTHERWISE SPECIFICALLY DETAILED WITHIN THE DRAWINGS. SOME NOTES MAY NOT BE APPLICABLE IN PART OR IN WHOLE FOR EVERY PROJECT.
- ANY ITEMS REFERENCED AS BEING ON "HOLD" ARE TO BE INCLUDED IN THE WORK AS SHOWN. HOWEVER, CONSTRUCTION OR FABRICATION IS NOT TO BEGIN UNTIL THE "HOLD" REFERENCE IS REMOVED.
- DIMENSIONS CONTAINED WITHIN MUST BE FIELD VERIFIED AND CUSTOMER APPROVED PRIOR TO FABRICATION OF MATERIALS.
- THE MODIFICATIONS DEPICTED IN THESE DRAWINGS ARE INTENDED TO PROVIDE STRUCTURAL SUPPORT FOR THE ADDITION OF THE ANTENNA SCREENING SYSTEMS OUTLINED WITHIN. THE EXISTING STRUCTURE OR BUILDING SHALL BE ANALYZED AND RETROFITTED AS REQUIRED, BY OTHERS, TO WITHSTAND THE LOADS IMPOSED BY THE NEW STEALTH® ENCLOSURE SHOWN ON THE DRAWINGS.
- ANTENNA CONCEALMENT PRODUCTS SHALL BE INSTALLED BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK. CARE SHALL BE TAKEN IN THE INSTALLATION OF ANY AND ALL MEMBERS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AND PROCEDURES. ALL APPLICABLE OSHA SAFETY GUIDELINES ARE TO BE FOLLOWED. STEALTH® IS NOT PROVIDING FIELD INSTALLATION SUPERVISION.
- THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGINNING OF WORK THE CONTRACTOR SHOULD SURVEY THE JOB SITE THOROUGHLY TO MINIMIZE FIELD PROBLEMS.
- PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS DESIGNED TO BE ATTAINED IN ITS COMPLETED STATE. WHILE UNDER CONSTRUCTION ANY TEMPORARY BRACING OR SHORING WHICH MAY BE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE PLANS AND DETAILS WITHIN DO NOT INCLUDE DETAILS OR DESIGN FOR DRAINAGE FROM OR WATERPROOFING OF EXTERIOR OR INTERIOR SURFACES OF THE EXISTING BUILDING OR STRUCTURE. THESE DETAILS MUST BE COMPLETED BY OTHERS.

DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2012 EDITION & THE ASCE 7-10 STANDARD.

DESIGN LOADS:

WIND:
BASIC WIND SPEED: 115 MPH (3-SEC GUST) PER ASCE 7-10 STANDARD
RISK CATEGORY: II
EXPOSURE: C

DISCLAIMERS:

- ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

STEALTHSKIN PANELS

- FASTENER HOLES IN STEALTHSKIN FOAM COMPOSITE PANELS ARE NOT FACTORY DRILLED AND MUST BE DRILLED IN THE FIELD.
- PANEL FASTENERS TO BE SPACED 12" O.C. MAX. AND LOCATED 6" MAX. HORIZONTALLY FROM EACH EDGE AT TOP AND BOTTOM OF PANEL. MAINTAIN 1 ½" MIN. EDGE DISTANCE FROM ALL EDGES. 4' WIDE PANELS REQUIRE (4) FASTENERS TOP AND BOTTOM. 5' WIDE PANELS REQUIRE (5) FASTENERS TOP AND BOTTOM.
- WHEN FASTENER BOLT HEAD OR NUT BEARS DIRECTLY ON SURFACE OF STEALTHSKIN PANEL, TIGHTEN PANEL BOLTS ONLY ½ TURN PAST SNUG. APPLY THREAD LOCK COMPOUND TO THE THREADS OF METAL BOLTS. USE THIN BEAD OF EPOXY TO LOCK THE NUTS OF FRP BOLTS AND STEALTH® STAINLESS STEEL PANEL BOLTS. USE WASHER OR FLANGED HEAD BOLT, OR FASTENER WITH LARGE BEARING SURFACE.
- PANELS WILL EXPAND AND CONTRACT DUE TO TEMPERATURE. WHEN INSTALLING PANELS IN COLD TEMPERATURES, EVENLY SPACE PANELS ALONG LENGTH OF SCREEN WALL WITH EQUAL GAPS BETWEEN PANELS TO ALLOW FOR EXPANSION DURING WARM TEMPERATURES.
- ADJACENT FLAT PANELS ARE JOINED BY A VERTICAL FOAM SPLINE THAT IS INSERTED INTO GROOVES CUT INTO THE SIDE OF EACH PANEL. DO NOT LIFT PANELS BY GROOVES. PANELS MUST BE LIFTED WITH FORCE DIRECTED ONTO PANEL SURFACE.
- ADJACENT RADIUS PANELS ARE JOINED BY A VERTICAL H-CHANNEL. INSERT PANELS INTO EACH SIDE OF H-CHANNEL.
- RADIUS PANELS MUST BE EVENLY SPACED ALONG RADIUS SUPPORT. CONTRACTOR TO MEASURE LENGTH OF RADIUS SUPPORT AND DIVIDE BY THE NUMBER OF RADIUS PANELS TO DETERMINE PROPER SPACING. H-CHANNEL CONNECTORS ARE USED TO COVER THE GAP BETWEEN PANELS AND TO ALLOW FOR PANEL EXPANSION AND CONTRACTION.
- SURFACES OF PANELS SHALL BE COATED WITH SUITABLE PAINT FOR UV PROTECTION. TOP EDGE OF PANEL MUST BE COVERED TO PREVENT WATER TRAVEL BETWEEN PANELS. USE SHERWIN WILLIAMS "COROTHANE II" OR PRE APPROVED EQUIVALENT.
- EXPOSED TOP AND SIDE FOAM EDGES OF PANELS MUST BE COVERED OR COATED FOR UV PROTECTION. STEALTH® WILL PROVIDE PANEL EDGE CAPS TO BE FIELD APPLIED FOR THIS PURPOSE FOR MOST APPLICATIONS. PANEL EDGE CAPS TO BE SECURED WITH TEK SCREW INSTALLED @ 12" MAXIMUM SPACING ON THE INSIDE FACE OF THE PANEL.

DESIGN REACTIONS

ESTIMATED WEIGHT:

10.7 k (1.0 DEAD)

REACTIONS (MAX PER LEG):

SHEAR, V = 9.1 k (0.6 WIND)
AXIAL, P (DOWN)= 42.5 k (1.0 DEAD + 0.6 WIND)
AXIAL, P (UP)= 44.5 k (0.6 DEAD + 0.6 WIND)

THE REACTION V LISTED ABOVE SHALL BE CONSIDERED TO ACT IN ANY HORIZONTAL DIRECTION.

SPECIAL INSPECTIONS & STRUCTURAL OBSERVATION:

- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED AS REQUIRED BY THE BUILDING CODE TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
- NO FIELD WELDING SHALL BE PERMITTED.
- THE FOLLOWING SPECIAL INSPECTIONS (WHERE APPLICABLE) SHALL BE REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
 - PERIODIC SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING
 - PERIODIC SPECIAL INSPECTION TO VERIFY ADEQUATE SOIL BELOW GRADE
 - PERIODIC SPECIAL INSPECTION OF PLACEMENT OF REINFORCING STEEL
 - CONTINUOUS SPECIAL INSPECTION OF ANCHOR BOLTS PRIOR TO AND DURING CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTION OF CONCRETE PLACEMENT
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.
- NO STRUCTURAL OBSERVATION IS REQUIRED.

STRUCTURAL STEEL

- STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL AND SPECIFICATIONS.
- STEEL I-SHAPE, ANGLE, CHANNEL, AND MISCELLANEOUS MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
- STEEL PLATE MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.
- STEEL PIPE AND ROUND TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (42 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
- STEEL RECTANGULAR AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (46 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
- STEEL WIDEFLANGE MEMBERS SHALL CONFORM TO ASTM A992 (50 KSI MIN, YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.
- BASE PLATE SHALL CONFORM TO ASTM A572 GR. 50, U.N.O.
- ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GR. 55, U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM TO ASTM F3125 GRADE A325 SPECIFICATIONS, U.N.O. A325N AND A325X ALLOWED.
- STRUCTURAL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD.
- BOLT HOLE EDGE DISTANCES SHALL BE A MINIMUM 1" AND BOLT SPACING SHALL BE A MINIMUM 2.25", U.N.O.
- ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PROCEDURES OF THE AMERICAN WELDING SOCIETY (AWS) BY CERTIFIED WELDERS PER AWS D1.1 FOR STEEL AND AWS D1.2 FOR ALUMINUM. STEEL WELDS SHALL BE BY E70XX, LOW HYDROGEN ELECTRODE.
- STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123 SPECIFICATIONS AFTER FABRICATION OR PAINTED WITH RUST INHIBITIVE PRIMER.
- STEEL HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM F2329, U.N.O.
- AFTER ANY FIELD HOLE PUNCHING / DRILLING OR CUTTING HAS BEEN COMPLETED, OR FOR ANY DAMAGED STRUCTURAL MEMBER, TOUCH UP ALL BARE MATERIAL AND WELDED AREAS WITH TWO COATS OF GAL-CON OR SIMILAR MATERIAL TO RESTORE THE GALVANIZED PROTECTION ON THE MEMBERS.
- ALL WELDED STEEL ASSEMBLIES AND INDIVIDUAL STEEL PARTS SHOULD HAVE THE PART NUMBER WELDED ONTO THE PART OR ASSEMBLY. THE PART NUMBERS SHOULD BE LOCATED CONSISTENTLY AND AWAY FROM ANY CONNECTION POINT TO AVOID ANY INTERFERENCE ISSUES WITH THE WELD.

FRP STRUCTURAL MEMBERS

- FRP STRUCTURAL SHAPES SHALL BE BEDFORD FRP SERIES 1525, MANUFACTURED USING THE PULTRUSION PROCESS.
- IF PREFABRICATED MEMBERS DO NOT ASSEMBLE PER PLAN, CONTACT STEALTH® CONCEALMENT SOLUTIONS, INC. BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
- FRP STRUCTURAL MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
- FRP BOLTS SHOULD BE TIGHTENED ½ TURN PAST SNUG AND LOCKED WITH EPOXY.



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08/06/18

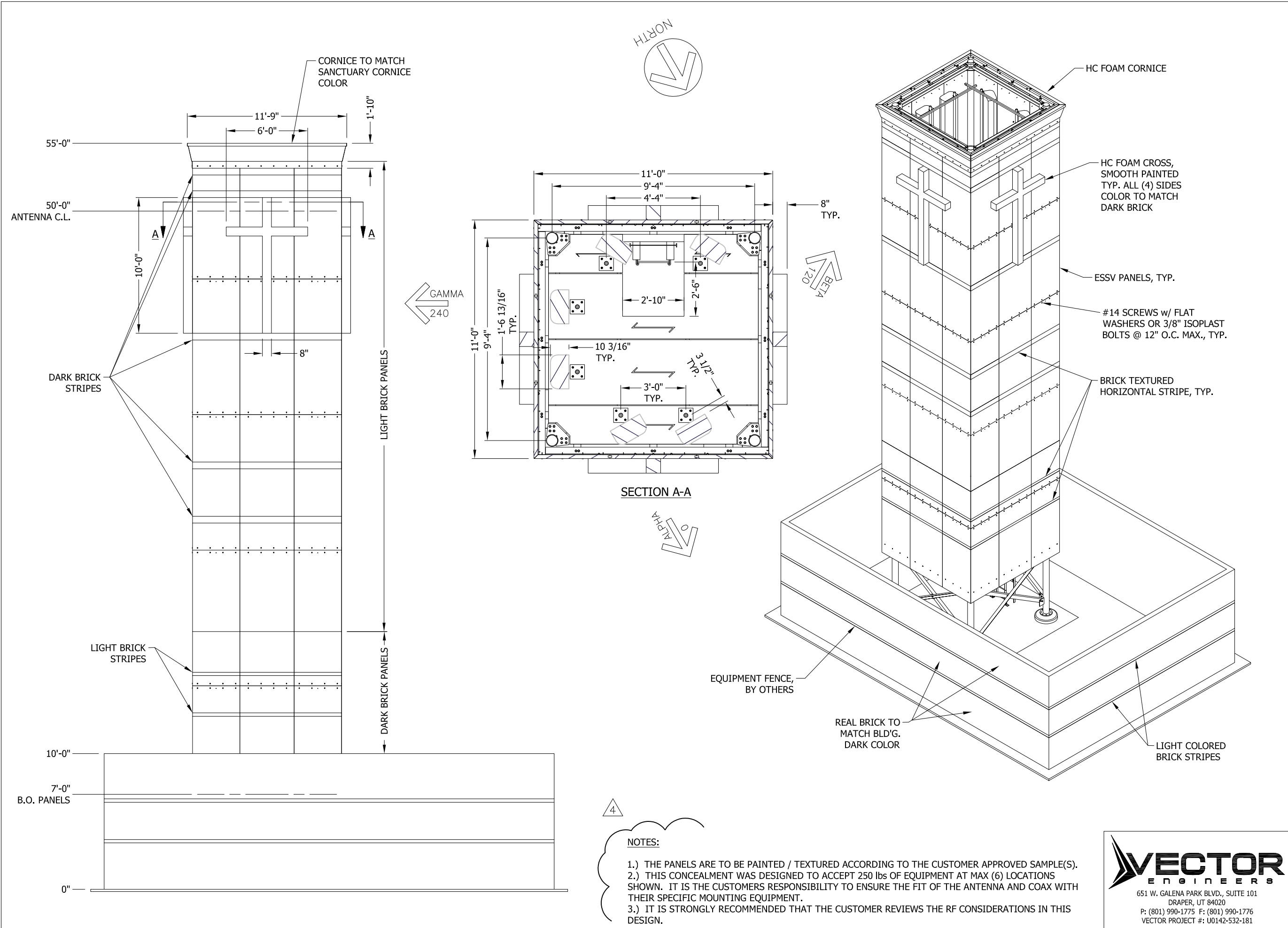
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TOLERANCES
DECIMALS X ± 1/16" ANGULAR X ± 0.5°
.XXX ± 0.01"

NOTES & SPECIFICATIONS

VERIZON WIRELESS
HOLLY HILL
1101 GARDENER DRIVE
FRANKLIN, TN 37064

**VECTOR**
ENGINEERS
651 W. GALENA PARK BLVD., SUITE 101
DRAPER, UT 84020
P: (801) 990-1775 F: (801) 990-1776
VECTOR PROJECT #: U0142-532-181

JOB #: VZ15-00167W-05R9 II	
DRAWN: MG	
DESIGNED: MG	
REVISED: MBT-VSE	
N1 8-6-18	REVISION 4





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TOLERANCES	
DECIMALS	ANGULAR
X ± 1/16"	X ± 0.5°
.XXX ± 0.01"	

ASSEMBLY - ELEVATIONS

VERIZON WIRELESS
HOLLY HILL
1101 GARDENER DRIVE
FRANKLIN, TN 37064

JOB #: VZ15-00167W-05R9 II
DRAWN: MG
DESIGNED: MG
REVISED: MBT-VSE

S1

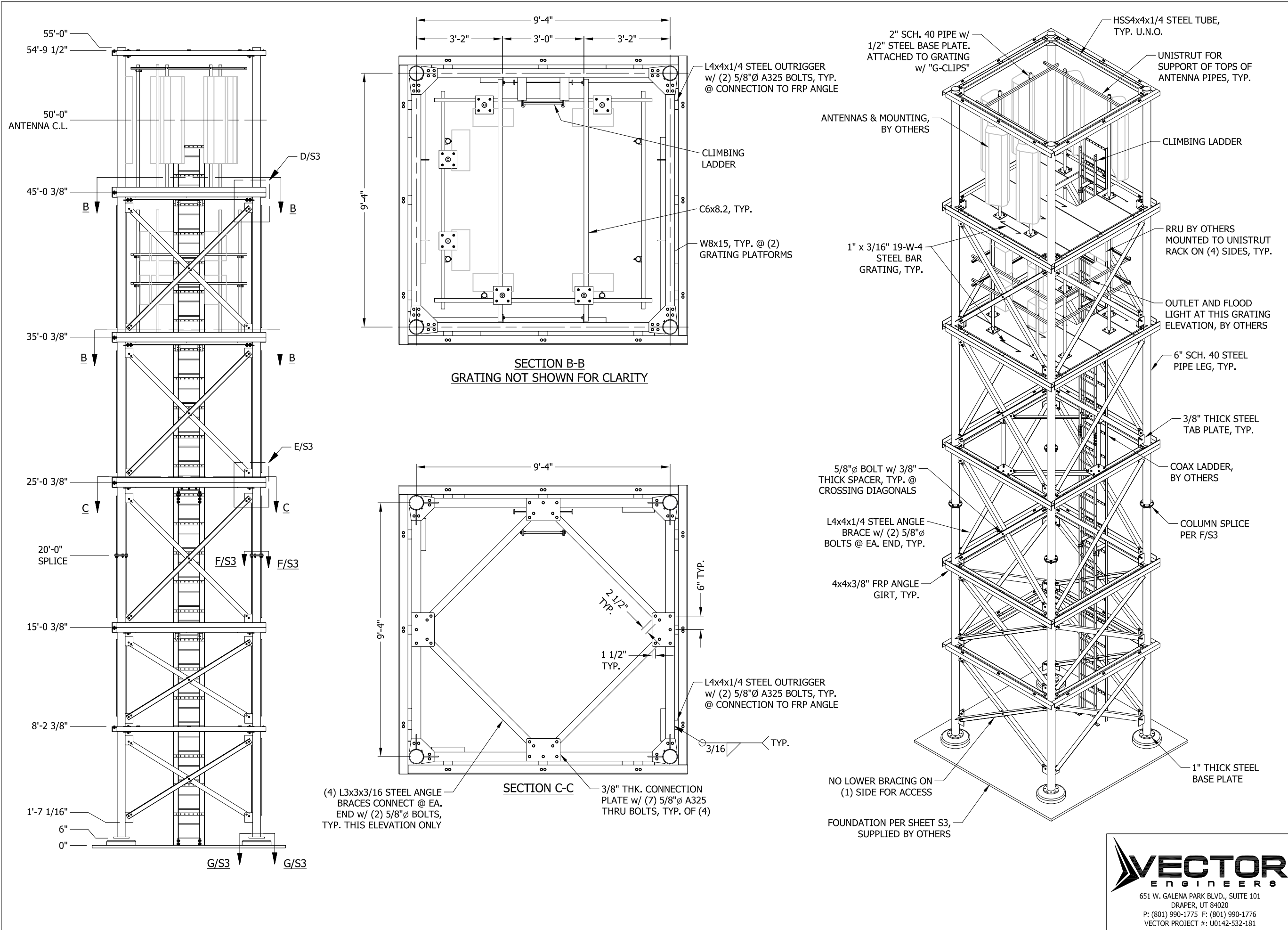
8-6-18

REVISION
4



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ENGINEERS

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OTHERWISE DIMENSIONS SHOWN ARE IN INCHES

TOLERANCES	
DECIMALS	ANGULAR
X ± 1/16"	X ± 0.5°
.XXX ± 0.01"	

ASSEMBLY - ELEVATIONS

VERIZON WIRELESS
HOLLY HILL
1101 GARDENER DRIVE
FRANKLIN, TN 37064



VECTOR
ENGINEERS

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VECTOR PROJECT #: U0142-532-181

JOB #: VZ15-00167W-05R9 II	S2	REVISION 4
DRAWN: MG		
DESIGNED: MG		
REVISED: MBT-VSE		
8-6-18		



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DECIMALS	ANGULAR
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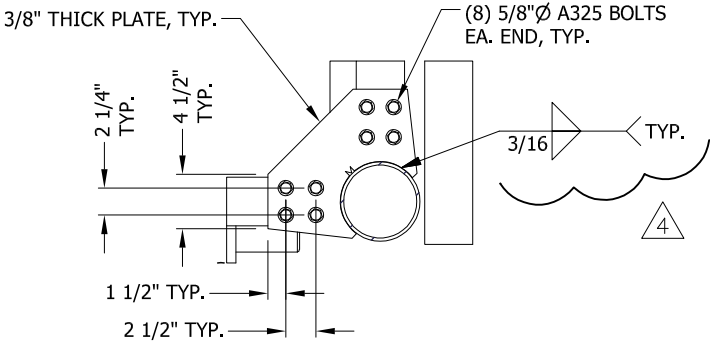
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REVISED: MBT-VSE

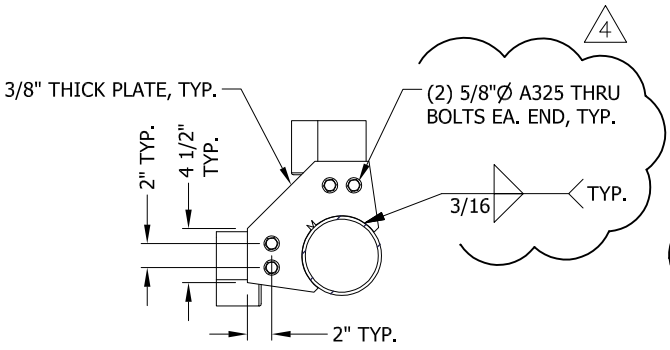
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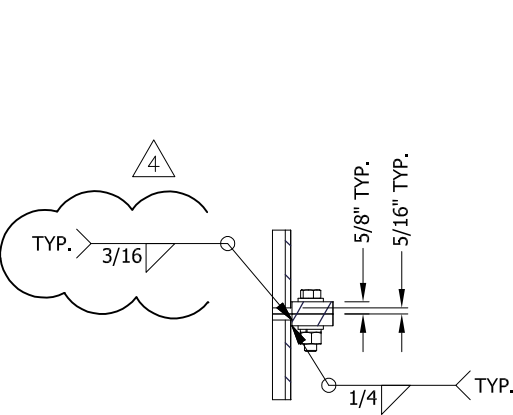
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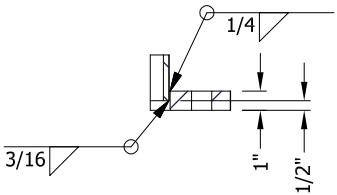
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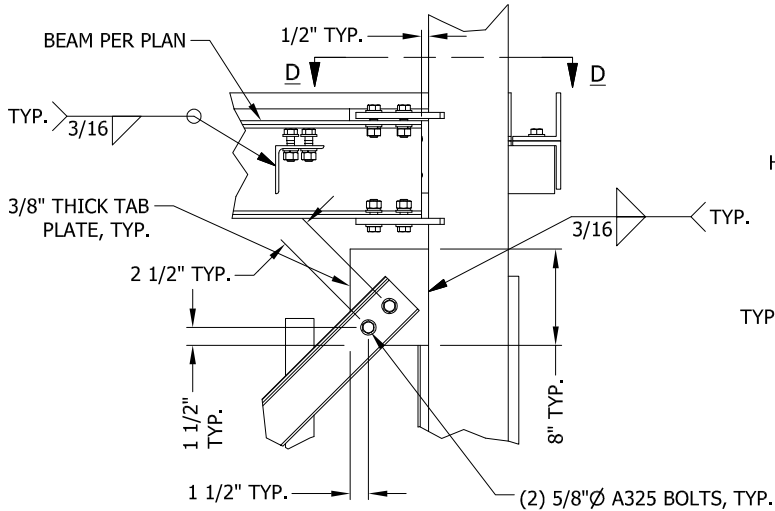
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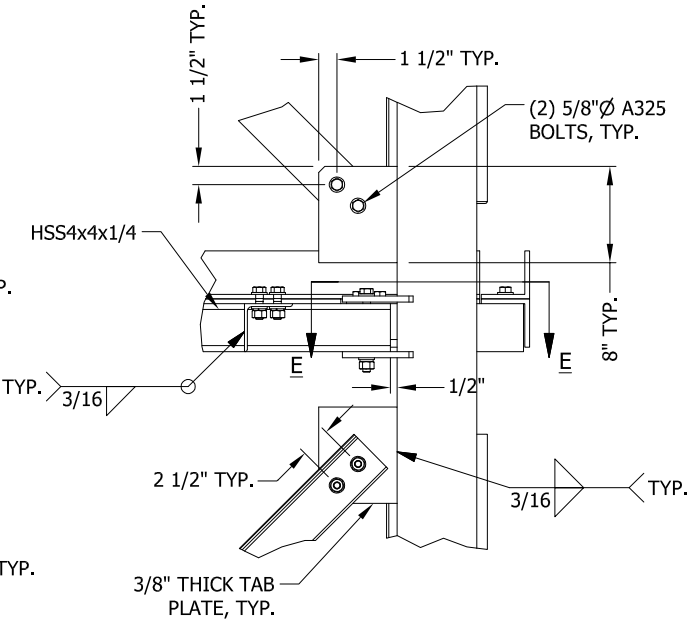
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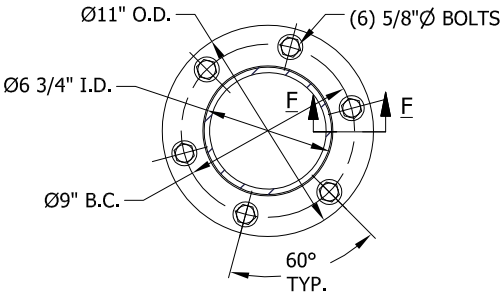
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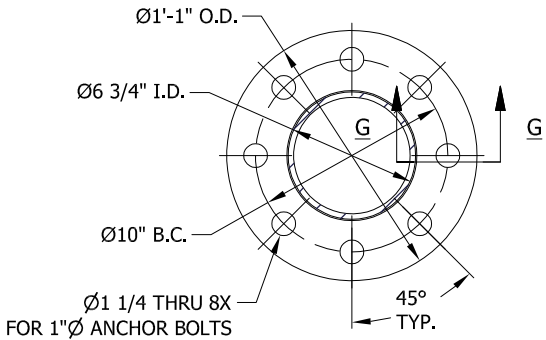
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DETAIL E/S3
GIRTS NOT SHOWN FOR CLARITY



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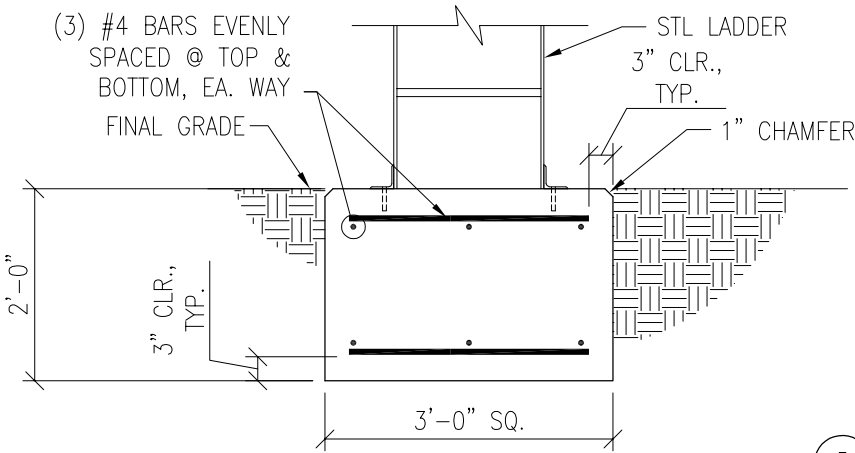


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COLUMN BASE PLATE

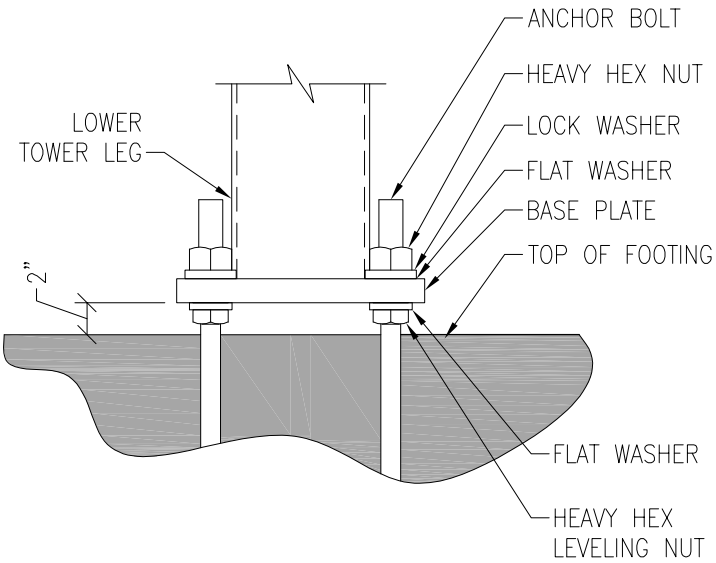
VECTOR
ENGINEERS
651 W. GALENA PARK BLVD., SUITE 101
DRAPER, UT 84020
P: (801) 990-1775 F: (801) 990-1776
VECTOR PROJECT #: U0142-532-181

FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:
TTL, INC.
REPORT: 100814070
DATE: 10/09/14
2. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" (±1") OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-11.
3. REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE ON THIS DRAWING.
4. INSTALLATION OF THE FOUNDATION MUST BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER TO PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.
5. ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM F1554 GR. 55, GALVANIZED U.N.O.



N.T.S. 3

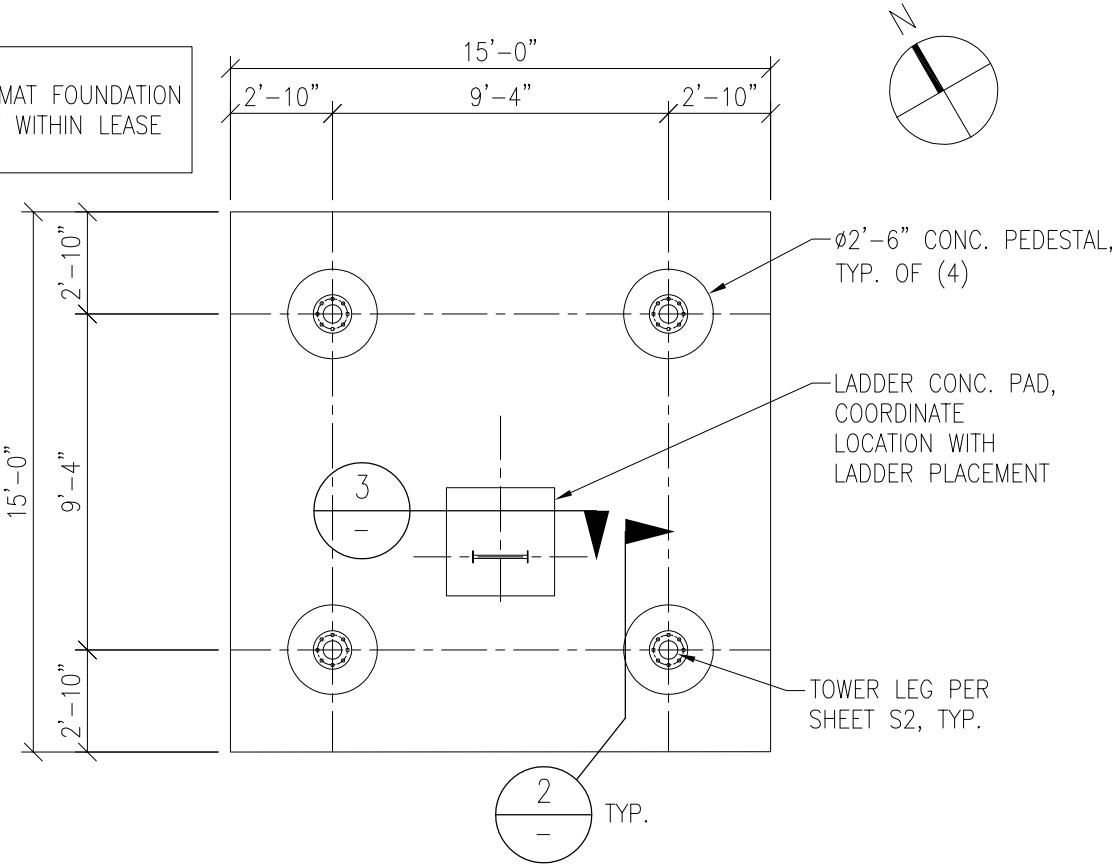


N.T.S. 4

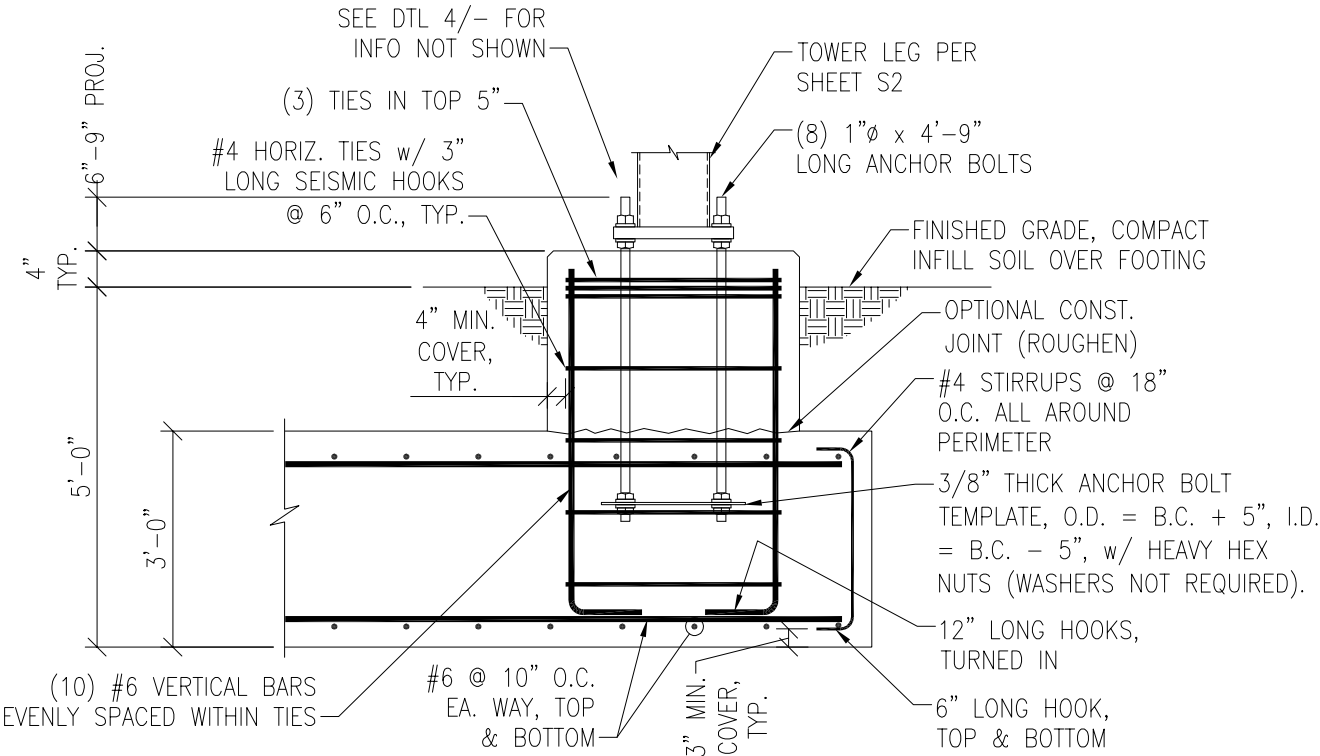


651 W. GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
P: (801) 990-1775 F: (801) 990-1776
VECTOR PROJECT #: U0142-532-181

NOTE:
VERIFY MAT FOUNDATION
WILL FIT WITHIN LEASE
AREA.



N.T.S. 1



N.T.S. 2



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08/06/18

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TOLERANCES	
DECIMALS	ANGULAR
X ± 1/16"	X ± 0.5°
.XXX ± 0.01"	

FOUNDATION

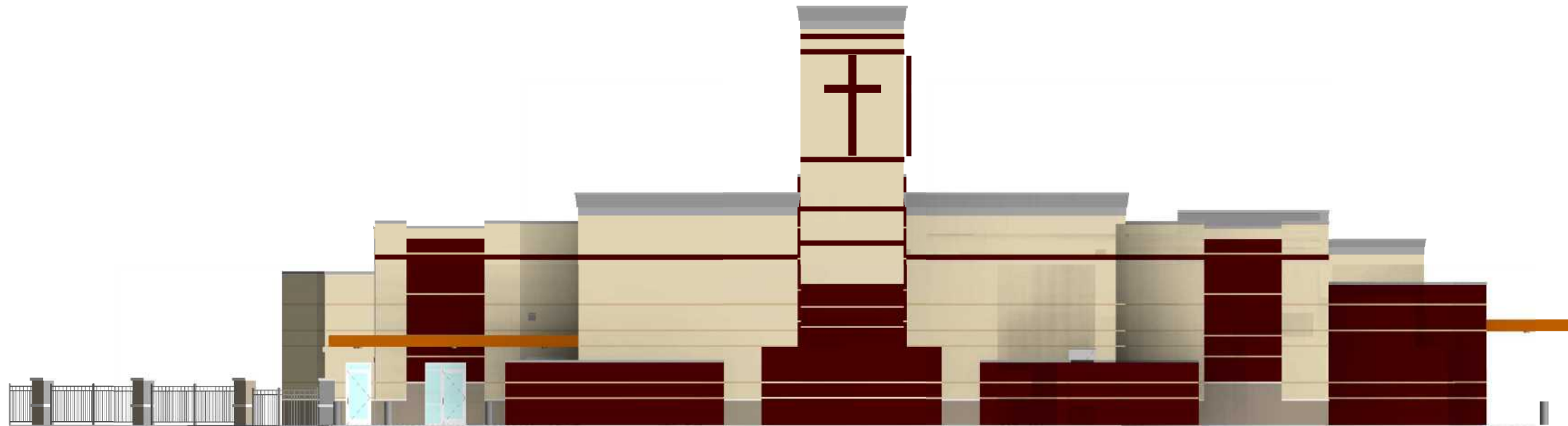
VERIZON WIRELESS
HOLLY HILL
1101 GARDENER DRIVE
FRANKLIN, TN 37064

JOB #: VZ15-00167W-05R8
DRAWN: MGP-VSE
DESIGNED: MBT-VSE
REVISED: MBT-VSE

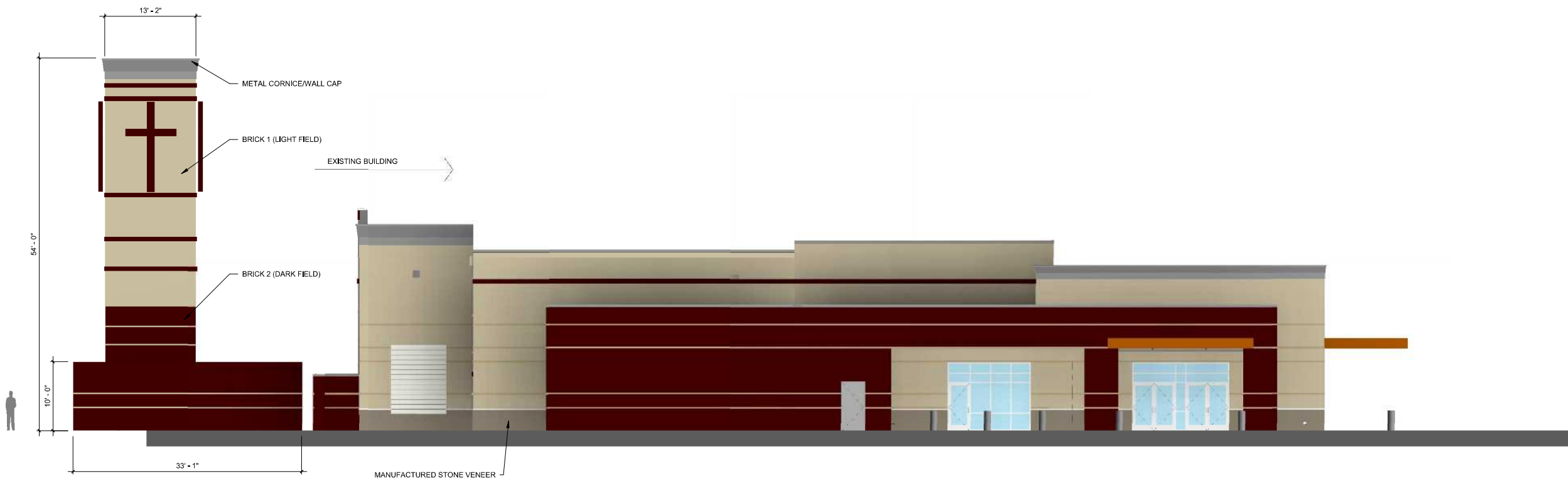
S4

8-6-18

REVISION
4



② WEST ELEVATION - PROPOSED CELL TOWER
SCALE: 1/8" = 1'-0"



① SOUTH ELEVATION - PROPOSED CELL TOWER
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

HARPETH COMMUNITY CHURCH
PROPOSED CELL TOWER

1101 GARDNER DRIVE
FRANKLIN, TN 37064

DWG	CHK	DATE	DESCRIPTION	REV.
BC	SF	3-17-20	FOR REVIEW	

A1.0



PERSPECTIVE VIEW FROM NORTHBOUND LEWISBURG PIKE



PERSPECTIVE VIEW FROM NORTHBOUND LEWISBURG PIKE

EXTERIOR PERSPECTIVES

HARPETH COMMUNITY CHURCH

PROPOSED CELL TOWER
1101 GARDNER DRIVE
FRANKLIN, TN 37064

DWG	CHK	DATE	DESCRIPTION	REV.
BC	SF	3-17-20	FOR REVIEW	



File #: 20-01410

DATE: November 13, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Lockwood Glen PUD Subdivision, Final Plat, Section 15, Creating 14 Residential Lots And Two Open Space Lots, On 6.06 Acres, Located Near The Intersection Of Sherman Court And McAvoy Drive.
(CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7348
Applicant: Clay Wallace, ELI LLC
Owner: Ted Terry, Lockwood Section 9 & 12, LLC

BACKGROUND/STAFF COMMENTS:

This final plat creates 14 single-family lots and two open space lots within the Lockwood Glen PUD Subdivision. The corresponding site plan was approved on this month's Administrative agenda, and both the final plat and the site plan are consistent with the development plan, which was approved on August 13, 2019.

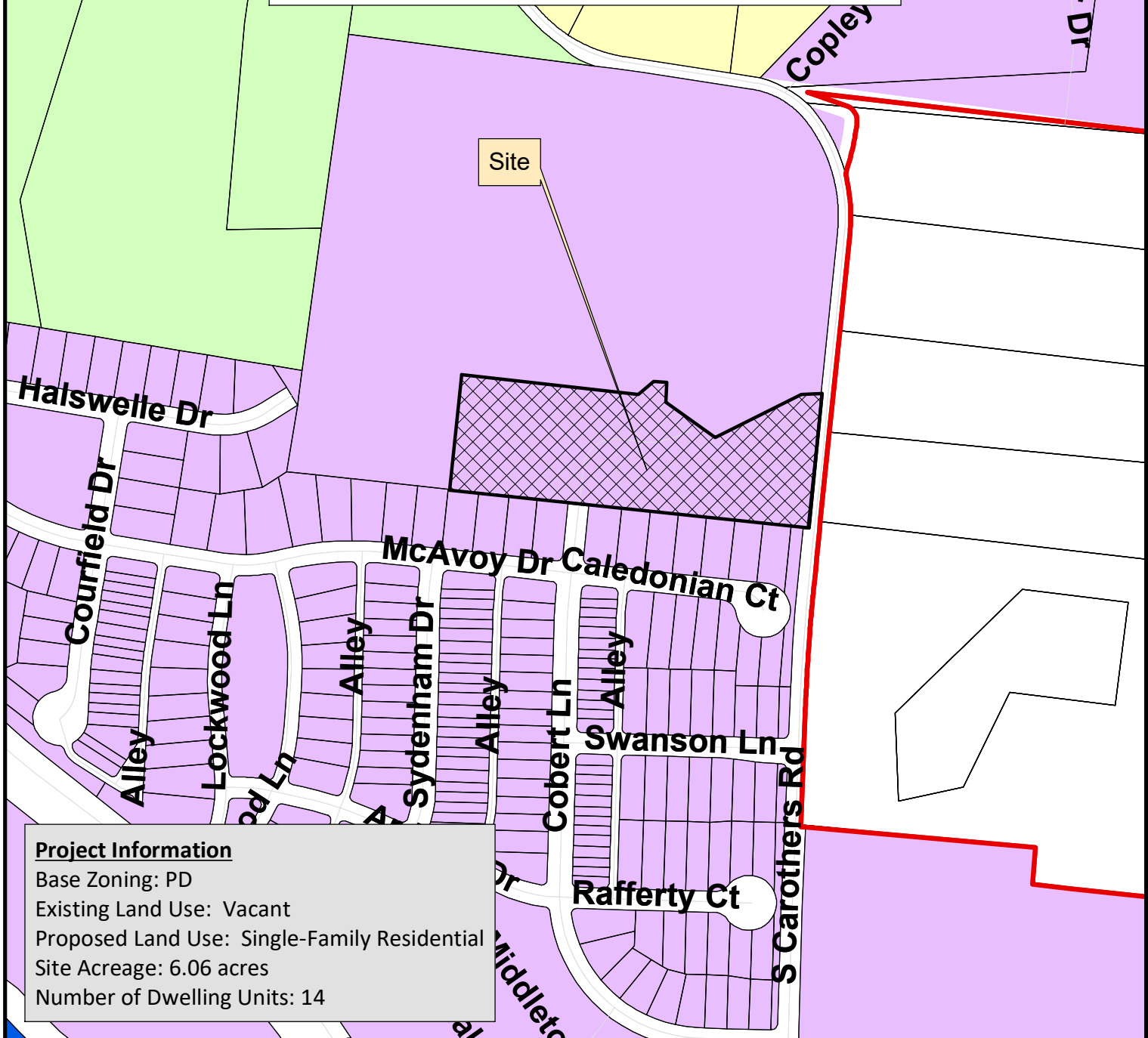
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

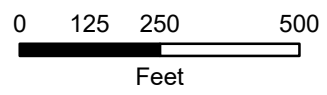
Staff recommends approval with conditions for the Lockwood Glen PUD Subdivision Final Plat for Section 15.

LOCKWOOD GLEN PUD SUBDIVISION, FINAL PLAT, SECTION 15
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/10/2020



Project Information
 Base Zoning: PD
 Existing Land Use: Vacant
 Proposed Land Use: Single-Family Residential
 Site Acreage: 6.06 acres
 Number of Dwelling Units: 14

- | | |
|--------------------------------|------------------------------------|
| LOCKWOOD GLEN SEC 15 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



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

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

18. Final Plat Shall Match Site Plan

joe.marlo@franklintn.gov	Comment to remain open until Site Plan is approved at One Stop.
	Applicant shall ensure that any changes to Site Plan [COF 7380] which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Final Plat shall match the Site Plan.

Performance Agreement and Surety

General Issues

10. Engineering Sureties

Applicant shall post sureties in the following amounts, based on the associated site plan, COF# 7380 (Lockwood Glen PUD Subdivision, Site Plan, Section 15, Revision 1):

I. City Water:	\$ -
II. City Sewer:	\$99,000
III. Public Sidewalk:	\$73,000
IV. City Streets:	\$199,000
V. Private Streets (Including Shared Access):	\$ -
VI. Street Access	\$10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals:	\$ -
IX. ITS Elements:	\$ -
X. Stormwater Drainage:	\$82,000
XI. Green Infrastructure:	\$79,000

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)		
8" MAIN	608	LF
4' MANHOLES	4	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	7437	SF
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	2140.333333	SY
CONCRETE CURB AND GUTTER	1047	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SIGNS/STRIPING/ETC	0.05	OF TOTAL
(ANY NEW OR MODIFIED CONNECTIONS TO EXISTING PUBLIC OR PRIVATE STREETS)	1	EA
15" RCP CULVERT	335	LF
18" RCP CULVERT	341	LF
24" RCP CULVERT	55	LF
HEADWALLS (Concrete Volume)	3	CY
SINGLE INLET/JUNCTION BOX	8	EA
DITCH WORK	500	SY
DRY POND	2763	CY
DETENTION POND OUTLET STRUCTURE	1	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	754	CY

[Edited By Kevin Long]

Water/Sewer

General Issues

7. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant shall be aware that the plat for this section 15 shall not be approved until the site plan for the section has been approved.

This is also a comment to remind staff of this requirement.

Project Name:	Lockwood Glen PUD Subdivision - Section 15
COF Project #:	7348
Subdivision:	Lockwood Glen
Lot numbers:	Lots 403-416 & 508-509
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th

Existing zoning and charter area overlay:	PD
Applicable development standard:	N/A
Acreage of site:	6.06 acres

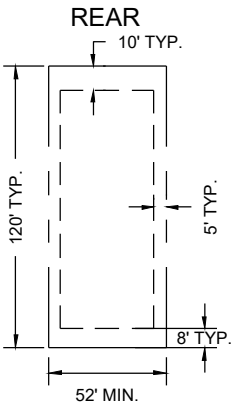
Minimum required setback lines:	Front: 8', Side: 5', Rear: 10'
Owners representative:	Lockwood Section 9 & 12, LLC
Address:	572 Savannah Highway Charleston, SC 29407
Phone number:	(843) 906-4768
Email address:	T.TERRY@CRESCENTHOMES.NET
Contact name:	Ted Terry

Applicant: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

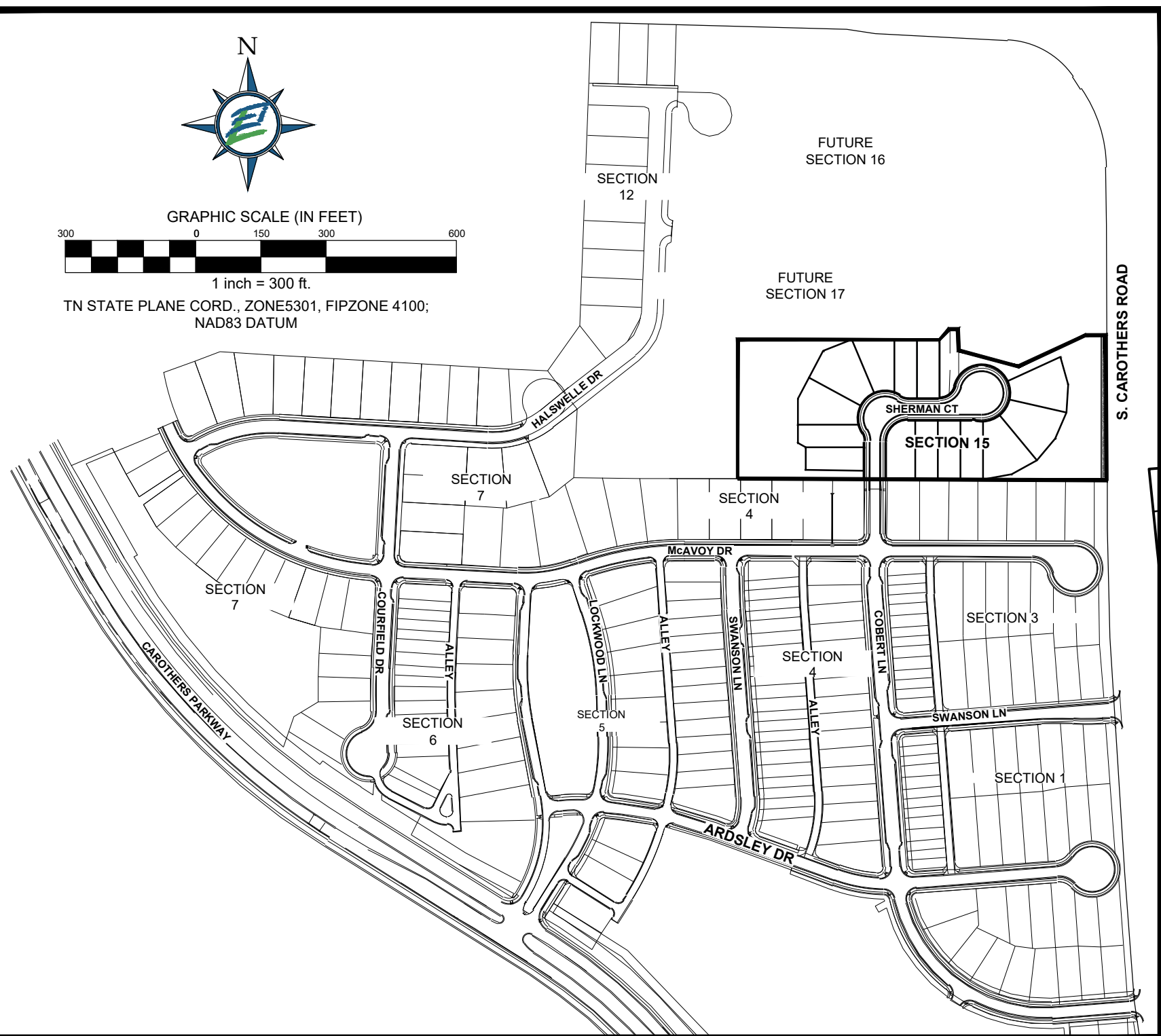
Phone number: (615) 383-6300
Fax number: (615) 383-6341
Email address: Clay.Wallace@eli-llc.com
Contact name: Clay Wallace

Engineer / Land Surveyor: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Fax number: (615) 383-6341
Contact names: Bennie Wheeler

[illegible]

STREET ACCESS
YARD SETBACK



1. The purpose of this plat is to create 14 single-family residential lots, two open space lots, and dedicate right-of-way.
2. This property is not located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0214 G, dated December 22, 2016.
3. The lots shall be served by water from Milcroton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 089.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
10. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. All Milcroton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and public drainage easements.
12. Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
13. Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
14. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
15. No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
16. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or H.O.A. at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
17. Any and all mineral rights for the subject property shall transfer to the owner.
18. Any side elevation visible from a street shall have the same degree of architectural details as the front facade.
19. Green Infrastructure Easements (GIE) are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.
20. Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.
21. All regional stormwater features shall be installed and functioning properly prior to issuance of any certificate of occupancy for developments using them.
22. Access to all lots within Section 15 of Lockwood Glen PUD Subdivision shall be from Sherman Court. There shall be no direct access from South Carothers Road to lots within section 15.

I (we) hereby certify that I am (we) are the owner(s) of the property shown hereon as of record in Book 7809, Page 470, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner _____ Date _____

Owner Information
Lockwood Section 9 & 12, LLO
572 Savannah Highway
Charleston, SC 29407

Midde Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

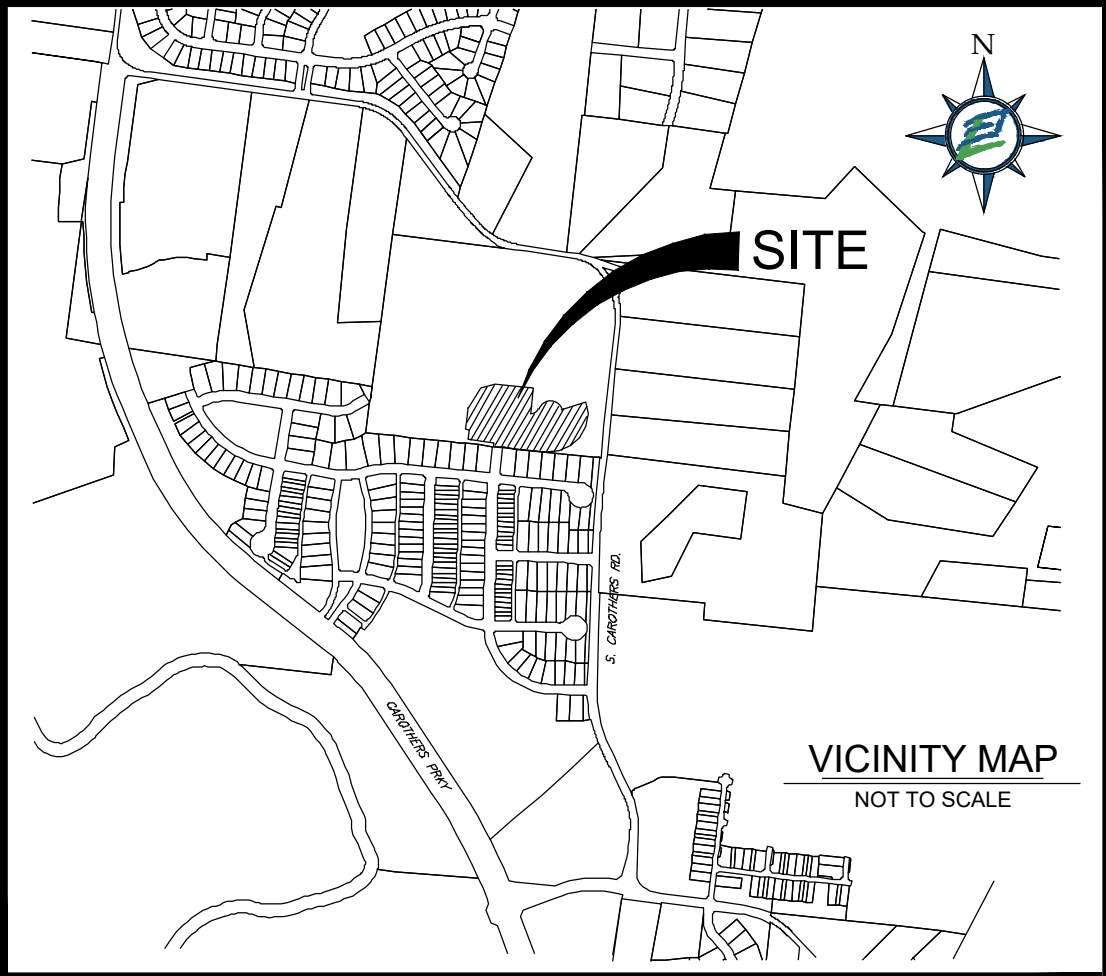
Date _____

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Acreage in new roads including alley right-of-ways 0.86 Acres

Linear footage of new roads 438 Feet

TAX MAP 089, PART OF PARCEL 43.01
Owner: Lockwood Section 9 & 12, LLC
P/O Deed Book 7809 ,Page 470
Register's Office for Williamson County, TN



Subdivision name and street names approved by the Williamson County Emergency Management Agency

Williamson County Emergency Management Agency	Date
City of Franklin	Date

I hereby certify that:

(1) The sewer system designated in Lockwood Glen PUD Subdivision - Section 15 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin Tennessee, to assure completion of such systems.

Director, Water Management Department
City of Franklin, Tennessee

I hereby certify that:

(1) The water system designated in Lockwood Glen PUD Subdivision - Section 15 has been installed in accordance with MUD specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District _____ Date _____

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Lockwood GlenPUD Subdivision - Section 15 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for access, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 20 __, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission

Date

SHEET 1 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7348

DATE: Oct. 12, 2020
REVISED: Oct. 27, 2020

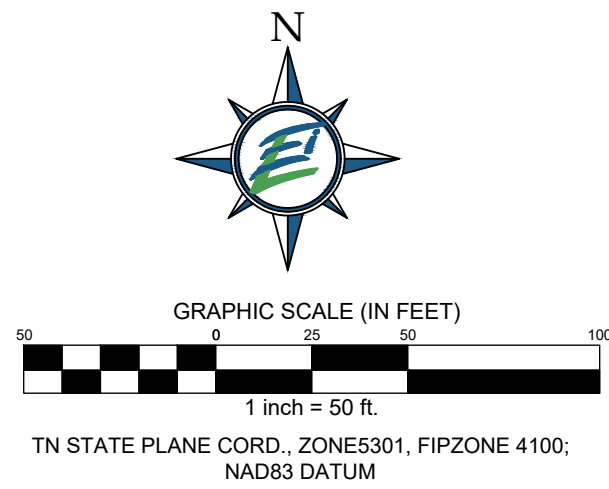
ENERGY LAND & INFRASTRUCTURE

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

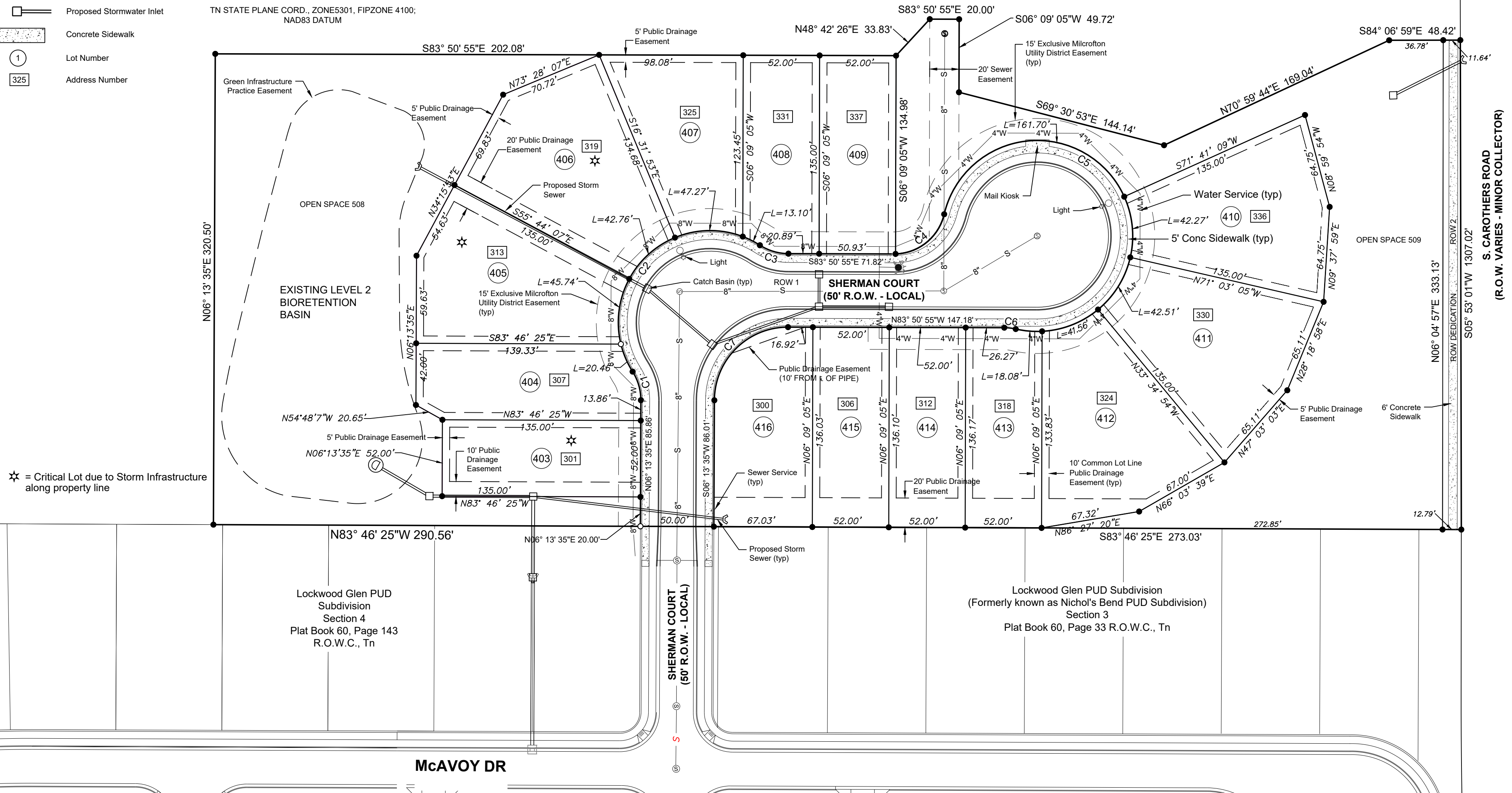
© 2014 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED.

Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number
- Address Number



Lockwood Glen PUD Subdivision Section 17 (FUTURE)



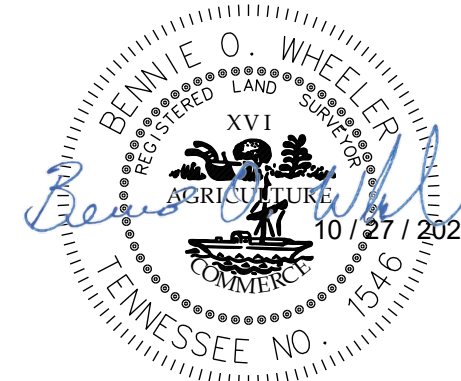
Open Space Table		
Lot #	Square Feet	Acres
OS 508	53865	1.24
OS 509	47321	1.09

R.O.W. Table		
Lot #	Square Feet	Acres
ROW 1	33565	0.77
ROW 2	4069	0.09

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
403	7,020	0.16	6	3	2
404	7,640	0.18	6	3	2
405	10,973	0.25	12	3	4
406	12,532	0.29	12	3	4
407	8,805	0.20	6	3	2
408	6,881	0.16	6	3	2
409	7,020	0.16	6	3	2

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
410	11,405	0.26	12	3	4
411	11,466	0.26	12	3	4
412	11,633	0.27	12	3	4
413	7,043	0.16	6	3	2
414	7,079	0.16	6	3	2
415	7,075	0.16	6	3	2
416	8,568	0.20	6	3	2

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	20.52	36.00	32°39'11"	N10° 06' 01"W	20.24	10.55
C2	42.76	62.50	39°12'14"	S53° 52' 00"W	41.94	22.26
C3	20.52	36.00	32°39'11"	S67° 31' 20"E	20.24	10.55
C4	47.03	35.00	76°59'50"	N57° 39' 10"E	43.57	27.84
C5	161.70	65.00	142°31'54"	N89° 34' 48"W	123.11	191.66
C6	7.84	35.00	12°50'19"	N77° 25' 46"W	7.83	3.94
C7	78.47	50.00	89°55'30"	S51° 11' 20"W	70.66	49.93



LOCKWOOD GLEN PUD SUBDIVISION FINAL PLAT SECTION 15 SHEET 2 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7348
DATE: Oct. 12, 2020
REVISED: Oct. 27, 2020
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



File #: 20-01246

DATE: October 23, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Spring Creek Subdivision, Final Plat, Revision 9, Creating One Commercial Lot On 13.82 Acres, Located At 1854 And 1874 West McEwen Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7354
Applicant: Chris Goetz, Gresham Smith
Owner: Thomas Milford, Drury Development Corp.

BACKGROUND/STAFF COMMENTS:

This item was deferred from the October 22, 2020 FMPC meeting. The purpose of this plat is to adjust the lot lines of Lots 8 and 9 and create a new commercial lot, Lot 10, within the Spring Creek Subdivision. The subject property consists of 13.82 acres and is located at 1854 and 1874 West McEwen Drive. The previous revision to the Spring Creek Subdivision Final Plat was approved in August 2012.

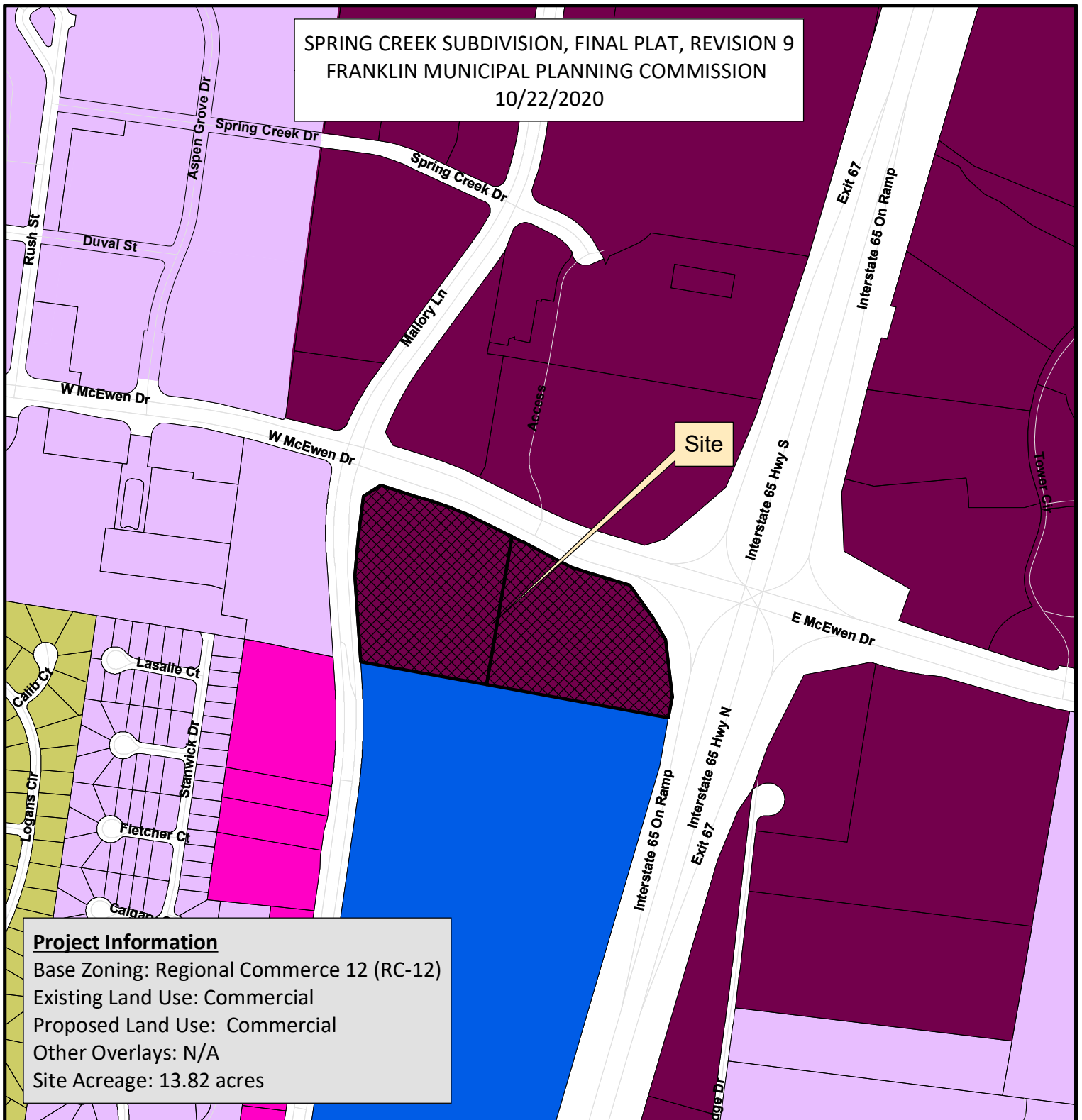
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Spring Creek Subdivision Final Plat, Revision 9. The conditions of approval are attached to this staff report.

SPRING CREEK SUBDIVISION, FINAL PLAT, REVISION 9
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/22/2020



Project Information

Base Zoning: Regional Commerce 12 (RC-12)
Existing Land Use: Commercial
Proposed Land Use: Commercial
Other Overlays: N/A
Site Acreage: 13.82 acres

- | | |
|-------------------------------------|------------------------------------|
| Spring Creek Subdivision, FP, Rev 9 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 125 250 500
Feet

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

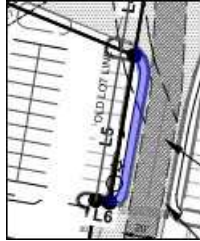
Open Issues: 2 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

13. Easements

joe.marlo@franklin.tn.gov Applicant shall show a Public Access Easement over the portion of sidewalk shown below for access to Lot 10.



Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN OR WILL PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 1ST DAY OF SEPTEMBER, 2020.

CHRISTOPHER GOETZ, TN RLS 2660

9-30-20

DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 4625, PAGE 574 R.O.W.C., TN (TAX MAP 062 PARCEL 21.07) & BOOK 6269, PAGE 979 R.O.W.C., TN (TAX MAP 062 PARCEL 13&13-001), AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.

OWNER(S)

DRURY DEVELOPMENT CORPORATION

DPH FRANKLIN, LLC

DATE

MTMTC CERTIFICATION OF APPROVAL FOR RECORDING

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

MIDDLE TENNESSEE ELECTRIC

MEMBERSHIP CORPORATION

DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT

CITY OF FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) SEWER SYSTEMS DESIGNATED IN SPRING CREEK SUBDIVISION REVISION 9 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT

CITY OF FRANKLIN, TENNESSEE

DATE

(3) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE N SITE WATER SYSTEM AND/OR \$_____ FOR OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.

GENERAL MANAGER

MALLORY VALLEY UTILITY DISTRICT

DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AN ADDRESSING

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY (EMA).

WILLIAMSON COUNTY

EMERGENCY MANAGEMENT AGENCY

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____ DAY OF ____, 2020, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY

FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

Line Table			Curve Table					
Line #	Direction	Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L1	N57°27'16"E	75.47	C1	211.01	1366.77	8.85	S67° 57' 35"E	210.80
L2	S72°23'40"E	122.70	C2	10.69	485.00	1.26	S64° 06' 57"E	10.69
L3	S25°34'55"W	107.24	C3	102.48	515.00	11.40	S67° 55' 19"E	102.31
L4	S9°37'10"W	85.52	C4	17.09	285.00	3.44	S75° 20' 24"E	17.09
L5	S9°37'10"W	96.46	C5	79.59	50.00	91.20	S66° 40' 56"W	71.45
L6	N80°22'50"W	9.00	C6	35.73	42.00	48.75	N45° 27' 14"E	34.67
L7	S21°04'49"W	150.82	C7	38.54	30.00	73.61	S33° 01' 22"W	35.95
L8	S69°49'40"W	24.04						

- PLAT NOTES
1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PLATTED LOT LINE BETWEEN LOTS 8 AND 9 OF SPRING CREEK SUBDIVISION REVISION 8 AND SPLIT LOT 8 INTO TWO LOTS. REVISION 8 WAS PREVIOUSLY APPROVED UNDER COJ PROJECT NO. 2397.

2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOTS 8 & 9 ON THE FINAL PLAT TITLED "SPRING CREEK SUBDIVISION REVISION 8" AS RECORDED IN PLAT BOOK P56, PAGE 77, R.O.W.C., TN.

3. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

4. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. STORMWATER FEATURES EXIST ON ALL LOTS AS SHOWN. THE MAINTENANCE OF ANY OF THOSE FEATURES THAT DRAINAGE IS SHARED SHALL BE A SHARED MAINTENANCE RESPONSIBILITY OF BOTH LOT OWNERS.

5. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

6. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

7. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

8. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

9. PROPERTY RIGHTS RETAINED BY OWNER.

10. SUBJECT PROPERTIES ARE LOCATED IN ZONE X, OUTSIDE OF SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEMA MAP NUMBER 47187C0212F. MAP REVISED SEPTEMBER 29, 2006.

11. THE LOTS SHOWN HEREON ARE SUBJECT TO A UNIFIED SITE PLAN (COF PROJECT NO. 2398); PARKING, OPEN SPACE, ETC. REQUIREMENTS CANNOT BE MODIFIED WITHOUT A REVISION TO THE SITE PLAN. THE LOTS SHOWN ARE ALSO SUBJECT TO A SHARED PARKING AGREEMENT.

12. VEHICULAR ACCESS TO LOTS 8, 9 AND 10 FROM MALLORY LANE SHALL BE SOLELY VIA THE CROSS ACCESS EASEMENT ON LOT 8 AS SHOWN. VEHICULAR ACCESS TO LOTS 8, 9 AND 10 FROM WEST MCEWEN DRIVE SHALL BE SOLELY VIA THE CROSS ACCESS EASEMENT ON LOT 9 AS SHOWN. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE 65 OR ITS ENTRANCE RAMP FROM LOT 9.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND WAS DONE IN COMPLIANCE WITH THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS CHAPTER (0820-03) STANDARDS OF PRACTICE AND (0820-03-.07) SURVEY TYPES AND REQUIREMENTS. THE RATIO OF PRECISION FOR THIS UNADJUSTED SURVEY MEETS OR EXCEEDS 1: 10,000 AS SHOWN HEREON.

CHRISTOPHER GOETZ, TN RLS 2660

[P] 615.770.8100

[E] CHRIS.GOETZ@GRESHAMSMITH.COM

CHRISTOPHER LYLE GOETZ

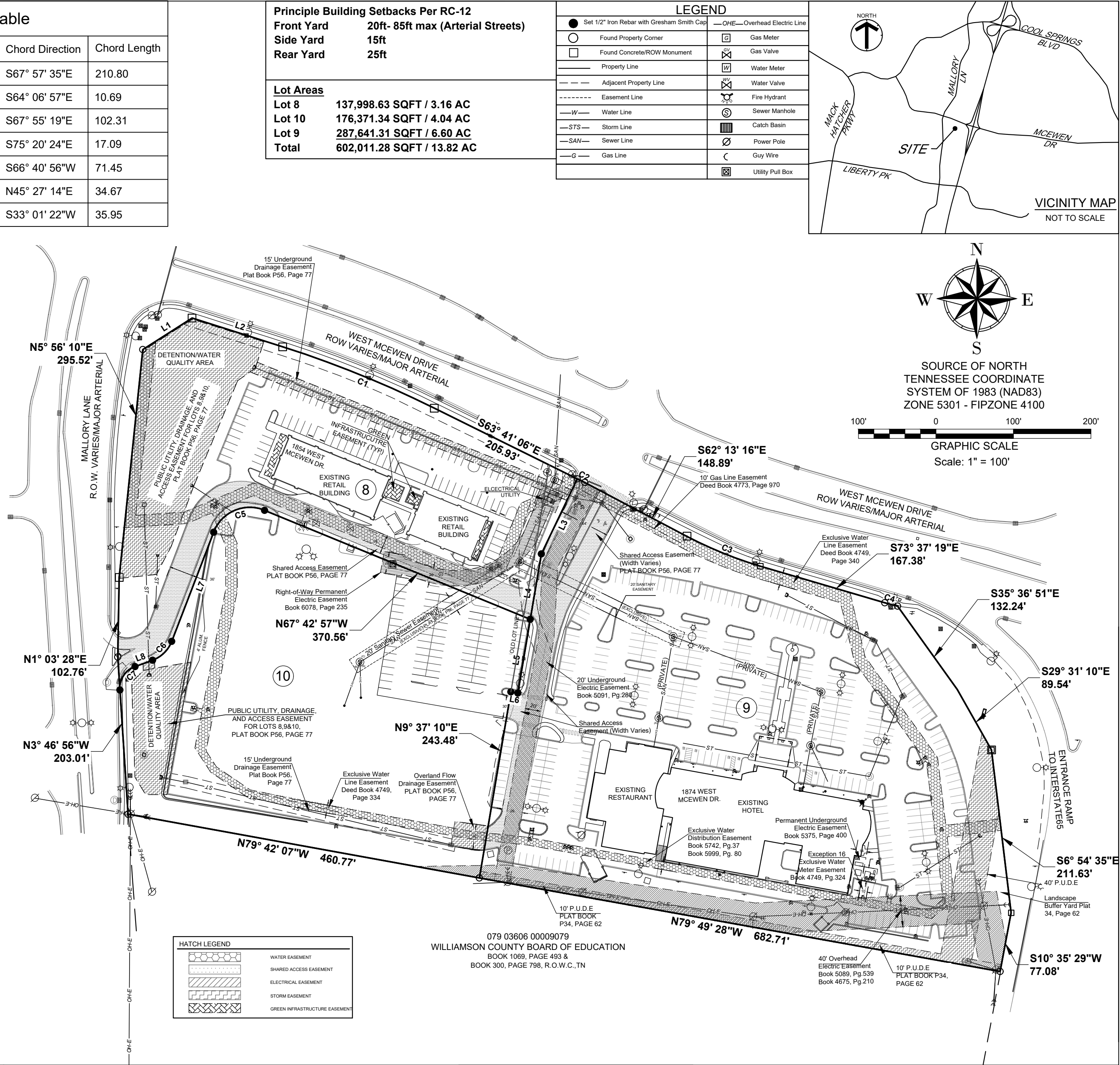
REGISTERED LAND SURVEYOR

AGRICULTURE

COMMERCE

9-30-20

TENNESSEE NO. 2660



UTILITY DISCLAIMER:

GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

Gresham Smith

Genuine Ingenuity

GreshamSmith.com

222 Second Avenue South

Suite 1400

Nashville, TN 37201

615.770.8100

City of Franklin PROJECT NO. 7354

FINAL PLAT

SPRING CREEK SUBDIVISION

REVISION 9

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres: 13.82

Tax Map 62, Parcel 21.07

Map 62, Parcel 21.13

New Streets Area: N/A

Civil District: 8th

Date: 9/30/2020

Total Lots: 3

Owner-Drury Development Corp.

Owner-DPH Franklin, LLC

Current Zoning: Regional Commerce (RC-12)

Project No.: 26488.02

SHEET 1 OF 1

\\global.gsi\data\frma_1\062648802\Survey\Gp\CAD\26488_02_L_Survey.dwg - Goetz, Chris - 9/30/2020 5:18:24 PM



File #: 20-01411

DATE: November 13, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 57, Creating 34 Residential Lots And Two Open Space Lots, On 11.66 Acres, Located Near The Intersection Of Cheltenham Avenue And Eliot Road.
(CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7347
Applicant: Judy Gregg, Wilson & Associates
Owner: Sothern Land Co, representative Tom Skube

BACKGROUND/STAFF COMMENTS:

This plat was previous approved at the May 2020 Planning Commission, but was not yet recorded. Since then, Southern Land has re-evaluated this section, and decided to include one additional lot into the section. The associated Site Plan for this section has been revised to include the additional lot. The change to the plat and site plan are consistent with the Development Plan, most recently revised and approved by BOMA on October 13, 2020. This plat will replace the previously approved but not yet recorded plat.

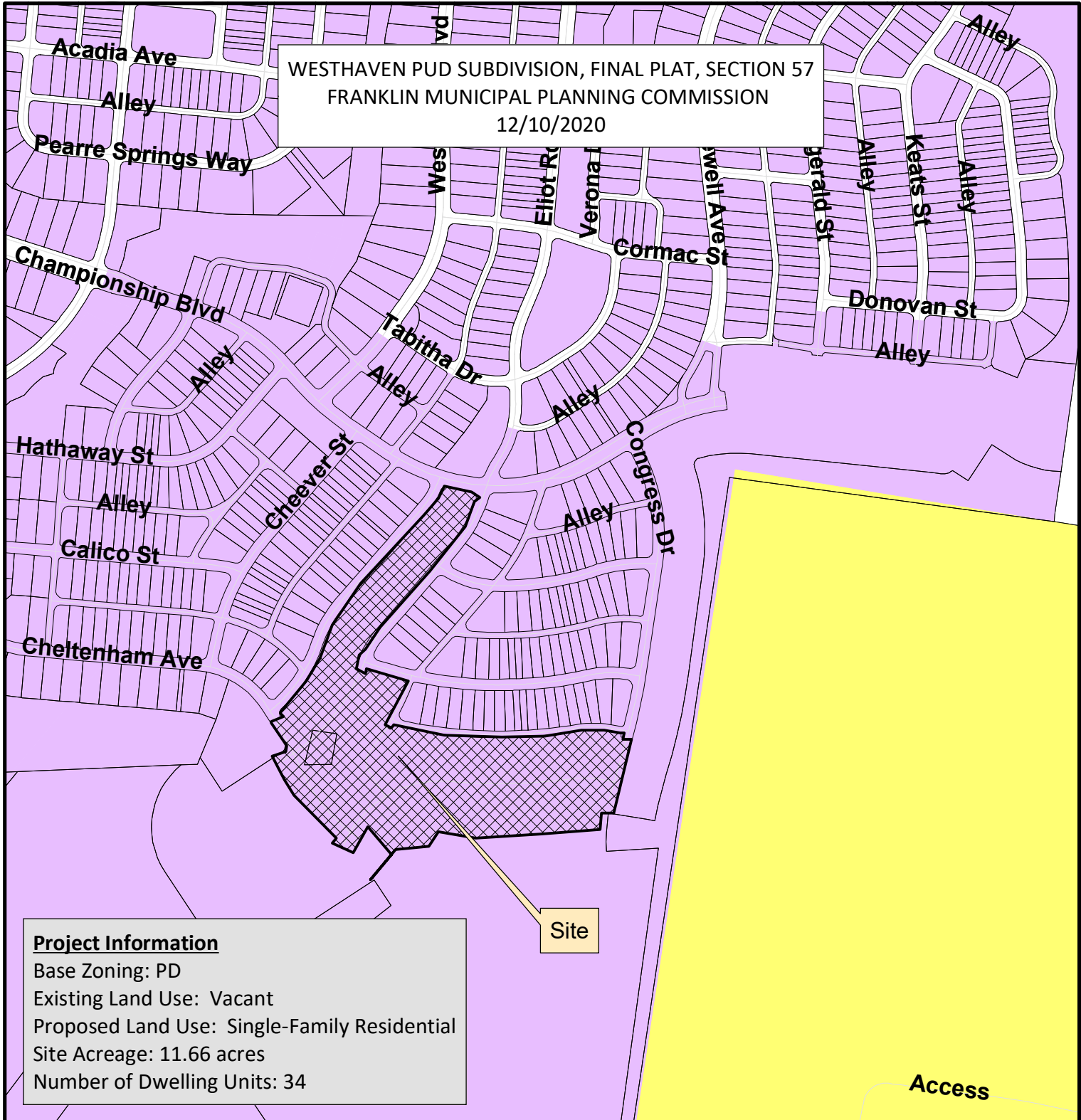
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

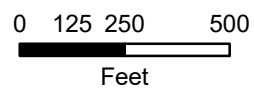
Staff recommends approval with conditions for the Westhaven PUD Subdivision Section 57 Final Plat.

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 57
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/10/2020



Project Information
 Base Zoning: PD
 Existing Land Use: Vacant
 Proposed Land Use: Single-Family Residential
 Site Acreage: 11.66 acres
 Number of Dwelling Units: 34

- | | |
|--------------------------------|------------------------------------|
| WESTHAVEN SEC 57 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential 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 2019. All rights reserved.

CONDITIONS OF APPROVAL:

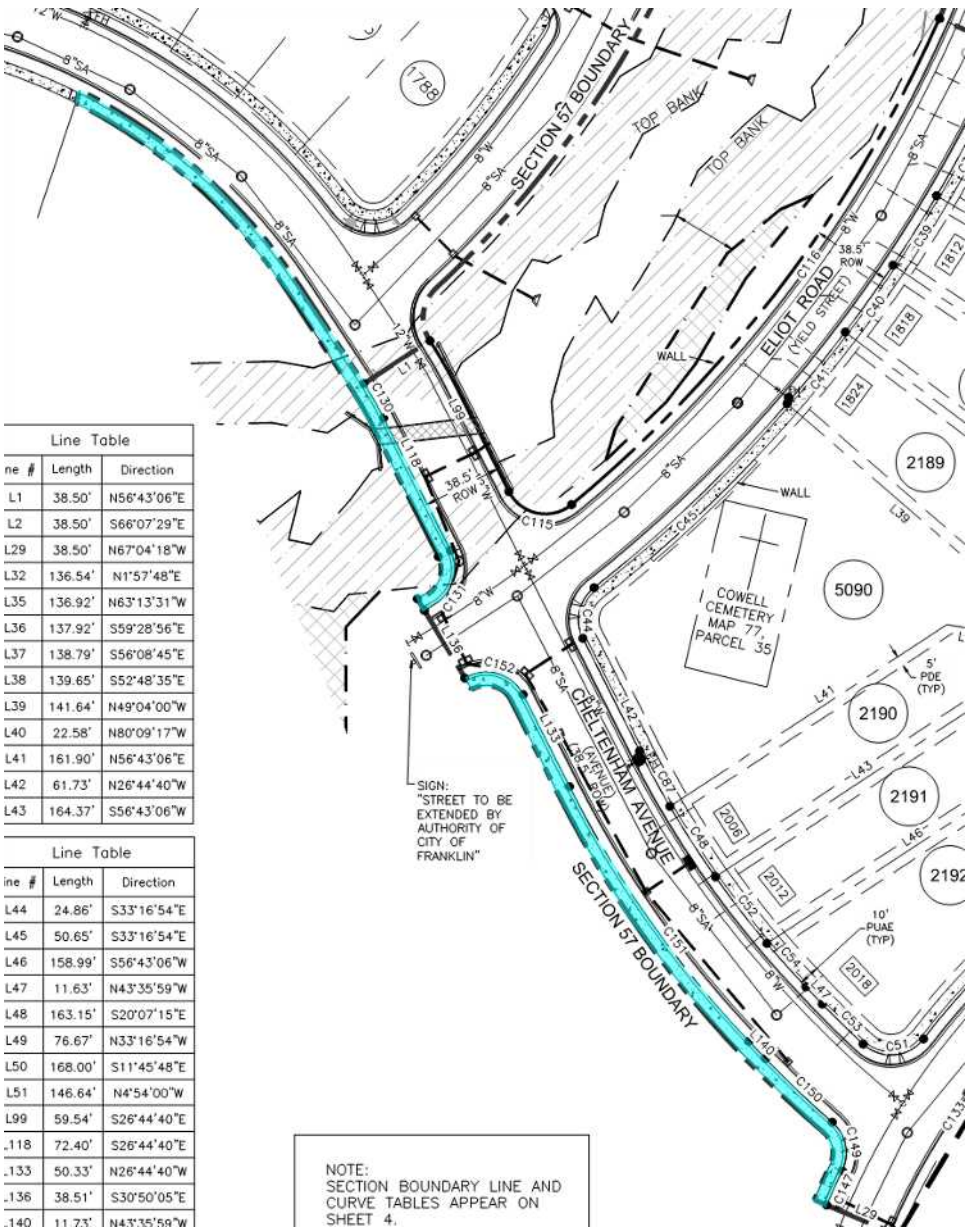
Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

14. C. Final Plat

lance.fittro@franklin.tn.gov With the boundary line for the dedicated right-of-way for Cheltenham Avenue now shifted off of the section boundary line to match the approved site plan, applicant shall provide open space lot numbers and boundary calls for the resulting area between the section boundary and the ROW boundary, as highlighted below. The resulting lots shall be labeled as open space lots, and included in the lot area table, in order to enable their resubdivision and consolidation with the lots in the adjacent section when it is platted.



General Issues

1. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan **COF# 7115 (Westhaven PUD Subdivision, Site Plan, Section 57)** shall be transferred to this final plat as a condition of approval.

Planning

General Issues

2. Project number

amy.diaz-barriga@franklin.tn.gov The applicant shall provide the correct COF number, 7347, on the plat (not 7307).

5. replatting the entire section?

amy.diaz-barriga@franklin.tn.gov The approval of this plat by Planning Commission will replace the previously submitted but not yet recorded plat for section 57. The prior plat, COF 7250, shall be considered null and void with the approval of this plat.

Plat Notes:

1. The purpose of this plat is to create 34 lots (Lots 2185-2218), and two Open Space lots (5090 and 5093).
2. Subject property is shown as Section 57 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
3. Subject property is identified as a portion of Parcel 1.16 on Property Map 77.
4. Zoning: (PD)
5. According to the Westhaven Pattern Book, the following building types would be permitted in the T4 transect zone - sideyard house, cottage, or house.
- Minimum setback requirements (Section 57 lots):
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
(Minimum 0' between townhome units)

Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)

6. All lots in Section 57 fall in the T4 Transect Zone as defined in the Westhaven Concept Plan (Revision 4) and Pattern Book, revised 05/08/07.

7. Section 57 includes the following building types and sizes: sideyard houses, cottages, houses, and courtyard houses.

Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments.
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum building heights.....2 stories

8. Bearings are based on Tennessee state plane coordinate system, NAD 83 Datum.
9. Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO190F, Revision Date September 29, 2006.
10. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
11. All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
12. Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
13. Stormwater quality shall be addressed with each site plan.
14. Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
15. Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
16. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
17. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
18. Mineral rights are to be held by Westhaven Partners, LLC.
19. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
20. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
21. Street address numbers are assigned to the following street names: 1800-1824 Eliot Street, 2006-2018 Cheltenham Ave., and 3000-3097 Conar Street.
22. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
23. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
24. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
25. Required Exterior Parking:
A. Single Family Detached Residence
2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.
26. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his designee.

Legend

Existing Iron Rod
Iron Rod Set
Existing Concrete Monument
Concrete Monument Set
Storm Catchbasin
Sewer Manhole
Street Address

Legend (cont.)

Water Valve
Fire Hydrant
Street Light
Sidewalk Pattern
Public Utility & Drainage Esmt.
Public Drainage Esmt.
Public Utility & Access Esmt.

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215 (615) 778-3150	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188

27. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete, or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

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

Subdivision name and street names approved by the Williamson County
Emergency Management Agency.

Williamson County Emergency Management Agency Date

City of Franklin Date

CERTIFICATE OF APPROVAL OF
WATER SYSTEMS

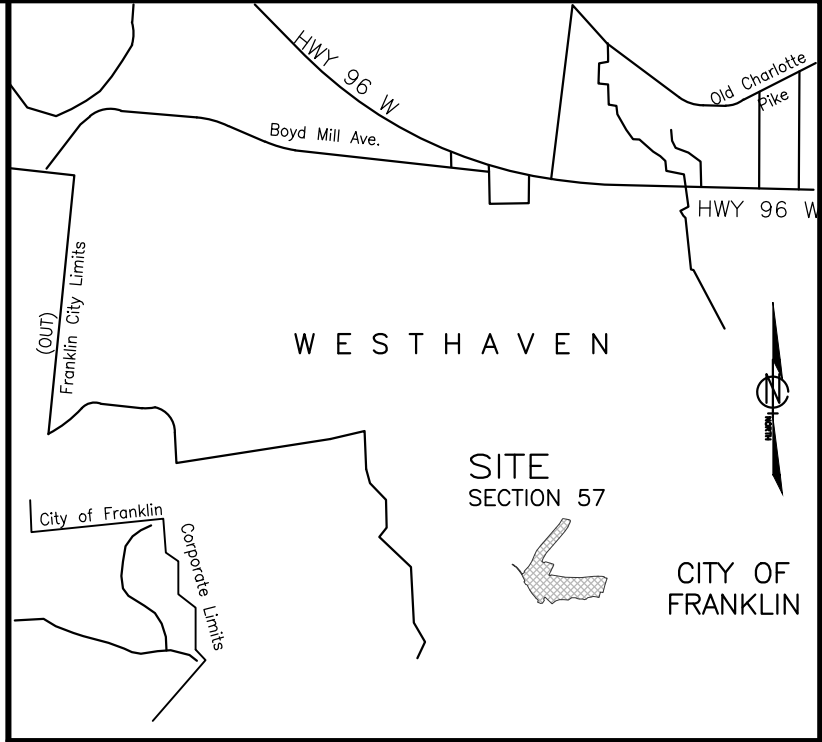
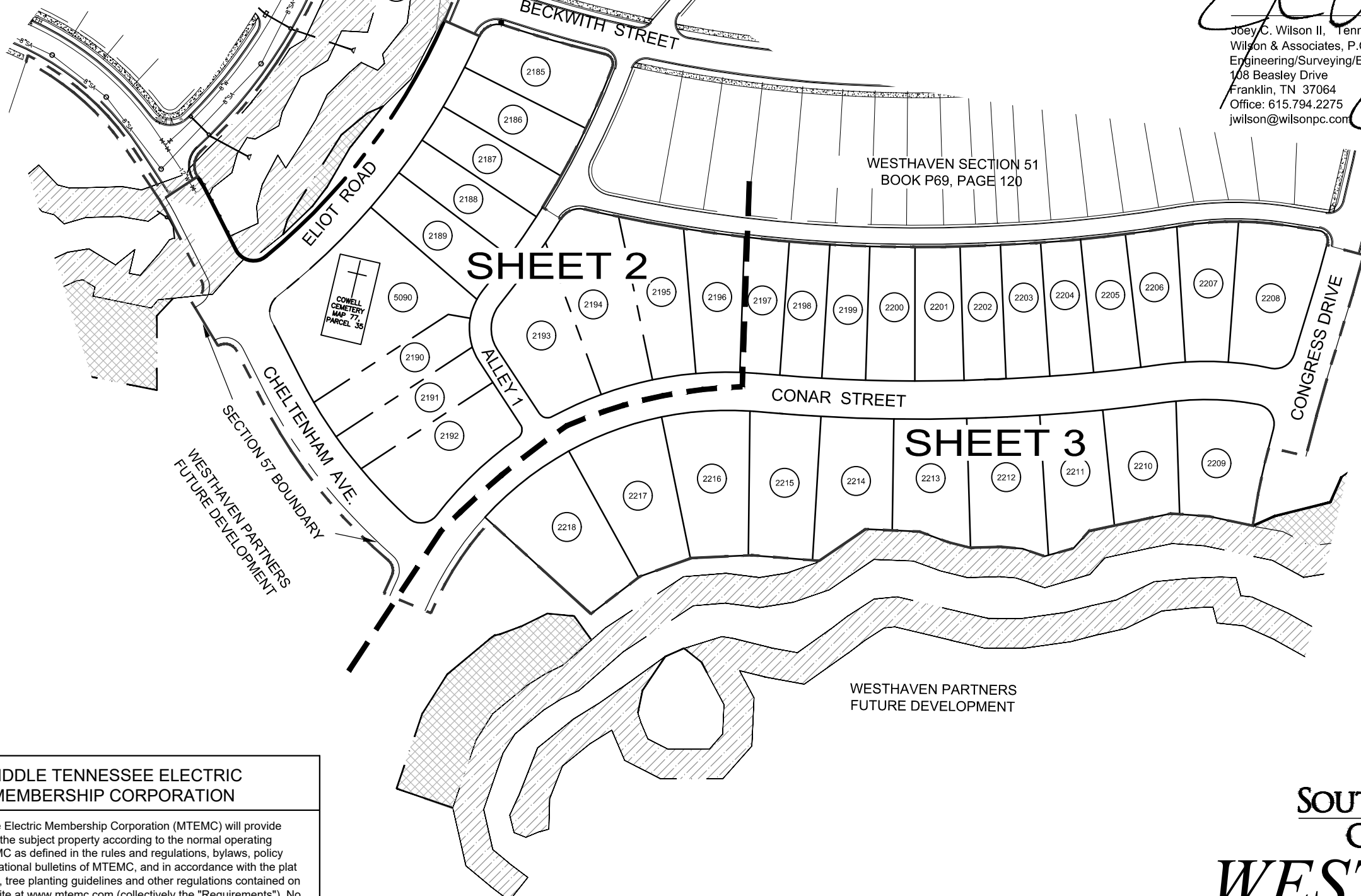
I hereby certify that:

- (1) the water system designated in Westhaven PUD Subdivision, Section 57 has been installed in accordance with City Specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District Date

Parcel #	Area (SF)	Area (Ac.)
2185	8713.15	0.200
2186	6804.59	0.156
2187	6110.45	0.140
2188	6151.59	0.141
2189	6954.76	0.160
2190	6986.69	0.160
2191	6608.17	0.152
2192	10611.89	0.244
2193	10539.85	0.242
2194	11843.03	0.272
2195	8377.86	0.192
2196	7409.03	0.170
2197	5816.72	0.134
2198	5629.99	0.129
2199	5715.14	0.131
2200	6412.05	0.147
2201	6412.56	0.147
2202	5613.16	0.129
2203	5718.18	0.131
2204	5718.08	0.131

Parcel #	Area (SF)	Area (Ac.)
2205	6308.31	0.145
2206	6600.51	0.152
2207	7380.36	0.169
2208	11148.41	0.256
2209	10367.86	0.238
2210	8031.14	0.184
2211	8498.37	0.195
2212	10154.94	0.233
2213	9064.50	0.208
2214	9468.87	0.217
2215	9900.84	0.227
2216	10865.29	0.249
2217	11420.35	0.262
2218	12339.03	0.283
5090	20448.59	0.469
5093	127672.96	2.930

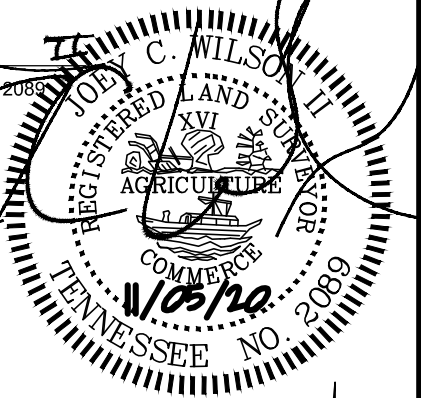


VICINITY MAP
NOT TO SCALE

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of February, 2019.

JOEY C. WILSON II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN 37064
Office: 615.794.2275
jwilson@wilsonpc.com



SOUTHERN LAND
COMPANY

WESTHAVEN
P.U.D. SUBDIVISION
SECTION 57

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 11.663 TOTAL # OF LOTS 34
ACRES NEW RD/ST 1.933 (ROW) L.F. OF NEW RD/ST 2379.11
ACRES OPEN SPACE 3.40 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = NO SCALE DATE = 03/25/2020

COF PROJECT # 7307

SHEET 1 OF 4

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2269, Page 345, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner Date

CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 57 have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I hereby certify that:

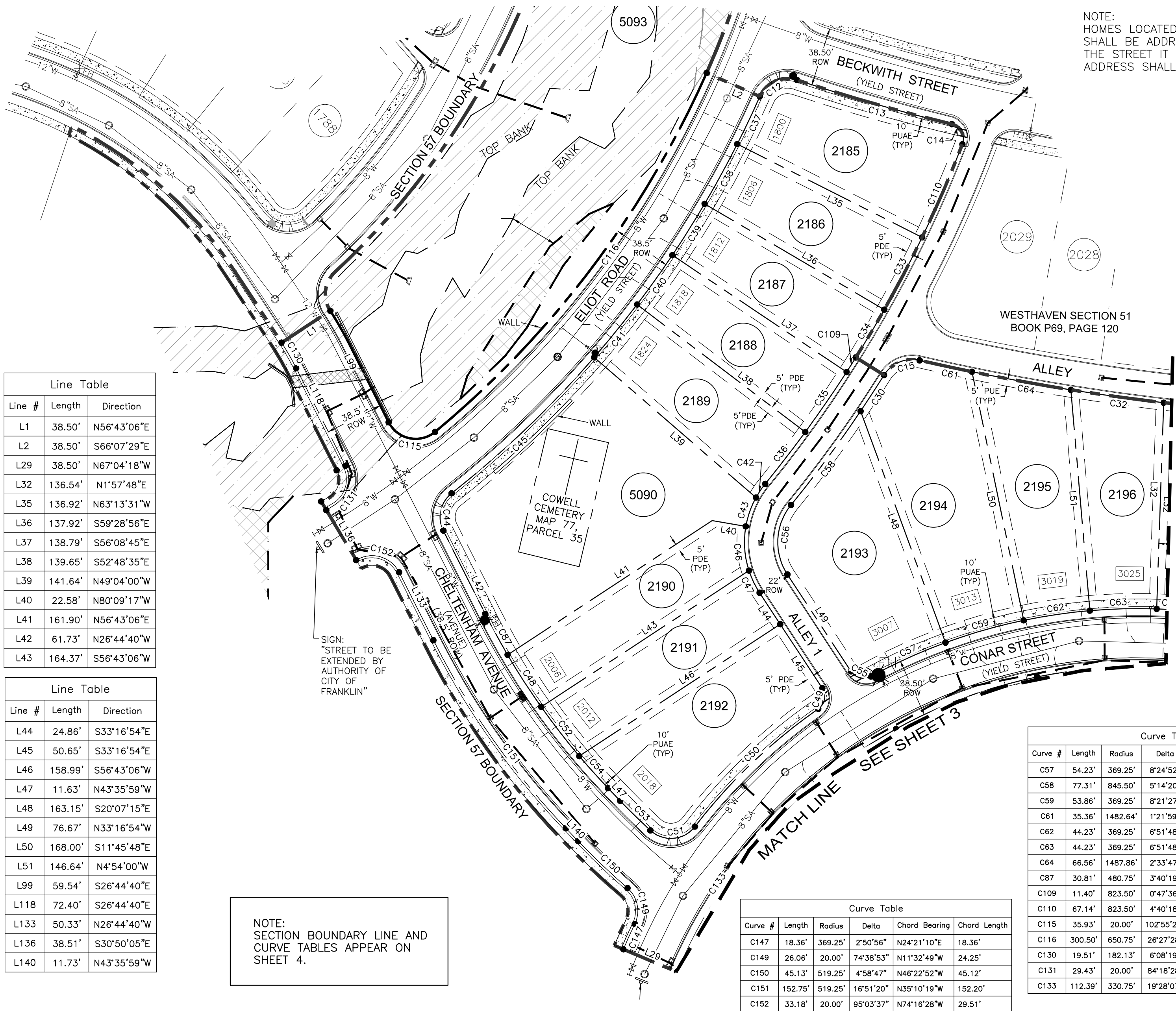
- (1) the sewer system designated in Westhaven PUD Subdivision, Section 57 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department Date
City of Franklin, Tennessee

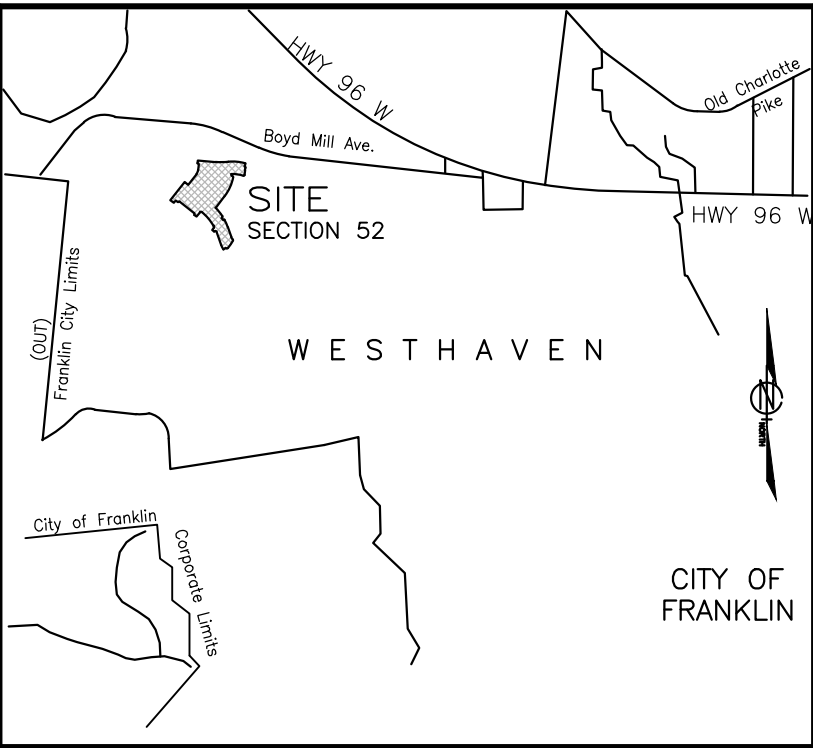
CERTIFICATE OF APPROVAL OF RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary Date
Franklin Municipal Planning Commission



NOTE:
HOMES LOCATED ON A CORNER LOT
SHALL BE ADDRESSED ACCORDING TO
THE STREET IT FACES. THE OTHER
ADDRESS SHALL NOT BE USED.



VICINITY MAP
NOT TO SCALE

Line Table		
Line #	Length	Direction
L1	38.50'	N56°43'06"E
L2	38.50'	S66°07'29"E
L29	38.50'	N67°04'18"W
L32	136.54'	N1°57'48"E
L35	136.92'	N63°13'31"W
L36	137.92'	S59°28'56"E
L37	138.79'	S56°08'45"E
L38	139.65'	S52°48'35"E
L39	141.64'	N49°04'00"W
L40	22.58'	N80°09'17"W
L41	161.90'	N56°43'06"E
L42	61.73'	N26°44'40"W
L43	164.37'	S56°43'06"W

Line Table		
Line #	Length	Direction
L44	24.86'	S33°16'54"E
L45	50.65'	S33°16'54"E
L46	158.99'	S56°43'06"W
L47	11.63'	N43°35'59"W
L48	163.15'	S20°07'15"E
L49	76.67'	N33°16'54"W
L50	168.00'	S11°45'48"E
L51	146.64'	N4°54'00"W
L99	59.54'	S26°44'40"E
L118	72.40'	S26°44'40"E
L133	50.33'	N26°44'40"W
L136	38.51'	S30°50'05"E
L140	11.73'	N43°35'59"W

NOTE:
SECTION BOUNDARY LINE AND
CURVE TABLES APPEAR ON
SHEET 4.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C12	29.43'	20.00'	84°18'52"	N66°01'57"E	26.85'
C13	106.55'	1335.00'	4°34'23"	S74°05'49"E	106.53'
C14	17.00'	10.00'	97°25'30"	S27°40'15"E	15.03'
C15	27.25'	22.00'	70°57'52"	N67°30'50"E	25.54'
C30	28.44'	845.50'	1°55'38"	N32°59'39"E	28.44'
C32	61.99'	1492.00'	2°22'49"	S82°06'28"E	61.98'
C33	54.01'	823.50'	3°45'29"	S27°35'32"W	54.00'
C34	36.80'	823.50'	2°33'37"	S30°45'05"W	36.79'
C35	48.25'	823.50'	3°21'24"	S34°30'12"W	48.24'
C36	43.33'	823.50'	3°00'53"	S37°41'21"W	43.32'
C37	34.90'	689.25'	2°54'04"	N25°19'27"E	34.90'
C38	45.03'	689.25'	3°44'35"	N28°38'46"E	45.02'
C39	40.14'	689.25'	3°20'11"	N32°11'09"E	40.13'
C40	40.13'	689.25'	3°20'10"	N35°31'20"E	40.13'
C41	45.03'	689.25'	3°44'35"	N39°03'43"E	45.02'

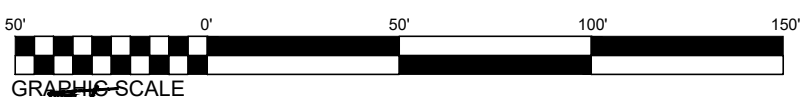
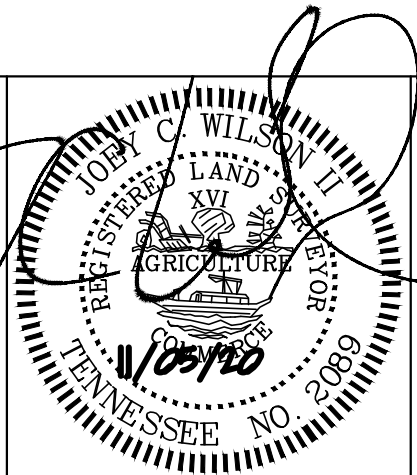
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C42	10.95'	61.00'	10°17'16"	N34°03'09"E	10.94'
C43	20.30'	61.00'	19°03'47"	N19°22'37"E	20.20'
C44	27.41'	20.00'	78°31'41"	N12°31'11"E	25.32'
C45	130.53'	689.25'	10°51'01"	N46°21'31"E	130.33'
C46	29.58'	61.00'	27°47'15"	S4°02'54"E	29.29'
C47	16.33'	61.00'	15°20'22"	S25°36'43"E	16.28'
C48	41.01'	480.75'	4°53'17"	N32°51'37"W	41.00'
C49	15.43'	10.00'	88°23'57"	S10°55'05"W	13.94'
C50	113.28'	369.25'	17°34'40"	S46°19'44"W	112.84'
C51	33.24'	20.00'	95°13'17"	N85°09'02"E	29.54'
C52	41.14'	480.75'	4°54'10"	N37°45'20"W	41.13'
C53	27.99'	480.75'	3°20'09"	N45°34'14"W	27.99'
C54	28.47'	480.75'	3°23'34"	N41°54'12"W	28.46'
C55	14.85'	10.00'	85°06'46"	N75°50'16"W	13.53'
C56	49.33'	39.00'	72°28'41"	N2°57'26"E	46.11'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C57	54.23'	369.25'	8°24'52"	S65°40'19"W	54.18'
C58	77.31'	845.50'	5°14'20"	N36°34'37"E	77.28'
C59	53.86'	369.25'	8°21'27"	S74°03'28"W	53.81'
C61	35.36'	1482.64'	1°21'59"	S77°41'09"E	35.36'
C62	44.23'	369.25'	6°51'48"	S81°40'06"W	44.21'
C63	44.23'	369.25'	6°51'48"	N88°31'54"E	44.21'
C64	66.56'	1487.86'	2°33'47"	S79°38'18"E	66.55'
C87	30.81'	480.75'	3°40'19"	N28°34'49"W	30.80'
C109	11.40'	823.50'	0°47'36"	S32°25'42"W	11.40'
C110	67.14'	823.50'	4°40'18"	S23°22'39"W	67.13'
C115	35.93'	20.00'	102°55'22"	S78°12'21"E	31.29'
C116	300.50'	650.75'	26°27'28"	N37°06'14"E	297.84'
C130	19.51'	182.13'	6°08'19"	S29°49'33"E	19.50'
C131	29.43'	20.00'	84°18'28"	N15°24'35"E	26.84'
C133	112.39'	330.75'	19°28'07"	S32°39'45"W	111.85'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C147	18.36'	369.25'	2°50'56"	N24°21'10"E	18.36'
C149	26.06'	20.00'	74°38'53"	N11°32'49"W	24.25'
C150	45.13'	519.25'	4°58'47"	N46°22'52"W	45.12'
C151	152.75'	519.25'	16°51'20"	N35°10'19"W	152.20'
C152	33.18'	20.00'	95°03'37"	N74°16'28"W	29.51'

Certificate of Survey
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of February, 2019.

Joey C. Wilson, II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@willsonpc.com



Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	⊕
Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	□	Street Light	*
Concrete Monument Set	■	Sidewalk Pattern	▨
Sewer Manhole	⊙	Public Utility & Drainage Esmt.	P.U.D.E.
Storm Catchbasin	⊕	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

CERTIFICATE OF APPROVAL OF RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of ____, 20__, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary
Franklin Municipal Planning Commission

Date

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 57

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES	11.663	TOTAL # OF LOTS	34
ACRES NEW RD/ST	1.933 (ROW)	L.F. OF NEW RD/ST	2379.11
ACRES OPEN SPACE	3.40	CIVIL DISTRICT	5th
DRAWN BY	JAG	CLOSURE ERROR	< 1:10,000
SCALE	1"=50'	DATE	03/25/2020

COF PROJECT # 7307

SHEET 2 OF 4

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	73.55'	608.21'	6°55'44"	S11°46'37"W	73.51'
C60	45.46'	1492.00'	1°44'45"	S84°10'15"E	45.46'
C65	16.91'	369.25'	2°37'27"	N86°43'29"W	16.91'
C66	40.97'	1492.00'	1°34'23"	S85°49'50"E	40.96'
C67	39.53'	1644.57'	1°22'37"	N85°56'54"W	39.53'
C68	40.48'	1492.00'	1°33'16"	S87°23'39"E	40.47'
C69	44.21'	1644.57'	1°32'25"	N87°24'25"W	44.21'
C70	45.41'	1492.00'	1°44'38"	S89°02'36"E	45.41'
C71	49.60'	1644.57'	1°43'41"	N89°02'28"W	49.60'
C72	45.41'	1492.00'	1°44'38"	N89°12'46"E	45.41'
C73	49.60'	1644.57'	1°43'41"	S89°13'50"W	49.60'
C74	1.01'	1492.00'	0°02'20"	N87°37'58"E	1.01'
C75	20.53'	1644.57'	0°42'54"	S88°00'33"W	20.53'
C76	40.47'	1448.00'	1°36'05"	N86°48'01"E	40.47'
C77	45.52'	1448.00'	1°48'04"	N83°29'51"E	45.52'
C78	44.24'	1583.00'	1°36'05"	S86°48'01"W	44.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C79	47.94'	1583.00'	1°44'06"	S83°31'50"W	47.93'
C80	44.24'	1583.00'	1°36'05"	S85°11'56"W	44.24'
C81	2.40'	1448.00'	0°05'41"	N80°28'41"E	2.40'
C82	40.47'	1448.00'	1°36'05"	N85°11'56"E	40.47'
C83	20.56'	1583.00'	0°44'39"	S82°17'28"W	20.56'
C84	52.35'	1448.00'	2°04'17"	N81°33'41"E	52.35'
C85	24.67'	319.25'	4°25'40"	S84°07'58"W	24.67'
C86	60.15'	339.00'	10°09'56"	N85°30'49"E	60.07'
C88	43.34'	319.25'	7°46'41"	N89°45'51"W	43.31'
C89	49.99'	339.00'	8°26'59"	S85°10'44"E	49.95'
C90	83.30'	1980.75'	2°24'34"	S16°22'30"W	83.29'
C91	29.77'	20.00'	85°16'21"	S59°18'43"W	27.09'
C92	43.59'	319.25'	7°49'23"	N81°57'49"W	43.56'
C93	31.86'	2019.25'	0°54'15"	S17°07'40"W	31.86'
C94	83.01'	280.75'	16°56'26"	S87°36'53"E	82.71'
C95	32.68'	20.00'	93°36'31"	S32°20'25"E	29.16'

Line Table		
Line #	Length	Direction
L7	7.48'	S10°49'35"W
L8	44.53'	N77°50'04"W
L11	23.69'	S42°12'41"W
L14	23.20'	N70°44'58"W
L15	21.33'	N85°10'19"W
L16	31.64'	S88°30'11"W
L17	22.97'	N75°52'31"W
L18	30.70'	N69°42'42"W
L20	56.71'	S55°48'35"W
L32	136.54'	N1°57'48"E
L33	23.54'	N85°24'45"W

Line Table		
Line #	Length	Direction
L34	2.92'	N85°24'45"W
L52	11.07'	N87°49'12"E
L53	135.03'	N4°03'25"E
L54	134.97'	N1°50'29"E
L55	134.98'	N3°25'38"E
L56	135.03'	N0°03'44"E
L57	134.99'	N1°43'01"W
L58	21.87'	S87°36'58"W
L59	135.00'	S2°23'57"E
L60	135.00'	N5°36'07"W
L61	135.01'	N6°37'39"W

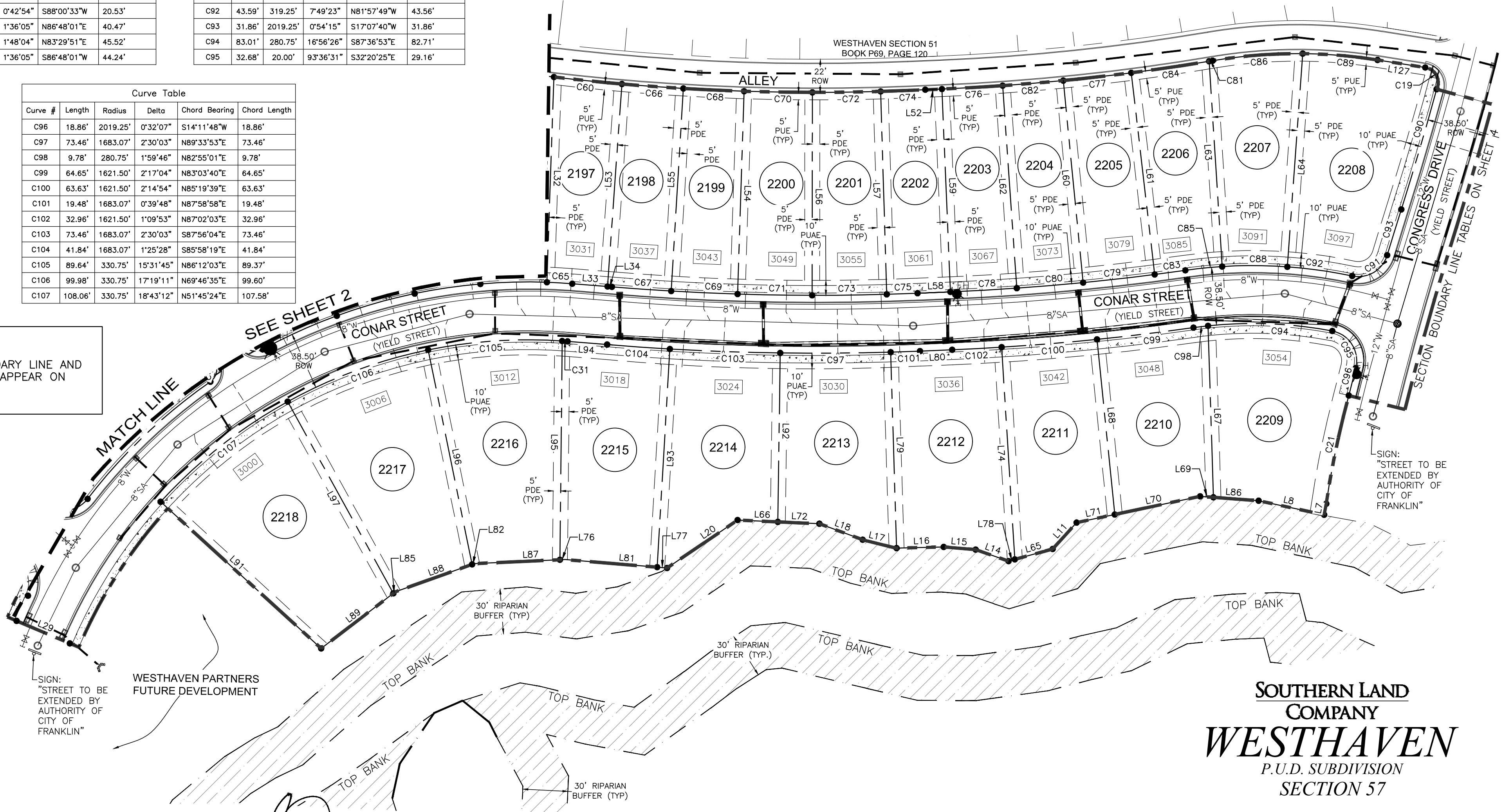
Line Table		
Line #	Length	Direction
L62	135.00'	N4°00'02"W
L63	136.79'	N3°39'12"W
L64	142.15'	N4°07'30"E
L65	26.15'	S74°37'17"W
L66	26.80'	N87°26'42"W
L67	114.09'	N1°47'56"W
L68	117.04'	N5°47'48"W
L69	8.86'	N85°43'22"W
L70	58.07'	S77°59'19"W
L71	25.93'	S77°59'19"W
L72	27.65'	N87°26'42"W

Line Table		
Line #	Length	Direction
L74	141.41'	N3°32'54"W
L76	3.38'	S87°24'46"W
L77	6.62'	N85°16'13"W
L78	4.28'	S74°37'17"W
L79	130.42'	N1°42'58"W
L80	21.44'	N87°36'59"E
L81	61.47'	N85°16'13"W
L82	1.47'	S70°21'10"W
L85	1.67'	S52°39'32"W
L86	30.17'	N85°43'22"W
L87	57.12'	S87°24'46"W

Line Table		
Line #	Length	Direction
L88	54.20'	S70°21'10"W
L89	60.39'	S52°39'32"W
L91	144.60'	N47°36'12"W
L92	112.34'	N0°48'40"E
L93	145.35'	S3°20'18"W
L94	26.36'	S85°24'45"E
L95	145.51'	N0°35'31"E
L96	145.62'	N11°34'38"W
L97	145.57'	N28°52'53"W
L127	32.14'	S80°57'14"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C96	18.86'	2019.25'	0°32'07"	S14°11'48"W	18.86'
C97	73.46'	1683.07'	2°30'03"	N89°33'53"E	73.46'
C98	9.78'	280.75'	1°59'46"	N82°55'01"E	9.78'
C99	64.65'	1621.50'	2°17'04"	N83°03'40"E	64.65'
C100	63.63'	1621.50'	2°14'54"	N85°19'39"E	63.63'
C101	19.48'	1683.07'	0°39'48"	N87°58'58"E	19.48'
C102	32.96'	1621.50'	1°09'53"	N87°02'03"E	32.96'
C103	73.46'	1683.07'	2°30'03"	S87°56'04"E	73.46'
C104	41.84'	1683.07'	1°25'28"	S85°58'19"E	41.84'
C105	89.64'	330.75'	15°31'45"	N86°12'03"E	89.37'
C106	99.98'	330.75'	17°19'11"	N69°46'35"E	99.60'
C107	108.06'	330.75'	18°43'12"	N51°45'24"E	107.58'

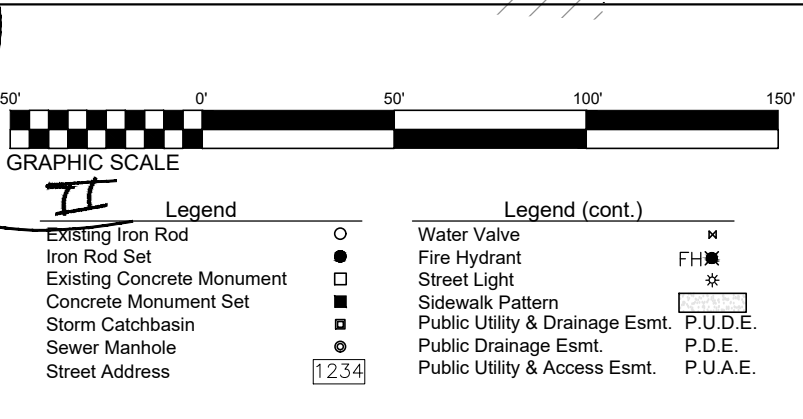
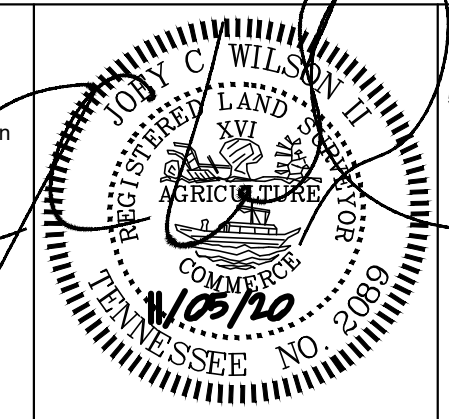
NOTE:
SECTION BOUNDARY LINE AND
CURVE TABLES APPEAR ON
SHEET 4.



SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 57

Certificate of Survey
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of February, 2019.

Joey C. Wilson II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com

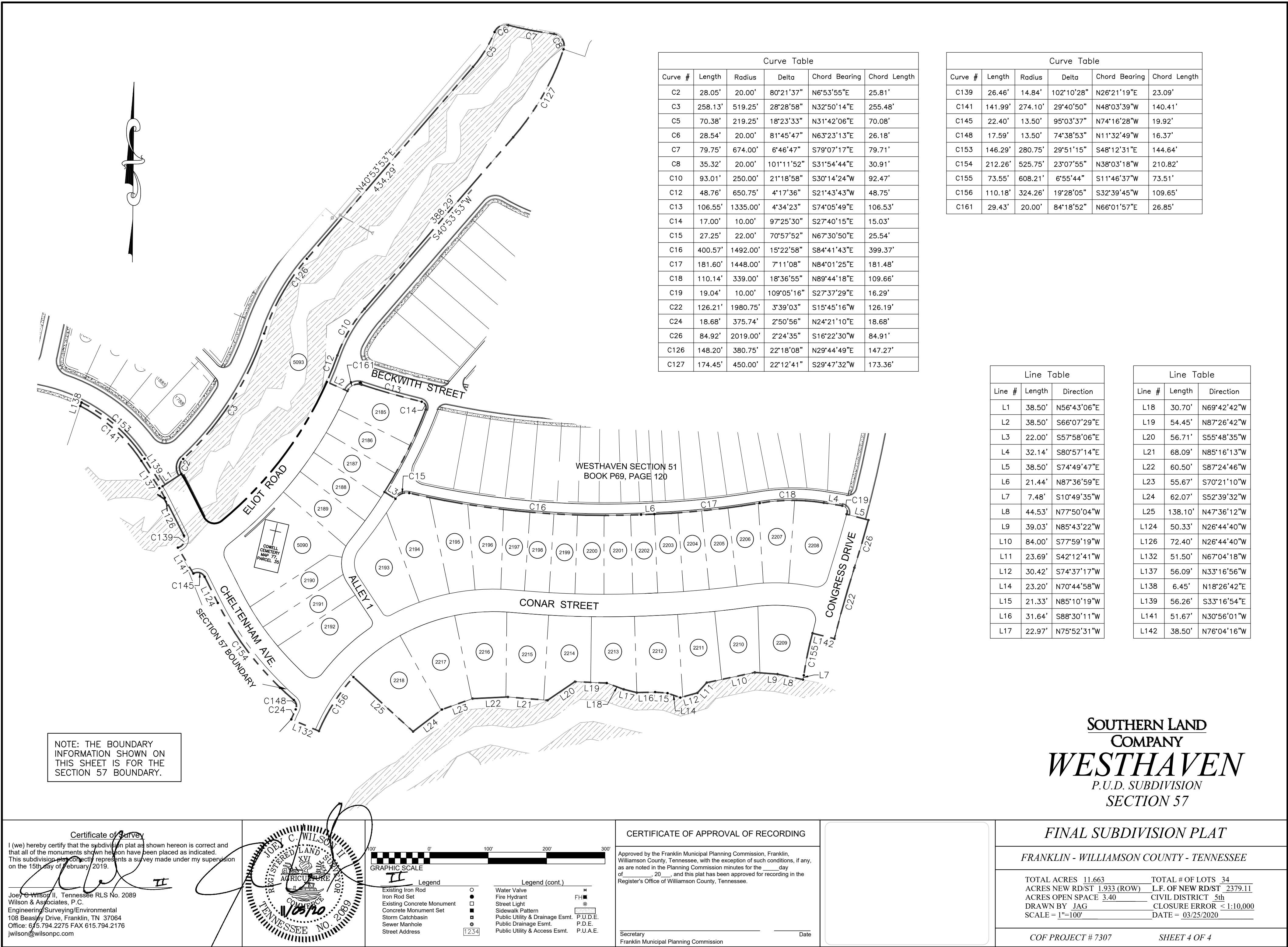


CERTIFICATE OF APPROVAL OF RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of ____, 20__, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary _____ Date _____
Franklin Municipal Planning Commission

IF YOU CAN READ
THIS, YOU ARE
HOLDING AN
UNRECORDED COPY

FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES 11.663	TOTAL # OF LOTS 34		
ACRES NEW RD/ST 1.933 (ROW)	L.F. OF NEW RD/ST 2379.11		
ACRES OPEN SPACE 3.40	CIVIL DISTRICT 5th		
DRAWN BY JAG	CLOSURE ERROR < 1:10,000		
SCALE = 1"=50'	DATE = 03/25/2020		
COF PROJECT # 7307		SHEET 3 OF 4	



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	28.05'	20.00'	80°21'37"	N6°53'55"E	25.81'
C3	258.13'	519.25'	28°28'58"	N32°50'14"E	255.48'
C5	70.38'	219.25'	18°23'33"	N31°42'06"E	70.08'
C6	28.54'	20.00'	81°45'47"	N63°23'13"E	26.18'
C7	79.75'	674.00'	6°46'47"	S79°07'17"E	79.71'
C8	35.32'	20.00'	101°11'52"	S31°54'44"E	30.91'
C10	93.01'	250.00'	21°18'58"	S30°14'24"W	92.47'
C12	48.76'	650.75'	4°17'36"	S21°43'43"W	48.75'
C13	106.55'	1335.00'	4°34'23"	S74°05'49"E	106.53'
C14	17.00'	10.00'	97°25'30"	S27°40'15"E	15.03'
C15	27.25'	22.00'	70°57'52"	N67°30'50"E	25.54'
C16	400.57'	1492.00'	15°22'58"	S84°41'43"E	399.37'
C17	181.60'	1448.00'	7°11'08"	N84°01'25"E	181.48'
C18	110.14'	339.00'	18°36'55"	N89°44'18"E	109.66'
C19	19.04'	10.00'	109°05'16"	S27°37'29"E	16.29'
C22	126.21'	1980.75'	3°39'03"	S15°45'16"W	126.19'
C24	18.68'	375.74'	2°50'56"	N24°21'10"E	18.68'
C26	84.92'	2019.00'	2°24'35"	S16°22'30"W	84.91'
C126	148.20'	380.75'	22°18'08"	N29°44'49"E	147.27'
C127	174.45'	450.00'	22°12'41"	S29°47'32"W	173.36'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C139	26.46'	14.84'	102°10'28"	N26°21'19"E	23.09'
C141	141.99'	274.10'	29°40'50"	N48°03'39"W	140.41'
C145	22.40'	13.50'	95°03'37"	N74°16'28"W	19.92'
C148	17.59'	13.50'	74°38'53"	N11°32'49"W	16.37'
C153	146.29'	280.75'	29°51'15"	S48°12'31"E	144.64'
C154	212.26'	525.75'	23°07'55"	N38°03'18"W	210.82'
C155	73.55'	608.21'	6°55'44"	S11°46'37"W	73.51'
C156	110.18'	324.26'	19°28'05"	S32°39'45"W	109.65'
C161	29.43'	20.00'	84°18'52"	N66°01'57"E	26.85'

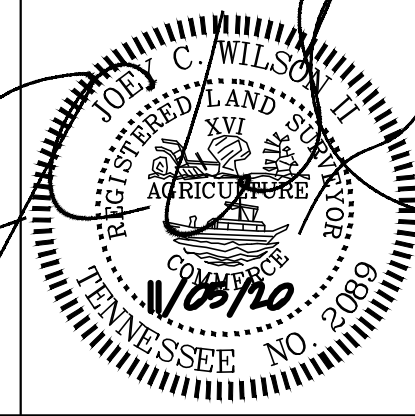
Line Table		
Line #	Length	Direction
L1	38.50'	N56°43'06"E
L2	38.50'	S66°07'29"E
L3	22.00'	S57°58'06"E
L4	32.14'	S80°57'14"E
L5	38.50'	S74°49'47"E
L6	21.44'	N87°36'59"E
L7	7.48'	S10°49'35"W
L8	44.53'	N77°50'04"W
L9	39.03'	N85°43'22"W
L10	84.00'	S77°59'19"W
L11	23.69'	S42°12'41"W
L12	30.42'	S74°37'17"W
L14	23.20'	N70°44'58"W
L15	21.33'	N85°10'19"W
L16	31.64'	S88°30'11"W
L17	22.97'	N75°52'31"W

Line Table		
Line #	Length	Direction
L18	30.70'	N69°42'42"W
L19	54.45'	N87°26'42"W
L20	56.71'	S55°48'35"W
L21	68.09'	N85°16'13"W
L22	60.50'	S87°24'46"W
L23	55.67'	S70°21'10"W
L24	62.07'	S52°39'32"W
L25	138.10'	N47°36'12"W
L124	50.33'	N26°44'40"W
L126	72.40'	N26°44'40"W
L132	51.50'	N67°04'18"W
L137	56.09'	N33°16'56"W
L138	6.45'	N18°26'42"E
L139	56.26'	S33°16'54"E
L141	51.67'	N30°56'01"W
L142	38.50'	N76°04'16"W

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 57

Certificate of Survey
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of February, 2019.

Joey C. Wilson II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



GRAPHIC SCALE

Legend

- Existing Iron Rod
- Iron Rod Set
- Existing Concrete Monument
- Concrete Monument Set
- Storm Catchbasin
- Sewer Manhole
- Street Address

Legend (cont.)

- Water Valve
- Fire Hydrant
- Street Light
- Sidewalk Pattern
- Public Utility & Drainage Esmt.
- Public Drainage Esmt.
- Public Utility & Access Esmt.

CERTIFICATE OF APPROVAL OF RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary _____ Date _____
Franklin Municipal Planning Commission

FINAL SUBDIVISION PLAT	
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE	
TOTAL ACRES 11.663 ACRES NEW RD/ST 1.933 (ROW) ACRES OPEN SPACE 3.40 DRAWN BY JAG SCALE = 1"=100'	TOTAL # OF LOTS 34 L.F. OF NEW RD/ST 2379.11 CIVIL DISTRICT 5th CLOSURE ERROR < 1:10,000 DATE = 03/25/2020
COF PROJECT # 7307	SHEET 4 OF 4



File #: 20-01412

DATE: November 13, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1, Adding One Space Lot To Section 33, On 1.24 Acres, Located Near The Intersection Of Stonewater Street And Cavanaugh Lane.
(CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7376
Applicant: Judy Gregg, Wilson & Associates
Owner: Southern Land Co, representative Tom Skube

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to add one open space lot to Section 33. The open space contains stormwater features directly related to this section, and the plat provides the necessary easements for the feature. The plat was originally approved at the January 2016 Planning Commission meeting. The site plan has been updated to reflect the additional lot, and both the updated site plan and this final plat are consistent with the development plan most recently revised and approved by BOMA on October 13, 2020.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision Final Plat , Section 33, Revision 1.

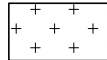
Owner/Subdivider: Westhaven Partners, LLC
Owners/Partners with 5% interest or more:
Westhaven Partners, LLC
c/o Tim Downey - tim.downey@southernland.com
3990 Hillsboro Pike, Suite 400
Nashville, TN 37215
(615) 778-3150
H. Rhodes Hart
612 10th Ave, North
Nashville, TN 37203
(615) 259-4222
PPMC Limited Partnership
c/o Pete Serodino
P.O. Box 4539
Chattanooga, TN 37405
(423) 266-1855
Monica Smiley
1417 Heritage Landing Drive
Chattanooga, TN 37405
(423) 266-1070
Frank Mastrapasqua
814 Church Street, #300
Nashville, TN 37203
(615) 244-8400
Springlake, G.P.
c/o Ron Pace
95 White Bridge Road, #504
Nashville, TN 37205
(615) 352-9600
Frank J.B. Varallo
Rone-Regency Jewelers
Brainerd Village
Chattanooga, TN 37411
(423) 894-1188

Plat Notes:

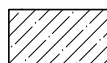
- The purpose of this plat is to add one Open Space lot to the Westhaven Section 33 plat of record in Book P64, Page 6, R.O.W.C.T.
- All matters on the Final Plat of Westhaven Section 33 of record in Book P64, Page 6, R.O.W.C.T. shall remain the same.
- The address of Lot 2184 shall be 206 Cavanaugh Lane.
- Total area contained in recorded Section 33 is 10.83 Acres. Total area contained in Lot 2184 is 1.238 Acres. Total new area for Section 33 including Lot 2184 is 12.07 Acres.
- Site is located in Williamson County, TN, and is a portion of Parcel 23 and Parcel 25.02 on Williamson County Property Map No. 64.
- Zoning: Mixed-Use Local Planned Development.
- Lot 2184 is an Open Space lot created for the purpose of bioretention.
- Bearings are based on Tennessee State Plane Coordinate System, NAD 83 Datum.
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO195F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the owner.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Green Infrastructure Easements (GIE) are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and to provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.

GREEN INFRASTRUCTURE
EASEMENT LEGEND

BIORETENTION AREA



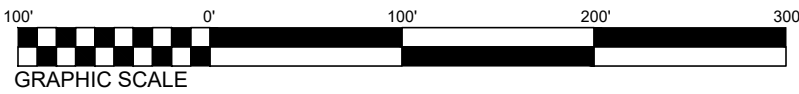
FOREBAY AREA



CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, Page _____, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Westhaven Partners, DB 2668 Pg 35
96 West Land Holdings, LLC, DB 2668, Pg 41



Legend

Existing Iron Rod
Iron Rod Set
Existing Concrete Monument
Concrete Monument Set
Storm Catchbasin
Sewer Manhole
Street Address

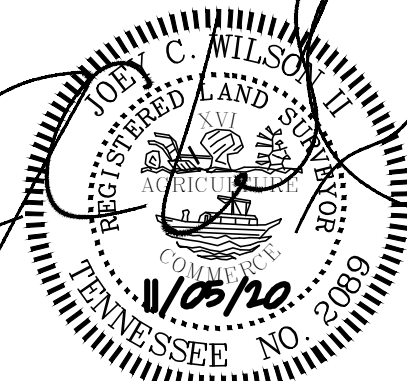
Legend (cont.)

Water Valve
Fire Hydrant
Street Light
Sidewalk Pattern
Public Utility & Drainage Esmt.
Public Drainage Esmt.
Public Utility & Access Esmt.

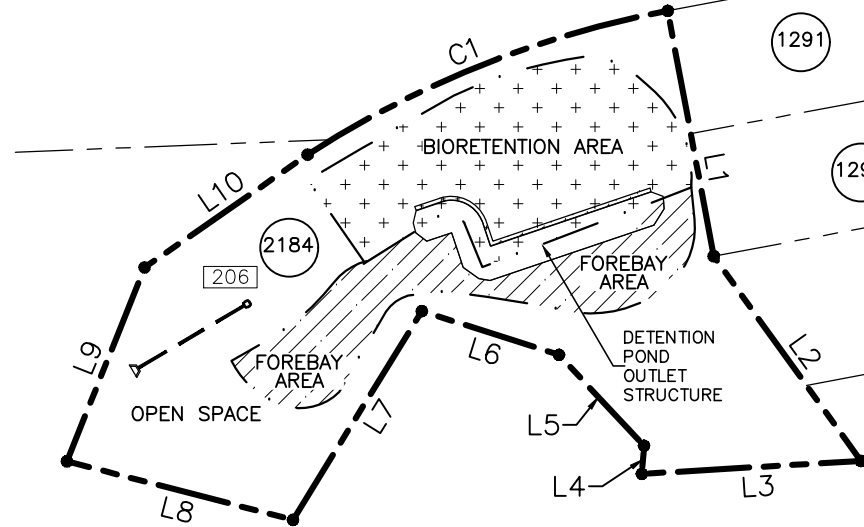
Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 30th day of November, 2010.

JOEY C. WILSON, II, PE, RLS
Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Brasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



MAP 064, PARCEL 23
WESTHAVEN PARTNERS
DB 2668, PG 35



MAP 064, PARCEL 25.02
96 WEST LAND HOLDINGS, LLC
DB 2668, PG 41

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	203.21'	530.00'	21°58'04"	N68°13'55"E	201.96'

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

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL OF
WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 33 Revision 1 has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 33 Revision 1 have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 33 Revision 1 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

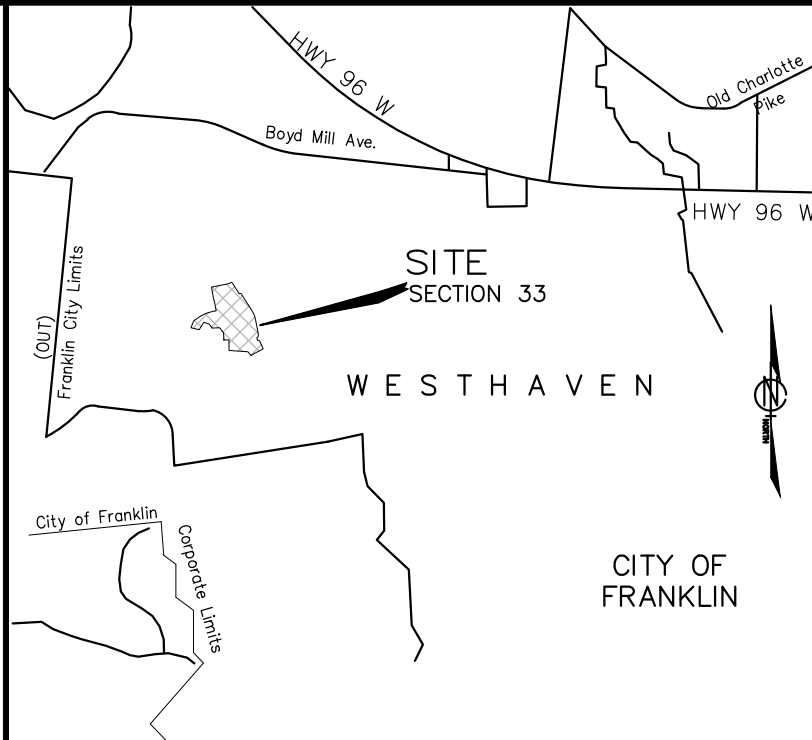
Director Water Management Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary _____ Date _____
Franklin Municipal Planning Commission

NOTE:
MAINTENANCE OF ALL STORMWATER MANAGEMENT
FEATURES SHALL BE THE RESPONSIBILITY OF THE
PROPERTY OWNERS OR H.O.A.



VICINITY MAP
NOT TO SCALE

LINE TABLE

Line #	Length	Direction
L1	130.00'	S10°36'56"E
L2	131.28'	S35°41'31"E
L3	114.23'	S86°37'32"W
L4	14.70'	S4°30'38"W
L5	64.80'	N43°05'50"W
L6	75.00'	N72°19'59"W
L7	127.73'	S31°40'54"W
L8	121.63'	N75°29'01"W
L9	108.76'	N21°49'31"E
L10	103.24'	N55°19'47"E

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 33
REVISION 1

FINAL SUBDIVISION PLAT

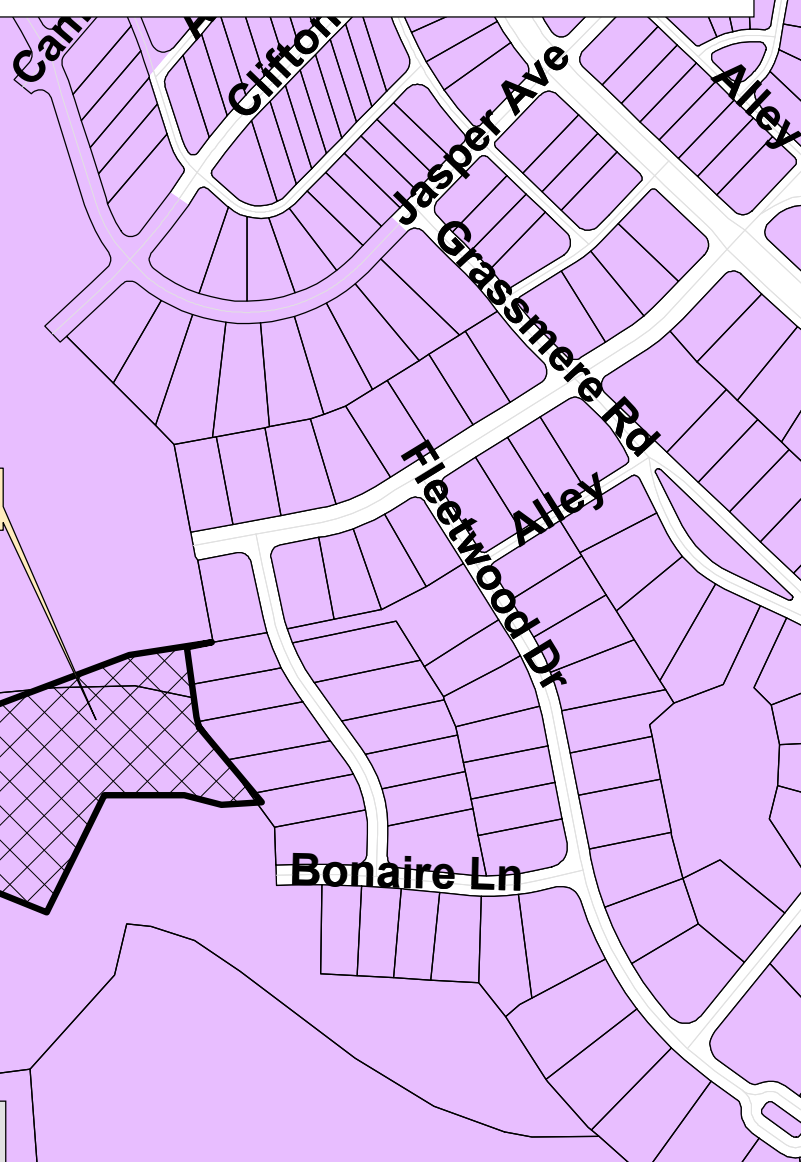
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 1.24 TOTAL # OF LOTS 1
ACRES NEW RD/ST 1.33 (ROW) L.F. OF NEW RD/ST 0
ACRES OPEN SPACE 1.24 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR <1:10,000
SCALE = 1"=100' DATE = 09/22/2020

COF PROJECT # 7376

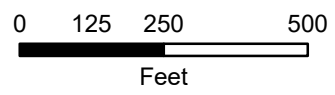
SHEET 1 OF 1

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 33 REVISION 1
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/10/2020



Project Information
 Base Zoning: PD
 Existing Land Use: Vacant
 Proposed Land Use: Open Space
 Site Acreage: 1.24 acres
 Number of New Lots: 1

- | | |
|--------------------------------|------------------------------------|
| WESTHAVEN SEC 33, REV 1 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential 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 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan COF# 7283 (Westhaven PUD Subdivision, Site Plan, Section 33, Revision 1) shall be transferred to this final plat as a condition of approval.
--	--

Planning

General Issues

4. Note 5

amy.diaz-barriga@franklin.tn.gov	Note 6 shall be revised to list the correct zoning as Planned Development PD (2.26/250,000).
--	--



File #: 20-01413

DATE: November 13, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Williamson County Animal Care Center, Site Plan, Offsite Sanitary Sewer Extension (Infrastructure Only), Constructing An Offsite Gravity Sanitary Sewer Main Extension, Crossing 5 Parcels Of 279.42 Total Acres, Located Near The Intersection Of Mack Hatcher Parkway And Old Charlotte Pike.
(CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7386
Applicant: Yates Batemen, Kimley-Horn
Owner: Short Properties, Campbell Stewart Jr Legacy Trust, Southern Land Company LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this site plan is to construct an off-site sanitary sewer for the Williamson County Animal Care Center. When the Animal Care Center was last approved at the June 2020 Planning Commission meeting, it was approved with the condition that no Certificates of Occupancy shall be issued until the sanitary sewer to serve the site has been approved, installed, bonded, tested, and accepted by the City of Franklin. This site plan is the first step in that process. The sanitary sewer extends from the Williamson County property, under Mack Hatcher, and across two County properties over to the Westhaven pump station.

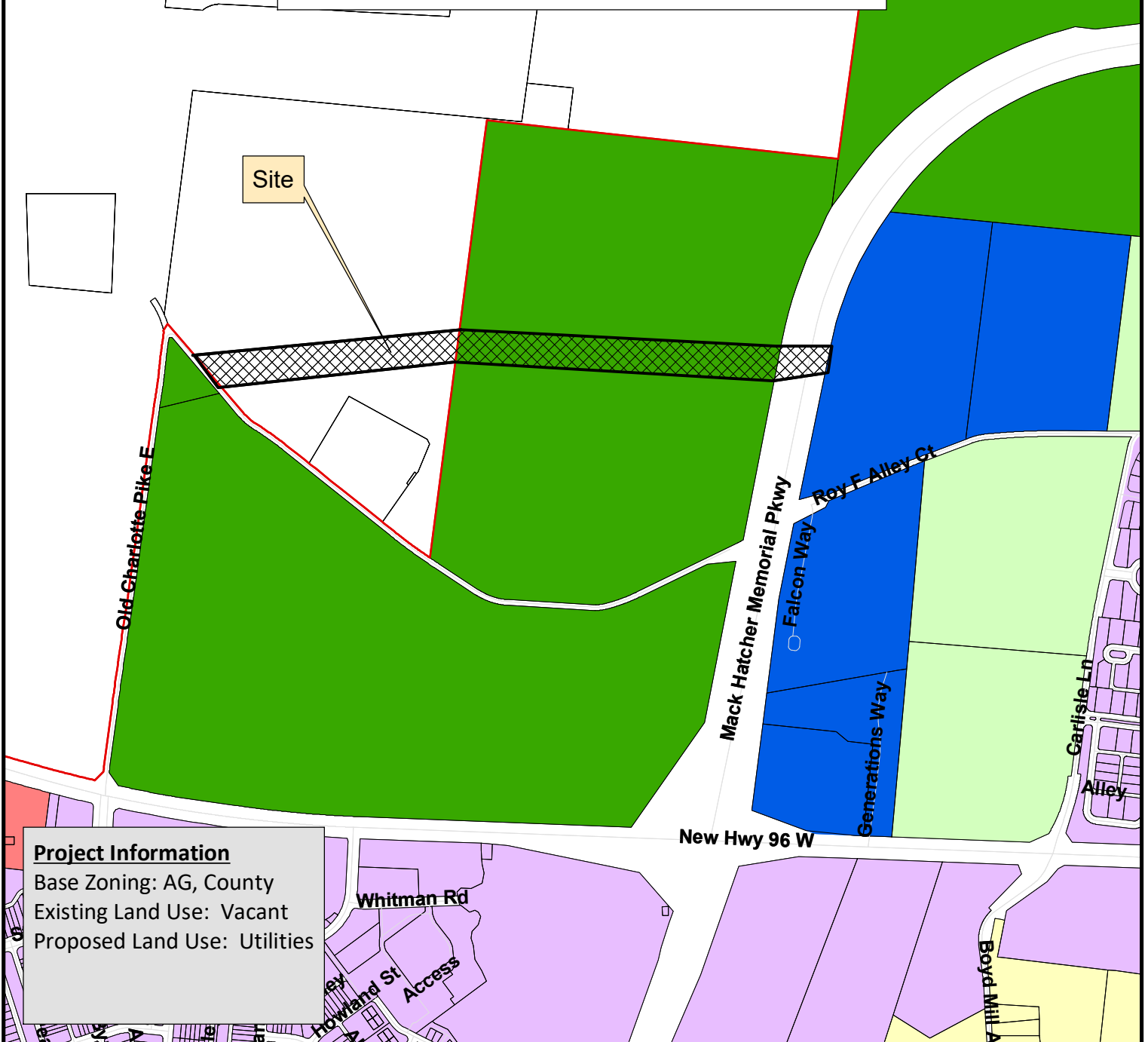
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Williamson County Animal Care Center Site plan, Offsite Sanitary Sewer Extension.

WILLIAMSON COUNTY ANIMAL CENTER - OFFSITE SANITARY
SEWER EXTENSION (INFRASTRUCTURE ONLY)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/10/2020



Project Information

Base Zoning: AG, County
Existing Land Use: Vacant
Proposed Land Use: Utilities

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



0 1250 500
Feet

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

Open Issues: 9 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

30. V. Site Permits

amanda.ray@franklin.tn.gov **FOR INFORMATION ONLY:**

The Stormwater/Grading & Utility permit applications have been uploaded to the document manager.

For digital method: Please scan the following and email to amanda.ray@franklin.tn.gov:

- Signed & Notarized Right of Entry Agreement (if applicable)
- Signed & Notarized LTMP Agreement
- Signed & Notarized e-file certification
- Completed permit application(s)

Fees: (listed on permit)

- Total over \$5,000: mail check, attn: Amanda Ray in Engineering, including COF#

OR to submit hard copies please send the following to Engineering:

- Signed and Notarized original LTMP Agreement
- completed permit application(s)
- signed and notarized Right of Entry Agreement (if applicable)
- check for fees

Performance Agreement and Surety

General Issues

23. Engineering Sureties

kevin.long@franklin.tn.gov Sureties waived, this project is owned by Williamson County government and no sureties would be collected by mutual agreement between City of Franklin and Williamson County.

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

28. Landscape

jason.arnold@franklin.tn.gov There is no Landscape Surety associated with this project.

Stormwater

General Issues

11. Hydrologic Determination

Doug.Noonan@franklin.tn.gov Comment not addressed, " Applicant shall provide documentation from TDEC- Division of Water Resources verifying the jurisdictional status of the channels onsite as wet weather conveyance. If a hydrologic determination has not been performed, the channels shall be treated as a jurisdictional stream, water quality buffers shall be provided, and the sewer line shall be shifted outside of the 60' buffer. "

Comment shall be addressed prior to approval.

12. ARAP Permit Required

Doug.Noonan@franklin.tn.gov Comment not addressed, "Your project has triggered the ARAP permit requirements. Please upload the NOC once it is issued. Please note; no site permits will be issued until the NOC is received.

<http://www.tennessee.gov/environment/article/permit-water-aquatic-resource-alteration-permit>"

14. SWPPP & NOI (NPDES)

Doug.Noonan@franklin.tn.gov Coverage pending resolution of buffer issues.

20. Riparian Buffer

Doug.Noonan@franklin.tn.gov **On the alternate plan portions of the sewer line encroach into the riparian buffer and the easement also encroaches into the riparian buffer. The alternate plan shall show the sewer line and easement outside of the riparian buffer or a variance will need to be included as part of the alternate plan.**

"If any encroachment of any kind is shown in the riparian buffers then a formal variance request shall be submitted and approved before final plan approval will be granted.

Additionally, if buffer averaging is being shown then a buffer management plan shall be submitted and approved before final plan approval will be granted as well."

Water/Sewer

General Issues

4. Stream buffers

WCACC - OFFSITE SANITARY SEWER

FRANKLIN, TENNESSEE

10/12/2020; 11/05/2020

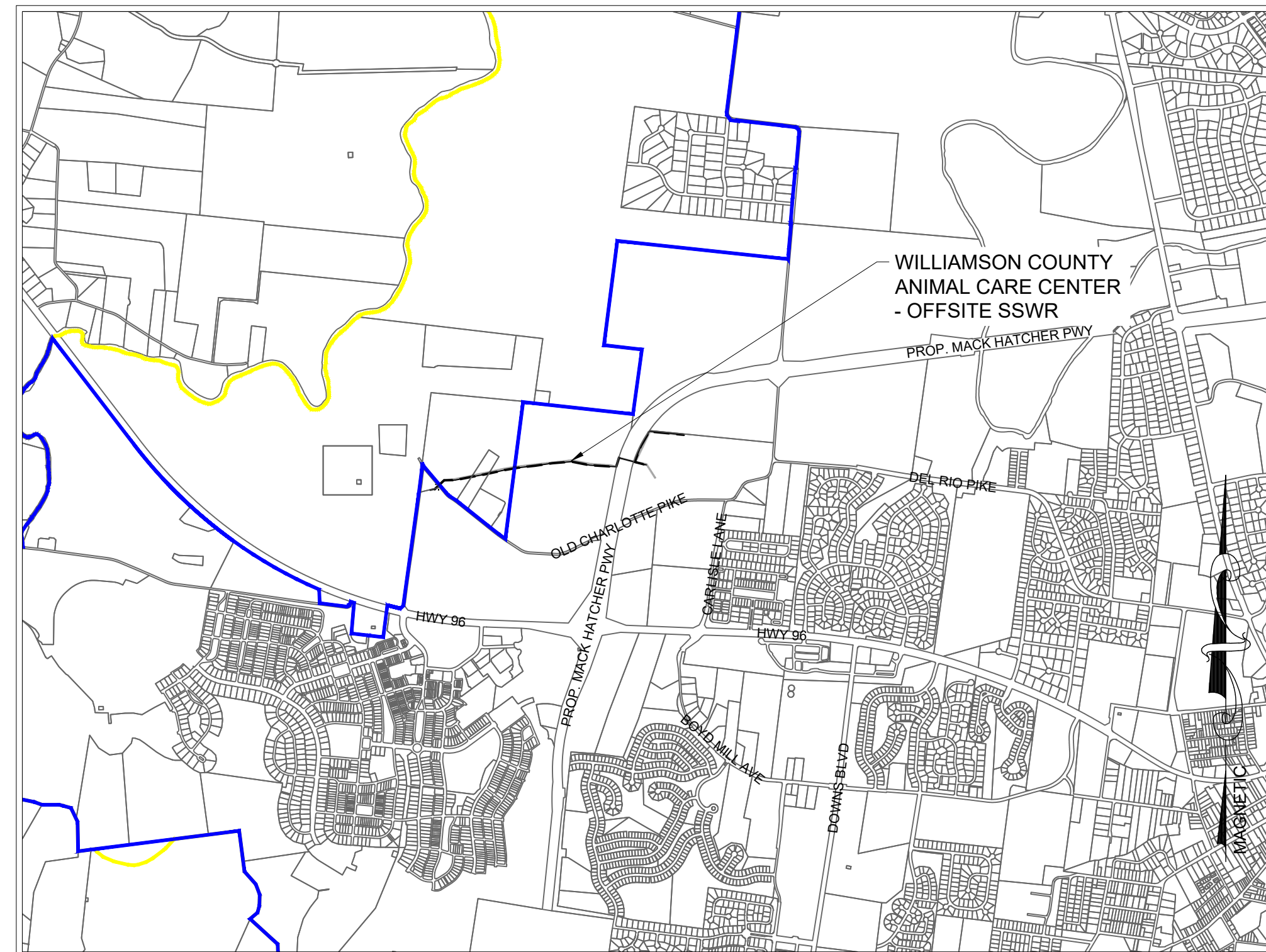
COF PROJECT #7386

SITE DATA TABLE

PROJECT NAME:	WILLIAMSON COUNTY ANIMAL CARE CENTER -
COF PROJECT #:	OFFSITE SSWR
MAP #:	7388
PARCEL #:	64
	10.01 & 10.02
ADDRESS:	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	SC, CIVIC INSTITUTIONAL
ZONING OVERLAYS:	SCENIC CORRIDOR / HILLSIDE
NET ACRES OF SITE:	38.67 ACRES (WCACD) + 2.35 ACRES (SSWR)
TOTAL SQUARE FOOTAGE OF SITE:	1,684,294 SF (WCACC) + 102,729 SF (SSWR)
OWNERS:	
ADDRESS:	WILLIAMSON COUNTY TN 1320 WEST MAIN ST, SUITE 125 FRANKLIN, TN 37067 (615)904-5712 JIMCO@OVERSITECONSULTING.COM JIM CROSS (OVERSITE CONSULTING)
PHONE:	
EMAIL:	
CONTACT NAME:	
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEAN DRIVE NASHVILLE, TN 37204
PHONE:	615-564-2701
EMAIL:	KIRK.MILLS@KIMLEY-HORN.COM
CONTACT NAME:	KIRK MILLS, P.E.

NOTES:

- 1 WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF,
2 OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE
3 TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND
4 WATER, SHALL BE DEEMED TO BE THE PROPERTY OF THE CITY OF FRANKLIN.
5 THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF
6 FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL
7 NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT
8 CITY OR PLANNING COMMISSION SUPERINTENDENT.
9 THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE
10 COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
11 BASE INFORMATION WAS TAKEN FROM A COMBINATION OF FIELD-RUN BOUNDARY AND
12 ADJACENT SURVEY RECORDS, AND THE INFORMATION PROVIDED HEREIN IS DATED AUGUST 21,
13 2020. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED BY CONTRACTOR
14 PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR
15 PRIOR TO CONSTRUCTION.
16 THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY
17 BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
18 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR
19 FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 4787C01163G AND 4787C0184G, DATED
20 DECEMBER 22, 2016, AND FEMA FIRM MAP NUMBER 4787C01163G, DATED SEPTEMBER 29,
21 2006.



VICINITY MAP
1" = 2000'

PREPARED BY:

Kimley»»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com

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Sheet List Table

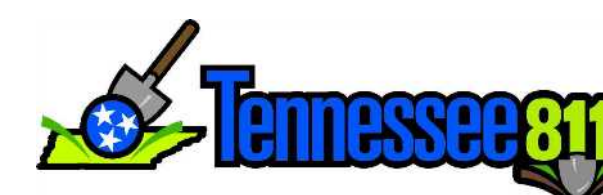
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	CITY OF FRANKLIN NOTES
C1.0	OVERALL EXISTING CONDITIONS
C3.2	INITIAL EPSC - PRE-CONSTRUCTION PLANS
C3.4	FINAL EPSC - WATER QUALITY
C3.5	EPSC DETAILS
C5.0	OVERALL UTILITY PLAN
C5.1	SSWR PLAN AND PROFILE
C5.2	SSWR PLAN AND PROFILE
C5.3	SSWR PLAN AND PROFILE
C5.4	SSWR PLAN AND PROFILE
C5.5	SSWR PLAN AND PROFILE
C5.6	UTILITY DETAILS

AGENCY CONTACTS

<u>WATER</u>	<u>GAS</u>	<u>CITY OF FRANKLIN</u>
CITY OF FRANKLIN 124 NASHVILLE DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: UTILITY INSPECTOR	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: ERIC COMER	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING CO-LEADER : AMY DIAZ-BARRIGA 615-550-6977 ENGINEERING CO-LEADER : LANCE FITTRO 615-550-6676
<u>ELECTRIC</u>	<u>SANITARY SEWER</u>	<u>ENGINEER</u>
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-8855 CONTACT: UTILITY INSPECTOR	KIMLEY-HORN AND ASSOCIATES, INC. 104 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: KIRK MILLS, P.E.
<u>CABLE</u>	<u>TELEPHONE</u>	<u>SURVEYOR</u>
COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	AT&T (615) 595-7816 CONTACT: DAVID TUTTERLOW	YOUNG, HOBBS AND ASSOCIATES 1202 CROSSLAND AVE CLARKSVILLE, TN 37040 PHONE: (931) 645-2524 CONTACT: DAVE HOBBS, P.E., P.L.S.

PLAN REVISIONS

REVISION NO.	DATE	REMARKS
1	11/05/20	PER COF COMMENTS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118322000	CO.0	14



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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	LINE	BEARING	DISTANCE
C1 M	261.92'	4214.91'	3.3338°	N 57° 14' 54" W	261.89'	L1 M	N 55° 24' 04" W	30.84'
C1 R	261.92'	4214.91'	3.3338°	N 57° 14' 54" W	261.89'	L1 R	N 55° 28' 05" W	30.84'
C2 M	47.40'	4401.76'	1.0961°	N 52° 32' 53" W	47.40'	L2 M	N 38° 38' 53" W	27.48'
C2 R	47.40'	4401.76'	1.0961°	N 52° 32' 53" W	47.40'	L2 R	N 33° 30' 30" W	27.50'
C3 M	116.78'	1401.78'	4.4820°	N 55° 43' 43" W	116.72'	L3 M	N 30° 50' 44" W	28.04'
C3 R	116.78'	1401.78'	4.4820°	N 55° 43' 43" W	116.72'	L3 R	N 44° 07' 53" W	28.14'
C4 M	103.26'	1203.04'	4.9222°	N 53° 08' 51" W	102.75'	L4 M	N 53° 22' 52" W	102.75'
C4 R	103.26'	1203.04'	4.9222°	N 53° 08' 51" W	102.75'	L4 R	N 55° 28' 05" W	102.75'
C5 M	33.29'	4159.9'	0.4523°	N 62° 46' 20" W	33.29'			
C5 R	33.29'	4159.9'	0.4523°	N 62° 46' 20" W	33.29'			

SITE DATA TABLE

PROJECT NAME:	WILLIAMSON COUNTY ANIMAL CARE CENTER - OFFSITE SSWR
COF PROJECT #:	7386
MAP #:	64
PARCEL #:	10.01 & 10.02
ADDRESS:	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	C1, CIVIC INSTITUTIONAL
ZONING OVERLAYS:	SCENIC CORRIDOR / HILLSIDE
TOTAL ACREAGE OF SITE:	38.67 ACRES (WCACC) + 2.35 ACRES (SSWR)
TOTAL SQUARE FOOTAGE OF SITE:	1,684,294 SF (WCACC) + 102,729 SF (SSWR)
OWNERS:	WILLIAMSON COUNTY TN
ADDRESS:	1320 WEST MAIN ST, SUITE 125 FRANKLIN, TN 37067 (615)790-5712
PHONE:	JIMC@OVERSITECONSULTING.COM
EMAIL:	JIMC@OVERSITECONSULTING.COM
CONTACT NAME:	JIM CROSS (OVERSITE CONSULTING)
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615-564-2701
PHONE:	KIRK.MILLS@KIMLEY-HORN.COM
EMAIL:	KIRK.MILLS@KIMLEY-HORN.COM
CONTACT NAME:	KIRK MILLS, P.E.

- NOTES:
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
 - THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
 - THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 1801, FLIPZONE 4100 AND NAD 83 DATUM.
 - BASE INFORMATION WAS TAKEN FROM A COMBINATION OF FIELD-RUN BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY YOUNG, HOBBS & ASSOCIATES, DATED AUGUST 21, 2020. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 - NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C01183G AND 47187C0184G, DATED DECEMBER 22, 2016; AND FEMA FIRM MAP NUMBER 4787C0195F, DATED SEPTEMBER 29, 2006.

SURVEY INFORMATION

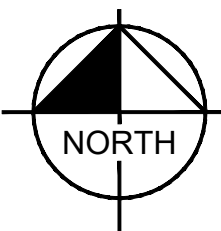
- SURVEY METHOD: COMBINATION OF FIELD-RUN BOUNDARY AND TOPOGRAPHY SURVEY.
- SURVEY DATE: AUGUST 21, 2020.
- SURVEY COMPANY: YOUNG, HOBBS & ASSOCIATES.
- ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

**BUFFER
ALTERNATIVE**

APPROVED AND UNDER
CONSTRUCTION WILLIAMSON
COUNTY ANIMAL CENTER AND
INFRASTRUCTURE -
COF PROJECT #7199 AND 7200

ROY F. ALLEY CO
(LOCAL STREET, 50' P.U.)

GRAPHIC SCALE IN FEET
0 75 150 300



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WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE
BUFFER ALTERNATIVE



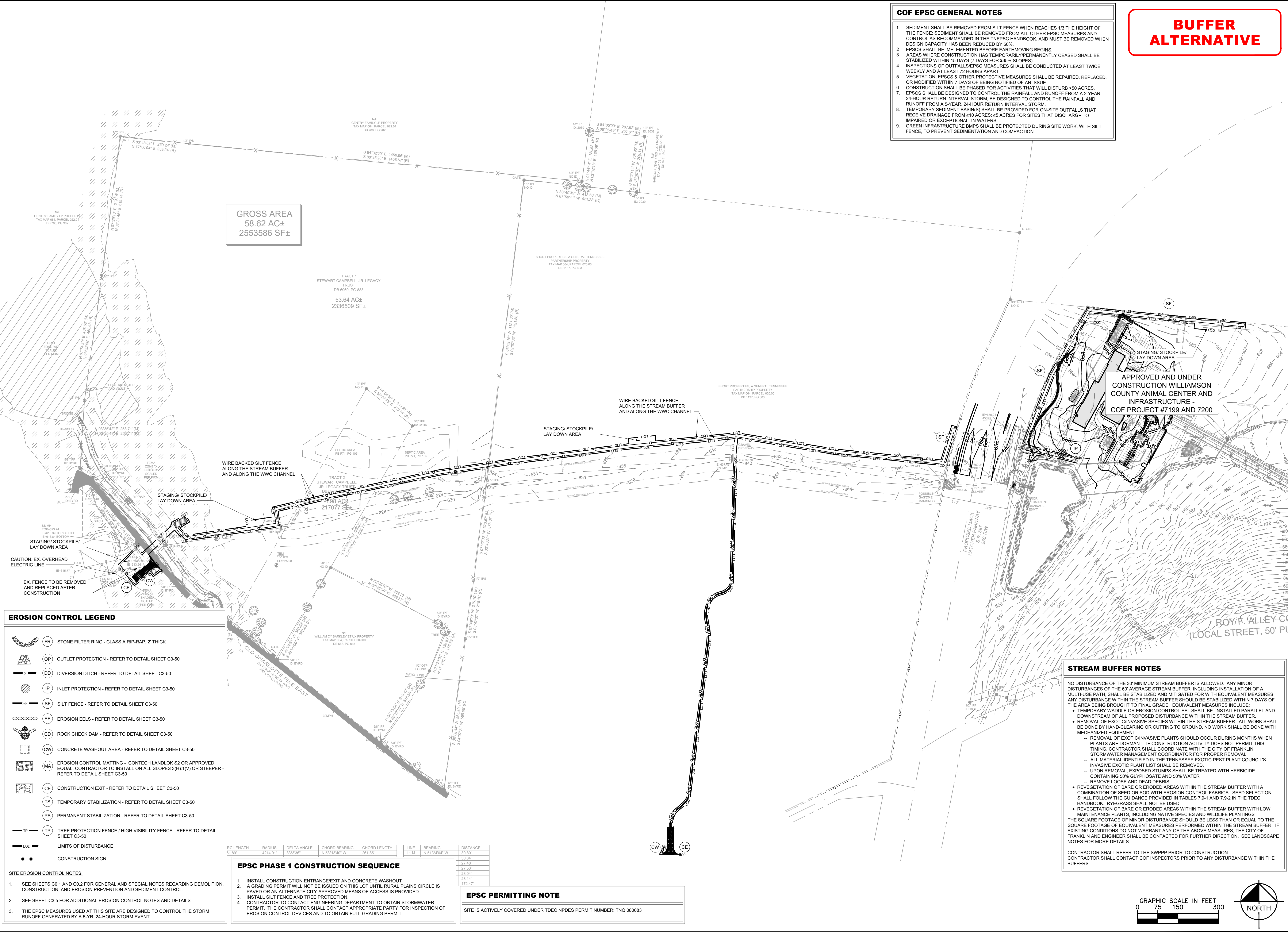
NO.	DATE	BY	REVISIONS
1	11/05/2020	JYB	PER COMMENTS
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JYB
DRAWN BY:	JYB
CHECKED BY:	RLM
DATE:	10/12/2020
KIMLEY-HORN PROJECT NO.	118322000

OVERALL EXISTING
CONDITIONS

SHEET NUMBER
C1.0

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EROSION CONTROL LEGEND

FR

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

OP

OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50

DD

DIVERSION DITCH - REFER TO DETAIL SHEET C3-50

IP

INLET PROTECTION - REFER TO DETAIL SHEET C3-50

SF

SILT FENCE - REFER TO DETAIL SHEET C3-50

EE

EROSION EELS - REFER TO DETAIL SHEET C3-50

CD

ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50

CW

CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50

MA

EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50

CE

CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50

TS

TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50

PS

PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50

TP

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

L00

LIMITS OF DISTURBANCE

CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

1. SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.

2. SEE SHEET C3.5 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.

3. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR EVENT

RC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	LINE	BEARING	DISTANCE
33.89'	4214.81'	3°33'39"	N 53°13'46" W	281.85'	L1 M	N 51°24'08" W	30.86'
							30.84'
							27.48'
							17.23'
							29.04'
							28.14'
							172.47'

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT
2. A GRADING PERMIT WILL NOT BE ISSUED ON THIS LOT UNTIL RURAL PLAINS CIRCLE IS PAVED OR AN ALTERNATE CITY-APPROVED MEANS OF ACCESS IS PROVIDED.
3. INSTALL SILT FENCE AND TREE PROTECTION
4. CONTRACTOR TO CONTACT ENGINEERING DEPARTMENT TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.

EPSC PERMITTING NOTE

SITE IS ACTIVELY COVERED UNDER TDEC NPDES PERMIT NUMBER: TNQ 080083

COF EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 12 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM. BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

BUFFER
ALTERNATIVE

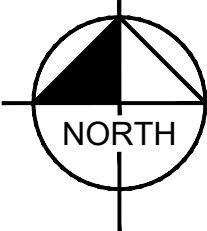
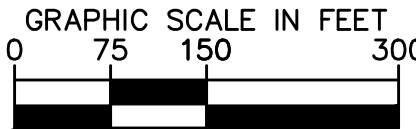
STREAM BUFFER NOTES

NO DISTURBANCE OF THE 30' MINIMUM STREAM BUFFER IS ALLOWED. ANY MINOR DISTURBANCES OF THE 60' AVERAGE STREAM BUFFER, INCLUDING INSTALLATION OF A MULTIPLE-USE PATH, SHALL BE STABILIZED AND MITIGATED FOR WITH EQUIVALENT MEASURES. ANY DISTURBANCE WITHIN THE STREAM BUFFER SHOULD BE STABILIZED WITHIN 7 DAYS OF THE AREA BEING BROUGHT TO FINAL GRADE. EQUIVALENT MEASURES INCLUDE:

- TEMPORARY WADDE OR EROSION CONTROL EEL SHALL BE INSTALLED PARALLEL AND DOWNSTREAM OF ALL PROPOSED DISTURBANCE WITHIN THE STREAM BUFFER.
- REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND. NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.
- REMOVAL OF EXOTIC/INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.
- ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.
- UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 80% GLYPHOSATE AND 50% WATER.
- REMOVE LOOSE AND DEAD DEBRIS.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOO WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.
- REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH LOW MAINTENANCE PLANTS, INCLUDING NATIVE SPECIES AND WILDLIFE PLANTINGS

THE SQUARE FOOTAGE OF MINOR DISTURBANCE SHOULD BE LESS THAN OR EQUAL TO THE SQUARE FOOTAGE OF EQUIVALENT MEASURES PERFORMED WITHIN THE STREAM BUFFER. IF EXISTING CONDITIONS DO NOT WARRANT ANY OF THE ABOVE MEASURES, THE CITY OF FRANKLIN AND ENGINEER SHALL BE CONTACTED FOR FURTHER DIRECTION. SEE LANDSCAPE NOTES FOR MORE DETAILS.

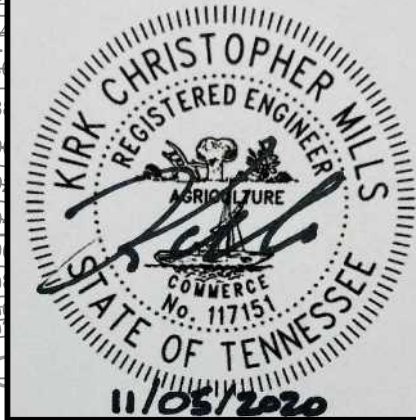
CONTRACTOR SHALL REFER TO THE SWPPP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT COF INSPECTORS PRIOR TO ANY DISTURBANCE WITHIN THE BUFFERS.



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WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE
BUFFER ALTERNATIVE



NO.	DATE	BY	REVISIONS	PER COF COMMENTS
1	11/05/2020	JYB		
2				
3				
4				
5				
6				
7				
8				
9				
10				

DESIGNED BY: JYB

DRAWN BY: JYB

CHECKED BY: RLM

DATE: 10/12/2020

KIMLEY-HORN PROJECT NO. 118322000

INITIAL EPSC - PRE-CONSTRUCTION PLAN

SHEET NUMBER C3.2

Drawing name: K:\NSH_LDEV\118322000 - WCACC\WCACC_SewerProject\4-CADD\PlanSheets\C3.2 INITIAL EPSC - PRE-CONSTRUCTION PLAN-BUFFER.dwg C3.4 FINAL EPSC - WATER QUALITY Nov 05, 2020 4:46pm by: yates.bateman

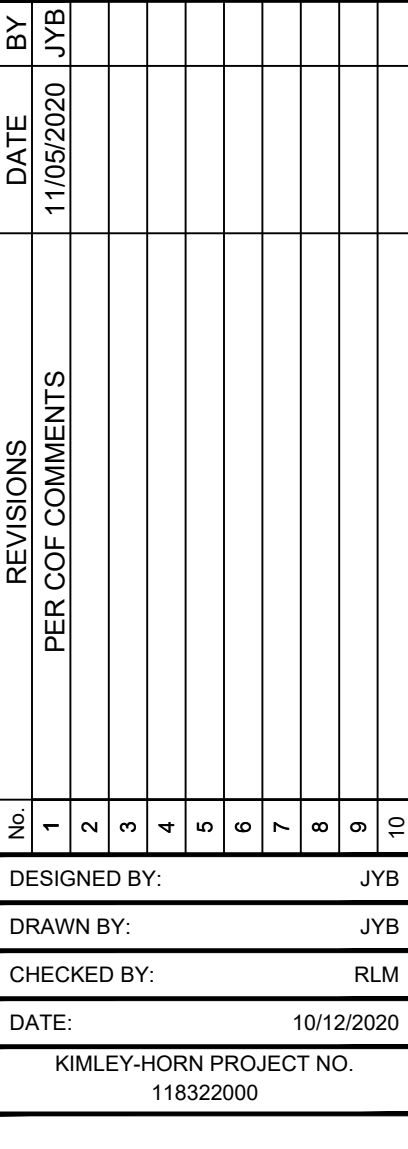


1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSCS MEASURES AND INSPECTIONS OF CONSTRUCTION CONSTRUCTION AND BACKFILLING. SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHWORKING BEGINS.
3. SLOPE AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED, Y CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR >36% SLOPES).
4. INSPECTIONS OF FOUTALLS/EPSCS MEASURES SHALL BE CONDUCTED AT LEAST TWICE PER MONTH. (EASIES 7 DAYS FOR >36% SLOPES).
5. VEGETATION, EROSION OR OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES. EROSION CONTROL MEASURES SHALL BE INSTALLED AND RUNOFF FROM A 24-60R 24-HOUR RETURN INTERVAL STORM. BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
7. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL SITE OUTFALLS THAT RECEIVE DRAINAGE FROM >10 ACRES; 25 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
8. EROSION CONTROL MEASURES SHALL BE PROTECTED DURING SITE WORK. SHALL BE PROTECTED WITH SILT FENCE TO PREVENT SEDIMENTATION AND COMPACTION.

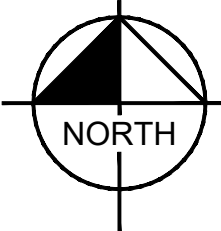
**BUFFER
ALTERNATIVE**

**WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE
BUFFER ALTERNATIVE**

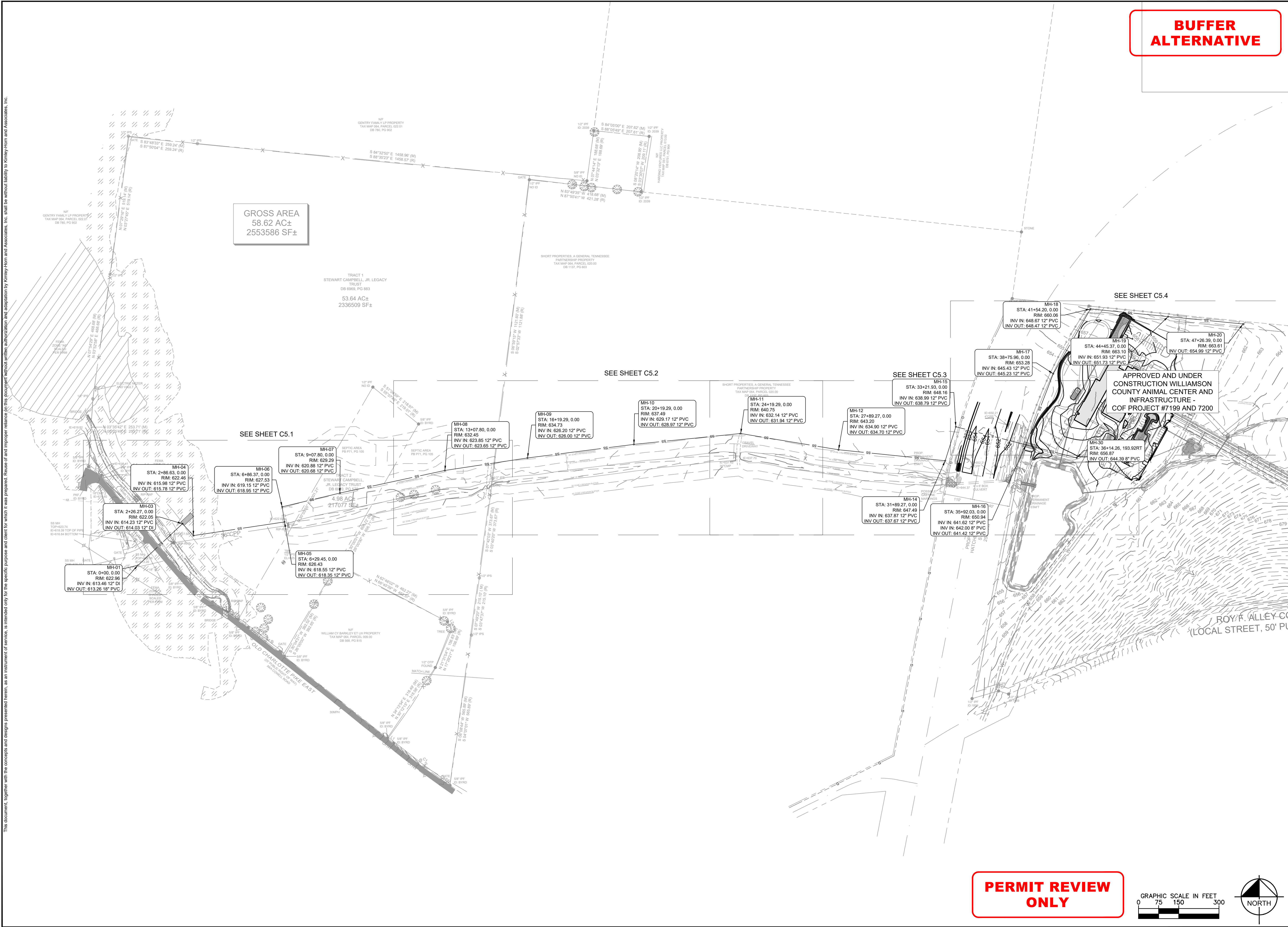
BUFFER ALTERNATIVE



C3.4



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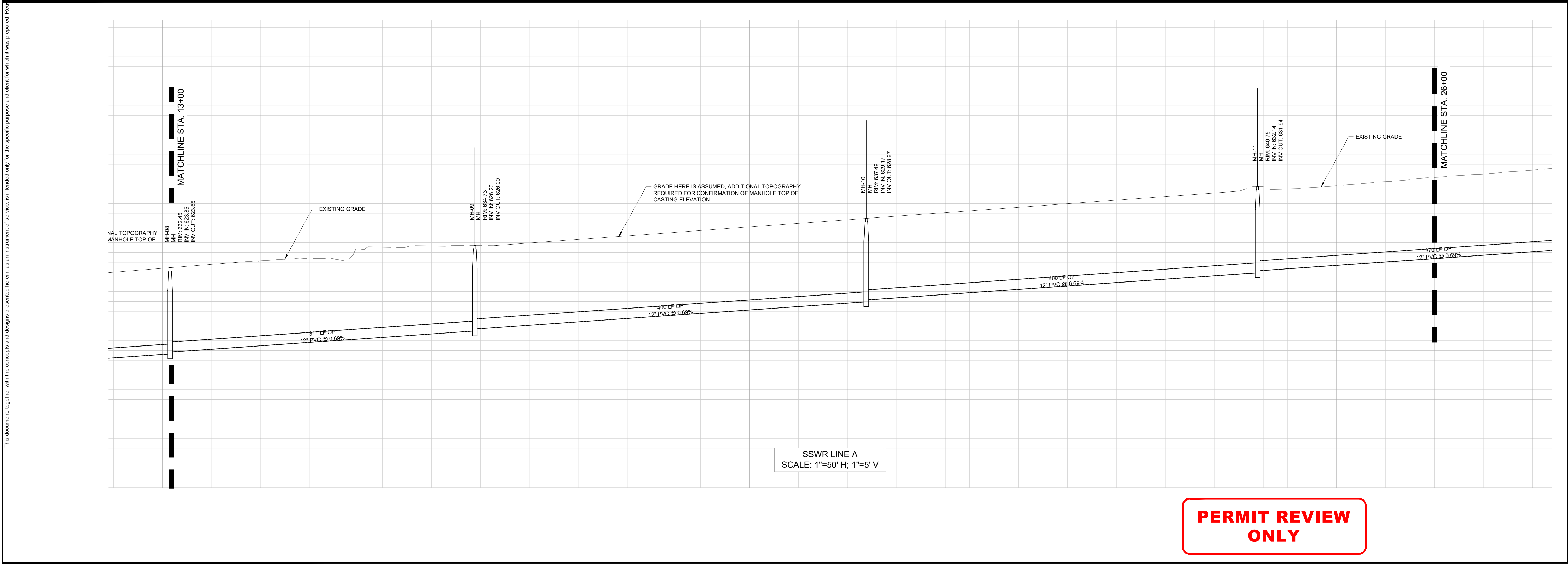
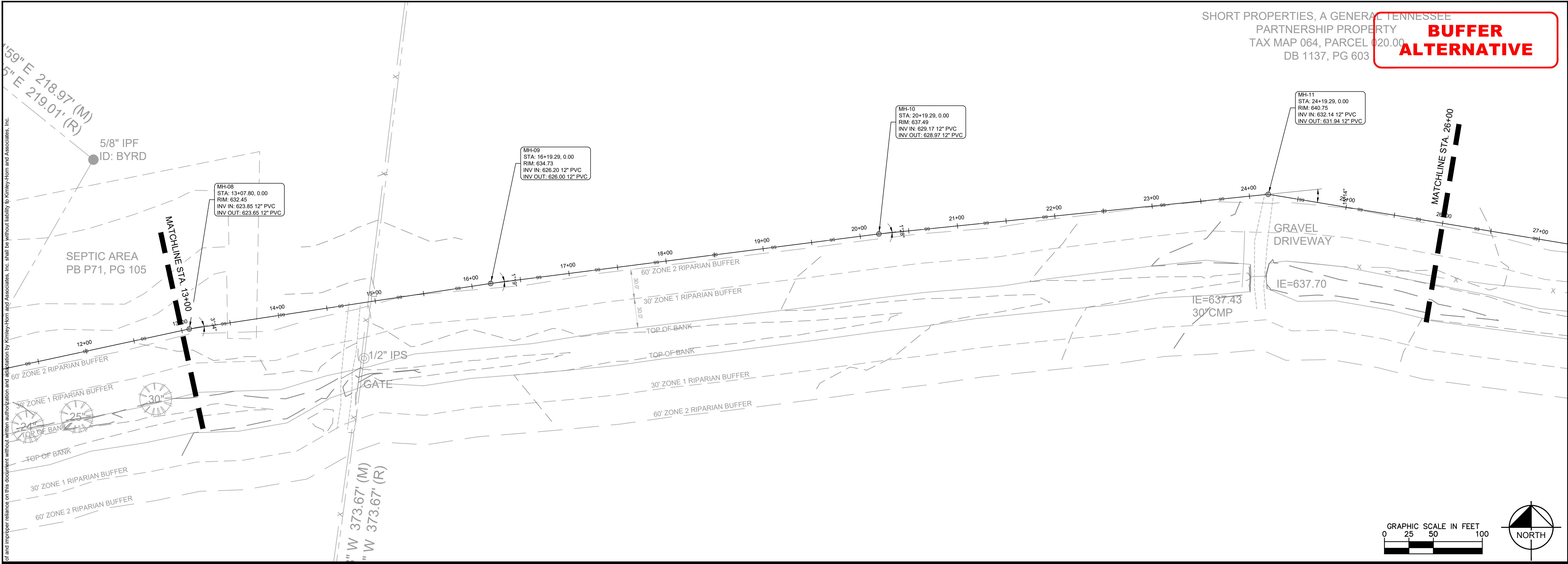


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WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE
BUFFER ALTERNATIVE

KIRK CHRISTOPHER HILL
REGISTERED ENGINEER
STATE OF TENNESSEE
11/05/2020



SHORT PROPERTIES, A GENERAL TENNESSEE
PARTNERSHIP PROPERTY
TAX MAP 064, PARCEL 020.00
DB 1137, PG 603

**BUFFER
ALTERNATIVE**

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**WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE**

BUFFER ALTERNATIVE



REVISIONS	BY	DATE	PER COMMENTS
No.	1	2	3
DESIGNED BY:	JYB		
DRAWN BY:	JYB		
CHECKED BY:	RLM		
DATE:	10/12/2020		
KIMLEY-HORN PROJECT NO.	118322000		

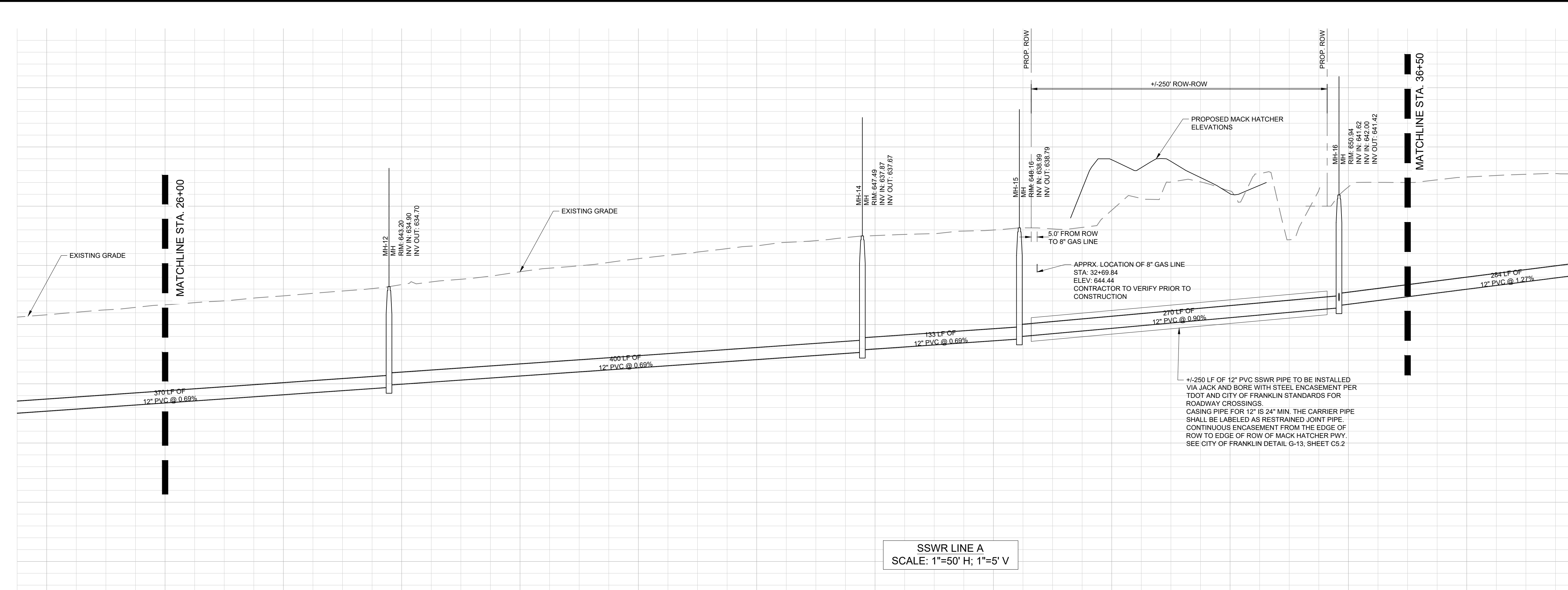
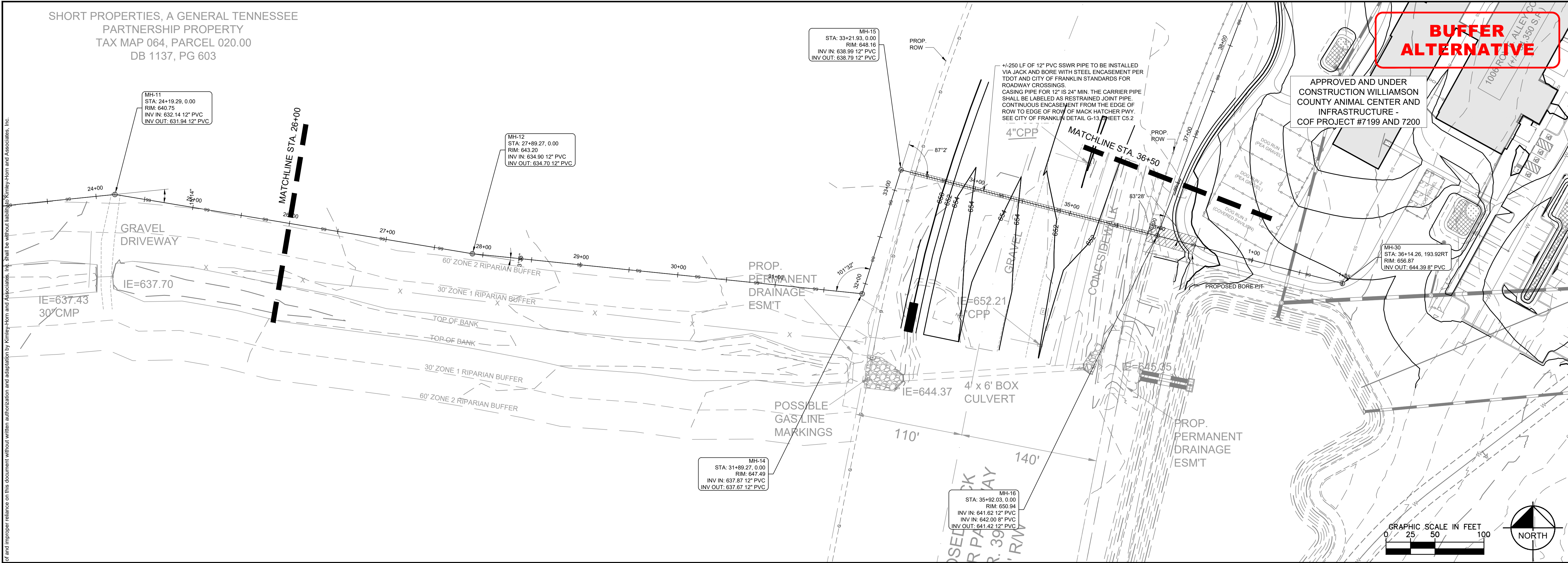
OVERALL UTILITY PLAN

SHEET NUMBER

C5.2

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SHORT PROPERTIES, A GENERAL TENNESSEE
PARTNERSHIP PROPERTY
TAX MAP 064, PARCEL 020.00
DB 1137, PG 603



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WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE
BUFFER ALTERNATIVE

KIRK CHRISTOPHER HILLS
REGISTERED ENGINEER
No. 117151
STATE OF TENNESSEE
11/05/2020

REVISIONS	DATE	BY
1	11/05/2020	JYB
2		
3		
4		
5		
6		
7		
8		
9		
10		

No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	JYB									
DRAWN BY:	JYB									
CHECKED BY:	RLM									
DATE:	10/12/2020									
KIMLEY-HORN PROJECT NO.	118322000									

OVERALL UTILITY PLAN

SHEET NUMBER
C5.3

Drawing name: K:\NSH_LDEV118322000 - WCACC\WCACC_SewerProject\4-CADD\PlanSheets\C5.0 OVERALL UTILITY PLAN-BUFFER.dwg C5.3 OVERALL UTILITY PLAN Nov 05, 2020 4:48pm by: Landon Allison

Page 367 of 445

Drawing name: K:\NSH_LDEV\118322000 - WCACC\WCACC_SewerProject\4-CADD\PlanSheets\4-CADD\CO.0 COVER SHEET.dwg Drawing name: K:\NSH_LDEV\118322000 - WCACC\WCACC_SewerProject\4-CADD\PlanSheets\4-CADD\CO.0 COVER SHEET.dwg by: London.Allison Nov 05, 2020 3:44pm

CITY OF FRANKLIN SITE PLAN SUBMITTAL

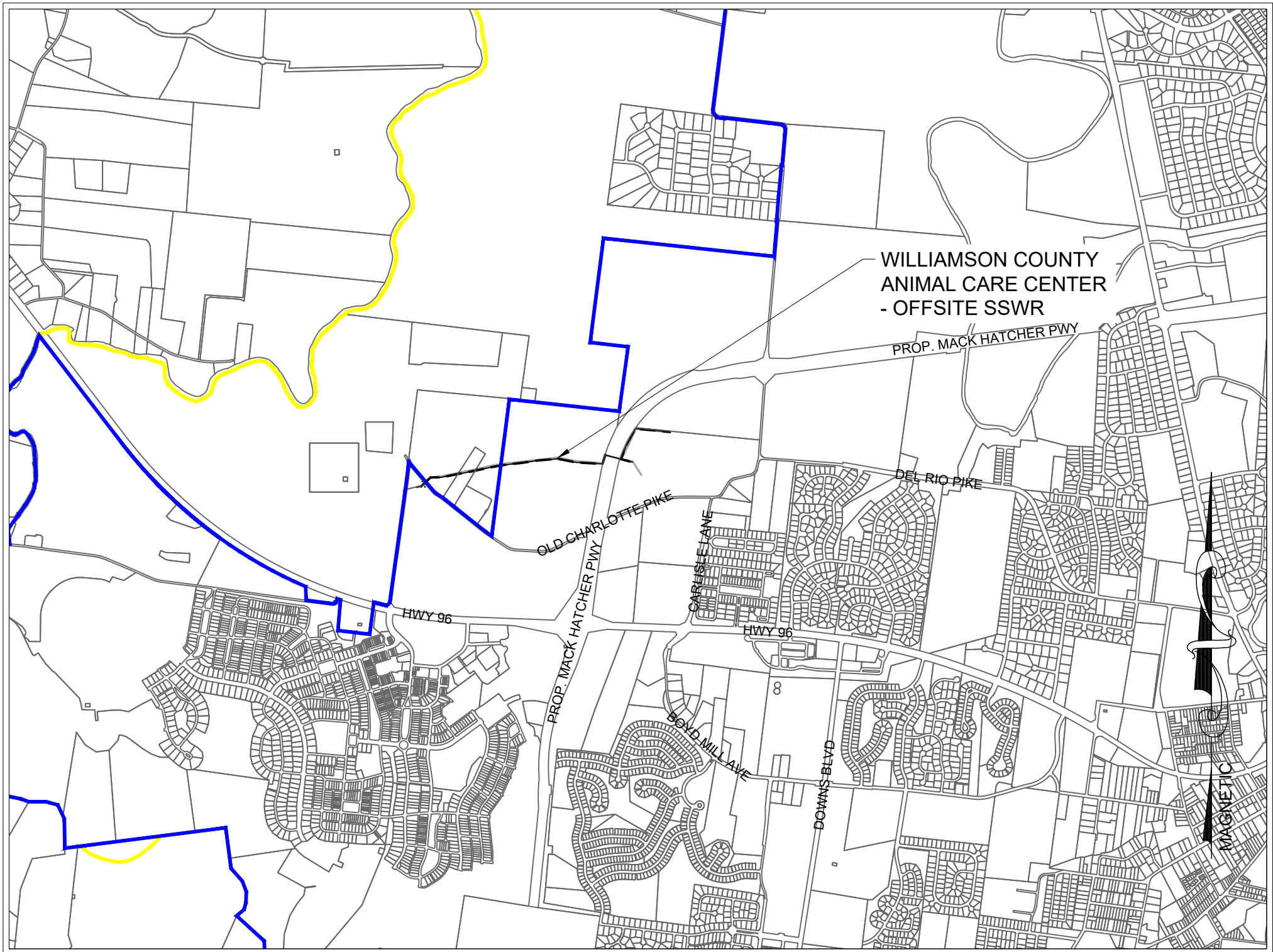
WCACC - OFFSITE SANITARY SEWER

FRANKLIN, TENNESSEE

10/12/2020; 11/05/2020

COF PROJECT #7386

SITE DATA TABLE	
PROJECT NAME:	WILLIAMSON COUNTY ANIMAL CARE CENTER - OFFSITE SSWR
COF PROJECT #:	7386
MAP #:	64
PARCEL #:	10.01 & 10.02
ADDRESS:	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	CI, CIVIC INSTITUTIONAL
ZONING OVERLAYS:	SCENIC CORRIDOR / HILLSIDE
TOTAL ACREAGE OF SITE:	38.67 ACRES (WCACC) + 2.35 ACRES (SSWR)
TOTAL SQUARE FOOTAGE OF SITE:	1,684,294 SF (WCACC) + 102,729 SF (SSWR)
OWNERS:	WILLIAMSON COUNTY TN
ADDRESS:	1323 WEST MAIN ST, SUITE 125 FRANKLIN, TN 37067
PHONE:	(615)790-5712
EMAIL:	JIMC@OVERSITECONSULTING.COM
CONTACT NAME:	JIM CROSS (OVERSITE CONSULTING)
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEANSIDE DRIVE NASHVILLE, TN 37204
PHONE:	615-564-2701
EMAIL:	KIRK.MILLS@KIMLEY-HORN.COM
CONTACT NAME:	KIRK MILLS, P.E.
NOTES:	
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.	
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.	
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.	
4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF FIELD-RUN BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY YOUNG, HOBBS & ASSOCIATES, DATED AUGUST 21, 2020. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.	
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.	
6. NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C011833 AND 47187C0184G, DATED DECEMBER 22, 2016; AND FEMA FIRM MAP NUMBER 4787C0195F, DATED SEPTEMBER 29, 2006.	



VICINITY MAP
1" = 2000'

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AGENCY CONTACTS		
WATER	GAS	CITY OF FRANKLIN
CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: UTILITY INSPECTOR	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: ERIC COMER	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING CO-LEADER : AMY DIAZ-BARRIGA 615-550-6977 ENGINEERING CO-LEADER : LANCE FITTRO 615-550-6876
ELECTRIC	SANITARY SEWER	ENGINEER
MIDDLE TN ELECTRIC 2150 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: KIRK MILLS, P.E.
CABLE	TELEPHONE	SURVEYOR
COMCAST 2501 MCGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	YOUNG, HOBBS AND ASSOCIATES 1202 CROSSLAND AVE CLARKSVILLE, TN 37040 PHONE: (931) 645-2524 CONTACT: DAVE HOBBS, P.E., P.L.S.

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PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
1	11/05/20	PER COF COMMENTS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118322000	C0.0	14

CONTRACTOR RESPONSIBILITIES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
- A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
- B. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.
- C. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

DURING CONSTRUCTION:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
- C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.
- E. CONSTRUCTION SHALL MEET ALL STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (VERSION 2010).
- F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
- G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.
- I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, METRO NASHVILLE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
- J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.
- L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
- M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.
- N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
- O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
- P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
- Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.
- R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
- S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- T. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
- U. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
- V. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
- ADA COMPLIANCE:
- A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT AND VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

GENERAL NOTES:

1. THE PROJECT SITE IS SHOWN ON WILLIAMSON COUNTY, TAX MAP # 64, PARCEL 10.01 & 10.02.
2. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY YOUNG, HOBBS AND ASSOCIATES, DATED AUGUST 21, 2020. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
5. WHERE NOT SPECIFIED, THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES IN ORDER TO ASSURE POSITIVE DRAINAGE TO STORM INLETS.
6. ALL DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI MIN. CONCRETE.
8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
9. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
10. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPALITY AND STATE DOT REGULATIONS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL PAVE AND COLD PLANE IN THE DIRECTION OF TRAFFIC.
12. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
- A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
- B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
- C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
- D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:
- PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
- A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
- B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE GRADING:

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 13.67 ACRES (WCACC) AND 2.35 ACRES (OFFSITE SSWR).
2. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C1183G AND 47187C0184G, DATED DECEMBER 22, 2016; AND FEMA FIRM MAP NUMBER 4787C0195F, DATED SEPTEMBER 29, 2006.
3. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.
3. FILL AREA SHALL BE PROOF-ROLLED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12".
5. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES. UNLESS OTHERWISE APPROVED BY QUALIFIED SOIL ENGINEER TO OBTAIN REQUIRED COMPACTION.
6. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
7. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
9. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.

10. CONTRACTOR SHALL REFER TO SITE SPECIFIC GEOTECHNICAL REPORT AND SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCING WITH EARTHWORK ACTIVITIES.
11. PERMANENT CUT AND FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
12. THE PROPOSED GRADING PLAN IS A RESULT OF AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO SLOPES AND STORM RUNOFF. SHOULD THE CONTRACTOR HAVE QUESTIONS OR COMMENTS RELATED TO THE PROPOSED DESIGN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
13. THE CONTRACTOR SHALL NOTIFY "ONE CALL" (811) AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL ALSO NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.
14. EARTHWORK ACTIVITIES MUST BE SUPERVISED BY A LICENSED GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR SHALL PROVIDE AS-BUILT CONDITIONS OF ALL UTILITIES AND STORMWATER PONDS PER THE LOCAL MUNICIPALITY REGULATIONS. AS-BUILT CONDITIONS MUST BE LOCATED BY A LICENSED LAND SURVEYOR.

STORM DRAINAGE INFORMATION:

1. PIPES:
- A. UNLESS OTHERWISE NOTED ON THE DRAWING RCP SHALL BE CLASS III WITH "O" RING JOINTS.
- B. THE PIPE MANUFACTURER SHALL SUPPLY A CLASSIFICATION OF THE PIPE SPECIFICATIONS FOR EACH PIPE PRIOR TO INSTALLATION.
- C. PIPE INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
- D. IF UNDERGROUND WATER/SPRINGS ARE UNCOVERED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. CONSULTATION WITH THE ONSITE GEOTECHNICAL ENGINEER WILL BE REQUIRED.

2. STRUCTURES:
- A. ALL STRUCTURES SHALL BE MADE OF PRECAST CONCRETE. ALL INVERTS SHALL BE NEATLY FORMED UP TO THE SPRING LINE WITH MORTAR OR BRICK TO INSURE PROPER FLOW.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INVERTS AND PIPE SLOPES PRIOR TO INSTALLATION TO ENSURE PROPER COVER AND LENGTHS OF PIPE.
- C. CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL STORM STRUCTURES PRIOR TO ACCEPTANCE BY LOCAL MUNICIPALITY.
- D. THE CONTRACTOR SHALL COMPACT FILL SUFFICIENTLY AROUND ALL STRUCTURES, PIPES, ETC. WITHIN PROPOSED PAVEMENT TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY/MAINTENANCE PERIOD SHALL BE RESTORED AT THE CONTRACTORS EXPENSE.

SANITARY SEWER NOTES:

1. CONSTRUCTION CRITERIA:
- A. ALL INSTALLATION, MATERIALS, AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED CITY OF FRANKLIN STANDARD SPECIFICATIONS.
- B. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION AND SEDIMENTATION IN ACCORDANCE WITH REGULATIONS PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA.
- C. THE BACKFILL OF ALL TRENCHES SHALL COMPLY WITH THE CURRENT CITY OF FRANKLIN BEDDING AND BACKFILLING FOR GRAVITY LINES (DETAIL G-10).
- D. THE CONTRACTOR FOR VERTICAL CONSTRUCTION SHALL VERIFY THE ELEVATION OF THE SANITARY SEWER SERVICE VS. FINISH FLOOR ELEVATION FOR EACH BUILDING AND ADJUST THE PROPOSED FINISH FLOOR ELEVATION AS NECESSARY IN ORDER TO ASSURE PROPER SEWER SERVICE.
- E. PROPOSED LOT CORNERS SHALL BE STAKED IN THE FIELD PRIOR TO UTILITY SERVICE INSTALLATION.
1. PIPES:
- A. THE MINIMUM VERTICAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 18 INCHES. THE MINIMUM HORIZONTAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 10 FEET WHERE PRACTICAL.
- B. LOW PRESSURE AIR TESTING IS REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN TECHNICAL SPECIFICATIONS FOR WASTEWATER UTILITY INSTALLATION FOR THE CITY OF FRANKLIN, TN, SECTION 33 3113; PART 3.5 - TESTING OF GRAVITY SEWERS.
- C. WHERE A SEWER LINE CROSSES UNDER A WATER MAIN, THE TOP OF THE SEWER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF PROPER SEPARATION CANNOT BE PROVIDED, CONSTRUCT THE WATER CROSSING WITH MECHANICAL JOINT DIP FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER LINE.
- D. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER AND EXTEND TO THE PROPERTY LINE.
- E. CONTRACTOR SHALL PROVIDE #8 WIRE WITH ALL SEWER SERVICES.
3. STRUCTURES:
- A. CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS PRIOR TO STARTING UTILITY WORK.
- B. EXISTING MANHOLES LOCATED WITHIN PROPOSED CUT/FILL AREAS SHALL BE ADJUSTED TO ASSURE THAT THE TOP OF GRATE MATCHED PROPOSED FINISH GRADE.
- C. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
- D. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT SEAL METHOD.

WATER SYSTEM INFORMATION:

1. NOTIFICATIONS:
- A. NOTIFY LOCAL MUNICIPALITY AND UTILITY DISTRICT PRIOR TO THE START OF CONSTRUCTION AND THE WATER AND SEWER INSPECTOR FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ANY METER WORK.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITIES SO THAT WATER MAINS DO NOT CONFLICT WITH OTHER UTILITIES.
- C. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL BENDS IN ORDER TO PROVIDE THE ALIGNMENT SHOWN ON THE PLANS. VERTICAL BENDS SHALL BE PROVIDED IN ORDER TO PASS UNDER/OVER OTHER UTILITY LINES, PROVIDING MINIMUM COVER AS SPECIFIED BY THE LOCAL MUNICIPALITY. PROVIDE BRACING AND SUPPORT AS REQUIRED BY THE LOCAL MUNICIPALITY.
2. HYDRANTS:
- A. FOR FIRE HYDRANT INSTALLATION REFER TO DETAILS.
3. PIPES:
- A. ALL EXISTING DOMESTIC WATER LINES ARE TO BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.
- B. D.I.P. SHALL BE USED THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE NOTED ON THE PLANS. ALL INSTALLATION, MATERIAL, DISINFECTION, AND INSPECTIONS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS.
- C. PROVIDE A MINIMUM OF 36 INCHES OF COVER OVER ALL WATER MAINS.
4. WATER MAIN INSTALLATION:
- A. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE LOCAL MUNICIPALITY.
- B. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER MAIN, AS NECESSARY, IN ORDER TO PROVIDE PROPER SEPARATION OF UTILITIES AND ALLOW SPACING NECESSARY FOR BRACING AT BENDS AND TEES.
- C. WATER SERVICES SHALL BE ¾ INCH TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, METER BOXES, AND OTHER FITTINGS AS REQUIRED.
- D. ALL WATER LINE SERVICES SHALL EXTEND BEYOND THE RIGHT-OF-WAY AND INTO PRIVATE LOTS.

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WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE



No.	BY	DATE	REVISIONS	PER COF COMMENTS	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:														JYB
DRAWN BY:														JYB
CHECKED BY:														RLM
DATE:														10/12/2020
KIMLEY-HORN PROJECT NO. 118322000														
GENERAL NOTES														
SHEET NUMBER C0.1														

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EROSION AND SEDIMENT CONTROL INFORMATION:

1.

COMPREHENSIVE:
- A.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- B.

PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- C.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.
- D.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- E.

THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
- F.

CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.
- G.

EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.
- H.

SILT FENCE SHALL BE TYPE C TEMPORARY SILT FENCE AND BE WIRE ENFORCED, UNLESS OTHERWISE NOTED.
- I.

ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.
2.

XCAVATION, THE PUMPED WATER MUST NOT HAVE AN OBJECTIONABLE COLOR CONTRAST WHEN COMPARED TO THE RECEIVING WATERS AND MUST NOT IMPAIR IN ANY WAY THE RECEIVING WATERS. WATER THAT DOES NOT MEET THESE REQUIREMENTS MUST BE FILTERED OR DISCHARGED INTO A TEMPORARY SEDIMENT BASIN, WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA FILTER, OR OTHER APPROVED DEVICE UNTIL IT MEETS THE EFFLUENT REQUIREMENTS. ONCE THE EFFLUENT REQUIREMENTS HAVE BEEN MET THE WATER MAY BE DISCHARGED INTO THE STORM SEWER SYSTEM.
- THESE SAME REQUIREMENTS APPLY TO ALL AUTHORIZED NON-STORM WATER DISCHARGES UNDER THE STATE OF TENNESSEE GENERAL NPDES PERMIT NO. TNR 100000, AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- J.

NO GRADED SLOPE SHALL EXCEED 3H:1V UNLESS OTHERWISE NOTED.
- K.

EPSC MEASURES SHALL ONLY BE REMOVED AFTER THE SITE HAS ESTABLISHED A SOLID, STABILIZED STAND OF GRASS.

STORMWATER EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS:

• EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5 YEAR, 24 HOUR STORM, AS A MINIMUM.

• EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED ONCE A WEEK AND 24 HOURS BEFORE A RAIN EVENT AFTER A 25 INCH RAIN EVENT AND DOCUMENTED ON THE INSPECTION SITE CHECKLIST.

• SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.

• STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING. THIS IS A COVER CROP WITH AT LEAST 75% COVERAGE.

• DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

• STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

• STRAW MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

• STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

• EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER. STOCKPILES WHICH HAVE NOT BEEN USED FOR 14 CALENDAR DAYS SHALL BE STABILIZED THROUGH THE APPLICATION OF SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES.

• OFF-SITE SPOIL OR BORROW AREAS MUST HAVE APPROVED SEDIMENT CONTROL PLANS.

• A 25 FOOT UNDISTURBED STREAMSIDE BUFFER ZONE WILL BE LEFT FROM TOP OF BANK ON BOTH SIDES FOR THE ENTIRE LENGTH OF STREAMS THAT TDEC DETERMINES TO BE A PERENNIAL OR INTERMITTENT STREAM. THE STREAMSIDE BUFFER SHALL BE FENCED OFF WHERE THERE IS NO ENCROACHMENT. BUFFER MEANS A VEGETATED AREA, INCLUDING TREES AND SHRUBS THAT EXISTS OR IS ESTABLISHED TO PROTECT A STREAM SYSTEM, LAKE, OR RESERVOIR AREA. THIS BUFFER ALSO APPLIES TO OTHER SENSITIVE AREAS SUCH AS SPRINGS, WETLANDS AND SINKHOLES. TDEC REQUIRES A 60 FOOT CONSTRUCTION BUFFER ON SOME STREAMS.

• AN ORANGE CONSTRUCTION FENCE IS REQUIRED TO DESIGNATE THE BUFFER AREA BEFORE CLEARING OR TREE REMOVAL HAS BEGUN.

• THIS STREAMSIDE BUFFER WILL BE LEFT IN UNDISTURBED OR ENHANCED (WHEN REQUIRED BY THE CITY) AND WILL BE PART OF OPEN SPACE AND RECOGNIZED ON COVENANTS WITH RESTRICTIONS OF HOW IT IS TO BE MAINTAINED BY HOMEOWNER ASSOCIATION OR NONRESIDENTIAL PROPERTY OWNER. IF MORE THAN REGULAR MAINTENANCE IS EVER NEEDED, I.E. REMOVAL OF SMALL BRUSH OR TREES THAT HAVE FALLEN, A LANDSCAPE PLAN AND A TREE CUTTING PERMIT IS REQUIRED.

• ALL SEDIMENT BASINS, TRAP EMBANKMENTS, SWALES, PERIMETER DIKES, AND PERMANENT SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES. WITHIN SEVEN (7) CALENDAR DAYS OF ESTABLISHMENT, ALL AREAS DISTURBED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE STABILIZED AND STABILIZATION MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. RESTABILIZATION OR OVERSEEDING WILL BE REQUIRED, IF NECESSARY.

• IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

• CONSTRUCT AND STABILIZE SEDIMENT POND AND CONVEYANCES FIRST. STABILIZE MEANS:

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

B.) EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILE) HAVE BEEN EMPLOYED WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

• IF THERE IS A GRAVEL ENVELOPE IN FRONT OF THE OUTLET ORIFICE, IT WILL BE REMOVED AS SOON AS THE SITE IS STABILIZED AND BEFORE BONDS ARE RELEASED.

• INCLUDE A FOREBAY IN ANY DETENTION POND TO FACILITATE EASIER MAINTENANCE.

• WITH EARTHEN WALLS, PLACE AN ANTISEEP COLLAR (OR COLLARS) AROUND THE OUTLET PIPE.

SEDIMENT FENCE

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

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

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

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

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

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

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

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

(EXCERPT FROM FRANKLIN BEST MANAGEMENT PRACTICE MANUAL)

SEDIMENT FENCES: USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.

• INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET (0.5 M) AT ANY POINT.

• THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.

• NO MORE THAN 0.25 ACRE (0.1 HA) PER 100 FT. (31.4 M), OR 0.5 CFS (1.4 X 10-2 M3/S) OF CONCENTRATED FLOW SHOULD DRAIN TO ANY POINT ALONG THE SILT FENCE.

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

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

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

• SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAD BEEN REDUCED BY 33%. ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.

• WHEN A SEDIMENT FENCE'S CAPACITY HAS BEEN REDUCED 33%, IT SHALL BE REPLACED

• EROSIONS PREVENTION AND SEDIMENT CONTROL DEVICES, EP&SC, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. A COPY OF YOUR EP&SC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT, IF APPLICABLE, MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EP&SC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS.

• EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING.

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

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

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

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

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

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

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

- ANY REQUEST FOR CHANGES TO THE APPROVED SEDIMENT CONTROL PLAN OR SEQUENCE OF CONSTRUCTION MUST BE SUBMITTED TO THE SEDIMENT CONTROL INSPECTOR AND APPROVED BEFORE IMPLEMENTING CHANGES. MAJOR CHANGES WILL REQUIRE A PLAN REVISION.
- THE PERMITTEE SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO TRAVERSED PUBLIC THOROUGHFARE(S). ALL MATERIALS DEPOSITED ONTO PUBLIC THOROUGHFARE(S) SHALL BE REMOVED IMMEDIATELY.
- OBTAININGS OF ANY PERMITS IS THE RESPONSIBILITY OF THE STORMWATER MANAGEMENT PERMIT HOLDER OR DEVELOPER.
- PERMITTEES SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.

STORMWATER PONDS AND WATER QUALITY MAINTENANCE NOTES

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

ENHANCED SWALE INSPECTION AND MAINTENANCE NOTES

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

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

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

PERMIT REVIEW ONLY

Kimley»Horn

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WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE



No.	REVISIONS										DATE	BY	
	PER CDF COMMENTS												
1											11/05/2020	JYB	
2													
3													
4													
5													
6													
7													
8													
9													
10													
DESIGNED BY:												JYB	
DRAWN BY:												JYB	
CHECKED BY:												RLM	
DATE:												10/12/2020	
KIMLEY-HORN PROJECT NO. 118322000													
CITY OF FRANKLIN NOTES													
SHEET NUMBER C0.2													

Drawing name: K:\NSH LDEV\118322000 - WCACC\WCACC SewerProject\4-CADD\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS Nov 05, 2020 3:45pm by: Landon.Allison

1. SURVEY METHOD: COMBINATION OF FIELD-RUN BOUNDARY AND TOPOGRAPHY SURVEY.
2. SURVEY DATE: AUGUST 21 2020.
3. SURVEY COMPANY: YOUNG, HOBBS & ASSOCIATES.
4. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

TRACT 1
STEWART CAMPBELL, JR. LEGACY
TRUST
DB 6969, PG 883
53.64 AC±
2336509 SF±

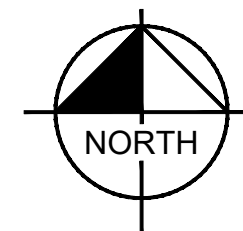
ROY F. ALLEY CO
(LOCAL STREET, 50' PU

PROJECT NAME:	WILLIAMSON COUNTY ANIMAL CARE CENTER
COF PROJECT #:	OFFSITE SSWR
MAP #:	7386
PARCEL #:	64
	10.01 & 10.02
ADDRESS:	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	C1, CIVIC INSTITUTIONAL
ZONING OVERLAYS:	SCENIC CORRIDOR/ HILLSIDE
TOTAL ACRES OF SITE:	38.67 ACRES (WCACD) + 2.35 ACRES (SSWR)
TOTAL SQUARE FOOTAGE OF SITE:	1,684,294 SF (WCACD) + 102,729 SF (SSWR)
OWNERS:	WILLIAMSON COUNTY TN
ADDRESS:	1320 WEST MAIN ST, SUITE 125
	FRANKLIN, TN 37067
PHONE:	(615)760-5712
EMAIL:	JIMC@OVERSITECONSULTING.COM
CONTACT NAME:	JIM CROSS (OVERSITE CONSULTING)
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEANSIDE DRIVE
	NASHVILLE, TN 37204
PHONE:	615-564-2701
EMAIL:	KIRK.MILLS@KIMLEY-HORN.COM
CONTACT NAME:	KIRK MILLS, P.E.

- NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE SITES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, TELEPHONE, ELECTRICAL, ELECTRICAL CYCLES, WATER (FIREMANS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
 2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FORT SMITH STANDARDS AND SPECIFICATIONS FOR SUBDIVISIONS. THESE STANDARDS SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER LEVINEHART DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
 3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANNING COORDINATE SYSTEM, 2011, UTM, FLUJONIA 410N AND M48 83.
 4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF FIELD-RUN BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY YOUNG, HOBBS & ASSOCIATES, DATED AUGUST 21, 2020. ALL INFORMATION IS BASED UPON THE INFORMATION PROVIDED PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 6. NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 471870C11019F AND 471870C184G, DATED DECEMBER 22, 2016, AND FEMA FIRM MAP NUMBER 471870C11019F, DATED SEPTEMBER 29, 2000.

GRAPHIC SCALE IN FEET

0 75 150 300

A horizontal line with vertical tick marks at 0, 75, 150, and 300 feet. The segments between 0 and 75, 75 and 150, and 150 and 300 are each divided into three equal parts by smaller tick marks, indicating a scale of 25 feet per segment. The segments between 0 and 75, and 150 and 300 are shaded black, while the segment between 75 and 150 is white.

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No.	REVISED	DATE	BY
1		11/05/2020	JYB
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: JYB

DRAWN BY: JYB

CHECKED BY: RLM

DATE: 10/12/2020

KIMLEY-HORN PROJECT NO.
118222000

118522000

OVERALL EXISTING

OVERALL EXISTING CONDITIONS

CONDITIONS

--

SHEET NUMBER

C1.0

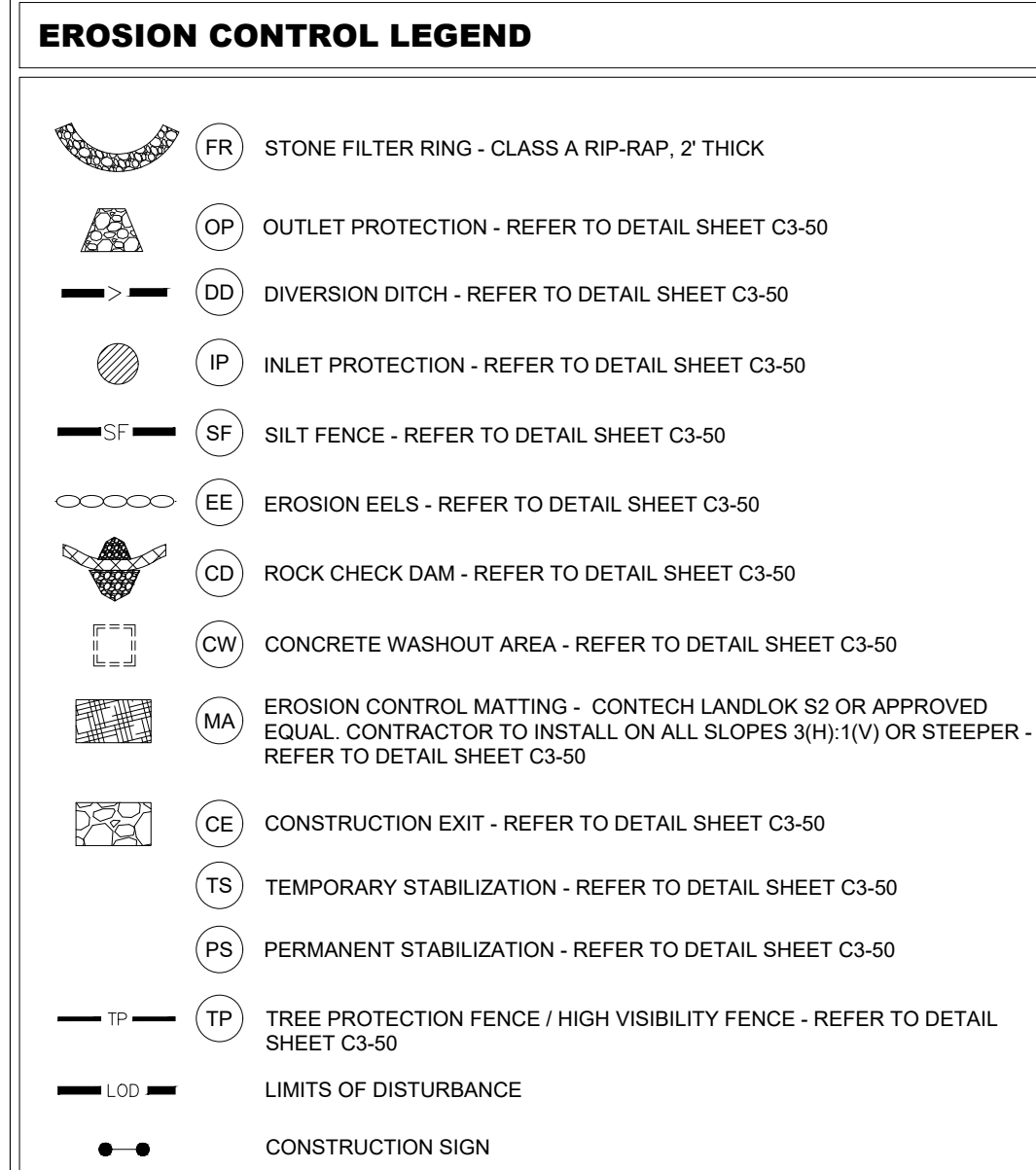
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Drawing name: K:\NSH LDEV\118322000 - WCACC\WCACC SewerProject\4-CADD\PlanSheets\C3.2 INITIAL EPSC - PRE-CONSTRUCTION PLAN.dwg C3.4 FINAL EPSC - WATER QUALITY Nov 05, 2020 3:46pm by: Landon Allison



EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
2. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
3. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON THIS PLAN PER THE CITY OF FRANKLIN BMP MANUAL.

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSCS MEASURES WHEN THE SEDIMENT REACHES 1/2 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED WHEN THE FENCE WINDROCK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EROSION/STABILIZATION BEGINS.
3. ALL EROSION MEASURES CONSTRUCTED TO PREVENT EROSION SHALL BE CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR >36% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSCS MEASURES SHALL BE CONDUCTED AT LEAST TWICE PER MONTH. INSPECTIONS SHALL BE CONDUCTED BY THE PROJECT ENGINEER.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >30 ACRES. CONSTRUCTION SHALL BE PHASED TO PREVENT EROSION AND RUNOFF FROM A 24-62.4 HOUR RETURN INTERVAL STORM. BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
7. DRAINAGE FROM ALL SITES SHALL BE COLLECTED AND DISCHARGED TO THE SITE OUTFALLS THAT RECEIVE DRAINAGE FROM >10 ACRES. >5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
8. GREEN INFRASTRUCTURE SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

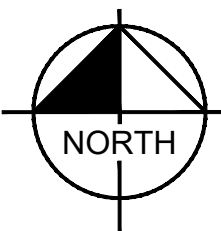
[illegible]

CONTRACTOR SHALL REFER TO THE SWPPP PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL CONTACT COF INSPECTORS PRIOR TO ANY DISTURBANCE WITHIN THE
BUFFERS.

GRAPHIC SCALE IN FEET



0 75 150 300



WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE



BY	DATE	REVISIONS	PER COF COMMENTS
JYB	11/05/2020	1	
		2	
		3	
		4	
		5	
		6	
		7	
		8	
		9	

DESIGNED BY:	JYB
DRAWN BY:	JYB
CHECKED BY:	RLM
DATE:	10/12/2020

KIMLEY-HORN PROJECT NO.
118322000

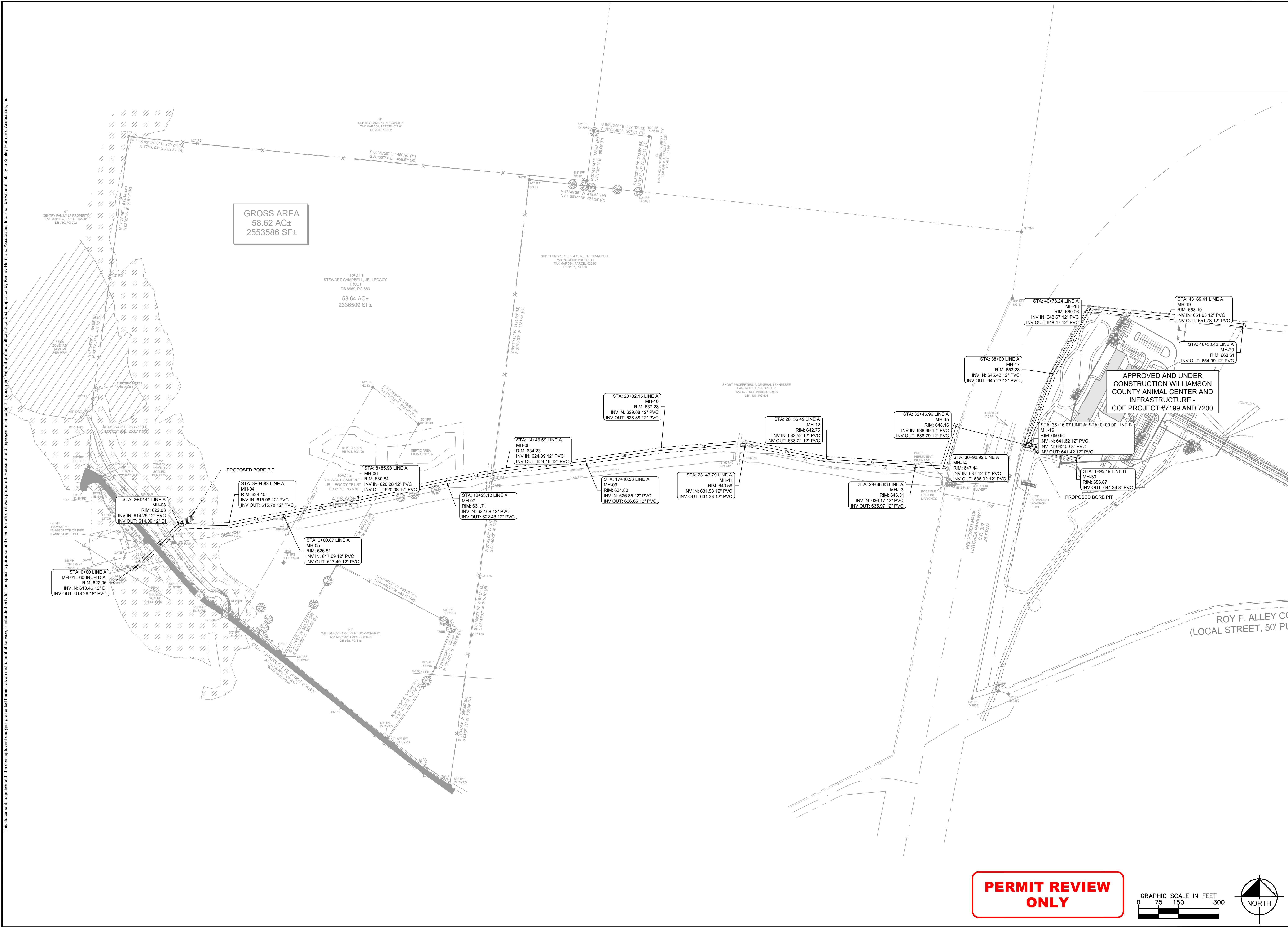
FINAL EPSC - WATER
QUALITY

SHEET NUMBER

C3.4

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WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

KIRK CHRISTOPHER HILL
REGISTERED ENGINEER
No. 117151
STATE OF TENNESSEE
11/05/2020

No.	DATE	BY	REVISIONS
1	11/05/2020	JYB	DESIGNED BY:
2			DRAWN BY:
3			CHECKED BY:
4			DATE:
5			KIMLEY-HORN PROJECT NO.
6			118322000
7			OVERALL UTILITY PLAN
8			SHEET NUMBER
9			C5.0

Page 375 of 445

PERMIT REVIEW ONLY

PROPOSED BORE PIT

TRACT 2
STEWART CAMPBELL
JR. LEGACY TRUST
DB 6970, PG 570

4.98 AC±
17077 SF±

Year	Number of people (millions)
1990	25
1995	35
2000	45
2005	55
2010	65

01"

S 30
S 26°

Year	Total Workforce (Millions)	Nonfarm Sector Workforce (Millions)
1990	100	85
1995	110	95
2000	120	105
2005	130	115
2010	140	125

F OF 12" PVC @ 0.84%

628.8	628.82
-------	--------

Kimley»»Horn

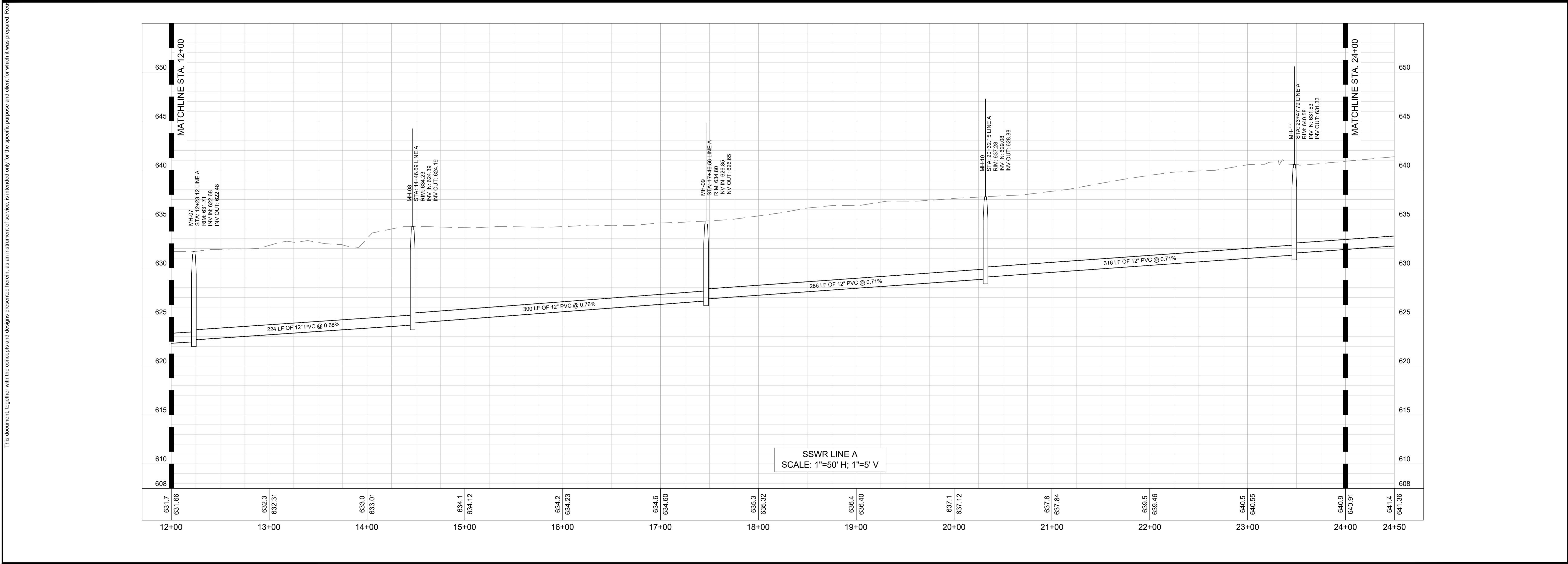
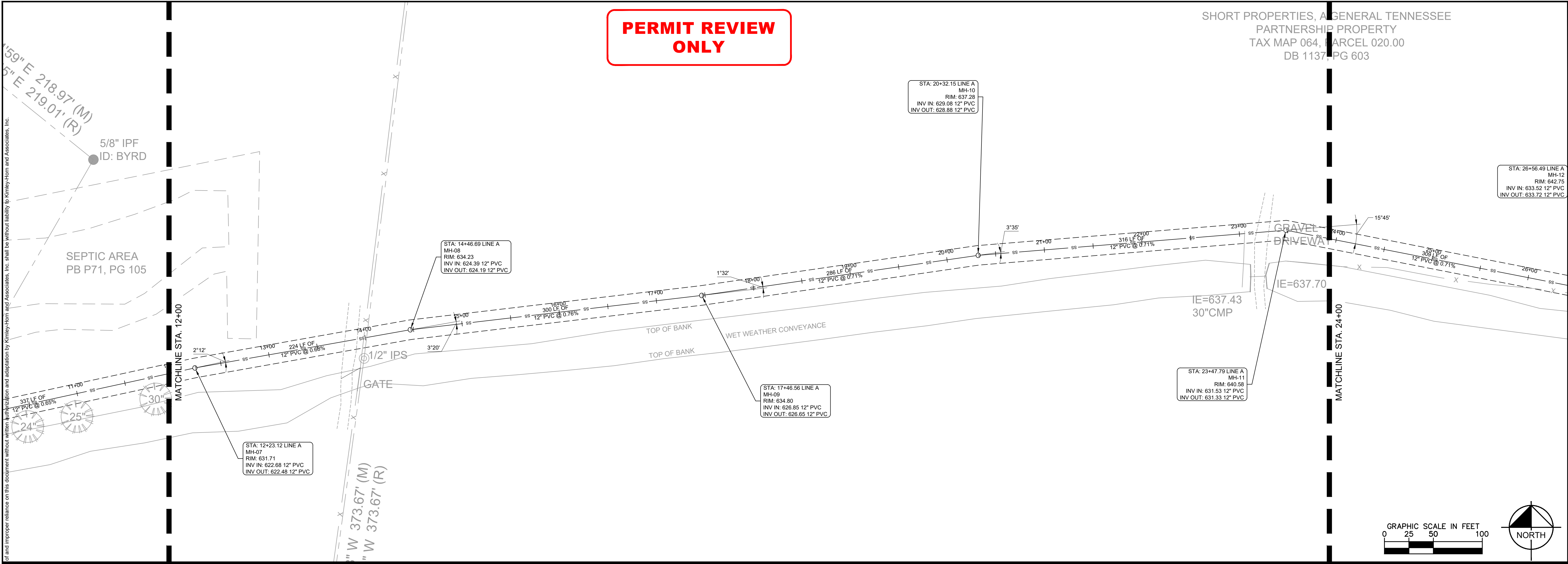
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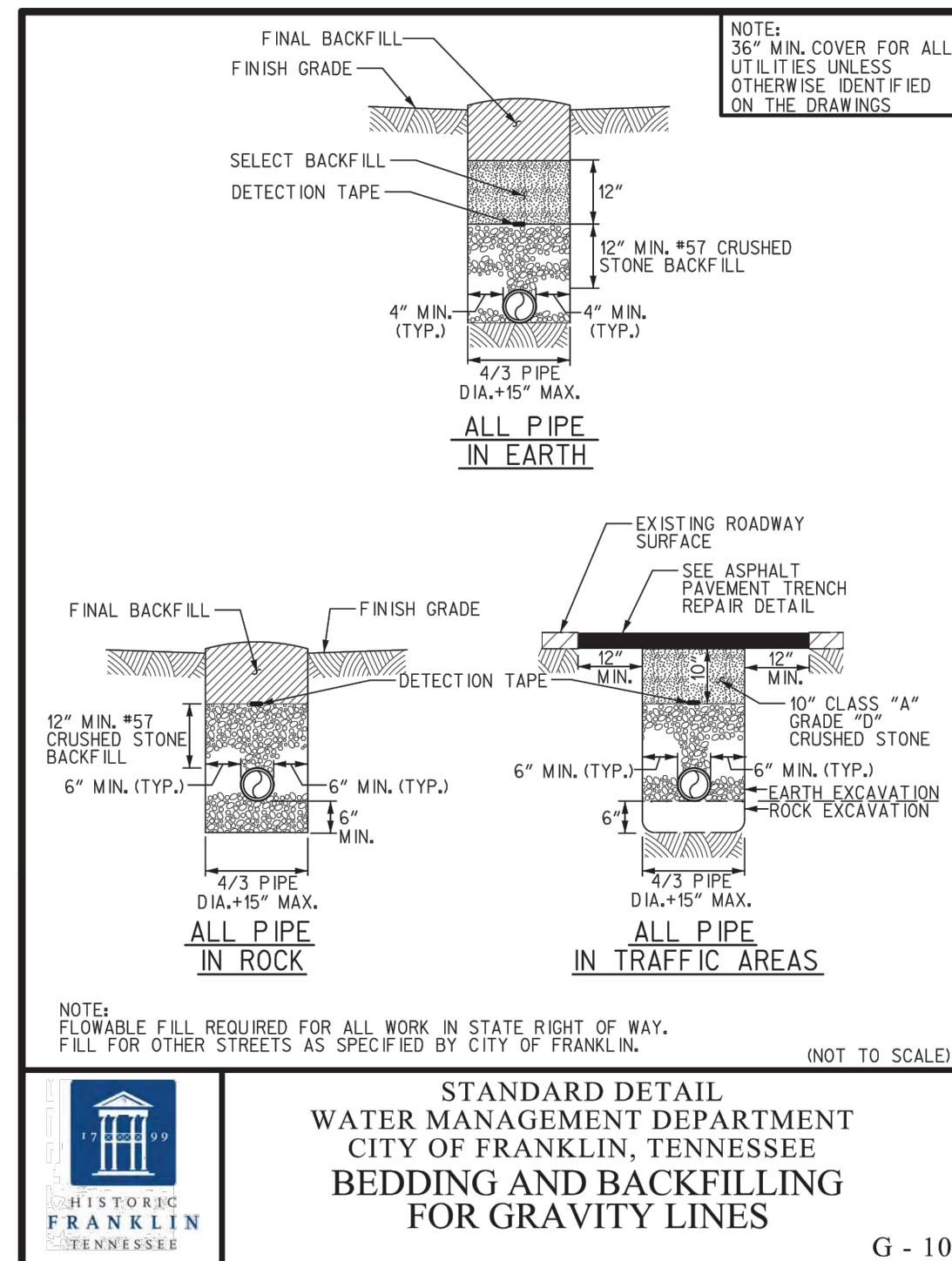
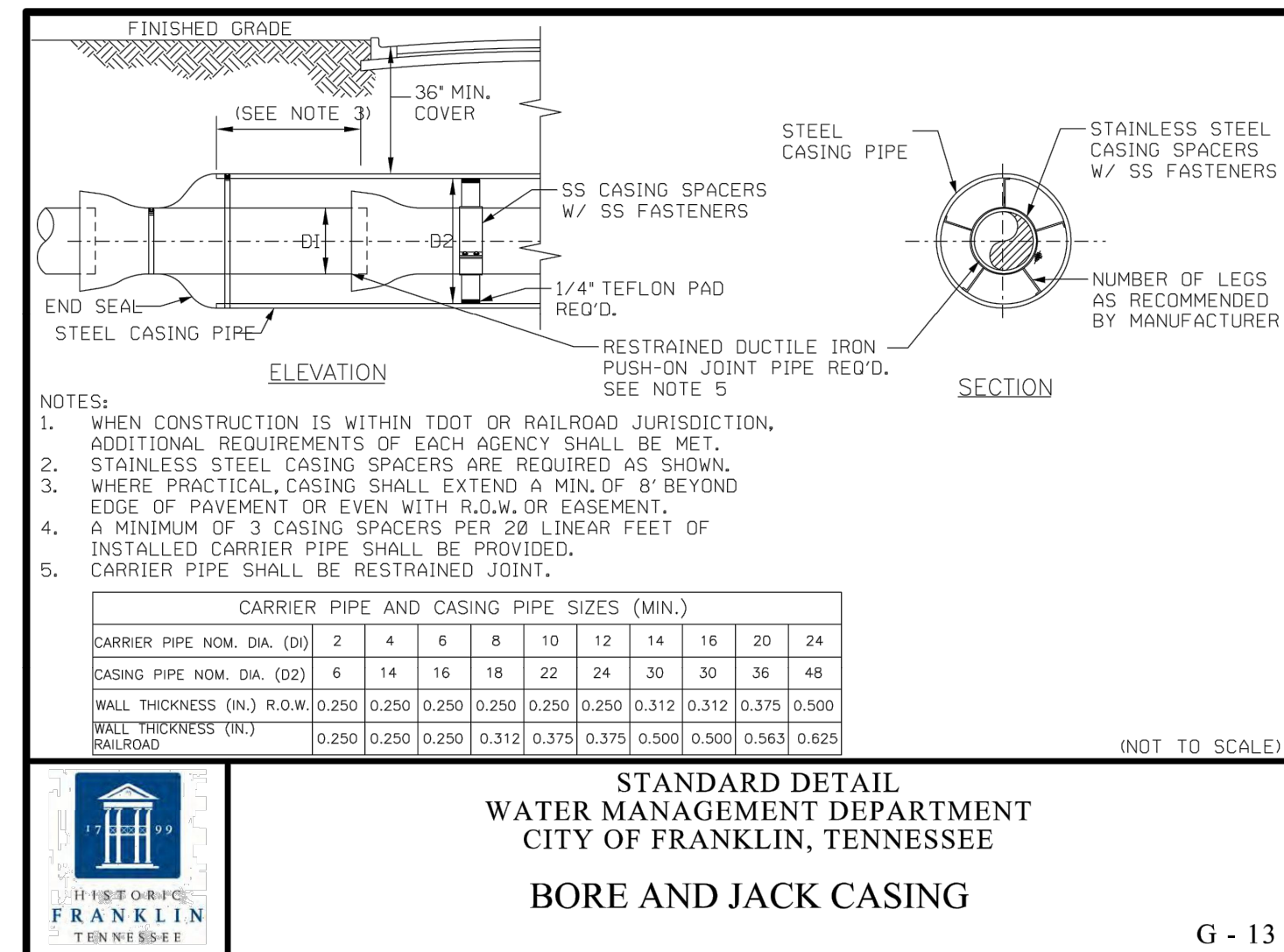
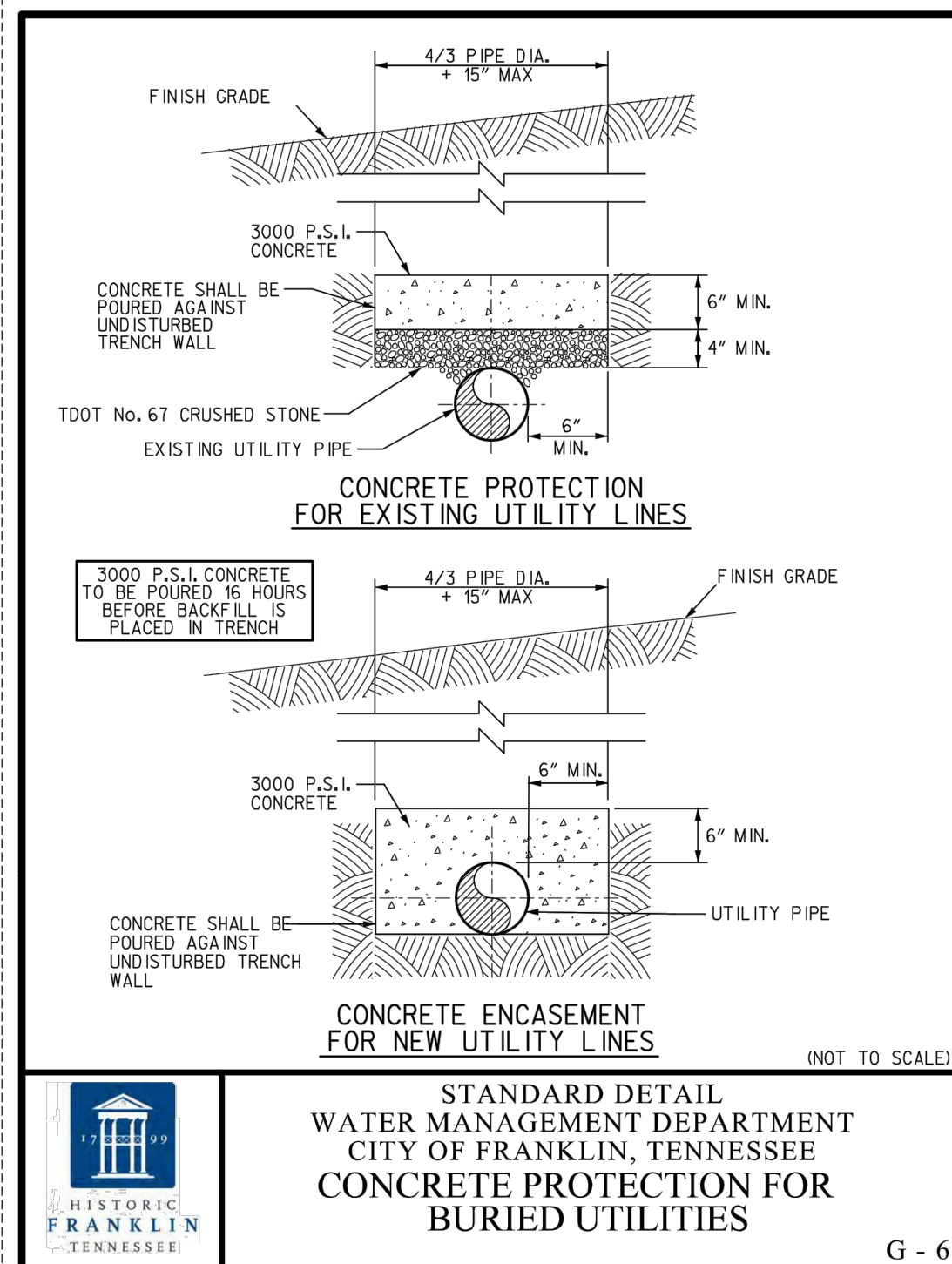
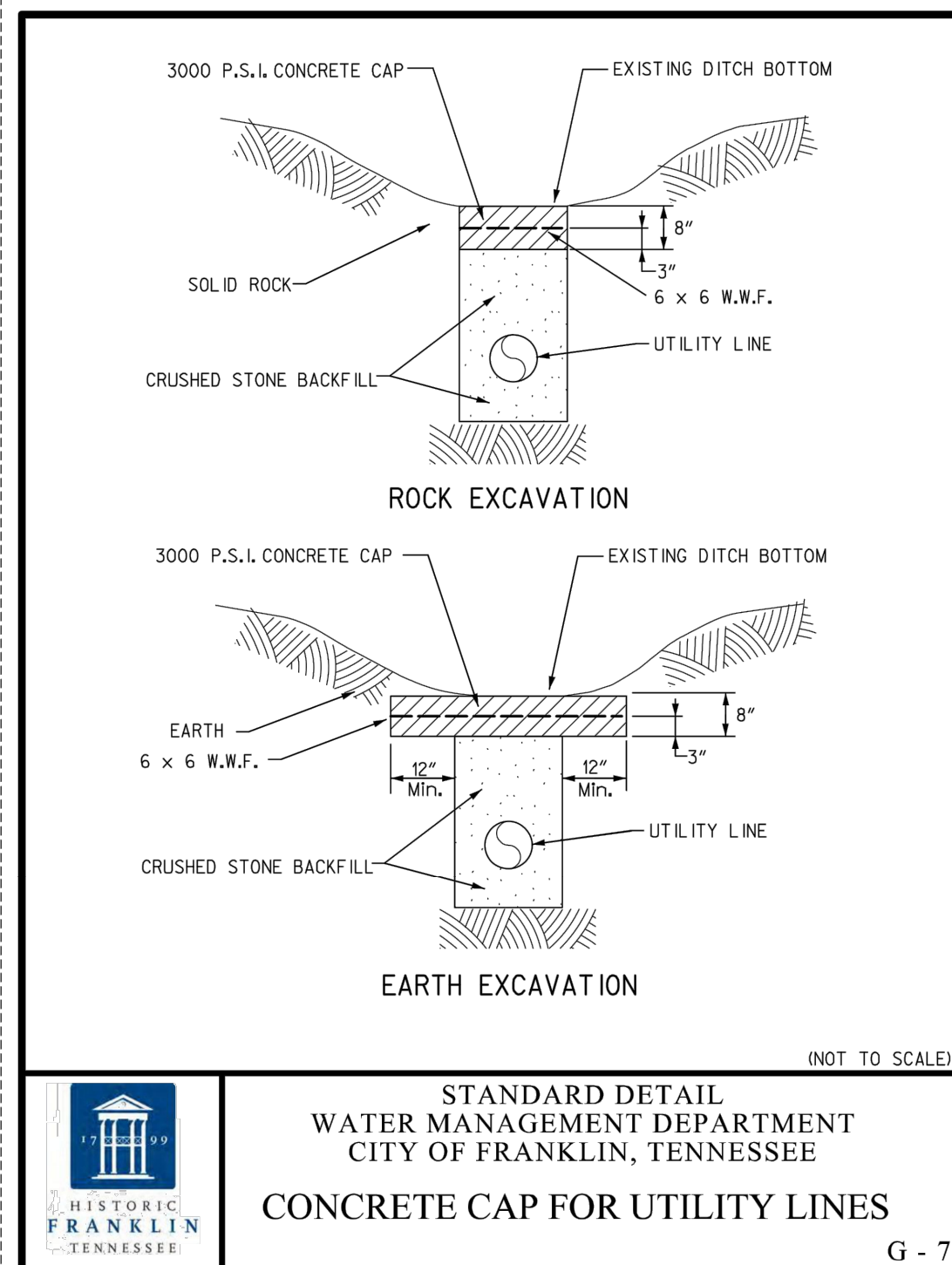
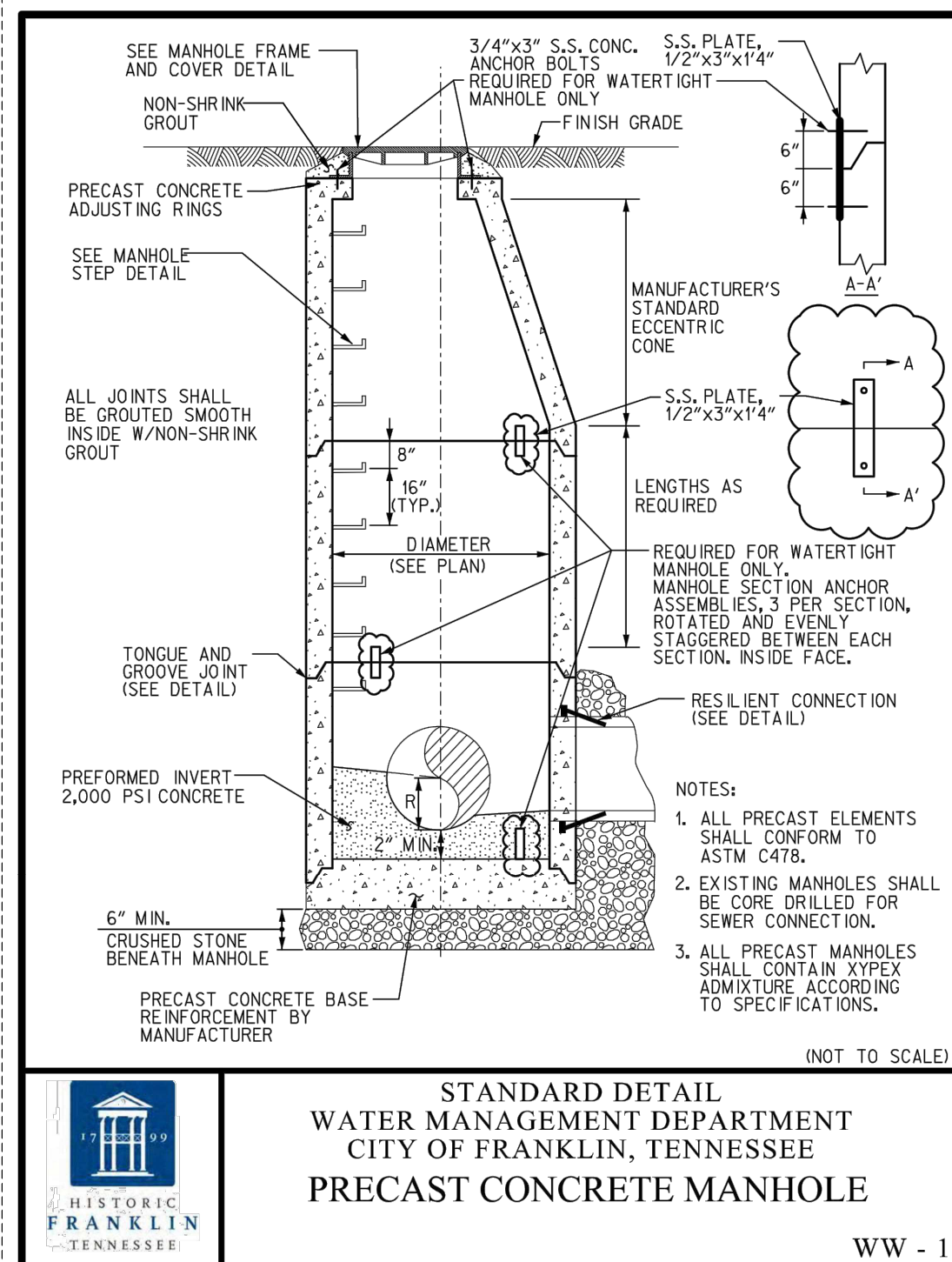
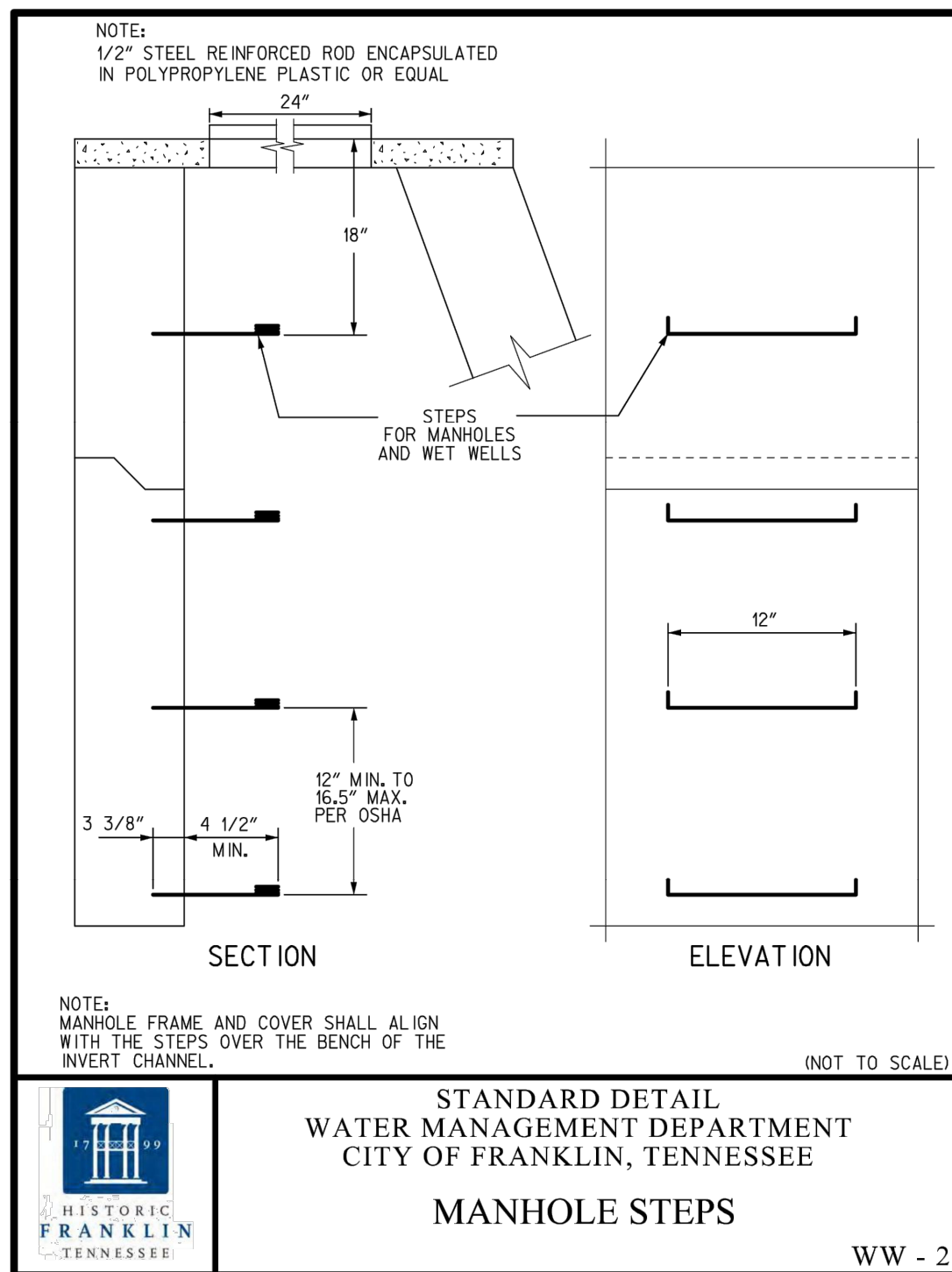
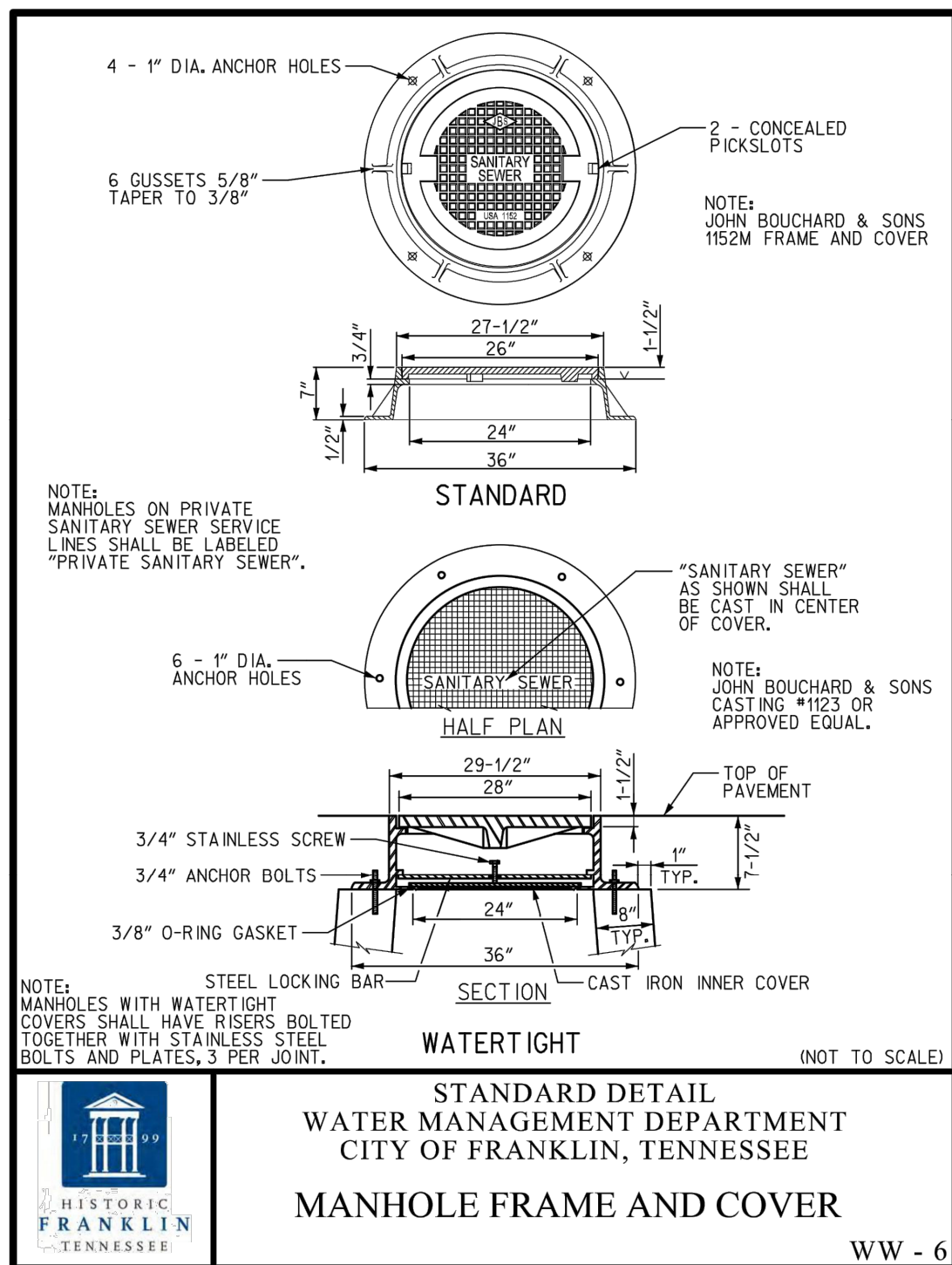
WCACC - OFFSITE SSWR
WILLIAMSON COUNTY

FRANKLIN, TENNESSEE



	No.	DESIGNED BY:	JYB
		DRAWN BY:	JYB
		CHECKED BY:	RLM
		DATE:	10/12/2020
		KIMLEY-HORN PROJECT NO. 118322000	
		SSWR PLAN AND PROFILE	
		SHEET NUMBER	
		C5.1	



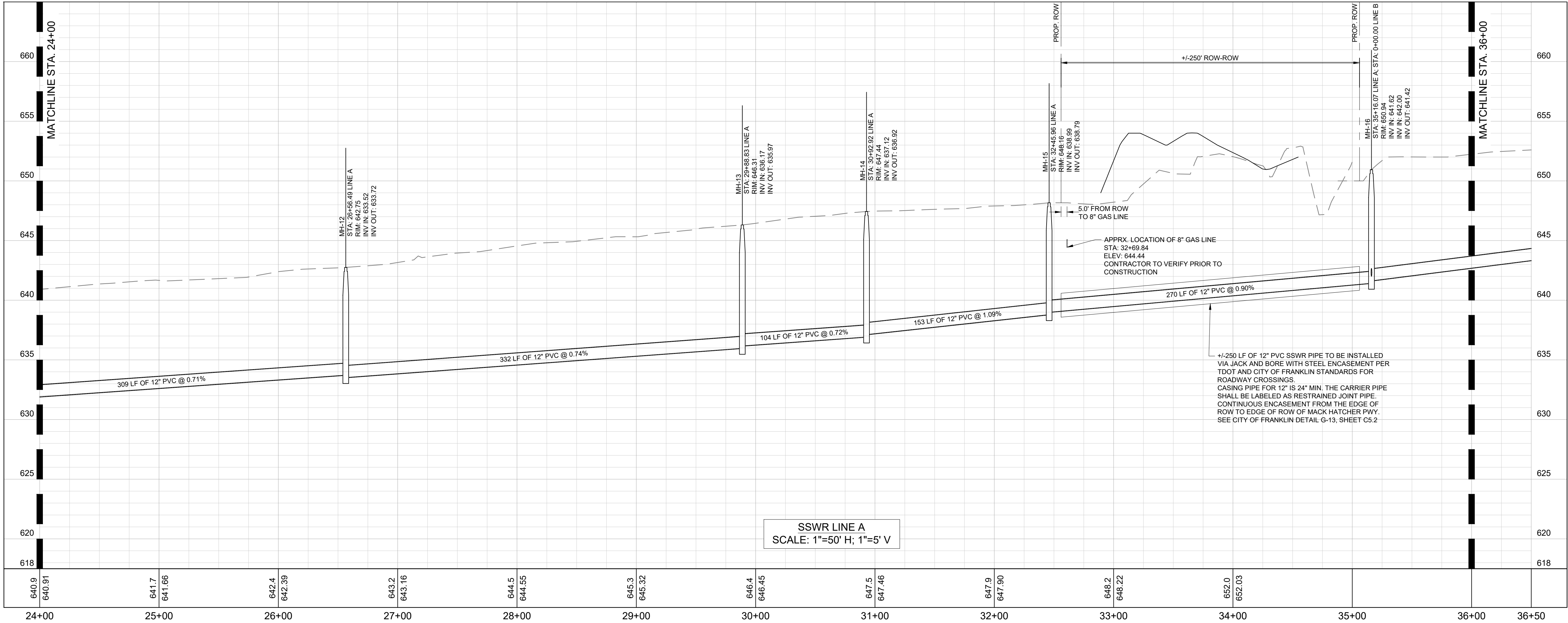
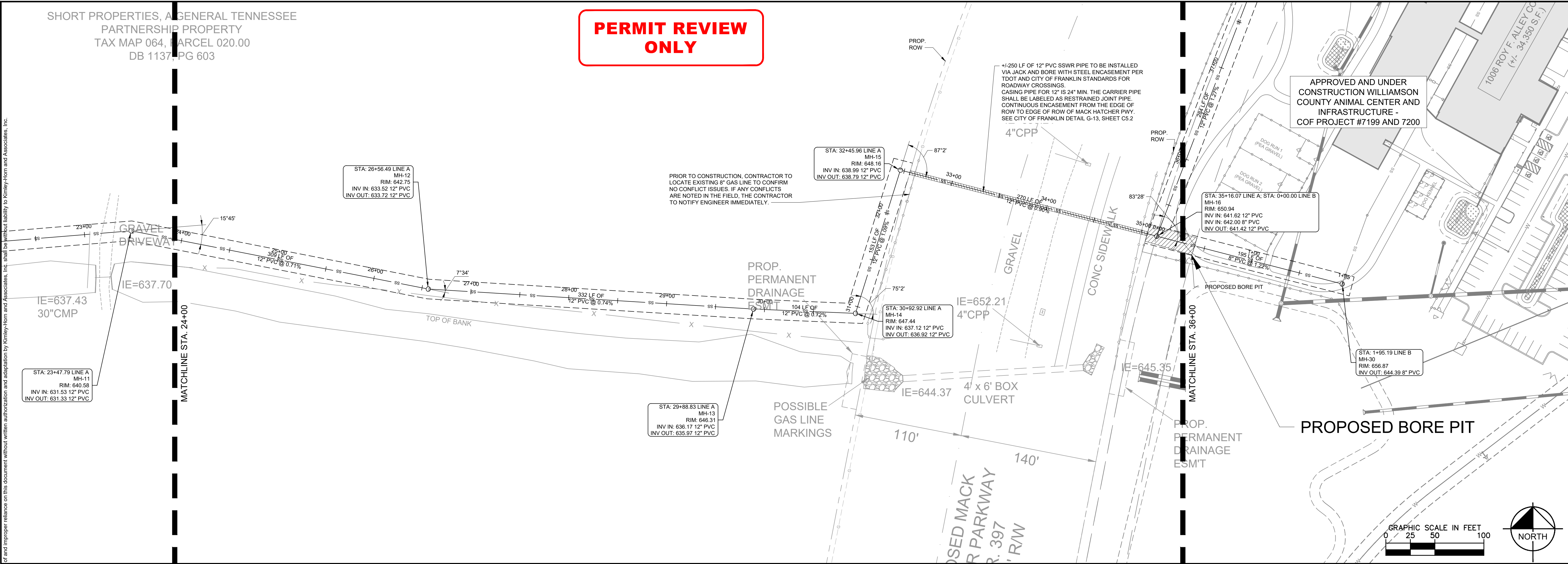


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SHORT PROPERTIES, A GENERAL TENNESSEE
PARTNERSHIP PROPERTY
TAX MAP 064, PARCEL 020.00
DB 1137, PG 603

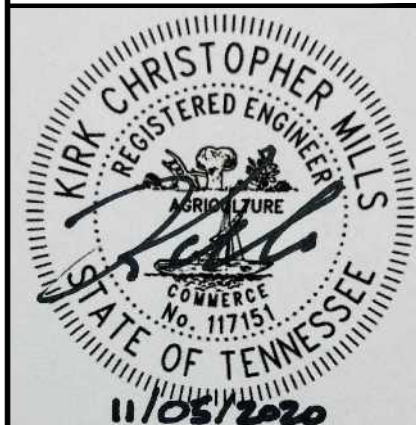
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WILLIAMSON COUNTY
FRANKLIN, TENNESSEE



REVISIONS	DATE	BY
PER COF COMMENTS	11/05/2020	JYB
No.		
DESIGNED BY:	JYB	
DRAWN BY:	JYB	
CHECKED BY:	RLM	
DATE:	10/12/2020	
KIMLEY-HORN PROJECT NO.	118322000	

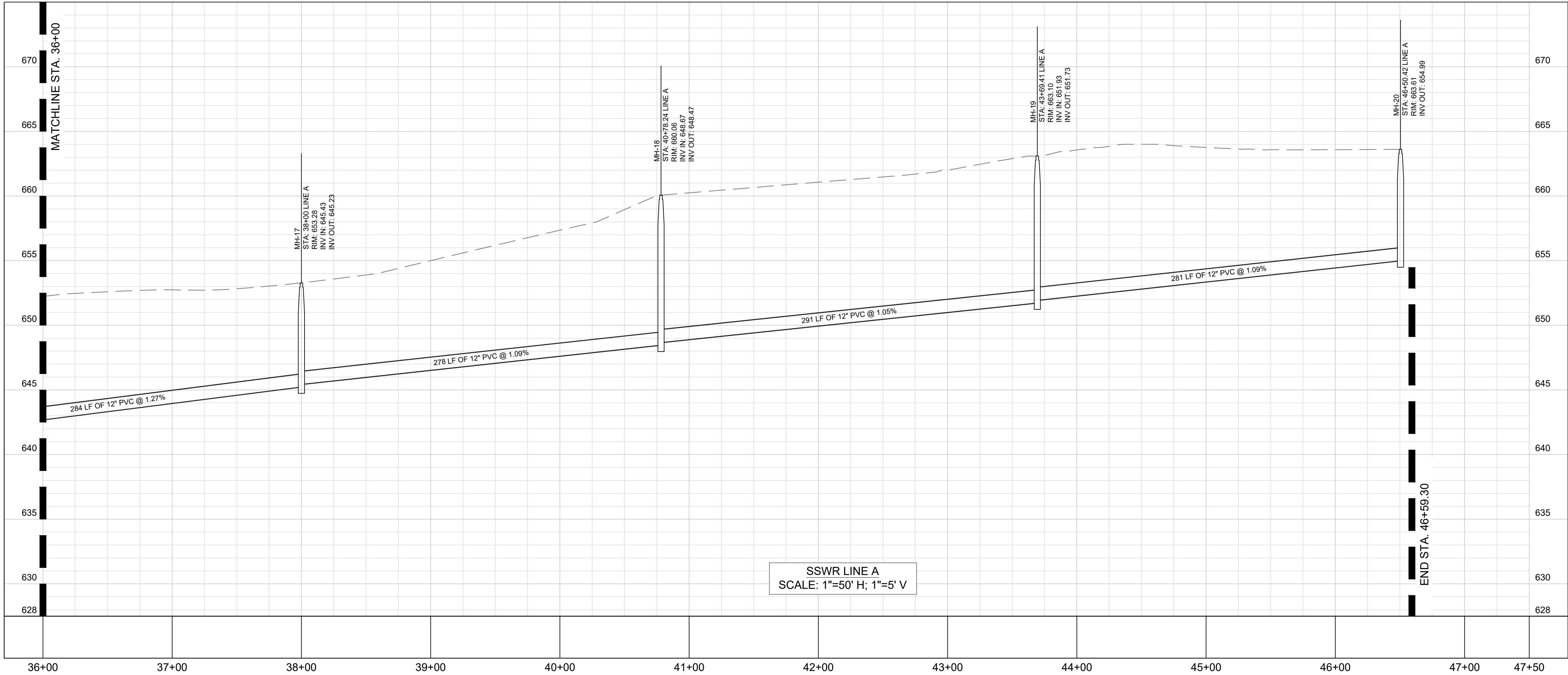
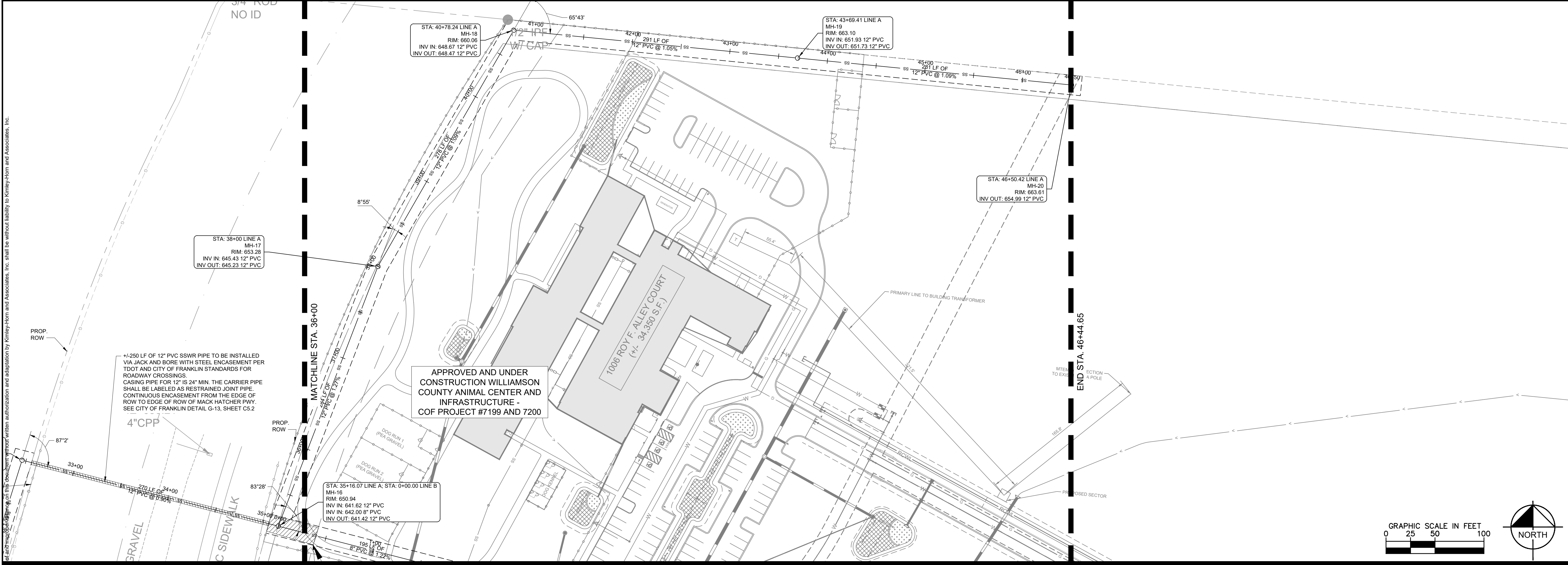
SSWR PLAN AND
PROFILE

SHEET NUMBER

C5.3

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of all required drawings on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

KIRK CHRISTOPHER HILL'S
REGISTERED ENGINEER
No. 117151
STATE OF TENNESSEE
11/05/2020

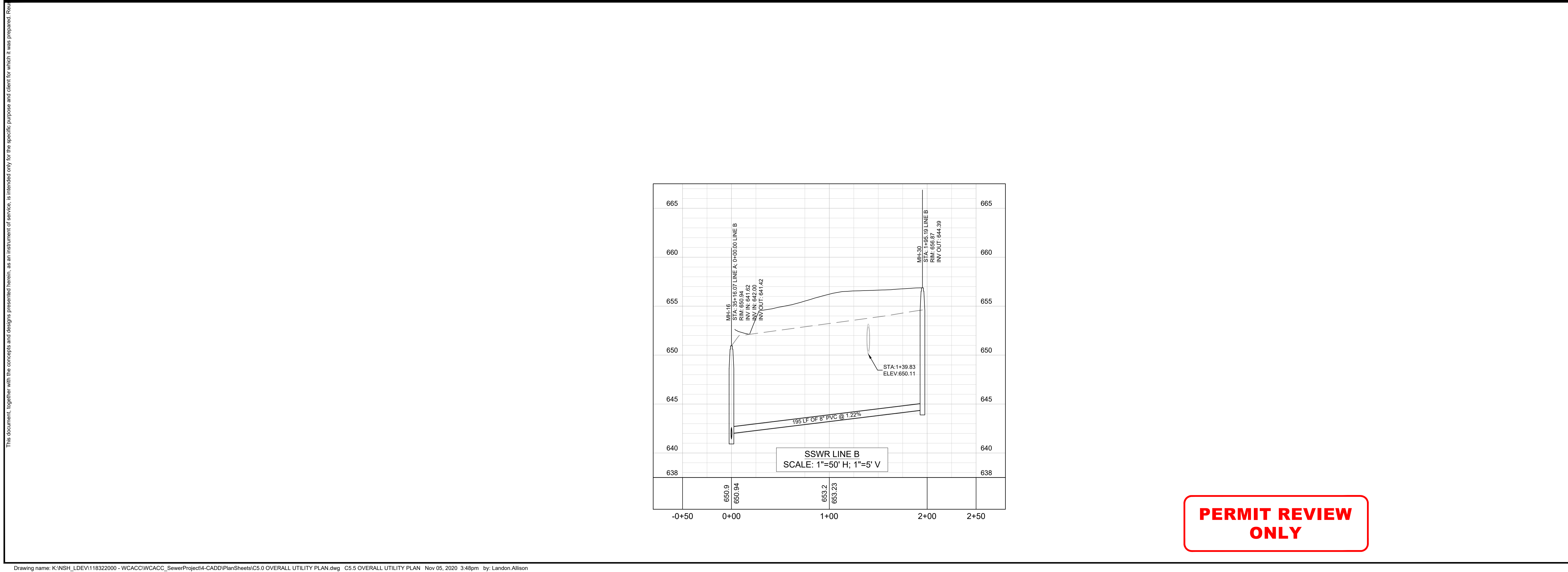
BY: JYB
DATE: 11/05/2020
REVISIONS: PER COF COMMENTS
DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
DATE: 10/12/2020
KIMLEY-HORN PROJECT NO. 118322000

SSWR PLAN AND PROFILE
SHEET NUMBER C5.4

Drawing name: K:\NSH_LDEV\118322000 - WCACC\WCACC_SewerProject\4-CADD\PlanSheets\C5.0 OVERALL UTILITY PLAN.dwg C5.4 OVERALL UTILITY PLAN Nov 05, 2020 3:48pm by: Landon.Allison

Page 380 of 445

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PERMIT REVIEW ONLY

WCACC - OFFSITE SANITARY SEWER

FRANKLIN, TENNESSEE

10/12/2020; 11/05/2020

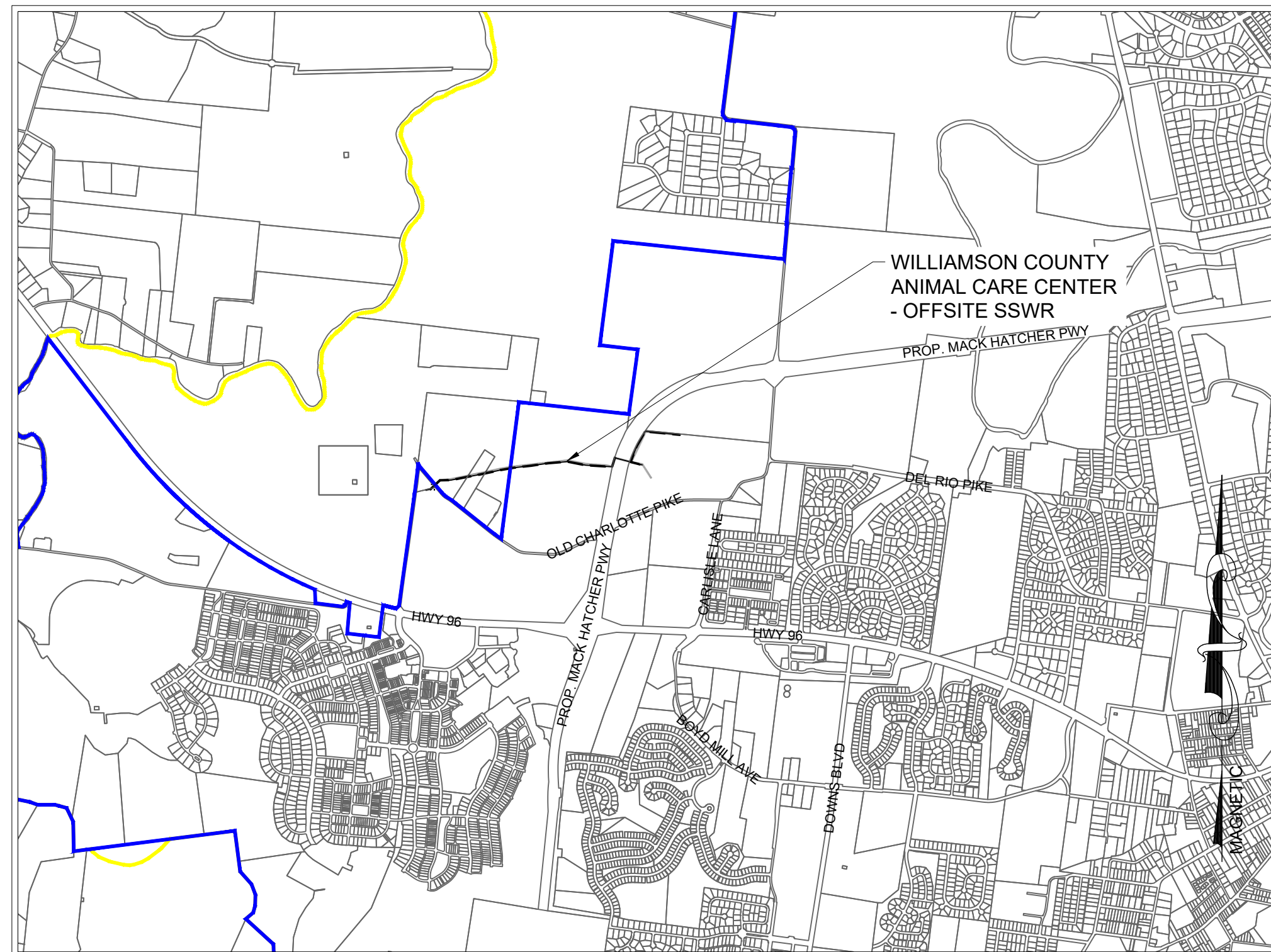
COF PROJECT #7386

SITE DATA TABLE

PROJECT NAME:	WILLIAMSON COUNTY ANIMAL CARE CENTER - OFFSITE SSWR
COF PROJECT #:	73066
MAP #:	64
PARCEL #:	10.01 & 10.02
ADDRESS:	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	C1, CIVIL INSTITUTIONAL
ZONING OVERLAYS:	SCENIC CORRIDOR / HILLSIDE
TOTAL ACREAGE OF SITE:	38.67 ACRES (WCAC) + 2.55 ACRES (SSWR)
TOTAL SQUARE FOOTAGE OF SITE:	1,684,294 SF (WCAC) + 102,729 SF (SSWR)
OWNERS:	WILLIAMSON COUNTY TN
ADDRESS:	1320 WEST MAIN ST, SUITE 125 FRANKLIN, TN 37067 (615)790-5712 JIMC@OVERSITECONSULTING.COM JIM CROSS (OVERSITE CONSULTING)
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615-564-2701 KIRK.MILLS@KIMLEY-HORN.COM KIRK MILLS, P.E.

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND FIBER OPTIC, SHALL BE DEEMED TO BE EXISTING UTILITIES.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT CITY DEPARTMENT OR SUPERIOR COURT.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, PLUPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF FIELD-RUN BOUNDARY AND ELEVATION SURVEY FROM 2016 AND AERIAL PHOTOGRAPHY DATED AUGUST 21, 2016. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C01183G AND 47187C0184G, DATED DECEMBER 22, 2016, AND FEMA FIRM MAP NUMBER 47187C01183G, DATED SEPTEMBER 29, 2006.



VICINITY MAP

$$1'' = 2000'$$

PREPARED BY:

Kimley»»Horn

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Main: 615.564.2701 | www.kimley-horn.com

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Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	CITY OF FRANKLIN NOTES
C1.0	OVERALL EXISTING CONDITIONS
C3.2	INITIAL EPSC - PRE-CONSTRUCTION PLAN
C3.4	FINAL EPSC - WATER QUALITY
C3.5	EPSC DETAILS
C5.0	OVERALL UTILITY PLAN
C5.1	SSWR PLAN AND PROFILE
C5.2	SSWR PLAN AND PROFILE
C5.3	SSWR PLAN AND PROFILE
C5.4	SSWR PLAN AND PROFILE
C5.5	SSWR PLAN AND PROFILE
C5.6	UTILITY DETAILS

AGENCY CONTACTS

<u>WATER</u>	<u>GAS</u>	<u>CITY OF FRANKLIN</u>
CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: UTILITY INSPECTOR	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: ERIC COMER	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING CO-LEADER : AMY DIAZ-BARRIGA 615-550-6977 ENGINEERING CO-LEADER : LANCE FITTRO 615-550-6676
<u>ELECTRIC</u>	<u>SANITARY SEWER</u>	<u>ENGINEER</u>
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENN 37204 PHONE: (615) 564-2701 CONTACT: KIRK MILLS, P. E.
<u>CABLE</u>	<u>TELEPHONE</u>	<u>SURVEYOR</u>
COMCAST 2501 McGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	AT&T (615) 595-7818 CONTACT: DAVID TUTTEROW	YOUNG, HOBBS AND ASSOCIATES 1202 CROSSLAND AVE CLARKSVILLE, TN 37040 PHONE: (931) 645-2524 CONTACT: DAVE HOBBS, P. E., P. L. S.

PLAN REVISIONS

REVISION NO.	DATE	REMARKS
1	11/05/20	PER COF COMMENTS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118322000	C.O.O	14

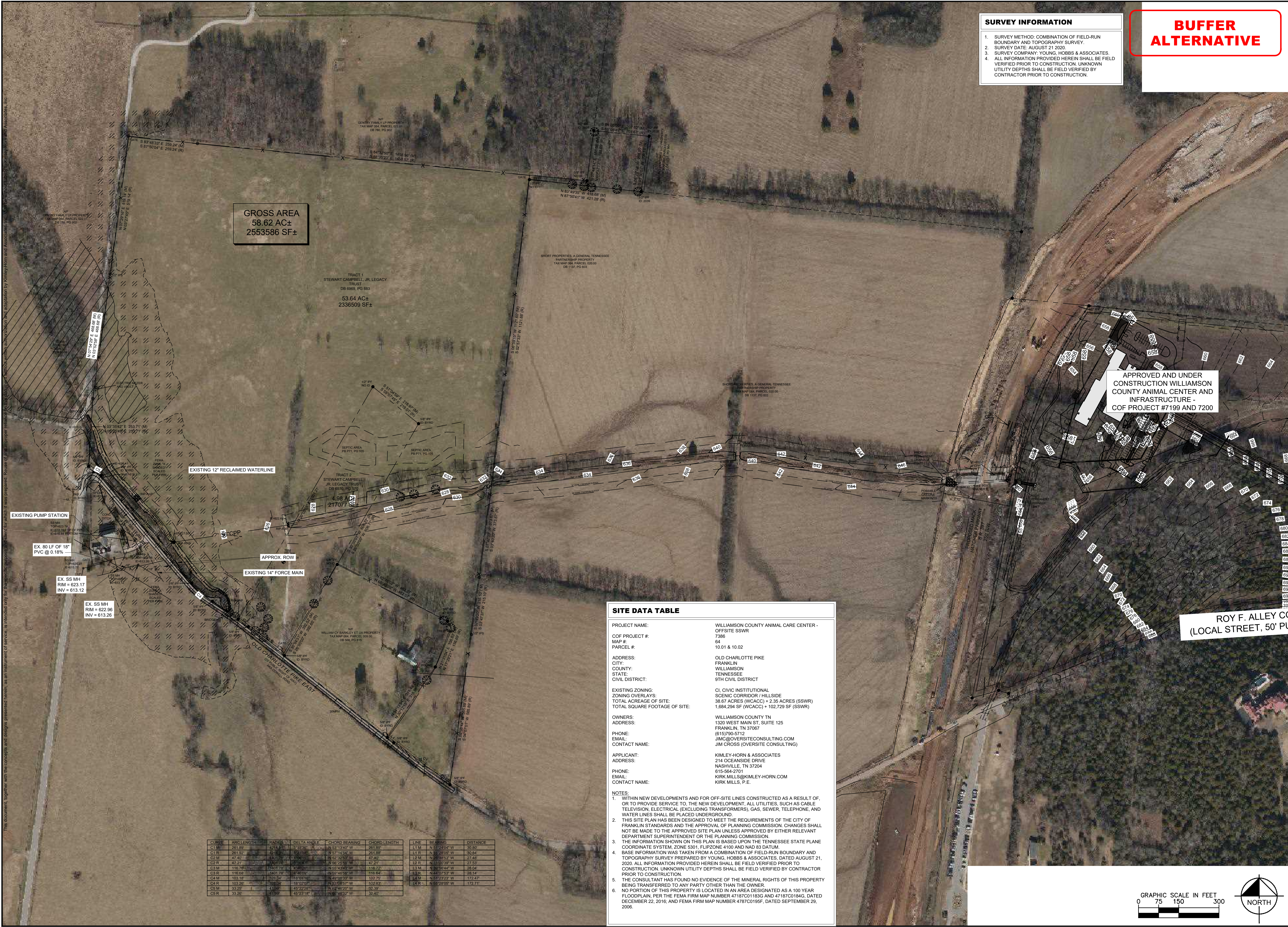
BUFFER ALTERNATIVE

THIS PLAN SET IS PROVIDED FOR REVIEW ONLY AND
SHOULD NOT BE CONSIDERED AS CONSTRUCTION
DOCUMENTS.

PENDING TDEC APPROVAL OF THE HYDROLOGIC DETERMINATION OF THE EXISTING WET WEATHER CONVEYANCE, THERE MAY OR MAY NOT BE A REQUIRED BUFFER ON THE WATERCOURSE ALONG THE SOUTHERN EDGE OF THE SEWER ALIGNMENT.



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SURVEY INFORMATION

1. SURVEY METHOD: COMBINATION OF FIELD-RUN BOUNDARY AND TOPOGRAPHY SURVEY.
2. SURVEY DATE: AUGUST 21, 2020.
3. SURVEY COMPANY: YOUNG, HOBBS & ASSOCIATES.
4. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

**BUFFER
ALTERNATIVE**

APPROVED AND UNDER
CONSTRUCTION WILLIAMSON
COUNTY ANIMAL CENTER AND
INFRASTRUCTURE -
COF PROJECT #7199 AND 7200

ROY F. ALLEY CO
(LOCAL STREET, 50' P.U.)

SITE DATA TABLE

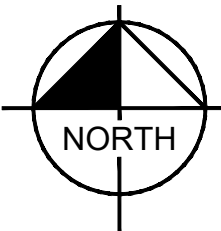
PROJECT NAME:	WILLIAMSON COUNTY ANIMAL CARE CENTER - OFFSITE SSWR
COF PROJECT #:	7386
MAP #:	64
PARCEL #:	10.01 & 10.02
ADDRESS:	OLD CHARLOTTE PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	C1, CIVIC INSTITUTIONAL
ZONING OVERLAYS:	SCENIC CORRIDOR / HILLSIDE
TOTAL ACREAGE OF SITE:	38.67 ACRES (WCACC) + 2.35 ACRES (SSWR)
TOTAL SQUARE FOOTAGE OF SITE:	1,684,294 SF (WCACC) + 102,729 SF (SSWR)
OWNERS:	WILLIAMSON COUNTY TN
ADDRESS:	1320 WEST MAIN ST., SUITE 125 FRANKLIN, TN 37067 (615)790-5712
PHONE:	JIMC@OVERSITECONSULTING.COM
EMAIL:	JIM CROSS (OVERSITE CONSULTING)
CONTACT NAME:	
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615-564-2701
PHONE:	KIRK.MILLS@KIMLEY-HORN.COM
EMAIL:	KIRK MILLS, P.E.
CONTACT NAME:	

- NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
 2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
 3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 1801, FLIPZONE 4100 AND NAD 83 DATUM.
 4. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF FIELD-RUN BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY YOUNG, HOBBS & ASSOCIATES, DATED AUGUST 21, 2020. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNKNOWN UTILITY DEPTHS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 6. NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C01183G AND 47187C0184G, DATED DECEMBER 22, 2016; AND FEMA FIRM MAP NUMBER 4787C0195F, DATED SEPTEMBER 29, 2006.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	261.92'	4214.91'	3.3338°	N 57°14'54" W	261.89'
C1 R	261.92'	4214.91'	3.3338°	N 57°14'54" W	261.89'
C2 M	47.40'	4401.76'	1.0613°	N 52°32'53" W	47.40'
C2 R	47.40'	4401.76'	1.0613°	N 52°32'53" W	47.40'
C3 M	116.78'	1401.78'	4.4820°	N 55°43'43" W	116.72'
C3 R	116.78'	1401.78'	4.4820°	N 55°43'43" W	116.72'
C4 M	103.26'	302.04'	18.0207°	N 53°08'51" W	102.75'
C4 R	103.26'	302.04'	18.0207°	N 53°08'51" W	102.75'
C5 M	33.25'	415.99'	45.2228°	N 62°46'20" W	32.39'
C5 R	33.25'	415.99'	45.2228°	N 62°46'20" W	32.39'

LINE	BEARING	DISTANCE
L1 M	N 51°24'04" W	30.84'
L1 R	N 51°24'04" W	30.84'
L2 M	N 38°38'53" W	27.48'
L2 R	N 38°38'53" W	27.48'
L3 M	N 30°50'44" W	28.04'
L3 R	N 30°50'44" W	28.04'
L4 M	N 44°07'53" W	172.17'
L4 R	N 44°07'53" W	172.17'
L5 R	N 55°28'05" W	172.21'

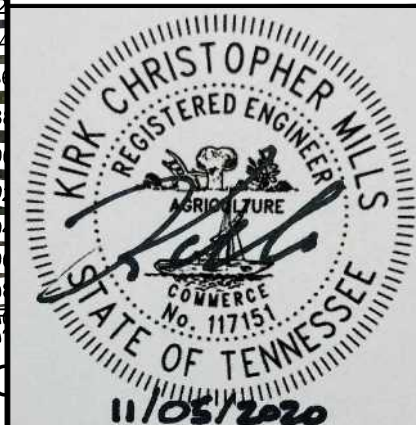
GRAPHIC SCALE IN FEET
0 75 150 300



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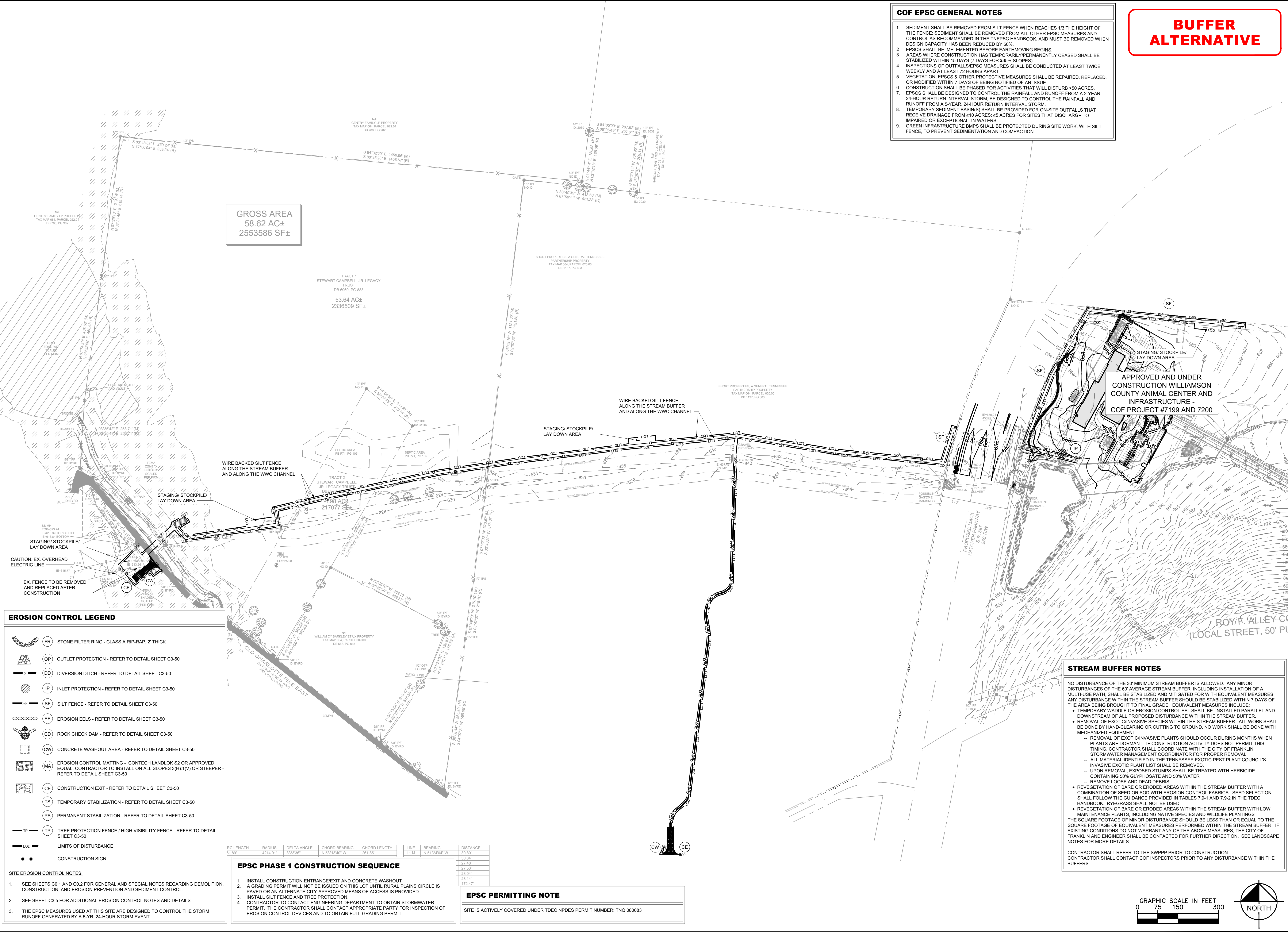
REVISIONS	DATE	BY	DATE	BY
1	11/05/2020	JYB		
2				
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10				
DESIGNED BY:	JYB			
DRAWN BY:	JYB			
CHECKED BY:	RLM			
DATE:	10/12/2020			
KIMLEY-HORN PROJECT NO.	118322000			

OVERALL EXISTING
CONDITIONS

SHEET NUMBER

C1.0

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EROSION CONTROL LEGEND

FR

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

OP

OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50

DD

DIVERSION DITCH - REFER TO DETAIL SHEET C3-50

IP

INLET PROTECTION - REFER TO DETAIL SHEET C3-50

SF

SILT FENCE - REFER TO DETAIL SHEET C3-50

EE

EROSION EELS - REFER TO DETAIL SHEET C3-50

CD

ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50

CW

CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50

MA

EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50

CE

CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50

TS

TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50

PS

PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50

TP

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

LDD

LIMITS OF DISTURBANCE

CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

1. SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.

2. SEE SHEET C3.5 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.

3. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR EVENT

GROSS AREA
58.62 AC±
2553586 SF±

APPROVED AND UNDER
CONSTRUCTION WILLIAMSON
COUNTY ANIMAL CENTER AND
INFRASTRUCTURE -
COF PROJECT #7199 AND 7200

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT

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

3. INSTALL SILT FENCE AND TREE PROTECTION

4. CONTRACTOR TO CONTACT ENGINEERING DEPARTMENT TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.

EPSC PERMITTING NOTE

SITE IS ACTIVELY COVERED UNDER TDEC NPDES PERMIT NUMBER: TNQ 080083

COF EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.

3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)

4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 12 HOURS APART

5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.

6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.

7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM. BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.

8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.

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

**BUFFER
ALTERNATIVE**

STREAM BUFFER NOTES

NO DISTURBANCE OF THE 30' MINIMUM STREAM BUFFER IS ALLOWED. ANY MINOR DISTURBANCES OF THE 60' AVERAGE STREAM BUFFER, INCLUDING INSTALLATION OF A MULTIPLE-USE PATH, SHALL BE STABILIZED AND MITIGATED FOR WITH EQUIVALENT MEASURES. ANY DISTURBANCE WITHIN THE STREAM BUFFER SHOULD BE STABILIZED WITHIN 7 DAYS OF THE AREA BEING BROUGHT TO FINAL GRADE. EQUIVALENT MEASURES INCLUDE:

• TEMPORARY WADDE OR EROSION CONTROL EEL SHALL BE INSTALLED PARALLEL AND DOWNSTREAM OF ALL PROPOSED DISTURBANCE WITHIN THE STREAM BUFFER

• REMOVAL OF EXOTIC/INVASIVE SPECIES WITHIN THE STREAM BUFFER. ALL WORK SHALL BE DONE BY HAND-CLEARING OR CUTTING TO GROUND. NO WORK SHALL BE DONE WITH MECHANIZED EQUIPMENT.

• REMOVAL OF EXOTIC/INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL

• ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PLANT LIST SHALL BE REMOVED.

• UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 80% GLYPHOSATE AND 50% WATER

• REMOVE LOOSE AND DEAD DEBRIS.

• REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH A COMBINATION OF SEED OR SOO WITH EROSION CONTROL FABRICS. SEED SELECTION SHALL FOLLOW THE GUIDANCE PROVIDED IN TABLES 7.9-1 AND 7.9-2 IN THE TDEC HANDBOOK. RYEGRASS SHALL NOT BE USED.

• REVEGETATION OF BARE OR ERODED AREAS WITHIN THE STREAM BUFFER WITH LOW MAINTENANCE PLANTS, INCLUDING NATIVE SPECIES AND WILDLIFE PLANTINGS

THE SQUARE FOOTAGE OF MINOR DISTURBANCE SHOULD BE LESS THAN OR EQUAL TO THE SQUARE FOOTAGE OF EQUIVALENT MEASURES PERFORMED WITHIN THE STREAM BUFFER. IF EXISTING CONDITIONS DO NOT WARRANT ANY OF THE ABOVE MEASURES, THE CITY OF FRANKLIN AND ENGINEER SHALL BE CONTACTED FOR FURTHER DIRECTION. SEE LANDSCAPE NOTES FOR MORE DETAILS.

CONTRACTOR SHALL REFER TO THE SWPPP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT COF INSPECTORS PRIOR TO ANY DISTURBANCE WITHIN THE BUFFERS.

GRAPHIC SCALE IN FEET
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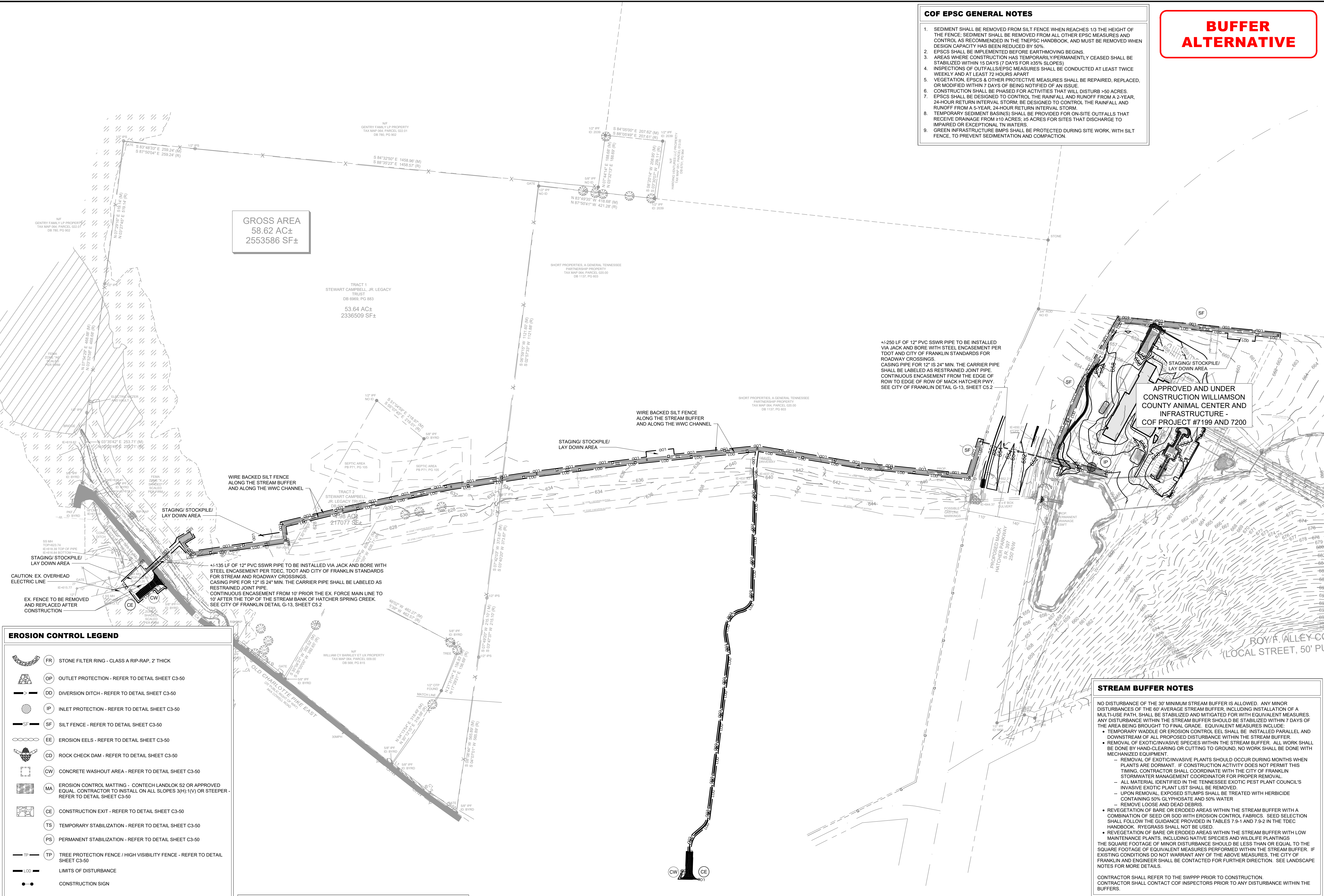
NORTH

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FRANKLIN, TENNESSEE
BUFFER ALTERNATIVE**

NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										
DRAWN BY:										
CHECKED BY:										
DATE:										
KIMLEY-HORN PROJECT NO.										
118322000										
INITIAL EPSC - PRE-CONSTRUCTION PLAN										
SHEET NUMBER										
C3.2										

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

**BUFFER
ALTERNATIVE**

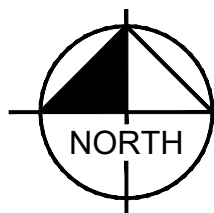
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CONTRACTOR SHALL REFER TO THE SWPPP PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL CONTACT COF INSPECTORS PRIOR TO ANY DISTURBANCE WITHIN THE BUFFERS.

GRAPHIC SCALE IN FEET
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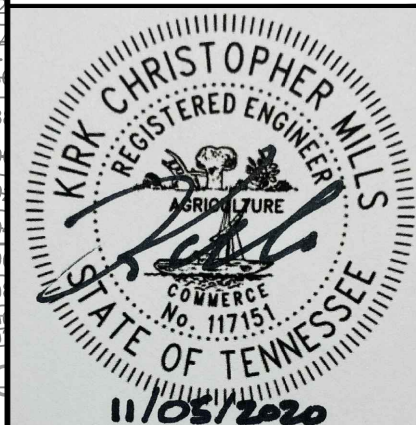


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BUFFER ALTERNATIVE



NO.	DATE	BY	REVISIONS	PER COF COMMENTS
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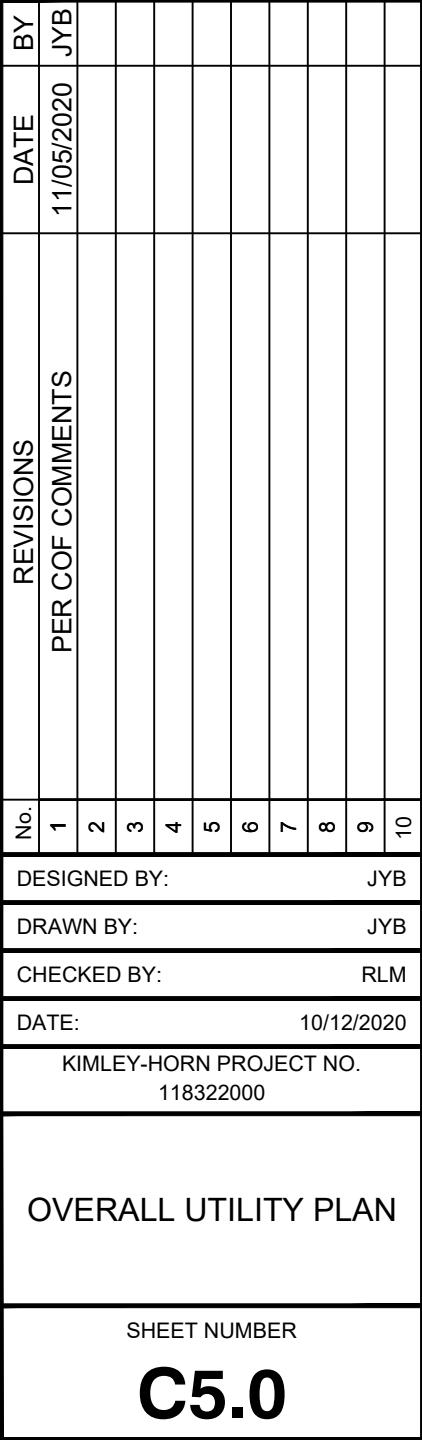
DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
DATE: 10/12/2020
KIMLEY-HORN PROJECT NO. 118322000

FINAL EPSC - WATER QUALITY

SHEET NUMBER
C3.4

**BUFFER
ALTERNATIVE**

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WILLIAMSON COUNTY
FRANKLIN, TENNESSEE
BUFFER ALTERNATIVE

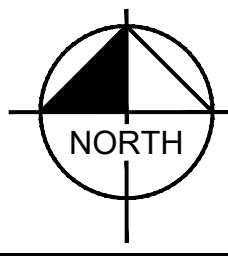


BUFFER ALTERNATIVE

PERMIT REVIEW ONLY

GRAPHIC SCALE IN FEET

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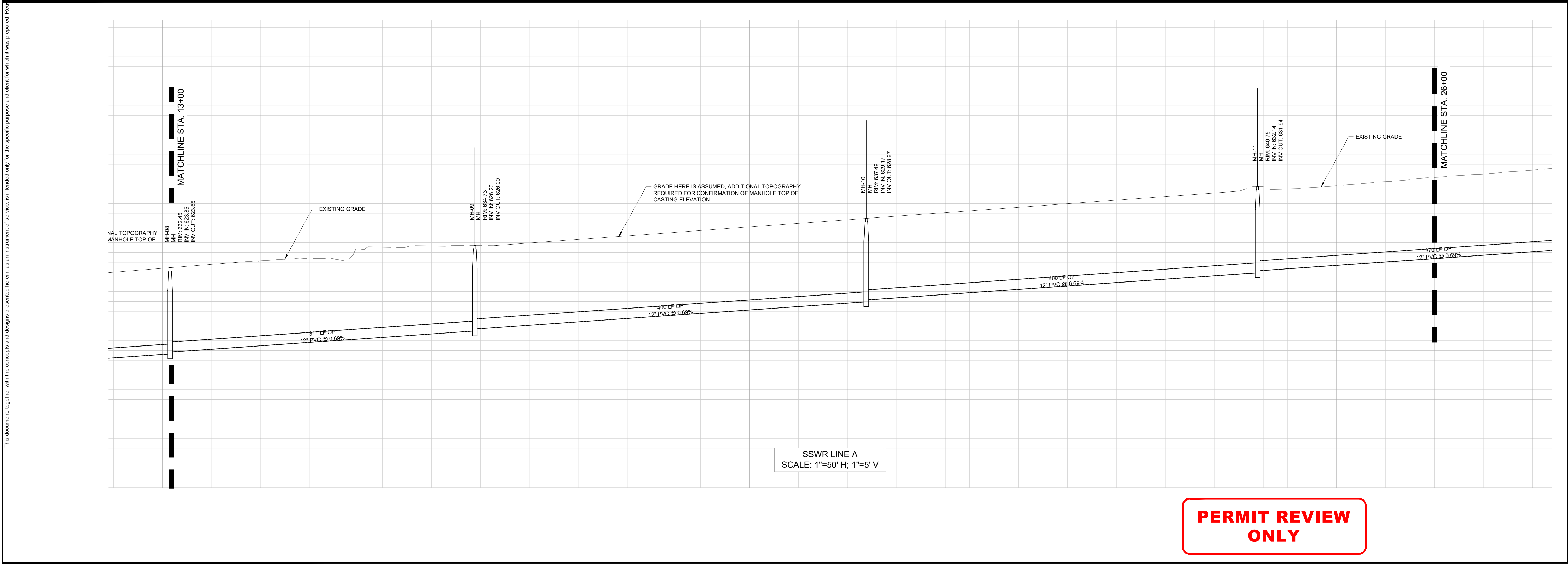
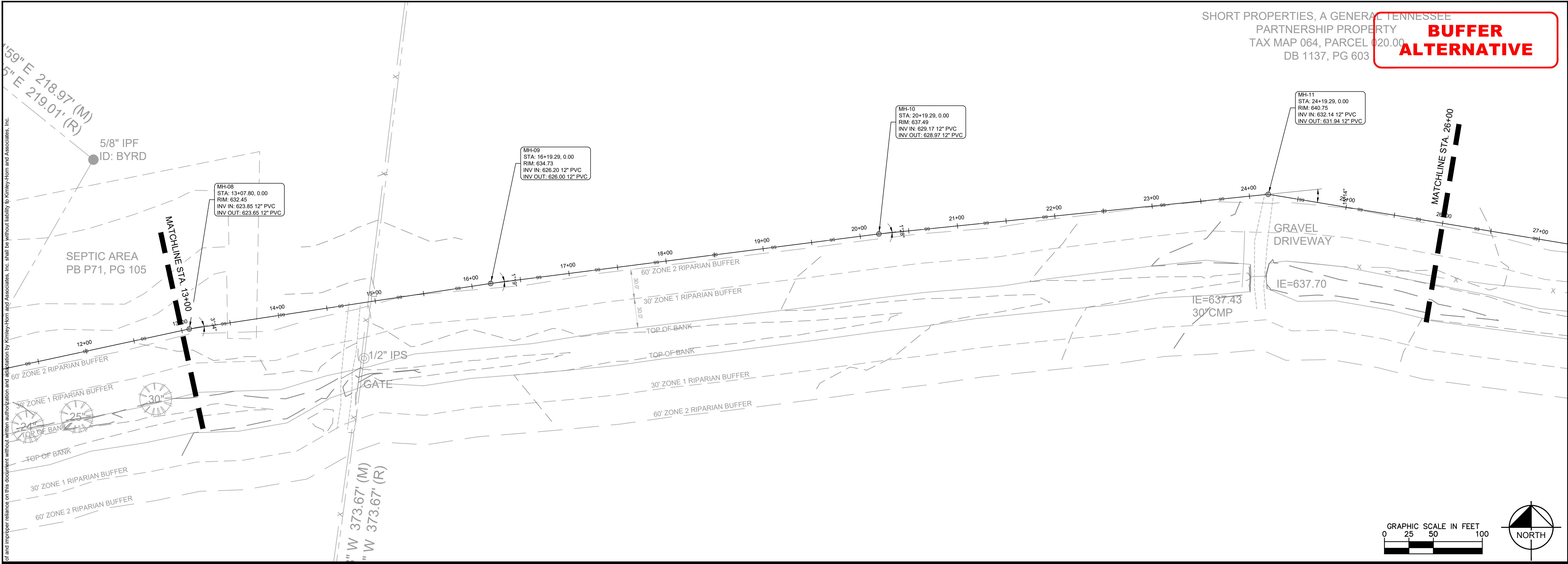


SHEET NUMBER

C5.0

Drawing name: K:\NSH_LDEV\118322000 - WCACC\WCACC_SewerProject\4-CADD\PlanSheets\C5.0 OVERALL UTILITY PLAN-BUFFER.dwg C5.0 OVERALL UTILITY PLAN Nov 05, 2020 4:48pm by: Landon.Allison

Page 387 of 445



SHORT PROPERTIES, A GENERAL TENNESSEE
PARTNERSHIP PROPERTY
TAX MAP 064, PARCEL 020.00
DB 1137, PG 603

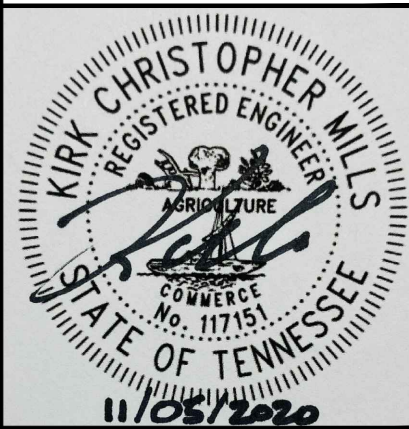
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REVISIONS	BY	DATE	PER COF COMMENTS
No.	1	2	3
DESIGNED BY:	JYB		
DRAWN BY:	JYB		
CHECKED BY:	RLM		
DATE:	10/12/2020		
KIMLEY-HORN PROJECT NO.	118322000		

OVERALL UTILITY PLAN

SHEET NUMBER

C5.2

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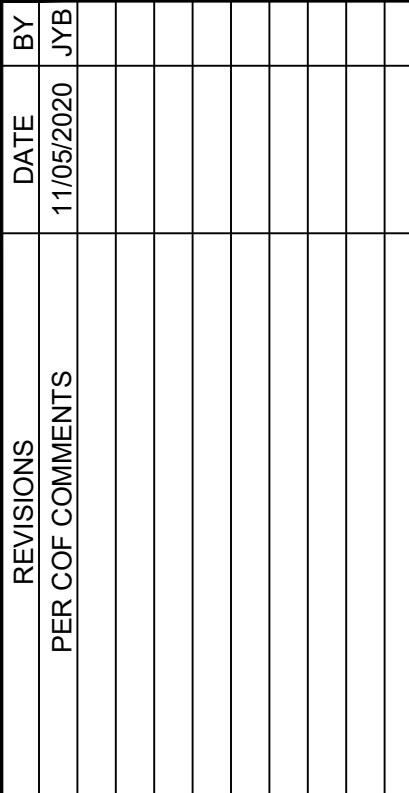
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CONSTRUCTION WILLIAMSON
COUNTY ANIMAL CENTER AND
INFRASTRUCTURE -
COF PROJECT #7199 AND 7200

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FRANKLIN, TENNESSEE
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OVERALL UTILITY PLAN

Drawing name: K:\NSH_LDEV\118322000 - WCACC\WCACC_SewerProject\4-CADD\PlanSheets\C5.0 OVERALL UTILITY PLAN-BUFFER.dwg C5.3 OVERALL UTILITY PLAN Nov 05, 2020 4:48pm by: Landon.Allison



File #: 20-01415

DATE: November 13, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Phillip Drone Subdivision, Final Plat, Creating 2 Single-Family Residential Lots, On 0.86 Acres, Located At 599 West Meade Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7377
Applicant: Joe Chapdelaine, Chapdelaine & Associates Land Surveying
Owner: Phillip Drone

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create two single-family residential lots from one previously un-platted parcel. The subject property consists of 0.86 acres and is located north of West Main Street and west of Brookwood Avenue located at 599 West Meade Boulevard. The property is zone R-4 and currently has one single-family residence on the site.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Phillip Drone Subdivision, Final Plat.

PHILLIP DRONE SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/10/2020



Project Information

Base Zoning: R-4
Existing Land Use: Residential
Proposed Land Use: Residential
Other Overlays: CFO
Site Acreage: 0.86 acres
Proposed Dwelling Units: 2

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



0 125 250 500
Feet

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

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

5. Easements

joe.marlo@franklintn.gov Easements added (thank you).

Applicant shall update the legend to add P.D.E. The acronym appears to be missing in the most recent submittal.

LEGEND	
● = (EM) ELECTRIC METER	OHE = OVERHEAD ELECTRIC LINE
■ = (WM) WATER METER	UE = UNDERGROUND ELECTRIC LINE
⊕ = (UTP) UTILITY POLE	★LP = LIGHT POLE
● = (TEL) TELEPHONE PED.	6"W = 6 INCH WATER SERVICE LINE
⊕ = (CO) SEPTIC CLEAN OUT	8"S = 8 INCH SEWER SERVICE LINE
● = SEWER MAN HOLE	□
FH = FIRE HYDRANT	● = I.R.(N) IRON PIN SET
● = G.M. GAS METER	● = I.R.(O) EXISTING IRON PIN
WV = WATER VALVE	● = PUBLIC DRAINAGE EASEMENT
○ = TREE	

12. C. Final Plat

lance.fittro@franklintn.gov The proposed sidewalk to be added is now shown on the plat (thank you), however, Applicant shall adjust the location for the future sidewalk to allow for the 6' grass strip shown in Typical Section TS-6 - Low Volume Local Street rather than the sidewalk being at back-of-curb as currently shown.

The applicable street typical section for this location, TS-6, can be found at:

<https://www.franklintn.gov/government/departments-a-j/engineering/transportation/franklin-transportation-street-technical-standards/franklin-transportation-street-technical-standards-1364>

Provide a public access easement for any portion of the sidewalk to be located outside of public right-of-way. The applicant shall show the PAE at its location on the final plat and add the following general note:

- Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA.

Parks

General Issues

1. Parkland information

kevinl@franklintn.gov

Applicant shall remove note 16 as they are just dividing the lot to sale, then put the note below on the plat that says:

Parkland Fees shall be paid by the future developer if a residential unit is to be built. The fees shall be due upon the building permit if a plat is not warranted.

Contact Kevin Lindsey at Parks for more information.

Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

III. Public Sidewalk	\$ 6,800

For the construction of a 170 LF of 5' wide sidewalk along street frontage as required by COF Zoning Ordinance.

Planning

PHILLIP DRONE SUBDIVISION.pdf

9. Note 6

joseph.bryan@franklintn.gov

Applicant shall also remove reference to "CFCO-1" from Note 6.

10. Overlay

joseph.bryan@franklintn.gov

Could not locate. Applicant shall include a reference to the Central Franklin Overlay (CFO) in the notes.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8123, Page 233, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by restrictive covenants as in record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:
Book _____, Page _____, R.O.W.C.

Owner Phillip Drone Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in *Phillip Drone Subdivision* have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$6,800 for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in *Phillip Drone Subdivision* have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department
CITY OF FRANKLIN (615) 794-4554

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency
Management Agency

Date

City of Franklin

Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2020, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

CERTIFICATE OF APPROVAL FOR ELECTRICAL UTILITIES

Middle Tennessee electric membership corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.MTEMC.com (collectively the "requirements"). no electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date Middle Tennessee Electric Corporation

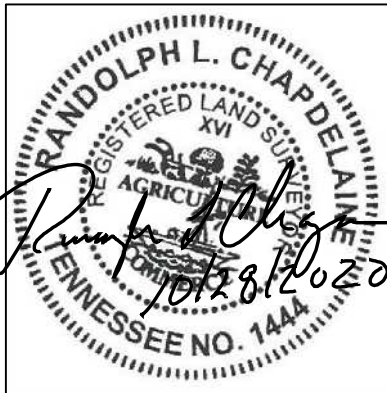
GENERAL NOTES

- 1.) ALL DISTANCES SHOWN ARE BASED ON FIELD-RUN SURVEY USING G.P.S. EQUIPMENT TIED TO CORN.
- 2.) UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY, TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
- 3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
- 4.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THE SURVEYOR.
- 5.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD) NOT IN 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM MAP 47187C0192G DATED DECEMBER 22, 2016.
- 6.) R-4 RESIDENTIAL DISTRICT CFCO-1 DISTRICT
MINIMUM BUILDING SETBACKS: FRONT-40' (PLAT); SIDE-7'; REAR-20'
- 7.) THE PURPOSE OF THIS PLAT IS TO CREATE A 2 LOT SUBDIVISION
- 8.) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
- 9.) THERE ARE NO LINEAR FEET OF NEW STREETS WITH THIS PLAT.
- 10.) WITHOUT FORMING A LEGAL OPINION, THE REFERENCE DEED AND CURRENT DEED OF RECORD IS A WARRANTY DEED, AND THE GRANTEE AS STATED THEREIN HAVE ALL RIGHTS TO THE PROPERTY, INCLUDING MINERAL RIGHTS.
- 11.) THERE IS NO STORMWATER INFRASTRUCTURE OR SIDEWALKS ALONG WEST MEADE BOULEVARD.
- 12.) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN, OR REPLACE ITS INFRASTRUCTURE, WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENTS WITHOUT OBTAINING ANY FUTURE PERMISSION FROM THE PROPERTY OWNER OR H.O.A. THE PROPERTY OWNER, OR H.O.A. SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOME OWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- 13.) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A.
- 14.) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- 15.) THE CLOSURE ERROR IS 1/20,000 IN PRECISION.
- 16.) PARKLAND FEES IN LIEU 1 UNIT x \$4,304 = \$4,304 DUE AT THE FINAL PLAT.

I hereby certify that this a category IV survey and that this map was drawn under my supervision on an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) REAL TIME KINEMATIC & BASE SOKKIA GRX3
 - (b) POSITIONAL ACCURACY 0.05 FEET
 - (c) DATE OF SURVEY 09/02/2020
 - (d) DATUM/EPOCH NAD83 (2011) EPOCH
 - (e) PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
 - (f) GEOID MODEL: GEOID 12B
 - (g) COMBINED GRID FACTOR: 0.99992568
- THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Randolph L. Chapdelaine 10/28/2020
RANDOLPH L. CHAPDELAINE P.L.S. #1444 DATE



CERTIFICATE OF SURVEY

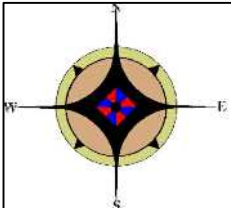
I hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents a survey made under my supervision on the 1st day of September, 2020. The ratio of precision of the unadjusted survey is 1/20,000 as shown hereon.

Surveyor TN License No. 1444

Date

CHAPDELAINE & ASSOCIATES 7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
PHONE (615) 799-8104 FAX# (615) 799-2017

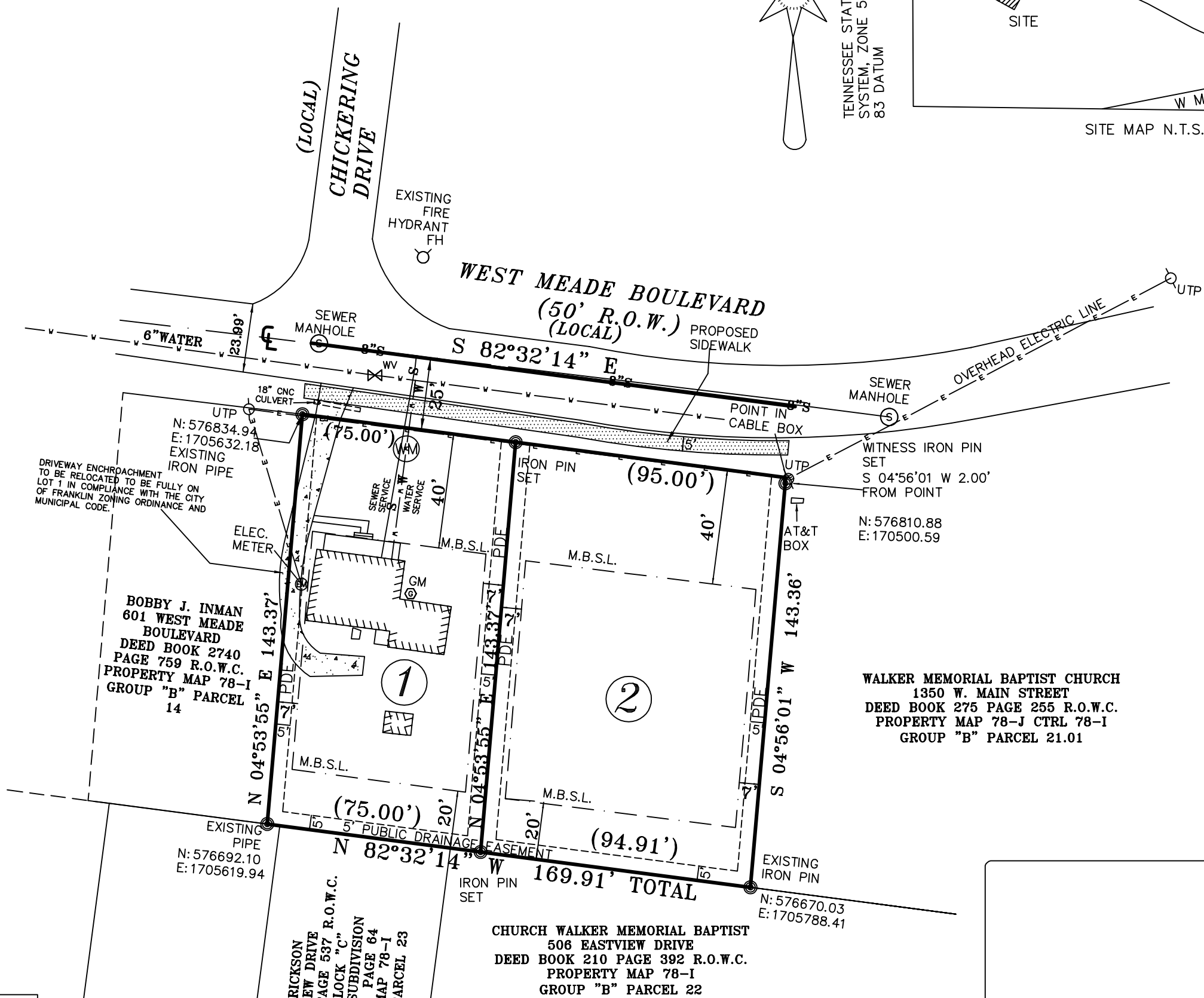
CHAPDELAINE
& ASSOCIATES



7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com

RANDOLPH L. CHAPDELAINE
TN. RLS. 1444 JOB #5207

LOT NO.	911 STREET ADDRESS	ACREAGE
1	599 WEST MEADE BLVD	0.25 ACRE 10,742 SQ.FT.
2	595 WEST MEADE BLVD	0.31 ACRE 13,600 SQ.FT.



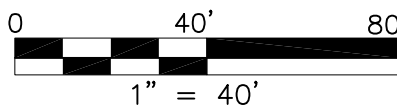
LEGEND

- ⊙ = (EM) ELECTRIC METER
- ⊙ = (WM) WATER METER
- ⊙ = (UTP) UTILITY POLE
- ⊙ = (TEL) TELEPHONE PED.
- ⊙ = (CO) SEPTIC CLEAN OUT
- ⊙ = SEWER MAN HOLE
- ⊙ = FIRE HYDRANT
- ⊙ = G.M. GAS METER
- ⊙ = WATER VALVE
- ⊙ = TREE
- OHE = OVERHEAD ELECTRIC LINE
- UE = UNDERGROUND ELECTRIC LINE
- *LP = LIGHT POLE
- 6"W = 6 INCH WATER SERVICE LINE
- 8"S = 8 INCH SEWER SERVICE LINE
- = I.R.(N) IRON PIN SET
- = I.R.(O) EXISTING IRON PIN
- = PUBLIC DRAINAGE EASEMENT

FINAL PLAT
PHILLIP DRONE SUBDIVISION

9th CIVIL DISTRICT WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
OWNER/SUBDIVIDER: PHILLIP DRONE 1302 ADAMS STREET, FRANKLIN, TN 37064
POC: PHILLIP DRONE EMAIL: PHILLIPSDRONE@GMAIL.COM PHONE 615-957-3920
PROPERTY ADDRESS: 599 WEST MEADE BOULEVARD FRANKLIN, TENNESSEE 37064
DEED BOOK 8123 PAGE 233
PROPERTY MAP 78-I GROUP "B" PARCEL 15
ZONED R-4 CFCO-1
TOTAL ACRES 0.56 ACRES IN 2 LOTS
DATE: SEPTEMBER 29, 2020 REVISED OCTOBER 28, 2020 SCALE 1"=40'
JOB # 5906

CITY OF FRANKLIN PROJECT NUMBER 7377





File #: 20-01377

DATE: November 5, 2020
TO: Franklin Municipal Planning Commission
FROM: Paul Holzen, Director of Engineering
SUBJECT:

Consideration Of Resolution 2020-241, A Resolution To Reject A Request From Boyle Investment Company To Amend Connect Franklin, The Comprehensive Transportation Network Plan, To Reclassify A Roadway Within The Berry Farms PUD Subdivision (Chadwell Tract) As A Collector Roadway. (PUBLIC HEARING)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning Resolution 2020-241.

BACKGROUND/STAFF COMMENTS:

On July 28, 2020, City of Franklin staff received a request from Boyle Investment Company to reclassify a roadway within the Chadwell PUD as a collector roadway. Staff has consistently informed representatives of Boyle Investment Company and their development team that we would not support this request and recommend that the roadway shown of the original Chadwell PUD Concept Plan approved in the mid-2000's be constructed as proposed.

Collector impact fees are associated with a service area and broken down into four service areas within the City's corporate boundaries. Based on staff evaluation, the proposed roadways within the Chadwell Development do not provide a regional benefit to the overall collector service area. With or without the Chadwell PUD, staff would not propose a collector roadway on this property unless it provided a connection from Goose Creek Bypass to another acceptable collector/arterial roadway and complied with our street standards. At one point, this was proposed in the Major Thoroughfare Plan but was blocked by the Stream Valley Development for unknown reasons. Furthermore, the previously approved "fly-over" that would have connected the Reams-Fleming PUD located on the east side of I-65 to the west side of I-65 has recently been relocated south closer to I-840 as shown on the Major Transportation Plan and, no longer provides connectivity through the Stream Valley Subdivision or the Chadwell PUD. The Steam Valley Subdivision has a local street network with inadequate driveway spacing and should not be part of the collector roadway system.

The roadway network, as proposed by the Boyle Investment Company, simply provides service to the Chadwell Development and meets our minimum zoning ordinance requirements associated with internal / external connectivity and circulation and provides additional connectivity to the residents who reside in Stream Valley. The traffic associated with this development are a direct result of the

densities being proposed by the Developer. Equally noteworthy, the City's Technical Street Standards design criteria for a local roadway and collector roadways are very similar in terms of vehicular capacity which further does not warrant re-classifying this previously approved local road to a collector road.

On October 27, 2020 the Board of Mayor and Aldermen unanimously approved Resolution 2020-205, "A Resolution To Reject A Request From Boyle Investment Company To Reclassify A Roadway Within The Chadwell Development As A Collector Roadway".

FINANCIAL IMPACT:

Should the Board and/or Planning Commission approve this request, it will establish a precedent allowing all large mixed use development to make the same request and leave staff confused on how to proceed with future developments and implementation of the collector impact fee. Collector impact fees should be limited to regionally significant roadways within the appropriate collector service area.

As reflected in the presentation, Collector Road Impact Fees anticipated to be generated from the proposed Chadwell PUD will be approximately 9.6 million dollars. The preliminary estimate to construct this road between Chadwell and Stream Valley is estimated to be 8 million dollars. Since the BOMA has already approved this roadway to be constructed with the original Chadwell PUD Concept Plan was approved in the mid-2000's, re-classifying this roadway as a collector road would have major financial impacts to our collector road impact fee fund and establish a precedent for other large mixed used developments to make the same request. The use of collector road impact fees should be limited to roadways that generally comply with our street standards, have regional benefit, and provide a benefit to the overall collector service area(quadrant).

RECOMMENDATION:

Staff recommends that the Planning Commission **approve** Resolution 2020-241 rejecting the request from from Boyle Investment Company to reclassify roadways within the Chadwell PUD.



MEMORANDUM

TO: Vernon Gerth, Assistant City Administrator – City of Franklin

FROM: Adam J. Ballash

DATE: July 28, 2020

RE: Berry Farms – Chadwell Proposed Collector Roadway Network

This memorandum is to present a proposal by Boyle Investment Company on how to handle specific connectivity, traffic, emergency life safety, and construction phasing based on critical feedback we have received from City of Franklin staff, and community residents for the proposed new development efforts on the Chadwell property at Berry Farms. As the developer representing the Chadwell Partnership, Boyle has submitted a pre-application for a development plan update and rezoning efforts of the Chadwell property, and hosted approximately ten public meetings to date to solicit specific feedback from residents within Berry Farms Town Center, Stream Valley and Goose Creek Estates. In addition, we have met with Alderman Scott Speedy, and talked with other City and County elected officials with regard to this planned rezoning. As a result of specific City of Franklin staff feedback, and input from local residents, we are proposing to modify our proposed changes to Chadwell and are presenting those herein.

First, Chadwell is currently approved for 393,500 sf of retail square footage, 1,169,500 sf of office square footage, and 100 attached residential units. The currently approved development plan is attached hereto as Exhibit A for reference (with notes added by Ballash). In the currently approved Development Plan there are seven proposed exterior access points. They are summarized below:

1. Main Entry – main boulevard entry to Goose Creek Bypass at intersection with Berry Farms Crossing.
2. Northeastern Right-in/Right-out – this access point was subsequently deleted by TDOT with the I65 widening improvements.
3. I65 Flyover to Reams Fleming – this access was subsequently deleted by BOMA with the approval of the proposed interchange or flyover south of Dave Ramsey HQ.
4. Southern Chadwell Entry / Eastern Edge – this access point is proposed and approved on both the Chadwell Development Plan and the current revised Stream Valley Development Plan. Stream Valley has constructed this road to the limits of their property anticipating future tie-ins by Boyle.
5. Southern Chadwell Entry / Middle – this access point is proposed and approved on both the Chadwell Development Plan and the current revised Stream Valley

Development Plan. Stream Valley has constructed this road to the limits of their property anticipating future tie-ins by Boyle.

6. Southern Chadwell Entry / Western Edge – this access point was shown on the Chadwell Development Plan and the original Stream Valley Development Plan, but was deleted from subsequent Stream Valley plans and does not exist today.
7. Chadwell Stub Road to Preston Farm – the dashed roadway shown at the northwest corner of the Chadwell Development Plan is for a planned roadway connection to the vacant land currently owned by Aubrey Preston abutting Goose Creek Bypass.

The revisions proposed to Chadwell include the densification of the project in to two distinct villages, the separation of hotel entitlements, the addition of assisted living entitlements, and the addition of 1,530 attached residential units in a mixture of for rent and for sale product. The summary table of those entitlements is listed below:

CHADWELL OVERALL DEVELOPMENT PROGRAM			
BUILDING USES			
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
RETAIL (SF)	110,400	21,800	132,200
OFFICE (SF)	1,387,000	43,800	1,430,800
CIVIC (SF)	5,000	5,500	10,500
HOTEL (KEYS)	450	0	450
ASSISTED LIVING	0	120	120
APARTMENTS	615	285	900
RESIDENTIAL	156	474	630

In addition to the revised entitlements, Boyle updated the Development Plan to reflect the deletion of access points #2 and 3, above, and the proposed deletion of the connection to #4 above. This plan was submitted for a pre-application in June to the City of Franklin, and has formed the basis of discussions with the local neighborhoods. For reference, the revised layout is attached hereto, as Exhibit B.

Because of the consolidation of the development in to two distinct villages, and the deletion of the originally proposed development between the creeks (shown as “L” shaped office buildings on the original plan, labeled as G1 and G2), Boyle proposed the deletion of the Stream Valley connection (labeled as #4 above). Following submittal of the pre-application and public meetings, Boyle has received significant input on the proposed deletion of the access point depicted as #4 above (known as Lazy Vale Way in Stream Valley Section 17). In particular, specific concerns from Engineering staff members, Joe Marlo and Lance Fittro about the loss of connectivity, and more specifically from Fire Marshal King, about the loss of proposed emergency access to feed the densest part of Stream Valley along I65. In addition, during a recent public meeting with the Stream Valley neighborhood, it was made abundantly clear that they perceived there to be a traffic and emergency access issue to the eastern half of their development and that they would be requesting that this connection stay as part of the proposed Chadwell development. The Stream Valley residents believe the traffic and emergency access conditions exist today, without additional development of Chadwell.

Boyle does not see it as the responsibility of the Chadwell development to solve Stream Valley’s access problems for a development that is already constructed. However, in an effort to combat the raised concerns, and improve on the local development at Berry Farms, Boyle is now suggesting through this memorandum that it revise the new layout at Chadwell to make this connection. This revision would change the currently proposed layout (shown on the left below), to be more in keeping with the image on the right below.



In addition, Boyle would propose that we no longer use the standard modified road sections that are approved for Berry Farms, and instead incorporate City of Franklin standard road sections for Major and Minor Collectors for these road sections. The current road sections that were submitted to Franklin as part of the pre-application process are shown attached as Exhibit C. Also, attached in Exhibit C for reference are the standard City of Franklin road sections for Major and Minor Collectors that we would propose to follow. The incorporation of this roadway as a Collector road effectively solves the concerns from staff and nearby residents (but, does not solve any timing issues related to delivery of this roadway). Boyle would modify the Chadwell plan to not have any “driveway cuts” entering on to this roadway and would propose only two roadway intersections other than the roundabouts and stub road to the Preston property. These two

roadways fall on either side of the southern roundabout. The first intersection would fall right at the suggested 300' separation for intersections near the Five Mile Creek tributary crossing. The second intersection would fall just to the north of this southern roundabout and would be ~300' from the centerline of the roundabout to the centerline of the proposed roadway connection separating Blocks A and B on the northern village.

With regard to timing of construction for these related improvements, Boyle is suggesting that these be the FIRST improvements made at Chadwell and that this connector road system to Stream Valley be built concurrent with the first phases of Chadwell, only if Boyle and the City of Franklin can reach an agreement for these improvements to be fully reimbursed through a Road Impact Fee Offset Agreement. Not only would this road system be built to follow City of Franklin Collector Road Standards, but Chadwell's Traffic Impact Study (that will be submitted with the formal Development Plan submittal) suggests that these roadways be classified as Collectors based on City of Franklin street standards and classification of roadways by Average Daily Trips. In particular, City of Franklin Street Standards Table 2.3(1) suggests that roads carrying between 15,000-20,000 cars a day be classified as Collectors. Moreover, this same table suggests that roadways carrying between 20,000-35,000 cars a day be classified as Minor Arterials. Based on work from Kimley Horn, the anticipated road counts for the Chadwell connector road would be ~31,834 cars per day. Of these ~31k cars, approximately 5,092 cars per day would be traveling from the Stream Valley development. For reference, these statistics and the City of Franklin Street Standard table are attached hereto, as Exhibit D.

With regard to the proposed recapture agreement, the Chadwell development alone would provide ample road impact fees to help offset the costs of these proposed improvements. For summary, the anticipated entitlements as proposed for Chadwell would generate ~\$23.8 MM, with ~\$9.65 MM in Collector Fees (see table below). The proposed costs for these road improvements are ~\$7.8 MM, excluding any soft costs or ROW costs. The budget for these anticipated roadway improvements is shown attached, as Exhibit E. Please note the estimated fees generated below do NOT include any numbers associated with the Stream Valley development.

	Chadwell North	Chadwell South	Total		Arterial Fee	Collector Fee		Arterial Fee	Collector Fee	Total
Retail	55,200	10,900	66,100		\$6,484	\$4,394		\$428,592	\$290,443	\$719,036
Restaurant	55,200	10,900	66,100		\$12,069	\$8,186		\$797,761	\$541,095	\$1,338,856
Office	1,387,000	43,800	1,430,800		\$4,632	\$3,169		\$6,627,466	\$4,534,205	\$11,161,671
Civic	5,000	5,500	10,500		\$0	\$0		\$0	\$0	\$0
Hotel	450	0	450		\$2,567	\$1,750		\$1,155,150	\$787,500	\$1,942,650
Assisted Living	0	120	120		\$3,082	\$2,099		\$369,840	\$251,880	\$621,720
Apartments	615	285	900		\$3,112	\$2,121		\$2,800,800	\$1,908,900	\$4,709,700
Residential	156	474	630		\$3,112	\$2,121		\$1,960,560	\$1,336,230	\$3,296,790
TOTAL								\$14,140,169	\$9,650,253	\$23,790,422
Note: Numbers above exclude any impact fees associated with the Stream Valley development.										

Finally, it should be noted that following the public meeting with Stream Valley, Boyle received notice on July 28, 2020 that a Stream Valley resident had started an online petition that had garnered over 100 signatures to request that the originally planned connection to Stream Valley at Lazy Vale Way stay and be constructed in Chadwell. This petition is attached hereto, as Exhibit F. It points out three main concerns, which are summarized and addressed below.

1. First and foremost that the proposed exit to connect the rear/East of Stream Valley to the North parcel of Chadwell, would go through.

This concern speaks for itself, but does not otherwise speak to the timing of the proposed improvements. The proposals discussed above address these concerns, but also commits to the construction of the Stream Valley Connector with the first phases of Chadwell's development.

2. Construction on Chadwell to be started from the North end of the development, with the North Parcel, and that Stream Valley Blvd is not used at any time as a construction access point into Chadwell.

This request is unreasonable and a difficult one to honor, as the only access point to the Chadwell property is from Stream Valley at the end of Streamside Lane. Currently, Chadwell has no access from any other roadway due to the taking of the access point by TDOT during the widening of I65 and the impact of the fill grades along Goose Creek Bypass. The access to Chadwell from Stream Valley, specifically at the Streamside Lane access point will be necessary until the construction of Chadwell progresses to a point that allows access from the North. The Public ROW that is already dedicated through Stream Valley cannot currently be restricted until alternative access measures are made. This will be a critical connection point for the construction of the 16" "offsite" waterline to feed Dave Ramsey, and will be absolutely necessary until other roads, and in particular creek crossings, are built from the North. Following construction of the Collector Road, Boyle would commit to direct all construction traffic to enter the Chadwell development from Goose Creek Bypass. However, until this roadway is completed, that is not a feasible alternative.

3. The proposed Streamside Lane entrance into the South of Chadwell is not a "through road" but a walking/bicycle track.

This request is unreasonable. Currently both the Stream Valley and Chadwell Development Plans have this roadway connection at Streamside Lane shown. Moreover, the road is currently constructed and platted as Public ROW within the Stream Valley development. Without this roadway connection, Chadwell does not

have access to its property. Because of these reasons and the aforementioned responses this roadway must stay as dedicated Public ROW for vehicular access.

In conclusion, the addition of a Collector Roadway to the Chadwell development solves the community and staff concerns regarding long-term access to Stream Valley. However, it does not address the timing concerns and solve the short-term problem. The solution for both the short and long-term access problems for Stream Valley, is for the City of Franklin to commit to a Road Impact Fee Recapture Agreement to fully reimburse Boyle for the development of the Stream Valley Connector Roadway to be built during the first phases of the Chadwell development. The exhibit below highlights the rough alignment of this roadway. The roads highlighted in red will function as engineering intends for Collector Roadways, while the roadway highlighted in yellow, and other Chadwell roadways, provide Stream Valley with even more additional means of ingress/egress, but not to Collector road standards.



Boyle firmly believes Chadwell will be the next great phase of development at Berry Farms, and will continue to build upon the great reputation that Berry Farms has while also serving as the new economic development engine for the City of Franklin. We have received extremely positive feedback for the modifications to the Development Plan from the public meetings and received very positive, productive, and meaningful feedback from City of Franklin Staff. By agreeing to a Road Impact Fee Recapture Agreement to fully reimburse Boyle for the development of the

Stream Valley Connector Roadway to be built during the first phases of the Chadwell development, the City of Franklin helps solve existing infrastructure and connectivity concerns and allows infrastructure to lead before additional meaningful development occurs.

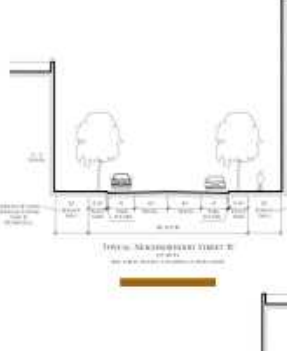
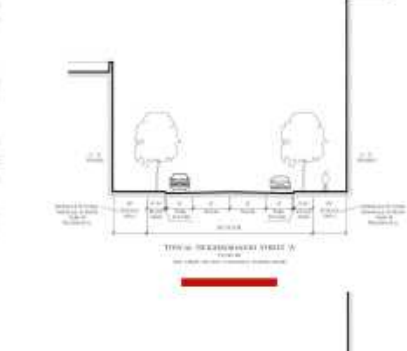
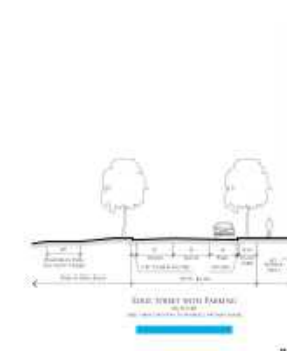
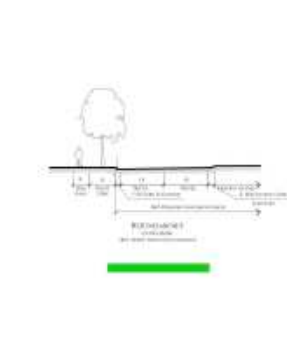
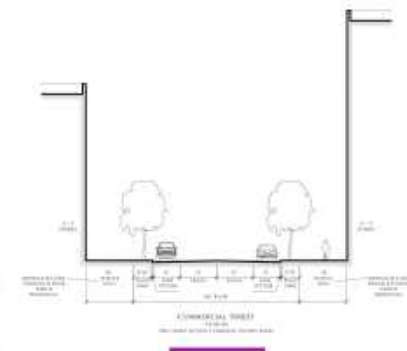
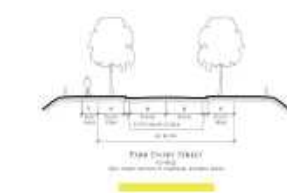
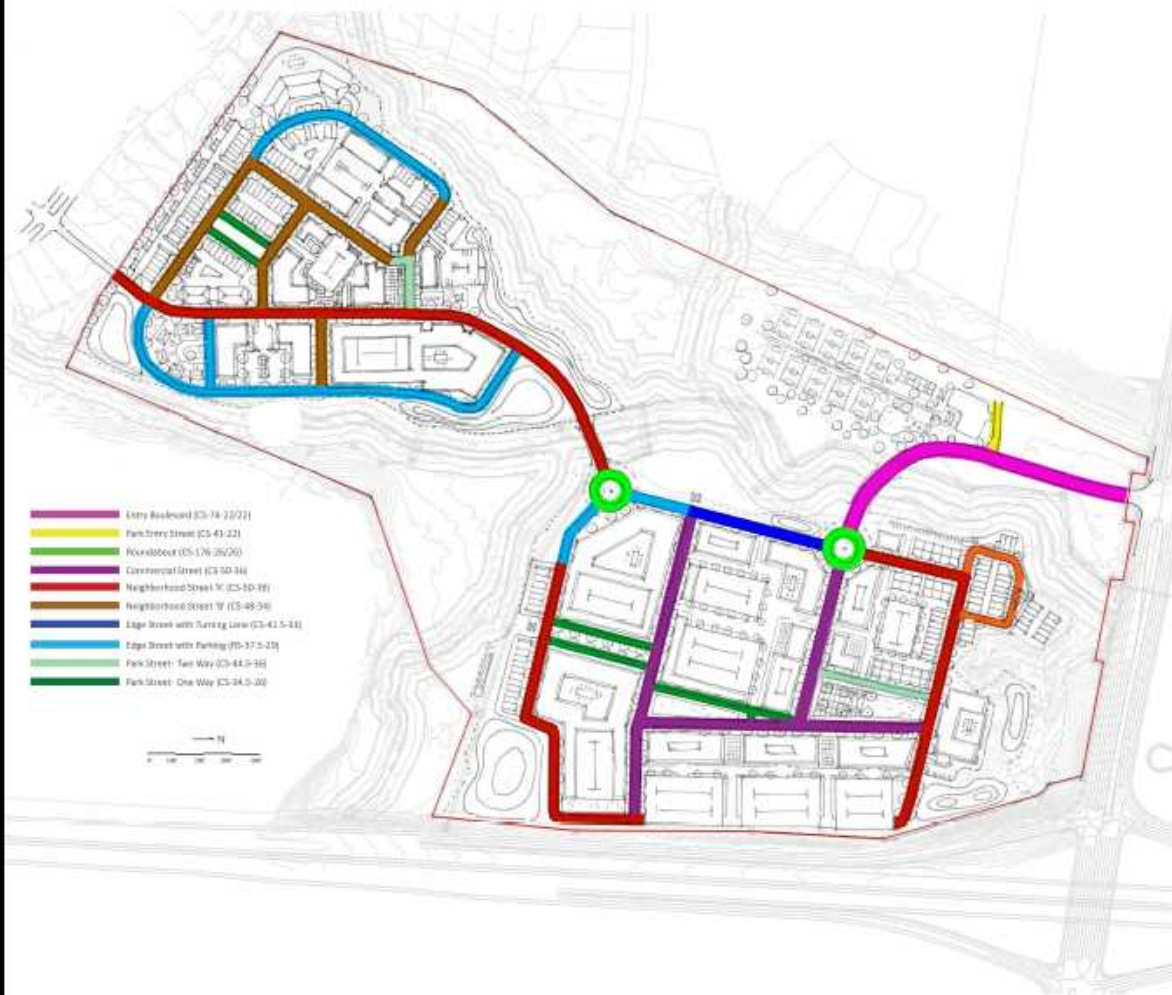
Exhibit A – Currently Approved Chadwell Development Plan

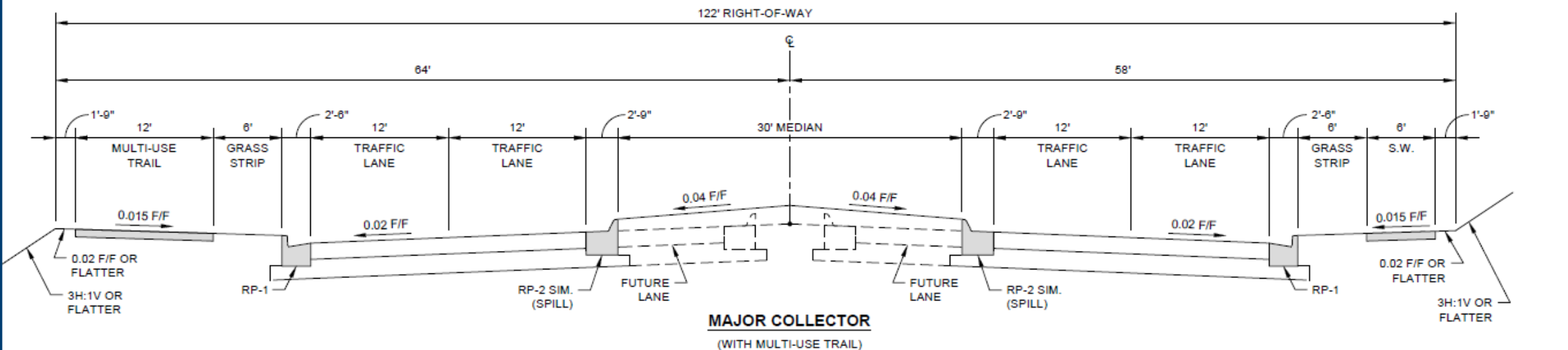
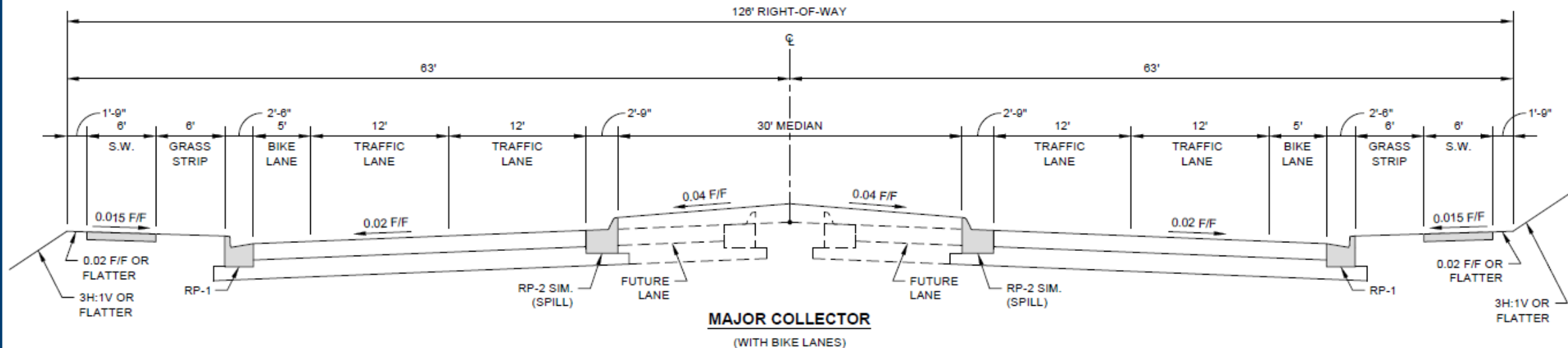
Exhibit B – Proposed Chadwell Development Plan (6/29/20)



ILLUSTRATIVE MASTER PLAN IS ILLUSTRATIVE IN NATURE INTENDED TO PROVIDE A CONCEPTUAL LAYOUT OF THE POTENTIAL DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THE DEVELOPMENT PLAN, PATTERN BOOK, AND DESIGN GUIDELINES. SPECIFIC PLANS AND DENSITIES WILL BE IDENTIFIED AT THE SITE PLAN STAGE.

Exhibit C – Proposed Chadwell Road Sections (6/29/20) & Suggested Modifications to Match
City of Franklin Standard Collector Roadway Sections





Proposed Road Section to Replace Berry Farms Entry
Boulevard Road Section - CS-74-22/22

ROW to end at Back of Curb - Sidewalks to be
privately maintained with access easement

DESIGN NOTES



CITY OF FRANKLIN
NOT TO SCALE

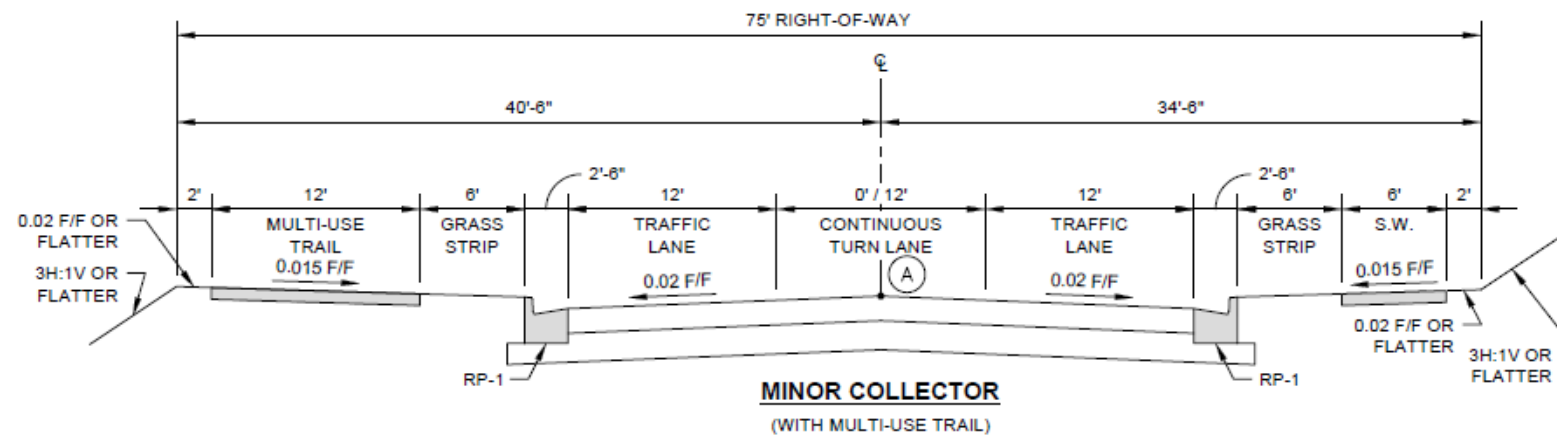
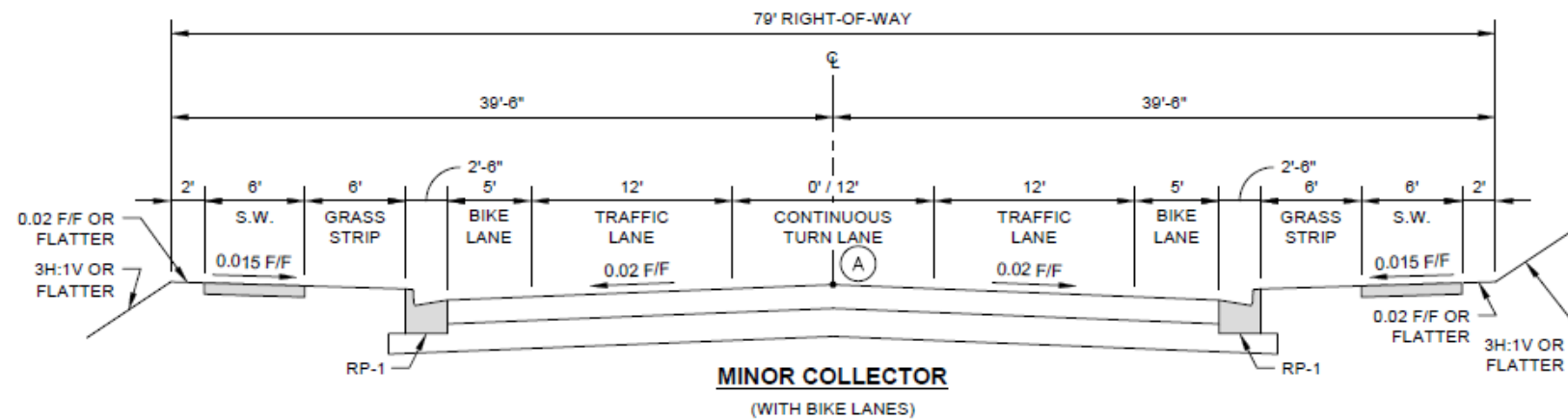
CITY
ENGINEER:

Paul P. Hoge

DATE: 1/1/2020

DWG. NO.

TS-3



Proposed Road Section to Replace Berry Farms Edge Street with Turning Lane Road Section - CS-41.5-33, and for Proposed Road Section to Stream Valley property boundary

ROW to end at Back of Curb - Sidewalks to be privately maintained with access easement

DESIGN NOTES

- (A) CONSTRUCT CONTINUOUS TURN LANE (3-LANE SECTION) WHERE REQUIRED BY *CONNECT FRANKLIN*



CITY OF FRANKLIN
NOT TO SCALE

CITY ENGINEER: *Paul P. Hoge*

MINOR COLLECTOR STREET SECTIONS

DATE: 1/1/2020

DWG. NO.

TS-4

Exhibit D – City of Franklin Street Standards Table 2.3(1) and Corresponding KHA Traffic Impact
Study Data for Chadwell

From: [Bateman, Yates](#)
To: [Adam Bellash](#)
Cc: [Turner, Dillon](#); [Waldschmidt, Brad](#); [McMaster, Ryan](#)
Subject: Chadwell - Collector Road
Date: Tuesday, July 28, 2020 2:55:00 PM
Attachments: [Pages from Technical Street Standards updated 2017-07-01.pdf](#)

Adam, see attached for a series of pdfs with some data that will help to support your argument for the collector road. Give me a call if you need clarification or need more info on this. thanks!

- Table 2.3 (1) from COF Technical Street Standards
 - Shows the capacity for the 4 lane collector road sections we looked at on the call yesterday. 15-20k vehicles per day
- Table 5C from KH Chadwell TIA
 - Shows 31,834 total trips generated by the uses of the development
- Figures 6A and 6B from KH Chadwell TIA
 - Shows 83% of trips going to the north parcel come from Goose Creek Bypass, 2% from South parcel, and 15% from Lewisburg Pike.
 - Shows 77% of trips going to the south parcel come from Goose Creek Bypass, 3% from north parcel, and 20% from Lewisburg Pike.

Yates Bateman, P.E.

Kimley-Horn | 214 Oceanside Dr. Nashville, TN 37204

Direct: 615-564-2716 | Mobile: 214-796-1771

TABLE 2.3 (1) STREET STANDARDS – GENERAL PARAMETERS

Design Feature or Characteristic	Street Classification and Typical Section												
	4-Lane Major Arterial TS-1	4-Lane Major Arterial TS-2	4-Lane Minor Arterial TS-3	4-Lane Minor Arterial TS-4	4-Lane Major Collector TS-5	4-Lane Major Collector TS-6	2-Lane Minor Collector TS-7	2-Lane Minor Collector TS-8	2-Lane Minor Collector TS-9	2-Lane Minor Collector Blvd TS-10	2-Lane High Volume Local TS-11	2-Lane Intermediate Volume Local TS-12	2-Lane Low Volume Local TS-13
Right of Way (ROW) Width	136'	132'	132'	128'	126'	122'	79'	75'	67'	63'	54'	52'	52'
No. of Travel Lanes	4	4	4	4	4	4	3	3	2	2	2	2	2
Travel Lane Width	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	11'	11'
Travel Lane Width (total)	48'	48'	48'	48'	48'	48'	36'	36'	24'	24'	24'	22'	22'
Median Width	40'	40'	36'	36'	30'	30'	n/a	n/a	n/a	28'	n/a	n/a	n/a
Curb & Gutter: Vertical or Mountable	V	V	V	V	V	V	V	V	V	V	V	V/M	M
Designated Bike Lanes?	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	No	No	No
Bike Lane Width per side	5'	n/a	5'	n/a	5'	n/a	5'	n/a	5'	n/a	n/a	n/a	n/a
Parking Lane Width	n/a	n/a	n/a	n/a	n/a	n/a	8'	8'	8'	8'	8'	8'	n/a
Minimum Sidewalk Width	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	5'	5'	5'
Multi-Use Path	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	No	No
Grass Strip Width	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Left Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes ^c	No	No
Left Turn Lane Width	12'	12'	12'	12'	12'	12'	11'	11'	11'	11'	11'	11'	11'
Right Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Maybe	Maybe	Maybe	Maybe	No	No	No	No	No
Right Turn Lane Width	12'	12'	12'	12'	12'	12'	12'	12'	12'	11'	11'	11'	11'
Traffic Volume Capacity (1000 veh/day)	>35	>35	25-35	20-25	15-20	15-20	10-15	10-15	5-10	5-10	2-5	0.4-2	<0.4
Speed Limit, MPH ^{note a}	45	45	40	40	35	35	30	30	30	30	25	25	20
Driveway & Street Access	Very Ltd	Very Ltd	Limited	Limited	Limited	Limited	Frequent	Frequent	Frequent	Frequent	Frequent	Unlimited	Unlimited
Continuity of Travel	Very High	Very High	High	High	Moderate	Moderate	Moderate	Low	Low	Low	Very Low	Very Low	Very Low
Street Lights	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Partial	Partial	Partial	Partial	Partial	Partial
Traffic Calming	None	None	None	None	None	None	None	None	Possible	Possible	Possible	Possible	Possible

NOTES: a. Design speed shall be a minimum of 5mph above the posted speed limit.

b. Vertical curb requires shoulder separation from travel lane on design speeds of 50 mph or greater.

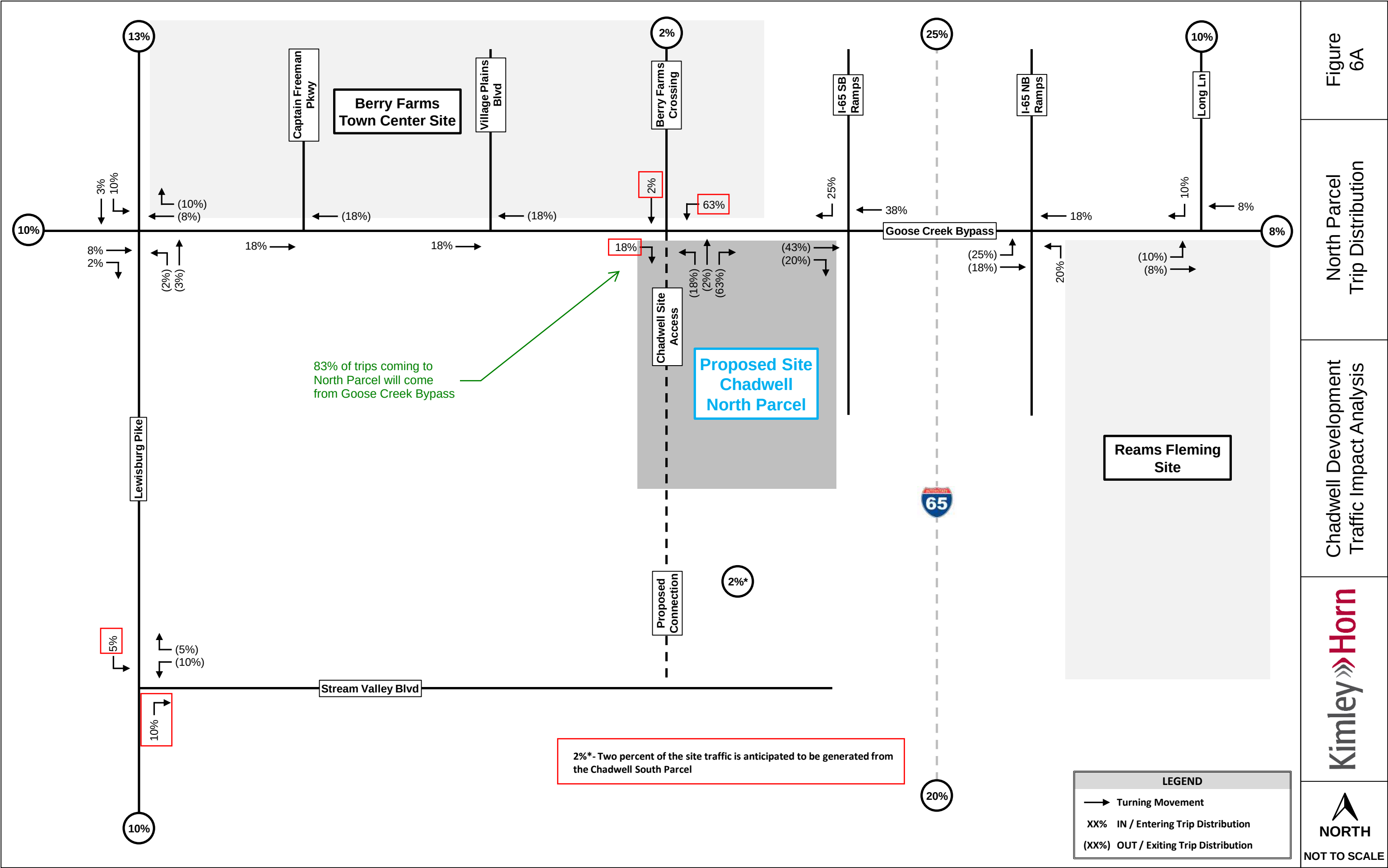
c. Separate Left Turn Lanes required in Commercial or Mixed-Use developments and at all traffic signals.

For 4-lane collector road sections, the traffic volume capacity is 15,000 - 20,000 vehicles per day

The trip generation potential of the total development (i.e. sum of North Parcel and South Parcel) is summarized in **Table 5C**.

Table 5C – Trip Generation for Total Development							
	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
New Trips – North Parcel	25,502	1,787	1,336	451	2,226	777	1,449
New Trips – South Parcel	6,332	374	148	226	428	243	185
New Trips – Total Development	31,834	2,161	1,484	677	2,654	1,020	1,634

TOTAL NUMBER OF DAILY
TRIPS GENERATED BY
THE DEVELOPMENT



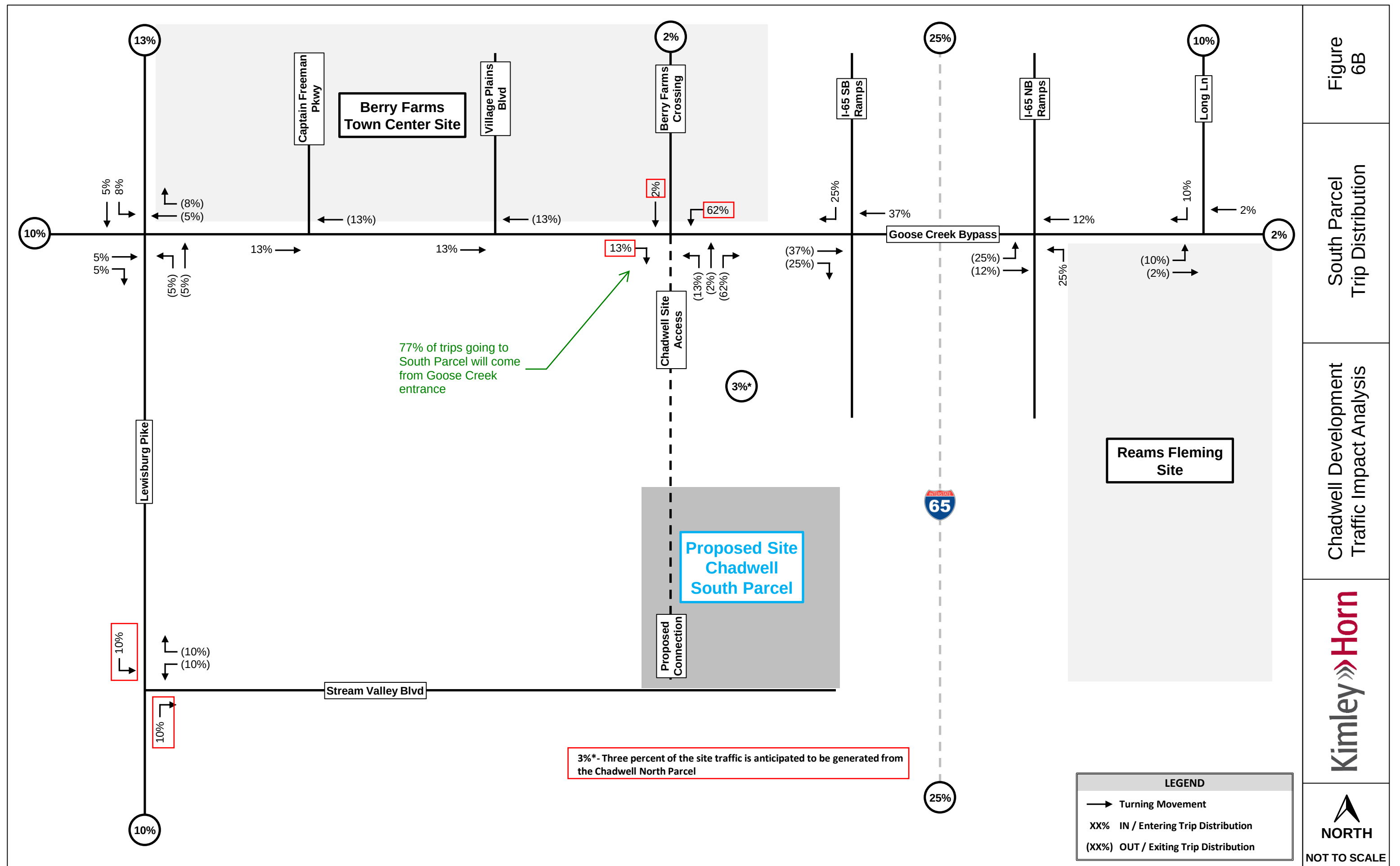


Exhibit E – Proposed Chadwell Road Budgets

See next page for site plan depicting
proposed road alignments

Berry Farms Chadwell

Road; Bridge; Tel., Elec., Cable.; Water; Storm; Sanitary; Reclaimed; Landscaping costs based on Historical Pricing

Project #	Map Ref #	Name	Section (Project Name)	Type	Classification	Quantity	Units	Unit Cost	5% Contingency	Total Cost
1	IP-R1 IP-R1 IP-R1	Infrastructure, Road Project 1	Project 1: Road Type #1 from Goose Creek Bypass to North Roundabout							
		Road: IP-R1	Road Type #1	Entry Boulevard	CS-74-22/22	1620	LF	\$ 300.00	\$24,300.00	\$510,300.00
		Road: Roundabout IP-R1	Northern Roundabout	Roundabout	CS-176-26/26	0	LF	\$ 300.00	\$0.00	\$0.00
		Bridge: IP-R1	North Village Bridge	Bridge	Triple Arch Conspan	1	LS	\$ 1,600,000.00	\$80,000.00	\$1,680,000.00
		Water: IP-R1	Water	Water line	10"	0	LF	\$ 150.00	\$0.00	\$0.00
		Storm Sewer: IP-R1	Storm Sewer	Storm	Varies	1620	LF	\$ 125.00	\$10,125.00	\$212,625.00
		Sanitary Sewer: IP-R1	Sanitary Sewer	Sanitary	8"	0	LF	\$ 100.00	\$0.00	\$0.00
		Reclaimed Water: IP-R1	Reclaimed Water	Reclaimed	8"	1620	LF	\$ 85.00	\$6,885.00	\$144,585.00
		ETC: IP-R1	ETC	Elec., Tel., Cable	Primary Trench/Conduit	1620	LF	\$ 175.00	\$14,175.00	\$297,675.00
		ETC: Roundabout IP-R1	ETC, Roundabout IP-R1	Elec., Tel., Cable	Secondary trench/conduit	0	LF	\$ 175.00	\$0.00	\$0.00
		MTEMC Fees	MTEMC Fees	Government Fee	Government Fee - MTEMC	1620	LF	\$ 125.00	\$10,125.00	\$212,625.00
		Streetlights	Streetlights (1 per 200 ft) - Ameron Teardrop	Streetlights	Private Lighting	9	EA	\$ 12,500.00	\$5,625.00	\$118,125.00
		Ldscop: IP-R1	Ldscop - Entry Elements	Entry	Entry Landscaping	1	LS	\$ 200,000.00	\$10,000.00	\$210,000.00
		Ldscop: IP-R1	Ldscop - Street Trees	Street Trees	Street Landscaping	81	EA	\$ 500.00	\$2,025.00	\$42,525.00
		Ldscop: IP-R1	Ldscop - Sod / Irrigation (15' strip back of curb)	Sod / Irrigation	Street Landscaping	5400	SY	\$ 10.00	\$2,700.00	\$56,700.00
		Ldscop: Roundabout IP-R1	Ldscop, Roundabout IP-R1	Landscaping	Roundabout Landscaping	1	LS	\$ 100,000.00	\$5,000.00	\$105,000.00
									TOTAL	\$3,590,160.00
3	IP-R3 IP-R3	Infrastructure, Road Project 3	Project 3: Road Type #8 from North Roundabout to South Roundabout							
		Road: IP-R3	Road Type #8	Edge Street	CS-41.5-33	1130	LF	\$ 200.00	\$11,300.00	\$237,300.00
		Road: Roundabout IP-R3	Southern Roundabout	Roundabout	CS-176-26/26	0	LF	\$ 300.00	\$0.00	\$0.00
		Water: IP-R3	Water	Water line	10"	1130	LF	\$ 150.00	\$8,475.00	\$177,975.00
		Storm Sewer: IP-R3	Storm Sewer	Storm	Varies	1130	LF	\$ 125.00	\$7,062.50	\$148,312.50
		Sanitary Sewer: IP-R3	Sanitary Sewer	Sanitary	8"	1130	LF	\$ 100.00	\$5,650.00	\$118,650.00
		Reclaimed Water: IP-R3	Reclaimed Water	Reclaimed	8"	1130	LF	\$ 85.00	\$4,802.50	\$100,852.50
		ETC: IP-R3	ETC	Elec., Tel., Cable	Primary Trench/Conduit	1130	LF	\$ 175.00	\$9,887.50	\$207,637.50
		ETC: Roundabout IP-R3	ETC, Roundabout IP-R3	Elec., Tel., Cable	Secondary trench/conduit	0	LF	\$ 175.00	\$0.00	\$0.00
		MTEMC Fees	MTEMC Fees	Government Fee	Government Fee - MTEMC	1130	LF	\$ 125.00	\$7,062.50	\$148,312.50
		Streetlights	Streetlights (1 per 200 ft) - Ameron Teardrop	Streetlights	Private Lighting	6	EA	\$ 12,500.00	\$3,750.00	\$78,750.00
		Ldscop: IP-R3	Ldscop - Buffer Landscaping	Buffer	Buffer Landscaping	1	LS	\$ 100,000.00	\$5,000.00	\$105,000.00
		Ldscop: IP-R3	Ldscop - Street Trees	Street Trees	Street Landscaping	57	EA	\$ 500.00	\$1,425.00	\$29,925.00
		Ldscop: IP-R3	Ldscop - Sod / Irrigation (15' strip back of curb)	Sod / Irrigation	Street Landscaping	3767	SY	\$ 10.00	\$1,883.50	\$39,553.50
		Ldscop: Roundabout IP-R3	Ldscop, Roundabout IP-R3	Landscaping	Roundabout Landscaping	1	LS	\$ 100,000.00	\$5,000.00	\$105,000.00
									TOTAL	\$1,497,268.50
SV	IP-R-SV IP-R-SV	Infrastructure, Road Project - Stream Valley	Project 3: Road Type #8 from North Roundabout to South Roundabout							
		Road: IP-R-SV	Road Type #8	Edge Street	CS-41.5-33	900	LF	\$ 200.00	\$9,000.00	\$189,000.00
		Bridge: IP-R-SV	Stream Valley Bridge	Bridge	Triple Arch Conspan	1	LS	\$ 1,600,000.00	\$80,000.00	\$1,680,000.00
		Water: IP-R-SV	Water	Water line	10"	900	LF	\$ 150.00	\$6,750.00	\$141,750.00
		Storm Sewer: IP-R-SV	Storm Sewer	Storm	Varies	900	LF	\$ 125.00	\$5,625.00	\$118,125.00
		Sanitary Sewer: IP-R-SV	Sanitary Sewer	Sanitary	8"	900	LF	\$ 100.00	\$4,500.00	\$94,500.00
		Reclaimed Water: IP-R-SV	Reclaimed Water	Reclaimed	8"	900	LF	\$ 85.00	\$3,825.00	\$80,325.00
		ETC: IP-R-SV	ETC	Elec., Tel., Cable	Primary Trench/Conduit	900	LF	\$ 175.00	\$7,875.00	\$165,375.00
		MTEMC Fees	MTEMC Fees	Government Fee	Government Fee - MTEMC	900	LF	\$ 125.00	\$5,625.00	\$118,125.00
		Streetlights	Streetlights (1 per 200 ft) - Ameron Teardrop	Streetlights	Private Lighting	5	EA	\$ 12,500.00	\$3,125.00	\$65,625.00
		Ldscop: IP-R-SV	Ldscop - Street Trees	Street Trees	Street Landscaping	45	EA	\$ 500.00	\$1,125.00	\$23,625.00
		Ldscop: IP-R-SV	Ldscop - Sod / Irrigation (15' strip back of curb)	Sod / Irrigation	Street Landscaping	3000	SY	\$ 10.00	\$1,500.00	\$31,500.00
									TOTAL	\$2,707,950.00
									TOTAL	\$7,795,378.50

CHADWELL INFRASTRUCTURE PROJECT SUMMARY (IP-#)

Franklin, Tennessee

CHADWELL

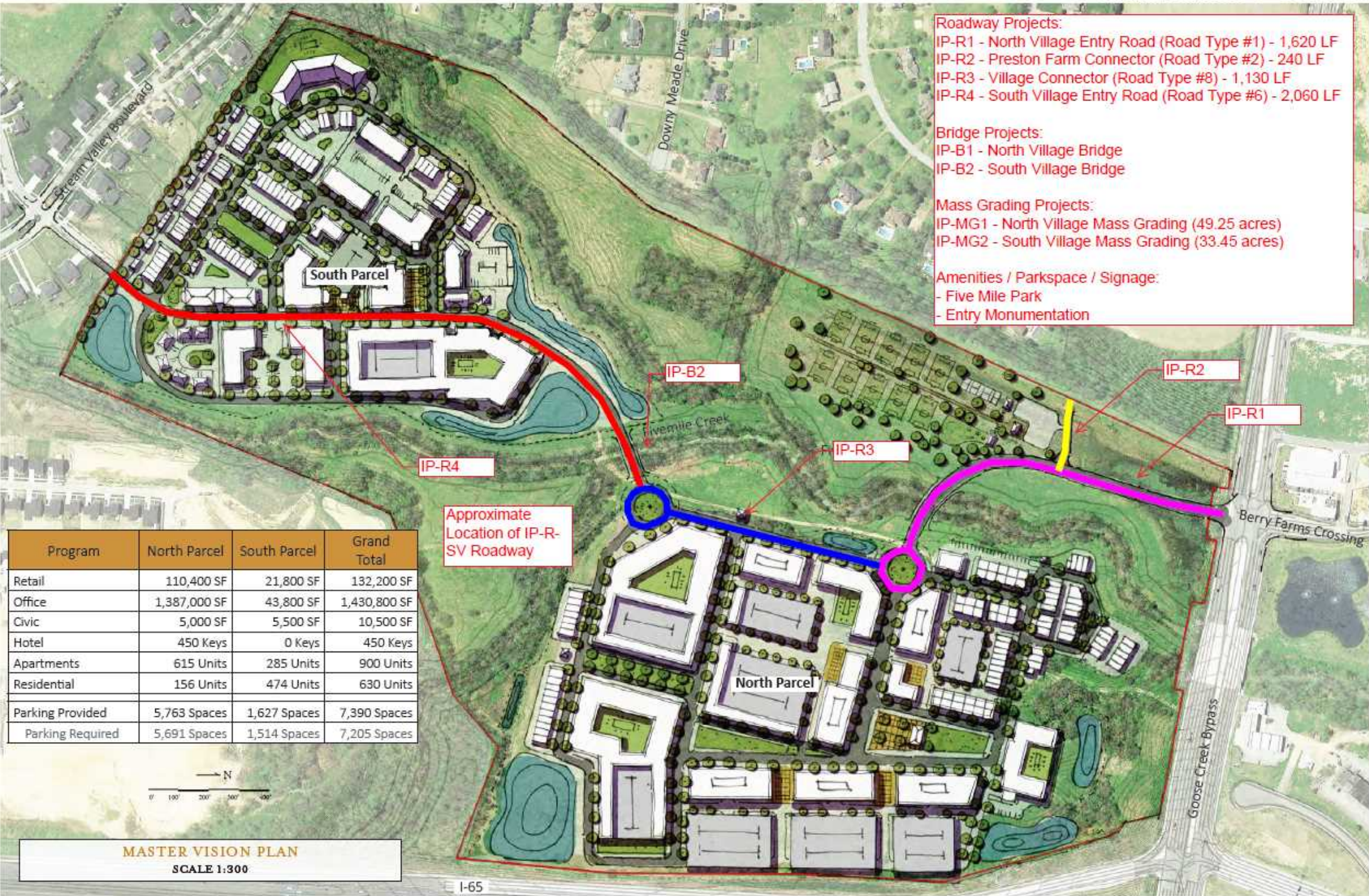


Exhibit F – Stream Valley Petition

From: [Greg Gamble](#)
To: [Adam Ballash](#)
Subject: Fwd: Stream Valley Petition started
Date: Tuesday, July 28, 2020 7:45:35 AM

Adam
Please let me know a time to call you.

Greg

Sent from my iPhone

Begin forwarded message:

From: "Alexandra Farias (GDL)" <alexandra.farias@flex.com>
Date: July 28, 2020 at 7:26:59 AM CDT
To: Greg Gamble <greg.gamble@gdc-tn.com>, Jeff Rosiak <jeff@gdc-tn.com>
Cc: Lindsay Rackley <lindsay@gdc-tn.com>
Subject: Stream Valley Petition started

Hi guys, good morning – we had a neighbor who started the below petition without checking with anyone – now, it is aligned to the concerns presented during the live meeting where the 3rd. entrance was the main topic/concern, don't want you to be taken by surprise – the below was triggered just last night and it is close to the 100 signatures.

□
Please let me know your thoughts on this. □

□
□
□

Stream Valley is a wonderful neighborhood, with conscientious and caring residents, who take pride in our homes and the strong community feel of our neighborhood. We are not anti-growth, but are supporters of smart, planned urban development that strongly considers the wellbeing of existing and established neighborhoods.

We feel that even though there has been neighborhood engagement from the Developers of Chadwell and from Boyle Investments, a few of the proposed developments have left many residents in Stream Valley feeling concerned that our best interests are not being taken into consideration. In an effort to maintain the growth of our property values and the peaceful nature of our neighborhood, we would like to address our concerns to the Developers and the City of Franklin.

We would request the following:

1. First and foremost that the proposed exit to connect the rear/East of Stream Valley to the North parcel of Chadwell, would go through.

- This will help to eliminate the heavy traffic on SVB. Due to the lack of exits currently out of Stream Valley, there is already a lot of traffic on the Boulevard, which is also used by pedestrians and families. An exit in the vicinity of the densely populated part of the neighborhood is vital for traffic flow.
- We believe this also aligns with the proposal from the Fire Marshal giving people an easy exit in an emergency. Currently, in the event of an emergency, the flow of traffic would create a bottleneck at the front of the neighborhood. The rear/East exit would provide dispersal of traffic, and reduction of traffic volumes on the collector roads.

2. Construction on Chadwell to be started from the North end of the development, with the North Parcel, and that Stream Valley Blvd is not used at any time as a construction access point into Chadwell.

- If construction starts on the North parcel, it will also provide the exit for the rear/East section of Stream Valley.
- Having a greater window of time before construction starts on the south parcel allows residents in Stream Valley, who will back on to Chadwell, the chance to establish greater privacy through the planting of trees and other landscaping.
- The roads of Stream Valley are already often covered with construction debris, waste, rocks, clumps of clay and dirt just from the construction in our own neighborhood. Making Stream Valley Blvd the new construction entrance to Chadwell will significantly affect driving, bicycle traffic and the area that many kids and families from the neighborhood play and walk through on a daily basis.
- Having constant construction vehicles coming through Stream Valley is a disturbance to the peace and changes the entire feeling of a neighborhood. In order to maintain quality of life and safety of new and existing residents we request to not take on another neighborhood's construction traffic.
- Stream Valley Boulevard already shows the signs of wear and tear from construction in our neighborhood and the Boulevard has sunk in many places due to the consistent heavy vehicles. We have also had multiple places where the curbs have been cracked and landscaping destroyed from construction trucks and never fixed. All of this detracts from the initial impression when entering our neighborhood.

3. The proposed Streamside Lane entrance into the South of Chadwell is not a "through road" but a walking/bicycle track.

- Connecting Streamside Lane through to Chadwell doesn't seem to

benefit the residents of Stream Valley in any way. As much as another exit is needed, having an exit that close to the existing front entrance/exit is not of any benefit to Stream Valley. We need an exit in the back.

- The exit we have proposed at the rear/East side of Stream Valley will handle the majority of traffic from that section of the neighborhood. The South side of the neighborhood has the new entrance at Stream Valley Farms and then the Boulevard Entrance serves the rest neighborhood.
- Connecting Chadwell to Streamside Lane will mean that when residents or people working in Chadwell need to head south, instead of going north through Chadwell to Goose Creek Pkwy and down the I65 or Lewisburg Pk, they will use Stream Valley as the "easy route" thoroughfare to cut through and get out onto Lewisburg Pk. Again, this will effect the nature of our Neighborhood by significantly increasing traffic from non residents.
- The current 4-way stop at Streamside Ln and Stream Valley Blvd already has problems with people (majority construction/and trades) ignoring the signs and speeding through the intersection. (To the point where the police can often be observed issuing tickets to violators). The increase of people with no ownership in the neighborhood and therefore less regard for our neighborhood, increases safety concerns for the families that walk around here daily.
- Stream Valley Boulevard has already witnessed a dramatic increase in traffic, in terms of our own new construction. On a number of occasions curbs and landscaping has been taken out by vehicle traffic, which raises concerns for adding further traffic. Who would be be responsible to fix or pay for damages to landscaping or curbs from constructions traffic or residents of Chadwell if the individual does not report the damages?

For the foregoing reasons, we urge you to evaluate the need to add the rear/East exit to connect Stream Valley and Chadwell, plan the timing of the Chadwell development stages so that it achieves maximum benefit and the least disruption to existing neighborhoods. We look to improve the quality of life for our own residents by reducing traffic, improving safety, and expanding the opportunity to enjoy our wonderful neighborhood.

□

Kind regards

□

Alex

Legal Disclaimer :

The information contained in this message may be privileged and confidential. It is intended to be read only by the individual or entity to whom it is addressed or by their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form, is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete or destroy any copy of this message!



September 25, 2020

Mr. Paul Holzen
109 3rd Avenue South
Franklin, TN 37064

RE: Berry Farms - Chadwell PUD Subdivision – Collector Roadway Request

Dear Paul,

According to the City of Franklin, their long-term land use plan (i.e. Envision Franklin) used to establish growth patterns “articulates the long-term vision of the kind of places that Franklin’s residents, businesses, and institutions want for their future. The Plan provides policies that reinforce this collective vision by directing future development in a way that strengthens the City and creates exceptional places for people.” Furthermore, the Plan spells out a Vision that establishes Franklin as a connected community of vibrant neighborhoods and exceptionally designed places to foster continued economic vitality. The Plan then establishes eight guiding principles that “define the vision and reflect the desired planning practices.” These eight themes include:

1. Managed Growth
2. Economic Vitality
3. Vibrant Neighborhoods
4. Historic Preservation
5. Natural Beauty
6. Exceptional Design
7. Connected Community
8. Context-Responsive Infill

The revision to the Chadwell Development Plan speaks to and accomplishes the majority of the goals listed above. More specifically, Chadwell speaks to the exact style and location of development called out in Envision Franklin, when the Plan asks for – Regional commercial and employment centers focused along regional transportation facilities and at intersection of arterial streets, with more compact land-use patterns to support the efficient use of resources and alternative transportation.

Chadwell will include a regional roadway connection from Goose Creek Bypass, through the heart of the of the proposed development, to the existing Stream Valley development. This roadway connection provides an alternate and parallel (to Lewisburg Pike) route from Stream Valley and Southbrooke and other parts of southern Franklin and Williamson County to the Goose Creek Bypass and I-65 Interchange. The proposed roadway is anticipated to carry over 27,000 AADT. Per Table 2.3 (1) “Street Standards – General Parameters” from the Technical Street Standards, the total volume of

Collector Road classifications range from 5,000-20,000 AADT. This roadway will serve adjacent projects, serve as the new hub of south Franklin, and will serve regional commerce per Envision Franklin. Envision Franklin defines a regional commerce center, and further explains:

“Interchange locations are limited in number and should be efficiently planned to capitalize on economic development and revenue-producing potential. Infill buildings and parking structures are encouraged to replace existing surface parking lots. Sufficient transportation and transit infrastructure is needed to accommodate the increasing travel demands created by these land uses.”

In addition, the original Berry Farms PUDs and master plans, and the previous City of Franklin Major Thoroughfare Plan specifically call for these roadways to be collector roadways. The road will be built to City of Franklin Collector Road standards, and meets the objective criteria established by the City of Franklin for classification of roadways based on design, volume and use. Furthermore, the proposed roadway clearly meets the definition of a Collector Roadway as defined in the City of Franklin:

2.2.2(3) STREET CLASSIFICATION AND RIGHT-OF-WAY:

(3) Collector Streets

Collector streets are intended to primarily serve slow to moderate traffic speeds and volumes and to distribute traffic from the arterials throughout the City to other collectors, arterials and local streets.

Collector streets shall provide both land access service and traffic circulation within residential neighborhoods and commercial and industrial areas. Collector streets will be classified as either Major Collectors (further broken down to commercial/industrial or residential), or Minor Collectors depending upon expected traffic usage and adjoining property access. Major Collector streets may have limited driveway access to maintain the street's ability to achieve a safer and efficient traffic flow.

*EMPHASIS BY APPLICANT

For these reasons, as well as comparisons to how Cool Springs was developed 20 years ago by Hines Development, and how Carothers Parkway was classified for fee offsets, we recommend this roadway be classified and constructed per Collector Road standards and that a Road Impact Fee Offset agreement for collector road impact fees be approved for the design and construction of this proposed roadway.

For reference, a site plan of the development has been attached to this letter outlining the limits of the proposed collector road. If you have any questions, please contact me at (615) 564-2876 or ryan.mcmaster@kimley-horn.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan McMaster", with a stylized flourish at the end.

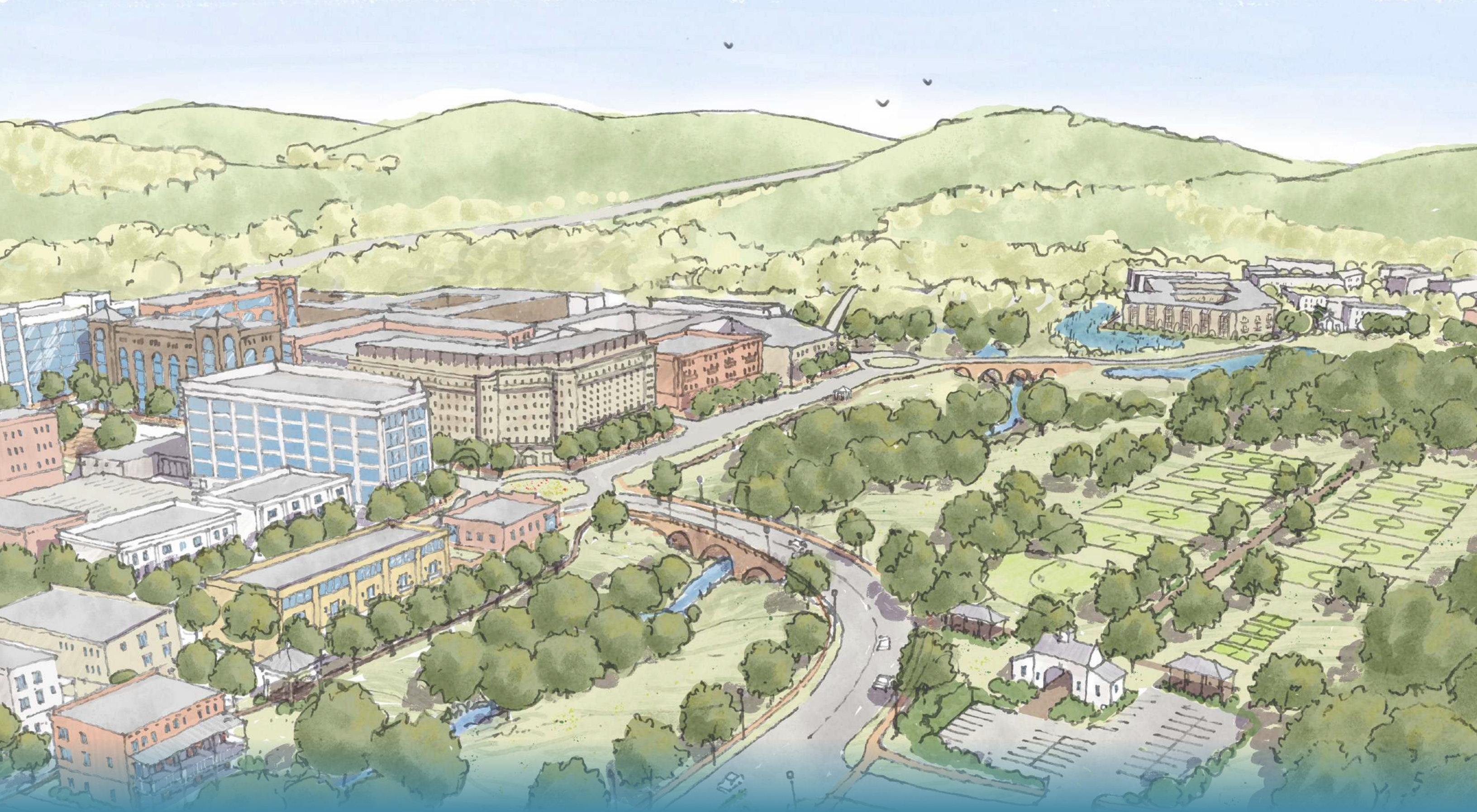
Ryan McMaster, PE



Program	North Parcel	South Parcel	Grand Total
Retail	110,400 SF	21,800 SF	132,200 SF
Office	1,387,000 SF	43,800 SF	1,430,800 SF
Civic	5,000 SF	5,500 SF	10,500 SF
Hotel	450 Keys	0 Keys	450 Keys
Apartments	615 Units	285 Units	900 Units
Residential	156 Units	474 Units	630 Units
Parking Provided	5,763 Spaces	1,627 Spaces	7,390 Spaces
Parking Required	5,691 Spaces	1,514 Spaces	7,205 Spaces



Revision Date	
△	
△	
△	
△	





BERRY FARMS CURRENTLY APPROVED								
	Rural Plains		Chadwell		Reams Fleming		Total	
	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential
Approved Entitlements	1,134,625	671	1,563,000	100	2,212,700	400	4,910,325	1,171
Built or under construction	801,307	671	-	-	733,619		1,534,926	671
Remaining Entitlements	333,318	-	1,563,000	100	1,479,081	400	3,375,399	500

BERRY FARMS
RURAL PLAINS (PARTIALLY CONSTRUCTED)

CHADWELL (CURRENTLY VACANT)

REAMS FLEMING (PARTIALLY CONSTRUCTED)



BERRY FARMS CHADWELL



Commuters

59,085

22,133

10,052

59,085 - Employed in Franklin, Live Outside

10,052 - Employed in Franklin, Live in Franklin

22,133 - Live in Franklin, Employed Outside



BERRY FARMS CHADWELL



Plan graphic and specific entitlements for north and south villages are illustrative. Overall entitlements may be reasonably shifted from north village to south village and from south village to north

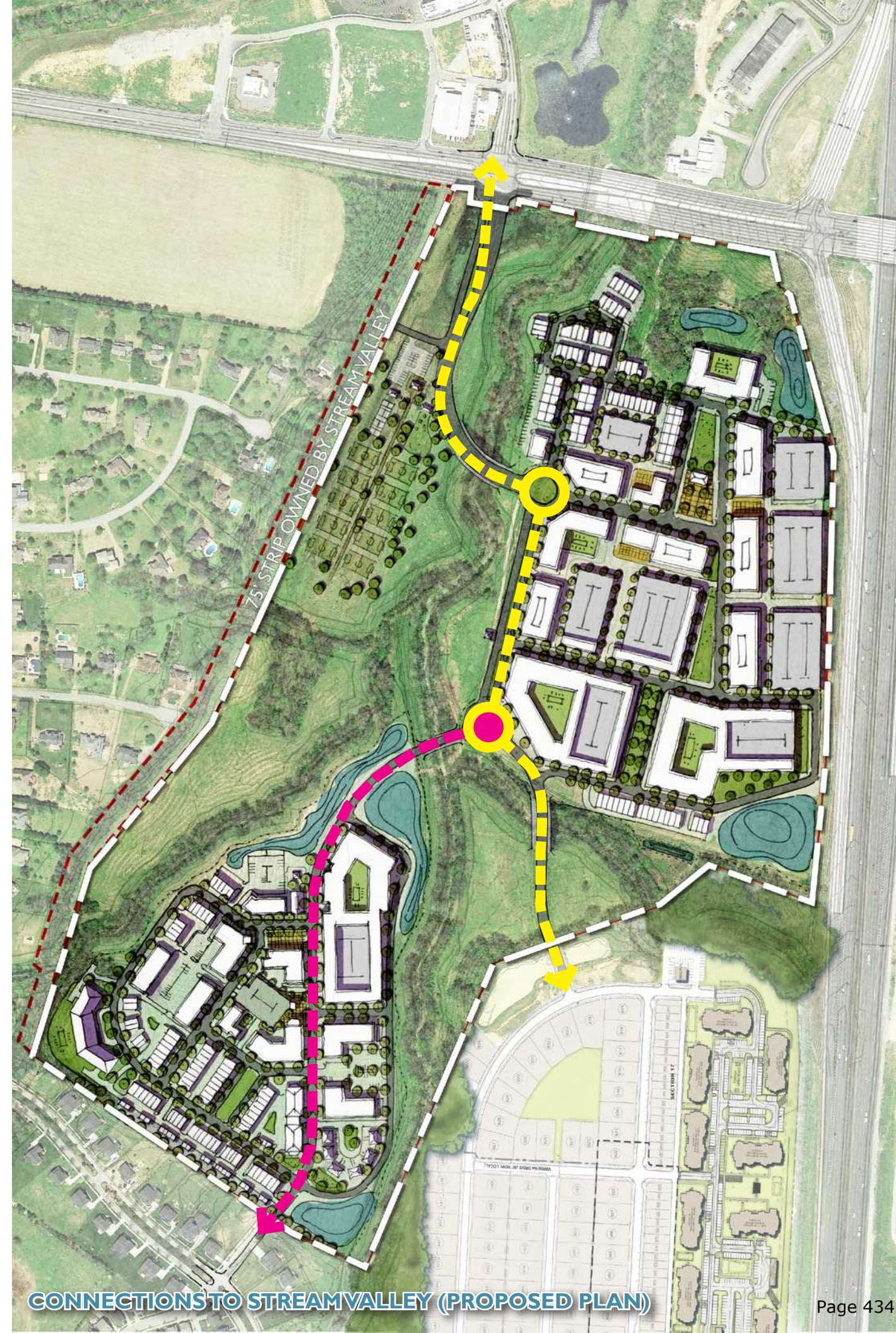
CHADWELL PROPOSED DEVELOPMENT PROGRAM			
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
COMMERCIAL (SF)	1,497,400	65,600	1,563,000
CIVIC (SF)	5,000	5,500	10,500
HOTEL (KEYS)	450	0	450
ASSISTED LIVING	0	120	120
MULTI-FAMILY	771	759	1,530



BERRY FARMS CHADWELL



CONNECTIONS TO STREAM VALLEY (PREVIOUS PLAN)



CONNECTIONS TO STREAM VALLEY (PROPOSED PLAN)



WHAT IS A COLLECTOR ROAD?

2.2.2(3) STREET CLASSIFICATION AND RIGHT-OF-WAY:

(3) Collector Streets

Collector streets are intended to primarily serve slow to moderate traffic speeds and volumes and to distribute traffic from the arterials throughout the City to other collectors, arterials and local streets.

Collector streets shall provide both land access service and traffic circulation within residential neighborhoods and commercial and industrial areas. Collector streets will be classified as either Major Collectors (further broken down to commercial/industrial or residential), or Minor Collectors depending upon expected traffic usage and adjoining property access. Major Collector streets may have limited driveway access to maintain the street's ability to achieve a safer and efficient traffic flow.

**EMPHASIS BY APPLICANT*

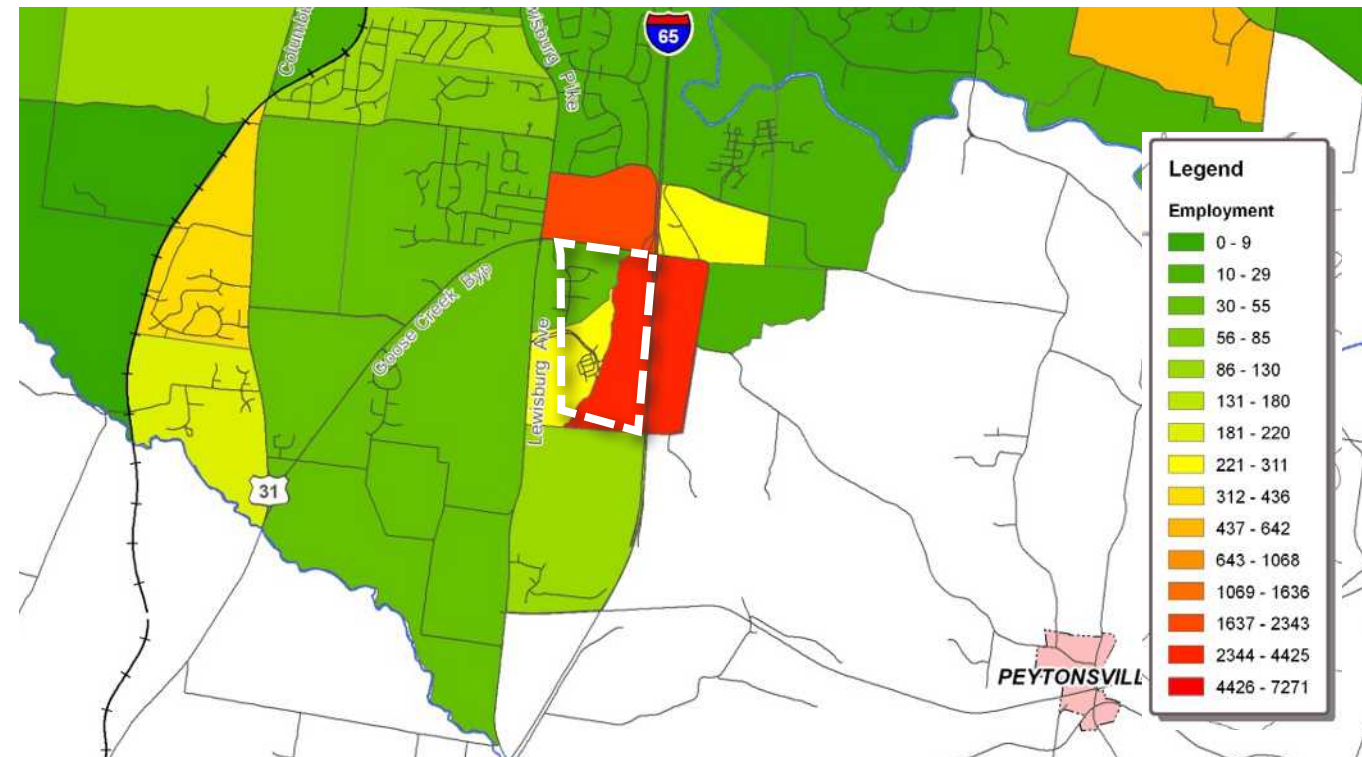
AVERAGE DAILY TRIPS

COF STREET STANDARDS FOR COLLECTOR ROAD RANGES FROM 15,000-20,000 ADT



PREVIOUS CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN

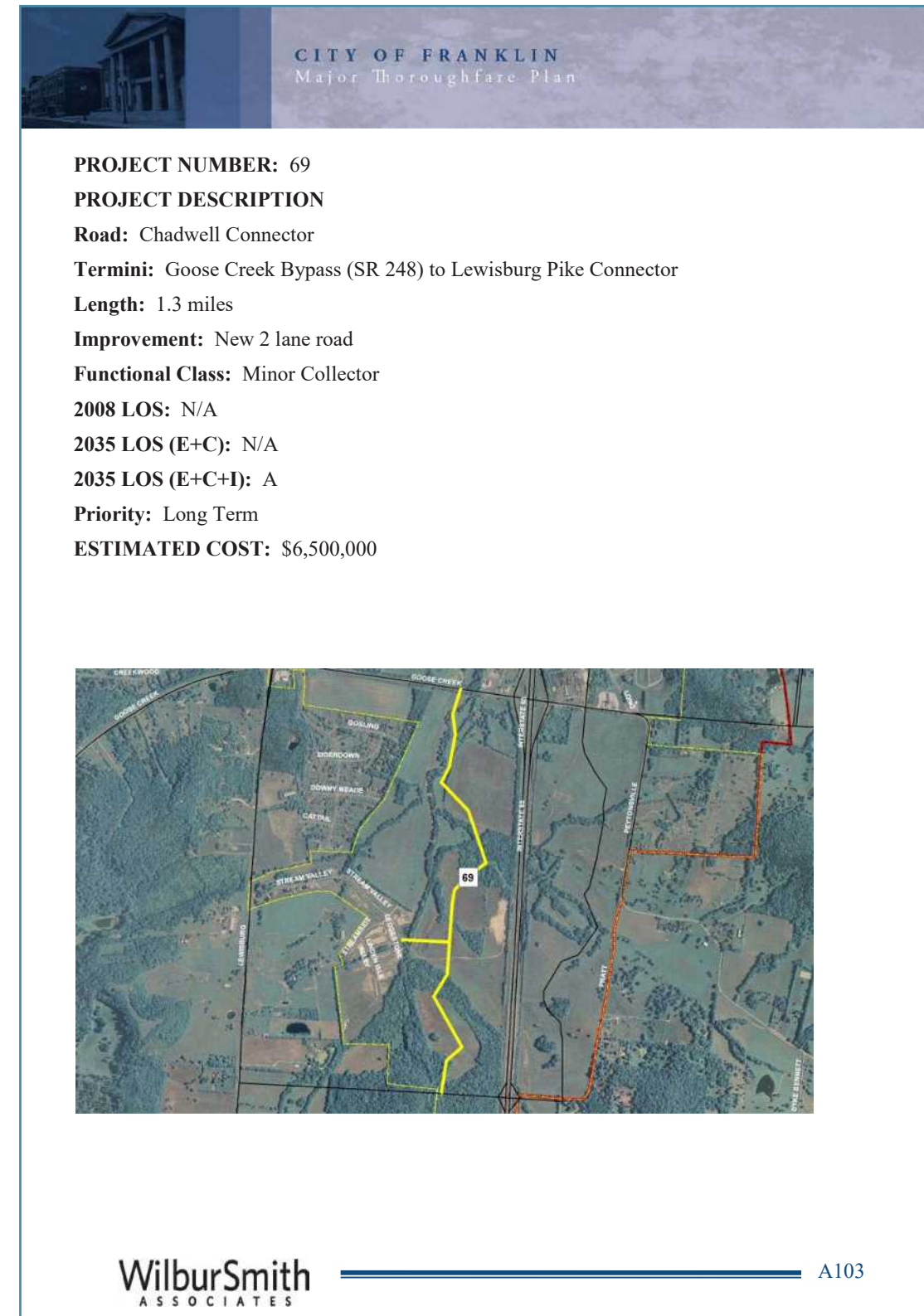
ADOPTED: SEPTEMBER 23, 2010



2035 PROJECTED EMPLOYMENT



APPENDIX F - EXISTING AND PROPOSED FUNCTIONALLY CLASSIFIED



CHADWELL CONNECTOR PROJECT SHEET



CURRENT CONNECT FRANKLIN: A COMPREHENSIVE TRANSPORTATION NETWORK PLAN

ADOPTED: AUGUST 2016

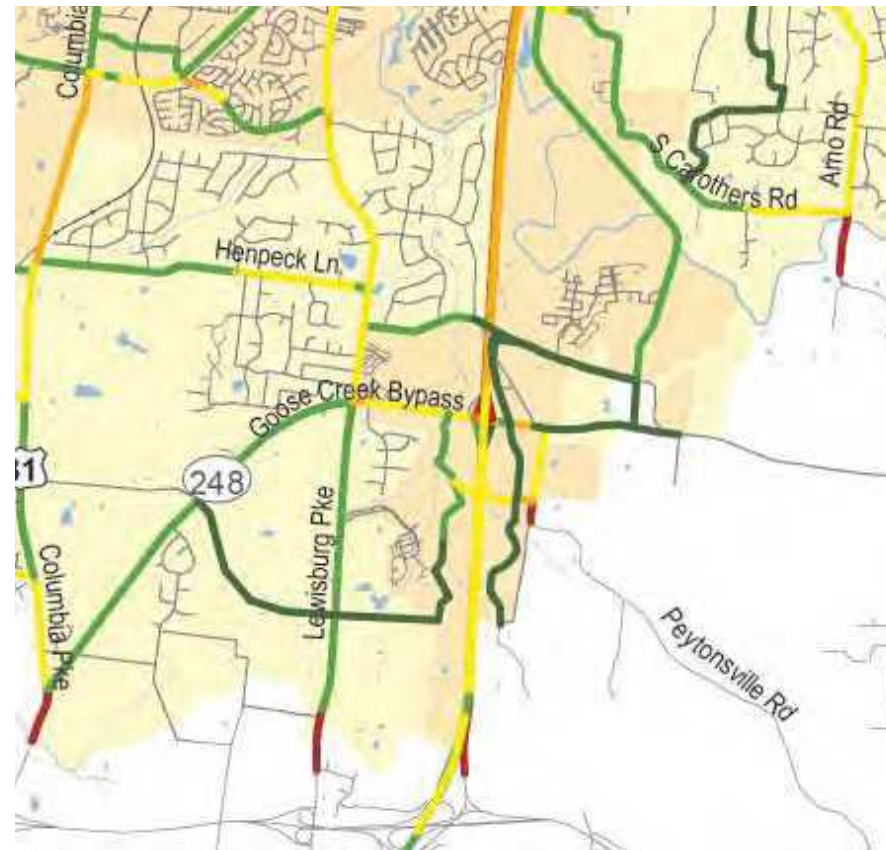
FIGURE 3.12: 2040 PROPOSED NETWORK AM LOS



Level of Service

- A
- B
- C
- D
- E
- F
- City
- Franklin UGB

FIGURE 3.13: 2040 PROPOSED NETWORK PM LOS



Level of Service

- A
- B
- C
- D
- E
- F
- City
- Franklin UGB

FIGURE 3.14: PROPOSED ROADWAY CLASSIFICATION



LEGEND

- Freeway/Expressway
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- City Limits
- Franklin UGB



CITY OF FRANKLIN

COOL SPRINGS Transportation Network Study



EXCERPTS FROM THE COOL SPRINGS TRANSPORTATION NETWORK STUDY

AUGUST 25, 2020 BOMA WORKSESSION MEETING



Berry Farms Crossing

- DOES NOT benefit the overall service area
- Distributes traffic to a variety of arterial, collector, local streets, businesses and residential units
- Lower vehicular mobility with high degree of access
- Posted Speed = 25 MPH
- 2~12' wide lanes.
- Some intersections are designed as traffic circles vs. roundabouts.



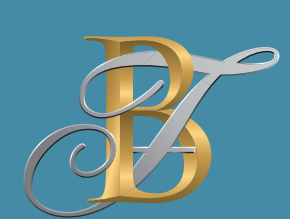


BERRY FARMS CHADWELL

CHADWELL PHASING:

- Assumes that all infrastructure improvements required by other developments are completed prior to Chadwell being fully developed.
- Goose Creek Bypass and Berry Farms intersection improvements may be phased
- Signal timing will be adjusted at Goose Creek Bypass and Berry Farms intersection if phased.
- Proposed collector road is to be built at Phase I
- Streamside Lane connection and Stream Valley Blvd/Lewisburg Pike improvements to be completed in conjunction with the initial phase of the Chadwell South Parcel





BERRY FARMS: A REGIONAL ECONOMIC ENGINE

BENEFITS TO THE CITY OF FRANKLIN:

- 4.9M SF Non-Residential Uses
- Approximately 24,400 Jobs
- Annual Recurring Tax Contribution: \$42,998,038
 - \$21,600,000 Property Taxes
 - \$19,700,000 Retail Sales Tax
 - \$1,600,000 Hotel Occupancy Tax

One-Time Fees: \$94,529,047 (not including water/sewer impact fees)

- \$8,096,790 School Impact fees (Chadwell Only)
- \$6,154,720 Parkland Impact fees (Chadwell Only)
- \$61,239,595 Road Impact Fees (\$36.4M arterial, \$24.8M collector)
- \$9,237,542 COF Facilities Tax
- \$9,800,400 Williamson County Privilege Tax

Chadwell Impact Fees: \$38,041,932 Not including water/sewer impact fees and facilities tax

- \$8,096,790 School Impact fees
- \$6,154,720 Parkland Impact fees
- \$23,790,422 Road Impact fees (\$14.1M arterial, \$9.6M collector)

Notes:

- Assumes 5 jobs per 1,000 sf of commercial space.
- For conservative approach assumes all retail and no restaurant based on above retail total sf.
- Chadwell Residential numbers assume 120 senior living units as residential units.

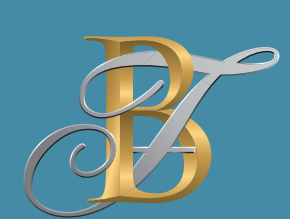


BERRY FARMS CHADWELL



CHADWELL COLLECTOR ROAD:

- **BENEFITS THE OVERALL SERVICE AREA**
- **DISTRIBUTES TRAFFIC TO GOOSE CREEK BYPASS (MAJOR ARTERIAL) AND INTERSTATE 65 (FREEWAY/ EXPRESSWAY) AS SHOWN IN 2010 MAJOR THOROFARE PLAN AND CONNECT FRANKLIN**
- **GOOD BALANCE BETWEEN VEHICULAR MOBILITY AND ACCESS**
- **POSTED SPEED OF 30 MPH**
- **AVERAGE DAILY TRIPS: 27,000 (COF STREET STANDARDS FOR COLLECTOR ROAD RANGES FROM 15,000-20,000 ADT)**
- **3 & 4 (12') WIDE LANES PER COF COLLECTOR ROAD STANDARDS**



BERRY FARMS CHADWELL



OUR COMMITMENT:

1. CONSTRUCT COLLECTOR ROAD IN THE FIRST PHASE
2. BUILD THE COLLECTOR TO CITY OF FRANKLIN STREET STANDARDS
3. USE AS CONSTRUCTION ACCESS

RESOLUTION 2020-205

A RESOLUTION TO REJECT A REQUEST FROM BOYLE INVESTMENT COMPANY TO RECLASSIFY A ROADWAY WITHIN THE CHADWELL DEVELOPMENT AS A COLLECTOR ROADWAY

WHEREAS, on July 28, 2020, City staff received a formal request from Boyle Investment Company to reclassify a roadway within the Chadwell Development as a Collector Roadway; and

WHEREAS, it is the function and duty of the Board of Mayor and Aldermen to allocate funding and prioritize capital project within the City of Franklin, TN; and

WHEREAS, on May 9, 2017, the Board of Mayor and Aldermen approved Ordinance 2017-02 updating the arterial impact fees and establishing new collector impact fees; and

WHEREAS, impact fees are used to finance arterial and collector roads and expand the capacity of the arterial and collector road system within their designated services areas; and

WHEREAS, arterial and collector roads shall generally comply with City of Franklin Transportation and Street Technical Standards and shall provide a regional benefit to the service area; and

WHEREAS, the proposed roadway network, within the Chadwell Development, benefits a limited area, to include the Chadwell Development and the Stream Valley Development and does not provide an overall benefit to the collector service area.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS: The roadways within the proposed Chadwell Development **DO NOT** provide a regional benefit to the overall collector services area and the request to reclassify roadways within the Chadwell Development is hereby rejected.

IT IS SO RESOLVED AND DONE on this 27th day of October, 2020.

ATTEST:

By: Eric S. Stuckey
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE

By: Dr. Ken Moore
Dr. Ken Moore
Mayor

Approved as to Form

By: Shauna R. Billingsley
Shauna R. Billingsley
City Attorney

RESOLUTION 2020-241

A RESOLUTION TO REJECT A REQUEST FROM BOYLE INVESTMENT COMPANY TO RECLASSIFY A ROADWAY WITHIN THE CHADWELL DEVELOPMENT AS A COLLECTOR ROADWAY

WHEREAS, pursuant to Tennessee Code Annotated 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, on July 28, 2020, City staff received a formal request from Boyle Investment Company to reclassify a roadway within the Chadwell Development as a Collector Roadway; and

WHEREAS, it is the function and duty of the Board of Mayor and Aldermen to allocate funding and prioritize capital project within the City of Franklin, TN; and

WHEREAS, on May 9, 2017, the Board of Mayor and Aldermen approved Ordinance 2017-02 updating the arterial impact fees and establishing new collector impact fees; and

WHEREAS, impact fees are used to finance arterial and collector roads and expand the capacity of the arterial and collector road system within their designated services areas; and

WHEREAS, arterial and collector roads shall generally comply with City of Franklin Transportation and Street Technical Standards and shall provide a regional benefit to the service area; and

WHEREAS, the proposed roadway network, within the Chadwell Development, benefits a limited area, to include the Chadwell Development and the Stream Valley Development and does not provide an overall benefit to the collector service area; and

WHEREAS, on October 27, 2020, the Board of Mayor and Aldermen unanimously approved Resolution 2020-205, "A Resolution To Reject A Request From Boyle Investment Company To Reclassify A Roadway Within The Chadwell Development As A Collector Roadway."

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN MUNICIPAL PLANNING COMMISSION, TENNESSEE, AS FOLLOWS: The roadways within the proposed Chadwell Development **DO NOT** provide a regional benefit to the overall collector services area and the request to reclassify roadways within the Chadwell Development is hereby rejected.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2020.

ATTEST:

FRANKLIN MUNICIPAL PLANNING COMMISSION:

By: _____

By: _____

Emily Hunter
Planning Director

Mike Hathaway
Franklin Municipal Planning Commission
Chair

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

From: [Jeff Rosiak](#)
To: [Jimmy Wiseman](#); [Amy Diaz-Barriga](#)
Cc: [Phil Fawcett](#); [Adam Ballash \(aballash@boyle.com\)](mailto:aballash@boyle.com); [Greg Gamble](#); [Drake Reeder](#)
Subject: Chadwell Next Steps
Date: Tuesday, December 8, 2020 9:02:03 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Jimmy/Amy,

Per guidance from staff and the board, we request to withdraw our proposed modification to connect franklin including the establishment of a collector through the Chadwell portion of Berry Farms. It's our intent to re-submit the project (without the collector) at the January 7 resubmittal date.

Please let me know if you have questions/concerns.

Best,

Jeffrey A. Rosiak



615.545.4121

324 Liberty Pike, Suite 145
Franklin, TN 37064