City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 28, 2021 | **7:00 PM** | **Board Room**

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

The typical process for discussing an item is as follows:

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

Applicants are encouraged to 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.

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1. Consideration Of Resolution 2020-285, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On January 28, 2021, 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

CALL TO ORDER

APPROVAL OF MINUTES

2. Consideration Of Approval Of The December 10, 2020 Minutes

VOTE FOR CHAIR & VICE CHAIR

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

3. The Berry Farms Chadwell PUD Rezoning and Development Plan Revision are not on this agenda as notified to residents within 500 feet of the development by mailings that went out last week. Public Notification letters will be mailed again when this item is to be placed on an upcoming FMPC agenda.

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.

4. Consideration Of Approval of Items 5-12 and 19-21 On The Consent Agenda.

SITE PLAN SURETIES

5. Dallas Downs PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping street trees improvements; extend the performance agreement for landscaping open space lots 26, 29, 30 and 31 and landscaping specimen tree replacement improvements to January 27, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

6. Franklin Park Subdivision, site plan, (Apartments); extend the performance agreement for landscaping improvements to September 23, 2021. (CONSENT AGENDA)

   Sponsors: Paula Kortas

7. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 27, 2022. (CONSENT AGENDA)

   Sponsors: Paula Kortas

8. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to September 23, 2021. (CONSENT AGENDA)

   Sponsors: Paula Kortas

9. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements to January 27, 2022. (CONSENT AGENDA)

   Sponsors: Paula Kortas

10. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the performance agreement for landscaping Building B improvements. (CONSENT AGENDA)

    Sponsors: Paula Kortas

11. Westhaven PUD Subdivision, site plan, section 18; extend the maintenance agreement for landscaping improvements to January 27, 2022. (CONSENT AGENDA)

    Sponsors: Paula Kortas

12. Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); release the maintenance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

    Sponsors: Paula Kortas

VESTED RIGHTS EXTENSION

13. Consideration Of Resolution 2020-286, A Resolution Amending The Franklin Park Subdivision, Preliminary Plat To Extend The Vested Rights, For The Property Located At The Intersection Of Interstate 65.

    Sponsors: Amy Diaz-Barriga

14. Franklin Park Subdivision, Site Plan, Revision 2, Lot 8, (Three Franklin Park Building), Site Plan Extension Request to April 26, 2022.

    Sponsors: Amy Diaz-Barriga, Emily Wright

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

15. Consideration Of Resolution 2020-295, A Resolution Adopting A Plan Of Services For The Annexation Of 2208 Crossway Drive And 1190 Lewisburg Pike, By The City Of Franklin, Tennessee.

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

16. Consideration Of Resolution 2020-296, A Resolution To Annex 1190 Lewisburg Pike And 2208 Crossway Drive, Consisting Of 52.0 Acres, Property Located South Of Bowman Road And West Of Lewisburg Pike

And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

17. Consideration of Ordinance 2020-35, An Ordinance To Zone 52.0 Acres Planned (PD 0.73) District, Hillside-Hillcrest Overlay (HHO) District And 500ft Hillside Buffer, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, 1190 Lewisburg Pike And 2208 Crossway Drive (Tuck Away PUD).

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

18. Consideration of Resolution 2020-297, A Resolution Approving A Development Plan For Tuck Away PUD Subdivision With 1 Modification Of Development Standards For External Connectivity, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, Located At 1190 Lewisburg Pike And 2208 Crossway Drive.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Lockwood Glen PUD Subdivision, Final Plat, Section 12, Creating 11 Single Family Residential Lots And One Open Space Lot, On 3.64 acres, Located Near The Intersection Of Halswelle Drive And Braidwood Lane. (CONSENT AGENDA)

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

20. Simmons Ridge PUD Subdivision, Final Plat, Section 15, Creating 1 Lot For An Amenity Center, On 2.09 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

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

21. Williamson County Animal Care Center, Site Plan, Revision 1 (Archives Building), Constructing A 20,000 Square Foot Archives Facility, On 17.54 Acres, Located Near The Intersection Of Old Charlotte Pike And Carlisle Lane. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

RESOLUTION 2020-285

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON JANUARY 28, 2021, 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, Executive Order No. 65, and Executive Order No. 71 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 January 28, 2021, 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 January 28, 2021, 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/10417/1092

IT IS SO RESOLVED AND DONE on this 28th day of January, 2021.

ATTEST:

By: _____
Emily Wright
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____

FMPC Chair

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

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, December 10, 2020 **7:00 PM** **Board Room**

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CALL TO ORDER

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

Board Members Present: Michael Orr, Mike Hathaway, Ann Petersen, Alma McLemore, Marcia Allen, Roger

Lindsey, Jimmy Franks, Scott Harrison

Board Members Absent: Jenny Szilagyi

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

Attachments: 1. 2020-259 RES Declaring Need for Electronic Meeting_FMPC_12.10.20.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 McLemore moved, seconded by Commissioner Lindsey, to Approve Resolution 2020-259.

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

The motion passed unanimously.

ACTION:	**Motion to Approve the Resolution 2020-259, Item, by Commissioner Alma McLemore second by Commissioner Roger Lindsey;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

The Chair read the following statement:

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- **The public may email comments to planningintake@franklintn.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 were accepted until 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.**

APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. DRAFT 2 FMPC Minutes October 2020

Chair Hathaway asked for a motion to approve the Minutes from the October 22, 2020 meeting.

Alderman Petersen moved, seconded by Commissioner Harrison, 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 Commissioner Ann Petersen second by Commissioner Scott Harrison;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
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 made the following announcements:
1. Ms. Wright recognized Chair Mike Hathaway for his service on the Planning Commission and the Historic Zoning Commission. Chair Hathaway is stepping down after fifteen years of service. She stated that Staff would like to present a piece of art to Chair Hathaway for his service. Mr. Vernon Gerth, Assistant City Administrator of Development Service, also recognized and thanked Chair Hathaway for his service.
2. Ms. Wright stated that the Board of Mayor and Aldermen (BOMA) had selected a new Planning Commissioner, Mr. Nick Mann, to fill the vacant seat on the Planning Commission.
3. Ms. Wright stated that the Chair and Vice-Chair nominations will be held at the Planning Commission at the January meeting
4. Ms. Wright stated that the required education training for the Commissioners was due by the end of December.
5. Ms. Wright stated that Ms. Elaine Ellis, Administrative Assistant for the Planning Department, was promoted to a position with the Parks Department.
6. Ms. Wright stated that Ms. Chelsea Randolph is the new Principal Planner for Current Planning.
7. Ms. Wright stated that this is her last Planning Commission meeting until April. She will be out on maternity leave. She wished everyone a Happy Holiday season.

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

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

Sponsors:

Attachments: None

Chair Hathaway recused himself from the Consent Agenda.

The Chair was turned over to Vice-Chair Lindsey.

Vice-Chair Lindsey stated that the vote for the Consent Agenda would include Items 9-14.

Vice-Chair Lindsey asked for a motion for the Approval of the Consent Agenda.

Commissioner Harrison moved, seconded by Commissioner Allen, to Approve the Consent Agenda, Items 9-14.

Vice-Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Consent Agenda, Item 3, by Commissioner Scott Harrison second by Commissioner Marcia Allen;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

The Chair was turned over to Chair Hathaway.

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

Attachments:
1. 532 Franklin Amendment Map
2. RESOLUTION 2020-223 Amend Envision Franklin for 532 Franklin Road_with Exhibit.Law Approved
3. Applicant Responses
4. Conceptual Site Plan
5. APPLICANT PRESENTATION

Mr. Eric Conner, Principal Planner, stated that the subject property is located at 532 Franklin Road, which is located at the intersection of Country Road and Franklin Road; and approximately half a mile south from the Franklin Rd and Moores Ln intersection. The site currently has the Large Lot Residential Design Concept, and the applicant is requesting to amend the site to have the Office Residential Design Concept. The property is currently developed with a single-family residence.

A virtual neighborhood meeting was held on October 19, 2020, a recording of which is available on the City website. The meeting was attended by a small number of nearby residents, whose main concern was about larger commercial-type buildings extending south along Franklin Road, but less concerned about a commercial use on this particular parcel. No Citizen comments were received related to this item.

Staff has expressed concerns regarding the extension of nonresidential uses along Franklin Road away from the Moores Lane intersection, and the start of a 'domino effect' of nonresidential uses in this area. Additionally, staff has noted that the capacity of the sanitary sewer interceptor serving this area is at capacity, and further study and design would be required to mitigate the issue prior to any commercial/office construction.

Lastly, this property is within the Scenic Corridor Overlay of Franklin Road; should a commercial use be established on this site, a Variance will be required due to setback requirements along Franklin Rd. residential uses are exempt from this setback.

Please note that the conceptual plan provided by the applicant that is in your Civic Clerk item is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Should a plan amendment be approved, all specific plans for any development at this site will be reviewed as part of a separate process.

Staff and applicant responses to Envision Franklin's criteria for amendments has been provided in the staff report attached to this item in Civic Clerk. Staff does not believe that this request meets the criteria.

Staff recommended disapproval of Resolution 2020-223 to the Board of Mayor and Aldermen.

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

Ms. Vivian Carr, the Owner, stated that this plan would make the property look better for the neighborhood.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2020-223 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

Commissioner Franks stated that the current property was "run down". He stated this would be a value driven asset to Franklin to allow this property to be redeveloped.

The Applicant was represented by Mr. Paul Lebovitz. Mr. Lebovitz started his comments late due to technical issues.

Chair Hathaway asked Ms. Shauna Billingsley, City Attorney, if it would be appropriated to listen to the Mr. Lebovitz's comments since the Commission's discussion on the item had started.

Ms. Billingsley stated the Commission could listen to Mr. Lebovitz's comments.

Mr. Lebovitz presented a PowerPoint presentation. Slide 1 showed the current property and the surrounding properties. He stated that were requesting to rezone the property to Office Residential to help transition the property. He stated that the property was less than one acre. He stated that many neighbors thought this would be a welcome change. Slide 2 showed the size of the property in comparison to surrounding lots. He stated that the new building would have landscape and setback requirements. He stated that 26-feet of the property would be taken if Franklin Road is expanded. The current property owner is not able to rent the property due to the traffic on Franklin Roads. He stated that the neighbors are in favor of this change.

Commissioner McLemore asked if this amendment passed, would a Neighborhood Meeting would be required for the rezoning of this property.

Mr. Andrew Orr, Long Range Supervisor, stated that a Neighborhood Meeting was held as part of this request. He stated for straight rezoning, a Neighborhood Meeting would not be required. He stated that if it the item was a Planned District request, then a Neighborhood Meeting would be required.

Alderman Petersen stated that this property is located across from a church. She stated that further south, the area is residential. She stated that there is another church behind it. She stated that she understood Staff's concerns.

Commissioner Allen stated this would be a time where change to the Envision Franklin Land Use Plan is merited. She asked Mr. Orr about the sewer situation.

Mr. Andrew Orr stated that any new building would need to be connected to the sewer.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that they would need to study the sewer once a development plan was submitted.

Commissioner McLemore stated that she felt that approving the amendment would be an improvement for the property.

Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve the Resolution 2020-223, Item 4, by Commissioner Jimmy Franks second by Commissioner Scott Harrison;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

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

Attachments:
1. Magnolia Hall Area Map
2. RESOLUTION 2020-224 Envision Franklin amendment for Magnolia Hall_with Exhibit.Law Approved
3. Applicant Submittal
4. Magnolia Hall-Proposed Language
5. Citizen Comments

Chair Hathaway recused himself from Item 5.

The Chair was turned over to Vice-Chair Lindsey.

Mr. Conner stated that The subject property is located at 600 Boyd Mill Ave. and is commonly known as the Magnolia Hall Historic Estate. The site currently has the Conservation Subdivision Design Concept, with a Special Consideration. The applicant is requesting to amend this Special Consideration in a manner that removes the existing limit on additional infill lots, should the infill lot be developed in accordance with established principles of Envision Franklin and with guidance from the Historic Zoning Commission. The Special Consideration that this application looks to amend was derived from recommendations made by the Infill Working Group during the Envision Franklin drafting process. The committee put this Special Consideration in place aiming to protect the integrity of the historic home, and its contextual setting. The committee decided that five additional single-family lots would be the maximum appropriate amount in order to do so.

A virtual neighborhood meeting was held on October 14, 2020, a recording of which is available on the City website. Nearby property owners attended the meeting and voiced concerns regarding the conceptual single entrance on Glass Lane and the traffic that it would create. Staff has received 3 public comments regarding this item, all of which spoke against the proposed amendment; these comments are included in the Civic Clerk digital items.

Please note that the conceptual plan provided by the applicant that is in your Civic Clerk item is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Should a plan amendment be approved, all specific plans for any development at this site will be reviewed as part of the Development Plan and Site Plan process. Staff and applicant responses to Envision Franklin's criteria for amendments has been provided in the staff report attached to this item in Civic Clerk.

Staff does not believe that this request meets the criteria and recommended Disapproval of Resolution 2020-224. However, Staff has worked with the applicant on the proposed language for the Special Consideration amendment and is comfortable with the language provided should the Planning Commission decide to approve the applicants request;

Vice-Chair Lindsey asked if there were any citizen comments.

Alderman Margaret Martin, speaking as a citizen, stated that she was in favor of this amendment. She stated that she served on the committee that set a limit for five homes on the property. She stated that the property had been on the market for ten years. She stated that the Applicant wants to work with the Historic Zoning Commission. She urged the Commission to grant the Applicant's request.

Ms. Mel Payne, 418 Boyd Mill Ave. - Opposed. She stated that she had written a letter of concern about this item.

Ms. Kelly Dannenfelser, Assistant Planning Director, stated that the letter had been received and given to the Commission.

Ms. Payne stated that she and her husband, Mike, spoke with many neighbors who sent letters of concern. Her concerns included the impact on the historic integrity of the area, increased traffic, and the density. She stated that her property borders the Vandalia cottages. She stated that the Vandalia residents are in favor of this item.

Mr. Joseph Woodroof, 713 Glass Lane - Opposed. He stated that was not opposed to the Envision Franklin amendment, but felt that a cap on the number of homes was needed.

Ms. Damon Akin Rogers, 431 Boyd Mill Ave. - Opposed. She stated that the amendment was extreme. She wants to see the number of homes remain at five.

Mr. Chuck McDowell, 419 Boyd Mill Ave. - Opposed. He stated that he would like to see the property as it is and have the home restored. He stated that he was against having fifteen homes on the property.

Mr. Matt Powell, 723 Glass Lane - Opposed. He stated that there should be a sensible limit on the number of homes built on the property.

The Applicant was represented by Mr. Jason Goddard of Design Studio, along with Mr. Bernie Butler. Mr. Goddard stated that they have been working for over a year on the property vision. The did not want to present a plan at the meeting at this time. He stated that they had conducted two neighborhood meetings with no opposition. He stated that would take Staff's and the neighbor's concerns into future consideration. He stated that they want a design that will pay homage to Magnolia Hall.

Mr. Butler stated that he appreciated all of the people that love the home. He stated that this was an important home to him. He stated that he wants a plan that will save Magnolia Hall for years to come. He stated that the neighbors do not want the driveway on Glass Lane. He stated that if they have fifteen homes, Magnolia Hall would be the centerpiece.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval, with Conditions, of Resolution 2020-224 to the Board of Mayor and Aldermen.

Vice-Chair Lindsey asked for any discussion on the motion.

Commissioner Harrison is in favor of this amendment, but he was not sure that fifteen homes is appropriate. He stated that he would want the Applicant to work with staff.

Commissioner Allen stated that she was not in favor of this amendment because there should be a specific number of homes presented before the Commission.

Alderman Petersen stated that she attended a neighborhood meeting. She stated that the neighbors were very concerned about fifteen homes. She asked Staff to explain how this could be handled to have a specific number of homes, as Commissioner Allen stated.

Mr. Andrew Orr stated that, at this time, there is not a specific number associated. He stated this amendment would allow Staff to work with the Historic Zoning Commission to design a plan for Magnolia Hall. He stated that the approach taken with Envision Franklin was put in to place at a time when there was great concern about infill. This was a protective measure that would not allow Magnolia Hall to be over developed by limiting it to five homes. He stated the goal was to preserve as much of the estate as possible.

Commissioner McLemore stated that she would like the Applicant to come back with a specific number, below fifteen.

Commissioner Franks asked why a plan was not presented.

Mr. Orr stated that with Envision Franklin amendments, a plan is requested However, the plan does go through the review process. It was for reference only.

Commissioner Franks stated that reviewing a conceptual plan would save time and money.

Mr. Butler stated the plan was included in the packet. He stated that their plan is to refine the plan to take neighborhood comments in consideration.

Ms. Dannenfelser stated that a plan is presented with the amendment to give a visual idea, but the Applicant chose not to present the plan at this meeting because they wanted to work with Staff and neighbors to refine the plan.

Ms. Amy Diaz-Barriga stated that, even if a plan is submitted, an Envision Franklin plan amendment does not entitle the developer to that plan. She stated that the Commission is considering uses only.

Commissioner Harrison stated that any plan would come before the Planning Commission. He stated that they would have voting power over the plan at that time.

Mr. Gerth stated that Envision Franklin is a guiding document. It does not entitle a property, but provides the guidance that we can build upon to manage the City. He again stated that Envision Franklin is a guiding document and does not entitle a property.

Alderman Petersen asked how many acres were associated with the property.

Mr. Butler stated there twelve acres, and that seven acres would be green space.

Mr. Andrew Orr stated that the property was in Conservation Subdivision.

Vice-Chair Lindsey asked for a vote on the motion.

Vice-Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (5-2). Alderman Petersen and Commissioner Allen voted against the item.

ACTION:	**Motion to Approve with Conditions the Resolution 2020-224, Item 5, by Commissioner Scott Harrison second by Commissioner Michael Orr;**
	Motion Passed 5-2
AYES:	**Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**Ann Petersen, Marcia Allen**
ABSTAIN:	**Mike Hathaway**

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

Attachments:
1. Long Lane Amendment Map
2. RESOLUTION 2020-244 Envision Franklin Amndmnt_Long Lane_Recreation_with Exhibits.Law Approved
3. Alfred Ladd Rd-Special Consideration
4. Applicant Submittal
5. Citizen Comments

Chair Hathaway recused himself from Item 6.

Mr. Conner stated that The subject property is generally located north 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 to amend the site to have the Recreation Design Concept. The parcel is currently undeveloped.

A virtual neighborhood meeting was held on August 6, 2020, a recording of which is available on the City website. The meeting was attended by a large number of nearby property owners and interested residents who voiced concerns regarding the conceptual development associated with this request, potential noise and traffic generation on the site, and the general change of the parcel away from a single-family residential use.

Staff has received 30 public comments in opposition of this item and 1 public comment in favor, predominantly from nearby Ladd Park residents, and the Applicant provided 117 comments in support from interested parties; these comments are included in the Civic Clerk digital items.

Please note that the conceptual plan provided by the applicant that is in your Civic Clerk item is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Should a plan amendment be approved, all specific plans for any development at this site will be reviewed as part of the Development Plan and Site Plan process.

Staff has expressed concerns regarding the size and intensity of the conceptual development provided by the applicant, as well as the location of the conceptual access points; an in-depth analysis of the location of the future streets and street connections will need to be evaluated.

Additionally, staff believes it is important to consider the timing of the Long Lane overpass as it relates to any conceptual future development at this site, as the overpass is integral for connectivity to any sizable development.

A new Special Consideration is also part of this amendment request, for the area north of Long Lane, between Interstate-65 and Alfred Ladd Road. The Special Consideration states that secondary local commercial uses may be appropriate in a master-planned development as long as they are secondary, limited, and supportive of the recreational uses. Additionally, it states that significant landscape area buffering should be provided to mitigate any noise, light, and visual impacts of the uses when they are adjacent to existing single-family residential lots. The exact language of the Special Consideration is included in the staff report and Resolution 2020-244.

Staff and applicant responses to Envision Franklin's criteria for amendments has been provided in the staff report attached to this item in Civic Clerk. Staff believes this request meets the criteria.

Staff recommended Approval of Resolution 2020-244.

Vice-Chair Lindsey asked if there were any citizen comments.

The following citizens spoke in-person concerning Item 6:
1. Mr. Chuck Flueck, 160 Clyde Circle - Opposed. He stated that this plan is not Recreation, but Regional Commerce.
2. Mr. Danny Anderson, 304 Berry Circle (caller) - In Favor Of. He stated it was a place for children to go.

3. Ms. Kelly Brown, 379 Snowden St. West - Opposed. She asked the Commissioners to uphold Envision Franklin.
4. Mr. David Pankake, 127 Hobbs Drive - Opposed. His concern was having a large sportsplex near a neighborhood.
5. Ms. Megan Thiel, 167 Alfred Ladd Road - Opposed. Her concern was that the bordering property was zoned Agricultural or Single-Family when they bought their home. She asked the Commission not to change Envision Franklin.
6. Mr. Spence Davidson, 168 Circuit Road - Opposed. He stated that he did not receive notification from the design team. He stated that this plan is not Recreation. He was concerned about traffic.
7. Mr. Phillip Skipper, 159 Wise Road - Opposed. He was concerned about traffic during tournaments.
8. Ms. Michelle Sutton, 316 Irvine Lane - Opposed. She was concerned about parking during tournaments.
9. Mr. Robert Malloy, 158 Hobbs Drive - Opposed. He was concerned that the City was not concerned about the families that would be impacted by the venue.
10. Ms. Lauraleigh Freheim, 153 Herald Court - Opposed. She asked the Commission to uphold Envision Franklin to protect home values. She was concerned about traffic safety.
11. Ms. Monica Neubauer, 218 Fowler Circle - Opposed. Her concern is for traffic safety and increased traffic. She stated that events caused a backlog of traffic, cutting off arteries.
12. Mr. Nathan Narwold, 348 Irvine Lane - Opposed. He stated that the majority of 1200 households are against this plan.
13. Mr. Donnie Sutton, 316 Irvine Lane - Opposed. He stated there were other better locations to build this site.
14. Mr. Steve Lunsford, 168 Fowler Circle - Opposed. He stated that there was no recreational benefit to the people in Ladd Park. He stated there would be noise from the traffic and garbage collections.
15. Mr. Patrick Kenny, 460 Avon River Road - Opposed. He stated that this was the wrong property for this venue and the building was too large. He stated there would be traffic congestion.
16. Mr. Joseph King, 464 Avon River Road - Opposed. He stated this was a commercial offering, not recreational, and would be better located at another location.
17. Ms. Mary Jeanette Rowlett, 336 Alfred Ladd Road - Opposed. She is concerned about the curve at Long Lane and traffic safety.
18. Ms. Fran Skipper, 159 Wise Road - Opposed. She stated that this facility needs to be located at a different area. It is too close to a large neighborhood.
19. Ms. Jeanine Lynch, 127 Grigsby Road - Opposed. She stated this facility would affect the residents of Ladd Park and was especially concerned with the overflow parking.
20. Ms. Janice Mims, 354 Finnhorse Lane - Opposed. She stated that they should not change Envision Franklin because the amendment was not compatible. She was concerned about traffic and quality of life.
21. Ms. Wendy Tolmack, 832 Fontwell Lane - Opposed. She stated that her concern was that the developer did not have the needed financial backing for the project and was trying to save money on land that cost less.
22. Mr. Steve Igmire, 838 Fontwell Lane - Opposed. He stated that the proposed complex was Regional Commerce, not Recreational. He stated the facility was too large and compared it to a Walmart.
23. Mr. Matthew Shumacker, 134 Wise Road - Opposed. He was concerned about the noise pollution and large facility.
24. Ms. Tracey Shumacker, 134 Wise Road - Opposed. She stated that did their due diligence before buying their home. She asked that the Commission vote no.
25. Ms. Jennifer Gammons, 128 Circuit Road - Opposed. She stated that her home is within 500 feet of the complex. She stated that they would not have purchased their home if they had known. She was concerned about traffic and safety.
26. Ms. Amber Talbot, 117 Circuit Road - Opposed. She stated that the overpass was not close to being developed and the sports complex would bring in dangerous levels of traffic.

The following citizens spoke (call-ins) concerning Item 6:

1. Ms. Anna Ludnick, 1013 Blaine Ct - Opposed. She is concerned about the alcohol sales and driving safety.
2. Mr. Bill Miller, 101 Forrest Crossing Blvd. - Attorney representing the residents of Ladd Park who are in opposition to this amendment. He stated that there are not sufficient grounds to amend Envision Franklin.
3. Mr. Todd Straughn, 1146 Cross Creek Drive - In Favor Of. He stated that Williamson County needed more resources to encourage sports and an asset to the property values.
4. Mr. Steve Abernathy, 152 Clyde Ct. - In Favor Of. He stated that only forty units could be built on the property by a developer and would not be cost effective for a builder.
5. Mr. Wes Collins, West Harpeth Road - In Favor Of. He stated that Franklin needs this facility. He stated this was a good location for the facility.
6. Mr. Robert Hilton, Pratt Lane - Opposed. Asked to keep Envision Franklin the same. He stated that this was a special use project and he questioned whether the City would want this building if the ownership failed.
7. Ms. Beth Beziak, 126 Hobbs Drive - Opposed. She asked the Commissioners to look at the situation from the residents of Ladd Park who would be making a sacrifice.

8. Mr. Joey Blake - Opposed. He stated that the residents of Ladd Park will be affected in areas such as property values.
9. Ms. Julie Wilson, 345 Irvine Lane - Opposed. She asked that Envision Franklin remain unchanged. She stated that this is not the right location for a sportsplex. She stated the financial impact to the community is unknown.
10. Ms. Sharon Hunterman, 413 Alfred Ladd Road - Opposed. She stated that traffic on Carothers Parkway will increase.
11. Mr. Eric Stoddy, Franklin Resident - In Favor Of. He stated that this facility would open up sports (hockey) to children throughout the County.
12. Ms. Bethany (and Keith) Evans, 106 Ladd Road - Opposed. She stated that this property is not very large and the facility is very large. She stated it would bring noise and bright lighting.
13. Ms. Katie Campbell, 228 Irvine Lane - Opposed. She asked that Envision Franklin remain unchanged. She is concerned about traffic through her neighborhood.
14. Mr. Larry Gammons, 128 Circuit Road - Opposed. He stated this was a commercial development and he was concerned about the alcohol sales, noise and traffic.
15. Ms. Amy Booth, 146 Finnhorse Lane - Opposed. She stated that she is concerned about traffic and the safety for children.
16. Mr. Jordan Walker, 4002 General Martin Lane - In Favor Of. He stated that this would be a great location for hockey. His children would use this facility. He stated it would be great for the community and economy.
17. Mr. Stephen Gianotti, 448 Finnhorse Lane - Opposed. He stated that he disagreed with the proposed location of the facility.
18. Ms. Rachel Perry, Ladd Park resident - Opposed. She stated that the traffic would increase and be a problem.
19. Ms. Beth Smith, 134 Circuit Road - Opposed. She stated that this facility would be very close to her home. She stated that this facility would be loud and traffic would be a problem. She does not want this facility to be her view from her home.
20. Mr. Eric Wagnor, 465 Circuit Road - Opposed. He stated that his family researched this sports complex and believe that this is not the right location. He is concerned about traffic, noise and safety.
21. Ms. Jennifer Harrera, 193 Circuit Road - Opposed. She stated that this facility would be in the "backyard" of the home she is building. She stated that without the support of the neighbors this commercial entity would not be fruitful. She stated that this needs to be in a different location.
22. Mr. Pete Smith, resident in Sullivan Farms - In Favor Of. He stated that a greater number of people in the community support this facility.
23. Ms. Laura King, Avon River Road - Opposed. She stated that the neighbors want the facility but in a different location.
24. Ms. Emily Krazinski, 506 Alfred Ladd Road - Opposed. She stated that she supported The Refuge Center, but this was no the correct location for a complex this large. She is concerned about public safety and quality of life.
25. Mr. Matthew Olive, 167 Alfred Ladd Road - Opposed. He stated that he was concerned about traffic and safety.
26. Mr. Joe Drapnick,116 Clyde Circle - Opposed. He stated this facility needs to be in a commercial district because of traffic.
27. Mr. Dan McDonald, 107 Oakland Hills Drive in Temple Hills - In Favor Of. He stated that there are over 300 teenagers in the hockey league. He has concerns about how far families in Williamson County have to drive currently to take their children to an arena. He stated this will be great for the community.
28.Mr. Eric England, 4050 Ryecroft Lane - Opposed. He stated that this is the wrong location, does not fit the transition, will serve alcohol, increase traffic and possibly endanger children in the neighborhood.
29. Ms. Erica Flowers,147 Hobbs Drive - Opposed. She stated she is opposed to the proposed location, but would like to see it built somewhere else in Williamson County.
30. Mr. Andrew Fender, 445 Alfred Ladd Road East - Opposed. He stated that he would like to see Envision Franklin remain unchanged. He said a hockey facility would be great for Franklin, but this property is not the right location.
31. Ms. Leighann Haviland, 206 Fowler Circle - Opposed. She stated that the facility would be appreciated in another location. She stated this is a commercial and not recreational facility.
32. Ms. Hailey Acton, 509 Justin Drive - In Favor Of. She stated this would be good for the community and Downtown Franklin.
33. Mr. Healey, Ladd Park resident - Opposed. He stated that this location is the wrong location. He is concerned about traffic safety.
34. Ms. Linda Hollihand, 468 Wise Road - Opposed. She is concerned about traffic throughout the Ladd Park development during tournaments which will affect the safety of children.
35. Ms. Lauren Dunham, 262 Molly Bright Lane - Opposed. She asked that the Commission disapprove this amendment. She is concerned about that facility will serve alcohol.
36. Ms. Bender, 445 Alfred Ladd Road - She stated that a hockey rink in Williamson County is a great idea, but this is not the right location because it is too close to a neighborhood.
37. Mr. Mike Blair, 96 Molly Bright - Opposed. He stated that he does not support this amendment. He stated that this large facility would affect the view of the residents of Ladd Park.
38. Ms. Eileen Pankake, 127 Hobbs Drive. She stated they are in favor of a complex, but against this location. She stated there

are safety concerns because of the road conditions.
39. Mr. Allen Longmeade - Opposed. He stated that 80% of the Ladd Park residents are against this location. He is concerned about the alcohol sales, increased traffic, and the safety of neighborhood children.
40. Mr. John Sering, 779 Cromwell Lane in Carothers Cove - Opposed. He stated that he is against this location for the facility due to increased noise and traffic.
41. Mr. Gary Cline, 365 Irvine Lane - Opposed. He stated that this facility should not be located near a large neighborhood. He stated that other hockey facilities are not close to single family neighborhoods. He supports a facility in the right location.
42. Mr. Kevin Freheim, 153 Herald Court - Opposed. He stated that this building is large and is not a recreational facility.
43. Mr. Martin Rehugh, 902 Beaman Drive - In Favor Of. He stated that he works with a hockey league. He stated that the closest hockey rink is thirty minutes away, and spending ten hours per week traveling.
44. Ms. Kathy Brooks, Ladd Park resident - Opposed. She stated that she is concerned about the increased amount of traffic, especially during tournament weekends. She stated that this facility does not fit in. It is too large for the proposed property.
45. Ms. Reyna Mercer, 151 Wise Road - Opposed. She stated that many neighbors did not receive notification letters. She stated that she is concerned about the alcohol sales and the traffic safety issues related to the sale of alcohol. She stated that she is in favor of the project but not in this location.
46. Ms. Jennifer Hillman, 84 Molly Bright Lane - Opposed. She stated that a hockey facility would be great for Williamson County, but this is not the right location. She stated it will cause noise pollution and unsafe traffic conditions.
47. Mr. Chad Holmes, 555 Avon River Road - Opposed. Mr. Holmes represents the Ladd Park HOA with over 1200 homes. He stated that one third of the neighborhood responded to a survey. He stated that over 80% were opposed to the potential sports facility. He stated that the opposition had grown. He stated that this development does not fit on this parcel. He stated that there will be increased noise and traffic. He also stated that he was concerned that a facility that sold alcohol would be located near the new location of The Refuge Center.
48. Ms. Tanya Richardson, 315 Beamon Drive - Opposed. She stated that she is concerned about the noise, alcohol sales, and increased traffic. She is also concerned whether this complex would be able to survive financially during a pandemic.
49. Mr. Brian Smith, 2460 Hidden River Lane - In Favor Of. He stated that he believes the developer will put in buffers to protect the neighborhood. He stated that Williamson County needs this facility.

Vice-Chair stated that this closed the Public Comment portion.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he was joined on the phone with Mr. Eric Kauhr. Mr. Gamble gave a presentation for the Franklin Sports Complex. Mr. Kauhr stated that his family had been part of the community for many years. He stated that his family had donated street lights to the City of Franklin. He stated that it was his desire to offer a development that would better the community. He stated that they have brought one of the largest operators of sports facilities in the world to help with this project. He stated that they are adhering to the open space requirement. He stated that they have conducted noise studies that show that noise will not affect the surrounding area. He stated that they have received overwhelming support for the project, including 175 Ladd Park residents. He stated that there is a need for this facility and it will generate $8 million in economic impact for the community.

Mr. Gamble stated that the Planning Commission must show that five criteria have been met in order to change Envision Franklin. The five criteria are:

A. Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment.
B. The proposal is consistent with the overall intent of Envision Franklin.
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.
D. The proposal does not adversely affect the health, safety, and welfare of the public.
E. Substantial improvements in the quality of life for Franklin citizens will be achieved.

Mr. Gamble stated that this area has seen significant change in the last twenty years. The Ladd Park PUD was approved in 2004 and since then, over 2000 homes have been constructed. The property along Carothers Parkway and Long Point Way has been rezoned to Neighborhood Commercial. Most recently, the City of Franklin has annexed over 800 acres directly south of Long Lane, outside the Urban Growth Boundary. During this time frame, the City of Franklin acquired land for the Southeast Municipal Sports Complex. The City Southeast Park Master Plan is intentionally located in the middle of residential neighborhoods on Carothers Parkway. This facility will host practices, tournaments and other sporting events. It is located conveniently for residents who live on the east side of Franklin. It currently has one access point across from Lockwood Glen. There is a planned future connection that will one day connect to Long Lane. He stated that the City is planning for growth.

The properties to the south were annexed into the City in 2019. At this time, Carothers Parkway could be considered to extend south and Goose Creek By-Pass could be extended to Long Lane. These two roads are critical to reduced traffic volume. Multiple properties are in planning for Long Lane at this time. The extensions of these roads is becoming a reality. The Goldberg Plan Proposal will track in front of the development plan submittal for the Franklin Sports Complex. Mr. Gamble stated that there is no question that these roads need to be improved. There is no question that Long Lane needs upgrades. The fact that the flyover for I-65 has been approved to be funded by the City Aldermen. The City has a system in place where development pays for development and roadway impacts are mitigated. A traffic study is not required for an Envision Franklin amendment. They wanted to make sure that they were addressing these issues that have been submitted to the City of Franklin Engineering Department. The property currently has an Envision Franklin policy of Single Family Residential with a maximum limit of three stories. This property is directly across the street from property that is zoned Regional Commerce which has a maximum height of twelve stories. He stated that there is a lot of speculation what could be built at the Ag Center. This proposal is compatible with the design concepts in the surrounding areas. Large buffers and intense landscape will provide a sense of privacy for the surrounding neighborhood more than another single-family development in their backyard. The proposal for recreational policy allows for buildings that transition from the Ag Center. Mr. Gamble showed the original Master Plan from the first meeting. Following the neighborhood meeting, they redesigned the plan to respond to many of the comments. They have now shifted the development toward I-65. The Zoning Ordinance requires that all parking be located behind or to the side of the building. They added a 100-ft buffer along the property boundaries. This 100-ft buffer will contain a reforestation area, an 8-ft. berm, and a 6-ft. privacy fence. He stated that they are in agreement with all of the special conditions read by Mr. Andrew Orr. He stated that they are committing to Dark Sky Lighting to limit light pollution. They will locate the ice chillers on the I-65 side. They have a Master Plan that is to design with the land. There is a ridge across the property on this location between the two buildings. The buildings are designed so that they will be one story on the parking lot side and two-stories on the Long Lane side. The one-story accessory building will include sports equipment and retail, trainer offices and a restaurant. Mr. Gamble presented a view of the transitional view from Long Lane. He presented a view of the facility from the parking lot. He showed the elevation from the field house. He showed the Google Earth image of the property. He stated that you would have to be elevated above the trees to see the roofline of the field house building.

Mr. Gamble restated that there are specific criteria that have to be met for an Envision Franklin amendment. He stated that the City's annexation of 800 acres puts this facility in the middle of the growth corridor. He stated that this proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture. This proposal meets this criteria because 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; and Recreational anchor along Southeast Park for the south side of Franklin. Concerning Criteria D, this complex would promote healthy lifestyles for the community. It will reduce commute time for families who travel to other hockey arenas. The location is easy for families to access.

Mr. Gamble stated that he was happy to answer any questions.

Vice-Chair Lindsey asked for a motion.

Alderman Petersen moved, seconded by Commissioner Orr, to recommend Disapproval of Resolution 2020-244 to the Board of Mayor and Aldermen.

Vice-Chair Lindsey asked for any discussion on the motion.

Commissioner McLemore asked where people would park, especially if there were 3000 people attending. She asked how often the tournaments were held.

The applicant stated that the tournaments would occur seven to twelve times per year. He stated that the number of seats in the hockey arena totals 1800 seats, plus 200 seats in the sports complex. He stated that had 700 parking spots and would ask the County for help with overflow.

Vice-Chair Lindsey asked for a vote on the motion.

Vice-Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (6-0). Commissioner Franks was absent from the vote.

ACTION:	**Motion to Disapprove the Resolution 2020-244, Item 6, by Commissioner Ann Petersen second by Commissioner Michael Orr;**
	Motion Passed 6-0
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

Vice-Chair Lindsey turned the Chair back to Chair Hathaway.

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

Attachments:
1. Map Huffines Ridge PD Rev 1
2. RES 2020-222 Huffines Ridge PUD Revision 1_with Map.Law Approved
3. Cof 7375 Conditions of Approval_01
4. COF 7375 PLAN SHEET ONLY
5. COF 7375 FULL PLAN SET

Ms. Diaz-Barriga, Current Planning Supervisor, stated that 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 spent 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.

Staff recommended Approval, with Conditions, of Resolution 2020-222 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. Greg Gamble, Gamble Design Collaborative. The Applicant stated that they were in agreement with Staff comments and there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval, with Conditions, of Resolution 2020-222 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. Commissioner Franks was absent from the vote.

ACTION:	**Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen the Resolution 2020-222, Item 7, by Commissioner Scott Harrison second by Commissioner Alma McLemore;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

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

Attachments:
1. MAP Harpeth Comm Church subd, SP Lot 1 Rev 2 Cell Tower
2. COF 7346 Conditions of Approval_01
3. COF 7346 SITE LAYOUT ONLY
4. COF 7346 ELEVATIONS ONLY
5. COF 7346 FULL SITE PLAN

Ms. Diaz-Barriga stated that 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.

Staff recommended Approval, with Conditions, of Item 8.

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

The Applicant was represented by Mr. Matthew Harris, Baker Donelson Firm. The Applicant stated **there was a need for additional cell coverage in this area of the city. He stated that this will greatly enhance wireless and data in the area.**

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval, with conditions, of Item 8.

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. Commissioner Franks was absent from the vote.

ACTION:	**Motion to Approve with Conditions the Planning Item, Item 8. by Commissioner Scott Harrison second by Commissioner Michael Orr;**
	Motion Passed 7-0

AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

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

Attachments:
1. MAP Lockwood Glen FP sec 15
2. COF 7348 Conditions of Approval_01
3. COF 7348 Lockwood Glen Section 15 Final Plat

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP 7354 Spring Creek FP Rev 9
2. 7354 Spring Creek Sub FP Rev 9_Conditions of Approval_02
3. 26488.02_V-PLAT_20-0930_sealed

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP WESTHAVEN FP SEC 57
2. COF 7347 Conditions of Approval_01
3. COF 7347 Westhaven Section 57 Final Plat

This item was approved on the Consent Agenda.

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

Attachments:
1. COF 7376 Westhaven Sec 33 Rev 1 Final Plat
2. MAP WESTHAVEN FP SEC 33 REV 1
3. COF 7376 Conditions of Approval_01

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP WILLIAMSON COUNTY ANIMAL CENTER OFFISITE SEWER
2. COF 7386 Conditions of Approval_01
3. COF 7386 Site Plan--Offsite Sanitary

Sewer Extension
4. COF 7386 Site Plan -- Buffer Alternative

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP Phillip Drone Sub FP
2. 7377 Phillip DroneSub FP_Conditions of Approval_01
3. PHILLIP DRONE SUBDIVISION_Plat

This Item was approved on the Consent Agenda.

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

Attachments:
1. Chadwell - Boyle Collector Road Memo (7-28-20)
2. KHA request for Collector Road
3. Collector Road - BOMA Presentation
4. RESOLUTION 2020-205
5. Res 2020-241 Reject request collector road CTNP FMPC.Law Approved
6. Applicant withdrawel request

Mr. Vernon Gerth stated that the Boyle Development Team had withdrawn their request.

Staff recommended to withdraw the item.

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

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison , to withdraw Resolution 2020-241.

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. Commissioner Franks was absent from the vote.

ACTION:	**Motion to Withdrawn the Resolution 2020-241, Item 15, by Commissioner Marcia Allen second by Commissioner Scott Harrison;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr**
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.

Chair Hathaway thanked the Commission for their dedication.

Commissioner Allen stated that Staff follows the rules and she appreciates them.

Ms. Dannenfelser thanked the Commission for their service.

Chair Hathaway thanked Ms. Angie Johnson, Deputy Assistant City Recorder, for her help with the citizen phone comments.

ADJOURN

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

Chair Hathaway called for a roll call vote.

The motion Passed unanimously.

There being no further business, the meeting adjourned at 12:04 am.

ACTION:	Motion to Adjourn, by Commissioner Alma McLemore second by Commissioner Marcia Allen; Motion Passed 7-0
AYES:	Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr
NOES:	None
ABSTAIN:	None

_____ _____

Chair Date

City of Franklin

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

File #: 20-01611

DATE: January 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Dallas Downs PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping street trees improvements; extend the performance agreement for landscaping open space lots 26, 29, 30 and 31 and landscaping specimen tree replacement improvements to January 27, 2022. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 20-01612

DATE: January 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Franklin Park Subdivision, site plan, (Apartments); extend the performance agreement for landscaping improvements to September 23, 2021. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 20-01613

DATE: January 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 27, 2022. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 20-01614

DATE: January 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to September 23, 2021. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 20-01616

DATE: January 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements to January 27, 2022. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 20-01617

DATE: January 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the performance agreement for landscaping Building B improvements. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 20-01618

DATE: January 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Westhaven PUD Subdivision, site plan, section 18; extend the maintenance agreement for landscaping improvements to January 27, 2022. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 20-01620

DATE: January 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); release the maintenance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 20-01589

DATE: December 21, 2020

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration Of Resolution 2020-286, A Resolution Amending The Franklin Park Subdivision, Preliminary Plat To Extend The Vested Rights, For The Property Located At The Intersection Of Interstate 65.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning Resolution 2020-286 and consideration of extending of the vested rights until June 14, 2021 for the Franklin Park Subdivision, Preliminary Plat Located At The Intersection Of Interstate 65 to allow for the construction of a third office building and parking structure, only.

BACKGROUND/STAFF COMMENTS:

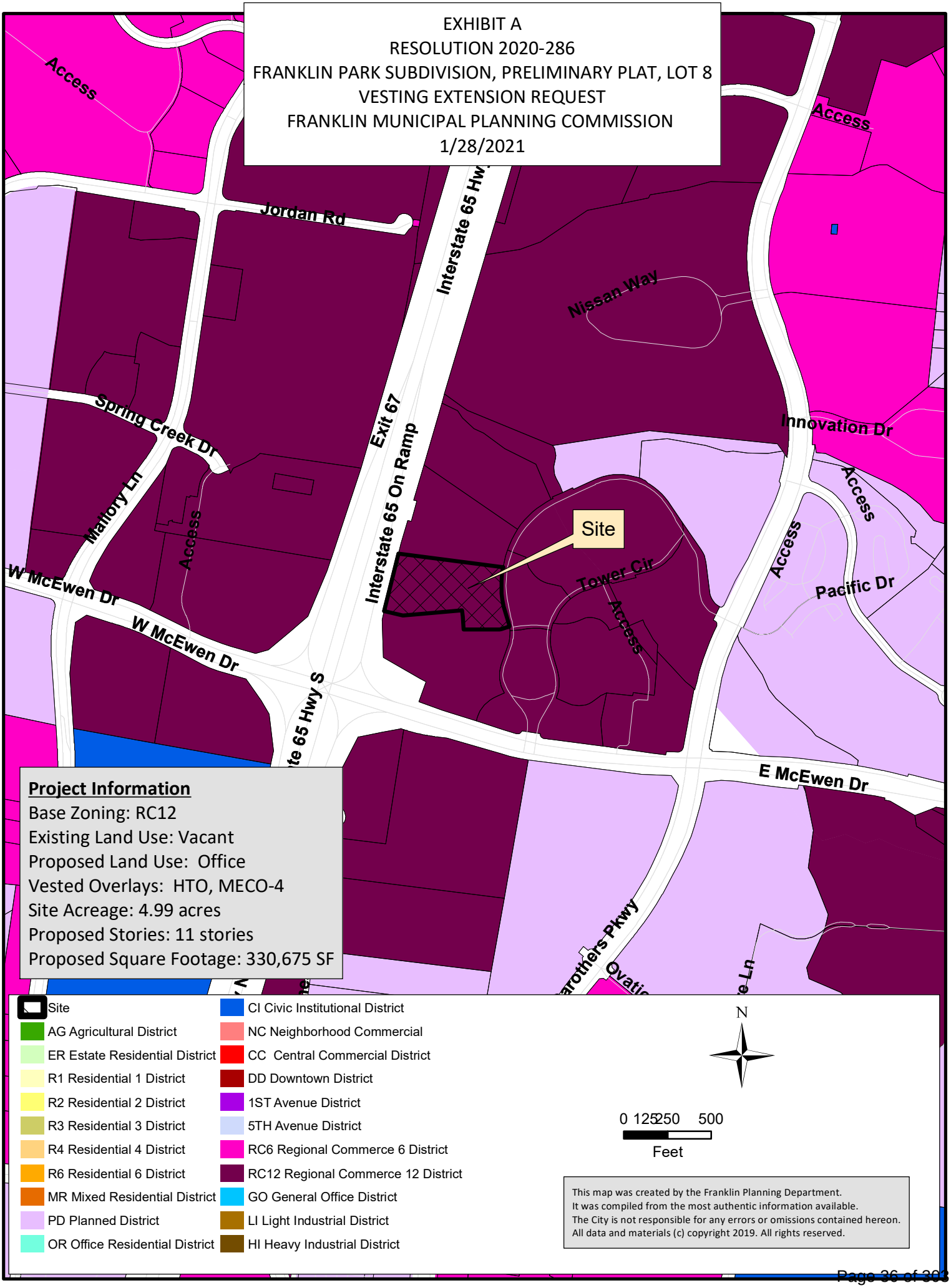
Hall Emery Properties have recently transferred ownership of the property know as Franklin Park to an entity of Northwood Raven. Northwood Raven is a partner in the McEwen Place mixed-use development. In accordance with the State of Tennessee Vesting Legislation, the Franklin Park Subdivision, Preliminary Plat which was approved on December 14, 2017 and expired on December 14, 2020 since the applicant has not secured any construction permits and commenced site preparation. Therefore, in accordance with *Tennessee Code Annotated* (T.C.A.) §§ 13-4-310 (h) the developer must be approved by the local government (in this instance the Franklin Municipal Planning Commission) to retain the protections of the vested property right, provided the local government determines that it is in the best interest of the community to allow the development to proceed without terminating their vested property right. The new property owner is requesting an extension to June 14, 2021 to secure construction permits and commenced site preparation work on Franklin Park Three, the third office building and parking structure. Representatives from Northwood Raven have also expressed interest in modifying the office park vision for this property by incorporating a mix of uses in the future. They will consult with City staff at the appropriate time.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of extending the vested rights for the Franklin Park Subdivision, Preliminary Plat in accordance with Resolution 2020-286 until June 14, 2021.


EXHIBIT A
RESOLUTION 2020-286
FRANKLIN PARK SUBDIVISION, PRELIMINARY PLAT, LOT 8
VESTING EXTENSION REQUEST
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/28/2021
Access
Jordan Rd
Interstate 65 Hwy
Nissan Way
Access
Spring Creek Dr
Exit 67
Interstate 65 On Ramp
Innovation Dr
Mallory Ln
Access
Site
Access
Access
W McEwen Dr
Tower Cir
Pacific Dr
W McEwen Dr
Access
te 65 Hwy S
E McEwen Dr
arothers Pkwy
Ovatio
e Ln
Project Information
Base Zoning: RC12
Existing Land Use: Vacant
Proposed Land Use: Office
Vested Overlays: HTO, MECO-4
Site Acreage: 4.99 acres
Proposed Stories: 11 stories
Proposed Square Footage: 330,675 SF
Site
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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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RESOLUTION 2020-286

A RESOLUTION AMENDING THE FRANKLIN PARK SUBDIVISION PRELIMINARY PLAT, TO EXTEND THE VESTED RIGHTS FOR THE PROPERTY LOCATED AT THE INTERSECTION OF INTERSTATE 65.

WHEREAS, the Franklin Municipal Planning Commission approved the preliminary plat for the property at its December 14, 2017, meeting; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated (T.C.A.) § 13-4-310, as amended, the approval of a preliminary development plan approved after January 1, 2015, initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

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

WHEREAS, the Franklin Park Subdivision, Preliminary Plat vesting period began on December 14, 2017, and became vested under the Franklin Zoning Ordinance dated January 1, 2017; and

WHEREAS, the Franklin Park Subdivision, Preliminary Plat vesting period expired on December 14, 2020, since the applicant has not secured any permits or commenced site preparation; and

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

WHEREAS, the Franklin Zoning Ordinance §§ 2.4.3(10) states that upon the expiration of a vesting period for a Site Plan, construction may not proceed unless a new Site Plan is approved by the FMPC, or administratively by Staff, that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the FMPC may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the vesting period for Lot 8 only of the Franklin Park Subdivision for a period of six months, until June 14, 2021; and

WHEREAS, the remainder of the vesting for Franklin Park Subdivision Preliminary Plat will remain expired, and any future development will be vested in the new preliminary development plans submitted to the City.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
062---01431	4.99

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

SECTION III. That the overall entitlements for the Franklin Park Subdivision, Preliminary Plat, Lot 8 are outlined within in Exhibit B (Preliminary Plat) and Exhibit C (Site Plan).

SECTION IV. That the original vesting period was initiated on December 14, 2017 expired on December 14, 2020. The vesting period for Lot 8 only of the Franklin Park Subdivision Preliminary Plat is extended for six months until June 14, 2021. The associated Site Plan will have until such time as to secure any necessary permits and commence site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested in accordance with T.C.A. § 13-4-310 and Franklin Zoning Ordinance §§ 2.4.3.

SECTION V. That the total vesting period shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the original approval of the Site Plan, December 14, 2017.

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

SECTION VII. BE IT FINALLY ORDAINED, that this Resolution shall take effect from and after its passage by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee.

[Signatures on page 3]

ATTEST:

By:_____
Emily Hunter
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

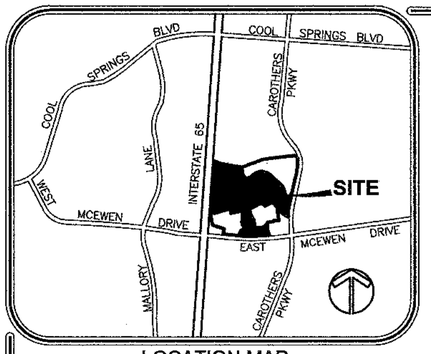
By: _____

FMPC Chair

Approved as to form:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION APPROVAL: _____



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 2 LOTS AND RE-SUBDIVIDE INTO 9 LOTS.

2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 6 AS SHOWN ON THE PLAT ENTITLED, "FRANKLIN PARK SUBDIVISION, REVISION OF LOT 6" OF RECORD IN PLAT BOOK P63, PAGE 36, AND LOT 3 AS SHOWN ON THE PLAT ENTITLED, "FRANKLIN PARK SUBDIVISION, LOTS 1, 2, 3, 4, 5 & 6" OF RECORD IN PLAT BOOK P60, PAGE 105, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBERS AS FOLLOWS:
47187C0204F & 47187C0212F, WITH AN EFFECTIVE DATE ON BOTH MAPS BEING SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORTS ARE AS FOLLOWS:
COMMUNITY NO. 470206, PANEL NO. 0204, SUFFIX F,
COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F,
WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
-SAID MAPS DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
-SAID MAPS DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT), WITH THE FOLLOWING OVERLAYS:
MECO-4 = TRADITIONAL AND CONVENTIAL STANDARDS;
HTO = HEIGHT OVERLAY DISTRICT;
MCEWEN = CHARACTER OVERLAY DISTRICT;
FFO = FLOODWAY FRINGE OVERLAY DISTRICT;
FWO = FLOODWAY OVERLAY DISTRICT.
MINIMUM YARD REQUIREMENTS: FRONT = 30 FEET; REAR = 25 FEET; SIDE = 15 FEET.

6. BEING PARCEL NUMBER 14.27 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

7. 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.

8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

9. THE RIGHT-OF-WAY SHOWN HEREON FOR EAST McEWEN DRIVE WAS TAKEN FROM T.D.O.T. RIGHT-OF-WAY PLANS PROJECT NUMBER: IM-65-2(83) DATED: 2005 - R.O.W. SHEETS 9, 10, 16 & 17).

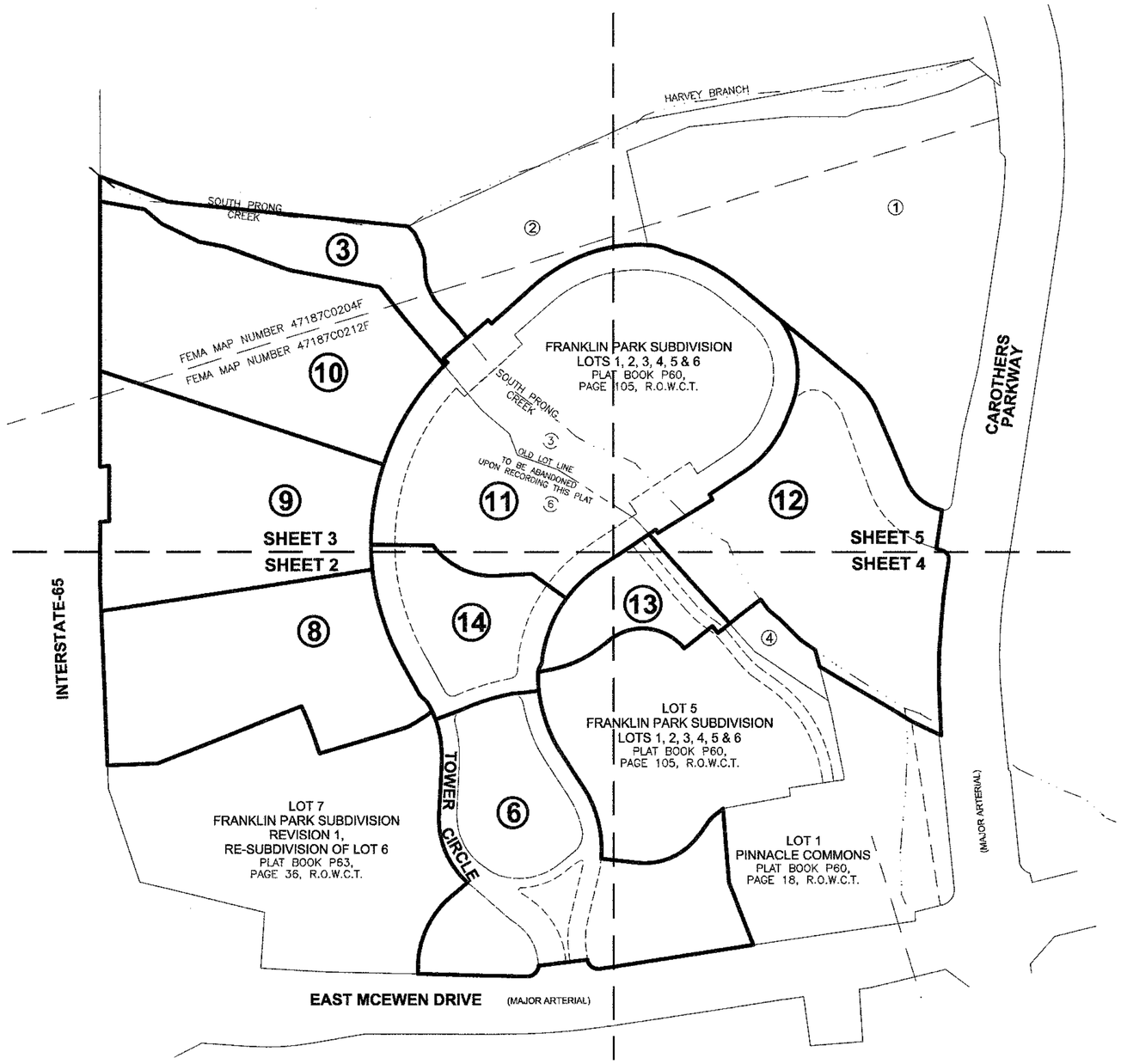
10. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

12. THIS PROPERTY IS SUBJECT TO, INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, OF RECORD IN BOOK 5886, PAGE 660, R.O.W.C.T.

13. LOTS 3 AND 12 ARE CONSIDERED OPEN SPACE LOTS ARE ARE NOT TO BE BUILT UPON.

14. LOT 11 IS CONSIDERED AN OPEN SPACE LOT DEDICATED FOR PUBLIC ACCESS.



SEE NOTE 3.

0 100 200 300

THEODORE JOSEPH STEVENSON III
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
11/30/17
TENNESSEE NO. 2136

OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

LEGEND

CM(O)	CONCRETE MONUMENT (OLD)	P	TRANSFORMER PAD	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
IR(O)	IRON ROD (OLD)		SIGN	-UGT-	UNDERGROUND TELEPHONE LINE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	T.O.B.	TOP OF BANK	-UGE-	UNDERGROUND ELECTRIC LINE
			UTILITY POLE	-P-	OVERHEAD ELECTRIC POWER LINE
	FIRE HYDRANT		UTILITY POLE W/ ANCHOR	-T-	OVERHEAD TELEPHONE LINE
	WATER VALVE		UTILITY POLE W/ LIGHT	-P/T-	OVERHEAD POWER AND TELEPHONE LINES
	CATCH BASIN		GAS VALVE	-SA-	SANITARY SEWER LINE
ST	STORM MANHOLE	T	TELEPHONE RISER	-G-	GAS LINE
	SANITARY SEWER MANHOLE	C	CABLE TV BOX	-W-	WATER LINE
	LIGHT STANDARD	-X-X-	FENCE		
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	E	ELECTRIC BOX		
			SEWER MANHOLE PROPOSED		
			FIRE HYDRANT PROPOSED		

TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES±

PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6

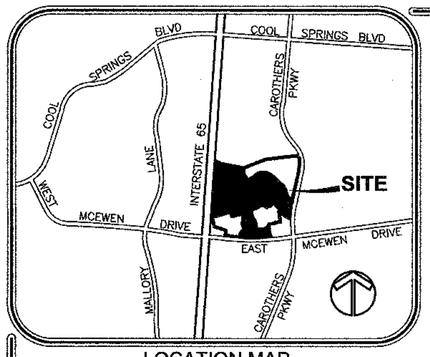
COF# 6575

TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

RAGAN•SMITH
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

G:\11039-9437\1-SURVEY\PLAT\PRELIMINARY\LOT 6 REVISION 2\9437 PRE PLAT REV2 SHEET 1.DWG



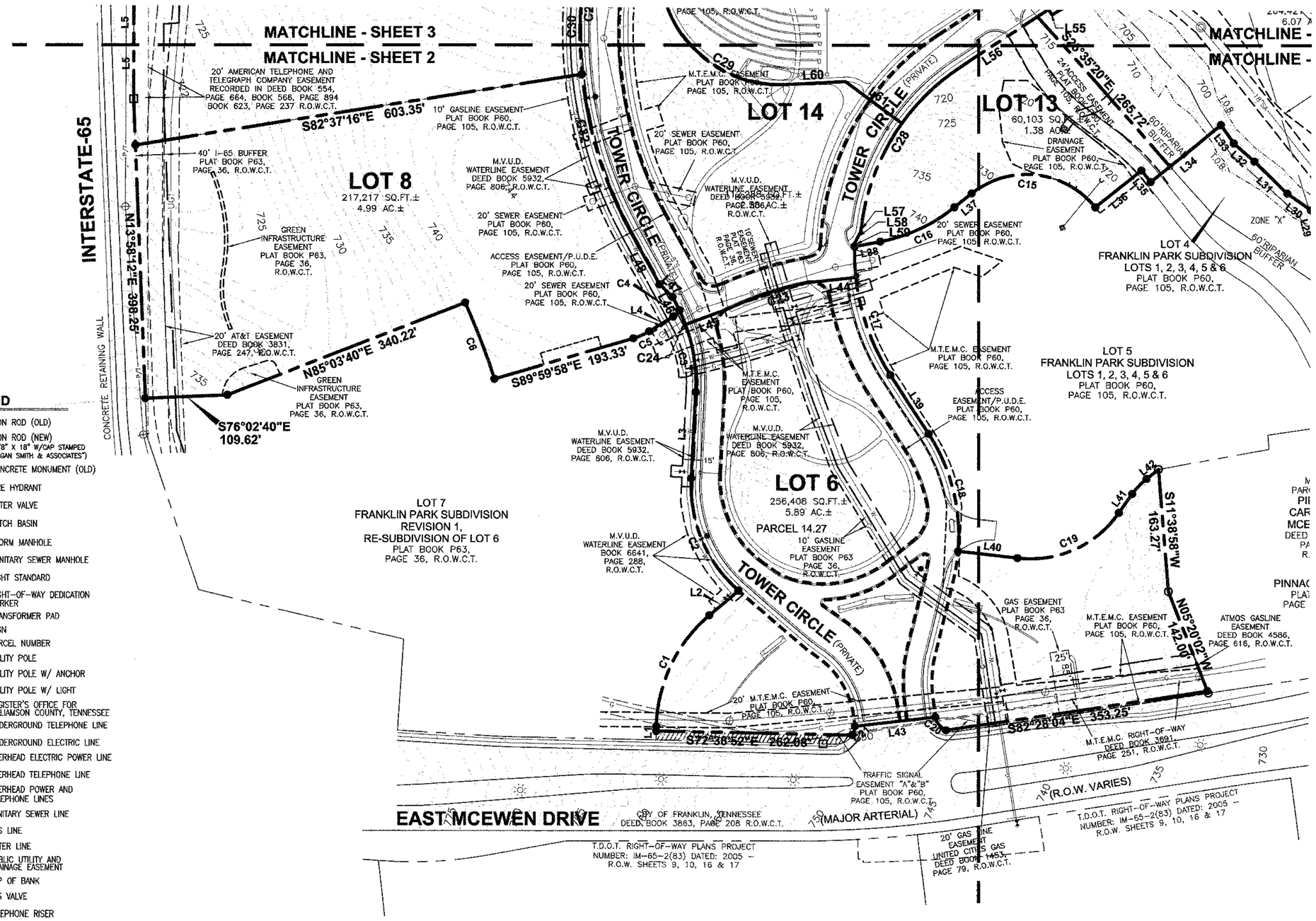
LOCATION MAP
N.T.S.

GENERAL NOTES

1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.

SEE NOTE 3.

0 100 200 300



LEGEND

IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
CM(O)	CONCRETE MONUMENT (OLD)
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
ST	STORM MANHOLE
	SANITARY SEWER MANHOLE
	LIGHT STANDARD
3	RIGHT-OF-WAY DEDICATION MARKER
P	TRANSFORMER PAD
	SIGN
(14.16)	PARCEL NUMBER
Ø	UTILITY POLE
Ø⟶	UTILITY POLE W/ ANCHOR
Ø⟶	UTILITY POLE W/ LIGHT
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
—UGT—	UNDERGROUND TELEPHONE LINE
—UGE—	UNDERGROUND ELECTRIC LINE
—P—	OVERHEAD ELECTRIC POWER LINE
—T—	OVERHEAD TELEPHONE LINE
—P/T—	OVERHEAD POWER AND TELEPHONE LINES
—SA—	SANITARY SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
T.O.B.	TOP OF BANK
	GAS VALVE
T	TELEPHONE RISER
	CABLE TV BOX
—X—X—	FENCE
E	ELECTRIC BOX
	SEWER MANHOLE PROPOSED
	FIRE HYDRANT PROPOSED

TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES±

OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

THEODORE JOSEPH STEVENSON III
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2136

PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6

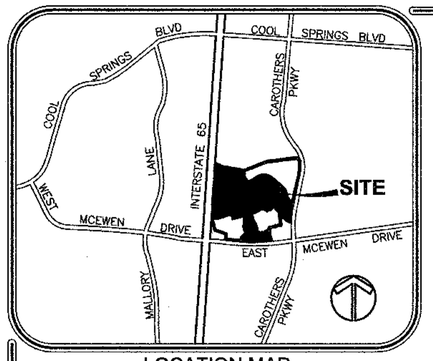
COF# 6575

TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

RAGAN•SMITH
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

G:\11039-9437\1-SURVEY\PLAT\PRELIMINARY\LOT 6 REVISION 2\9437 PRE PLAT REV2 SHEETS 2&3 ROW TAKE.DWG



LOCATION MAP
N.T.S.

GENERAL NOTES

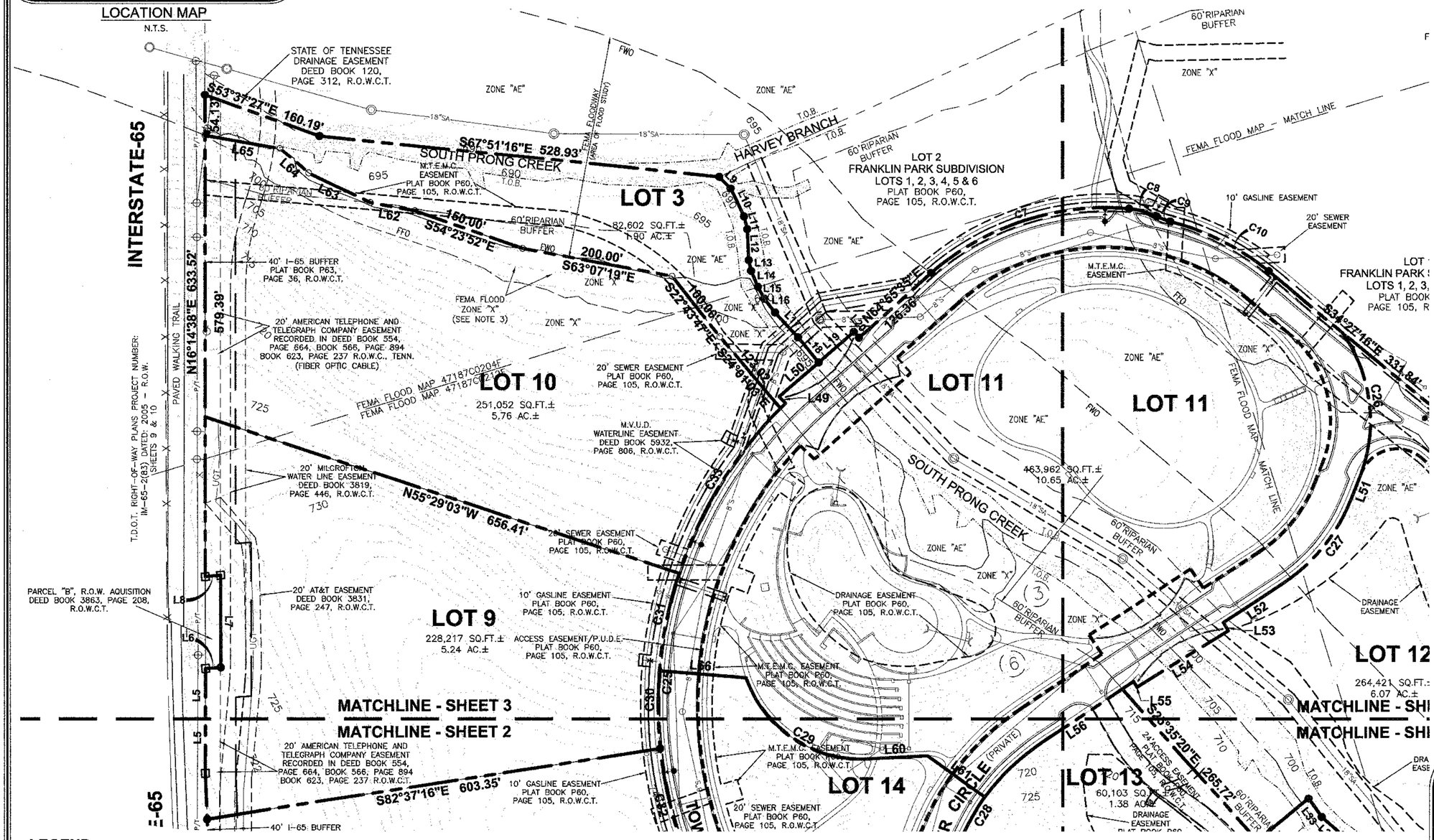
1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.

OWNER

FRANKLIN PARK ACQUISITION COMPANY LLC
270 PARK AVENUE
NEW YORK, NEW YORK, 10017
CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

SEE NOTE 3.

0 100 200 300



LEGEND

□ CM(O)	CONCRETE MONUMENT (OLD)	P TRANSFORMER PAD	R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
○ IR(O)	IRON ROD (OLD)	SIGN	—UGT— UNDERGROUND TELEPHONE LINE
● IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	T.O.B. TOP OF BANK	—UGE— UNDERGROUND ELECTRIC LINE
	FIRE HYDRANT	UTILITY POLE	—P— OVERHEAD ELECTRIC POWER LINE
	WATER VALVE	UTILITY POLE W/ ANCHOR	—T— OVERHEAD TELEPHONE LINE
	CATCH BASIN	UTILITY POLE W/ LIGHT	—P/T— OVERHEAD POWER AND TELEPHONE LINES
	STORM MANHOLE	GAS VALVE	—SA— SANITARY SEWER LINE
	SANITARY SEWER MANHOLE	TELEPHONE RISER	—G— GAS LINE
	LIGHT STANDARD	CABLE TV BOX	—W— WATER LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	-X-X- FENCE	
		E ELECTRIC BOX	
		SEWER MANHOLE PROPOSED	
		FIRE HYDRANT PROPOSED	

TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES±

THEODORE JOSEPH STEVENSON III — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — TENNESSEE NO. 2136

PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6

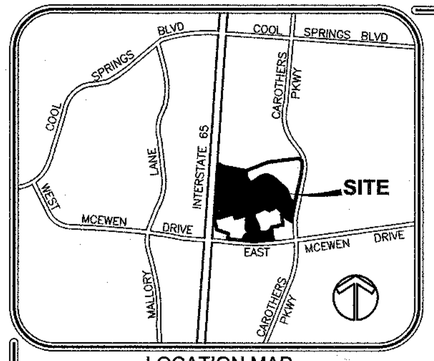
COF# 6575

TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

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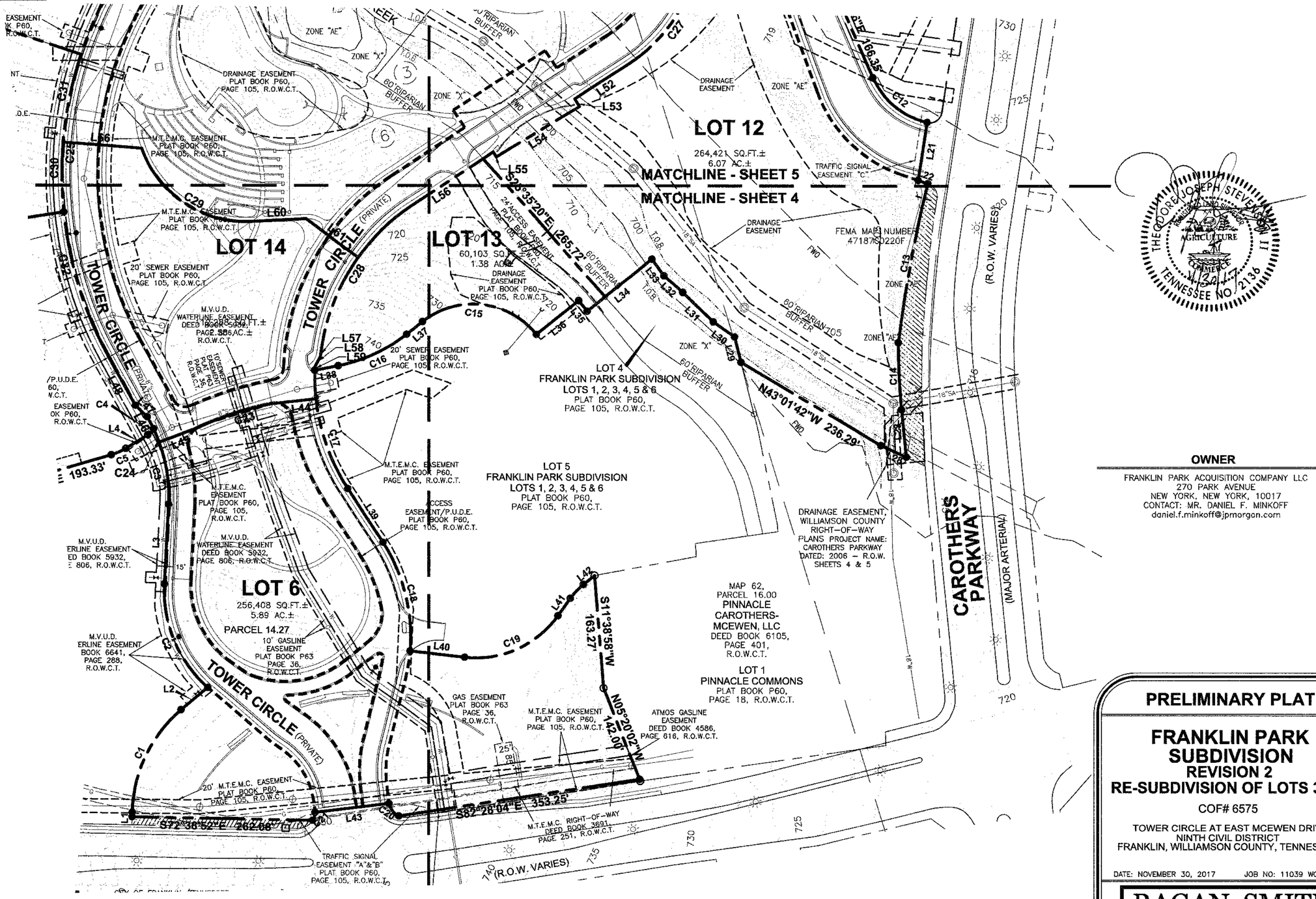


LOCATION MAP
N.T.S.

GENERAL NOTES
1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.

SEE NOTE 3.

0 100 200 300



LEGEND

IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
CM(O)	CONCRETE MONUMENT (OLD)
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
ST	STORM MANHOLE
	SANITARY SEWER MANHOLE
	LIGHT STANDARD
3	RIGHT-OF-WAY DEDICATION MARKER
P	TRANSFORMER PAD
	SIGN
(14.16)	PARCEL NUMBER
	UTILITY POLE
	UTILITY POLE W/ ANCHOR
	UTILITY POLE W/ LIGHT
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
—UGT—	UNDERGROUND TELEPHONE LINE
—UGE—	UNDERGROUND ELECTRIC LINE
—P—	OVERHEAD ELECTRIC POWER LINE
—T—	OVERHEAD TELEPHONE LINE
—P/T—	OVERHEAD POWER AND TELEPHONE LINES
—SA—	SANITARY SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
T.O.B.	TOP OF BANK
	GAS VALVE
T	TELEPHONE RISER
	CABLE TV BOX
—X—X—	FENCE
E	ELECTRIC BOX
	SEWER MANHOLE PROPOSED
	FIRE HYDRANT PROPOSED

OWNER

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270 PARK AVENUE
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CONTACT: MR. DANIEL F. MINKOFF
daniel.f.minkoff@jpmorgan.com

TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES±

THEODORE JOSEPH STEVENSON III
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
11/20/17
TENNESSEE NO. 2136

PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6

COF# 6575

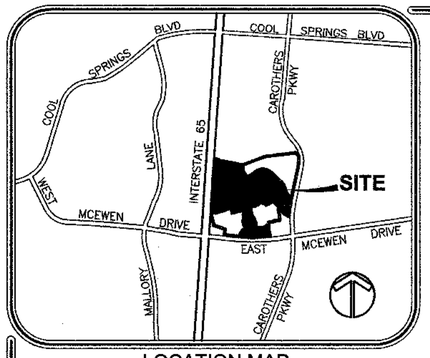
TOWER CIRCLE AT EAST MCEWEN DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: NOVEMBER 30, 2017 JOB NO: 11039 WO: 9437

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SHEET 4 OF 6

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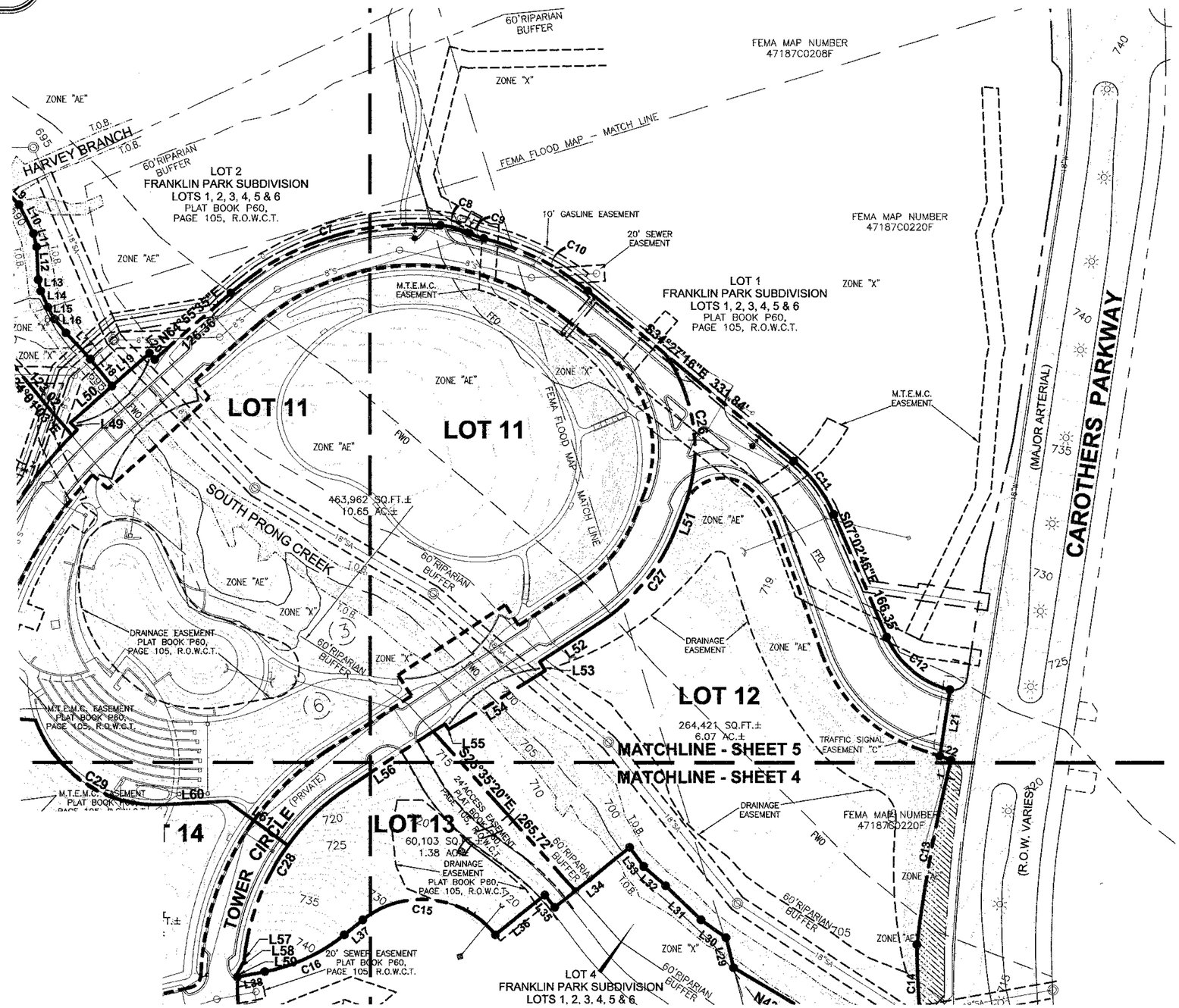
LOCATION MAP
N.T.S.

GENERAL NOTES

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SEE NOTE 3.

0 100 200 300



LEGEND

- IR(O) — IRON ROD (OLD)
- IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- CM(O) — CONCRETE MONUMENT (OLD)
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- ST — STORM MANHOLE
- SANITARY SEWER MANHOLE
- LIGHT STANDARD
- (3) — RIGHT-OF-WAY DEDICATION MARKER
- P — TRANSFORMER PAD
- SIGN
- (14.16) — PARCEL NUMBER
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- R.O.W.C.T. — REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
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- —P/T— OVERHEAD POWER AND TELEPHONE LINES
- —SA— SANITARY SEWER LINE
- —G— GAS LINE
- —W— WATER LINE
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- T.O.B. — TOP OF BANK
- GAS VALVE
- T — TELEPHONE RISER
- C — CABLE TV BOX
- —X—X— FENCE
- E — ELECTRIC BOX
- SEWER MANHOLE PROPOSED
- FIRE HYDRANT PROPOSED

TOTAL AREA = 1,263,587 SQUARE FEET OR 29.1 ACRES±

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AGRICULTURE
TENNESSEE NO. 2136

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PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6

COF# 6575

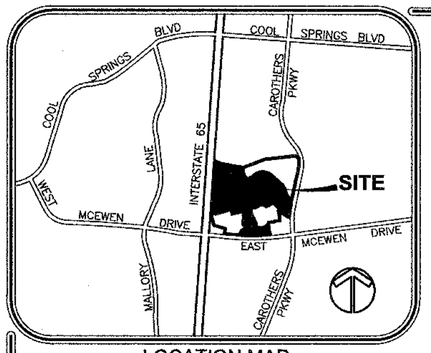
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NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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SHEET 5 OF 6

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LOCATION MAP
N.T.S.

GENERAL NOTES

1. SEE COVER SHEET FOR ALL NOTES PERTAINING TO THIS SITE.

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
3	82,602	1.90
6	256,408	5.89
8	217,217	4.99
9	228,217	5.24
10	251,052	5.76
11	463,962	10.65
12	264,421	6.07
13	60,103	1.38
14	112,288	2.58

SEE NOTE 3.

0 100 200 300

EXTERIOR BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	48°30'20"	200.00'	169.32'	N41°46'58"E	164.30'
C2	51°44'49"	186.00'	167.99'	N06°35'36"W	162.34'
C3	28°39'21"	225.00'	112.53'	N04°57'08"E	111.36'
C4	28°27'41"	24.50'	12.17'	S60°34'46"W	12.05'
C5	15°11'23"	87.50'	23.20'	S82°24'18"W	23.13'
C6	6°38'44"	938.00'	108.80'	N04°52'55"W	108.73'
C7	46°33'32"	347.00'	281.97'	N88°12'21"E	274.28'
C8	20°22'10"	106.00'	37.68'	S58°19'48"E	37.49'
C9	10°59'26"	100.00'	19.18'	S53°38'26"E	19.15'
C10	24°40'53"	340.00'	146.46'	S46°47'42"E	145.33'
C11	27°24'30"	175.00'	83.71'	S20°45'01"E	82.92'
C12	53°32'00"	114.00'	106.51'	S33°48'46"E	102.68'
C13	06°54'44"	1930.00'	232.84'	N26°49'25"E	232.70'
C14	5°31'27"	1012.00'	97.57'	S13°29'57"W	97.53'
C15	90°00'00"	117.50'	184.57'	N67°24'54"W	166.17'
C16	27°45'05"	227.50'	110.19'	S81°27'39"W	109.12'
C17	34°36'24"	300.00'	181.20'	S00°39'30"W	178.46'
C18	37°34'23"	250.00'	163.94'	S02°08'29"W	161.02'
C19	61°08'03"	145.50'	155.25'	N82°18'45"E	147.99'
C20	55°19'25"	25.00'	24.14'	N21°50'48"W	23.21'
C21	28°46'13"	25.00'	12.55'	S32°15'39"W	12.42'

INTERIOR

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C23	486.50'	113.05'	13°18'51"	56.78	112.80'	S88°02'50"W
C24	225.00'	33.31'	8°28'57"	16.69	33.28'	N08°18'50"W
C25	552.00'	720.03'	74°44'14"	421.56	670.06'	N24°48'48"E
C26	200.00'	199.17'	57°03'29"	108.72	191.04'	S09°16'42"W
C27	242.00'	148.30'	35°06'41"	76.56	145.99'	S55°21'47"W
C28	293.00'	255.65'	49°59'35"	136.61	247.62'	S47°55'20"W
C29	158.22'	202.43'	73°18'15"	117.73	188.90'	S39°43'57"E
C30	552.00'	101.28'	10°30'45"	50.78	101.14'	N15°34'00"E
C31	552.00'	131.92'	13°41'35"	66.28	131.61'	N27°40'10"E
C32	552.00'	720.03'	74°44'14"	421.56	670.06'	N24°48'48"E
C33	552.00'	257.02'	26°40'39"	130.88	254.70'	S47°51'17"W

EXTERIOR BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N17°31'48"E	6.70'
L2	N66°02'07"E	50.70'
L3	N19°16'48"E	115.91'
L4	S74°48'37"W	37.29'
L5	N16°23'57"E	136.61'
L6	S77°57'19"E	20.02'
L7	N16°10'35"E	121.99'
L8	N79°03'25"W	20.18'
L9	S27°44'25"E	21.43'
L10	S09°46'16"E	40.48'
L11	S02°45'23"W	17.41'
L12	S13°25'56"W	41.22'
L13	S03°54'45"W	14.62'
L14	S07°21'40"E	22.32'
L15	S12°21'49"E	16.97'
L16	S22°38'17"E	22.70'
L17	S26°53'59"E	44.37'
L18	S23°09'00"E	42.59'
L19	N65°30'26"E	61.45'
L20	S25°04'25"E	10.21'
L21	S24°56'16"W	84.82'
L22	S55°02'46"E	14.77'
L23	S10°33'05"W	69.21'
L28	N49°05'52"W	40.52'
L29	N02°09'14"E	38.05'
L30	N38°28'13"W	38.24'
L31	N29°42'52"W	61.23'
L32	N32°24'23"W	36.53'
L33	N20°11'04"W	29.29'
L34	S67°35'06"W	119.95'
L35	N22°24'54"W	19.75'
L36	S67°35'06"W	79.00'
L37	S67°35'06"W	29.35'
L38	N84°39'49"W	34.79'
L39	S16°38'42"E	94.05'
L40	S67°07'13"E	79.68'
L41	N51°44'44"E	31.09'
L42	N67°41'15"E	20.70'
L43	N80°39'40"W	108.02'

INTERIOR

LINE TABLE		
LINE	BEARING	DISTANCE
L44	N80°00'50"W	64.43'
L45	S85°55'38"W	60.02'
L46	N12°33'18"W	7.29'
L47	N29°26'11"W	24.11'
L48	N12°33'18"W	79.79'
L49	N27°49'05"W	12.18'
L50	N65°30'26"E	68.51'
L51	S37°48'26"W	30.66'
L52	S72°55'08"W	91.44'
L53	S15°14'56"E	13.06'
L54	S74°45'04"W	141.43'
L55	N15°14'56"W	8.53'
L56	S72°55'08"W	143.43'
L57	S22°55'33"W	5.00'
L58	S44°27'59"W	17.18'
L59	S17°57'42"W	5.00'
L60	S76°41'01"E	82.23'
L61	S37°45'30"E	93.19'
L62	S63°39'17"E	60.00'
L63	S48°01'02"E	90.00'
L64	S32°40'31"E	50.00'
L65	S63°48'20"E	100.00'
L66	S69°10'39"E	114.49'

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2736

OWNER

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CONTACT: MR. DANIEL F. MINKOFF
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PRELIMINARY PLAT

FRANKLIN PARK SUBDIVISION
REVISION 2
RE-SUBDIVISION OF LOTS 3 & 6

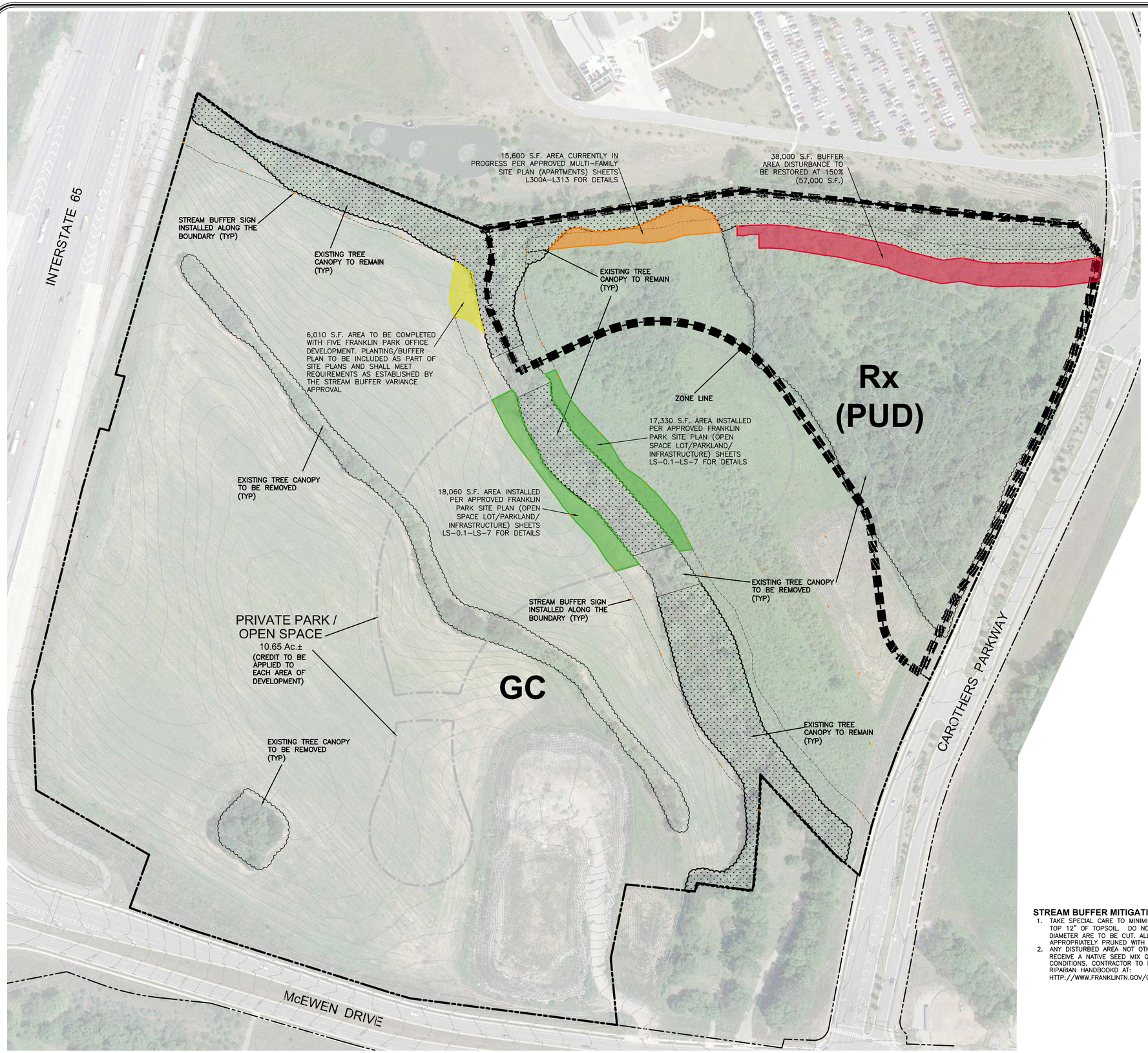
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TOWER CIRCLE AT EAST MCEWEN DRIVE
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G:\11039-94371-SURVEY\PLAT\PRELIMINARY\LOT 6 REVISION 2\9437 PRE PLAT REV2 SHEETS 283 ROW TAKE.DWG



SITE DATA:

PROJECT INFORMATION:

NAME:	FRANKLIN PARK

PROPERTY INFORMATION:

STREET ADDRESS:	CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	8th
TAX MAP:	62
PARCEL:	14
LOT SIZE:	71.03 AC (3,093,931.90SF)
EXISTING ZONING CLASSIFICATION:	GC (GENERAL COMMERCIAL)
CHARACTER AREA OVERLAYS:	MCEWEN - 4
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL OR CONVENTIONAL

OWNER:
FRANKLIN PARK ACQUISITIONS CO
C/O MR. PAT EMERY
270 PARK AVENUE
NEW YORK, NY 10017
(615) 656-2590
PEMERY@HALLEMERY.COM

DEVELOPER:
HALL / EMERY
MR. PAT EMERY
6100 TOWER CIRCLE, SUITE 150
FRANKLIN, TN 37067
(615) 468-7000
PEMERY@HALLEMERY.COM

CIVIL ENGINEER:
RAGAN SMITH ASSOCIATES
MR. BRAD SLAYDEN
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
BSLAYDEN@RAGANSMITH.COM

ARCHITECT:
DUDAPAINE ARCHITECTS
MS. MARLEN VEITH
333 LIGGETT STREET
DURHAM, NC 27701
(919) 688-5133
MVEITH@DUDAPAINE.COM

CITY OF FRANKLIN STREAM BUFFER VARIANCE NOTES

1. THE APPLICANT SHALL RESTORE A VEGETATED RIPARIAN AREA ALONG SOUTH PRONG CREEK AND/OR ITS TRIBUTARIES. IN ORDER TO PROVIDE A COMPARABLE IMPROVEMENT TO WATER QUALITY WHICH INCLUDES CANOPY, HABITAT AND WILDLIFE CORRIDORS, STABILIZES BANKS, FILTERS SEDIMENT FROM OVERLAND RUNOFF, AND DISSIPATES ENERGY DURING FLOOD EVENTS, THE SQUARE FOOTAGE OF THIS AREA SHALL BE 1.5 TIMES THE SQUARE FOOTAGE OF THE STREAM BUFFER WIDTH REDUCTION GRANTED BY THE SAB. THE LOCATION OF THE RESTORATION AND TYPES OF PLANTS TO BE INSTALLED SHALL BE DESCRIBED IN A BUFFER MANAGEMENT PLAN AND SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND MUST ADHERE TO THE FOLLOWING CONDITIONS:
   a. STREAM BANKS AND RIPARIAN AREA MUST BE PLANTED WITH NATIVE VEGETATION THAT REPRESENTS BOTH WOODY (TREES AND SHRUBS) AND HERBACEOUS SPECIES. CANOPY TREES SHALL BE PLANTED AT A MINIMUM OF 2-INCH CALIPER, UNDERSTORY TREES SHALL BE PLANTED AT A MINIMUM OF 1.5-INCH CALIPER, AND THE MINIMUM REQUIRED SIZE OF EACH PLANT, QUALITY AND SITE OF PLANTS, SPREAD ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z80" AMERICAN ASSOCIATION OF NURSERYMEN, INC.
   b. TREES MUST BE PLANTED AT A RATE SUFFICIENT TO ESTABLISH EFFECTIVE RIPARIAN COVER BEGINNING AT BANK FULL ELEVATION WITHIN THE CHANNEL EXTENDING FOR 60 FEET ON EACH SIDE FROM TOP OF BANK OR FOR 3 TIMES THE WIDTH OF THE STREAM FROM TOP OF BANK, WHICHEVER IS GREATER.
   c. NO SPECIES SHALL COMPRISE MORE THAN ¼ OF THE TOTAL PLANTED TREES.
2. THE REFORESTED AREA SHALL BE PLANED IN A PERPETUAL CONSERVATION EASEMENT AND BE LOCATED WITHIN OR ADJACENT TO THE STREAM BUFFER.
3. THE APPLICANT SHALL SUBMIT A YEARLY MONITORING REPORT TO THE CITY. SEEDLINGS/TREES MUST BE GUARANTEED AT A 75% SURVIVORSHIP FOR THE DURATION OF THE REQUIRED MONITORING PERIOD. ANY TREES THAT DO NOT SURVIVE DURING THIS PERIOD SHALL BE REPLACED BY THE APPELLANT. THE MONITORING REPORT MUST INCLUDE A NARRATIVE DESCRIPTION AND PHOTOS ACCURATELY DEPICTING THE STREAM AND RIPARIAN HABITAT, AND A COPY OF THE RIPARIAN VEGETATION SURVEY DOCUMENTING THE SURVIVORSHIP OF PLANTED RIPARIAN SPECIES. THE MONITORING REPORT SHOULD BE SUBMITTED AT THE BEGINNING OF THE FIRST GROWING SEASON AFTER COMPLETION OF THE RESTORATION PROJECT, AND SHALL BE SUBMITTED ANNUALLY FOR A PERIOD OF 5 YEARS.
4. ALL SUBSEQUENT DEVELOPMENT PLANS, SITE PLANS AND CONSTRUCTION PLANS SUBMITTED FOR FRANKLIN PARK PUD SHALL COMPLY WITH ORDINANCE 2010-68, OR THE MOST RECENT STORMWATER MANAGEMENT REGULATIONS ADOPTED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMAN.

BUFFER RESTORATION: TAKE DOWN SCHEDULE

DEVELOPMENT	ZONED	TOTAL AC.	BUFFER DISTURBANCE (S.F.)	BUFFER RESTORATION REQUIRED	BUFFER RESTORATION PROVIDED
TOTAL SITE	GC/RX	70.37*	38,000	57,000 S.F. (150% OF DISTURBED BUFFER)	57,000
THE PARK	GC	20.16	0		35,390
ONE FRANKLIN PARK	GC	5.61	0		0
MULTI-FAMILY	RX	14.07	38,000		15,600
FUTURE DEVELOPMENT	GC	30.53	0		6,010
TOTAL SITE REMAINING	N/A	N/A	N/A	N/A	6,010

BUFFER RESTORATION AREA AS DENOTED ON PLAN ARE DIAGRAMMATIC AND MAY NOT EXACTLY REFLECT THE RESTORATION AREAS THAT HAVE BEEN INSTALLED PER PREVIOUSLY APPROVED SITE PLANS AND ARE SUBJECT TO CHANGE ON SITE PLANS SUBMITTED FOR FUTURE DEVELOPMENT. HOWEVER THE MIN. BUFFER RESTORATION AREA QUANTIFIED ABOVE SHALL BE PROVIDED ON THE OVERALL SITE.

STREAM BUFFER MITIGATION NOTES:

1. TAKE SPECIAL CARE TO MINIMIZE DISTURBANCE TO EXISTING CANOPY TREE ROOT SYSTEMS IN THE TOP 12" OF TOPSOIL. DO NOT CUT THE TREE'S MAJOR ROOT SYSTEM. NO ROOTS OVER 2" IN DIAMETER ARE TO BE CUT. ALL ROOTS CUT BELOW THE 2" REQUIREMENT ARE TO BE APPROPRIATELY PRUNED WITH A CLEAN CUT.
2. ANY DISTURBED AREA NOT OTHERWISE PLANTED PER THE PROPOSED LANDSCAPE PLAN SHALL RECEIVE A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR MOIST SHADED CONDITIONS. CONTRACTOR TO PROVIDE NATIVE SEED MIX SPECIFICATIONS THAT MEET THE URBAN RIPARIAN HANDBOOKD AT: HTTP://WWW.FRANKLINTN.GOV/GOVERMENT/ENGINEERING/STORMWATER/CONSTRUCTION-DEVELOPMENT.

0 100 200 300

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LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
RAGAN • SMITH • ASSOCIATES, INC.
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 FAX (615) 244-6739 WWW.RAGANSMITH.COM

FRANKLIN P·A·R·K

SPECTRUM PROPERTIES | EMERY
WE DEVELOP RELATIONSHIPS

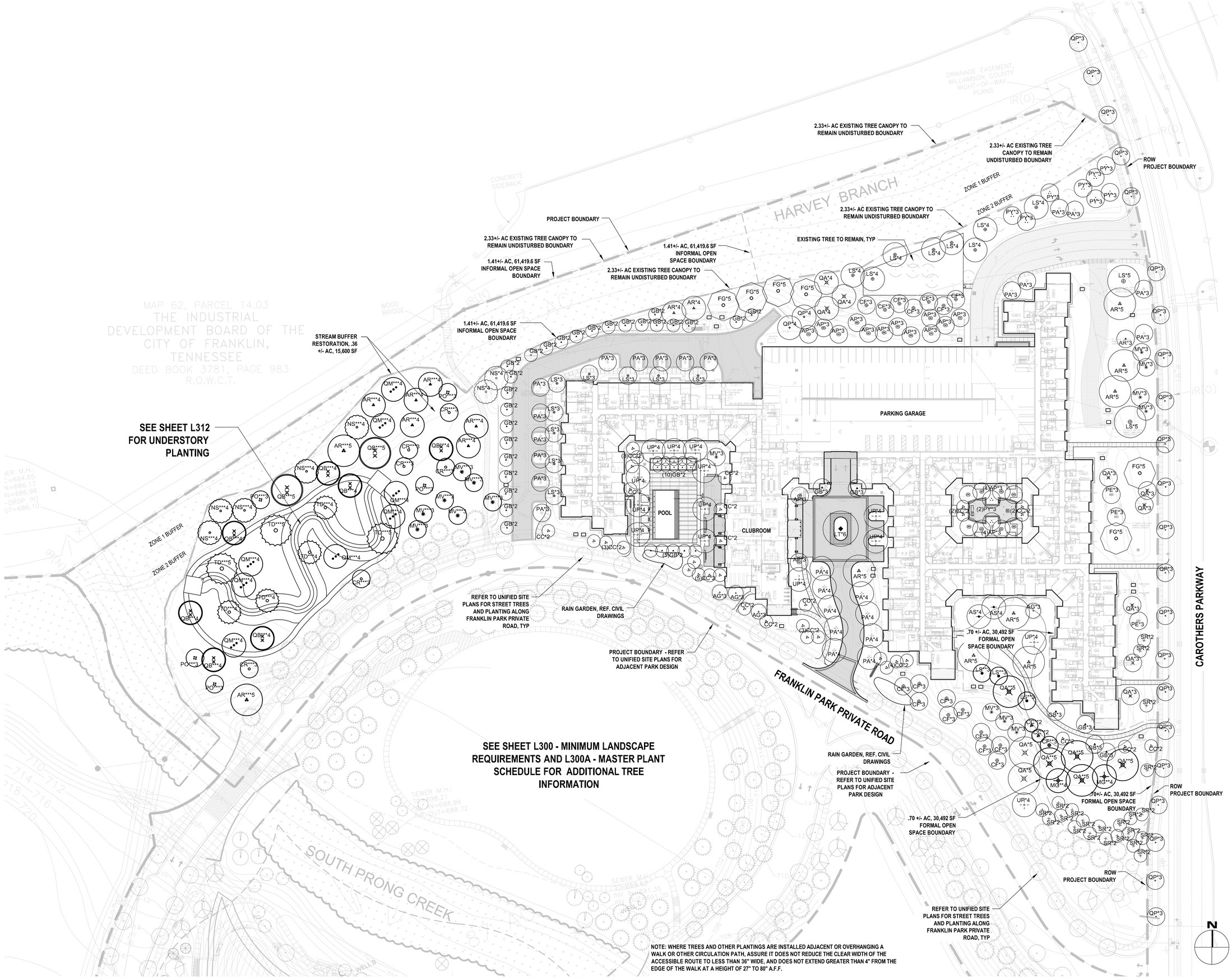
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS

DATE: FEBRUARY 6, 2018
DESIGNED: S. BERNICK
DRAWN: K. CHOI
SCALE: 1" = 100'
JOB ORDER 94039

STREAM BUFFER MITIGATION PLAN

1.0



DESIGN COLLECTIVE
ARCHITECTURE, PLANNING, INTERIORS
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DURHAM, NORTH CAROLINA 27701
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601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6242

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ISSUED FOR	DATE
OWNER REVIEW	12/10/2012
SITE PLAN SUBMITTAL	01/14/2013
SITE PLAN RESUBMITTAL	02/07/2013
50%CD SUBMITTAL	03/01/2013
POST PC SUBMITTAL	03/15/2013
GMP SUBMITTAL	03/22/2013
PERMIT SET	04/19/2013
POST PC SUBMITTAL - REVISED	05/10/2013

CONSULTANT

OWNER / DEVELOPER
Spectrum Properties
SPECTRUM | RESIDENTIAL
WE DEVELOP RELATIONSHIPS
201 South Tryon Street
Suite 550
Charlotte, NC 28202

PROJECT NAME
FRANKLIN PARK PUD SUBDIVISION, SITE PLAN (APARTMENTS)

PROJECT ADDRESS
FRANKLIN, TN

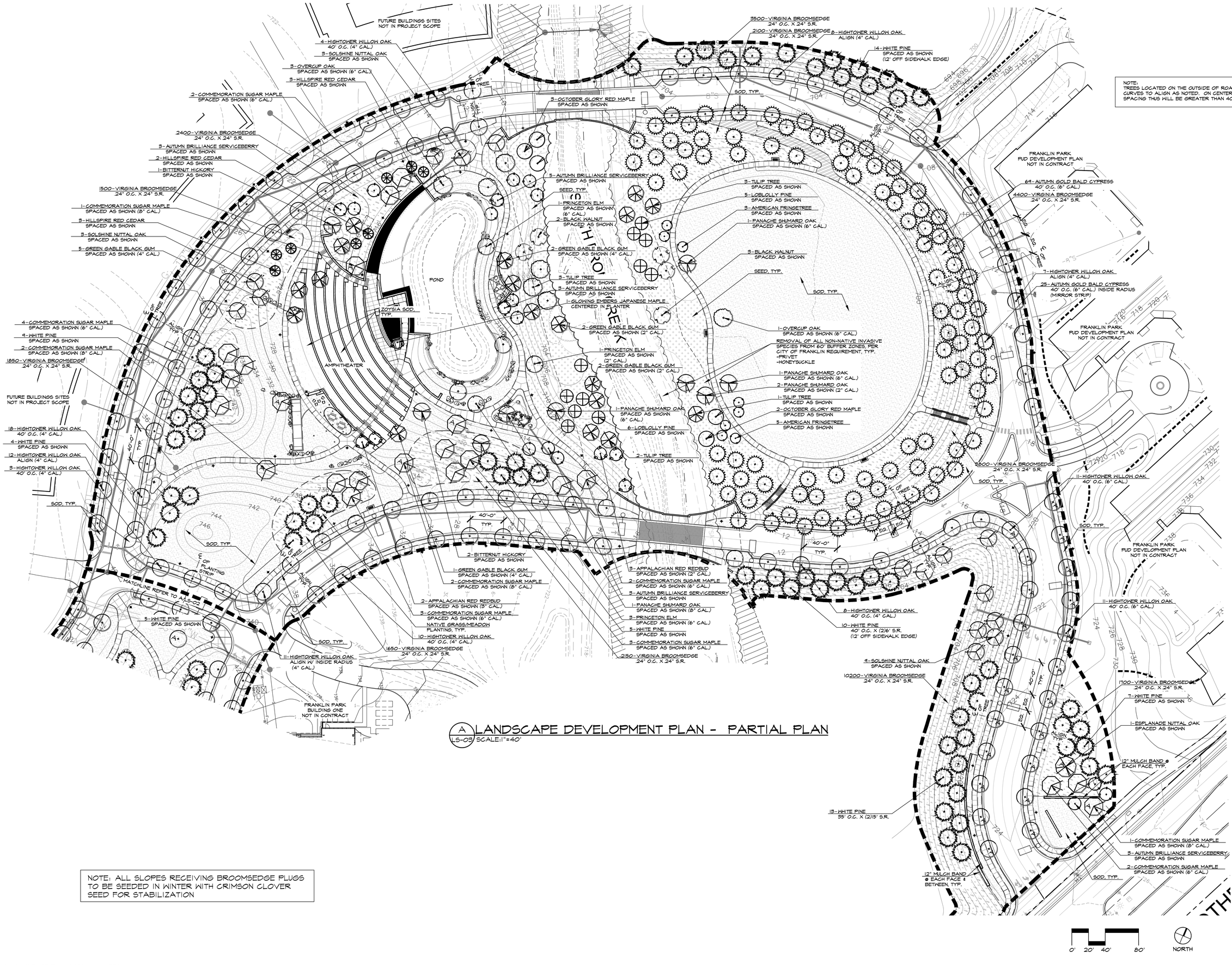
PROJECT MANAGEMENT
DCI Project No. 722-12
Owner Project No. XXXX
Drawn By: AG Checked By: BR

CITY OF FRANKLIN
PROJECT # 2641

SEAL
MATTHEW A. D'AMICO
REGISTERED
TENNESSEE, NO. 001
LANDSCAPE ARCHITECT

SHEET TITLE
TREE PLAN

SCALE
1" = 40'-0"
SHEET NUMBER
L301



A LS-03 LANDSCAPE DEVELOPMENT PLAN - PARTIAL PLAN

SCALE: 1"=40'

HGOR
PLANNERS & LANDSCAPE ARCHITECTS

REVISIONS		
NO.	DATE	ISSUE
1	09-07-2012	100% DD
2		
3		
4		
5		
6		

FRANKLIN PARK

FRANKLIN, TN

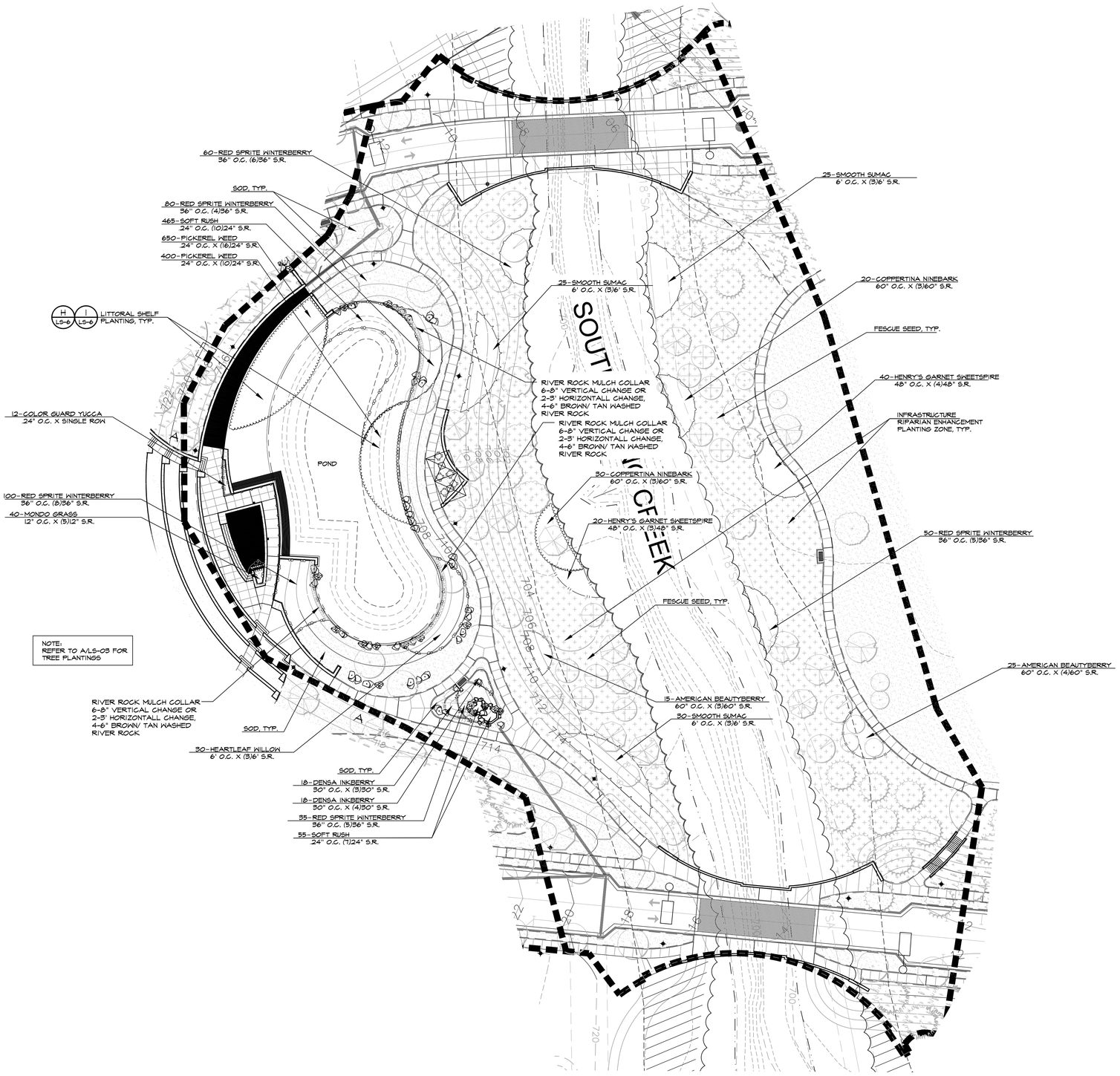
NINE CORPORATE CENTER AQUISTION COMPANY C/O SPECTRUM PROPERTIES/EMERY, INC.

FRANKLIN, TN

TITLE: LANDSCAPE DEVELOPMENT PLAN - PARTIAL PLAN

DATE	11/12/2012
JOB NO.	12039
DWG FILE	12039LW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1"=40'
SHEET	LS-03
	41 OF 54

RELEASED FOR CONSTRUCTION



A LS-04 LANDSCAPE DEVELOPMENT PLAN - POND & RIPARIAN PARTIAL PLAN
SCALE:1"=30'

NOTE: ALL SLOPES RECEIVING BROOMSEDGE PLUGS TO BE SEEDED IN WINTER WITH CRIMSON CLOVER SEED FOR STABILIZATION

0' 15' 30' 60' NORTH

LastPlotted:5/10/2012 1:02:39 PM By:\\Graphics\C-CAD\Landscape\12039LW1.dwg

6 Essex Atrium Drive

HGOR
PLANNERS & LANDSCAPE ARCHITECTS

REVISIONS

NO.	DATE	ISSUE
1	09-07-2012	100% DD
2		
3		
4		
5		
6		

FRANKLIN PARK
FRANKLIN, TN
NINE CORPORATE CENTER AQUISTION COMPANY C/O
SPECTRUM PROPERTIES/EMERY, INC.
FRANKLIN, TN

TITLE
LANDSCAPE DEVELOPMENT PLAN - POND & RIPARIAN PARTIAL PLAN

DATE	11/12/2012
JOB NO.	12039
DWG FILE	12039LW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1"=30'
SHEET	LS-04

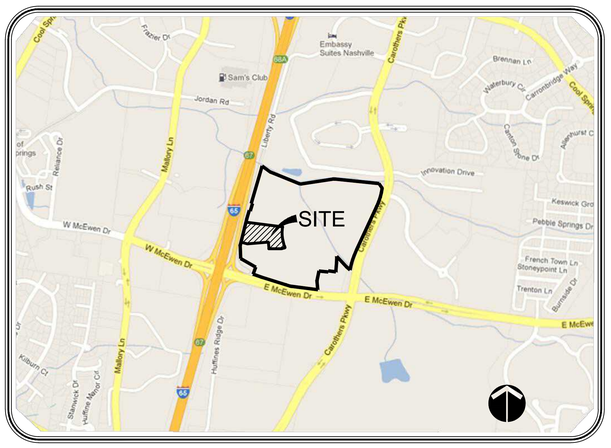
42 OF 54

RELEASED FOR CONSTRUCTION

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LANDSCAPE ARCHITECTS • SURVEYORS
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FRANKLIN
P·A·R·K

FRANKLIN PARK SUBDIVISION, SITE PLAN
(THREE FRANKLIN PARK OFFICE BUILDING)



LOCATION MAP
SCALE: 1"=1000'

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C1.0	EXISTING CONDITIONS PLAN
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	SITE DETAILS
C3.0	ENLARGED GRADING AND DRAINAGE PLAN
C3.1	INITIAL EPSC - PRE CONSTRUCTION PLAN
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CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

TAX MAP 62, PORTION OF PARCEL 14

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

DUDA | PAINE ARCHITECTS
HALL EMERY

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New York, NY 10017

DEVELOPER
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ARCHITECT
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WESLEY SCOTT WARREN
REGISTERED
LANDSCAPE
ARCHITECT
No. 1150
STATE OF TENNESSEE

COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

COVER SHEET

Construction Documents

C0.0

4/8/2015 2:30:22 PM

SITE GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING STAKEOUT AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT THIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE LOCAL PLANNING, CODES, WATER AND SEWER DEPARTMENTS (AND/OR UTILITY DISTRICTS), ENGINEERING/PUBLIC WORKS DEPARTMENTS AND FIRE MARSHAL'S OFFICE.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER OR OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND/OR UNDERGROUND POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. THE CONTRACTOR SHOULD MAKE A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION.
8. 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, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

DEMOLITION NOTES

1. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXCAVATED MATERIALS AND SUCH ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL OUTLINE ANY AND ALL POSSIBLE HAUL ROUTES AND SHALL BE PREPARED TO SUBMIT SUCH TO THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT, THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
2. IF, AT ANY TIME, PRIOR TO OR DURING THE DEMOLITION WORK, HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND APPROPRIATE GOVERNMENTAL AGENCY.
3. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION. SUCH OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR WITH MINIMUM INTERFERENCE TO ADJACENT OWNERS. ADJACENT EGRESS AND ACCESS SHALL BE PROPERLY MAINTAINED AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ANY ROADWAYS, PARKING OR SIDEWALKS WITHOUT PERMISSION FROM THE ADJACENT OWNERS OR THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT.
4. PRIOR TO THE COMMENCEMENT OF DEMOLITION/GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER OR AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO OWNER.
6. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES PRIOR TO SUBMITTING HIS BID TO DETERMINE THE EXTENT TO WHICH UTILITY DISCONNECTIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF THE WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DELAYS OR INCONVENIENCE CAUSED BY THE UTILITY ADJUSTMENT.

EROSION PREVENTION AND SEDIMENT CONTROLS

DESIGN, INSPECTION, AND MAINTENANCE OF BMPS DESCRIBED AND SHOWN ON THESE PLANS SHALL BE CONSISTENT OR EXCEED RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION OF TDEC'S TENNESSEE EROSION CONTROL HANDBOOK.

1. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, TDEC AND LOCAL STANDARDS.
2. BMP CAPACITY [SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROL] SHALL NOT BE REDUCED BY MORE THAN 50% AT ANY GIVEN TIME. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE SITUATIONS.
3. WHERE PERMANENT OR TEMPORARY VEGETATION COVER IS USED AS A CONTROL MEASURE, THE TIMING OF THE PLANTING IS CRITICAL. PLANNING FOR PLANTING OF VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
4. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. THE CONTRACTOR SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THE NOI GENERAL PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE CONTRACTOR AND ADJOINING LANDOWNER.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, MATERIALS USED FOR EPSC SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGE.
6. ERODIBLE MATERIAL STORAGE AREAS (INCLUDING OVERBURDEN AND STOCKPILES OF SOIL) AND BORROW PITS ARE CONSIDERED PART OF THE SITE AND SHOULD BE ADDRESSED WITH APPROPRIATE BMP'S ACCORDINGLY.
7. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS STABILIZED. CONTRACTOR SHALL SEQUENCE EVENTS TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS. CLEARING AND GRUBBING SHALL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE SITE SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
8. EPSC MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKADAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE OR A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS. CONTRACTOR 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.
10. A COPY OF THE SWPPP SHALL BE RETAINED ON-SITE AND SHOULD BE ACCESSIBLE TO THE DIRECTOR AND THE PUBLIC. ONCE SITE IS INACTIVE OR DOES NOT HAVE AN ONSITE LOCATION ADEQUATE TO STORE THE SWPPP, THE LOCATION OF THE SWPPP, ALONG WITH A CONTACT PHONE NUMBER, SHALL BE POSTED ON-SITE. IF THE SWPPP IS LOCATED OFF-SITE, REASONABLE LOCAL ACCESS TO THE PLAN, DURING NORMAL WORKING HOURS, MUST BE PROVIDED.
11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS (A POINT OF ENTRANCE/EXIT TO A CONSTRUCTION SITE) SHALL BE CONSTRUCTED AS NEEDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
12. INSPECTIONS MUST BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTIONS OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT, SUCH INSPECTION HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITIES RESUMES. INSPECTION REQUIREMENT DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED, AS DESIGNED BY THE ENGINEER. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF TDOT OR TVA. SHOULD THE DIVISION DISCOVER THAT MONTHLY INSPECTION OF THE DIVISION DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. THE DIVISION MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
13. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS MUST HAVE AN ACTIVE CERTIFICATION AND A RECORD OF CERTIFICATION MUST BE KEPT ON SITE. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DESPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IDENTIFIED.
14. OUTFALL POINTS SHALL BE INSPECTED TO DETERMINE WHETHER EPSC MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
15. ON AN AS NEEDED BASIS, OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST.

    WATER THE EXPOSED SOIL SURFACE SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

    CALCIUM CHLORIDE SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKE FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

    THE METHOD SHALL BE REPEATED AS NEEDED.

TREE PROTECTION NOTES

1. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC., SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED BY A CERTIFIED ARBORIST VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT OF THE GENERAL ROOT SYSTEM.
2. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
3. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM IN SUCH A MANNER AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
4. TREE PROTECTION BARRIER SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY PERMITS AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

SITE GRADING & STORM DRAINAGE NOTES

EROSION CONTROL SEDIMENT BARRIERS AND TREE PROTECTION BARRIER SHALL BE INSTALLED PRIOR BEGINNING SITE WORK.

1. NO HEAVY EQUIPMENT SHALL CROSS OR BE STORED OUTSIDE THE LIMITS OF CONSTRUCTION, WITHIN TREE PROTECTIONS ZONES, OR UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN.
2. TOPSOIL STRIPPED FROM AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE IN A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL BE ROUTED AROUND STOCKPILE LOCATIONS FOR THE DURATION OF GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT.
4. ALL CUT AND FILL SHALL BE PERFORMED UNDER THE DIRECTION/OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. THE SUITABLITY OF SOILS FOR FILL MATERIAL SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
6. UNLESS DIRECTED OTHERWISE BY GEOTECHNICAL ENGINEER, ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 8" IN THICKNESS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-698) BUT ALL AREAS OF FILL WITHIN OPEN AREAS AND 98% OF SAME SPECIFICATION FOR AREAS UNDER ROADS, PARKING, SIDEWALKS, BUILDING SLABS, AND FOUNDATIONS.
7. ALL GRADING SHALL BE COMPLETED TO THE GRADES INDICATED WITHIN THESE PLANS. FINAL GRADES SHALL PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
9. ALL STORM DRAINAGE PIPES TO BE RCP, CLASS III, UNLESS OTHERWISE NOTED.
10. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

SITE UTILITY NOTES

1. ALL MATERIALS AND WORKMANSHIP FOR UTILITY LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING UTILITY COMPANY AND LOCAL CODES. PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UTILITY COMPANY. (SEE UTILITY CONTACT INFORMATION)
2. CONTRACTOR SHALL COORDINATE SITE ELECTRICAL, GAS, TELEPHONE, AND CABLE WITH THE RESPECTIVE UTILITY COMPANY FOR SERVICE LAYOUT AND DESIGN INFORMATION. ANY PROPOSED LAYOUT OF THESE UTILITIES DEPICTED ON THESE DRAWINGS IS GRAPHICAL ONLY AND NOT INTENDED TO REPRESENT DESIGN OF THESE UTILITIES.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ANY REQUIRED TAP AND CONNECTION FEES.
4. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
5. SITE CONTRACTOR SHALL CONSTRUCT ALL UTILITY SERVICES TO WITHIN 5' OF BUILDING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES TO AVOID CONFLICTS.
7. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF WATER, SEWER AND STORMWATER CONNECTIONS TO THE BUILDING AS DEPICTED ON THE BUILDING MECHANICAL PLANS AND THE SITE UTILITY PLAN AND NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. WATER SERVICES LINES ¾" – 3" SHALL BE TYPE-K COPPER AND 4" OR LARGER SHALL BE DUCTILE IRON PIPE – CLASS 52 UNLESS OTHERWISE REQUIRED BY UTILITY COMPANY.
9. FIRE LINE INSTALLATION AND THRUST BLOCKING LOCATION AND SIZING SHALL BE PER N.F.P.A. AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
10. WATER METER MANUFACTURER/MODEL NUMBER AND VAULT SPECIFICATIONS SHALL BE PER THE WATER UTILITY COMPANY.
11. BACKFLOW DEVICE (RPBP/DDCVA) MANUFACTURER/MODEL NUMBER SHALL BE PER THE WATER UTILITY COMPANY.
12. CONTRACTOR SHALL INSTALL HOT BOX ENCLOSURE (PRE-FINISHED DARK GREEN) ON ALL EXTERIOR ABOVE-GROUND BACKFLOW DEVICES. DOMESTIC AND FIRE BACKFLOW DEVICES SHALL BE HEATED. CONTRACTOR SHALL COORDINATE PROVIDING APPROPRIATE ELECTRICAL SERVICE TO BACKFLOW DEVICE.
13. CONTRACTOR SHALL COORDINATE LOCATION OF BACKFLOW DEVICE WITH THE BUILDING MECHANICAL DRAWINGS.
14. SANITARY SEWER SERVICE LINES SHALL BE SDR 35 PVC UNLESS SPECIFIED OTHERWISE.
15. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.
16. ALL FIRE LINE MAINS TO BE INSTALLED BY LICENSED FIRE PROTECTION CONTRACTOR.
17. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

GEOTECHNICAL NOTE

1. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY ECS SOUTHEAST LLP, DATED JANUARY 5, 2018. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT. 2

BIORETENTION CELL CONSTRUCTION SEQUENCING:

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

PROJECT SPECIFIC NOTES:

1. ALL IMPROVEMENTS, PUBLIC OR PRIVATE, MUST BE INSPECTED BY THE APPROPRIATE AUTHORITY TO ENSURE FINAL APPROVAL AND RELEASE OF BONDS OR SURETIES.

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Atlanta, GA 30303



COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

CIVIL NOTES

Construction Documents

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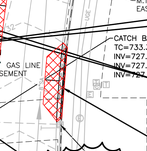
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COF Project #6637

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Franklin, TN 37067

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

EXISTING CONDITIONS PLAN

Construction Documents

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	Vertical	

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	552.00'	220.29'	22°51'56"	111.63	218.83'	S01°07'20"E
C2	225.00'	12.49'	3°10'46"	6.24	12.48'	N10°57'55"W
C3	24.50'	12.17'	28°27'41"	6.21	12.05'	N60°34'46"E
C4	87.50'	23.20'	15°11'23"	11.67	23.13'	N82°24'18"E
C5	938.00'	108.80'	6°38'44"	54.46	108.73'	N04°52'55"W

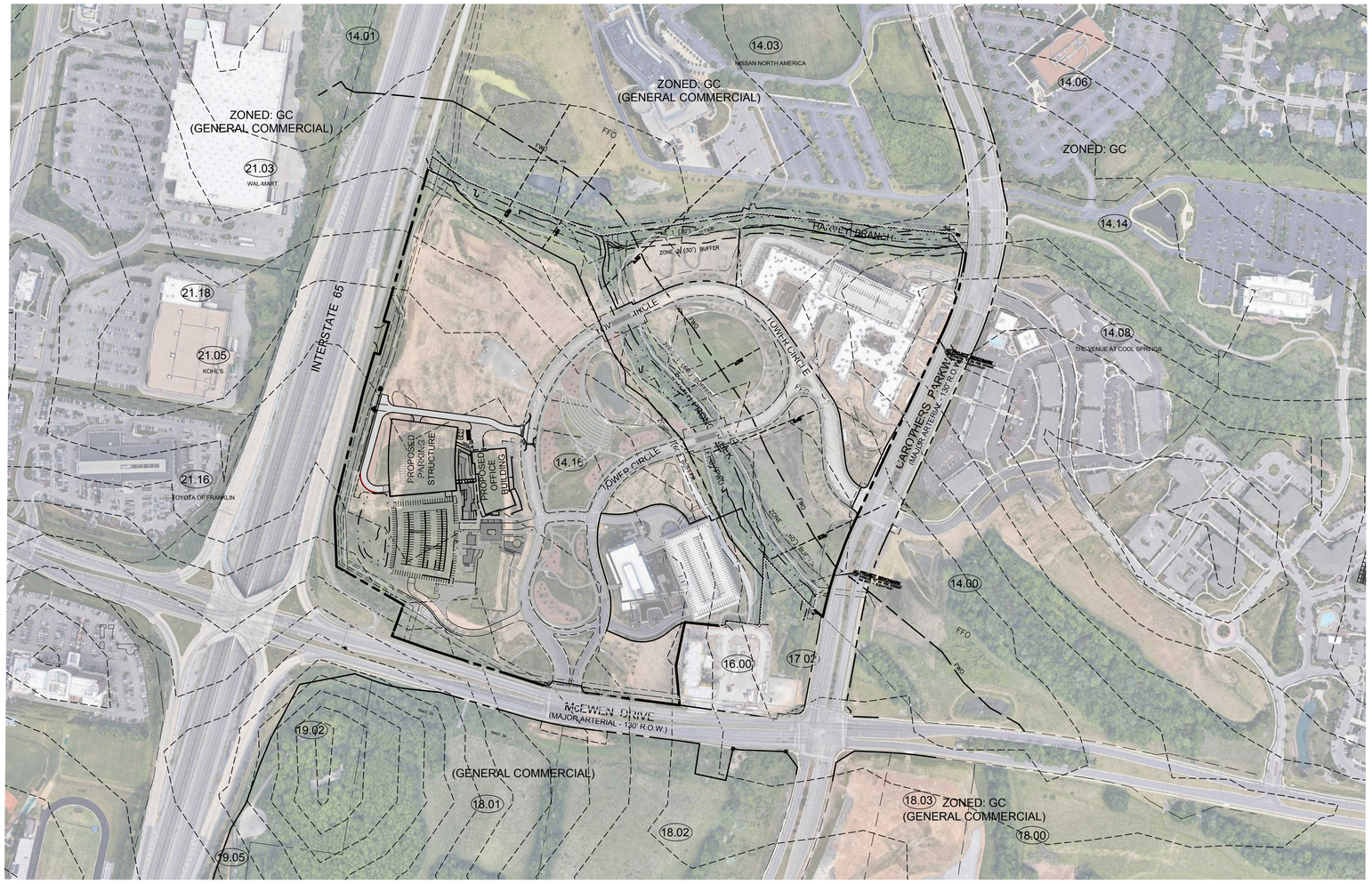
LEGEND
SILT FENCE
TREE PROTECTION

Know what's below. Call before you dig.

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.

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SITE DATA:

PROJECT INFORMATION:

NAME:	FRANKLIN PARK SUBDIVISION, SITE PLANS [THREE FRANKLIN PARK OFFICE BUILDING]
CITY OF FRANKLIN PROJECT NUMBER:	6637

PROPERTY INFORMATION:

STREET ADDRESS:	6600 TOWER CIRCLE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	8th
TAX MAP:	62
PARCEL:	PORTION OF 14
SITE AREA:	217,217 SF OR 4.99 Ac
EXISTING ZONING CLASSIFICATION:	GC
CHARACTER AREA OVERLAYS:	MCEWEN - 4
OTHER APPLICABLE OVERLAYS:	HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL OR CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES:	
FRONT	30'
SIDE	15'
REAR	25'

OWNER:	DEVELOPER:
FRANKLIN PARK ACQUISITION CO.	**HALL / EMERY**
C/O MR. PAT EMERY	MR. PAT EMERY
270 PARK AVENUE	6100 TOWER CIRCLE, SUITE 150
NEW YORK, NY 10017	FRANKLIN, TN 37067
(615) 656-2590	(615) 468-7000
PEMERY@HALLEMERY.COM	PEMERY@HALLEMERY.COM

CIVIL ENGINEER:	ARCHITECT:
RAGAN SMITH ASSOCIATES	**DUDAPAINE ARCHITECTS**
MR. WES MAGILL	MS. MARLEN VEITH
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(615) 244-8591	(919) 688-5133
WMAGILL@RAGANSMITH.COM	MVEITH@DUDAPAINE.COM

PROJECT DESCRIPTION:

EXISTING ZONING:	GC
PROPOSED USE(S):	OFFICE
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING PHASE 2 OFFICE BUILDING S.F.	297,000 S.F.
PHASE 3 OFFICE BUILDING SQUARE FOOTAGE:	334,150 S.F.
TOTAL OFFICE SQUARE FOOTAGE:	821,150 S.F.
PHASE 3 PARKING STRUCTURE SQUARE FOOTAGE:	382,000 S.F.
ALLOWABLE BUILDING HEIGHT:	(12 STORIES)
PROPOSED BUILDING HEIGHT:	175'-8" (11 STORIES+BASEMENT+PENTHOUSE)
MINIMUM LANDSCAPE SURFACE RATIO:	0.30 (1.50 AC)
PROVIDED LANDSCAPE SURFACE RATIO:	0.41 (2.05 AC)
MINIMUM OFFICE PARKING REQUIREMENT:	4 SPs / 1,000 SF
EXISTING PHASE 2 PARKING PROVIDED:	1,327 SP (MARCH 2018)
PHASE 3 PARKING REQUIRED:	1,148 SP **[SEE UNIFIED PLAN]**
PHASE 3 MAXIMUM PARKING ALLOWED:	1,378 SP (120% OF REQUIRED)
PHASE 3 PARKING PROVIDED:	1,369 SP **[SEE UNIFIED PLAN]**
TOTAL PARKING REQUIRED:	2,296 SP **[SEE UNIFIED PLAN]**
MAXIMUM PARKING ALLOWED:	2,756 SP (120% OF REQUIRED)
TOTAL PARKING PROVIDED:	2,696 SP **[SEE UNIFIED PLAN]**
TREE CANOPY RETENTION REQUIRED:	**[SEE UNIFIED PLAN]**
TREE CANOPY RETENTION PROVIDED:	**[SEE UNIFIED PLAN]**
SPECIMEN TREE REPLACEMENT:	**[SEE UNIFIED PLAN AND PARK PLANS]**
FORMAL OPEN SPACE AREA REQUIRED:	0.35 AC (5% OF 7.02 AC)
FORMAL OPEN SPACE AREA PROVIDED:	**[SEE UNIFIED PLAN AND PARK PLANS]**
TOTAL OPEN SPACE PROVIDED:	**[SEE UNIFIED PLAN AND PARK PLANS]**
BUILDING SETBACKS:	AS NOTED ON PLANS
INCOMPATIBLE USE BUFFER:	N/A
PARKLAND:	N/A

ADDITIONAL SITE PLAN CHECKLIST ITEMS:

HISTORICAL PROPERTIES / STRUCTURES:	NONE EXIST ONSITE OR WITHIN 500' OF THE SITE
MINERAL RIGHTS:	NO KNOW MINERAL RIGHTS EXIST ON THE PROPERTY OTHER THAN THOSE OF THE CURRENT OWNER
RETAINING WALL HEIGHT:	1' WALL @ 10' OR 2 WALL @ 8' EACH SEPARATED BY 6' HORIZONTALLY
BICYCLE PARKING REQUIRED:	68 SP [1 FOR EVERY 20 PARKING SPACES]
BICYCLE PARKING PROVIDED:	68 SP [LOCATED WITHIN THE PARKING GARAGE]
PERVIOUS PARKING PROVIDED:	ALL PARKING SPACES ARE IMPERVIOUS AS THEY ARE LOCATED WITHIN THE PARKING GARAGE

FLOOD INFORMATION:

FEMA MAP #: 47187C0240F & 47187C0208F & 47187C0212F & 47187C0220F
EFFECTIVE DATE: SEPTEMBER 29, 2006

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" & ZONE "AE", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0240F & 47187C0208F & 47187C0212F & 47187C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47187, PANEL NO. 0240 & 0208 & 0212 & 0220, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SAID MAP DEFINES ZONE "AE" AS AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOTECHNICAL INFORMATION:

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY ECS SOUTHEAST LLP DATED JANUARY 5, 2018. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT.

BOUNDARY DATA

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°00'54"	986.34'	310.13'	S15°56'35"W	308.85'
C2	48°00'00"	150.00'	125.66'	N31°02'46"W	122.02'
C3	27°24'30"	150.00'	71.75'	N20°45'01"W	71.07'
C4	80°37'10"	315.00'	443.23'	N74°45'50"W	407.56'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S31°47'48"W	100.72'
L2	S24°57'14"W	172.99'
L3	N55°02'46"W	24.13'
L4	N07°02'46"W	187.56'
L5	S64°55'35"W	186.78'
L6	N26°46'02"W	39.11'
L7	N23°09'00"W	46.33'
L8	N26°53'59"W	44.37'
L9	N22°38'17"W	22.70'
L10	N12°21'49"W	16.97'
L11	N07°21'40"W	22.32'
L12	N03°54'45"E	14.62'
L13	N13°25'56"E	41.22'
L14	N02°45'23"E	17.41'
L15	N09°46'16"W	40.48'
L16	N27°44'25"W	21.43'
L17	S34°28'38"E	72.61'

Map	Parcel	Owner	Owner Address	City	State	ZIP	Existing Land Use	Existing Zoning	Character Areas
62	14	CRESCENT RESOURCES LLC	227 W TRADE ST # 1000	CHARLOTTE	NC	28202	Vacant	GC	McEwen - 4
62	14.01	RAMSEY JENALICE JORDAN	2649 THOMPSON STATION RD	THOMPSON STATION	TN	37179	Vacant	GC	McEwen - 4
62	14.03	INDUSTRIAL DEV BOARD OF THE CITY OF	125 3RD AVE N	FRANKLIN	TN	37064	Office	GC	McEwen - 4
62	14.05	EIGHT CORPORATE CENTRE HOLDING COMPANY	201 S TRYON ST #550	CHARLOTTE	NC	28202	Office	GC	McEwen - 4
62	14.06	NINE CORP CENTRE HOLDING CO LLC	227 W TRADE ST #1000	CHARLOTTE	NC	28285	Office	GC	McEwen - 4
62	14.08	MID-AMERICA APTS LP	611 COMMERCE ST #2918	NASHVILLE	TN	37203-3733	Multifamily Residential	RX	McEwen - 4
62	14.14	INDUSTRIAL DEV BOARD OF WM CO TN	1320 W MAIN ST #120	FRANKLIN	TN	37064	Office	GC	McEwen - 4
62	16	PINNACLE CAROTHERS-MCEWEN	211 N FIRST ST	NASHVILLE	TN	37213	Vacant	GC	McEwen - 4
62	17.02	PINNACLE CAROTHERS-MCEWEN	211 N FIRST ST	NASHVILLE	TN	37213	Vacant	GC	McEwen - 4
62	18	PICKERING N R PROPERTIES LP	4024 WILSON PK	FRANKLIN	TN	37067-8126	Residential Estate	GC	McEwen - 4
62	18.01	PICKERING RICHARD W TR	4024 WILSON PK	FRANKLIN	TN	37064	Residential Estate	GC	McEwen - 4
62	18.02	VANDERBILT UNIVERSITY	2100 WEST END AVE #750	NASHVILLE	TN	37203-5233	Vacant	GC	McEwen - 4
62	18.03	PICKERING N R PROPERTIES LP	4024 WILSON PK	CAPE CORAL	FL	33904	Vacant	GC	McEwen - 4
62	19.02	MCEWEN 65 LLC	1650 MURFREESBORO RD #200	FRANKLIN	TN	37067	Recreation / Open Space	GC	McEwen - 4
62	19.05	WOLLAS GEORGE W	1348 HUFFINES RIDGE DR	FRANKLIN	TN	37067	Commercial	GC	McEwen - 4
62	21.03	WAL-MART REAL EST BUS TR	PO BOX 8050 MS 0555	BENTONVILLE	AR	72712	Commercial	GC	McEwen - 4
62	21.05	KOHLS DEPARTMENT STORES INC	PO BOX 2148	MILWAUKEE	WI	53201	Commercial	GC	McEwen - 4
62	21.16	TT OF TOY FRANKLIN PROP LLC	505 S FLAGLER DR #700	WEST PALM BEACH	FL	33401	Commercial	GC	McEwen - 4
62	21.18	KOHLS DEPARTMENT STORES INC	PO BOX 2148	MILWAUKEE	WI	53201	Vacant	GC	McEwen - 4

*NO HHO DISTRICTS EXIST ON THE FRANKLIN PARK SITE BUT THERE IS HHO BUFFER ON PARCELS 18.00, 18.01, 18.02, & 19.05 SOUTH OF McEWEN
*ALL PROPERTIES WITHIN 500' ARE PERMITTED TO CHOOSE TRADITIONAL OR CONVENTIONAL STANDARDS

DIGITAL FILE TO BE PROVIDED FOR LAYOUT PURPOSES

TRIP GENERATION

General Office Building - 330,675 Sq. Feet Gross Floor Area (X = GSF/1000)

Use ITE Land Use Code 710 (General Office Building) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

Ln(T) = 0.76 Ln(X) + 3.68
Ln(T) = 0.76 Ln(330.675) + 3.68
T = 3258

A.M. Peak Hour

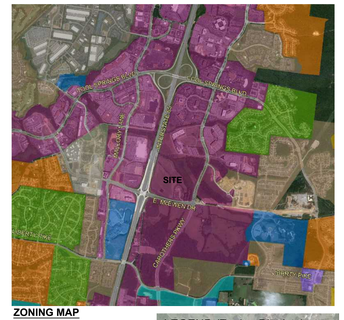
Ln(T) = 0.80 Ln(X) + 1.57
Ln(T) = 0.80 Ln(330.675) + 1.57
T = 498

Enter = 0.88(498) = 438
Exit = 0.12(498) = 60

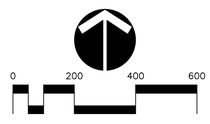
P.M. Peak Hour

T = 1.12 (X) + 78.45
T = 1.12 (330.675) + 78.45
T = 376

Enter = 0.17(376) = 64
Exit = 0.83(376) = 312



ZONING MAP



LEGEND (Zoning Districts)

- CI - Civic and Industrial
- ER - Estate Residential
- GC - General Commerical
- HI - Heavy Industrial
- MX - Regional Mixed Use
- NC - Neighborhood Commercial
- OR - Office Residential
- R-2 - Residential
- R-3 - Residential

DUDA | PAINE ARCHITECTS

HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
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Franklin, TN 37067

ARCHITECT
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Durham, NC 27701

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315 Woodland Street
Nashville, TN 37206

LANDSCAPE ARCHITECT
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Atlanta, GA 30326

STRUCTURAL ENGINEER
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A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

WESLEY SCOTT WAGNER
REGISTERED
LANDSCAPE
ARCHITECT
No. 1150
STATE OF TENNESSEE

COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

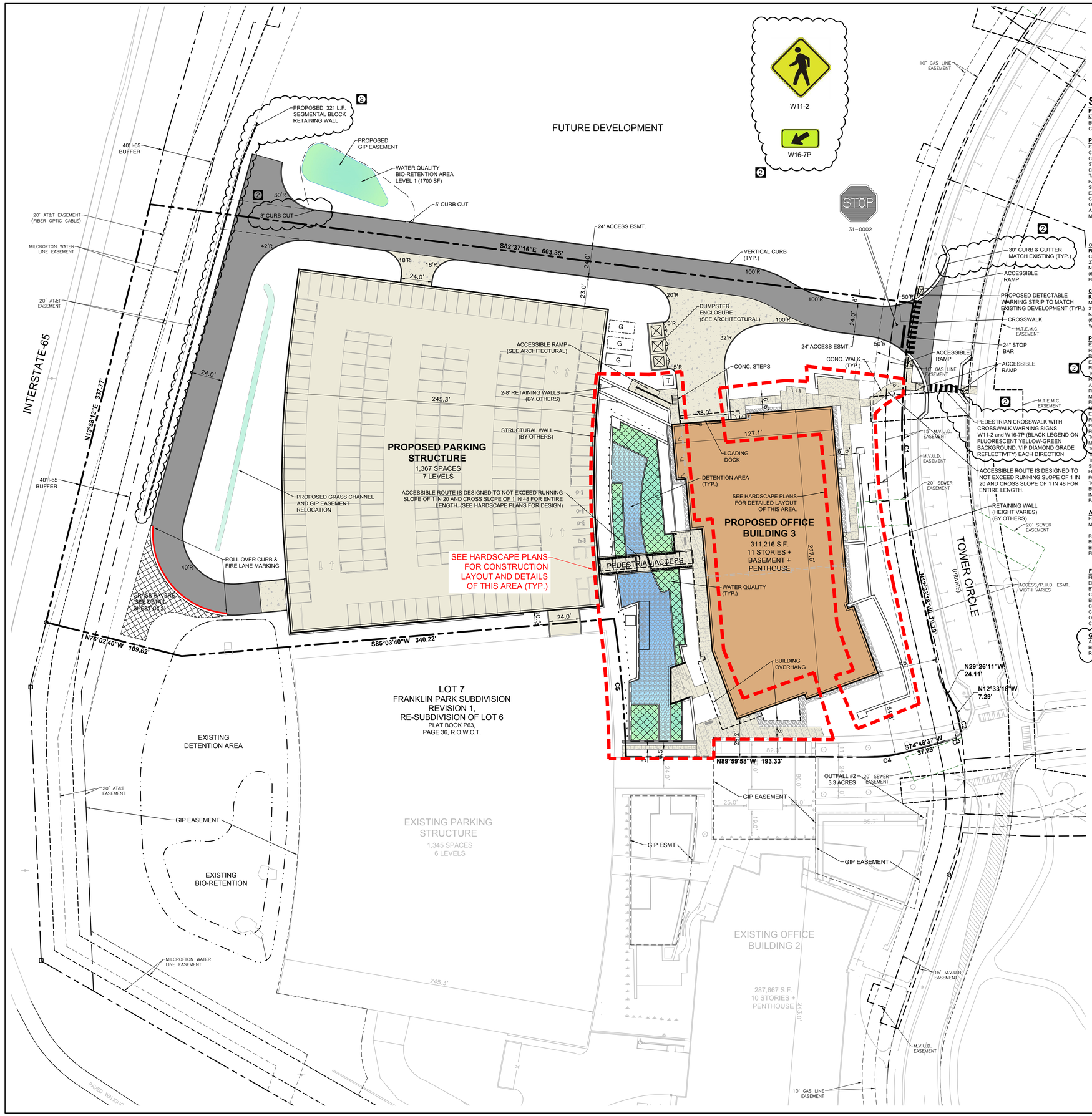
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

OVERALL SITE PLAN

Construction Documents

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SITE DATA:

PROJECT INFORMATION:

NAME:	FRANKLIN PARK SUBDIVISION, SITE PLANS [THREE FRANKLIN PARK OFFICE BUILDING]
CITY OF FRANKLIN PROJECT NUMBER:	6637

PROPERTY INFORMATION:

STREET ADDRESS:	6600 TOWER CIRCLE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	8th
TAX MAP:	62
PARCEL:	PORTION OF 14
SITE AREA:	217,217 SF OR 4.99 Ac
EXISTING ZONING CLASSIFICATION:	GC
CHARACTER AREA OVERLAYS:	MCEWEN - 4
OTHER APPLICABLE OVERLAYS:	HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL OR CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES:	
FRONT	30'
SIDE	15'
REAR	25'

OWNER:
FRANKLIN PARK ACQUISITION CO.
C/O MR. PAT EMERY
270 PARK AVENUE
NEW YORK, NY 10017
(615) 656-2590
PEMERY@HALLEMERY.COM

DEVELOPER:
HALL / EMERY
MR. PAT EMERY
6100 TOWER CIRCLE, SUITE 150
FRANKLIN, TN 37067
(615) 468-7000
PEMERY@HALLEMERY.COM

CIVIL ENGINEER:
RAGAN SMITH ASSOCIATES
MR. WES MAGILL
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
WMAGILL@RAGANSMITH.COM

ARCHITECT:
DUDAPAINE ARCHITECTS
MS. MARLEN VEITH
333 LIGGETT STREET
DURHAM, NC 27701
(919) 688-5133
MVEITH@DUDAPAINE.COM

PROJECT DESCRIPTION:

EXISTING ZONING:	GC
PROPOSED USE(S):	OFFICE
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING PHASE 2 OFFICE BUILDING S.F.:	287,000 S.F.
PHASE 3 OFFICE BUILDING SQUARE FOOTAGE:	334,150 S.F.
TOTAL OFFICE SQUARE FOOTAGE:	621,150 S.F.
PHASE 3 PARKING STRUCTURE SQUARE FOOTAGE:	92,240 S.F.
ALLOWABLE BUILDING HEIGHT:	(12 STORIES)
PROPOSED BUILDING HEIGHT:	175'-8" (11 STORIES+BASEMENT+PENTHOUSE)
MINIMUM LANDSCAPE SURFACE RATIO:	0.30 (1.50 AC)
PROVIDED LANDSCAPE SURFACE RATIO:	0.41 (2.05 AC)
MINIMUM OFFICE PARKING REQUIREMENT:	1 SP/ 1,000 S.F.
EXISTING PHASE 2 PARKING PROVIDED:	1,327 SP (MARCH 2018)
PHASE 3 PARKING REQUIRED:	1,148 SP **[SEE UNIFIED PLAN]**
PHASE 3 MAXIMUM PARKING ALLOWED:	1,378 SP (120% OF REQUIRED)
PHASE 3 PARKING PROVIDED:	1,369 SP **[SEE UNIFIED PLAN]**
TOTAL PARKING REQUIRED:	2,296 SP **[SEE UNIFIED PLAN]**
MAXIMUM PARKING ALLOWED:	2,756 SP (120% OF REQUIRED)
TOTAL PARKING PROVIDED:	2,696 SP **[SEE UNIFIED PLAN]**
TREE CANOPY REQUIREMENT:	15% **[SEE UNIFIED PLAN]**
TREE CANOPY RETENTION PROVIDED:	**[SEE UNIFIED PLAN AND PARK PLANS]**
SPECIMEN TREE REPLACEMENT:	0.35 AC (5% OF 7.02 AC)
FORMAL OPEN SPACE AREA REQUIRED:	**[SEE UNIFIED PLAN AND PARK PLANS]**
FORMAL OPEN SPACE AREA PROVIDED:	**[SEE UNIFIED PLAN AND PARK PLANS]**
TOTAL OPEN SPACE PROVIDED:	AS NOTED ON PLANS
BUILDING SETBACKS:	N/A
INCOMPATIBLE USE BUFFER:	N/A
PARKLAND:	

ADDITIONAL SITE PLAN CHECKLIST ITEMS:

HISTORICAL PROPERTIES / STRUCTURES:	NONE EXIST ONSITE OR WITHIN 500' OF THE SITE
MINERAL RIGHTS:	NO KNOW MINERAL RIGHTS EXIST ON THE PROPERTY OTHER THAN THOSE OF THE CURRENT OWNER
RETAINING WALL HEIGHT:	1 WALL @ 10' OR 2 WALL @ 8' EACH SEPARATED BY 6' HORIZONTALLY
BICYCLE PARKING REQUIRED:	68 SP' [1 FOR EVERY 20 PARKING SPACES]
BICYCLE PARKING PROVIDED:	68 SP [LOCATED WITHIN THE PARKING GARAGE]
PERVIOUS PARKING PROVIDED:	ALL PARKING SPACES ARE IMPERVIOUS AS THEY ARE LOCATED WITHIN THE PARKING GARAGE

FLOOD INFORMATION:

FEMA MAP #: 47187C0240F & 47187C0208F & 47187C0212F & 47187C0220F
EFFECTIVE DATE: SEPTEMBER 29, 2006

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" & ZONE "AE", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0240F & 47187C0208F & 47187C0212F & 47187C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47187, PANEL NO. 0240 & 0208 & 0212 & 0220, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SAID MAP DEFINES ZONE "AE" AS AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOTECHNICAL INFORMATION:

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY ECS SOUTHEAST LLP DATED JANUARY 5, 2018. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	552.00'	220.29'	22°51'56"	111.63	218.83'	S01°07'20"E
C2	225.00'	12.49'	3°10'46"	6.24	12.48'	N10°57'55"W
C3	24.50'	12.17'	28°27'41"	6.21	12.05'	N60°34'46"E
C4	87.50'	23.20'	15°11'23"	11.67	23.13'	N82°24'18"E
C5	938.00'	108.80'	6°38'44"	54.46	108.73'	N04°52'55"W

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE WALK
- SEE HARDSCAPE PLANS FOR CONSTRUCTION LAYOUT AND DETAILS OF THIS AREA (TYP.)

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

0 30 60 90

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
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(615) 244-8591

CHATTANOOGA
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SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400

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WESLEY SCOTT WALL — LICENSED — AGRICULTURE — LANDSCAPE ARCHITECT — No. 115999 — STATE OF TENNESSEE

THREE FRANKLIN PARK OFFICE AND GARAGE

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COF Project #6637

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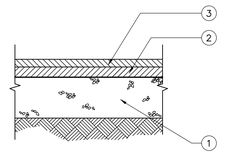
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

ENLARGED SITE PLAN

Construction Documents

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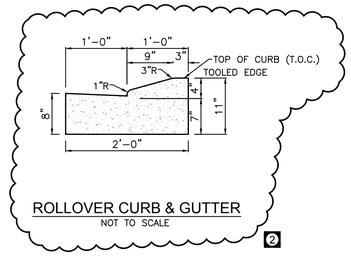


NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
2. REFER TO "TDOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

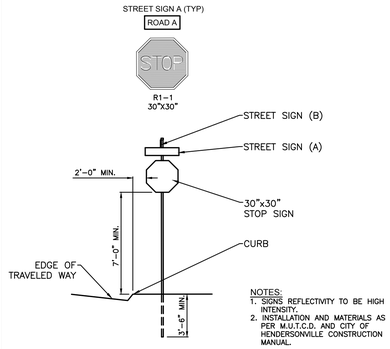
ASPHALT PAVEMENT
NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT BASE	2	B-M
3.	ASPHALT SURFACE	1	E

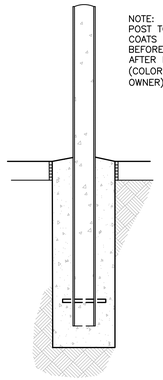


ROLLOVER CURB & GUTTER
NOT TO SCALE



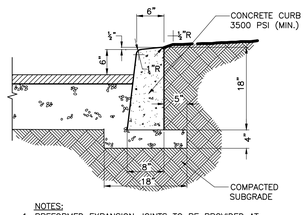
NOTES:
1. SIGNS REFLECTIVITY TO BE HIGH INTENSITY.
2. INSTALLATION AND MATERIALS AS PER M.U.T.C.D. AND CITY OF HENDERSONVILLE CONSTRUCTION MANUAL.

TYPICAL SIGN DETAIL
NOT TO SCALE



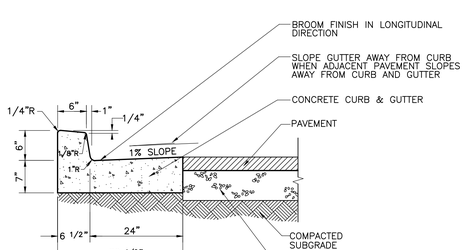
NOTE:
POST TO BE PAINTED WITH 2 COATS RUST-PROOF PAINT BEFORE INSTALLATION, 1 COAT AFTER INSTALLATION.
(COLOR TO BE SELECTED BY OWNER)

BOLLARD
NOT TO SCALE



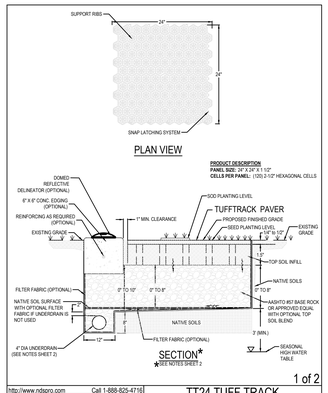
NOTES:
1. PREFORMED EXPANSION JOINTS TO BE PROVIDED AT 100' INTERVALS (MAX.), TANGENT POINTS, RAMPS AND ANY POINT ADJACENT TO RIGID STRUCTURES.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS (MAX.)

POST CURB DETAIL
NOT TO SCALE



NOTE:
PROVIDE CONTRACTION JOINTS AT 20' INTERVALS AND 1" PREFORMED EXPANSION JOINTS AT 100' INTERVALS

CONCRETE CURB & GUTTER
NOT TO SCALE



PLAN VIEW

PRODUCT DESCRIPTION
PANEL SIZE: 24" X 24" X 1 1/2"
CELLS PER PANEL: (120) 2-1/2" HEXAGONAL CELLS

SECTION*
*SEE NOTES SHEET 2

1 of 2

http://www.ndspro.com Call 1-888-825-4716

NDS We put water in its place

TT24 TUFF TRACK
ENGINEERED PERMEABLE PAVER
GRASS SURFACE

NOTES:

ENGINEERING PROPERTIES:
1. COMPRESSIVE STRENGTH OF TT24 PAVER:
   EMPTY PAVER: ULTIMATE LOAD = 86,563 LBS / 601 PSI
   FILLED PAVER: ULTIMATE LOAD = 400,000 LBS
2. POROSITY OF AASHTO #57 AGGREGATE = 0.4

TOP SOIL FILL:
3. NDS RECOMMENDS NATIVE TOP SOIL FOR BACKFILL INSIDE THE PAVERS.
4. EXTEND TOP SOIL INSIDE PAVER AN ADDITIONAL ¼ TO ½ INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVER AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" MIN. CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
5. GRASS PAVERS ARE TO BE USED FOR AREAS OF PEDESTRIAN USE AND OCCASIONAL VEHICULAR TRAFFIC USE (E.G., OVERFLOW PARKING AND EMERGENCY VEHICLE/FIRE LANES).

AASHTO #57 BASE ROCK:
6. GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 ½" SCREEN, 95-100% PASSING 1", 25-60% PASSING ½", AND 0-10% PASSING #8 SCREEN.
   OPTIONAL: ADD PULVERIZED NATIVE TOP SOIL EQUAL TO 15% OF TOTAL VOLUME. BLEND TO OBTAIN HOMOGENEOUS MIXTURE PRIOR TO PLACEMENT.
7. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS (COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%); 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
8. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.

FILTER FABRIC (OPTIONAL):
9. FILTER FABRIC MAY BE USED TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE. USE OF FILTER FABRIC IS STRONGLY RECOMMENDED AROUND EDGE DRAIN.
10. NDS RECOMMENDS NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE. WOVEN GEOTEXTILES SHOULD NOT BE USED.
11. USE FILTER FABRIC WITH AOS <0.60 MM FOR NATIVE SOILS WITH 50% OR LESS PARTICLES BY WEIGHT PASSING NO.200 SIEVE. USE FILTER FABRIC WITH AOS <0.30MM FOR NATIVE SOILS WITH 50% OR GREATER PARTICLES BY WEIGHT PASSING THE NO.200 SIEVE.

UNDERDRAIN:
12. NDS RECOMMENDS UNDERDRAIN TO COLLECT PERCOLATED WATER AND CONVEY TO PROJECT STORMWATER FACILITY FOR NATIVE SOIL THAT IS MICS HYDROLOGIC SOIL GROUP C OR D LOW INFILTRATION RATES). UNDERDRAIN IS OPTIONAL FOR SOIL GROUP B (MODERATE INFILTRATION) AND CAN BE ELIMINATED FOR SOIL GROUP A (GOOD INFILTRATION).
13. USE MINIMUM 4-INCH DIA PERFORATED PVC OR POLYETHYLENE PIPE AT .250 FT CENTERS; MINIMUM ONE PIPE. PIPE TO BE INSTALLED AT MINIMUM 0.5% SLOPE. RECOMMENDED 2 SQ. INCHES OF OPENING / LINEAR FOOT.
14. UNDERDRAIN TO DAYLIGHT INTO PROJECT STORMWATER FACILITY (CATCH BASIN / OPEN CHANNEL / BASIN).
15. INVERT OF PIPE RECOMMENDED TO BE ABOVE PROJECT HIGH WATER LEVEL TO PREVENT BACKING-UP OF WATER INTO PAVER SYSTEM.
16. UNDERDRAIN TO BE SURROUNDED BY 4"-12" AASHTO #57 COARSE AGGREGATE, WITH MIN. 2" BEDDING.

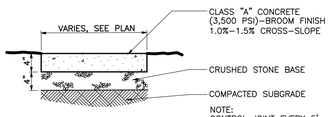
SUBGRADE NATIVE SOIL:
17. COMPACT SUBGRADE NATIVE SOILS 90 TO 95% STANDARD PROCTOR DENSITY PER ASTM D698 FOR SOILS WITH CALIFORNIA BEARING RATIO:
    >20%, R VALUE >55, AASHTO A-1, A-2, AND A-3 SOILS. LOWER COMPACTION LEVELS PROMOTE INFILTRATION THROUGH SOIL.
18. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSIDER HIGHER LEVEL OF COMPACTION FOR CBR 5 TO 20%, R-VALUE 10 TO 30, AASHTO A-4 SOILS FOR HEAVY LOADS WHERE INFILTRATION INTO NATIVE SOILS IS NOT A REQUIREMENT.
19. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (E.G., LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.

2 of 2

http://www.ndspro.com Call 1-888-825-4716

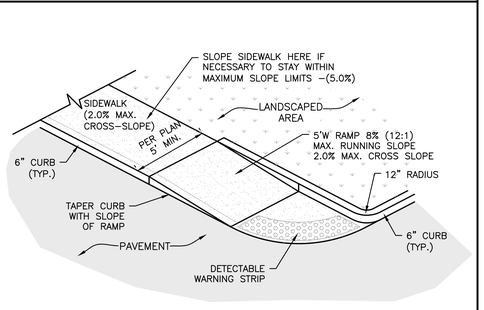
NDS We put water in its place

TT24 TUFF TRACK
ENGINEERED PERMEABLE PAVER
GRASS SURFACE



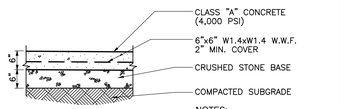
NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK
NOT TO SCALE



NOTES:
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ADA SPECIFICATIONS.

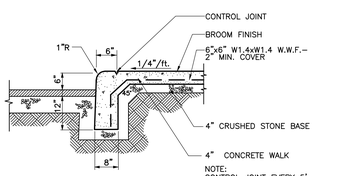
HANDICAP RAMP CURBED RADIUS
NOT TO SCALE



NOTES:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

PROVIDE 18" LONG #7 REBAR DOWELS @ JOINTS, 12" O.C. (REFER TO GEOTECHNICAL ENGINEERING REPORT)

CONCRETE PAVEMENT
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK & TURN DOWN CURB
NOT TO SCALE

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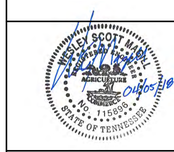
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Atlanta, GA 30303



COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

SITE DETAILS

Construction Documents

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WATER QUALITY NOTE:

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

INFILTRATION TESTING NOTE:

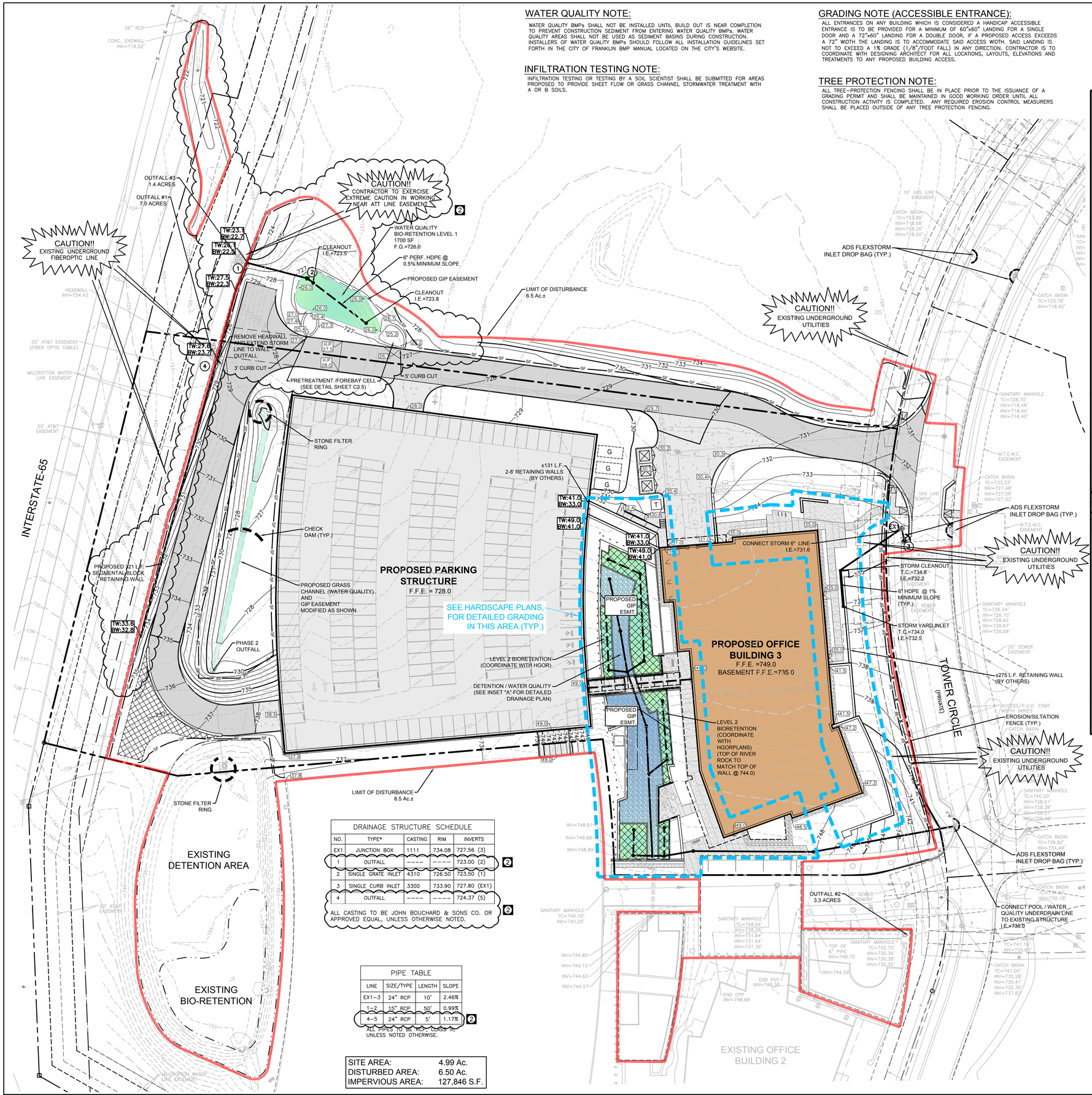
INFILTRATION TESTING OR TESTING BY A SOIL SCIENTIST SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE SHEET FLOW OR GRASS CHANNEL STORMWATER TREATMENT WITH A OR B SOILS.

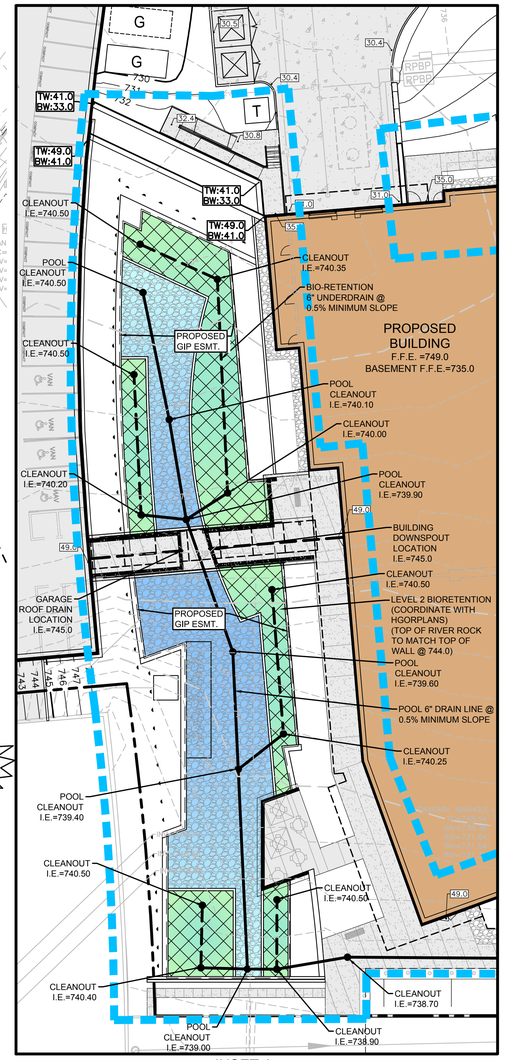
GRADING NOTE (ACCESSIBLE ENTRANCE):

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR. IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

TREE PROTECTION NOTE:

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





INSET A

SCALE: 1"=20'

DRAINAGE STRUCTURE SCHEDULE					
NO.	TYPE*	CASTING	RIM	INVERTS	
EX1	JUNCTION BOX	1111	734.08	727.56 (3)	
1	OUTFALL	----	----	723.00 (2)	②
2	SINGLE GRATE INLET	4310	726.50	723.50 (1)	
3	SINGLE CURB INLET	3300	733.90	727.80 (EX1)	
4	OUTFALL	----	----	724.37 (5)	

ALL CASTING TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED. ②

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
EX1-3	24" RCP	10'	2.46%
1-2	15" RCP	50'	0.99%
4-5	24" RCP	5'	1.17%

② ALL PIPES TO BE NO. CLASS III, UNLESS NOTED OTHERWISE.

SITE AREA:	4.99 Ac.
DISTURBED AREA:	6.50 Ac.
IMPERVIOUS AREA:	127,846 S.F.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

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

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

0 30 60 90

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COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

ENLARGED GRADING AND DRAINAGE PLAN

Construction Documents

C3.0

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NOTE:
TEMPORARY SEDIMENT BASIN TO BE MAINTAINED THROUGHOUT CONSTRUCTION
WET STORAGE = 17,364 C.F.
DRY STORAGE = 17,364 C.F.
BOTTOM OF RISER PIPE = 722.0
TOP OF RISER PIPE = 726.0

CAUTION!!
EXISTING UNDERGROUND FIBER OPTIC LINE AND OTHER UTILITIES

OUTFALL DRAINAGE AREA 1

20' AT&T EASEMENT (FIBER OPTIC CABLE)

MILCROFTON WATER LINE EASEMENT

20' AT&T EASEMENT

STONE FILTER RING

SEDIMENT BASIN OUTLET STRUCTURE (SEE DETAIL SHEET C3.5)

MAN MADE SLOPES

SEDIMENT BASIN (SEE DETAIL SHEET C3.5)

LIMIT OF DISTURBANCE 6.5 Ac.±

DRAINAGE DIVIDE LINE

S82°37'16"E 603.35'

CHECK DAM (TYP.)

DIVERSION DITCH

INTERSTATE-65

N13°58'12"E 327.77'

EXISTING GRASS CHANNEL

DRAINAGE AREA 2
22,657 SQ.FT.±
0.52 AC.±

PHASE 2 OUTFALL (5.46 ACRES)

DIVERSION DITCH

CHECK DAM (TYP.)

PHASE 3
(4.99 Acres)

DRAINAGE AREA 1
161,001 SQ.FT.±
3.70 AC.±

SHEET FLOW

N76°02'40"W 109.62'

S85°03'40"W 340.22'

STONE FILTER RING

LOT 7
FRANKLIN PARK SUBDIVISION
REVISION 1,
RE-SUBDIVISION OF LOT 6
PLAT BOOK P63,
PAGE 36, R.O.W.C.T.

LIMIT OF DISTURBANCE 6.5 Ac.±

20' AT&T EASEMENT

EXISTING PARKING STRUCTURE

MILCROFTON WATER LINE EASEMENT

GRAVEL CONSTRUCTION ENTRANCE

ADS FLEXSTORM INLET DROP BAG (TYP.)

10' GAS LINE EASEMENT

15' M.V.U.D. EASEMENT

20' SEWER EASEMENT

M.V.U.D. EASEMENT

M.T.E.M.C. EASEMENT

TREE PROTECTION FENCE (TYP.)

EXISTING SANITARY SEWER STUB-OUT (TO BE ABANDONED AT MAIN)

TOWER CIRCLE (PRIVATE)

ACCESS/P.U.D. ESMT. WIDTH VARIES

DRAINAGE DIVIDE LINE

EXISTING SANITARY SEWER STUB-OUT (TO BE ABANDONED AT MAIN)

EROSION/SILTATION FENCE (TYP.)

N25°33'15"W 19.79'

N29°26'11"W 24.11'

N12°33'18"W 7.29'

S74°48'37"W 37.29'

N89°59'58"W 193.33'

C1 C2 C3 C4 C5

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	552.00'	220.29'	22°51'56"	111.63	218.83'	S01°07'20"E
C2	225.00'	12.49'	3°10'46"	6.24	12.48'	N10°57'55"W
C3	24.50'	12.17'	28°27'41"	6.21	12.05'	N60°34'46"E
C4	87.50'	23.20'	15°11'23"	11.67	23.13'	N82°24'18"E
C5	938.00'	108.80'	6°38'44"	54.46	108.73'	N04°52'55"W

EXISTING OFFICE BUILDING 2

CONCRETE WASH-OUT AREA

LEGEND
SILT FENCE
TREE PROTECTION

Know what's below. Call before you dig.
THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.

0 30 60 90

TREE PROTECTION
NOT TO SCALE

ONE 2'x2' SIGN PER EVERY 150LF STATING:
"TREE PROTECTION ZONE; KEEP OUT"
"ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR"
2"x2"x60" (MIN. HEIGHT) WOOD POST DRIVE 1' INTO UNDISTURBED GROUND10' O.C. (MIN)
CHAIN LINK FENCING A MINIMUM OF 4' IN HEIGHT
4' MIN.
10'
DRIPLINE (VARIES)
FENCE LOCATION
REQ. TRENCHING/SILT FENCE
TREE PROTECTION FENCE LOCATED AT THE LIMITS OF THE CRITICAL ROOT ZONE
CRITICAL ROOT ZONE
RADIUS OF TREE FENCE 1' RADIUS PER 1 " DBH (20'-0" CRITICAL ROOT ZONE FOR A 20" DBH TREE)

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE

HARD SURFACE PUBLIC ROAD
6" MIN. THICKNESS (ASTM-1 STONE)
100' MIN.
0' 20'
NOTE:
AMOCO PROPEX 4535 NON-WOVEN FILTER FABRIC OR EQUIVALENT REQUIRED BELOW STONE.

TEMPORARY DIVERSION DITCH
NOT TO SCALE

PROPOSED TEMPORARY SILT FENCE
1.0' BERM
1.0'
3:1
VARIES
TEMPORARY CONTACT BERM
2.0' MIN.
1'-6" MIN.

EROSION/SILTATION FENCE
NOT TO SCALE

WOOD FENCE POST 2"x2" MIN. 6' SPACING (STD. DUTY)
FILTER FABRIC
BURY BOTTOM OF FILTER FABRIC IN 6"x6" TRENCH. BACKFILL TRENCH WITH SOIL AND COMPACT.
FLOW
EXISTING OR PROPOSED GROUND SLOPE
36" MAX.
30" MIN.
6"
6"
TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE CITY OF FRANKLIN ENGINEERING DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

COF Project #6637

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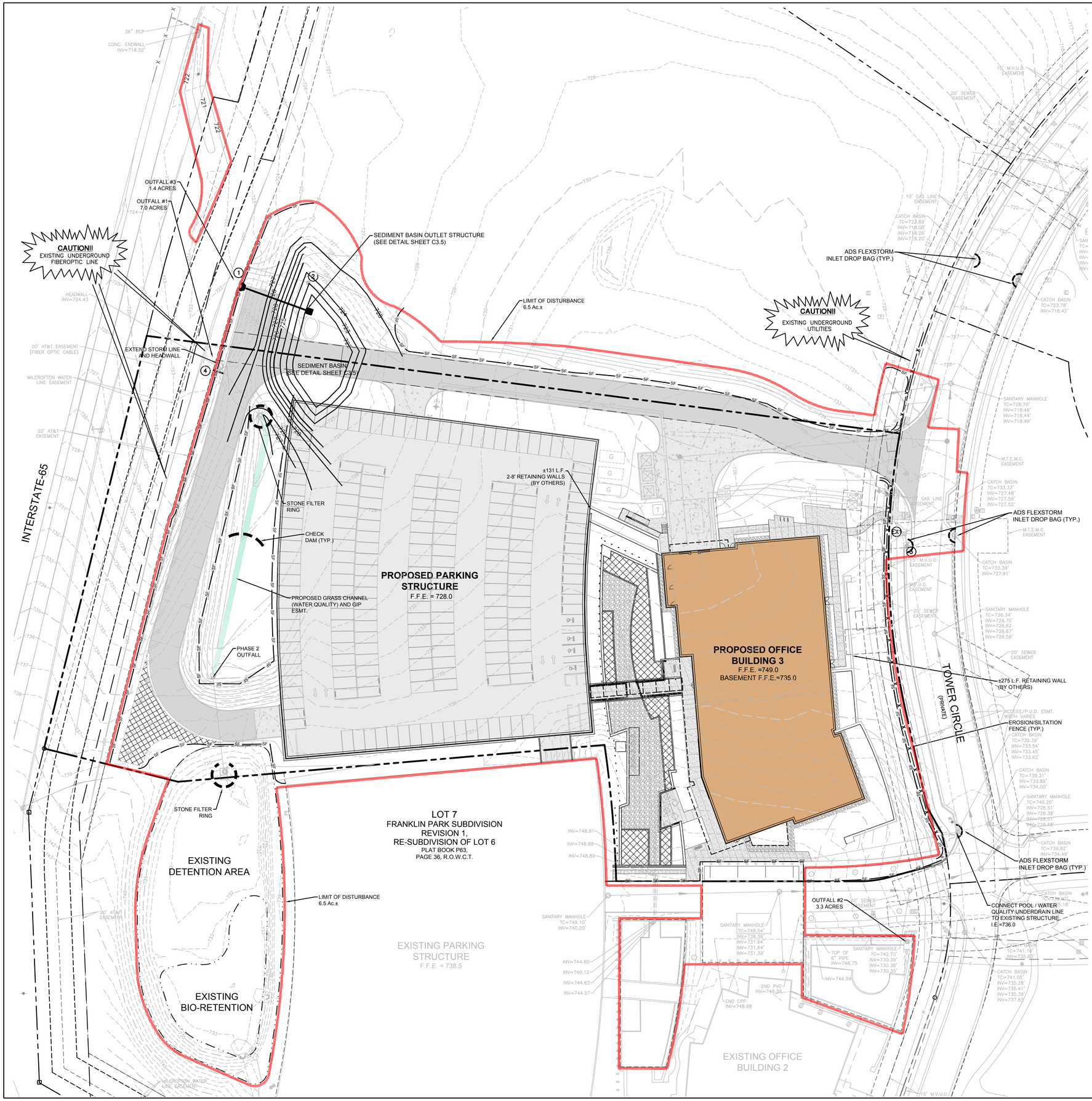
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

INITIAL EPCS - PRE CONSTRUCTION PLAN

Construction Documents

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WATER QUALITY NOTE:

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EROSION CONTROL NOTE: 2

THE ADS INLET FLEXSTORM INLET DROP BAGS TO BE REMOVED ONCE SITE IS STABILIZED AND THE CITY STORMWATER INSPECTOR HAS APPROVED REMOVAL.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

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

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ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

TREE PROTECTION NOTE:

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

INFILTRATION TESTING NOTE:

INFILTRATION TESTING OR TESTING BY A SOIL SCIENTIST SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE SHEET FLOW OR GRASS CHANNEL STORMWATER TREATMENT WITH A OR B SOILS.

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

COF Project #6637

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CHATTANOOGA, TN 37408
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A Division of Bennett & Pless
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MEP ENGINEER
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303 Peachtree Center Avenue, NE
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Atlanta, GA 30303

WESLEY SCOTT WALKER — REGISTERED LANDSCAPE ARCHITECT — No. 115000 — STATE OF TENNESSEE

THREE FRANKLIN PARK OFFICE AND GARAGE

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1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

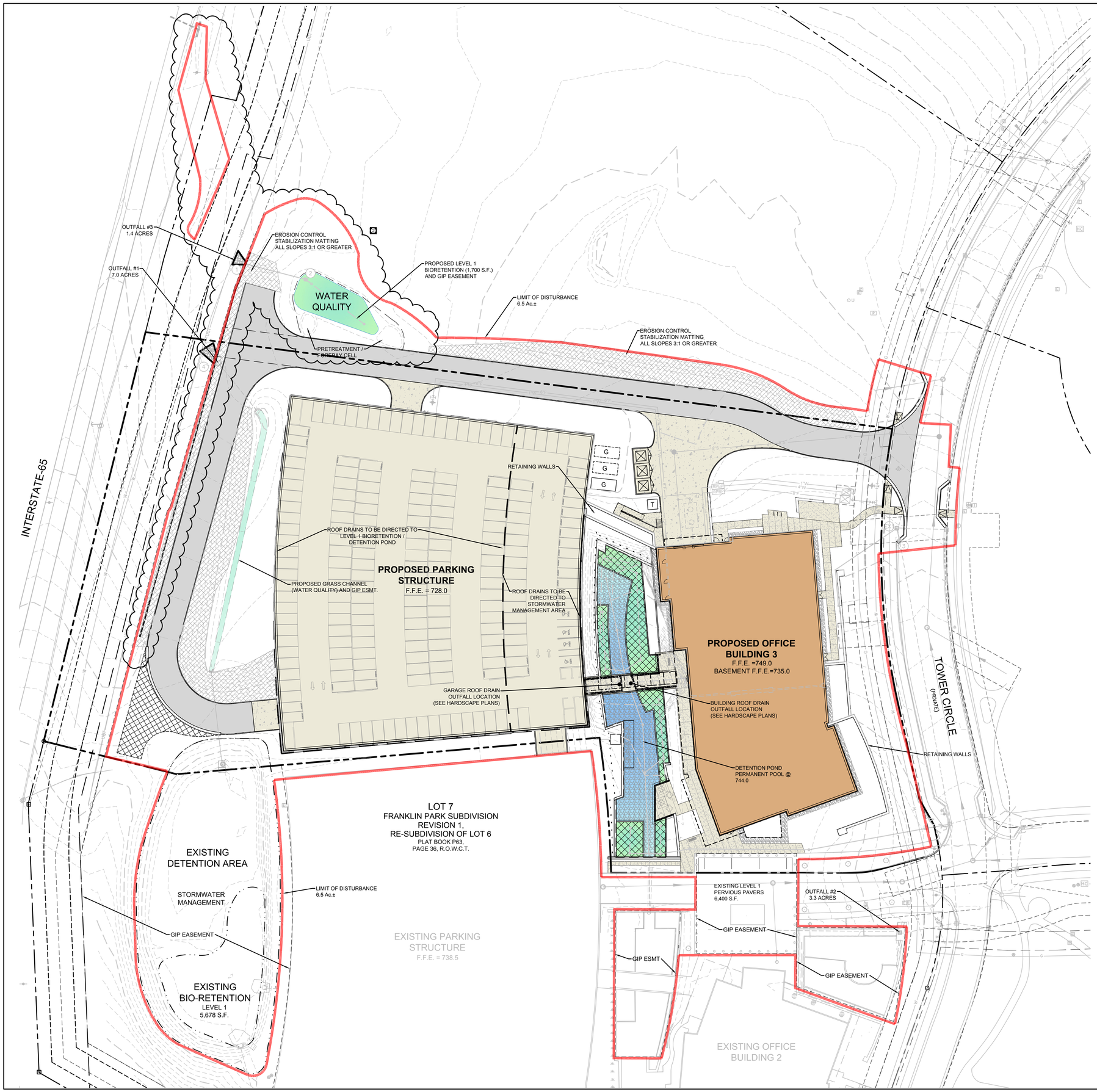
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

INTERMEDIATE EPSC AND GRADING PLAN

Construction Documents

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WATER QUALITY NOTE:

1. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
2. WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY CITY STAFF.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

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

INFILTRATION TESTING NOTE:

INFILTRATION TESTING OR TESTING BY A SOIL SCIENTIST SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE SHEET FLOW OR GRASS CHANNEL STORMWATER TREATMENT WITH A OR B SOILS.

IMPERVIOUS AREA = 127,846 S.F.

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

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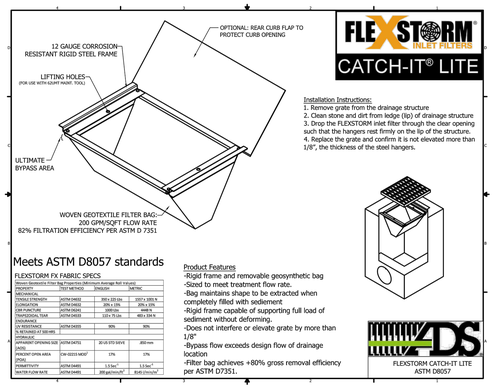
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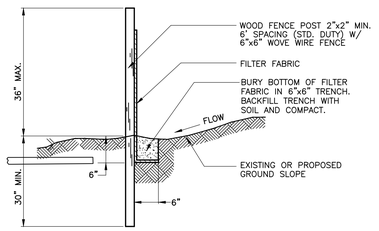
FINAL EPSC - WATER QUALITY PLAN

Construction Documents

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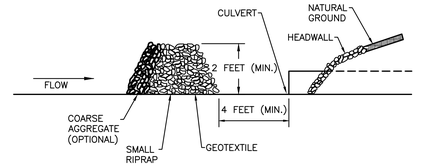
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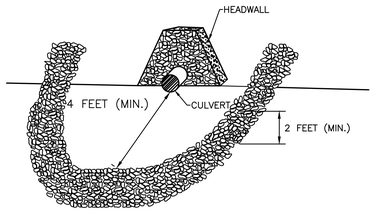


TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE CITY OF FRANKLIN ENGINEERING DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

EROSION/SILTATION FENCE
NOT TO SCALE



CROSS-SECTION



PERSPECTIVE VIEW

STONE FILTER RING
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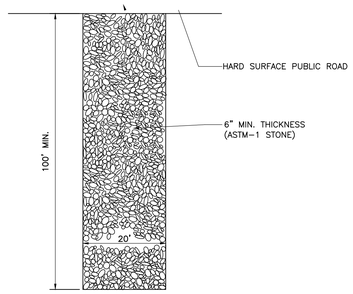
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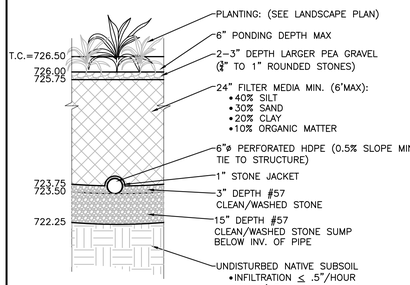
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GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE

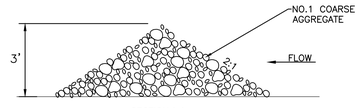
NOTE:
AMOCO PROPEX 4535 NON-WOVEN FILTER FABRIC OR EQUIVALENT REQUIRED BELOW STONE.

BIORETENTION AREA NOTES:
1. THE PLANTING SOIL BED MUST BE AT LEAST 2 FEET DEEP.
2. THE MAXIMUM PONDING DEPTH IN THE BIORETENTION IS 6 INCHES.
3. THE RIVER ROCK LAYER MUST CONSIST OF 2-3 INCHES OF RIVER ROCK.
4. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6-INCH PERFORATED PIPE IN AN 12-INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED A MAXIMUM OF 10 FEET ON CENTER, AND A MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
5. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.

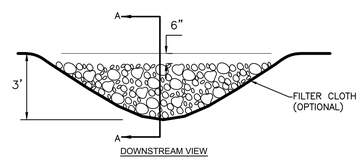


LEVEL 1 (RR:60) BIORETENTION W/ UNDERDRAIN
NOT TO SCALE

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:
1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE.
6. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
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8. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
9. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
10. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. DO NOT COMPACT WITH EQUIPMENT.
11. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
12. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

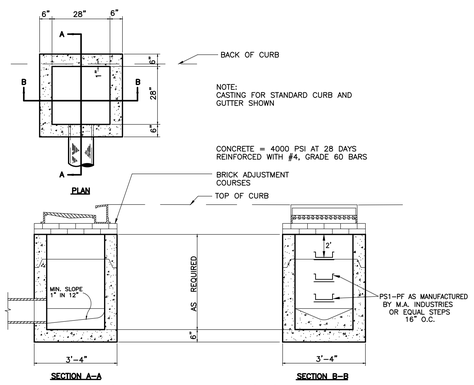


SECTION A-A

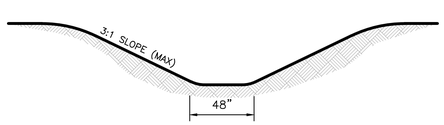


DOWNSTREAM VIEW

ROCK CHECK DAM
NOT TO SCALE

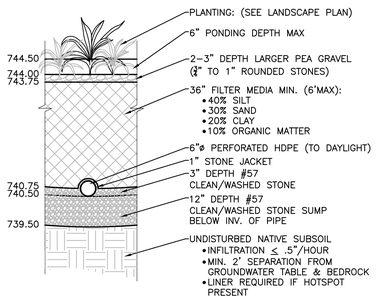


SINGLE INLET (PRECAST)
NOT TO SCALE

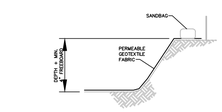


GRASS CHANNEL
NOT TO SCALE

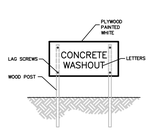
BIORETENTION AREA NOTES:
1. THE PLANTING SOIL BED MUST BE AT LEAST 3 FEET DEEP.
2. THE MAXIMUM PONDING DEPTH IN THE BIORETENTION IS 6 INCHES.
3. THE RIVER ROCK LAYER MUST CONSIST OF 2-3 INCHES OF RIVER ROCK.
4. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6-INCH PERFORATED PIPE IN AN 12-INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED A MAXIMUM OF 10 FEET ON CENTER, AND A MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
5. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.



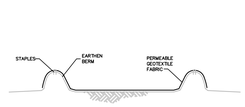
LEVEL 2 (RR:80) BIORETENTION W/ UNDERDRAIN
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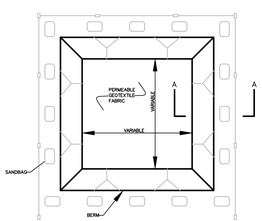
SECTION A-A
NOT TO SCALE



CONCRETE WASHOUT SIGN (OR EQUIVALENT)



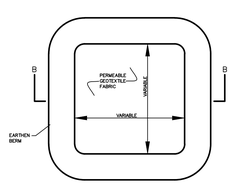
SECTION B-B
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

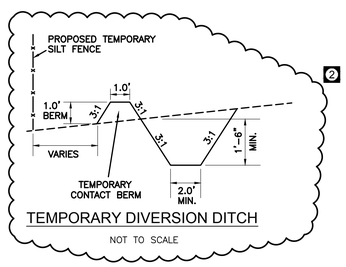
TYPE "BELOW GRADE"

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 50'OF THE WASHOUT FACILITY.



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS



TEMPORARY DIVERSION DITCH
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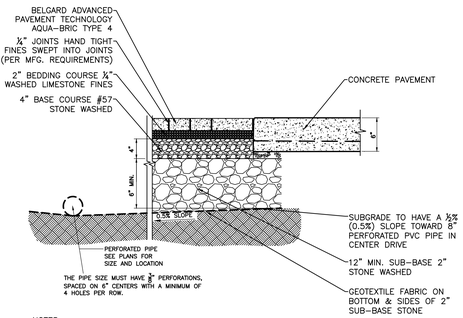
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

GRADING, DRAINAGE & EPSC DETAILS

Construction Documents

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NOTES:
1. NO "CRUSH AND RUN" STONE TO BE USED IN THE INSTALLATION OF THESE PAVERS.
2. NO SAND TO BE USED IN THE INSTALLATION OF THESE PAVERS.
3. THIS DETAIL MUST BE VERIFIED WITH THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMITY WITH THE GEOTECH REPORT PRIOR TO INSTALLATION.
4. THE PERMEABLE PAVER INSTALLER SHALL BE AN INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI) CERTIFIED INSTALLER OR SHALL PROVIDE APPROVED EQUAL CERTIFICATION.

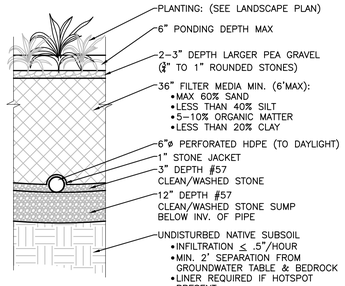
RIBBON CURB WITH PERMEABLE PAVERS

NOT TO SCALE

TWO FRANKLIN PARK DETAIL
(NOT FOR CONSTRUCTION)

BIORETENTION AREA NOTES:

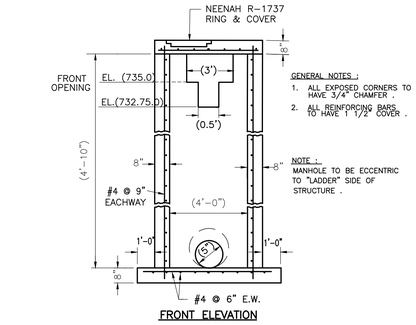
1. THE PLANTING SOIL BED MUST BE AT LEAST 3 FEET DEEP.
2. THE MAXIMUM PONDING DEPTH IN THE BIORETENTION IS 6 INCHES.
3. THE RIVER ROCK LAYER MUST CONSIST OF 2–3 INCHES OF COMMERCIALLY AVAILABLE FINE SHREDDED HARDWOOD MULCH OR SHREDDED HARDWOOD CHIPS.
4. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6–INCH PERFORATED PIPE IN AN 12–INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8–INCH PERFORATIONS, SPACED ON 6–INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED A MAXIMUM OF 10 FEET ON CENTER, AND A MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
5. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.



LEVEL 2 (RR:80) BIORETENTION W/ UNDERDRAIN

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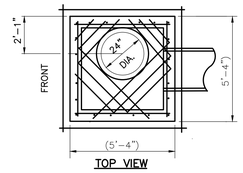
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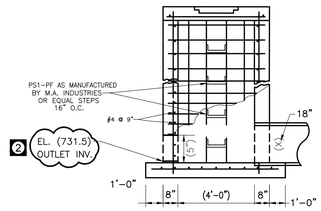
GENERAL NOTES :
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER .
2. ALL REINFORCING BARS TO HAVE 1 1/2 COVER .

NOTE :
MANHOLE TO BE ECCENTRIC TO "LADDER" SIDE OF STRUCTURE .

FRONT ELEVATION



TOP VIEW

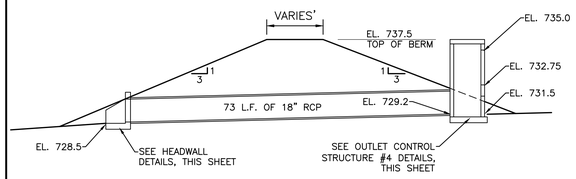


RIGHT ELEVATION

OUTLET CONTROL STRUCTURE 4

NOT TO SCALE

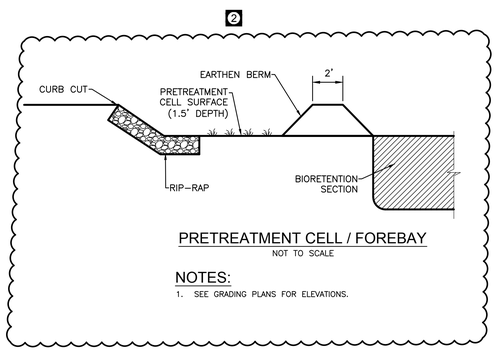
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BERM/OUTLET DRAINAGE SECTION

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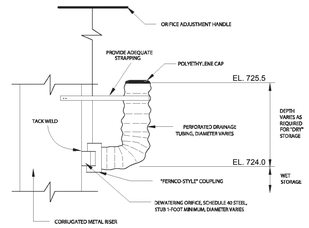
PRETREATMENT CELL / FOREBAY

NOT TO SCALE

NOTES:

1. SEE GRADING PLANS FOR ELEVATIONS.

Recommended Dewatering System for Sediment Basins



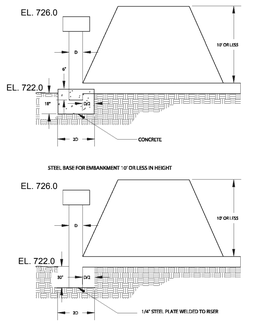
NOTE: WITH CONCRETE RISER, USE PVC SCHEDULE 40 STUB FOR DEWATERING ORIFICE

Source: VA DSWC

Figure 5

SB - 11

Riser Pipe Base Conditions For Embankments Less Than 10' High

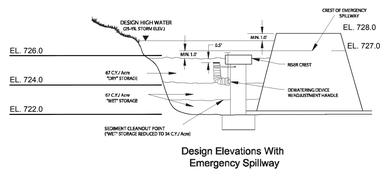


Source: VA DSWC

Figure 8

SB - 15

Sediment Basin Schematic Elevations



Design Elevations With Emergency Spillway

SEDIMENT BASIN DESIGN CRITERIA

Concentric Trash Rack and Anti-Vortex Device Design Table

Riser Diam., inches	Cylinder Diameter, inches	Cylinder Thickness, (MIN)*	Cylinder Height, inches	Minimum Size Support Bar	Minimum Top Thickness	Minimum Top Stiffener
12	18	16	6	#6 Rebar or 1 1/2" x 1 1/2" x 3/16" angle	10 ga. (FAC)	-
15	21	16	7	" "	" "	-
18	27	16	8	" "	" "	-
21	30	16	11	" "	16 ga.(CI), 13 ga.(F)	-
24	36	16	13	" "	" "	-
27	42	16	13	" "	" "	-
36	54	14	17	#9 Rebar	14 ga.(CI), 12 ga.(F)	-
42	60	14	19	" "	" "	-
48	72	14	21	1 1/4" pipe or 1 1/4" x 1 1/4" x 1/4" angle	14 ga.(CI), 10 ga.(F)	-
54	78	14	25	" "	" "	-
60	90	14	29	1 1/2" pipe or 1 1/2" x 1 1/2" x 1/4" angle	12 ga.(CI), 8 ga.(F)	-
66	96	14	33	2" pipe or 2" x 2" x 3/16" angle	12 ga.(CI), 8 ga.(F) w/stiffener	3" x 3 1/4" angle
72	102	14	36	" "	" "	3 1/2" x 3 1/2" x 1/4" angle
78	114	14	39	2 1/2" pipe or 2" x 2" x 1/4" angle	" "	" "
84	120	12	42	2 1/2" pipe or 2 1/2" x 2 1/2" x 1/4" angle	" "	2 1/2" x 2 1/2" x 5/16" angle

Note: The table above is useful only for corrugated metal pipe. Concrete trash rack and anti-vortex devices are also available. Manufacturer's recommendations should be followed for concrete applications.
Note: Corrugation for 12"-36" pipe measures 2 2/3" x 1/2"; for 42"-84" the corrugation measures 5" x 1" or 8" x 1".
Note: C = corrugated; F = flat.

Source: VA DSWC

Table 1

SB - 14

Simple Field Inspection and Maintenance Checklist

Inspect embankment slopes and crest for :
- erosion
- structural stability (cracking, bulging, sliding)
- settlement (both by plumber and by grade)
- wet or soft spots or on lower (downstream slope and toe area
- discolored or muddy water seepage
- uneven crest settlement (check if adequate freeboard above emergency crest)

Inspect basin slopes for:
- erosion
- sliding or slumping

Check amount of sediment in pond for cleaning
Check baffles for structural soundness and holes or breaks
Inspect trash rack and anti-vortex device for debris and blockage
Inspect emergency spillway for obstructions
Check emergency spillway entrance, channelway, and exit for significant erosion and scouring
Check principal spillway outlet for excessive scouring and erosion
Check all safety- and health-related facilities (warning signs, fences, etc.)
Check for vandalism, especially around and inside principal spillway riser
Inspect dewatering device for debris/silt clogging and structural integrity

- Inspect outside edge of outlet pipe for excessive seepage (i.e., flowing water) – look for discolored or muddy water along the sides as a sign of serious piping or pipe joint separation.

Other comments and observations:

SB - 24

Drainage Area				Sediment Control	
Basin #	SF	AC	Avg. % Slope of Proposed Basin	Sediment Basin	Sediment Trap
1	161,001	3.70	6%	X	

Required Storage				
Basin #	Required Total Storage (YD^3)	Required Total Storage (FT^3)	Required Wet Storage (FT^3)	Required Dry Storage (FT^3)
1	495	13,372	6,686	6,686

Pond Designs									
Top EL	Top Contour Area (SF)	Dry Storage Depth (FT)	Bottom of Dry Storage / Top of Wet Storage EL	Bottom of Dry Storage / Top of Wet Storage Contour Area (SF)	Wet Storage Depth (FT)	Bottom EL	Bottom Contour Area (SF)	Dry Capacity (FT^3)	Wet Capacity (FT^3)	Total Capacity
726	8,467	2.0	724	4,984	2.0	722	2,523	13,451	7,507	20,958

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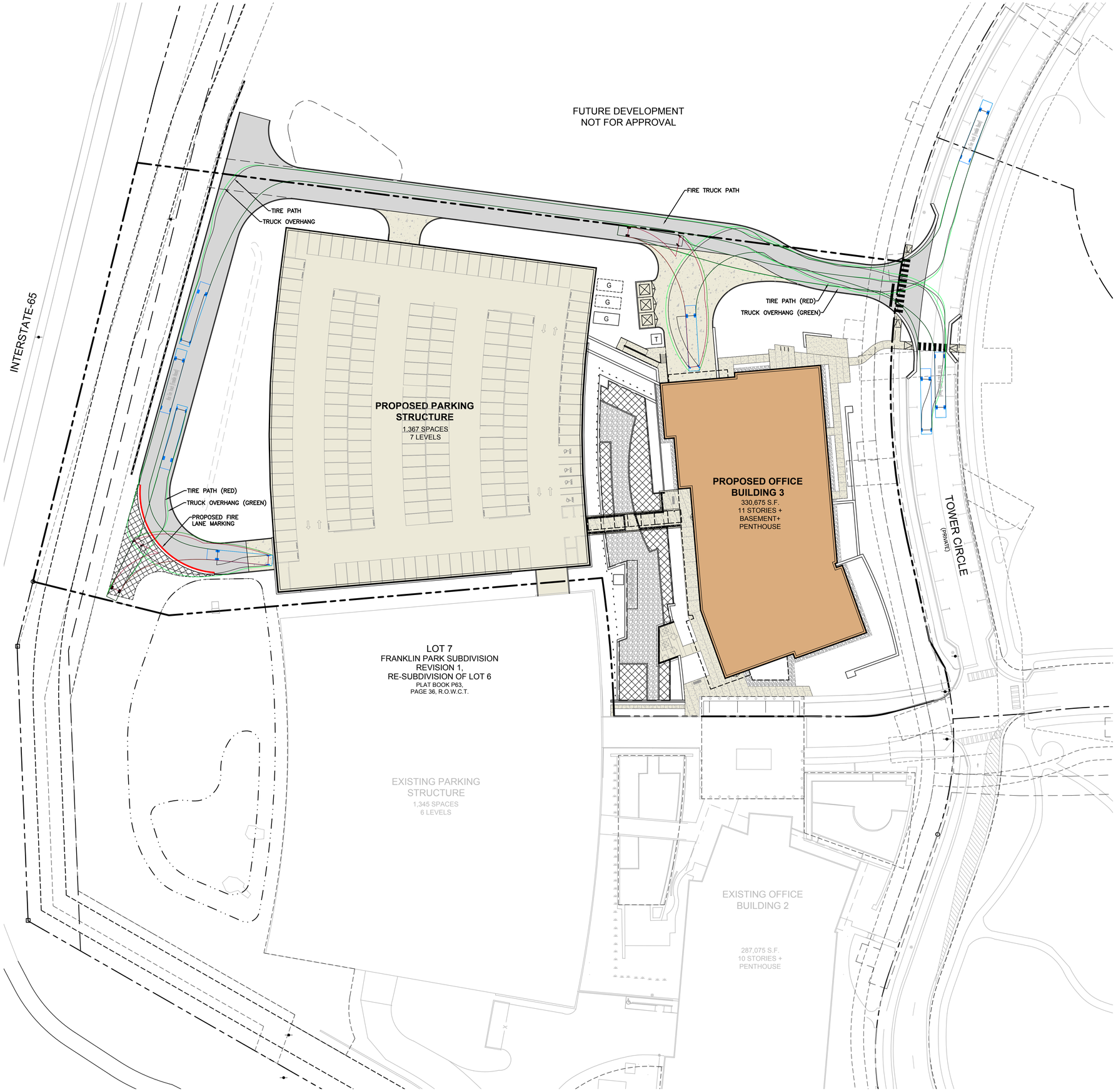
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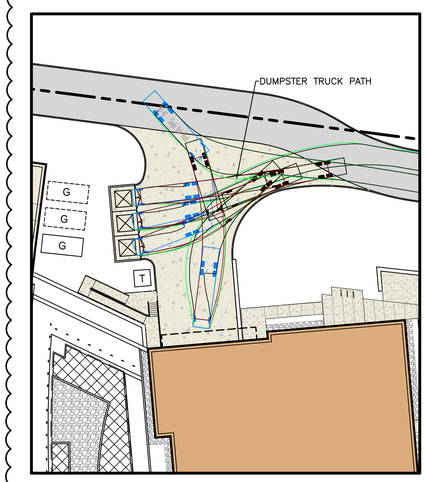
GRADING, DRAINAGE & EPSC DETAILS

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DUMPSTER TRUCK PATH

SCALE: 1" = 30'

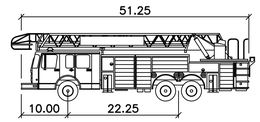
2

Height: 12.5'
Wheel Base: 237" (19.8')
Width: 97" (8'-1")
Overhead clearance with can in raised position: 18.5'
Turning radius: 46'
Turning diameter: 97'
Track: 78.6" (approx 6'6")
Total length with boom overhang and arms extended: 41'
Total overall length of truck (with boom overhang): 37'
Truck length without boom: 33'
Front overhang: 50" (4'2")
Fork length: 4'
Boom arms front of bumper overhang: 24'
Empty scale weight: 40,400 pounds
Total gross vehicle weight: 75,020 pounds (the maximum without being over weight limits)
Front axle weight: 18,000 pounds
Empty trash dumpster estimated weight: 700 pounds
Full trash dumpster estimated weight: 1,600 pounds



FRANKLIN GARBAGE TRUCK

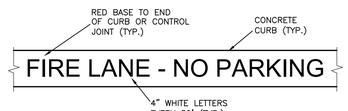
NOT TO SCALE



FRANKLIN FIRE TRUCK

NOT TO SCALE
DESIGN SPEED = 5 mph

Width	: 8.66 ft.
Track	: 8.00 ft.
Lock to Lock Time	: 6.00 seconds
Steering Lock Angle	: 42 degrees
Approach Angle	: 13 degrees
Departure Angle	: 8 degrees
Turning Radius Inside	: 22 ft.
Turning Radius Outside	: 36 ft. 7 in.
Turning Radius Wall to Wall	: 42 ft.
Gross Vehicle Weight	: 67,000 lbs



FIRE LANE PAINTED CURB DETAIL

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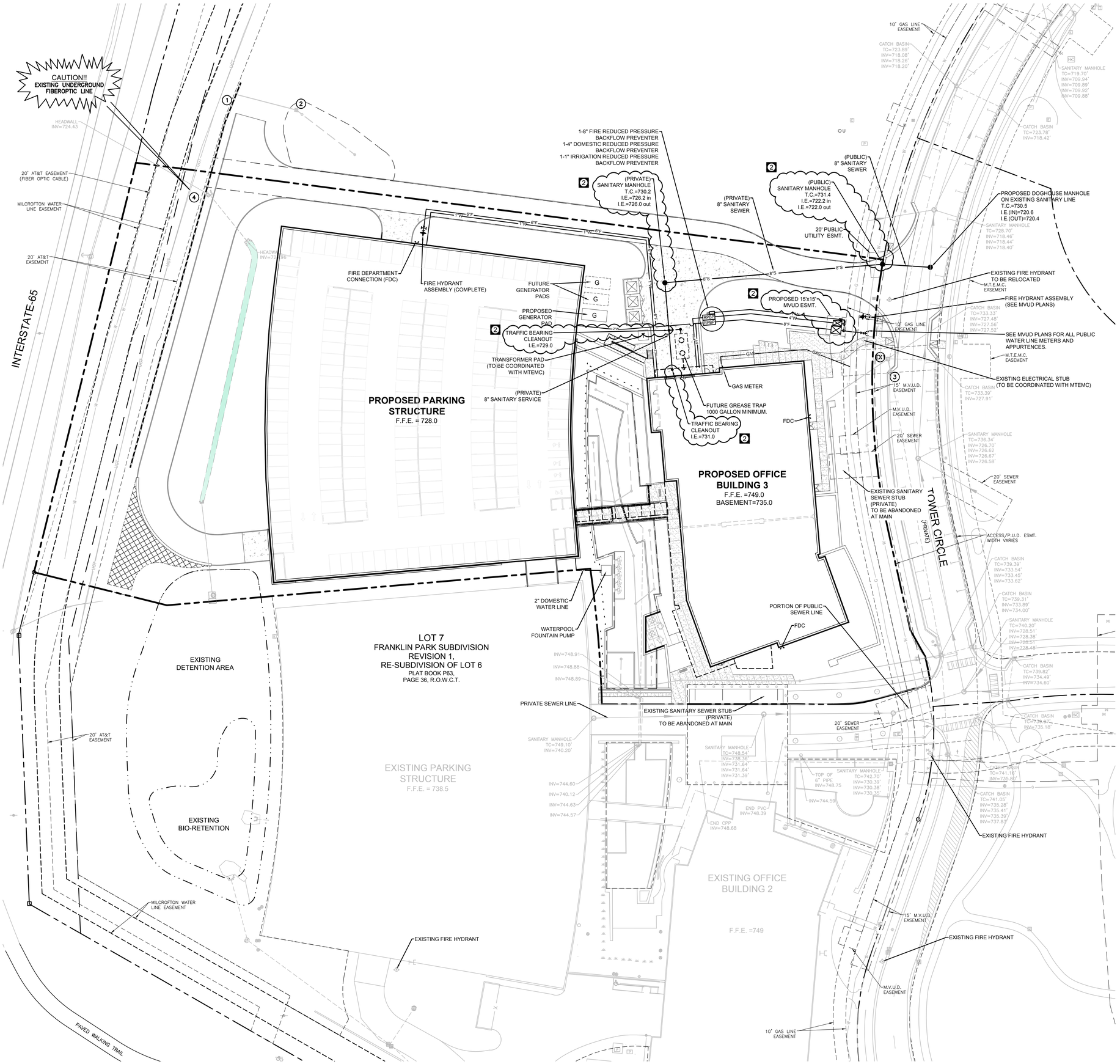
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GAS	ATMOS ENERGY (615) 566-3073 RON MYATT
TELEPHONE	AT&T (615) 595-7816 DAVID TUTTEROW

FIRE NOTES:

1. BEGINNING AT THE FIRE METER, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR.
2. SEPARATE PLANS MUST BE PREPARED AND SUBMITTED FOR REVIEW PRIOR TO WORK COMMENCING ON UNDERGROUND FIRE LINES.

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SITE UTILITY PLAN

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BFP1-S SERIES
BFP2-S SERIES

ENCLOSURE FEATURES
- Easy Access
- Removable Top and Front Panel
- Lockable for Vandal Protection
- Freeze Protection (-30F)
  ASSE 1060 - 1996 (Class I,II, III)
  ASSE 1060-2006 (Class II, III)
- No subassembly required
- Oversized Drains at Enclosure Grade
- Structurally Rigid Insulation
- Simple Installation
- Mounting Hardware Included



Product Materials
.050 mill finished marine grade aluminum
Polyisocyanurate insulation 1.5" thick (10.0R-value)

STANDARDS & CODES
- ASSE 1060
- ASTM B209
- OSHA 1910

The backflow enclosure shall be ASSE 1060- 1996 (Class I,II, III) ASSE 1060-2006 (Class II, III) certified and shall provide freeze and vandal protection for backflow preventers installed outside and above ground. Materials shall be (.050/18 ga.) mill finished aluminum bonded to a unicellular, non-wicking polyisocyanurate foam core insulation. Insulation shall be 1.5" thick (R10) and have a heavy black reinforced fiber each side. Drain shall be insulated and sized to accommodate maximum discharge of the backflow preventer valve and remain closed except during discharge of the backflow valve. The enclosure shall have full access for testing and servicing of the backflow preventer with strategically placed lockable access panels. Enclosure shall be anchored to a concrete pad within the enclosure with masonry anchors.

Heat when required (ASSE 1060-1996 Class 1) shall be a 820/1P self regulating heat cable . Heat cable shall be UL or FTL listed and sized to maintain freeze protection of the backflow preventer with an outside temperature of -30°F Heater shall have a male receptacle plug for easy power connection. Power source shall be a ground fault interupter receptacle supplied and installed by others. Electrical power source shall be installed in accordance with all state and local codes.

MODEL NUMBER	ENCLOSURE DESCRIPTION	INSIDE DIMENSIONS			OUTSIDE DIMENSIONS			CONCRETE PAD DIMENSIONS		SHIPPING WEIGHT
BFP1-S	1" W/STRAINER	00"L	10"W	22"H	33"L	13"W	24"H	45"L	25"W	6"T	45#
BFP2-S	2" W/STRAINER	43"L	14"W	28"H	46"L	17"W	30"H	56"L	28"W	6"T	65#

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Backflow Enclosures

BFP6 SERIES

ENCLOSURE FEATURES
- Easy Access
- Lockable for Vandal Protection
- Freeze Protection (-30F)
  ASSE 1060 - 1996 (Class I,II, III)
  ASSE 1060-2006 (Class II, III)
- No subassembly required
- Oversized Drains at Enclosure Grade
- Structurally Rigid Insulation
- Simple Installation
- Mounting Hardware Included



Product Materials
.050 mill finished marine grade aluminum
Polyisocyanurate insulation 1.5" thick (10.0R-value)

STANDARDS & CODES
- ASSE 1060
- ASTM B209
- OSHA, B1G

The backflow enclosure shall be ASSE 1060- 1996 (Class I,II, III) ASSE 1060-2006 (Class II, III) certified and shall provide freeze and vandal protection for backflow preventers installed outside and above ground. Materials shall be (.050/18 ga.) mill finished aluminum bonded to a unicellular, non-wicking polyisocyanurate foam core insulation. Insulation shall be 1.5" thick (R10) and have a heavy black reinforced fiber each side. Drain shall be insulated and sized to accommodate maximum discharge of the backflow preventer valve and remain closed except during discharge of the backflow valve. The enclosure shall have full access for testing and servicing of the backflow preventer with strategically placed lockable access panels. Enclosure shall be anchored to a concrete pad within the enclosure with masonry anchors.

Heat when required (ASSE 1060-1996 Class 1) shall be a thermostatically controlled 120/1/1PH flat forced heater . Heater shall be UL or ETL listed and sized to maintain a +40°F inside the enclosure with an outside temperature of -30°F Heater shall have a six-foot cord and plug for easy receptacle connection. Power source shall be a ground fault interupter receptacle supplied and installed by others. Electrical power source shall be installed in accordance with all state and local codes.

MODEL NUMBER	ENCLOSURE DESCRIPTION	INSIDE DIMENSIONS			OUTSIDE DIMENSIONS			CONCRETE PAD DIMENSIONS		SHIPPING WEIGHT
BFP6-N	2 DOOR PANEL	102"L	36"W	56"H	105" L	41"W	58"H	117"L	53"W	6"T	385#
BFP6-NS	2 DOOR PANEL	120"L	36"W	56"H	123"L	41"W	58"H	135"L	53"W	6"T	400#
BFP6-O	2 DOOR PANEL	102"L	36"W	67"H	105"L	41"W	69"H	117"L	53"W	6"T	395#
BFP6-OT	2 DOOR PANEL	105"	40"W	78"H	108"L	43"W	80"H	120"L	56"W	6"T	425#
BFP6-OS	2 DOOR PANEL	120"L	36"W	67"H	123"L	41"W	69"H	135"L	53"W	6"T	415#
BFP6-NA	2 DOOR PANEL	64"L	42"W	48"H	67"L	45"W	50"H	79"L	57"W	6"T	350#
BFP6-OA	2 DOOR PANEL	64"L	55"W	48"H	67"L	58"W	50"H	79"L	70"W	6"T	375#

AquaSHIELD®
2020 west 38th St. · No. Little Rock, Ar.· 72118 · (866) 345-6675 · Fax (501) 791-1801

SUBMITTAL DATA SHEET
(866)345-6675
Fax (501)791-1801
Web: aquashieldenclosures.com
Email:

AquaSHIELD

Backflow Enclosures

BFP4 SERIES

ENCLOSURE FEATURES
- Easy Access
- Lockable for Vandal Protection
- Freeze Protection (-30F)
  ASSE 1060- 1996 (Class I,II, III)
  ASSE 1060-2006 (Class II, III)
- No subassembly required
- Oversized Drains at Enclosure Grade
- Structurally Rigid Insulation
- Simple Installation
- Mounting Hardware Included



Product Materials
.050 mill finished marine grade aluminum
Polyisocyanurate insulation 1.5" thick (10.0R-value)

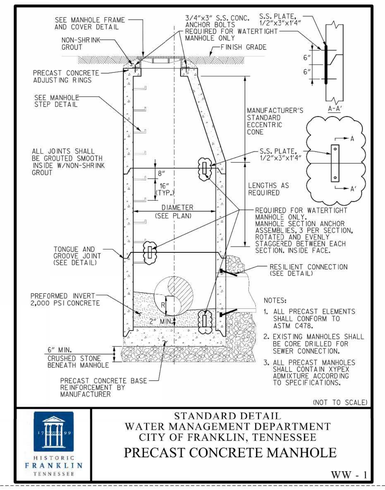
STANDARDS & CODES
- ASSE 1060
- ASTM B209
- OSHA 1910

The backflow enclosure shall be ASSE 1060- 1996 (Class I,II, III) ASSE 1060-2006 (Class II, III) certified and shall provide freeze and vandal protection for backflow preventers installed outside and above ground. Materials shall be (.050/18 ga.) mill finished aluminum bonded to a unicellular, non-wicking polyisocyanurate foam core insulation. Insulation shall be 1.5" thick (R10) and have a heavy black reinforced fiber each side. Drain shall be insulated and sized to accommodate maximum discharge of the backflow preventer valve and remain closed except during discharge of the backflow valve. The enclosure shall have full access for testing and servicing of the backflow preventer with strategically placed lockable access panels. Enclosure shall be anchored to a concrete pad within the enclosure with masonry anchors.

Heat when required (ASSE 1060-1996 Class 1) shall be a thermostatically controlled 120/1/1PH flat forced heater . Heater shall be UL or ETL listed and sized to maintain a +40°F inside the enclosure with an outside temperature of -30°F Heater shall have a six-foot cord and plug for easy receptacle connection. Power source shall be a ground fault interupter receptacle supplied and installed by others. Electrical power source shall be installed in accordance with all state and local codes.

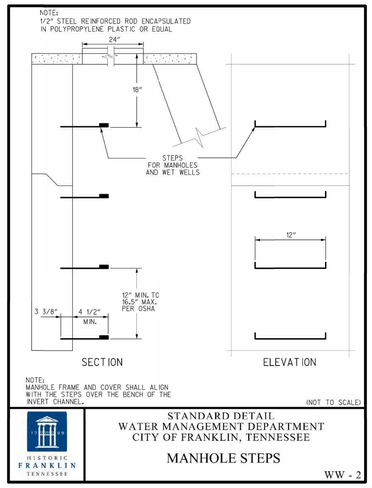
MODEL NUMBER	ENCLOSURE DESCRIPTION	INSIDE DIMENSIONS			OUTSIDE DIMENSIONS			CONCRETE PAD DIMENSIONS		SHIPPING WEIGHT
BFP4-N	2 DOOR PANEL	88"L	28"W	44"H	91" L	31" W	46"H	103"L	43"W	6"T	225#
BFP4-NS	2 DOOR PANEL	102"L	28"W	44"H	105"L	31"W	46"H	117"L	43"W	6"T	385#
BFP4-O	2 DOOR PANEL	88"L	28"W	54"H	91"L	31"W	56"H	103"L	43"W	6"T	435#
BFP4-OT	2 DOOR PANEL	95"	40"W	64"H	98"L	43"W	66"H	110"L	55"W	6"T	450#
BFP4-OS	2 DOOR PANEL	102"L	28"W	54"H	105"L	31"W	56"H	117"L	43"W	6"T	450#
BFP4-NA	2 DOOR PANEL	55"L	35"W	45"H	58"L	38"W	48"H	70"L	50"W	6"T	290#
BFP4-OA	2 DOOR PANEL	55"L	46"W	45"H	58"L	48"W	48"H	70"L	60"W	6"T	315#

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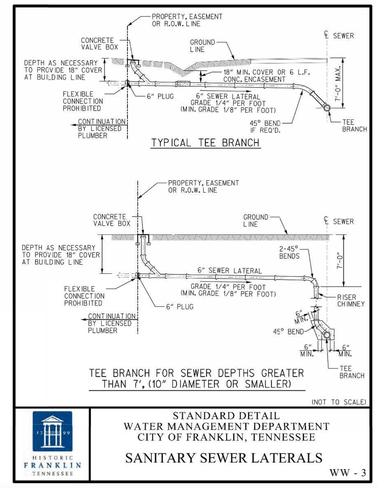
HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
PRECAST CONCRETE MANHOLE
WW - 1



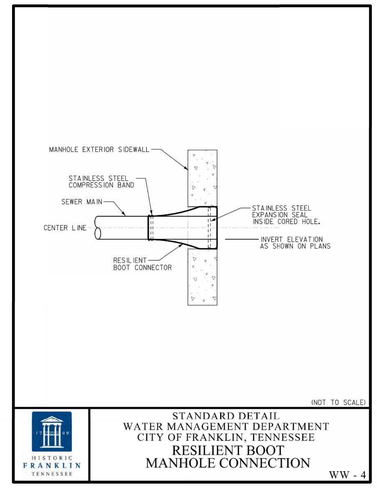
HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE STEPS
WW - 2



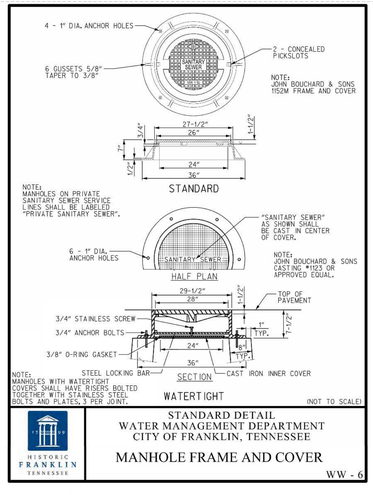
HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
SANITARY SEWER LATERALS
WW - 3



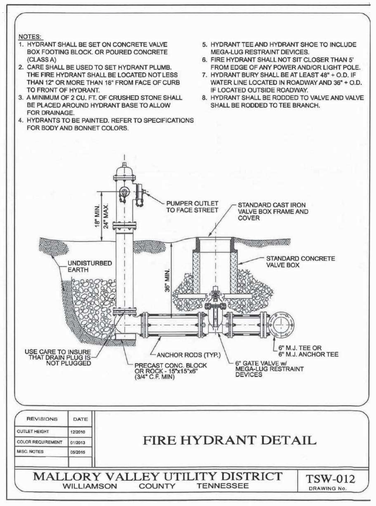
HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESILIENT BOOT
MANHOLE CONNECTION
WW - 4



HISTORIC FRANKLIN TENNESSEE

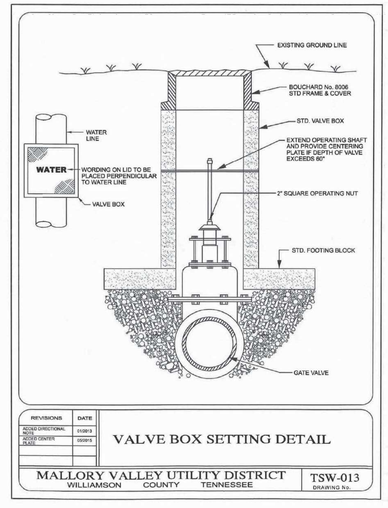
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER
WW - 6



REVISIONS	DATE
CUTOUT HEIGHT	1/29/08
COLOR REQUIREMENT	01/28/13
MISC. NOTES	09/09/08

FIRE HYDRANT DETAIL

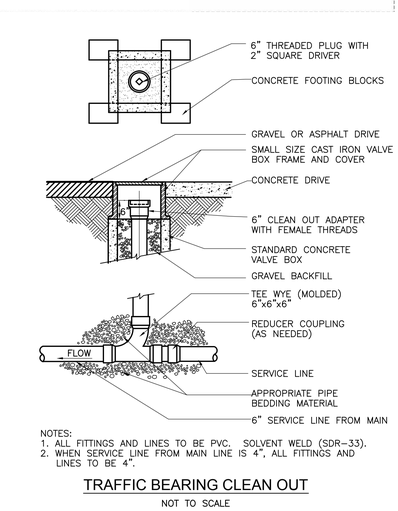
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-012
DRAWING No.



REVISIONS	DATE
ACCESS DIRECTIONAL NOTE	01/28/13
ACCESS CENTER PLATE	05/09/13

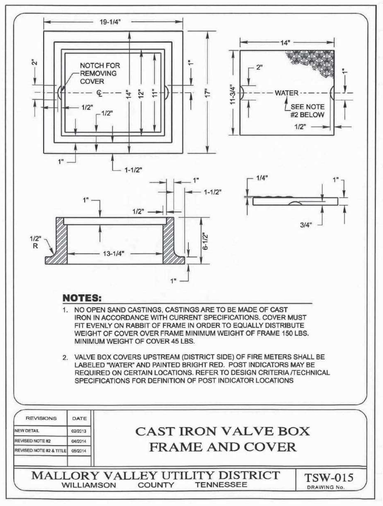
VALVE BOX SETTING DETAIL

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-013
DRAWING No.



NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR—33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

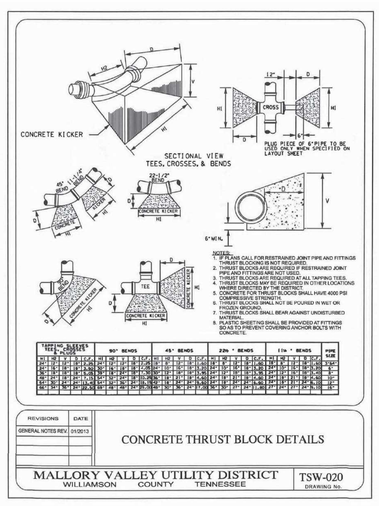
TRAFFIC BEARING CLEAN OUT
NOT TO SCALE



REVISIONS	DATE
NEW DETAIL	02/07/13
REVISED NOTE #2	04/02/14
REVISED NOTE #2 & TITLE	08/02/14

CAST IRON VALVE BOX FRAME AND COVER

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-015
DRAWING No.

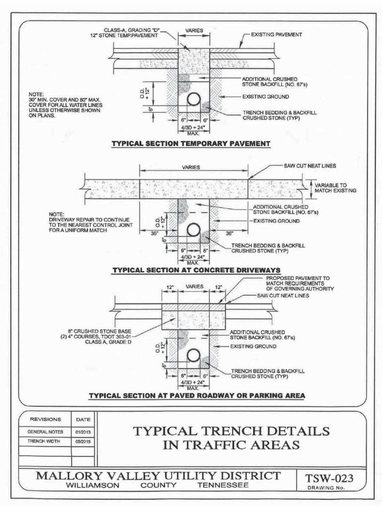


90° BENDS				45° BENDS				22½ ° BENDS				11¼ ° BENDS				PIPE SIZE
H	H1	H2	V	H	H1	H2	V	H	H1	H2	V	H	H1	H2	V	
24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	6"
30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	8"
36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	10"
42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	12"
48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	14"
54"	54"	54"	54"	54"	54"	54"	54"	54"	54"	54"	54"	54"	54"	54"	54"	16"
60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	18"
66"	66"	66"	66"	66"	66"	66"	66"	66"	66"	66"	66"	66"	66"	66"	66"	20"
72"	72"	72"	72"	72"	72"	72"	72"	72"	72"	72"	72"	72"	72"	72"	72"	24"

REVISIONS	DATE
GENERAL NOTES REV.	01/28/13

CONCRETE THRUST BLOCK DETAILS

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-020
DRAWING No.



REVISIONS	DATE
GENERAL NOTES	01/01/13
TRENCH WIDTH	02/02/15

TYPICAL TRENCH DETAILS IN TRAFFIC AREAS

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-023
DRAWING No.

DUDA | PAINE ARCHITECTS
HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
Franklin, TN 37067

ARCHITECT
Duda | Paine Architects, PA
333 Liggett Street
Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast
Suite 1425
Atlanta, GA 30326

STRUCTURAL ENGINEER
King/Guinn Associates
A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

WESLEY SCOTT MARK — 115059 — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — CIVIL — STATE OF TENNESSEE

COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION
0	03/01/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

SITE UTILITY DETAILS

Construction Documents

C5.1

4/8/2015 2:30:22 PM

GENERAL LAYOUT NOTES:

1. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY RAGAN-SMITH ASSOCIATES
2. DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY RAGAN-SMITH ASSOCIATES, DATED: XX/XX/XXXX AND PREPARED BY DUDA/PAINE ARCHITECTS, DATED: XX/XX/XXXX
3. ELECTRONIC FILES TO BE PROVIDED TO CONTRACTOR FOR LAYOUT USE.
4. DO NOT SCALE THESE DRAWINGS.
5. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
6. ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
7. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS PULLED FROM THE FOLLOWING BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS.
9. CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
11. NOTIFY THE OWNER OR LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
12. ALL WALLS, COLUMNS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
13. BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF TENNESSEE, WILLIAMSON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LISCENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING , LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
10. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
11. CONTRACTORS SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED SLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.

SYMBOLS:

- EXISTING TREE LOCATION
- PROPOSED TREE LOCATION
- HIGH POINT / LOW POINT
- LIGHT FIXTURE (POLE LIGHT)
- AREA DRAIN
- AREA DRAIN REFERENCE NUMBER (D10)
- PROPERTY LINE / RIGHT-OF-WAY
- EASEMENT LINE
- STORM DRAIN LINE
- CENTERLINE
- EXISTING CONTOUR (402)
- PROPOSED CONTOUR (402)
- LIMIT OF WORK
- MATCHLINE
- ELEVATION REFERENCE (ELEVATION NUMBER / SHEET NUMBER)
- SECTION REFERENCE (SECTION NUMBER / SHEET NUMBER)
- DETAIL REFERENCE (DETAIL NUMBER / SHEET NUMBER)
- TITLES (DRAWING NUMBER / SHEET NUMBER)
- DIMENSION TO FACE OF MATERIAL OR CENTERLINE (2'-0")

MATERIALS LEGEND:

- TOPSOIL BACKFILL
- UNDISTURBED SUBGRADE / COMPACTED SUBGRADE / SOIL
- SAND / MORTAR
- MULCH / ASPHALT BINDER COURSE
- CAST-IN-PLACE CONCRETE
- ARCHITECTURAL PRECAST CONCRETE
- CONCRETE MASONARY UNIT
- BRICK / ASPHALT SURFACE COURSE
- BRASS / BRONZE/ COPPER
- STEEL
- PLYWOOD
- SHIM
- PEA GRAVEL
- EXCAVATED SOIL
- CULTIVATED SOIL / SOIL BACKFILL
- PLANTING SOIL MIX
- COMPACTED SUBBASE
- DRAINAGE GRAVEL
- TERRAZZO
- STONE
- SEALANT & JOINT FILLER
- PREFORMED JOINT FILLER
- ALUMINUM
- FINISHED WOOD
- ROUGH WOOD
- SHARP SCREENING / CONCRETE SAND
- PLASTIC

ABBREVIATIONS:

&	AND
@	AT
AC	ACRE
ADJ	ADJACENT
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BLDG	BUILDING
BOC	BOTTOM OF CURB
BOL	BOLLARD
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BTWN	BETWEEN
BW	BOTTOM OF WALL
CB	CATCH BASIN
CC	CENTER TO CENTER
CJ	CONTROL JOINT
C/L	CENTER LINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCT(ION)
CONT	CONTINUE(OUS)
COORD	COORDINATE(D)
CTR	CENTER
CU	CUBIC
DI	DRAIN INLET
DIA	DIAMETER
DIV	DIVISION
DRN	DRAIN
DRWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	SPOT ELEVATION
ELEC	ELECTRIC(AL)
EOS	EDGE OF SLAB
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EXC	EXCAVATION
EXCL	EXCLUDE(ED,ING)
EXIST	EXISTING
EXP	EXPOSED
EXPN	EXPAND(ED,ING,SION)
EXT	EXTERIOR
FDTN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH
FIXT	FIXTURE
FOUNT	FOUNTAIN
FT	FOOT(FEET)
FTG	FOOTING
FURN	FURNISH
GAL	GALLON
GALV	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GEN	GENERAL
GRDRL	GUARDRAIL
GRD	GRADE
GRND	GROUND
HB	HOSE BIBB
HC	HANDICAPPED
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HYD	HYDRANT
ID	INSIDE DIAMETER (DIMENSION)
IN	INCH(ES)
INCL	INCLUDE(D,ING)
INFO	INFORMATION
INT	INTERIOR
IRR	IRRIGATION
INV	PIPE INVERT ELEVATION
L	ANGLE SHAPE
LB	POUND
LDSC	LANDSCAPE(D,ING)
LONG	LONGITUDINAL
LP	LOW POINT
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MH	MANHOLE
MIN	MINIMUM (MINUTE)
MISC	MISCELLANEOUS
MOD	MODIFY(ED)
MP	MID POINT
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
PART	PARTIAL
PERF	PERFORATE(D)
PERIM	PERIMETER
PKG	PARKING
P/L	PROPERTY LINE
PLUMB	PLUMBING
PR	PAIR
PREFAB	PREFABRICATE(D)
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVG	PAVING
PVMT	PAVEMENT
QTY	QUANTITY
R	RISER
REF	REFER TO (REFERENCE)
REINF	REINFORCE(D,ING)
REQD	REQUIRED
RH	RIGHT HAND
RND	ROUND
RP	RADIUS POINT
S	SOUTH
SAN	SANITARY
SCHED	SCHEDULE
SEC	SECTION
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
T	TREAD
TD	TRENCH DRAIN
THK	THICK(NESS)
THRU	THROUGH
TOPO	TOPOGRAPHIC MAP
TOC	TOP OF CURB
TOS	TOP OF SLAB
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
W	WEST
W/	WITH
W/O	WITHOUT
WP	WORK POINT
WWF	WELDED WIRE FABRIC
YD	YARD(S)

DUDA | PAINE ARCHITECTS

HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
Franklin, TN 37067

ARCHITECT
Duda | Paine Architects, PA
333 Liggett Street
Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast
Suite 1425
Atlanta, GA 30326

STRUCTURAL ENGINEER
King/Guinn Associates
A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

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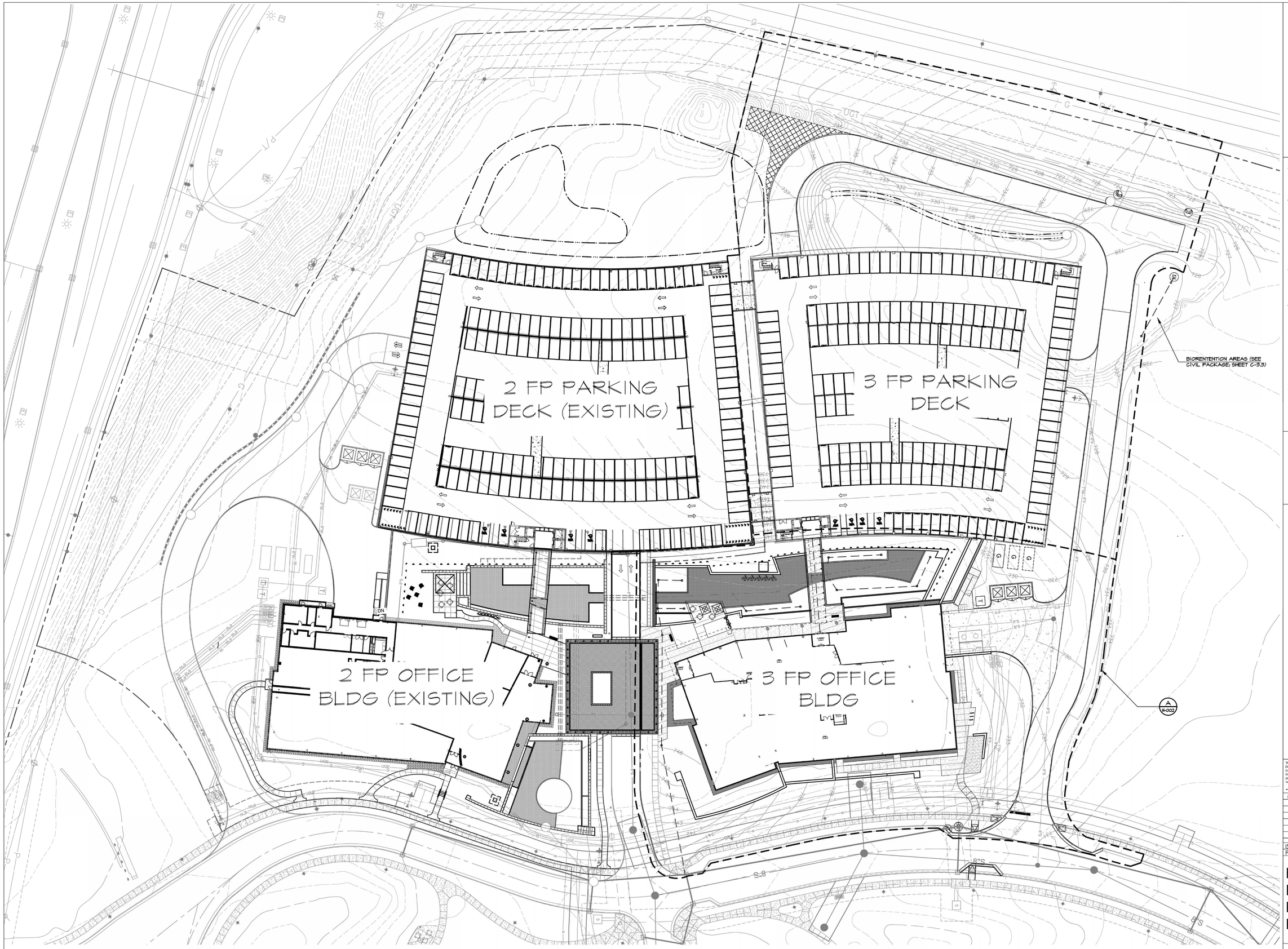
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ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT NOTES & ABBREVIATIONS

Site Plan Submission

H-000



A H-001 HARDSCAPE IMPROVEMENT PLAN - SHEET KEY PLAN
SCALE:1"=30'

0' 15' 30' 60'

NORTH

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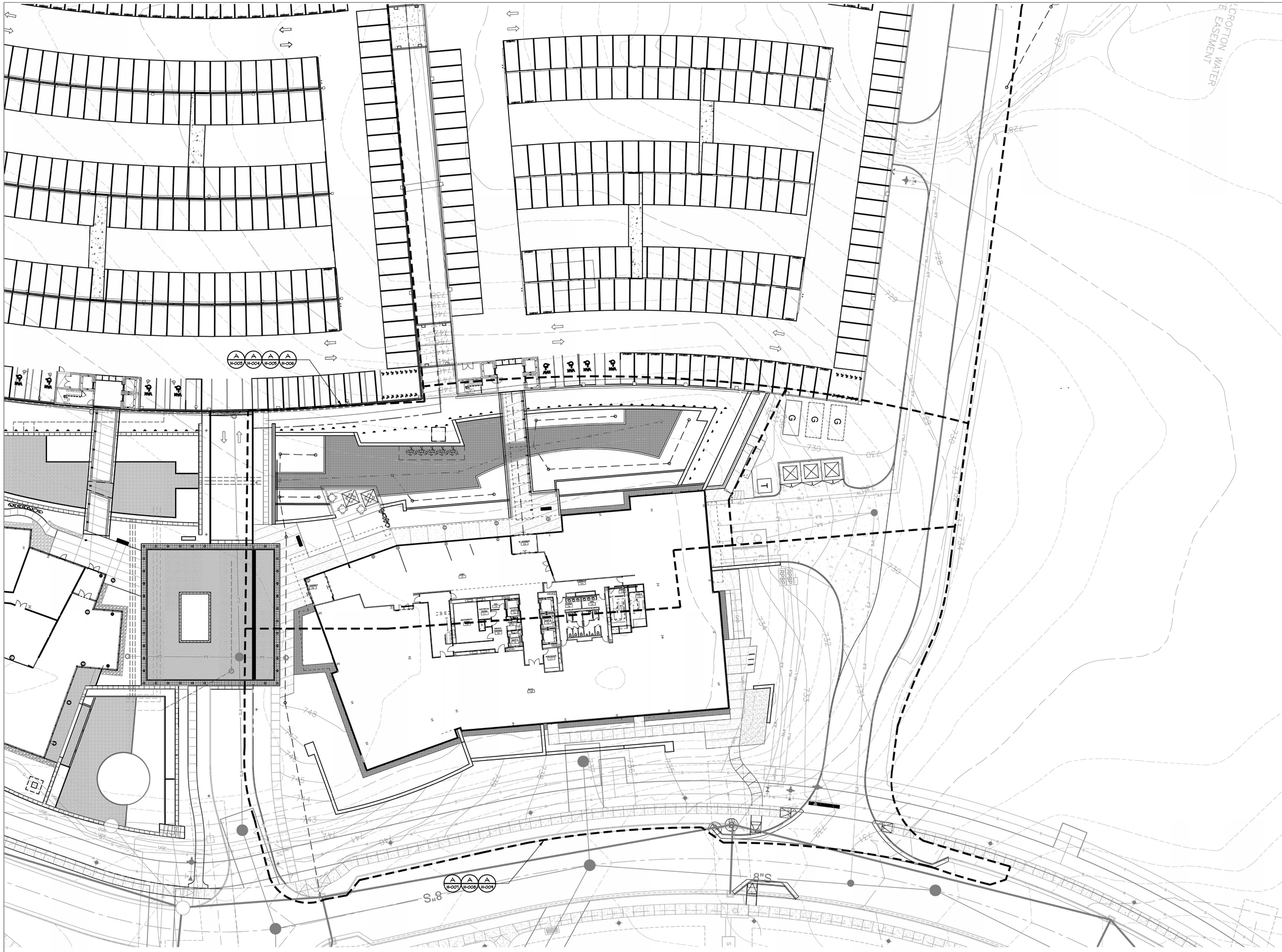
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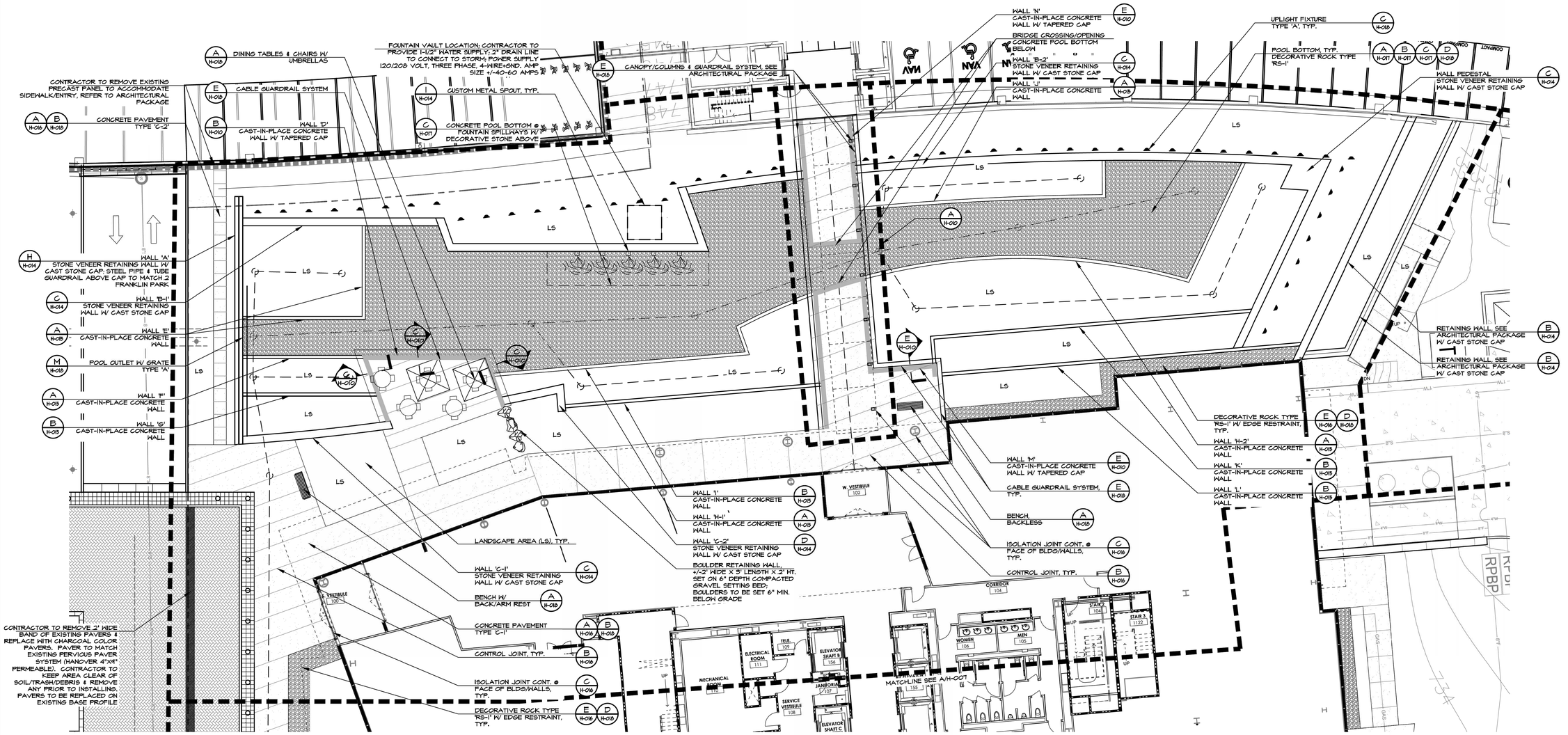
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PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT PLAN - SHEET KEY PLAN

Site Plan Submission

H-001


CROFTON WATER EASEMENT
H-005
H-004
H-005
H-006
H-007
H-008
H-009
MECHANICAL 2ND FLOOR
ELEVATOR MACHINE ROOM
ELEVATOR PIT
MECHANICAL 1ST FLOOR
SERVICE ENTRY
VESTIBULE
ELEVATOR
ELEVATOR
ELEVATOR
ELEVATOR
ELEVATOR
ELEVATOR
RISER
RISER
RISER



A H-003 HARDSCAPE IMPROVEMENT PLAN - ENLARGEMENT

SCALE: 1"=10'

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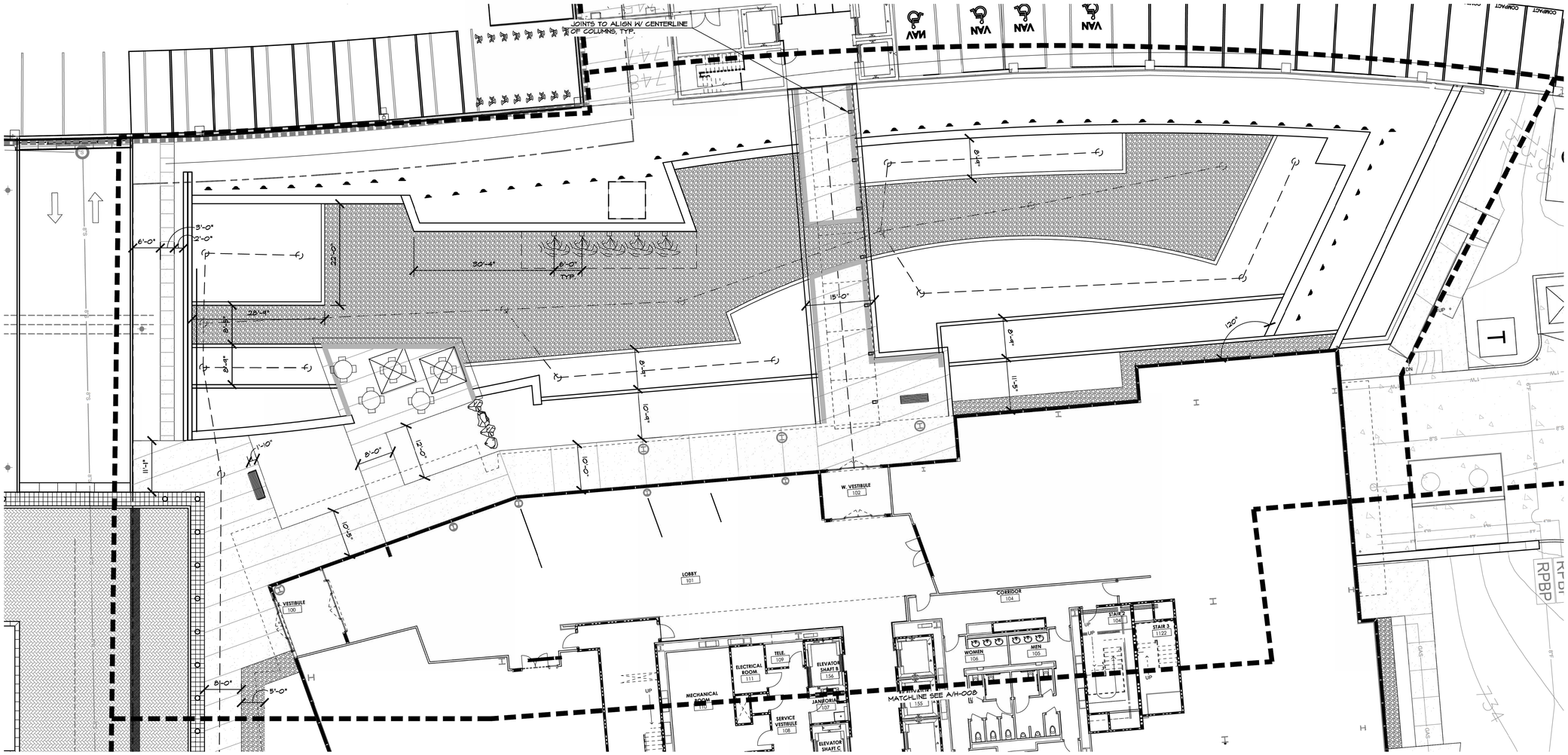
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HARDSCAPE IMPROVEMENT PLAN - ENLARGEMENT

Site Plan Submission

H-003



NOTES:

- DIGITAL INFORMATION TO BE PROVIDED TO CONTRACTOR FOR HARDSCAPE LAYOUT INFORMATION
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A HARDSCAPE LAYOUT PLAN - ENLARGEMENT

H-004 SCALE:1"=10'

0' 5' 10' 20' NORTH

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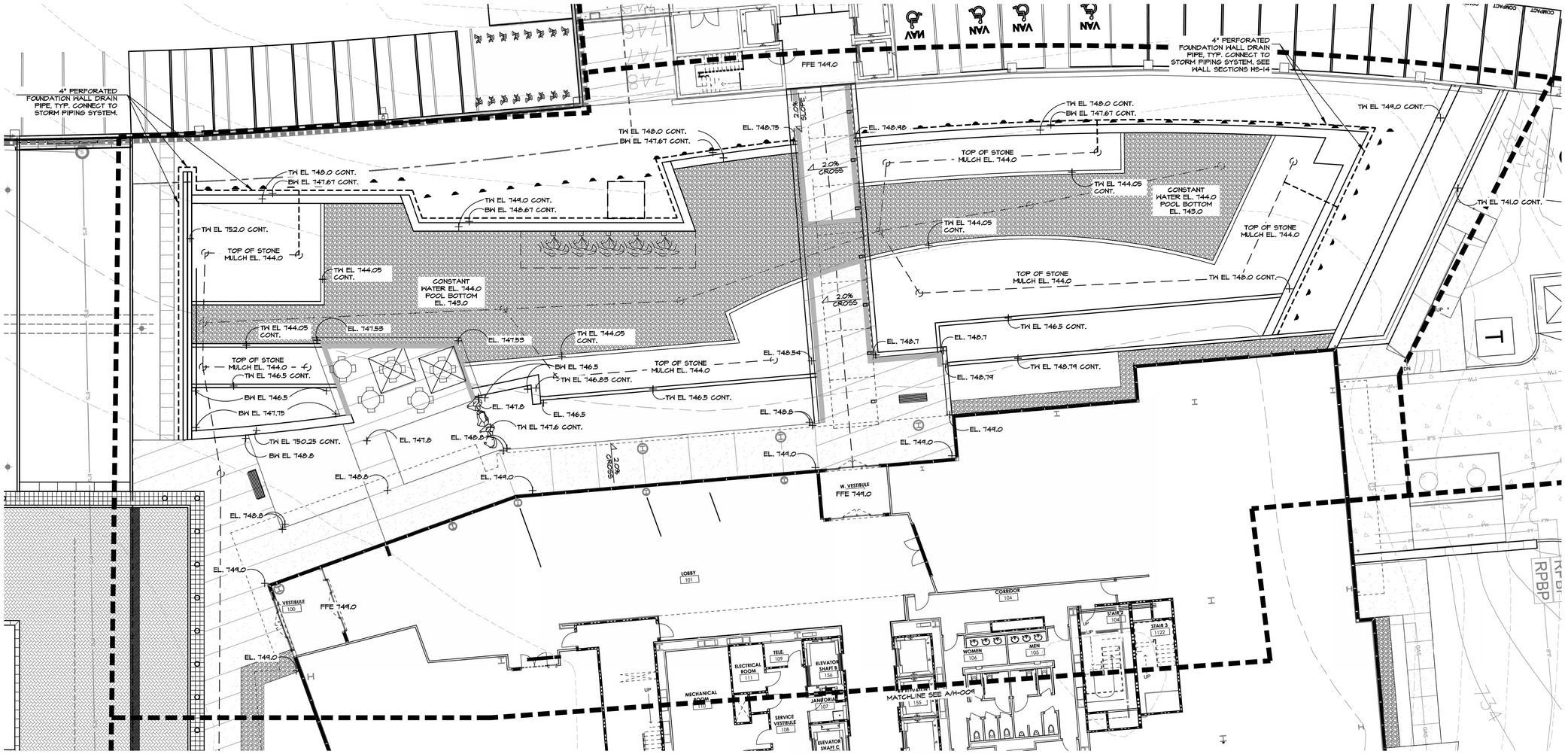
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HARDSCAPE LAYOUT PLAN - ENLARGEMENT

Site Plan Submission

H-004



A H-005 HARDSCAPE GRADING & DRAINAGE PLAN - ENLARGEMENT
SCALE: 1"=10'

0' 5' 10' 20'

NORTH

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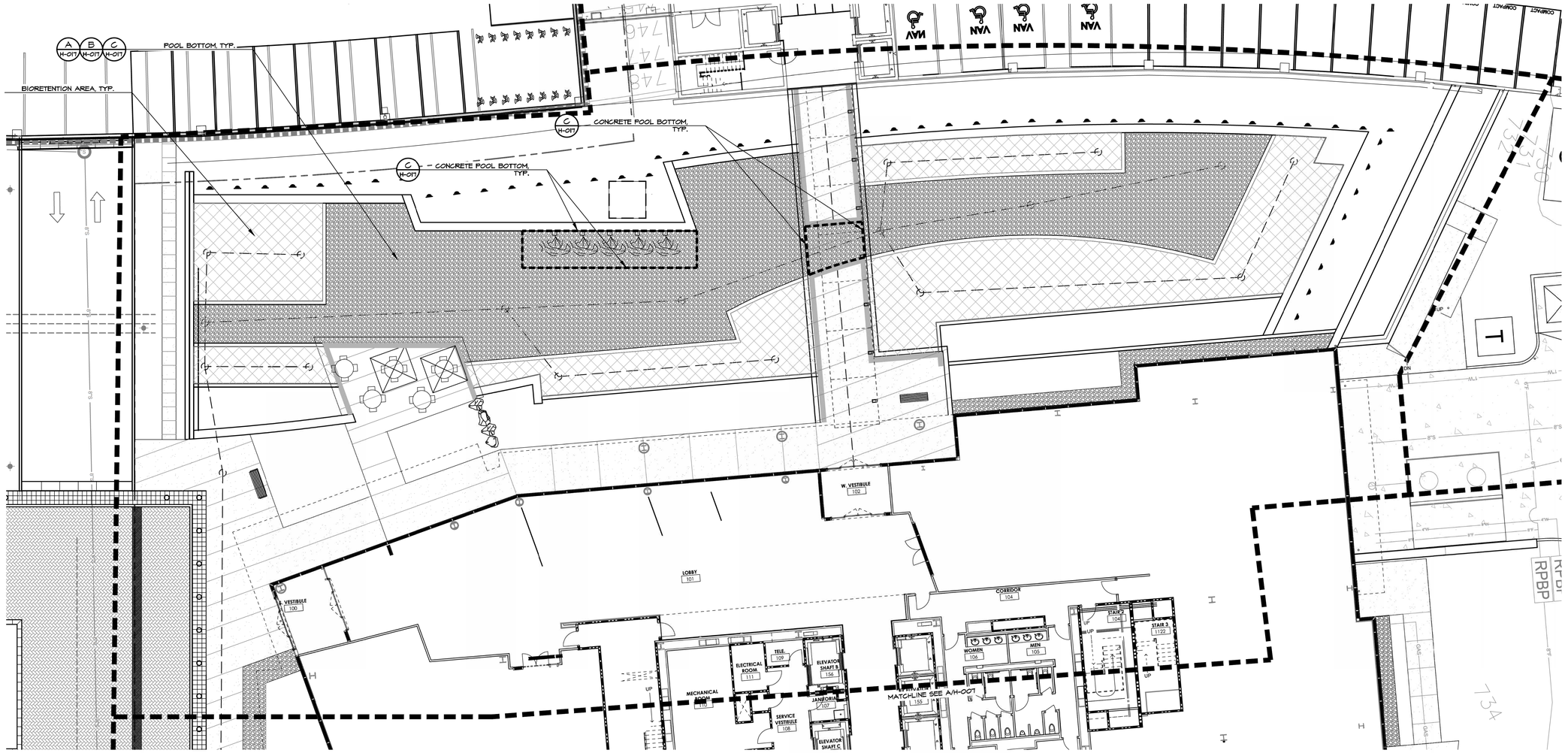
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HARDSCAPE GRADING & DRAINAGE PLAN - ENLARGEMENT

Site Plan Submission

H-005



A H-006 SOILS & BACKFILL PLAN
SCALE: 1"=10'

0' 5' 10' 20'

NORTH

HATCH KEY:

= LEVEL 1 OR 2 BIORENTENTION AREAS (SEE CIVIL PACKAGE; SHEET C-3.3)
ROUNDED RIVER STONE MULCH, TYP.
3" DEPTH OF ROUNDED RIVER STONE (3/4" - 1" SIZE) TO MATCH 2FP.
CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION. TOP OF STONE MULCH TO BE SET FLUSH W/ TOP OF C.I.P CONCRETE WALL, TYP.

= POOL BOTTOM SYSTEM:
CONTRACTOR TO PRICE
A. GRANULAR BENTONITE & CETCO - BENTOMAT LINER SYSTEM (A H-017 / B H-017 / C H-017)
B. LINER SYSTEM
C. CONCRETE BOTTOM

= CONCRETE POOL BOTTOM W/ RIVER STONE ABOVE (C H-017)

NOTES:
1. BENTONITE POOL LINER SYSTEM:
CETCO - VOLCLAY SOIL SEALANT OR EQUAL
MANUFACTURER: CETCO
PRODUCT: VOLCLAY SODIUM BENTONITE

TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SOIL TO BE TESTED PRIOR TO INSTALLATION TO DETERMINE APPLICATION RATE. ONCE DETERMINED, PRODUCT TO BE TILLED INTO SUBGRADE & COMPACTED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.

2. REMAINING LANDSCAPE AREA
TO CONTAIN TYPICAL PLANTING SOIL MIX.
REFER TO SPECIFICATIONS.

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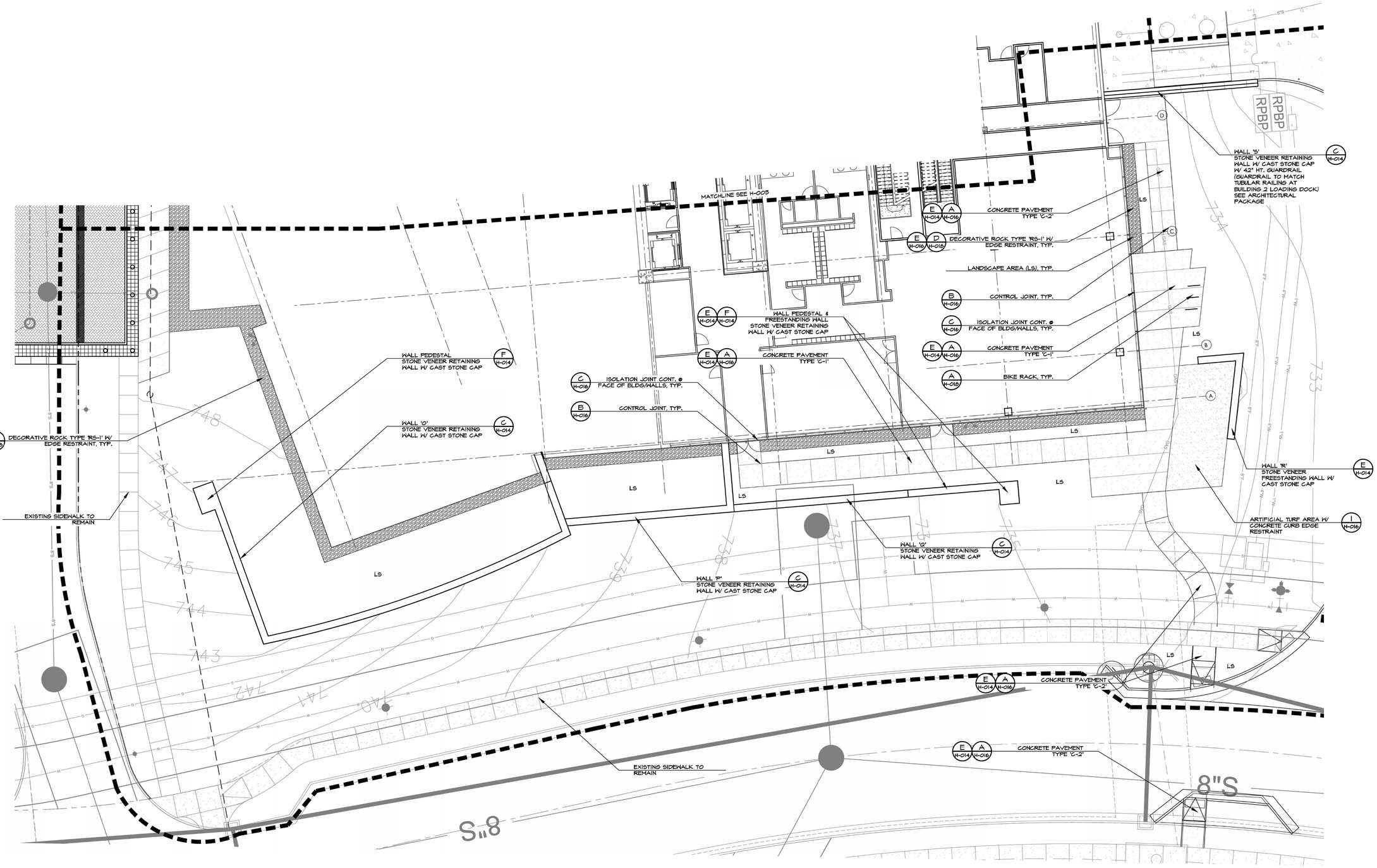
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1	03/01/18	CITY COMMENTS

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

SOILS & BACKFILL PLAN

Site Plan Submission

H-006



A H-007 HARDSCAPE IMPROVEMENT PLAN - ENLARGEMENT
SCALE: 1"=10'

0' 5' 10' 20' NORTH

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HARDSCAPE IMPROVEMENT PLAN - ENLARGEMENT

Site Plan Submission

H-007



NOTES:

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A HARDSCAPE LAYOUT PLAN - ENLARGEMENT

H-008 SCALE:1"=10'

0' 5' 10' 20'

NORTH

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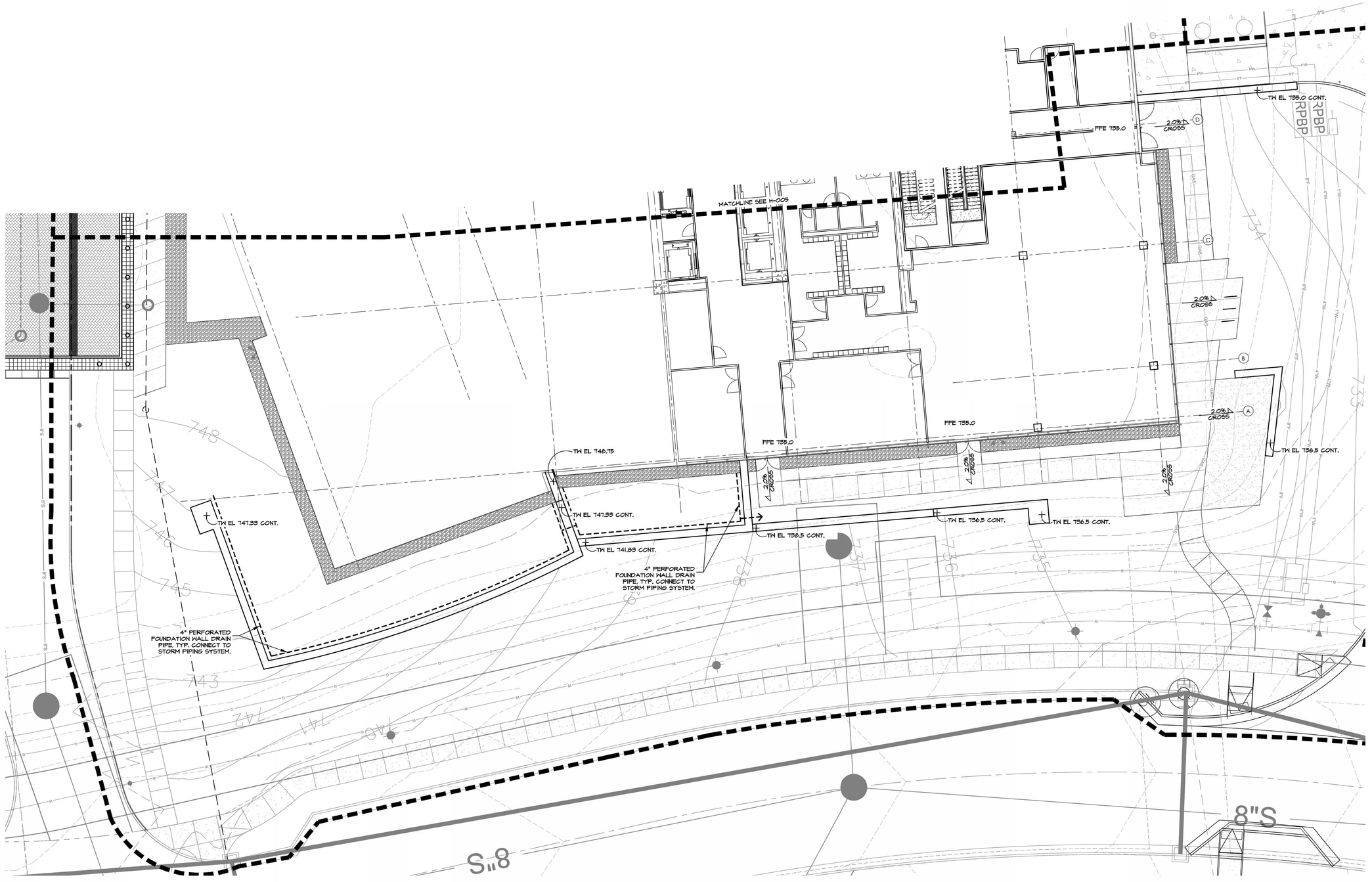
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HARDSCAPE LAYOUT PLAN - ENLARGEMENT

Site Plan Submission

H-008



A H-009 HARDSCAPE GRADING & DRAINAGE PLAN - ENLARGEMENT
SCALE:1"=10'

0' 5' 10' 20' NORTH

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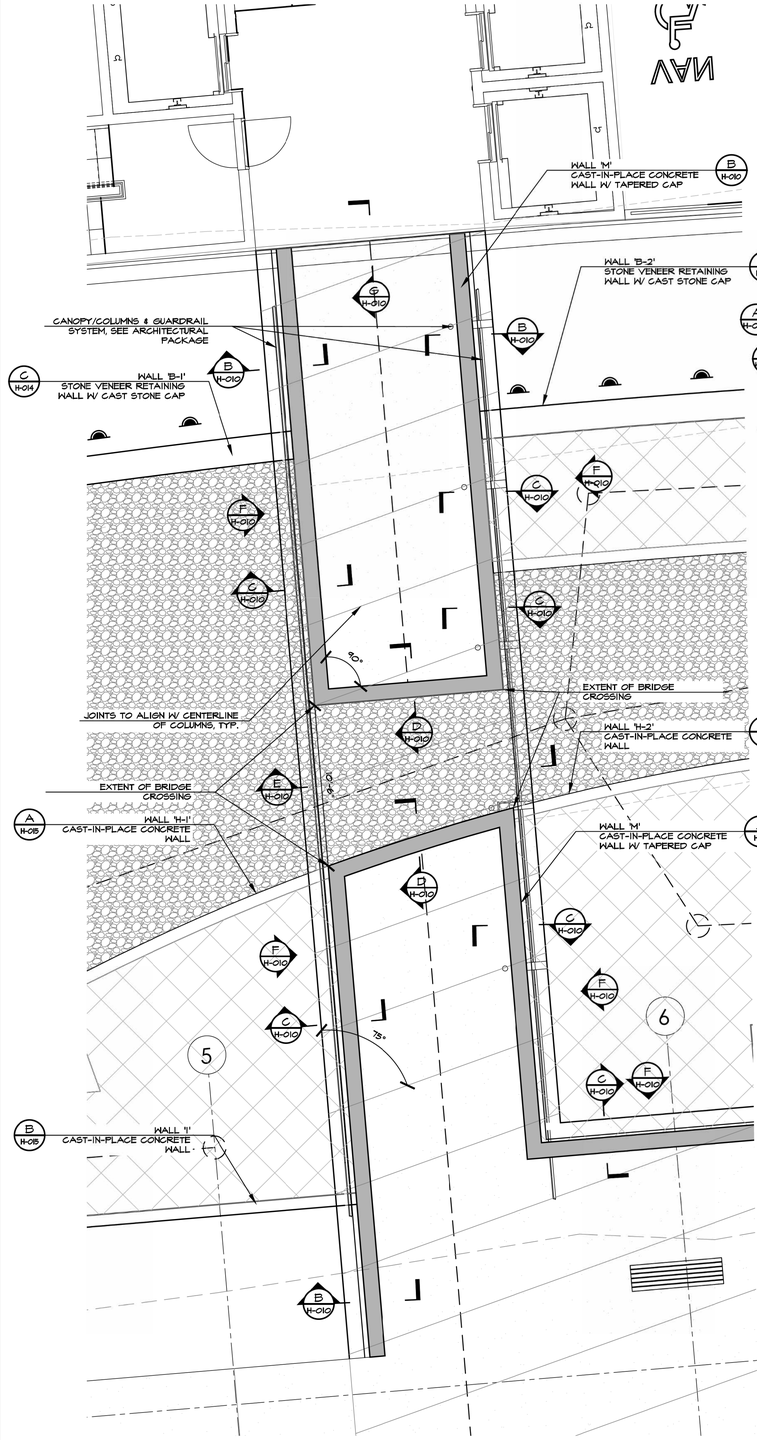
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HARDSCAPE GRADING & DRAINAGE PLAN - ENLARGEMENT

Site Plan Submission

H-009

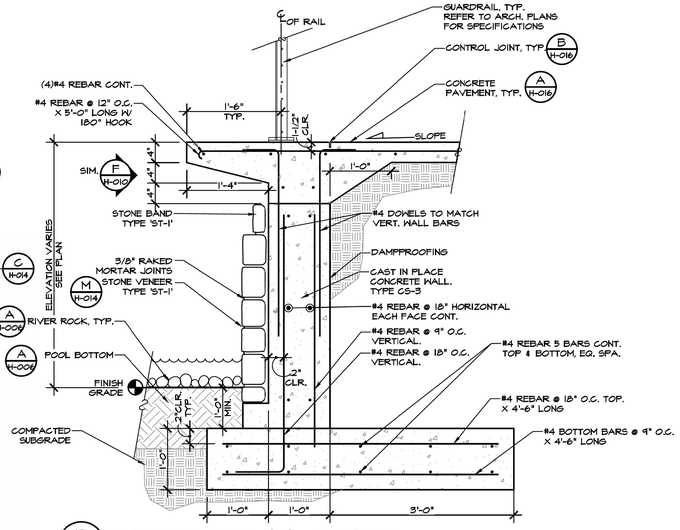


A H-010 HARDSCAPE IMPROVEMENT DETAILS - CANOPY WALK

SCALE:1"=10'

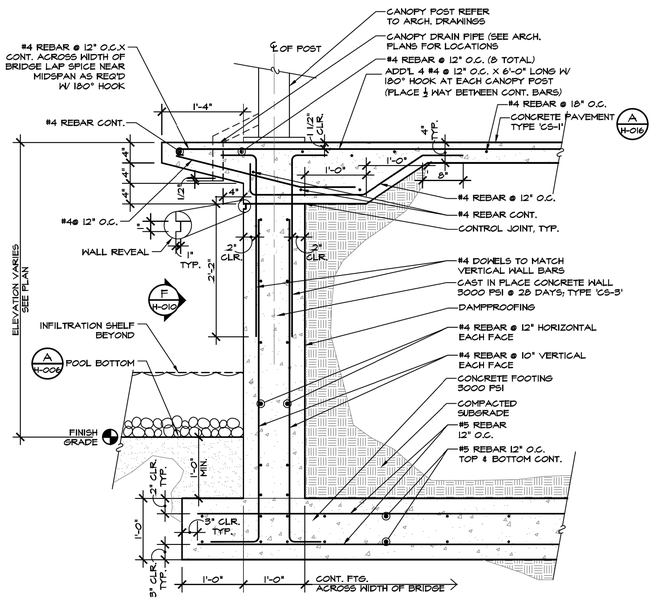
0' 2' 4' 8'

NORTH



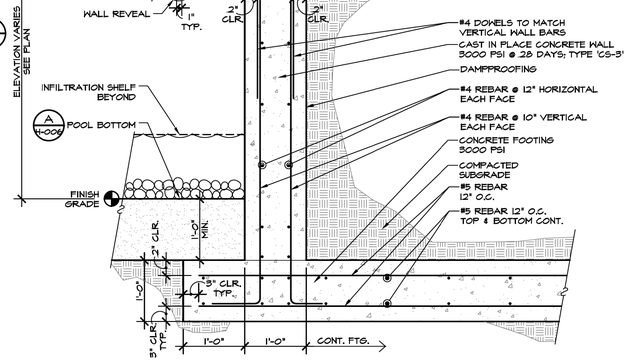
B H-010 RETAINING WALL 'D' - SECTION

SCALE:1" = 1'-0"



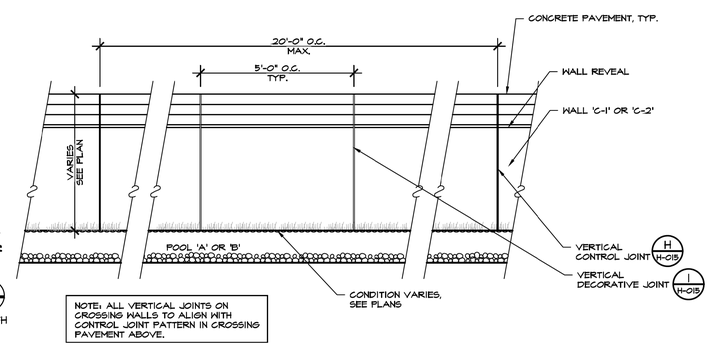
C H-010 WALL 'M' & 'N' - SECTION

SCALE:1" = 1'-0"



D H-010 WALL 'M' & 'N' @ BRIDGE - SECTION

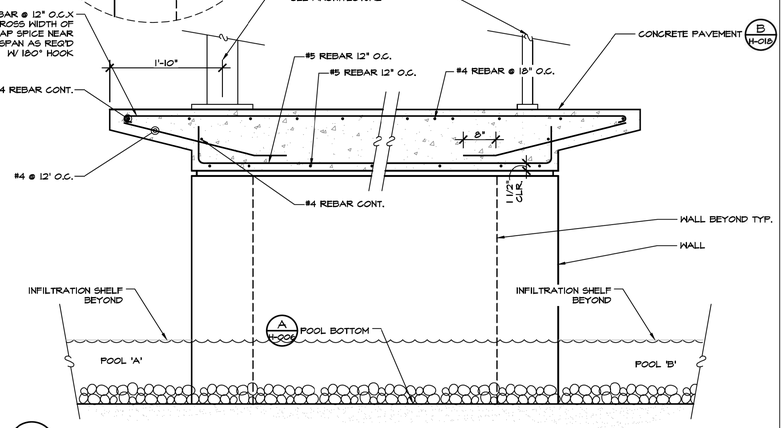
SCALE:1" = 1'-0"



NOTE: ALL VERTICAL JOINTS ON CROSSING WALLS TO ALIGN WITH CONTROL JOINT PATTERN IN CROSSING PAVEMENT ABOVE.

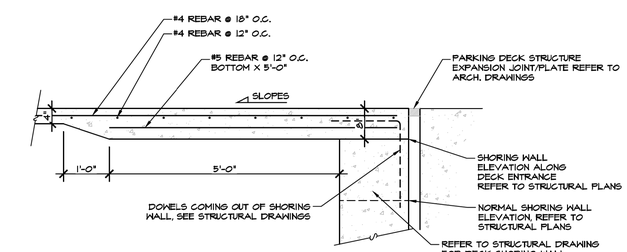
F H-010 CANOPY WALK WALLS 'M' & 'N' - TYP. ELEVATION

SCALE:1/2" = 1'-0"



E H-010 BRIDGE - SECTION

SCALE:1" = 1'-0"



G H-010 CANOPY WALK CONNECTION @ DECK - SECTION

SCALE:3/4" = 1'-0"

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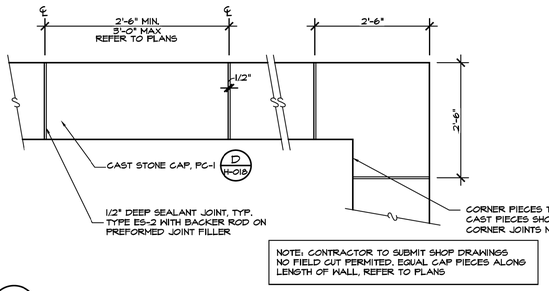
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PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT DETAILS - CANOPY WALK

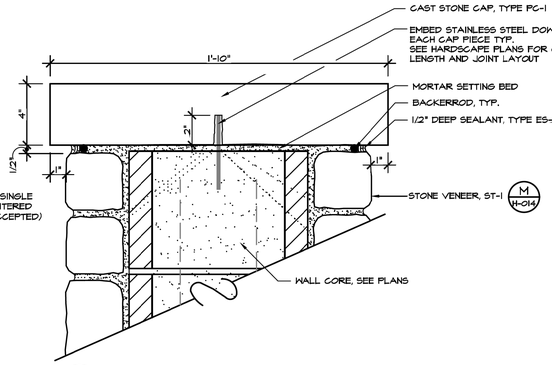
Site Plan Submission

H-010

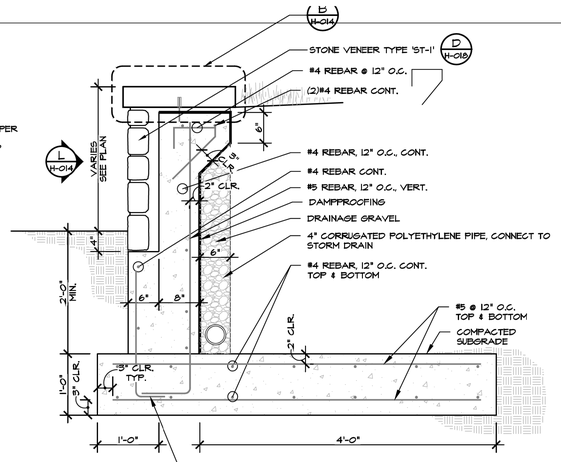


NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS
NO FIELD CUT PERMITED, EQUAL CAP PIECES ALONG
LENGTH OF WALL, REFER TO PLANS

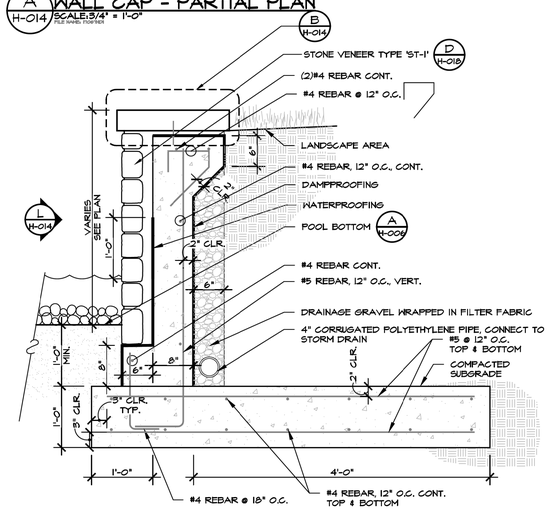
A H-014 WALL CAP - PARTIAL PLAN
SCALE:3/4" = 1'-0"
FILE NAME: 7104TIER1



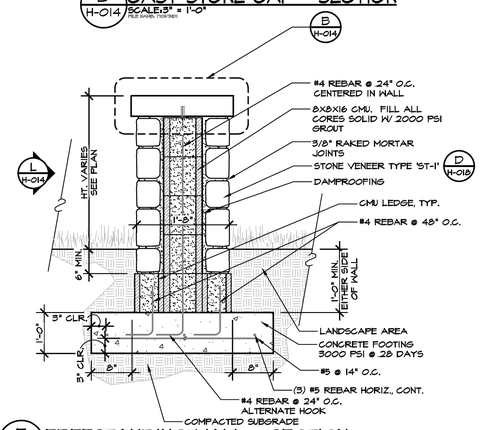
B H-014 CAST STONE CAP - SECTION
SCALE:3" = 1'-0"
FILE NAME: 7104TIER1



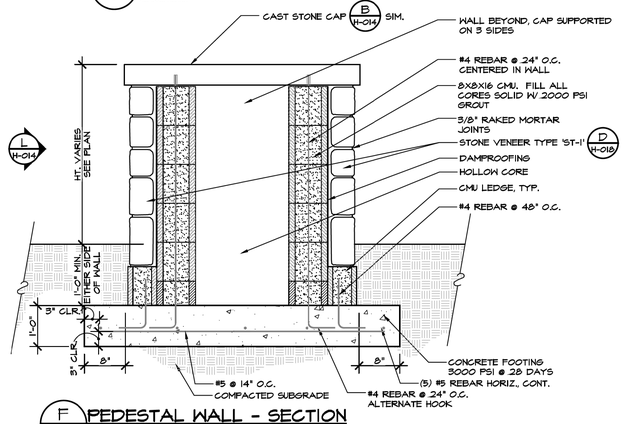
C H-014 RETAINING WALL - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1



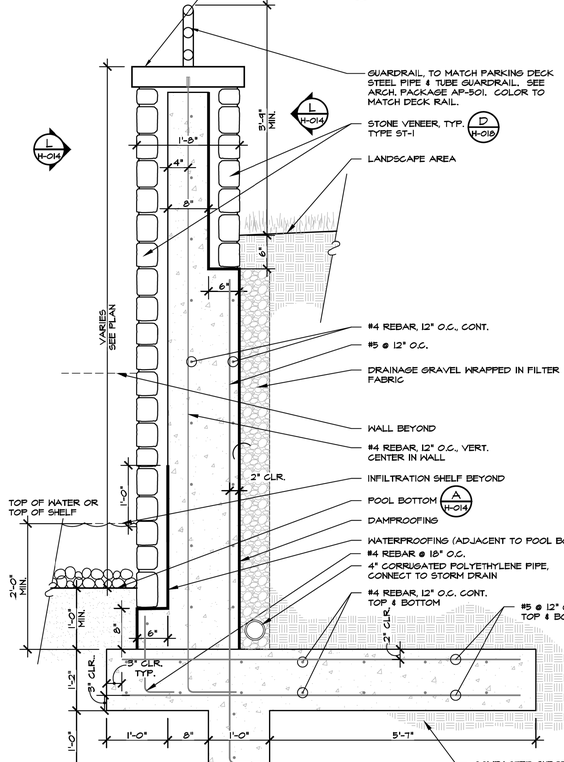
D H-014 RETAINING WALL @ POOL - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1



E H-014 FREESTANDING WALL - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1

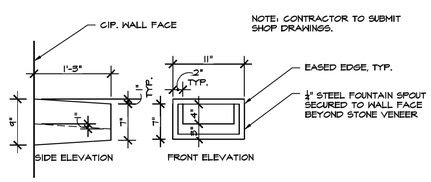


F H-014 PEDESTAL WALL - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1

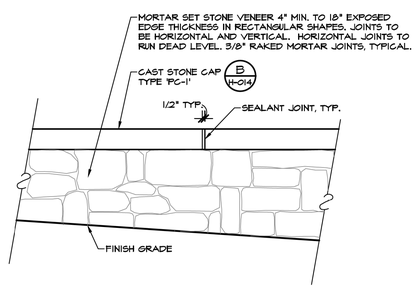


H H-014 RETAINING WALL @ ENTRY DRIVE - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1

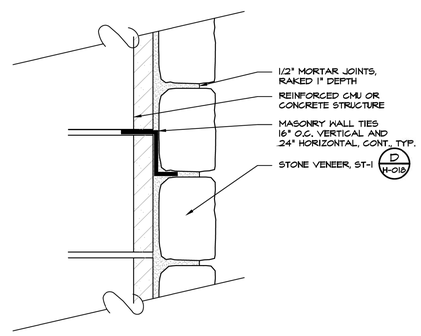
NOTE: CONTRACTOR TO SUBMIT
SHOP DRAWINGS.



I H-014 POOL 'C' SPOUT - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1



L H-014 WALL - ELEVATION
SCALE: 1"=1'-0"
FILE NAME: SECTIONS.DWG



M H-014 STONE VENEER - SECTION
SCALE:3" = 1'-0"
FILE NAME: TEMP.MET

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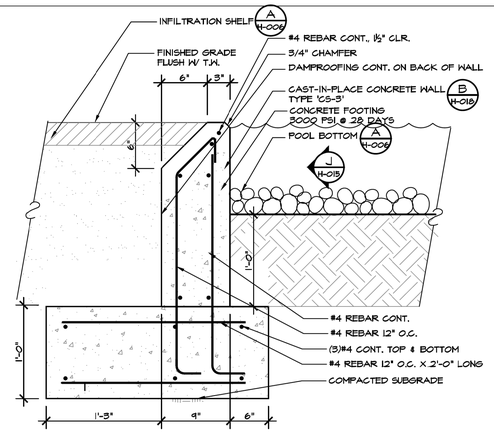
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

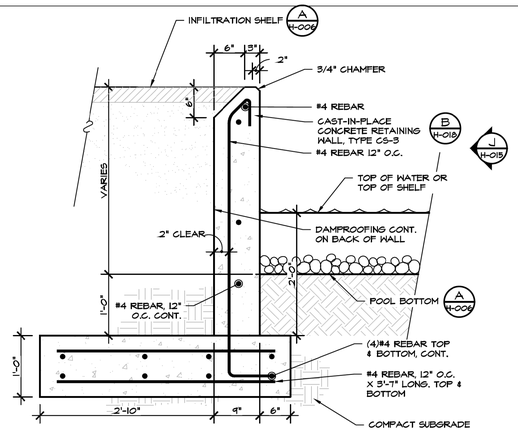
HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

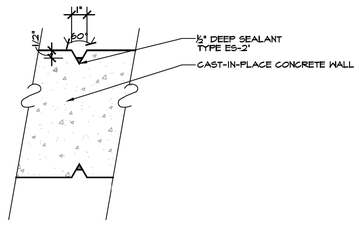
H-014



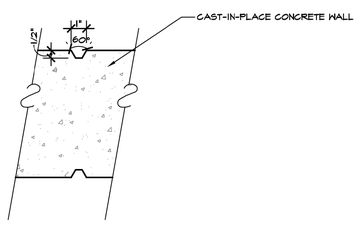
A H-015 CAST-IN-PLACE CONCRETE INFILTRATION WALL- SECTION
SCALE:1-1/2" = 1'-0"
FILE NAMED: DSIGHTHEIGHT



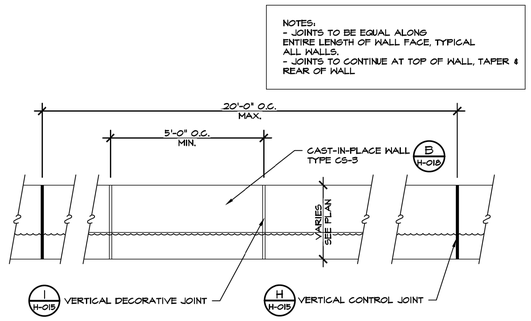
B H-015 CAST-IN-PLACE INFILTRATION WALL - SECTION
SCALE:1" = 1'-0"
FILE NAMED: TOWTRES



H H-015 WALL VERTICAL CONTROL JOINT - PLAN SECTION
SCALE:3" = 1'-0"



I H-015 WALL VERTICAL DECORATIVE JOINT - PLAN SECTION
SCALE:3" = 1'-0"
FILE NAMED: TOWTRES



J H-015 CAST-IN-PLACE CONCRETE INFILTRATION WALL- ELEVATION
SCALE:1-1/2" = 1'-0"
FILE NAMED: TOWTRES

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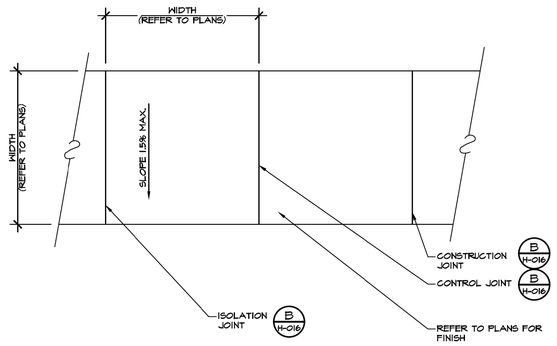
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

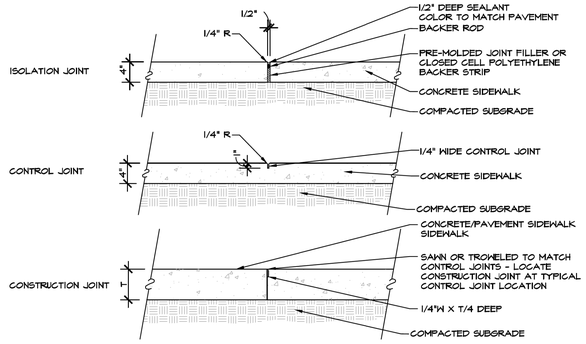
HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

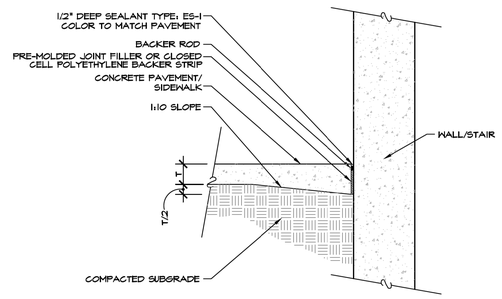
H-015



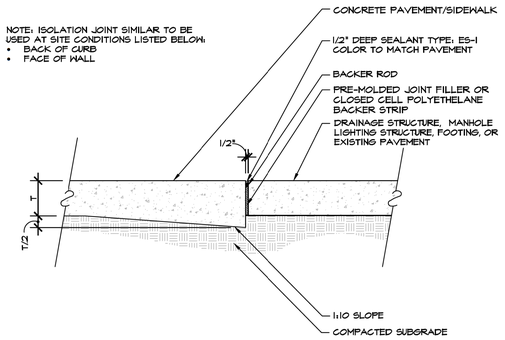
A H-016 CONCRETE PAVEMENT - PLAN
SCALE: 1/2"=1'-0"
FILE NAME: PACPPL-005



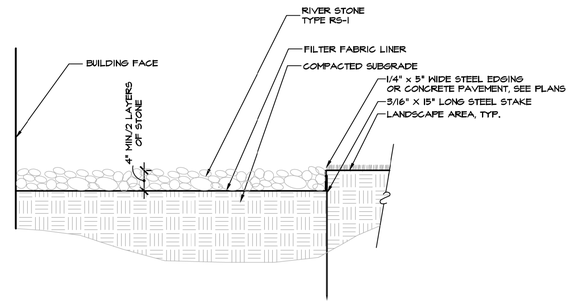
B H-016 CONCRETE PAVEMENT/SIDEWALK - ISOLATION, CONTROL, AND CONSTRUCTION JOINT SECTIONS
SCALE: 1"=1'-0"
FILE NAME: PACPSE-005



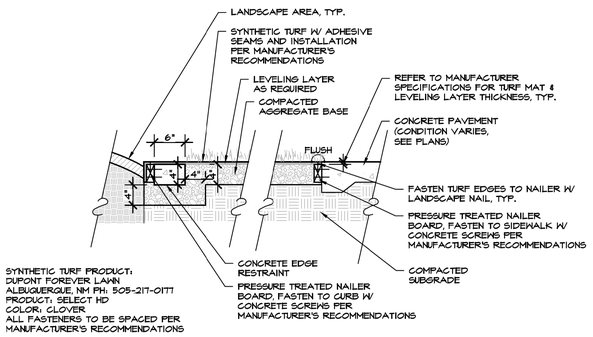
C H-016 CONCRETE PAVEMENT/SIDEWALK AT WALL / STRUCTURE - ISOLATION JOINT SECTION
SCALE: 1"=1'-0"
FILE NAME: PACPSE-004



D H-016 CONCRETE PAVEMENT/SIDEWALK ISOLATION JOINT AT EXISTING PAVEMENT
SCALE: 1"=1'-0"
FILE NAME: PACPSE-010



E H-016 RIVER ROCK ACCENT BAND -SECTION
SCALE:1" = 1'-0"
FILE NAME: PACRR001



1 H-016 SYNTHETIC TURF FIELD & EDGE CONDITIONS - SECTION
SCALE:1" = 1'-0"
FILE NAME: ITSYNTSE1

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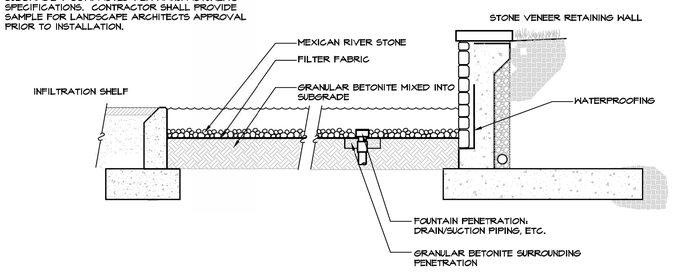
HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

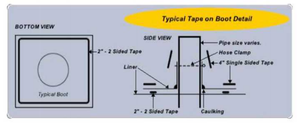
H-016

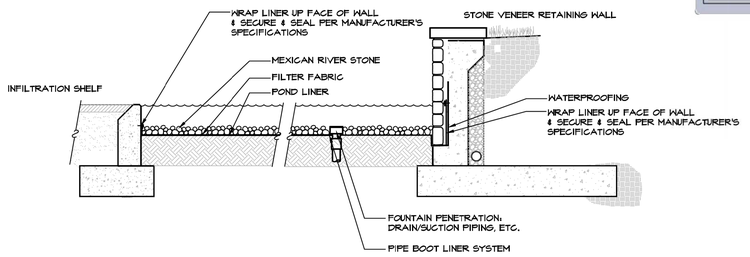
NOTES:
1. BENTONITE POOL LINER SYSTEM:
   CETCO - VOLCLAY SOIL SEALANT OR EQUAL
   MANUFACTURER: CETCO
   PRODUCT: VOLCLAY SODIUM BENTONITE CG-50

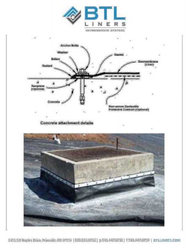
   TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SOIL TO BE TESTED PRIOR TO INSTALLATION TO DETERMINE APPLICATION RATE. ONCE DETERMINED, PRODUCT TO BE TILLED INTO SUBGRADE & COMPACTED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.



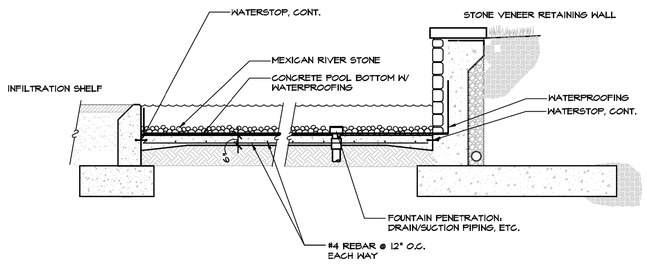
A H-017 POOL BOTTOM - TYPE 'A'
GRANULAR BENTONITE (INSTALLED AT 1 & 2 FP)
SCALE: 1/2" = 1'-0"
FIELD MARKS: FOUR PAIRS







B H-017 POOL BOTTOM - TYPE 'B'
POND LINER
SCALE: 1/2" = 1'-0"
FIELD MARKS: FOUR PAIRS



C H-017 POOL BOTTOM - TYPE 'B'
CONCRETE POOL BOTTOM
SCALE: 1/2" = 1'-0"
FIELD MARKS: FOUR PAIRS

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HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

H-017

QUANTITY	TYPE	MANUFACTURER/MODEL DESCRIPTION	REPRESENTATIVE
2	BENCH 'A'	LANDSCAPE FORMS MELVILLE BENCH, 6' LENGTH (I)BACKED W/ WOODEN SEAT, & (I)BACKLESS SURFACE MOUNT, COLOR: POWDERCOAT BLACK	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES
5	TABLE	LANDSCAPE FORMS CATENA - 42" DIA. FREESTANDING FINISH: SILVER W/ UMBRELLA HOLE	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES
20	CHAIR 'A'	LANDSCAPE FORMS CATENA CHAIR FINISH: SILVER	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES
3	BIKE RACK	LANDSCAPE FORMS LOOP BIKE RACK	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES
2	UMBRELLA	LANDSCAPE FORMS - EQUINOX UMBRELLA - PLAIN EDGE, SURFACE MOUNT; OWNER TO APPROVE LOCATIONS PRIOR TO INSTALL COLOR TO BE APPROVED BY OWNER	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES

NOTES:
- ALTERNATE MANUFACTURERS/SUPPLIERS' PRODUCTS SHOULD MATCH TYPE, COLOR AND FINISH OF THE MANUFACTURER/SUPPLIER LISTED.
- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 10 DAYS OF THE COMMENCEMENT OF WORK.
- SUBMIT PRODUCT DATA AND SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING AND INSTALLATION OF PRODUCT.

A H-018 **FURNITURE SCHEDULE**
N.T.S.

DESIGNATION	FINISH
SIDEWALKS	
CS-1	GRAY CONCRETE MIX W/ #2 COARSE AGGREGATE AND BLACK BEAUTY ADDITIVE. MEDIUM RETARDANT FINISH, TO MATCH COLOR AND FINISH OF SPECIALTY CONCRETE FINISH AT BUILDING ONE.
CS-2	STANDARD GRAY CONCRETE, LIGHT BROOM FINISH
WALLS	
CS-3	GRAY CONCRETE, RUBBED FINISH. REFER TO VERTICAL CAST-IN-PLACE WALL FINISH NOTE.
PAVERS	
C-1	PERMEABLE CONCRETE UNIT PAVER MANUFACTURER: HANOVER ARCHITECTURAL PRODUCTS PRODUCT: HANOVER PERMEABLE 4" X 9" COLOR: MATRIX® M2620 FINISH: TUDOR
C-2	DETECTABLE CONCRETE UNIT PAVER MANUFACTURER: HANOVER ARCHITECTURAL PRODUCTS PRODUCT: HANOVER PREST PAVER DETECTABLE WARNING COLOR: CHARCOAL FINISH: NATURAL

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/ SUPPLIER'S PRODUCTS.
- ALTERNATE PRODUCERS/ SUPPLIERS PRODUCTS SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/ SUPPLIER LISTED.
- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

B H-018 **PAVEMENT SCHEDULE**
N.T.S.

VERTICAL CAST-IN-PLACE WALL FINISH:

CONCRETE FINISH: APPLY THE FOLLOWING TO SMOOTH-FORM-FINISHED AS-CAST CONCRETE WHERE INDICATED.
A. SMOOTH-RUBBED FINISH: NOT LATER THAN ONE DAY AFTER FORM REMOVAL, MOISTEN CONCRETE SURFACES AND RUB WITH CARBORUNDUM BRICK OR ANOTHER ABRASIVE UNTIL PRODUCING A UNIFORM COLOR AND TEXTURE. DO NOT APPLY CEMENT GROUT OTHER THAN THAT CREATED BY THE RUBBING PROCESS.
B. SURFACE CONTINUITY: PERFORM ABRASIVE BLAST FINISHING IN AS CONTINUOUS AN OPERATION AS POSSIBLE, UTILIZING SAME WORK CREW TO MAINTAIN CONTINUITY OF FINISH IN EACH SURFACE OR AREA OF WORK. MAINTAIN PATTERNS OF VARIANCES IN DEPTHS OF BLAST AS SHOWN ON DRAWINGS.
C. MOCKUPS: BEFORE CASTING ARCHITECTURAL CONCRETE, BUILD MOCKUPS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND QUALITIES OF MATERIALS AND EXECUTION. TYPICAL JOINTS, SURFACE FINISH, TEXTURE, TOLERANCES, AND STANDARD OF WORKMANSHIP. BUILD MOCKUPS TO COMPLY WITH THE FOLLOWING REQUIREMENTS, USING MATERIALS INDICATED FOR THE COMPLETED WORK:
1. BUILD MOCKUPS IN THE LOCATION AND OF THE SIZE INDICATED OR, IF NOT INDICATED, AS DIRECTED BY LANDSCAPE ARCHITECT.
2. NOTIFY LANDSCAPE ARCHITECT SEVEN (7) DAYS IN ADVANCE OF DATES AND TIMES WHEN MOCKUPS WILL BE CONSTRUCTED.
3. DEMONSTRATE CURING, CLEANING, AND PROTECTING OF CAST-IN-PLACE ARCHITECTURAL CONCRETE, FINISHES, AND CONTRACTION JOINTS, AS APPLICABLE.
4. IN PRESENCE OF LANDSCAPE ARCHITECT, DAMAGE PART OF THE EXPOSED-FACE SURFACE FOR EACH FINISH, COLOR, AND TEXTURE, AND DEMONSTRATE MATERIALS AND TECHNIQUES PROPOSED FOR REPAIR OF TIE HOLES AND SURFACE BLEMISHES TO MATCH ADJACENT UNDAMAGED SURFACES.
5. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF MOCKUPS BEFORE CASTING ARCHITECTURAL CONCRETE.
6. MAINTAIN MOCKUPS DURING CONSTRUCTION IN AN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING THE COMPLETED WORK.
7. DEMOLISH AND REMOVE MOCKUPS WHEN DIRECTED.

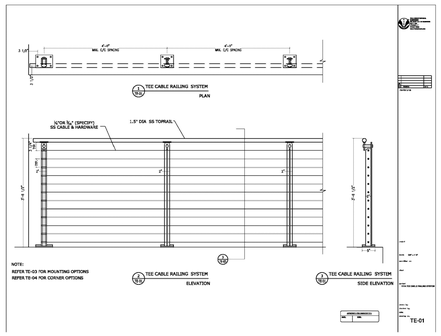
TYPE	SYMBOL	QTY.	MANUFACTURER/MODEL NUMBER	LAMP TYPE	CONTACT:
A	◖	50	BK Lighting DS-2-BLH-9-11-A	DELTA STAR SOLID STATE UPLIGHT FIXTURE	THOMAS NICHOLS SESCO LIGHTING 770-449-7045

C H-018 **LIGHT FIXTURE SCHEDULE**

DESIGNATION	PRODUCT/ SUPPLIER	SHAPE/PATTERN	SIZE	COLOR/VARIETY	FINISH
ST-1	NATIVE TENNESSEE LIMESTONE	RANDOM RECTANGULAR	VARIES	NATIVE LIMESTONE VENEER	NATURAL WEATHERED
PC-1	CAST STONE CAP/ CONTINENTAL CAST STONE MFGR. SOUTH	VARIES - SEE PLAN	VARIES	COLOR 1101 S	MFGR. STANDARD FINISH
RS-1	MEXICAN DARK GRAY RIVER STONE	ROUNDED/OVAL	4-6"	DARK GRAY/BLACK	NATURAL

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/ SUPPLIER'S PRODUCTS.
- ALTERNATE PRODUCERS/ SUPPLIERS PRODUCTS SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/ SUPPLIER LISTED.
- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

D H-018 **STONE AND CAST STONE FINISH SCHEDULE**
SCALE: 1"=1'-0"
FILE NAME: 12054-FFMASH-001

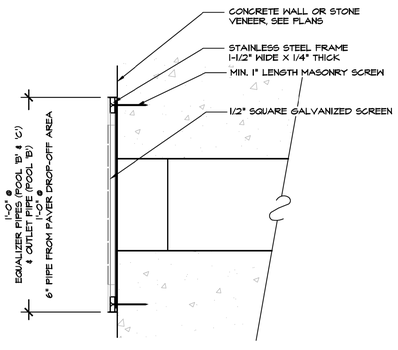


E H-018 **CABLE RAILING SYSTEM -DETAILS**
SCALE:1/2" = 1'-0"

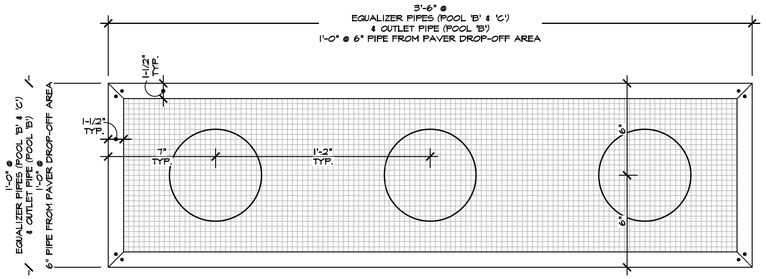




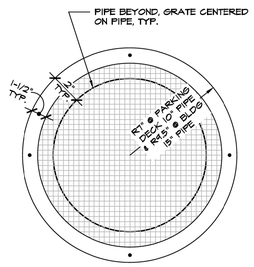
F H-018 **CABLE RAILING SYSTEM - IMAGERY**
SCALE:NTS



GRATE - SECTION



GRATE TYPE 'A' - ELEVATION



GRATE TYPE 'B' - ELEVATION

M H-018 **DRAIN GRATE @ WALL PIPE OUTLETS - DETAILS**
SCALE:3" = 1'-0"

DUDA | PAINE ARCHITECTS
HALL EMERY

OWNER
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270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
Franklin, TN 37067

ARCHITECT
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333 Liggett Street
Durham, NC 27701

CIVIL ENGINEER
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315 Woodland Street
Nashville, TN 37206

LANDSCAPE ARCHITECT
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STRUCTURAL ENGINEER
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STEPHEN A. SANCHEZ — REGISTERED — TENNESSEE — 101.001322 — LANDSCAPE ARCHITECT

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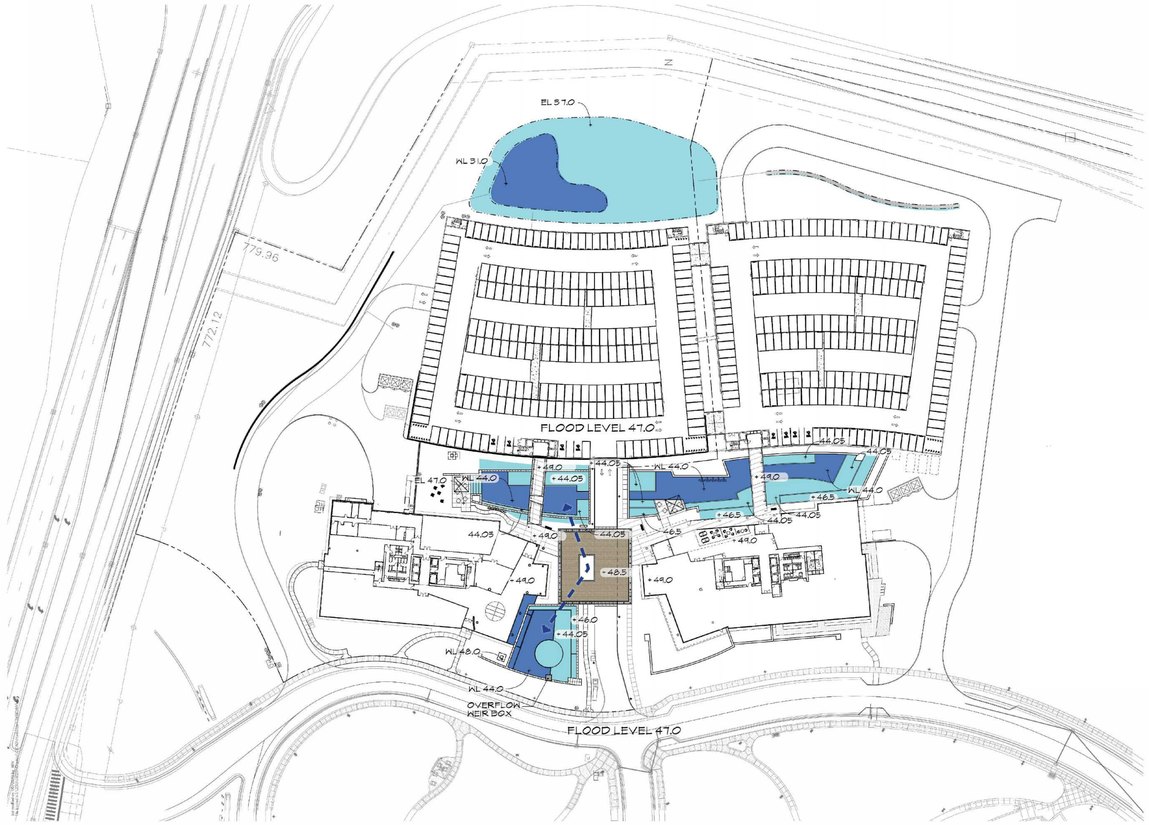
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

H-018

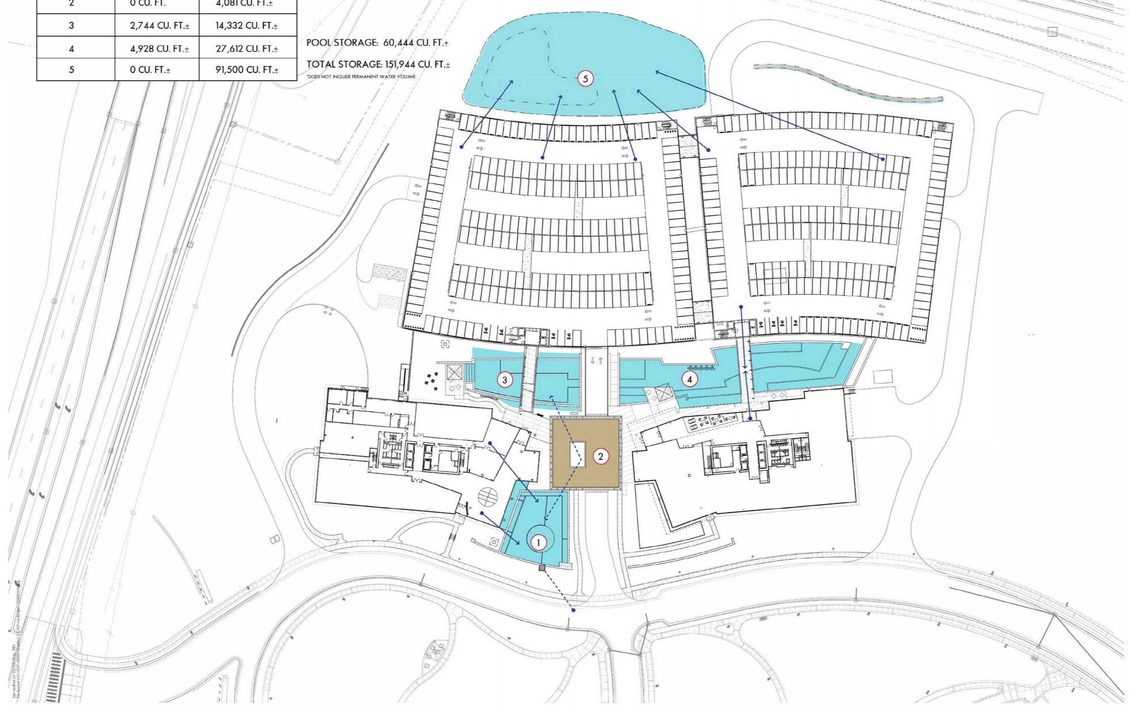


A POOL ELEVATION DIAGRAM
H-019 SCALE:NTS

RETENTION AREAS	PERMANENT WATER VOLUME	STORAGE CAPACITY
1	3,092 CU. FT.±	14,419 CU. FT.±
2	0 CU. FT.	4,081 CU. FT.±
3	2,744 CU. FT.±	14,332 CU. FT.±
4	4,928 CU. FT.±	27,612 CU. FT.±
5	0 CU. FT.±	91,500 CU. FT.±

POOL STORAGE: 60,444 CU. FT.±

TOTAL STORAGE: 151,944 CU. FT.±
*DOES NOT INCLUDE PERMANENT WATER VOLUME



B POOL VOLUME DIAGRAM
H-019 SCALE:NTS

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STEPHEN A. SAMOCKI — REGISTERED LANDSCAPE ARCHITECT

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POOL WATER DIAGRAMS

Site Plan Submission

H-019



A H-020 CHARACTER IMAGERY - FITNESS AREA
SCALE:NTS



B H-020 CHARACTER IMAGERY - FITNESS AREA
SCALE:NTS



C H-020 CHARACTER IMAGERY - BUILDING ENTRY
SCALE:NTS



B H-020 CHARACTER IMAGERY - BUILDING ENTRY
SCALE:NTS



E H-020 CHARACTER IMAGERY - POOL (SOUTH)
SCALE:NTS



F H-020 CHARACTER IMAGERY - POOL (NORTH)
SCALE:NTS

DUDA | PAINE ARCHITECTS

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MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

CHARACTER IMAGERY

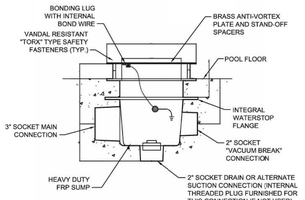
Site Plan Submission

H-020

ROMAN FOUNTAINS
(800) 794-1801

RAVS-1200, 12" SQ. ANTI-VORTEX PLATE AND SUMP ASSEMBLY





SAFETY NOTICE

THE ANTI-VORTEX PLATE MUST BE FIRMLY IN PLACE AND SECURELY FASTENED TO SUMP BODY AT ALL TIMES TO GUARD AGAINST THE POSSIBILITY OF SUCTION ENTRAPMENT. NEVER REMOVE PLATE UNLESS FOUNTAIN IS SHUT OFF AND COMPLETELY DRAINED.

SPECIFICATION DATA: 12" Square Anti-Vortex Plate & Sump Assembly; Heavy Duty FRP sump with integral waterstop flange, 3" side, 2" bottom and 2" "vacuum break" (socket) connections. (The 2" interior bottom connection shall be provided with a 2" threaded male plug.) Solid brass 3/16" thick anti-vortex plate with brass spacers "TORX" type S.S. vandal resistant safety fasteners and wrench.

DESIGN/APPLICATION DATA: Roman Fountains RAVS-1200, anti-vortex plates and sumps are designed for use in fountain and reflecting pools using remote pumping systems. Available in a range of capacities and sizes, they provide a pre-fabricated mechanism for returning water from pool to pump, eliminating vortexing (drawing air into the pump) and promoting efficient re-circulation.

NOTES: 1. If this is the primary suction source for the recirculation system, use two (2) units minimum, to lessen the risk of entrapment.
2. Available with square 'tile set' plate; consult factory.
3. 96 SQ. inch open area = .510 FPS suction velocity @ 120 GPM.
4. Recommended maximum flow rate: 120 GPM @ 16" water depth.
5. Due to continuing product improvement program, Roman Fountains reserves the right to change the specifications without notice.

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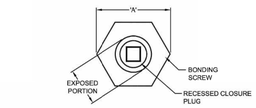
www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 3.18a

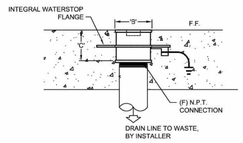
ROMAN FOUNTAINS
(800) 794-1801

RFD SERIES, CAST BRONZE FLOOR DRAIN





TOP VIEW



ELEVATION

TECHNICAL DATA					
Model No.	Connection Size	Dimension 'A'	Dimension 'B'	Dimension 'C'	Slab Thickness
RFD-150	1-1/2"	4-7/8"	2-1/2"	2-3/16"	4" Min.
RFD-200	2"	5-5/8"	3"	2-5/16"	6" Min.
RFD-300	3"	6-1/2"	4-3/8"	3-1/8"	6" Min.
RFD-400	4"	8-1/8"	5-1/2"	3-3/4"	6" Min.

SPECIFICATION DATA: Cast Bronze Floor Drain Fitting; with integral waterstop flange; bonding screw, threaded closure plug with recessed head and (F) N.P.T. outlet connection.

DESIGN/APPLICATION DATA: Roman Fountains RFD Series pool drains are designed for use in fountains and reflecting pools to drain water from the pool. They are also designed for use in multi-level pools as pool-to-pool drains.

NOTES: 1. Installer must consult local codes for termination of drain lines.
2. A "P"-TRAP may be required per code; by installer.
3. Due to continuing product improvement program, Roman Fountains reserves the right to change the specifications without notice.

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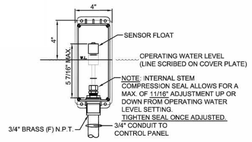
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DRAWING NO. 4.1

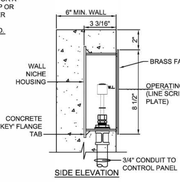
ROMAN FOUNTAINS
(800) 794-1801

RCOM-WNA, WALL-MOUNTED, COMBO WATER MAKE-UP/CUT-OFF SENSOR





FRONT ELEVATION (W/COVER REMOVED)



SIDE ELEVATION

TECHNICAL DATA						
MODEL No.	CABLE SIZE	CABLE LENGTH	MAX. AMPS	MAX. VOLTS	SWITCH FUNCTIONS	
RCOM-WNA	22/4	100'	3VA	30VAC	SINGLE OR DUAL	

SPECIFICATION DATA: Wall-Mounted Combination Water Level/Low Level Cutoff Sensor, consists of a sensor housing of molded thermoplastic with brass cover plate; stain/ess steel fasteners and 3/4" (F) N.P.T. conduit connection. Unit features multi-level float-type sensor of brass and Buna-N construction with a 1-3/4" adjustability range and includes 100 feet of pre-attached, 4-conductor, color coded sensor cable. When purchasing as a component system, package must include a RCOM-PNL Series, dual function solid-state water level control panel; see catalog cut sheets 4.10b & 4.10c for panels rated for 120 VAC with internally transformed 24 volt sensor output circuit.

DESIGN/APPLICATION DATA: RCOM-WNA Series, combination water make-up and low water cutoff sensors are designed for use in fountains and reflecting pools where automatic water level monitoring is required. Unit provides simultaneous water level control and automatic fill, in addition to low water level monitoring, enabling circuit shutdown for pump and/or lighting circuit(s) in the event of a low water level condition.

NOTES: 1. A normally closed, electrically actuated, 120VAC solenoid valve is required to operate water makeup function; specify RSV Series valve.
2. A lighting and/or motor contactor is required to operate the low level cutoff function; consult factory.
3. Do not run sensor wire in conduit with any other conductors.
4. Due to continuing product improvement program, Roman Fountains reserves the right to change the specifications without notice.

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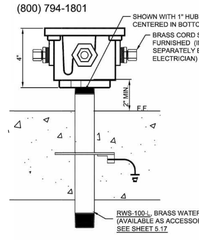
www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 4.9

ROMAN FOUNTAINS
(800) 794-1801

RJB-4-100-C, CONDUIT-MOUNTED SUBMERSIBLE JUNCTION BOX





NOTE: CORD COMPRESSION SEALS FURNISHED BY ROMAN FOUNTAINS, INSTALLED INTO BOX BY ELECTRICIAN.

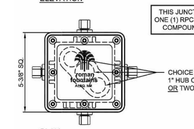
ELEVATION

THIS JUNCTION BOX REQUIRES ONE (1) RPC-2114-D SIZE POTTING COMPOUND; SEE SHEET 5.22

BOTTOM TAPPING (POWER ENTRY): TAPPING SIZE: ONE 1" N.P.T., OR TWO 3/4" N.P.T.

3/4" (F) N.P.T. CORD SEAL SIDE TAPPINGS - (3) OR (4) QUANTITY (_)

NOTE: NOT TO BE USED IN SWIMMING POOL OR SPA APPLICATIONS.



PLAN

NOTE: ONCE WIRING IS COMPLETED, FLASH LIGHTING CIRCUITS MOMENTARILY (10 SECONDS) TO VERIFY PROPER OPERATION. THEN WITH PUTTY PROVIDED, SEAL ALL CONDUIT ENTRIES INTO J-BOX PRIOR TO POTTING WITH #RPC-2114-D, POTTING COMPOUND (AVAILABLE AS ACCESSORY ITEM).

SPECIFICATION DATA: ETL Listed Conduit-Mounted Submersible Junction Box, cast bronze construction, with neoprene gasket, stainless steel fasteners, one 1" OR, two 3/4" (F) N.P.T. bottom power conduit connection(s), and (_) 3/4" N.P.T. side connections with brass cord seal fittings (shipped loose and installed in field). Junction box shall have a minimum volume of 40.0 cubic inches and shall include an internal grounding lug.

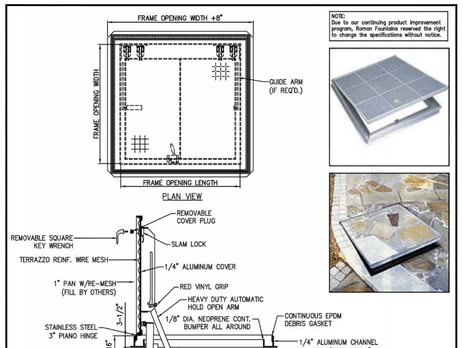
NOTE: Due to our continuing product improvement, Roman Fountains reserves the right to change the specifications without notice.

INSTALLATION: Roman Fountains recommends the following procedures be followed when installing underwater junction boxes:
1. Check local electrical code before installing. Must comply with NEC article 680.
2. Use only 'Everdur' or brass pipe for conduit where exposed to pool water.
3. After making and verifying all connections, use putty provided to seal all conduit entries into j-box.
4. Once conduits are sealed, pot junction box with #RPC-2114-D potting compound (available as accessory).
5. Use good quality thread sealant on junction boxes.
6. Test conduit system to eliminate all leaks.

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www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 5.12



NOTE: Due to our continuing product improvement program, Roman Fountains reserved the right to change the specifications without notice.

MODEL	FRAME OPENING DIMS.
RBH-1-TS Series	36"x36"
RBH-2-TS Series	48"x54" (HINGE SIDE)

SPECIFICATION DATA:

Material: Smooth plate reinforced for 150 psf (732 kg/m2) live load. Cover designed with 1" (25.4mm) fillable pan for field installation of architectural flooring material (specify flooring material including type, thickness, and weight).

Frame: Extruded aluminum frame with built in anchor flange around the perimeter.

Hinges: Continuous heavy-duty type 316 stainless steel hinge.

Latch: Type 316 stainless steel slam lock with fixed interior handle and removable exterior turn/lift handle. Latch release is protected by a flush, gasketed, removable screw plug.

Lift Assistance: Compression spring operators enclosed in telescopic tubes. Automatic hold-open arm with grip handle release.

Finish: Mill Finish aluminum with a bituminous coating applied to the exterior of the frame.

Hardware: Engineered composite compression springs with electrocoated acrylic finish. Type 316 Stainless steel hinges. All other hardware is zinc plated/chromate sealed.

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TYP. ( ) ITEM # _____

roman fountains®
America's Fountain Company!™

ROMAN FOUNTAINS CORP.
P.O. Drawer 10190
Albuquerque, N.M. 87184
Phone #: (800) 794-1801
Fax #: (505) 343-8086
http://www.romanfountains.com

Revisions:			
No.	Date	By	
1	01/31/10	FG	
2	01/31/11	FG	
3	01/31/12	FG	
4	03/01/13	FG	

Tileset Vault
Hatchway

Drawn By: F.J.G. Model No.
Checked By: J.M. RBH-TS Series
Scale: None Drawing No.
Date: 08/14/06 7.17

ROMAN FOUNTAINS
(800) 794-1801

RPC-2114 SERIES, POTTING COMPOUND







RPC-2114-A, 2.9-oz. size	ONE PACK EQUALS 5.24 CU. IN.
RPC-2114-C, 12.3-oz. size	ONE PACK EQUALS 22.19 CU. IN.
RPC-2114-D, 21.2-oz. size	ONE PACK EQUALS 38.24 CU. IN.

NOTE: ARTICLE 680-52(b) OF THE NATIONAL ELECTRICAL CODE (N.E.C.) REQUIRES THAT ALL UNDERWATER JUNCTION BOXES AND ALL UNDERWATER ENCLOSURES BE FILLED WITH AN APPROVED POTTING COMPOUND TO PREVENT THE ENTRY OF MOISTURE.

SPECIFICATION DATA: Potting Compound, re-enterable, electrical insulating and potting compound, designed for use in RJB-Series junction boxes (required by NEC 680).

NOTE: Due to our continuing product improvement, Roman Fountains reserves the right to change the specifications without notice.

DESIGN/APPLICATION DATA: Roman Fountains RPC-2114 Series re-enterable electrical insulating and potting compound is designed for use in RJB Series junction boxes, as required by NEC 680. Its tacky urethane formulation adheres well and pulls away cleanly for fast splice re-entry. Moisture resistant, it is non-corrosive to copper and brass.

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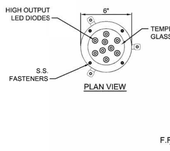
www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 5.22

ROMAN FOUNTAINS
(800) 794-1801

RFL-CG-FS-LED, FREESTANDING SUBMERSIBLE LED LIGHT FIXTURE

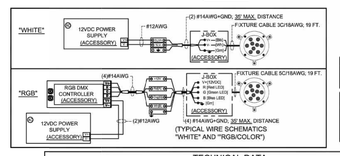




ELEVATION

S.S. WIRE LENS GUARD AVAILABLE AS AN ACCESSORY ITEM; CONSULT FACTORY.





(TYPICAL WIRE SCHEMATICS "WHITE" AND "RGB/COLOR")

LED 12VDC

NOTE: THIS PRODUCT HAS BEEN CERTIFIED BY ETL TO MEET THE U.L. 676 STANDARD FOR UNDERWATER LIGHTING FIXTURES.

TECHNICAL DATA							
MODEL NO.	LIGHT SOURCE	LIGHT COLOR	BEAM ANGLE	INPUT VOLTAGE	WATTS	CABLE TYPE	IP RATING
RFL-CG-FS-LED-W	9X3W WHITE DIODES	COOL "WHITE"	25 DEG.	12VDC	27.0	18-3 AWG SJOW	68
RFL-CG-FS-LED-RGB	9X3W RGB DIODES	"RGB"	25 DEG.	12VDC	27.0	18-5 AWG SJOW	68

SPECIFICATION DATA: Freestanding, fully adjustable LED submersible light fixture for floor mounting. High output LED diodes, stainless steel fixture base and fasteners, tempered glass lens, silicone lens gasket, chromed brass cord entrance fitting; maximum 19 ft. of 18 AWG SJOW cable (not available with additional cord length).

DESIGN/APPLICATION DATA: Any fountain application where a compact and adjustable freestanding, high output LED submersible light fixture is required.

NOTES: 1. 12VDC Power supply required to operate fixtures. Contact factory for requirements.
2. 'DMX' Controller required to operate 'RGB' fixtures in programmable mode. Contact factory for requirements.
3. Due to our continuing product improvement, Roman Fountains reserves the right to change the specifications without notice.

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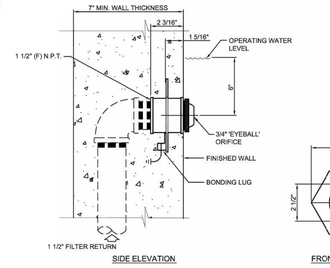
www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 5.33

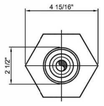
ROMAN FOUNTAINS
(800) 794-1801

REF-150-WS, ADJUSTABLE 'EYEBALL' INLET FITTING





SIDE ELEVATION



FRONT ELEVATION

NOTE: INSTALL WATERSTOP FLANGE FACE FLUSH TO FINISHED WALL.

TECHNICAL AND HYDRAULIC DATA		
MODEL NO.	CONNECTION SIZE	MAXIMUM FLOW RATE
REF-150-WS	1 1/2"	30 GPM

SPECIFICATION DATA: Adjustable 'Eyeball' Inlet Fitting; consisting of a machined brass body with integral waterstop flange, bonding lug, machined brass 'eyeball' with 3/4" orifice, retaining ring and 1-1/2" (F) N.P.T. threaded connection, standard natural brass finish.

NOTE: Due to our continuing product improvement, Roman Fountains reserves the right to change the specifications without notice.

DESIGN/APPLICATION DATA: Roman Fountains REF-150-WS, adjustable eyeball inlet fitting is designed for use in fountains and reflecting pools as a discharge point for filtered water, or an inlet point for makeup water.

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DRAWING NO. 6.7

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MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

FOUNTAIN DETAILS

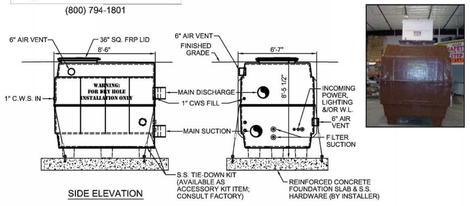
Site Plan Submission

H-021

ROMAN FOUNTAINS

(800) 794-1801

RDP-4 SERIES, DIRECT-BURIAL FIBERGLASS PUMP VAULT



WARNING: FOR 'DRY HOLE' INSTALLATION ONLY!

POWER SUPPLY

☐ 120-208V., 3 PH., 4-WIRE

☐ 240 OR 480V., 3 PH., 3-WIRE (PUMP PANEL ONLY; SYSTEM WILL REQUIRE SEPARATE 120V. SUPPLY FOR LIGHTING LOADS).

TECHNICAL & HYDRAULIC DATA		
MODEL #	PUMP HP	SYSTEM FLOW RANGE
RDP-4-1500	15	TO 800 GPM
RDP-4-2000	20	TO 1,000 GPM
RDP-4-2500	25	TO 1,300 GPM

SPECIFICATION DATA : Series 4 Direct Burial Pump Vault; consisting of a 6'-7"x8'-6"x8'-5 1/2", heavy duty FRP pump station with 36" sq. hatch opening with fiberglass reinforced plastic lid with stainless steel piano hinge attachment; lock hardware (LOCK BY INSTALLER). System shall include a _____ __ HP bronze fitted 'flooded-end-suction' type display pump with in-line suction strainer; RCCF-100; *100 sq. ft. cartridge filter unit; external air relief, pressure gauge and RWSP-____; ___ HP self-priming filter pump with integral strainer; RMS-100-NS; 1" fill manifold assembly; 549 CFM fan-forced ventilation system; access ladder; (Schedule 80 PVC) piping, valves, conduit and wiring, as required to meet the design intent; RSX-33-F; 1/3 HP automatic sump pump; 100 watt utility work light; duplex 20 amp G.F.C.I. protected courtesy outlet; RPCP/RLCP; U.L. listed 508 control panel in a NEMA 4 enclosure, containing: main disconnect, motor starters, 7 day/24 hour timeclocks, H.O.A. switches, plus lighting contactors and G.F.C.I. breakers (when applicable), and water level/low level cutoff control. Unit is pre-wired, pre-plumbed (Schedule 80 PVC) and factory tested prior to shipment. Power requirements listed above.

OPTIONS:

1. System can be provided with up to four (4) 120 volt G.F.C.I. protected lighting circuits of 1500 watts max. each; includes separate lighting timeclock. Add suffix L1 through L4 to system model number to order.
2. Erosion type chemical feeder is available for external installation.
3. "Up to, 24 1/2" dia. Sand Filter with 6-position manual multi-port valve and 1 HP filter pump.
4. 36" SQ. 'BILCO' locking aluminum Diamond Plate Hatchway with lock-open arm. Add RBH-DP to Model Number.
5. 36" SQ. 'BILCO' Tileset Hatchway with lock-open arm. Add RBH-TS to Model Number.

NOTES: 1. Due to our continuing product improvement program, Roman Fountains reserves the right to change the specifications without notice.
2. Hatch opening must be located in flood-safe area.
3. Slope finished grade away from pump module.
4. Protect pump module gravity drain from backflow & gas.
5. Top of pump module must be at, or below lowest pool water level.
6. Vault water supply must be protected with with an approved backflow preventer (By Installer), per local code requirements.

DRAWING NO. 7.11

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ITEM #_____ QTY._____

ROMAN FOUNTAINS

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RPVC SERIES, PVC VENT CAPS



PLAN VIEW

ELEVATION VIEW

TYPICALLY ATTACHED TO THE ENDS OF THE TWO VAULT VENTILATION PIPES AS SHOWN IN THIS ELEVATION VIEW

DIMENSIONAL INFORMATION				
MODEL	PIPE SIZE	OVERALL DIAMETER 'A'	CAP HEIGHT 'B'	MIN. CLEARANCE ABOVE GRADE 'C'
RPVC-300	3"	6-5/32"	4-1/2"	2"
RPVC-400	4"	7-1/4"	5"	3"
RPVC-600	6"	9-5/16"	6-3/8"	6"
RPVC-800	8"	11-13/16"	5-1/4"	6"

SPECIFICATION DATA: PVC Vent Cap, constructed of Schedule 40 PVC, and 1/4" stainless steel fasteners. Corrosion resistant design, with epoxy coating (Brown or Green).

DESIGN/APPLICATION DATA The RPVC-Series vent cap is used for terminating ventilation piping above ground level. Low profile design allows air movement and reduces the possibility of debris being placed in the vent openings, thus causing stoppage of the ventilation system.

NOTE: Due to our continuing product improvement program, Roman Fountains reserved the right to change the specifications without notice.

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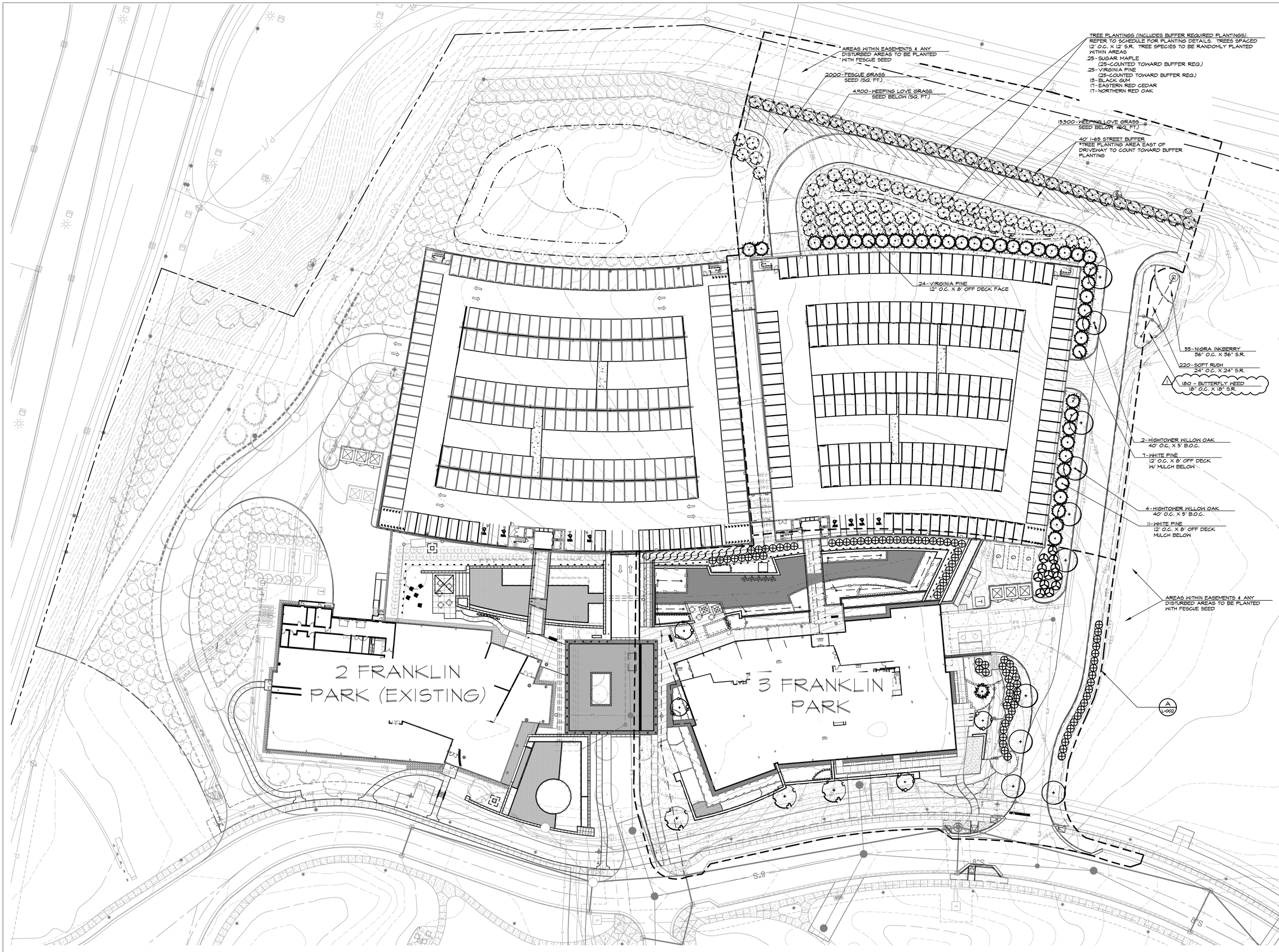
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

FOUNTAIN DETAILS

Site Plan Submission

H-022



A L-001 LANDSCAPE DEVELOPMENT PLAN-OVERALL
SCALE: 1"=30'

0' 15' 30' 60' NORTH

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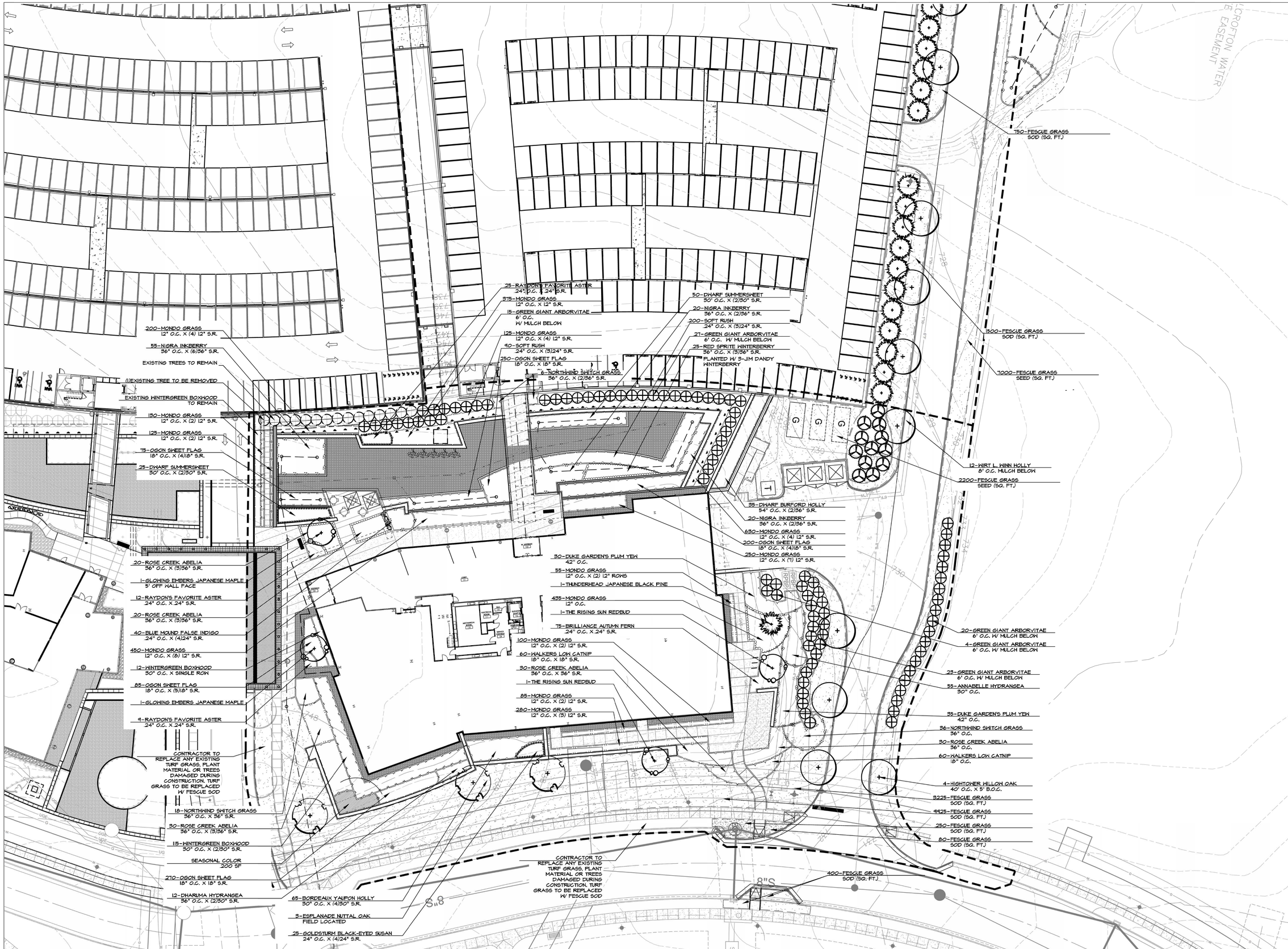
MARK	DATE	DESCRIPTION
1	04/05/2018	CITY COMMENTS

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

LANDSCAPE DEVELOPMENT PLAN-OVERALL

Site Plan Submission

L-001



A L-002 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=20'

0' 10' 20' 40'

NORTH

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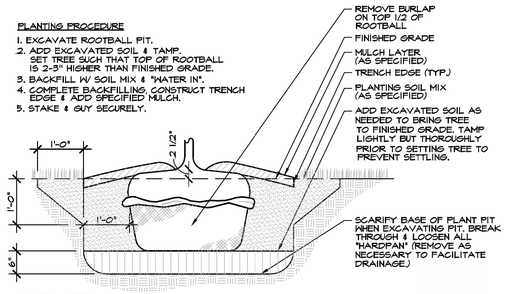
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ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

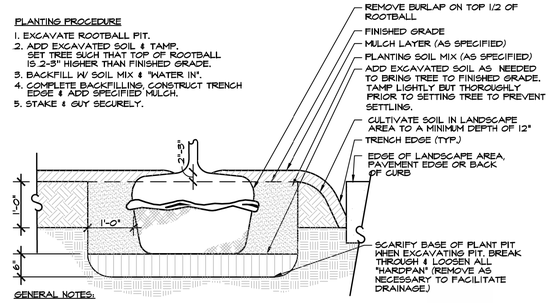
LANDSCAPE DEVELOPMENT PLAN

Site Plan Submission

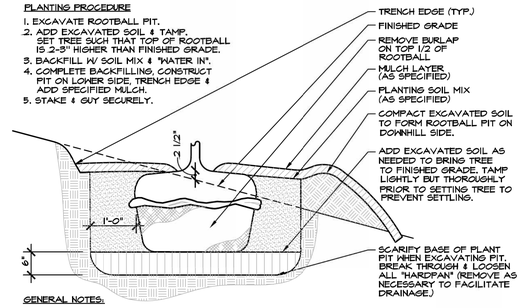
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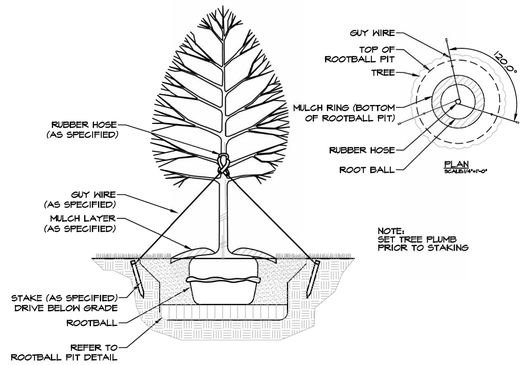
A TYPICAL TREE ROOTBALL PIT
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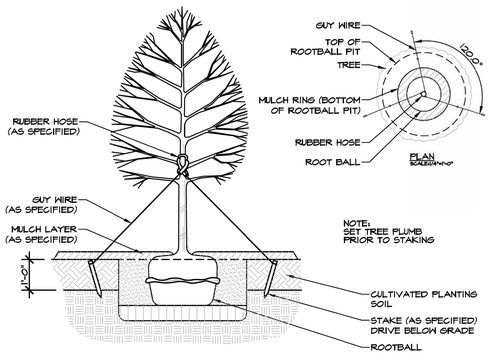
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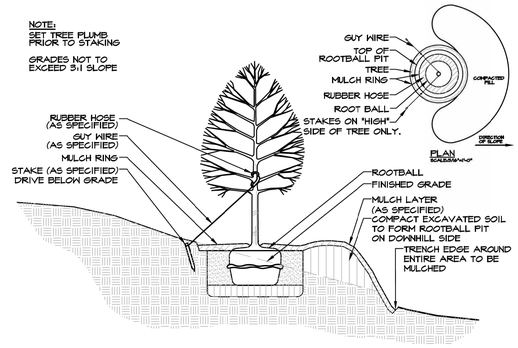
C TREE ROOTBALL PIT (ON SLOPE)
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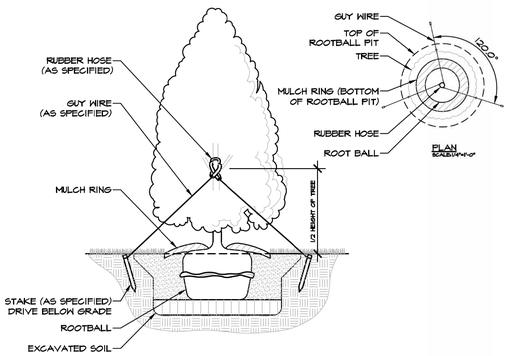
D TREE STAKING AND GUYING
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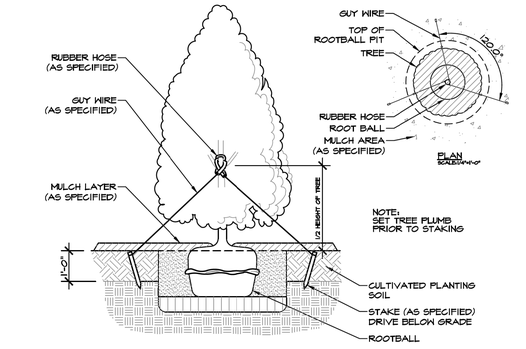
E TREE STAKING AND GUYING IN CULTIVATED AND MULCHED PLANTING AREA
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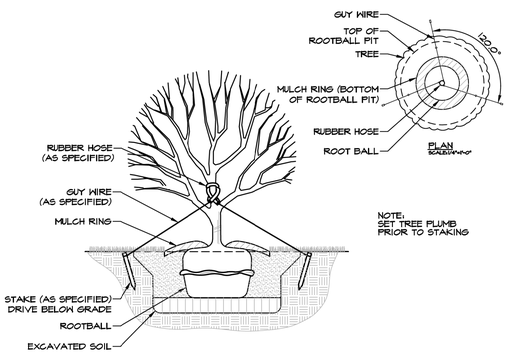
F TREE ON SLOPE STAKING AND GUYING
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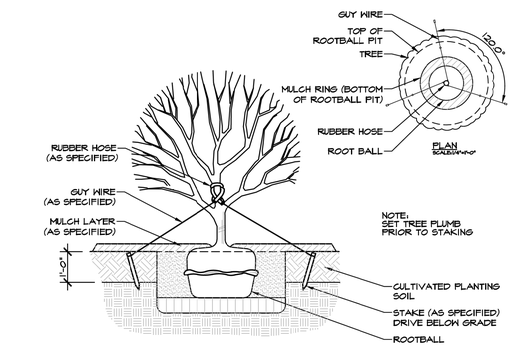
G EVERGREEN (BROADLEAF) TREE STAKING AND GUYING
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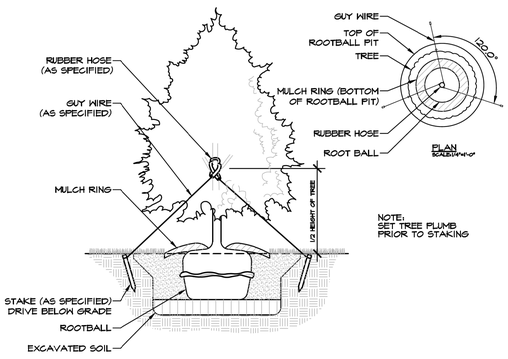
H EVERGREEN TREE STAKING AND GUYING IN CULTIVATED AND MULCHED PLANTING AREA
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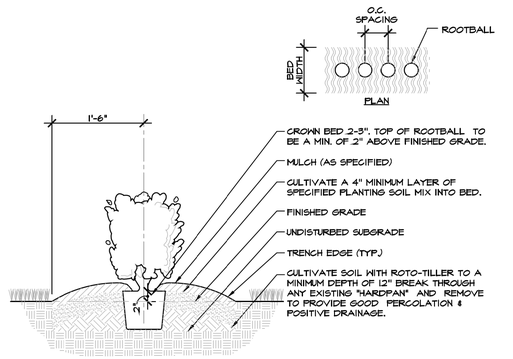
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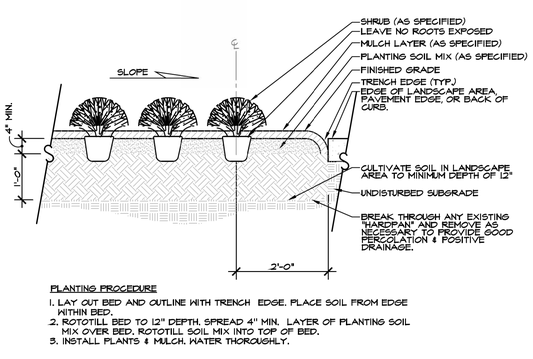
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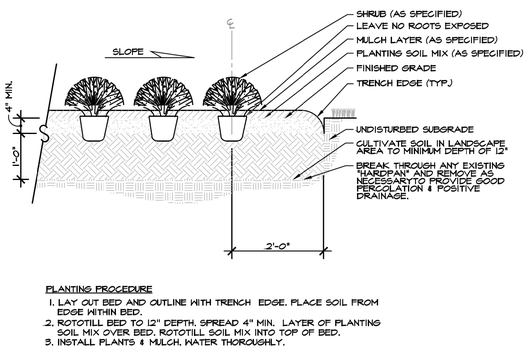
M EVERGREEN (CONIFER) TREE STAKING AND GUYING
L-003 SCALE:1/2"=1'-0" FILE NAME:LAPLO05



N HEDGE PLANTING (SINGLE ROW)
L-003 SCALE:1"=1'-0" FILE NAME:LAPLO06



O SHRUB PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
L-003 SCALE:3/4"=1'-0" FILE NAME:LAPLO22



P SHRUB PLANTING
L-003 SCALE:3/4"=1'-0" FILE NAME:LAPLO23

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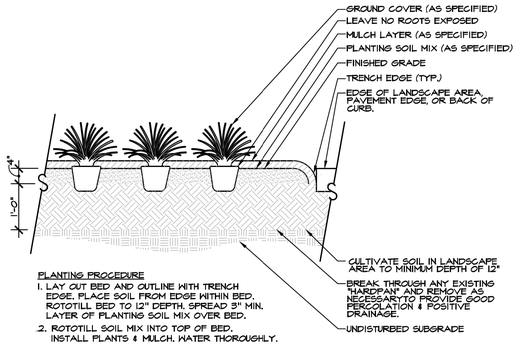
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

LANDSCAPE DEVELOPMENT DETAILS

Site Plan Submission

L-003

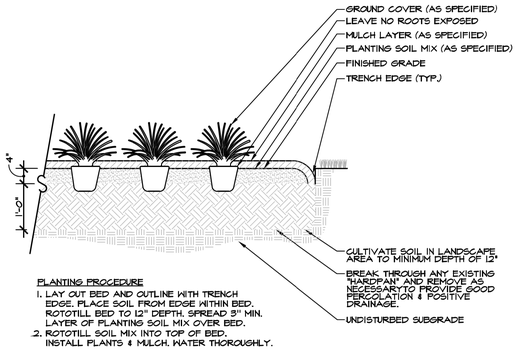


PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
2. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

A GROUND COVER PLANTING IN MULCHED AND CULTIVATED PLANTING AREA

L-004 SCALE: 3/4"=1'-0" FILE NAME: LAPL004

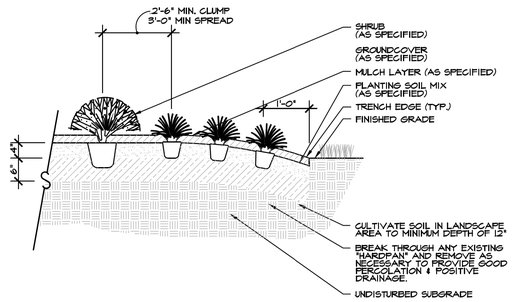


PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
2. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

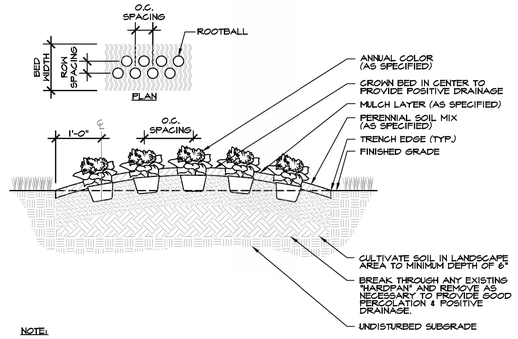
B GROUNDCOVER PLANTING

L-004 SCALE: 3/4"=1'-0" FILE NAME: LAPL028



C GROUNDCOVER BED (FRONTING SHRUB BED)

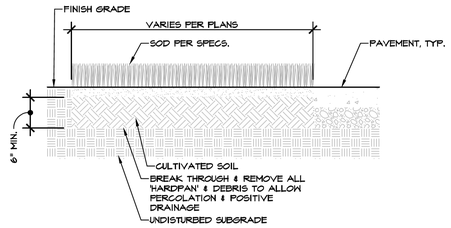
L-004 SCALE: 3/4"=1'-0" FILE NAME: LAPL028



NOTE:
FOR PROPER PLANTING PROCEDURE OF ANNUAL COLOR BEDS, REFER TO "ANNUAL COLOR AND PERENNIAL PLANTING" NOTES.

D ANNUAL COLOR BED PLANTING

L-004 SCALE: 3/4"=1'-0" FILE NAME: LAPL027

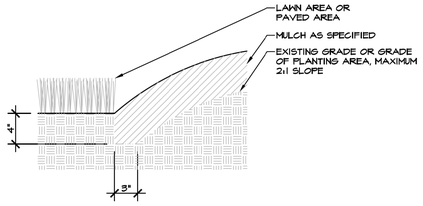


SODDING PROCEDURE:

1. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO (+/- .20) OF A FOOT OF PROPOSED GRADES.
2. CULTIVATE ENTIRE AREA TO A MINIMUM DEPTH OF 6". HANDRAKE SMOOTH.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) & ROTOTILL.
4. WATER AREA TO BE SODDED PRIOR TO ALYING SOD.
5. LAY & ROLL SOD. WATER THROUGHLY.

E SOD INSTALLATION

L-004 SCALE: 1"=1'-0" FILE NAME: LAPL029



NOTE:

1. TRENCH EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES & AT EDGES OF MULCHED AREAS (FOR CONTAINMENT).
2. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS; & SHALL CREATE SMOOTH & EVEN LINES (AS INDICATED ON THE PLANS).

F TRENCH EDGE DETAIL

L-004 SCALE: 1 1/2" =1'-0" FILE NAME: LAPL042

GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK.
2. PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.
3. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD (AS DIRECTED BY THE OWNER).
4. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL THE PLANT LIST SPECIFICATIONS.
5. LOCATE AND VERIFY ALL UTILITY LOCATIONS AND EXISTING STRUCTURES IN AND AROUND THE SITE PRIOR TO WORK. MAINTAIN EXISTING UTILITIES AND STRUCTURES AND PROTECT AGAINST DAMAGE DURING THE WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING AND/OR WORK OF OTHER TRADES RESULTING FROM LANDSCAPE CONSTRUCTION.
7. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND/OR DISFIGUREMENT.
8. WATER AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE , DURING AND UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
10. ALL PLANTS MUST BE CONTAINER-GROWN (CONT.) OR BALLED AND BURLAPPED (B & B) AS INDICATED IN THE PLANT LIST
11. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
14. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
15. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DRAWINGS.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL DATE OF SUBSTANTIAL COMPLETION.
17. FOR TREE PLANTING REFER TO DETAILS
18. FOR TREE ON SLOPE PLANTING REFER TO DETAILS
19. FOR EVERGREEN TREE PLANTING REFER TO DETAILS
20. FOR MULTI-TRUNK TREE PLANTING REFER TO DETAILS
21. FOR FLOWERING TREE PLANTING REFER TO DETAILS
22. FOR HEDGE PLANTING REFER TO DETAIL
23. FOR SHRUB BED PLANTING REFER TO DETAILS
24. FOR GROUND COVER BED PLANTING REFER TO DETAILS
25. FOR ANNUAL COLOR OR PERENNIAL BED PLANTING REFER TO DETAIL
26. FOR SOD INSTALLATION REFER TO DETAIL

FILE NAME: LAPL045

DUDA | PAINE ARCHITECTS
HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
Franklin, TN 37067

ARCHITECT
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333 Liggett Street
Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast
Suite 1425
Atlanta, GA 30326

STRUCTURAL ENGINEER
King/Guinn Associates
A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

STEPHEN A. SANCHEZ — REGISTERED — LANDSCAPE ARCHITECT

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

LANDSCAPE DEVELOPMENT DETAILS

Site Plan Submission

L-004

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE STANDARDS AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPING CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLIED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1)
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;
   - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
     1. THE FORK OCCURS IN THE UPPER ONE–THIRD OF THE TREE;
     2. ONE FORK IS LESS THAT TWO–THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
     3. THE TOP ONE–THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
   - C. NO BRANCH IS GREATER THAN TWO–THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
   - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
   - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
   - F. 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 THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

ATTENTION OWNER/INSTALLER:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL.
DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

OWNER: RICK SNEED (CONTACT NAME) 615-468-7000 (PHONE NUMBER)

LANDSCAPE ARCHITECT: BOB HUGHES (CONTACT NAME) 404-248-1960 (PHONE NUMBER)

FRANKLIN PLANNING DEPARTMENT: (615) 791-3212 PHONE, (615) 791-3257 FAX

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1)
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;
   - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
     1. THE FORK OCCURS IN THE UPPER ONE–THIRD OF THE TREE;
     2. ONE FORK IS LESS THAT TWO–THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
     3. THE TOP ONE–THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
   - C. NO BRANCH IS GREATER THAN TWO–THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
   - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
   - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
   - F. 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 THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO ENSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

FOR MATERIAL PLANTED IN A REQUIRED BUFFER, ALL MATERIALS SHALL BE FROM THE FRANKLIN PLANT LIST. ADDITIONALLY, ALL SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, CURRENT EDITION.

AFTER INSTALLATION, THE LANDSCAPING WILL BE MAINTAINED BY:
RICK SNEED 615-468-7000
OWNER

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:
☒ Rooftop
☒ Ground
☐ Not applicable

THIS DEVELOPMENT IS ALSO REQUIRED TO HAVE THE FOLLOWING BUFFER/ SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE:

Buffer/Screen Type:	Purpose:
☒ Perimeter Planting Strip	Screen parking areas and to create "modules"
☒ HVAC Screen	Screen HVAC from view
☒ Utility Box	Screen from view
☒ Foundation Planting	Along primary facade

LANDSCAPING DATA

SITE ACREAGE: 4.99 AC.
DISTURBED SITE ACREAGE: 4.99 AC.
SITE ZONING CLASSIFICATION AND APPLICABLE OVERLAYS: GENERAL COMMERCIAL
DEVELOPMENT STANDARDS: CONVENTIONAL
MIN. REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): .30 (1.50 AC.)***
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): .39 (1.95 AC.)***
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER: 23.74% (16.86 AC.) **
PERCENT AND ACREAGE TREE CANOPY REQUIRED: 32.4% (5.46 AC.) **
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED: 0% (0.0 AC.) ****
NUMBER AND DBH OF SPECIMEN TREES REMOVED: N/A – SEE UNIFIED PLAN*

NOTE:
(52) SPECIMEN TREES (1,556 CAL. INCHES) REMOVED ON ENTIRE 70.37± AC. SITE.
** BASED ON ENTIRE 70.37± AC. SITE – SEE UNIFIED PLAN, SHEET L1.0
*** MINIMUM SHALL BE MET OVER ENTIRE SITE, SEE UNIFIED PLAN, SHEET L1.0
**** BASED ON INDIVIDUAL SITE 7.02± AC. – REMAINING CANOPY RETENTION SHALL BE PROVIDED ON REMAINING SITE ACREAGE, SEE UNIFIED PLAN, SHEET L1.0– 37.51% OF THE EXISTING TREE CANOPY IS BEING RETAINED FOR THE ENTIRE 70.37± SITE.

NONRESIDENTIAL/MIXED USE RQ.
CONVENTIONAL: 7.02 ACRES (7.02 AC. DISTURBED AREA)

LANDSCAPE REQUIREMENTS:(ACI)				
LSR=.39 (PROPOSED)**** LSA=1.95 Acres (PROPOSED)***	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees=14"+:	081.25	0	081.25	0
Existing Trees(See Tree Inventory):	0	0	0	0
6" caliper canopy trees:	0	3	3	18
4" caliper canopy trees:	0	8	8	32
2" caliper (REF.) canopy trees:	0	30	30	60
1" caliper (REF.) canopy trees:	0	0	0	0
Aggregate Canopy Caliper Inches Provided:				110*
Aggregate Canopy Caliper Inches Required:				160
3" caliper understory trees:	0	107	107	415
2" caliper understory trees:	0	108	108	216
Aggregate Understory Caliper Inches Provided:				631*
Aggregate Understory Caliper Inches Required:				216
Min. 18" Height Shrubs:			714	
Min. 30" Height Shrubs:			--	
Total Shrubs Provided:			714	
Total Shrubs Required:			187	

*SEE ACI SURPLUS/SHORTAGE ON UNIFIED PLAN FOR OVERALL CALIPER BREAKDOWN.

FORMAL OPEN SPACE RQ.
CONVENTIONAL: 2.82 AC. FOR GC ZONING

LANDSCAPE REQUIREMENTS:(ACI)				
	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees=14":	0	0	0	N/A
Existing Trees(See Tree Inventory):	0	0	0	N/A
5"+ caliper canopy trees:	0	0	0	N/A
4" caliper canopy trees:	0	0	0	N/A
3" caliper canopy trees:	0	0	0	N/A
Aggregate Canopy Caliper Inches Provided:				*****
Aggregate Canopy Caliper Inches Required:				*****
2" caliper understory trees:	0	0	0	N/A
1.5" caliper understory trees:	0	0	0	N/A
Aggregate Understory Caliper Inches Provided:				*****
Aggregate Understory Caliper Inches Required:				*****
Min. 18" Height Shrubs:			N/A	
Min. 30" Height Shrubs:			N/A	
Total Shrubs Provided:			*****	
Total Shrubs Required:			*****	

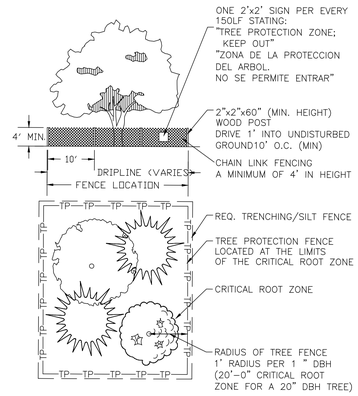
*****FORMAL OPEN SPACE AND FORMAL OPEN SPACE PLANTING REQUIREMENTS FOR THE ENTIRE GC ZONED PROPERTY (56.3± AC.) IS BEING PROVIDED WITHIN THE PARK AT FRANKLIN PARK. REQUIREMENTS/CHARTS/PLANTING SCHEDULES ARE SHOWN ON THE APPROVED PARK AT FRANKLIN PARK PLANS. THE FORMAL OPEN SPACE DESIGNATION IS ILLUSTRATED ON THE UNIFIED–SPECIMEN TREE REPLACEMENT PLAN, SHEET L1.0.

GENERAL LANDSCAPE NOTE:

NO LANDSCAPING IS PERMITTED TO THE FRONT OR WITHIN THREE (3) FEET TO ANY OTHER SIDE OF FIRE HYDRANTS.

NO LANDSCAPING, FENCING, ETC. SHALL BE PLANTED OR MAINTAINED THAT OBSTRUCTS VISIBILITY AND/OR ACCESS TO FIRE PROTECTION EQUIPMENT SUCH AS FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR SIMILAR.

COMBUSTIBLE MULCH IS NOT PERMITTED WITHIN 24 INCHES OF THE EXTERIOR PERIMETER OF ANY BUILDING WHERE WOOD OR COMBUSTIBLE MATERIALS ARE USED IN THE FRAMING (STRUCTURAL) OR EXTERIOR MATERIAL (OSB, EFIS, ETC.).



TREE PROTECTION

I-65 BUFFER PLANT LIST:

Note .	Caliper Inches	Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
Canopy Trees									
(25 Trees in Buffer)	50	25	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2"-2.5"	10'-12'	5'-6'	B&B	Single straight trunk; dense, uniform branching; single central leader
	50								
Understory Trees									
(25 Trees in Buffer)	50	25	Pinus virginiana	Virginia Pine	2"-2.5"	7'-8'	5'-4'	B&B	Branched to ground; dense foliage; tightly pruned pyramidal form
	50								
I-65 Frontage =	405'		(24' AC) required per 100' of Frontage)						
Inches Required =	97.2"								
Inches Provided =	100'								

* PLANTS ABOVE ARE ALSO NOTED IN THE OVERALL LANDSCAPE CHART BELOW.

TWO FRANKLIN PARK - BIO-RETENTION PLANTINGS:

Bio-Retention Plantings						
75	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	15'-18'	15'-18'	5 gal	Dense form; good color; well rooted in pot
150	Ilex glabra 'Nigra'	Nigra Inkberry	15'-18'	12'-15'	5 gal	Dense branching; well rooted in pot; self supporting stems
3	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	15'-18'	15'-18'	5 gal	Dense form; good color; well rooted in pot
25	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	15'-18'	15'-18'	5 gal	Full in pot; good color; dense foliage mass
520	Acorus gramineus 'Ogon'	Ogon Sweet Flag			1 gal	Fully rooted in pot; dense compact growth
510	Juncus effusus	Soft Rush			1 gal	Full in pot; well rooted; dense clump
180	Asclepias tuberosa	Butterfly Weed			1 gal	Full in pot; well rooted; dense compact growth

* PLANTS ABOVE ARE ALSO NOTED IN THE OVERALL LANDSCAPE CHART BELOW.

NOTE: TOTAL AREA OF BUTTERFLY WEED (MILKWEED) = 405 SF (+/-1% OF TOTAL BIO-RETENTION AREAS)
TOTAL BIO-RETENTION AREAS = +/-5810 SF

TWO FRANKLIN PARK - PROPOSED LANDSCAPE CHART:

Note .	Caliper Inches	Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
Canopy Trees									
(25 Trees in Buffer)	50	25	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2"-2.5"	10'-12'	5'-6'	B&B	Single straight trunk; dense, uniform branching; single central leader
	26	15	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	2"-2.5"	10'-12'	5'-6'	B&B	Single straight trunk; dense, uniform branching; single central leader
	18	3	Quercus nuttalli 'QNSTC'	Easternglad Nuttall Oak	6"-6.5"	26'-28'	12'-14'	B&B	Single straight trunk; dense branching begins above 6'; central leader
	40	10	Quercus phellos 'QPSTA'	Hightower Willow Oak	4"-4.5"	18'-20'	9'-10'	B&B	Single straight trunk; dense, uniform branching; single central leader
	34	17	Quercus rubra	Northern Red Oak	2"-2.5"	10'-12'	5'-6'	B&B	Single straight trunk; dense, uniform branching; single central leader
	168								
Understory Trees									
	4	2	Acer palmatum 'Glowing Embers'	Glowing Embers Japanese Maple		9'-10'	6'-7'	B&B	Multi-trunk by 6' high (3-5 trunks)upright, uniform branching
	4	2	Cercis canadensis 'The Rising Sun'	The Rising Sun Redbud	2"-2.5"	9'-10'	4'-5'	B&B	Standard;straight trunk; branching begins at 2'; balanced head
	445	89	Thuja x 'Green Giant'	Green Giant Arborvitae	5.5-5	14'-16'	7'-8'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
	72	18	Pinus strobus	White Pine	4"-4.5"	12'-14'	6'-7'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
(25 Trees in Buffer)	98	49	Pinus virginiana	Virginia Pine	2"-2.5"	7'-8'	5'-4'	B&B	Branched to ground; dense foliage; tightly pruned pyramidal form
	24	12	Ilex x 'Wirt LWinn'	Wirt L.Winn Holly		9'-10'	4'-5'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
	34	17	Juniperus virginiana 'Brodie'	Brodie Red Cedar	2.5-5"	7'-8'	5'-4'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
	681								Dense form; good color; well rooted in pot
Shrubs/Groundcover, Ornamental Grasses & Semi-Aquatic Plantings									Dense form; good color; well rooted in pot
		1	Pinus thunbergiana 'Thunderhead'	Thunderhead Japanese Black Pine		7'-8'	6'-7'	B&B	Full to ground; dense branching
		150	Abelia x 'Rose Creek'	Rose Creek Abelia		15'-18'	15'-18'	3 gal	Dense form; good color; well rooted in pot
		127	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood		12'-15'	12'-15'	3 gal	Dense branching; well rooted in pot; self supporting stems
		65	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew		9'-12'	12'-15'	3 gal	Dense branching; well rooted in pot; self supporting stems
		140	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet		15'-18'	15'-18'	3 gal	Dense branching; well rooted in pot; self supporting stems
		65	Fothergilla x intermedia 'Mt. Airy'	Mt. Airy Fothergilla		24"-30"	18"-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
		55	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		15'-18'	15'-18'	3 gal	Dense form; good color; well rooted in pot
		12	Hydrangea paniculata 'Dharuma'	Dharuma Hydrangea		15'-18'	15'-18'	3 gal	Dense branching; well rooted in pot; self supporting stems
		35	Ilex cornuta Burfordii Nana'	Dwarf Burford Holly		24"-30"	18"-24"	5 gal	Dense branching; well rooted in pot; self supporting stems
		150	Ilex glabra 'Nigra'	Nigra Inkberry		15'-18'	12'-15'	3 gal	Dense branching; well rooted in pot; self supporting stems
		3	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry		15'-18'	15'-18'	3 gal	Dense form; good color; well rooted in pot
		25	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry		15'-18'	15'-18'	3 gal	Full in pot; good color; dense foliage mass
		65	Ilex vomitoria 'Condeaux'	Bordeaux Yauson Holly		9'-12'	12'-15'	3 gal	Fully rooted in pot; dense compact growth
		3240	Ophiopogon japonicus	Mondo Grass				4" pot (1 pint)	Fully rooted in pot; dense compact growth
		880	Acorus gramineus 'Ogon'	Ogon Sweet Flag				1 gal	Fully rooted in pot; dense compact growth
		21	Aster oblongifolius 'Raydon's Favorite'	Raydon's Favorite Aster				1 gal	Fully rooted in pot; dense compact growth
		40	Baptisia australis 'Blue Mound'	Blue Mound False Indigo		12'-15'	12'-15'	1 gal	Fully rooted in pot; dense compact growth
		75	Dryopteris erythrosra 'Brilliance'	Brilliance Autumn Fern				1 gal	Fully rooted in pot; dense compact growth
		510	Juncus effusus	Soft Rush				1 gal	Full in pot; well rooted; dense clump
		120	Nepeta x faasenii 'Walkers Low'	Walkers Low Catnip				1 gal	Fully rooted in pot; dense compact growth
		200 SF	SEASONAL COLOR						
		60	Panicum virgatum 'Northwind'	Northwind Switch Grass				1 gal	Certified pure; free of weed seed
		25	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan				1 gal	Certified pure; free of weeds; good color
		25900	Eragrostis curvula	Weeping Love Grass				Seed	Certified pure; free of weed seed
		16150	Festuca arundinacea	Fescue Grass				Sod	
		112.00	Festuca arundinacea	Fescue Grass				Seed	
		180	Asclepias tuberosa	Butterfly Weed				1 gal	Full in pot; well rooted; dense compact growth
Total Canopy Tree Inches = 160									
Total Understory Tree Inches = 681									

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66000

THREE FRA

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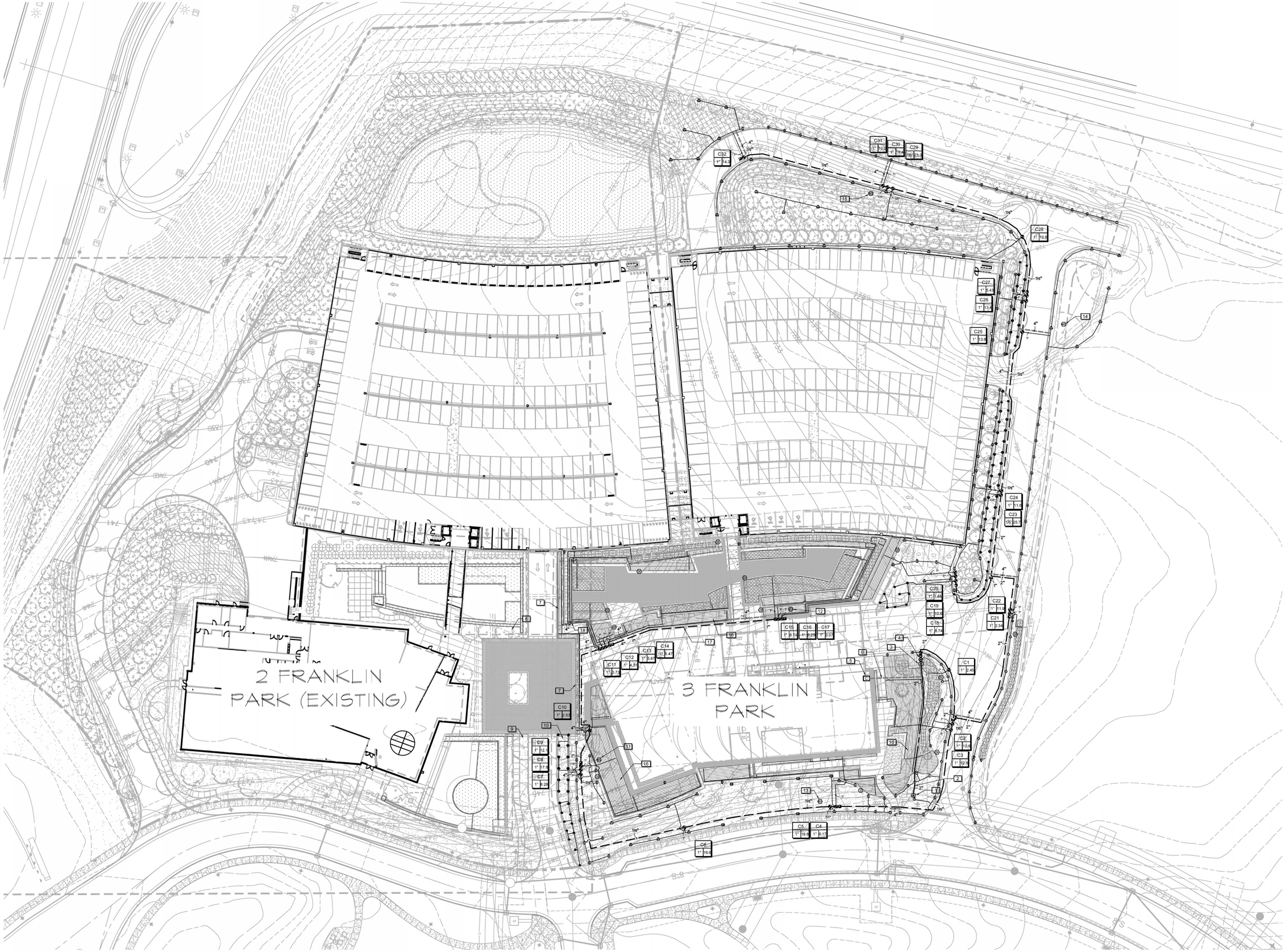
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1	04/05/2018	CITY COMMENTS

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

LANDSCAPE DEVELOPMENT DETAILS

Site Plan Submission

L-005



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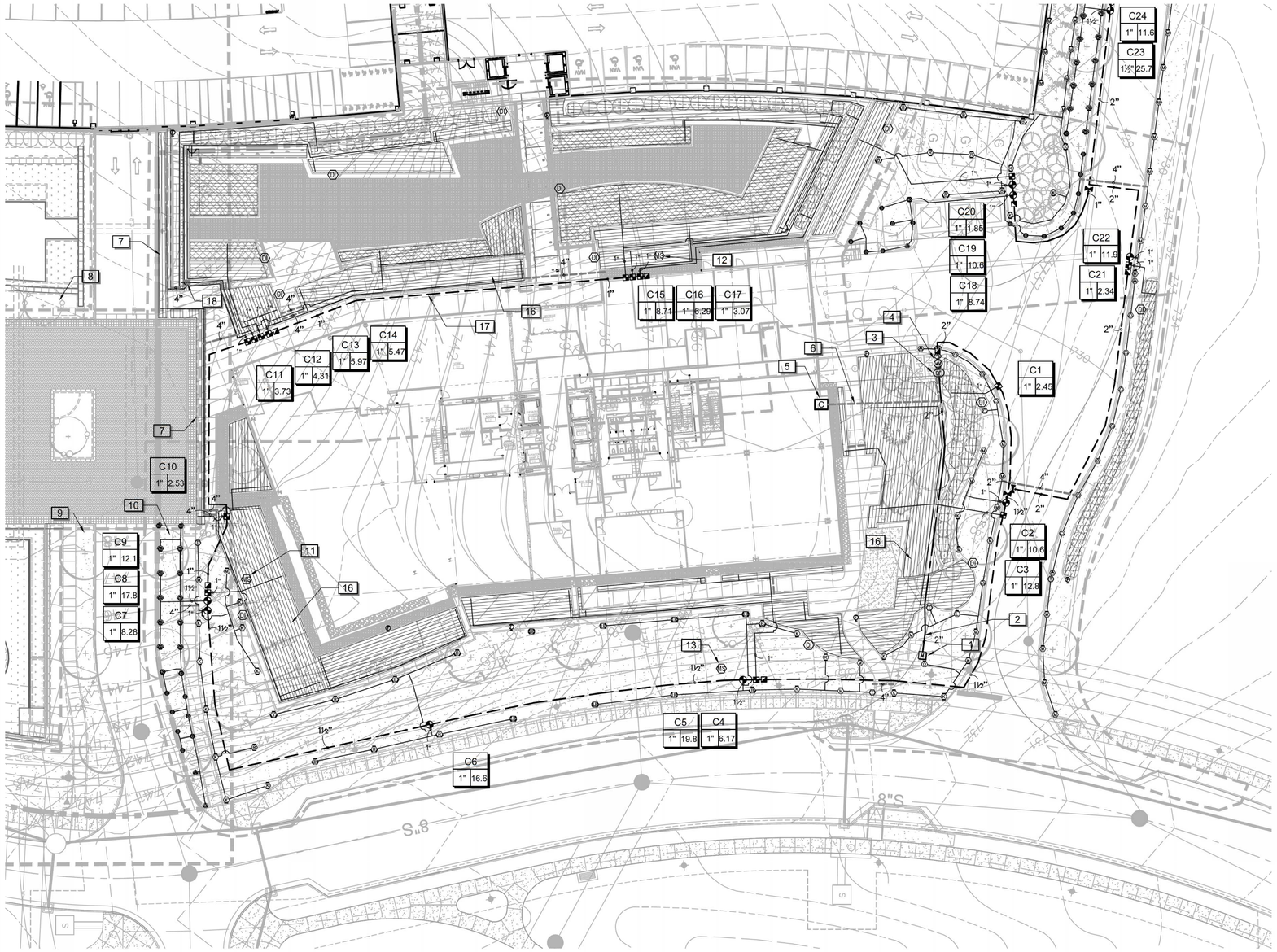
MARK	DATE	DESCRIPTION

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PROJECT NUMBER: P21610

IRRIGATION DEVELOPMENT PLAN - OVERALL

Construction Documents

IR-001



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
ES LCS RCS CS SS	Hunter PROS-06-PRS30-CV 5' strip spray Turf Spray, 30 psi regulated 6.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.
Q T H F	Hunter PROS-06-PRS30-CV 10' radius Turf Spray, 30 psi regulated 6.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.
E I O W U L V	Hunter PROS-06-PRS30-CV ADJ Turf Spray, 30 psi regulated 6.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.
M L O	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
K C R	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.
B Y A	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.
LB	Hunter MP3500 PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LB=light brown adjustable arc, 90-210.
T	Hunter MP Corner PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105.
LST RST SST	Hunter MP Strip PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.
M L O	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
K C R	Hunter MP2000 PROS-12-PRS40-CV Shrub Rotator, 12" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.
B Y A	Hunter MP3000 PROS-12-PRS40-CV Shrub Rotator, 12" pop-up with check valve, pressure regulated to 40 psi, MP rotary nozzle. B=Blue adj arc 90-210. Y=Yellow adj arc 210-270, A=Gray 360 arc.
T	Hunter MP Corner PROS-12-PRS40-CV Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
P	Hunter PLD-FV Dripline Flush Valve installed as per plan detail.
DV	Hunter ECO-ID Working Pressure: 15-50 PSI. Inlet: 1/2" FPT (attach with PVC fitting or flexible swing joint). Visual: 6" yellow pop-up stem. Body/Stem: UV-resistant plastic
	Area to Receive Dripline Rain Bird XFS-CV-06-18 XFS-CV Sub-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline installed 3" below FG with laterals spaced at 18" apart, with emitters offset for triangular pattern.
	Area to Receive Dripline Rain Bird XFS-CV-06-18 (2) XFS-CV Sub-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals to be 3" below FG. spaced at18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter HQ-44LRC-AW Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body. Acme Key with Anti-Rotation Wings.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
MV	Buckner-Superior 3100 1-1/2" Normally Open Brass Master Valve that Provides Dirty Water Protection. Available in 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3".
BF	Febco 825Y or Approved Equal 1-1/2" Reduced Pressure Backflow Preventer, see civil plans.
C	Baseline BL-1000X Two-wire controller in large 16 gauge powder-coated wall mount cabinet, base model 50 stations, expandable to 75 or 100 stations.
MS	Baseline BL-5315 biSensor Soil Moisture Sensor
FS	Baseline BL-PFS100 Baseline 1" PVC Flow Sensor with Integrated Flow Decoder, Flow Sensor is two-wire ready with a Flow biCoder built into the tee insert
M	Water Meter 1"
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Irrigation Mainline: Type K Copper Pipe
	Pipe Sleeve: PVC Schedule 40

Valve Callout

Valve Number
Valve Flow
Valve Size

TWO WIRE CONTROL SYSTEM NOTES

1. ALL DECODER WIRE SPLICE CONNECTORS TO BE 3M DBRIY-6 OR BETTER.
2. ALL DECODER TO VALVE SOLENOID SPLICE CONNECTORS TO BE 3M DBRIY-6 OR BETTER
3. ALL GROUNDING POINTS TO HAVE BL-LA01 LIGHTNING ARRESTOR INSTALLED INLINE AS PER MANUFACTURER'S REQUIREMENTS AND INSTALLED AS PER DETAIL.
4. RAIN SENSOR TO BE WIRED TO DECODER WIRE WITH BL-5402 PAUSE BICODER.
5. ALL BASELINE PRODUCTS TO BE INSTALLED AND OPERATED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND OR REQUIREMENTS.
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BASELINE INSTALLATION TRAINING PRIOR TO PROJECT START, NOTIFY IRRIGATION CONSULTANT WHEN TRAINING HAS BEEN COMPLETED.
7. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS NECESSARY TO OBTAIN BASELINE EXTENDED 5 YEAR WARRANTEE. PROVIDE 5 YEAR WARRANTEE PRIOR TO SUBSTANTIAL COMPLETION.
8. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR TRAINING OWNERS STAFF, AS NEEDED, ON THE OPERATION AND MAINTENANCE OF BASELINE CONTROL SYSTEM.
9. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COMPLETE PROGRAMMING AND OPERATION OF BASELINE CONTROL SYSTEM FOR 6 MONTHS FROM THE DAY THE CONTROLLER BECOMES FUNCTIONAL. CONTRACTOR TO PROVIDE THE OWNERS REPRESENTATIVE A COMPUTER SPREAD SHEET THAT SHOWS EACH PROGRAM, OPERATIONAL DAYS AND RUN TIMES PER ZONE.
10. EACH CONTROLLER PROGRAM TO BE ASSOCIATED TO THE SPECIFIC MOISTURE SENSOR FOR THAT AREA. ONCE PLANT MATERIAL HAS GROWN IN OPERATE SYSTEM BASED ON MOISTURE SENSOR OPERATION.
11. CONTROLLER AND FLOW SENSOR ARE TO BE PROGRAMMED FOR FLOW MAXIMIZATION, OVER-FLOW SHUT DOWN BY ZONE AND OVER-FLOW SHUT DOWN ON MAINLINE OVER-FLOW.

CONTROLLER INSTALLATION NOTES

1. IRRIGATION CONTRACTOR TO COORDINATE EXACT LOCATION OF CONTROLLER WITH OWNER'S REPRESENTATIVE.
2. PROVIDE 120VAC 10 AMP POWER TO A JUNCTION BOX WITHIN 18" OF THE CONTROLLER LOCATION.
3. IRRIGATION CONTRACTOR TO HARD WIRE CONTROLLER TO POWER SUPPLY IN THE J-BOX AS PER PREVAILING CODE.
4. CONTROLLER TO BE SECURELY ATTACHED TO THE WALL USING METALLIC FASTENERS MADE FOR WALL TYPE.
5. ALL IRRIGATION CONTROL WIRE ABOVE GRADE TO BE ENCASED IN PVC ELECTRICAL CONDUIT.
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL POTENTIAL WALL PENETRATIONS AND THE SEALING OF THOSE PENETRATIONS.
7. CONTROLLER TO BE GROUNDED AS PER MANUFACTURERS RECOMMENDATIONS.
8. PROVIDE AND INSTALL INCOMING POWER SURGE PROTECTION AS PER THE MANUFACTURERS RECOMMENDATIONS.

IRRIGATION SYSTEM OPERATIONAL MANAGEMENT NOTES

1. MAXIMUM VELOCITY IN THE PIPING SYSTEM NOT TO EXCEED 5 FEET PER SECOND.
2. IRRIGATION CONTRACTOR TO PROGRAM CONTROLLER FOR PLANT MATERIAL GROW IN AS PER LANDSCAPE REQUIREMENTS. ADJUSTMENTS TO BE MADE TO IRRIGATION SCHEDULE EVERY TWO WEEKS UNTIL SET FOR MOISTURE SENSOR MANAGEMENT.
3. AFTER GROW IN OPERATE THE IRRIGATION SYSTEM VIA LOWER MOISTURE THRESHOLD PARAMETERS. ADJUST LOWER MOISTURE THRESHOLD TO ENSURE PLANT MATERIAL REMAIN HEALTHY WHILE USING AS LITTLE WATER AS POSSIBLE.
4. CONTRACTOR TO MAKE A MINIMUM OF 3 VISITS TO THE SITE AFTER CONTROL SYSTEM IS SET TO MOISTURE SENSOR MANAGEMENT TO REVIEW SOIL MOISTURE LEVELS THROUGHOUT THE SITE AND ADJUST THE CONTROL SYSTEM ACCORDINGLY TO MAINTAIN THE LANDSCAPE WHILE REDUCING WATER USE. CONTRACTOR TO SUBMIT IN WRITING THE OUTCOME OF EACH VISIT TO THE OWNER OR OWNERS REPRESENTATIVE, LANDSCAPE ARCHITECT AND OR IRRIGATION CONSULTANT.

DRIP ZONE NOTES

1. IT IS IRRIGATION CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EACH PLANT IS WITHIN THE DRIPLINE WETTED PATTERN ON NO LESS THAN 2 SIDES.
2. DRIPLINE TO BE LAID OUT AND INSTALLED AS PER PLAN DETAIL EXAMPLES.
3. **ALL DRIPLINE TO BE INSTALLED 3" BELOW FINISHED GRADE.**
4. DRIPLINE TO BE INSTALLED IN GRID FASHION WITH TUBING ON 18" CENTERS, ELBOWS AND TEES ARE TO BE USED FOR CHANGES IN DIRECTION, LOOPING OF DRIPLINE IS NOT ACCEPTABLE.
5. DRIPLINE IS TO BE INSTALLED, TESTED AND INSPECTED TO ENSURE EACH EMITTER FUNCTIONS PROPERLY PRIOR TO COVERING WITH MULCH.
6. ALL DRIPLINE SUPPLY PIPING TO BE CL 200 PVC.
7. ALL PIPING WITHIN A DRIP ZONE THAT IS UNDER THE HARDSCAPE TO BE CL 200 PVC.
8. DRIPLINE TO BE STAKED DOWN EVERY 3' AND WITHIN 1' OF ALL FITTING OUTLETS.
9. ALL FLUSH VALVES ARE TO BE INSPECTED FOR PROPER OPERATION.
10. IRRIGATION CONTRACTOR TO MEET WITH DRIP COMPONENT MANUFACTURERS REPRESENTATIVE AND OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION TO REVIEW DRIP COMPONENT CONSTRUCTION, OPERATION AND MAINTENANCE.

CRITICAL ANALYSIS

Generated:	2018-02-27 13:58
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.50 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	70.00 psi
Elevation Change:	5.00 ft
Service Line Size:	2"
Length of Service Line:	10.00 ft
Pressure Available:	68.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	25.66 gpm
Flow Available at POC:	37.50 gpm
Residual Flow Available:	11.84 gpm
Pressure Req. at Critical Station:	43.41 psi
Loss for Fittings:	0.56 psi
Loss for Main Line:	5.59 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	12.21 psi
Loss for Master Valve:	0.63 psi
Loss for Water Meter:	3.20 psi
Critical Station Pressure at POC:	65.60 psi
Pressure Available:	68.00 psi
Residual Pressure Available:	2.40 psi

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
C1	Hunter ICZ-101-25	1"	Area for Dripline	2.45	30.02	42.99	0.43 in/h
C2	Hunter ICV-G	1"	Turf Rotary	10.63	43.28	57.10	0.44 in/h
C3	Hunter ICZ-101-25	1"	Area for Dripline	12.83	40.40	54.58	0.43 in/h
C4	Hunter ICZ-101-25	1"	Area for Dripline	6.17	31.55	44.88	0.43 in/h
C5	Hunter ICV-G	1"	Turf Rotary	19.81	43.59	60.81	0.45 in/h
C6	Hunter ICV-G	1"	Turf Rotary	16.62	43.49	60.23	0.35 in/h
C7	Hunter ICV-G	1"	Turf Rotary	8.28	43.03	57.24	0.32 in/h
C8	Hunter ICV-G	1"	Turf Spray	17.77	33.52	51.84	1.63 in/h
C9	Hunter ICZ-101-25	1"	Area for Dripline	12.13	39.02	54.64	0.43 in/h
C10	Hunter ICZ-101-25	1"	Area for Dripline	2.53	30.03	43.13	0.43 in/h
C11	Hunter ICZ-101-25	1"	Area for Dripline	3.73	30.30	43.75	0.43 in/h
C12	Hunter ICZ-101-25	1"	Area for Dripline	4.31	30.36	43.98	0.43 in/h
C13	Hunter ICZ-101-25	1"	Area for Dripline	5.97	31.14	45.42	0.43 in/h
C14	Hunter ICZ-101-25	1"	Area for Dripline	5.47	30.59	44.65	0.43 in/h
C15	Hunter ICZ-101-25	1"	Area for Dripline	8.71	34.32	51.77	0.43 in/h
C16	Hunter ICZ-101-25	1"	Area for Dripline	6.29	31.58	46.94	0.43 in/h
C17	Hunter ICZ-101-25	1"	Area for Dripline	3.07	30.20	43.76	0.43 in/h
C18	Hunter ICV-G	1"	Turf Spray	8.74	33.07	47.39	0.95 in/h
C19	Hunter ICV-G	1"	Turf Rotary	10.63	43.23	58.24	0.56 in/h
C20	Hunter ICZ-101-25	1"	Area for Dripline	1.85	30.04	43.05	0.43 in/h
C21	Hunter ICZ-101-25	1"	Area for Dripline	2.34	30.02	43	0.43 in/h
C22	Hunter ICV-G	1"	Turf Rotary	11.94	43.51	57.66	0.26 in/h
C23	Hunter ICV-G	1-1/2"	Turf Spray	25.66	32.00	51.44	1.72 in/h
C24	Hunter ICV-G	1"	Shrub Rotary	11.57	43.35	57.56	0.42 in/h
C25	Hunter ICV-G	1"	Turf Rotary	13.57	43.93	59.14	0.29 in/h
C26	Hunter ICV-G	1"	Turf Spray	13.36	33.16	48.41	1.56 in/h
C27	Hunter ICV-G	1"	Shrub Rotary	5.43	42.65	55.92	0.36 in/h
C28	Hunter ICV-G	1"	Shrub Rotary	13.84	46.18	61.83	0.19 in/h
C29	Hunter ICV-G	1-1/2"	Shrub Rotary	23.32	43.42	65.60	0.21 in/h
C30	Hunter ICV-G	1"	Shrub Rotary	19.43	44.15	63.36	0.21 in/h
C31	Hunter ICV-G	1"	Shrub Rotary	10.04	43.79	58.55	0.22 in/h
C32	Hunter ICV-G	1"	Shrub Rotary	14.28	43.97	60.94	0.35 in/h

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Irrigation system water source to be a 2" service line to a 1" meter. System requirements are 26 gpm at a static pressure of 68 psi. Verify available flow and static pressure prior to construction. If either is insufficient notify the owners representative.
2	2" meter to backflow preventer supply pipe. Verify pipe size prior to construction. If pipe is smaller than 2" notify the owners representative.
3	RPZ backflow preventer, see civil plans.
4	Install Master Valve(MV) and Flow Sensor(FS) as per plan details and manufacturers instructions.
5	Coordinate exact location of the controller within the building with the owners representative. Provide 120vac 10 amp power to the controller from a dedicated circuit. Install controller as per plan notes, details and manufacturers instructions.
6	1-1/4" SCH 40 PVC electrical conduit from the controller to the irrigation system mainline trench. Install conduit 18" below FG.
7	Remove and dispose of all on grade inline drip tubing for this shrub bed zone C7, previously supplied from Bldg 2 irrigation system.
8	Locate, cut and cap existing mainline immediately downstream of zone C6. Terminate control wire at the C6 control valve.
9	Locate, cut and cap existing mainline immediately downstream of zone C9. Terminate control wire at the C9 control valve.
10	Remove existing zone C8 control valve anc all sprinklers. Install new zone with the Bldg 3 irrigation system.
11	Moisture Sensor for mixed landscape beds.
12	Moisture Sensor for the mixed landscape beds around the water feature area.
13	Moisture Sensor for turf zones.
14	Moisture Sensor for the bioswale zone.
15	Moisture Sensor for the natural areas behind the parking garage.
16	ALL inline drip tubing to be installed 3" below finished soil grade and tested for proper operation prior to covering with soil.
17	Pipe and control wire location is diagrammatic. Install all pipe and control wire as per plan notes and details.
18	Retaining wall sleeve. All retaining wall sleeves to be 2X the size of the pipe running through the sleeve. Minimum sleeve size to be 1-1/2".

0' 10' 20' 40'

NORTH

DUDA | PAINE ARCHITECTS

HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
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Franklin, TN 37067

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MARK	DATE	DESCRIPTION

ISSUE DATE: 02/05/2018
PROJECT NUMBER: P21610

IRRIGATION DEVELOPMENT PLAN

Construction Documents

IR-002



GENERAL NOTES

1. ALL TRENCHING TO BE OUTSIDE OF TREE DRIP LINE
2. MAINLINE TO HAVE MINIMUM OF 18" OF COVER AND A MINIMUM OF 18" OFF OF THE HARDSCAPE
3. LATERALS TO HAVE MINIMUM OF 12" OF COVER AND A MINIMUM OF 12" OFF OF THE HARDSCAPE
4. NO ROCKS, BOULDERS OR SHARP OBJECTS TO BE IN TRENCH BACKFILL
5. ALL PIPE TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS
6. SPRINKLERS AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS
7. TWO WIRE CONTROL WIRE TO BE 14 GA UL 2 CONDUCTOR, JACKETED AND APPROVED BY 2-WIRE CONTROLLER MANUFACTURER
9. WIRE SPLICES TO BE DONE AS PER DETAILS
10. ALL WIRE SPLICES OUTSIDE OF CONTROL VALVE BOX TO BE IN 10" VALVE BOX
11. TWO WIRE CONDUCTORS TO BE COLOR CODED
12. CONTRACTOR SHALL INSTALL MANUFACTURES GROUNDING EQUIPMENT ON BOTH THE POWER AND OUTPUT SIDES OF CONTROLLER, ALL GROUNDING POINTS TO BE INSTALLED AS PER PLANS AND DETAILS
13. AT EACH VALVE AND CHANGE IN MAINLINE DIRECTION CONTRACTOR TO INSTALL A 30" LOOP OF EXTRA WIRE
14. SPRINKLERS ARE TO BE ADJUSTED TO AVOID OVER-SPRAY INTO NON-IRRIGATED AREAS
15. ELECTRIC CONTROL VALVES ARE TO BE INSTALLED IN VALVE BOXES AS FOLLOWS
    14" RECTANGULAR MINIMUM FOR EACH ELECTRIC CONTROL VALVE
    JUMBO VALVE BOX FOR DRIP ZONE KITS
16. SPRINKLERS TO BE INSTALLED 12" FROM FOUNDATIONS AND 2" FROM HARDSCAPE
17. CONTRACTOR TO ADD RISER EXTENSIONS TO SPRINKLERS IF REQUIRED TO MAINTAIN PROPER COVERAGE
18. ALL PIPING TO BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS
19. ALL VALVES, QUICK COUPLER VALVES, WIRE SPLICES TO BE IN LANDSCAPED BEDS WHEREVER POSSIBLE
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PROPER COVERAGE OF AREA TO BE IRRIGATED, MAKE ADJUSTMENTS AS NECESSARY
21. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE EXISTING UTILITIES REPAIRING ANY DAMAGES AT HIS OWN COST
22. PLAN IS DIAGRAMMATIC TO IMPROVE CLARITY ALL IRRIGATION EQUIPMENT TO BE INSTALLED WITHIN PROPERTY LINES AND LANDSCAPED AREAS
23. ANY DISCREPANCIES BETWEEN THE PLAN AND THE SITE TO BE REFERRED TO THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION
24. CONTRACTOR TO PROVIDE 1 YEAR WARRANTEE OF ALL PRODUCTS AND WORKMANSHIP TO INCLUDE WINTERIZATION AND SPRING START-UP
25. CONTRACTOR TO PROVIDE OWNER AND OR LANDSCAPE ARCHITECT RECORD DRAWING PRIOR TO SUBSTANTIAL COMPLETION.
26. INSTALLATION OF IRRIGATION SLEEVES IS THE IRRIGATION CONTRACTORS RESPONSIBILITY IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR SLEEVE INSTALLATION PRIOR TO PAVEMENT INSTALLATION
27. CLEANUP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS LEAVE AREA NEAT, CLEAN AND READY FOR OWNERS USE PROVIDE CLEAN PAVEMENT SURFACES INCLUDING AREAS OF PUBLIC R.O.W.

1 6" SPRAY BODY
NTS

2 12" SPRAY BODY
NTS

3 ELECTRIC CONTROL VALVE
NTS

4 DRIP CONTROL ZONE
NTS

5 QUICK COUPLER VALVE
NTS

6 WIRE CONNECTION 3M-DBR6-Y
NTS

MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

7 BASELINE 3200 WALL MOUNT CONTROLLER
NTS

0' 10' 20' 40'

NORTH

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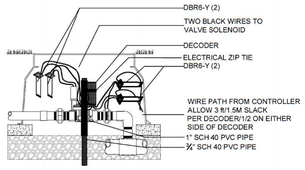
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PROJECT NUMBER: P21610

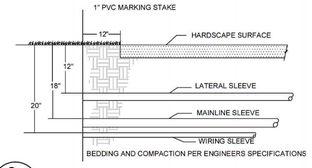
IRRIGATION DEVELOPMENT PLAN

Construction Documents

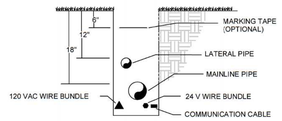
IR-003



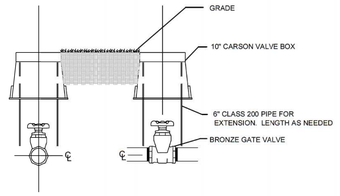
8 DECODER VALVE BOX INSTALLATION
NTS



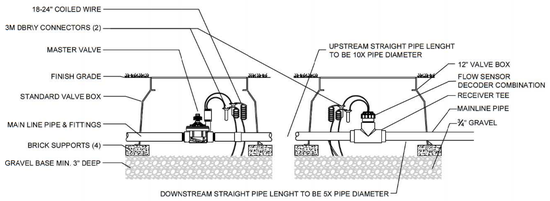
9 SLEEVING
NTS



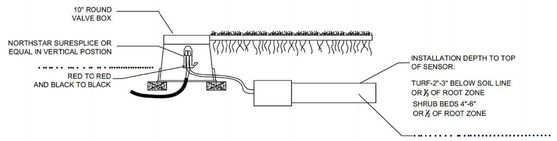
10 TRENCH, PIPE AND WIRE
NTS



11 ISOLATION VALVE DETAIL
NTS

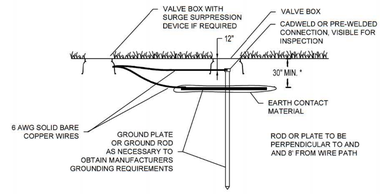


12 MASTER VALVE FLOW SENSOR
NTS

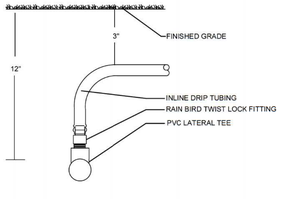


13 MOISTURE SENSOR PLACEMENT
NTS

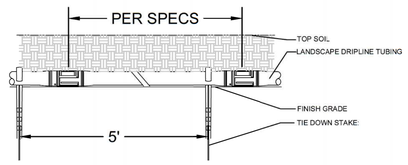
SIDE VIEW



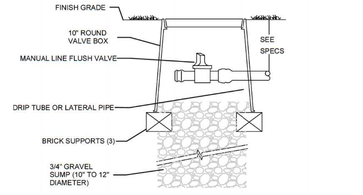
14 TWO WIRE GROUNDING POINT DETAIL
NTS



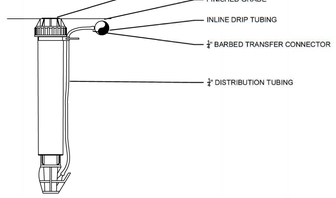
15 START CONNECTION SUB-GRADE DRIPLINE
NTS (WITH PVC RISER)



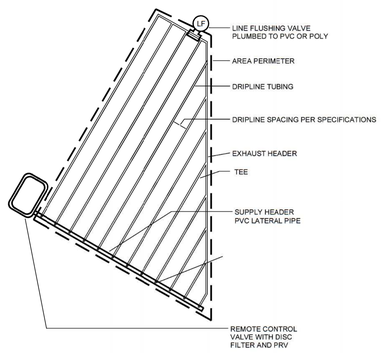
16 SUB-SURFACE DRIPLINE
NTS



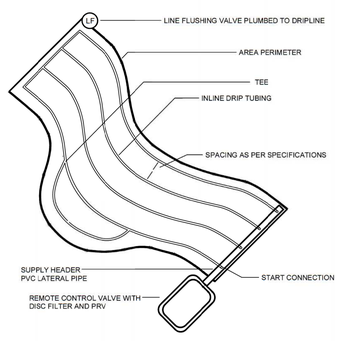
17 MANUAL LINE FLUSHING VALVE
NTS



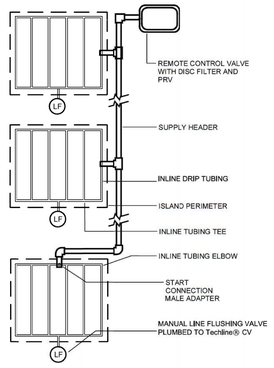
18 DRIP INDICATOR
NTS



19 IRREGULAR AREA
NTS

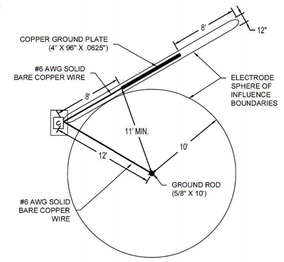


20 IRREGULAR AREA
NTS



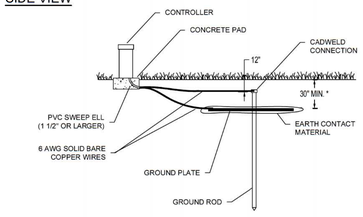
21 ISLAND LAYOUT
NTS

TOP VIEW



DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE

SIDE VIEW



22 CONTROLLER GROUNDING DETAIL
NTS

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MARK	DATE	DESCRIPTION

ISSUE DATE: 02/05/2018
PROJECT NUMBER: P21610

IRRIGATION DEVELOPMENT PLAN

Construction Documents

IR-004

EAST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	6720	16.5%
(GI10s) Green Tinted Spandrel Glass	3745	9.2%
(GL11) Blue Tinted Vision Glass	19515	48.1%
(GL11s) Blue Tinted Spandrel Glass	10565	26.0 %
(GL12) Clear Vision Glass	0	0%
(GL12s) Clear Vision Spandrel Glass	0	0%
Net	40545	

Note:
The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.



EAST ELEVATION 1/8" =1' 0"

DUDA | PAINE ARCHITECTS

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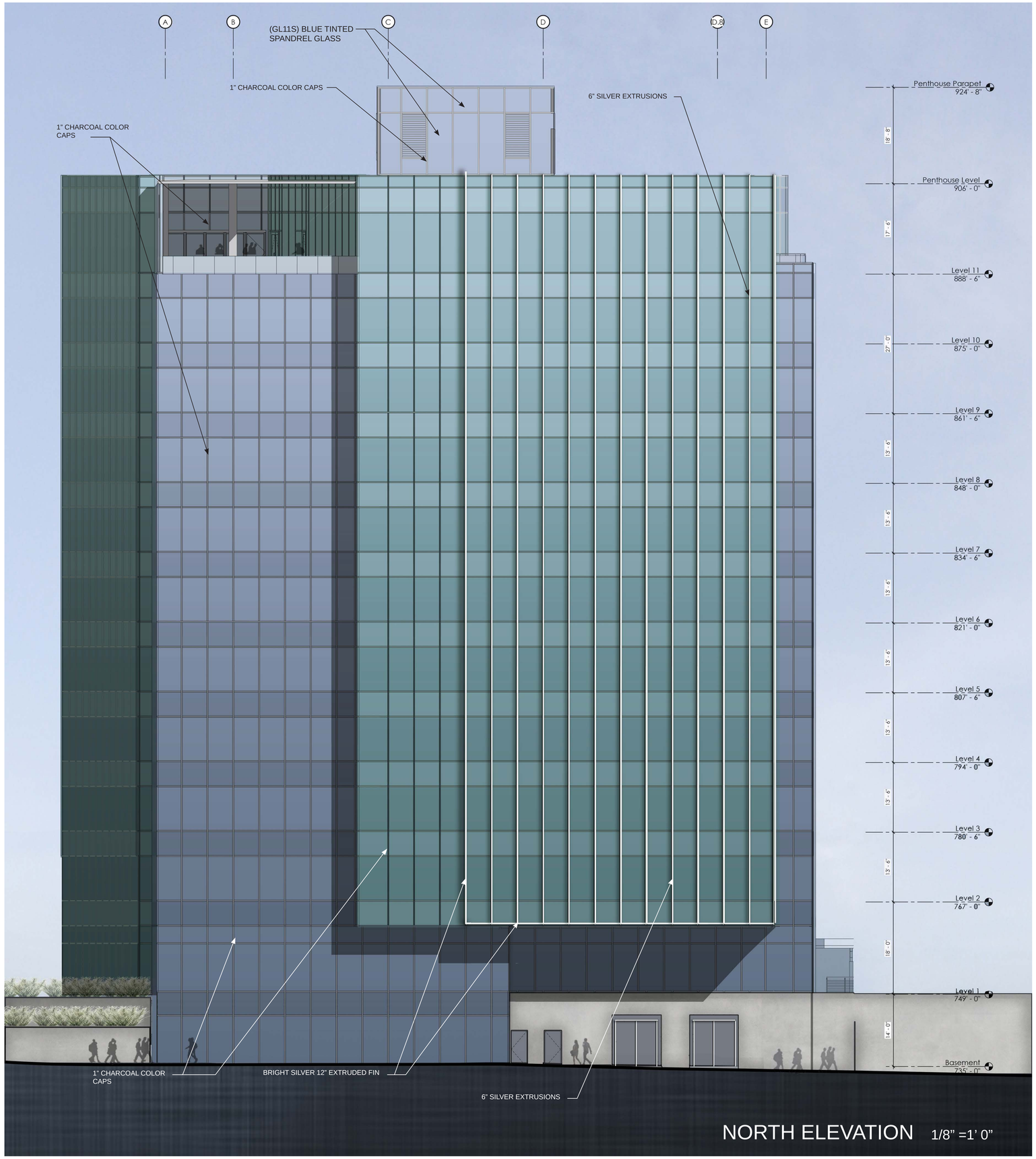
East Elevation

Site Plan Submission

A1.0

NORTH ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	7565	37.2%
(Gl10s) Green Tinted Spandrel Glass	4516	22.2 %
(GL11) Blue Tinted Vision Glass	5752	28.2 %
(GL11s) Blue Tinted Spandrel Glass	2494	12.2%
(GL12) Clear Vision Glass	0	0.0 %
(GL12s) Clear Vision Spandrel Glass	0	0.0 %
Net	20327	

Note:
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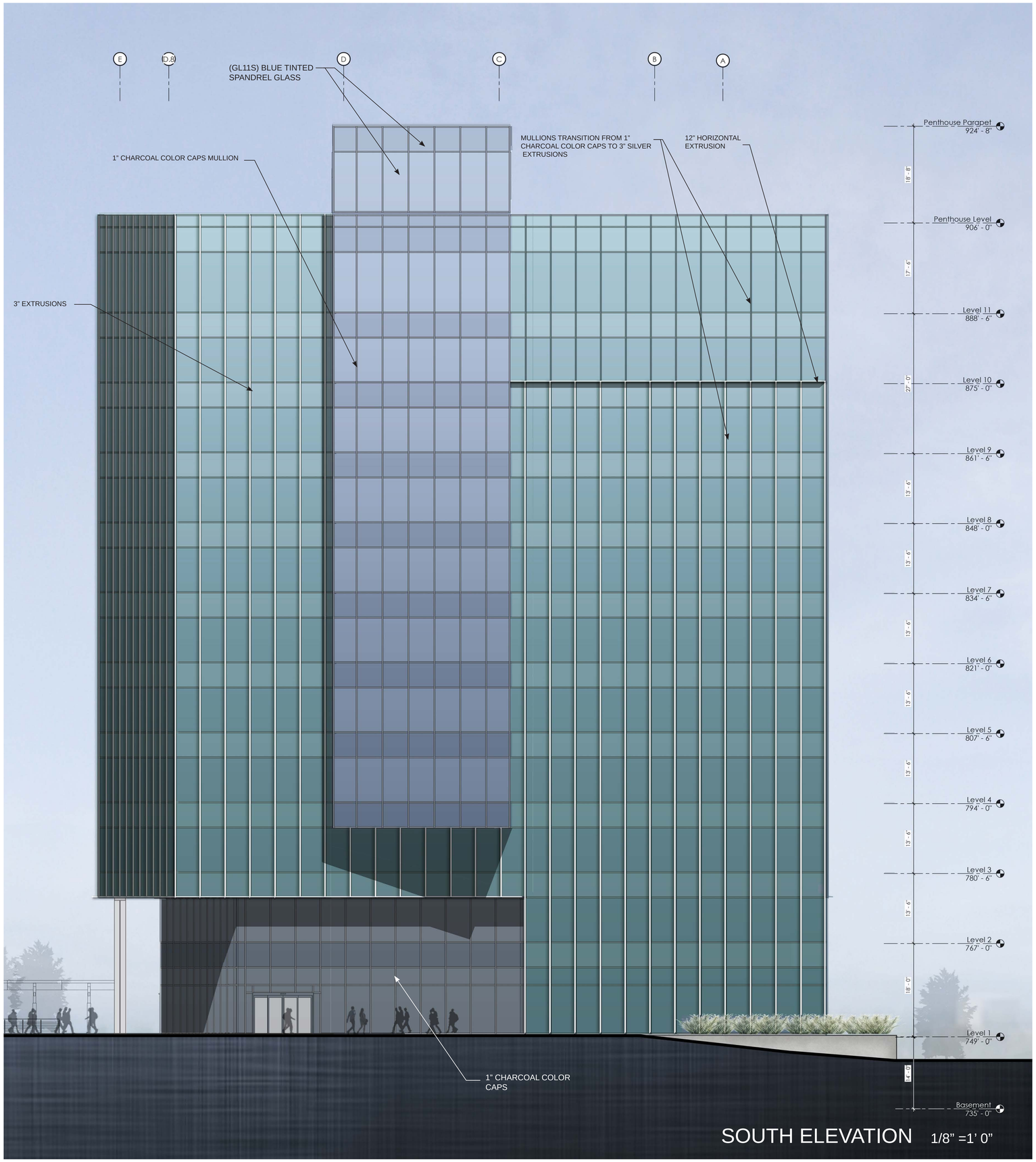
North Elevation

Site Plan Submission

A2.0

SOUTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	2834	13.6 %
(Gl10s) Green Tinted Spandrel Glass	1756	8.4 %
(GL11) Blue Tinted Vision Glass	9120	44.0%
(GL11s) Blue Tinted Spandrel Glass	5546	26.7 %
(GL12) Clear Vision Glass	1185	5.7%
(GL12s) Clear Vision Spandrel Glass	275	1.3 %
Net	20716	

Note:
The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.



SOUTH ELEVATION 1/8" =1' 0"

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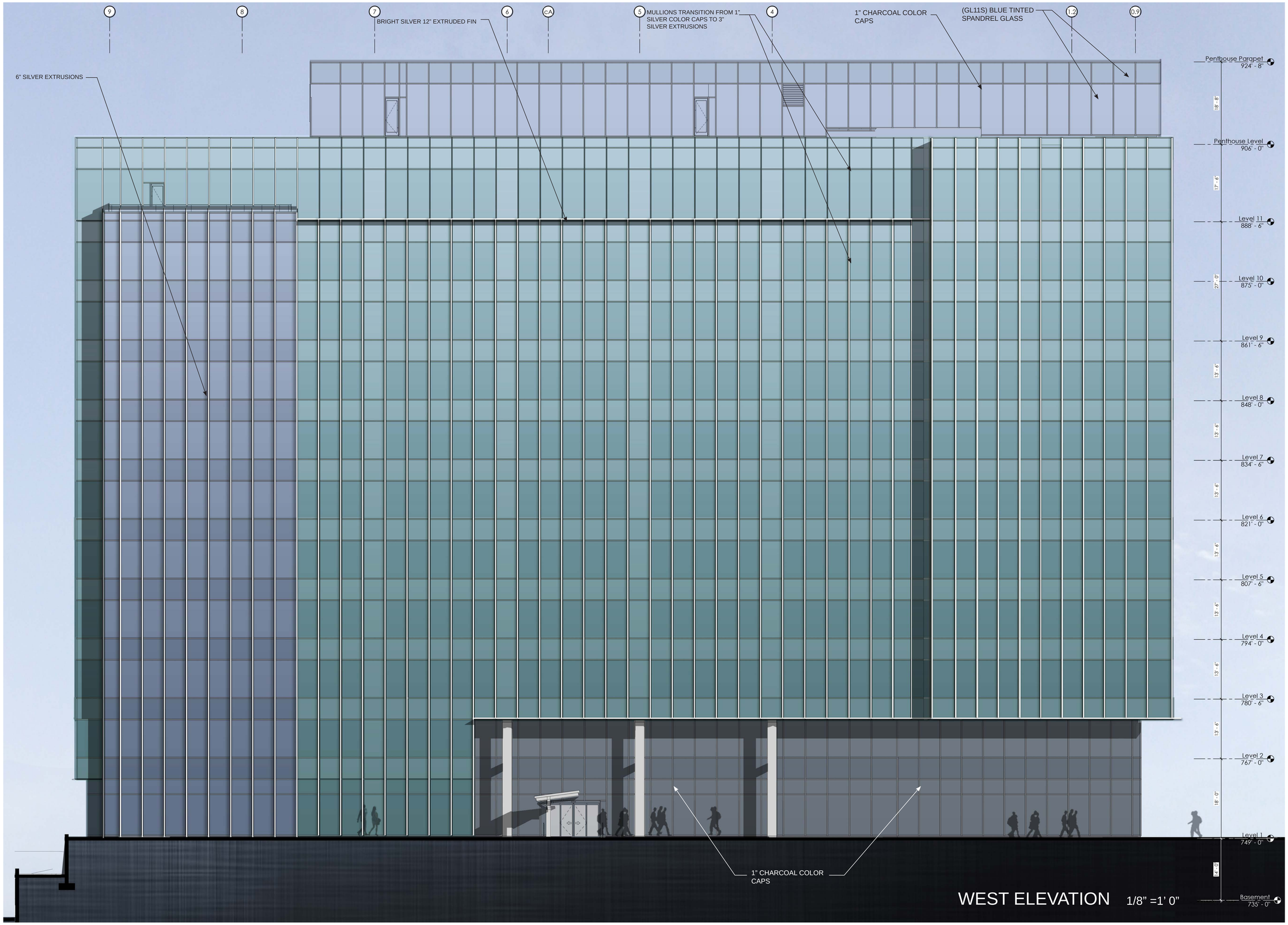
South Elevation

Site Plan Submission

A3.0

WEST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	18693	42.4 %
(Gl10s) Green Tinted Spandrel Glass	10927	24.8%
(GL11) Blue Tinted Vision Glass	6772	15.3%
(GL11s) Blue Tinted Spandrel Glass	3820	8.6 %
(GL12) Clear Vision Glass	3088	7.0 %
(GL12s) Clear Vision Spandrel Glass	707	1.6 %
Net	44007	

Note:
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WEST ELEVATION 1/8" =1' 0"

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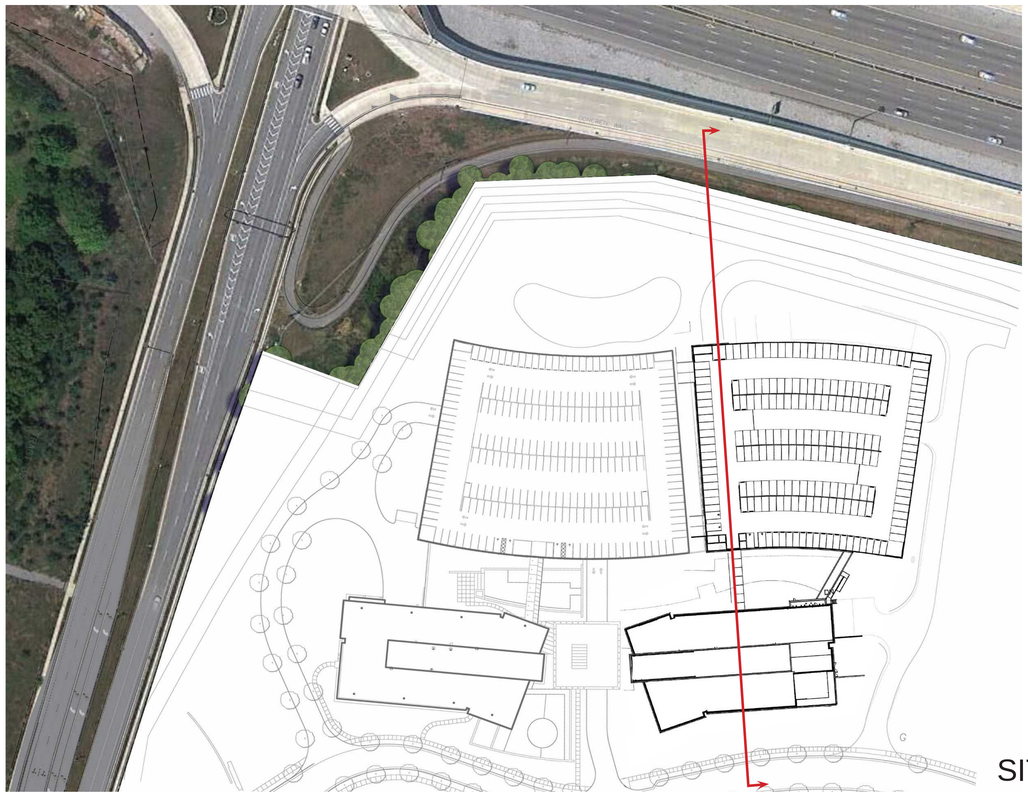
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PROJECT NUMBER: P21610

West Elevation

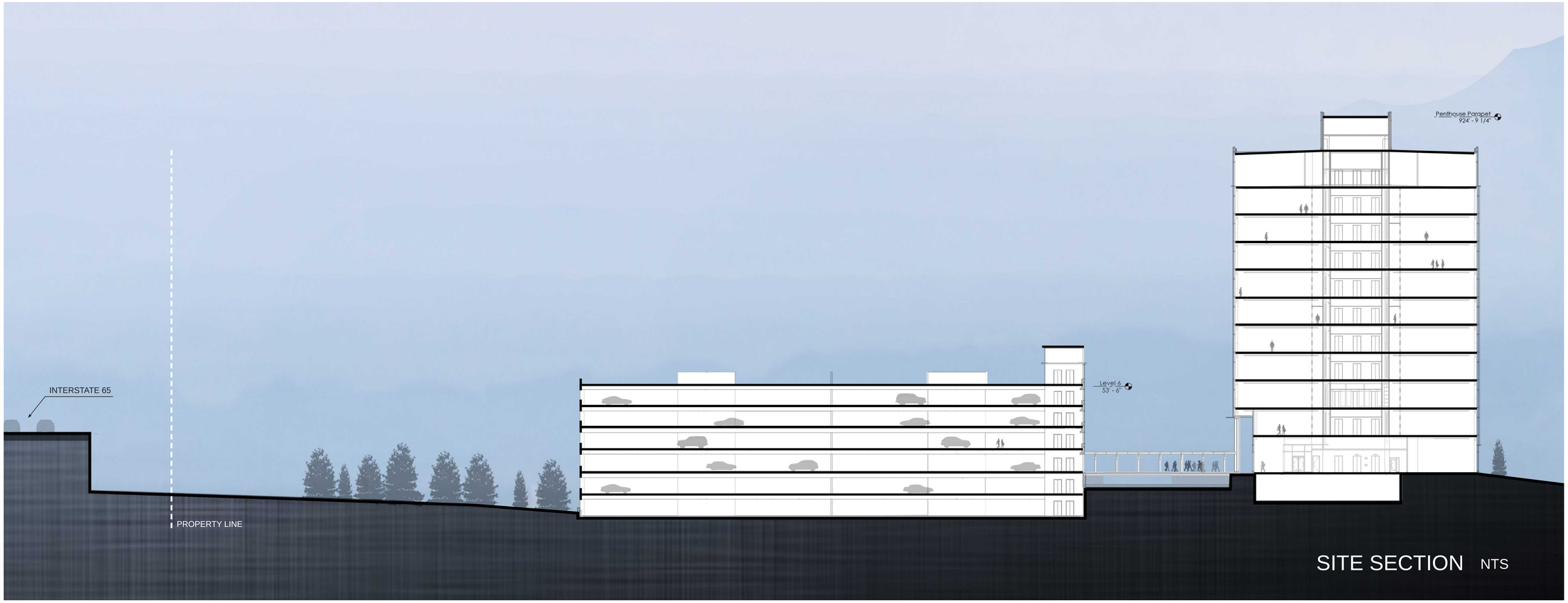
Site Plan Submission

A4.0



SITE PLAN NTS

Note:
The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.



SITE SECTION NTS

DUDA | PAINE ARCHITECTS

HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
Franklin, TN 37067

ARCHITECT
Duda | Paine Architects, PA
333 Liggett Street
Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast
Suite 1425
Atlanta, GA 30326

STRUCTURAL ENGINEER
King/Guinn Associates
A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION

ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

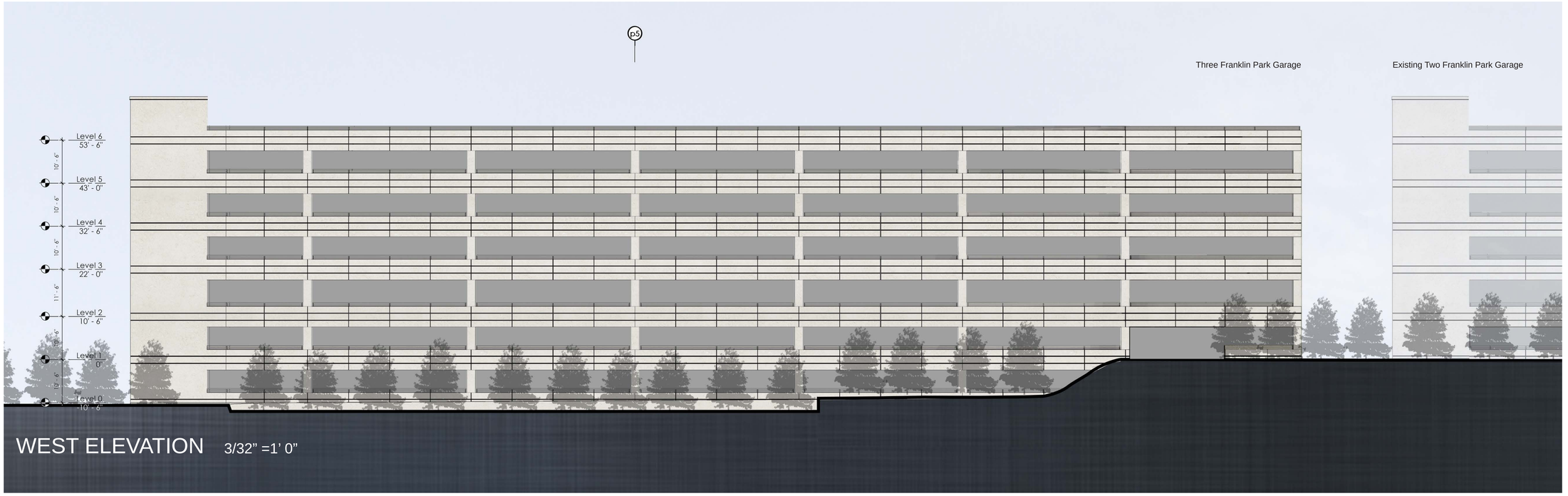
Site Section

Site Plan Submission

FOR REFERENCE ONLY

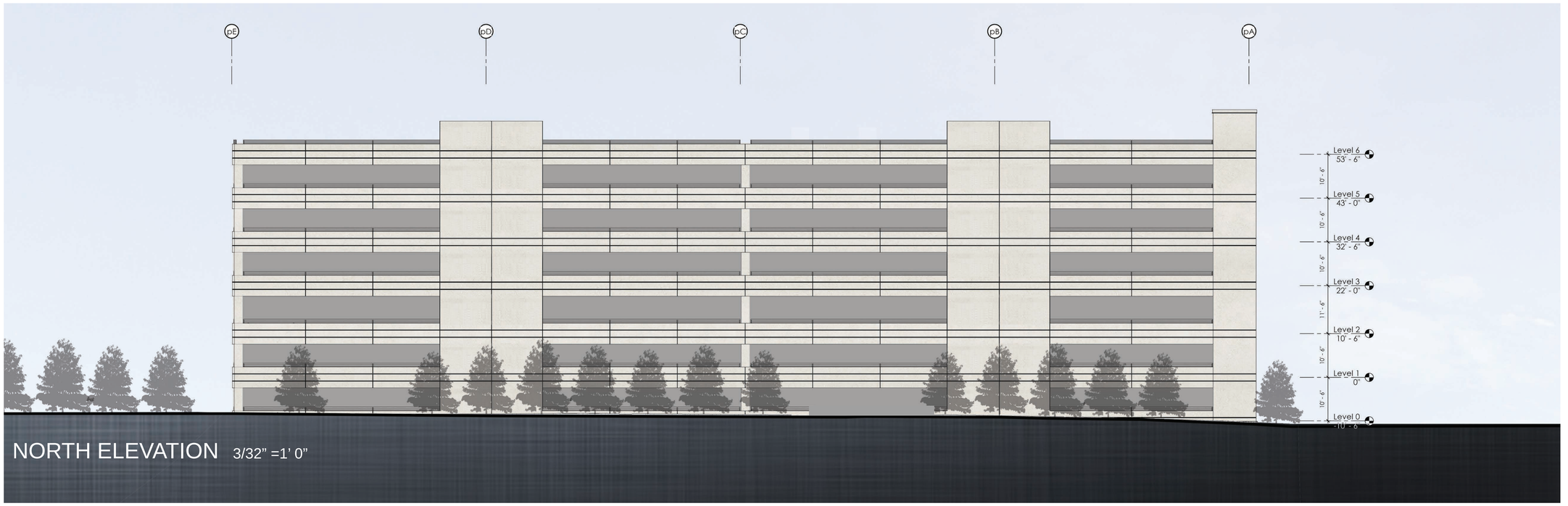
A5.0

PARKING WEST ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	6908	34.0%
Precast Concrete	10433	51.4 %
Pipe Rail	1670	8.2 %
Below Grade	1268	6.2 %
Net	20279	



WEST ELEVATION 3/32" =1' 0"

PARKING NORTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	4892	29.4 %
Precast Concrete	10482	63.0 %
Pipe Rail	1266	7.6 %
Below Grade	0	0.0 %
Net	16640	



NORTH ELEVATION 3/32" =1' 0"

DUDA | PAINE ARCHITECTS

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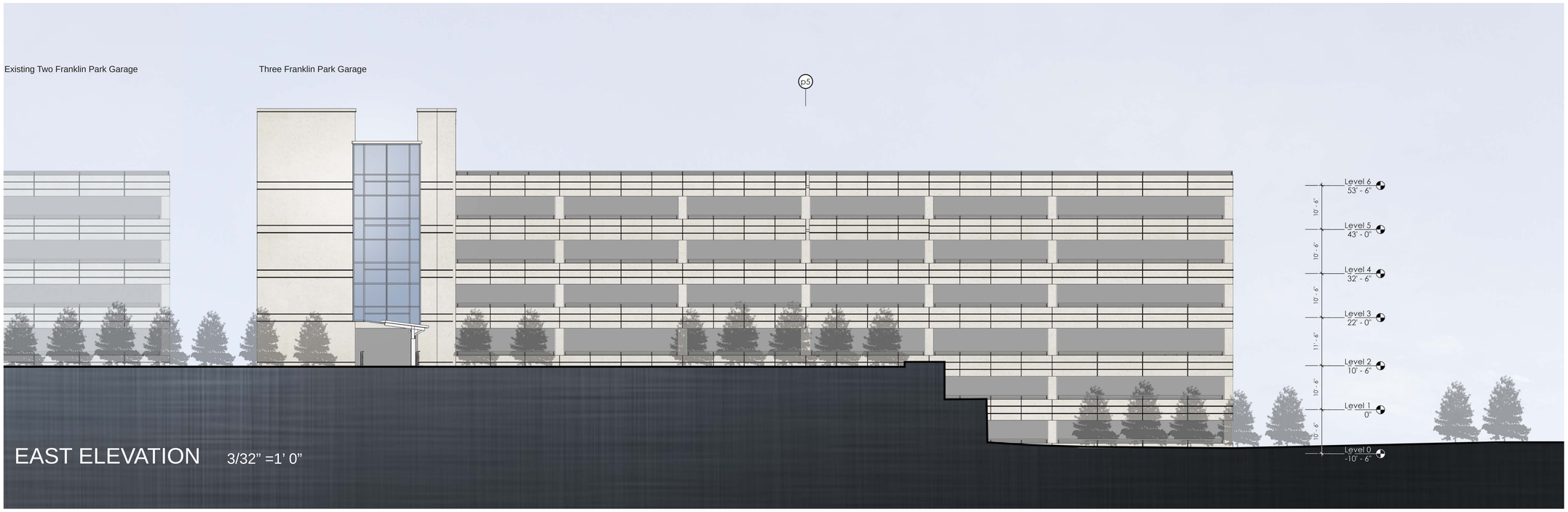
ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

West and North Elevation

Site Plan Submission

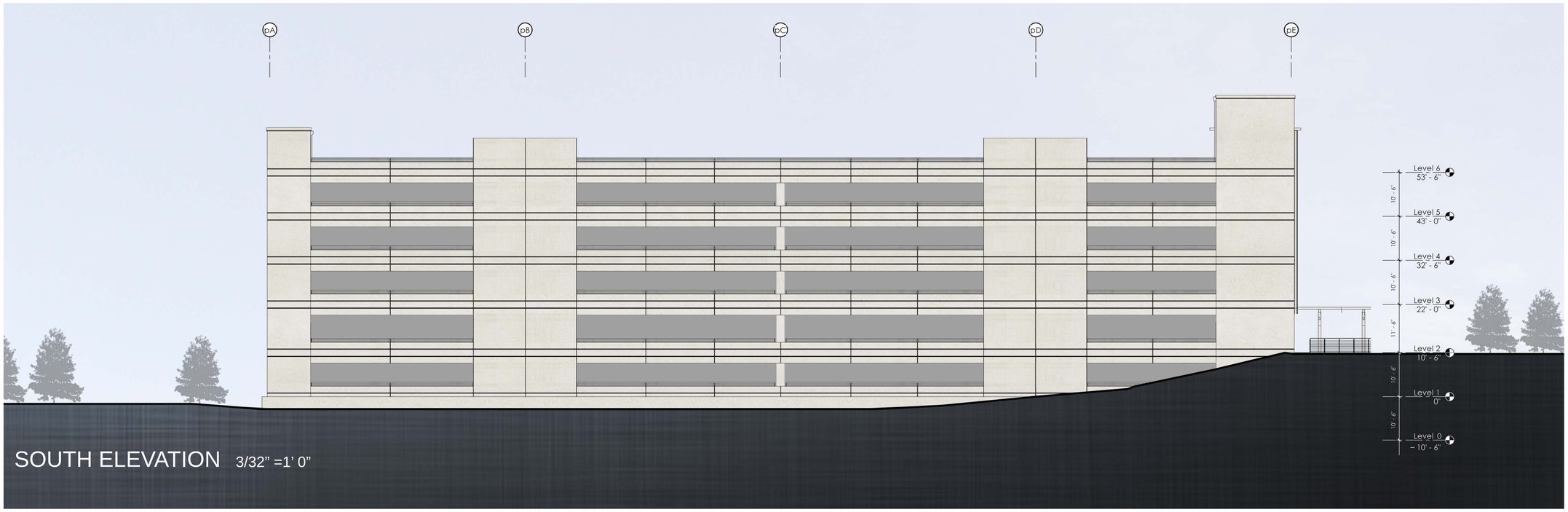
AP1.0

PARKING EAST ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	4051	24.7 %
Precast Concrete	7048	43.0 %
Pipe Rail	1001	6.1 %
Below Grade	3569	21.7 %
(GL20) Clear Vision Glass	424	2.5 %
(GL20s) Clear Vision Spandrel Glass	283	1.7 %
Net	16376	



EAST ELEVATION 3/32" =1' 0"

PARKING SOUTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	3730	25.0 %
Precast Concrete	9791	65.5 %
Pipe Rail	978	6.5 %
Below Grade	448	2.9 %
Net	14947	



SOUTH ELEVATION 3/32" =1' 0"

DUDA | PAINE ARCHITECTS

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Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

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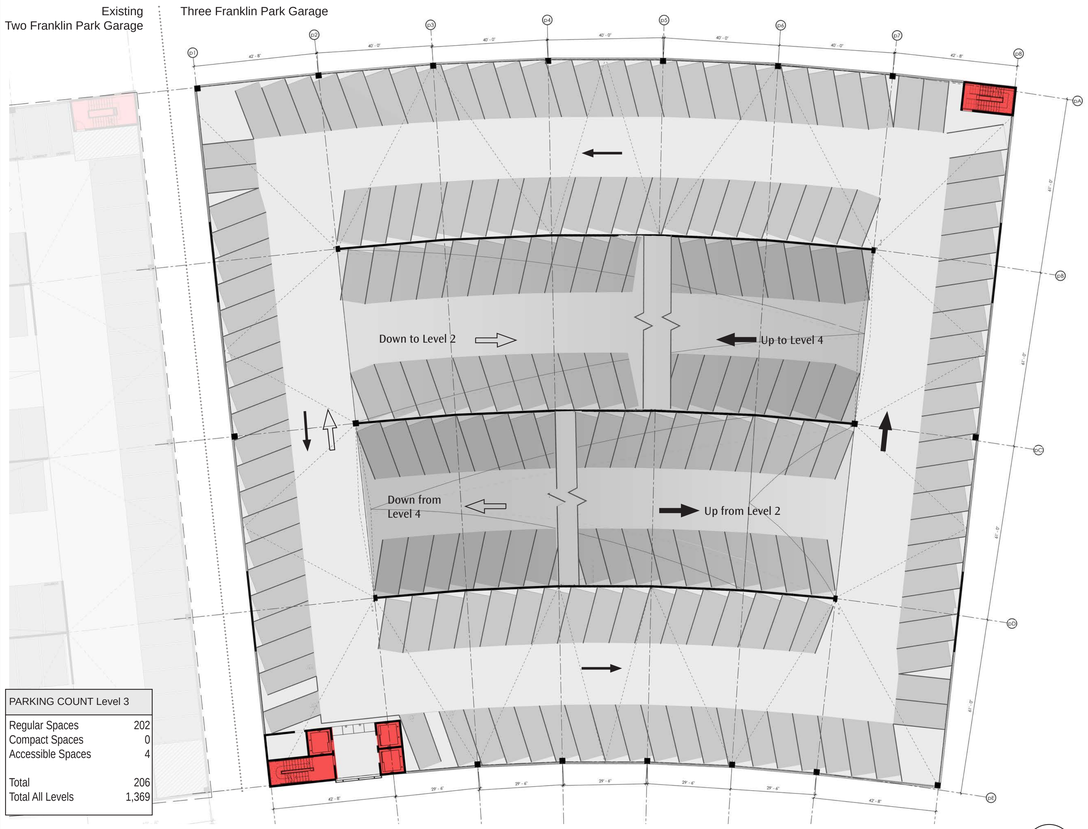
MARK	DATE	DESCRIPTION

ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

East and South Elevation

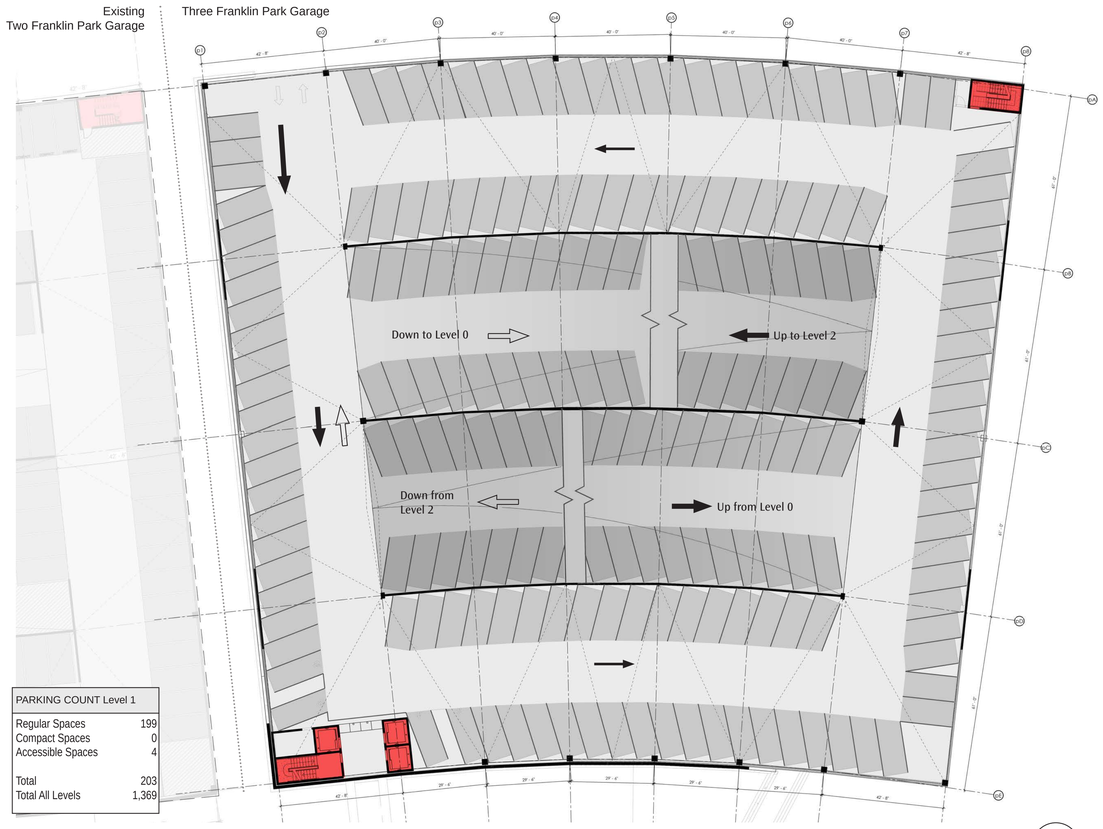
Site Plan Submission

AP2.0



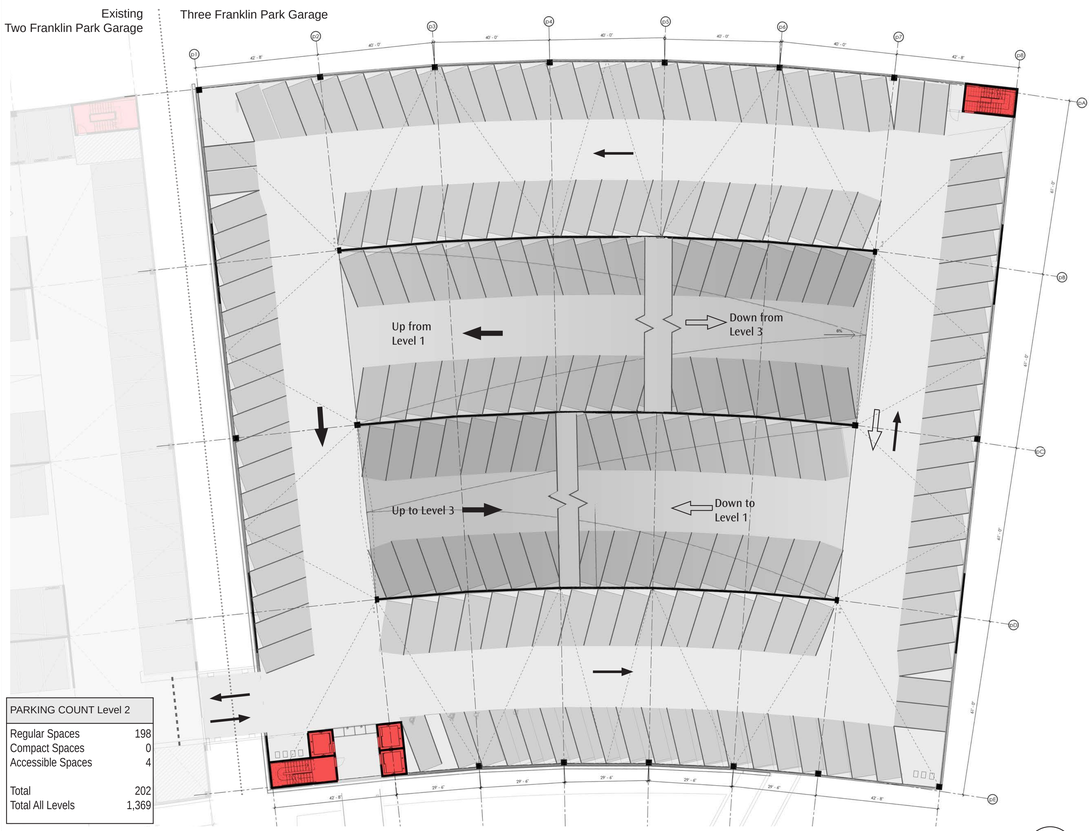
PARKING COUNT Level 3	
Regular Spaces	202
Compact Spaces	0
Accessible Spaces	4
Total	206
Total All Levels	1,369

Level 3 Floor Plan
NTS



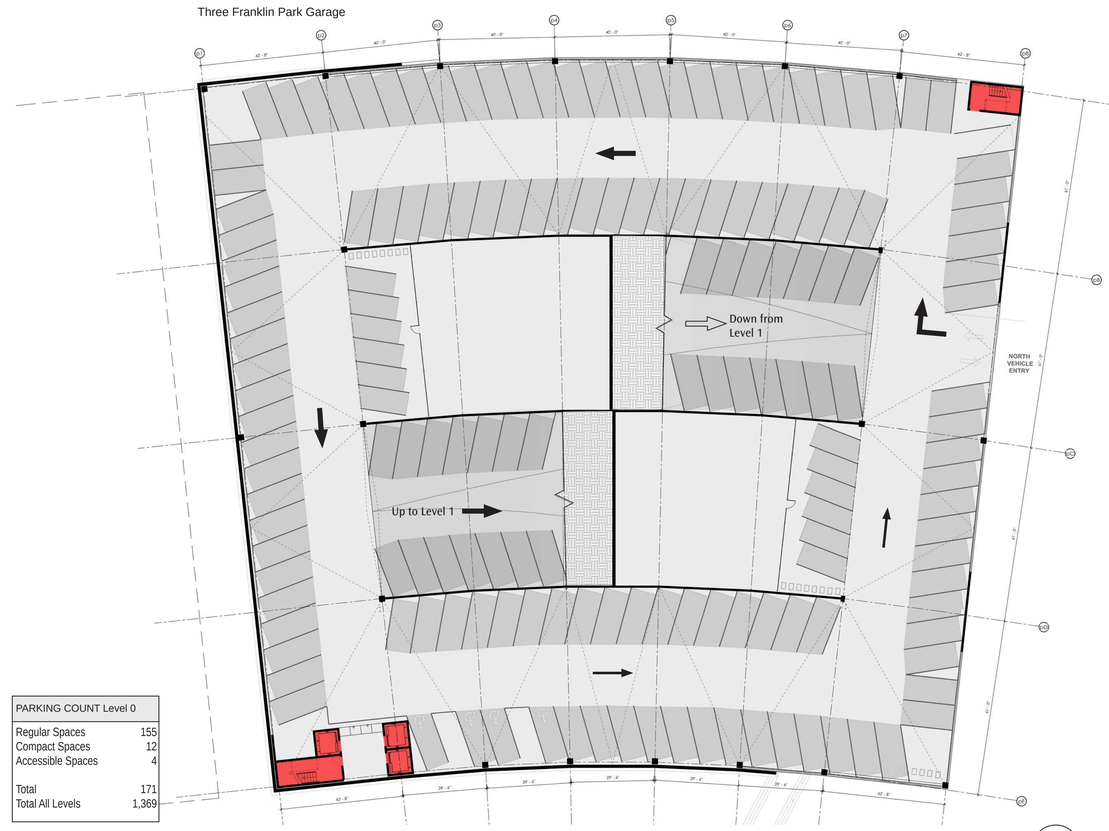
PARKING COUNT Level 1	
Regular Spaces	199
Compact Spaces	0
Accessible Spaces	4
Total	203
Total All Levels	1,369

Level 1 Floor Plan
NTS



PARKING COUNT Level 2	
Regular Spaces	198
Compact Spaces	0
Accessible Spaces	4
Total	202
Total All Levels	1,369

Level 2 Floor Plan
NTS



PARKING COUNT Level 0	
Regular Spaces	155
Compact Spaces	12
Accessible Spaces	4
Total	171
Total All Levels	1,369

Level 0 Floor Plan
NTS

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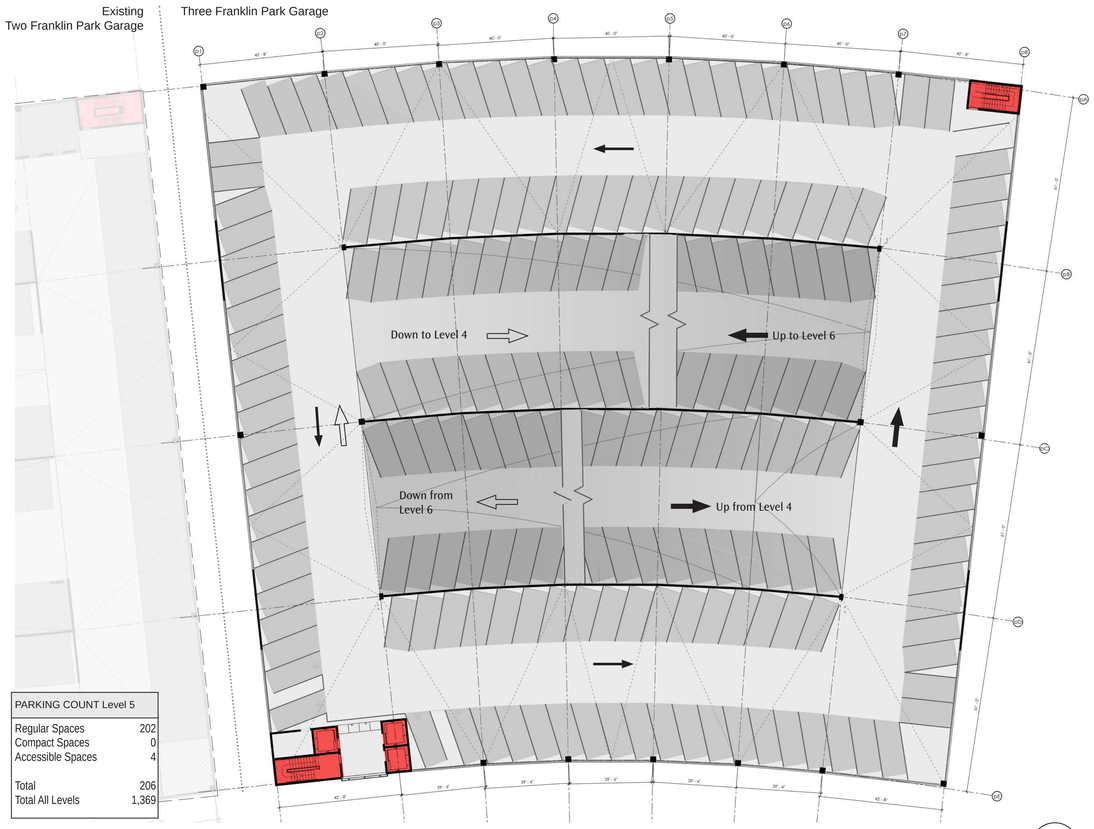
ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

Parking Plan
Level 0, Level 1, Level 2 and Level 3

Site Plan Submission

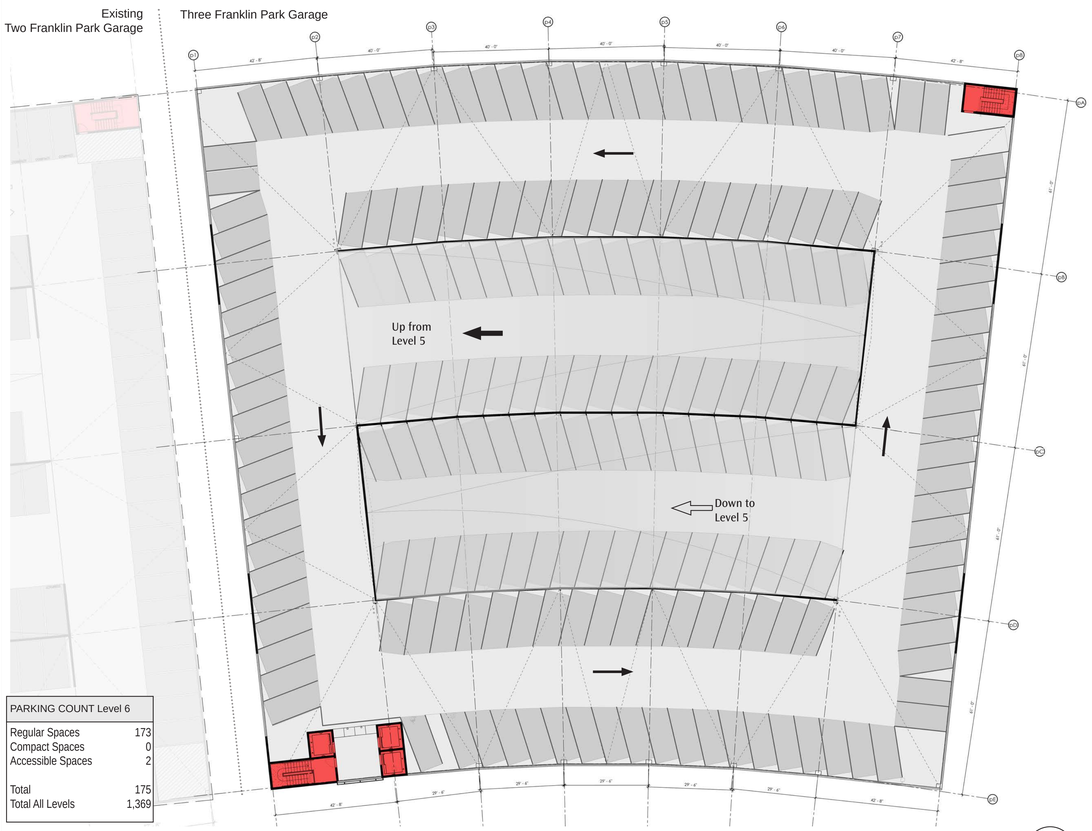
REFERENCE ONLY

AP3.0



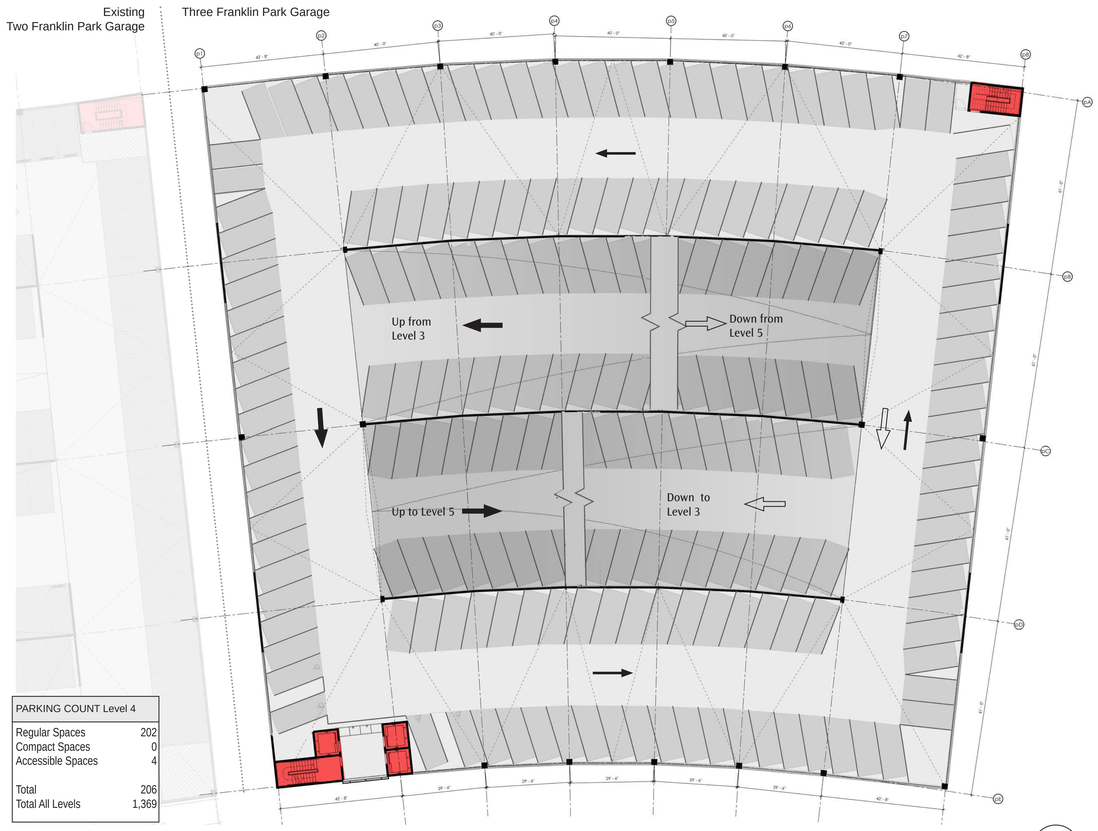
PARKING COUNT Level 5	
Regular Spaces	202
Compact Spaces	0
Accessible Spaces	4
Total	206
Total All Levels	1,369

Level 5 Floor Plan
NTS



PARKING COUNT Level 6	
Regular Spaces	173
Compact Spaces	0
Accessible Spaces	2
Total	175
Total All Levels	1,369

Level 6 Floor Plan
NTS



PARKING COUNT Level 4	
Regular Spaces	202
Compact Spaces	0
Accessible Spaces	4
Total	206
Total All Levels	1,369

Level 4 Floor Plan
NTS

DUDA | PAINE ARCHITECTS
HALL EMERY

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MARK	DATE	DESCRIPTION

ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

Parking Plan Level 4, Level 5, and Level 6

Site Plan Submission

FOR REFERENCE ONLY

AP4.0

City of Franklin

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

File #: 20-0954

DATE: January 4, 2021

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Franklin Park Subdivision, Site Plan, Revision 2, Lot 8, (Three Franklin Park Building), Site Plan Extension Request to April 26, 2022.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 6636
Applicant: Wes Magill, Ragan Smith
Owner: Northwood Ravin

BACKGROUND/STAFF COMMENTS:
The site plan for the Three Franklin Park was approved by Planning Commission on April 26, 2018, and deemed to be vested under the April 1, 2017 Zoning Ordinance, as a Preliminary Plat associated with this lot was originally approved by Planning Commission on December 14, 2017. As such, the vested Zoning Ordinance in which this site plan was approved stated that "a site plan that is associated with a Preliminary Development Plan as specified in Subsection 1.8.5, shall be valid for two (2) years from the date of approval of the Site Plan by the FMPC, or administratively by staff. The development standards adopted by the City, and in effect on the date of approval of the Preliminary Development Plan, shall remain the standards applicable to the approved Site Plan. If the applicant secures approval of, and records, a Final Plat, if required, secures any necessary permits, and commences construction within the two (2) year period, then the Site Plan shall remain valid throughout the vesting period established for the approved Preliminary Development Plan." This criteria was not met within the two year period, and the Site Plan has expired. The request before you is to extend this site plan, thereby granting it another 2 year period from the date of its expiration, or until April 26, 2022. Staff supported the vesting extension of this property, and thereby supports the extension of this site plan.

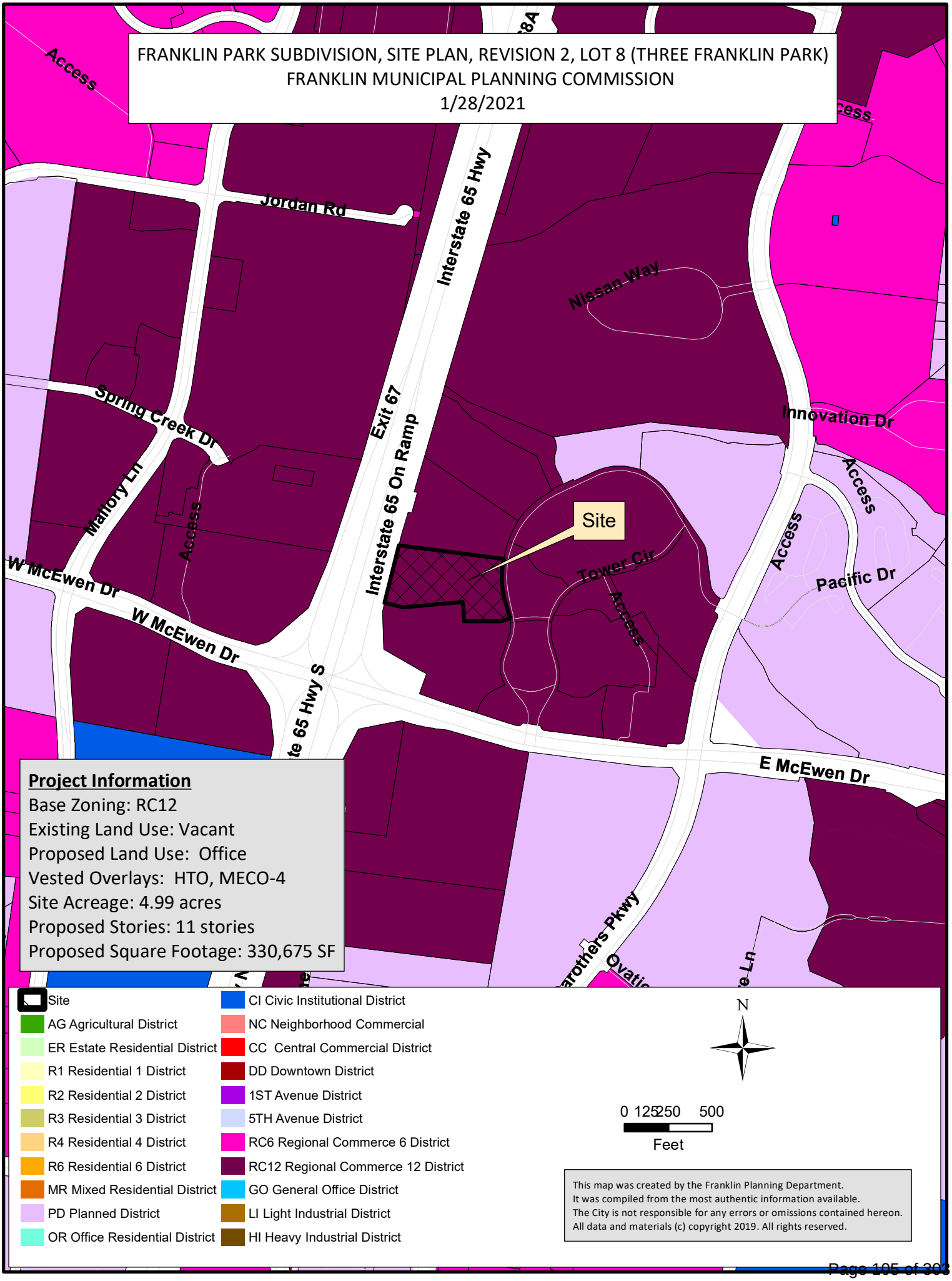
The site plan proposes a 330,575 SQFT commercial office building in 11 stories with 7 level attached parking garage located near the intersection of McEwen Drive, I-65, and Tower Circle (a private road). The Site Plan included one design modification, for less stringent architectural requirements on the parking structure. These design modifications were approved by Planning Commission by a vote of 9-0, and the overall site plan was approved by a vote of 9-0, at the April 26, 2018 meeting.

FINANCIAL IMPACT:

unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Site Plan Extension of the Franklin Park Subdivision Site Plan Revision 2, Lot 8 to a new expiration date of April 26, 2022. The original conditions of approval are attached to this staff report.


FRANKLIN PARK SUBDIVISION, SITE PLAN, REVISION 2, LOT 8 (THREE FRANKLIN PARK)
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/28/2021
Access
Jordan Rd
Interstate 65 Hwy
Nissan Way
Spring Creek Dr
Exit 67
Interstate 65 On Ramp
Innovation Dr
Mallory Ln
Access
Site
Tower Cir
Access
Access
Pacific Dr
W McEwen Dr
W McEwen Dr
E McEwen Dr
Project Information
Base Zoning: RC12
Existing Land Use: Vacant
Proposed Land Use: Office
Vested Overlays: HTO, MECO-4
Site Acreage: 4.99 acres
Proposed Stories: 11 stories
Proposed Square Footage: 330,675 SF
Site
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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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COF no: 6636

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Atmos Energy

Franklin Park Subdivision, site plan, revision 2, lot 8 (Three Franklin Park Building) - submittal 004.pdf

72. Gas Layout

walter.miller@atmosenergy.com	There is a 6" High Pressure gas main paralleling the old service road (to the West) of this property in the same general vicinity as the Water and AT&T. Please contact TN 811 to verify location.

Engineering - Site Plan Checklist

General Issues

73. I. Grading Plan

lance.fittro@franklintn.gov	Prior to One Stop approval of the Site Plan, applicant shall provide documented permission from TDOT for the proposed work within their ROW. In the event that Milcrofton Utility District is willing to perform a portion of this work, coordination of which has been mentioned in previous comment responses, documentation of their agreement for this arrangement shall likewise be provided prior to approval of the Site Plan.

Performance Agreement and Surety

General Issues

37. Engineering Sureties

josh.king@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water	$ -
II. City Sewer	**$ 25,000**
III. Public Sidewalk	$ -
IV: City Streets	$ -
V. Private Streets (includes shared access drives)	$ -
VI. Street Access	**$ 10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	**$ 32,000**
XI: Green Infrastructure	**$ 30,000**

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.*

66. Landscape

jason.arnold@franklintn.gov Landscape surety $265,000

Landscape surety increase due to additions in plant schedule.
[Edited By Jason Arnold]

Planning

General Issues

71. Architecture

josh.king@franklintn.gov If the modification of design standards is not approved by the FMPC, the applicant shall submit revised elevations of the parking structure that meet COF Zoning Ordinance at One Stop for review. Applicant is encouraged to meet with Planning and Zoning staff before submitting at one stop.

Stormwater

General Issues

1. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded. Final site plan approval will not be granted, nor be eligible for one-stop until deficiencies have been addressed.

28. Drainage

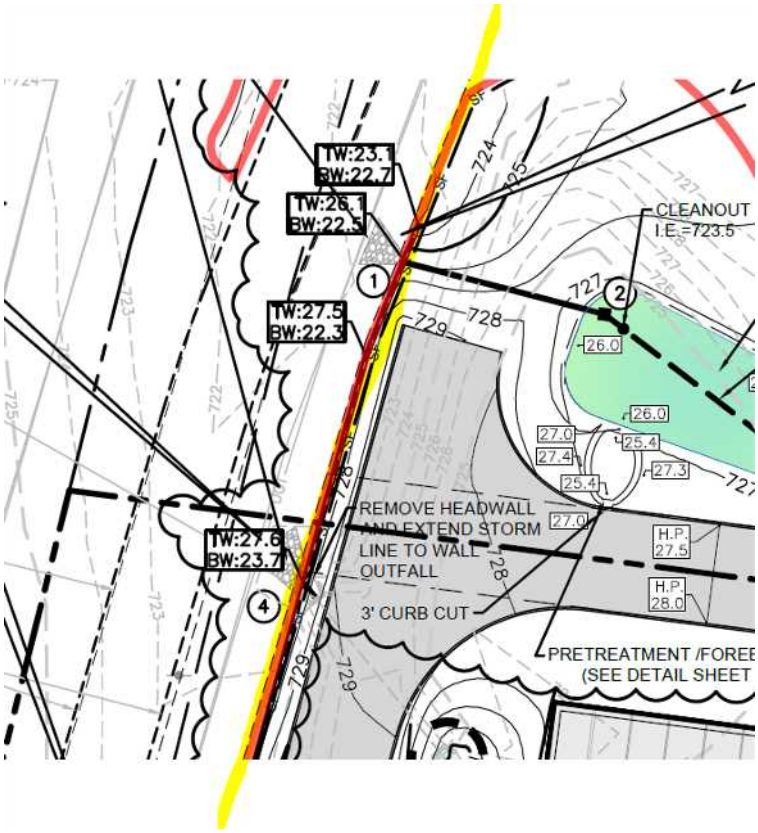
brittani.perez@franklintn.gov	Grading has been shown to address drainage issues, but TDOT permission and drainage calculations have not been provided. Comment will remain open until items have been addressed. *Per onsite meeting, it was requested from Ragan-Smith to leave the area 'as-is', seeing as there was no ponding from previous rain events. This request was not accepted by City staff onsite, and was relayed that approval from the City Engineer will be required for this proposal, along with any other supporting documentation needed.* *The options discussed were the following:* 1. *Provide positive drainage to the intended outfall and obtain TDOT permission for work within ROW. Provide all drainage calculations to show that outfall is sized appropriately to receive drainage from both Two and Three Franklin Park.* 2. *Coordinate with Milcrofton to re-grade this area during waterline installation. Proposed work and grading shall be shown on site plan, as well as documentation of Millcrofton agreement to perform work.* 3. *Hard pipe drainage to South Prong Spencer Creek, providing necessary treatment and dissipation required.* ***Prior to One-Stop Approval**, Applicant shall provide documentation for all work that is to occur and provide TDOT permission if required*

53. EPSC

brittani.perez@franklintn.gov Comment has been partially addressed: ***Prior to One-Stop Approval***, *Applicant to provide documentation from AT&T showing no exceptions to the proposed work within easement,* ***including location of EPSC measures***.

Should AT&T not allowthe proposed work in their easement, a full resubmittal to the City of Franklin will be required

Grading has been eliminated, but EPSC measures are still being proposed within ATT 20' easement.



[Edited By Brittani Perez]

68. Bioretention

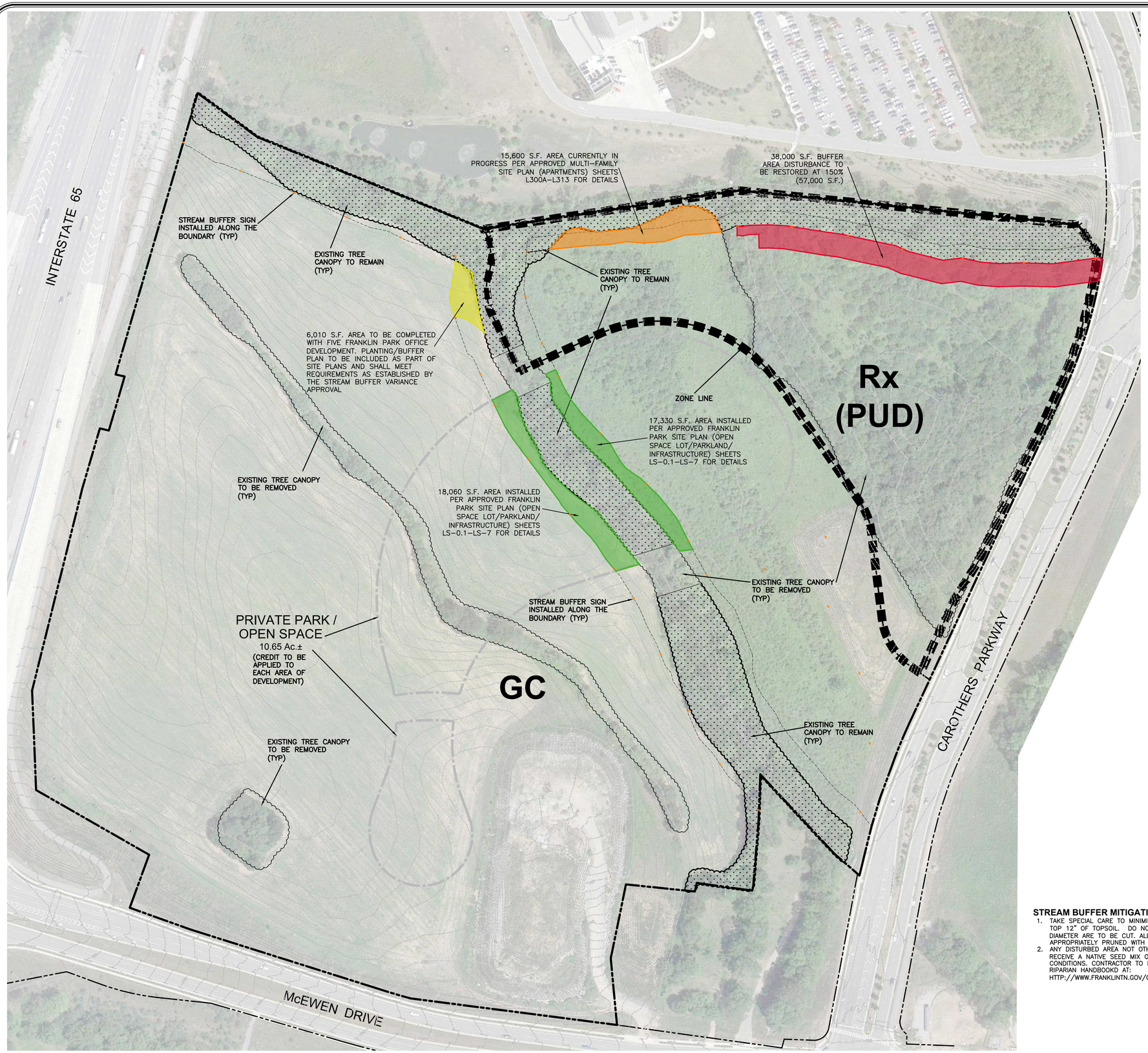
jeff.willoughby@franklintn.gov	The plant schedule has been provided but there appears to be discrepancy from what the schedule dictates and what is provided on sheets. • The LA shall provide an enlarged planting plan that accompanies the schedule so staff can evaluate the placement, spacing, etc of species. • Cover material shall be specified. • All bioretention areas shall be called out and noted as level I or II. • Level II bioretention requires 1 tree per 400sqft SA

Zoning

2017.01.19 - Three Franklin Park Pre-App Site Plan.pdf

9. Parking structure

josh.king@franklintn.gov	If the modification of design standards is not approved by the FMPC, the applicant shall submit revised elevations of the parking structure that meet COF Zoning Ordinance at One Stop for review. Applicant is encouraged to meet with Planning and Zoning staff before submitting at one stop.



SITE DATA:

PROJECT INFORMATION:

NAME:	FRANKLIN PARK

PROPERTY INFORMATION:

STREET ADDRESS:	CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	8th
TAX MAP:	62
PARCEL:	14
LOT SIZE:	71.03 AC (3,093,931.90SF)
EXISTING ZONING CLASSIFICATION:	GC (GENERAL COMMERCIAL)
CHARACTER AREA OVERLAYS:	MCEWEN - 4
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL OR CONVENTIONAL

OWNER:
FRANKLIN PARK ACQUISITIONS CO
C/O MR. PAT EMERY
270 PARK AVENUE
NEW YORK, NY 10017
(615) 656-2590
PEMERY@HALLEMERY.COM

DEVELOPER:
HALL / EMERY
MR. PAT EMERY
6100 TOWER CIRCLE, SUITE 150
FRANKLIN, TN 37067
(615) 468-7000
PEMERY@HALLEMERY.COM

CIVIL ENGINEER:
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BSLAYDEN@RAGANSMITH.COM

ARCHITECT:
DUDAPAINE ARCHITECTS
MS. MARLEN VEITH
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(919) 688-5133
MVEITH@DUDAPAINE.COM

CITY OF FRANKLIN STREAM BUFFER VARIANCE NOTES

1. THE APPLICANT SHALL RESTORE A VEGETATED RIPARIAN AREA ALONG SOUTH PRONG CREEK AND/OR ITS TRIBUTARIES. IN ORDER TO PROVIDE A COMPARABLE IMPROVEMENT TO WATER QUALITY WHICH INCLUDES CANOPY, HABITAT AND WILDLIFE CORRIDORS, STABILIZES BANKS, FILTERS SEDIMENT FROM OVERLAND RUNOFF, AND DISSIPATES ENERGY DURING FLOOD EVENTS, THE SQUARE FOOTAGE OF THIS AREA SHALL BE 1.5 TIMES THE SQUARE FOOTAGE OF THE STREAM BUFFER WIDTH REDUCTION GRANTED BY THE SAB. THE LOCATION OF THE RESTORATION AND TYPES OF PLANTS TO BE INSTALLED SHALL BE DESCRIBED IN A BUFFER MANAGEMENT PLAN AND SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND MUST ADHERE TO THE FOLLOWING CONDITIONS:
   a. STREAM BANKS AND RIPARIAN AREA MUST BE PLANTED WITH NATIVE VEGETATION THAT REPRESENTS BOTH WOODY (TREES AND SHRUBS) AND HERBACEOUS SPECIES. CANOPY TREES SHALL BE PLANTED AT A MINIMUM OF 2-INCH CALIPER, UNDERSTORY TREES SHALL BE PLANTED AT A MINIMUM OF 1.5-INCH CALIPER, AND THE MINIMUM REQUIRED SIZE OF EACH PLANT, QUALITY AND SITE OF PLANTS, SPREAD ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z80" AMERICAN ASSOCIATION OF NURSERYMEN, INC.
   b. TREES MUST BE PLANTED AT A RATE SUFFICIENT TO ESTABLISH EFFECTIVE RIPARIAN COVER BEGINNING AT BANK FULL ELEVATION WITHIN THE CHANNEL EXTENDING FOR 60 FEET ON EACH SIDE FROM TOP OF BANK OR FOR 3 TIMES THE WIDTH OF THE STREAM FROM TOP OF BANK, WHICHEVER IS GREATER.
   c. NO SPECIES SHALL COMPRISE MORE THAN $\frac{1}{3}$ OF THE TOTAL PLANTED TREES.
2. THE REFORESTED AREA SHALL BE PLANED IN A PERPETUAL CONSERVATION EASEMENT AND BE LOCATED WITHIN OR ADJACENT TO THE STREAM BUFFER.
3. THE APPLICANT SHALL SUBMIT A YEARLY MONITORING REPORT TO THE CITY. SEEDLINGS/TREES MUST BE GUARANTEED AT A 75% SURVIVORSHIP FOR THE DURATION OF THE REQUIRED MONITORING PERIOD. ANY TREES THAT DO NOT SURVIVE DURING THIS PERIOD SHALL BE REPLACED BY THE APPELLANT. THE MONITORING REPORT MUST INCLUDE A NARRATIVE DESCRIPTION AND PHOTOS ACCURATELY DEPICTING THE STREAM AND RIPARIAN HABITAT, AND A COPY OF THE RIPARIAN VEGETATION SURVEY DOCUMENTING THE SURVIVORSHIP OF PLANTED RIPARIAN SPECIES. THE MONITORING REPORT SHOULD BE SUBMITTED AT THE BEGINNING OF THE FIRST GROWING SEASON AFTER COMPLETION OF THE RESTORATION PROJECT, AND SHALL BE SUBMITTED ANNUALLY FOR A PERIOD OF 5 YEARS.
4. ALL SUBSEQUENT DEVELOPMENT PLANS, SITE PLANS AND CONSTRUCTION PLANS SUBMITTED FOR FRANKLIN PARK PUD SHALL COMPLY WITH ORDINANCE 2010-68, OR THE MOST RECENT STORMWATER MANAGEMENT REGULATIONS ADOPTED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMAN.

BUFFER RESTORATION: TAKE DOWN SCHEDULE

DEVELOPMENT	ZONED	TOTAL AC.	BUFFER DISTURBANCE (S.F.)	BUFFER RESTORATION REQUIRED	BUFFER RESTORATION PROVIDED
TOTAL SITE	GC/RX	70.37*	38,000	57,000 S.F. (150% OF DISTURBED BUFFER)	57,000
THE PARK	GC	20.16	0		35,390
ONE FRANKLIN PARK	GC	5.61	0		0
MULTI-FAMILY	RX	14.07	38,000		15,600
FUTURE DEVELOPMENT	GC	30.53	0		6,010
TOTAL SITE REMAINING	N/A	N/A	N/A	N/A	6,010

BUFFER RESTORATION AREA AS DENOTED ON PLAN ARE DIAGRAMMATIC AND MAY NOT EXACTLY REFLECT THE RESTORATION AREAS THAT HAVE BEEN INSTALLED PER PREVIOUSLY APPROVED SITE PLANS AND ARE SUBJECT TO CHANGE ON SITE PLANS SUBMITTED FOR FUTURE DEVELOPMENT. HOWEVER THE MIN. BUFFER RESTORATION AREA QUANTIFIED ABOVE SHALL BE PROVIDED ON THE OVERALL SITE.

STREAM BUFFER MITIGATION NOTES:

1. TAKE SPECIAL CARE TO MINIMIZE DISTURBANCE TO EXISTING CANOPY TREE ROOT SYSTEMS IN THE TOP 12" OF TOPSOIL. DO NOT CUT THE TREE'S MAJOR ROOT SYSTEM. NO ROOTS OVER 2" IN DIAMETER ARE TO BE CUT. ALL ROOTS CUT BELOW THE 2" REQUIREMENT ARE TO BE APPROPRIATELY PRUNED WITH A CLEAN CUT.
2. ANY DISTURBED AREA NOT OTHERWISE PLANTED PER THE PROPOSED LANDSCAPE PLAN SHALL RECEIVE A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR MOIST SHADED CONDITIONS. CONTRACTOR TO PROVIDE NATIVE SEED MIX SPECIFICATIONS THAT MEET THE URBAN RIPARIAN HANDBOOKD AT: HTTP://WWW.FRANKLINTN.GOV/GOVERMENT/ENGINEERING/STORMWATER/CONSTRUCTION-DEVELOPMENT.

0 100 200 300

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
RAGAN • SMITH • ASSOCIATES, INC.
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 FAX (615) 244-6739 WWW.RAGANSMITH.COM

FRANKLIN P.A.R.K

SPECTRUM PROPERTIES | EMERY
WE DEVELOP RELATIONSHIPS

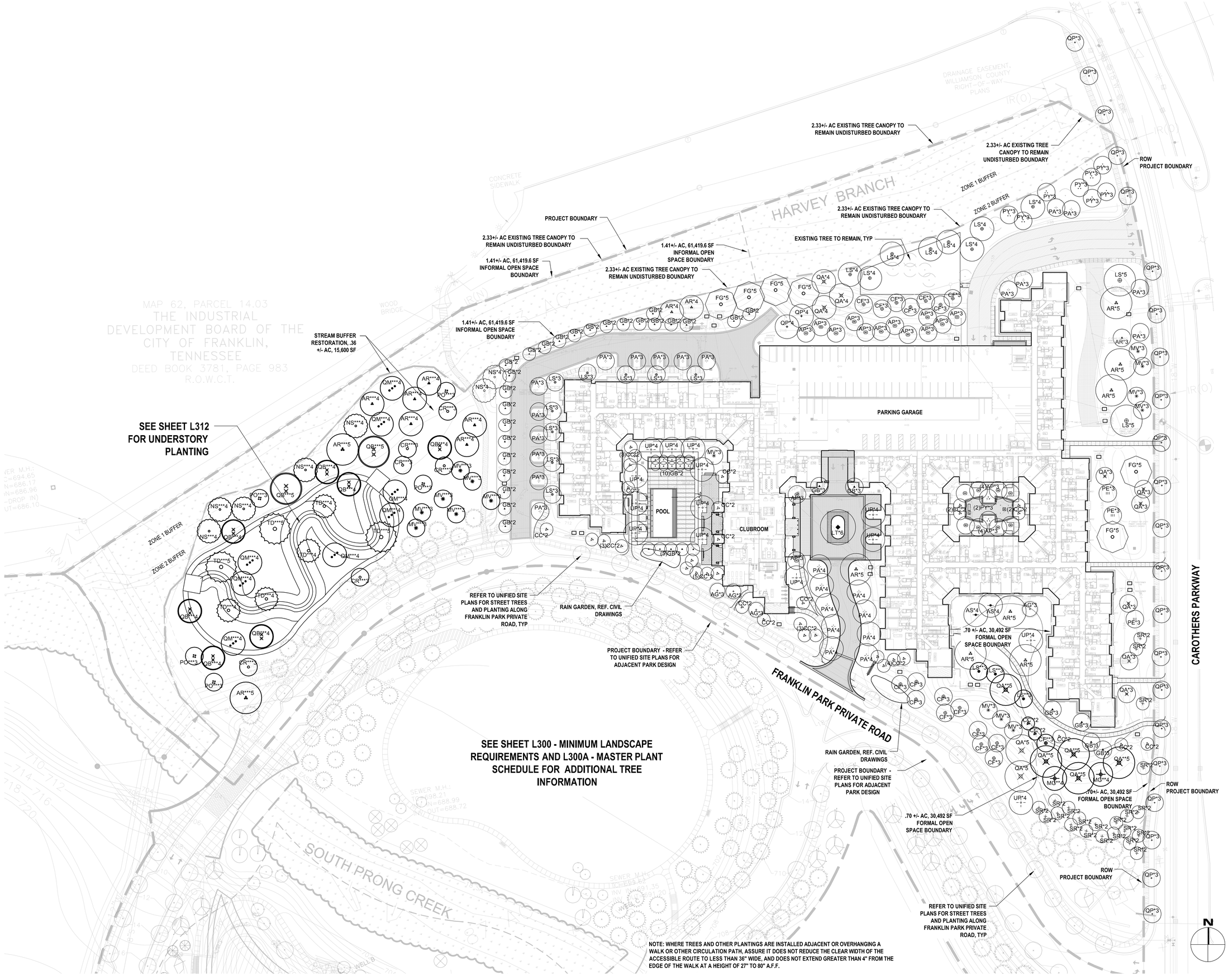
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE:	FEBRUARY 6, 2018
DESIGNED:	S. BERNICK
DRAWN:	K. CHOI
SCALE:	1" = 100'
JOB NUMBER	94039

REVISIONS

STREAM BUFFER MITIGATION PLAN

1.0



DESIGN COLLECTIVE
ARCHITECTURE, PLANNING, INTERIORS
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601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6242

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ISSUED FOR	DATE
OWNER REVIEW	12/10/2012
SITE PLAN SUBMITTAL	01/14/2013
SITE PLAN RESUBMITTAL	02/07/2013
50%CD SUBMITTAL	03/01/2013
POST PC SUBMITTAL	03/15/2013
GMP SUBMITTAL	03/22/2013
PERMIT SET	04/19/2013
POST PC SUBMITTAL - REVISED	05/10/2013

CONSULTANT

OWNER / DEVELOPER
Spectrum Properties
SPECTRUM | RESIDENTIAL
WE DEVELOP RELATIONSHIPS
201 South Tryon Street
Suite 550
Charlotte, NC 28202

PROJECT NAME
FRANKLIN PARK PUD SUBDIVISION, SITE PLAN (APARTMENTS)

PROJECT ADDRESS
FRANKLIN, TN

PROJECT MANAGEMENT

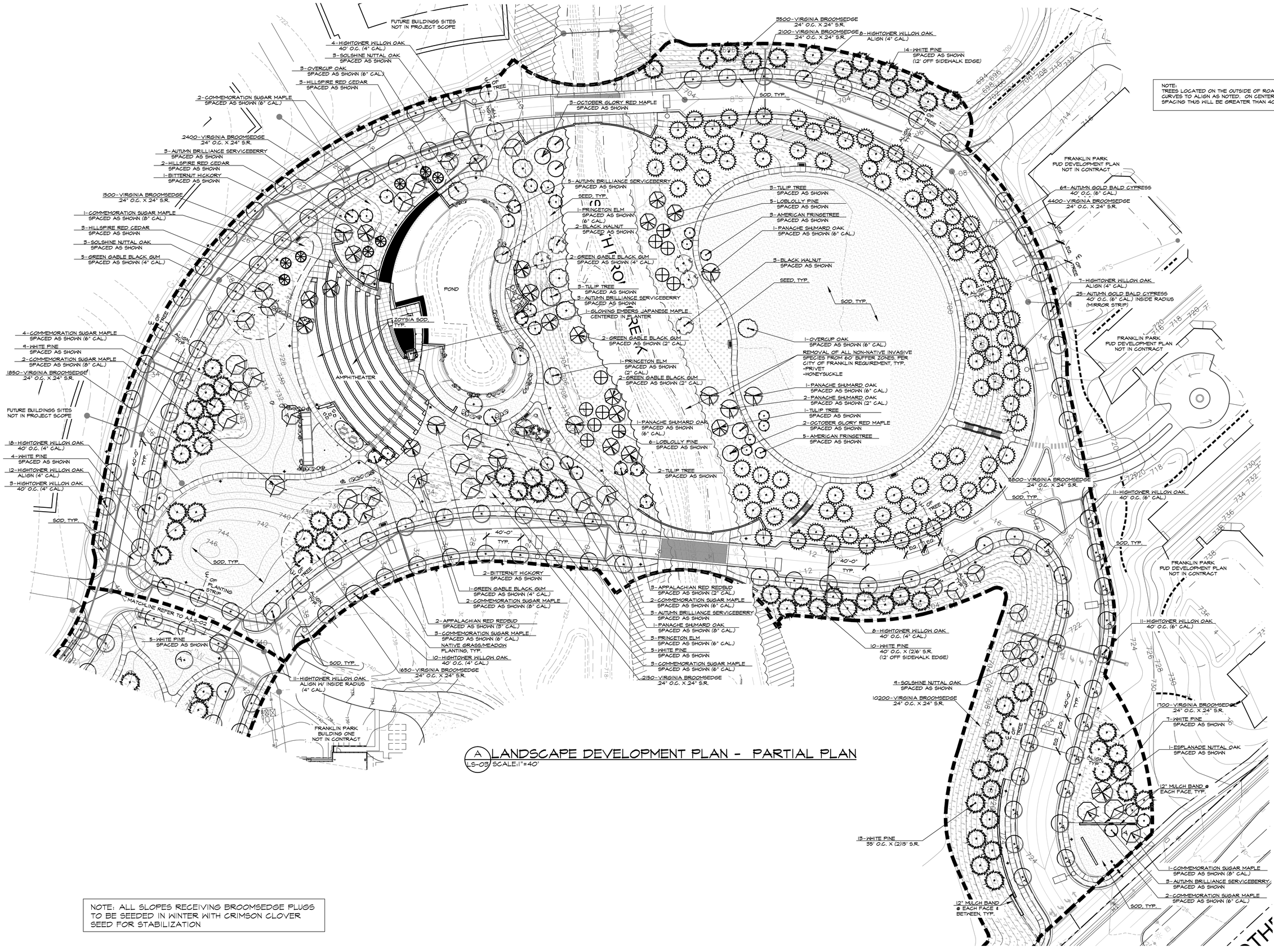
DCI Project No.	722-12
Owner Project No.	XXXX
Drawn By: AG	Checked By: BR

CITY OF FRANKLIN
PROJECT # 2641

SEAL
MATTHEW A. D'AMICO
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE, NO. 001
LANDSCAPE ARCHITECTURE

SHEET TITLE
TREE PLAN

SCALE
1" = 40'-0"
SHEET NUMBER
L301



A LANDSCAPE DEVELOPMENT PLAN - PARTIAL PLAN

LS-03 SCALE:1"=40'

NOTE: ALL SLOPES RECEIVING BROOMSEDGE PLUGS TO BE SEEDED IN WINTER WITH CRIMSON CLOVER SEED FOR STABILIZATION

HGOR
PLANNERS & LANDSCAPE ARCHITECTS

REVISIONS		
NO.	DATE	ISSUE
1	09-07-2012	100% DD
2		
3		
4		
5		
6		

FRANKLIN PARK

FRANKLIN, TN

NINE CORPORATE CENTER AQUISTION COMPANY C/O SPECTRUM PROPERTIES/EMERY, INC.

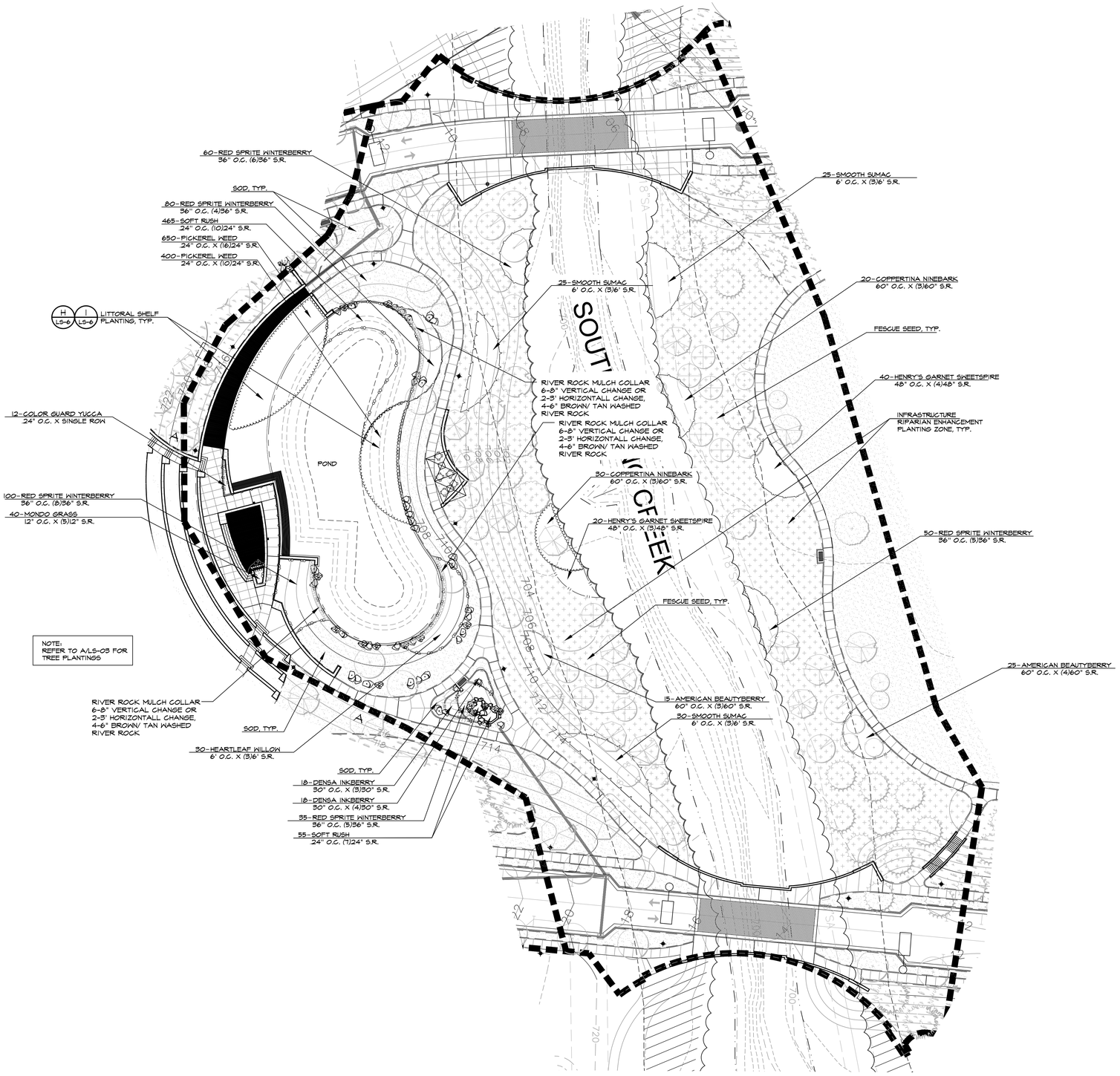
FRANKLIN, TN

TITLE: LANDSCAPE DEVELOPMENT PLAN - PARTIAL PLAN

DATE	11/12/2012
JOB NO.	12039
DWG FILE	12039LW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1"=40'
SHEET	LS-03
	41 OF 54

RELEASED FOR CONSTRUCTION

Page 113 of 303



A LS-04 LANDSCAPE DEVELOPMENT PLAN - POND & RIPARIAN PARTIAL PLAN
SCALE:1"=30'

NOTE: ALL SLOPES RECEIVING BROOMSEDGE PLUGS TO BE SEEDED IN WINTER WITH CRIMSON CLOVER SEED FOR STABILIZATION

0' 15' 30' 60' NORTH

Last Modified by on 5/12/2012 by STH G:\Graphics\C-CAD\Landscape\12039\W1.dwg

6 Essex Atrium Drive Suite 100

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PLANNERS & LANDSCAPE ARCHITECTS

REVISIONS

NO.	DATE	ISSUE
1	09-07-2012	100% DD
2		
3		
4		
5		
6		

FRANKLIN PARK
FRANKLIN, TN
NINE CORPORATE CENTER AQUISTION COMPANY C/O
SPECTRUM PROPERTIES/EMERY, INC.
FRANKLIN, TN

TITLE
LANDSCAPE DEVELOPMENT PLAN - POND & RIPARIAN PARTIAL PLAN

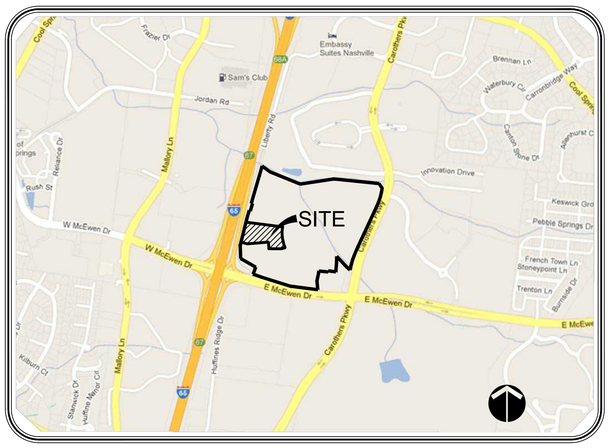
DATE	11/12/2012
JOB NO.	12039
DWG FILE	12039LW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1"=30'
SHEET	LS-04
	42 OF 54

RELEASED FOR CONSTRUCTION

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• www.ragansmith.com •

FRANKLIN
P·A·R·K

FRANKLIN PARK SUBDIVISION, SITE PLAN
(THREE FRANKLIN PARK OFFICE BUILDING)



LOCATION MAP
SCALE: 1"=1000'

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C1.0	EXISTING CONDITIONS PLAN
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	SITE DETAILS
C3.0	ENLARGED GRADING AND DRAINAGE PLAN
C3.1	INITIAL EPSC - PRE CONSTRUCTION PLAN
C3.2	INTERMEDIATE EPSC AND GRADING PLAN
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CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

TAX MAP 62, PORTION OF PARCEL 14

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

DUDA | PAINE ARCHITECTS
HALL EMERY

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New York, NY 10017

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Suite 525
Atlanta, GA 30303

WESLEY SCOTT WARREN
REGISTERED
LANDSCAPE
ARCHITECT
No. 1150
STATE OF TENNESSEE

COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

COVER SHEET

Construction Documents

C0.0

4/8/2015 2:30:22 PM

SITE GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING STAKEOUT AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT THIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE LOCAL PLANNING, CODES, WATER AND SEWER DEPARTMENTS (AND/OR UTILITY DISTRICTS), ENGINEERING/PUBLIC WORKS DEPARTMENTS AND FIRE MARSHAL'S OFFICE.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER OR OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND/OR UNDERGROUND POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. THE CONTRACTOR SHOULD MAKE A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION.
8. 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, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

DEMOLITION NOTES

1. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXCAVATED MATERIALS AND SUCH ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL OUTLINE ANY AND ALL POSSIBLE HAUL ROUTES AND SHALL BE PREPARED TO SUBMIT SUCH TO THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT, THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
2. IF, AT ANY TIME, PRIOR TO OR DURING THE DEMOLITION WORK, HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND APPROPRIATE GOVERNMENTAL AGENCY.
3. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION. SUCH OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR WITH MINIMUM INTERFERENCE TO ADJACENT OWNERS. ADJACENT EGRESS AND ACCESS SHALL BE PROPERLY MAINTAINED AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ANY ROADWAYS, PARKING OR SIDEWALKS WITHOUT PERMISSION FROM THE ADJACENT OWNERS OR THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT.
4. PRIOR TO THE COMMENCEMENT OF DEMOLITION/GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER OR AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO OWNER.
6. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES PRIOR TO SUBMITTING HIS BID TO DETERMINE THE EXTENT TO WHICH UTILITY DISCONNECTIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF THE WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DELAYS OR INCONVENIENCE CAUSED BY THE UTILITY ADJUSTMENT.

EROSION PREVENTION AND SEDIMENT CONTROLS

DESIGN, INSPECTION, AND MAINTENANCE OF BMPS DESCRIBED AND SHOWN ON THESE PLANS SHALL BE CONSISTENT OR EXCEED RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION OF TDEC'S TENNESSEE EROSION CONTROL HANDBOOK.

1. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, TDEC AND LOCAL STANDARDS.
2. BMP CAPACITY [SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROL] SHALL NOT BE REDUCED BY MORE THAN 50% AT ANY GIVEN TIME. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE SITUATIONS.
3. WHERE PERMANENT OR TEMPORARY VEGETATION COVER IS USED AS A CONTROL MEASURE, THE TIMING OF THE PLANTING IS CRITICAL. PLANNING FOR PLANTING OF VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
4. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. THE CONTRACTOR SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THE NOI GENERAL PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE CONTRACTOR AND ADJOINING LANDOWNER.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, MATERIALS USED FOR EPSC SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGE.
6. ERODIBLE MATERIAL STORAGE AREAS (INCLUDING OVERBURDEN AND STOCKPILES OF SOIL) AND BORROW PITS ARE CONSIDERED PART OF THE SITE AND SHOULD BE ADDRESSED WITH APPROPRIATE BMP'S ACCORDINGLY.
7. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS STABILIZED. CONTRACTOR SHALL SEQUENCE EVENTS TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS. CLEARING AND GRUBBING SHALL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE SITE SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
8. EPSC MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKADAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE OR A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS. CONTRACTOR 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.
10. A COPY OF THE SWPPP SHALL BE RETAINED ON-SITE AND SHOULD BE ACCESSIBLE TO THE DIRECTOR AND THE PUBLIC. ONCE SITE IS INACTIVE OR DOES NOT HAVE AN ONSITE LOCATION ADEQUATE TO STORE THE SWPPP, THE LOCATION OF THE SWPPP, ALONG WITH A CONTACT PHONE NUMBER, SHALL BE POSTED ON-SITE. IF THE SWPPP IS LOCATED OFF-SITE, REASONABLE LOCAL ACCESS TO THE PLAN, DURING NORMAL WORKING HOURS, MUST BE PROVIDED.
11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS (A POINT OF ENTRANCE/EXIT TO A CONSTRUCTION SITE) SHALL BE CONSTRUCTED AS NEEDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
12. INSPECTIONS MUST BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTIONS OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT, SUCH INSPECTION HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITIES RESUMES. INSPECTION REQUIREMENT DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED, AS DESIGNED BY THE ENGINEER. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF TDOT OR TVA. SHOULD THE DIVISION DISCOVER THAT MONTHLY INSPECTION OF THE DIVISION DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. THE DIVISION MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
13. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS MUST HAVE AN ACTIVE CERTIFICATION AND A RECORD OF CERTIFICATION MUST BE KEPT ON SITE. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DESPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IDENTIFIED.
14. OUTFALL POINTS SHALL BE INSPECTED TO DETERMINE WHETHER EPSC MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
15. ON AN AS NEEDED BASIS, OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST.

    WATER THE EXPOSED SOIL SURFACE SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

    CALCIUM CHLORIDE SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKE FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

    THE METHOD SHALL BE REPEATED AS NEEDED.

TREE PROTECTION NOTES

1. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC., SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED BY A CERTIFIED ARBORIST VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT OF THE GENERAL ROOT SYSTEM.
2. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
3. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM IN SUCH A MANNER AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
4. TREE PROTECTION BARRIER SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY PERMITS AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

SITE GRADING & STORM DRAINAGE NOTES

EROSION CONTROL SEDIMENT BARRIERS AND TREE PROTECTION BARRIER SHALL BE INSTALLED PRIOR BEGINNING SITE WORK.

1. NO HEAVY EQUIPMENT SHALL CROSS OR BE STORED OUTSIDE THE LIMITS OF CONSTRUCTION, WITHIN TREE PROTECTIONS ZONES, OR UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN.
2. TOPSOIL STRIPPED FROM AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE IN A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL BE ROUTED AROUND STOCKPILE LOCATIONS FOR THE DURATION OF GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT.
4. ALL CUT AND FILL SHALL BE PERFORMED UNDER THE DIRECTION/OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. THE SUITABLITY OF SOILS FOR FILL MATERIAL SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
6. UNLESS DIRECTED OTHERWISE BY GEOTECHNICAL ENGINEER, ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 8" IN THICKNESS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-698) BUT ALL AREAS OF FILL WITHIN OPEN AREAS AND 98% OF SAME SPECIFICATION FOR AREAS UNDER ROADS, PARKING, SIDEWALKS, BUILDING SLABS, AND FOUNDATIONS.
7. ALL GRADING SHALL BE COMPLETED TO THE GRADES INDICATED WITHIN THESE PLANS. FINAL GRADES SHALL PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
9. ALL STORM DRAINAGE PIPES TO BE RCP, CLASS III, UNLESS OTHERWISE NOTED.
10. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

SITE UTILITY NOTES

1. ALL MATERIALS AND WORKMANSHIP FOR UTILITY LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING UTILITY COMPANY AND LOCAL CODES. PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UTILITY COMPANY. (SEE UTILITY CONTACT INFORMATION)
2. CONTRACTOR SHALL COORDINATE SITE ELECTRICAL, GAS, TELEPHONE, AND CABLE WITH THE RESPECTIVE UTILITY COMPANY FOR SERVICE LAYOUT AND DESIGN INFORMATION. ANY PROPOSED LAYOUT OF THESE UTILITIES DEPICTED ON THESE DRAWINGS IS GRAPHICAL ONLY AND NOT INTENDED TO REPRESENT DESIGN OF THESE UTILITIES.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ANY REQUIRED TAP AND CONNECTION FEES.
4. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
5. SITE CONTRACTOR SHALL CONSTRUCT ALL UTILITY SERVICES TO WITHIN 5' OF BUILDING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES TO AVOID CONFLICTS.
7. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF WATER, SEWER AND STORMWATER CONNECTIONS TO THE BUILDING AS DEPICTED ON THE BUILDING MECHANICAL PLANS AND THE SITE UTILITY PLAN AND NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. WATER SERVICES LINES ¾" – 3" SHALL BE TYPE-K COPPER AND 4" OR LARGER SHALL BE DUCTILE IRON PIPE – CLASS 52 UNLESS OTHERWISE REQUIRED BY UTILITY COMPANY.
9. FIRE LINE INSTALLATION AND THRUST BLOCKING LOCATION AND SIZING SHALL BE PER N.F.P.A. AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
10. WATER METER MANUFACTURER/MODEL NUMBER AND VAULT SPECIFICATIONS SHALL BE PER THE WATER UTILITY COMPANY.
11. BACKFLOW DEVICE (RPBP/DDCVA) MANUFACTURER/MODEL NUMBER SHALL BE PER THE WATER UTILITY COMPANY.
12. CONTRACTOR SHALL INSTALL HOT BOX ENCLOSURE (PRE-FINISHED DARK GREEN) ON ALL EXTERIOR ABOVE-GROUND BACKFLOW DEVICES. DOMESTIC AND FIRE BACKFLOW DEVICES SHALL BE HEATED. CONTRACTOR SHALL COORDINATE PROVIDING APPROPRIATE ELECTRICAL SERVICE TO BACKFLOW DEVICE.
13. CONTRACTOR SHALL COORDINATE LOCATION OF BACKFLOW DEVICE WITH THE BUILDING MECHANICAL DRAWINGS.
14. SANITARY SEWER SERVICE LINES SHALL BE SDR 35 PVC UNLESS SPECIFIED OTHERWISE.
15. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.
16. ALL FIRE LINE MAINS TO BE INSTALLED BY LICENSED FIRE PROTECTION CONTRACTOR.
17. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

GEOTECHNICAL NOTE

1. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY ECS SOUTHEAST LLP, DATED JANUARY 5, 2018. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT. 2

BIORETENTION CELL CONSTRUCTION SEQUENCING:

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

PROJECT SPECIFIC NOTES:

1. ALL IMPROVEMENTS, PUBLIC OR PRIVATE, MUST BE INSPECTED BY THE APPROPRIATE AUTHORITY TO ENSURE FINAL APPROVAL AND RELEASE OF BONDS OR SURETIES.

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COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

CIVIL NOTES

Construction Documents

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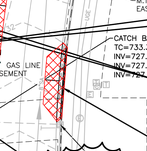
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1	03/01/18	PER CITY COMMENTS
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ISSUE DATE: FEBRUARY 5, 2018
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EXISTING CONDITIONS PLAN

Construction Documents

C1.0

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	Vertical	

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	552.00'	220.29'	22°51'56"	111.63	218.83'	S01°07'20"E
C2	225.00'	12.49'	3°10'46"	6.24	12.48'	N10°57'55"W
C3	24.50'	12.17'	28°27'41"	6.21	12.05'	N60°34'46"E
C4	87.50'	23.20'	15°11'23"	11.67	23.13'	N82°24'18"E
C5	938.00'	108.80'	6°38'44"	54.46	108.73'	N04°52'55"W

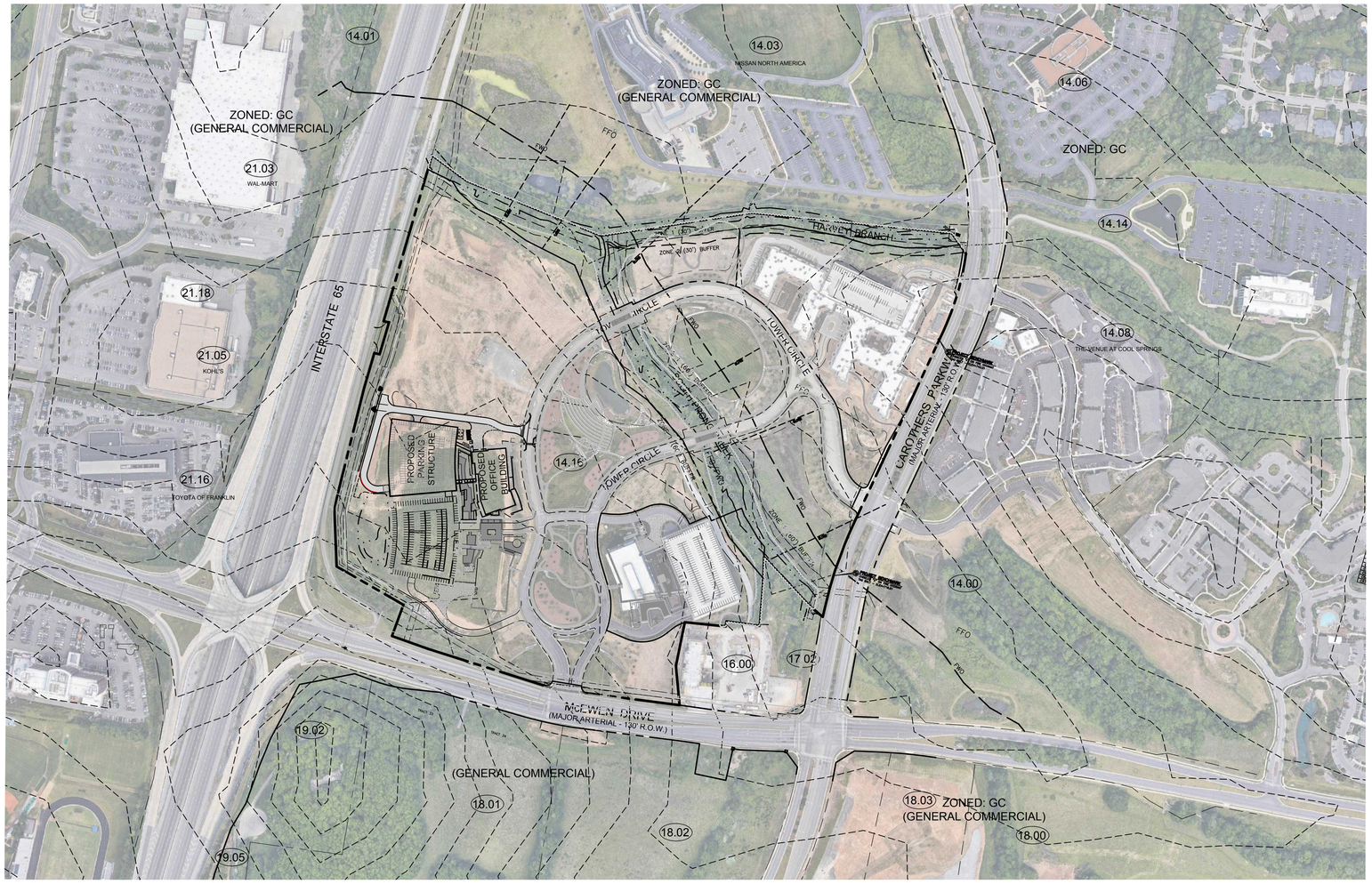
LEGEND
SILT FENCE
TREE PROTECTION

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.

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BOUNDARY DATA

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°00'54"	986.34'	310.13'	S15°56'35"W	308.85'
C2	48°00'00"	150.00'	125.66'	N31°02'46"W	122.02'
C3	27°24'30"	150.00'	71.55'	N20°45'01"W	71.07'
C4	80°37'10"	315.00'	443.23'	N74°45'50"W	407.56'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S31°47'48"W	100.72'
L2	S24°57'14"W	172.99'
L3	N55°02'46"W	24.13'
L4	N07°02'46"W	187.56'
L5	S64°55'35"W	186.78'
L6	N26°46'02"W	39.11'
L7	N23°09'00"W	46.33'
L8	N26°53'59"W	44.37'
L9	N22°38'17"W	22.70'
L10	N12°21'49"W	16.97'
L11	N07°21'40"W	22.32'
L12	N03°54'45"E	14.62'
L13	N13°25'56"E	41.22'
L14	N02°45'23"E	17.41'
L15	N09°46'16"W	40.48'
L16	N27°44'25"W	21.43'
L17	S34°28'38"E	72.61'

Map	Parcel	Owner	Owner Address	City	State	ZIP	Existing Land Use	Existing Zoning	Character Areas
62	14	CRESCENT RESOURCES LLC	227 W TRADE ST # 1000	CHARLOTTE	NC	28202	Vacant	GC	McEwen - 4
62	14.01	RAMSEY JENALICE JORDAN	2649 THOMPSON STATION RD	THOMPSON STATION	TN	37179	Vacant	GC	McEwen - 4
62	14.03	INDUSTRIAL DEV BOARD OF THE CITY OF	125 3RD AVE N	FRANKLIN	TN	37064	Office	GC	McEwen - 4
62	14.05	EIGHT CORPORATE CENTRE HOLDING COMPANY	201 S TRYON ST #550	CHARLOTTE	NC	28202	Office	GC	McEwen - 4
62	14.06	NINE CORP CENTRE HOLDING CO LLC	227 W TRADE ST #1000	CHARLOTTE	NC	28285	Office	GC	McEwen - 4
62	14.08	MID-AMERICA APTS LP	611 COMMERCE ST #2918	NASHVILLE	TN	37203-3733	Multifamily Residential	RX	McEwen - 4
62	14.14	INDUSTRIAL DEV BOARD OF WM CO TN	1320 W MAIN ST #120	FRANKLIN	TN	37064	Office	GC	McEwen - 4
62	16	PINNACLE CAROTHERS-MCEWEN	211 N FIRST ST	NASHVILLE	TN	37213	Vacant	GC	McEwen - 4
62	17.02	PINNACLE CAROTHERS-MCEWEN	211 N FIRST ST	NASHVILLE	TN	37213	Vacant	GC	McEwen - 4
62	18	PICKERING N R PROPERTIES LP	4024 WILSON PK	FRANKLIN	TN	37067-8126	Residential Estate	GC	McEwen - 4
62	18.01	PICKERING RICHARD W TR	4024 WILSON PK	FRANKLIN	TN	37064	Residential Estate	GC	McEwen - 4
62	18.02	VANDERBILT UNIVERSITY	2100 WEST END AVE #750	NASHVILLE	TN	37203-5233	Vacant	GC	McEwen - 4
62	18.03	PICKERING N R PROPERTIES LP	4024 WILSON PK	CAPE CORAL	FL	33904	Vacant	GC	McEwen - 4
62	19.02	MCEWEN 65 LLC	1650 MURFREESBORO RD #200	FRANKLIN	TN	37067	Recreation / Open Space	GC	McEwen - 4
62	19.05	WOLLAS GEORGE W	1348 HUFFINES RIDGE DR	FRANKLIN	TN	37067	Commercial	GC	McEwen - 4
62	21.03	WAL-MART REAL EST BUS TR	PO BOX 8050 MS 0555	BENTONVILLE	AR	72712	Commercial	GC	McEwen - 4
62	21.05	KOHLS DEPARTMENT STORES INC	PO BOX 2148	MILWAUKEE	WI	53201	Commercial	GC	McEwen - 4
62	21.16	TT OF TOY FRANKLIN PROP LLC	505 S FLAGLER DR #700	WEST PALM BEACH	FL	33401	Commercial	GC	McEwen - 4
62	21.18	KOHLS DEPARTMENT STORES INC	PO BOX 2148	MILWAUKEE	WI	53201	Vacant	GC	McEwen - 4

*NO HHO DISTRICTS EXIST ON THE FRANKLIN PARK SITE BUT THERE IS HHO BUFFER ON PARCELS 18.00, 18.01, 18.02, & 19.05 SOUTH OF McEWEN
*ALL PROPERTIES WITHIN 500' ARE PERMITTED TO CHOOSE TRADITIONAL OR CONVENTIONAL STANDARDS

DIGITAL FILE TO BE PROVIDED FOR LAYOUT PURPOSES

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SITE DATA:

PROJECT INFORMATION:

NAME:	FRANKLIN PARK SUBDIVISION, SITE PLANS [THREE FRANKLIN PARK OFFICE BUILDING]
CITY OF FRANKLIN PROJECT NUMBER:	6637

PROPERTY INFORMATION:

STREET ADDRESS:	6600 TOWER CIRCLE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	8th
TAX MAP:	62
PARCEL:	PORTION OF 14
SITE AREA:	217,217 SF OR 4.99 Ac
EXISTING ZONING CLASSIFICATION:	GC
CHARACTER AREA OVERLAYS:	MCEWEN - 4
OTHER APPLICABLE OVERLAYS:	HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL OR CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES:	
FRONT	30'
SIDE	15'
REAR	25'

OWNER:	DEVELOPER:
FRANKLIN PARK ACQUISITION CO.	**HALL / EMERY**
C/O MR. PAT EMERY	MR. PAT EMERY
270 PARK AVENUE	6100 TOWER CIRCLE, SUITE 150
NEW YORK, NY 10017	FRANKLIN, TN 37067
(615) 656-2590	(615) 468-7000
PEMERY@HALLEMERY.COM	PEMERY@HALLEMERY.COM

CIVIL ENGINEER:	ARCHITECT:
RAGAN SMITH ASSOCIATES	**DUDAPAINE ARCHITECTS**
MR. WES MAGILL	MS. MARLEN VEITH
315 WOODLAND STREET	333 LIGGETT STREET
NASHVILLE, TN 37206	DURHAM, NC 27701
(615) 244-8591	(919) 688-5133
WMAGILL@RAGANSMITH.COM	MVEITH@DUDAPAINE.COM

PROJECT DESCRIPTION:

EXISTING ZONING:	GC
PROPOSED USE(S):	OFFICE
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING PHASE 2 OFFICE BUILDING S.F.	297,004 S.F.
PHASE 3 OFFICE BUILDING SQUARE FOOTAGE:	334,150 S.F.
TOTAL OFFICE SQUARE FOOTAGE:	821,150 S.F.
PHASE 3 PARKING STRUCTURE SQUARE FOOTAGE:	334,150 S.F.
ALLOWABLE BUILDING HEIGHT:	(12 STORIES)
PROPOSED BUILDING HEIGHT:	175'-8" (11 STORIES+BASEMENT+PENTHOUSE)
MINIMUM LANDSCAPE SURFACE RATIO:	0.30 (1.50 AC)
PROVIDED LANDSCAPE SURFACE RATIO:	0.41 (2.05 AC)
MINIMUM OFFICE PARKING REQUIREMENT:	4 SPs / 1,000 SF
EXISTING PHASE 2 PARKING PROVIDED:	1,327 SP (MARCH 2018)
PHASE 3 PARKING REQUIRED:	1,148 SP **[SEE UNIFIED PLAN]**
PHASE 3 MAXIMUM PARKING ALLOWED:	1,378 SP (120% OF REQUIRED)
PHASE 3 PARKING PROVIDED:	1,369 SP **[SEE UNIFIED PLAN]**
TOTAL PARKING REQUIRED:	2,296 SP **[SEE UNIFIED PLAN]**
MAXIMUM PARKING ALLOWED:	2,756 SP (120% OF REQUIRED)
TOTAL PARKING PROVIDED:	2,696 SP **[SEE UNIFIED PLAN]**
TREE CANOPY RETENTION REQUIRED:	**[SEE UNIFIED PLAN]**
TREE CANOPY RETENTION PROVIDED:	**[SEE UNIFIED PLAN]**
SPECIMEN TREE REPLACEMENT:	**[SEE UNIFIED PLAN AND PARK PLANS]**
FORMAL OPEN SPACE AREA REQUIRED:	0.35 AC (5% OF 7.02 AC)
FORMAL OPEN SPACE AREA PROVIDED:	**[SEE UNIFIED PLAN AND PARK PLANS]**
TOTAL OPEN SPACE PROVIDED:	**[SEE UNIFIED PLAN AND PARK PLANS]**
BUILDING SETBACKS:	AS NOTED ON PLANS
INCOMPATIBLE USE BUFFER:	N/A
PARKLAND:	N/A

ADDITIONAL SITE PLAN CHECKLIST ITEMS:

HISTORICAL PROPERTIES / STRUCTURES:	NONE EXIST ONSITE OR WITHIN 500' OF THE SITE
MINERAL RIGHTS:	NO KNOW MINERAL RIGHTS EXIST ON THE PROPERTY OTHER THAN THOSE OF THE CURRENT OWNER
RETAINING WALL HEIGHT:	1' WALL @ 10' OR 2 WALL @ 8' EACH SEPARATED BY 6' HORIZONTALLY
BICYCLE PARKING REQUIRED:	68 SP [1 FOR EVERY 20 PARKING SPACES]
BICYCLE PARKING PROVIDED:	68 SP [LOCATED WITHIN THE PARKING GARAGE]
PERVIOUS PARKING PROVIDED:	ALL PARKING SPACES ARE IMPERVIOUS AS THEY ARE LOCATED WITHIN THE PARKING GARAGE

FLOOD INFORMATION:

FEMA MAP #: 47187C0240F & 47187C0208F & 47187C0212F & 47187C0220F
EFFECTIVE DATE: SEPTEMBER 29, 2006

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" & ZONE "AE", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0240F & 47187C0208F & 47187C0212F & 47187C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47187, PANEL NO. 0240 & 0208 & 0212 & 0220, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SAID MAP DEFINES ZONE "AE" AS AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOTECHNICAL INFORMATION:

② A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY ECS SOUTHEAST LLP DATED JANUARY 5, 2018. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT.

TRIP GENERATION

General Office Building - 330,675 Sq. Feet Gross Floor Area (X = GSF/1000)

Use ITE Land Use Code 710 (General Office Building) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

Ln(T) = 0.76 Ln(X) + 3.68
Ln(T) = 0.76 Ln(330.675) + 3.68
T = 3258

A.M. Peak Hour

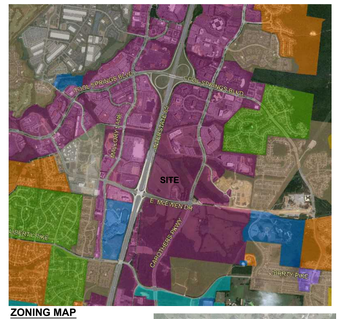
Ln(T) = 0.80 Ln(X) + 1.57
Ln(T) = 0.80 Ln(330.675) + 1.57
T = 498

Enter = 0.88(498) = 438
Exit = 0.12(498) = 60

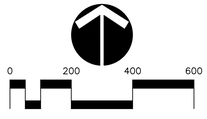
P.M. Peak Hour

T = 1.12 (X) + 78.45
T = 1.12 (330.675) + 78.45
T = 376

Enter = 0.17(376) = 64
Exit = 0.83(376) = 312



ZONING MAP



LEGEND (Zoning Districts)
- CI - Civic and Industrial
- ER - Estate Residential
- GC - General Commerical
- HI - Heavy Industrial
- MX - Regional Mixed Use
- NC - Neighborhood Commercial
- OR - Office Residential
- R-2 - Residential
- R-3 - Residential

DUDA | PAINE ARCHITECTS
HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
Franklin, TN 37067

ARCHITECT
Duda | Paine Architects, PA
333 Liggett Street
Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast
Suite 1425
Atlanta, GA 30326

STRUCTURAL ENGINEER
King/Guinn Associates
A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

WESLEY SCOTT WAGNER
REGISTERED
LANDSCAPE
ARCHITECT
No. 1150
STATE OF TENNESSEE

COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

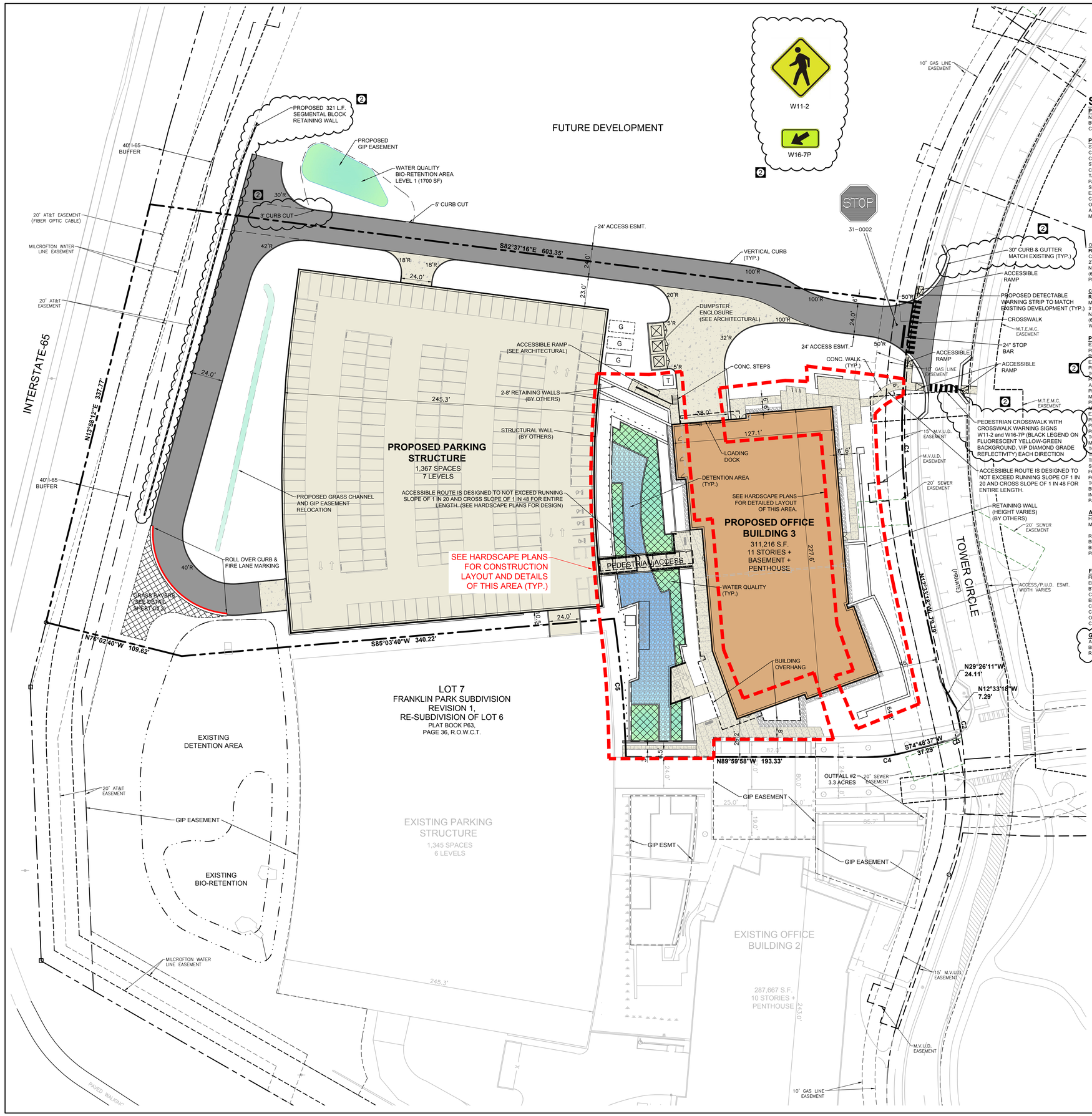
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

OVERALL SITE PLAN

Construction Documents

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SITE DATA:

PROJECT INFORMATION:

NAME:	FRANKLIN PARK SUBDIVISION, SITE PLANS [THREE FRANKLIN PARK OFFICE BUILDING]
CITY OF FRANKLIN PROJECT NUMBER:	6637

PROPERTY INFORMATION:

STREET ADDRESS:	6600 TOWER CIRCLE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	8th
TAX MAP:	62
PARCEL:	PORTION OF 14
SITE AREA:	217,217 SF OR 4.99 Ac
EXISTING ZONING CLASSIFICATION:	GC
CHARACTER AREA OVERLAYS:	MCEWEN - 4
OTHER APPLICABLE OVERLAYS:	HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL OR CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES:	
FRONT	30'
SIDE	15'
REAR	25'

OWNER:
FRANKLIN PARK ACQUISITION CO.
C/O MR. PAT EMERY
270 PARK AVENUE
NEW YORK, NY 10017
(615) 656-2590
PEMERY@HALLEMERY.COM

DEVELOPER:
HALL / EMERY
MR. PAT EMERY
6100 TOWER CIRCLE, SUITE 150
FRANKLIN, TN 37067
(615) 468-7000
PEMERY@HALLEMERY.COM

CIVIL ENGINEER:
RAGAN SMITH ASSOCIATES
MR. WES MAGILL
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
WMAGILL@RAGANSMITH.COM

ARCHITECT:
DUDAPAINE ARCHITECTS
MS. MARLEN VEITH
333 LIGGETT STREET
DURHAM, NC 27701
(919) 688-5133
MVEITH@DUDAPAINE.COM

PROJECT DESCRIPTION:

EXISTING ZONING:	GC
PROPOSED USE(S):	OFFICE
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING PHASE 2 OFFICE BUILDING S.F.:	287,000 S.F.
PHASE 3 OFFICE BUILDING SQUARE FOOTAGE:	334,150 S.F.
TOTAL OFFICE SQUARE FOOTAGE:	621,150 S.F.
PHASE 3 PARKING STRUCTURE SQUARE FOOTAGE:	442,245 S.F.
ALLOWABLE BUILDING HEIGHT:	(12 STORIES)
PROPOSED BUILDING HEIGHT:	175'-8" (11 STORIES+BASEMENT+PENTHOUSE)
MINIMUM LANDSCAPE SURFACE RATIO:	0.30 (1.50 AC)
PROVIDED LANDSCAPE SURFACE RATIO:	0.41 (2.05 AC)
MINIMUM OFFICE PARKING REQUIREMENT:	1 SP/ 1,000 S.F.
EXISTING PHASE 2 PARKING PROVIDED:	1,327 SP (MARCH 2018)
PHASE 3 PARKING REQUIRED:	1,148 SP **[SEE UNIFIED PLAN]**
PHASE 3 MAXIMUM PARKING ALLOWED:	1,378 SP (120% OF REQUIRED)
PHASE 3 PARKING PROVIDED:	1,369 SP **[SEE UNIFIED PLAN]**
TOTAL PARKING REQUIRED:	2,296 SP **[SEE UNIFIED PLAN]**
MAXIMUM PARKING ALLOWED:	2,756 SP (120% OF REQUIRED)
TOTAL PARKING PROVIDED:	2,696 SP **[SEE UNIFIED PLAN]**
TREE CANOPY PRESERVATION PROVIDED:	**[SEE UNIFIED PLAN]**
TREE CANOPY RETENTION PROVIDED:	**[SEE UNIFIED PLAN]**
SPECIMEN TREE REPLACEMENT:	**[SEE UNIFIED PLAN AND PARK PLANS]**
FORMAL OPEN SPACE AREA REQUIRED:	0.35 AC (5% OF 7.02 AC)
FORMAL OPEN SPACE AREA PROVIDED:	**[SEE UNIFIED PLAN AND PARK PLANS]**
TOTAL OPEN SPACE PROVIDED:	**[SEE UNIFIED PLAN AND PARK PLANS]**
BUILDING SETBACKS:	AS NOTED ON PLANS
INCOMPATIBLE USE BUFFER:	N/A
PARKLAND:	N/A

ADDITIONAL SITE PLAN CHECKLIST ITEMS:

HISTORICAL PROPERTIES / STRUCTURES:	NONE EXIST ONSITE OR WITHIN 500' OF THE SITE
MINERAL RIGHTS:	NO KNOW MINERAL RIGHTS EXIST ON THE PROPERTY OTHER THAN THOSE OF THE CURRENT OWNER
RETAINING WALL HEIGHT:	1 WALL @ 10' OR 2 WALL @ 8' EACH SEPARATED BY 6' HORIZONTALLY
BICYCLE PARKING REQUIRED:	68 SP [1 FOR EVERY 20 PARKING SPACES]
BICYCLE PARKING PROVIDED:	68 SP [LOCATED WITHIN THE PARKING GARAGE]
PERVIOUS PARKING PROVIDED:	ALL PARKING SPACES ARE IMPERVIOUS AS THEY ARE LOCATED WITHIN THE PARKING GARAGE

FLOOD INFORMATION:

FEMA MAP #: 47187C0240F & 47187C0208F & 47187C0212F & 47187C0220F
EFFECTIVE DATE: SEPTEMBER 29, 2006

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" & ZONE "AE", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0240F & 47187C0208F & 47187C0212F & 47187C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47187, PANEL NO. 0240 & 0208 & 0212 & 0220, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SAID MAP DEFINES ZONE "AE" AS AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOTECHNICAL INFORMATION:

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CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	552.00'	220.29'	22°51'56"	111.63	218.83'	S01°07'20"E
C2	225.00'	12.49'	3°10'46"	6.24	12.48'	N10°57'55"W
C3	24.50'	12.17'	28°27'41"	6.21	12.05'	N60°34'46"E
C4	87.50'	23.20'	15°11'23"	11.67	23.13'	N82°24'18"E
C5	938.00'	108.80'	6°38'44"	54.46	108.73'	N04°52'55"W

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE WALK
- SEE HARDSCAPE PLANS FOR CONSTRUCTION LAYOUT AND DETAILS OF THIS AREA (TYP.)

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

0 30 60 90

COF Project #6637

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN. 37206
(615) 244-8591

CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400

www.ragansmith.com

DUDA | PAINE ARCHITECTS

HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
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MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

WESLEY SCOTT WALL — LICENSED — AGRICULTURE — LANDSCAPE ARCHITECT — No. 115999 — STATE OF TENNESSEE

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

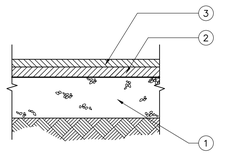
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

ENLARGED SITE PLAN

Construction Documents

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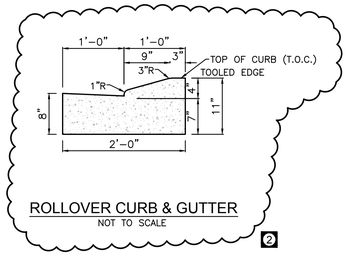


NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
2. REFER TO "TDOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

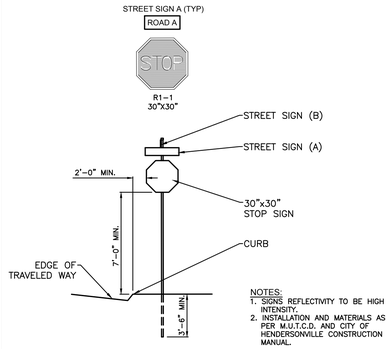
ASPHALT PAVEMENT
NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT BASE	2	B-M
3.	ASPHALT SURFACE	1	E

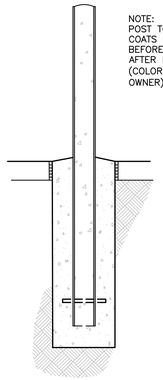


ROLLOVER CURB & GUTTER
NOT TO SCALE



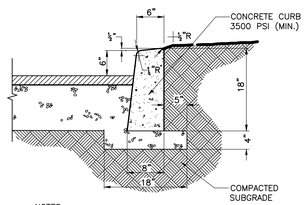
NOTES:
1. SIGNS REFLECTIVITY TO BE HIGH INTENSITY.
2. INSTALLATION AND MATERIALS AS PER M.U.T.C.D. AND CITY OF HENDERSONVILLE CONSTRUCTION MANUAL.

TYPICAL SIGN DETAIL
NOT TO SCALE



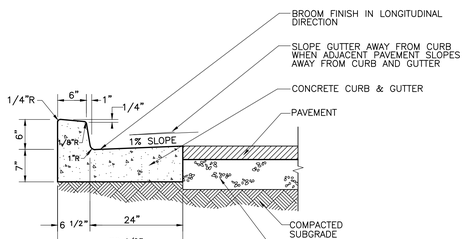
NOTE:
POST TO BE PAINTED WITH 2 COATS RUST-PROOF PAINT BEFORE INSTALLATION, 1 COAT AFTER INSTALLATION.
(COLOR TO BE SELECTED BY OWNER)

BOLLARD
NOT TO SCALE



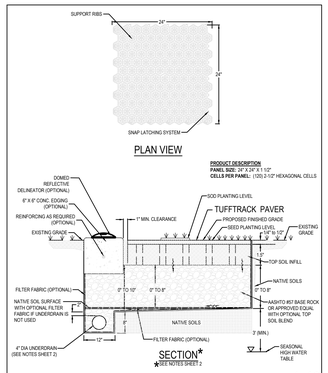
NOTES:
1. PREFORMED EXPANSION JOINTS TO BE PROVIDED AT 100' INTERVALS (MAX.), TANGENT POINTS, RAMPS AND ANY POINT ADJACENT TO RIGID STRUCTURES.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS (MAX.)

POST CURB DETAIL
NOT TO SCALE



NOTE:
PROVIDE CONTRACTION JOINTS AT 20' INTERVALS AND 1" PREFORMED EXPANSION JOINTS AT 100' INTERVALS

CONCRETE CURB & GUTTER
NOT TO SCALE



PLAN VIEW

SECTION*
*SEE NOTES SHEET 2

1 of 2

http://www.ndspro.com Call 1-888-825-4716

NDS We put water in its place

TT24 TUFF TRACK
ENGINEERED PERMEABLE PAVER
GRASS SURFACE

NOTES:

ENGINEERING PROPERTIES:
1. COMPRESSIVE STRENGTH OF TT24 PAVER:
EMPTY PAVER: ULTIMATE LOAD = 86,563 LBS / 601 PSI
FILLED PAVER: ULTIMATE LOAD = 400,000 LBS
2. POROSITY OF AASHTO #57 AGGREGATE = 0.4

TOP SOIL FILL:
3. NDS RECOMMENDS NATIVE TOP SOIL FOR BACKFILL INSIDE THE PAVERS.
4. EXTEND TOP SOIL INSIDE PAVER AN ADDITIONAL ¼ TO ½ INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVER AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" MIN. CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
5. GRASS PAVERS ARE TO BE USED FOR AREAS OF PEDESTRIAN USE AND OCCASIONAL VEHICULAR TRAFFIC USE (E.G., OVERFLOW PARKING AND EMERGENCY VEHICLE/FIRE LANES).

AASHTO #57 BASE ROCK:
6. GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 ½" SCREEN, 95-100% PASSING 1", 25-60% PASSING ½", AND 0-10% PASSING #8 SCREEN.
OPTIONAL: ADD PULVERIZED NATIVE TOP SOIL EQUAL TO 15% OF TOTAL VOLUME. BLEND TO OBTAIN HOMOGENEOUS MIXTURE PRIOR TO PLACEMENT.
7. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS (COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%); 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
8. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.

FILTER FABRIC (OPTIONAL):
9. FILTER FABRIC MAY BE USED TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE. USE OF FILTER FABRIC IS STRONGLY RECOMMENDED AROUND EDGE DRAIN.
10. NDS RECOMMENDS NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE. WOVEN GEOTEXTILES SHOULD NOT BE USED.
11. USE FILTER FABRIC WITH AOS <0.60 MM FOR NATIVE SOILS WITH 50% OR LESS PARTICLES BY WEIGHT PASSING NO.200 SIEVE. USE FILTER FABRIC WITH AOS <0.30MM FOR NATIVE SOILS WITH 50% OR GREATER PARTICLES BY WEIGHT PASSING THE NO.200 SIEVE.

UNDERDRAIN:
12. NDS RECOMMENDS UNDERDRAIN TO COLLECT PERCOLATED WATER AND CONVEY TO PROJECT STORMWATER FACILITY FOR NATIVE SOIL THAT IS MICS HYDROLOGIC SOIL GROUP C OR D LOW INFILTRATION RATES). UNDERDRAIN IS OPTIONAL FOR SOIL GROUP B (MODERATE INFILTRATION) AND CAN BE ELIMINATED FOR SOIL GROUP A (GOOD INFILTRATION).
13. USE MINIMUM 4-INCH DIA PERFORATED PVC OR POLYETHYLENE PIPE AT .250 FT CENTERS; MINIMUM ONE PIPE. PIPE TO BE INSTALLED AT MINIMUM 0.5% SLOPE. RECOMMENDED 2 SQ. INCHES OF OPENING / LINEAR FOOT.
14. UNDERDRAIN TO DAYLIGHT INTO PROJECT STORMWATER FACILITY (CATCH BASIN / OPEN CHANNEL / BASIN).
15. INVERT OF PIPE RECOMMENDED TO BE ABOVE PROJECT HIGH WATER LEVEL TO PREVENT BACKING-UP OF WATER INTO PAVER SYSTEM.
16. UNDERDRAIN TO BE SURROUNDED BY 4"-12" AASHTO #57 COARSE AGGREGATE, WITH MIN. 2" BEDDING.

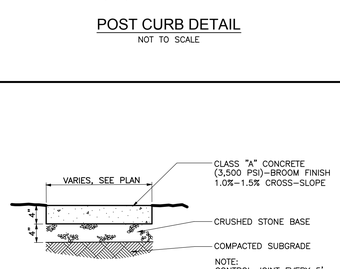
SUBGRADE NATIVE SOIL:
17. COMPACT SUBGRADE NATIVE SOILS 90 TO 95% STANDARD PROCTOR DENSITY PER ASTM D698 FOR SOILS WITH CALIFORNIA BEARING RATIO:
>20%, R VALUE >55: AASHTO A-1, A-2, AND A-3 SOILS. LOWER COMPACTION LEVELS PROMOTE INFILTRATION THROUGH SOIL.
18. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSIDER HIGHER LEVEL OF COMPACTION FOR CBR 5 TO 20%, R-VALUE 10 TO 30, AASHTO A-4 SOILS FOR HEAVY LOADS WHERE INFILTRATION INTO NATIVE SOILS IS NOT A REQUIREMENT.
19. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (E.G., LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.

2 of 2

http://www.ndspro.com Call 1-888-825-4716

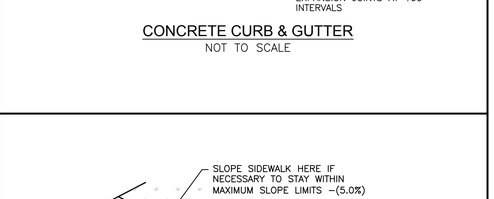
NDS We put water in its place

TT24 TUFF TRACK
ENGINEERED PERMEABLE PAVER
GRASS SURFACE



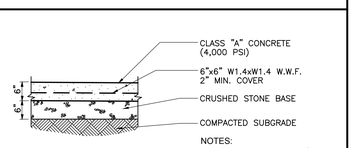
NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK
NOT TO SCALE



NOTES:
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ADA SPECIFICATIONS.

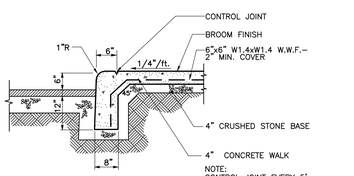
HANDICAP RAMP CURBED RADIUS
NOT TO SCALE



NOTES:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

PROVIDE 18" LONG #7 REBAR DOWELS @ JOINTS, 12" O.C. (REFER TO GEOTECHNICAL ENGINEERING REPORT)

CONCRETE PAVEMENT
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK & TURN DOWN CURB
NOT TO SCALE

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WESLEY SCOTT MARSH
REGISTERED
LANDSCAPE
ARCHITECT
No. 1150
STATE OF TENNESSEE

COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

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Franklin, TN 37067

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MARK	DATE	DESCRIPTION
2	03/01/18	PER CITY COMMENTS
1	04/05/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

SITE DETAILS

Construction Documents

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WATER QUALITY NOTE:

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

INFILTRATION TESTING NOTE:

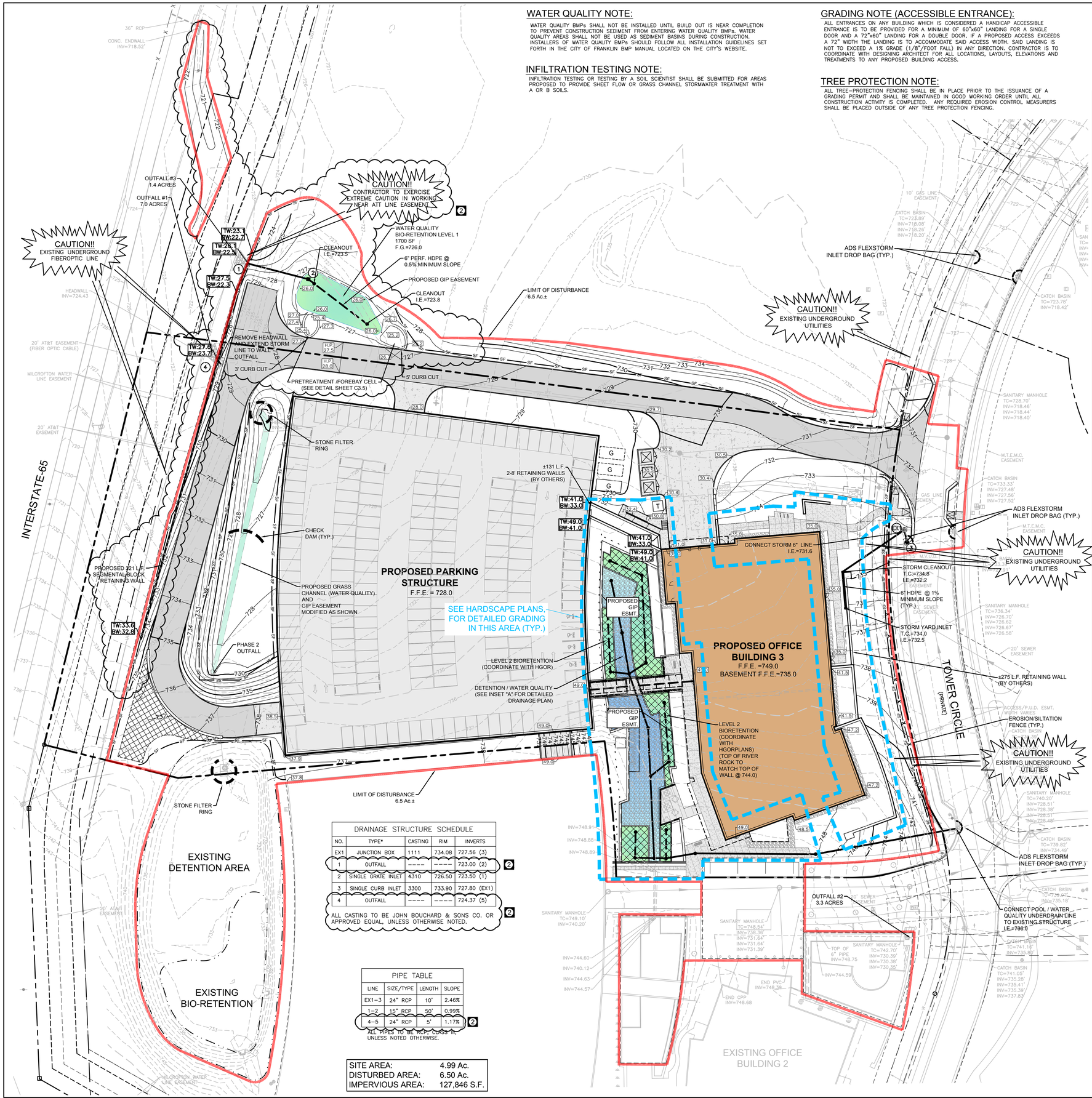
INFILTRATION TESTING OR TESTING BY A SOIL SCIENTIST SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE SHEET FLOW OR GRASS CHANNEL STORMWATER TREATMENT WITH A OR B SOILS.

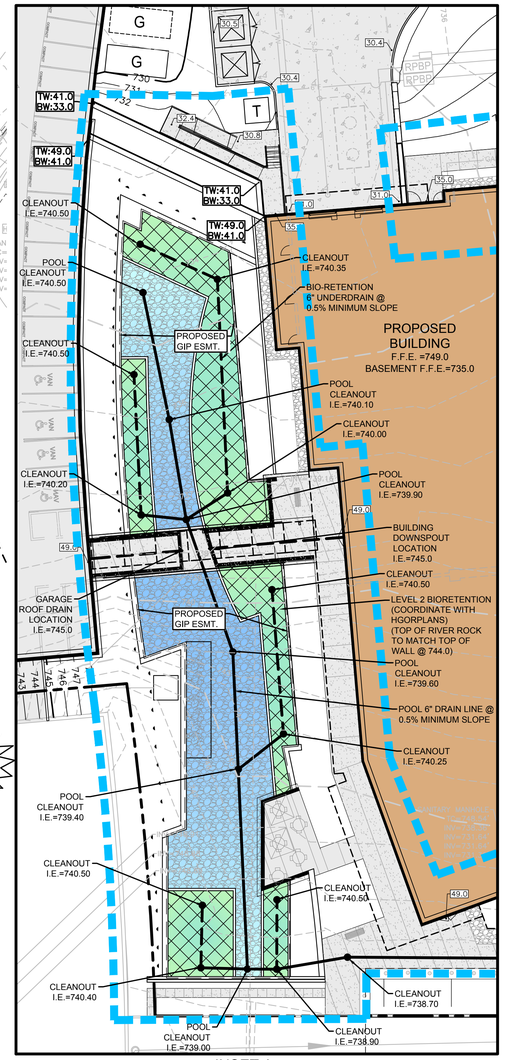
GRADING NOTE (ACCESSIBLE ENTRANCE):

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR. IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

TREE PROTECTION NOTE:

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





INSET A

SCALE: 1"=20'

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
EX1	JUNCTION BOX	1111	734.08	727.56 (3)
1	OUTFALL	-----	-----	723.00 (2)
2	SINGLE GRATE INLET	4310	726.50	723.50 (1)
3	SINGLE CURB INLET	3300	733.90	727.80 (EX1)
4	OUTFALL	-----	-----	724.37 (5)

ALL CASTING TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
EX1-3	24" RCP	10'	2.46%
1-2	15" RCP	50'	0.99%
4-5	24" RCP	5'	1.17%

ALL PIPES TO BE RCP, CLASS III, UNLESS NOTED OTHERWISE.

SITE AREA:	4.99 Ac.
DISTURBED AREA:	6.50 Ac.
IMPERVIOUS AREA:	127,846 S.F.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

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

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTORS RESPONSIBILITY TO CONTRACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

0 30 60 90

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MARK	DATE	DESCRIPTION
1	03/01/18	PER CITY COMMENTS
2	04/05/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

ENLARGED GRADING AND DRAINAGE PLAN

Construction Documents

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NOTE:
TEMPORARY SEDIMENT BASIN TO BE MAINTAINED THROUGHOUT CONSTRUCTION
WET STORAGE = 17,364 C.F.
DRY STORAGE = 17,364 C.F.
BOTTOM OF RISER PIPE = 722.0
TOP OF RISER PIPE = 726.0

CAUTION!!
EXISTING UNDERGROUND FIBER OPTIC LINE AND OTHER UTILITIES

INTERSTATE-65

OUTFALL DRAINAGE AREA 1

20' AT&T EASEMENT (FIBER OPTIC CABLE)

MILCROFTON WATER LINE EASEMENT

20' AT&T EASEMENT

STONE FILTER RING

SEDIMENT BASIN OUTLET STRUCTURE (SEE DETAIL SHEET C3.5)

MAN MADE SLOPES

SEDIMENT BASIN (SEE DETAIL SHEET C3.5)

LIMIT OF DISTURBANCE 6.5 Ac.±

DRAINAGE DIVIDE LINE

S82°37'16"E 603.35'

CHECK DAM (TYP.)

DIVERSION DITCH

GRAVEL CONSTRUCTION ENTRANCE

CONCRETE WASH-OUT AREA

TREE PROTECTION FENCE (TYP.)

EXISTING GRASS CHANNEL

DRAINAGE AREA 2
22,657 SQ.FT.±
0.52 AC.±

PHASE 2 OUTFALL (5.46 ACRES)

PHASE 3
(4.99 Acres)

DRAINAGE AREA 1
161,001 SQ.FT.±
3.70 AC.±

SHEET FLOW

N13°58'12"E 327.77'

N76°02'40"W 109.62'

S85°03'40"W 340.22'

STONE FILTER RING

LIMIT OF DISTURBANCE 6.5 Ac.±

20' AT&T EASEMENT

MILCROFTON WATER LINE EASEMENT

LOT 7
FRANKLIN PARK SUBDIVISION
REVISION 1,
RE-SUBDIVISION OF LOT 6
PLAT BOOK P63,
PAGE 36, R.O.W.C.T.

EXISTING PARKING STRUCTURE

EXISTING OFFICE BUILDING 2

TOWER CIRCLE (PRIVATE)

ACCESS/P.U.D. ESMT. WIDTH VARIES

DRAINAGE DIVIDE LINE

EXISTING SANITARY SEWER STUB-OUT (TO BE ABANDONED AT MAIN)

EROSION/SILTATION FENCE (TYP.)

EXISTING SANITARY SEWER STUB-OUT (TO BE ABANDONED AT MAIN)

N12°33'18"W 79.79'

N29°26'11"W 24.11'

N12°33'18"W 7.29'

S74°48'37"W 37.29'

N89°59'58"W 193.33'

ADS FLEXSTORM INLET DROP BAG (TYP.)

15' M.V.U.D. EASEMENT

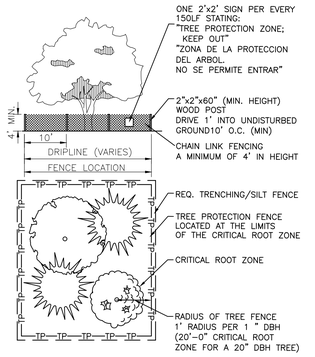
20' SEWER EASEMENT

10' GAS LINE EASEMENT

M.T.E.M.C. EASEMENT

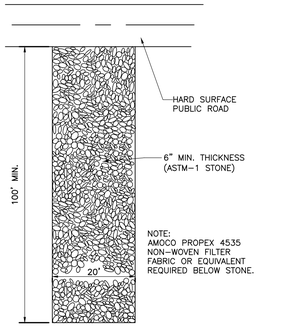
CAUTION!!
EXISTING UNDERGROUND UTILITIES

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	552.00'	220.29'	22°51'56"	111.63	218.83'	S01°07'20"E
C2	225.00'	12.49'	3°10'46"	6.24	12.48'	N10°57'55"W
C3	24.50'	12.17'	28°27'41"	6.21	12.05'	N60°34'46"E
C4	87.50'	23.20'	15°11'23"	11.67	23.13'	N82°24'18"E
C5	938.00'	108.80'	6°38'44"	54.46	108.73'	N04°52'55"W

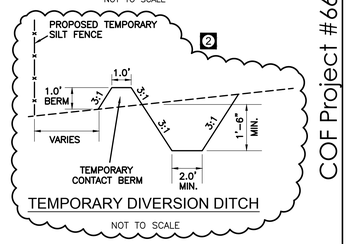


TREE PROTECTION
NOT TO SCALE

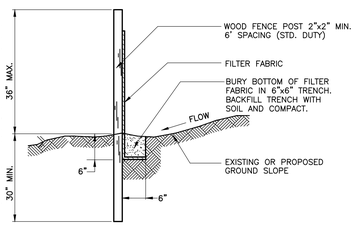
NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE



TEMPORARY DIVERSION DITCH
NOT TO SCALE



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE CITY OF FRANKLIN ENGINEERING DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

EROSION/SILTATION FENCE
NOT TO SCALE

LEGEND
SILT FENCE
TREE PROTECTION

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0 30 60 90

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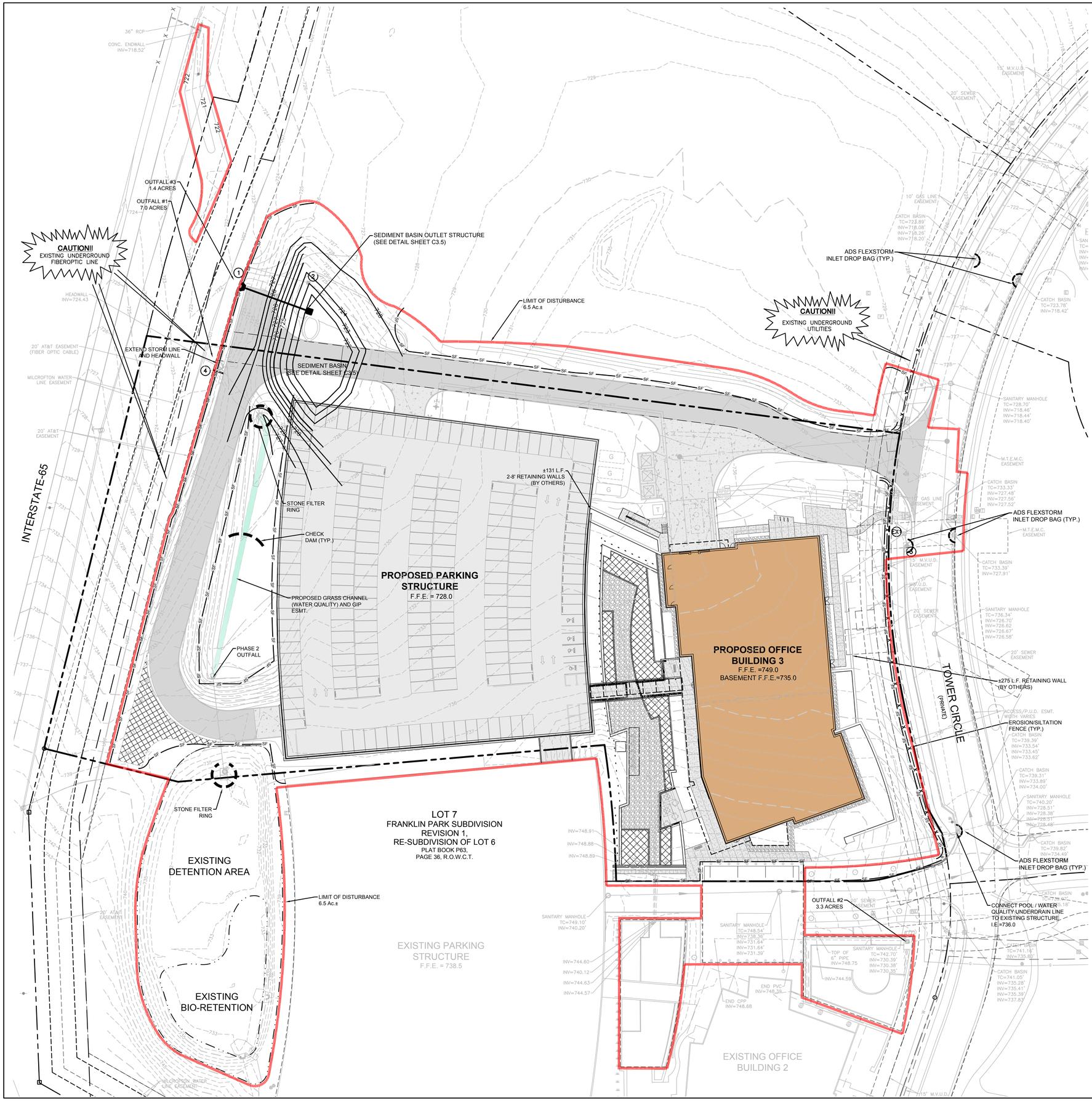
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

INITIAL EPCS - PRE CONSTRUCTION PLAN

Construction Documents

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EROSION CONTROL NOTE: 2

THE ADS INLET FLEXSTORM INLET DROP BAGS TO BE REMOVED ONCE SITE IS STABILIZED AND THE CITY STORMWATER INSPECTOR HAS APPROVED REMOVAL.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

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

GRADING NOTE (ACCESSIBLE ENTRANCE):

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

TREE PROTECTION NOTE:

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

INFILTRATION TESTING NOTE:

INFILTRATION TESTING OR TESTING BY A SOIL SCIENTIST SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE SHEET FLOW OR GRASS CHANNEL STORMWATER TREATMENT WITH A OR B SOILS.

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

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Durham, NC 27701

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A Division of Bennett & Pless
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Charlotte, NC 28206

MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

WESLEY SCOTT HAGEL — REGISTERED LANDSCAPE ARCHITECT — No. 115695 — STATE OF TENNESSEE

COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
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1	03/01/18	PER CITY COMMENTS
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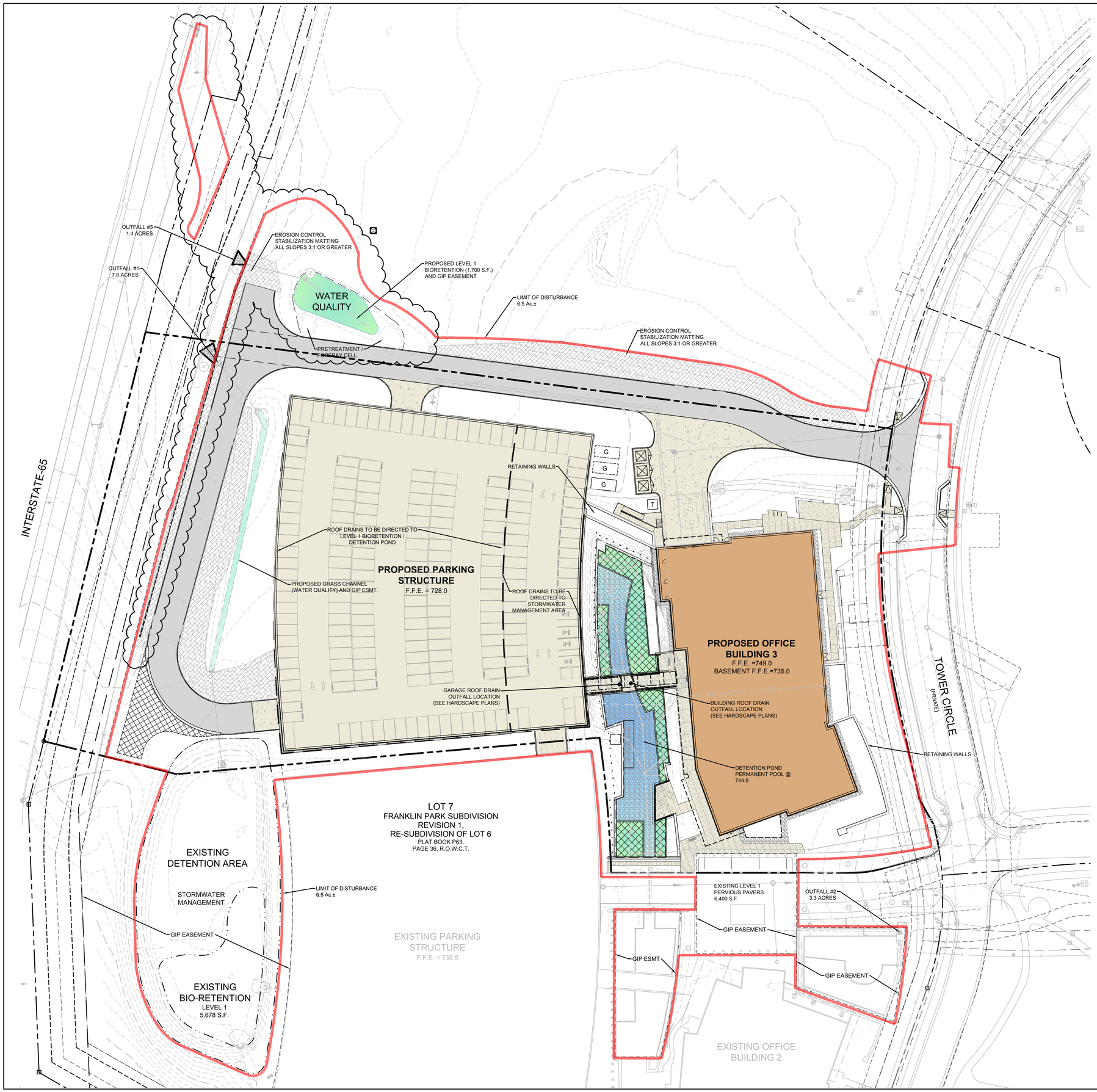
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

INTERMEDIATE EPSC AND GRADING PLAN

Construction Documents

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WATER QUALITY NOTE:

1. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
2. WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY CITY STAFF.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

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

INFILTRATION TESTING NOTE:

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IMPERVIOUS AREA = 127,846 S.F.

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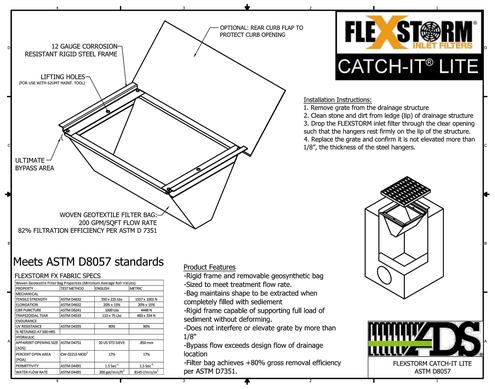
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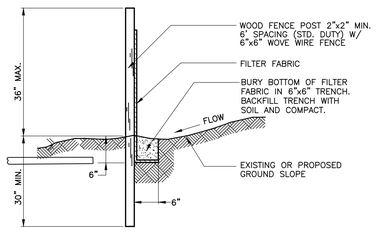
FINAL EPSC - WATER QUALITY PLAN

Construction Documents

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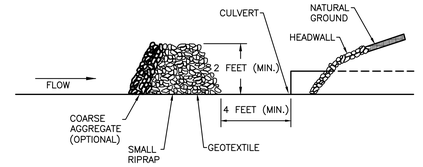




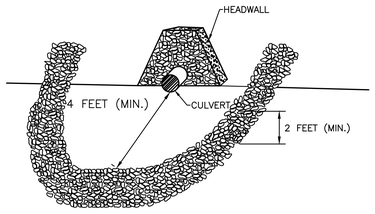
EROSION/SILTATION FENCE

NOT TO SCALE

TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE CITY OF FRANKLIN ENGINEERING DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.



CROSS-SECTION



PERSPECTIVE VIEW

STONE FILTER RING

NOT TO SCALE

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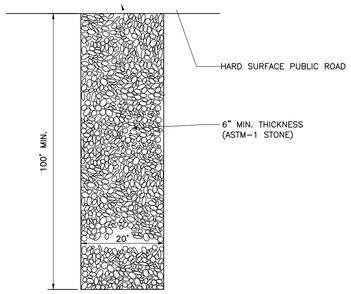
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GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE

NOTE:
AMOCO PROPEX 4535 NON-WOVEN FILTER FABRIC OR EQUIVALENT REQUIRED BELOW STONE.

BIORETENTION AREA NOTES:

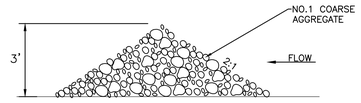
1. THE PLANTING SOIL BED MUST BE AT LEAST 2 FEET DEEP.
2. THE MAXIMUM PONDING DEPTH IN THE BIORETENTION IS 6 INCHES.
3. THE RIVER ROCK LAYER MUST CONSIST OF 2-3 INCHES OF RIVER ROCK.
4. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6-INCH PERFORATED PIPE IN AN 12-INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED A MAXIMUM OF 10 FEET ON CENTER, AND A MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
5. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.

LEVEL 1 (RR:60) BIORETENTION W/ UNDERDRAIN

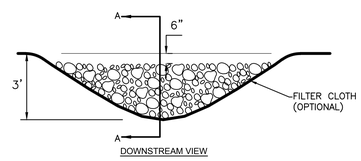
NOT TO SCALE

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
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10. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. DO NOT COMPACT WITH EQUIPMENT.
11. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
12. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.



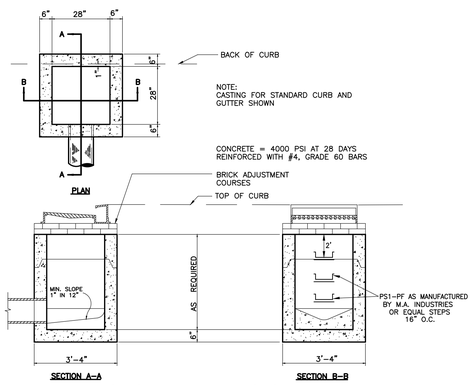
SECTION A-A



DOWNSTREAM VIEW

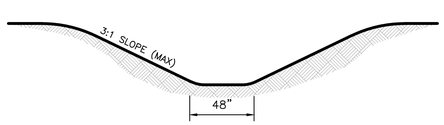
ROCK CHECK DAM

NOT TO SCALE



SINGLE INLET (PRECAST)

NOT TO SCALE

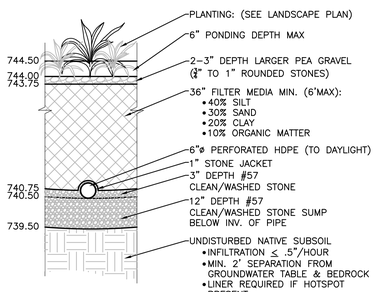


GRASS CHANNEL

NOT TO SCALE

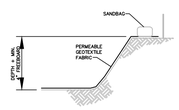
BIORETENTION AREA NOTES:

1. THE PLANTING SOIL BED MUST BE AT LEAST 3 FEET DEEP.
2. THE MAXIMUM PONDING DEPTH IN THE BIORETENTION IS 6 INCHES.
3. THE RIVER ROCK LAYER MUST CONSIST OF 2-3 INCHES OF RIVER ROCK.
4. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6-INCH PERFORATED PIPE IN AN 12-INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED A MAXIMUM OF 10 FEET ON CENTER, AND A MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
5. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.

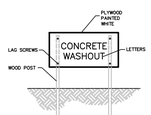


LEVEL 2 (RR:80) BIORETENTION W/ UNDERDRAIN

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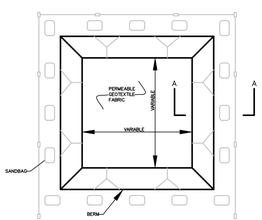
SECTION A-A
NOT TO SCALE



CONCRETE WASHOUT SIGN (OR EQUIVALENT)



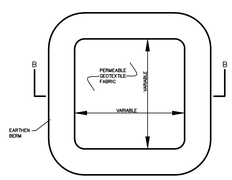
SECTION B-B
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

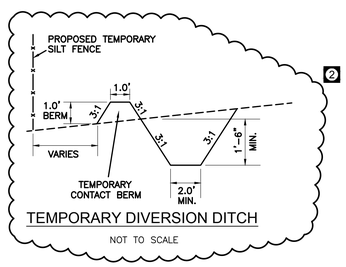
TYPE "BELOW GRADE"

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 50'OF THE WASHOUT FACILITY.



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS



TEMPORARY DIVERSION DITCH

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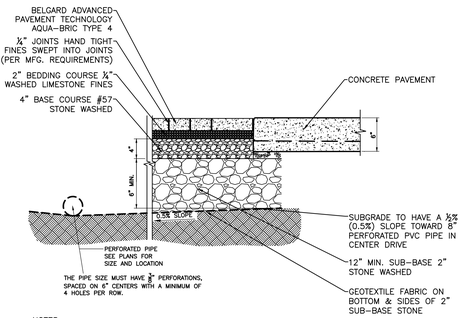
ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

GRADING, DRAINAGE & EPSC DETAILS

Construction Documents

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NOTES:
1. NO "CRUSH AND RUN" STONE TO BE USED IN THE INSTALLATION OF THESE PAVERS.
2. NO SAND TO BE USED IN THE INSTALLATION OF THESE PAVERS.
3. THIS DETAIL MUST BE VERIFIED WITH THE PROJECT GEOTECHNICAL ENGINEER FOR CONFORMITY WITH THE GEOTECH REPORT PRIOR TO INSTALLATION.
4. THE PERMEABLE PAVER INSTALLER SHALL BE AN INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI) CERTIFIED INSTALLER OR SHALL PROVIDE APPROVED EQUAL CERTIFICATION.

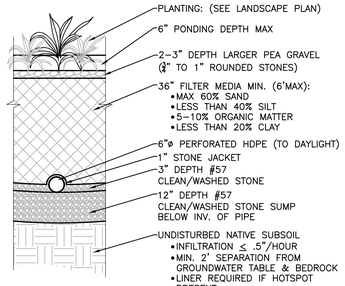
RIBBON CURB WITH PERMEABLE PAVERS

NOT TO SCALE

TWO FRANKLIN PARK DETAIL
(NOT FOR CONSTRUCTION)

BIORETENTION AREA NOTES:

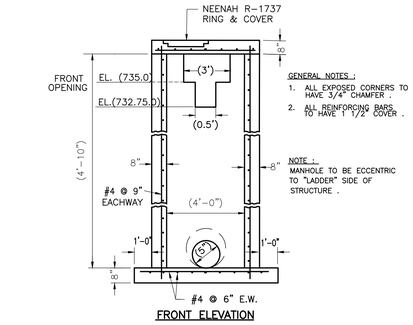
1. THE PLANTING SOIL BED MUST BE AT LEAST 3 FEET DEEP.
2. THE MAXIMUM PONDING DEPTH IN THE BIORETENTION IS 6 INCHES.
3. THE RIVER ROCK LAYER MUST CONSIST OF 2–3 INCHES OF COMMERCIALLY AVAILABLE FINE SHREDDED HARDWOOD MULCH OR SHREDDED HARDWOOD CHIPS.
4. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6–INCH PERFORATED PIPE IN AN 12–INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8–INCH PERFORATIONS, SPACED ON 6–INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED A MAXIMUM OF 10 FEET ON CENTER, AND A MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
5. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.



LEVEL 2 (RR:80) BIORETENTION W/ UNDERDRAIN

NOT TO SCALE

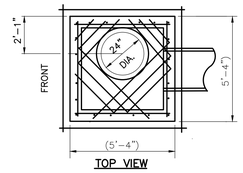
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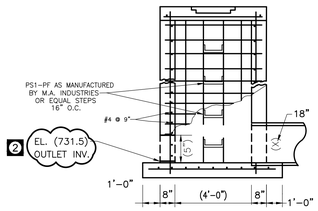
GENERAL NOTES :
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER .
2. ALL REINFORCING BARS TO HAVE 1 1/2 COVER .

NOTE :
MANHOLE TO BE ECCENTRIC TO "LADDER" SIDE OF STRUCTURE .

FRONT ELEVATION



TOP VIEW

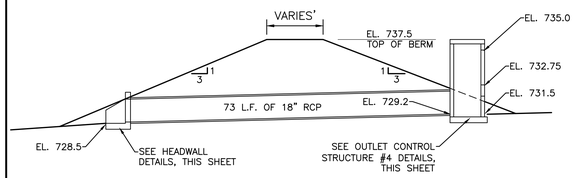


RIGHT ELEVATION

OUTLET CONTROL STRUCTURE 4

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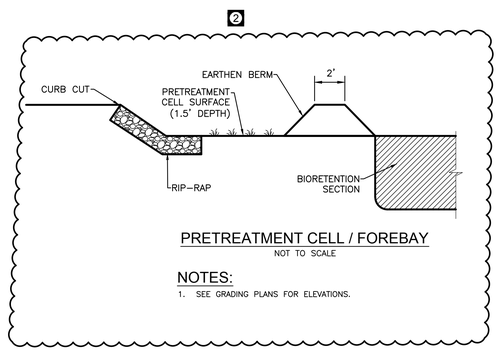
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BERM/OUTLET DRAINAGE SECTION

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TWO FRANKLIN PARK DETAIL
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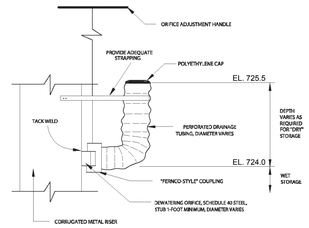
PRETREATMENT CELL / FOREBAY

NOT TO SCALE

NOTES:

1. SEE GRADING PLANS FOR ELEVATIONS.

Recommended Dewatering System for Sediment Basins



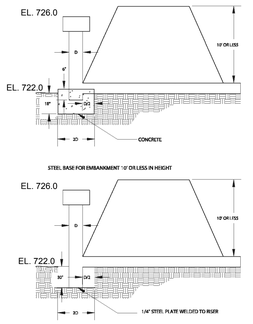
NOTE: WITH CONCRETE RISER, USE PVC SCHEDULE 40 STUB FOR DEWATERING ORIFICE

Source: VA DSWC

Figure 5

SB - 11

Riser Pipe Base Conditions For Embankments Less Than 10' High

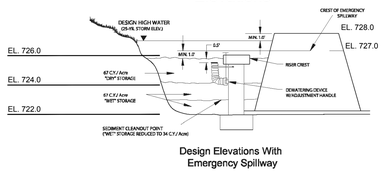


Source: VA DSWC

Figure 8

SB - 15

Sediment Basin Schematic Elevations



Design Elevations With Emergency Spillway

SEDIMENT BASIN DESIGN CRITERIA

Concentric Trash Rack and Anti-Vortex Device Design Table

Riser Diam., inches	Cylinder Diameter, inches	Cylinder Thickness, (MIN)*	Cylinder Height, inches	Minimum Size Support Bar	Minimum Top Thickness	Minimum Top Stiffener
12	18	16	6	#6 Rebar or 1 1/2" x 1 1/2" x 3/16" angle	10 ga. (FMC)	-
15	21	16	7	" "	" "	-
18	27	16	8	" "	" "	-
21	30	16	11	" "	16 ga.(CI), 11 ga.(F)	-
24	36	16	13	" "	" "	-
27	42	16	13	" "	" "	-
36	54	14	17	#9 Rebar	14 ga.(CI), 12 ga.(F)	-
42	60	14	19	" "	" "	-
48	72	14	21	1 1/4" pipe or 1 1/4" x 1 1/4" x 1/4" angle	14 ga.(CI), 11 ga.(F)	-
54	78	14	25	" "	" "	-
60	90	14	29	1 1/2" pipe or 1 1/2" x 1 1/2" x 1/4" angle	12 ga.(CI), 8 ga.(F)	-
66	96	14	33	2" pipe or 2" x 2" x 3/16" angle	12 ga.(CI), 8 ga.(F) w/stiffener	3" x 3 1/4" angle
72	102	14	36	" "	" "	2 1/2" x 2 1/2" x 1/4" angle
78	114	14	39	2 1/2" pipe or 2" x 2" x 1/4" angle	" "	" "
84	120	12	42	2 1/2" pipe or 2 1/2" x 2 1/2" x 1/4" angle	" "	2 1/2" x 2 1/2" x 5/16" angle

Note: The table above is useful only for corrugated metal pipe. Concrete trash rack and anti-vortex devices are also available. Manufacturer's recommendations should be followed for concrete applications.
Note: Corrugation for 12"-36" pipe measures 2 2/3" x 1/2"; for 42"-84" the corrugation measures 5" x 1" or 8" x 1".
Note: C = corrugated; F = flat.

Source: VA DSWC

Table 1

SB - 14

Simple Field Inspection and Maintenance Checklist

Inspect embankment slopes and crest for :
- erosion
- structural stability (cracking, bulging, sliding)
- settlement (both by plumber and by eye)
- wet or soft spots or on lower (downstream slope and toe area
- discolored or muddy water seepage
- uneven crest settlement (check if adequate freeboard above emergency crest)

Inspect basin slopes for:
- erosion
- sliding or slumping

Check amount of sediment in pond for cleaning
Check baffles for structural soundness and holes or breaks
Inspect trash rack and anti-vortex device for debris and blockage
Inspect emergency spillway for obstructions
Check emergency spillway entrance, channelway, and exit for significant erosion and scouring
Check principal spillway outlet for excessive scouring and erosion
Check all safety- and health-related facilities (warning signs, fences, etc.)
Check for vandalism, especially around and inside principal spillway riser
Inspect dewatering device for debris/silt clogging and structural integrity

- Inspect outside edge of outlet pipe for excessive seepage (i.e., flowing water) – look for discolored or muddy water along the sides as a sign of serious piping or pipe joint separation.

Other comments and observations:

SB - 24

Drainage Area				Sediment Control	
Basin #	SF	AC	Avg. % Slope of Proposed Basin	Sediment Basin	Sediment Trap
1	161,001	3.70	6%	X	

Required Storage				
Basin #	Required Total Storage (YD^3)	Required Total Storage (FT^3)	Required Wet Storage (FT^3)	Required Dry Storage (FT^3)
1	495	13,372	6,686	6,686

Pond Designs									
Top EL	Top Contour Area (SF)	Dry Storage Depth (FT)	Bottom of Dry Storage / Top of Wet Storage EL	Bottom of Dry Storage / Top of Wet Storage Contour Area (SF)	Wet Storage Depth (FT)	Bottom EL	Bottom Contour Area (SF)	Dry Capacity (FT^3)	Wet Capacity (FT^3)	Total Capacity
726	8,467	2.0	724	4,984	2.0	722	2,523	13,451	7,507	20,958

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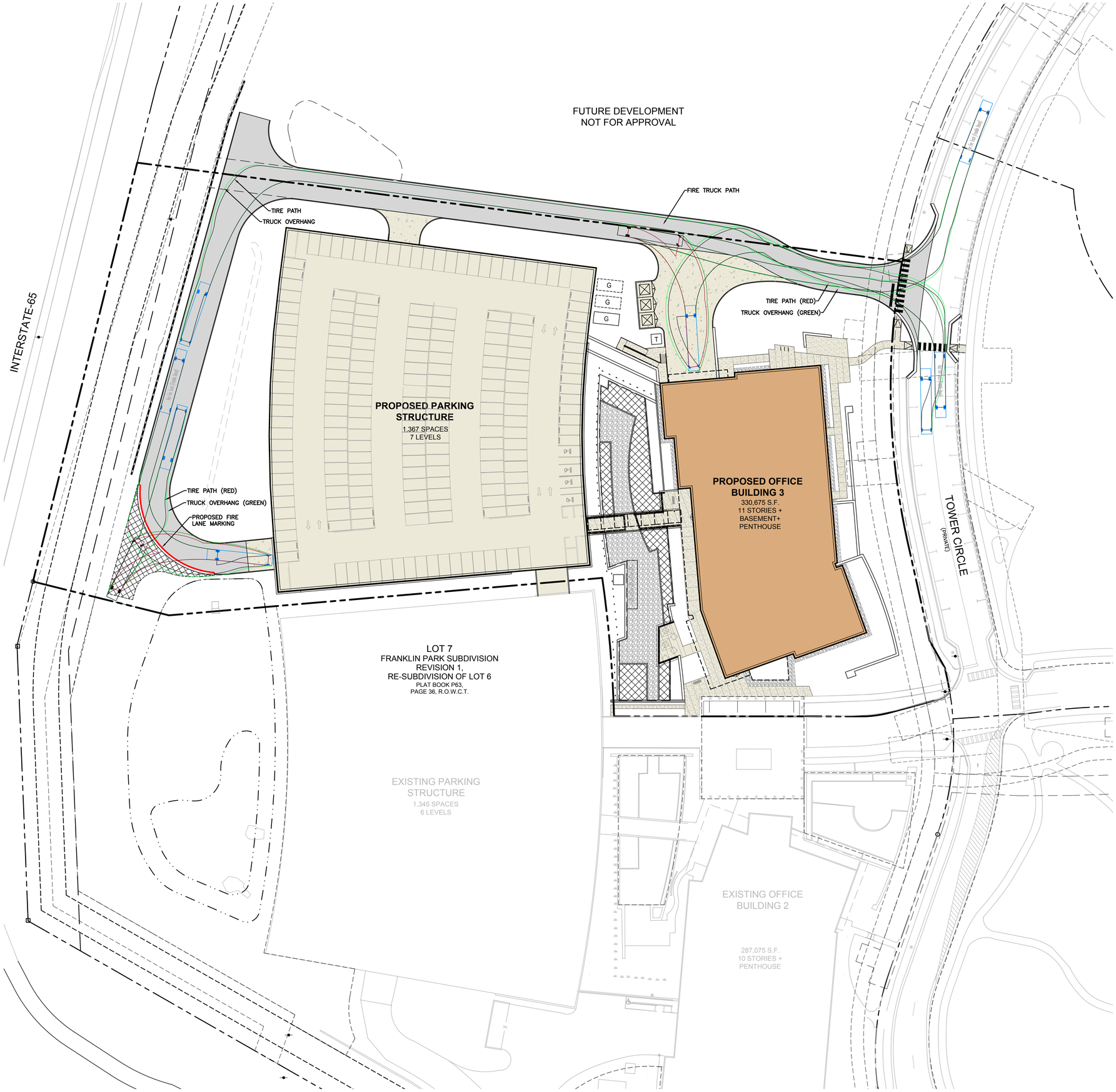
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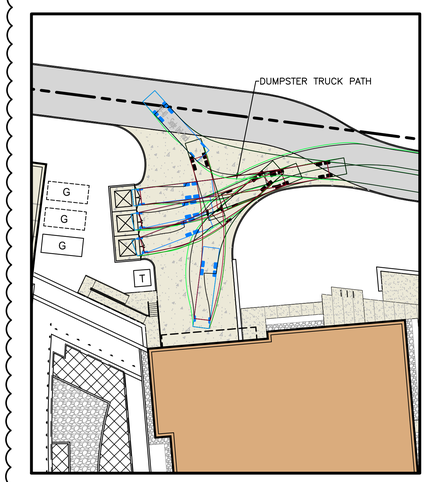
GRADING, DRAINAGE & EPSC DETAILS

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DUMPSTER TRUCK PATH

SCALE: 1" = 30'

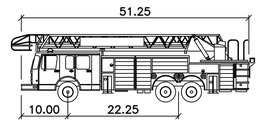
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Height: 12.5'
Wheel Base: 237" (19.8')
Width: 97" (8'-1")
Overhead clearance with can in raised position: 18.5'
Turning radius: 46'
Turning diameter: 97'
Track: 78.6" (approx 6'6")
Total length with boom overhang and arms extended: 41'
Total overall length of truck (with boom overhang): 37'
Truck length without boom: 33'
Front overhang: 50" (4'2")
Fork length: 4'
Boom arms front of bumper overhang: 24'
Empty scale weight: 40,400 pounds
Total gross vehicle weight: 75,020 pounds (the maximum without being over weight limits)
Front axle weight: 18,000 pounds
Empty trash dumpster estimated weight: 700 pounds
Full trash dumpster estimated weight: 1,600 pounds



FRANKLIN GARBAGE TRUCK

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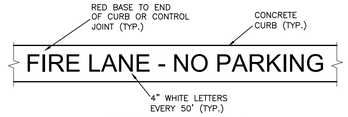


FRANKLIN FIRE TRUCK

NOT TO SCALE

DESIGN SPEED = 5 mph

Width	:	8.66 ft.
Track	:	8.00 ft.
Lock to Lock Time	:	6.00 seconds
Steering Lock Angle	:	42 degrees
Approach Angle	:	13 degrees
Departure Angle	:	8 degrees
Turning Radius Inside	:	22 ft.
Turning Radius Outside	:	36 ft. 7 in.
Turning Radius Wall to Wall	:	42 ft.
Gross Vehicle Weight	:	67,000 lbs



FIRE LANE PAINTED CURB DETAIL

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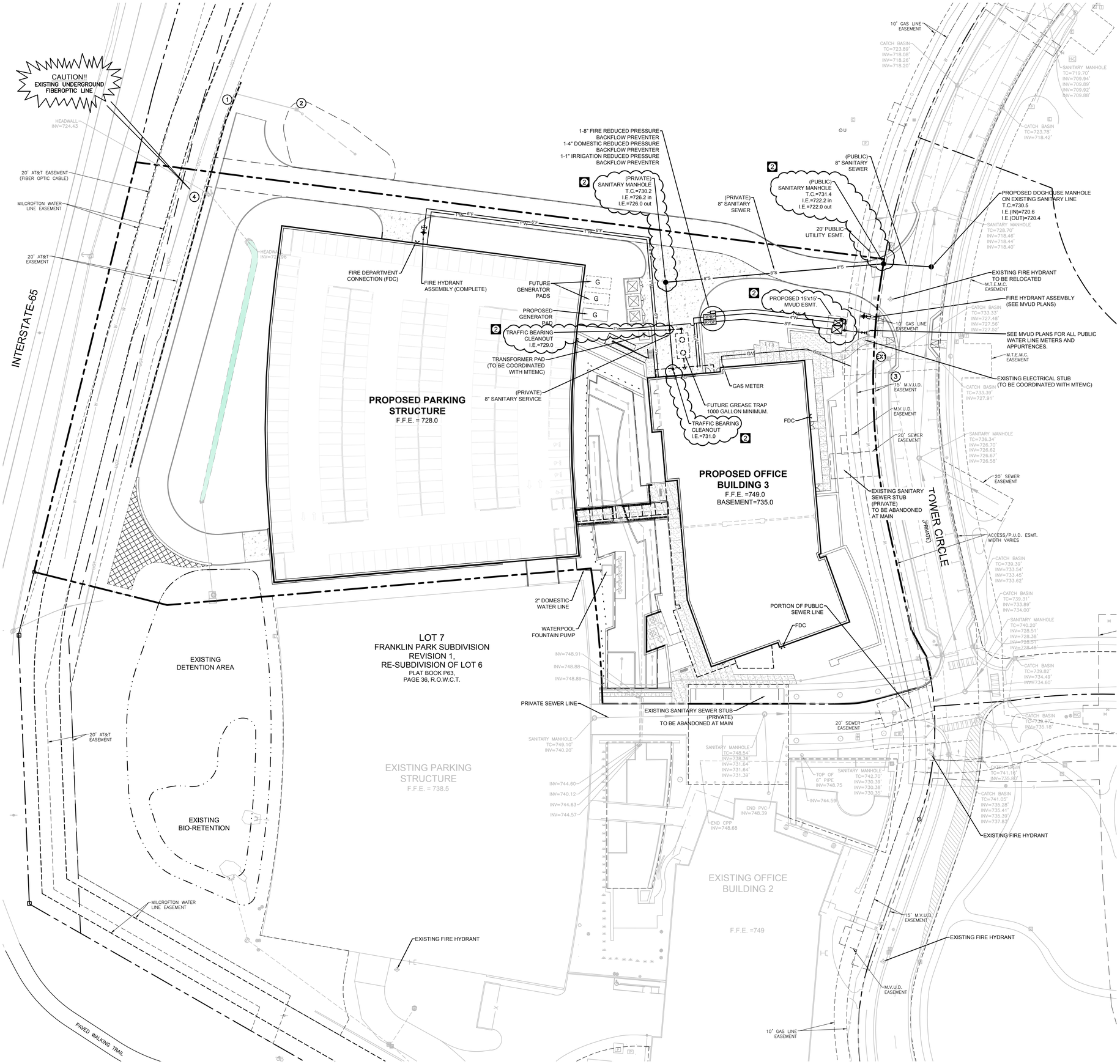
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ELECTRIC	MTEMC (615) 595-4627 BOBBY ONEAL
GAS	ATMOS ENERGY (615) 566-3073 RON MYATT
TELEPHONE	AT&T (615) 595-7816 DAVID TUTTEROW

FIRE NOTES:

1. BEGINNING AT THE FIRE METER, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR.
2. SEPARATE PLANS MUST BE PREPARED AND SUBMITTED FOR REVIEW PRIOR TO WORK COMMENCING ON UNDERGROUND FIRE LINES.

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SITE UTILITY PLAN

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BFP2-S SERIES

ENCLOSURE FEATURES
- Easy Access
- Removable Top and Front Panel
- Lockable for Vandal Protection
- Freeze Protection (-30F)
  ASSE 1060 - 1996 (Class I,II, III)
  ASSE 1060-2006 (Class II, III)
- No subassembly required
- Oversized Drains at Enclosure Grade
- Structurally Rigid Insulation
- Simple Installation
- Mounting Hardware Included



Product Materials
.050 mill finished marine grade aluminum
Polyisocyanurate insulation 1.5" thick (10.0R-value)

STANDARDS & CODES
- ASSE 1060
- ASTM B209
- OSHA 1910

The backflow enclosure shall be ASSE 1060- 1996 (Class I,II, III) ASSE 1060-2006 (Class II, III) certified and shall provide freeze and vandal protection for backflow preventers installed outside and above ground. Materials shall be (.050/18 ga.) mill finished aluminum bonded to a unicellular, non-wicking polisocyanurate foam core insulation. Insulation shall be 1.5" thick (R10) and have a heavy black reinforced fiber each side. Drain shall be insulated and sized to accommodate maximum discharge of the backflow preventer valve and remain closed except during discharge of the backflow valve. The enclosure shall have full access for testing and servicing of the backflow preventer with strategically placed lockable access panels. Enclosure shall be anchored to a concrete pad within the enclosure with masonry anchors.

Heat when required (ASSE 1060-1996 Class 1) shall be a 820/1P self regulating heat cable . Heat cable shall be UL or ETL listed and sized to maintain freeze protection of the backflow preventer with an outside temperature of 30°F Heater shall have a male receptacle plug for easy power connection. Power source shall be a ground fault interupter receptacle supplied and installed by others. Electrical power source shall be installed in accordance with all state and local codes.

MODEL NUMBER	ENCLOSURE DESCRIPTION	INSIDE DIMENSIONS			OUTSIDE DIMENSIONS			CONCRETE PAD DIMENSIONS		SHIPPING WEIGHT
BFP1-S	1" W/STRAINER	00"L	10"W	22"H	33"L	13"W	24"H	45"L	25"W	6"T	45#
BFP2-S	2" W/STRAINER	43"L	14"W	28"H	46"L	17"W	30"H	56"L	28"W	6"T	65#

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Backflow Enclosures

BFP6 SERIES

ENCLOSURE FEATURES
- Easy Access
- Lockable for Vandal Protection
- Freeze Protection (-30F)
  ASSE 1060 - 1996 (Class I,II, III)
  ASSE 1060-2006 (Class II, III)
- No subassembly required
- Oversized Drains at Enclosure Grade
- Structurally Rigid Insulation
- Simple Installation
- Mounting Hardware Included

Product Materials
.050 mill finished marine grade aluminum
Polyisocyanurate insulation 1.5" thick (10.0R-value)

STANDARDS & CODES
- ASSE 1060
- ASTM B209
- OSHA, B1G

The backflow enclosure shall be ASSE 1060- 1996 (Class I,II, III) ASSE 1060-2006 (Class II, III) certified and shall provide freeze and vandal protection for backflow preventers installed outside and above ground. Materials shall be (.050/18 ga.) mill finished aluminum bonded to a unicellular, non-wicking polisocyanurate foam core insulation. Insulation shall be 1.5" thick (R10) and have a heavy black reinforced fiber each side. Drain shall be insulated and sized to accommodate maximum discharge of the backflow preventer valve and remain closed except during discharge of the backflow valve. The enclosure shall have full access for testing and servicing of the backflow preventer with strategically placed lockable access panels. Enclosure shall be anchored to a concrete pad within the enclosure with masonry anchors.

Heat when required (ASSE 1060-1996 Class 1) shall be a thermostatically controlled 120/1/1PH flat forced heater . Heater shall be UL or ETL listed and sized to maintain a +40°F inside the enclosure with an outside temperature of -30°F Heater shall have a six-foot cord and plug for easy receptacle connection. Power source shall be a ground fault interupter receptacle supplied and installed by others. Electrical power source shall be installed in accordance with all state and local codes.

MODEL NUMBER	ENCLOSURE DESCRIPTION	INSIDE DIMENSIONS			OUTSIDE DIMENSIONS			CONCRETE PAD DIMENSIONS		SHIPPING WEIGHT
BFP6-N	2 DOOR PANEL	102"L	36"W	56"H	105" L	41"W	58"H	117"L	53"W	6"T	385#
BFP6-NS	2 DOOR PANEL	120"L	36"W	56"H	123"L	41"W	58"H	135"L	53"W	6"T	400#
BFP6-O	2 DOOR PANEL	102"L	36"W	67"H	105"L	41"W	69"H	117"L	53"W	6"T	395#
BFP6-OT	2 DOOR PANEL	105"	40"W	78"H	108"L	43"W	80"H	120"L	56"W	6"T	425#
BFP6-OS	2 DOOR PANEL	120"L	36"W	67"H	123"L	41"W	69"H	135"L	53"W	6"T	415#
BFP6-NA	2 DOOR PANEL	64"L	42"W	48"H	67"L	45"W	50"H	79"L	57"W	6"T	350#
BFP6-OA	2 DOOR PANEL	64"L	55"W	48"H	67"L	58"W	50"H	79"L	70"W	6"T	375#

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SUBMITTAL DATA SHEET
(866)345-6675
Fax (501)791-1801
Web: aquashieldenclosures.com
Email:

AquaSHIELD

Backflow Enclosures

BFP4 SERIES

ENCLOSURE FEATURES
- Easy Access
- Lockable for Vandal Protection
- Freeze Protection (-30F)
  ASSE 1060- 1996 (Class I,II, III)
  ASSE 1060-2006 (Class II, III)
- No subassembly required
- Oversized Drains at Enclosure Grade
- Structurally Rigid Insulation
- Simple Installation
- Mounting Hardware Included

Product Materials
.050 mill finished marine grade aluminum
Polyisocyanurate insulation 1.5" thick (10.0R-value)

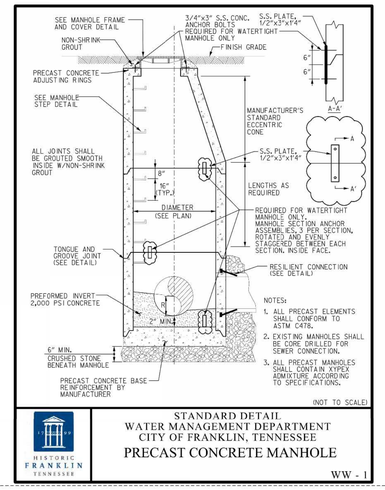
STANDARDS & CODES
- ASSE 1060
- ASTM B209
- OSHA 1910

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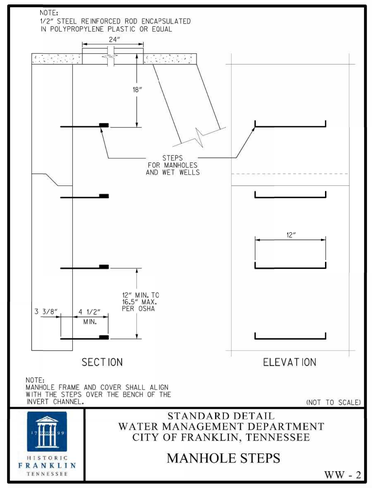
MODEL NUMBER	ENCLOSURE DESCRIPTION	INSIDE DIMENSIONS			OUTSIDE DIMENSIONS			CONCRETE PAD DIMENSIONS		SHIPPING WEIGHT
BFP4-N	2 DOOR PANEL	88"L	28"W	44"H	91" L	31" W	46"H	103"L	43"W	6"T	225#
BFP4-NS	2 DOOR PANEL	102"L	28"W	44"H	105"L	31"W	46"H	117"L	43"W	6"T	385#
BFP4-O	2 DOOR PANEL	88"L	28"W	54"H	91"L	31"W	56"H	103"L	43"W	6"T	435#
BFP4-OT	2 DOOR PANEL	95"	40"W	64"H	98"L	43"W	66"H	110"L	55"W	6"T	450#
BFP4-OS	2 DOOR PANEL	102"L	28"W	54"H	105"L	31"W	56"H	117"L	43"W	6"T	450#
BFP4-NA	2 DOOR PANEL	55"L	35"W	45"H	58"L	38"W	48"H	70"L	50"W	6"T	290#
BFP4-OA	2 DOOR PANEL	55"L	46"W	45"H	58"L	48"W	48"H	70"L	60"W	6"T	315#

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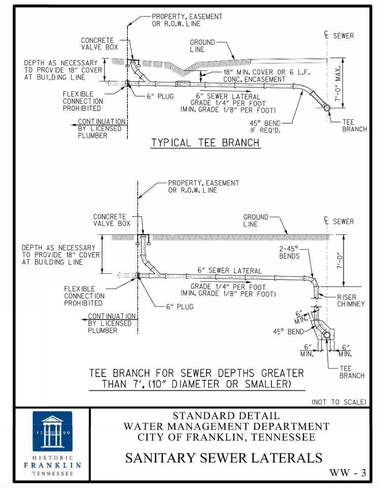
HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
PRECAST CONCRETE MANHOLE
WW - 1



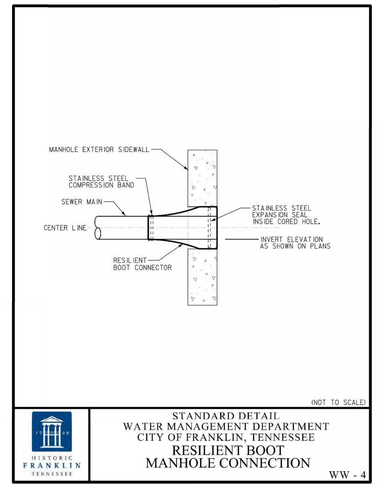
HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE STEPS
WW - 2



HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
SANITARY SEWER LATERALS
WW - 3



HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESILIENT BOOT
MANHOLE CONNECTION
WW - 4

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER
WW - 6

REVISIONS	DATE
CUTOUT HEIGHT	1/29/08
COLOR REQUIREMENT	01/28/13
MISC. NOTES	09/09/08

FIRE HYDRANT DETAIL

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-012
DRAWING No.

REVISIONS	DATE
ACCESS DIRECTIONAL NOTE	01/28/13
ACCESS CENTER PLATE	05/09/13

VALVE BOX SETTING DETAIL

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-013
DRAWING No.

NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR—33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

TRAFFIC BEARING CLEAN OUT
NOT TO SCALE

NOTES:
1. NO OPEN SAND CASTINGS. CASTINGS ARE TO BE MADE OF CAST IRON IN ACCORDANCE WITH CURRENT SPECIFICATIONS. COVER MUST FIT EVENLY ON RABBIT OF FRAME IN ORDER TO EQUALLY DISTRIBUTE WEIGHT OF COVER OVER FRAME MINIMUM WEIGHT OF FRAME 150 LBS. MINIMUM WEIGHT OF COVER 45 LBS.
2. VALVE BOX COVERS UPSTREAM (DISTRICT SIDE) OF FIRE METERS SHALL BE LABELLED "WATER" AND PAINTED BRIGHT RED. POST INDICATORS MAY BE REQUIRED ON CERTAIN LOCATIONS. REFER TO DESIGN CRITERIA /TECHNICAL SPECIFICATIONS FOR DEFINITION OF POST INDICATOR LOCATIONS

REVISIONS	DATE
NEW DETAIL	02/07/13
REVISED NOTE #2	04/02/14
REVISED NOTE #2 & TITLE	08/02/14

CAST IRON VALVE BOX FRAME AND COVER

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-015
DRAWING No.

NOTES:
1. STRAPS CALL FOR RESTRAINED JOINT PIPE AND FITTINGS THRUST BLOCKING IS NOT REQUIRED.
2. THRUST BLOCKS ARE REQUIRED 9' RESTRAINED JOINT PIPE AT ALL TAPPING TEES.
3. THRUST BLOCKS ARE REQUIRED AT ALL TAPPING TEES.
4. THRUST BLOCKS MAY BE REQUIRED IN OTHER LOCATIONS AS DIRECTED BY THE ENGINEER.
5. CONCRETE FOR THRUST BLOCKS SHALL HAVE 4000 PSI COMPRESSIVE STRENGTH.
6. THRUST BLOCKING SHALL NOT BE POURED IN WET OR FROZEN GROUND.
7. THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
8. PLASTIC SHEETING SHALL BE PROVIDED AT FITTINGS SO AS TO PREVENT COVERING ANCHOR BOLTS WITH CONCRETE.

REVISIONS	DATE
GENERAL NOTES REV.	01/28/13

CONCRETE THRUST BLOCK DETAILS

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-020
DRAWING No.

REVISIONS	DATE
GENERAL NOTES	01/01/13
TRENCH WIDTH	02/02/18

TYPICAL TRENCH DETAILS IN TRAFFIC AREAS

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-023
DRAWING No.

DUDA | PAINE ARCHITECTS
HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
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New York, NY 10017

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6100 Tower Circle, Suite 150
Franklin, TN 37067

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MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

WESLEY SCOTT MARK — 115059 — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — CIVIL — STATE OF TENNESSEE

COF Project #6637

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION
0	03/01/18	PER CITY COMMENTS

ISSUE DATE: FEBRUARY 5, 2018
PROJECT NUMBER: P21610

SITE UTILITY DETAILS

Construction Documents

C5.1

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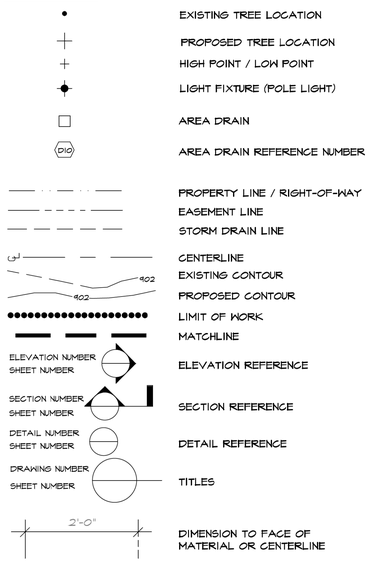
GENERAL LAYOUT NOTES:

1. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY RAGAN-SMITH ASSOCIATES
2. DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY RAGAN-SMITH ASSOCIATES, DATED: XX/XX/XXXX AND PREPARED BY DUDA/PAINE ARCHITECTS, DATED: XX/XX/XXXX
3. ELECTRONIC FILES TO BE PROVIDED TO CONTRACTOR FOR LAYOUT USE.
4. DO NOT SCALE THESE DRAWINGS.
5. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
6. ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
7. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS PULLED FROM THE FOLLOWING BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS.
9. CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
11. NOTIFY THE OWNER OR LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
12. ALL WALLS, COLUMNS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
13. BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.

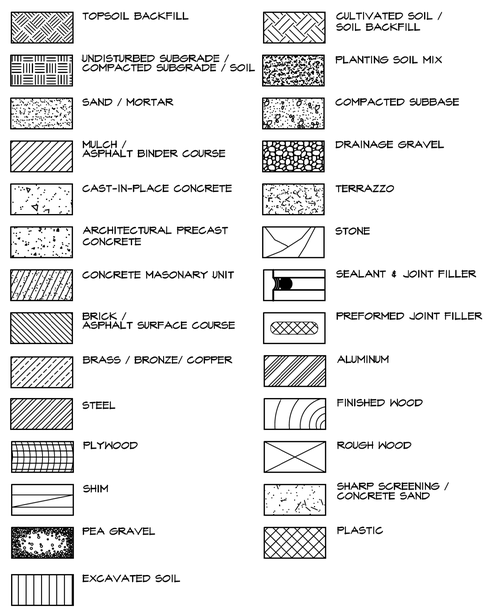
GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF TENNESSEE, WILLIAMSON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LISCENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING , LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
10. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
11. CONTRACTORS SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED SLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.

SYMBOLS:



MATERIALS LEGEND:



ABBREVIATIONS:

&	AND
@	AT
AC	ACRE
ADJ	ADJACENT
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BLDG	BUILDING
BOC	BOTTOM OF CURB
BOL	BOLLARD
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BTWN	BETWEEN
BW	BOTTOM OF WALL
CB	CATCH BASIN
CC	CENTER TO CENTER
CJ	CONTROL JOINT
C/L	CENTER LINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCT(ION)
CONT	CONTINUE(OUS)
COORD	COORDINATE(D)
CTR	CENTER
CU	CUBIC
DI	DRAIN INLET
DIA	DIAMETER
DIV	DIVISION
DRN	DRAIN
DRWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	SPOT ELEVATION
ELEC	ELECTRIC(AL)
EOS	EDGE OF SLAB
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EXC	EXCAVATION
EXCL	EXCLUDE(ED,ING)
EXIST	EXISTING
EXP	EXPOSED
EXPN	EXPAND(ED,ING,SION)
EXT	EXTERIOR
FDTN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH
FIXT	FIXTURE
FOUNT	FOUNTAIN
FT	FOOT(FEET)
FTG	FOOTING
FURN	FURNISH
GAL	GALLON
GALV	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GEN	GENERAL
GRDRL	GUARDRAIL
GRD	GRADE
GRND	GROUND
HB	HOSE BIBB
HC	HANDICAPPED
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HYD	HYDRANT
ID	INSIDE DIAMETER (DIMENSION)
IN	INCH(ES)
INCL	INCLUDE(D,ING)
INFO	INFORMATION
INT	INTERIOR
IRR	IRRIGATION
INV	PIPE INVERT ELEVATION
L	ANGLE SHAPE
LB	POUND
LDSC	LANDSCAPE(D,ING)
LONG	LONGITUDINAL
LP	LOW POINT
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MH	MANHOLE
MIN	MINIMUM (MINUTE)
MISC	MISCELLANEOUS
MOD	MODIFY(ED)
MP	MID POINT
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
PART	PARTIAL
PERF	PERFORATE(D)
PERIM	PERIMETER
PKG	PARKING
P/L	PROPERTY LINE
PLUMB	PLUMBING
PR	PAIR
PREFAB	PREFABRICATE(D)
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVG	PAVING
PVMT	PAVEMENT
QTY	QUANTITY
R	RISER
REF	REFER TO (REFERENCE)
REINF	REINFORCE(D,ING)
REQD	REQUIRED
RH	RIGHT HAND
RND	ROUND
RP	RADIUS POINT
S	SOUTH
SAN	SANITARY
SCHED	SCHEDULE
SEC	SECTION
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
T	TREAD
TD	TRENCH DRAIN
THK	THICK(NESS)
THRU	THROUGH
TOPO	TOPOGRAPHIC MAP
TOC	TOP OF CURB
TOS	TOP OF SLAB
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
W	WEST
W/	WITH
W/O	WITHOUT
WP	WORK POINT
WWF	WELDED WIRE FABRIC
YD	YARD(S)

DUDA | PAINE ARCHITECTS

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Atlanta, GA 30303

STEPHEN A. SANCHEZ — REGISTERED — LANDSCAPE ARCHITECT

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Franklin, TN 37067

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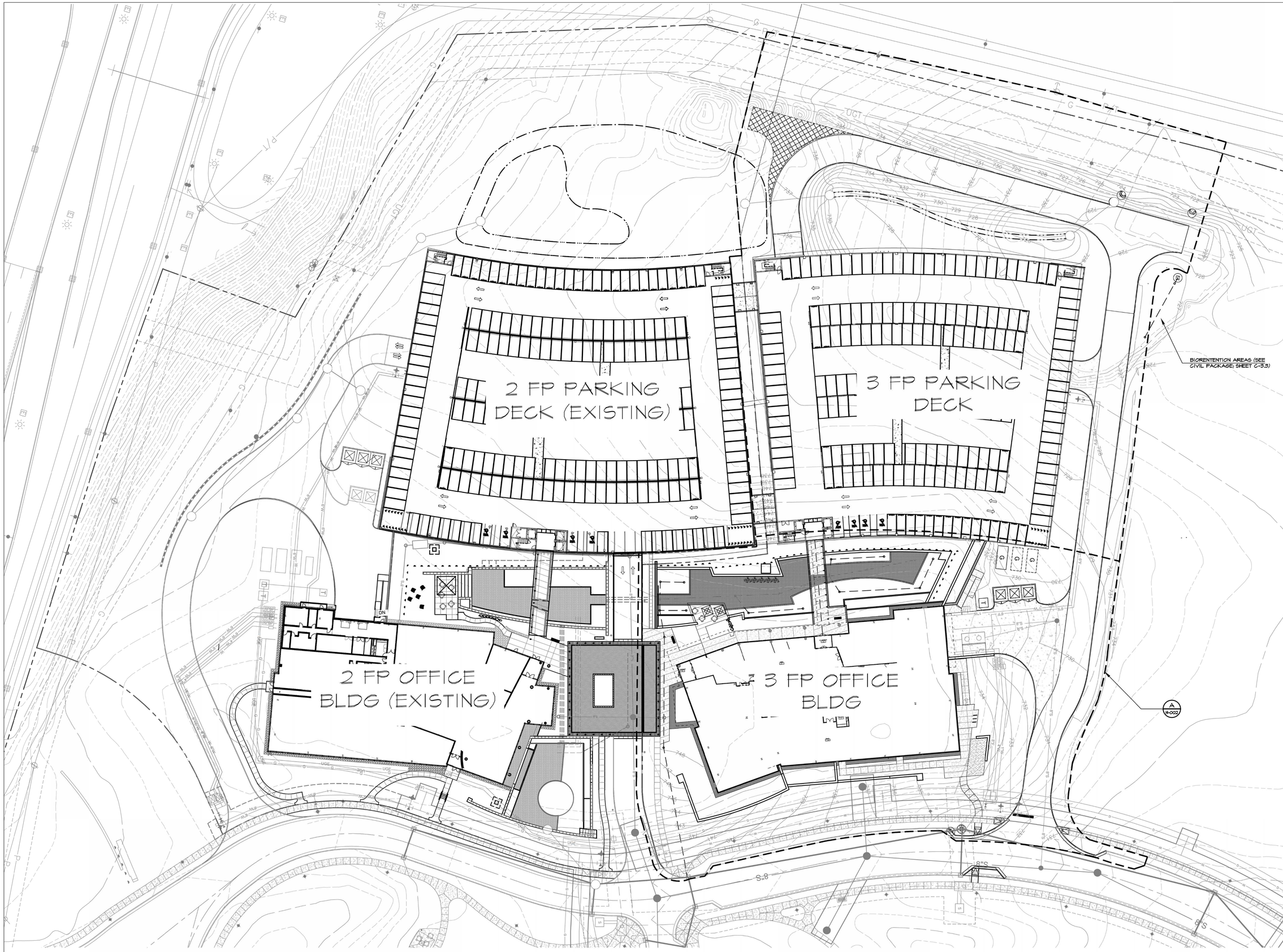
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT NOTES & ABBREVIATIONS

Site Plan Submission

H-000



A H-001 HARDSCAPE IMPROVEMENT PLAN - SHEET KEY PLAN
SCALE:1"=30'

0' 15' 30' 60'

NORTH

DUDA | PAINE ARCHITECTS

HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
Franklin, TN 37067

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333 Liggett Street
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Charlotte, NC 28206

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Franklin, TN 37067

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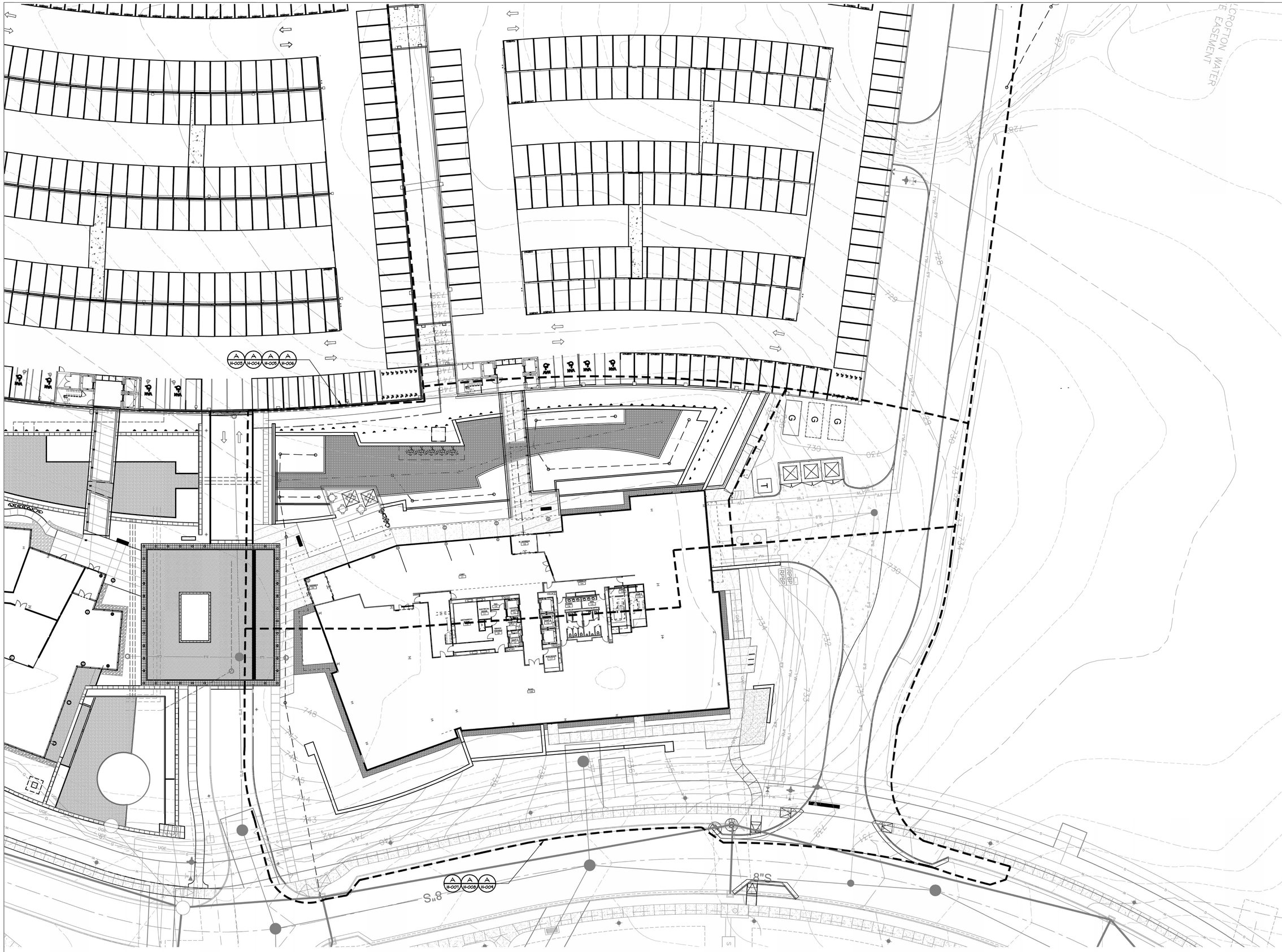
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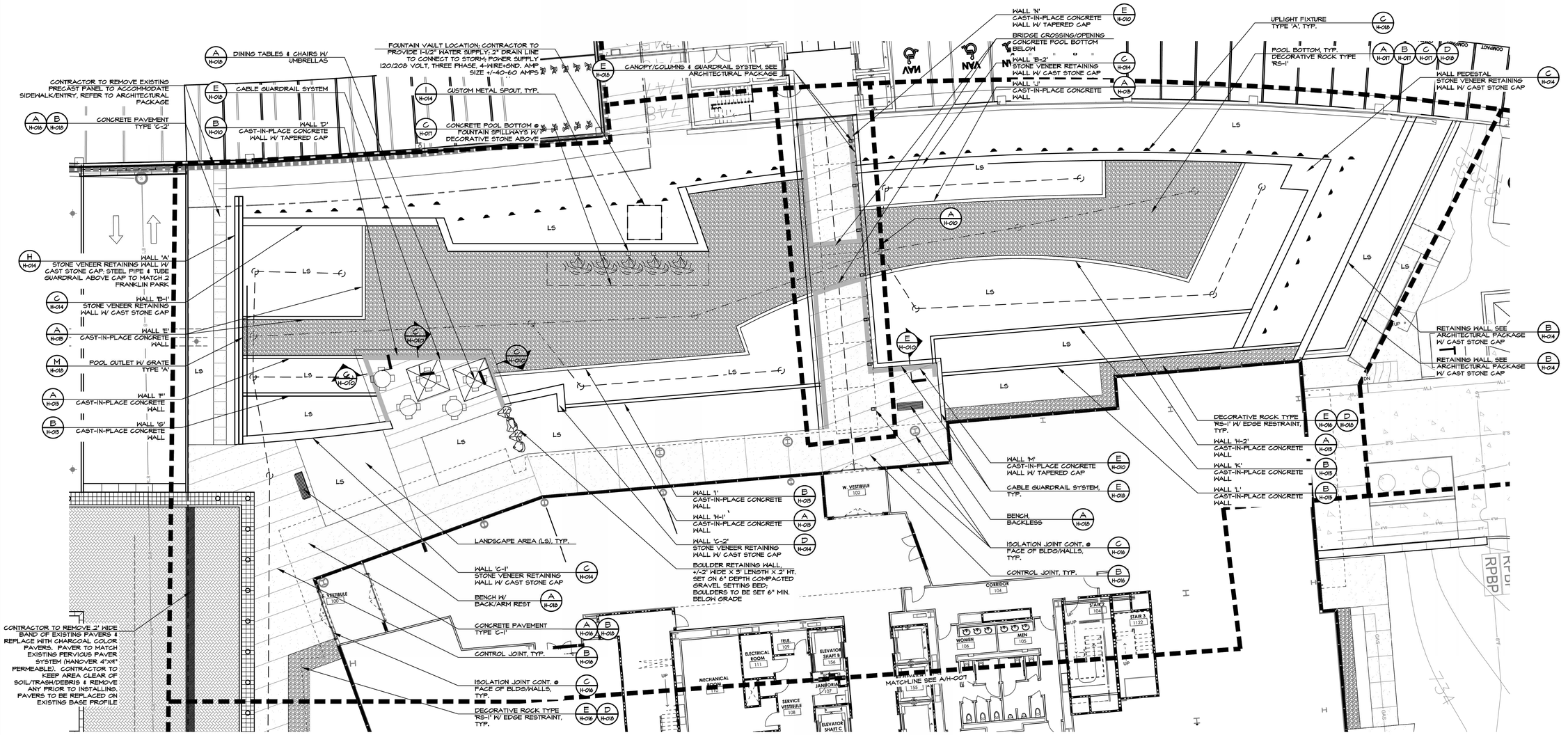
ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT PLAN - SHEET KEY PLAN

Site Plan Submission

H-001


H-005
H-004
H-005
H-006
H-007
H-008
H-009
CROFTON WATER EASEMENT
RAISED PLANTER
MECHANICAL 2ND FLOOR
ELEVATOR MACHINE ROOM
ELEVATOR PIT
ELEVATOR MACHINE ROOM
ELEVATOR PIT
MECHANICAL 1ST FLOOR
ELEVATOR PIT
ELEVATOR MACHINE ROOM
ELEVATOR PIT
ELEVATOR MACHINE ROOM
ELEVATOR PIT
VESTIBULE
VESTIBULE
VESTIBULE



A H-003 HARDSCAPE IMPROVEMENT PLAN - ENLARGEMENT

SCALE: 1"=10'

0' 5' 10' 20' NORTH

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STEPHEN A. SANCHEZ — REGISTERED — GEORGIA — LANDSCAPE ARCHITECT

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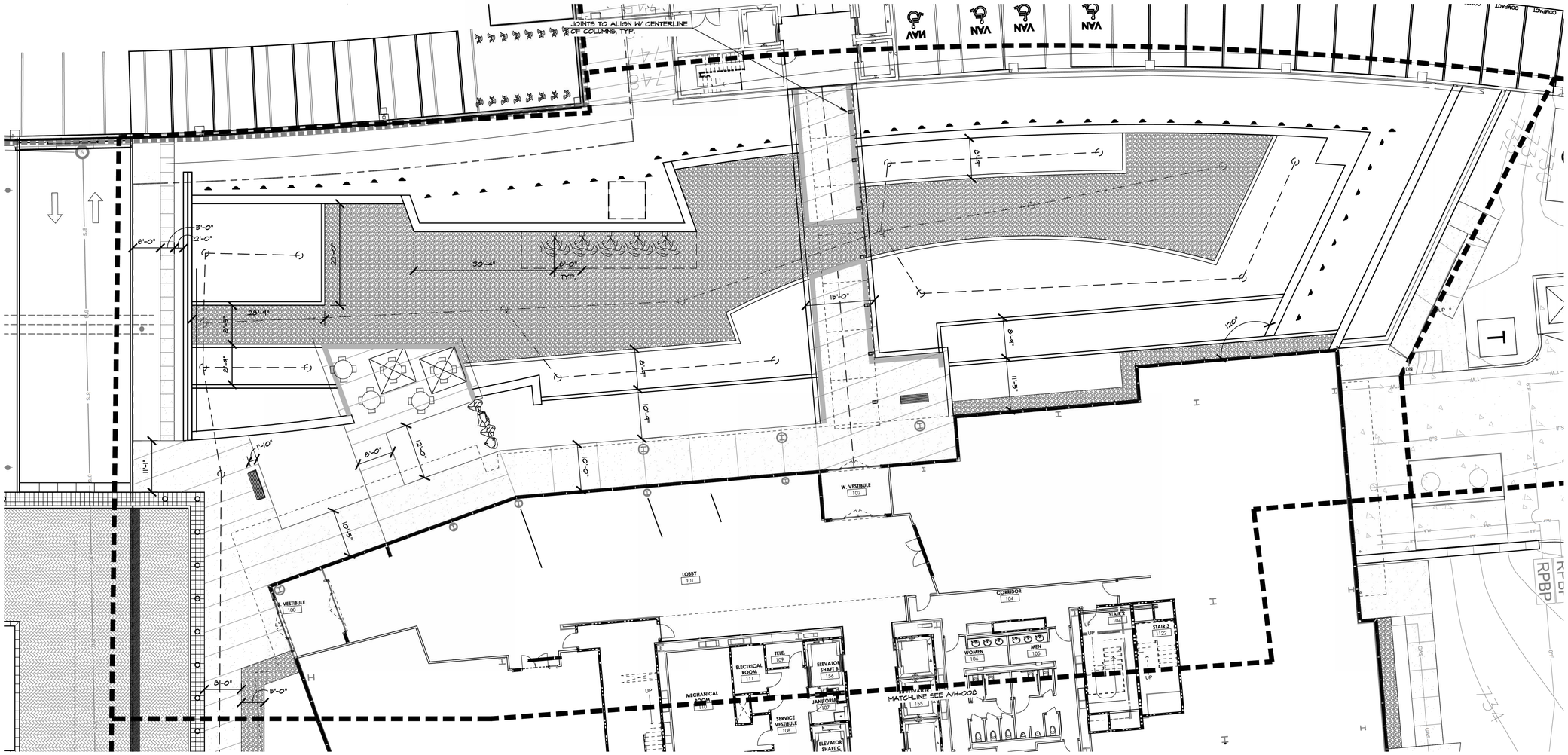
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ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT PLAN - ENLARGEMENT

Site Plan Submission

H-003



NOTES:

- DIGITAL INFORMATION TO BE PROVIDED TO CONTRACTOR FOR HARDSCAPE LAYOUT INFORMATION
- ALL DIMENSIONS SHOWN ARE GIVEN FROM FACE OF WALL TO FACE OF WALL.
- WALL LINEWORK SHOWN AT STONE VENEER WALLS REPRESENTS WIDTH OF CAST STONE CAP. DIMENSIONS FOR THESE WALLS ARE GIVEN FROM FACE OF CAP TO FACE OF CAP.
- ALL DIMENSIONS PULLED FROM THE FOLLOWING; BACK OF CURB , TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS, FROM COLUMN CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS TO CENTERLINES OF STAIRS

A HARDSCAPE LAYOUT PLAN - ENLARGEMENT

H-004 SCALE:1"=10'

0' 5' 10' 20' NORTH

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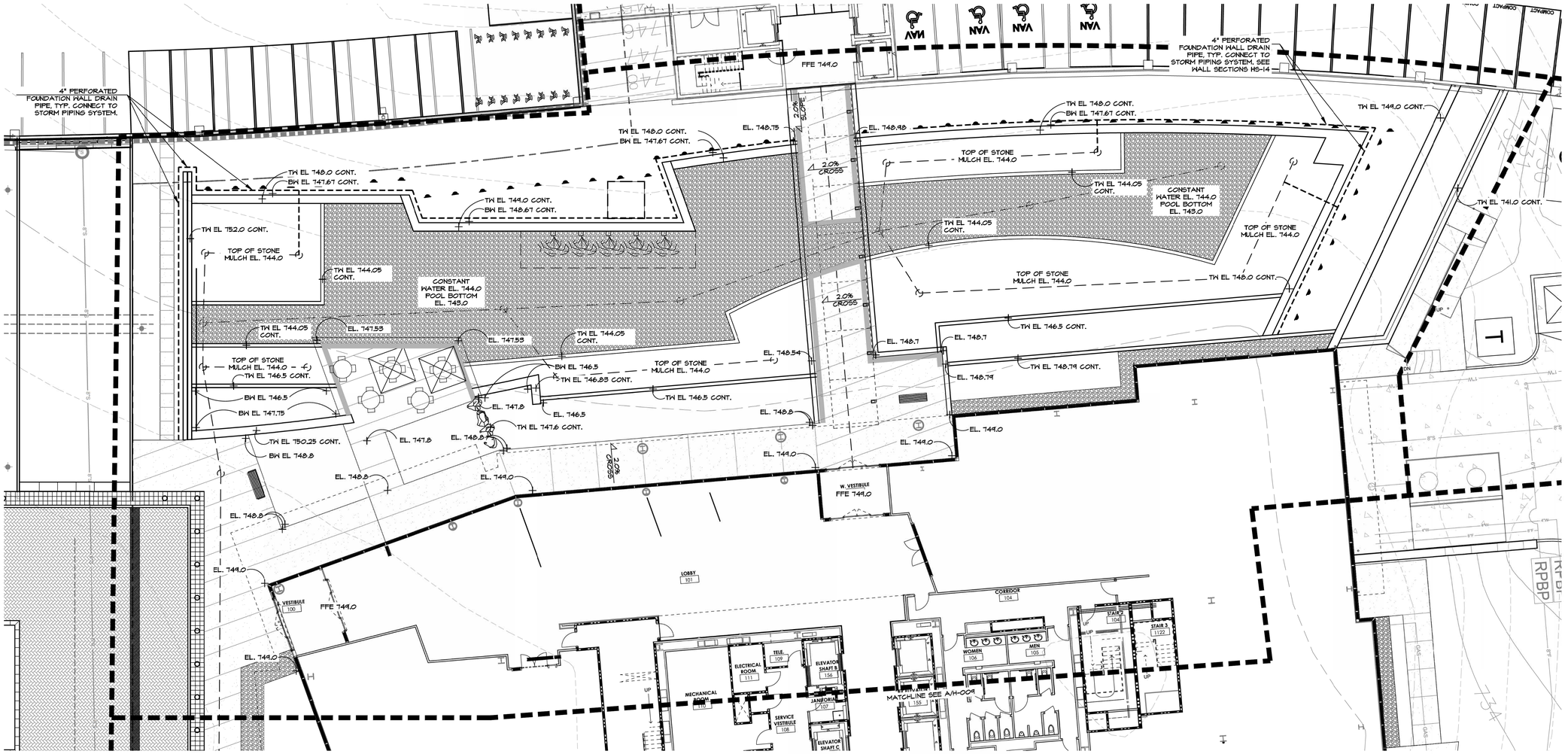
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ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

HARDSCAPE LAYOUT PLAN - ENLARGEMENT

Site Plan Submission

H-004



A H-005 HARDSCAPE GRADING & DRAINAGE PLAN - ENLARGEMENT
SCALE: 1"=10'

0' 5' 10' 20'

NORTH

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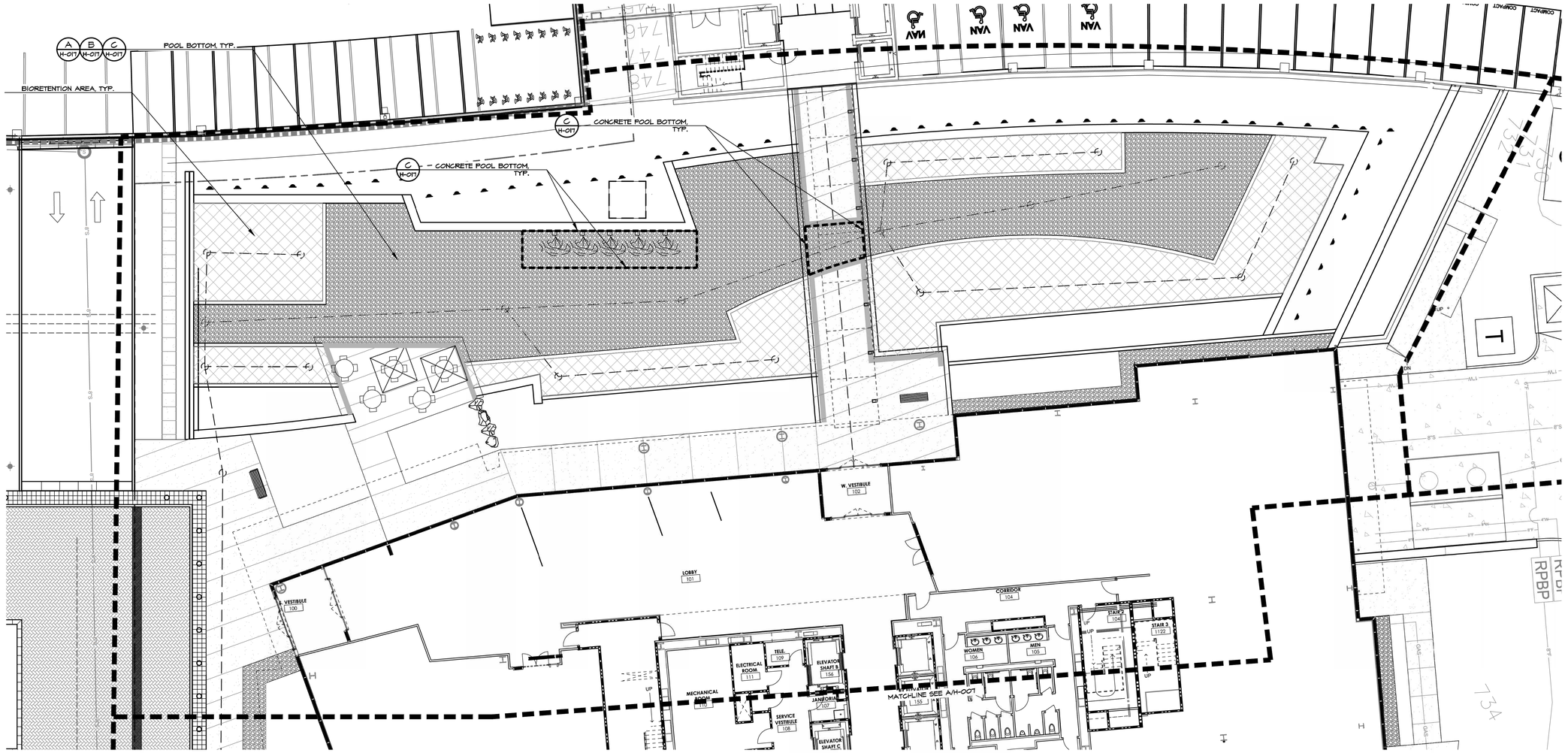
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

HARDSCAPE GRADING & DRAINAGE PLAN - ENLARGEMENT

Site Plan Submission

H-005



A H-006 SOILS & BACKFILL PLAN
SCALE: 1"=10'

0' 5' 10' 20'

NORTH

HATCH KEY:

= LEVEL 1 OR 2 BIORENTENTION AREAS (SEE CIVIL PACKAGE; SHEET C-3.3) ROUNDED RIVER STONE MULCH, TYP. 3" DEPTH OF ROUNDED RIVER STONE (3/4" - 1" SIZE) TO MATCH 2FP. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION. TOP OF STONE MULCH TO BE SET FLUSH W/ TOP OF C.I.P CONCRETE WALL, TYP.

= POOL BOTTOM SYSTEM:
CONTRACTOR TO PRICE
A. GRANULAR BENTONITE & CETCO - BENTOMAT LINER SYSTEM (A H-017 / B H-017 / C H-017)
B. LINER SYSTEM
C. CONCRETE BOTTOM

= CONCRETE POOL BOTTOM W/ RIVER STONE ABOVE (C H-017)

NOTES:
1. BENTONITE POOL LINER SYSTEM:
CETCO - VOLCLAY SOIL SEALANT OR EQUAL
MANUFACTURER: CETCO
PRODUCT: VOLCLAY SODIUM BENTONITE

TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SOIL TO BE TESTED PRIOR TO INSTALLATION TO DETERMINE APPLICATION RATE. ONCE DETERMINED, PRODUCT TO BE TILLED INTO SUBGRADE & COMPACTED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.

2. REMAINING LANDSCAPE AREA
TO CONTAIN TYPICAL PLANTING SOIL MIX.
REFER TO SPECIFICATIONS.

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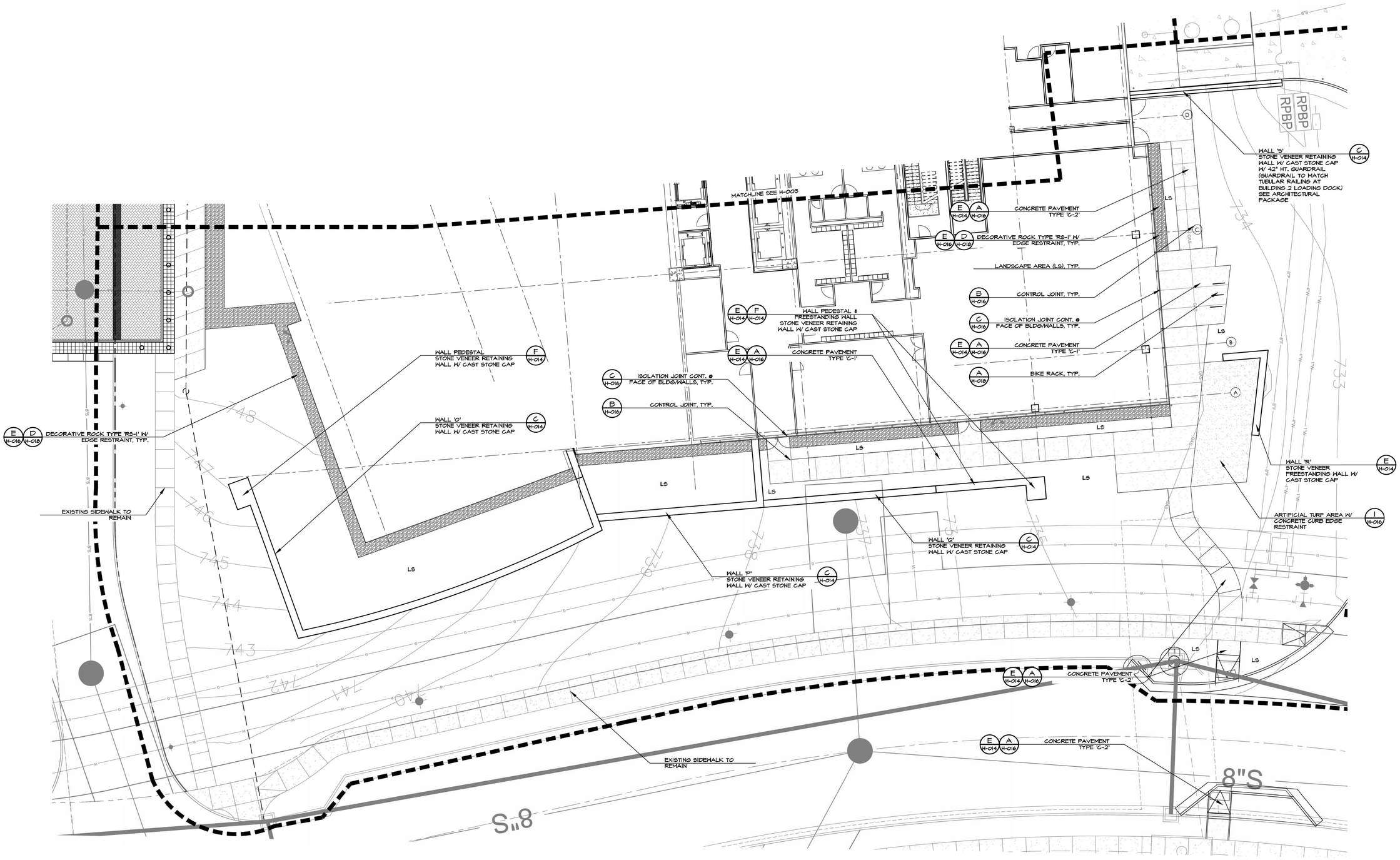
MARK	DATE	DESCRIPTION
1	03/01/18	CITY COMMENTS

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

SOILS & BACKFILL PLAN

Site Plan Submission

H-006



A H-007 HARDSCAPE IMPROVEMENT PLAN - ENLARGEMENT

SCALE: 1"=10'

0' 5' 10' 20' NORTH

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PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT PLAN - ENLARGEMENT

Site Plan Submission

H-007



NOTES:

- DIGITAL INFORMATION TO BE PROVIDED TO CONTRACTOR FOR HARDSCAPE LAYOUT INFORMATION
- ALL DIMENSIONS SHOWN ARE GIVEN FROM FACE OF WALL TO FACE OF WALL.
- WALL LINEWORK SHOWN AT STONE VENEER WALLS REPRESENTS WIDTH OF CAST STONE CAP. DIMENSIONS FOR THESE WALLS ARE GIVEN FROM FACE OF CAP TO FACE OF CAP.
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A HARDSCAPE LAYOUT PLAN - ENLARGEMENT

H-008 SCALE:1"=10'

0' 5' 10' 20'

NORTH

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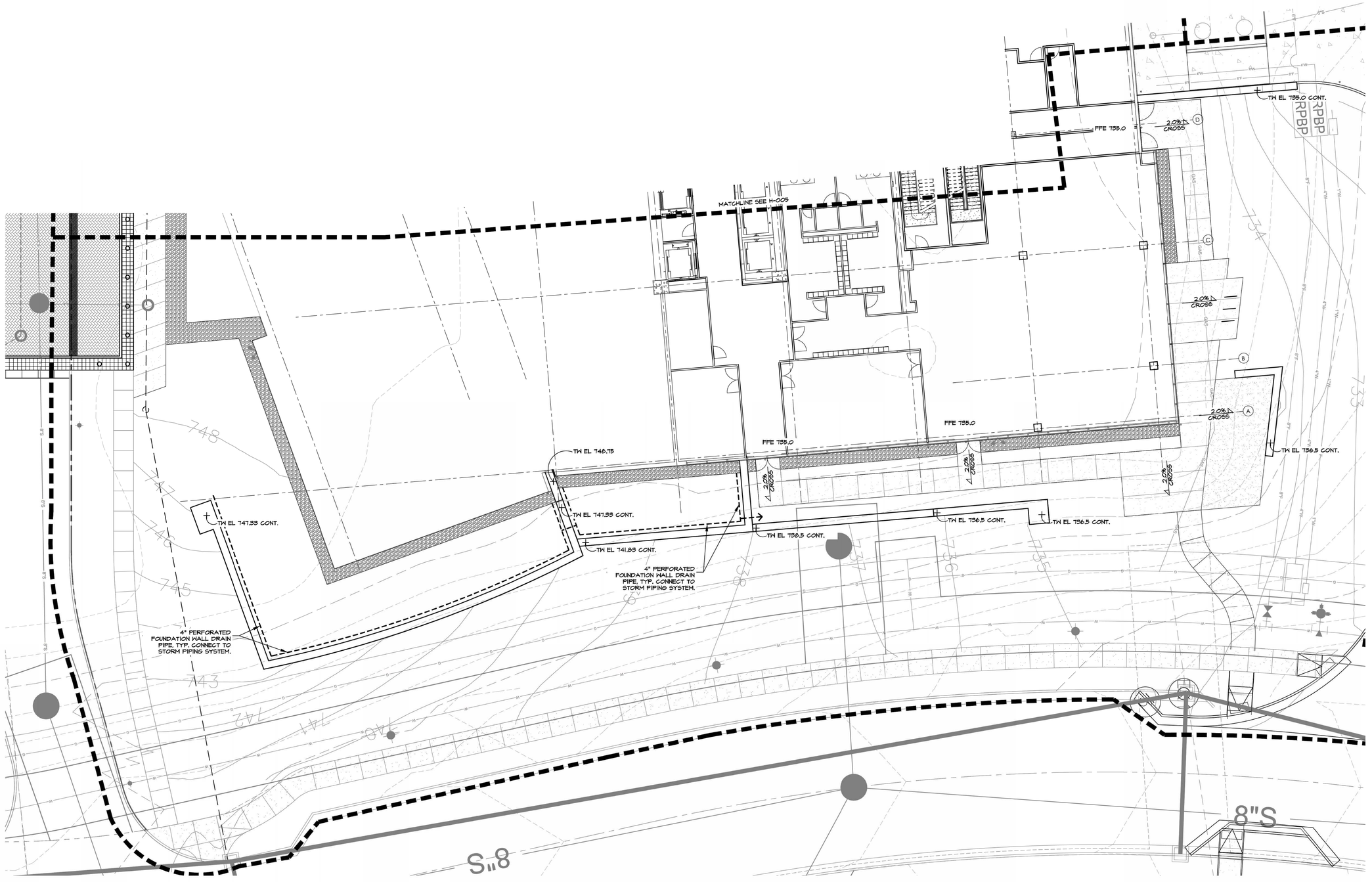
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PROJECT NUMBER: P21610

HARDSCAPE LAYOUT PLAN - ENLARGEMENT

Site Plan Submission

H-008



A H-009 HARDSCAPE GRADING & DRAINAGE PLAN - ENLARGEMENT
SCALE:1"=10'

0' 5' 10' 20' NORTH

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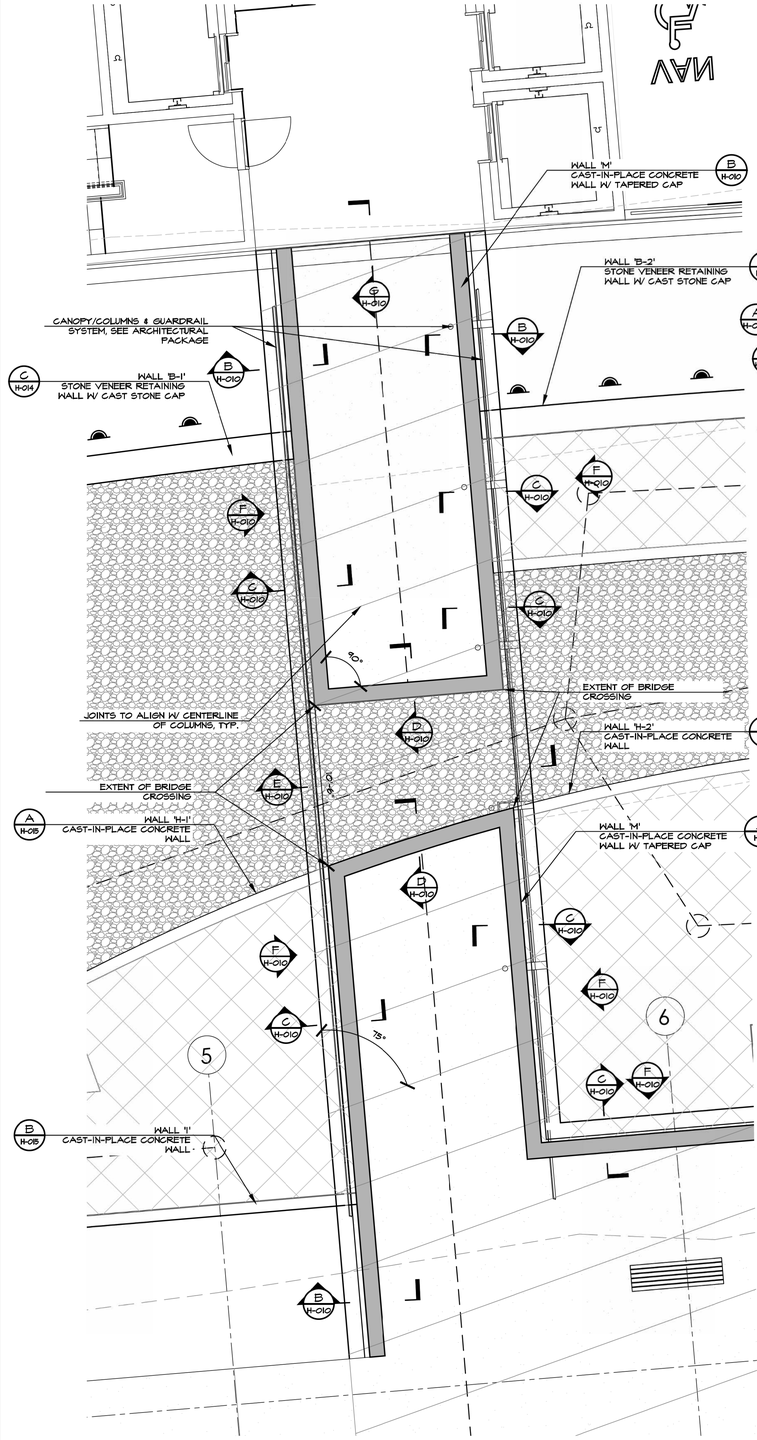
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PROJECT NUMBER: P21610

HARDSCAPE GRADING & DRAINAGE PLAN - ENLARGEMENT

Site Plan Submission

H-009

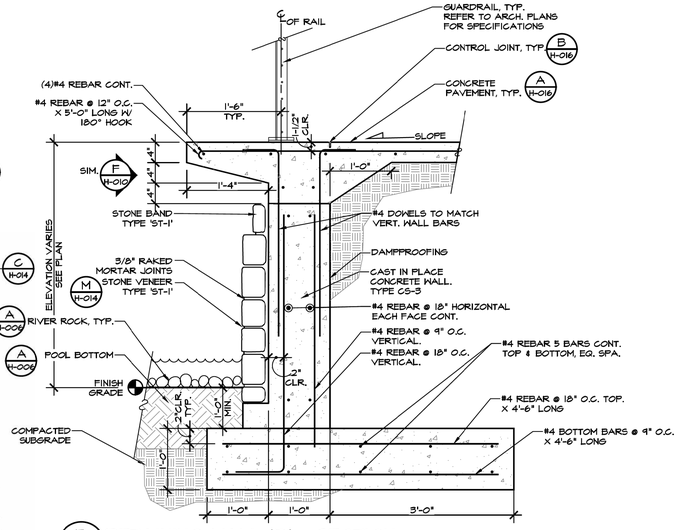


A H-010 HARDSCAPE IMPROVEMENT DETAILS - CANOPY WALK

SCALE:1"=10'

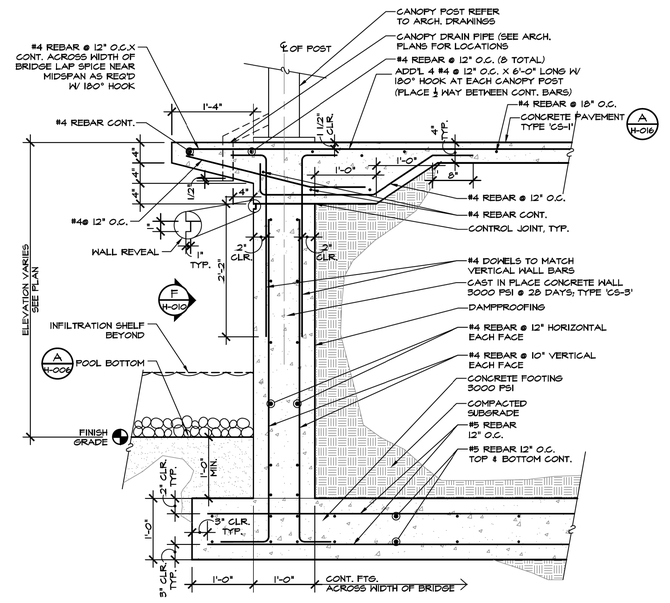
0' 2' 4' 8'

NORTH



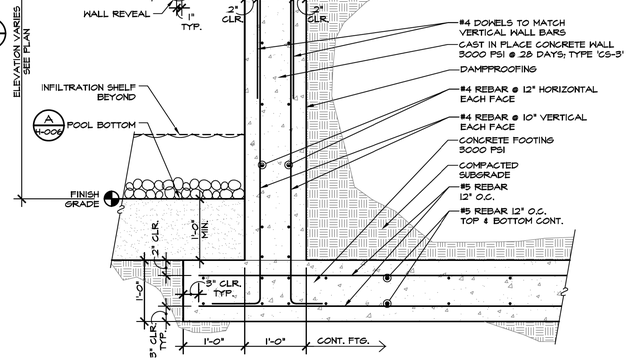
B H-010 RETAINING WALL 'D' - SECTION

SCALE:1" = 1'-0"



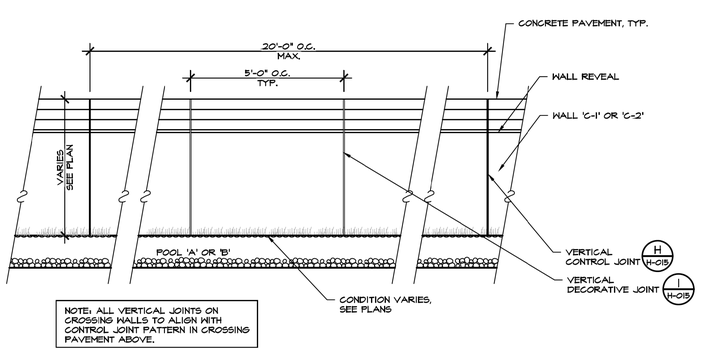
C H-010 WALL 'M' & 'N' - SECTION

SCALE:1" = 1'-0"



D H-010 WALL 'M' & 'N' @ BRIDGE - SECTION

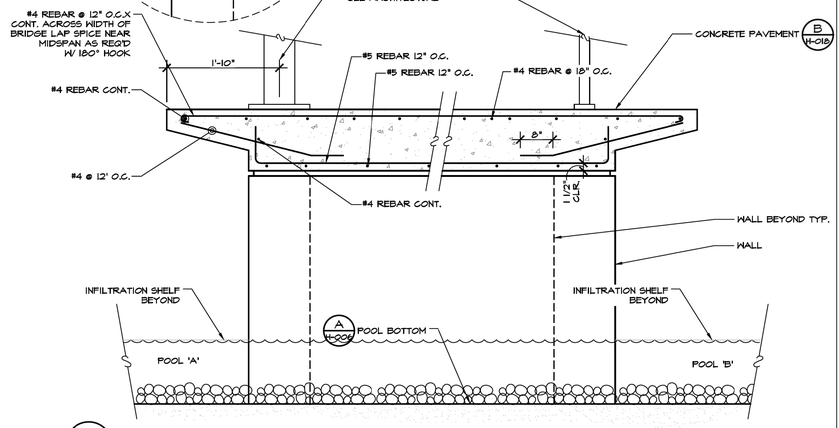
SCALE:1" = 1'-0"



NOTE: ALL VERTICAL JOINTS ON CROSSING WALLS TO ALIGN WITH CONTROL JOINT PATTERN IN CROSSING PAVEMENT ABOVE.

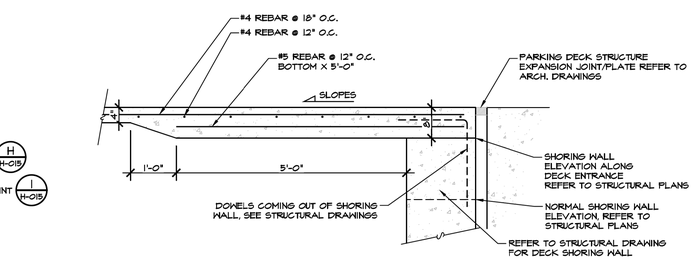
F H-010 CANOPY WALK WALLS 'M' & 'N' - TYP. ELEVATION

SCALE:1/2" = 1'-0"



E H-010 BRIDGE - SECTION

SCALE:1" = 1'-0"



G H-010 CANOPY WALK CONNECTION @ DECK - SECTION

SCALE:3/4" = 1'-0"

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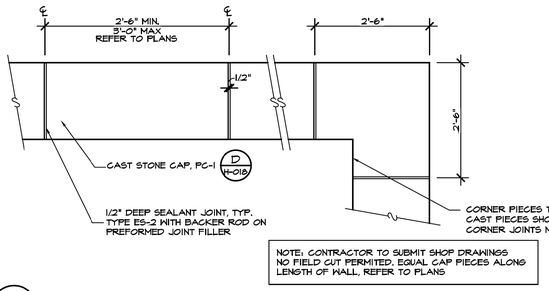
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT DETAILS - CANOPY WALK

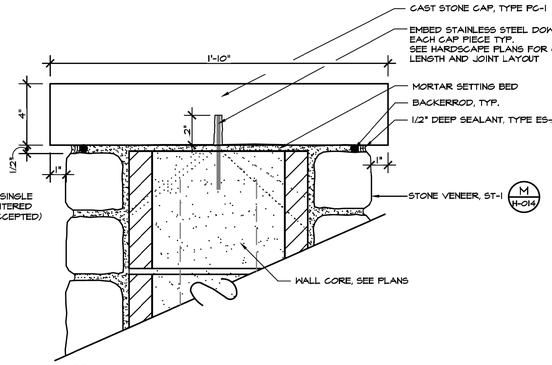
Site Plan Submission

H-010

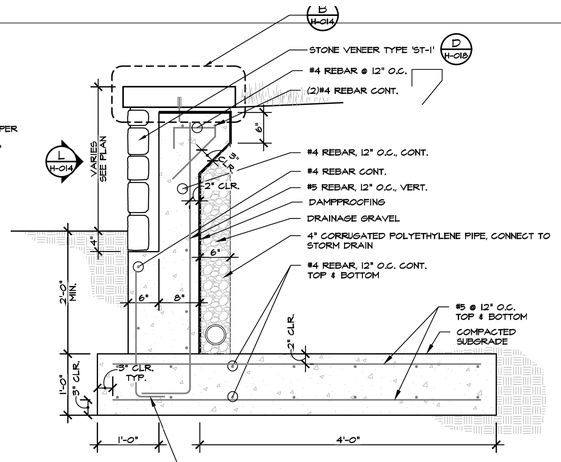


NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS
NO FIELD CUT PERMITED, EQUAL CAP PIECES ALONG
LENGTH OF WALL, REFER TO PLANS

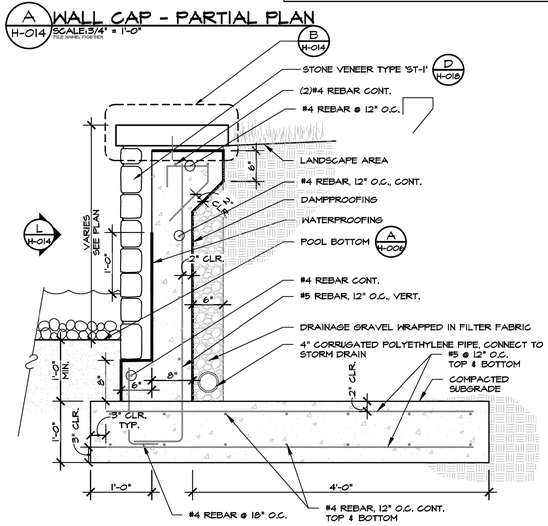
A H-014 WALL CAP - PARTIAL PLAN
SCALE:3/4" = 1'-0"
FILE NAME: 7104TIER1



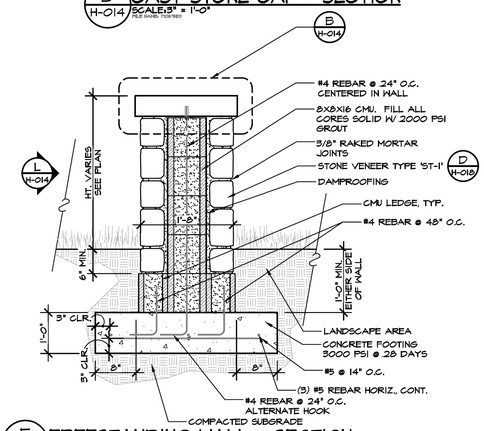
B H-014 CAST STONE CAP - SECTION
SCALE:3" = 1'-0"
FILE NAME: 7104TIER1



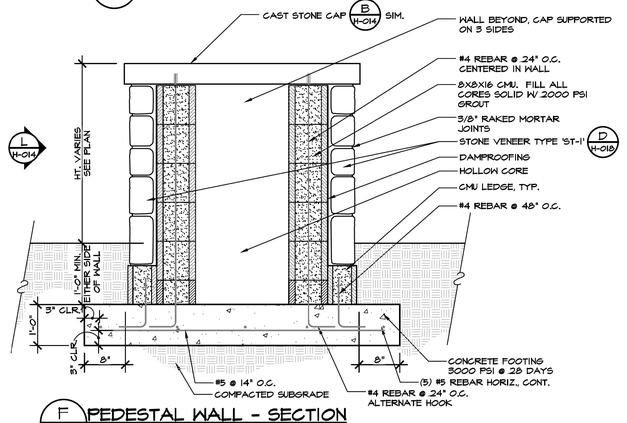
C H-014 RETAINING WALL - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1



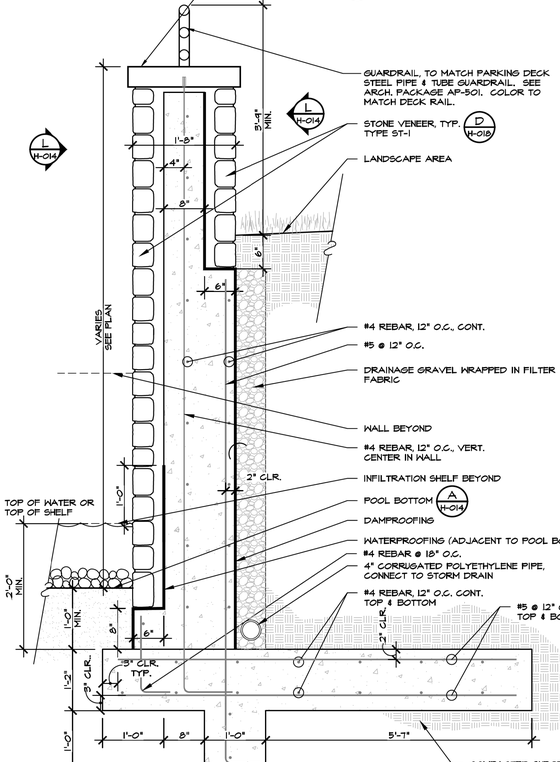
D H-014 RETAINING WALL @ POOL - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1



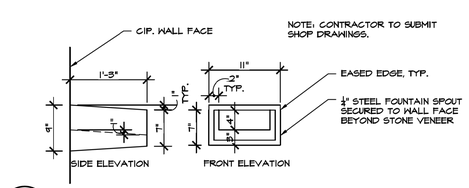
E H-014 FREESTANDING WALL - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1



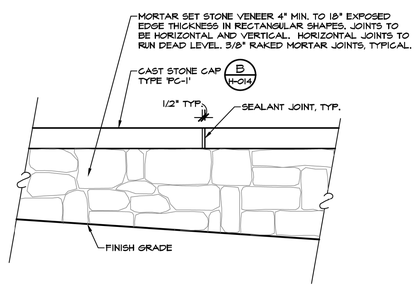
F H-014 PEDESTAL WALL - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1



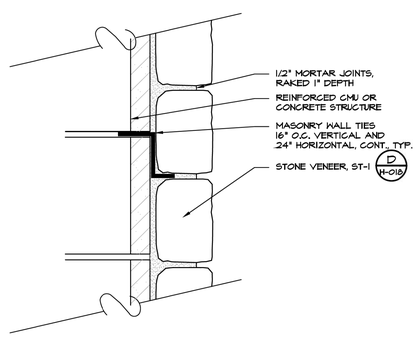
H H-014 RETAINING WALL @ ENTRY DRIVE - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1



I H-014 POOL 'C' SPOUT - SECTION
SCALE:1" = 1'-0"
FILE NAME: 7104TIER1



L H-014 WALL - ELEVATION
SCALE: 1"=1'-0"
FILE NAME: 5204CHEMIN



M H-014 STONE VENEER - SECTION
SCALE:3" = 1'-0"
FILE NAME: 7104TIER1

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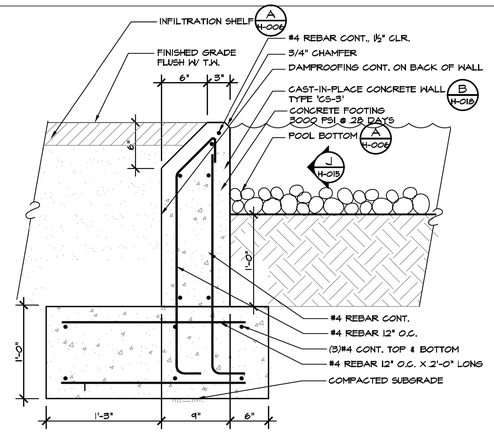
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

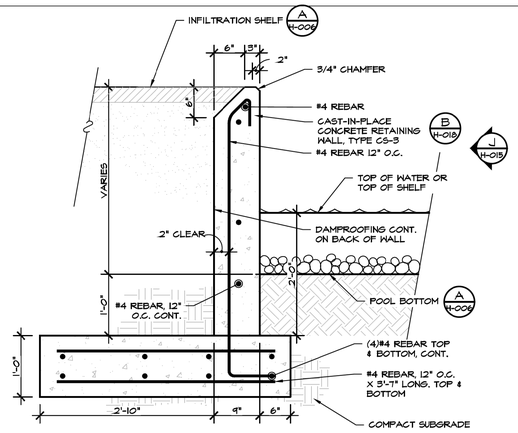
HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

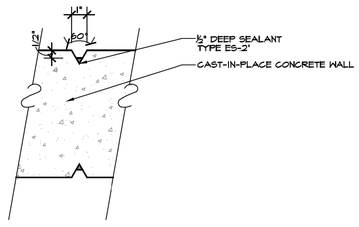
H-014



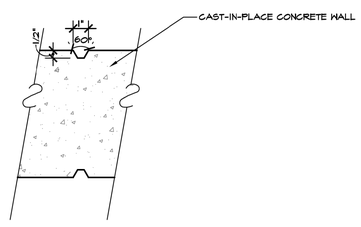
A H-015 CAST-IN-PLACE CONCRETE INFILTRATION WALL- SECTION
SCALE:1-1/2" = 1'-0"
FILE NAMED: DSIGHTHEIGHT



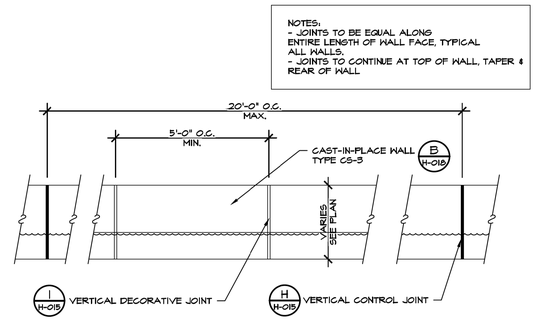
B H-015 CAST-IN-PLACE INFILTRATION WALL - SECTION
SCALE:1" = 1'-0"
FILE NAMED: TOWTREE



H H-015 WALL VERTICAL CONTROL JOINT - PLAN SECTION
SCALE:3" = 1'-0"



I H-015 WALL VERTICAL DECORATIVE JOINT - PLAN SECTION
SCALE:3" = 1'-0"
FILE NAMED: TOWTREE



J H-015 CAST-IN-PLACE CONCRETE INFILTRATION WALL- ELEVATION
SCALE:1-1/2" = 1'-0"
FILE NAMED: TOWTREE

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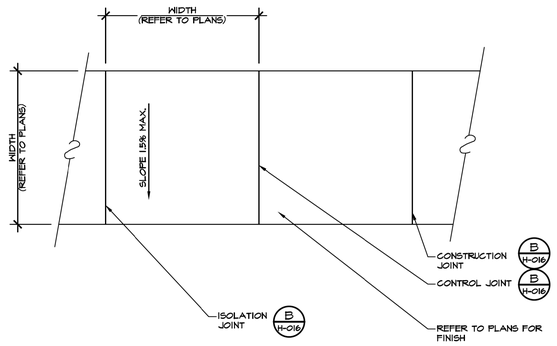
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

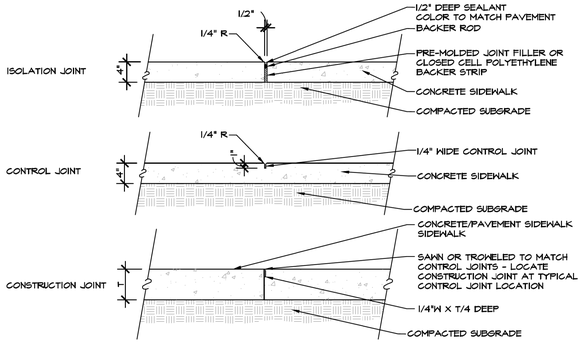
HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

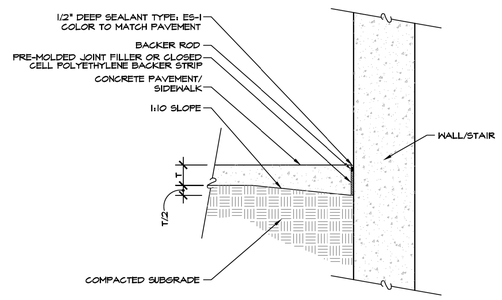
H-015



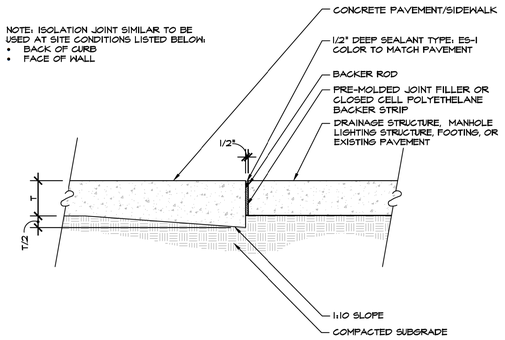
A H-016 CONCRETE PAVEMENT - PLAN
SCALE: 1/2"=1'-0"
FILE NAME: PACPPL-005



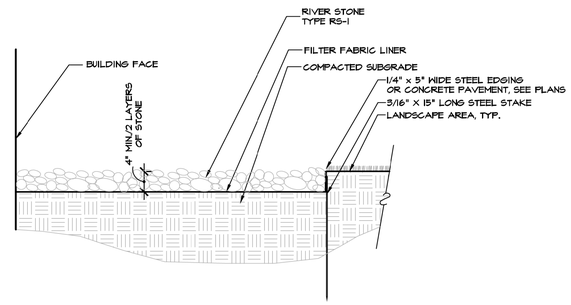
B H-016 CONCRETE PAVEMENT/SIDEWALK - ISOLATION, CONTROL, AND CONSTRUCTION JOINT SECTIONS
SCALE: 1"=1'-0"
FILE NAME: PACPSE-005



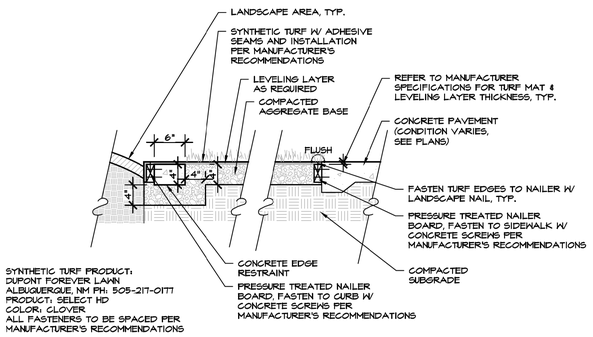
C H-016 CONCRETE PAVEMENT/SIDEWALK AT WALL / STRUCTURE - ISOLATION JOINT SECTION
SCALE: 1"=1'-0"
FILE NAME: PACPSE-004



D H-016 CONCRETE PAVEMENT/SIDEWALK ISOLATION JOINT AT EXISTING PAVEMENT
SCALE: 1"=1'-0"
FILE NAME: PACPSE-010



E H-016 RIVER ROCK ACCENT BAND -SECTION
SCALE:1" = 1'-0"
FILE NAME: PACPSE-011



1 H-016 SYNTHETIC TURF FIELD & EDGE CONDITIONS - SECTION
SCALE:1" = 1'-0"
FILE NAME: ITSWTSEC

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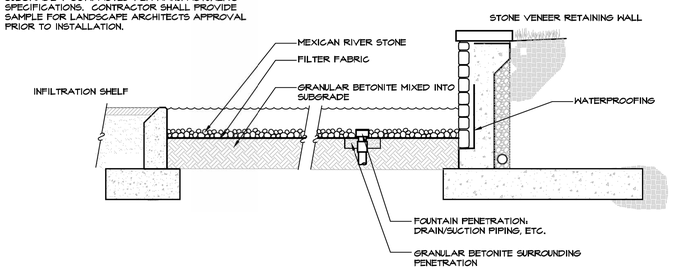
HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

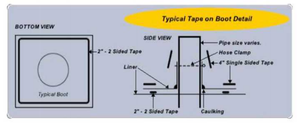
H-016

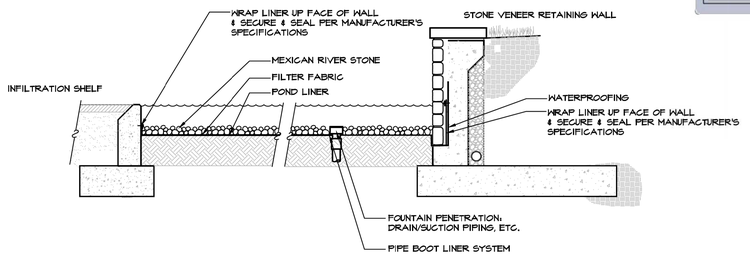
NOTES:
1. BENTONITE POOL LINER SYSTEM:
   CETCO - VOLCLAY SOIL SEALANT OR EQUAL
   MANUFACTURER: CETCO
   PRODUCT: VOLCLAY SODIUM BENTONITE CG-50

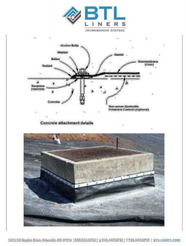
   TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SOIL TO BE TESTED PRIOR TO INSTALLATION TO DETERMINE APPLICATION RATE. ONCE DETERMINED, PRODUCT TO BE TILLED INTO SUBGRADE & COMPACTED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL PROVIDE SAMPLE FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.



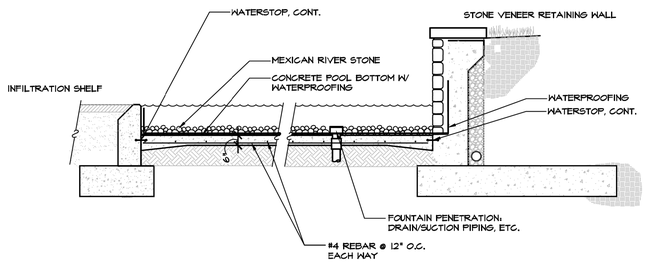
A H-017 POOL BOTTOM - TYPE 'A'
GRANULAR BENTONITE (INSTALLED AT 1 & 2 FP)
SCALE: 1/2" = 1'-0"
FIELD MARKS: FOUR (4)







B H-017 POOL BOTTOM - TYPE 'B'
POND LINER
SCALE: 1/2" = 1'-0"
FIELD MARKS: FOUR (4)



C H-017 POOL BOTTOM - TYPE 'B'
CONCRETE POOL BOTTOM
SCALE: 1/2" = 1'-0"
FIELD MARKS: FOUR (4)

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ISSUE DATE: 03/01/2018
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HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

H-017

QUANTITY	TYPE	MANUFACTURER/MODEL DESCRIPTION	REPRESENTATIVE
2	BENCH 'A'	LANDSCAPE FORMS MELVILLE BENCH, 6' LENGTH (I)BACKED W/ WOODEN SEAT, & (I)BACKLESS SURFACE MOUNT, COLOR: POWDERCOAT BLACK	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES
5	TABLE	LANDSCAPE FORMS CATENA - 42" DIA. FREESTANDING FINISH: SILVER W/ UMBRELLA HOLE	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES
20	CHAIR 'A'	LANDSCAPE FORMS CATENA CHAIR FINISH: SILVER	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES
3	BIKE RACK	LANDSCAPE FORMS LOOP BIKE RACK	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES
2	UMBRELLA	LANDSCAPE FORMS - EQUINOX UMBRELLA - PLAIN EDGE, SURFACE MOUNT; OWNER TO APPROVE LOCATIONS PRIOR TO INSTALL COLOR TO BE APPROVED BY OWNER	LANDSCAPE FORMS ADS 1-404-367-0400 CONTACT: KEN ERDOES

NOTES:
- ALTERNATE MANUFACTURERS/SUPPLIERS' PRODUCTS SHOULD MATCH TYPE, COLOR AND FINISH OF THE MANUFACTURER/SUPPLIER LISTED.
- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 10 DAYS OF THE COMMENCEMENT OF WORK.
- SUBMIT PRODUCT DATA AND SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING AND INSTALLATION OF PRODUCT.

A H-018 **FURNITURE SCHEDULE**
N.T.S.

DESIGNATION	FINISH
SIDEWALKS	
CS-1	GRAY CONCRETE MIX W/ #2 COARSE AGGREGATE AND BLACK BEAUTY ADDITIVE. MEDIUM RETARDANT FINISH. TO MATCH COLOR AND FINISH OF SPECIALTY CONCRETE FINISH AT BUILDING ONE.
CS-2	STANDARD GRAY CONCRETE, LIGHT BROOM FINISH
WALLS	
CS-3	GRAY CONCRETE. RUBBED FINISH. REFER TO VERTICAL CAST-IN-PLACE WALL FINISH NOTE.
PAVERS	
C-1	PERMEABLE CONCRETE UNIT PAVER MANUFACTURER: HANOVER ARCHITECTURAL PRODUCTS PRODUCT: HANOVER PERMEABLE 4" X 9" COLOR: MATRIX® M2620 FINISH: TUDOR
C-2	DETECTABLE CONCRETE UNIT PAVER MANUFACTURER: HANOVER ARCHITECTURAL PRODUCTS PRODUCT: HANOVER PREST PAVER DETECTABLE WARNING COLOR: CHARCOAL FINISH: NATURAL

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/ SUPPLIER'S PRODUCTS.
- ALTERNATE PRODUCERS/ SUPPLIERS PRODUCTS SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/ SUPPLIER LISTED.
- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

B H-018 **PAVEMENT SCHEDULE**
N.T.S.

VERTICAL CAST-IN-PLACE WALL FINISH:

CONCRETE FINISH: APPLY THE FOLLOWING TO SMOOTH-FORM-FINISHED AS-CAST CONCRETE WHERE INDICATED.
A. SMOOTH-RUBBED FINISH: NOT LATER THAN ONE DAY AFTER FORM REMOVAL, MOISTEN CONCRETE SURFACES AND RUB WITH CARBORUNDUM BRICK OR ANOTHER ABRASIVE UNTIL PRODUCING A UNIFORM COLOR AND TEXTURE. DO NOT APPLY CEMENT GROUT OTHER THAN THAT CREATED BY THE RUBBING PROCESS.
B. SURFACE CONTINUITY: PERFORM ABRASIVE BLAST FINISHING IN AS CONTINUOUS AN OPERATION AS POSSIBLE, UTILIZING SAME WORK CREW TO MAINTAIN CONTINUITY OF FINISH IN EACH SURFACE OR AREA OF WORK. MAINTAIN PATTERNS OF VARIANCES IN DEPTHS OF BLAST AS SHOWN ON DRAWINGS.
C. MOCKUPS: BEFORE CASTING ARCHITECTURAL CONCRETE, BUILD MOCKUPS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND QUALITIES OF MATERIALS AND EXECUTION. TYPICAL JOINTS, SURFACE FINISH, TEXTURE, TOLERANCES, AND STANDARD OF WORKMANSHIP. BUILD MOCKUPS TO COMPLY WITH THE FOLLOWING REQUIREMENTS, USING MATERIALS INDICATED FOR THE COMPLETED WORK:
1. BUILD MOCKUPS IN THE LOCATION AND OF THE SIZE INDICATED OR, IF NOT INDICATED, AS DIRECTED BY LANDSCAPE ARCHITECT.
2. NOTIFY LANDSCAPE ARCHITECT SEVEN (7) DAYS IN ADVANCE OF DATES AND TIMES WHEN MOCKUPS WILL BE CONSTRUCTED.
3. DEMONSTRATE CURING, CLEANING, AND PROTECTING OF CAST-IN-PLACE ARCHITECTURAL CONCRETE, FINISHES, AND CONTRACTION JOINTS, AS APPLICABLE.
4. IN PRESENCE OF LANDSCAPE ARCHITECT, DAMAGE PART OF THE EXPOSED-FACE SURFACE FOR EACH FINISH, COLOR, AND TEXTURE, AND DEMONSTRATE MATERIALS AND TECHNIQUES PROPOSED FOR REPAIR OF TIE HOLES AND SURFACE BLEMISHES TO MATCH ADJACENT UNDAMAGED SURFACES.
5. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF MOCKUPS BEFORE CASTING ARCHITECTURAL CONCRETE.
6. MAINTAIN MOCKUPS DURING CONSTRUCTION IN AN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING THE COMPLETED WORK.
7. DEMOLISH AND REMOVE MOCKUPS WHEN DIRECTED.

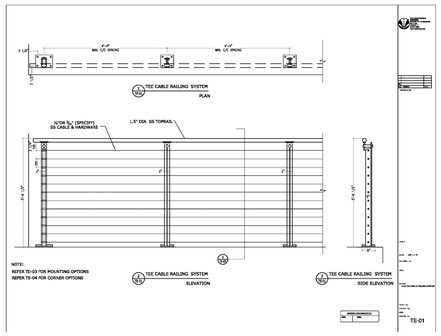
TYPE	SYMBOL	QTY.	MANUFACTURER/MODEL NUMBER	LAMP TYPE	CONTACT:
A	◖	50	BK Lighting DS-2-BLH-9-11-A	DELTA STAR SOLID STATE UPLIGHT FIXTURE	THOMAS NICHOLS SESCO LIGHTING 770-449-7045

C H-018 **LIGHT FIXTURE SCHEDULE**

DESIGNATION	PRODUCT/ SUPPLIER	SHAPE/PATTERN	SIZE	COLOR/VARIETY	FINISH
ST-1	NATIVE TENNESSEE LIMESTONE	RANDOM RECTANGULAR	VARIES	NATIVE LIMESTONE VENEER	NATURAL WEATHERED
PC-1	CAST STONE CAP/ CONTINENTAL CAST STONE MFGR. SOUTH	VARIES - SEE PLAN	VARIES	COLOR 1101 S	MFGR. STANDARD FINISH
RS-1	MEXICAN DARK GRAY RIVER STONE	ROUNDED/OVAL	4-6"	DARK GRAY/BLACK	NATURAL

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/ SUPPLIER'S PRODUCTS.
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D H-018 **STONE AND CAST STONE FINISH SCHEDULE**
SCALE: 1"=1'-0"
FILE NAME: 12054-FFMASH-001

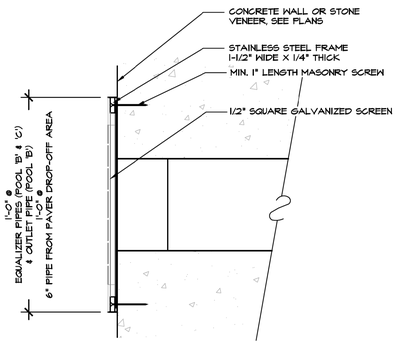


E H-018 **CABLE RAILING SYSTEM -DETAILS**
SCALE:1/2" = 1'-0"

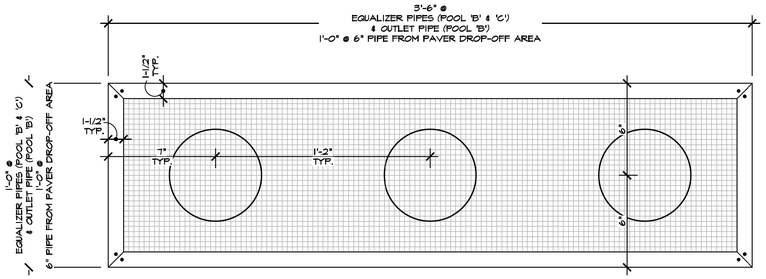




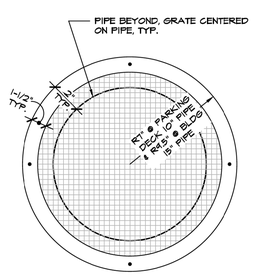
F H-018 **CABLE RAILING SYSTEM - IMAGERY**
SCALE:NTS



GRATE - SECTION



GRATE TYPE 'A' - ELEVATION



GRATE TYPE 'B' - ELEVATION

M H-018 **DRAIN GRATE @ WALL PIPE OUTLETS - DETAILS**
SCALE:3" = 1'-0"

DUDA | PAINE ARCHITECTS
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270 Park Avenue
New York, NY 10017

DEVELOPER
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6100 Tower Circle, Suite 150
Franklin, TN 37067

ARCHITECT
Duda | Paine Architects, PA
333 Liggett Street
Durham, NC 27701

CIVIL ENGINEER
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STEPHEN A. SANCHEZ — REGISTERED — TENNESSEE — 101 — REGISTERED LANDSCAPE ARCHITECT

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Franklin, TN 37067

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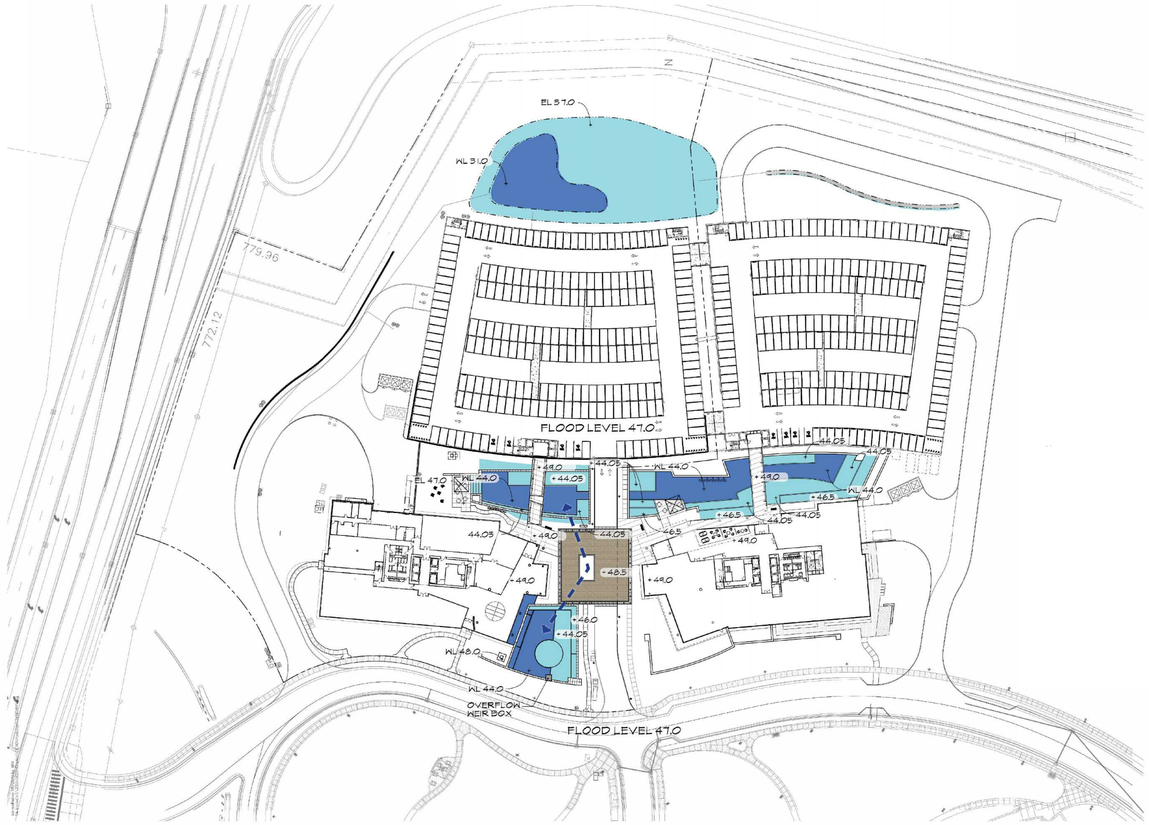
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

HARDSCAPE IMPROVEMENT DETAILS

Site Plan Submission

H-018

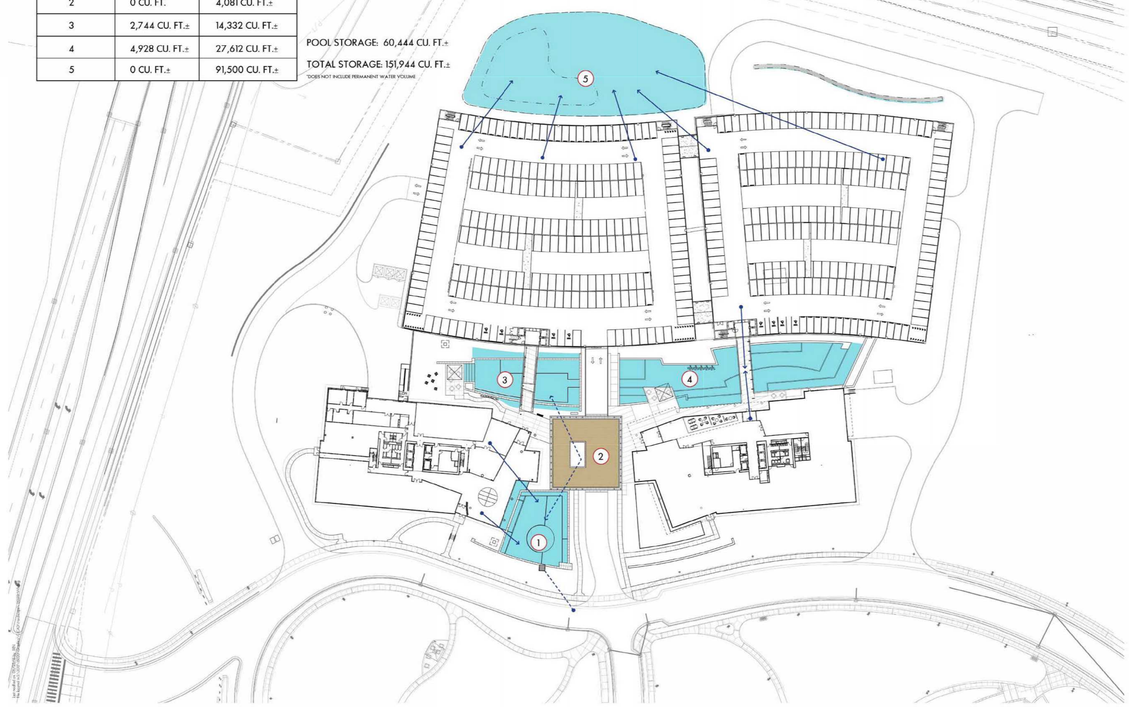


A POOL ELEVATION DIAGRAM
H-019 SCALE:NTS

RETENTION AREAS	PERMANENT WATER VOLUME	STORAGE CAPACITY
1	3,092 CU. FT.±	14,419 CU. FT.±
2	0 CU. FT.	4,081 CU. FT.±
3	2,744 CU. FT.±	14,332 CU. FT.±
4	4,928 CU. FT.±	27,612 CU. FT.±
5	0 CU. FT.±	91,500 CU. FT.±

POOL STORAGE: 60,444 CU. FT.±

TOTAL STORAGE: 151,944 CU. FT.±
*DOES NOT INCLUDE PERMANENT WATER VOLUME



B POOL VOLUME DIAGRAM
H-019 SCALE:NTS

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STEPHEN A. SAMOCKI — REGISTERED LANDSCAPE ARCHITECT

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PROJECT NUMBER: P21610

POOL WATER DIAGRAMS

Site Plan Submission

H-019



A H-020 CHARACTER IMAGERY - FITNESS AREA
SCALE:NTS



B H-020 CHARACTER IMAGERY - FITNESS AREA
SCALE:NTS



C H-020 CHARACTER IMAGERY - BUILDING ENTRY
SCALE:NTS



B H-020 CHARACTER IMAGERY - BUILDING ENTRY
SCALE:NTS



E H-020 CHARACTER IMAGERY - POOL (SOUTH)
SCALE:NTS



F H-020 CHARACTER IMAGERY - POOL (NORTH)
SCALE:NTS

DUDA | PAINE ARCHITECTS

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MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

CHARACTER IMAGERY

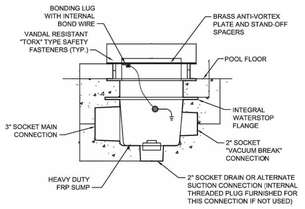
Site Plan Submission

H-020

RAVS-1200, 12" SQ. ANTI-VORTEX PLATE AND SUMP ASSEMBLY

ROMAN FOUNTAINS
(800) 794-1801





SAFETY NOTICE

THE ANTI-VORTEX PLATE MUST BE FIRMLY IN PLACE AND SECURELY FASTENED TO SUMP BODY AT ALL TIMES TO GUARD AGAINST THE POSSIBILITY OF SUCTION ENTRAPMENT. NEVER REMOVE PLATE UNLESS FOUNTAIN IS SHUT OFF AND COMPLETELY DRAINED.

SPECIFICATION DATA: 12" Square Anti-Vortex Plate & Sump Assembly; Heavy Duty FRP sump with integral waterstop flange, 3" side, 2" bottom and 2" "vacuum break" (socket) connections. (The 2" interior bottom connection shall be provided with a 2" threaded male plug.) Solid brass 3/16" thick anti-vortex plate with brass spacers "TORX" type S.S. vandal resistant safety fasteners and wrench.

DESIGN/APPLICATION DATA: Roman Fountains RAVS-1200, anti-vortex plates and sumps are designed for use in fountain and reflecting pools using remote pumping systems. Available in a range of capacities and sizes, they provide a pre-fabricated mechanism for returning water from pool to pump, eliminating vortexing (drawing air into the pump) and promoting efficient re-circulation.

NOTES: 1. If this is the primary suction source for the recirculation system, use two (2) units minimum, to lessen the risk of entrapment.
2. Available with square 'tile set' plate; consult factory.
3. 96 SQ. inch open area = .510 FPS suction velocity @ 120 GPM.
4. Recommended maximum flow rate: 120 GPM @ 16" water depth.
5. Due to continuing product improvement program, Roman Fountains reserves the right to change the specifications without notice.

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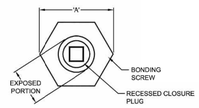
www.romanfountains.com ITEM#_____ QTY._____

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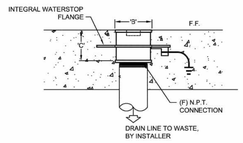
RFD SERIES, CAST BRONZE FLOOR DRAIN

ROMAN FOUNTAINS
(800) 794-1801





TOP VIEW



ELEVATION

TECHNICAL DATA					
Model No.	Connection Size	Dimension 'A'	Dimension 'B'	Dimension 'C'	Slab Thickness
RFD-150	1-1/2"	4-7/8"	2-1/2"	2-3/16"	4" Min.
RFD-200	2"	5-5/8"	3"	2-5/16"	6" Min.
RFD-300	3"	6-1/2"	4-3/8"	3-1/8"	6" Min.
RFD-400	4"	8-1/8"	5-1/2"	3-3/4"	6" Min.

SPECIFICATION DATA: Cast Bronze Floor Drain Fitting; with integral waterstop flange; bonding screw, threaded closure plug with recessed head and (F) N.P.T. outlet connection.

DESIGN/APPLICATION DATA: Roman Fountains RFD Series pool drains are designed for use in fountains and reflecting pools to drain water from the pool. They are also designed for use in multi-level pools as pool-to-pool drains.

NOTES: 1. Installer must consult local codes for termination of drain lines.
2. A "P"-TRAP may be required per code; by installer.
3. Due to continuing product improvement program, Roman Fountains reserves the right to change the specifications without notice.

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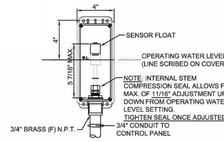
www.romanfountains.com ITEM#_____ QTY._____

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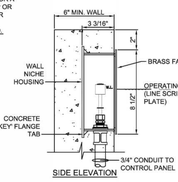
RCOM-WNA, WALL-MOUNTED, COMBO WATER MAKE-UP/CUT-OFF SENSOR

ROMAN FOUNTAINS
(800) 794-1801





FRONT ELEVATION (W/COVER REMOVED)



SIDE ELEVATION

TECHNICAL DATA					
MODEL No.	CABLE SIZE	CABLE LENGTH	MAX. AMPS	MAX. VOLTS	SWITCH FUNCTIONS
RCOM-WNA	22/4	100'	3VA	30VAC	SINGLE OR DUAL

SPECIFICATION DATA: Wall-Mounted Combination Water Level/Low Level Cutoff Sensor, consists of a sensor housing of molded thermoplastic with brass cover plate; stain/ess steel fasteners and 3/4" (F) N.P.T. conduit connection. Unit features multi-level float-type sensor of brass and Buna-N construction with a 1-3/4" adjustability range and includes 100 feet of pre-attached, 4-conductor, color coded sensor cable. When purchasing as a component system, package must include a RCOM-PNL Series, dual function solid-state water level control panel; see catalog cut sheets 4.10b & 4.10c for panels rated for 120 VAC with internally transformed 24 volt sensor output circuit.

DESIGN/APPLICATION DATA: RCOM-WNA Series, combination water make-up and low water cutoff sensors are designed for use in fountains and reflecting pools where automatic water level monitoring is required. Unit provides simultaneous water level control and automatic fill, in addition to low water level monitoring, enabling circuit shutdown for pump and/or lighting circuit(s) in the event of a low water level condition.

NOTES: 1. A normally closed, electrically actuated, 120VAC solenoid valve is required to operate water makeup function; specify RSV Series valve.
2. A lighting and/or motor contactor is required to operate the low level cutoff function; consult factory.
3. Do not run sensor wire in conduit with any other conductors.
4. Due to continuing product improvement program, Roman Fountains reserves the right to change the specifications without notice.

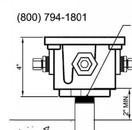
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www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 4.9

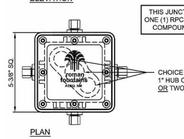
RJB-4-100-C, CONDUIT-MOUNTED SUBMERSIBLE JUNCTION BOX

ROMAN FOUNTAINS
(800) 794-1801



ELEVATION

NOTE: CORD COMPRESSION SEALS FURNISHED BY ROMAN FOUNTAINS, INSTALLED INTO BOX BY ELECTRICIAN



PLAN

THIS JUNCTION BOX REQUIRES ONE (1) RPC-2114-D SIZE POTTING COMPOUND; SEE SHEET 5.22

BOTTOM TAPPING (POWER ENTRY): TAPPING SIZE: ONE 1" N.P.T., OR TWO 3/4" N.P.T.

3/4" (F) N.P.T. CORD SEAL SIDE TAPPINGS - (3) OR (4) QUANTITY: (_)

NOTE: NOT TO BE USED IN SWIMMING POOL OR SPA APPLICATIONS.

NOTE: ONCE WIRING IS COMPLETED, FLASH LIGHTING CIRCUITS MOMENTARILY (10 SECONDS) TO VERIFY PROPER OPERATION. THEN WITH PUTTY PROVIDED, SEAL ALL CONDUIT ENTRIES INTO J-BOX PRIOR TO POTTING WITH #RPC-2114-D, POTTING COMPOUND (AVAILABLE AS ACCESSORY ITEM).

SPECIFICATION DATA: ETL Listed Conduit-Mounted Submersible Junction Box, cast bronze construction, with neoprene gasket, stainless steel fasteners, one 1" OR, two 3/4" (F) N.P.T. bottom power conduit connection(s), and (_) 3/4" N.P.T. side connections with brass cord seal fittings (shipped loose and installed in field). Junction box shall have a minimum volume of 40.0 cubic inches and shall include an internal grounding lug.

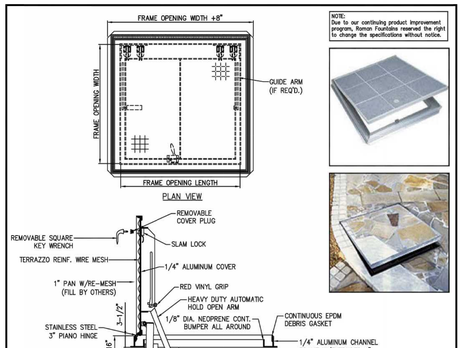
NOTE: Due to our continuing product improvement, Roman Fountains reserves the right to change the specifications without notice.

INSTALLATION: Roman Fountains recommends the following procedures be followed when installing underwater junction boxes:
1. Check local electrical code before installing. Must comply with NEC article 680.
2. Use only 'Everdur' or brass pipe for conduit where exposed to pool water.
3. After making and verifying all connections, use putty provided to seal all conduit entries into j-box.
4. Once conduits are sealed, pot junction box with #RPC-2114-D potting compound (available as accessory).
5. Use good quality thread sealant on junction boxes.
6. Test conduit system to eliminate all leaks.

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www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 5.12



NOTE: Due to our continuing product improvement program, Roman Fountains reserved the right to change the specifications without notice.

MODEL	FRAME OPENING DIMS.
RBH-1-TS Series	36"x36"
RBH-2-TS Series	48"x54" (HINGE SIDE)

SPECIFICATION DATA:

Material: Smooth plate reinforced for 150 psf (732 kg/m2) live load. Cover designed with 1" (25.4mm) fillable pan for field installation of architectural flooring material (specify flooring material including type, thickness, and weight).

Frame: Extruded aluminum frame with built in anchor flange around the perimeter.

Hinges: Continuous heavy-duty type 316 stainless steel hinge.

Latch: Type 316 stainless steel slam lock with fixed interior handle and removable exterior turn/lift handle. Latch release is protected by a flush, gasketed, removable screw plug.

Lift Assistance: Compression spring operators enclosed in telescopic tubes. Automatic hold-open arm with grip handle release.

Finish: Mill Finish aluminum with a bituminous coating applied to the exterior of the frame.

Hardware: Engineered composite compression spring tubes. Steel compression springs with electrocoated acrylic finish. Type 316 Stainless steel hinges. All other hardware is zinc plated/chromate sealed.

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TYP. ( ) ITEM # _____

roman fountains® America's Fountain Company!™

ROMAN FOUNTAINS CORP.
P.O. Drawer 10190
Albuquerque, N.M. 87184
Phone #: (800) 794-1801
Fax #: (505) 343-8086
http://www.romanfountains.com

Revisions:			
No.	Date	By	
1	01/31/10	FG	
2	01/31/11	FG	
3	01/31/12	FG	
4	03/01/13	FG	

Tileset Vault
Hatchway

Drawn By: F.J.G. Model No.
Checked By: J.M. RBH-TS Series
Scale: None Drawing No.
Date: 08/14/06 7.17

RPC-2114 SERIES, POTTING COMPOUND

ROMAN FOUNTAINS
(800) 794-1801







RPC-2114-A, 2.9-oz. size	ONE PACK EQUALS 5.24 CU. IN.
RPC-2114-C, 12.3-oz. size	ONE PACK EQUALS 22.19 CU. IN.
RPC-2114-D, 21.2-oz. size	ONE PACK EQUALS 38.24 CU. IN.

NOTE: ARTICLE 680-52(b) OF THE NATIONAL ELECTRICAL CODE (N.E.C.) REQUIRES THAT ALL UNDERWATER JUNCTION BOXES AND ALL UNDERWATER ENCLOSURES BE FILLED WITH AN APPROVED POTTING COMPOUND TO PREVENT THE ENTRY OF MOISTURE.

SPECIFICATION DATA: Potting Compound, re-enterable, electrical insulating and potting compound, designed for use in RJB-Series junction boxes (required by NEC 680).

NOTE: Due to our continuing product improvement, Roman Fountains reserves the right to change the specifications without notice.

DESIGN/APPLICATION DATA: Roman Fountains RPC-2114 Series re-enterable electrical insulating and potting compound is designed for use in RJB Series junction boxes, as required by NEC 680. Its tacky urethane formulation adheres well and pulls away cleanly for fast splice re-entry. Moisture resistant, it is non-corrosive to copper and brass.

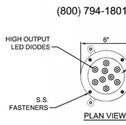
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www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 5.22

RFL-CG-FS-LED, FREESTANDING SUBMERSIBLE LED LIGHT FIXTURE

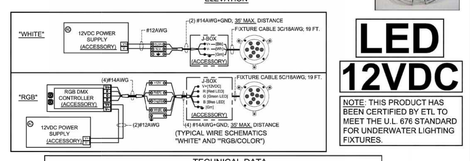
ROMAN FOUNTAINS
(800) 794-1801





S.S. WIRE LENS GUARD AVAILABLE AS AN ACCESSORY ITEM; CONSULT FACTORY.





LED 12VDC

NOTE: THIS PRODUCT HAS BEEN CERTIFIED BY ETL TO MEET THE U.L. 676 STANDARD FOR UNDERWATER LIGHTING FIXTURES.

TECHNICAL DATA							
MODEL NO.	LIGHT SOURCE	LIGHT COLOR	BEAM ANGLE	INPUT VOLTAGE	WATTS	CABLE TYPE	IP RATING
RFL-CG-FS-LED-W	9X3W WHITE DIODES	COOL "WHITE"	25 DEG.	12VDC	27.0	18-3 AWG SJOW	68
RFL-CG-FS-LED-RGB	9X3W RGB DIODES	"RGB"	25 DEG.	12VDC	27.0	18-5 AWG SJOW	68

SPECIFICATION DATA: Freestanding, fully adjustable LED submersible light fixture for floor mounting. High output LED diodes, stainless steel fixture base and fasteners, tempered glass lens, silicone lens gasket, chromed brass cord entrance fitting; maximum 19 ft. of 18 AWG SJOW cable (not available with additional cord length).

DESIGN/APPLICATION DATA: Any fountain application where a compact and adjustable freestanding, high output LED submersible light fixture is required.

NOTES: 1. 12VDC Power supply required to operate fixtures. Contact factory for requirements.
2. 'DMX' Controller required to operate 'RGB' fixtures in programmable mode. Contact factory for requirements.
3. Due to our continuing product improvement, Roman Fountains reserves the right to change the specifications without notice.

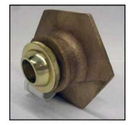
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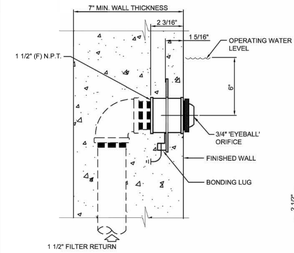
www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 5.33

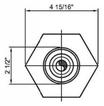
REF-150-WS, ADJUSTABLE 'EYEBALL' INLET FITTING

ROMAN FOUNTAINS
(800) 794-1801





SIDE ELEVATION



FRONT ELEVATION

NOTE: INSTALL WATERSTOP FLANGE FACE FLUSH TO FINISHED WALL.

TECHNICAL AND HYDRAULIC DATA		
MODEL NO.	CONNECTION SIZE	MAXIMUM FLOW RATE
REF-150-WS	1 1/2"	30 GPM

SPECIFICATION DATA: Adjustable 'Eyeball' Inlet Fitting; consisting of a machined brass body with integral waterstop flange, bonding lug, machined brass 'eyeball' with 3/4" orifice, retaining ring and 1-1/2" (F) N.P.T. threaded connection, standard natural brass finish.

NOTE: Due to our continuing product improvement, Roman Fountains reserves the right to change the specifications without notice.

DESIGN/APPLICATION DATA: Roman Fountains REF-150-WS, adjustable eyeball inlet fitting is designed for use in fountains and reflecting pools as a discharge point for filtered water, or an inlet point for makeup water.

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www.romanfountains.com ITEM#_____ QTY._____

DRAWING NO. 6.7

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STEPHEN A. SANCHEZ REGISTERED LANDSCAPE ARCHITECT

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MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

FOUNTAIN DETAILS

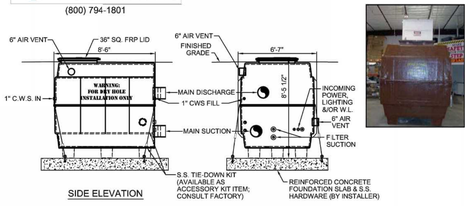
Site Plan Submission

H-021

ROMAN FOUNTAINS

(800) 794-1801

RDP-4 SERIES, DIRECT-BURIAL FIBERGLASS PUMP VAULT



WARNING: FOR 'DRY HOLE' INSTALLATION ONLY!

POWER SUPPLY

☐ 120-208V., 3 PH., 4-WIRE

☐ 240 OR 480V., 3 PH., 3-WIRE (PUMP PANEL ONLY; SYSTEM WILL REQUIRE SEPARATE 120V. SUPPLY FOR LIGHTING LOADS).

TECHNICAL & HYDRAULIC DATA		
MODEL #	PUMP HP	SYSTEM FLOW RANGE
RDP-4-1500	15	TO 800 GPM
RDP-4-2000	20	TO 1,000 GPM
RDP-4-2500	25	TO 1,300 GPM

SPECIFICATION DATA : Series 4 Direct Burial Pump Vault; consisting of a 6'-7"x8'-6"x8'-5 1/2", heavy duty FRP pump station with 36" sq. hatch opening with fiberglass reinforced plastic lid with stainless steel piano hinge attachment; lock hardware (LOCK BY INSTALLER). System shall include a _____ __ HP bronze fitted 'flooded-end-suction' type display pump with in-line suction strainer; RCCF-100; *100 sq. ft. cartridge filter unit; external air relief, pressure gauge and RWSP-____; ___ HP self-priming filter pump with integral strainer; RMS-100-NS; 1" fill manifold assembly; 549 CFM fan-forced ventilation system; access ladder; (Schedule 80 PVC) piping, valves, conduit and wiring, as required to meet the design intent; RSX-33-F; 1/3 HP automatic sump pump; 100 watt utility work light; duplex 20 amp G.F.C.I. protected courtesy outlet; RPCP/RLCP; U.L. listed 508 control panel in a NEMA 4 enclosure, containing: main disconnect, motor starters, 7 day/24 hour timeclocks, H.O.A. switches, plus lighting contactors and G.F.C.I. breakers (when applicable), and water level/low level cutoff control. Unit is pre-wired, pre-plumbed (Schedule 80 PVC) and factory tested prior to shipment. Power requirements listed above.

OPTIONS:

1. System can be provided with up to four (4) 120 volt G.F.C.I. protected lighting circuits of 1500 watts max. each; includes separate lighting timeclock. Add suffix L1 through L4 to system model number to order.
2. Erosion type chemical feeder is available for external installation.
3. "Up to, 24 1/2" dia. Sand Filter with 6-position manual multi-port valve and 1 HP filter pump.
4. 36" SQ. 'BILCO' locking aluminum Diamond Plate Hatchway with lock-open arm. Add RBH-DP to Model Number.
5. 36" SQ. 'BILCO' Tileset Hatchway with lock-open arm. Add RBH-TS to Model Number.

NOTES: 1. Due to our continuing product improvement program, Roman Fountains reserves the right to change the specifications without notice.
2. Hatch opening must be located in flood-safe area.
3. Slope finished grade away from pump module.
4. Protect pump module gravity drain from backflow & gas.
5. Top of pump module must be at, or below lowest pool water level.
6. Vault water supply must be protected with with an approved backflow preventer (By Installer), per local code requirements.

DRAWING NO. 7.11

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www.romanfountains.com

ITEM #_____ QTY._____

ROMAN FOUNTAINS

(800) 794-1801

RPVC SERIES, PVC VENT CAPS



PLAN VIEW

ELEVATION VIEW

TYPICALLY ATTACHED TO THE ENDS OF THE TWO VAULT VENTILATION PIPES AS SHOWN IN THIS ELEVATION VIEW

DIMENSIONAL INFORMATION				
MODEL	PIPE SIZE	OVERALL DIAMETER 'A'	CAP HEIGHT 'B'	MIN. CLEARANCE ABOVE GRADE 'C'
RPVC-300	3"	6-5/32"	4-1/2"	2"
RPVC-400	4"	7-1/4"	5"	3"
RPVC-600	6"	9-5/16"	6-3/8"	6"
RPVC-800	8"	11-13/16"	5-1/4"	6"

SPECIFICATION DATA: PVC Vent Cap, constructed of Schedule 40 PVC, and 1/4" stainless steel fasteners. Corrosion resistant design, with epoxy coating (Brown or Green).

DESIGN/APPLICATION DATA The RPVC-Series vent cap is used for terminating ventilation piping above ground level. Low profile design allows air movement and reduces the possibility of debris being placed in the vent openings, thus causing stoppage of the ventilation system.

NOTE: Due to our continuing product improvement program, Roman Fountains reserved the right to change the specifications without notice.

DRAWING NO. 7.18

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ITEM #_____ QTY._____

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STEPHEN A. SAMOCKI — REGISTERED — LANDSCAPE ARCHITECT

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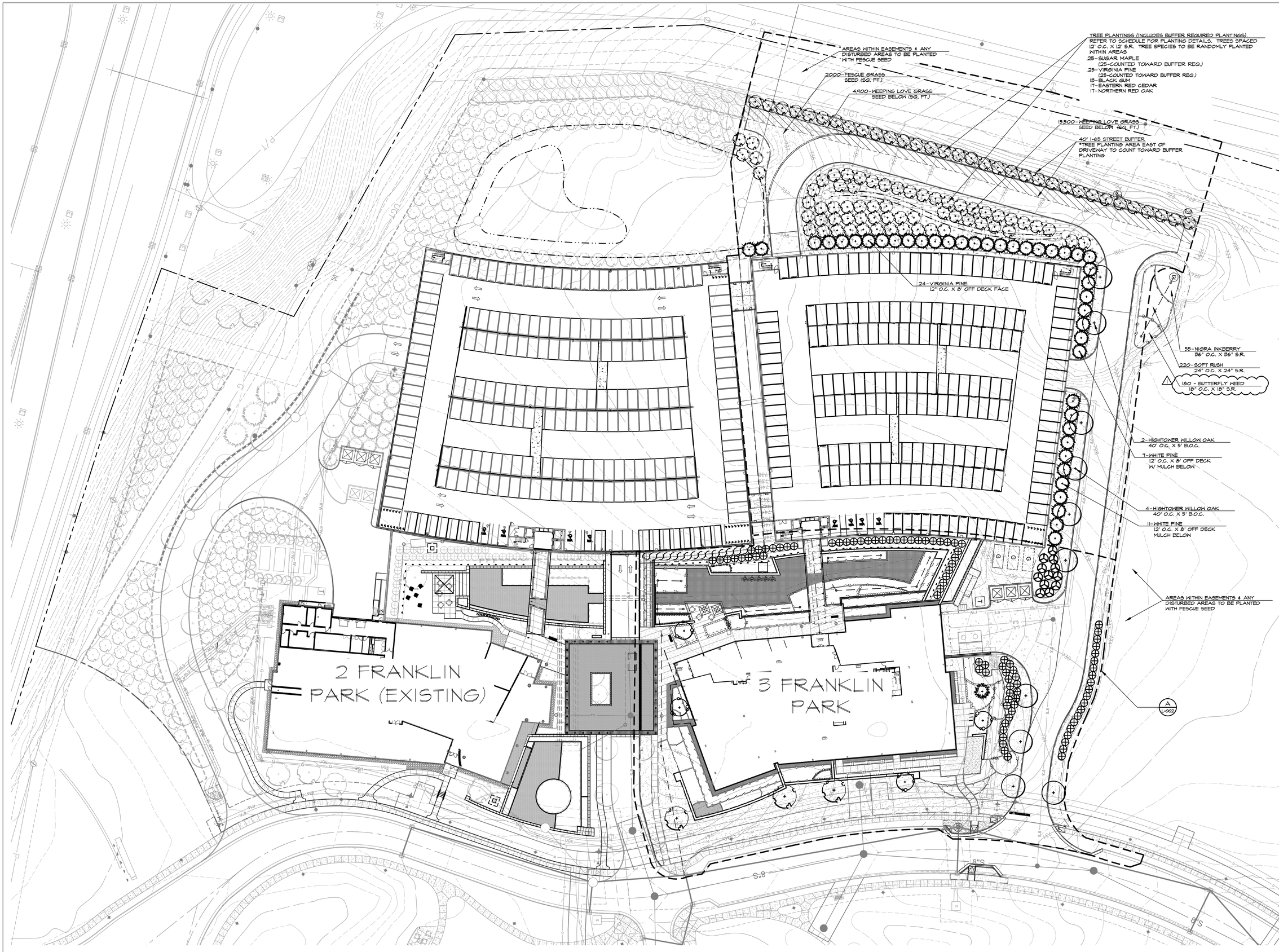
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

FOUNTAIN DETAILS

Site Plan Submission

H-022



A L-001 LANDSCAPE DEVELOPMENT PLAN-OVERALL
SCALE: 1"=30'

0' 15' 30' 60' NORTH

DUDA | PAINE ARCHITECTS

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STEPHEN A. SANCHEZ REGISTERED GEORGIA LANDSCAPE ARCHITECT

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THR[illegible]

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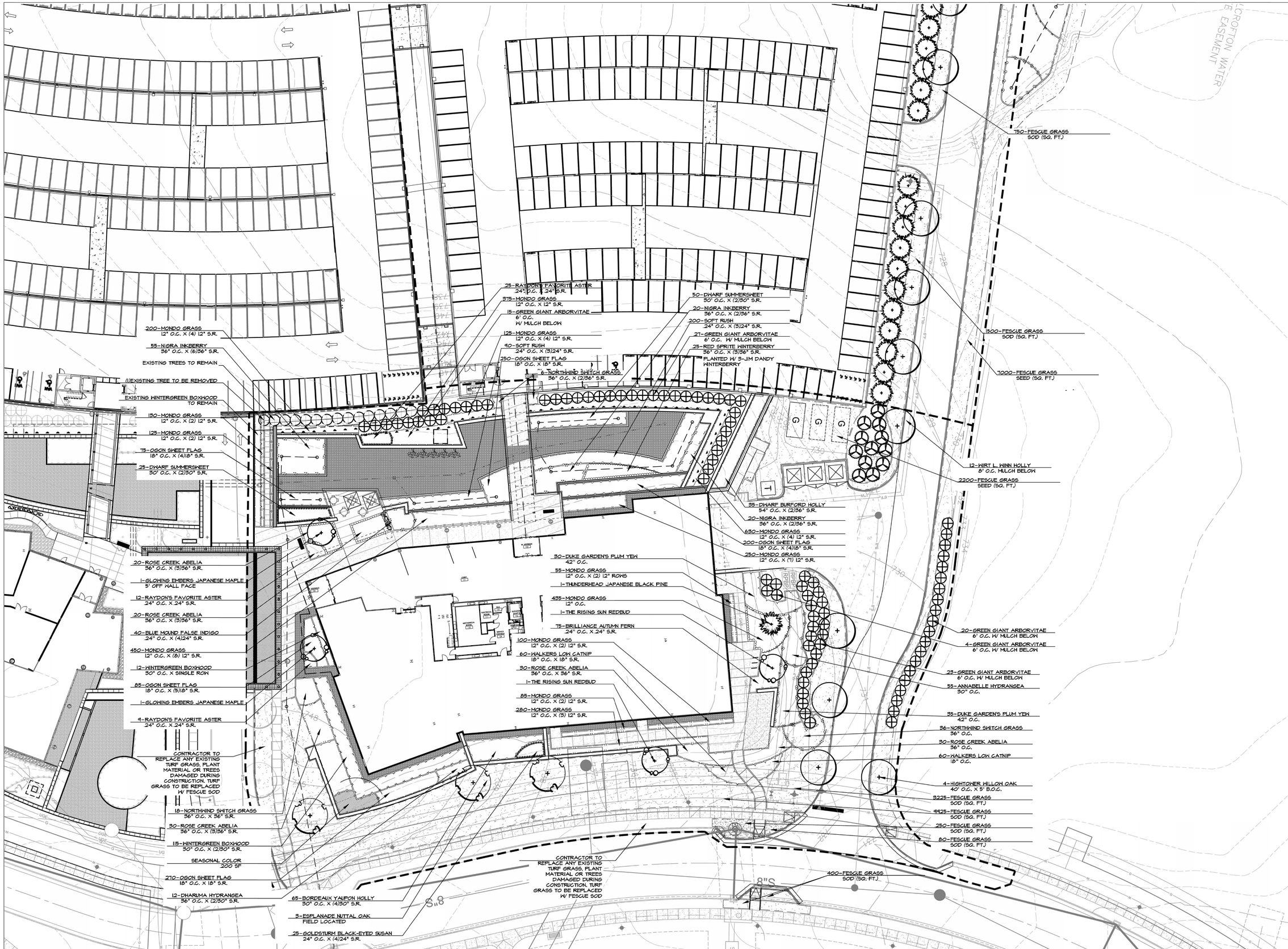
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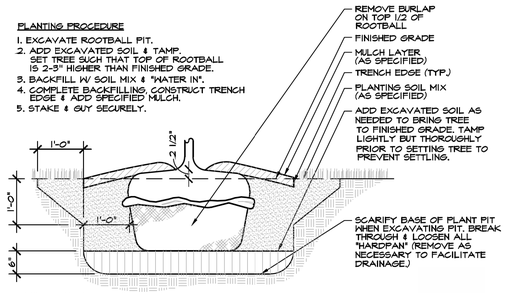
ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

LANDSCAPE DEVELOPMENT PLAN-OVERALL

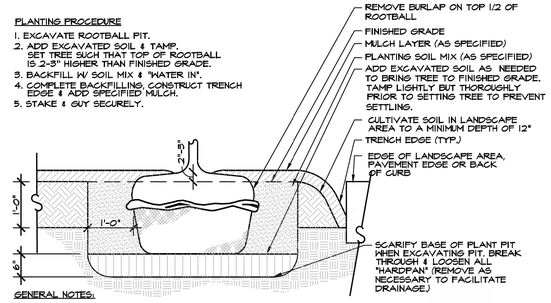
Site Plan Submission

L-001

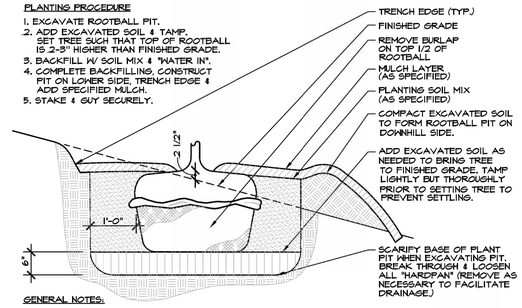

25-RAYDON'S FAVORITE ASTER
24" O.C. X 24" S.R.
375-MONDO GRASS
12" O.C. X 12" S.R.
15-GREEN GIANT ARBORVITAE
6' O.C.
W/ MULCH BELOW
125-MONDO GRASS
12" O.C. X (4) 12" S.R.
90-SOFT RUSH
24" O.C. X (3)24" S.R.
250-OGON SWEET FLAG
18" O.C. X 18" S.R.
6-NORTHWIND SWITCH GRASS
36" O.C. X (2)36" S.R.
50-DWARF SUMMERSHEET
30" O.C. X (2)30" S.R.
20-NIGRA INKBERRY
36" O.C. X (2)36" S.R.
200-SOFT RUSH
24" O.C. X (3)24" S.R.
27-GREEN GIANT ARBORVITAE
6' O.C. W/ MULCH BELOW
25-RED SPRITE WINTERBERRY
36" O.C. X (3)36" S.R.
PLANTED W/ 3-JIM DANDY
WINTERBERRY
200-MONDO GRASS
12" O.C. X (4) 12" S.R.
55-NIGRA INKBERRY
36" O.C. X (6)36" S.R.
EXISTING TREES TO REMAIN
(1)EXISTING TREE TO BE REMOVED
EXISTING WINTERGREEN BOXWOOD
TO REMAIN
150-MONDO GRASS
12" O.C. X (2) 12" S.R.
125-MONDO GRASS
12" O.C. X (2) 12" S.R.
75-OGON SWEET FLAG
18" O.C. X (4)18" S.R.
25-DWARF SUMMERSHEET
30" O.C. X (2)30" S.R.
20-ROSE CREEK ABELIA
36" O.C. X (3)36" S.R.
1-GLOWING EMBERS JAPANESE MAPLE
5' OFF WALL FACE
12-RAYDON'S FAVORITE ASTER
24" O.C. X 24" S.R.
20-ROSE CREEK ABELIA
36" O.C. X (3)36" S.R.
40-BLUE MOUND FALSE INDIGO
24" O.C. X (4)24" S.R.
450-MONDO GRASS
12" O.C. X (8) 12" S.R.
12-WINTERGREEN BOXWOOD
30" O.C. X SINGLE ROW
85-OGON SWEET FLAG
18" O.C. X (3)18" S.R.
1-GLOWING EMBERS JAPANESE MAPLE
9-RAYDON'S FAVORITE ASTER
24" O.C. X 24" S.R.
CONTRACTOR TO
REPLACE ANY EXISTING
TURF GRASS, PLANT
MATERIAL OR TREES
DAMAGED DURING
CONSTRUCTION. TURF
GRASS TO BE REPLACED
W/ FESCUE SOD
18-NORTHWIND SWITCH GRASS
36" O.C. X 36" S.R.
30-ROSE CREEK ABELIA
36" O.C. X (3)36" S.R.
115-WINTERGREEN BOXWOOD
30" O.C. X (2)30" S.R.
SEASONAL COLOR
200 SF
270-OGON SWEET FLAG
18" O.C. X 18" S.R.
12-DHARUMA HYDRANGEA
36" O.C. X (2)30" S.R.
65-BORDEAUX YAUPON HOLLY
30" O.C. X (4)30" S.R.
3-ESPLANADE NUTTAL OAK
FIELD LOCATED
25-GOLDSTURM BLACK-EYED SUSAN
24" O.C. X (4)24" S.R.
30-DUKE GARDEN'S PLUM YEW
42" O.C.
55-MONDO GRASS
12" O.C. X (2) 12" ROWS
1-THUNDERHEAD JAPANESE BLACK PINE
435-MONDO GRASS
12" O.C.
1-THE RISING SUN REDBUD
75-BRILLIANCE AUTUMN FERN
24" O.C. X 24" S.R.
100-MONDO GRASS
12" O.C. X (2) 12" S.R.
60-WALKERS LOW CATNIP
18" O.C. X 18" S.R.
30-ROSE CREEK ABELIA
36" O.C. X 36" S.R.
1-THE RISING SUN REDBUD
85-MONDO GRASS
12" O.C. X (2) 12" S.R.
280-MONDO GRASS
12" O.C. X (3) 12" S.R.
CONTRACTOR TO
REPLACE ANY EXISTING
TURF GRASS, PLANT
MATERIAL OR TREES
DAMAGED DURING
CONSTRUCTION. TURF
GRASS TO BE REPLACED
W/ FESCUE SOD
35-DWARF BURFORD HOLLY
54" O.C. X (2)36" S.R.
20-NIGRA INKBERRY
36" O.C. X (2)36" S.R.
630-MONDO GRASS
12" O.C. X (4) 12" S.R.
200-OGON SWEET FLAG
18" O.C. X (4)18" S.R.
250-MONDO GRASS
12" O.C. X (7) 12" S.R.
150-FESCUE GRASS
SOD (SQ. FT.)
1500-FESCUE GRASS
SOD (SQ. FT.)
7000-FESCUE GRASS
SEED (SQ. FT.)
12-WIRT L. WINN HOLLY
5' O.C. MULCH BELOW
2200-FESCUE GRASS
SEED (SQ. FT.)
20-GREEN GIANT ARBORVITAE
6' O.C. W/ MULCH BELOW
4-GREEN GIANT ARBORVITAE
6' O.C. W/ MULCH BELOW
23-GREEN GIANT ARBORVITAE
6' O.C. W/ MULCH BELOW
55-ANNABELLE HYDRANGEA
30" O.C.
55-DUKE GARDEN'S PLUM YEW
42" O.C.
56-NORTHWIND SWITCH GRASS
36" O.C.
30-ROSE CREEK ABELIA
36" O.C.
60-WALKERS LOW CATNIP
18" O.C.
4-HIGHTOWER WILLOW OAK
40' O.C. X 5' B.O.C.
3225-FESCUE GRASS
SOD (SQ. FT.)
9925-FESCUE GRASS
SOD (SQ. FT.)
250-FESCUE GRASS
SOD (SQ. FT.)
80-FESCUE GRASS
SOD (SQ. FT.)
400-FESCUE GRASS
SOD (SQ. FT.)
CROFTON WATER
EASEMENT
8"S
S
UGE
UGT
UGW
UGG
UGS
UGM
UGTV
UGP
SAN
SAN MH
TECHNICAL EQUIP. ROOM
MECHANICAL ROOM
SERVICE ROOM
ELEVATOR
ELEVATOR MACHINE ROOM
ENTRANCE
ENTRANCE
ENTRANCE



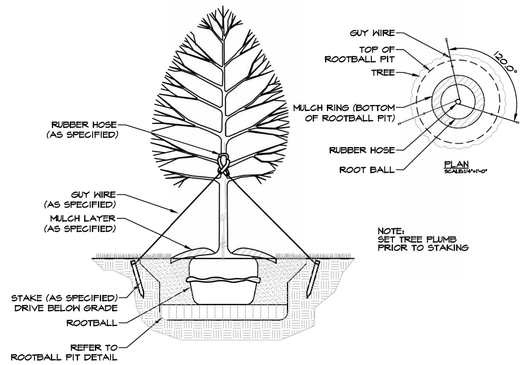
A TYPICAL TREE ROOTBALL PIT
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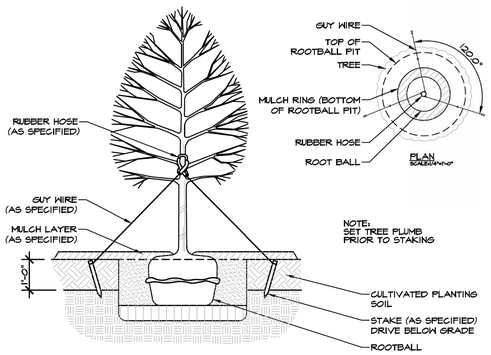
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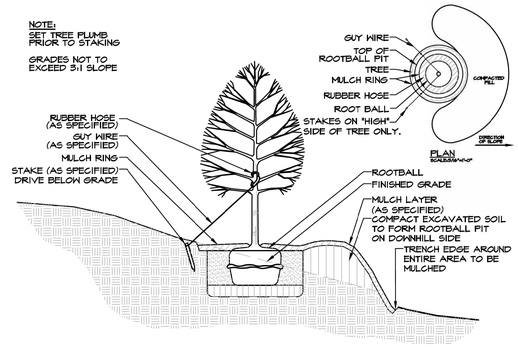
C TREE ROOTBALL PIT (ON SLOPE)
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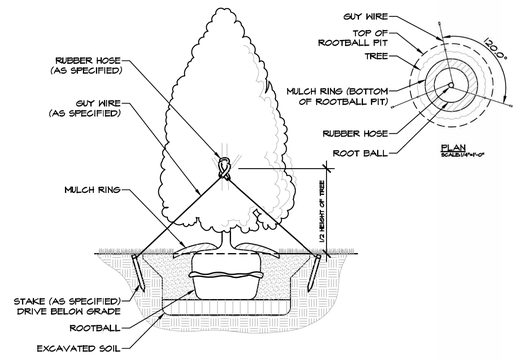
D TREE STAKING AND GUYING
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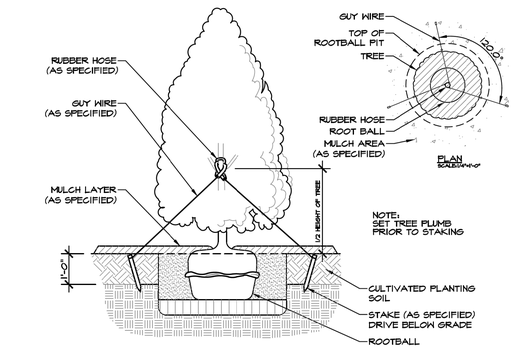
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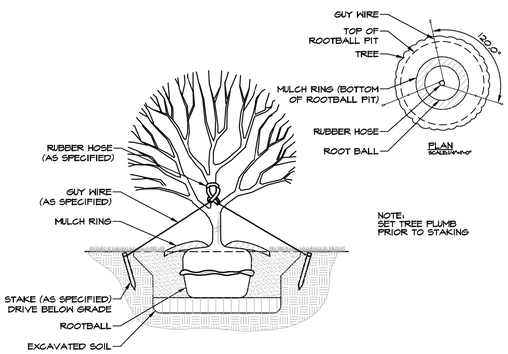
F TREE ON SLOPE STAKING AND GUYING
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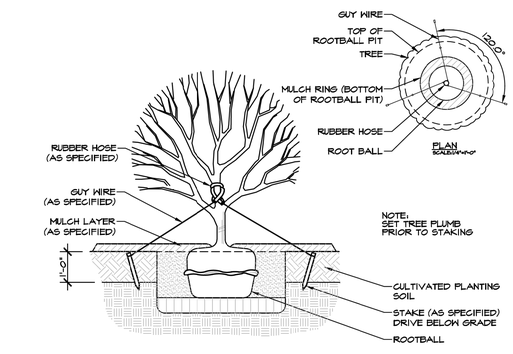
G EVERGREEN (BROADLEAF) TREE STAKING AND GUYING
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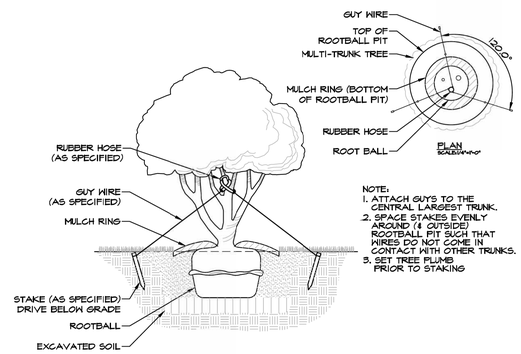
H EVERGREEN TREE STAKING AND GUYING IN CULTIVATED AND MULCHED PLANTING AREA
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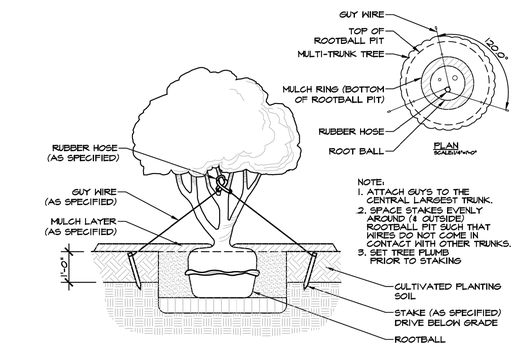
I FLOWERING TREE STAKING AND GUYING
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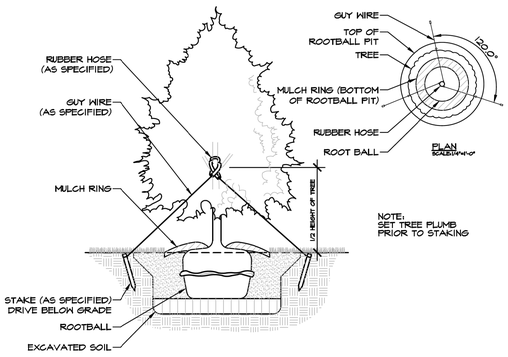
J FLOWERING TREE STAKING AND GUYING IN CULTIVATED AND MULCHED PLANTING AREA
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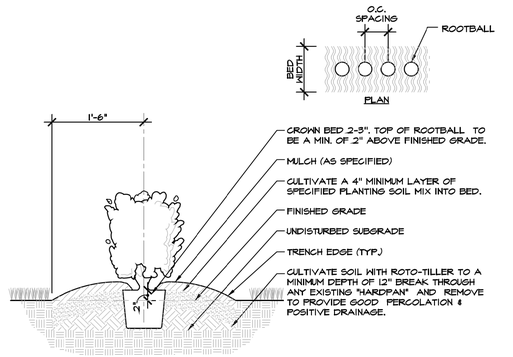
K MULTI-TRUNK TREE STAKING AND GUYING
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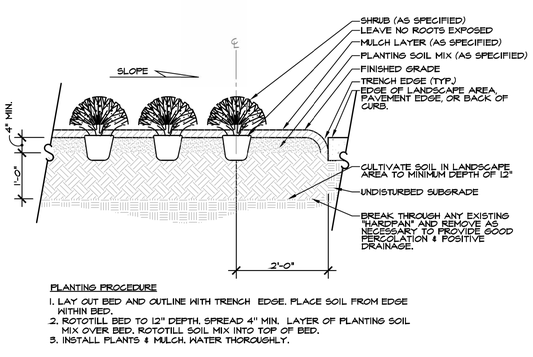
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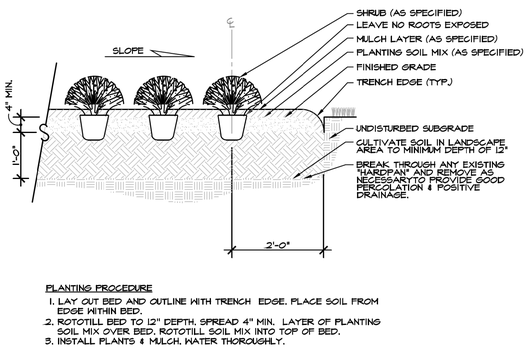
M EVERGREEN (CONIFER) TREE STAKING AND GUYING
L-003 SCALE:1/2"=1'-0" FILE NAME:LAPLO13



N HEDGE PLANTING (SINGLE ROW)
L-003 SCALE:1"=1'-0" FILE NAME:LAPLO14



O SHRUB PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
L-003 SCALE:3/4"=1'-0" FILE NAME:LAPLO22



P SHRUB PLANTING
L-003 SCALE:3/4"=1'-0" FILE NAME:LAPLO23

DUDA | PAINE ARCHITECTS
HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
Franklin, TN 37067

ARCHITECT
Duda | Paine Architects, PA
333 Liggett Street
Durham, NC 27701

CIVIL ENGINEER
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
3445 Peachtree Road, Northeast
Suite 1425
Atlanta, GA 30326

STRUCTURAL ENGINEER
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A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER
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303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

STEPHEN A. SANCHEZ — REGISTERED — GEORGIA — 3/1/2018 — LANDSCAPE ARCHITECT

THREE FRANKLIN PARK OFFICE AND GARAGE
6600 Tower Circle
Franklin, TN 37067

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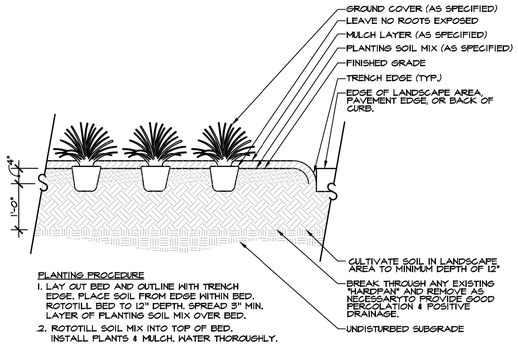
MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

LANDSCAPE DEVELOPMENT DETAILS

Site Plan Submission

L-003

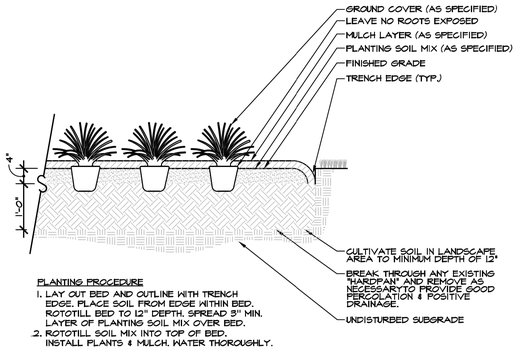


PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
2. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

A GROUND COVER PLANTING IN MULCHED AND CULTIVATED PLANTING AREA

L-004 SCALE: 3/4"=1'-0" FILE NAME: LAPL004

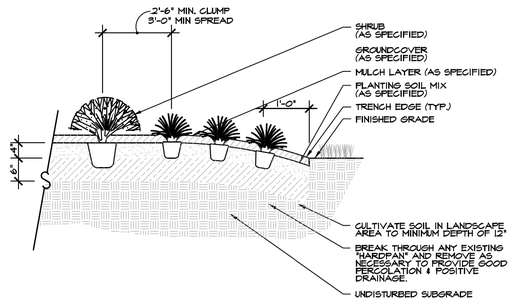


PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
2. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

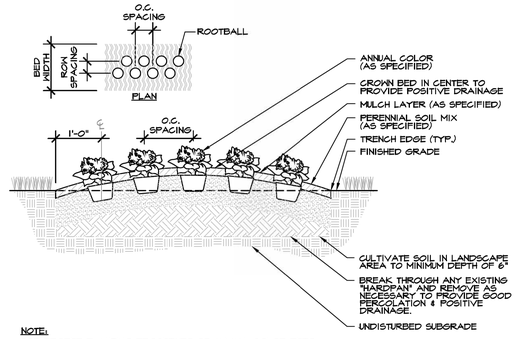
B GROUNDCOVER PLANTING

L-004 SCALE: 3/4"=1'-0" FILE NAME: LAPL028



C GROUNDCOVER BED (FRONTING SHRUB BED)

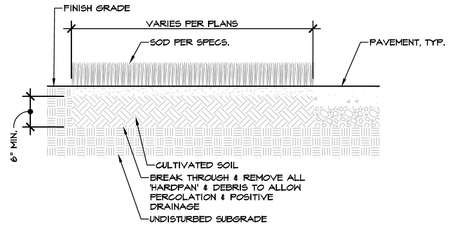
L-004 SCALE: 3/4"=1'-0" FILE NAME: LAPL028



NOTE:
FOR PROPER PLANTING PROCEDURE OF ANNUAL COLOR BEDS, REFER TO "ANNUAL COLOR AND PERENNIAL PLANTING" NOTES.

D ANNUAL COLOR BED PLANTING

L-004 SCALE: 3/4"=1'-0" FILE NAME: LAPL027

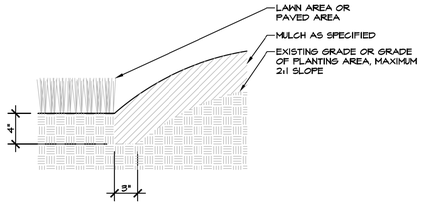


SODDING PROCEDURE:

1. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO (+/- .20) OF A FOOT OF PROPOSED GRADES.
2. CULTIVATE ENTIRE AREA TO A MINIMUM DEPTH OF 6". HANDRAKE SMOOTH.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) & ROTOTILL.
4. WATER AREA TO BE SODDED PRIOR TO ALYING SOD.
5. LAY & ROLL SOD. WATER THROUGHLY.

E SOD INSTALLATION

L-004 SCALE: 1"=1'-0" FILE NAME: LAPL029



NOTE:

1. TRENCH EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES & AT EDGES OF MULCHED AREAS (FOR CONTAINMENT).
2. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS; & SHALL CREATE SMOOTH & EVEN LINES (AS INDICATED ON THE PLANS).

F TRENCH EDGE DETAIL

L-004 SCALE: 1 1/2" =1'-0" FILE NAME: LAPL042

GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK.
2. PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.
3. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD (AS DIRECTED BY THE OWNER).
4. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL THE PLANT LIST SPECIFICATIONS.
5. LOCATE AND VERIFY ALL UTILITY LOCATIONS AND EXISTING STRUCTURES IN AND AROUND THE SITE PRIOR TO WORK. MAINTAIN EXISTING UTILITIES AND STRUCTURES AND PROTECT AGAINST DAMAGE DURING THE WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING AND/OR WORK OF OTHER TRADES RESULTING FROM LANDSCAPE CONSTRUCTION.
7. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND/OR DISFIGUREMENT.
8. WATER AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE , DURING AND UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
10. ALL PLANTS MUST BE CONTAINER-GROWN (CONT.) OR BALLED AND BURLAPPED (B & B) AS INDICATED IN THE PLANT LIST
11. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
14. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
15. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DRAWINGS.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL DATE OF SUBSTANTIAL COMPLETION.
17. FOR TREE PLANTING REFER TO DETAILS
18. FOR TREE ON SLOPE PLANTING REFER TO DETAILS
19. FOR EVERGREEN TREE PLANTING REFER TO DETAILS
20. FOR MULTI-TRUNK TREE PLANTING REFER TO DETAILS
21. FOR FLOWERING TREE PLANTING REFER TO DETAILS
22. FOR HEDGE PLANTING REFER TO DETAIL
23. FOR SHRUB BED PLANTING REFER TO DETAILS
24. FOR GROUND COVER BED PLANTING REFER TO DETAILS
25. FOR ANNUAL COLOR OR PERENNIAL BED PLANTING REFER TO DETAIL
26. FOR SOD INSTALLATION REFER TO DETAIL

FILE NAME: LAPL045

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STEPHEN A. SANCHEZ — REGISTERED — LANDSCAPE ARCHITECT

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MARK	DATE	DESCRIPTION

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

LANDSCAPE DEVELOPMENT DETAILS

Site Plan Submission

L-004

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE STANDARDS AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPING CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLIED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1)
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;
   - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
     1. THE FORK OCCURS IN THE UPPER ONE–THIRD OF THE TREE;
     2. ONE FORK IS LESS THAT TWO–THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
     3. THE TOP ONE–THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
   - C. NO BRANCH IS GREATER THAN TWO–THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
   - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
   - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
   - F. 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 THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

ATTENTION OWNER/INSTALLER:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL.
DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

OWNER: RICK SNEED (CONTACT NAME) 615-468-7000 (PHONE NUMBER)

LANDSCAPE ARCHITECT: BOB HUGHES (CONTACT NAME) 404-248-1960 (PHONE NUMBER)

FRANKLIN PLANNING DEPARTMENT: (615) 791-3212 PHONE, (615) 791-3257 FAX

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1)
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;
   - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
     1. THE FORK OCCURS IN THE UPPER ONE–THIRD OF THE TREE;
     2. ONE FORK IS LESS THAT TWO–THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
     3. THE TOP ONE–THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
   - C. NO BRANCH IS GREATER THAN TWO–THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
   - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
   - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
   - F. 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 THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO ENSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

FOR MATERIAL PLANTED IN A REQUIRED BUFFER, ALL MATERIALS SHALL BE FROM THE FRANKLIN PLANT LIST. ADDITIONALLY, ALL SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, CURRENT EDITION.

AFTER INSTALLATION, THE LANDSCAPING WILL BE MAINTAINED BY:
RICK SNEED 615-468-7000
OWNER

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:
☒ Rooftop
☒ Ground
☐ Not applicable

THIS DEVELOPMENT IS ALSO REQUIRED TO HAVE THE FOLLOWING BUFFER/ SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE:

Buffer/Screen Type:	Purpose:
☒ Perimeter Planting Strip	Screen parking areas and to create "modules"
☒ HVAC Screen	Screen HVAC from view
☒ Utility Box	Screen from view
☒ Foundation Planting	Along primary facade

LANDSCAPING DATA

SITE ACREAGE: 4.99 AC.
DISTURBED SITE ACREAGE: 4.99 AC.
SITE ZONING CLASSIFICATION AND APPLICABLE OVERLAYS: GENERAL COMMERCIAL
DEVELOPMENT STANDARDS: CONVENTIONAL
MIN. REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): .30 (1.50 AC.)***
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): .39 (1.95 AC.)***
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER: 23.74% (16.86 AC.) **
PERCENT AND ACREAGE TREE CANOPY REQUIRED: 32.4% (5.46 AC.) **
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED: 0% (0.0 AC.) ****
NUMBER AND DBH OF SPECIMEN TREES REMOVED: N/A – SEE UNIFIED PLAN*

NOTE:
(52) SPECIMEN TREES (1,556 CAL. INCHES) REMOVED ON ENTIRE 70.37± AC. SITE.
** BASED ON ENTIRE 70.37± AC. SITE – SEE UNIFIED PLAN, SHEET L1.0
*** MINIMUM SHALL BE MET OVER ENTIRE SITE, SEE UNIFIED PLAN, SHEET L1.0
**** BASED ON INDIVIDUAL SITE 7.02± AC. – REMAINING CANOPY RETENTION SHALL BE PROVIDED ON REMAINING SITE ACREAGE, SEE UNIFIED PLAN, SHEET L1.0– 37.51% OF THE EXISTING TREE CANOPY IS BEING RETAINED FOR THE ENTIRE 70.37± SITE.

NONRESIDENTIAL/MIXED USE RQ.
CONVENTIONAL: 7.02 ACRES (7.02 AC. DISTURBED AREA)

LANDSCAPE REQUIREMENTS:(ACI)	Quantity Provided			Inches Provided
LSR=.39 (PROPOSED)**** LSA=1.95 Acres (PROPOSED)***	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees=14"+:	081.25	0	081.25	0
Existing Trees(See Tree Inventory):	0	0	0	0
6" caliper canopy trees:	0	3	3	18
4" caliper canopy trees:	0	8	8	32
2" caliper (REF.) canopy trees:	0	30	30	60
1" caliper (REF.) canopy trees:	0	0	0	0
Aggregate Canopy Caliper Inches Provided:				110*
Aggregate Canopy Caliper Inches Required:				160
3" caliper understory trees:	0	107	107	415
2" caliper understory trees:	0	108	108	216
Aggregate Understory Caliper Inches Provided:				631*
Aggregate Understory Caliper Inches Required:				216
Min. 18" Height Shrubs:			714	
Min. 30" Height Shrubs:			--	
Total Shrubs Provided:			714	
Total Shrubs Required:			187	

*SEE ACI SURPLUS/SHORTAGE ON UNIFIED PLAN FOR OVERALL CALIPER BREAKDOWN.

FORMAL OPEN SPACE RQ.
CONVENTIONAL: 2.82 AC. FOR GC ZONING

LANDSCAPE REQUIREMENTS:(ACI)	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees=14":	0	0	0	N/A
Existing Trees(See Tree Inventory):	0	0	0	N/A
5"+ caliper canopy trees:	0	0	0	N/A
4" caliper canopy trees:	0	0	0	N/A
3" caliper canopy trees:	0	0	0	N/A
Aggregate Canopy Caliper Inches Provided:				*****
Aggregate Canopy Caliper Inches Required:				*****
2" caliper understory trees:	0	0	0	N/A
1.5" caliper understory trees:	0	0	0	N/A
Aggregate Understory Caliper Inches Provided:				*****
Aggregate Understory Caliper Inches Required:				*****
Min. 18" Height Shrubs:			N/A	
Min. 30" Height Shrubs:			N/A	
Total Shrubs Provided:			*****	
Total Shrubs Required:			*****	

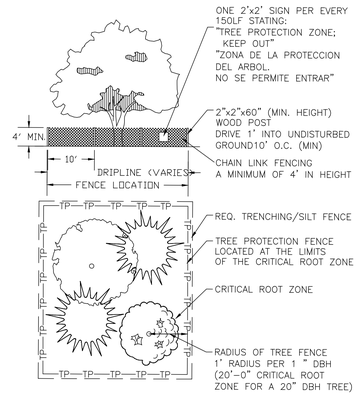
*****FORMAL OPEN SPACE AND FORMAL OPEN SPACE PLANTING REQUIREMENTS FOR THE ENTIRE GC ZONED PROPERTY (56.3± AC.) IS BEING PROVIDED WITHIN THE PARK AT FRANKLIN PARK. REQUIREMENTS/CHARTS/PLANTING SCHEDULES ARE SHOWN ON THE APPROVED PARK AT FRANKLIN PARK PLANS. THE FORMAL OPEN SPACE DESIGNATION IS ILLUSTRATED ON THE UNIFIED–SPECIMEN TREE REPLACEMENT PLAN, SHEET L1.0.

GENERAL LANDSCAPE NOTE:

NO LANDSCAPING IS PERMITTED TO THE FRONT OR WITHIN THREE (3) FEET TO ANY OTHER SIDE OF FIRE HYDRANTS.

NO LANDSCAPING, FENCING, ETC. SHALL BE PLANTED OR MAINTAINED THAT OBSTRUCTS VISIBILITY AND/OR ACCESS TO FIRE PROTECTION EQUIPMENT SUCH AS FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR SIMILAR.

COMBUSTIBLE MULCH IS NOT PERMITTED WITHIN 24 INCHES OF THE EXTERIOR PERIMETER OF ANY BUILDING WHERE WOOD OR COMBUSTIBLE MATERIALS ARE USED IN THE FRAMING (STRUCTURAL) OR EXTERIOR MATERIAL (OSB, EFIS, ETC.).



TREE PROTECTION

I-65 BUFFER PLANT LIST:

Note .	Caliper Inches	Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
Canopy Trees									
(25 Trees in Buffer)	50	25	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2"-2.5"	10'-12'	5'-6'	B&B	Single straight trunk; dense, uniform branching; single central leader
	50								
Understory Trees									
(25 Trees in Buffer)	50	25	Pinus virginiana	Virginia Pine	2"-2.5"	7'-8'	5'-4'	B&B	Branched to ground; dense foliage; tightly pruned pyramidal form
	50								
I-65 Frontage =	405'		(24' AC) required per 100' of Frontage)						
Inches Required =	97.2"								
Inches Provided =	100'								

* PLANTS ABOVE ARE ALSO NOTED IN THE OVERALL LANDSCAPE CHART BELOW.

TWO FRANKLIN PARK - BIO-RETENTION PLANTINGS:

Bio-Retention Plantings						
75	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	15'-18"	15'-18"	5 gal	Dense form; good color; well rooted in pot
150	Ilex glabra 'Nigra'	Nigra Inkberry	15'-18"	12'-15"	5 gal	Dense branching; well rooted in pot; self supporting stems
3	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	15'-18"	15'-18"	5 gal	Dense form; good color; well rooted in pot
25	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	15'-18"	15'-18"	5 gal	Full in pot; good color; dense foliage mass
520	Acorus gramineus 'Ogon'	Ogon Sweet Flag			1 gal	Fully rooted in pot; dense compact growth
510	Juncus effusus	Soft Rush			1 gal	Full in pot; well rooted; dense clump
180	Asclepias tuberosa	Butterfly Weed			1 gal	Full in pot; well rooted; dense compact growth

* PLANTS ABOVE ARE ALSO NOTED IN THE OVERALL LANDSCAPE CHART BELOW.

NOTE: TOTAL AREA OF BUTTERFLY WEED (MILKWEED) = 405 SF (+/-1% OF TOTAL BIO-RETENTION AREAS)
TOTAL BIO-RETENTION AREAS = +/-5810 SF

TWO FRANKLIN PARK - PROPOSED LANDSCAPE CHART:

Note .	Caliper Inches	Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
Canopy Trees									
(25 Trees in Buffer)	50	25	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2"-2.5"	10'-12'	5'-6'	B&B	Single straight trunk; dense, uniform branching; single central leader
	26	15	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	2"-2.5"	10'-12'	5'-6'	B&B	Single straight trunk; dense, uniform branching; single central leader
	18	3	Quercus nuttalli 'QNSTC'	Eastern Nuttall Oak	6"-6.5"	26'-28'	12'-14'	B&B	Single straight trunk; dense branching begins above 6'; central leader
	40	10	Quercus phellos 'QPSTA'	Hightower Willow Oak	4"-4.5"	18'-20'	9'-10'	B&B	Single straight trunk; dense, uniform branching; single central leader
	34	17	Quercus rubra	Northern Red Oak	2"-2.5"	10'-12'	5'-6'	B&B	Single straight trunk; dense, uniform branching; single central leader
	168								
Understory Trees									
	4	2	Acer palmatum 'Glowing Embers'	Glowing Embers Japanese Maple		9'-10'	6'-7'	B&B	Multi-trunk by 6' high (3-5 trunks)upright, uniform branching
	4	2	Cercis canadensis 'The Rising Sun'	The Rising Sun Redbud	2"-2.5"	9'-10'	4'-5'	B&B	Standard;straight trunk; branching begins at 2'; balanced head
	445	89	Thuja x 'Green Giant'	Green Giant Arborvitae	5.5-5	14'-16'	7'-8'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
	72	18	Pinus strobus	White Pine	4"-4.5"	12'-14'	6'-7'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
(25 Trees in Buffer)	92	48	Pinus virginiana	Virginia Pine	2"-2.5"	7'-8'	5'-4'	B&B	Branched to ground; dense foliage; tightly pruned pyramidal form
	24	12	Ilex x 'Wirt LWinn'	Wirt L.Winn Holly		9'-10'	4'-5'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
	34	17	Juniperus virginiana 'Brodie'	Brodie Red Cedar	2.5-3"	7'-8'	3'-4'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
	681								Dense form; good color; well rooted in pot
Shrubs/Groundcover, Ornamental Grasses & Semi-Aquatic Plantings									Dense form; good color; well rooted in pot
		1	Pinus thunbergiana 'Thunderhead'	Thunderhead Japanese Black Pine		7'-8'	6'-7'	B&B	Full to ground; dense branching
		150	Abelia x 'Rose Creek'	Rose Creek Abelia		15'-18"	15'-18"	3 gal	Dense form; good color; well rooted in pot
		127	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood		12'-15"	12'-15"	3 gal	Dense branching; well rooted in pot; self supporting stems
		65	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew		9'-12'	12'-15"	3 gal	Dense branching; well rooted in pot; self supporting stems
		140	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet		15'-18"	15'-18"	3 gal	Dense branching; well rooted in pot; self supporting stems
		65	Fothergilla x intermedia 'Mt. Airy'	Mt. Airy Fothergilla		24"-30"	18"-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
		55	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		15'-18"	15'-18"	3 gal	Dense form; good color; well rooted in pot
		12	Hydrangea paniculata 'Dharuma'	Dharuma Hydrangea		15'-18"	15'-18"	3 gal	Dense branching; well rooted in pot; self supporting stems
		35	Ilex cornuta Burfordii Nana'	Dwarf Burford Holly		24"-30"	18"-24"	5 gal	Dense branching; well rooted in pot; self supporting stems
		150	Ilex glabra 'Nigra'	Nigra Inkberry		15'-18"	12'-15"	3 gal	Dense branching; well rooted in pot; self supporting stems
		3	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry		15'-18"	15'-18"	3 gal	Dense form; good color; well rooted in pot
		25	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry		15'-18"	15'-18"	3 gal	Full in pot; good color; dense foliage mass
		65	Ilex vomitoria 'Condeaux'	Bordeaux Yauson Holly		9'-12'	12'-15"	3 gal	Fully rooted in pot; dense compact growth
		3240	Ophiopogon japonicus	Mondo Grass				4" pot (1 pint)	Fully rooted in pot; dense compact growth
		880	Acorus gramineus 'Ogon'	Ogon Sweet Flag				1 gal	Fully rooted in pot; dense compact growth
		21	Aster oblongifolius 'Raydon's Favorite'	Raydon's Favorite Aster				1 gal	Fully rooted in pot; dense compact growth
		40	Baptisia australis 'Blue Mound'	Blue Mound False Indigo		12'-15"	12'-15"	1 gal	Fully rooted in pot; dense compact growth
		75	Dryopteris erythrosra 'Brilliance'	Brilliance Autumn Fern				1 gal	Fully rooted in pot; dense compact growth
		510	Juncus effusus	Soft Rush				1 gal	Full in pot; well rooted; dense clump
		120	Nepeta x faasenii 'Walkers Low'	Walkers Low Catnip				1 gal	Fully rooted in pot; dense compact growth
		200 SF	SEASONAL COLOR						
		60	Panicum virgatum 'Northwind'	Northwind Switch Grass				1 gal	Certified pure; free of weed seed
		25	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan				1 gal	Certified pure; free of weeds; good color
		25900	Eragrostis curvula	Weeping Love Grass				Seed	Certified pure; free of weed seed
		16150	Festuca arundinacea	Fescue Grass				Sod	
		11200	Festuca arundinacea	Fescue Grass				Seed	
		180	Asclepias tuberosa	Butterfly Weed				1 gal	Full in pot; well rooted; dense compact growth
Total Canopy Tree Inches = 160									
Total Understory Tree Inches = 681									

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THREE FRA

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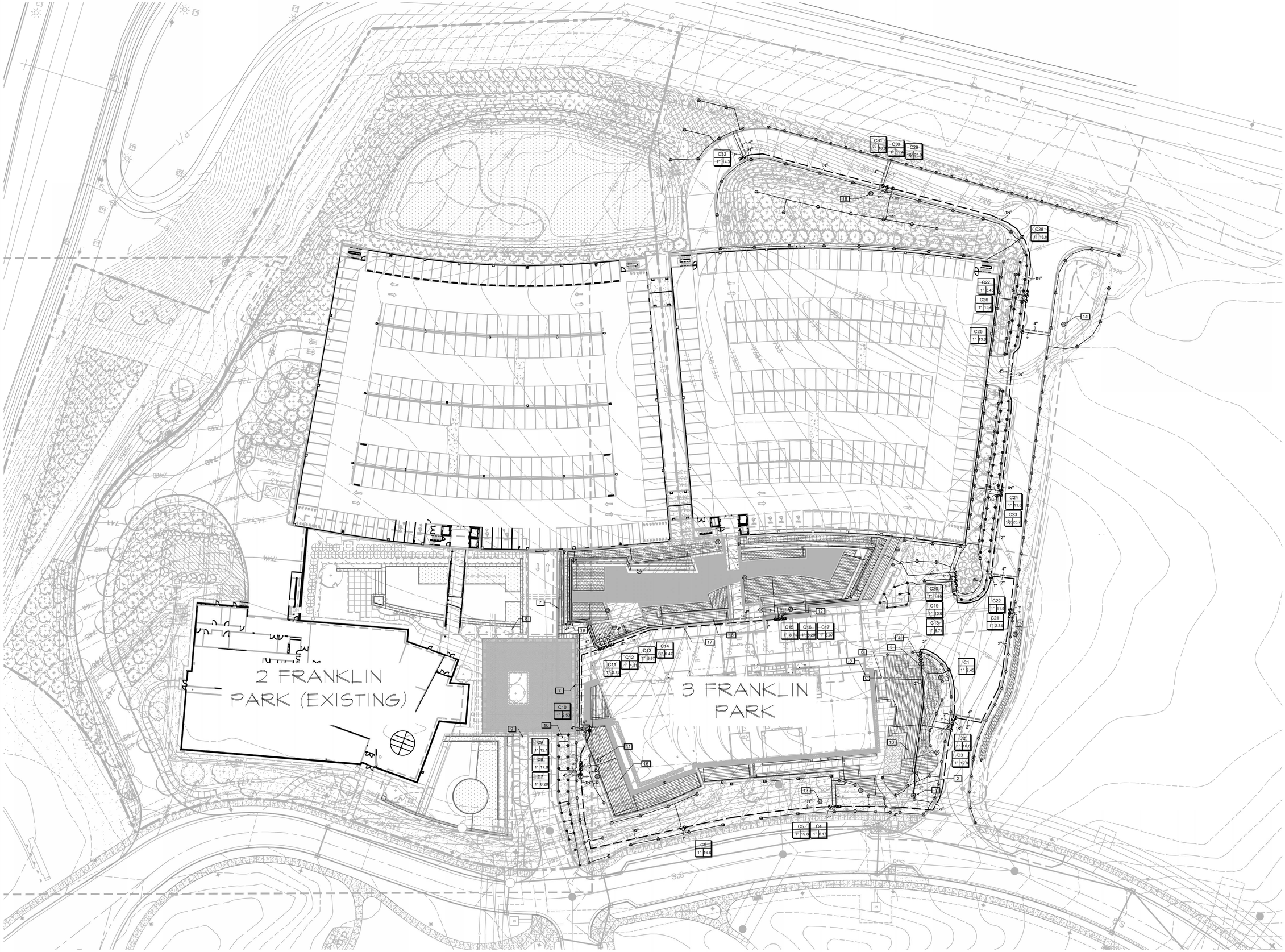
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1	04/05/2018	CITY COMMENTS

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

LANDSCAPE DEVELOPMENT DETAILS

Site Plan Submission

L-005



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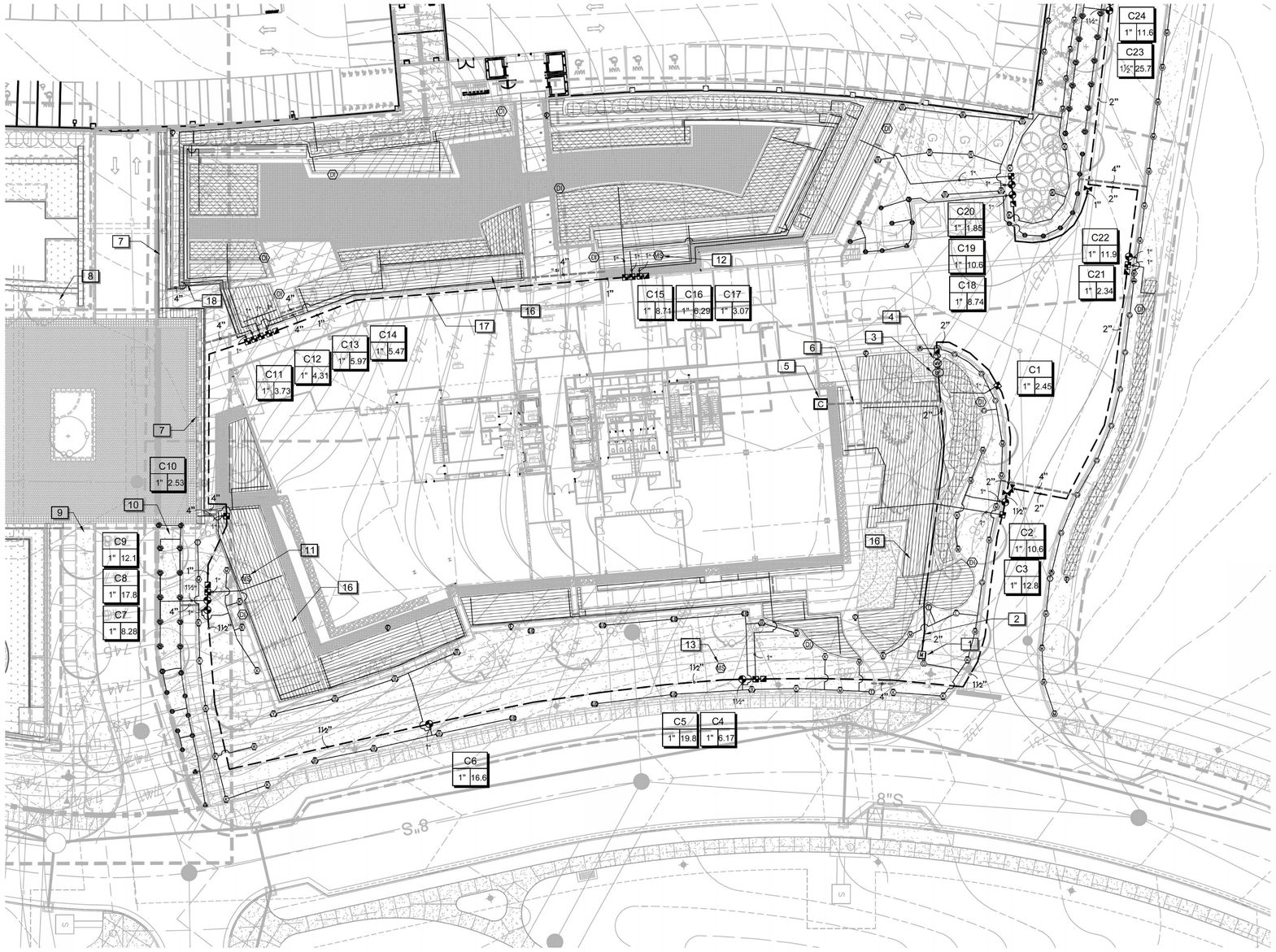
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ISSUE DATE: 02/05/2018
PROJECT NUMBER: P21610

IRRIGATION DEVELOPMENT PLAN - OVERALL

Construction Documents

IR-001



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
ES LCS RCS CS SS	Hunter PROS-06-PRS30-CV 5' strip spray Turf Spray, 30 psi regulated 6.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.
Q T H F	Hunter PROS-06-PRS30-CV 10' radius Turf Spray, 30 psi regulated 6.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.
ADJ	Hunter PROS-06-PRS30-CV ADJ Turf Spray, 30 psi regulated 6.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.
M L O	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
K G R	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.
B Y A	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.
LB	Hunter MP3500 PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LB=light brown adjustable arc, 90-210.
T	Hunter MP Corner PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105.
LST RST SST	Hunter MP Strip PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.
M L O	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
K G R	Hunter MP2000 PROS-12-PRS40-CV Shrub Rotator, 12" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.
B Y A	Hunter MP3000 PROS-12-PRS40-CV Shrub Rotator, 12" pop-up with check valve, pressure regulated to 40 psi, MP rotary nozzle. B=Blue adj arc 90-210. Y=Yellow adj arc 210-270, A=Gray 360 arc.
T	Hunter MP Corner PROS-12-PRS40-CV Shrub Rotator, 12" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
P	Hunter PLD-FV Dripline Flush Valve installed as per plan detail.
DV	Hunter ECO-ID Working Pressure: 15-50 PSI. Inlet: 1/2" FPT (attach with PVC fitting or flexible swing joint). Visual: 6" yellow pop-up stem. Body/Stem: UV-resistant plastic
	Area to Receive Dripline Rain Bird XFS-CV-06-18 XFS-CV Sub-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline installed 3" below FG with laterals spaced at 18" apart, with emitters offset for triangular pattern.
	Area to Receive Dripline Rain Bird XFS-CV-06-18 (2) XFS-CV Sub-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals to be 3" below FG. spaced at18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter HQ-44LRC-AW Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body. Acme Key with Anti-Rotation Wings.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
MV	Buckner-Superior 3100 1-1/2" Normally Open Brass Master Valve that Provides Dirty Water Protection. Available in 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3".
BF	Febco 825Y or Approved Equal 1-1/2" Reduced Pressure Backflow Preventer, see civil plans.
C	Baseline BL-1000X Two-wire controller in large 16 gauge powder-coated wall mount cabinet, base model 50 stations, expandable to 75 or 100 stations.
MS	Baseline BL-5315 biSensor Soil Moisture Sensor
FS	Baseline BL-PFS100 Baseline 1" PVC Flow Sensor with Integrated Flow Decoder, Flow Sensor is two-wire ready with a Flow biCoder built into the tee insert
M	Water Meter 1"
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Irrigation Mainline: Type K Copper Pipe
	Pipe Sleeve: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

TWO WIRE CONTROL SYSTEM NOTES

1. ALL DECODER WIRE SPLICE CONNECTORS TO BE 3M DBRY-6 OR BETTER.
2. ALL DECODER TO VALVE SOLENOID SPLICE CONNECTORS TO BE 3M DBRIY-6 OR BETTER
3. ALL GROUNDING POINTS TO HAVE BL-LA01 LIGHTNING ARRESTOR INSTALLED INLINE AS PER MANUFACTURER'S REQUIREMENTS AND INSTALLED AS PER DETAIL.
4. RAIN SENSOR TO BE WIRED TO DECODER WIRE WITH BL-5402 PAUSE BICODER.
5. ALL BASELINE PRODUCTS TO BE INSTALLED AND OPERATED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND OR REQUIREMENTS.
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BASELINE INSTALLATION TRAINING PRIOR TO PROJECT START, NOTIFY IRRIGATION CONSULTANT WHEN TRAINING HAS BEEN COMPLETED.
7. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS NECESSARY TO OBTAIN BASELINE EXTENDED 5 YEAR WARRANTEE. PROVIDE 5 YEAR WARRANTEE PRIOR TO SUBSTANTIAL COMPLETION.
8. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR TRAINING OWNERS STAFF, AS NEEDED, ON THE OPERATION AND MAINTENANCE OF BASELINE CONTROL SYSTEM.
9. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COMPLETE PROGRAMMING AND OPERATION OF BASELINE CONTROL SYSTEM FOR 6 MONTHS FROM THE DAY THE CONTROLLER BECOMES FUNCTIONAL. CONTRACTOR TO PROVIDE THE OWNERS REPRESENTATIVE A COMPUTER SPREAD SHEET THAT SHOWS EACH PROGRAM, OPERATIONAL DAYS AND RUN TIMES PER ZONE.
10. EACH CONTROLLER PROGRAM TO BE ASSOCIATED TO THE SPECIFIC MOISTURE SENSOR FOR THAT AREA. ONCE PLANT MATERIAL HAS GROWN IN OPERATE SYSTEM BASED ON MOISTURE SENSOR OPERATION.
11. CONTROLLER AND FLOW SENSOR ARE TO BE PROGRAMMED FOR FLOW MAXIMIZATION, OVER-FLOW SHUT DOWN BY ZONE AND OVER-FLOW SHUT DOWN ON MAINLINE OVER-FLOW.

CONTROLLER INSTALLATION NOTES

1. IRRIGATION CONTRACTOR TO COORDINATE EXACT LOCATION OF CONTROLLER WITH OWNER'S REPRESENTATIVE.
2. PROVIDE 120VAC 10 AMP POWER TO A JUNCTION BOX WITHIN 18" OF THE CONTROLLER LOCATION.
3. IRRIGATION CONTRACTOR TO HARD WIRE CONTROLLER TO POWER SUPPLY IN THE J-BOX AS PER PREVAILING CODE.
4. CONTROLLER TO BE SECURELY ATTACHED TO THE WALL USING METALLIC FASTENERS MADE FOR WALL TYPE.
5. ALL IRRIGATION CONTROL WIRE ABOVE GRADE TO BE ENCASED IN PVC ELECTRICAL CONDUIT.
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL POTENTIAL WALL PENETRATIONS AND THE SEALING OF THOSE PENETRATIONS.
7. CONTROLLER TO BE GROUNDED AS PER MANUFACTURERS RECOMMENDATIONS.
8. PROVIDE AND INSTALL INCOMING POWER SURGE PROTECTION AS PER THE MANUFACTURERS RECOMMENDATIONS.

IRRIGATION SYSTEM OPERATIONAL MANAGEMENT NOTES

1. MAXIMUM VELOCITY IN THE PIPING SYSTEM NOT TO EXCEED 5 FEET PER SECOND.
2. IRRIGATION CONTRACTOR TO PROGRAM CONTROLLER FOR PLANT MATERIAL GROW IN AS PER LANDSCAPE REQUIREMENTS. ADJUSTMENTS TO BE MADE TO IRRIGATION SCHEDULE EVERY TWO WEEKS UNTIL SET FOR MOISTURE SENSOR MANAGEMENT.
3. AFTER GROW IN OPERATE THE IRRIGATION SYSTEM VIA LOWER MOISTURE THRESHOLD PARAMETERS. ADJUST LOWER MOISTURE THRESHOLD TO ENSURE PLANT MATERIAL REMAIN HEALTHY WHILE USING AS LITTLE WATER AS POSSIBLE.
4. CONTRACTOR TO MAKE A MINIMUM OF 3 VISITS TO THE SITE AFTER CONTROL SYSTEM IS SET TO MOISTURE SENSOR MANAGEMENT TO REVIEW SOIL MOISTURE LEVELS THROUGHOUT THE SITE AND ADJUST THE CONTROL SYSTEM ACCORDINGLY TO MAINTAIN THE LANDSCAPE WHILE REDUCING WATER USE. CONTRACTOR TO SUBMIT IN WRITING THE OUTCOME OF EACH VISIT TO THE OWNER OR OWNERS REPRESENTATIVE, LANDSCAPE ARCHITECT AND OR IRRIGATION CONSULTANT.

DRIP ZONE NOTES

1. IT IS IRRIGATION CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EACH PLANT IS WITHIN THE DRIPLINE WETTED PATTERN ON NO LESS THAN 2 SIDES.
2. DRIPLINE TO BE LAID OUT AND INSTALLED AS PER PLAN DETAIL EXAMPLES.
3. **ALL DRIPLINE TO BE INSTALLED 3" BELOW FINISHED GRADE.**
4. DRIPLINE TO BE INSTALLED IN GRID FASHION WITH TUBING ON 18" CENTERS, ELBOWS AND TEES ARE TO BE USED FOR CHANGES IN DIRECTION, LOOPING OF DRIPLINE IS NOT ACCEPTABLE.
5. DRIPLINE IS TO BE INSTALLED, TESTED AND INSPECTED TO ENSURE EACH EMITTER FUNCTIONS PROPERLY PRIOR TO COVERING WITH MULCH.
6. ALL DRIPLINE SUPPLY PIPING TO BE CL 200 PVC.
7. ALL PIPING WITHIN A DRIP ZONE THAT IS UNDER THE HARDSCAPE TO BE CL 200 PVC.
8. DRIPLINE TO BE STAKED DOWN EVERY 3' AND WITHIN 1' OF ALL FITTING OUTLETS.
9. ALL FLUSH VALVES ARE TO BE INSPECTED FOR PROPER OPERATION.
10. IRRIGATION CONTRACTOR TO MEET WITH DRIP COMPONENT MANUFACTURERS REPRESENTATIVE AND OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION TO REVIEW DRIP COMPONENT CONSTRUCTION, OPERATION AND MAINTENANCE.

CRITICAL ANALYSIS

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P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.50 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	70.00 psi
Elevation Change:	5.00 ft
Service Line Size:	2"
Length of Service Line:	10.00 ft
Pressure Available:	68.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	25.66 gpm
Flow Available at POC:	37.50 gpm
Residual Flow Available:	11.84 gpm
Pressure Req. at Critical Station:	43.41 psi
Loss for Fittings:	0.56 psi
Loss for Main Line:	5.59 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	12.21 psi
Loss for Master Valve:	0.63 psi
Loss for Water Meter:	3.20 psi
Critical Station Pressure at POC:	65.60 psi
Pressure Available:	68.00 psi
Residual Pressure Available:	2.40 psi

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
C1	Hunter ICZ-101-25	1"	Area for Dripline	2.45	30.02	42.99	0.43 in/h
C2	Hunter ICV-G	1"	Turf Rotary	10.63	43.28	57.10	0.44 in/h
C3	Hunter ICZ-101-25	1"	Area for Dripline	12.83	40.40	54.58	0.43 in/h
C4	Hunter ICZ-101-25	1"	Area for Dripline	6.17	31.55	44.88	0.43 in/h
C5	Hunter ICV-G	1"	Turf Rotary	19.81	43.59	60.81	0.45 in/h
C6	Hunter ICV-G	1"	Turf Rotary	16.62	43.49	60.23	0.35 in/h
C7	Hunter ICV-G	1"	Turf Rotary	8.28	43.03	57.24	0.32 in/h
C8	Hunter ICV-G	1"	Turf Spray	17.77	33.52	51.84	1.63 in/h
C9	Hunter ICZ-101-25	1"	Area for Dripline	12.13	39.02	54.64	0.43 in/h
C10	Hunter ICZ-101-25	1"	Area for Dripline	2.53	30.03	43.13	0.43 in/h
C11	Hunter ICZ-101-25	1"	Area for Dripline	3.73	30.30	43.75	0.43 in/h
C12	Hunter ICZ-101-25	1"	Area for Dripline	4.31	30.36	43.98	0.43 in/h
C13	Hunter ICZ-101-25	1"	Area for Dripline	5.97	31.14	45.42	0.43 in/h
C14	Hunter ICZ-101-25	1"	Area for Dripline	5.47	30.59	44.65	0.43 in/h
C15	Hunter ICZ-101-25	1"	Area for Dripline	8.71	34.32	51.77	0.43 in/h
C16	Hunter ICZ-101-25	1"	Area for Dripline	6.29	31.58	46.94	0.43 in/h
C17	Hunter ICZ-101-25	1"	Area for Dripline	3.07	30.20	43.76	0.43 in/h
C18	Hunter ICV-G	1"	Turf Spray	8.74	33.07	47.39	0.95 in/h
C19	Hunter ICV-G	1"	Turf Rotary	10.63	43.23	58.24	0.56 in/h
C20	Hunter ICZ-101-25	1"	Area for Dripline	1.85	30.04	43.05	0.43 in/h
C21	Hunter ICZ-101-25	1"	Area for Dripline	2.34	30.02	43	0.43 in/h
C22	Hunter ICV-G	1"	Turf Rotary	11.94	43.51	57.66	0.26 in/h
C23	Hunter ICV-G	1-1/2"	Turf Spray	25.66	32.00	51.44	1.72 in/h
C24	Hunter ICV-G	1"	Shrub Rotary	11.57	43.35	57.56	0.42 in/h
C25	Hunter ICV-G	1"	Turf Rotary	13.57	43.93	59.14	0.29 in/h
C26	Hunter ICV-G	1"	Turf Spray	13.36	33.16	48.41	1.56 in/h
C27	Hunter ICV-G	1"	Shrub Rotary	5.43	42.65	55.92	0.36 in/h
C28	Hunter ICV-G	1"	Shrub Rotary	13.84	46.18	61.83	0.19 in/h
C29	Hunter ICV-G	1-1/2"	Shrub Rotary	23.32	43.42	65.60	0.21 in/h
C30	Hunter ICV-G	1"	Shrub Rotary	19.43	44.15	63.36	0.21 in/h
C31	Hunter ICV-G	1"	Shrub Rotary	10.04	43.79	58.55	0.22 in/h
C32	Hunter ICV-G	1"	Shrub Rotary	14.28	43.97	60.94	0.35 in/h

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Irrigation system water source to be a 2" service line to a 1" meter. System requirements are 26 gpm at a static pressure of 68 psi. Verify available flow and static pressure prior to construction. If either is insufficient notify the owners representative.
2	2" meter to backflow preventer supply pipe. Verify pipe size prior to construction. If pipe is smaller than 2" notify the owners representative.
3	RPZ backflow preventer, see civil plans.
4	Install Master Valve(MV) and Flow Sensor(FS) as per plan details and manufacturers instructions.
5	Coordinate exact location of the controller within the building with the owners representative. Provide 120vac 10 amp power to the controller from a dedicated circuit. Install controller as per plan notes, details and manufacturers instructions.
6	1-1/4" SCH 40 PVC electrical conduit from the controller to the irrigation system mainline trench. Install conduit 18" below FG.
7	Remove and dispose of all on grade inline drip tubing for this shrub bed zone C7, previously supplied from Bldg 2 irrigation system.
8	Locate, cut and cap existing mainline immediately downstream of zone C6. Terminate control wire at the C6 control valve.
9	Locate, cut and cap existing mainline immediately downstream of zone C9. Terminate control wire at the C9 control valve.
10	Remove existing zone C8 control valve anc all sprinklers. Install new zone with the Bldg 3 irrigation system.
11	Moisture Sensor for mixed landscape beds.
12	Moisture Sensor for the mixed landscape beds around the water feature area.
13	Moisture Sensor for turf zones.
14	Moisture Sensor for the bioswale zone.
15	Moisture Sensor for the natural areas behind the parking garage.
16	ALL inline drip tubing to be installed 3" below finished soil grade and tested for proper operation prior to covering with soil.
17	Pipe and control wire location is diagrammatic. Install all pipe and control wire as per plan notes and details.
18	Retaining wall sleeve. All retaining wall sleeves to be 2X the size of the pipe running through the sleeve. Minimum sleeve size to be 1-1/2".

0' 10' 20' 40'

NORTH

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MARK	DATE	DESCRIPTION

ISSUE DATE: 02/05/2018
PROJECT NUMBER: P21610

IRRIGATION DEVELOPMENT PLAN

Construction Documents

IR-002



GENERAL NOTES

1. ALL TRENCHING TO BE OUTSIDE OF TREE DRIP LINE
2. MAINLINE TO HAVE MINIMUM OF 18" OF COVER AND A MINIMUM OF 18" OFF OF THE HARDSCAPE
3. LATERALS TO HAVE MINIMUM OF 12" OF COVER AND A MINIMUM OF 12" OFF OF THE HARDSCAPE
4. NO ROCKS, BOULDERS OR SHARP OBJECTS TO BE IN TRENCH BACKFILL
5. ALL PIPE TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS
6. SPRINKLERS AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS
7. TWO WIRE CONTROL WIRE TO BE 14 GA UL 2 CONDUCTOR, JACKETED AND APPROVED BY 2-WIRE CONTROLLER MANUFACTURER
9. WIRE SPLICES TO BE DONE AS PER DETAILS
10. ALL WIRE SPLICES OUTSIDE OF CONTROL VALVE BOX TO BE IN 10" VALVE BOX
11. TWO WIRE CONDUCTORS TO BE COLOR CODED
12. CONTRACTOR SHALL INSTALL MANUFACTURES GROUNDING EQUIPMENT ON BOTH THE POWER AND OUTPUT SIDES OF CONTROLLER, ALL GROUNDING POINTS TO BE INSTALLED AS PER PLANS AND DETAILS
13. AT EACH VALVE AND CHANGE IN MAINLINE DIRECTION CONTRACTOR TO INSTALL A 30" LOOP OF EXTRA WIRE
14. SPRINKLERS ARE TO BE ADJUSTED TO AVOID OVER-SPRAY INTO NON-IRRIGATED AREAS
15. ELECTRIC CONTROL VALVES ARE TO BE INSTALLED IN VALVE BOXES AS FOLLOWS
    14" RECTANGULAR MINIMUM FOR EACH ELECTRIC CONTROL VALVE
    JUMBO VALVE BOX FOR DRIP ZONE KITS
16. SPRINKLERS TO BE INSTALLED 12" FROM FOUNDATIONS AND 2" FROM HARDSCAPE
17. CONTRACTOR TO ADD RISER EXTENSIONS TO SPRINKLERS IF REQUIRED TO MAINTAIN PROPER COVERAGE
18. ALL PIPING TO BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS
19. ALL VALVES, QUICK COUPLER VALVES, WIRE SPLICES TO BE IN LANDSCAPED BEDS WHEREVER POSSIBLE
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PROPER COVERAGE OF AREA TO BE IRRIGATED, MAKE ADJUSTMENTS AS NECESSARY
21. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE EXISTING UTILITIES REPAIRING ANY DAMAGES AT HIS OWN COST
22. PLAN IS DIAGRAMMATIC TO IMPROVE CLARITY ALL IRRIGATION EQUIPMENT TO BE INSTALLED WITHIN PROPERTY LINES AND LANDSCAPED AREAS
23. ANY DISCREPANCIES BETWEEN THE PLAN AND THE SITE TO BE REFERRED TO THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION
24. CONTRACTOR TO PROVIDE 1 YEAR WARRANTEE OF ALL PRODUCTS AND WORKMANSHIP TO INCLUDE WINTERIZATION AND SPRING START-UP
25. CONTRACTOR TO PROVIDE OWNER AND OR LANDSCAPE ARCHITECT RECORD DRAWING PRIOR TO SUBSTANTIAL COMPLETION.
26. INSTALLATION OF IRRIGATION SLEEVES IS THE IRRIGATION CONTRACTORS RESPONSIBILITY IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR SLEEVE INSTALLATION PRIOR TO PAVEMENT INSTALLATION
27. CLEANUP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS LEAVE AREA NEAT, CLEAN AND READY FOR OWNERS USE PROVIDE CLEAN PAVEMENT SURFACES INCLUDING AREAS OF PUBLIC R.O.W.

1 6" SPRAY BODY
NTS

2 12" SPRAY BODY
NTS

3 ELECTRIC CONTROL VALVE
NTS

4 DRIP CONTROL ZONE
NTS

5 QUICK COUPLER VALVE
NTS

6 WIRE CONNECTION 3M-DBR6-Y
NTS

MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

7 BASELINE 3200 WALL MOUNT CONTROLLER
NTS

0' 10' 20' 40'

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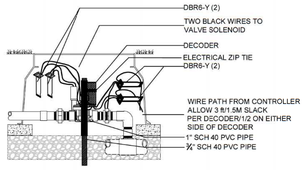
MARK	DATE	DESCRIPTION

ISSUE DATE: 02/05/2018
PROJECT NUMBER: P21610

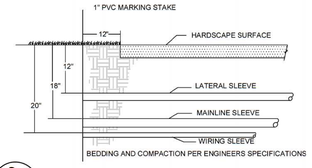
IRRIGATION DEVELOPMENT PLAN

Construction Documents

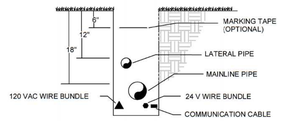
IR-003



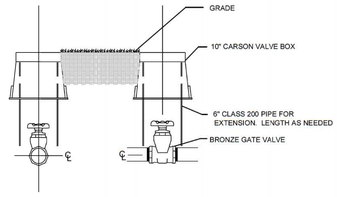
8 DECODER VALVE BOX INSTALLATION
NTS



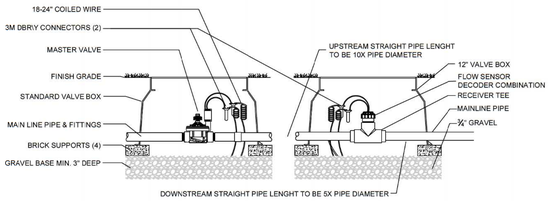
9 SLEEVING
NTS



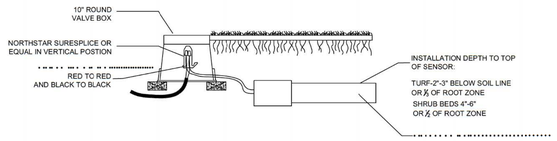
10 TRENCH, PIPE AND WIRE
NTS



11 ISOLATION VALVE DETAIL
NTS

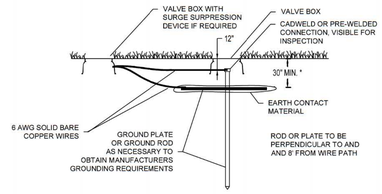


12 MASTER VALVE FLOW SENSOR
NTS

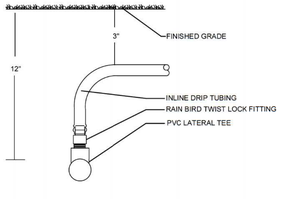


13 MOISTURE SENSOR PLACEMENT
NTS

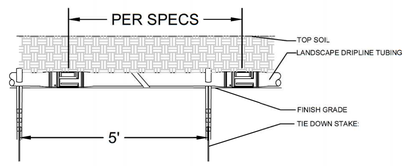
SIDE VIEW



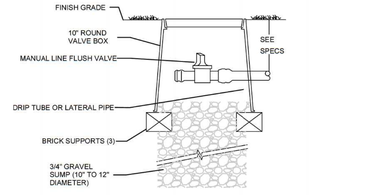
14 TWO WIRE GROUNDING POINT DETAIL
NTS



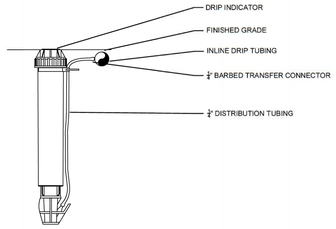
15 START CONNECTION SUB-GRADE DRIPLINE
NTS (WITH PVC RISER)



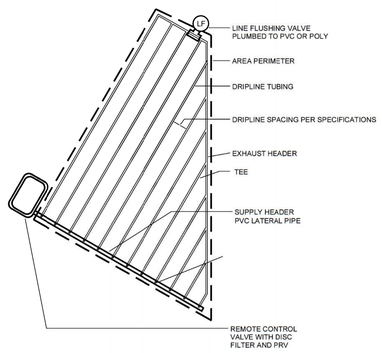
16 SUB-SURFACE DRIPLINE
NTS



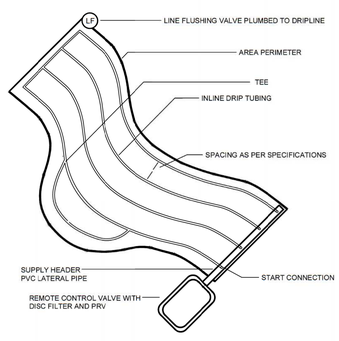
17 MANUAL LINE FLUSHING VALVE
NTS



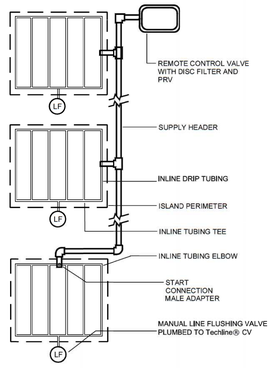
18 DRIP INDICATOR
NTS



19 IRREGULAR AREA
NTS

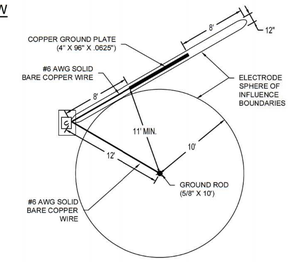


20 IRREGULAR AREA
NTS



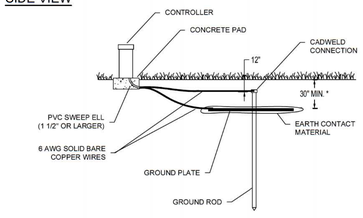
21 ISLAND LAYOUT
NTS

TOP VIEW



DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE

SIDE VIEW



22 CONTROLLER GROUNDING DETAIL
NTS

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MARK	DATE	DESCRIPTION

ISSUE DATE: 02/05/2018
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IRRIGATION DEVELOPMENT PLAN

Construction Documents

IR-004

EAST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	6720	16.5%
(GI10s) Green Tinted Spandrel Glass	3745	9.2%
(GL11) Blue Tinted Vision Glass	19515	48.1%
(GL11s) Blue Tinted Spandrel Glass	10565	26.0 %
(GL12) Clear Vision Glass	0	0%
(GL12s) Clear Vision Spandrel Glass	0	0%
Net	40545	

Note:
The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.



EAST ELEVATION 1/8" =1' 0"

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MARK	DATE	DESCRIPTION

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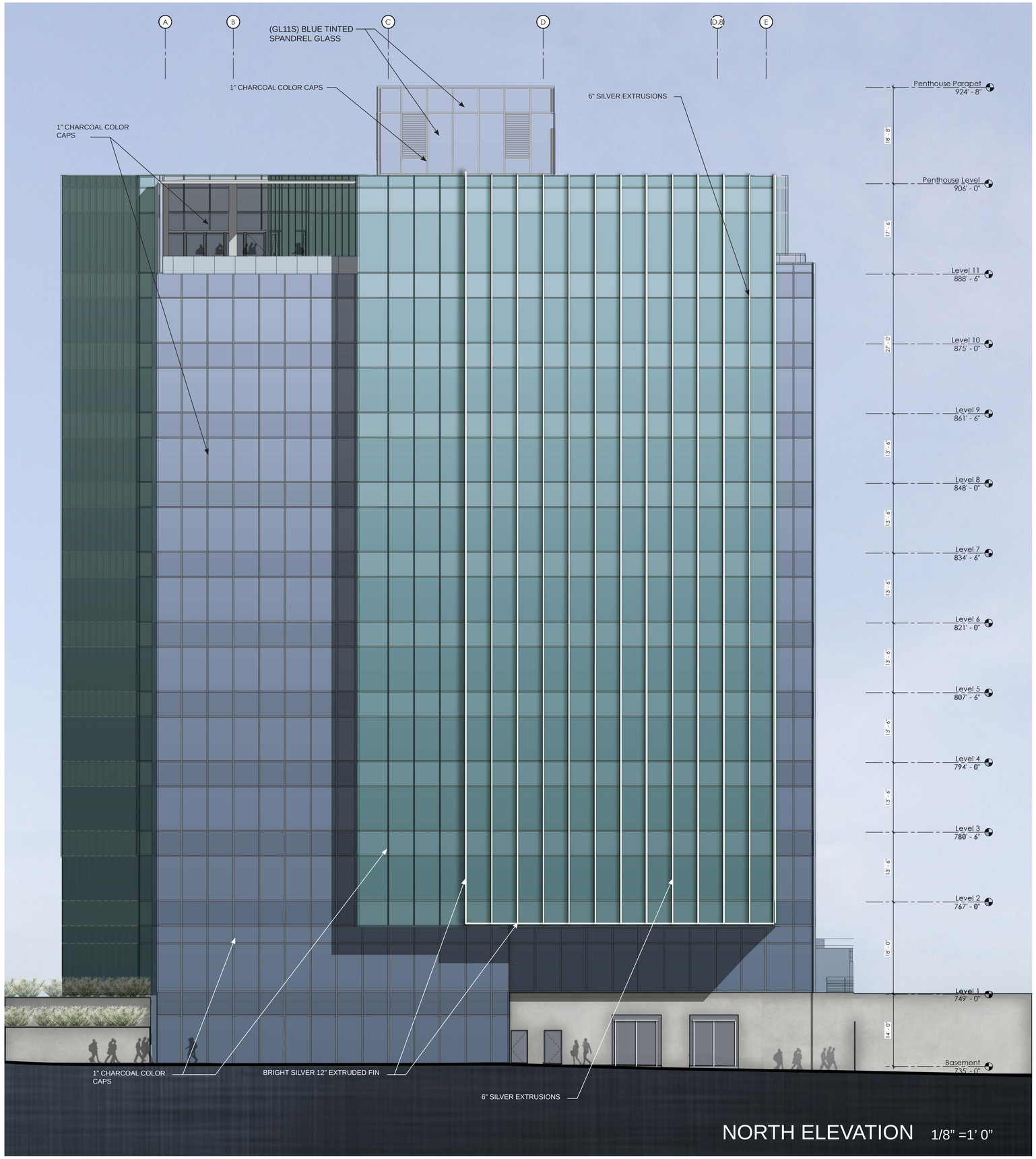
East Elevation

Site Plan Submission

A1.0

NORTH ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	7565	37.2%
(Gl10s) Green Tinted Spandrel Glass	4516	22.2 %
(GL11) Blue Tinted Vision Glass	5752	28.2 %
(GL11s) Blue Tinted Spandrel Glass	2494	12.2%
(GL12) Clear Vision Glass	0	0.0 %
(GL12s) Clear Vision Spandrel Glass	0	0.0 %
Net	20327	

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NORTH ELEVATION 1/8" =1' 0"

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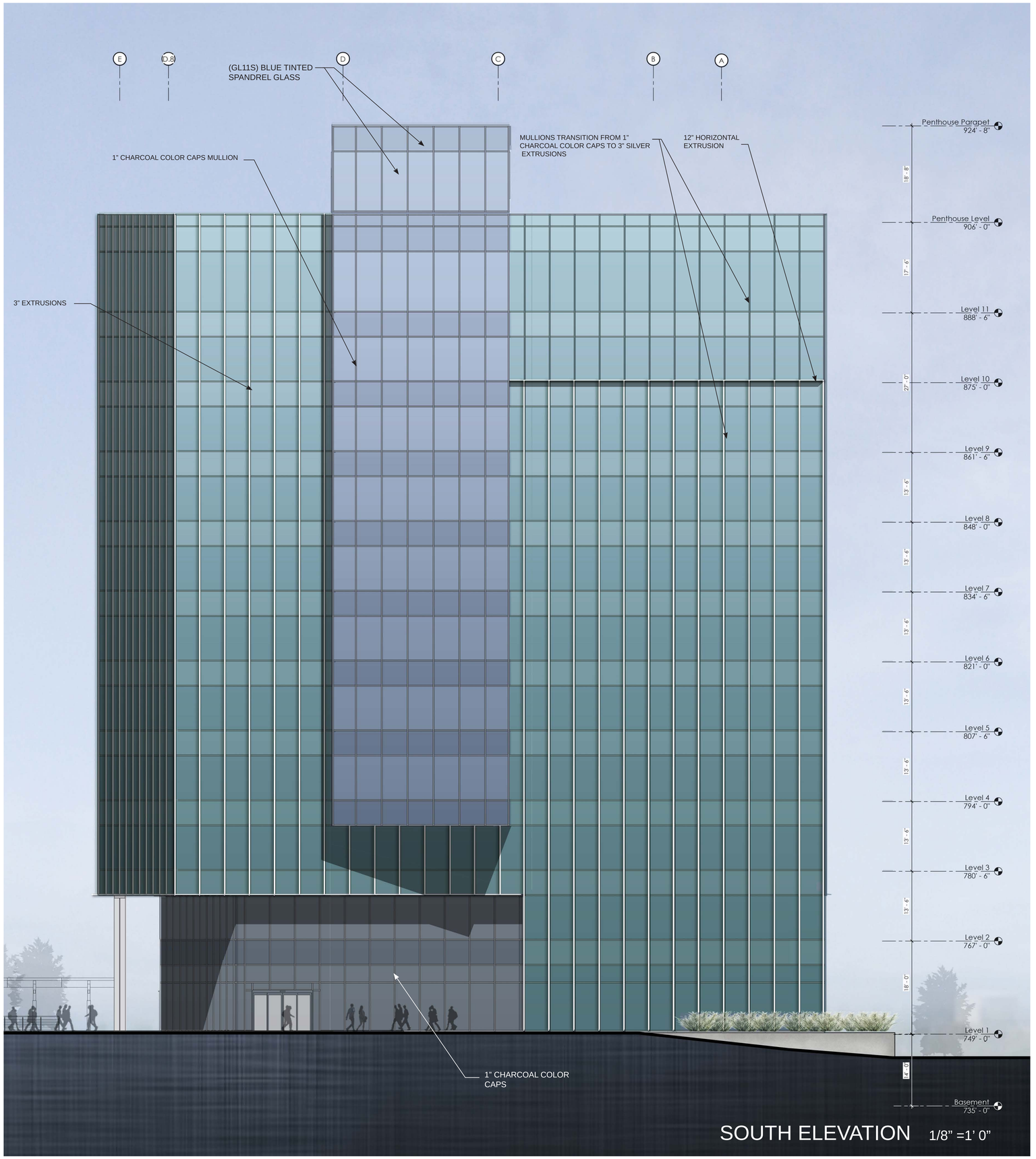
North Elevation

Site Plan Submission

A2.0

SOUTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	2834	13.6 %
(Gl10s) Green Tinted Spandrel Glass	1756	8.4 %
(GL11) Blue Tinted Vision Glass	9120	44.0%
(GL11s) Blue Tinted Spandrel Glass	5546	26.7 %
(GL12) Clear Vision Glass	1185	5.7%
(GL12s) Clear Vision Spandrel Glass	275	1.3 %
Net	20716	

Note:
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SOUTH ELEVATION 1/8" =1' 0"

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A Division of Bennett & Pless
1309 Amble Drive
Charlotte, NC 28206

MEP ENGINEER
Newcomb & Boyd, LLP
303 Peachtree Center Avenue, NE
Suite 525
Atlanta, GA 30303

THREE FRANKLIN PARK OFFICE AND GARAGE

6600 Tower Circle
Franklin, TN 37067

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MARK	DATE	DESCRIPTION

ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

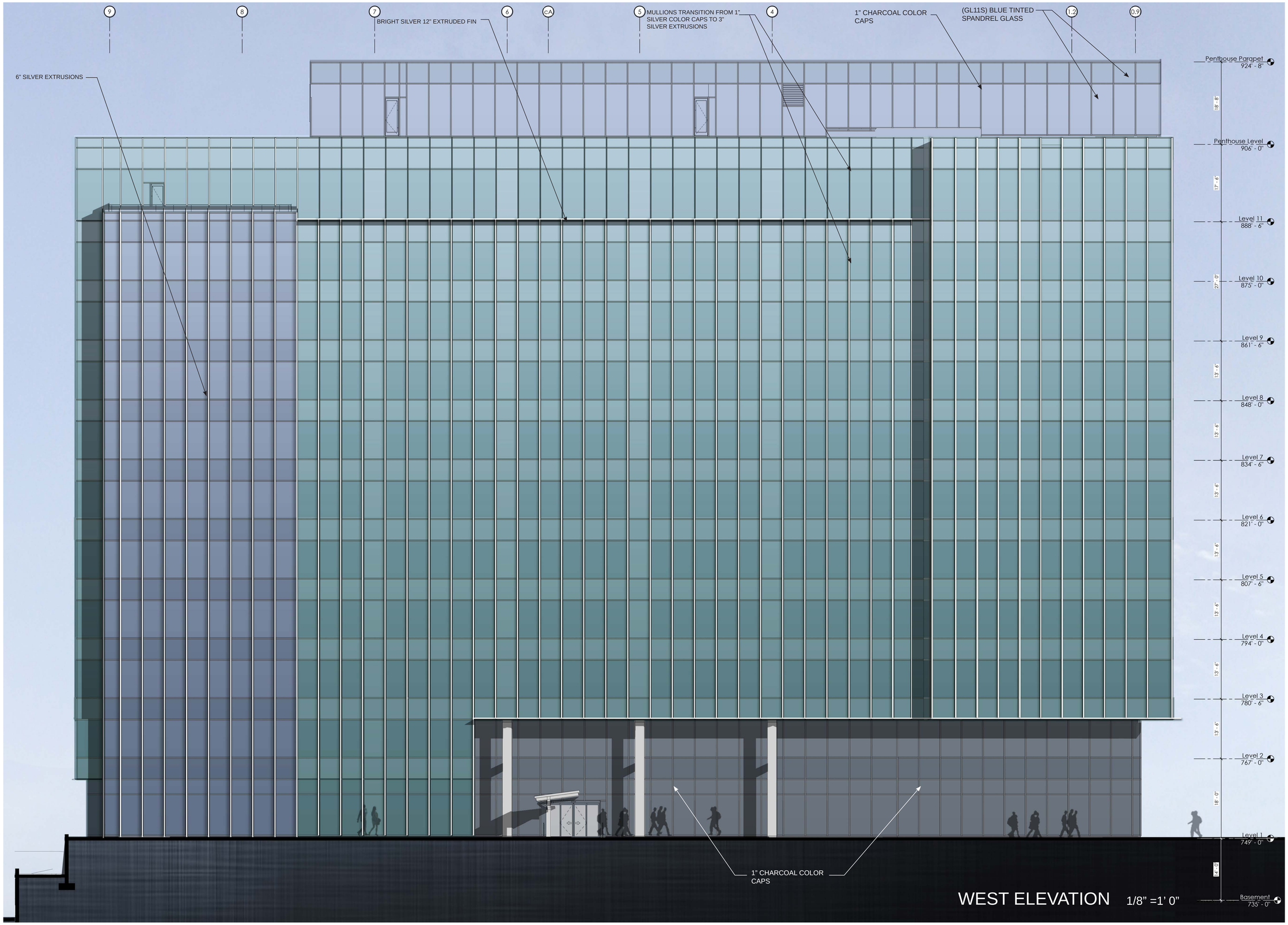
South Elevation

Site Plan Submission

A3.0

WEST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	18693	42.4 %
(Gl10s) Green Tinted Spandrel Glass	10927	24.8%
(GL11) Blue Tinted Vision Glass	6772	15.3%
(GL11s) Blue Tinted Spandrel Glass	3820	8.6 %
(GL12) Clear Vision Glass	3088	7.0 %
(GL12s) Clear Vision Spandrel Glass	707	1.6 %
Net	44007	

Note:
The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.



WEST ELEVATION 1/8" =1' 0"

DUDA | PAINE ARCHITECTS

HALL EMERY

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New York, NY 10017

DEVELOPER
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6100 Tower Circle, Suite 150
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ARCHITECT
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CIVIL ENGINEER
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Nashville, TN 37206

LANDSCAPE ARCHITECT
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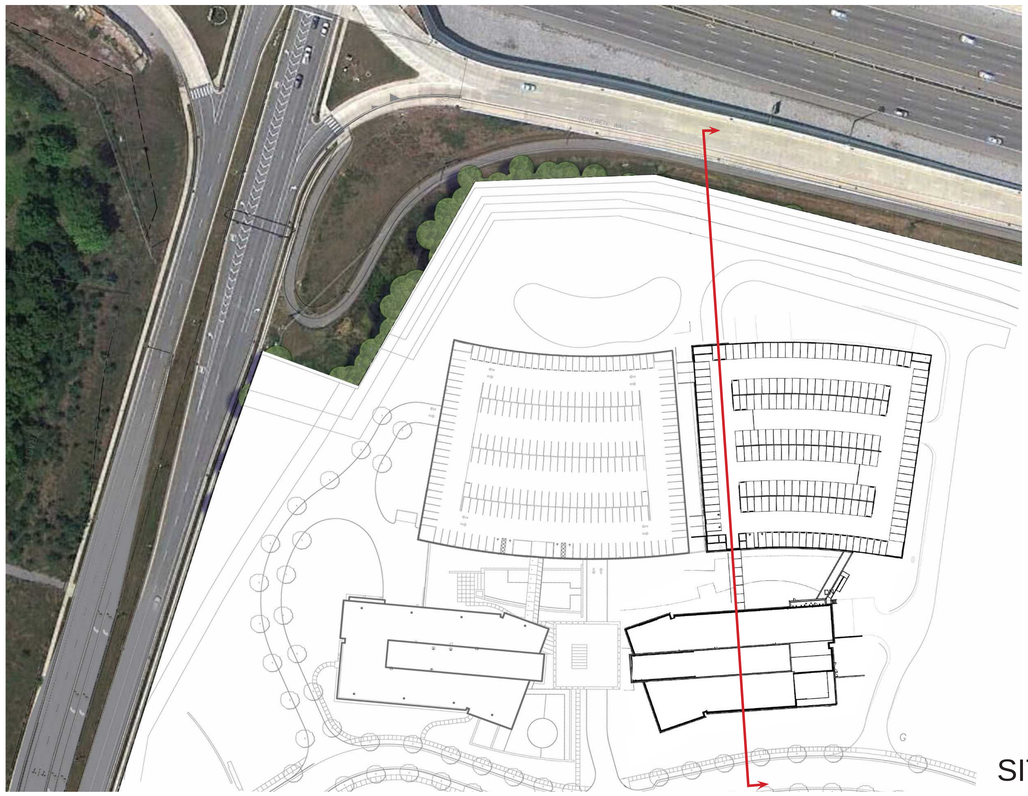
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West Elevation

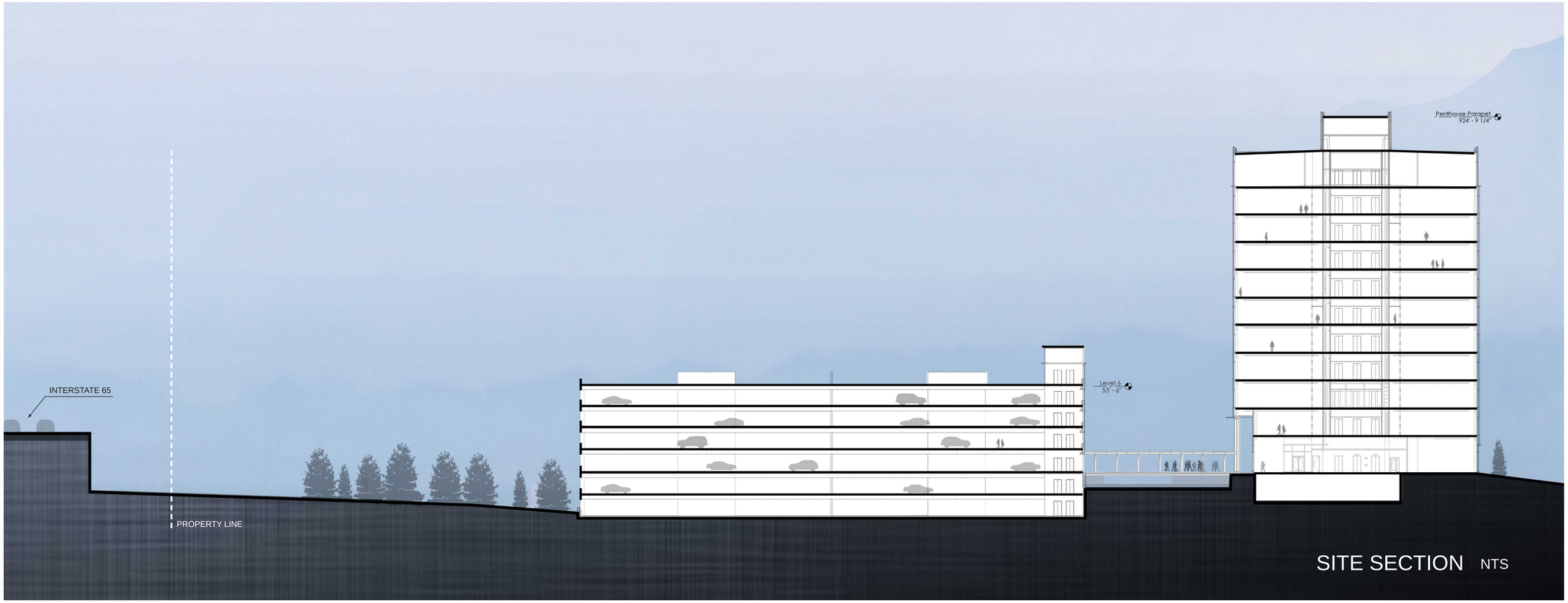
Site Plan Submission

A4.0



SITE PLAN NTS

Note:
The contractor shall ensure that all rooftop mechanical equipment is completely screened by the proposed building parapet from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height may require that the building parapet be raised to meet City of Franklin screening requirements.



SITE SECTION NTS

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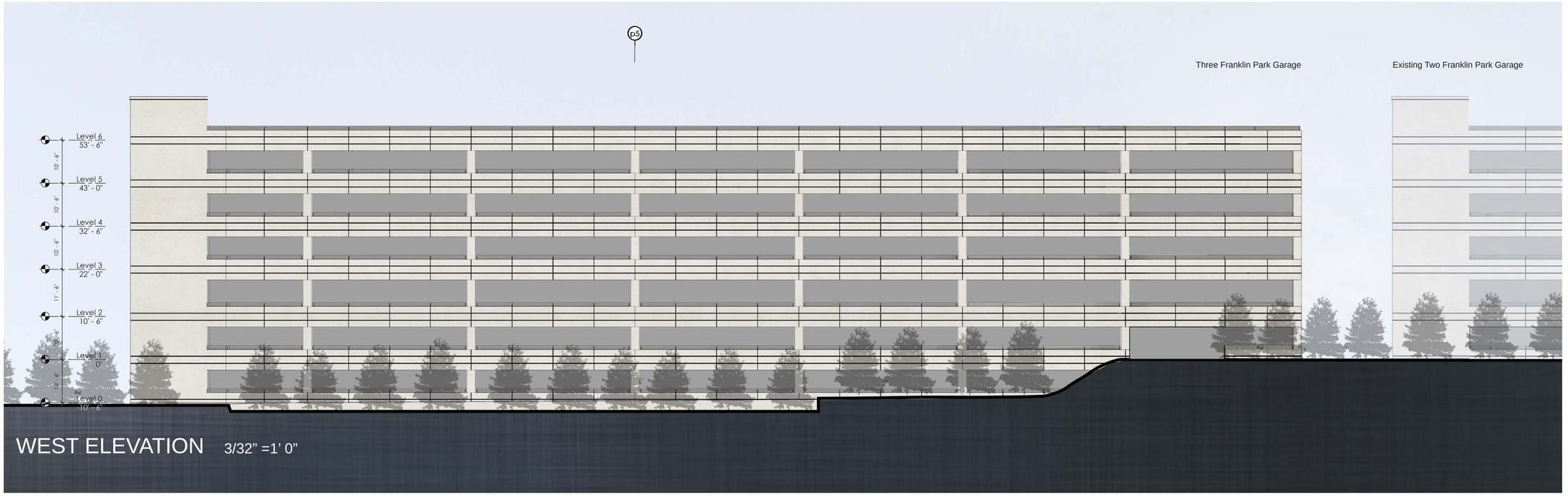
Site Section

Site Plan Submission

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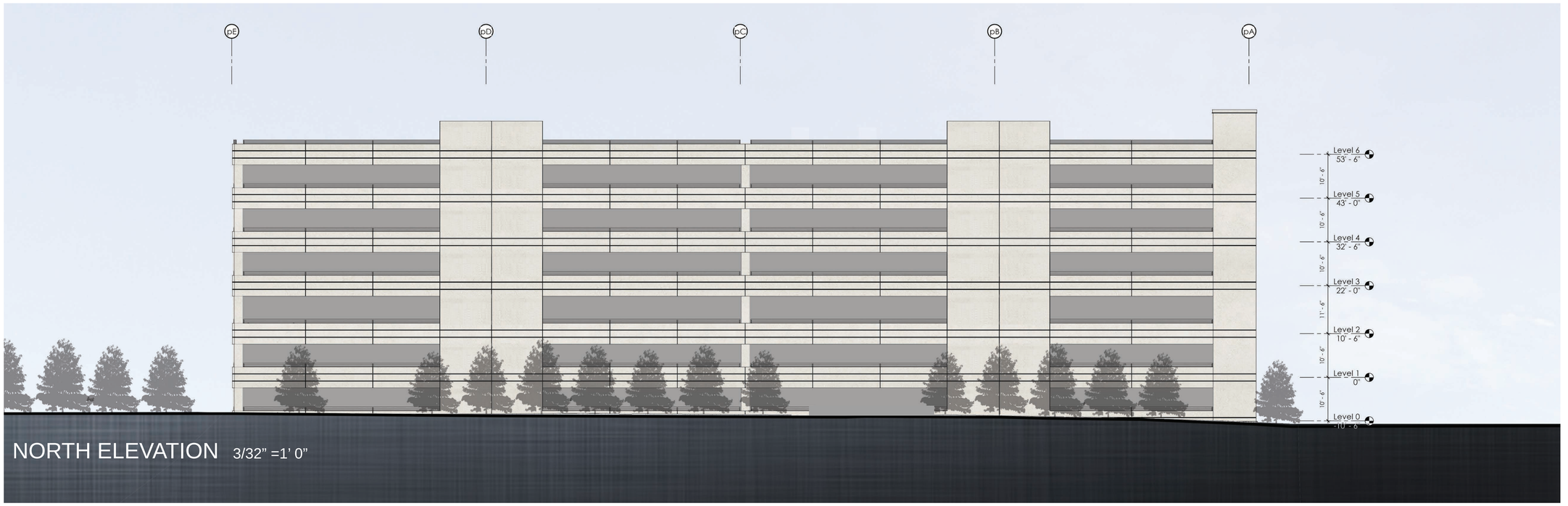
A5.0

PARKING WEST ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	6908	34.0%
Precast Concrete	10433	51.4 %
Pipe Rail	1670	8.2 %
Below Grade	1268	6.2 %
Net	20279	



WEST ELEVATION 3/32" =1' 0"

PARKING NORTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	4892	29.4 %
Precast Concrete	10482	63.0 %
Pipe Rail	1266	7.6 %
Below Grade	0	0.0 %
Net	16640	



NORTH ELEVATION 3/32" =1' 0"

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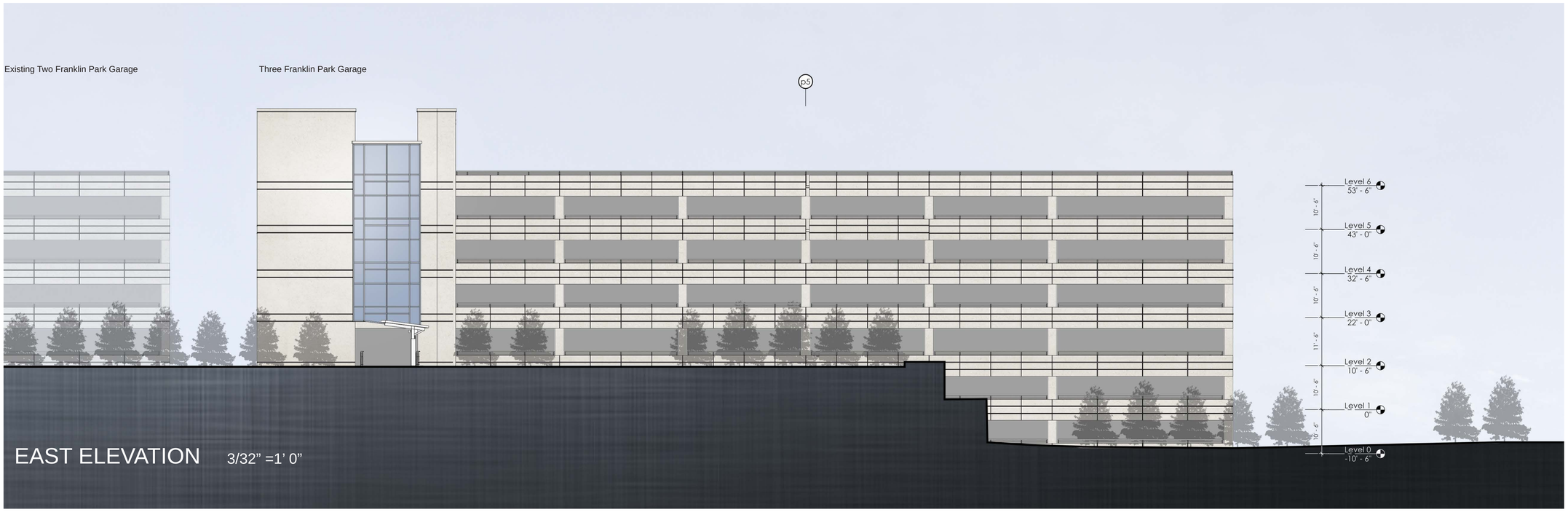
ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

West and North Elevation

Site Plan Submission

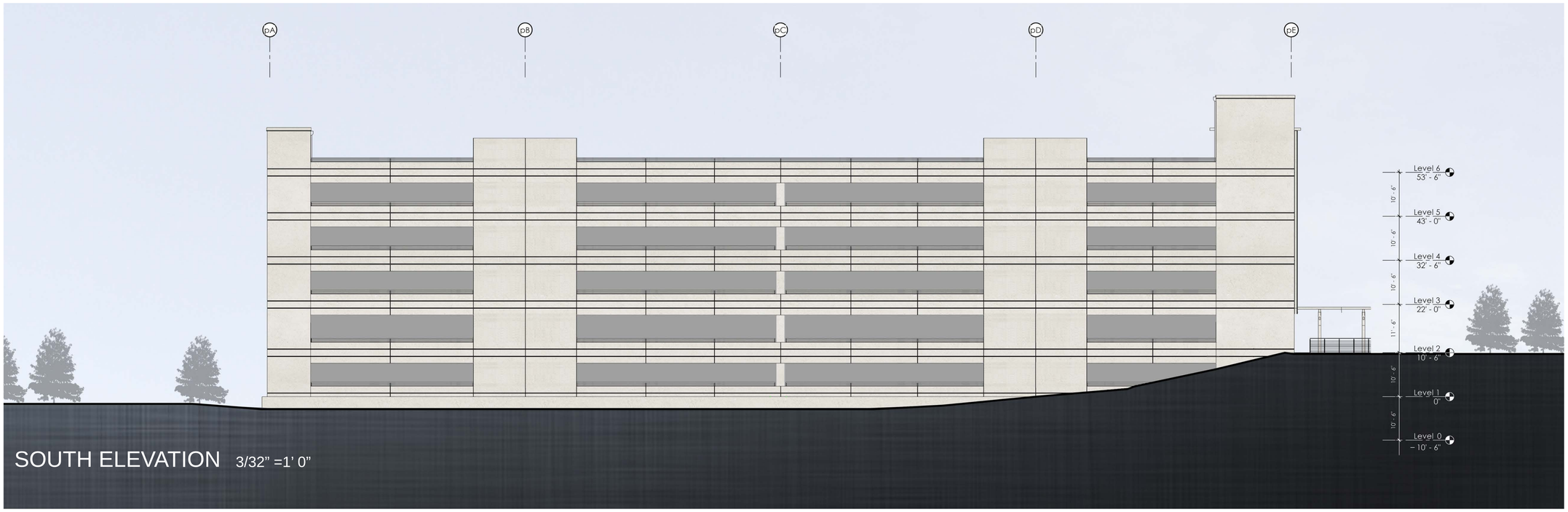
AP1.0

PARKING EAST ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	4051	24.7 %
Precast Concrete	7048	43.0 %
Pipe Rail	1001	6.1 %
Below Grade	3569	21.7 %
(GL20) Clear Vision Glass	424	2.5 %
(GL20s) Clear Vision Spandrel Glass	283	1.7 %
Net	16376	



EAST ELEVATION 3/32" =1' 0"

PARKING SOUTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	3730	25.0 %
Precast Concrete	9791	65.5 %
Pipe Rail	978	6.5 %
Below Grade	448	2.9 %
Net	14947	



SOUTH ELEVATION 3/32" =1' 0"

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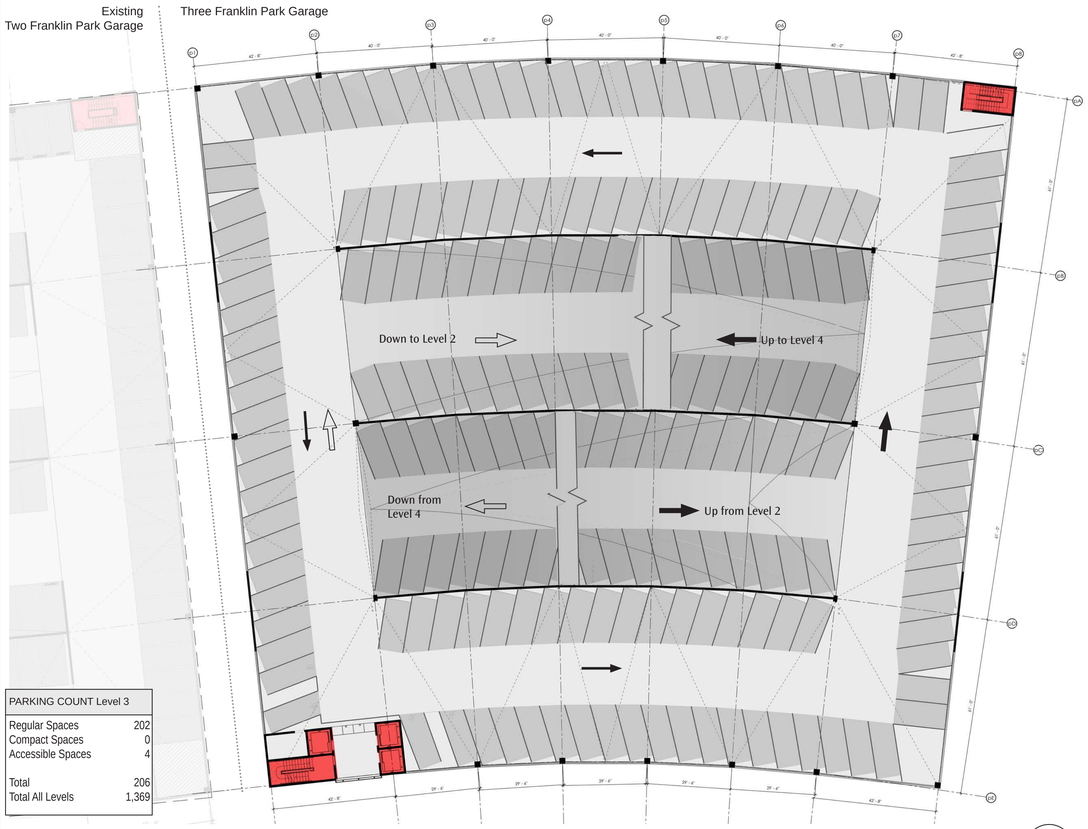
MARK	DATE	DESCRIPTION

ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

East and South Elevation

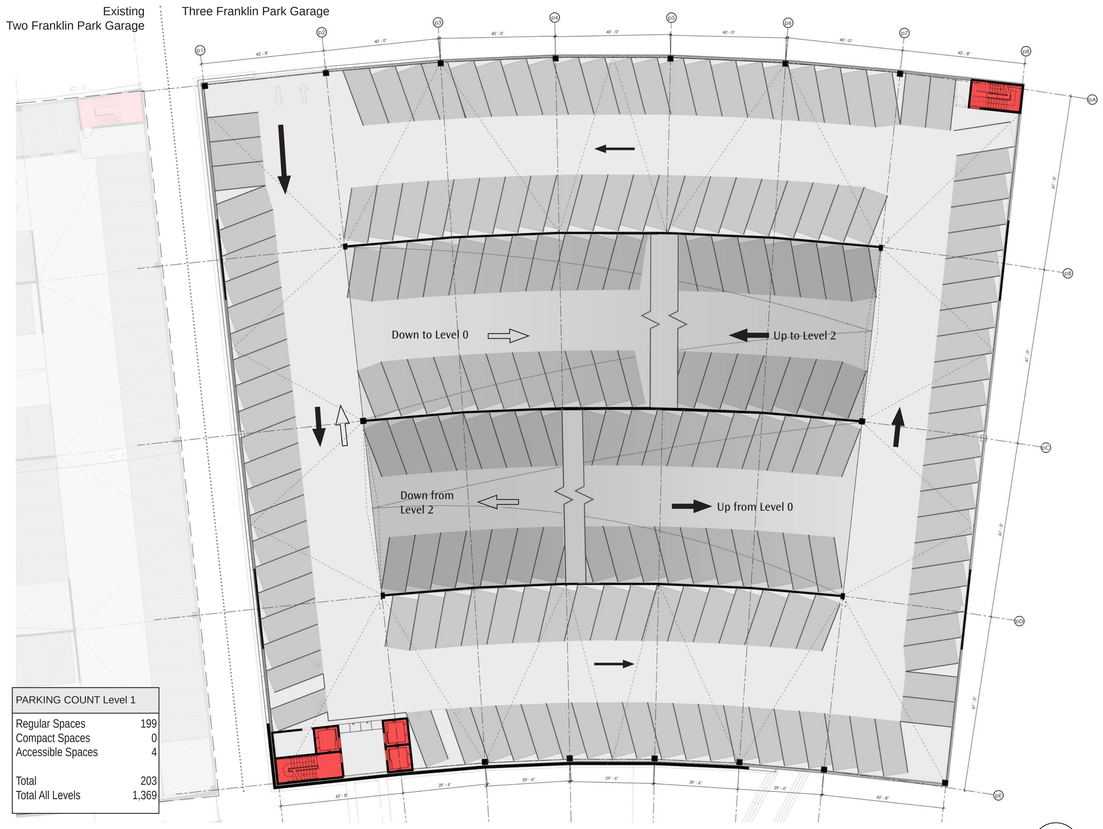
Site Plan Submission

AP2.0



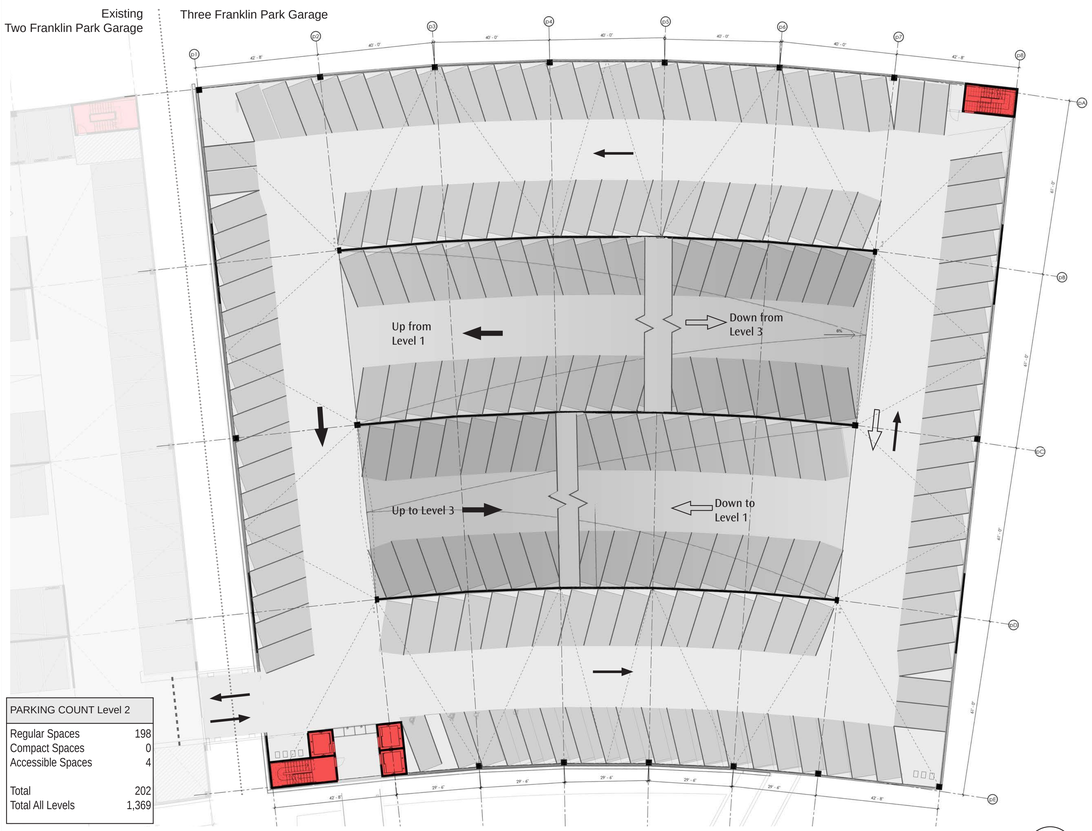
PARKING COUNT Level 3	
Regular Spaces	202
Compact Spaces	0
Accessible Spaces	4
Total	206
Total All Levels	1,369

Level 3 Floor Plan
NTS



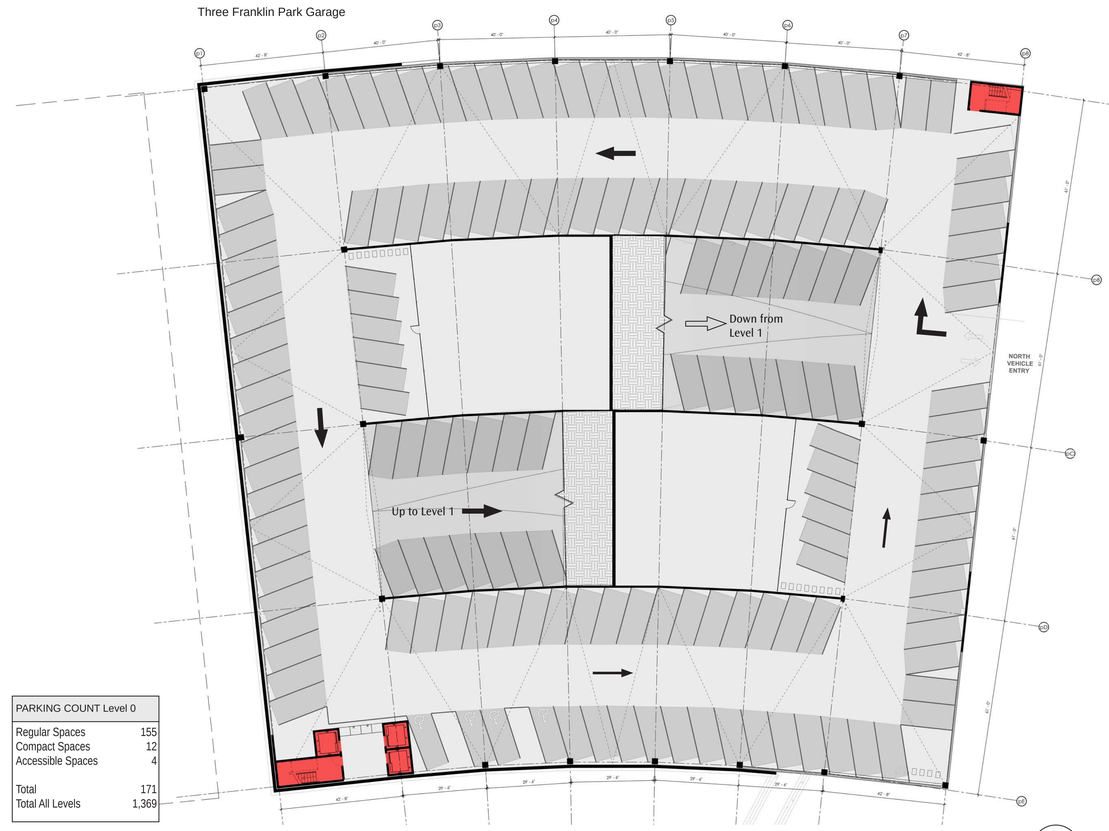
PARKING COUNT Level 1	
Regular Spaces	199
Compact Spaces	0
Accessible Spaces	4
Total	203
Total All Levels	1,369

Level 1 Floor Plan
NTS



PARKING COUNT Level 2	
Regular Spaces	198
Compact Spaces	0
Accessible Spaces	4
Total	202
Total All Levels	1,369

Level 2 Floor Plan
NTS



PARKING COUNT Level 0	
Regular Spaces	155
Compact Spaces	12
Accessible Spaces	4
Total	171
Total All Levels	1,369

Level 0 Floor Plan
NTS

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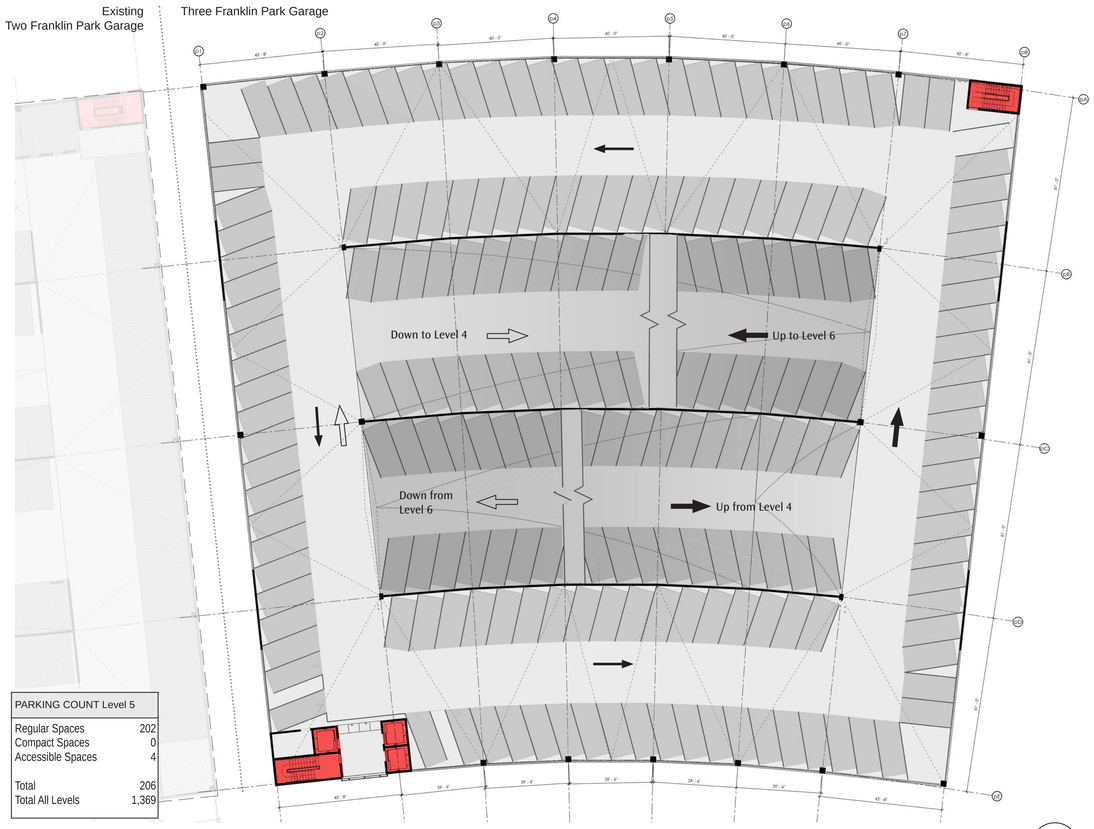
ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

Parking Plan
Level 0, Level 1, Level 2 and Level 3

Site Plan Submission

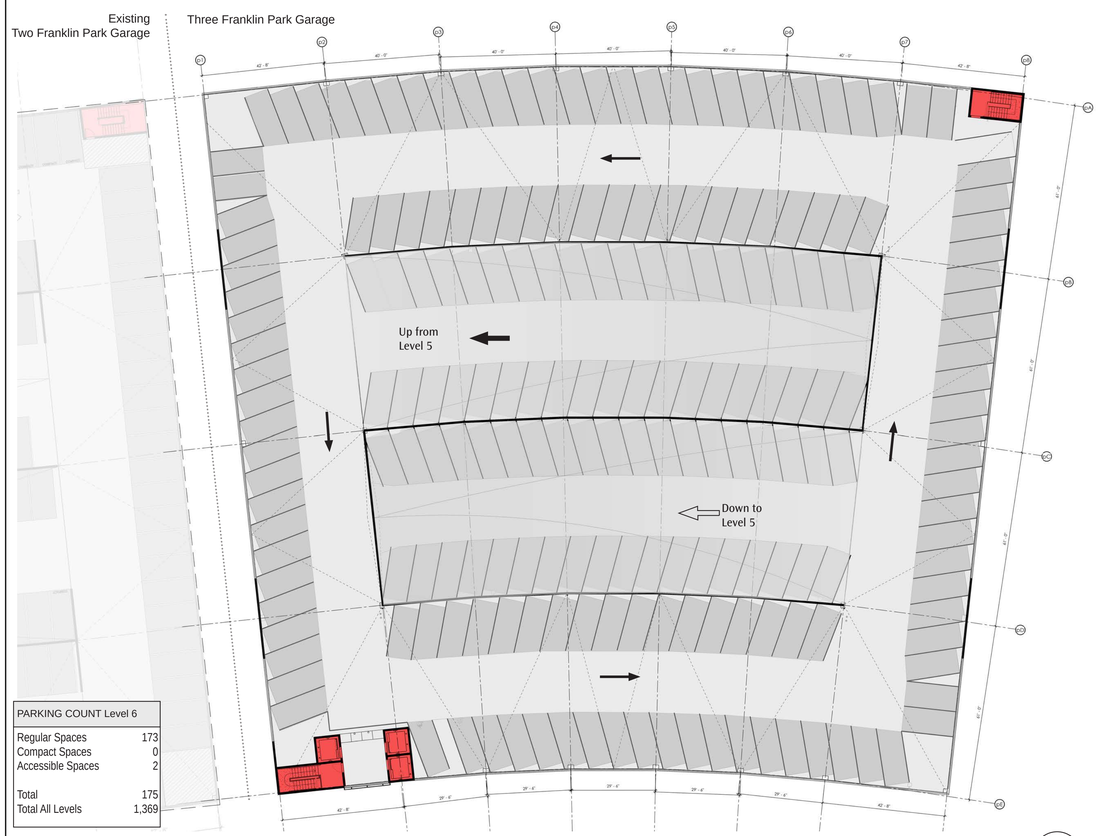
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AP3.0



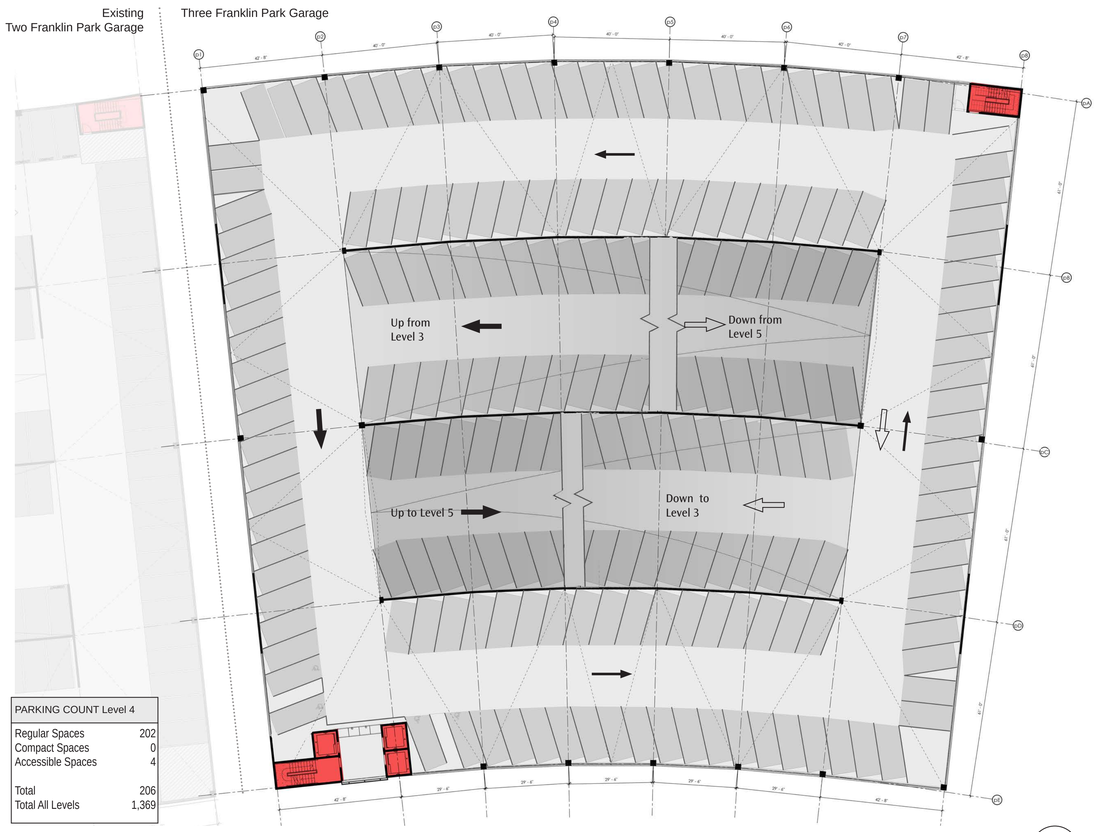
PARKING COUNT Level 5	
Regular Spaces	202
Compact Spaces	0
Accessible Spaces	4
Total	206
Total All Levels	1,369

Level 5 Floor Plan
NTS



PARKING COUNT Level 6	
Regular Spaces	173
Compact Spaces	0
Accessible Spaces	2
Total	175
Total All Levels	1,369

Level 6 Floor Plan
NTS



PARKING COUNT Level 4	
Regular Spaces	202
Compact Spaces	0
Accessible Spaces	4
Total	206
Total All Levels	1,369

Level 4 Floor Plan
NTS

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Parking Plan Level 4, Level 5, and Level 6

Site Plan Submission

FOR REFERENCE ONLY

AP4.0

City of Franklin

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

File #: 20-01494

DATE: January 7, 2021

TO: Franklin Municipal Planning Commission

FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-295, A Resolution Adopting A Plan Of Services For The Annexation Of 2208 Crossway Drive And 1190 Lewisburg Pike, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7389
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Jim Cross

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for the property located south Bowman Road and North of Henpeck Lance, located at 2208 Crossway Drive and 1190 Lewisburg Pike. Resolution 2020-295 is a City of Franklin drafted plan of services for the 2 properties being considered as part of the proposed request for annexation, Resolution 2020-296. The Plan of Services outlines how infrastructure will need to be provided to serve the 2 properties of 52 acres. There is an attached memo that addresses criteria that staff considers for non-contiguous annexation requests.

The Property is located within the City of Franklin water service area with an approximately 3,000-foot extension needed to serve the property. Because of the close proximity to water lines, reclaimed water will not be required to be extended to the property. One item of note is that this property falls into the SW4 and Goose Creek drainage basins: the Goose Creek basin was identified as a short-term growth area in the 2018 growth study, whereas, the SW4 basin is a long-term growth area. The proximity of sewer to this particular property is closer than most parcels in the SW4 basin. Three parcels to the south were annexed into the City in 2020 since City sewer was extended to the western side of Lewisburg Pike to serve the two Williamson County Schools. The owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

Access to the property shall be provided from various existing roadways within the region. As properties develop, road improvements and road extensions shall be required in accordance with

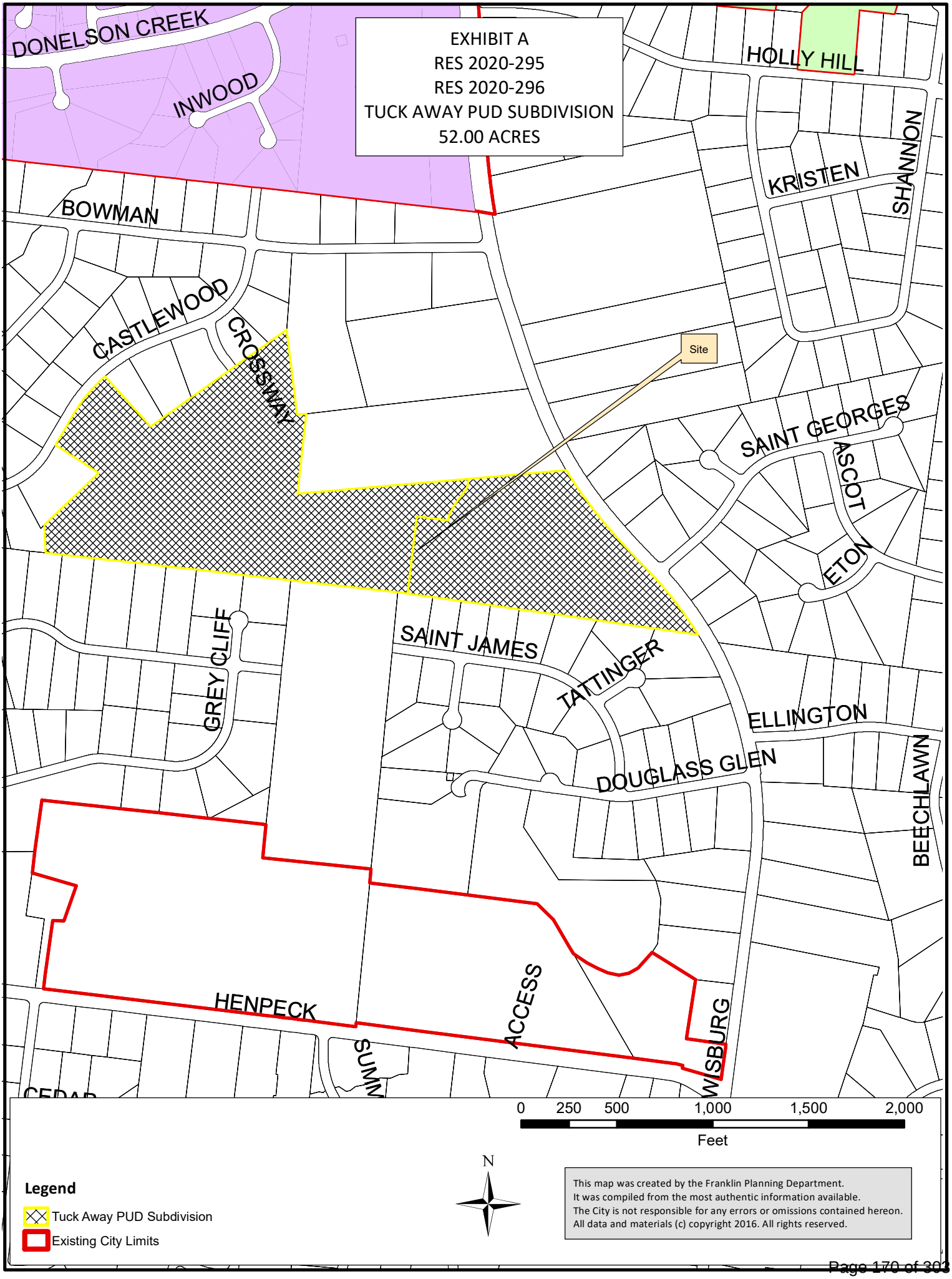
Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-295 to the Board of Mayor and Aldermen.


EXHIBIT A
RES 2020-295
RES 2020-296
TUCK AWAY PUD SUBDIVISION
52.00 ACRES
DONELSON CREEK
INWOOD
HOLLY HILL
KRISTEN
SHANNON
BOWMAN
CASTLEWOOD
CROSSWAY
Site
SAINT GEORGES
ASCOT
ETON
GREY CLIFF
SAINT JAMES
TATTINGER
ELLINGTON
DOUGLASS GLEN
BEECHLAWN
HENPECK
ACCESS
WISBURG
0 250 500 1,000 1,500 2,000
Feet
N
Legend
Tuck Away PUD Subdivision
Existing City Limits
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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RESOLUTION 2020-295

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 2208 CROSSWAY DRIVE AND 1190 LEWISBURG PIKE, BY THE CITY OF FRANKLIN, TENNESSEE.

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

WHEREAS, Jim Cross, (Owner) of property located at 2208 Crossway Drive and 1190 Lewisburg Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located south of Bowman Road and west of Lewisburg Pike, noncontiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
105-28.01	34.79
106-8.00	17.21
Total	52.00

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

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

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

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

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

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

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

A. Water

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

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 3,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the SW4 Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer main approximately 2,500 linear feet to provide service to the Property.
3. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer main.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from the extension of Crossway Drive that will line up with the planned curb cut on Lewisburg Pike.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.

2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Envision Franklin Land Use Plan places the subject properties in the Large Lot Residential Design Concept. Envision Franklin recommends that new development in Large Lot Residential have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods and be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

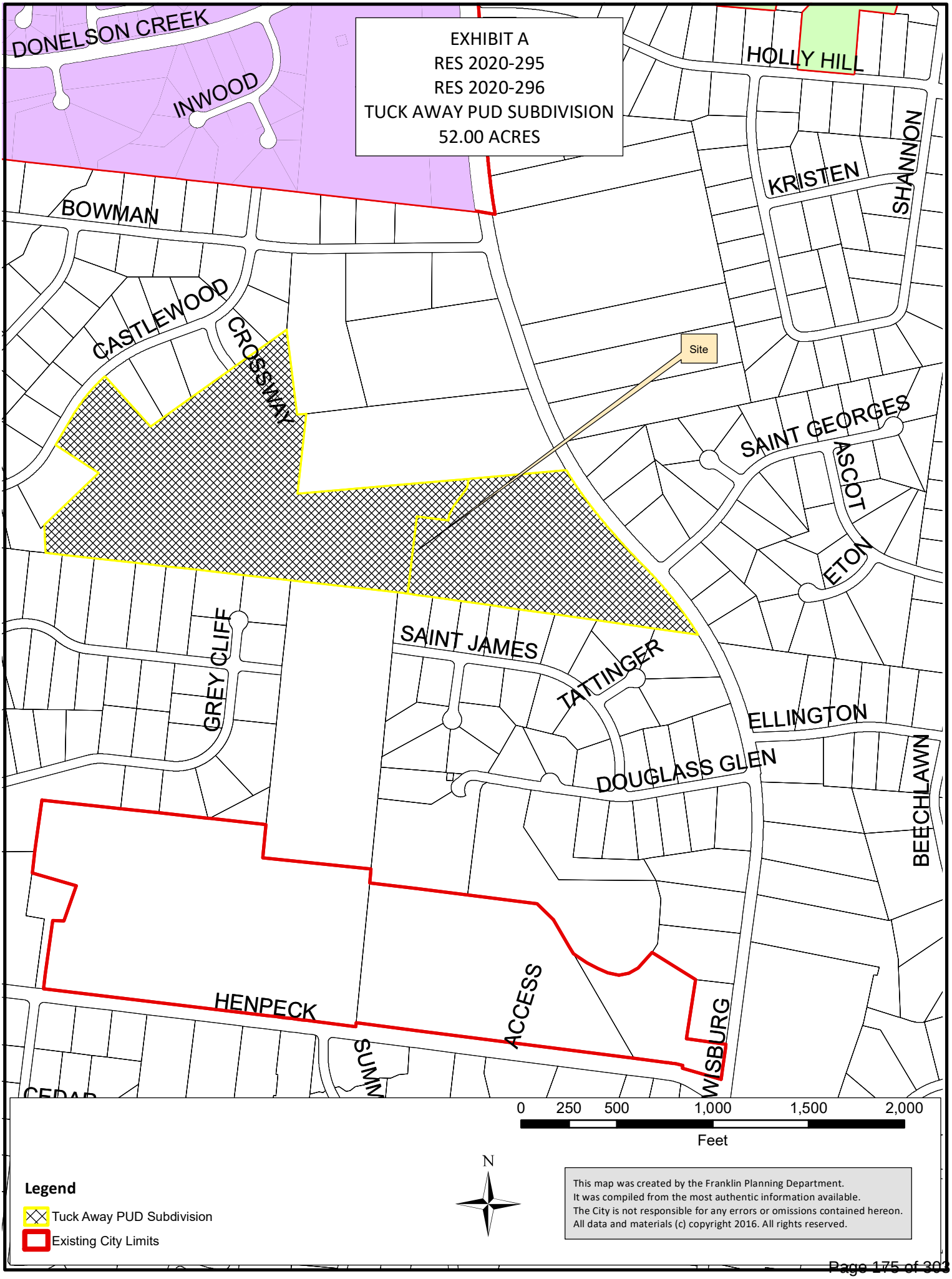
ADOPTED THIS _____.

_____ _____

ERIC S. STUCKEY **DR. KEN MOORE**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


EXHIBIT A
RES 2020-295
RES 2020-296
TUCK AWAY PUD SUBDIVISION
52.00 ACRES
DONELSON CREEK
INWOOD
HOLLY HILL
KRISTEN
SHANNON
BOWMAN
CASTLEWOOD
CROSSWAY
Site
SAINT GEORGES
ASCOT
ETON
GREY CLIFF
SAINT JAMES
TATTINGER
ELLINGTON
DOUGLASS GLEN
BEECHLAWN
HENPECK
ACCESS
WISBURG
0 250 500 1,000 1,500 2,000
Feet
N
Legend
Tuck Away PUD Subdivision
Existing City Limits
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TUCK AWAY

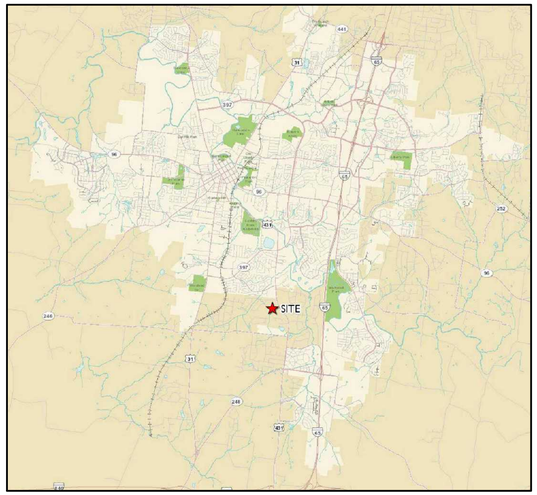
ANNEXATION & PLAN OF SERVICES

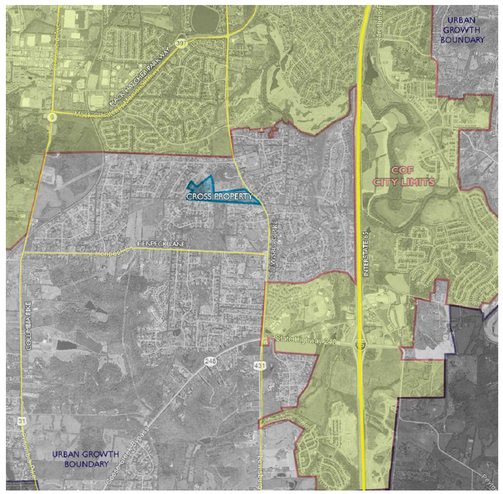
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FRANKLIN, WILLIAMSON, TENNESSEE

APPLICANT & LANDSCAPE ARCHITECT:
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GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
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greg.gamble@gdc-tn.com

ENGINEER:
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N NOT TO SCALE

VICINITY MAPS

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C1.2 EXST. CONDITIONS ENLARGEMENT
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C1.4 EXST. CONDITIONS ENLARGEMENT

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CONTACT:	GREG GAMBLE

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329

PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
INITIAL SUBMITTAL: OCTOBER 12, 2020
RESUBMITTAL:
ONE STOP:
COF #:

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



KEY

PROPERTY LINE

HHO & 500' BUFFER

N

0 200 400 600

RES 2020-295 Exhibit

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY ANNEXATION

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
10/15/20

Revision Date

EXISTING CONDITIONS

SHEET

C1.0

COF # xxxx

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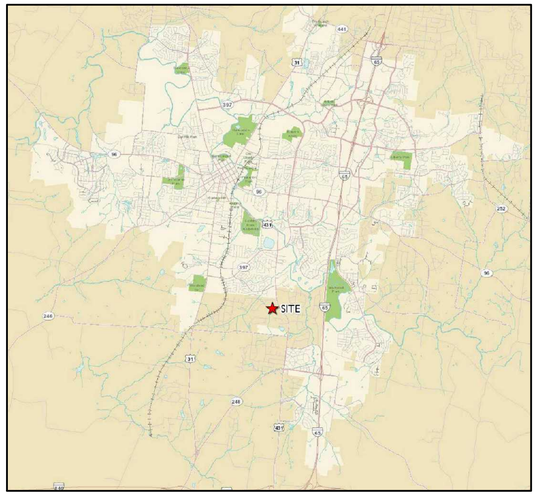
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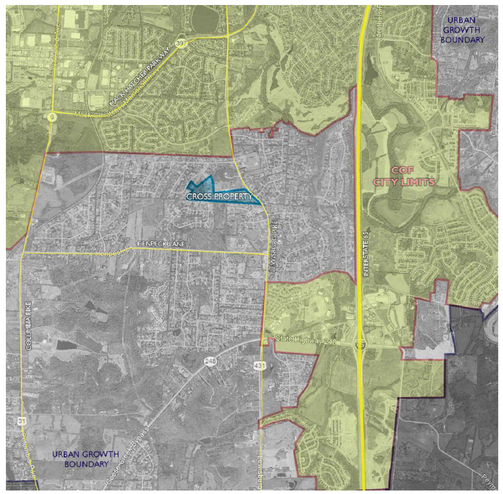
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TUCK

Frankl

DRAKE A. REEDER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

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SHEET
C1.0

COF # xxxx

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

Date: January 19, 2021~~April 13, 2020~~

To: Franklin Board of Mayor and Aldermen (BOMA)

From: Emily (Hunter) Wright, Director of Planning & Sustainability

Re: **Noncontiguous Annexation Guidelines for Staff Recommendations**

With changes to state law (T.C.A.) in 2015, municipalities' ability to annex property within the Urban Growth Boundary became limited to:

- Annexation by property owner request
- Annexation by referendum (a requirement if outside of the UGB)

Also, during this time, the state adopted legislation to permit noncontiguous annexation. This came about because municipalities were no longer able to annex property where property owners did not agree to be annexed; however, property owners farther outside the City limits would continue to be interested in annexation. While noncontiguous annexation is not ideal or always efficient, it is one of the only ways that cities can continue to expand their boundaries under the existing parameters of the law. Another important factor pertains to the City's plans for extending reliable, public water and sanitary sewer services and how these plans and the investments made to date will be impacted. So, why should noncontiguous annexation be considered in some circumstances?

City staff use the **following guidelines** to evaluate noncontiguous annexation requests (responses relate to current annexation requests along Lewisburg Pike at Henpeck Lane):

1. **Where does the property rate in the 2018 Growth Priority Study, which analyzed developable acreage, future land uses/return on investment, infrastructure, and emergency response?** These particular annexations on Lewisburg Pike are located in the SW4 Drainage Basin, which was rated as a Long-Term Capability; however, these particular properties are near Sullivan Farms and in closer proximity to sewer than much of the SW4 basin.

2. **What is the magnitude of public and private investment needed to serve the property with infrastructure and City services?** Sewer is already in close proximity, and the needed investment is much less than other large noncontiguous annexations considered in the past. Extension of sewer would be at the cost of the property owner.

3. **Where are the existing City limits in proximity to the property to be annexed?** The properties being considered for annexation are located between the existing City limit boundaries along Lewisburg Pike. They begin to fill a gap between Berry Farms at the south and Sullivan Farms at the north. Additional property owners along Lewisburg Pike have expressed interest in annexation, as well.

City of Franklin

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

File #: 20-01606

DATE: January 7, 2021

TO: Franklin Municipal Planning Commission

FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-296, A Resolution To Annex 1190 Lewisburg Pike And 2208 Crossway Drive, Consisting Of 52.0 Acres, Property Located South Of Bowman Road And West Of Lewisburg Pike And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7389
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Jim Cross

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located between Bowman Road and Henpeck Lane. It is not contiguous to the City limits and is within the City's Urban Growth Boundary (UGB); however, the property helps fill an existing hole in the city limit locations to the north and south along Lewisburg Pike. There is an attached memo that addresses criteria that staff considers for non-contiguous annexation requests. Also, this property falls into the SW4 and Goose Creek drainage basins. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study, and while the SW4 basin was identified as a long-term growth area, the proximity of sewer to this particular property is closer than most parcels in the SW4 basin.

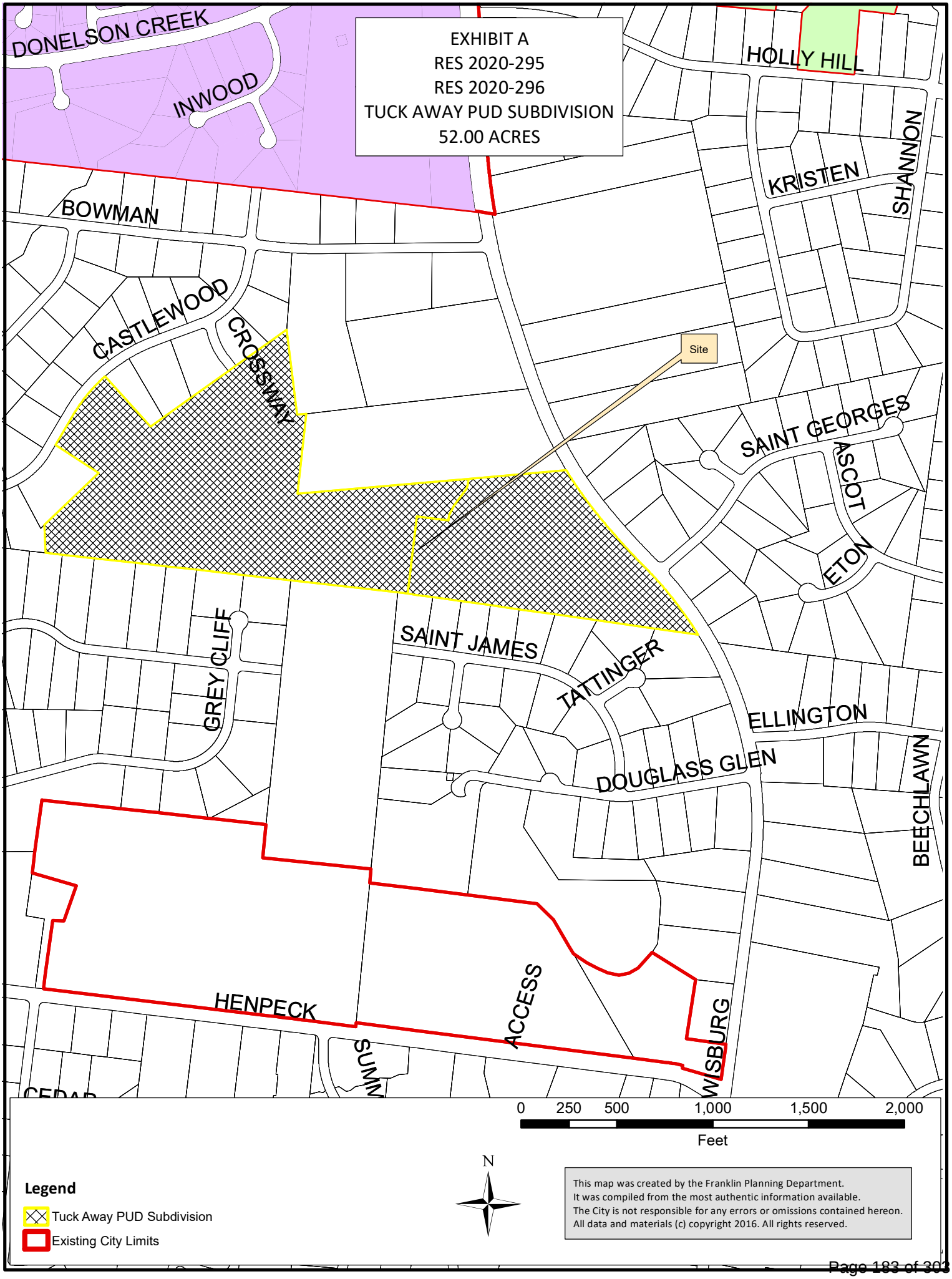
The subject properties at 2208 Crossway Drive and 1190 Lewisburg Pike are within the Single Family Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into single-family residential lots. A rezoning and development plan for the subject property are also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-296 to the Board of Mayor and Aldermen.


EXHIBIT A
RES 2020-295
RES 2020-296
TUCK AWAY PUD SUBDIVISION
52.00 ACRES
DONELSON CREEK
INWOOD
HOLLY HILL
KRISTEN
SHANNON
BOWMAN
CASTLEWOOD
CROSSWAY
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SAINT GEORGES
ASCOT
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RESOLUTION 2020-296

A RESOLUTION TO ANNEX 1190 LEWISBURG PIKE AND 2208 CROSSWAY DRIVE, CONSISTING OF 52.0 ACRES, PROPERTY LOCATED SOUTH OF BOWMAN ROAD AND WEST OF LEWISBURG PIKE AND NOT ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, Jim Cross, ("Owner") of property located at 1190 Lewisburg Pike and 2208 Crossway Drive ("Property") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

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

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

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2020-295; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
105-28.01	34.79
106-8.00	17.21
Total	52.00

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

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

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

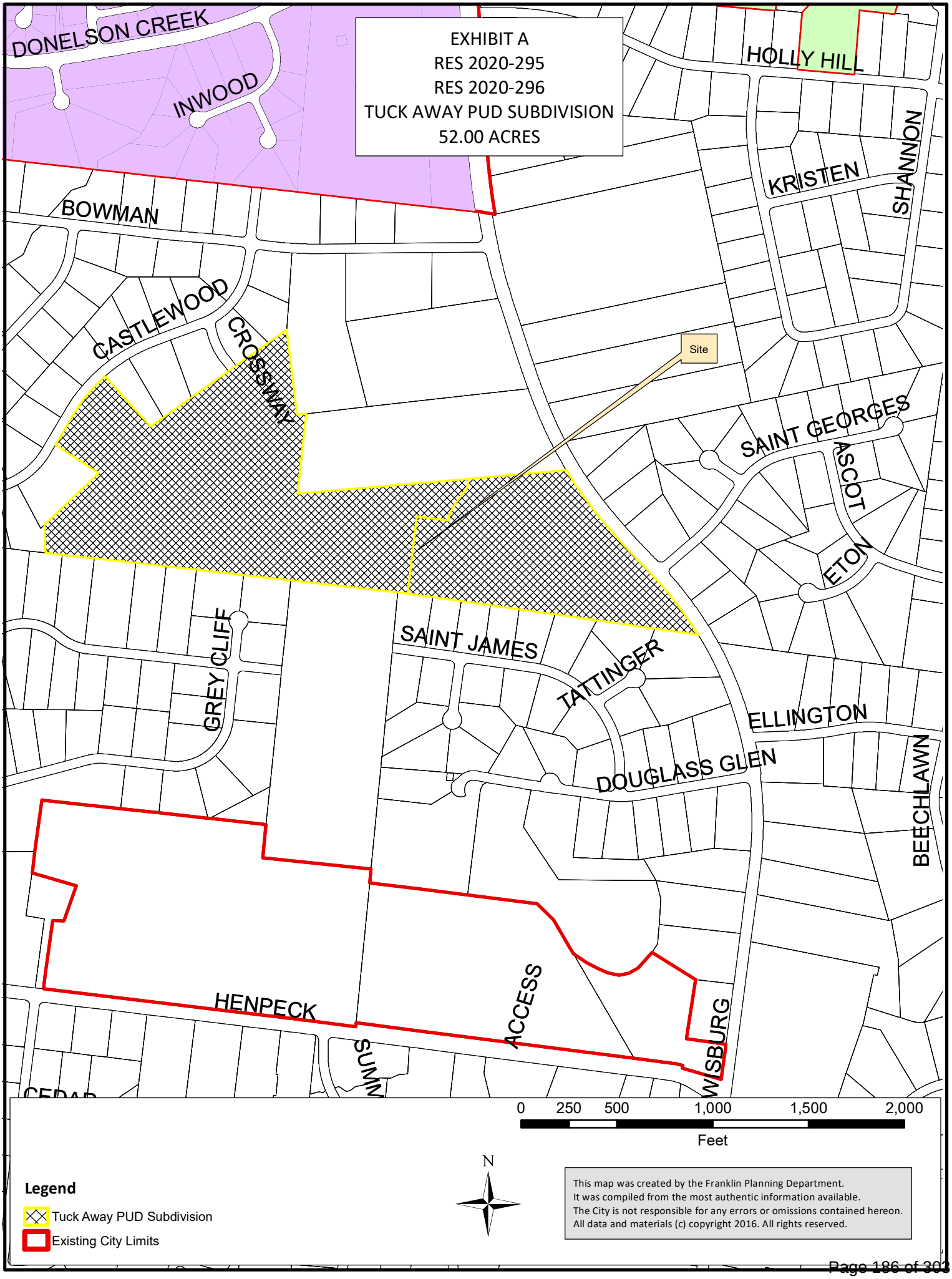
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


EXHIBIT A
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RES 2020-296
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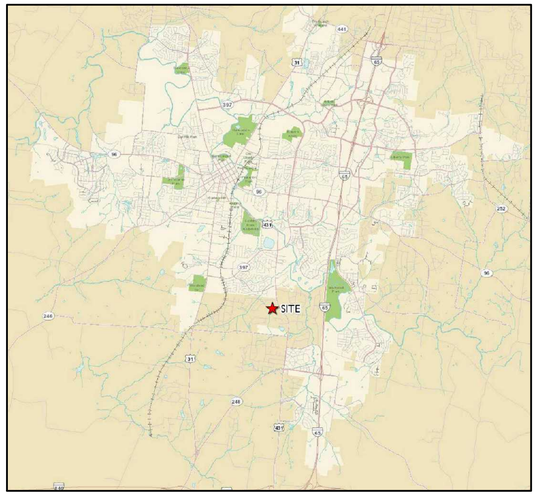
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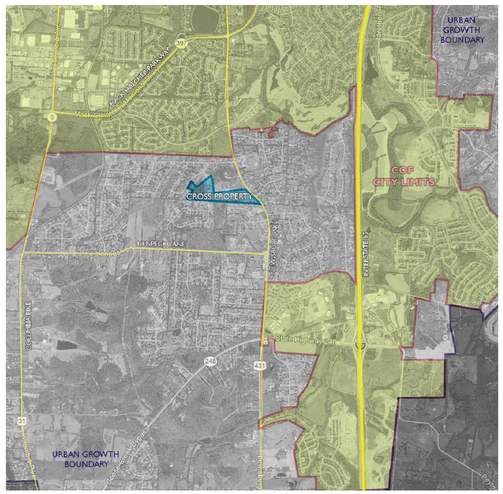
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HHO & 500' BUFFER

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY ANNEXATION

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 10/15/20

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET

C1.0

COF # xxxx

TUCK AWAY

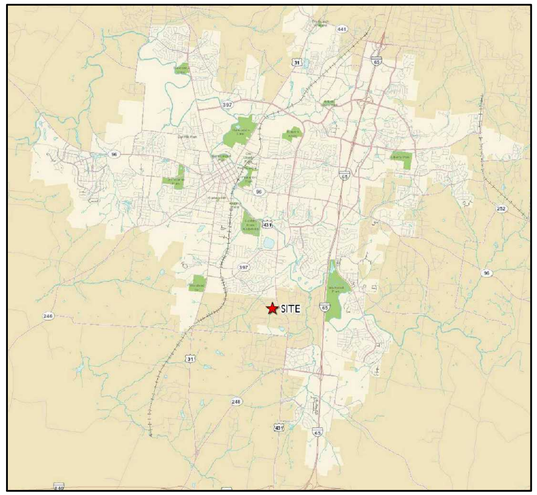
ANNEXATION & PLAN OF SERVICES

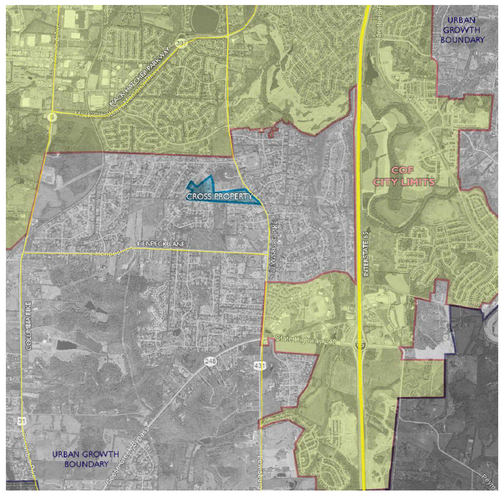
PD (SPECIFIC DEVELOPMENT - RESIDENTIAL - 0.73)
FRANKLIN, WILLIAMSON, TENNESSEE

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:
ENERGY, LAND, AND INFRASTRUCTURE LLC.
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
(615) 383-6300

OWNER / DEVELOPER:
JIM CROSS
103 FORREST CROSSING BLVD.
SUITE 205
FRANKLIN, TN 37064





NOT TO SCALE

VICINITY MAPS

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.

SHEET INDEX

C0.0 COVER SHEET
C0.1 MASTER PLAN
C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 EXST. CONDITIONS ENLARGEMENT
C1.4 EXST. CONDITIONS ENLARGEMENT

STATEMENT OF IMPACTS

WATER UTILITY DISTRICT:	CITY OF FRANKLIN
WATER DEMAND (GALLONS/DAY):	13,300 GPD
SEWER FACILITIES:	CITY OF FRANKLIN
PEAK FLOW (GALLONS/DAY):	13,300 GPD
FIRE SERVICES:	FIRE STATION #5 (1.9 MILES)
SCHOOLS:	
ELEMENTARY:	OAK VIEW ELEMENTARY SCHOOL (1.1 MILES)
MIDDLE:	HERITAGE MIDDLE SCHOOL (8.4 MILES)
HIGH:	INDEPENDENCE HIGH SCHOOL (5.3 MILES)

SITE DATA

SUBDIVISION/DEVELOPMENT:	TUCK AWAY / PD
COF PROJECT NUMBER:	XXXX
TAX MAP & PARCELS:	106 00800, 105 02801
ADDRESS:	1190 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
SITE ACREAGE:	52 AC
CHARACTER OVERLAY:	HHO, HHO 500' BUFFER
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, SUITE 145 FRANKLIN, TN 37064
PHONE:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329

PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
INITIAL SUBMITTAL: OCTOBER 12, 2020
RESUBMITTAL:
ONE STOP:
COF #:

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



KEY

PROPERTY LINE

HHO & 500' BUFFER

N

0 200 400 600

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK

Frankl

DRAKE A. REEDER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET

C1.0

COF # xxxx

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

Date: January 19, 2021~~April 13, 2020~~

To: Franklin Board of Mayor and Aldermen (BOMA)

From: Emily (Hunter) Wright, Director of Planning & Sustainability

Re: **Noncontiguous Annexation Guidelines for Staff Recommendations**

With changes to state law (T.C.A.) in 2015, municipalities' ability to annex property within the Urban Growth Boundary became limited to:

- Annexation by property owner request
- Annexation by referendum (a requirement if outside of the UGB)

Also, during this time, the state adopted legislation to permit noncontiguous annexation. This came about because municipalities were no longer able to annex property where property owners did not agree to be annexed; however, property owners farther outside the City limits would continue to be interested in annexation. While noncontiguous annexation is not ideal or always efficient, it is one of the only ways that cities can continue to expand their boundaries under the existing parameters of the law. Another important factor pertains to the City's plans for extending reliable, public water and sanitary sewer services and how these plans and the investments made to date will be impacted. So, why should noncontiguous annexation be considered in some circumstances?

City staff use the **following guidelines** to evaluate noncontiguous annexation requests (responses relate to current annexation requests along Lewisburg Pike at Henpeck Lane):

1. **Where does the property rate in the 2018 Growth Priority Study, which analyzed developable acreage, future land uses/return on investment, infrastructure, and emergency response?** These particular annexations on Lewisburg Pike are located in the SW4 Drainage Basin, which was rated as a Long-Term Capability; however, these particular properties are near Sullivan Farms and in closer proximity to sewer than much of the SW4 basin.

2. **What is the magnitude of public and private investment needed to serve the property with infrastructure and City services?** Sewer is already in close proximity, and the needed investment is much less than other large noncontiguous annexations considered in the past. Extension of sewer would be at the cost of the property owner.

3. **Where are the existing City limits in proximity to the property to be annexed?** The properties being considered for annexation are located between the existing City limit boundaries along Lewisburg Pike. They begin to fill a gap between Berry Farms at the south and Sullivan Farms at the north. Additional property owners along Lewisburg Pike have expressed interest in annexation, as well.

City of Franklin

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

File #: 20-01607

DATE: January 7, 2021

TO: Franklin Municipal Planning Commission

FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration of Ordinance 2020-35, An Ordinance To Zone 52.0 Acres Planned (PD 0.73) District, Hillside-Hillcrest Overlay (HHO) District And 500ft Hillside Buffer, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, 1190 Lewisburg Pike And 2208 Crossway Drive (Tuck Away PUD).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7373
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Jim Cross

BACKGROUND/STAFF COMMENTS:
The applicant is proposing to rezone 52.0 acres to Planned (PD 0.73) District to accommodate the proposed Tuck Away PUD Subdivision. The Envision Franklin Land Use Plan places the subject parcels into the Single Family Design Concept. Envision Franklin states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." Envision Franklin also states that new development should be compatible with and help preserve the integrity of existing neighborhoods and subdivisions.

Tuck Away PUD Subdivision is a residential development consisting of 37 single-family lots on 52 acres located south of Bowman Road and west of Lewisburg Pike. While the proposed density meets the intent of the single-family design concept, Staff cannot support the proposed rezoning. As designed with 37 single-family lots and only a single external outlet to Lewisburg Pike, City Staff believes the proposed density is too high for a single-connection community. A high volume, single-connection community would provide inconveniences to visitors to the subdivision, and it would create inefficiencies in services such as Sanitations Services and general deliveries. Further, the associated Development Plan does not fulfill the goals of Envision Franklin for a walkable, well-connected community. Should the Development Plan make a full connection (not emergency only) to Crossway Drive to west, or include a connection to the south (as required by the Zoning Ordinance),

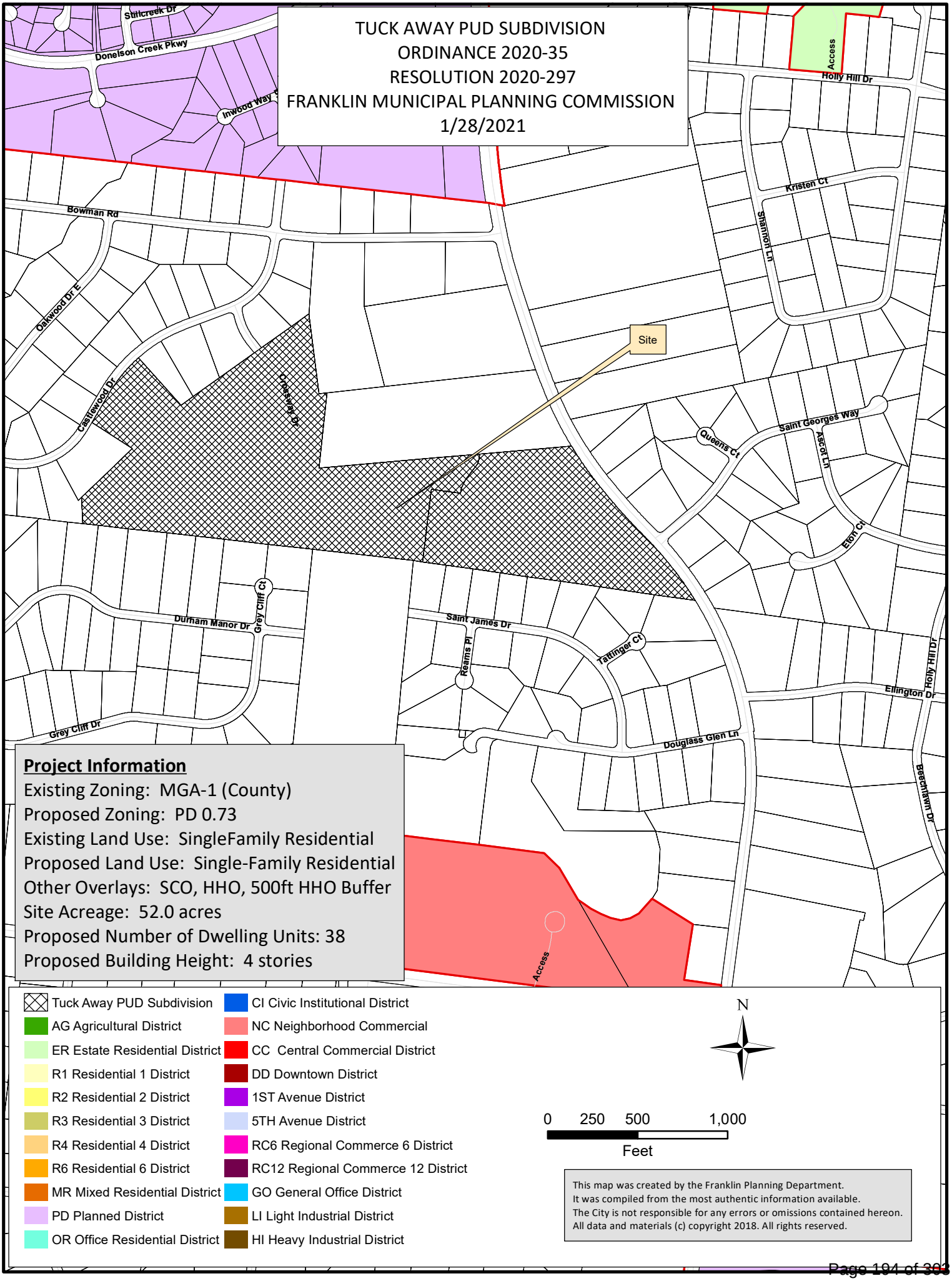
staff could support this rezoning at the proposed density. As an alternative, fewer houses and less density would mean less frequency of deliveries and services, and less of a need for a larger connectivity network. As such, Staff recommends **disapproval** of the proposed rezoning.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends disapproval of Ordinance 2020-35 to the Board of Mayor and Aldermen.


TUCK AWAY PUD SUBDIVISION
ORDINANCE 2020-35
RESOLUTION 2020-297
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/28/2021
Stillcreek Dr
Donelson Creek Pkwy
Inwood Way
Bowman Rd
Oakwood Dr E
Castlewood Dr
Chateau Dr
Site
Access
Holly Hill Dr
Kristen Ct
Shannon Ln
Saint Georges Way
Queens Ct
Ascot Ln
Eton Ct
Durham Manor Dr
Grey Cliff Ct
Grey Cliff Dr
Saint James Dr
Reams Pl
Tattinger Ct
Douglass Glen Ln
Ellington Dr
Holly Hill Dr
Beechlawn Dr
Access
Project Information
Existing Zoning: MGA-1 (County)
Proposed Zoning: PD 0.73
Existing Land Use: SingleFamily Residential
Proposed Land Use: Single-Family Residential
Other Overlays: SCO, HHO, 500ft HHO Buffer
Site Acreage: 52.0 acres
Proposed Number of Dwelling Units: 38
Proposed Building Height: 4 stories
Tuck Away PUD Subdivision
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
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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ORDINANCE 2020-35

AN ORDINANCE TO ZONE 52.0 ACRES PLANNED (PD 0.73) DISTRICT, HILLSIDE-HILLCREST OVERLAY (HHO) DISTRICT AND 500FT HILLSIDE BUFFER, FOR THE PROPERTY LOCATED SOUTH OF BOWMAN ROAD AND WEST OF LEWISBURG PIKE, 1190 LEWISBURG PIKE AND 2208 CROSSWAY DRIVE (TUCK AWAY PUD).

WHEREAS, Jim Cross, ("Owner") of property located at 1190 Lewisburg Pike and 2208 Crossway Drive ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2020-295 and Resolution 2020-296; and

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

WHEREAS, the Planned (PD 0.73) district, HHO and 550ft Hillside Buffer, provide zoning for land uses compatible with both the Envision Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2020-297, approving a Planned Unit Development ("PUD") Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described Property shall be, and is hereby, zoned the following: Planned (PD 0.73) district, HHO and 550ft Hillside Buffer

PREMISES CONSIDERED

Map-Parcel	Acres
105-28.01	34.79
106-8.00	17.21
Total	52.00

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

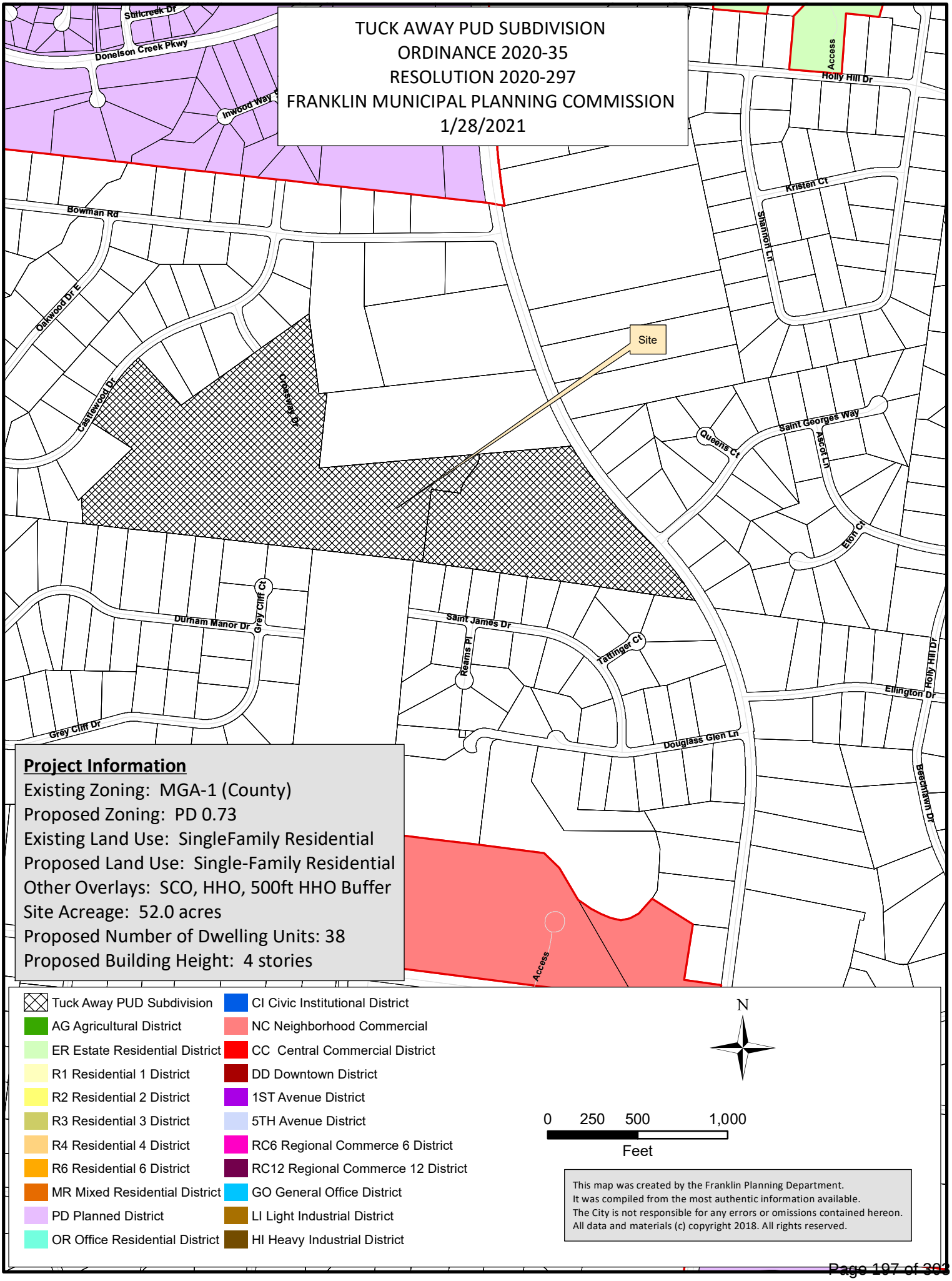
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


TUCK AWAY PUD SUBDIVISION
ORDINANCE 2020-35
RESOLUTION 2020-297
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/28/2021
Stillcreek Dr
Donelson Creek Pkwy
Inwood Way
Bowman Rd
Oakwood Dr E
Castlewood Dr
Chateau Dr
Site
Access
Holly Hill Dr
Kristen Ct
Shannon Ln
Saint Georges Way
Queens Ct
Ascot Ln
Eton Ct
Durham Manor Dr
Grey Cliff Ct
Grey Cliff Dr
Saint James Dr
Reams Pl
Tattinger Ct
Douglass Glen Ln
Ellington Dr
Holly Hill Dr
Beechlawn Dr
Access
Project Information
Existing Zoning: MGA-1 (County)
Proposed Zoning: PD 0.73
Existing Land Use: SingleFamily Residential
Proposed Land Use: Single-Family Residential
Other Overlays: SCO, HHO, 500ft HHO Buffer
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Tuck Away PUD Subdivision
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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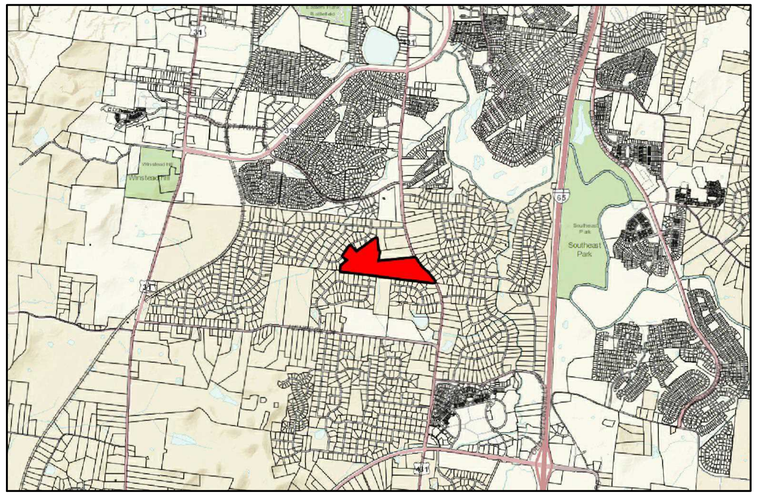
SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 EXST. CONDITIONS ENLARGEMENT
C1.4 EXST. CONDITIONS ENLARGEMENT

TUCK AWAY
REZONING

PD (SPECIFIC DEVELOPMENT - RESIDENTIAL - 0.71)
FRANKLIN, WILLIAMSON, TENNESSEE



NOT TO SCALE

VICINITY MAP

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(615) 383-6300

OWNER / DEVELOPER:
JIM CROSS
103 FORREST CROSSING BLVD.
SUITE 205
FRANKLIN, TN 37064

SITE DATA

SUBDIVISION/DEVELOPMENT:	TUCK AWAY / PD
COF PROJECT NUMBER:	7374
TAX MAP & PARCELS:	106 00800, 105 02801
ADDRESS:	1190 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
SITE ACREAGE:	52 AC
CHARACTER OVERLAY:	HHO, HHO 500' BUFFER
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
DESIGN CONCEPT(S):	SINGLE FAMILY-RESIDENTIAL
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
37 UNITS x 350 GPD = 12,950 GPD

SEWER FACILITIES
SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.8 MI (FRANKLIN FIRE STATION 5)
NEAREST RECREATIONAL FACILITY: 2.3 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
14 ELEMENTARY SCHOOL
9 MIDDLE SCHOOL
7 HIGH SCHOOL
TOTAL 30 STUDENTS

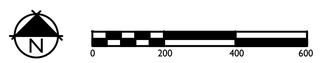
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 12/14/20

PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
INITIAL SUBMITTAL: OCTOBER 12, 2020
RESUBMITTAL: DECEMBER 14, 2020
ONE STOP:
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GDC GAMBLE DESIGN COLLABORATIVE
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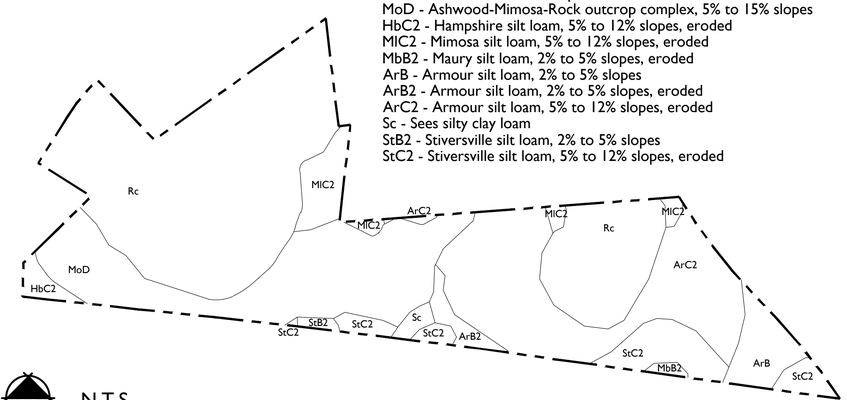
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KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' HHO BUFFER
- EXISTING TREES

SOIL DATA

Rc - Rockland, 3% to 30% slopes
MoD - Ashwood-Mimosa-Rock outcrop complex, 5% to 15% slopes
HbC2 - Hampshire silt loam, 5% to 12% slopes, eroded
MlC2 - Mimosa silt loam, 5% to 12% slopes, eroded
MbB2 - Maury silt loam, 2% to 5% slopes, eroded
ArB - Armour silt loam, 2% to 5% slopes
ArB2 - Armour silt loam, 2% to 5% slopes, eroded
ArC2 - Armour silt loam, 5% to 12% slopes, eroded
Sc - Sees silty clay loam
StB2 - Stiversville silt loam, 2% to 5% slopes
StC2 - Stiversville silt loam, 5% to 12% slopes, eroded



N.T.S.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY REZONING

Franklin, Williamson County, Tennessee

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COF #7374

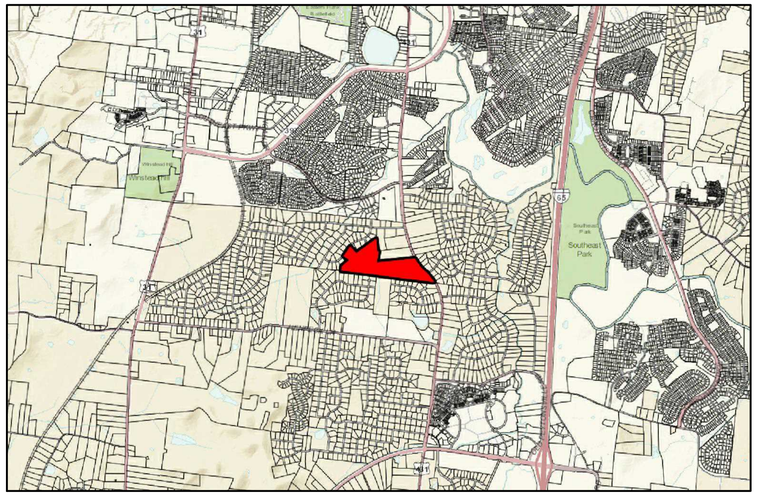
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SUITE A-12
NASHVILLE, TN 37217
(615) 383-6300

OWNER / DEVELOPER:
JIM CROSS
103 FORREST CROSSING BLVD.
SUITE 205
FRANKLIN, TN 37064

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1299 12/14/20

PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
INITIAL SUBMITTAL: OCTOBER 12, 2020
RESUBMITTAL: DECEMBER 14, 2020
ONE STOP:
COF #: 7374

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


OHE
HHO
500' HHO BUFFER
MAP & PARCEL: 105 02.01
CROSS FAMILY LIMITED
PARTNERSHIP
BOOK: 1356, PAGE 883
34.90±6 ACRES
1,520,409 SQ FT
MAP & PARCEL: 106-00800
CASOLINE J. CROSS,
JAMES CROSS, IV &
AMY CROSS FINANCE
BOOK: 140, PAGE 408,
BOOK: 7566, PAGE 288 &
BOOK: 7566, PAGE 293
17.01±6 ACRES
741,111 SQ. FT.
EXISTING HOUSE
EXISTING STRUCTURE
EXISTING DRIVE
EXISTING POND
EXISTING WELL
EXISTING SEPTIC
EXISTING LEACH FIELD
EXISTING GAZEBO
EXISTING SHED
EXISTING GARAGE
EXISTING BARN
EXISTING GREENHOUSE
EXISTING CHICKEN COOP
EXISTING PAVILION
EXISTING POOL
EXISTING TENNIS COURT
EXISTING BASKETBALL COURT
EXISTING PLAYGROUND
EXISTING PARKING
EXISTING SIDEWALK
EXISTING CURB & GUTTER
EXISTING GUARDRAIL
EXISTING FENCE
EXISTING MAILBOX
EXISTING SIGN
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING LIGHT POST
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING STORM INLET
EXISTING STORM PIPE
EXISTING STORM HEADWALL
EXISTING STORM FLARE END SECTION
EXISTING STORM CULVERT
EXISTING STORM DITCH
EXISTING STORM SWALE
EXISTING STORM DETENTION
EXISTING STORM RETENTION
EXISTING STORM WATER QUALITY
EXISTING STORM WATER QUANTITY
EXISTING STORM WATER MANAGEMENT
EXISTING STORM WATER CONVEYANCE
EXISTING STORM WATER OUTFALL
EXISTING STORM WATER INLET
EXISTING STORM WATER PIPE
EXISTING STORM WATER HEADWALL
EXISTING STORM WATER FLARE END SECTION
EXISTING STORM WATER CULVERT
EXISTING STORM WATER DITCH
EXISTING STORM WATER SWALE
EXISTING STORM WATER DETENTION
EXISTING STORM WATER

City of Franklin

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

File #: 20-01610

DATE: January 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration of Resolution 2020-297, A Resolution Approving A Development Plan For Tuck Away PUD Subdivision With 1 Modification Of Development Standards For External Connectivity, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, Located At 1190 Lewisburg Pike And 2208 Crossway Drive.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7374
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Jim Cross

BACKGROUND/STAFF COMMENTS:
The Tuck Away PUD Subdivision is a residential development consisting of 37 single-family lots on 52 acres located south of Bowman Road and west of Lewisburg Pike. The Envision Franklin Land Use Plan places the subject parcels into the Single Family Design Concept. Envision Franklin states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." Envision Franklin also states that new development should be compatible with and help preserve the integrity of existing neighborhoods and subdivisions.

Envision Franklin has a special consideration for new development along Lewisburg Pike that states, "Newly developed lots along Lewisburg Pike shall be comparable in size and width to those in existing neighborhoods on the opposite side of Lewisburg Pike." The proposed development with 37 lots has a density of 0.7 and responds to the HHO and natural features of the site. Additionally, the lots along Lewisburg are compatible with the size and width of those already existing along Lewisburg.

In regards to connectivity, Envision Franklin states, "If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then

other locations should be identified in order to increase connectivity between developments." Section 9.5.1 of the Zoning Ordinance additionally requires that new developments provide street connections in every direction from the property. As proposed, the development does not create a well-connected street system to surrounding neighborhoods. The Williamson County Highway Board denied full access to the northwestern connection at Crossway Drive, allowing for an emergency access gate only, and the applicant is requesting to eliminate the southern connection through a Modification of Standards.

As designed with 37 single-family lots, City Staff believes that the proposed density is too high for a single-connection community. While the northern connection could be approved as a full connection point in the future, that option is not guaranteed. As a result, it heavily limits traffic flow and does not provide a long term solution for how services, such as sanitation trucks and package delivery, effectively serve and turn around within the neighborhood. As presented, the last houses on the street will have burden of having trucks turn around in their driveway for the foreseeable future. Their plan only proposes a *temporary* turn-around, which by City Street Standards must be removed within three years. The applicant has also requested that this be a gated community, which goes against the street standards and zoning requirements as only private roads can be gated and all new residential lots must front on public roads.

With fewer houses and less density, there would be less frequency of deliveries and services, and less of a need for a larger connectivity network. However, staff would prefer full connections be created in all directions, which would allow us to support this increased density. Without it staff recommends **disapproval** of the Tuck Away PUD Subdivision.

Modification of Standards
MOS #1: Request to remove external street stub connections to southern boundary.

Section 9.5.1(B) of the Franklin Zoning Ordinance states, "Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site." Due to the emergency access only gate at the northern connection point, the elimination of the southern connection would leave 37 lots to be served by a single external connection to Lewisburg Pike.

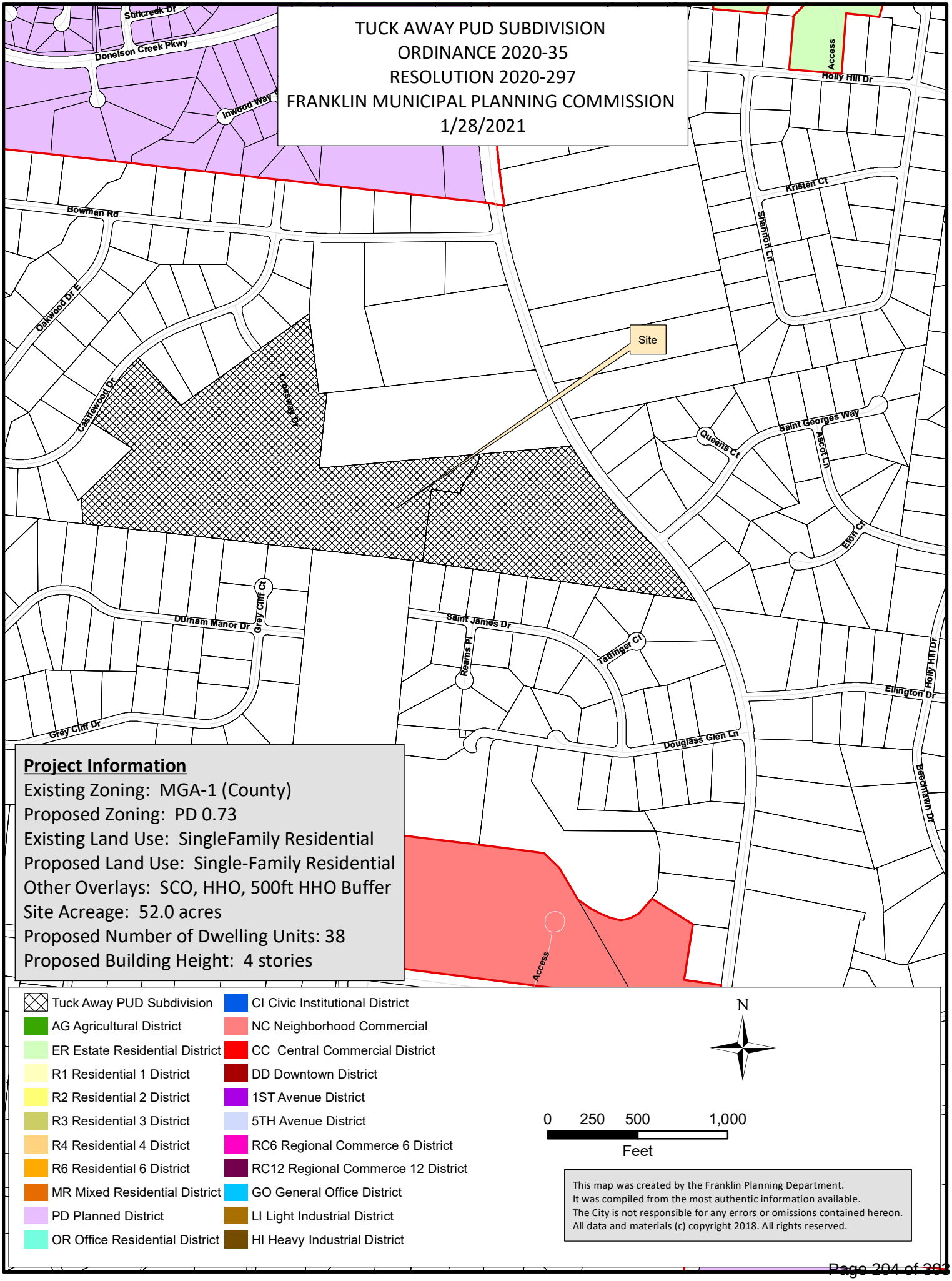
Staff recommends **disapproval** of MOS #1.
Staff also recommends **disapproval** of the Tuck Away PUD Subdivision, for its lack of connectivity, for the lack of a long-term solution for deliveries and services, and for its request for a gated community.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends disapproval of Resolution 2020-297 to the Board of Mayor and Aldermen.


TUCK AWAY PUD SUBDIVISION
ORDINANCE 2020-35
RESOLUTION 2020-297
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/28/2021
Stillcreek Dr
Donelson Creek Pkwy
Inwood Way
Bowman Rd
Oakwood Dr E
Castlewood Dr
Chateau Dr
Site
Access
Holly Hill Dr
Kristen Ct
Shannon Ln
Saint Georges Way
Queens Ct
Ascot Ln
Eton Ct
Durham Manor Dr
Grey Cliff Ct
Grey Cliff Dr
Saint James Dr
Reams Pl
Tattinger Ct
Douglass Glen Ln
Ellington Dr
Holly Hill Dr
Beechlawn Dr
Access
Project Information
Existing Zoning: MGA-1 (County)
Proposed Zoning: PD 0.73
Existing Land Use: SingleFamily Residential
Proposed Land Use: Single-Family Residential
Other Overlays: SCO, HHO, 500ft HHO Buffer
Site Acreage: 52.0 acres
Proposed Number of Dwelling Units: 38
Proposed Building Height: 4 stories
Tuck Away PUD Subdivision
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2020-297

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR TUCK AWAY PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS FOR EXTERNAL CONNECTIVITY, FOR THE PROPERTY LOCATED SOUTH OF BOWMAN ROAD AND WEST OF LEWISBURG PIKE, LOCATED AT 1190 LEWISBURG PIKE AND 2208 CROSSWAY DRIVE.

WHEREAS, Jim Cross, (Owner) of property located at 1190 Lewisburg Pike and 2208 Crossway Drive (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2020-295 and Resolution 2020-296; and

WHEREAS, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2020-35; and

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

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

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

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

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
105-28.01	34.79
106-8.00	17.21
Total	52.00

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 for the Tuck Away PUD Subdivision are as follows:

Entitlements	Tuck Away PUD
Base Zone District	PD 0.73
Other Zoning Overlays	HHO, 500ft Hillside Buffer
Number of Dwelling Units	38
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Open Space Requirements	5% Open 10% Natural Area
Number of Phases in Development	1

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and 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 the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Request to remove external street stub connection to southern boundary. Approved: _____ Denied: _____	9.5.1(B): Street connections, street stubs, or internal drive connections shall be provided in all directions (north, south, east, and west). *Staff recommended <u>disapproval</u>.*

SECTION VI. That this Resolution shall take effect from and after its passage ORD 2020-35, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____ _____

ERIC S. STUCKEY **DR. KEN MOORE**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

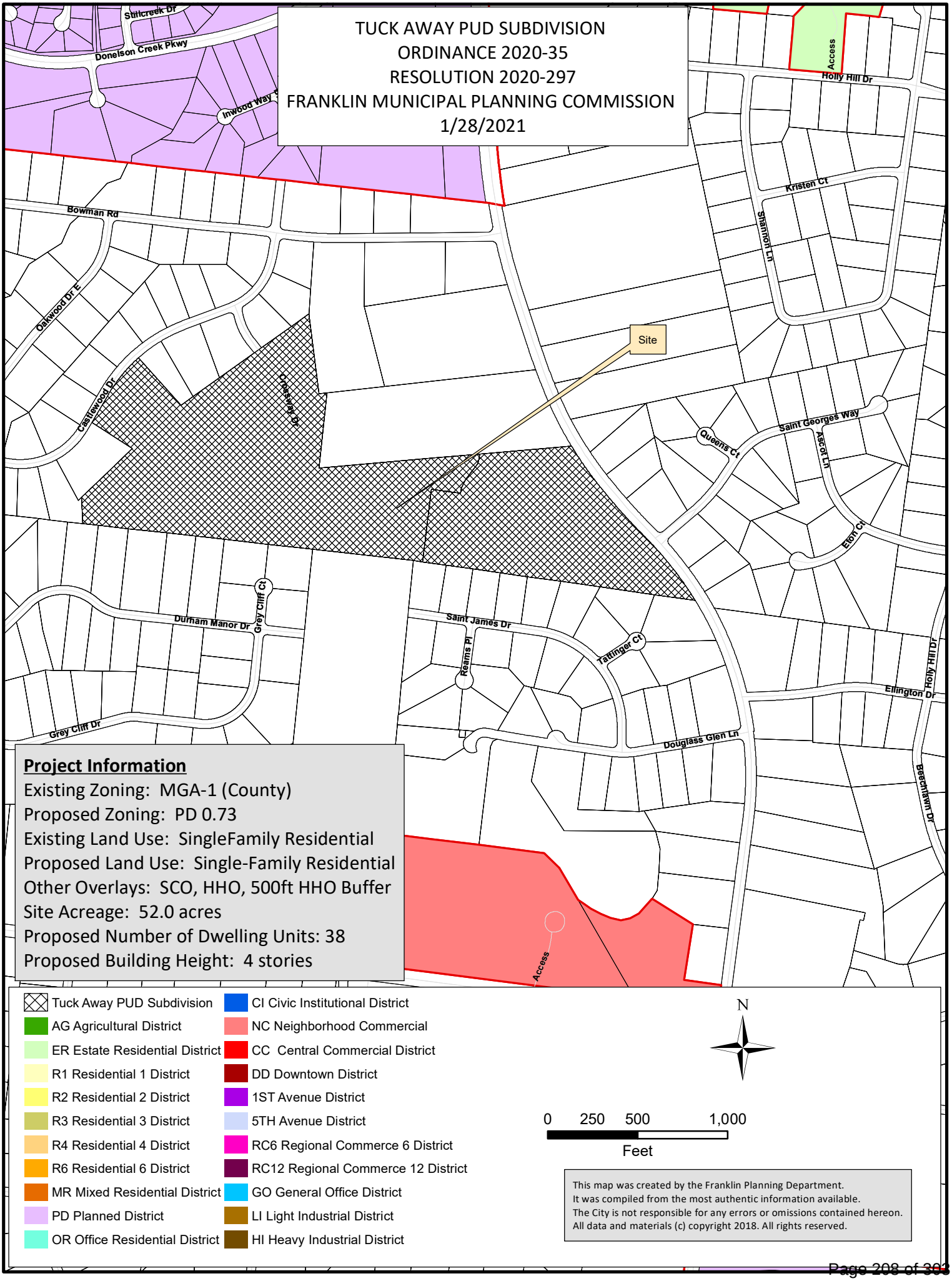
PREAPPLICATION CONFERENCE: _____10/6/20_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____10/22/20____

NEIGHBORHOOD MEETING: _____10/6/20_____

PLANNING COMMISSION RECOMMENDED _____: _____

PUBLIC HEARING AND BOMA APPROVAL: _____


TUCK AWAY PUD SUBDIVISION
ORDINANCE 2020-35
RESOLUTION 2020-297
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/28/2021
Stillcreek Dr
Donelson Creek Pkwy
Inwood Way
Bowman Rd
Oakwood Dr E
Castlewood Dr
Chateau Dr
Site
Access
Holly Hill Dr
Kristen Ct
Shannon Ln
Saint Georges Way
Queens Ct
Ascot Ln
Eton Ct
Durham Manor Dr
Grey Cliff Ct
Grey Cliff Dr
Saint James Dr
Reams Pl
Tattinger Ct
Douglass Glen Ln
Ellington Dr
Holly Hill Dr
Beechlawn Dr
Access
Project Information
Existing Zoning: MGA-1 (County)
Proposed Zoning: PD 0.73
Existing Land Use: SingleFamily Residential
Proposed Land Use: Single-Family Residential
Other Overlays: SCO, HHO, 500ft HHO Buffer
Site Acreage: 52.0 acres
Proposed Number of Dwelling Units: 38
Proposed Building Height: 4 stories
Tuck Away PUD Subdivision
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
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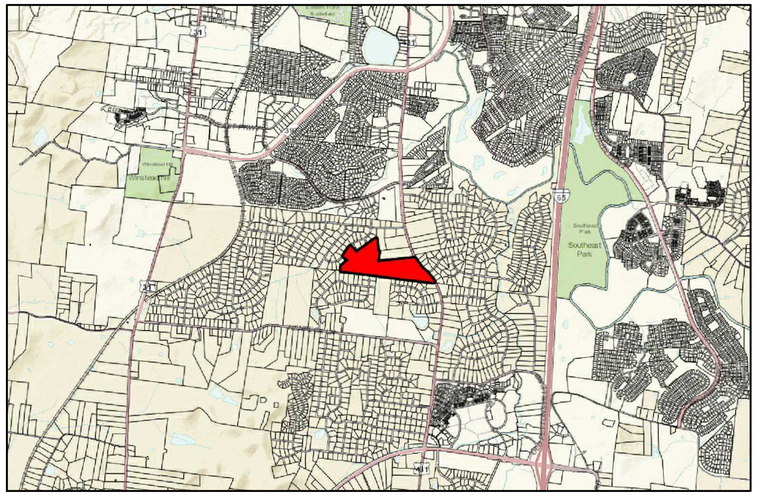
SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 EXST. CONDITIONS ENLARGEMENT
C1.4 EXST. CONDITIONS ENLARGEMENT

TUCK AWAY
REZONING

PD (SPECIFIC DEVELOPMENT - RESIDENTIAL - 0.71)
FRANKLIN, WILLIAMSON, TENNESSEE



N NOT TO SCALE VICINITY MAP

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.

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:
ENERGY, LAND, AND INFRASTRUCTURE LLC.
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
(615) 383-6300

OWNER / DEVELOPER:
JIM CROSS
103 FORREST CROSSING BLVD.
SUITE 205
FRANKLIN, TN 37064

SITE DATA

SUBDIVISION/DEVELOPMENT:	TUCK AWAY / PD
COF PROJECT NUMBER:	7374
TAX MAP & PARCELS:	106 00800, 105 02801
ADDRESS:	1190 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
SITE ACREAGE:	52 AC
CHARACTER OVERLAY:	HHO, HHO 500' BUFFER
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
DESIGN CONCEPT(S):	SINGLE FAMILY-RESIDENTIAL
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
37 UNITS x 350 GPD = 12,950 GPD

SEWER FACILITIES
SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.8 MI (FRANKLIN FIRE STATION 5)
NEAREST RECREATIONAL FACILITY: 2.3 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
14 ELEMENTARY SCHOOL
9 MIDDLE SCHOOL
7 HIGH SCHOOL
TOTAL 30 STUDENTS

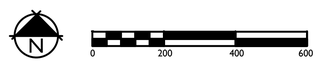
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 12/14/20

PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
INITIAL SUBMITTAL: OCTOBER 12, 2020
RESUBMITTAL: DECEMBER 14, 2020
ONE STOP:
COF #: 7374

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





SITE DATA

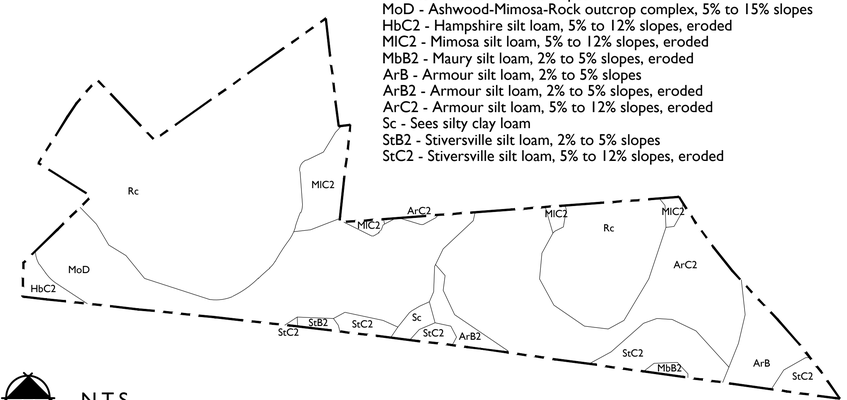
SUBDIVISION/DEVELOPMENT:	TUCK AWAY / PD
COF PROJECT NUMBER:	7374
TAX MAP & PARCELS:	106 00800, 105 02801
ADDRESS:	1190 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
SITE ACREAGE:	52 AC
CHARACTER OVERLAY:	HHO, HHO 500' BUFFER
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
DESIGN CONCEPT(S):	SINGLE-FAMILY RESIDENTIAL
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' HHO BUFFER
- EXISTING TREES

SOIL DATA

Rc - Rockland, 3% to 30% slopes
MoD - Ashwood-Mimosa-Rock outcrop complex, 5% to 15% slopes
HbC2 - Hampshire silt loam, 5% to 12% slopes, eroded
MlC2 - Mimosa silt loam, 5% to 12% slopes, eroded
MbB2 - Maury silt loam, 2% to 5% slopes, eroded
ArB - Armour silt loam, 2% to 5% slopes
ArB2 - Armour silt loam, 2% to 5% slopes, eroded
ArC2 - Armour silt loam, 5% to 12% slopes, eroded
Sc - Sees silty clay loam
StB2 - Stiversville silt loam, 2% to 5% slopes
StC2 - Stiversville silt loam, 5% to 12% slopes, eroded



N.T.S.

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY REZONING

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 12/19/20

Revision Date

EXISTING CONDITIONS

SHEET C1.0

COF #7374

COF no: 7374

CONDITIONS OF APPROVAL:

Open Issues: 21 These issues are currently being filtered

Addressing

General Issues

80. Subdivision and Street Name Approval

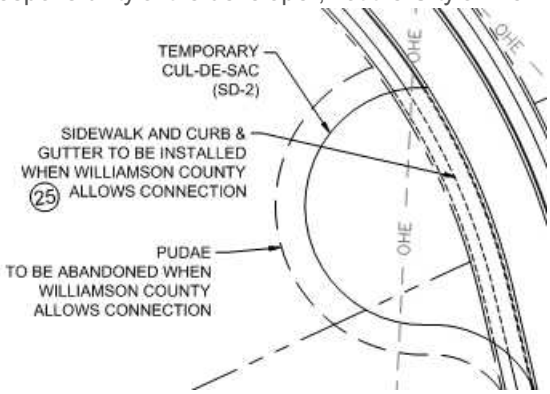
lori.jarosz@franklintn.gov Applicant was sent the street names that were approved.

Engineering - Checklist

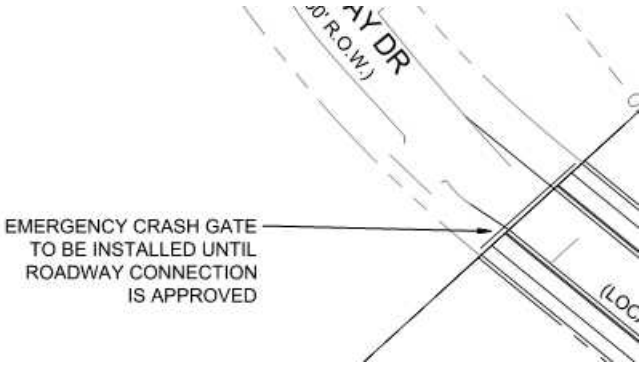
General Issues

3. Streets

lance.fittro@franklintn.gov For the temporary turnaround added with this submittal, applicant shall indicate on the plans that removal of the cul-de-sac pavement and installation of the sidewalk, curb and gutter are the responsibility of the Developer, not the City of Franklin. Likewise, applicant shall clarify that revising the final plat for abandonment of the PUDAE over the portion of the turnaround which lies outside of the ROW on lots 25 and 26 shall be the responsibility of the developer, not the City of Franklin.



For the emergency access gate proposed to be installed at the roadway connection to Crossway Drive, applicant shall note that it is a requirement of Williamson County, not City of Franklin, and include the information for the gate as requested by Fire Department staff per separate Condition of Approval so that uninterrupted access by emergency personnel is ensured.



Engineering - Development Plan Checklist

General Issues

40. External Connectivity

jimmy.wiseman@franklintn.gov

Without a planned connection to the undeveloped property to the south, any future development of that parcel will require street connections to Durham Manor Drive and Saint James Drive. Providing a future connection will allow traffic to be distributed through Tuck Away out to Lewisburg.

It is imperative that the design of this property consider future connectivity in the region. Staff recommends disapproval of the modification of standards request.

DRT has serious concerns about the development of this property with the lack of connectivity being proposed.



54. H. Stormwater Management Plan

lance.fittro@franklintn.gov

The previous comment, "*Identify the existing stormwater outfalls from the property on the Existing Conditions Plan sheet C1.0*" has not been addressed. Applicant shall label the existing stormwater outfalls on the Existing Conditions Plan sheet C1.0.

With the site plan, pre-development vs. post-development stormwater runoff shall be evaluated for each outfall separately. Where existing sheet flow is being concentrated to a point discharge onto adjacent property, off-site drainage easements shall be utilized or obtained, and analysis of downstream channels or infrastructure shall be provided to verify adequacy to receive the proposed stormwater flows. Where downstream infrastructure is inadequate to receive concentrated flows from any outfall, improvements to the downstream system will be required.

78. F. Development Plan

lance.fittro@franklintn.gov	The previous comment, "*Per Franklin Transportation and Street and Technical Standards 2.3.7 (1) (a) "In no case shall a cul-de-sac or temporary dead end street serve more than twenty (20) single-family residential lots."* *Because the 20-lot limitation will be exceeded with Phase 2 of the development, the vehicular connection to Crossway Drive shall be constructed with Phase 2 of the development and accepted for public use prior to the issuance of building permits within the Phase 2 or Phase 3 portions of the development. This requirement applies whether the connection to Crossway Drive is a full connection or limited to emergency vehicles.* *Applicant shall provide a note on the phasing plan sheet C6.0 to memorialize the understanding of this requirement*." has not been addressed. Applicant shall add a note to the Phasing Plan sheet C6.0 stating: "The vehicular connection to Crossway Drive shall be constructed with Phase 2 of the development and accepted for public use prior to the issuance of building permits within the Phase 2 or Phase 3 portions of the development."

79. F. Development Plan

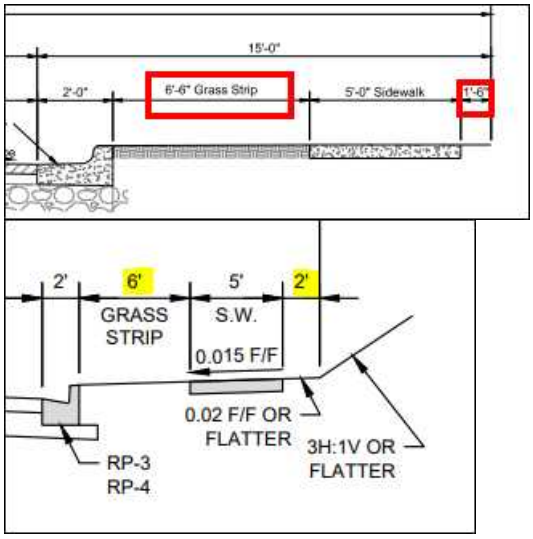
lance.fittro@franklintn.gov	Applicant shall comply with Cul-de-sac requirements (Section 2.3.7 of Street Standards): a) Cul-de-sacs shall not extend for more than 500' as measured from the center of the cul-de-sac turn around to the nearest right-of-way boundary of the adjoining street right-of-way intersection. If adjoining properties install fire sprinkler systems, this length may be extended to 1,000' in accordance with the adopted fire code. In no case shall a cul-de-sac or temporary dead end street serve more than twenty (20) single-family residential lots. b) Any Local Street with a cul-de-sac that exceeds the maximum lengths above shall be provided with a secondary access point. Upon further discussion with COF Fire staff, in the event that a full roadway connection to Crossway Drive is made and the required gating of the roadway by the Williamson County Highway Commission is what creates the long cul-de-sac, sprinklers for the homes on the cul-de-sac will not be required so long as the roadway connection is made and the gate is accessible by emergency personnel. Failure to complete the roadway connection and provide full access or a gate accessible by emergency personnel shall result in sprinklers being required for the homes.

87. Street Sections

joe.marlo@franklintn.gov *The following is a new comment due to changes in the submittal.*

Applicant shall revise the local street sections to match COF Standard Drawing TS-6, including providing a 6'-0" wide grass strip and 2'-0" grass strip beyond the sidewalk.

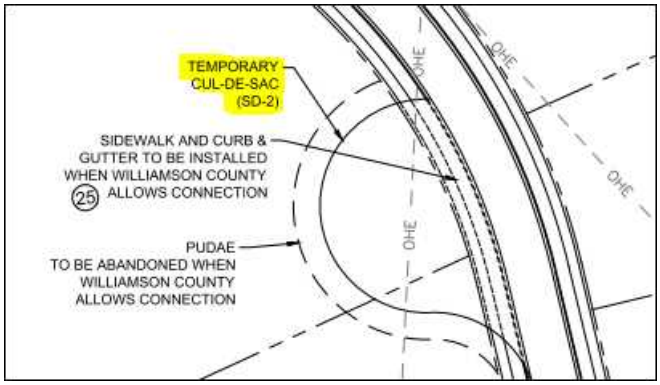
DWG NO TS-6 Low Volume Local Street Sections



89. Cul-de-sac

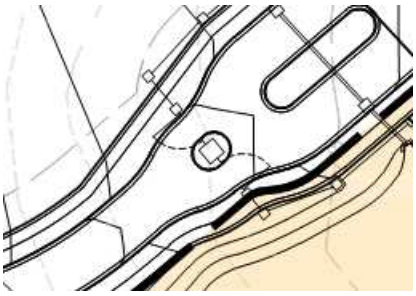
joe.marlo@franklintn.gov *The following is a new comment based on new information shown.*

Applicant shall revise the note shown below to reference COF Standard Drawing SD-1 instead of SD-2.



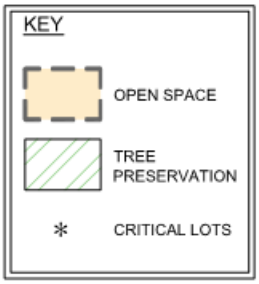
90. F. Development Plan

lance.fittro@franklintn.gov Linework indicating the gating of the public street at the entrance to the development that has been added to the plans with this Resubmittal shall be removed from all plan sheets. Below is one example of several where this proposed gating of the public ROW has reappeared on the plans:



91. F. Development Plan

lance.fittro@franklintn.gov Several of the lots previously designated as Critical Lots do not appear as such with this latest submittal. Applicant shall designate lots 13 through 20, 32 through 35, as well as all lots containing portions of the HHO and 500-foot HHO Buffer with an asterisk (*) on the lot and note them as as Critical Lots for Grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.



FIRE--Planning

General Issues

22. Connectivity

curt.edelmann@franklintn.gov Issue to remain open pending outcome of MOS request.

From an emergency response perspective, connectivity between properties is desirable. The fire department would like to see connectivity to the south.

The Franklin Zoning Ordinance requires a site to have connectivity in four directions to adjacent properties (9.5.1). The DRT will determine appropriate connections and may waive the requirement under certain conditions.
[Edited By Curt Edelmann]

83. Hydrant flow test

curt.edelmann@franklintn.gov Applicant provided a flow test dated November 3, 2020. The test showed an available fire flow of 1,042-gpm at 20-psi. Minimum fire flow is as follows:

1,000-gpm for single-family homes less than 3,600-SF
1,750-gpm for single-family homes from 3,600-SF to 4,800-SF

Since minimum fire flows are not available. All houses larger than 3,600-SF in the development will require fire sprinklers.

84. Gates

curt.edelmann@franklintn.gov It appears that a gate has been added to Sheet C4.3. The fire department will not address whether or not a gate is permitted. In general, the fire department discourages the use of gates because it slows emergency response. If a gate is approved, the following requirements must be met.

1. Motorized gate: Must have a Siren-Operated Sensor (SOS) and an electronic back-up with a Knox key switch or Knox Box with owner-supplied key.
2. Gate must be capable of manual operation in the event of a power loss.
3. Gate must have an override feature to permit access by multiple emergency vehicles without having to wait for intermittent opening of the gate.
4. Manual gate: Knox padlock or Knox Box with owner-supplied key.
5. Gate must be a minimum of 20-feet wide. Where there is a divided roadway, the gate must be a minimum of 12-feet wide.
6. Minimum height clearance is 13-feet, 6-inches.
7. Automatic gates must comply with UL 325 and ASTM F2200.

Parks

General Issues

1. Parkland information

kevinl@franklintn.gov The Parkland Agreement has been sent to Law for approval. This could take up to 45 days for approval.

Planning

General Issues

66. Modification of Standards

joseph.bryan@franklintn.gov Staff is unable to recommend the MOS request to remove the required connectivity to the south.

92. Critical Lots

joseph.bryan@franklintn.gov Applicant shall label the lots with HHO as Critical lots and establish conservation easements along the established HHO lines.

93. Temporary Turnaround

joseph.bryan@franklintn.gov Applicant shall include a note that temporary turnaround must be removed within 3 years of installation per the streets standards.
[Edited By Joseph Bryan]

94. Shared Driveway

joseph.bryan@franklintn.gov	Applicant shall label the shared driveway for the three lots along Lewisburg Pike as such.

Planning (Landscape)

General Issues

77. Specimen Trees

jason.arnold@franklintn.gov	With the one stop submission, provide total inches of specimen trees proposed for removal.

Stormwater

General Issues

48. Drainage

ellen.moore@franklintn.gov	Advisory comment, but does not hinder approval: All permanent outfalls onsite shall not aggravate any downstream flooding. Offsite and hillside water shall not be diverted in such a way to add additional stormwater to any point offsite. [Edited By Ellen Moore]

86. Stormwater Management Plan

ellen.moore@franklintn.gov	Applicant shall be aware that if this development plan is approved by July 1, 2021 that the development plan will be vested under the 2016 BMP Manual.

TUCK AWAY

PD SUBDIVISION DEVELOPMENT PLAN

PD (0.71 - RESIDENTIAL)
FRANKLIN, WILLIAMSON, TENNESSEE

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 EXST. CONDITIONS ENLARGEMENT
C1.4 EXST. CONDITIONS ENLARGEMENT

C2.0 DEVELOPMENT PLAN
C2.1 DEV. PLAN ENLARGEMENT
C2.2 DEV. PLAN ENLARGEMENT
C2.3 DEV. PLAN ENLARGEMENT
C2.4 DEV. PLAN ENLARGEMENT

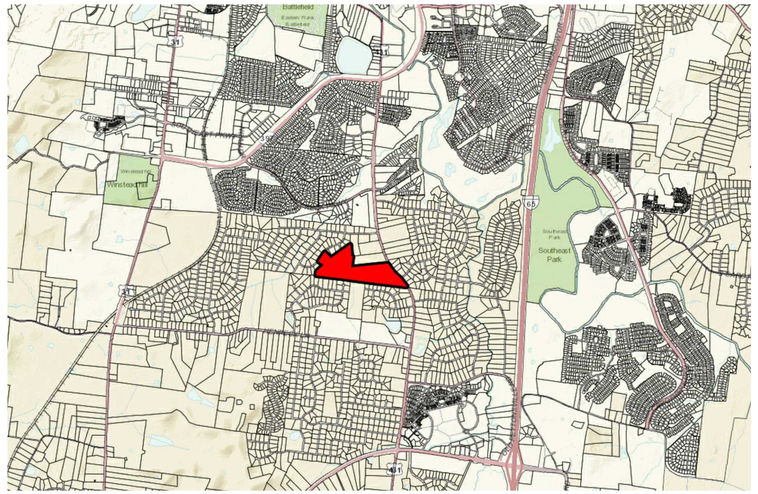
C3.0 OVERALL GRADING & DRAINAGE PLAN
C3.1 ENLARGED GRADING & DRAINAGE PLAN
C3.2 ENLARGED GRADING & DRAINAGE PLAN

C4.0 OVERALL ROW & ACCESS PLAN
C4.1 ENLARGED ROW & ACCESS PLAN
C4.2 ENLARGED ROW & ACCESS PLAN
C4.3 ENLARGED ROW & ACCESS PLAN

C5.0 OVERALL SITE UTILITY PLAN
C5.1 ENLARGED SITE UTILITY PLAN
C5.2 ENLARGED SITE UTILITY PLAN
C5.3 ENLARGED SITE UTILITY PLAN

C6.0 PHASING PLAN

L1.0 TREE PRESERVATION PLAN
L1.1 TREE PRES. ENLARGEMENT
L1.2 TREE PRES. ENLARGEMENT
L1.3 TREE PRES. ENLARGEMENT
L1.4 TREE PRES. ENLARGEMENT



N NOT TO SCALE VICINITY MAP

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.

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:

ENERGY, LAND, AND INFRASTRUCTURE LLC.
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
(615) 383-6300

OWNER / DEVELOPER:

JIM CROSS
103 FORREST CROSSING BLVD.
SUITE 205
FRANKLIN, TN 37064

SITE DATA CHART

PROJECT NAME:	TUCK AWAY
PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
ACREAGE / SF OF SITE:	52 AC / 2,261,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	95' & 100'
LOT SIZE (RESIDENTIAL):	1 AC, 2 AC
SETBACKS:	
FRONT:	15' / 80'
SIDE:	5'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	37
SINGLE FAMILY:	37
BUILDING HEIGHT:	MAX 2.5 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION ACREAGE:	16.27 AC
PARKLAND DEDICATION:	37 DWELLINGS W/ 3 EXST. UNITS
FEES IN LIEU:	34 UNITS X $4,304 = $146,336 DUE AT FINAL PLAT
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
37 UNITS x 350 GPD = 12,950 GPD

SEWER FACILITIES
SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.8 MI (FRANKLIN FIRE STATION 5)
NEAREST RECREATIONAL FACILITY: 2.3 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
14 ELEMENTARY SCHOOL
9 MIDDLE SCHOOL
7 HIGH SCHOOL
TOTAL 30 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

MOS 1

Section 9.5.1(B) External Connectivity.

B. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site.

Request to remove external street stub connections to southern boundary.

This modification enhances the development by providing connections to areas that have potential to be annexed into the City of Franklin. The southern boundary is bordered by established Williamson County subdivisions.

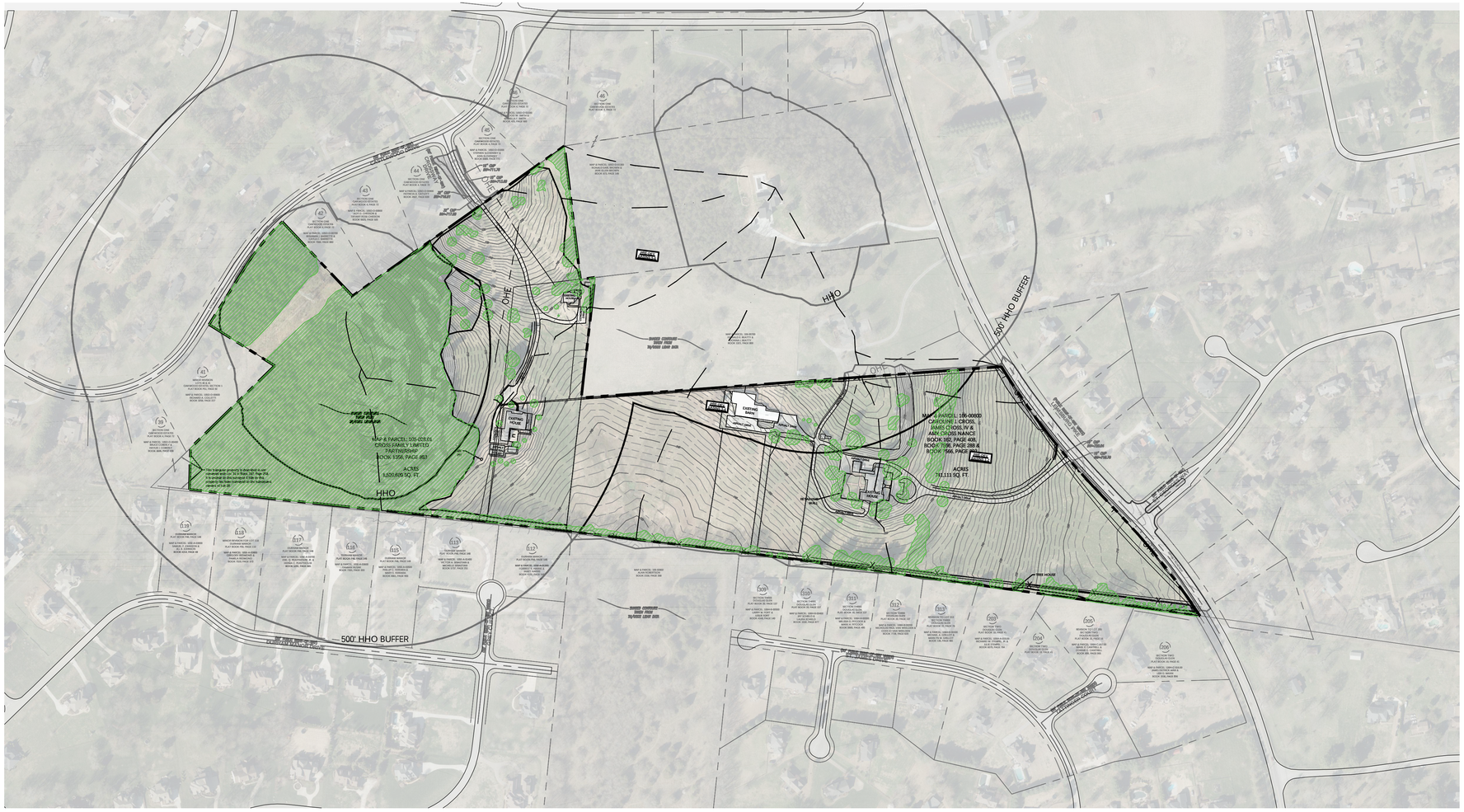
This site is unique in that it surrounded by Williamson County property on all sides. The concern for connectivity in all directions comes from the neighbors in the Williamson County Subdivision of Oakwood Estates as well as the Williamson County Highway Commission. Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are already established neighborhoods, currently in Williamson County jurisdiction that could only be annexed in the City of Franklin at the request of the property owner. Full unrestricted connectivity to these neighborhoods will increase through traffic North and South through the neighborhoods. This increase will change the character of the communities and will affect the quality of life of the residents.

Single-Family policy established in Envision Franklin speaks of creating transition from existing neighborhoods in adjacent properties to the new development. Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are established neighborhoods, currently in Williamson County jurisdiction and do not wish to have connections made to the new development. Our plan focuses on creating connections to areas of growth potential for the City of Franklin and creating transition back to these neighborhoods.

DRAKE A. REEDER REGISTERED TENNESSEE LANDSCAPE ARCHITECT

PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
INITIAL SUBMITTAL: OCTOBER 12, 2020
RESUBMITTAL: JANUARY 7, 2021
ONE STOP:
COF #: 7374

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


MAP & PARCEL: 105-028.01
CROSS FAMILY LIMITED PARTNERSHIP
BOOK 3356, PAGE 853
ACRES
1,820,609 SQ. FT.
MAP & PARCEL: 106-009.02
CAROLYN J. CROSS &
JAMES CHOSLEY W. &
ANN CROSS NANCE
BOOK 387, PAGE 408
BOOK 1186, PAGE 288 &
BOOK 1566, PAGE 163
ACRES
761,111 SQ. FT
EXISTING HOUSE
EXISTING BARN
EXISTING POOL
EXISTING TOWER
OHE
HHO
500' HHO BUFFER
500' HHO BUFFER
S 87°-09'-00" E
300.00'
S 87°-09'-00" E
300.00'
S 87°-09'-00" E
300.00'



KEY PLAN

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' BUFFER
- EXST. TREES

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REDDY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 01001

Revision Date

EXISTING CONDITIONS

SHEET
C1.1

COF #7374



KEY PLAN

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' BUFFER
- EXST. TREES

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

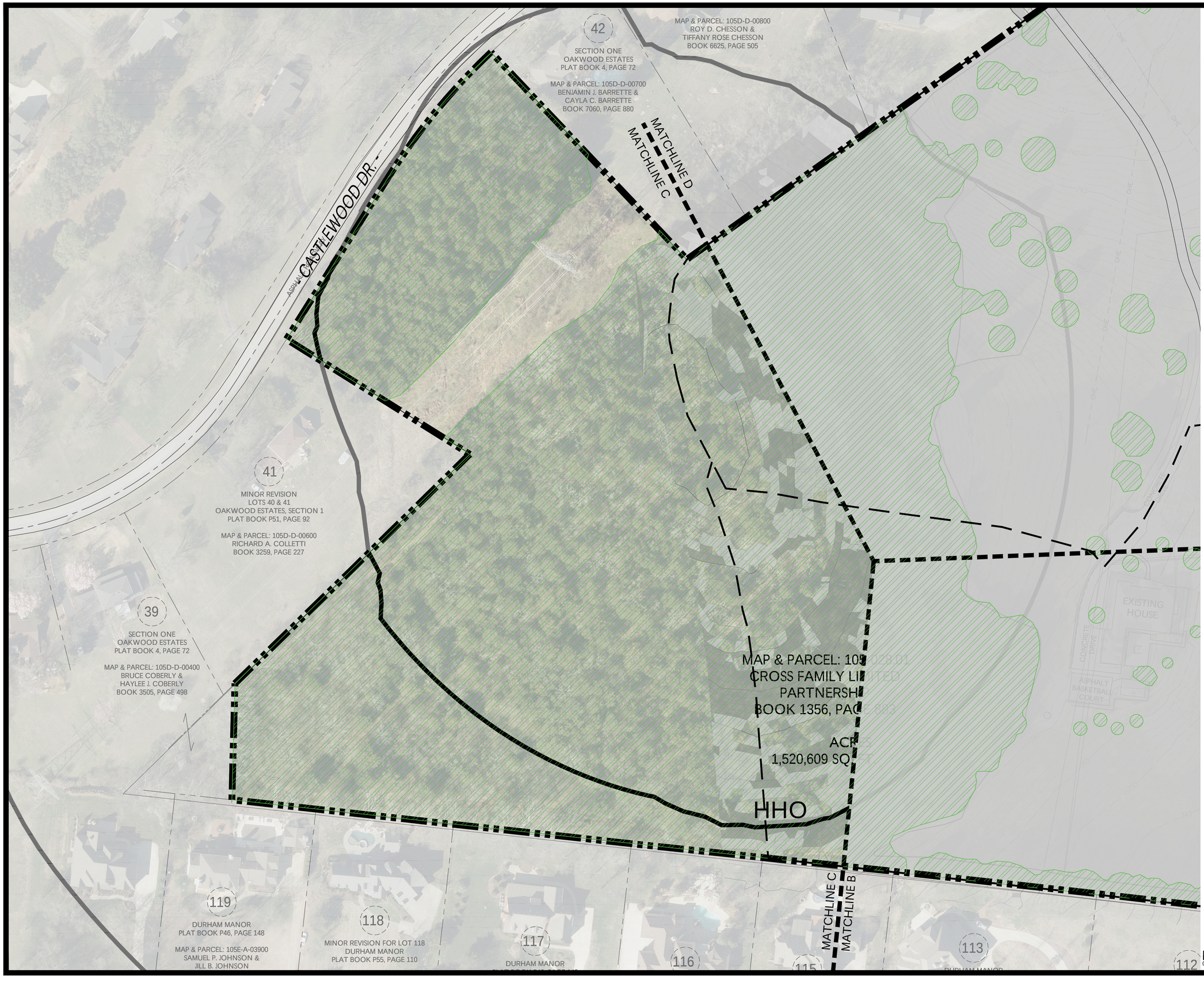
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TENNESSEE NO. 328
EXPIRES: 06/30/2025

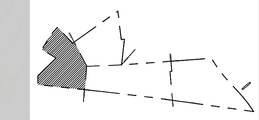
Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF #7374





KEY PLAN

KEY

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- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' BUFFER
- EXST. TREES

GDC
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TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

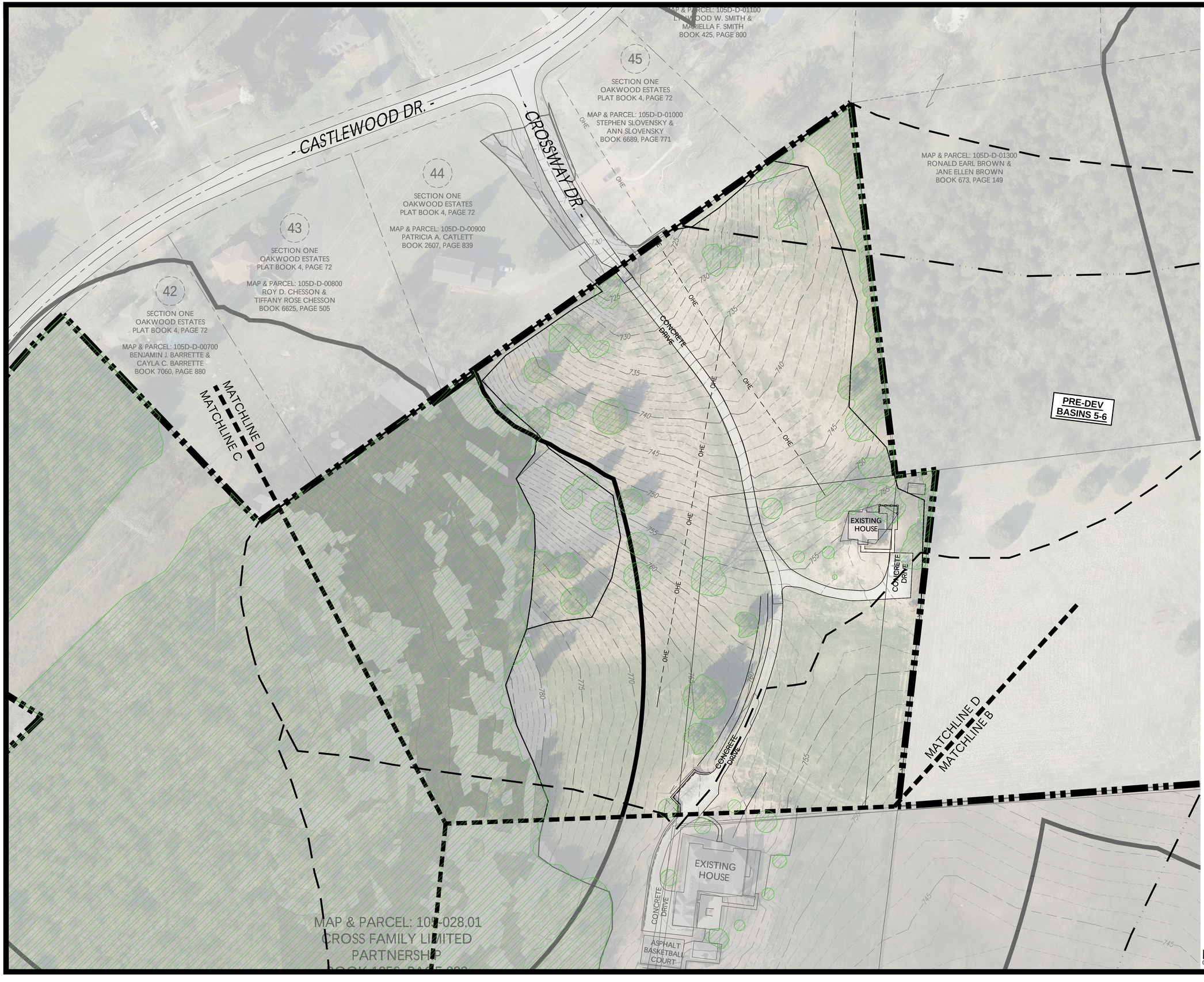
DRAKE A. REEDER
REGISTERED
#328
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

EXISTING
CONDITIONS

SHEET
C1.3

COF #7374



KEY PLAN

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GDC
GAMBLE
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TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 328

Revision Date

EXISTING
CONDITIONS

SHEET
C1.4

COF #7374



SITE DATA CHART

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PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
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PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
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LOT SIZE (RESIDENTIAL):	1 AC, 2 AC
SETBACKS:	
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REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	37
SINGLE FAMILY:	37
BUILDING HEIGHT:	MAX 2.5 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION ACREAGE:	16.27 AC
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PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

OPEN SPACE REQUIREMENT

TOTAL 2,261,220 SF - 1,075,270 SF (FROM LOTS > 30,000 SF)
= 1,185,950 SF APPLICABLE TO REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 59,300 SF
(5% MIN. OPEN SPACE x 1,185,950 SF = 59,300 SF, 1.36 AC)

ADDITIONAL NATURAL AREA REQUIREMENT: 10%
REQUIRED TOTAL = 118,600
(10% ADDITIONAL 'NATURAL AREA' x 1,185,950 SF = 118,600 SF)

REQUIRED: 177,900 SF, 4.08 AC TOTAL
PROVIDED: 284,010 SF, 5.69 AC TOTAL (139.4%)
(PROVIDED OPEN SPACE = 80,150 SF, 1.84 AC)
(ADDITIONAL 'NATURAL AREA' = 203,860 SF, 3.85 AC)

LOT	TYPE	AREA (ACRES)
100	NATURAL AREA	1.77 AC
101	POCKET PARK	0.63 AC
102	POCKET PARK	0.39 AC
103	COURTYARD	0.82 AC
104	NATURAL AREA	2.08 AC

NOTE: ALL OPEN SPACE LOTS SERVE AS PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS

KEY

OPEN SPACE

TREE PRESERVATION

* CRITICAL LOTS

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,261,220 SF (52 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
17.92 AC	780,781 SF	1.53 AC	66,685 SF	16.39 AC	714,096 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	781,030.8 SF;	17.93 AC (34.5% OF SITE)
REQUIRED CANOPY PRESERVATION:	48%	(374,894.8 SF; 8.61 AC)
PROVIDED CANOPY PRESERVATION:	91.4%	(714,096 SF; 16.39 AC)

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

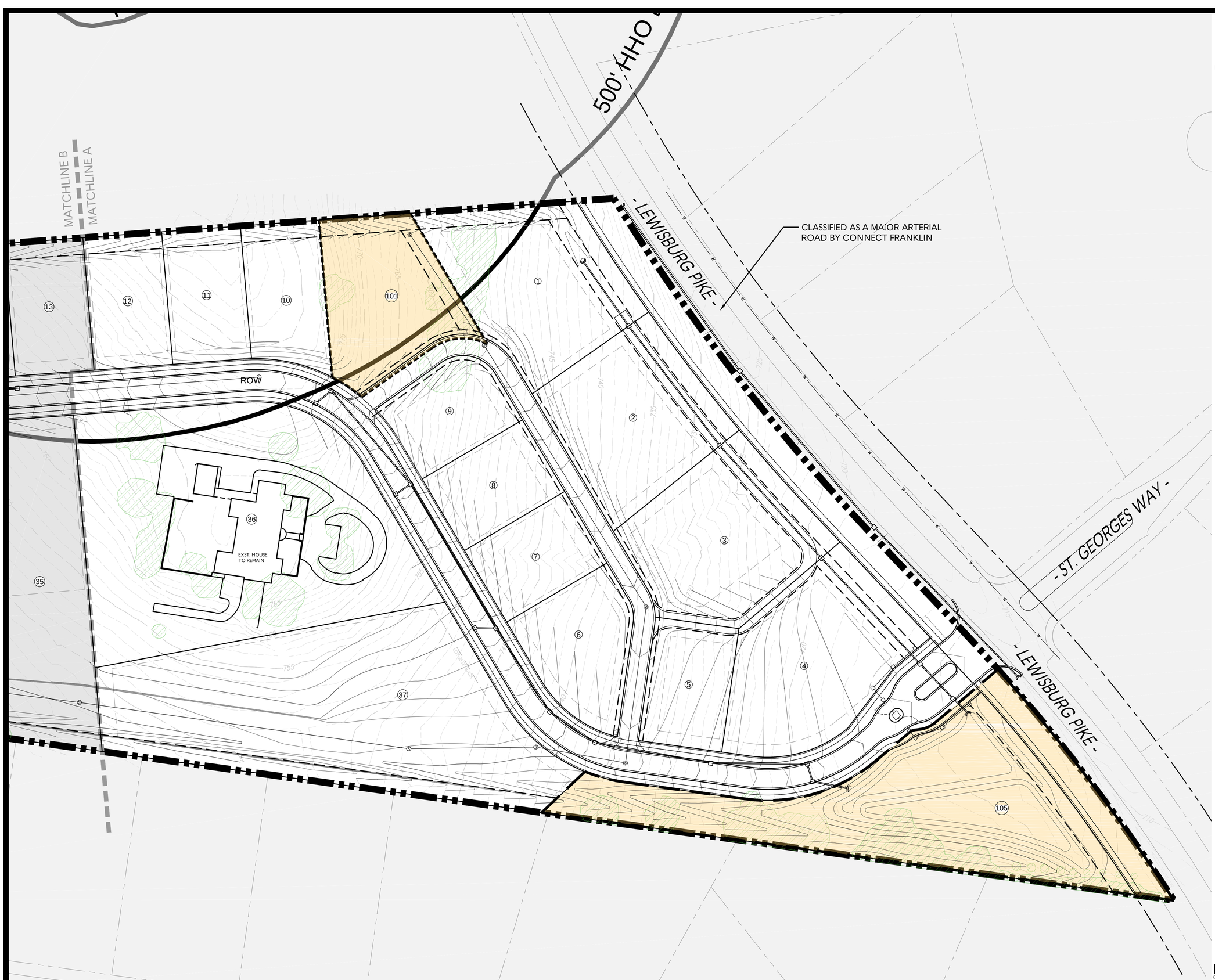
TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE No. 329

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

DEVELOPMENT PLAN

SHEET
C2.0
COF #7374



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

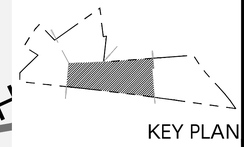
DRAKE A. REDDY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 01001761

Revision Date

DEVELOPMENT PLAN

SHEET
C2.1
COF #7374





KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS

N

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. RELOBA
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

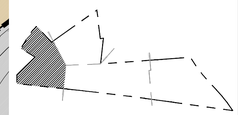
Revision Date

DEVELOPMENT PLAN

SHEET
C2.2

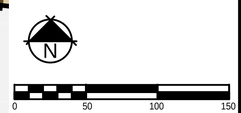
COF #7374





KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



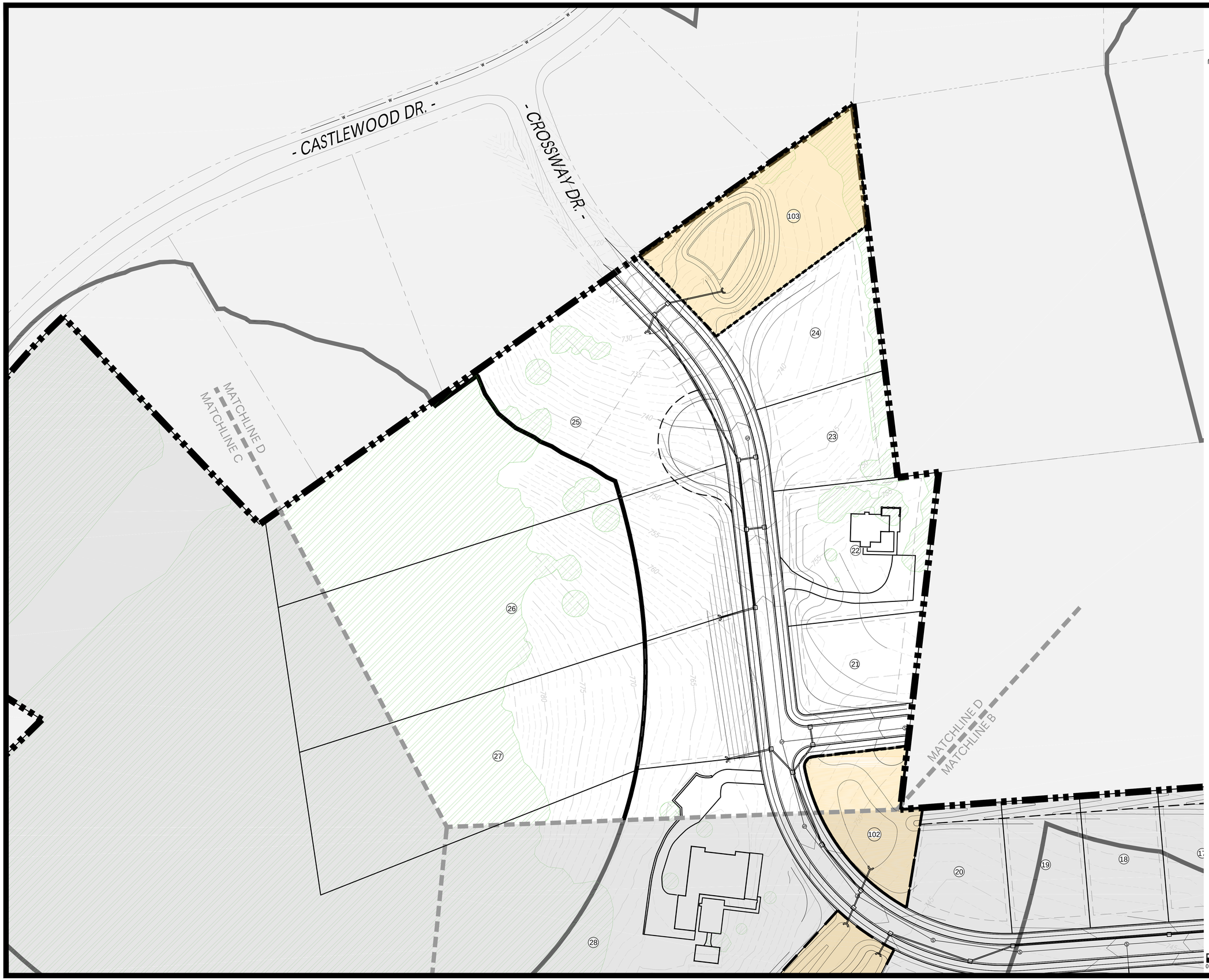
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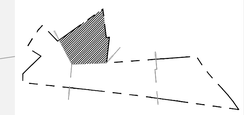
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DEVELOPMENT PLAN

SHEET
C2.3

COF #7374





KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



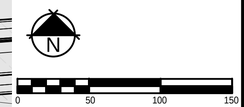
Revision Date

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- △ _____
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- △ _____

DEVELOPMENT PLAN

SHEET
C2.4

COF #7374



POST-DEV STORMWATER NARRATIVE

Runoff from Basin 1 will be conveyed to a level 1 bioretention basin. This basin drains to the roadside ditch along the west side of Lewisburg Pike.

Runoff from Basin 2 will be conveyed through a level 1 water quality swale and to a dry detention pond. The pond will discharge to an existing offsite conveyance to the south.

Runoff from Basin 3 will be conveyed to the same dry detention pond described in Basin 2 and then to the existing offsite conveyance to the south.

Runoff from Basin 4 will bypass treatment and will be combined with the outflows from the dry detention pond described in Basin 2 and then to the existing offsite conveyance to the south.

Runoff from Basin 5 will be conveyed to a level 1 bioretention basin. This basin drains to the ditch along Crossway Drive toward Castlewood Drive.

Runoff from Basins 6 and 7 will bypass treatment and drain to the ditches along Crossway Drive toward Castlewood Drive.

The cumulative pre-treatment and post-treatment weighted Rv is 0.300 and 0.197 respectively. Practices will be sized such that adjusted curve numbers incorporated in the post-development runoff hydrographs combined with the dry detention pond will reduce post-development peak flows to rates at or below pre-development peak flows.

POST-DEV STORMWATER IMPACTS

The treated post-development Rv for the site will meet the city's requirements (less than 0.20). This information will be reflected on the Post Construction / Final EPSC Plan in each Site Plan submittal. The total post-development peak flow runoff rates will be less than the pre-development conditions for each of the 2-100 YR events.

SENSITIVE AREAS / STORMWATER BUFFERS

There are no jurisdictional water features located on or immediately adjacent to the site. The western portions of the site are located in the Donelson Creek basin while the eastern portions of the site are in the Fivemile Creek basin.

Downstream receiving infrastructure and off-site drainage easements shall be evaluated at Site Plan stage.

Post-Dev Basin 1 Grading & Drainage Data Chart
- Basin Area: 13.09 AC
- Impervious Area: 2.42 AC
- Disturbed Area: 12.63 AC
- Adjusted CN: 73
- Peak Flow Runoff
  - 2 year: 26.90 CFS
  - 5 year: 39.04 CFS
  - 10 year: 49.26 CFS
  - 25 year: 64.50 CFS
  - 50 year: 77.17 CFS
  - 100 year: 90.39 CFS

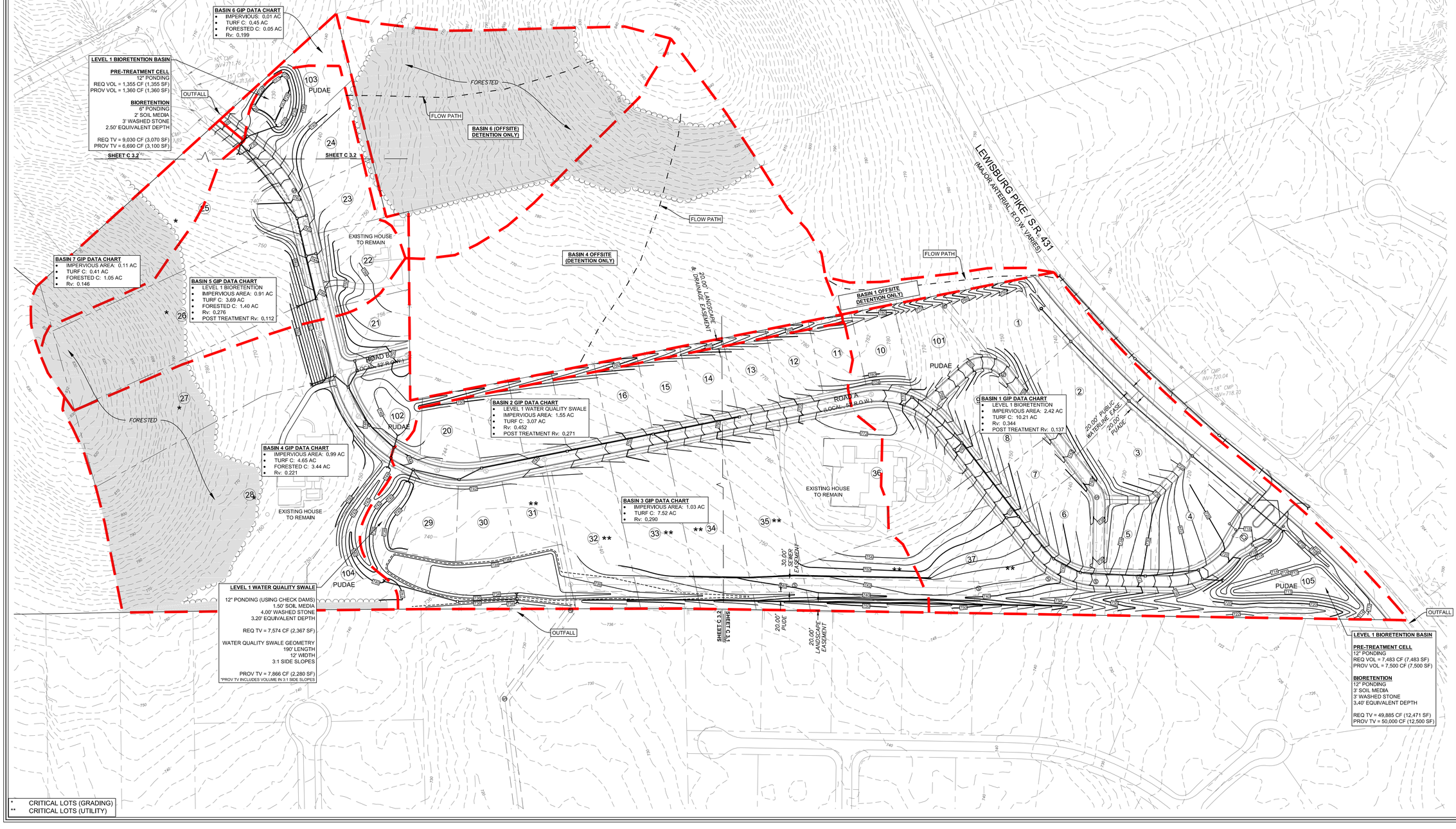
Post-Dev Basins 2-3 Grading & Drainage Data Chart
- Basin Area: 13.17 AC
- Impervious Area: 2.58 AC
- Disturbed Area: 13.17 AC
- Adjusted CN: 81
- Peak Flow Runoff
  - 2 year: 41.17 CFS
  - 5 year: 55.86 CFS
  - 10 year: 67.85 CFS
  - 25 year: 84.87 CFS
  - 50 year: 98.74 CFS
  - 100 year: 113.01 CFS

Post-Dev Basins 2-3 Pond Outflows Grading & Drainage Data Chart
- Site Area: 13.17 AC
- Impervious Area: 2.58 AC
- Disturbed Area: 13.17 AC
- Adjusted CN: 81
- Peak Flow Runoff
  - 2 year: 11.92 CFS
  - 5 year: 16.79 CFS
  - 10 year: 20.59 CFS
  - 25 year: 25.57 CFS
  - 50 year: 28.27 CFS
  - 100 year: 30.71 CFS

Post-Dev Basin 4 Grading & Drainage Data Chart
- Basin Area: 17.60 AC
- Impervious Area: 1.21 AC
- Disturbed Area: 9.5 AC
- CN: 79
- Peak Flow Runoff
  - 2 year: 47.61 CFS
  - 5 year: 65.88 CFS
  - 10 year: 80.92 CFS
  - 25 year: 102.42 CFS
  - 50 year: 120.04 CFS
  - 100 year: 138.21 CFS

Post-Dev Basin 2-4 Grading & Drainage Data Chart
- Site Area: 30.77 AC
- Impervious Area: 3.79 AC
- Disturbed Area: 22.67 AC
- Adjustd CN: 80
- Peak Flow Runoff
  - 2 year: 58.43 CFS
  - 5 year: 80.82 CFS
  - 10 year: 99.04 CFS
  - 25 year: 124.69 CFS
  - 50 year: 145.15 CFS
  - 100 year: 165.84 CFS

Post-Dev Basin 5-7 Grading & Drainage Data Chart
- Site Area: 13.47 AC
- Impervious Area: 1.12 AC
- Disturbed Area: 8.5 AC
- Adjustd CN: 76
- Peak Flow Runoff
  - 2 year: 31.98 CFS
  - 5 year: 45.14 CFS
  - 10 year: 56.31 CFS
  - 25 year: 72.44 CFS
  - 50 year: 85.75 CFS
  - 100 year: 99.55 CFS



* CRITICAL LOTS (GRADING)
** CRITICAL LOTS (UTILITY)

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DEVELOPMENT PLAN

1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. ____
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	1/7/21	Per City of Franklin Comments

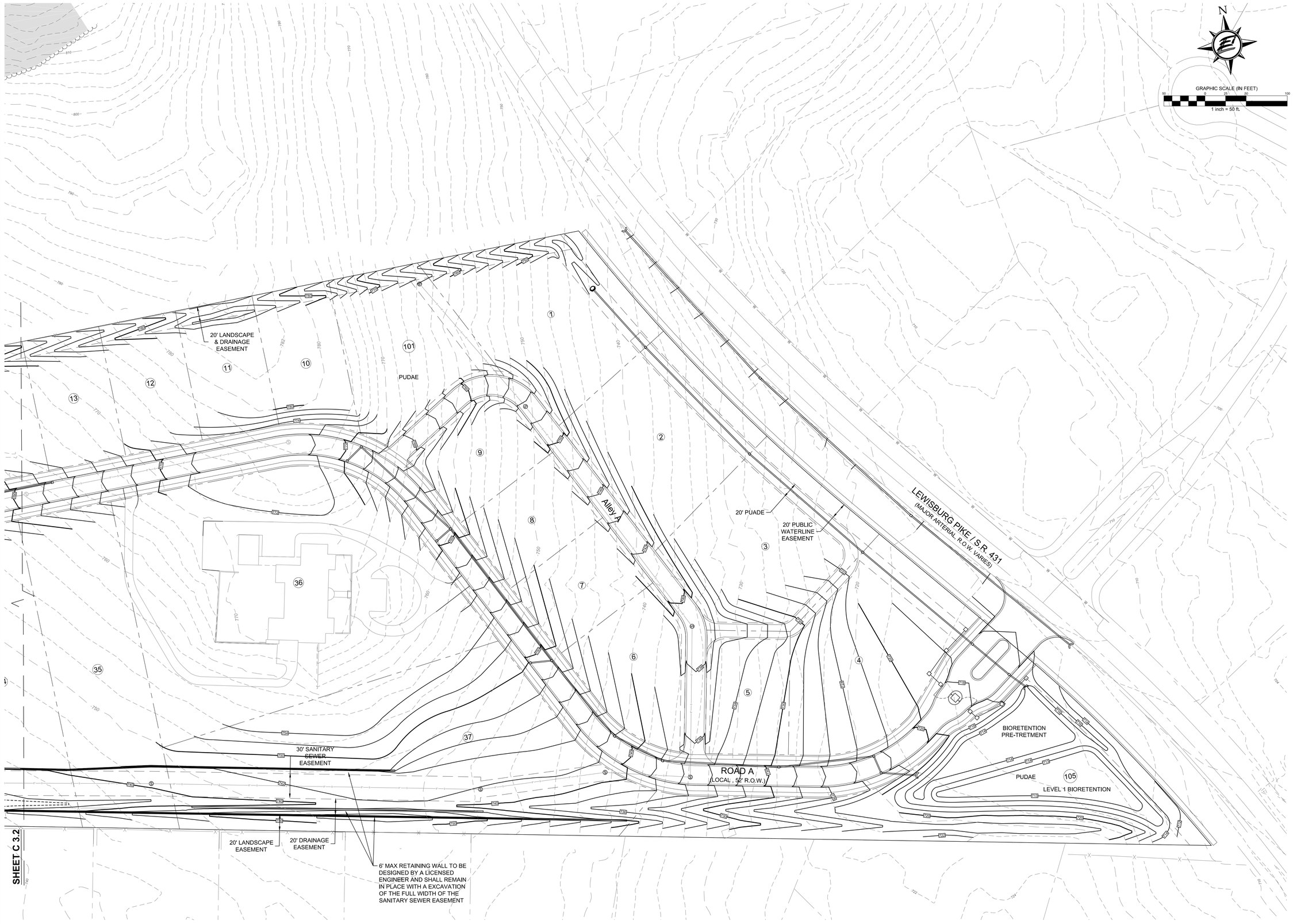
LARRY C. WALLACE
REGISTERED ENGINEER
1/7/21
No. 109184
STATE OF TENNESSEE

Issue Date:	25 September 2020
ELI Project No:	20-11-1106
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet No.
C 3.0

Filename: W:\20-11-1106 Cross Property\3_CAD\Production\1_Development Plan\Cross Dev GRADING.dwg
Layout Name: C 3.0 Overall Grading & Drainage Plan
Plotted: Thursday, January 07, 2021 - 3:25 pm
By: rpierce



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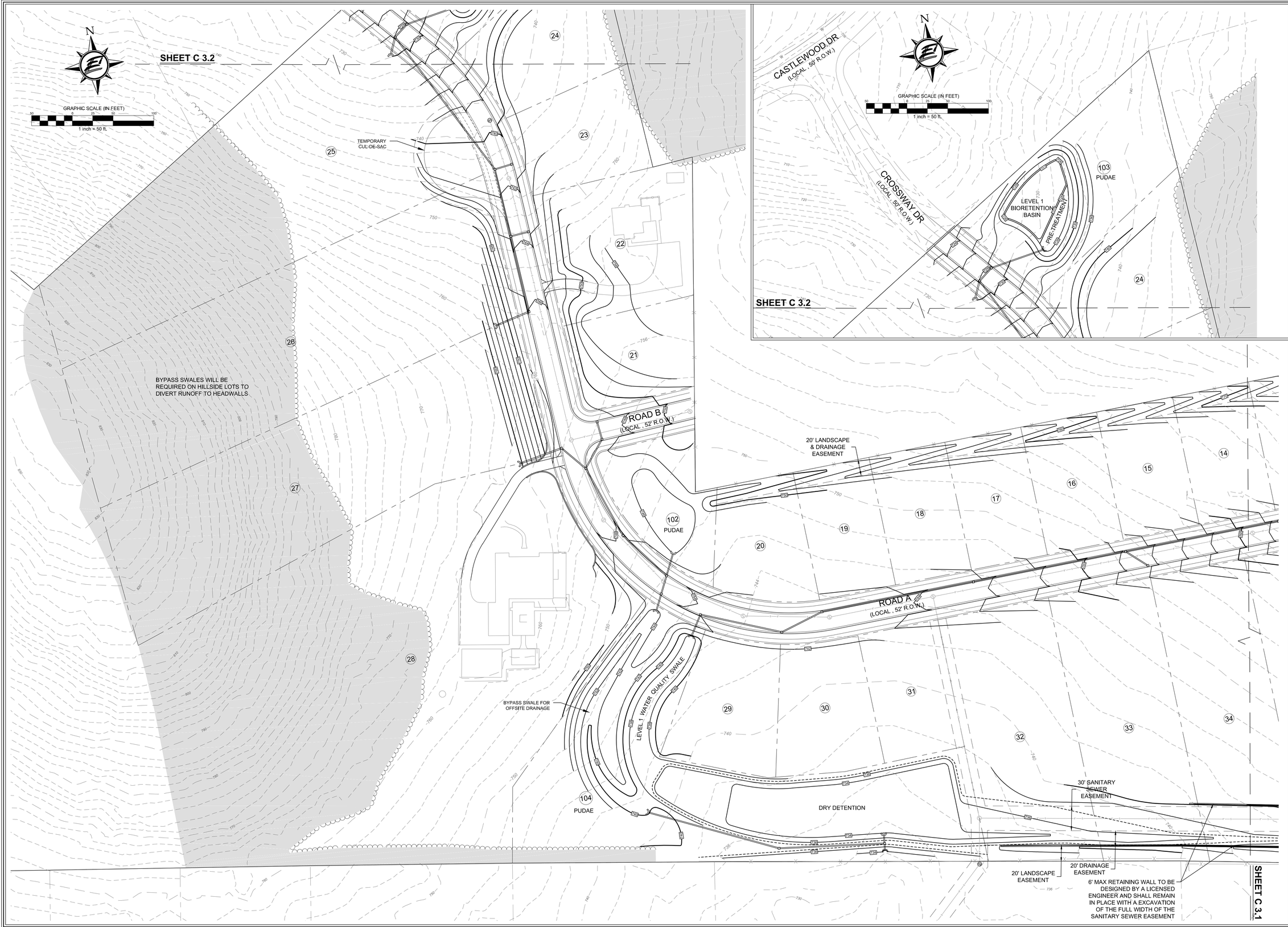
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 1/7/21
No. 109135
STATE OF TENNESSEE

Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

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ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C 3.1

Filename: W:\20-11-1106 Cross Property\3_CAD\Production\1_Development Plan\Cross Dev GRADING.dwg
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By: rpierce



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Rev.	Date	Revision Description
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LARRY C. WALLACE
REGISTERED ENGINEER
No. 108132
STATE OF TENNESSEE
1/7/21

Issue Date:	25 September 2020
ELI Project No:	20-11-1106
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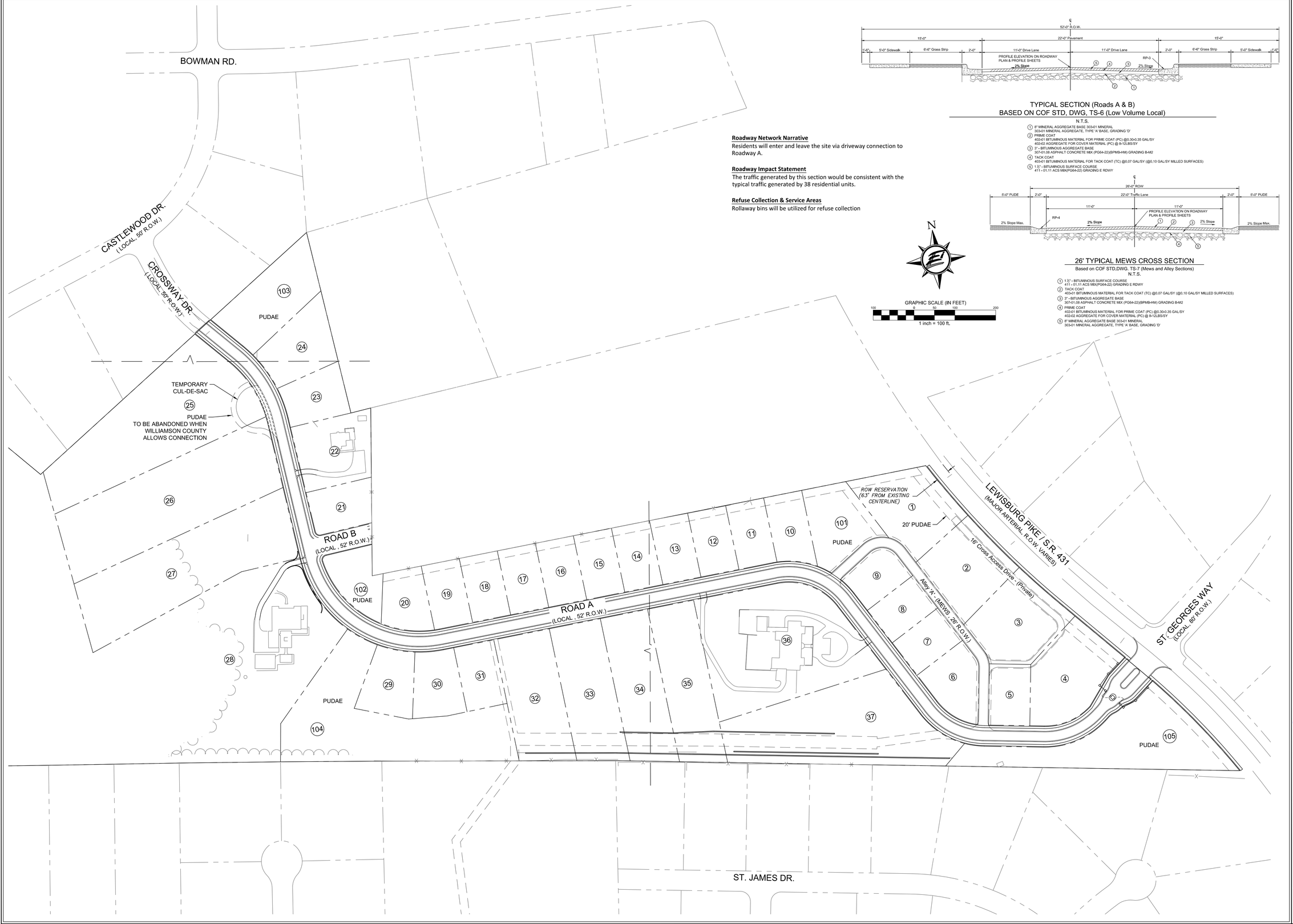
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ENLARGED GRADING & DRAINAGE PLAN

Sheet No.

C 3.2

Filename: W:\20-11-1106 Cross Property\3_CAD\Production\1_Development Plan\Cross Dev GRADING.dwg
Layout Name: C 3.2 Enlarged Grading & Drainage Plan
Plotted: Thursday, January 07, 2021 – 3:25 pm
By: rpierce



Roadway Network Narrative

Residents will enter and leave the site via driveway connection to Roadway A.

Roadway Impact Statement

The traffic generated by this section would be consistent with the typical traffic generated by 38 residential units.

Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection

TYPICAL SECTION (Roads A & B)
BASED ON COF STD, DWG, TS-6 (Low Volume Local)

N.T.S.

1. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE 'A' BASE, GRADING 'D'
2. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @ 8-12LBS/SY
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE Mix (PG64-22)(BPMB-HM) GRADING B-M2
4. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
5. 1 ½" - BITUMINOUS SURFACE COURSE
   411 - 01.11 ACS MIX(PG64-22) GRADING E RDWY

26' TYPICAL MEWS CROSS SECTION

Based on COF STD,DWG, TS-7 (Mews and Alley Sections)

N.T.S.

1. 1 ½" - BITUMINOUS SURFACE COURSE
   411 - 01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @ 8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE 'A' BASE, GRADING 'D'

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FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	1/7/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109134
STATE OF TENNESSEE
1/7/21

Issue Date:	25 September 2020
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Checked By:	LCW

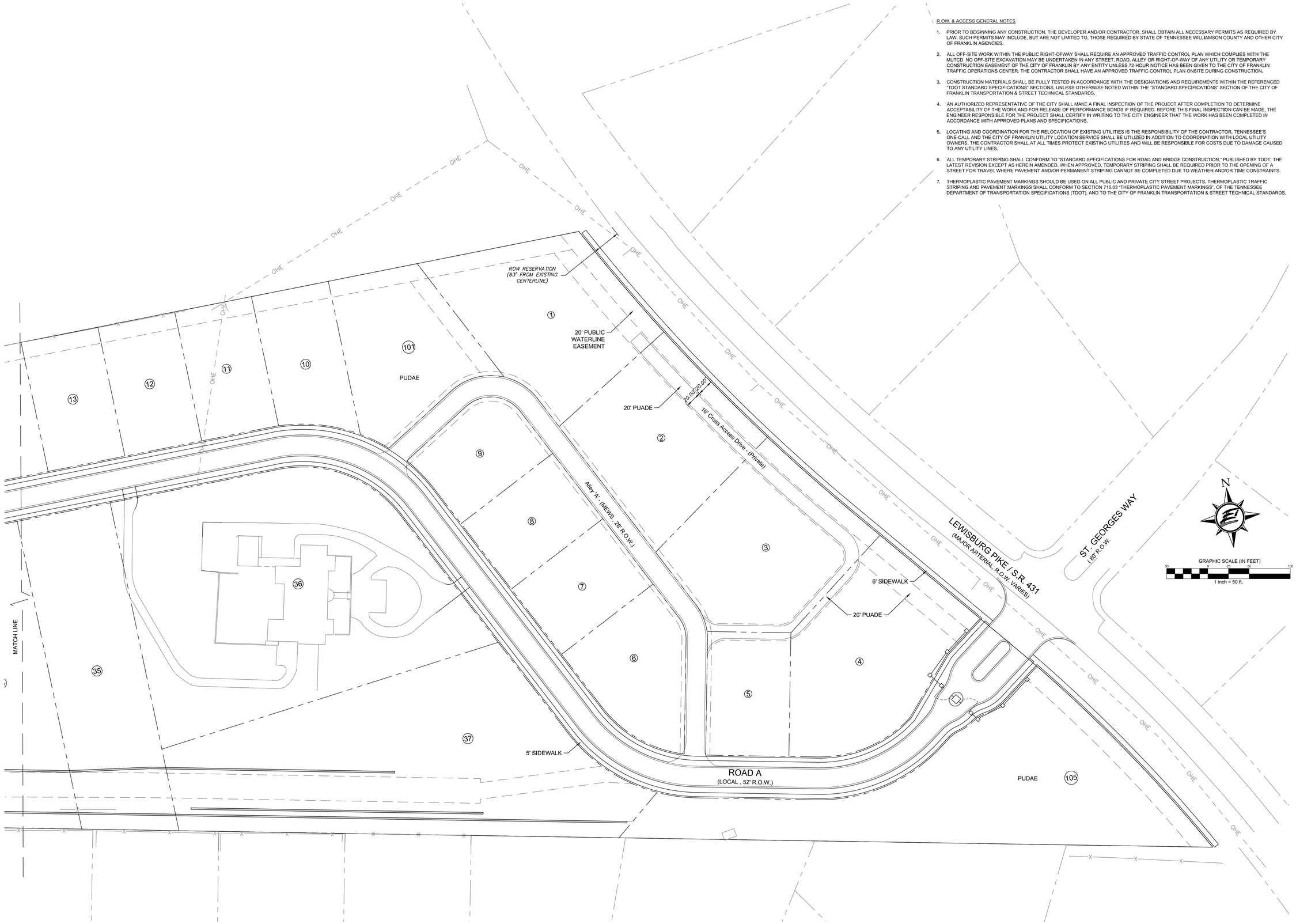
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OVERALL R.O.W. & ACCESS PLAN

Sheet No.

C 4.0

Filename: W:\20-11-1106 Cross Property\3_CAD\Production\1_Development Plan\Cross Dev ROW.dwg
Layout Name: C 4.0 Overall R.O.W. & Access Plan
Plotted: Thursday, January 07, 2021 – 3:26 pm
By: rpierce



R.OW. & ACCESS GENERAL NOTES

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

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DEVELOPMENT PLAN

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MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
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FRANKLIN, TENNESSEE

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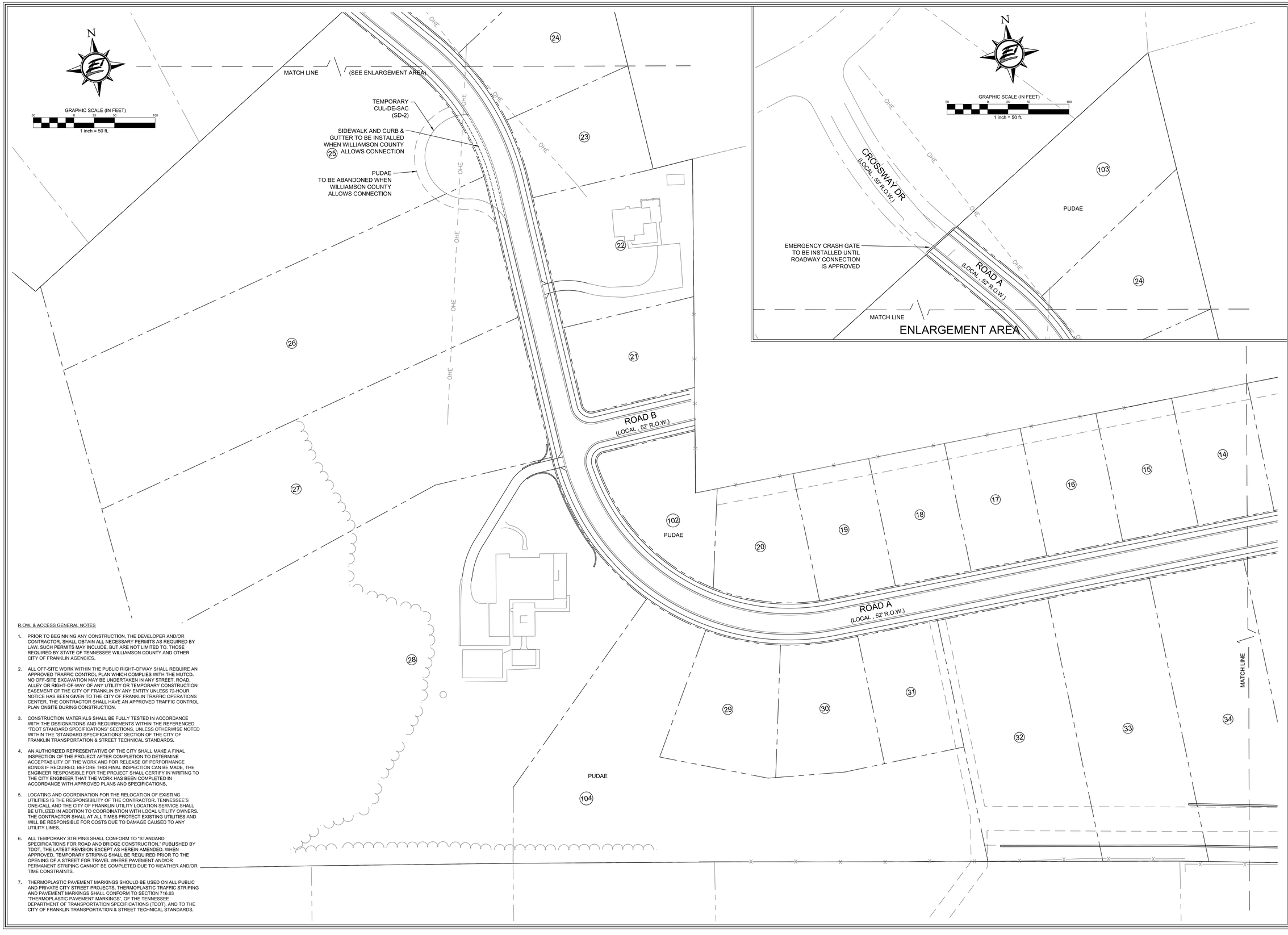
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 1/7/21
STATE OF TENNESSEE

Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

Sheet Title:
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Sheet No.
C 4.1

Filename: W:\20-11-1106 Cross Property\3_CAD\Production_Development Plan\Cross Dev ROW.dwg
Layout Name: C 4.1 Enlarged R.O.W. & Access Plan
Plotted: Thursday, January 07, 2021 - 3:26 pm
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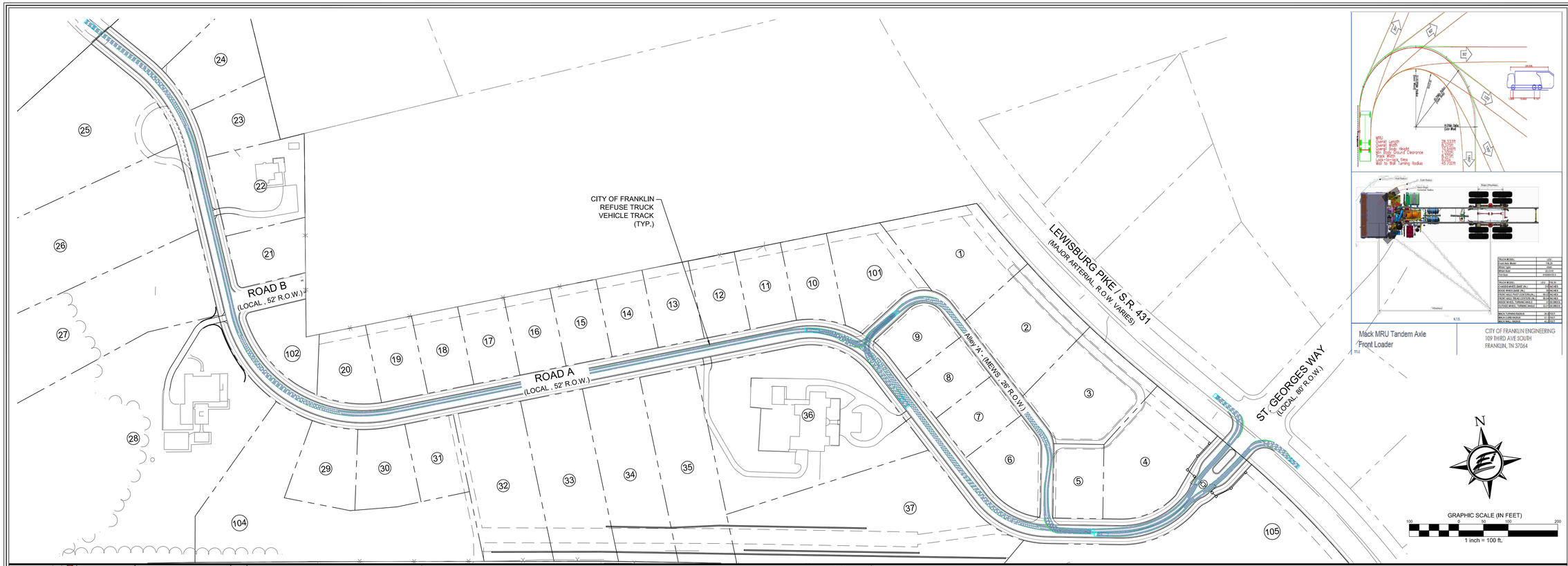
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 1/7/21
STATE OF TENNESSEE

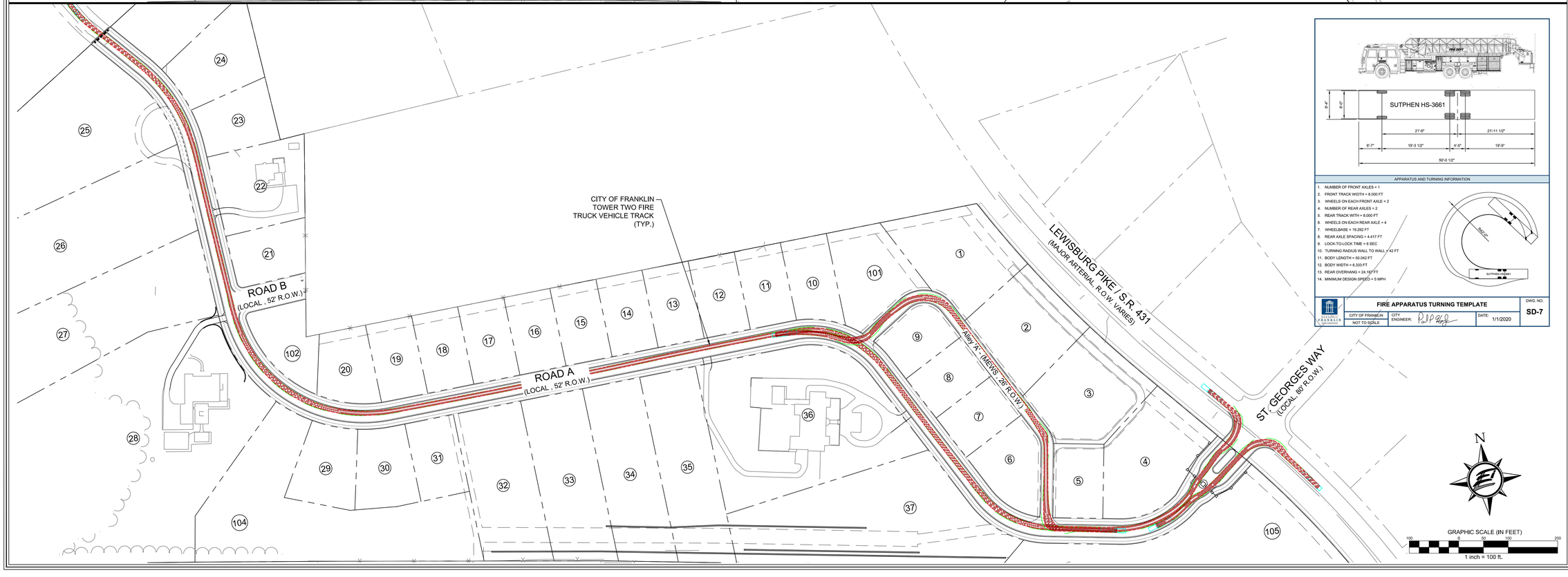
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Drafted By: RDP
Checked By: LCW

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Rev.	Date	Revision Description
1	1/7/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109133
STATE OF TENNESSEE
1/7/21

Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

Sheet Title:
VEHICLE TRACKING PLAN

Sheet No.
C 4.3

Filename: W:\20-11-1106 Cross Property\3_CAD\Production\1_Development Plan\Cross Dev ROW.dwg
Layout Name: C 4.3 Vehicle Tracking Plan
Plotted: Thursday, January 07, 2021 – 3:26 pm
By: rpierce

FLOW TEST (CENTURY FIRE PROTECTION)

DATE: 11/3/2020

HYDRANT A1 (1175 LEWISBURG PIKE)

FLOW	934 GPM @ 20 PSI
STATIC (B)	56 PSI
RESIDUAL (B)	42 PSI

HYDRANT A2 (1190 LEWISBURG PIKE)

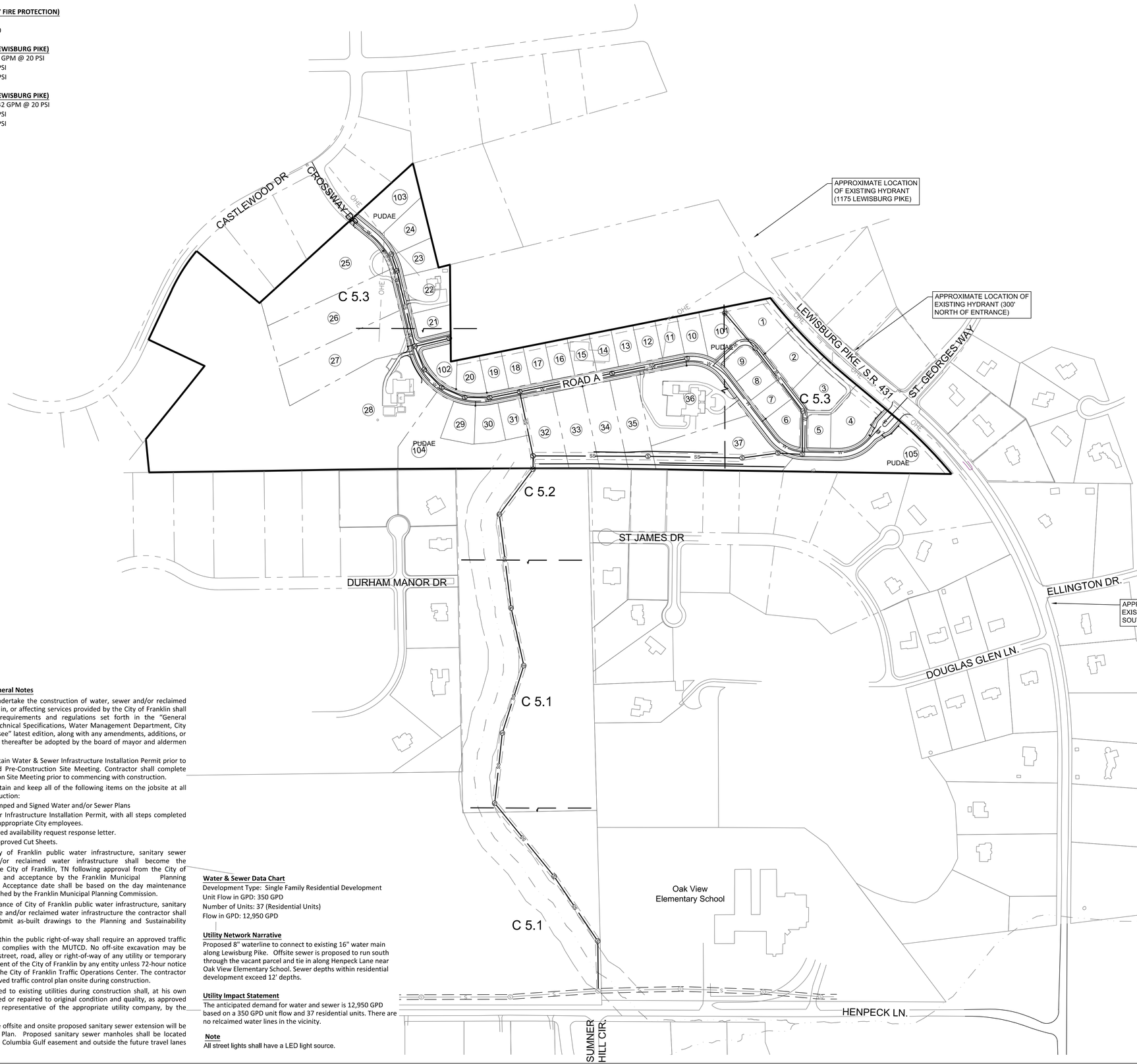
FLOW	1,042 GPM @ 20 PSI
STATIC (B)	70 PSI
RESIDUAL (B)	58 PSI

UTILITY PROVIDERS

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

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



Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre- Construction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
   a. Approved, Stamped and Signed Water and/or Sewer Plans
   b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
   c. Copy of approved availability request response letter.
   d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Final location of the offsite and onsite proposed sanitary sewer extension will be established at Site Plan. Proposed sanitary sewer manholes shall be located outside the existing Columbia Gulf easement and outside the future travel lanes of Carothers Pkwy.

Water & Sewer Data Chart

Development Type: Single Family Residential Development
Unit Flow in GPD: 350 GPD
Number of Units: 37 (Residential Units)
Flow in GPD: 12,950 GPD

Utility Network Narrative

Proposed 8" waterline to connect to existing 16" water main along Lewisburg Pike. Offsite sewer is proposed to run south through the vacant parcel and tie in along Henpeck Lane near Oak View Elementary School. Sewer depths within residential development exceed 12' depths.

Utility Impact Statement

The anticipated demand for water and sewer is 12,950 GPD based on a 350 GPD unit flow and 37 residential units. There are no relcaimed water lines in the vicinity.

Note

All street lights shall have a LED light source.

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6700 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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TUCK AWAY
DEVELOPMENT PLAN

1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN, TENNESSEE
FRANKLIN PROJECT NO. ____

Rev.	Date	Revision Description
1	1/7/21	Per City of Franklin Comments

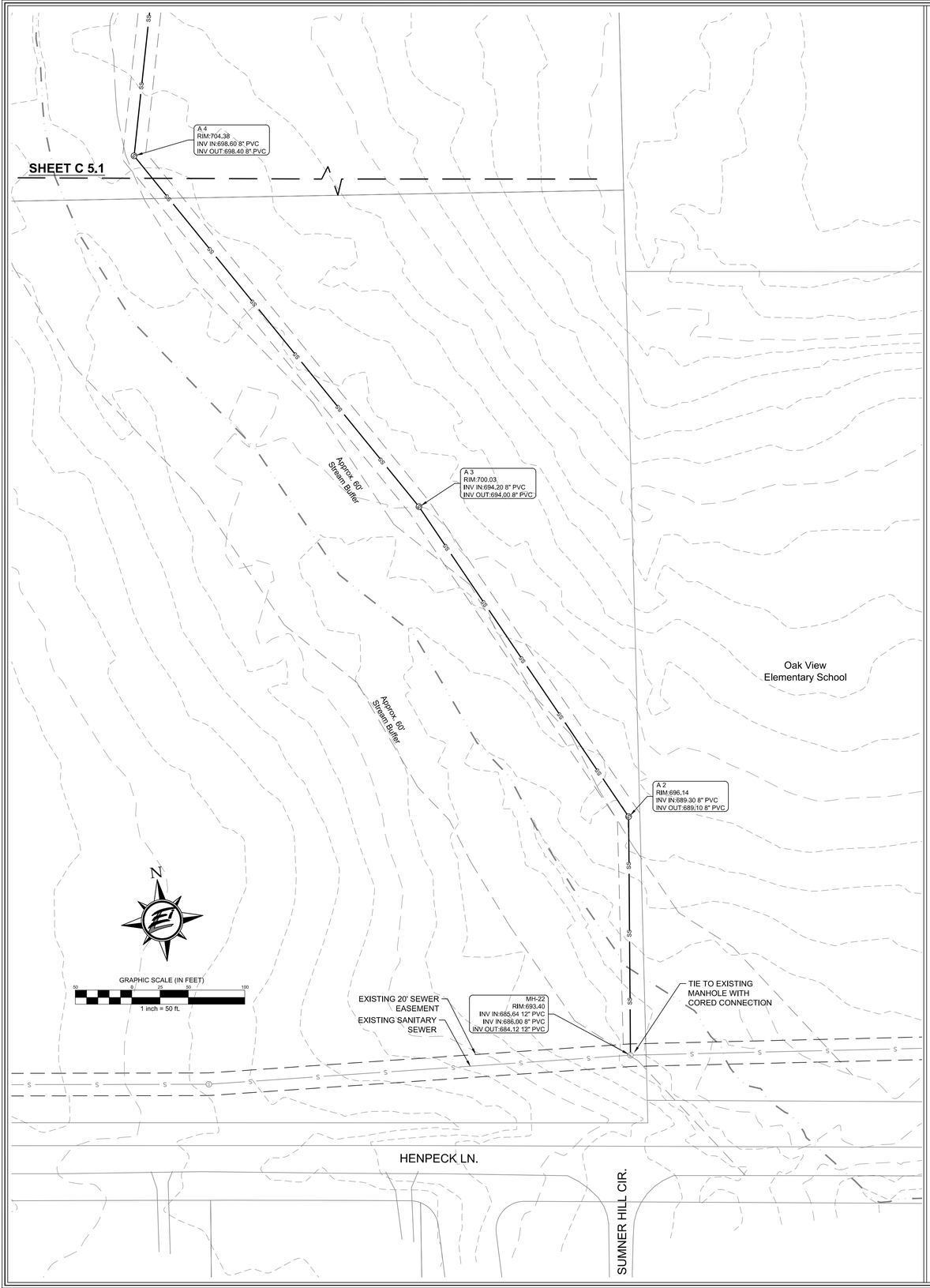
LARRY C. WALLACE
REGISTERED ENGINEER
AGENT
No. 120181
STATE OF TENNESSEE
1/7/21

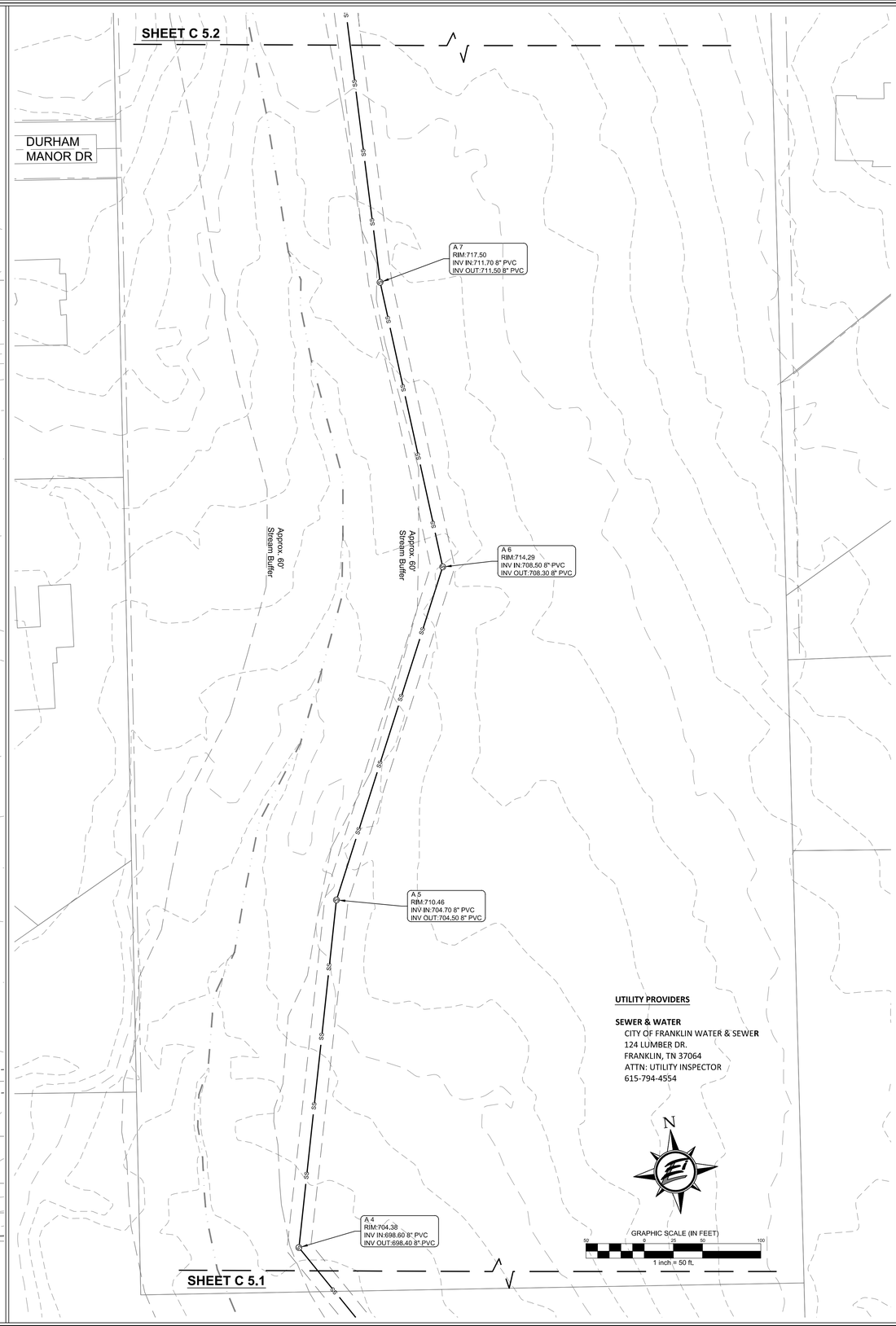
Issue Date:	25 September 2020
ELI Project No:	20-11-1106
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
OVERALL UTILITY PLAN

Sheet No.
C 5.0

Filename: W:\20-11-1106 Cross Property\3_CAD\Production\1_Development Plan\Cross Dev UTIL.dwg
Layout Name: C 5.0 Overall Utility Plan
Plotted: Thursday, January 07, 2021 - 3:26 pm
By: rpierce





UTILITY PROVIDERS

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

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TUCK AWAY
DEVELOPMENT PLAN

1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. ____
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	1/7/21	Per City of Franklin Comments

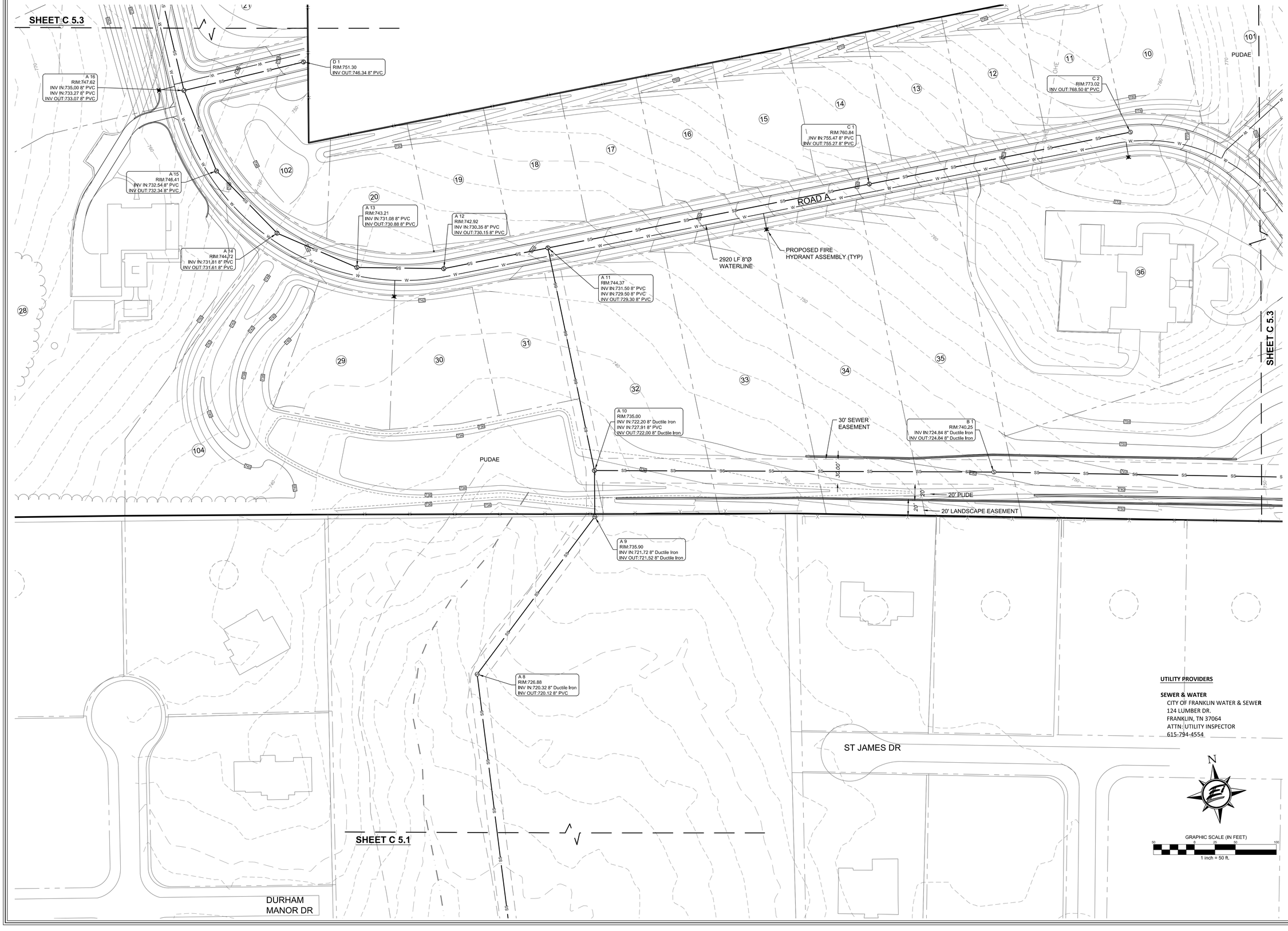
LARRY C. WALLACE
REGISTERED ENGINEER
AGENT
No. 109134
STATE OF TENNESSEE
1/7/21

Issue Date:	25 September 2020
ELI Project No:	20-11-1106
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
SITE UTILITY PLAN

Sheet No.
C 5.1

Filename: W:\20-11-1106 Cross Property\3_CAD\Production\1_Development Plan\Cross Dev UTIL.dwg
Layout Name: C 5.1 Site Utility Plan
Plotted: Thursday, January 07, 2021 – 3:26 pm
By: rpierce



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TUCK AWAY
DEVELOPMENT PLAN

1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. ____
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	1/7/21	Per City of Franklin Comments

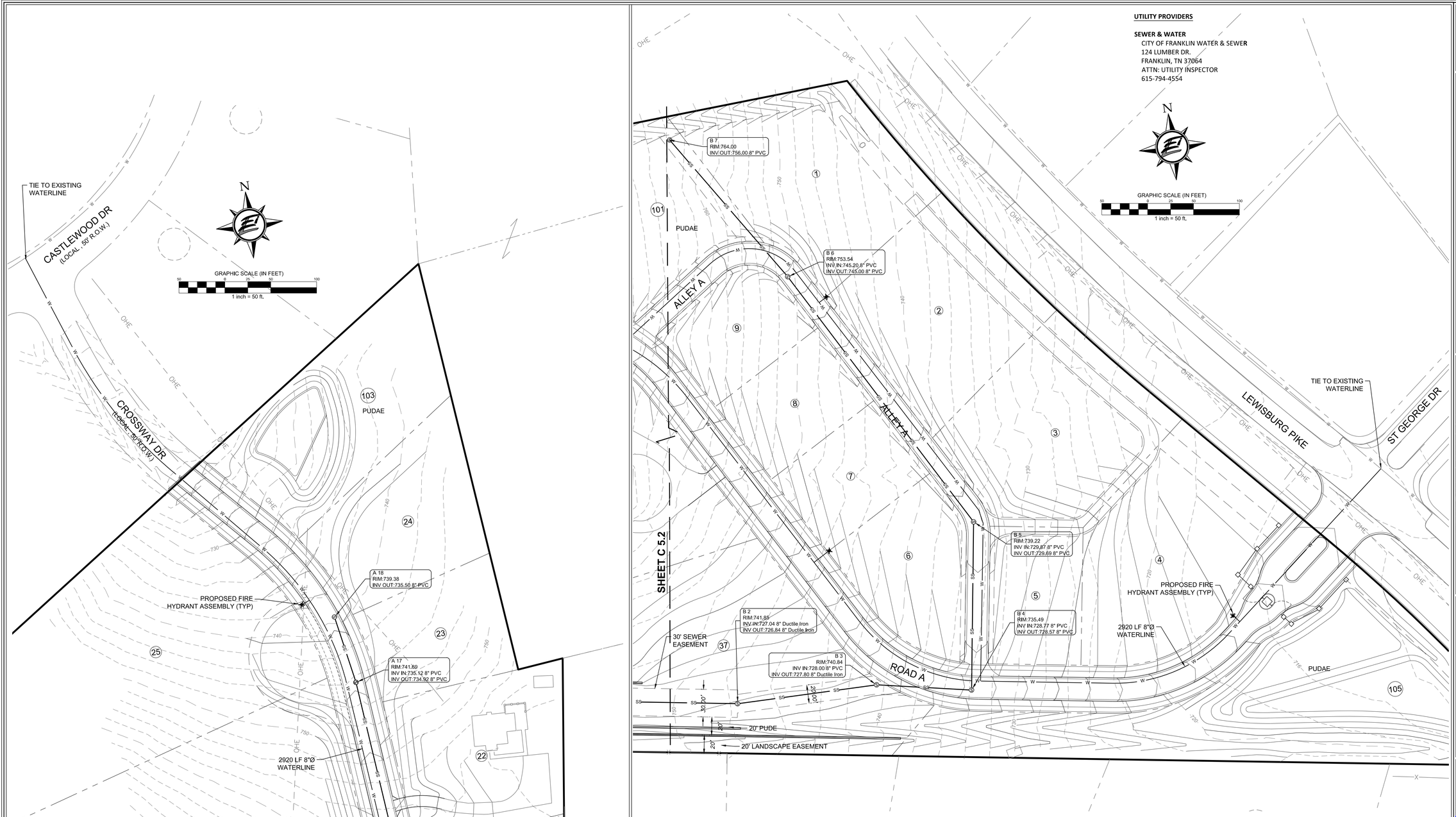
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 1/7/21
LICENSED PROFESSIONAL ENGINEER
No. 109133
STATE OF TENNESSEE

Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

Sheet Title:
SITE UTILITY PLAN

Sheet No.
C 5.2

Filename: W:\20-11-1106 Cross Property\3_CAD\Production\1_Development Plan\Cross Dev UTIL.dwg
Layout Name: C 5.2 Site Utility Plan
Plotted: Thursday, January 07, 2021 - 3:26 pm
By: rpierce



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TUCK AWAY
DEVELOPMENT PLAN

1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. ____
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	1/7/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
LICENSE NO. 109135
STATE OF TENNESSEE
1/7/21

Issue Date:	25 September 2020
ELI Project No:	20-11-1106
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
SITE UTILITY PLAN

Sheet No.
C 5.3

Filename: W:\20-11-1106 Cross Property\3_CAD\Production\1_Development Plan\Cross Dev UTIL.dwg
Layout Name: C 5.3 Site Utility Plan
Plotted: Thursday, January 07, 2021 – 3:26 pm
By: rpierce



SITE DATA CHART

PROJECT NAME:	TUCK AWAY
PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02901
ACREAGE / SF OF SITE:	52 AC / 2,261,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	95' & 100'
LOT SIZE (RESIDENTIAL):	1 AC, 2 AC
SETBACKS:	
FRONT:	15' / 80'
SIDE:	5'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	37
SINGLE FAMILY:	37
BUILDING HEIGHT:	MAX 2.5 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION ACREAGE:	16.27 AC
PARKLAND DEDICATION:	37 DWELLINGS W/ 3 EXST. UNITS
FEES IN LIEU:	34 UNITS X $4,304 = $146,336 DUE AT FINAL PLAT
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REDDER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

PHASING PLAN

SHEET
C6.0

COF #7374



SITE DATA CHART

PROJECT NAME:	TUCK AWAY
PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
ACREAGE / SF OF SITE:	52 AC / 2,261,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
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TREE CANOPY RETENTION ACREAGE:	16.27 AC
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APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

OPEN SPACE REQUIREMENT

TOTAL 2,261,220 SF - 1,075,270 SF (FROM LOTS > 30,000 SF)
= 1,185,950 SF APPLICABLE TO REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 59,300 SF
(5% MIN. OPEN SPACE x 1,185,950 SF = 59,300 SF, 1.36 AC)

ADDITIONAL NATURAL AREA REQUIREMENT: 10%
REQUIRED TOTAL = 118,600
(10% ADDITIONAL 'NATURAL AREA' x 1,185,950 SF = 118,600 SF)

REQUIRED: 177,900 SF; 4.08 AC TOTAL
PROVIDED: 284,010 SF; 6.92 AC TOTAL (159.6%)
(PROVIDED OPEN SPACE = 80,150 SF, 1.84 AC)
(ADDITIONAL 'NATURAL AREA' = 203,860 SF, 4.68 AC)

KEY

PRESERVED TREES
REMOVED TREES
REMOVE SPECIMEN

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,261,220 SF (52 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
17.92 AC	780,781 SF	1.53 AC	66,685 SF	16.39 AC	714,096 SF

TREE CANOPY DATA:

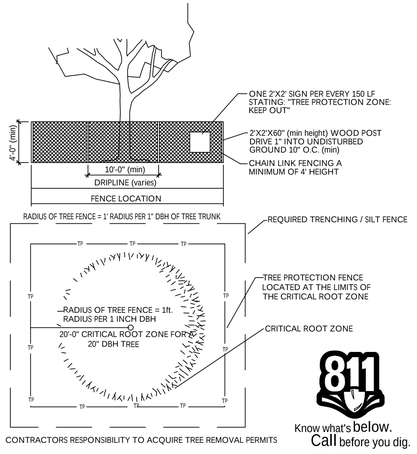
TOTAL EXISTING TREE CANOPY:		781,030.8 SF; 17.93 AC (34.5% OF SITE)
REQUIRED CANOPY PRESERVATION:	48%	(374,894.8 SF; 8.61 AC)
PROVIDED CANOPY PRESERVATION:	91.4%	(714,096 SF; 16.39 AC)

SURVEYED SPECIMEN TREES

*SPECIMEN TREES FIELD SURVEYED BY LANDSCAPE ARCHITECT. ACTUAL SIZES / REPLACEMENT MAY VARY

#	Diameter (in.)	Species	#	Diameter (in.)	Species
1	27	Hackberry	24	56	Hackberry
2	25	Hackberry	25	27	Hackberry
3	26	Oak	26	33	Hackberry
4	26	Oak	27	32	Elm
5	70	Osage	28	24	Maple
6	33	Oak	29	34	Oak
7	30	Cedar	30	32	Hackberry
8	24	Cedar	31	25	Cedar
9	27	Hackberry	32	38	Oak
10	34	Cedar	33	28	Hackberry
11	32	Cedar	34	28	Hackberry
12	34	Cedar	35	46	Hackberry
13	28	Cedar	36	35	Hackberry
14	25	Cedar	37	35	Oak
15	46	Cedar	38	34	Oak
16	46	Oak	39	36	Oak
17	41	Oak	40	36	Oak
18	26	Walnut	41	30	Oak
19	32	Pear	42	28	Oak
20	41	Pear	43	24	Pine
21	26	Maple	44	24	Pine
22	42	Oak	45	24	Pine
23	58	Hackberry			

TREE PROTECTION FENCING DETAIL NTS



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

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

TREE PROTECTION NOTES:

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

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

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

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

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

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

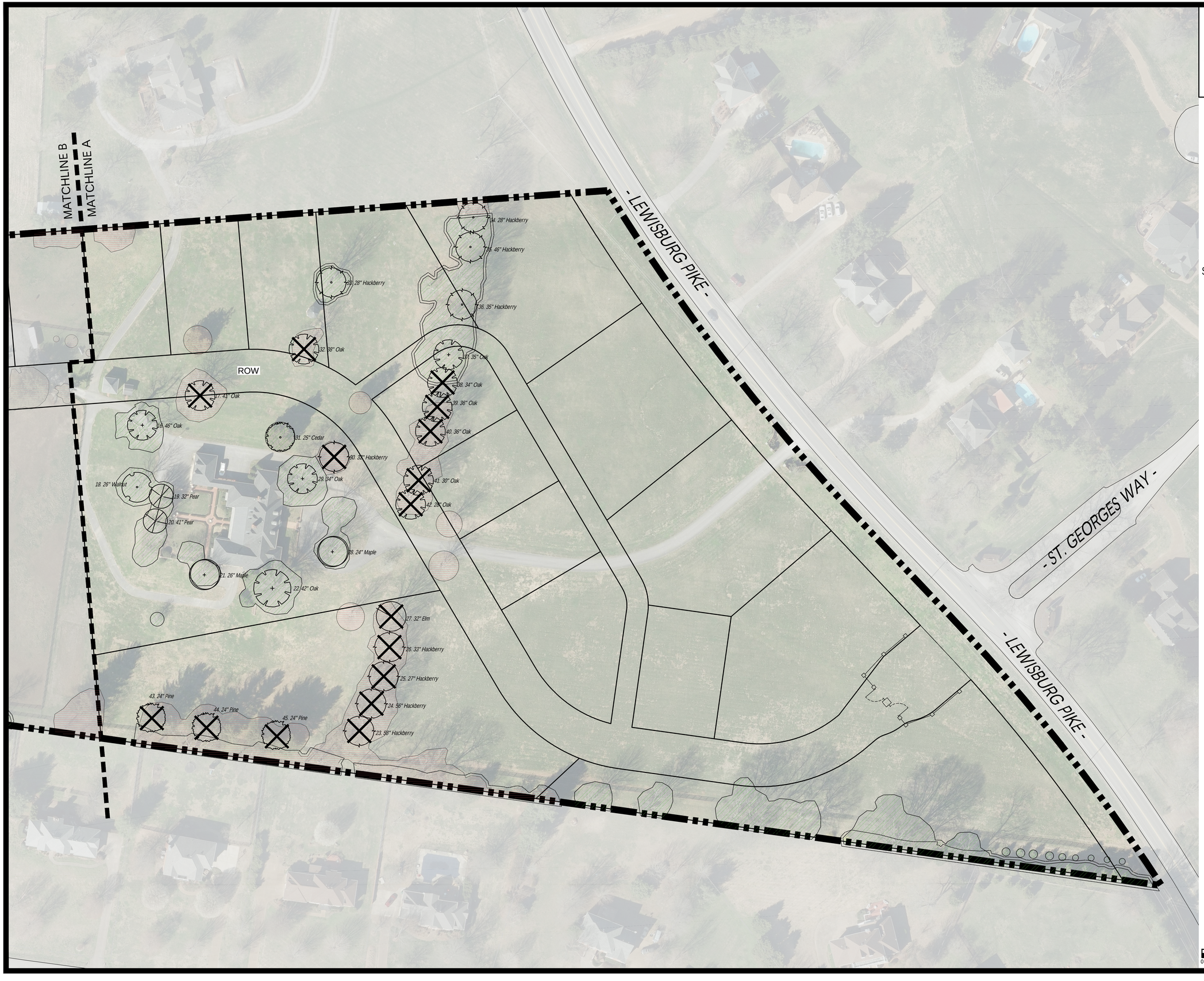
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 FORWARD, LLC

Revision Date
△ _____
△ _____
△ _____
△ _____

TREE PRESERVATION PLAN

SHEET
L1.0

COF #7374



KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- REMOVE SPECIMEN

SPECIMEN TREES

#	Diameter (in.)	Species
1	27	Hackberry
2	25	Hackberry
3	26	Oak
4	26	Oak
5	70	Osage
6	33	Oak
7	30	Cedar
8	24	Cedar
9	27	Hackberry
10	34	Cedar
11	32	Cedar
12	34	Cedar
13	28	Cedar
14	25	Cedar
15	46	Cedar
16	46	Oak
17	41	Oak
18	26	Walnut
19	32	Pear
20	41	Pear
21	26	Maple
22	42	Oak
23	58	Hackberry
24	56	Hackberry
25	27	Hackberry
26	33	Hackberry
27	32	Elm
28	24	Maple
29	34	Oak
30	32	Hackberry
31	25	Cedar
32	38	Oak
33	28	Hackberry
34	28	Hackberry
35	46	Hackberry
36	35	Hackberry
37	35	Oak
38	34	Oak
39	36	Oak
40	36	Oak
41	30	Oak
42	28	Oak
43	24	Pine
44	24	Pine
45	24	Pine

N

0 50 100 150

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

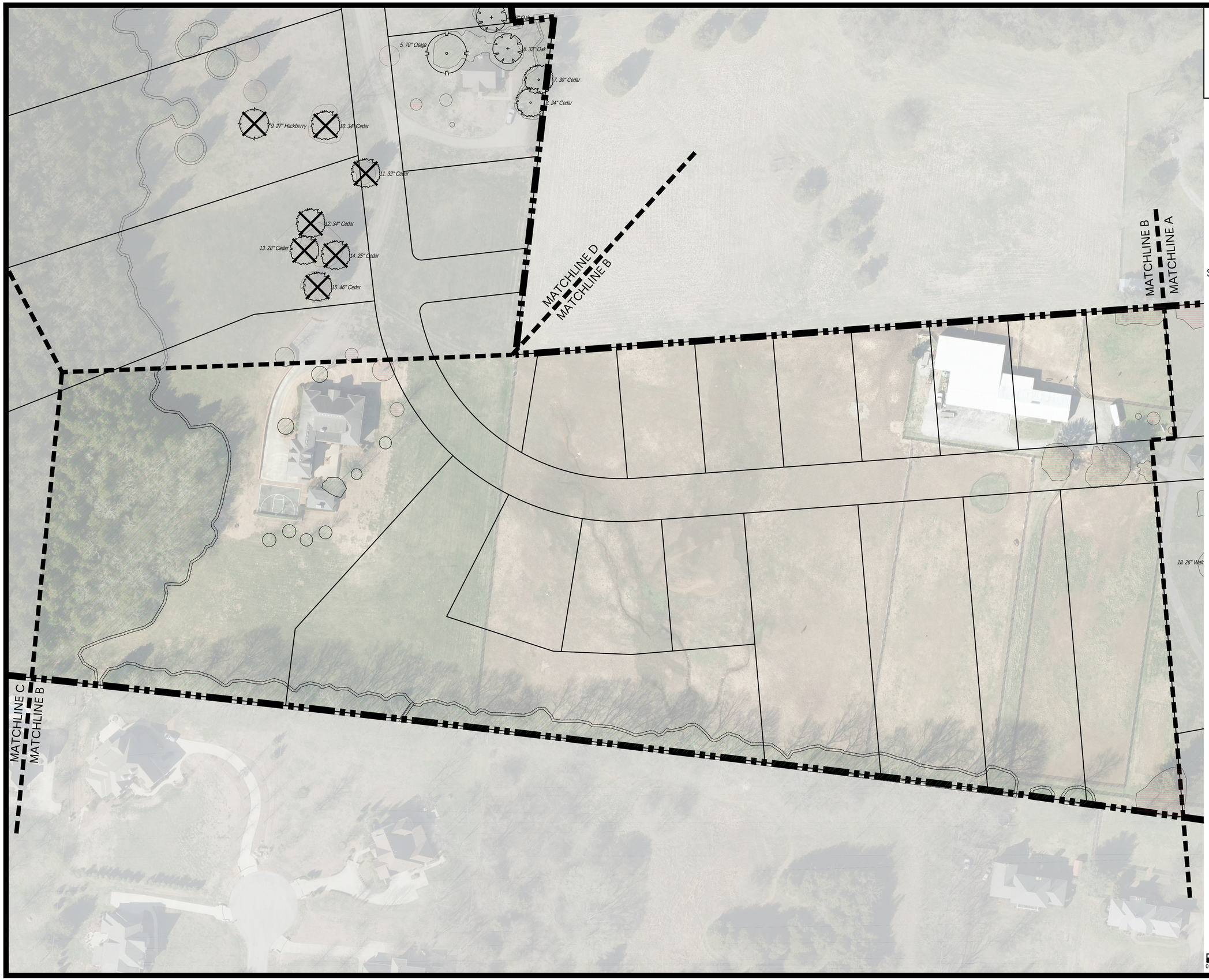
DRAKE A. RECLOS
REGISTERED
LANDSCAPE ARCHITECT

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

TREE PRESERVATION PLAN

SHEET
L1.1

COF #7374



KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- REMOVE SPECIMEN

SPECIMEN TREES

#	Diameter (in.)	Species
1	27	Hackberry
2	25	Hackberry
3	26	Oak
4	26	Oak
5	70	Osage
6	33	Oak
7	30	Cedar
8	24	Cedar
9	27	Hackberry
10	34	Cedar
11	32	Cedar
12	34	Cedar
13	28	Cedar
14	25	Cedar
15	46	Cedar
16	46	Oak
17	41	Oak
18	26	Walnut
19	32	Pear
20	41	Pear
21	26	Maple
22	42	Oak
23	58	Hackberry
24	56	Hackberry
25	27	Hackberry
26	33	Hackberry
27	32	Elm
28	24	Maple
29	34	Oak
30	32	Hackberry
31	25	Cedar
32	38	Oak
33	28	Hackberry
34	28	Hackberry
35	46	Hackberry
36	35	Hackberry
37	35	Oak
38	34	Oak
39	36	Oak
40	36	Oak
41	30	Oak
42	28	Oak
43	24	Pine
44	24	Pine
45	24	Pine

N

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

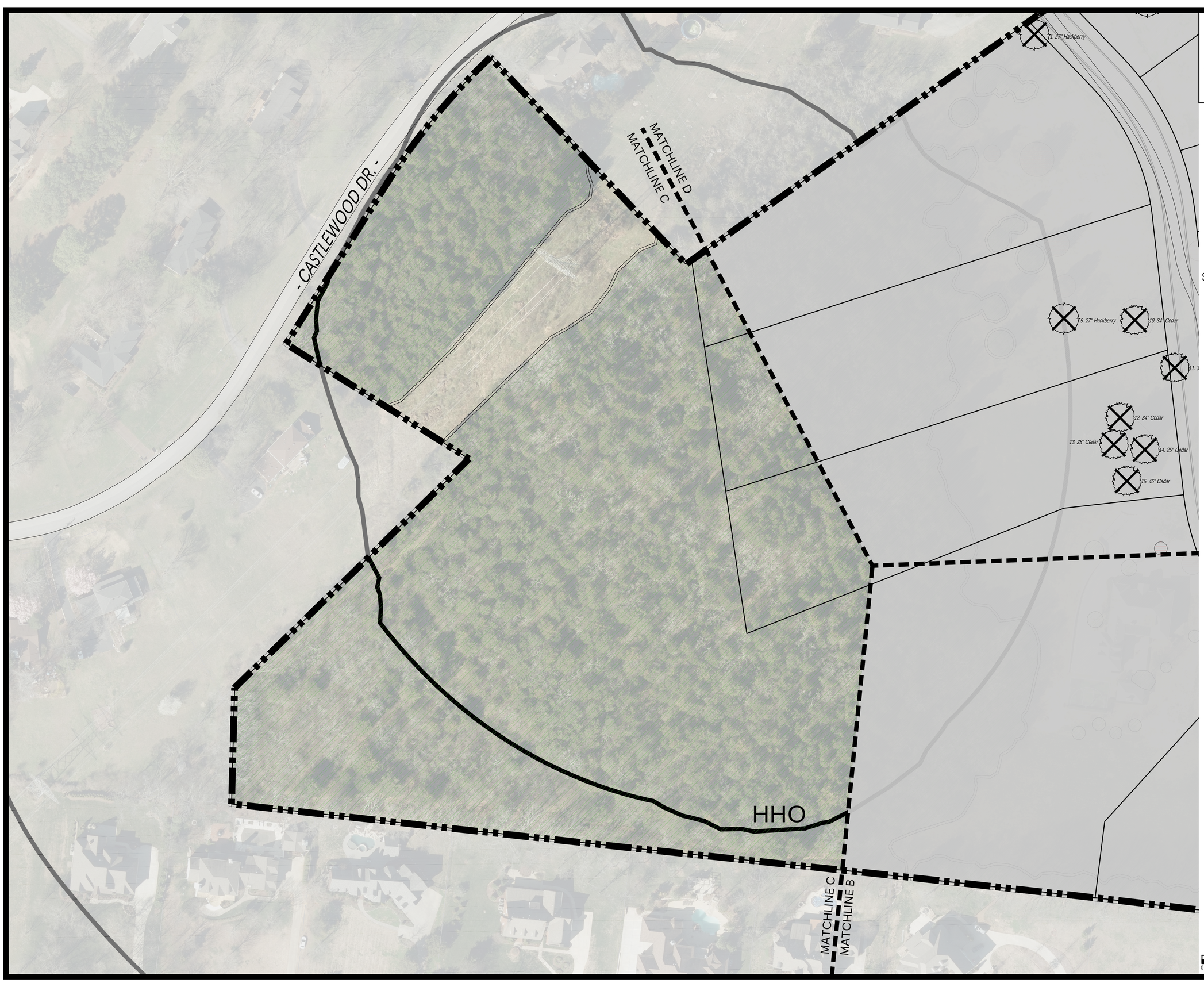
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329

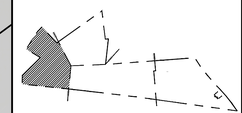
Revision Date

TREE PRESERVATION PLAN

SHEET
L1.2

COF #7374





KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- REMOVE SPECIMEN

SPECIMEN TREES

#	Diameter (in.)	Species
1	27	Hackberry
2	25	Hackberry
3	26	Oak
4	26	Oak
5	70	Osage
6	33	Oak
7	30	Cedar
8	24	Cedar
9	27	Hackberry
10	34	Cedar
11	32	Cedar
12	34	Cedar
13	28	Cedar
14	25	Cedar
15	46	Cedar
16	46	Oak
17	41	Oak
18	26	Walnut
19	32	Pear
20	41	Pear
21	26	Maple
22	42	Oak
23	58	Hackberry
24	56	Hackberry
25	27	Hackberry
26	33	Hackberry
27	32	Elm
28	24	Maple
29	34	Oak
30	32	Hackberry
31	25	Cedar
32	38	Oak
33	28	Hackberry
34	28	Hackberry
35	46	Hackberry
36	35	Hackberry
37	35	Oak
38	34	Oak
39	36	Oak
40	36	Oak
41	30	Oak
42	28	Oak
43	24	Pine
44	24	Pine
45	24	Pine

N

0 50 100 150

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 329
LANDSCAPE ARCHITECT

Revision Date

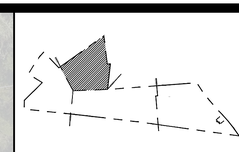
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- △ _____
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TREE PRESERVATION PLAN

SHEET
L1.3

COF #7374





KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- REMOVE SPECIMEN

SPECIMEN TREES

#	Diameter (in.)	Species
1	27	Hackberry
2	25	Hackberry
3	26	Oak
4	26	Oak
5	70	Osage
6	33	Oak
7	30	Cedar
8	24	Cedar
9	27	Hackberry
10	34	Cedar
11	32	Cedar
12	34	Cedar
13	28	Cedar
14	25	Cedar
15	46	Cedar
16	46	Oak
17	41	Oak
18	26	Walnut
19	32	Pear
20	41	Pear
21	26	Maple
22	42	Oak
23	58	Hackberry
24	56	Hackberry
25	27	Hackberry
26	33	Hackberry
27	32	Elm
28	24	Maple
29	34	Oak
30	32	Hackberry
31	25	Cedar
32	38	Oak
33	28	Hackberry
34	28	Hackberry
35	46	Hackberry
36	35	Hackberry
37	35	Oak
38	34	Oak
39	36	Oak
40	36	Oak
41	30	Oak
42	28	Oak
43	24	Pine
44	24	Pine
45	24	Pine

N

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. RECOER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1

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

TREE PRESERVATION PLAN

SHEET
L1.4

COF #7374

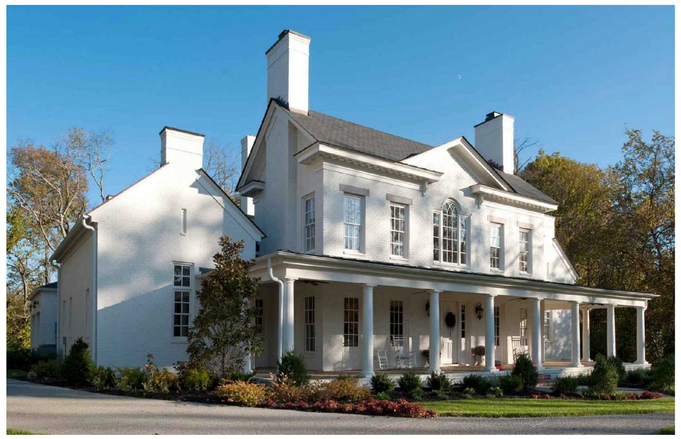


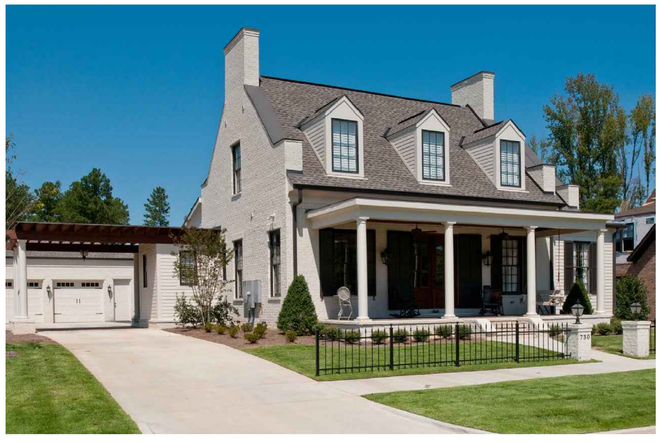








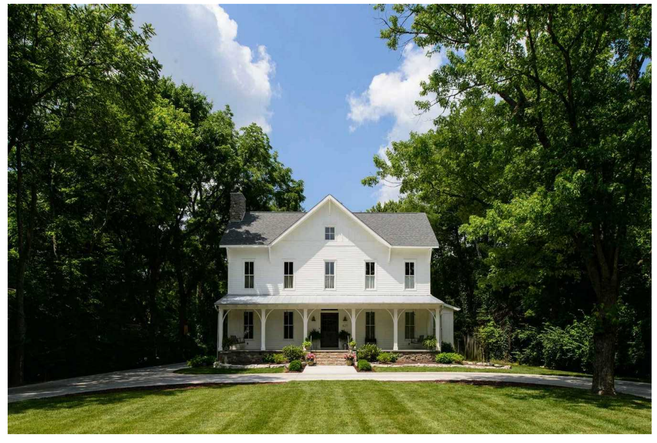




01 TYP. ARCHITECTURE
NTS



02 TYP. ARCHITECTURE - 95' LOTS
NTS



GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

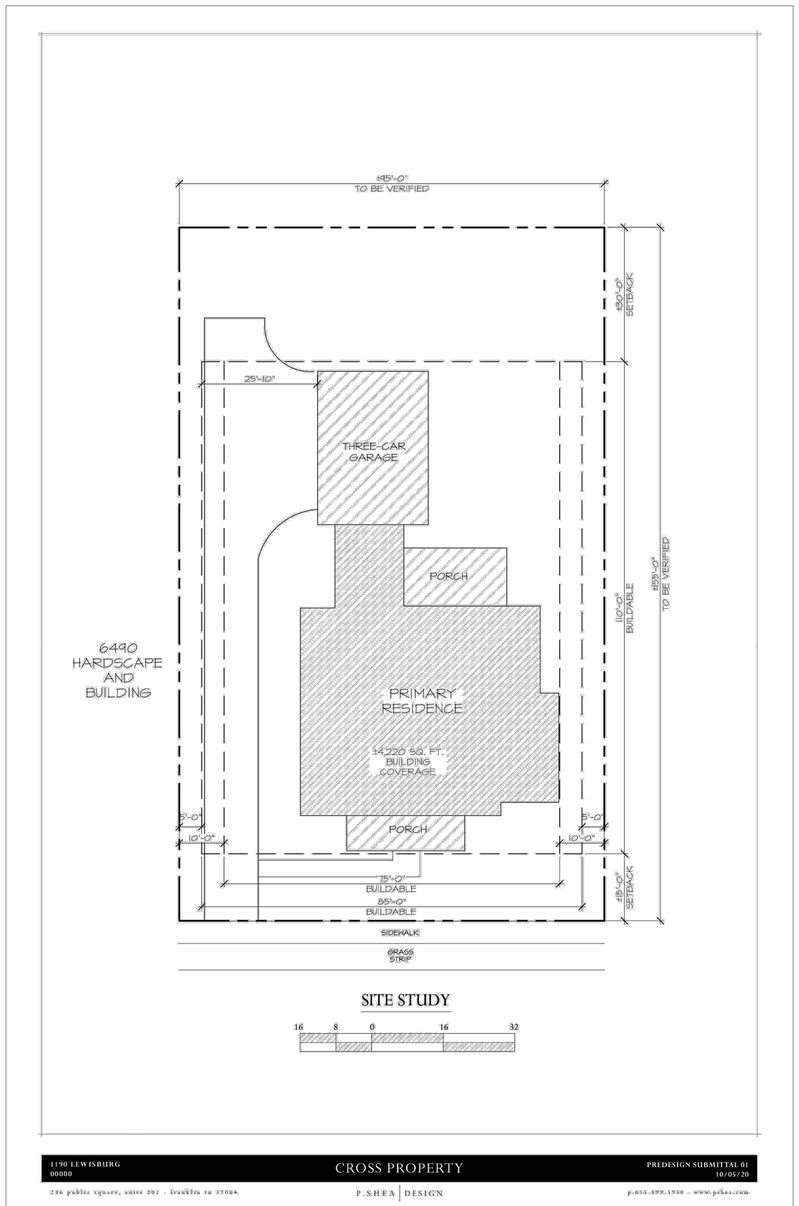
DRAKE A. REEDER
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

ARCHITECTURAL ELEVATIONS

SHEET
A1.0

COF #7374



01 95' LOT LAYOUT CONCEPT

NTS

GDC
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. RECOR
REGISTERED
TENNESSEE No. 1
LANDSCAPE ARCHITECT

Revision Date
△
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△
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LOT LAYOUT
CONCEPTS

SHEET
A1.1

COF #7374

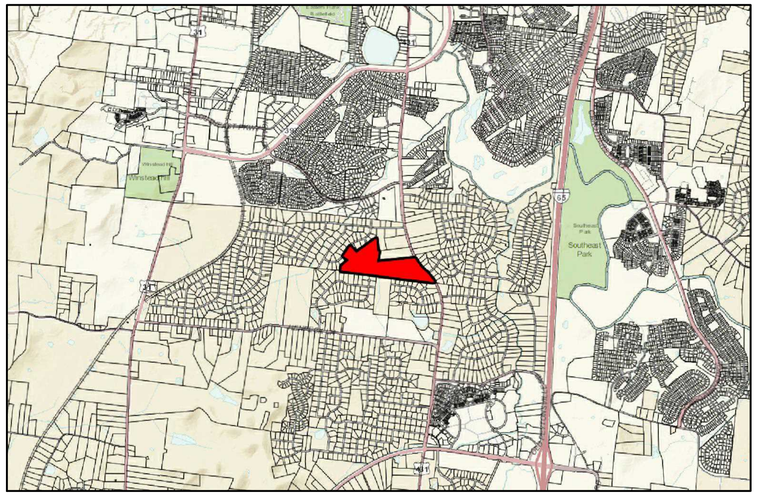
SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 EXST. CONDITIONS ENLARGEMENT
C1.4 EXST. CONDITIONS ENLARGEMENT

TUCK AWAY
REZONING

PD (SPECIFIC DEVELOPMENT - RESIDENTIAL - 0.71)
FRANKLIN, WILLIAMSON, TENNESSEE



NOT TO SCALE

VICINITY MAP

SITE DATA

SUBDIVISION/DEVELOPMENT:	TUCK AWAY / PD
COF PROJECT NUMBER:	7374
TAX MAP & PARCELS:	106 00800, 105 02801
ADDRESS:	1190 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
SITE ACREAGE:	52 AC
CHARACTER OVERLAY:	HHO, HHO 500' BUFFER
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
DESIGN CONCEPT(S):	SINGLE FAMILY-RESIDENTIAL
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL

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:
ENERGY, LAND, AND INFRASTRUCTURE LLC.
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
(615) 383-6300

OWNER / DEVELOPER:
JIM CROSS
103 FORREST CROSSING BLVD.
SUITE 205
FRANKLIN, TN 37064

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.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
37 UNITS x 350 GPD = 12,950 GPD

SEWER FACILITIES
SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.8 MI (FRANKLIN FIRE STATION 5)
NEAREST RECREATIONAL FACILITY: 2.3 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
14 ELEMENTARY SCHOOL
9 MIDDLE SCHOOL
7 HIGH SCHOOL
TOTAL 30 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 12/14/20

PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
INITIAL SUBMITTAL: OCTOBER 12, 2020
RESUBMITTAL: DECEMBER 14, 2020
ONE STOP:
COF #: 7374

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


OHE
HHO
500' HHO BUFFER
MAP & PARCEL: 105 02.01
CROSS FAMILY LIMITED
PARTNERSHIP
BOOK: 1156, PAGE 883
34.90± ACRES
1,520,609 SQ FT
MAP & PARCEL: 106 00800
CASQUINE J. CROSS,
JAMES CROSS, IV &
AMY CROSS FINANCE
BOOK: 140, PAGE 408,
BOOK: 7566, PAGE 288 &
BOOK: 7566, PAGE 293
17.01± ACRES
741,111 SQ. FT.
EXISTING HOUSE
EXISTING STRUCTURE
EXISTING POND
EXISTING WELL
EXISTING SEPTIC
EXISTING DRIVE
EXISTING GRAVEL DRIVE
EXISTING ENTRANCE
EXISTING GRAVEL ENTRANCE
EXISTING GRAVEL PARKING
EXISTING GRAVEL PARKING
EXISTING GRAVEL PARKING

-----Original Message-----
From: Michael Loscalzo <mloscalzo@msn.com>
Sent: Sunday, January 24, 2021 10:29 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: proposed Development plan and Rezoning located at Map 105, Parcel 02801 and Map 106, Parcel 00800 at 2208 Crossway Drive and 1190 Lewisburg Pike.

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 Municipal Planning Commission:

As a neighbor I am strongly against the current plan for the proposed Development plan and Rezoning located at Map 105, Parcel 02801 and Map 106, Parcel 00800 at 2208 Crossway Drive and 1190 Lewisburg Pike.

The proposed Development Plan is an in no way keeping with the actual Franklin Envision Zoning plan. Nor does not keep with the sprit of the Envision Zoning plan.

The Envision Zoning team was aware that a designation of at least one acre per home requirement would result in developments in which most homes would have to be on more than one acre. If the Envision Zoning plan wanted to use a "on average one home per acre" rule it would have writing the zoning plan in such a way. It didn't and so this plan is very far meeting the plans requirement. The idea of the majority of the homes in this development being on far less than one acre is a strong rejection by the developer of accepting the Zoning rules or the will of the citizens of Franklin. Just on this one point this plan should be summarily rejected.

This one developer should not be allowed to undo or overturn all the work of the citizens of Franklin in regard to the Envision Zoning plan.

In summary, as a close neighbor I am not against the development of the parcels but am strongly against the current proposal of Parcel 02802 and Parcel 00800 as they do not meet the current Zoning nor come close to meeting the sprit of the Envision Zoning plan.

Sincerely,

Michael M. Loscalzo, MD
2462 Durham Manor Drive
Franklin TN 37064
727 631 7494

From: phyllis thompson <phyllisgt2@att.net>
Sent: Tuesday, January 26, 2021 10:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Gamble Design Collaborative

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 want the Cross family to be successful in their venture to develop their property. If done correctly, it has the potential to bring value to the surrounding property. I'm praying it will be a beautiful addition that seamlessly blends into the surrounding properties, not one that appears alien to its neighbors. Plan a design for the road frontage that is worthy of million + dollar homes and the beauty of the current hillside.

Below are two concerns that have previously been communicated to Greg Gamble regarding the development of the Cross Family Farm as it relates to Windsor Park. I'm praying these concerns have been brought to the Planning Commission's attention and will be addressed appropriately before final approval.

Entrance to new subdivision:

The proposal appears to include an entrance that directly fronts/joins the Windsor Park entrance. If so, what accommodation is being made for a turn lane or red light to handle the additional traffic and already limited vision for pull out from our neighborhood that would not infringe upon or take property from the Windsor Park entrance. I would not be in favor of any proposal that takes land from Windsor Park to accommodate a widened turning space. I would expect Cross farm to give way on land needed for a widened turn space.

My notes from one of our neighborhood Zoom meetings indicated that the county had to "stub" all surrounding neighborhoods, but I'm having trouble seeing that on the Master Plan - into Oakwood and Douglas Glen. I am truly concerned about there being only one outlet in the proposal, which is directly across from Windsor Park's entrance. Our entrance services not only our neighborhood but is also used by the two neighborhoods built behind us. It is already difficult enough to make a safe entry onto Lewisburg Pike during peak hours without jockeying for competing positions directly across from us.

Being as close to the entrance to the neighborhood as I am, I'm probably in a unique position to speak to the wrecks that happen right around our entrance. I've attended to people who's car ended up behind the house between me and Lewisburg Pike. I've heard the sound of crunching metal more times than I care to remember. And as I noted in the "chat" comments, one not too distance wreck took out the brick entrance to the current driveway of the Cross Farm. The blind spots and speed of traffic coming off the hill heading south truly need addressing as the entrance to Windsor Park is in somewhat of a blind curve already. **Case in point - the most recent accident occurred within the last 2 weeks - right at the front of the Winsdor Park entrance.**

Water Run-Off:

Our neighbors that front Lewisbug Pike along with myself already suffer from significant run-off from the Cross farm hill - to the tune of rivers of water spilling down the hill, across the highway and through our property. We have twice in the last year had "holes" open up in the drainage run near our street that the city believed was due to excessive run-off and build-up. I see you have two storm water ponds sketched at the entrance to the proposed subdivision. What assurances will be offered that these will be

sufficient? Who is responsible for damage sustained during the building process when the rivers of mud and water flow through my property? Who is responsible for failure of the storm water ponds when the build-out is complete? The EF document states scenic vistas should be preserved to include rolling hills and development restricted on hillsides along with site disturbance minimized for natural topography. Surely, you understand this concern.

However, I'd still like to know to whom I should address my concerns either when construction begins and run-off increases or even after development is complete and run-off continues to be a problem. How do I measure the increase in the amount of water that's leaving the property and to whom do I take my concerns at that point?

I very much appreciate where you were able to draw on the map to demonstrate the direction of water flow coming from the hill. I did not; however, hear any others discuss any current problems that Windsor Park seems to suffer from in heavy rain. Their concerns were for future run-off. I'd love for you to keep the City of Franklin and the State of TN apprised not only of future concerns but also of those that affect us now as they develop a workable and sufficient stormwater plan. I have videos of rivers of water running through my property in heavy rain if you need them.

.

Thank you for your time and consideration in addressing these issues.

Peace,
Phyllis Thompson

City of Franklin

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

File #: 20-01626

DATE: January 13, 2021

TO: Franklin Municipal Planning Commission

FROM: Chelsea Randolph, Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Lockwood Glen PUD Subdivision, Final Plat, Section 12, Creating 11 Single Family Residential Lots And One Open Space Lot, On 3.64 acres, Located Near The Intersection Of Halswelle Drive And Braidwood Lane. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7429
Applicant: Clay Wallace, ELI LLC.
Owner: Ted Terry

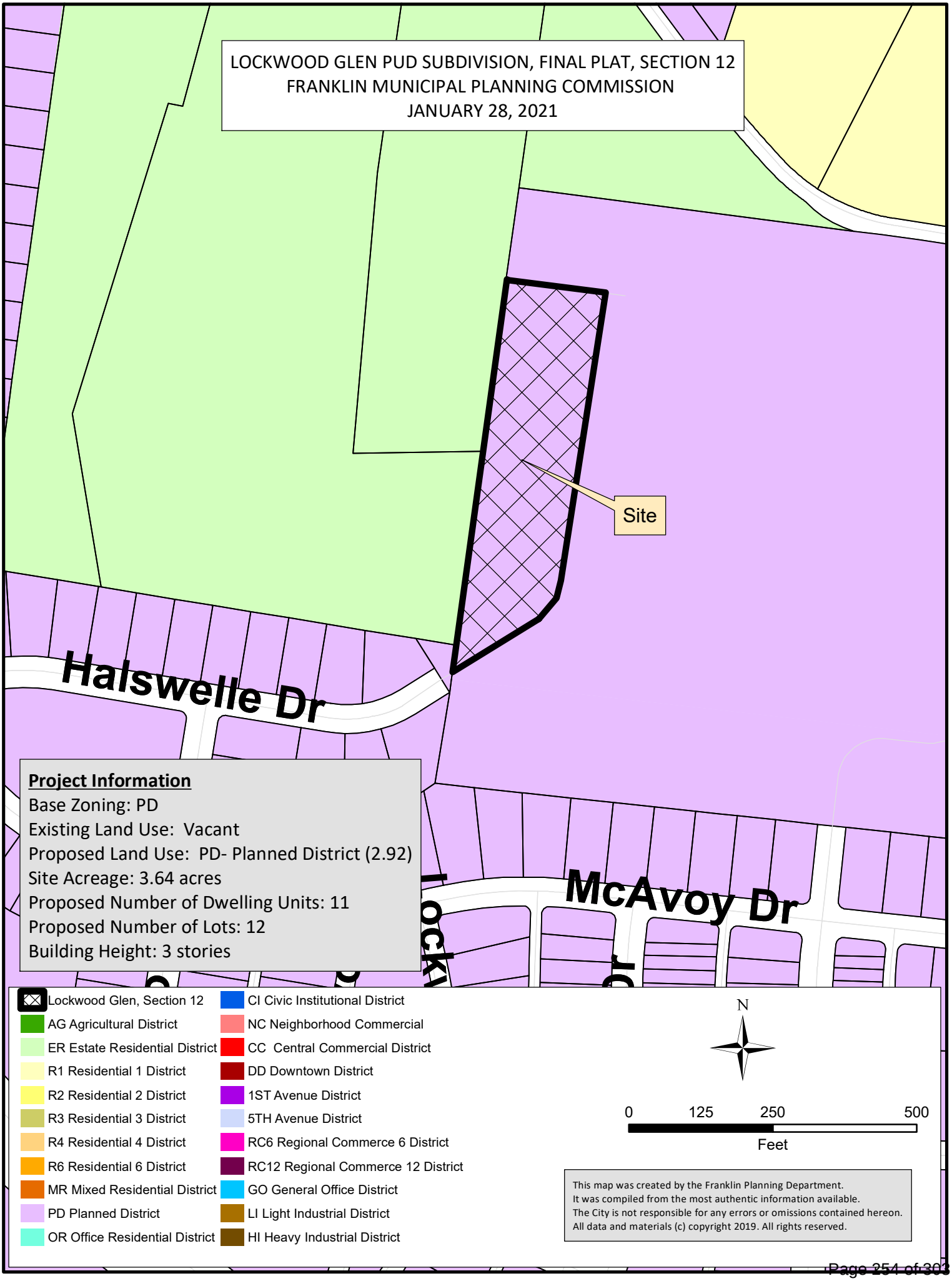
BACKGROUND/STAFF COMMENTS:
BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create 11 new single family residential lots, an open space lot, and dedicate right-of-way. The Lockwood Glen PUD Subdivision, Development Plan, Revision 5 was approved on August 13, 2019. The site plan for the associated section was most recently approved on this month's administrative agenda.

FINANCIAL IMPACT:

Unknown

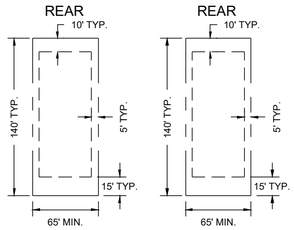
RECOMMENDATION:

Staff recommends approval with conditions of the Lockwood Glen PUD Subdivision, Final Plat, Section 12. The conditions of approval are attached to this staff report.


LOCKWOOD GLEN PUD SUBDIVISION, FINAL PLAT, SECTION 12
FRANKLIN MUNICIPAL PLANNING COMMISSION
JANUARY 28, 2021
Site
Halswelle Dr
McAvoy Dr
Project Information
Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: PD- Planned District (2.92)
Site Acreage: 3.64 acres
Proposed Number of Dwelling Units: 11
Proposed Number of Lots: 12
Building Height: 3 stories
Lockwood Glen, Section 12
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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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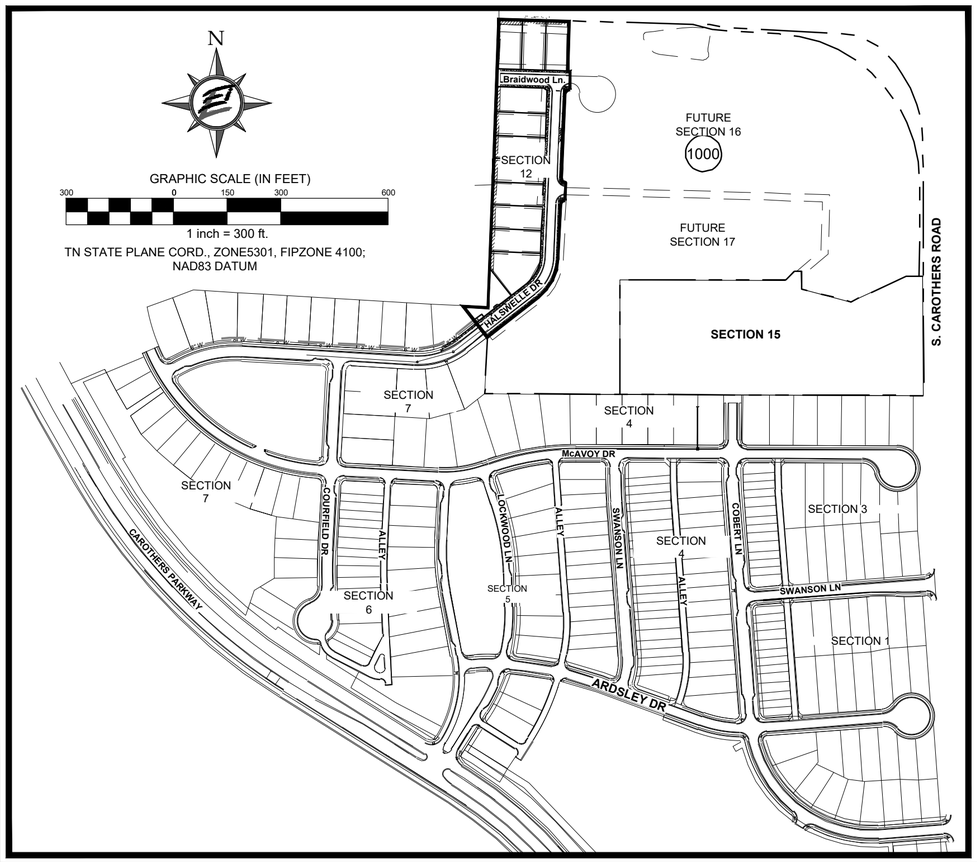
Site Data

Project Name:	Lockwood Glen PUD Subdivision - Section 12
COF Project #:	7429
Subdivision:	Lockwood Glen
Lot numbers:	Lots 316-326
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	PD
Applicable development standard:	NA
Acreage of site:	3.64 acres
Minimum required setback lines:	Front: 15', 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



Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) 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. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, 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.



Notes

1. The purpose of this plat is to create 11 single-family residential lots, 1 open space lot, and dedicate right-of-way.
2. This property is not located within a flood hazard area as per FEMA FIRM Community Map No. 47187CO214 G, dated December 22, 2016.
3. The lots shall be served by water from Milcrofton 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 Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.
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. 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 by 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.

Total area: 158,819 S.F. or 3.64 Acres

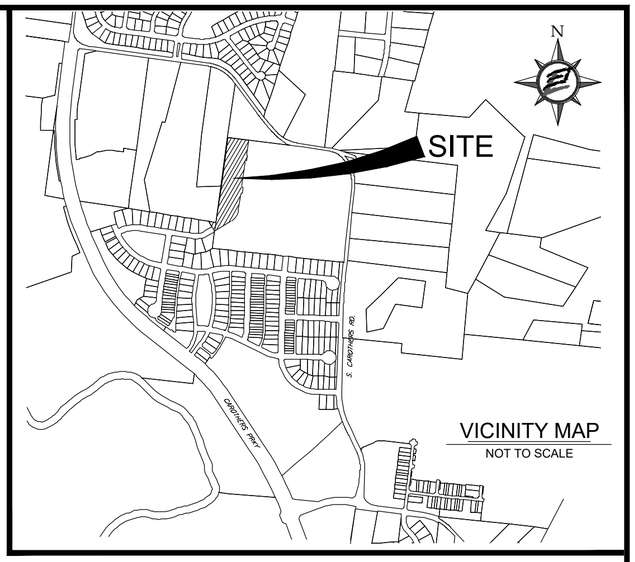
Road Data:

Acreage in new roads including alley right-of-ways	1.12 Acres
Linear footage of new roads	988 Feet

Deed Reference

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

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



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 Sewer Systems

I hereby certify that:
(1) The sewer system designated in Lockwood Glen PUD Subdivision - Section 12 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 _____ Date _____

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Lockwood Glen PUD Subdivision - Section 12 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 _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Lockwood GlenPUD Subdivision - Section 12 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 _____ Date _____

Certificate Of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____,
20 ___ , and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission _____ Date _____

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 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, LLC
572 Savannah Highway
Charleston, SC 29407

MTEMC Certificate of Approval for Recording

Middle 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 _____

Certificate Of Survey

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.

BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1546

1 / 7 / 2021

Surveyor Information
Bennie O. Wheeler, R.L.S.
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: Bennie.Wheeler@eli-llc.com

LOCKWOOD GLEN PUD SUBDIVISION FINAL PLAT SECTION 12

SHEET 1 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7429
DATE: December 9, 2020
REV: January 7, 2021

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

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Legend

- Fire Hydrant
- W — Water Line
- SS — Sewer Line
- S — Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Sidewalk Ramp
- 1 — Lot Number
- 325 — Address Number
- Tree Save Canopy

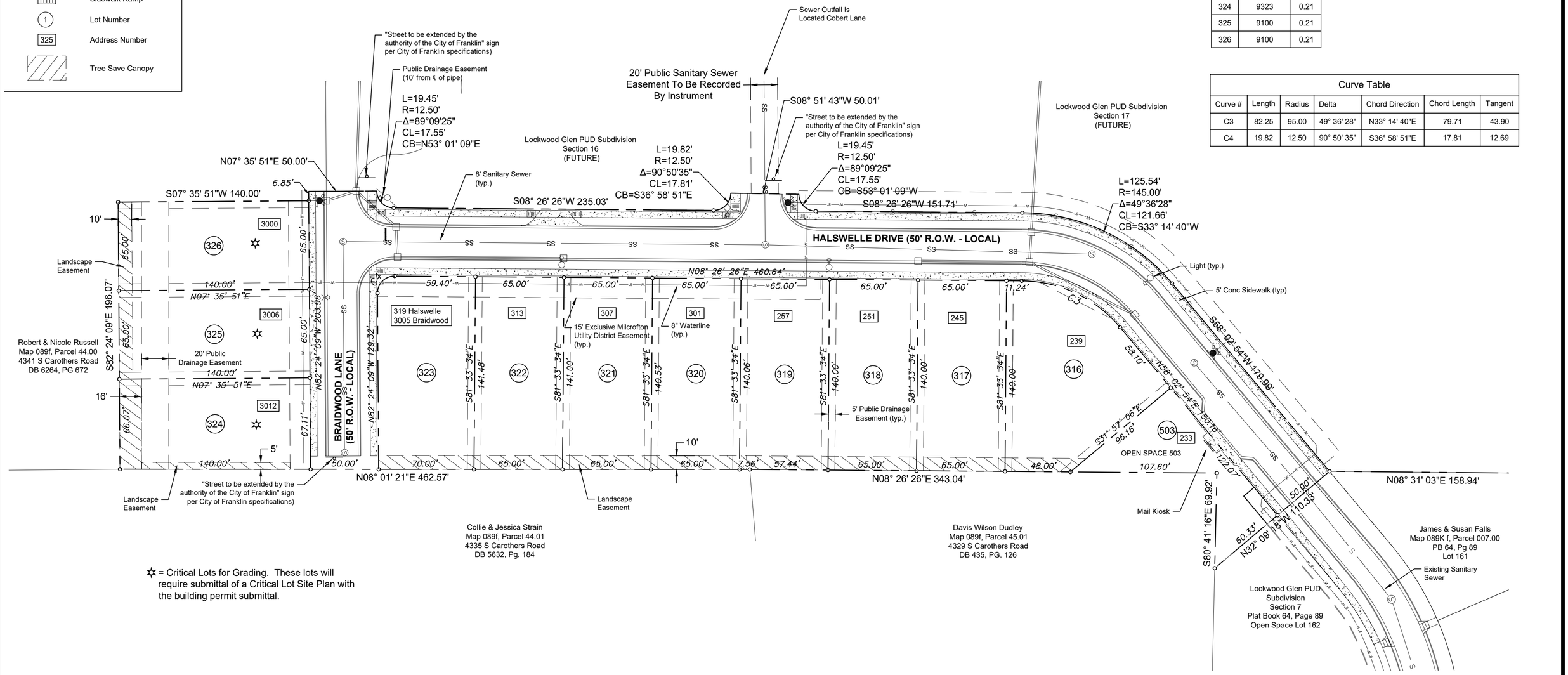
GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.
TN STATE PLANE CORD., ZONE5301,
FIPZONE 4100; NAD83 DATUM

Lot Table		
Lot #	Square Feet	Acres
316	11860	0.27
317	9100	0.21
318	9100	0.21
319	9100	0.21
320	9119	0.21
321	9150	0.21
322	9181	0.21
323	10035	0.23
324	9323	0.21
325	9100	0.21
326	9100	0.21

Open Space Table		
Lot #	Square Feet	Acres
503	5800	0.13

R.O.W. Table		
Lot #	Square Feet	Acres
ROW	48850	1.12

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C3	82.25	95.00	49° 36' 28"	N33° 14' 40"E	79.71	43.90
C4	19.82	12.50	90° 50' 35"	S36° 58' 51"E	17.81	12.69



Robert & Nicole Russell
Map 089f, Parcel 44.00
4341 S Carothers Road
DB 6264, PG 672

Collie & Jessica Strain
Map 089f, Parcel 44.01
4335 S Carothers Road
DB 5632, Pg. 184

Davis Wilson Dudley
Map 089f, Parcel 45.01
4329 S Carothers Road
DB 435, PG. 126

James & Susan Falls
Map 089K f, Parcel 007.00
PB 64, Pg 89
Lot 161

☆ = Critical Lots for Grading. These lots will require submittal of a Critical Lot Site Plan with the building permit submittal.

BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1546
1/7/2021

LOCKWOOD GLEN PUD SUBDIVISION FINAL PLAT SECTION 12

SHEET 2 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7429
DATE: December 9, 2020
REV: January 7, 2021

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

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COF no: 7429

CONDITIONS OF APPROVAL:

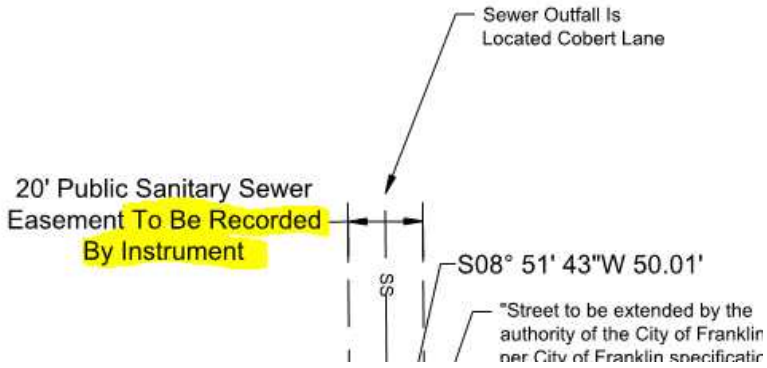
Open Issues: 2 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

lance.fittro@franklintn.gov Prior to submittal of the plat to One Stop, applicant shall complete the recording of the referenced sanitary sewer easement by separate instrument, and reference the deed book and page number of the recording on the plat.



Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov All sureties with the associated site plan **COF# 7430 (Lockwood Glen PUD Subdivision, Site Plan, Section 12, Revision 2)** are transferred to this final plat as a condition of approval.

Applicant shall post sureties in the following amounts:	
I. City Water:	$ -
II. City Sewer:	**$333,000**
III. Public Sidewalk:	**$126,000**
IV. City Streets:	**$288,000**
V. Private Streets (Including Shared Access):	$ -
VI. Street Access	**$11,000**
VII. Temporary Turnarounds	**$11,000**
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$138,000**
XI. Green Infrastructure:	**$21,000**

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	1844	LF
4' MANHOLES	8	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	9954	SF
HANDICAP RAMP AND DETECTABLE WARNING	8	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	2493	SY
CONCRETE CURB AND GUTTER	1886	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SIGNS/STRIPING/ETC	0.05	OF TOTAL
(ANY NEW CONNECTIONS TO EXISTING PUBLIC OR PRIVATE STREETS)	1	EA
FIRE HYDRANT	1	EA
15" RCP CULVERT	660	LF
18" RCP CULVERT	212	LF
24" RCP CULVERT	70	LF
HEADWALLS (Concrete Volume)	8	CY
SINGLE INLET/JUNCTION BOX	9	EA
DOUBLE INLET	4	EA
SAFETY GRATES	1	EA
DITCH WORK	100	SY
BIORETENTION/RAIN GARDEN (Water Quality Volume)	360	CY

[Edited By Kevin Long]

City of Franklin

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

File #: 20-01629

DATE: January 13, 2021

TO: Franklin Municipal Planning Commission

FROM: Chelsea Randolph, Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Simmons Ridge PUD Subdivision, Final Plat, Section 15, Creating 1 Lot For An Amenity Center, On 2.09 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7431
Applicant: Tom King
Owner: John Franks

BACKGROUND/STAFF COMMENTS:

BACKGROUND/STAFF COMMENTS:

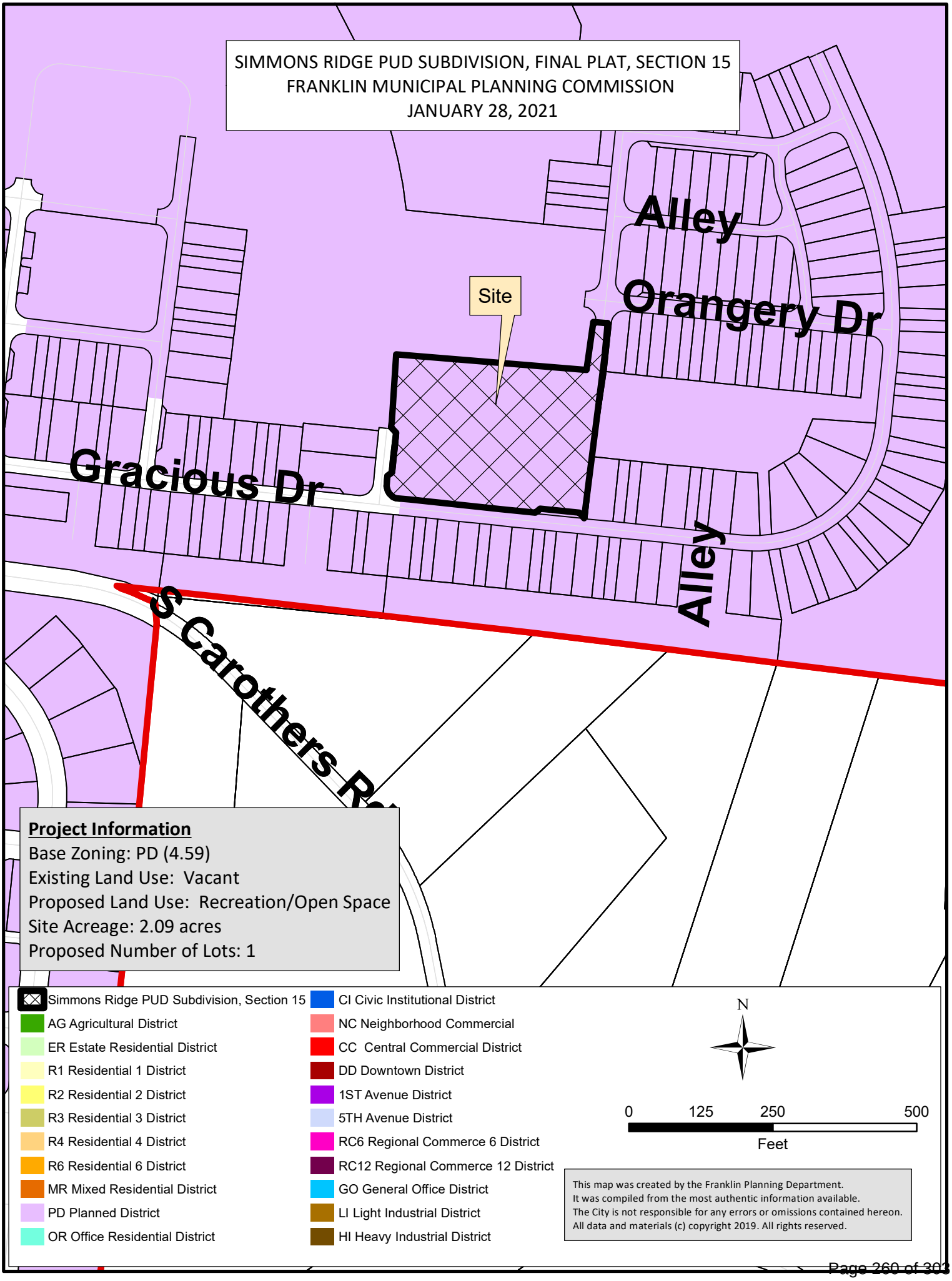
The purpose of the plat is to create a lot for an amenity center for the Simmons Ridge development. The associated Development Plan was approved on May 9, 2017. Simmons Ridge PUD Subdivision, Site Plan, Section 15 was approved on the June 2019 Administrative Agenda.

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends approval of the Simmons Ridge PUD Subdivision, Final Plat, Section 15.


SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 15
FRANKLIN MUNICIPAL PLANNING COMMISSION
JANUARY 28, 2021
Alley
Site
Orangery Dr
Gracious Dr
Alley
S Carothers R
Project Information
Base Zoning: PD (4.59)
Existing Land Use: Vacant
Proposed Land Use: Recreation/Open Space
Site Acreage: 2.09 acres
Proposed Number of Lots: 1
Simmons Ridge PUD Subdivision, Section 15
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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.
All data and materials (c) copyright 2019. All rights reserved.

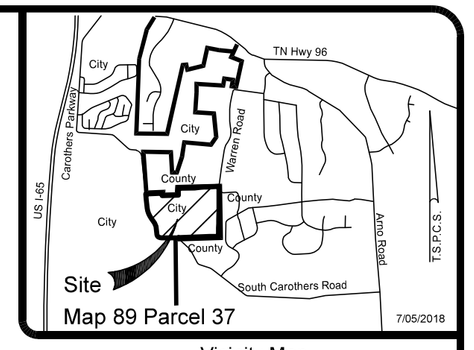
GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR POOL AMENITY.
2) EXISTING ZONING PLANNED DEVELOPMENT (PD) District
3) MINIMUM REQUIRED SETBACK LINES:
   YARD FRONTING ANY STREET: 30 FEET
   SIDE YARD: 5 FEET CORNER LOT 10 FEET
   REAR YARD: 30 FEET
4) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5) STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7) OWNER/SUBDIVIDER: SIMMONS RIDGE JOINT VENTURES
   ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
   FRANKLIN, TENNESSEE 37064
   CONTACT: JOHN FRANKS
   TELEPHONE: (615) 790-2447
   EMAIL: johnfranks@live.com
8) SURVEYOR: HYDE PARK HOMES, LLC Thomas G. King III
   ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
   FRANKLIN, TENNESSEE 37064
   CONTACT: TOM KING
   TELEPHONE: (615) 238-4958
   EMAIL: tomgking3@gmail.com
9) LOT TO BE SERVED BY PUBLIC WATER AND SEWER.
10) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH PRIOR TO DIGGING CALL TENNESSEE ONE CALL 1-800-351-1111.
11) THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
12) 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.
13) STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEMC.
14) ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
15) ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
16) PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FIPSZONE 4100: PROJECT DATUM NAD 1983 (CONUS): VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
17) NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE SITE PLAN HAS BEEN APPROVED.
18) PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
19) THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
20) NO BUILDINGS EXIST ON THE PROPERTY.
21) TYPICAL, OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
22) NO OBSTRUCIONS 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 MAINTANENCE ACTIVITY WITHIN EASEMENTS.
23) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
24) NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
25) THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOA IS RESPONSIBILE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
26) ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT.
27) BASE INFORMATION TAKEN FROM SIMMONS RIDGE SITE PLAN, SECTION 15 CITY OF FRANKLIN NUMBER 6997
28) THE OWNER/SUBDIVIDER, SIMMONS RIDGE LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

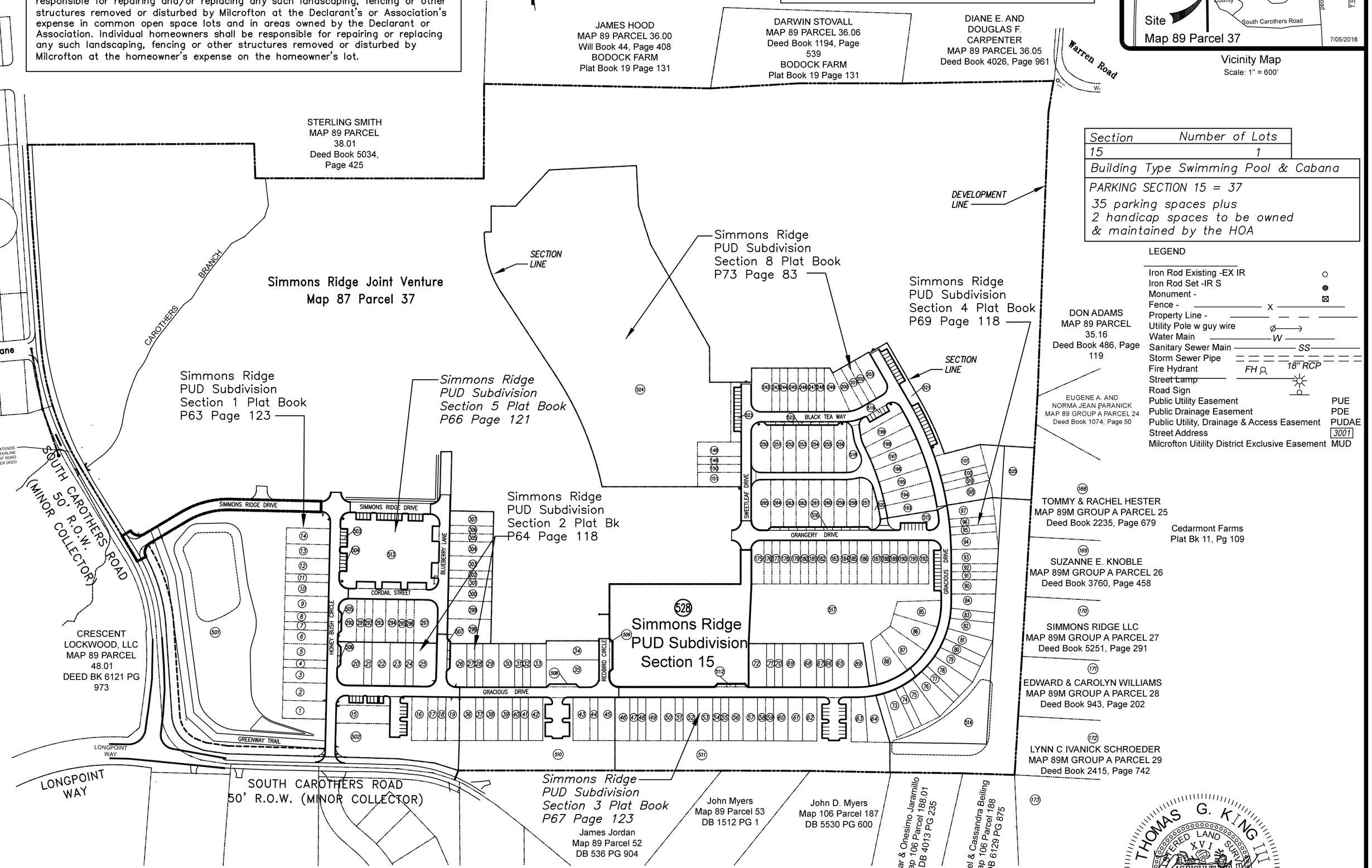
Milcrofton Utility District Milcrofton has unrestricted access to its water lines and water system improvements located within its exclusive water line easements within the Development. In the event landscaping, fencing or other structures are installed or placed within a Milcrofton easement, Milcrofton shall have the right to remove such landscaping, fencing or other structure within the easement as may be necessary for Milcrofton to repair, maintain, or replace its lines, valves, appliances, fittings or other water facilities which are now or in the future which may be located within the easement without obtaining any further permission from Declarant or subsequent property owners. Declarant or Association shall be responsible for repairing and/or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the Declarant's or Association's expense in common open space lots and in areas owned by the Declarant or Association. Individual homeowners shall be responsible for repairing or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the homeowner's expense on the homeowner's lot.

200 0 200
SCALE 1" = 200'
see note 17

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.



Vicinity Map
Scale: 1" = 600'



Section	Number of Lots
15	1
Building Type Swimming Pool & Cabana	
PARKING SECTION 15 = 37 35 parking spaces plus 2 handicap spaces to be owned & maintained by the HOA	

LEGEND

Iron Rod Existing -EX IR	○
Iron Rod Set -IR S	●
Monument -	⊠
Fence -	X
Property Line -	
Utility Pole w guy wire	ø
Water Main	W
Sanitary Sewer Main	SS
Storm Sewer Pipe	18" RCP
Fire Hydrant	FH
Street Lamp	
Road Sign	
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility, Drainage & Access Easement	PUDAE
Street Address	3001
Milcrofton Utility District Exclusive Easement	MUD

(35x1200)+(373x600)=265,800 SF PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU.

TOTAL AREA SECTION 15 s.f. = 91,350 = 2.09 Ac.+/-

MTEMC Certificate of Approval for Recording

Middle 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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 15" have been installed in accordance with utility specifications, or

(2) A performance bond in the amount of $_____ for the for the WATER system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

_____ _____
Milcrofton Utility District *Date*

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

_____ _____
Williamson County Emergency Communications Date

THOMAS G. KING III
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
2-28-2003
TENNESSEE NO.

REVISION 12-29-2020 REVISED PER STAFF COMMENTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, 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 6789, Page 125-196, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

_____ _____
Owner(s) Simmons Ridge Joint Venture
Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 3rd day of June, 2015.

_____ _____
Thomas G. King III Date
Land Surveyor

Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

(1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 15 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 Dept. Date
City of Franklin, Tennessee

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 *Date*
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 15 have been installed in accordance with City specifications, or
(2) A performance bond in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

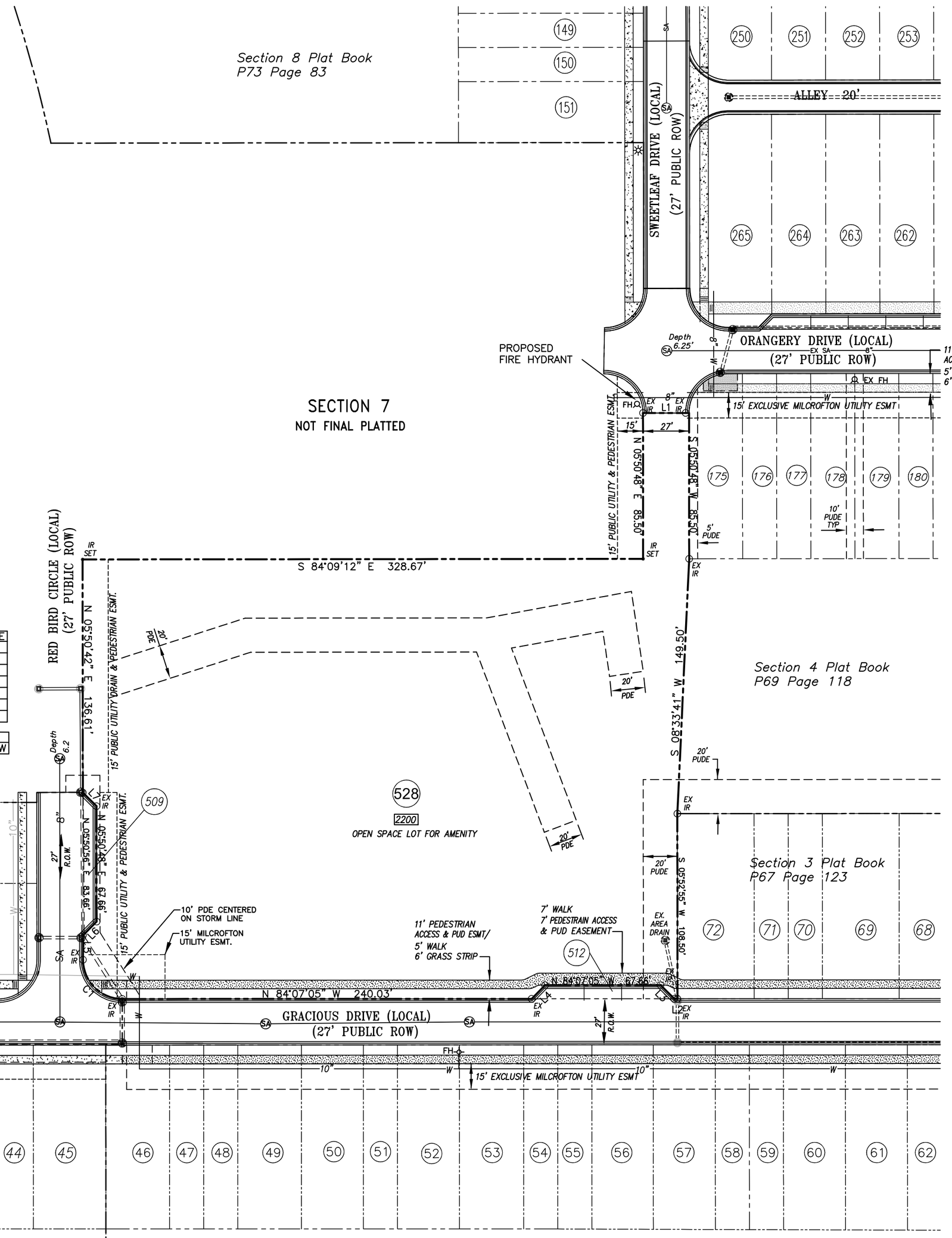
_____ _____
Supt., Streets *Date*
Franklin, Tennessee

SIMMONS RIDGE PUD SUBDIVISION

SECTION 15
4408 SOUTH CAROTHERS ROAD

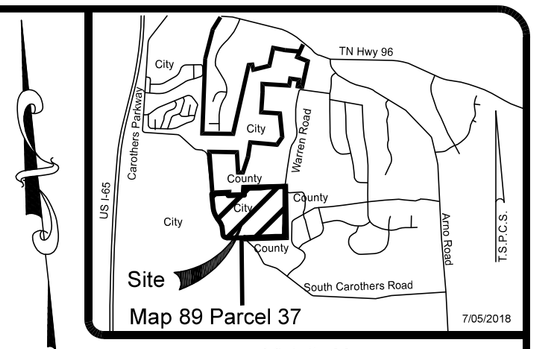
FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 2.09	Total Lots = 1
Acres New Streets = 0	Feet New Streets = 0
Civil District : 14th	Closure Error :1/10,000+
Scale : 1"=200' | Date : 11/30/20	City Project No. 7431
	SHEET 1 OF 2



LINE	BEARING	DISTANCE
L1	S 84°09'12" E	27.00'
L2	N 84°07'05" W	1.84'
L3	N 39°27'12" W	11.38'
L4	S 50°32'48" W	11.25'
L5	N 05°50'49" E	14.36'
L6	N 50°50'48" E	11.31'
L7	N 39°09'12" W	11.31'

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEAR
C1	89°57'53"	23.00'	36.11'	32.52'	N 39°08'09" W



Vicinity Map
Scale: 1" = 600'

Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 Datum.

LEGEND

Iron Rod Existing -EX IR	○
Iron Rod Set -IR S	●
Monument -	⊠
Fence -	X
Property Line -	
Utility Pole w guy wire	Ø
Water Main	W
Sanitary Sewer Main	SS
Storm Sewer Pipe	18" RCP
Fire Hydrant	FH
Street Lamp	
Road Sign	
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility, Drainage & Access Easement	PUDAE
Street Address	3001
Milcrofton Utility District Exclusive Easement	MUD

0 50 100 150

THOMAS G. KING III
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
No. 2286
LICENSED
TENNESSEE NO.

.
REVISION 12-29-2020 REVISED PER STAFF COMMENTS

SIMMONS RIDGE PUD SUBDIVISION

SECTION 15
4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 2.09	Total Lots = 1
Acres New Streets = 0	Feet New Streets = 0
Civil District : 14th	Closure Error :1/10,000+
Scale : 1" = 50' | Date : 11/30/20	City Project No. 7431

SHEET 2 OF 2

COF no: 7431

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov	Because the sureties for public infrastructure associated with this section are so minimal, **no sureties are associated with this final plat**. *(Almost all infrastructure items for this section are private and do not require surety bonds.)* *(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval**.)*

City of Franklin

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

File #: 20-01414

DATE: November 20, 2020

TO: Franklin Municipal Planning Commission

FROM: Chelsea Randolph, Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Williamson County Animal Care Center, Site Plan, Revision 1 (Archives Building), Constructing A 20,000 Square Foot Archives Facility, On 17.54 Acres, Located Near The Intersection Of Old Charlotte Pike And Carlisle Lane. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7383
Applicant: Bryan Richter, CI Design
Owner: Williamson County

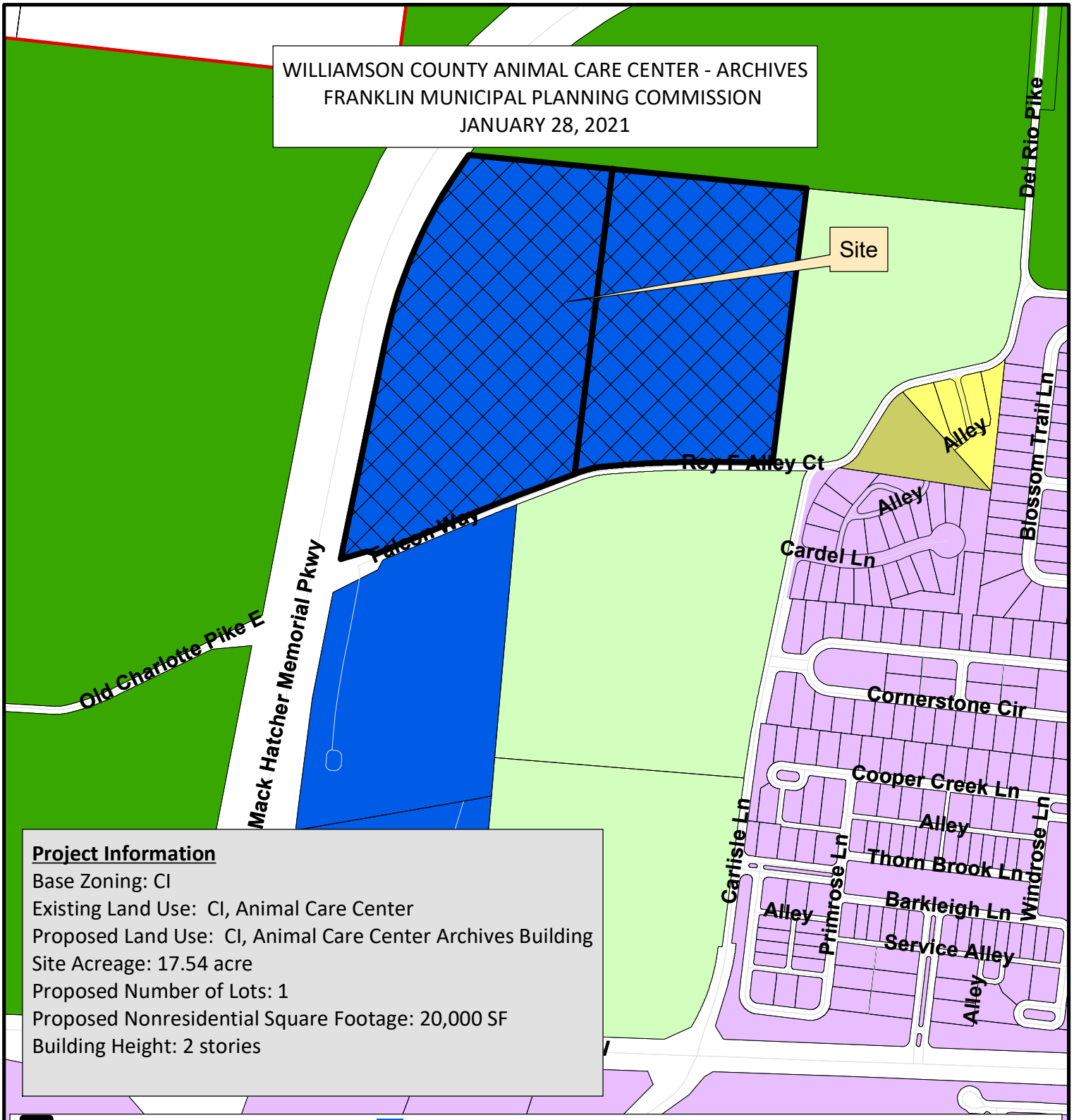
BACKGROUND/STAFF COMMENTS:
The proposed building is the second on this Williamson County site. The first building is an animal care facility and was approved on June 16, 2020. The proposed second building is for the Williamson County Archives and is a 20,000 square foot building.

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends approval with conditions of the Williamson County Animal Care Center, Site Plan, Revision 1 (Archives Building). The conditions of approval are attached to this staff report.


WILLIAMSON COUNTY ANIMAL CARE CENTER - ARCHIVES
FRANKLIN MUNICIPAL PLANNING COMMISSION
JANUARY 28, 2021
Site
Del Rio Pike
Roy F Alley Ct
Alley
Blossom Trail Ln
Alley
Cardel Ln
Old Charlotte Pike E
Mack Hatcher Memorial Pkwy
Cornerstone Cir
Cooper Creek Ln
Alley
Carlisle Ln
Primrose Ln
Thorn Brook Ln
Windrose Ln
Alley
Barkleigh Ln
Service Alley
Alley
Project Information
Base Zoning: CI
Existing Land Use: CI, Animal Care Center
Proposed Land Use: CI, Animal Care Center Archives Building
Site Acreage: 17.54 acre
Proposed Number of Lots: 1
Proposed Nonresidential Square Footage: 20,000 SF
Building Height: 2 stories
Williamson County Animal Care Center - Archives
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7383

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

36. Final Plat

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to issuance of a building permit, a final plat shall be approved and recorded to create new easements as necessary for the proposed site development.

Please be aware that as the current property has not been subdivided, the final plat will need to encompass the entire Williamson County property. If lot lines are added, they will need to be shown on the Site Plan or as an amendment to the Site Plan (SP Amendment). The final plat shall match the Site Plan.

40. Regional Stormwater Features

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to the first issuance of a Certificate of Occupancy, All regional stormwater features shall be installed and functioning properly prior to issuance of any certificate of occupancy for developments using them.

42. Offsite Improvements

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to the first issuance of a Certificate of Occupancy, the Applicant shall complete the work necessary for the ROW abandonment of a portion of the adjacent ROW on Old Charlotte Pike, including but not limited to survey and legal descriptions of the property to present to the City of Franklin BOMA for consideration. The BOMA shall approve the ROW abandonment.

76. V. Site Permits

amanda.ray@franklintn.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@franklintn.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 $5,000 or under: pay over the phone with BNS (615-794-7012)
- 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

FIRE--Planning

General Issues

78. Water meter

curt.edelmann@franklintn.gov Due to the private fire hydrant, water management may require a meter on the fire line. Verify whether or not a meter will be required.

Performance Agreement and Surety

General Issues

57. Engineering Sureties

kevin.long@franklintn.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 for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval**.)*

Stormwater

General Issues

1. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Comment not addressed, SWPPP and NOI not provided:
"Revised checklist uploaded. Outstanding issues:

- Site owner/developer field shall be populated on NOI
- Title or position field shall be populated
- Owner/Developer certification signature/date
- SWPPP certification signature on SWPPP"

63. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	QLP fee of $1,000 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff. • Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee. • Fee may be paid over the phone with a credit card if the total is $5,000 or under by calling our BNS Department (615-794-7012)

75. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov	Pending

Water/Sewer

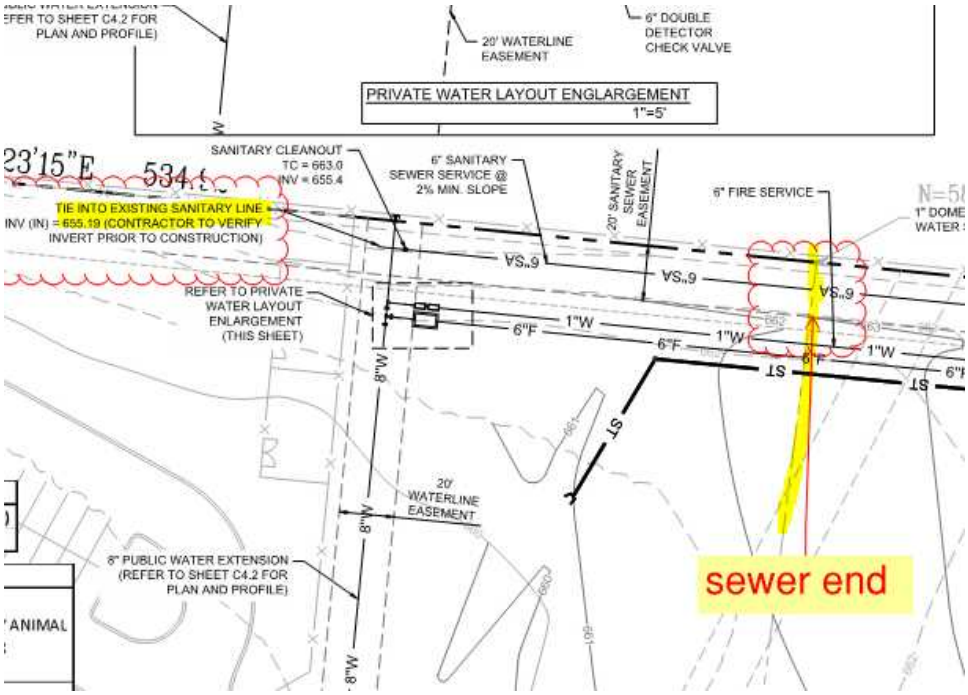
General Issues

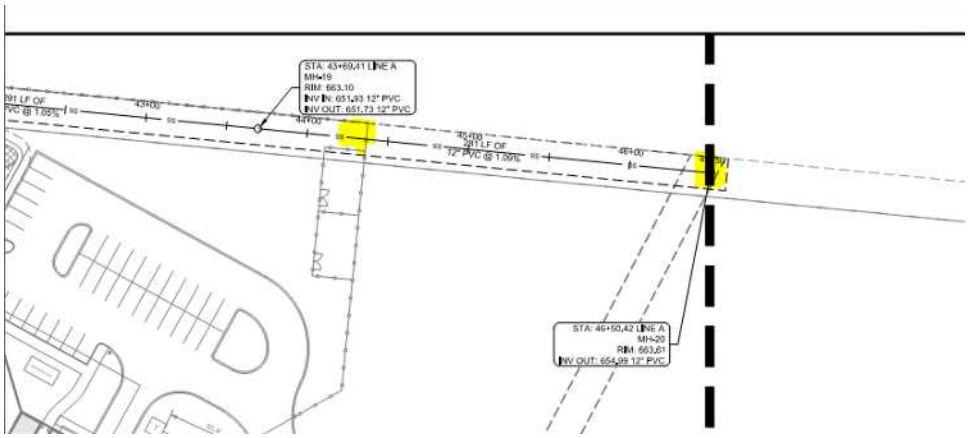
16. Utility availability

ben.mcneil@franklintn.gov	*This comment will remain open as a reminder to staff.* The availability for this project was approved contingent on the off-site sanitary sewer extension related to the Williamson County Animal Care Center. **NO BUILDING PERMIT FOR THIS PROJECT IS TO BE ISSUED UNTIL THE OFF-SITE SANITARY SEWER EXTENSION REQUIRED AS PART OF THE WILLIAMSON COUNTY ANIMAL CARE CENTER IS APPROVED, INSTALLED, BONDED, TESTED AND ACCEPTED.**

44. Sanitary sewer

ben.mcneil@franklintn.gov	The applicant failed to address the issue, the sanitary sewer approved with the offsite plan shall be shown on the proposed Archive set to ensure correct sanitary sewer connection point. The sanitary sewer from the offsite shows extension to the property line, but it appears the sewer with the Archive set is showing connecting at a different location. The applicant shall add the sanitary sewer layer to the proposed set to show accurate information. The applicant shall be aware that the plan will move to One stop, but at one stop if the sanitary sewer is not shown and coordinated correctly, the plan will not move forward and will be **failed.**





[Edited By Ben McNeil]

65. Sanitary sewer interceptor

ben.mcneil@franklintn.gov *Comment is remaining as reminder to applicant and staff.*

The applicant shall be aware that no building permit will be issued until the off site sanitary sewer interceptor is constructed and accepted by Franklin Water Management.

Questions or concerns may go to Ben McNeil or Vernon Gerth at The City of Franklin

66. Water

ben.mcneil@franklintn.gov	*Comment is remaining as a reminder to applicant and staff.* The applicant shall be aware that there is concern with the secondary water connection on the approved infrastructure plan. The proposed building will not be allowed to obtain CO until the secondary water connection is accepted by Franklin Water. The contracts may be different for the 2 buildings, but the utilities serve both. The applicant shall be aware that no CO will be issued until the water lines have been completed.

SITE PLAN
WILLIAMSON COUNTY ANIMAL CARE CENTER SITE PLAN, REVISION 1
(ARCHIVES BUILDING)

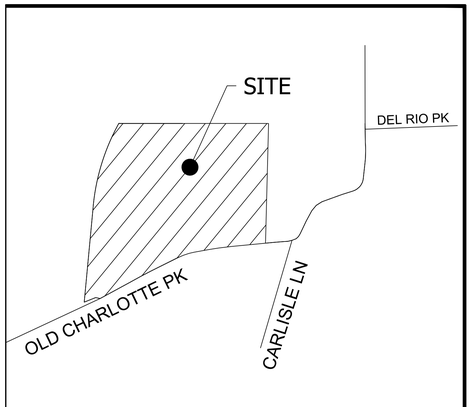
1000 ROY F. ALLEY COURT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 64, PARCELS 10.01 & 10.02
COF # 7383

NOTES:

SITE DATA TABLE		
PROJECT NAME	WILLIAMSON COUNTY ANIMAL CARE CENTER, SITE PLAN, REVISION 1 (ARCHIVES BUILDING)	WILLIAMSON COUNTY ANIMAL CARE CENTER
COF PROJECT #	7383	7199 & 7200
ADDRESS	1000 ROY F. ALLEY COURT FRANKLIN, TN	
MAP, PARCELS	61, 10.01 & 10.02	
OWNER	WILLIAMSON COUNTY TN 1320 W. MAIN STREET, SUITE 125 FRANKLIN, TN 37067 CONTACT: JIM CROSS (OVERSITE CONSULTING) JIMC@OVERSITECONSULT.COM	
SITE AREA	±38.67 AC. / 1,684,465 SF	
DISTURBED AREA	±6.81 AC.	±13.67 AC.
EXISTING ZONING	CI (CIVIC AND INSTITUTIONAL)	
ZONING OVERLAYS	SENIC CORRIDOR / HILLSIDE	
BUILDING TYPE	CIVIC	
FRONTAGE TYPE	PARKING	
BUILDING SETBACKS	FRONT : 25 FT. SIDE: 10 FT. REAR: 25 FT.	
PROPOSED BUILDING AREA	±20,000 SF	34,354 SF
PROPOSED BUILDING HEIGHT	2 - STORIES	1 - STORY
MINIMUM LANDSCAPE SURFACE AREA	40% REQUIRED/ 40% PROVIDED	
MINIMUM PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	6 STANDARD SPACES 1 ADA SPACE	107 STANDARD SPACES 4 ADA SPACES
OPEN SPACE PROVIDED	5% REQUIRED/ 5 % PROVIDED	
BIKE PARKING REQUIRED	1 SP/ 20 VEHICLE SPACES	1 SP/ 20 VEHICLE SPACES
BIKE PARKING PROVIDED	1	6

Notes:

1. The project site is located at 1000 Roy F. Alley Court in Franklin, TN. and is located within the 9th Civil District. The property is referenced as Map 64, Parcels 10.01 & 10.02 on the Williamson County tax maps.
2. Survey information provided by Arrowhead Survey dated 05/07/2019 and revised 01/15/2020.
3. Fire hydrant flow for the hydrant tested on 02/13/2020
   - Static Pressure: 86 psi
   - Residual Pressure: 76 psi
   - Flow: 1,225 gpm
4. The acreage of this development is ±38.67 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0183G & 47187C0184G dated December 22, 2016 / 47187C0195F dated September 29, 2006, this site is located within Zone X which is defined as an area determined to be outside of the 500-year floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets shall comply with the MUTCD latest edition.
11. Contractor shall coordinate relocation or removal of onsite electric with MTEMC.
12. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
13. Pavement and hardscape less than 5' from bio-retention planting surface shall be stabilized to prevent settling. Refer to bio-retention detail for additional information.
14. Contractor shall ensure that all mechanical equipment is completely screened from all directions and off-site views.
15. The change out of any equipment to a larger dimensional height or mounting height will require that additional measures be taken to meet city of Franklin screening requirements.



VICINITY MAP
SCALE: NTS

SHEET INDEX

	COVER SHEET
C0.1	CIVIL NOTES
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	OVERALL SITE LAYOUT PLAN
C2.1	ENLARGED SITE LAYOUT PLAN
C2.2	SITE LAYOUT DETAILS
C2.3	VEHICLE TRACKING PLAN - FIRE
C2.4	VEHICLE TRACKING PLAN - REFUSE
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	SWPPP STAGE 1 PLAN
C3.3	SWPPP STAGE 2 PLAN
C3.4	SWPPP STAGE 3 PLAN
C3.5	GRADING DRAINAGE AND SWPPP DETAILS
C3.6	GRADING DRAINAGE AND SWPPP DETAILS
C4.0	OVERALL UTILITY PLAN
C4.1	ENLARGED UTILITY PLAN
C4.2	WATERLINE PLAN & PROFILE
C4.3	UTILITY DETAILS
L1.00	LANDSCAPE PLAN
L2.00	LANDSCAPE NOTES
A4.00	EXTERIOR ELEVATIONS
A4.01	EXTERIOR ELEVATIONS
A4.00-C	EXTERIOR ELEVATIONS - COLOR
A4.01-C	EXTERIOR ELEVATIONS - COLOR
A4.00-EM	EXTERIOR ELEVATIONS - EXTERIOR MATERIALS
A4.01-EM	EXTERIOR ELEVATIONS - EXTERIOR MATERIALS
E0.01	PHOTOMETRICS SITE PLAN

SEAN K. DECOSTER — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 01/27/2021

ENGINEER
CSDG
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
PH: 615.248.9999
CONTACT: SEAN DECOSTER, P.E.
E-MAIL: seand@csdgtn.com

OWNER
WILLIAMSON COUNTY TN
1320 WEST MAIN ST, SUITE 125
FRANKLIN, TN 37064
PH: 615.790.5712
CONTACT: JIM CROSS (OVERSITE CONSULTING)
E-MAIL: jimc@oversiteconsult.com

ARCHITECT
C&I DESIGN, INC.
101 SOUTHEAST PARKWAY COURT, SUITE 120
FRANKLIN, TN 37065
PH: 615.599.2525
CONTACT: BRYAN RICHTER
E-MAIL: brichter_cidesign@comcast.net

LANDSCAPE ARCHITECT
HEIBERT AND BALL DESIGN, LLC
1894 GENERAL GEORGE PATTON DR., SUITE 400
FRANKLIN, TN 37067
PH: 615.376.2421
CONTACT: CONNOR BALL, PLA
E-MAIL: connor@hblanddesign.com

CSDG
Planning | Engineering
Landscape Architecture

C & I DESIGN, INC.
P.O. Box 1197
101 Southeast Parkway Court, Suite 120
Franklin, Tennessee 37065
Phone: 615.599.2525
Fax: 615.599.7755

C&I
ARCHITECTURE
INTERIORS

T:\CADD\2017\17-105-01\CAD\Civil\Site Plans\Sheets\A-LAND DESIGN_CSDG.dwg

CITY COMMENTS
REVISIONS:

01.08.2021
3:00

DATE ENGINEER'S NAME

Tennessee811
Know what's below.
Call before you dig.

COF #: 7383

Stormwater Pollution Prevention Plan Notes:

1. The contractor is responsible for making sure that a copy of the SWPPP is retained on-site at or near the construction entrance. If a construction trailer in not available, the contractor shall provide a waterproof enclosure near the construction entrance to place the SWPPP. In addition to the SWPPP, the contractor shall make certain that the following information must also be posted at the construction site (in a construction trailer or in the waterproof enclosure):
   a) A copy of the notice of coverage (NOC) with the NPDES permit tracking number for the construction project number
   b) name, company name, email address, telephone number and address of the project site owner or a local contact person
   c) a brief description of the project
   d) the location of the SWPPP if an on-site location for storing the plan is not available.
2. The owner of this project site will provide erosion control measures as shown on this SWPPP. Once the owner sells this property, the new property owner will be required to obtain coverage under this permit from the governing federal, state and local agencies and the new property owner shall assume operational control and responsibility for the portion of the site that he/she purchases.
3. Prior to the commencement of any clearing or grubbing, the contractor shall erect "construction fencing", tree protection fencing, caution tape, etc. along the limits of disturbance to protect trees, stream bank buffers, etc. that are not to be disturbed.
4. Prior to any type of construction activity, the contractor shall install the stone based construction exit, the silt fence and the sediment traps/basins when indicated on the SWPPP. Additional erosion control measures such as rock check dams, diversion swales, temporary creek crossings, temporary mulching of disturbed areas, final seed and straw application and general erosion control maintenance shall be provided as construction progresses and these measures become necessary. The contractor shall be responsible for implementing all of the erosion control measures.
5. All erosion control measures shall be installed and maintained in accordance with the manufacture's specifications and recommendations. It is the purpose of all control measures to slow runoff so that rill and gully formation is prevented. The contractor shall inspect the control measures periodically and replace and/or modify the controls for relevant site situations.
6. Where the application of temporary or permanent grass seed is specified as part of the SWPPP, the contractor shall use an appropriate grass seed mixture for the time of year that the seed is sowed. Use fescue during the spring and summer months and a mixture of fescue and winter rye during the fall and winter months. Sow at a rate of 6 lbs. per 1000 sq.ft. of area. Provide adequate amounts of water to establish a healthy stand of grass.
7. If sediment escapes the construction site, it is the contractor's responsibility to remove the sediment that has escaped the site. The contractor shall obtain the permission of the landowner where the sediment has accumulated before removal can begin. If sediment enters a stream, the contractor must also gain the written permission of the State before remediation/restoration can begin.
8. The contractor shall remove sediment from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary and must be removed when capacity has been reduced by 33%.
9. Litter, construction debris and construction chemicals exposed to storm water shall be picked up and removed from the site to prevent them from becoming a pollutant source for storm water discharges. After use, materials used for erosion prevention and sediment control should be removed from the site.
10. There are no other construction activities or industrial activities associated with this project site that are covered under a separate permit.
11. There is a stream on this site, however, no part of the proposed construction is within the banks of the stream, therefore no additional permits associated with these features are required.
12. All earth stockpiles, whether on the project site or off-site shall include erosion control measures to prevent the material from be washed from the site by storm water runoff.
13. Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
14. Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
15. The contractor shall maintain a rain gauge and daily rainfall records at the site.
16. The contractor shall initiate stabilization measures in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site must be completed no later than 15 days after the construction activity on that portion of the site has temporarily or permanently ceased.
17. The contractor shall construct temporary diversion swales to divert off-site runoff from crossing the disturbed areas. These diversion swales, when necessary, shall be field located to avoid existing trees wherever possible.
18. No work shall be allowed in or around streams or wetlands without the proper permits. Prior to the commencement of any construction activities in these areas, the contractor shall obtain a copy of the permits from the property owner, which allows this work. He shall not begin work without obtaining a copy of these permits or stiff fines from the federal and state agencies may be levied.
19. Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe, well-grassed or lined channel or other equivalent means so the discharge does not cause erosion and sedimentation. Discharged water must not cause an objectionable color contrast with the receiving stream.
20. After construction in complete, all disturbed areas, which are not covered with impermeable surface (i.e. asphalt, concrete, buildings, etc.), shall be covered with topsoil (4-inch thick minimum), grass seed and straw. The contractor shall maintain the seed and straw until a solid, healthy stand of permanent grass covers the disturbed areas.
21. Silt fence shall be used along the lower edge of disturbed areas that have sheet flow runoff. Where runoff is concentrated (such as swales and ditches), bumpus fences or rock check dams shall be used to slow the velocity and allow settling of sediment.
22. All construction and waste material shall be collected and removed from the site on a periodic basis. All construction and waste material shall be located outside of any existing or proposed drainage ways and shall be covered and protected from the rain until they are removed from the site. Any liquid materials or chemicals stored on-site shall be located away from any existing or proposed drainage ways and a berm of sufficient height to contain the entire volume of the liquid shall be constructed to completely encompass and impound the stored materials to prevent a spill from flowing off of the site.
23. All soil, plants, trees and other vegetation in protected streams and wetlands and along the banks of same are protected by State law and therefore a prohibited from being removed. The contractor shall ensure that these areas remain undisturbed during construction. Contractor shall erect construction barriers or take other means necessary to insure that the areas remain protected.
24. The contractor shall employee a person to inspect the erosion control measures as required by the State and local agencies. The inspector must have successfully completed the "Fundamentals of Erosion Prevention and Sediment Control" course provided by the State. A copy of the certification or training record for inspector certification should be kept on site.
25. Inspections described in the Tennessee General Permit shall be performed at least twice every calendar week and shall be performed at least 72 hours apart. Inspect all erosion control measures, disturbed areas, storage of material areas, outfall points, construction access points, etc.
26. Inspections shall also be performed before anticipated storm events (or series of storm events such as intermittent showers over one or more days), and within 24 hours after the end of a storm event of 0.25 inches or greater.
27. Any inadequate control measures or control measures in disrepair shall be replaced or modified or repaired as necessary before the next rain event if possible, but in no case more than 7 days after the need is identified. The contractor shall provide additional erosion control measures where necessary to insure adequate control so that no silt exits the project site.
28. Inspections shall be documented and include: the scope of the inspection, name and title of personnel making the inspection, the date of the inspection, major observations relating to the implementation of the storm water pollution prevention plan (including the location of discharges of sediment or other pollutants from the site and of any control device that failed to operate as designed or proved inadequate fro a particular location), and actions taken in accordance with the General Permit. Inspections documentation will be maintained on site and made available upon request. Inspection reports must be submitted to the State (TDEC) within 10 days of the request. Use the inspection report form provided in Appendix C of the General Permit and complete on a weekly basis.
29. Sediment removed from sediment control structures is to be placed at a site that has been permitted by local and state agencies. The contractor is responsible for obtaining the site to "waste" the sediment material. The sediment shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the storm water run-off. Cost of this treatment is to be included in the price for the earthwork.
30. The contractor shall seed and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. The contractor shall take whatever means necessary to establish permanent soil stabilization. Any areas that do not include construction activity for more than 14 days shall be temporarily covered with straw to help prevent erosion.
31. Remove sediment from all drainage structures, pipes and swales before acceptance by the developer or the local governing agency.
32. Remove the temporary erosion and water pollution control devices only when in the opinion of the owner's representative, they are no longer needed.
33. During the period between the end of the construction and the establishment of the permanent vegetation, erosion control measures shall remain in place and maintained. Once permanent vegetation is established, then the erosion control measures may be removed.
34. All sediment & erosion control measures have been designed for the 5-year, 24-hour storm event.
35. All stormwater BMPs have been designed in accordance with the city's best management practices stormwater management manual.
36. Installation of water quality BMPs shall follow all installation guidelines set forth in the City of Franklin BMP manual.
37. Water quality (bioretention) areas shall not be used as sediment basins during construction in order to minimize compaction and sediment accumulation during construction.
38. This SWPPP is developed in accordance with the Tennessee General NPDES Permit (TNR100000) for storm water discharges associated with construction activity (TNCGP), and is prepared using sound engineering practices. CSDG, P.L.L.C. personnel involved with the development of this plan have completed the design of vegetative and structural measures for erosion and sediment control course available from the State of Tennessee.

As instructed by Part III.F of the TNCGP, this plan and all attachments are hereby submitted to the local Environmental Assistance Center (EAC), along with the complete, correctly signed Notice of Intent (NOI). Construction will not be initiated prior to 30 days from the date of submittal of this document, or prior to receipt of a Notice of Coverage (NOC) from the Tennessee Department of Environment and Conservation (TDEC).

Site Grading, Drainage & Erosion Control Notes:

1. The disturbed area for this project is approximately 6.81 acres.
2. 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.
3. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.
4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
7. All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.
8. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.
9. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
10. Minimum grade on asphalt or concrete paving shall be 1.0%.
11. Construct silt barriers before beginning any grading operations.
12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
13. Do not disturb vegetation or remove trees except when necessary for grading purposes.
14. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).
15. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
16. Respread topsoil (4 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
17. Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.
18. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on plans.
19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.
20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.
21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.
22. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.
23. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.
24. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.
25. All fill material on this project shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer. The contractor shall be responsible for employing a geotechnical engineer if one is not provided by the owner.
26. All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.
27. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.
28. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer. Commencement of any grading work constitutes the contractor's acceptance of the existing grade as matching those shown on the plans.
29. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 4". Contractor shall supply additional topsoil if insufficient quantities exist on site. Remove any excess topsoil from site.
30. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.
31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall be followed.
32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this conformation in writing from the geotechnical engineer.
34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any
36. The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.
37. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

General Notes:

1. Base information was taken from a field run survey prepared by Arrowhead Survey, dated 05/07/2019, revised 01/15/2020, design information from plans prepared by Kimley Horn for Williamson County Animal Center plans dated 07/13/2020, and Infrastructure dated 07/13/2020. CSDG, P.L.L.C. and any of their consultants shall not be held responsible for the accuracy and/or completeness of that information shown hereon or any errors or omissions resulting from such.
2. Provide a smooth transition between existing pavement and new pavement. Slight field adjustment of final grades may be necessary.
3. All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of the local municipality codes and requirements.
4. Concrete for curbs and sidewalks shall be 4000 PSI concrete unless required otherwise by local codes.
5. The site layout is based on control points as noted.
6. The contractor shall conform to all local codes and receive approval where necessary before commencement of any construction.
7. All site related construction materials and installation shall conform to local governing agency regulations and specifications.
8. Handicap ramps shall have a maximum slope of 1:12.
9. All pavement materials and construction shall conform to the local governing agency and state D.O.T. standards and specifications.
10. The contractor shall check all existing conditions, (i.e. inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of any utility work. Report any discrepancies to the owner's representative. The contractor shall repair any damage caused during construction to existing features (i.e. pavement, sidewalks, curbs, utilities, etc.), at his own expense, to the standards of the preconstruction condition or better.
11. Dimensions are to face of curb and/or exterior face of building unless otherwise noted.
12. Curbs shall be parallel to the centerline of drives. The curb shall be placed only after having all break points (PC & PT of curves) located at the face of curb or at a consistent offset by a land surveyor.
13. 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.
14. Existing pavement of private or public roadways/drives shall be patched in accordance with the local governing authority's standards wherever utility installation requires removal of the existing pavement. Coordinate pavement trenching locations with site civil, plumbing and electrical plans.
15. The contractor shall comply with all pertinent provisions of the "manual of accident prevention in construction" issued by AGC of America, Inc. and the "Safety and Health Regulations for Construction" issued by the U.S. Department of Public Works.
16. Contractor shall give all necessary notices and obtain all permits prior to commencement of any construction.
17. In the event of any discrepancies and/or errors found in these site drawings, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work.
18. The general contractor is particularly cautioned that the location and/or elevation of the existing utilities shown hereon is based on utility company records, and where possible, field measurements. The contractor shall not rely on this information as being exact or complete. The contractor shall call the appropriate utility company at least 72 hours prior to any excavation and request field verification of utility locations. It shall be the contractor's responsibility to relocated existing utilities conflicting with improvements shown hereon in accordance with all local, state, and federal regulations governing such operations.
19. Contractor shall exercise extreme caution in the use of equipment in and around overhead and underground electrical wires and services. If at any time in the pursuit of this work the contractor must work in the close proximity of the above-noted wires, the electric company shall be contacted prior to such work and the proper safety measures taken. A thorough examination of the overhead and underground wires in the project area should be made by the contractor prior to the initiation of construction.
20. The owner and engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual locations of those shown may be different from locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the contractor shall, at his own expense, furnish all labor and tools necessary to either verify and substantiate or definitely establish the position of underground utility lines.
21. Drawing is a reproduction and subject to distortion. Please verify graphic scale before scaling drawing.
22. These plans, prepared by CSDG, do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents or representatives in the performance of the work. The seal of the engineering services registered professional engineer hereon does not extend to any such safety systems that may now or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
23. In the case of conflict between this drawing and any other drawing and/or the specifications, the engineer shall be immediately notified for clarification.

Site Utility Notes:

1. The sanitary sewer line shall be PVC-SDR 35. The domestic water line shall be Type K copper. The public water line shall be class 52 ductile iron pipe and the fire service line shall be PVC C900 or class 52 ductile iron pipe.
2. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.
3. Prior to submitting his bid, the contractor will be solely responsible for contacting owners of all affected utilities in order to determine the extent to which utility relocations and/or adjustments will have upon the schedule of work for the project. While some work may be required around utility facilities that will remain in place, other utility facilities may need to be adjusted concurrently with the contractor's operations.
4. The contractor shall comply with all pertinent provisions of the manual of Accident Prevention and Construction issued by AGC of America.
5. Provide a minimum 36" of cover over all water lines unless required otherwise by the local water department.
6. All water lines, sewer lines, and appurtenances shall be of materials and construction that conform to the local water department/district's requirements and specifications.
7. Coordinate the exact location of all utilities entering the building with the plumbing plans.
8. Safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment at no additional cost to the owner.
9. Reduced Pressure Backflow Preventer (RPBP) or dual check valves will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the local water department/district.
10. All connections to existing manholes shall be by the coring and resilient seal method.
11. Before connections are made into existing utilities, the new lines are to be flushed and tested by the contractor in accordance with the local water department/district specifications.
12. The contractor shall adjust the alignment of the water lines (horizontally and/or vertically) to allow the required bracing at bends and tees.
13. The contractor shall provide all horizontal and vertical bends to attain the alignment indicated on the plans. Provide vertical bends where necessary to allow water lines to pass under or over other utility lines. (All bends and braces needed may not be actually shown). Provide bracing and/or rodding at all bends and tees as required by local utility department/district.
14. Contractor shall mark the location of all new PVC lines with #8 wire.
15. The location of existing utilities shown on these plans are approximate only. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities. Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground in the area of private utility lines. The contractor shall have an underground locator mark the location of the existing lines. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
16. Fire hydrant assemblies include the appropriate sized tee (with kicker), 6" line to hydrant, 6" gate valve (with valve box), and fire hydrant (with kicker). Hydrants shall be installed at locations within 7 feet of the curb, (minimum of 2 feet behind curb).
17. Where drainage or utility lines occur in proposed fill areas, the fill material shall be placed and compacted in accordance with the specifications and the Geotechnical Engineer recommendations prior to installation of drainage or utility lines. Fill is to be inspected by a professional Geotechnical Engineer testing firm employed by the owner. Results of the test shall be furnished to the owner's representative. Contractor shall pay for any retesting.
18. The contractor shall field verify the exact horizontal and vertical location of existing manholes, sanitary sewer lines, and water lines at the point of connection prior to the commencement of construction or ordering materials, report any discrepancies to the engineer immediately.
19. Repair existing pavement, curbs, walks, landscaping, etc. that are damaged by construction activities to a like new condition at no additional cost to the owner.
20. Sanitary sewer services shall be 6" diameter PVC (SDR 35) at a minimum slope of 2.0% unless shown otherwise on the drawings. Lines shall start 5' beyond the buildings. Coordinate connection points with the building plumbing drawings. Provide a minimum 30" of cover over all sewer services in grass areas and 48" of cover in paved areas.
21. Some utilities can be located by call the "Tennessee One Call" System, Inc. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.
22. The concrete caps and encasements on water and sewer lines shall be a minimum of 6" thick. Use 3000 PSI concrete.
23. The contractor shall be responsible for coordinating the sequencing of construction for all utility lines so that water lines do not conflict with sanitary sewers, sanitary sewer services, storm sewers, or any other utility or structure, existing or proposed.
24. All trenches cut in existing roads or drives shall utilize a clean saw cut and shall be backfilled (100%) to final sub grade with #57 stone. Repair pavement in accordance with the local governing agency requirements.
25. Existing manholes located in fill/cut areas shall be adjusted to ensure that the top of casting is flush with the finished grade.
26. The contractor shall maintain 10 feet horizontal separation between sanitary sewer lines and water lines. Where these criteria cannot be met, the contractor shall maintain 18" vertical separation between water and sewer lines.
27. The fire line shall be installed by a sprinkler contractor licensed in the State of Tennessee. The fire line shall be flushed and tested in accordance with NFPA requirements.
28. The proposed gas line construction and installation shall be coordinated with the local gas provider by the contractor.
29. The proposed electric line construction and installation shall be coordinated with the local electric company by the contractor.
30. The proposed telephone line construction and installation shall be coordinated with the local telephone company by the contractor.
31. Siamese stand pipe to be galvanized steel.
32. The flow test information shown on this plan is for general information purposes only. It shall be the sprinkler designer / contractor's responsibility to have their own flow test preformed and their sprinkler design shall be based on their flow test.
33. If the double detector check valve assembly is located outside of the building the pit shall include a ¼ hp sump pump. Use Water Ace model R3V or approved equal. Discharge pipe shall extend to the surface and be directed toward the street. Provide a 12-inch by 12-inch by 4-inch thick concrete splash pad at the discharge point. The contractor shall coordinate with the electrical contractor to insure electrical service is provided from the building to the pit for electrical service for the pump.
34. If the reduced pressure backflow preventer is located outside of the building it shall be installed with a heated enclosure. enclosure shall be a safe-t-cover (6-inch model) with heat or approved equal. heat shall be safe-t-cover model hch2000-120 (2,000 watt, 120 volt, single phase, 16.66 amp) or approved equal. the contractor shall confirm the enclosure model number with the safe-t-cover supplier based on the model / manufacturer of backflow preventer that the contractor is using. the contractor shall coordinate with the electrical contractor to insure electrical service is provided from the building to the enclosure for electrical service for the heat.
35. The contractor shall have the meters, backflow devices and enclosures approved by the water provider before ordering or installing.
36. The irrigation is provided by the reclaimed water system.

City of Franklin Fire Department General Notes:

1. Fire lines shall be class 52 ductile iron or PVC C900 pipe.
2. Underground fire main shop drawings must be submitted to the fire department for review and approval prior to installation. Be advised that approval of the underground fire main plans is separate from the approval of the site / utility plans. Plans must be prepared by a TN licensed fire protection contractor and be submitted through the city's IDT electronic plan review site. https://franklin.idtplans.com/secure/ Plans must be approved by the engineer preparing the standard of care / design intent.
3. Temporary access roads shall be required. Roads shall be completed and inspected before a building permit is issued. Roads must be constructed to minimize erosion impacts. Roads shall be a minimum of 20-feet wide. Access roads shall terminate not less than 150-feet from any portion of a structure. Turnarounds required for access roads longer than 150-feet. Roads shall be an all-weather surface capable of supporting 80,000-pounds. Construction shall be a minimum of 8-inches compacted Type A granular stone or equivalent including provisions for storm drainage, light and lane markings, devices and signage. If a sewer manhole is located in the gravel area, the access road must be paved.
4. Hydrants shall be installed at intersections and between intersections so distance between hydrants does not exceed 500-feet. Note: Closer spacing may be required for some projects. Minimum water supply is 1,500-gpm at 20-psi. Note: Some projects may require a greater amount. Hydrants must be installed before construction goes vertical and or before combustible building products are brought on site. Off-site hydrants may be considered, but they must be within 500-feet of all portions of the building.
5. One functional, permanent or temporary standpipe is required when the building when construction reaches the 4TH floor or 40- feet. Standpipes must be installed within one floor of the highest level of construction. Standpipes must be installed adjacent to a stairway.

City of Franklin Grading & Drainage General Notes:

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

City of Franklin EPSC General Notes:

1. Sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other EPSC measures and control as recommended in the TNEPSC Handbook, and must be removed when design capacity has been reduced by 50%.
2. EPSC's shall be implemented before earth moving begins.
3. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for ≥35% slopes).
4. Inspections of outfalls/EPSC measures shall be conducted at least twice weekly and at least 72 hours apart.
5. Vegetation, EPSC's and other protective measures shall be repaired, replaced, or modified within 7 days of being notified of an issue.
6. Construction shall be phased for activities that will disturb >50 acres.
7. EPSC's shall be designed to control the rainfall and runoff from a 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 BMP's shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

City of Franklin ROW & Access General Notes:

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

City of Franklin Retaining Wall Notes:

1. Design drawings, calculations, and finishes for retaining walls 4'-0" or taller as measured from bottom of foundation to top of wall shall be submitted to Building & Neighborhood Services for retaining wall review, approval and permitting.
2. Walls shall be clad in brick, natural stone, or cultured stone. Where not visible from a street, drive, or open space, stained or stamped concrete and split-face block are also permitted.
3. Timber walls shall not be used.
4. Walls adjacent to bioretention areas shall not rely on bioretention media or stone drainage media for stability or lateral resistance. Bottom of wall stem (or block) / top of footing elevation shall be located at or below bottom of lowermost stone drainage media.
5. Walls retaining ROW shall be selected and designed such that future utilities may be installed within ROW without the need to modify, deconstruct, or shore wall. No elements necessary for wall stability, except for concrete footings, shall extend within ROW. Timber walls and rockery walls shall not be used to retain ROW.
6. Walls retaining ROW shall be designed for a minimum 250 psf live load surcharge within ROW extents and shall provide a minimum global stability factor of safety of 1.30.
7. Vehicular barriers for passenger vehicles shall resist loading prescribed in IBC 1607.9.

C&I

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SEAN K. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
No. 00102
STATE OF TENNESSEE
01/07/2021

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
CIVIL NOTES

2020

C.O.F. P&S Proj# 2019-000 Project No. 7

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REFER TO SHEET C0.1 FOR APPLICABLE NOTES

SITE DATA TABLE		
PROJECT NAME	WILLIAMSON COUNTY ANIMAL CARE CENTER, SITE PLAN, REVISION 1 (ARCHIVES BUILDING)	WILLIAMSON COUNTY ANIMAL CARE CENTER
COF PROJECT #	7383	7199 & 7200
ADDRESS	1000 ROY F. ALLEY COURT FRANKLIN, TN	
MAP, PARCELS	61, 10.01 & 10.02	
OWNER	WILLIAMSON COUNTY TN 1320 W. MAIN STREET, SUITE 125 FRANKLIN, TN 37067 CONTACT: JIM CROSS (OVERSITE CONSULTING) JIMC@OVERSITECONSULT.COM	
SITE AREA	±38.67 AC. / 1,684,465 SF	
DISTURBED AREA	±6.81 AC.	±13.67 AC.
EXISTING ZONING	CI (CIVIC AND INSTITUTIONAL)	
ZONING OVERLAYS	SENIC CORRIDOR / HILLSIDE	
BUILDING TYPE	CIVIC	
FRONTAGE TYPE	PARKING	
BUILDING SETBACKS	FRONT : 25 FT. SIDE: 10 FT. REAR: 25 FT.	
PROPOSED BUILDING AREA	±20,000 SF	34,354 SF
PROPOSED BUILDING HEIGHT	2 - STORIES	1 - STORY
MINIMUM LANDSCAPE SURFACE AREA	40% REQUIRED/ 40% PROVIDED	
MINIMUM PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	6 STANDARD SPACES 1 ADA SPACE	107 STANDARD SPACES 4 ADA SPACES
OPEN SPACE PROVIDED	5% REQUIRED/ 5 % PROVIDED	
BIKE PARKING REQUIRED	1 SP/ 20 VEHICLE SPACES	1 SP/ 20 VEHICLE SPACES
BIKE PARKING PROVIDED	1	6

Notes:

1. The project site is located at 1000 Roy F. Alley Court in Franklin, TN. and is located within the 9th Civil District. The property is referenced as Map 64, Parcels 10.01 & 10.02 on the Williamson County tax maps.
2. Survey information provided by Arrowhead Survey dated 05/07/2019 and revised 01/15/2020.
3. Fire hydrant flow for the hydrant tested on 02/13/2020
   Static Pressure: 86 psi
   Residual Pressure: 76 psi
   Flow: 1,225 gpm
4. The acreage of this development is ±38.67 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0183G & 47187C0184G dated December 22, 2016 / 47187C0195F dated September 29, 2006, this site is located within Zone X which is defined as an area determined to be outside of the 500-year floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets shall comply with the MUTCD latest edition.
11. Contractor shall coordinate relocation or removal of onsite electric with MTEMC.
12. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
13. Pavement and hardscape less than 5' from bio-retention planting surface shall be stabilized to prevent settling. Refer to bio-retention detail for additional information.
14. Contractor shall ensure that all mechanical equipment is completely screened from all directions and off-site views.
15. The change out of any equipment to a larger dimensional height or mounting height will require that additional measures be taken to meet city of Franklin screening requirements.

WCACC BUILDING & INFRASTRUCTURE TO BE INSTALLED AS PART OF COF #7199

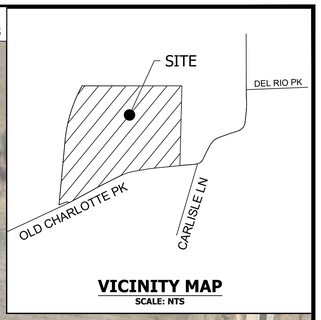
DETENTION POND TO BE INSTALLED AS PART OF COF #7200

ROADWAY INFRASTRUCTURE TO BE INSTALLED AS PART OF COF #7200

WCACC BUILDING (+/- 34,350 SF)

TAX MAP 64, PARCELS 10.01 & 10.02
38.67 ACRES +/-
1,684,294 SF

LINE	BEARING	DISTANCE
L1	S49°46'18" W	21.30'
L2	S85°54'55" W	74.09'
L3	S80°16'09" W	64.03'
L4	S83°00'09" W	40.11'
L5	S77°09'04" W	60.14'
L6	S72°19'24" W	19.39'



VICINITY MAP
SCALE: NTS

Existing Conditions Note:

Base information was taken from a field run survey prepared by Arrowhead Survey, dated 05/07/2019, revised 01/15/2020, design information from plans prepared by Kimley Horn for Williamson County Animal Center plans dated 07/13/2020, and Infrastructure dated 07/13/2020. CSDG, P.L.L.C. and any of their consultants shall not be held responsible for the accuracy and/or completeness of that information shown hereon or any errors or omissions resulting from such.

F.E.M.A. Note:

According to F.E.M.A. F.I.R.M. Maps number 47187C0183G & 47187C0184G, effective date December 22, 2016 & 47187C0195F effective date September 29, 2006, this site lies within Zone X which is determined to be outside the 500 year floodplain.

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

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 100 200
SCALE: 1"= 100'

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Nashville, TN 37211
615.340.9899
csdgtn.com

SEAL K. DECOSTER 01/07/2021 STATE OF TENNESSEE

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS

OVERALL EXIST

C.O.F. P&S Project No. 7

Page 273 of 303

REFER TO SHEET C0.1 FOR APPLICABLE NOTES

SITE DATA TABLE		
PROJECT NAME	WILLIAMSON COUNTY ANIMAL CARE CENTER, SITE PLAN, REVISION 1 (ARCHIVES BUILDING)	WILLIAMSON COUNTY ANIMAL CARE CENTER
COF PROJECT #	7383	7199 & 7200
ADDRESS	1000 ROY F. ALLEY COURT FRANKLIN, TN	
MAP, PARCELS	61, 10.01 & 10.02	
OWNER	WILLIAMSON COUNTY TN 1320 W. MAIN STREET, SUITE 125 FRANKLIN, TN 37067 CONTACT: JIM CROSS (OVERSITE CONSULTING) JIMC@OVERSITECONSULT.COM	
SITE AREA	±38.67 AC. / 1,684,465 SF	
DISTURBED AREA	±6.81 AC.	±13.67 AC.
EXISTING ZONING	CI (CIVIC AND INSTITUTIONAL)	
ZONING OVERLAYS	SENIC CORRIDOR / HILLSIDE	
BUILDING TYPE	CIVIC	
FRONTAGE TYPE	PARKING	
BUILDING SETBACKS	FRONT : 25 FT. SIDE: 10 FT. REAR: 25 FT.	
PROPOSED BUILDING AREA	±20,000 SF	34,354 SF
PROPOSED BUILDING HEIGHT	2 - STORIES	1 - STORY
MINIMUM LANDSCAPE SURFACE AREA	40% REQUIRED/ 40% PROVIDED	
MINIMUM PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	6 STANDARD SPACES 1 ADA SPACE	107 STANDARD SPACES 4 ADA SPACES
OPEN SPACE PROVIDED	5% REQUIRED/ 5 % PROVIDED	
BIKE PARKING REQUIRED	1 SP/ 20 VEHICLE SPACES	1 SP/ 20 VEHICLE SPACES
BIKE PARKING PROVIDED	1	6

Notes:

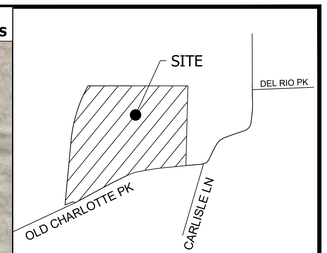
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VICINITY MAP
SCALE: NTS

S84°23'15"E 534.92'
N=585864.6247
E=1699589.5989
S84°23'15"E 720.74'
N=585794.1358
E=1700306.8885
ELLEN MORE LIVINGFIELD
MAP 64 PARCEL 11.02
DEED BOOK 5467 PAGE 800
MAP 64 PARCEL 10.00
DORINDA CARLISLE SMITH
DEED BOOK 6370 PAGE 809
S07°04'30"W 1004.36'
WCACC BUILDING (+/- 34,350 S.F.)
CANOPY LINE
DOG KENNEL
COVERED PATIO
30" HACKBERRY
EX. FIRE HYDRANT
SECTOR BOX AND UNDERGROUND ELECTRIC PROPOSED ON COF #7200 TO BE RELOCATED (REFER TO SHEET C4.1)
CONTRACTOR TO RELOCATE EXISTING STORM (REFER TO GRADING & DRAINAGE PLAN)
TVA TRANSMISSION TOWER
TVA TRANSMISSION LINE
25' M.B.S.L.
TAX MAP 64, PARCELS 10.01 & 10.02
38.67 ACRES +/-
1,684,294 SF

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MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83
CSDG PROJ # 20-078-01

N
SCALE: 1"=40'
0 40 80

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SEAN K. DECOSTER
REGISTERED
LICENSED
ARCHITECT
STATE OF TENNESSEE
01/07/2021

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY F

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
REVISIONS

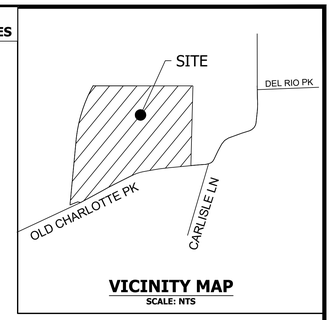
ENLARGED EXIS

C.O.F. P&S Project # 7199 & 7200 Project No. 7

C1.1

DATE DRAWN BY NAME

REFER TO SHEET C0.1 FOR APPLICABLE NOTES

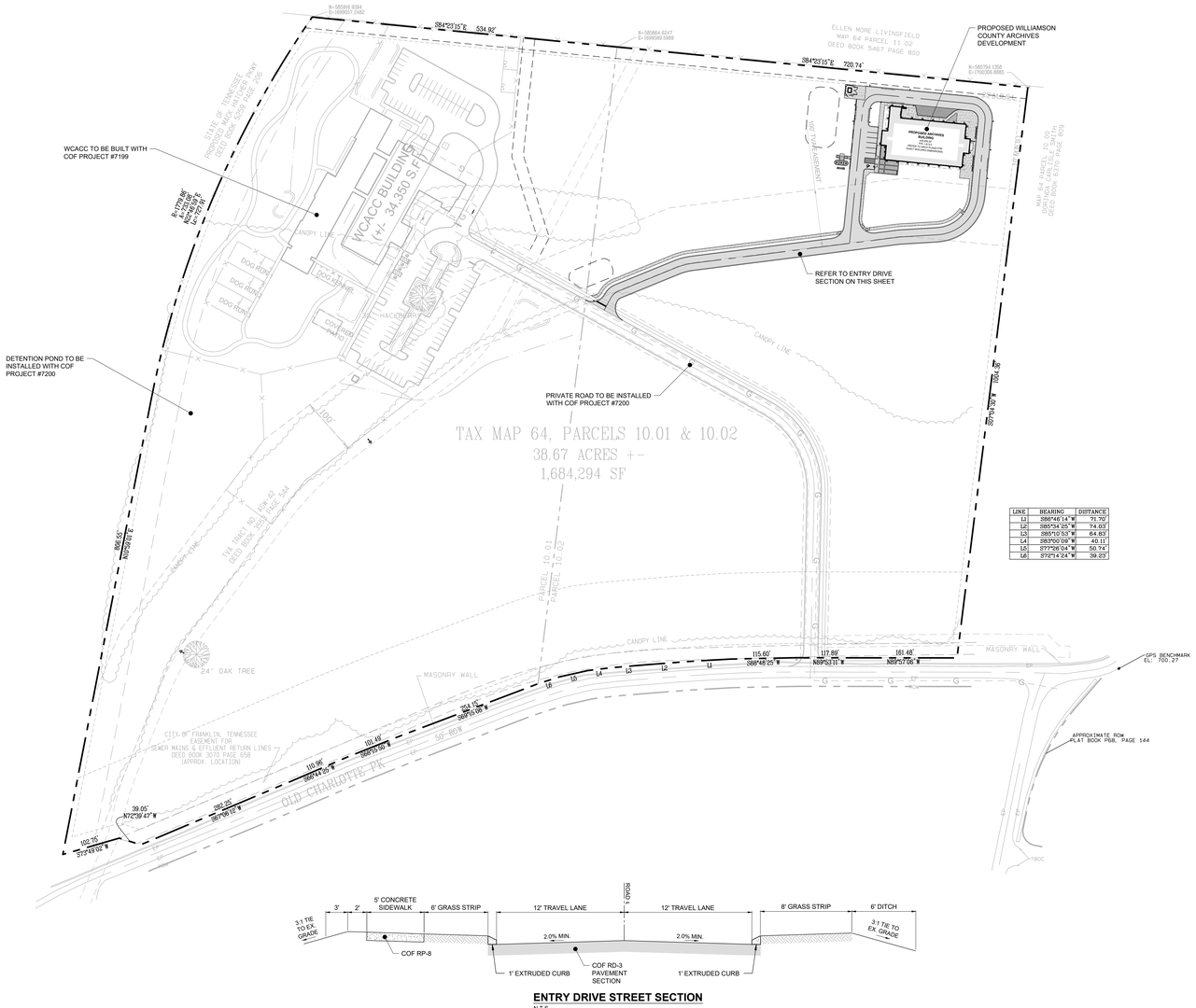


VICINITY MAP
SCALE: NTS

SITE DATA TABLE		
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FRONTAGE TYPE	PARKING	
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PROPOSED BUILDING HEIGHT	2 - STORIES	1 - STORY
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OPEN SPACE PROVIDED	5% REQUIRED/ 5 % PROVIDED	
BIKE PARKING REQUIRED	1 SP/ 20 VEHICLE SPACES	1 SP/ 20 VEHICLE SPACES
BIKE PARKING PROVIDED	1	6

Notes:

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L4	S83°00'09"W	40.11'
L5	S77°26'04"W	50.74'
L6	S73°14'24"W	39.23'

ENTRY DRIVE STREET SECTION
N.T.S.

Tennessee811 Know what's below. Call before you dig.

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 100 200
SCALE: 1"= 100'

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SEAN K. DECONCINI
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
01/07/2021

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLI
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
OVERALL SITE L

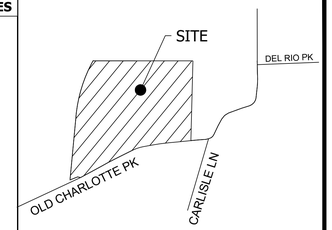
2020

C.O.F. P&S Proj. # 2020-078-00 Project No. 7

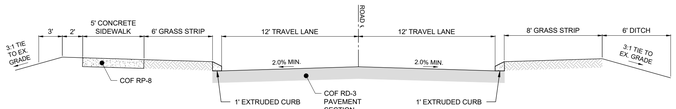
C2.0

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VICINITY MAP
SCALE: NTS



ENTRY DRIVE STREET SECTION
N.T.S.

N=585916.9394
E=1699057.2482

S84°23'15"E 534.92'

N=585864.6247
E=1699589.5989

ELLEN MORE LIVINGFIELD
MAP 64 PARCEL 11.02
BOOK 5467 PAGE 800

S84°23'15"E 720.74'

N=585794.1358
E=1700306.8885

20' SANITARY SEWER EASEMENT

20' WATERLINE EASEMENT

GREEN INFRASTRUCTURE EASEMENT

"FIRE LANE NO PARKING" SIGN (TYP.)

PROPOSED DUMPSTER (REFER TO DETAIL)

COF RD-3 PAVEMENT SECTION (TYP.) (REFER TO DETAIL)

CONCRETE LOADING AREA

PROPOSED ARCHIVES BUILDING
±20,000 SF
FFE = 673.0
(REFER TO ARCH PLANS FOR EXACT BUILDING DIMENSIONS)

PARKING COUNT (TYP.)

FLAGPOLES W/ LIGHTS

SITE MONUMENT SIGN

1' EXTRUDED CURB (TYP) (REFER TO DETAIL)

BICYCLE PARKING (REFER TO DETAIL)

ADA PARKING WITH SIGN AND BOLLARD (REFER TO DETAILS)

CONCRETE SIDEWALK WITH TURNED DOWN CURB (TYP) (REFER TO DETAIL)

TVA TRANSMISSION TOWER

100' TVA EASEMENT

CONCRETE SIDEWALK (TYP) (COF RP-8)

TRANSITION FROM EXTRUDED CURB TO TURNED DOWN CURB THROUGH ADA RAMP

ADA RAMP (TYP) (REFER TO DETAIL)

COF RD-3 PAVEMENT SECTION (TYP.) (REFER TO DETAIL)

GREEN INFRASTRUCTURE EASEMENT

STOP BAR & STOP SIGN (REFER TO DETAILS)

CANOPY LINE

004.36

FIRE LANE NOTE:
"FIRE LANE NO PARKING"
LETTERING SHALL BE 18" HIGH
WITH 3" BRUSH STROKE

TAX MAP 64 PARCELS 10.01 & 10.02

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ARCHIVES BUILDING PROJECTED PARKING NEED

DAILY: 2 EMPLOYEES
WEEKLY: 1 MAINTENANCE VEHICLE
MONTHLY: 3 COUNTY RESIDENTS BY APPOINTMENT
TOTAL PARKING REQUIRED: 6 SPACES

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

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 40 80
SCALE: 1"= 40'

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LANDSCAPE
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0010
STATE OF TENNESSEE
01/07/2021

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY F

A NEW FACILITY

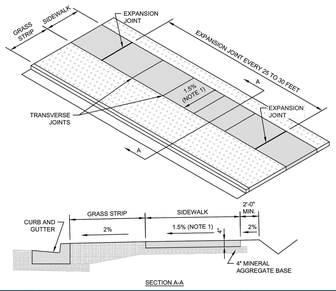
WILL. CO
SITE P

CITY COMMENTS
ENLARGED SITE

2020

C.O.F. P&S Proj # 20-078-00 Project No. 7

DRAWING NAME:

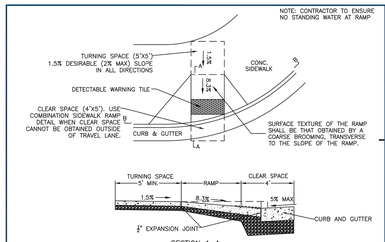


SECTION A-A

NOTES

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

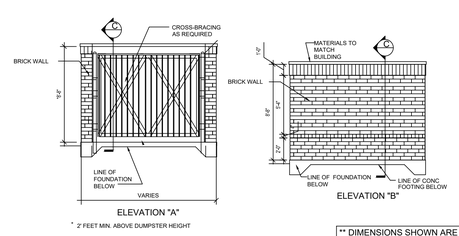
CONCRETE SIDEWALK			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	RP-8
NOT TO SCALE			



GENERAL NOTES

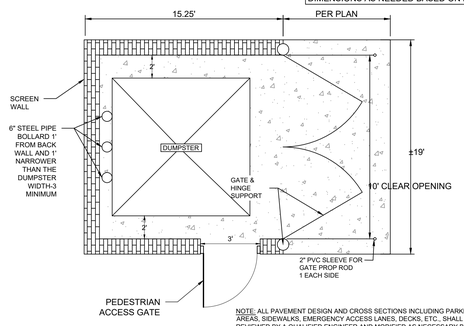
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL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

PERPENDICULAR CURB RAMP			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	RP-11
NOT TO SCALE			



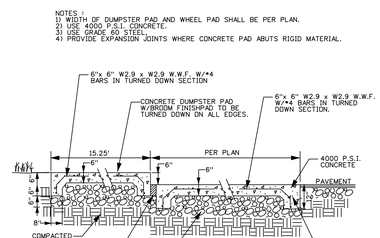
* 2' FEET MIN. ABOVE DUMPSTER HEIGHT

** DIMENSIONS SHOWN ARE FOR A DUMPSTER ENCLOSURE TO SERVE A 10 CY DUMPSTER. CONTRACTOR SHALL ADJUST DIMENSIONS AS NEEDED BASED ON DUMPSTER SIZE

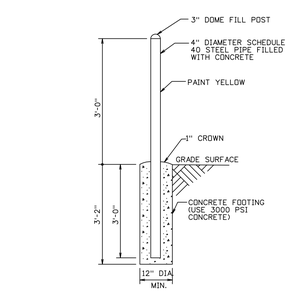


NOTE: ALL PAVEMENT DESIGN AND CROSS SECTIONS INCLUDING PARKING AREAS, SIDEWALKS, EMERGENCY ACCESS LANES, DECKS, ETC., SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.

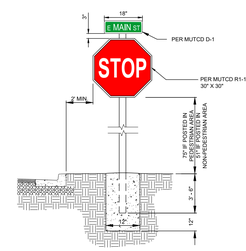
SCHEMATIC SINGLE DUMPSTER ENCLOSURE
N.T.S.



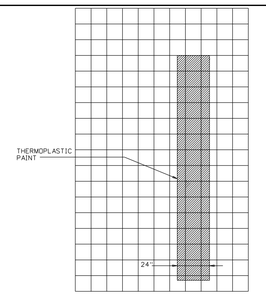
DUMPSTER PAD
N.T.S.



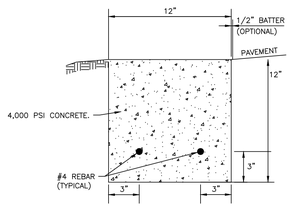
STANDARD BOLLARD
N.T.S.



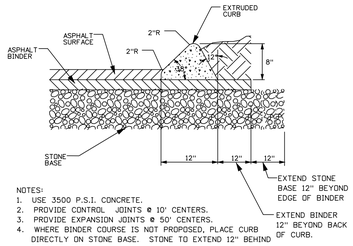
STOP SIGN
N.T.S.



STOP BAR
N.T.S.

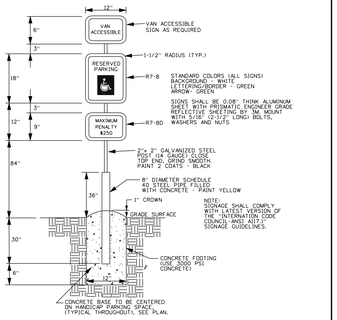


RIBBON CURB
N.T.S.

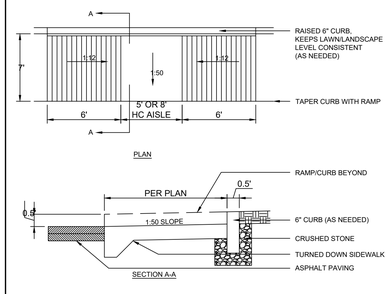


NOTES:
1. USE 3500 P.S.I. CONCRETE.
2. PROVIDE CONTROL JOINTS @ 10' CENTERS.
3. PROVIDE EXPANSION JOINTS @ 50' CENTERS.
4. WHERE BINDER COURSE IS NOT PROPOSED, PLACE CURB DIRECTLY ON STONE BASE. STONE TO EXTEND 12" BEHIND BACK OF CURB.

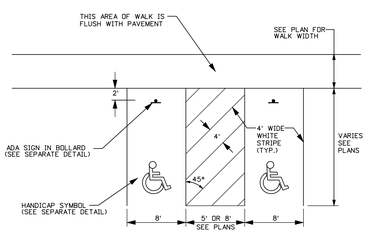
EXTRUDED CURB
N.T.S.



EXTERIOR HANDICAP SIGN
N.T.S.

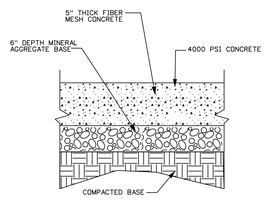


SIDEWALK RAMP
N.T.S.



NOTE:
2.2 MAXIMUM SLOPE IN ANY DIRECTION WITHIN H/C PARKING SPACES

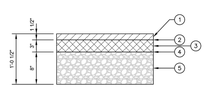
HANDICAP PARKING
N.T.S.



CONCRETE: 4000 PSI
PROVIDE CONTROL JOINTS @ 10' CENTERS EACH WAY.
PROVIDE EXPANSION JOINTS WHERE CONCRETE ABUTTS RIGID MATERIAL.

LOADING AREA PAVEMENT SECTION
N.T.S.

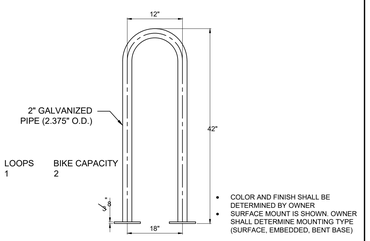
**CONTRACTOR TO REFER TO GEOTECHNICAL PLANS FOR EXACT PAVEMENT SPECIFICATIONS



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

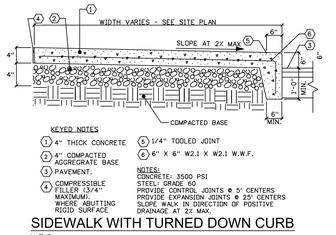
NOTES
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

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



- COLOR AND FINISH SHALL BE DETERMINED BY OWNER.
- SURFACE MOUNT IS SHOWN. OWNER SHALL DETERMINE MOUNTING TYPE (SURFACE, EMBEDDED, BENT BASE)

BIKE RACK DETAIL
N.T.S.



KEYED NOTES

1. 4" THICK CONCRETE
2. 4" COMPACTED AGGREGATE BASE
3. PAVEMENT.
4. COMPRESSIBLE FILLER (3/4" MAXIMUM), WHERE ABUTTING RIGID SURFACE
5. 1/4" TOOLED JOINT
6. 6" X 6" W2.1 X W2.1 W.W.F.

NOTES:
CONCRETE: 3500 PSI
STEEL: GRADE 60
PROVIDE CONTROL JOINTS @ 5' CENTERS
PROVIDE EXPANSION JOINTS @ 25' CENTERS
SLOPE WALK IN DIRECTION OF POSITIVE DRAINAGE AT 2% MAX.

SIDEWALK WITH TURNED DOWN CURB
N.T.S.

C & I ARCHITECTURE INTERIORS
C & I DESIGN, INC.
P.O. Box 1197
101 Southeast Parkway Court, Suite 120
Franklin, Tennessee 37065
Phone: 615.599.2525
Fax: 615.599.7755
CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37221
615.340.9899
csdgtn.com

SEAN K. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
No. 00101
STATE OF TENNESSEE
01/07/2021

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

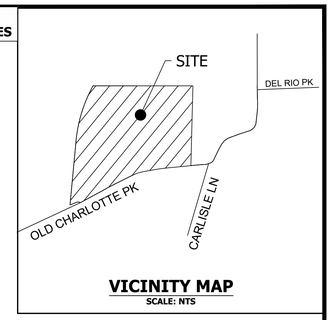
CITY COMMENTS
SITE LAYOUT D

2020

C.O.F. P&S Proj

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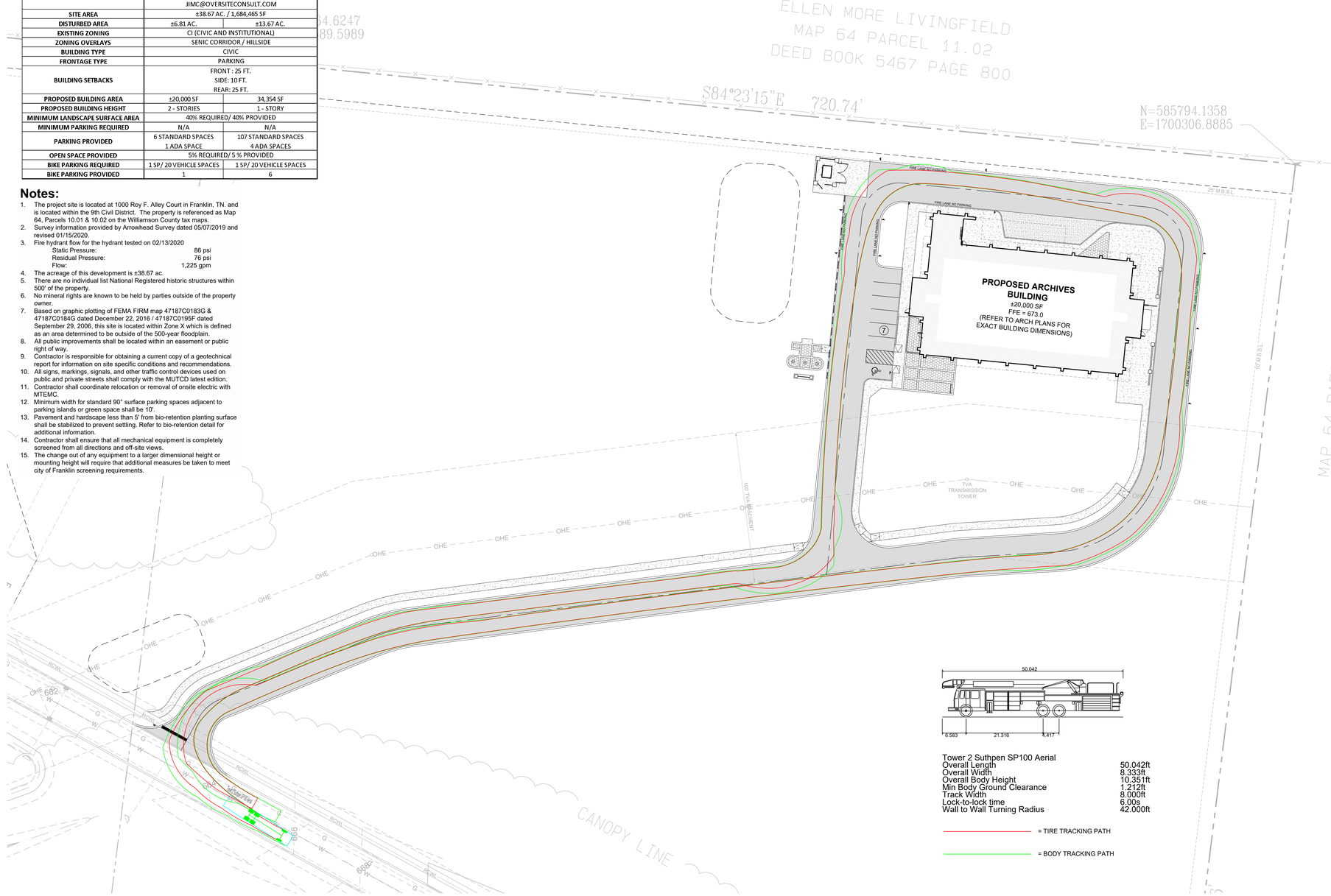


VICINITY MAP
SCALE: NTS

SITE DATA TABLE		
PROJECT NAME	WILLIAMSON COUNTY ANIMAL CARE CENTER, SITE PLAN, REVISION 1 (ARCHIVES BUILDING)	WILLIAMSON COUNTY ANIMAL CARE CENTER
COF PROJECT #	7383	7199 & 7200
ADDRESS	1000 ROY F. ALLEY COURT FRANKLIN, TN	
MAP, PARCELS	61, 10.01 & 10.02	
OWNER	WILLIAMSON COUNTY TN 1320 W. MAIN STREET, SUITE 125 FRANKLIN, TN 37067 CONTACT: JIM CROSS (OVERSITE CONSULTING) JIMC@OVERSITECONSULT.COM	
SITE AREA	±38.67 AC. / 1,684,465 SF	
DISTURBED AREA	±6.81 AC.	±13.67 AC.
EXISTING ZONING	CI (CIVIC AND INSTITUTIONAL)	
ZONING OVERLAYS	SENIC CORRIDOR / HILLSIDE	
BUILDING TYPE	CIVIC	
FRONTAGE TYPE	PARKING	
BUILDING SETBACKS	FRONT : 25 FT. SIDE: 10 FT. REAR: 25 FT.	
PROPOSED BUILDING AREA	±20,000 SF	34,354 SF
PROPOSED BUILDING HEIGHT	2 - STORIES	1 - STORY
MINIMUM LANDSCAPE SURFACE AREA	40% REQUIRED/ 40% PROVIDED	
MINIMUM PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	6 STANDARD SPACES 1 ADA SPACE	107 STANDARD SPACES 4 ADA SPACES
OPEN SPACE PROVIDED	5% REQUIRED/ 5 % PROVIDED	
BIKE PARKING REQUIRED	1 SP/ 20 VEHICLE SPACES	1 SP/ 20 VEHICLE SPACES
BIKE PARKING PROVIDED	1	6

Notes:

1. The project site is located at 1000 Roy F. Alley Court in Franklin, TN. and is located within the 9th Civil District. The property is referenced as Map 64, Parcels 10.01 & 10.02 on the Williamson County tax maps.
2. Survey information provided by Arrowhead Survey dated 05/07/2019 and revised 01/15/2020.
3. Fire hydrant flow for the hydrant tested on 02/13/2020
   Static Pressure: 86 psi
   Residual Pressure: 76 psi
   Flow: 1,225 gpm
4. The acreage of this development is ±38.67 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0183G & 47187C0184G dated December 22, 2016 / 47187C0195F dated September 29, 2006, this site is located within Zone X which is defined as an area determined to be outside of the 500-year floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets shall comply with the MUTCD latest edition.
11. Contractor shall coordinate relocation or removal of onsite electric with MTEMC.
12. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
13. Pavement and hardscape less than 5' from bio-retention planting surface shall be stabilized to prevent settling. Refer to bio-retention detail for additional information.
14. Contractor shall ensure that all mechanical equipment is completely screened from all directions and off-site views.
15. The change out of any equipment to a larger dimensional height or mounting height will require that additional measures be taken to meet city of Franklin screening requirements.



Tower 2 Suthpen SP100 Aerial

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	10.351ft
Min Body Ground Clearance	1.212ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

= TIRE TRACKING PATH

= BODY TRACKING PATH

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

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 30 60
SCALE: 1"= 30'

C&I
ARCHITECTURE
INTERIORS

C & I DESIGN, INC.
P.O. Box 1197
101 Southeast Parkway Court, Suite 120
Franklin, Tennessee 37065

Phone: 615.599.2525
Fax: 615.599.7755

CSDG
Planning | Engineering
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2305 Kline Ave, Ste 300
Nashville, TN 37221
615.240.9899
csdgtn.com

SEAN K. DECONCINI
REGISTERED
LANDSCAPE
ARCHITECT
No. 00102
STATE OF TENNESSEE
01/07/2021

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY F

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
VEHICLE TRACK

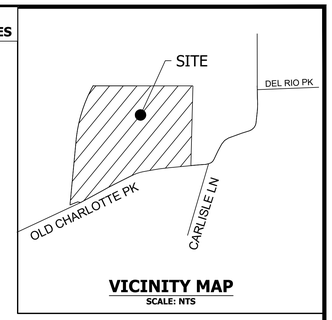
2020

C.O.F. P&S Proj. # 7383 Project No. 7

C23

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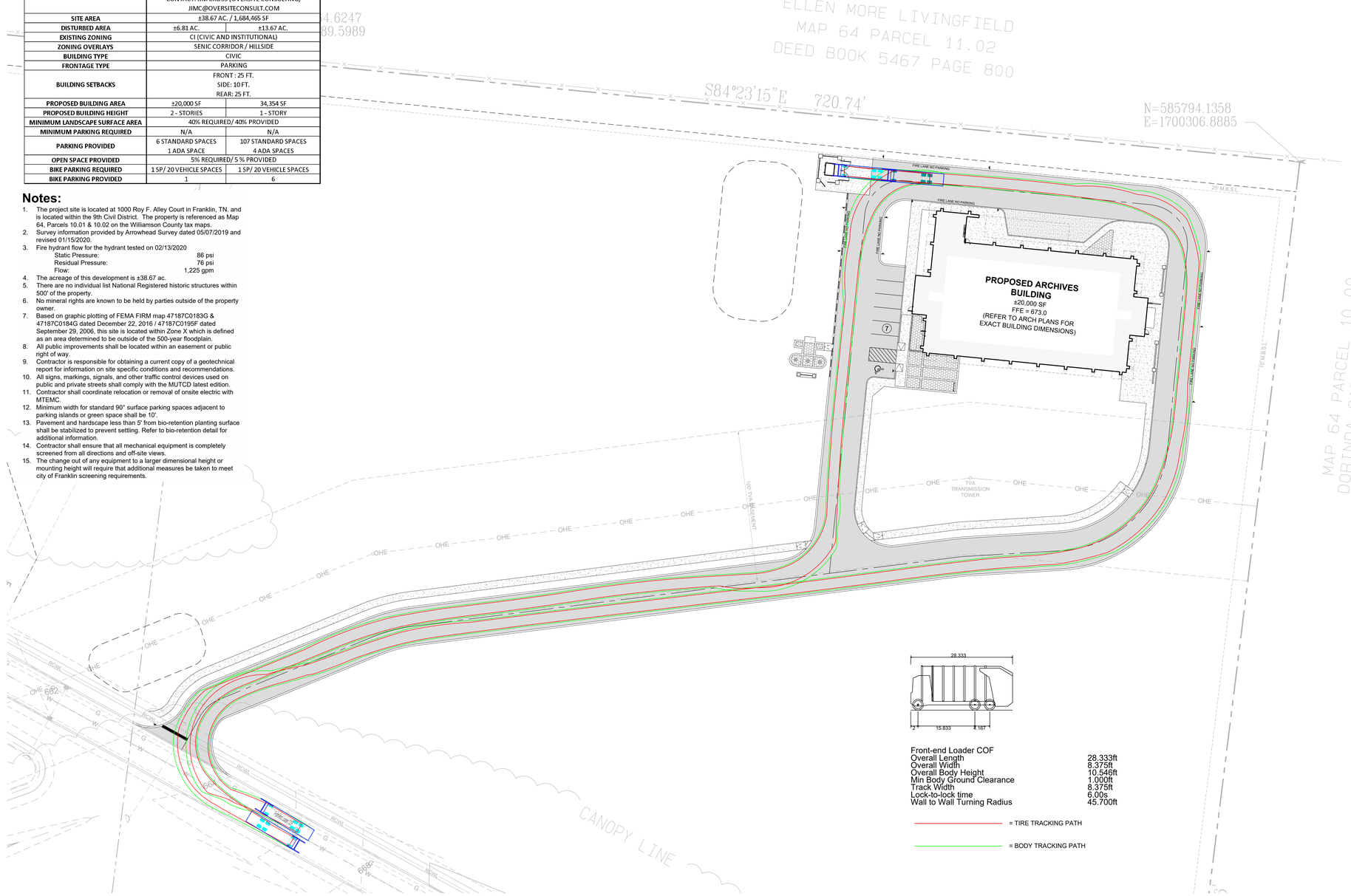


VICINITY MAP
SCALE: NTS

SITE DATA TABLE		
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EXISTING ZONING	CI (CIVIC AND INSTITUTIONAL)	
ZONING OVERLAYS	SENIC CORRIDOR / HILLSIDE	
BUILDING TYPE	CIVIC	
FRONTAGE TYPE	PARKING	
BUILDING SETBACKS	FRONT : 25 FT. SIDE: 10 FT. REAR: 25 FT.	
PROPOSED BUILDING AREA	±20,000 SF	34,354 SF
PROPOSED BUILDING HEIGHT	2 - STORIES	1 - STORY
MINIMUM LANDSCAPE SURFACE AREA	40% REQUIRED/ 40% PROVIDED	
MINIMUM PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	6 STANDARD SPACES 1 ADA SPACE	107 STANDARD SPACES 4 ADA SPACES
OPEN SPACE PROVIDED	5% REQUIRED/ 5 % PROVIDED	
BIKE PARKING REQUIRED	1 SP/ 20 VEHICLE SPACES	1 SP/ 20 VEHICLE SPACES
BIKE PARKING PROVIDED	1	6

Notes:

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15. The change out of any equipment to a larger dimensional height or mounting height will require that additional measures be taken to meet city of Franklin screening requirements.



Front-end Loader COF	
Overall Length	28.333ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	45.700ft

= TIRE TRACKING PATH

= BODY TRACKING PATH

Tennessee 811
Know what's **below.**
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MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 30 60
SCALE: 1"= 30'

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SEAN K. DECONCINI
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LANDSCAPE
ARCHITECT
No. 2300
01/07/2021
STATE OF TENNESSEE

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLI
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
VEHICLE TRACK

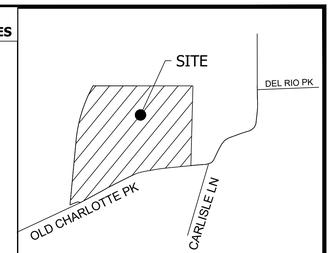
2020

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C.O.F. P&S Proj. # 7383 Project No. 7

C24 DRAWING FILE NAME

REFER TO SHEET C0.1 FOR APPLICABLE NOTES



VICINITY MAP
SCALE: NTS

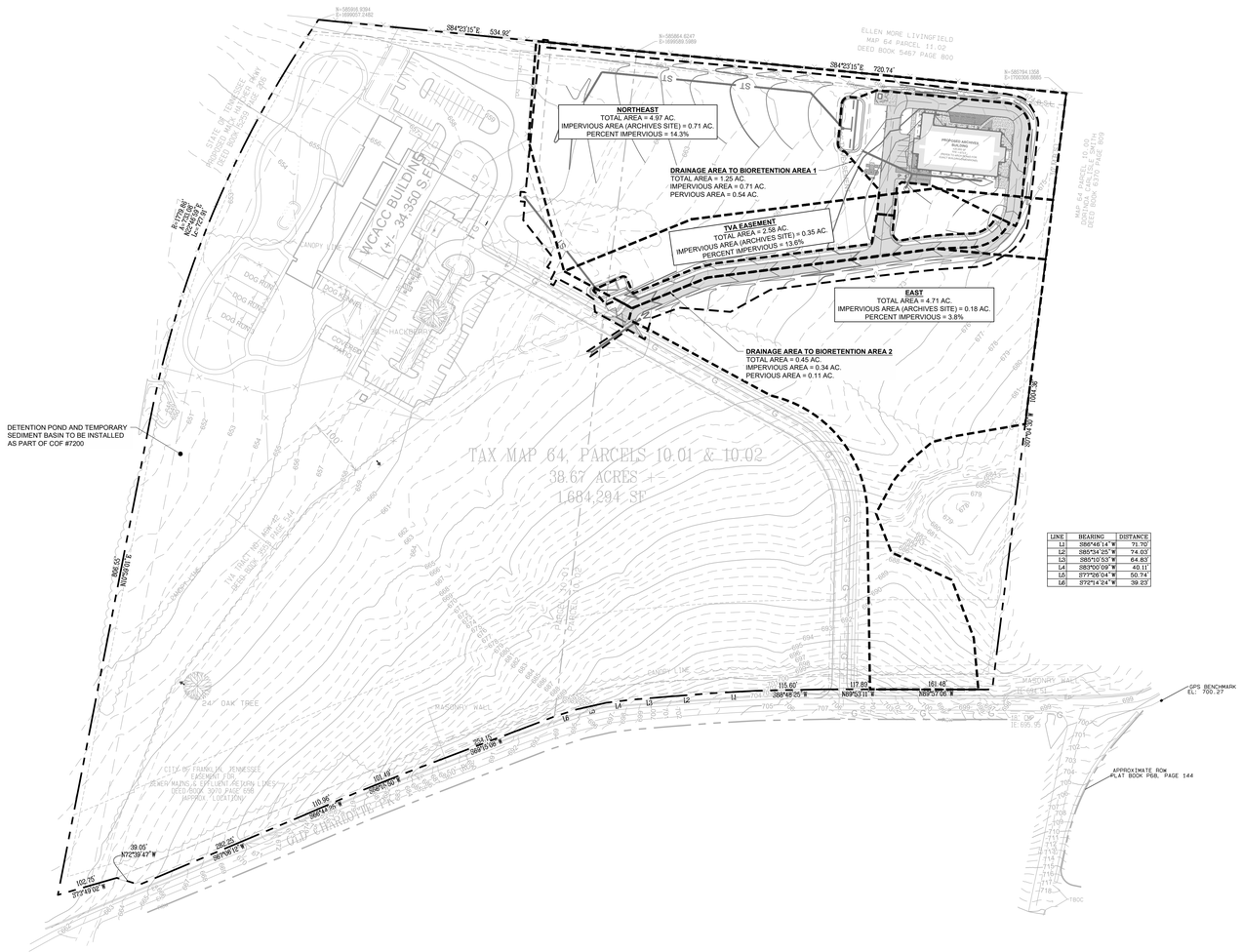
Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

SITE DATA TABLE		
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PROPOSED BUILDING HEIGHT	2 - STORIES	1 - STORY
MINIMUM LANDSCAPE SURFACE AREA	40% REQUIRED/ 40% PROVIDED	
MINIMUM PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	6 STANDARD SPACES 1 ADA SPACE	107 STANDARD SPACES 4 ADA SPACES
OPEN SPACE PROVIDED	5% REQUIRED/ 5 % PROVIDED	
BIKE PARKING REQUIRED	1 SP/ 20 VEHICLE SPACES	1 SP/ 20 VEHICLE SPACES
BIKE PARKING PROVIDED	1	6

Notes:

1. The project site is located at 1000 Roy F. Alley Court in Franklin, TN. and is located within the 9th Civil District. The property is referenced as Map 64, Parcels 10.01 & 10.02 on the Williamson County tax maps.
2. Survey information provided by Arrowhead Survey dated 05/07/2019 and revised 01/15/2020.
3. Fire hydrant flow for the hydrant tested on 02/13/2020
   Static Pressure: 86 psi
   Residual Pressure: 76 psi
   Flow: 1,225 gpm
4. The acreage of this development is ±38.67 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0183G & 47187C0184G dated December 22, 2016 / 47187C0195F dated September 29, 2006, this site is located within Zone X which is defined as an area determined to be outside of the 500-year floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets shall comply with the MUTCD latest edition.
11. Contractor shall coordinate relocation or removal of onsite electric with MTEMC.
12. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
13. Pavement and hardscape less than 5' from bio-retention planting surface shall be stabilized to prevent settling. Refer to bio-retention detail for additional information.
14. Contractor shall ensure that all mechanical equipment is completely screened from all directions and off-site views.
15. The change out of any equipment to a larger dimensional height or mounting height will require that additional measures be taken to meet city of Franklin screening requirements.



LINE	BEARING	DISTANCE
L1	S86°46'14"W	71.70'
L2	S85°34'25"W	74.03'
L3	S85°10'53"W	64.83'
L4	S83°00'09"W	40.11'
L5	S77°59'04"W	50.74'
L6	S72°14'24"W	39.23'

Tennessee811
Know what's below.
Call before you dig.

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 100 200
SCALE: 1"= 100'

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SEAN K. DECONCINI
REGISTERED LANDSCAPE ARCHITECT
No. 328
01/07/2021
STATE OF TENNESSEE

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLI
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
REVISIONS :

OVERALL GRAD

2020

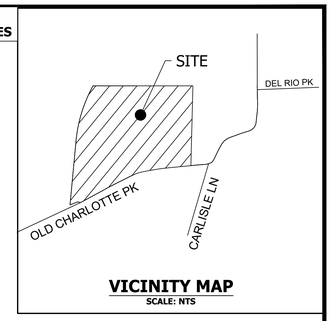
C.O.F. P&S Proj

Project No. 7

C3.0

Page 280 of 303

REFER TO SHEET C0.1 FOR APPLICABLE NOTES



VICINITY MAP
SCALE: NTS

ROOF DRAIN NOTE:
ALL ROOF DRAINS SHALL SPILL ONTO FINISHED GRADE. SITE HAS BEEN GRADED TO DIRECT ROOF DRAINAGE TO FLOW TO THE BIORETENTION AREA VIA SURFACE FLOW OR VIA STORM LINE A.

STORM STRUCTURE TABLE

STRUCTURE	TYPE	CASTING EL:
A0-HW	ENDWALL	670.56
A1-CO	CLEANOUT	672.10
A2-YI	12" INLET	671.50
A3-YI	12' INLET	671.50
A4-YI	12" INLET	670.80
B0-EX	EX. CATCH BASIN	657.65
B1-CB	CATCH BASIN	662.50
C0-HW	ENDWALL	664.94
C1-CI	CURB INLET	664.50
C7-HW	HEADWALL	663.10
C8-CB	THROATED INLET	663.80
D0-HW	HEADWALL	662.60
D1-CO	CLEANOUT	662.36
D2-CO	CLEANOUT	666.50
D3-CB	CATCH BASIN	667.50

STORM PIPE TABLE

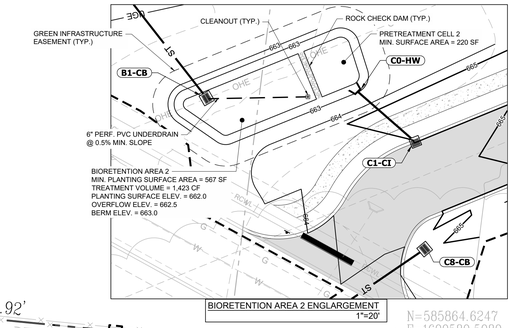
FROM	INV	TO	INV	LENGTH	SLOPE	SIZE	TYPE
D3-CB	663.00	D2-CO	662.59	81.25'	0.50%	8"	PVC
D2-CO	662.59	D1-CO	660.84	349.98'	0.50%	8"	PVC
D1-CO	660.84	D0-HW	660.55	58.14'	0.50%	8"	PVC
C8-CB	659.30	C7-HW	658.81	97.12'	0.50%	30"	RCP
C1-CI	662.14	C0-HW	662.00	24.65'	0.56%	15"	RCP
B1-CB	658.00	B0-EX	653.15	196.57'	2.47%	8"	PVC
A4-YI	669.13	A1-CO	668.83	26.36'	1.14%	8"	PVC
A3-YI	669.63	A2-YI	669.17	47.19'	0.97%	8"	PVC
A2-YI	669.17	A1-CO	668.83	69.12'	0.50%	8"	PVC
A1-CO	668.66	A0-HW	668.20	90.44'	0.51%	10"	PVC

SITE DATA TABLE

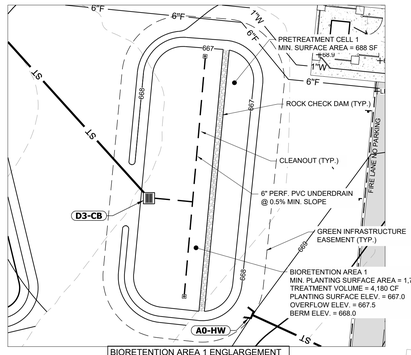
PROJECT NAME	WILLIAMSON COUNTY ANIMAL CARE CENTER, SITE PLAN, REVISION 1 (ARCHIVES BUILDING)	WILLIAMSON COUNTY ANIMAL CARE CENTER
COF PROJECT #	7383	7199 & 7200
ADDRESS	1000 ROY F. ALLEY COURT FRANKLIN, TN	
MAP, PARCELS	61, 10.01 & 10.02	
OWNER	WILLIAMSON COUNTY TN 1320 W. MAIN STREET, SUITE 125 FRANKLIN, TN 37067 CONTACT: JIM CROSS (OVERSITE CONSULTING) JIMC@OVERSITECONSULT.COM	
SITE AREA	±38.67 AC. / 1,684,465 SF	
DISTURBED AREA	±6.81 AC.	±13.67 AC.
EXISTING ZONING	CI (CIVIC AND INSTITUTIONAL)	
ZONING OVERLAYS	SENIC CORRIDOR / HILLSIDE	
BUILDING TYPE	CIVIC	
FRONTAGE TYPE	PARKING	
BUILDING SETBACKS	FRONT : 25 FT. SIDE: 10 FT. REAR: 25 FT.	
PROPOSED BUILDING AREA	±20,000 SF	34,354 SF
PROPOSED BUILDING HEIGHT	2 - STORIES	1 - STORY
MINIMUM LANDSCAPE SURFACE AREA	40% REQUIRED/ 40% PROVIDED	
MINIMUM PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	6 STANDARD SPACES 1 ADA SPACE	107 STANDARD SPACES 4 ADA SPACES
OPEN SPACE PROVIDED	5% REQUIRED/ 5 % PROVIDED	
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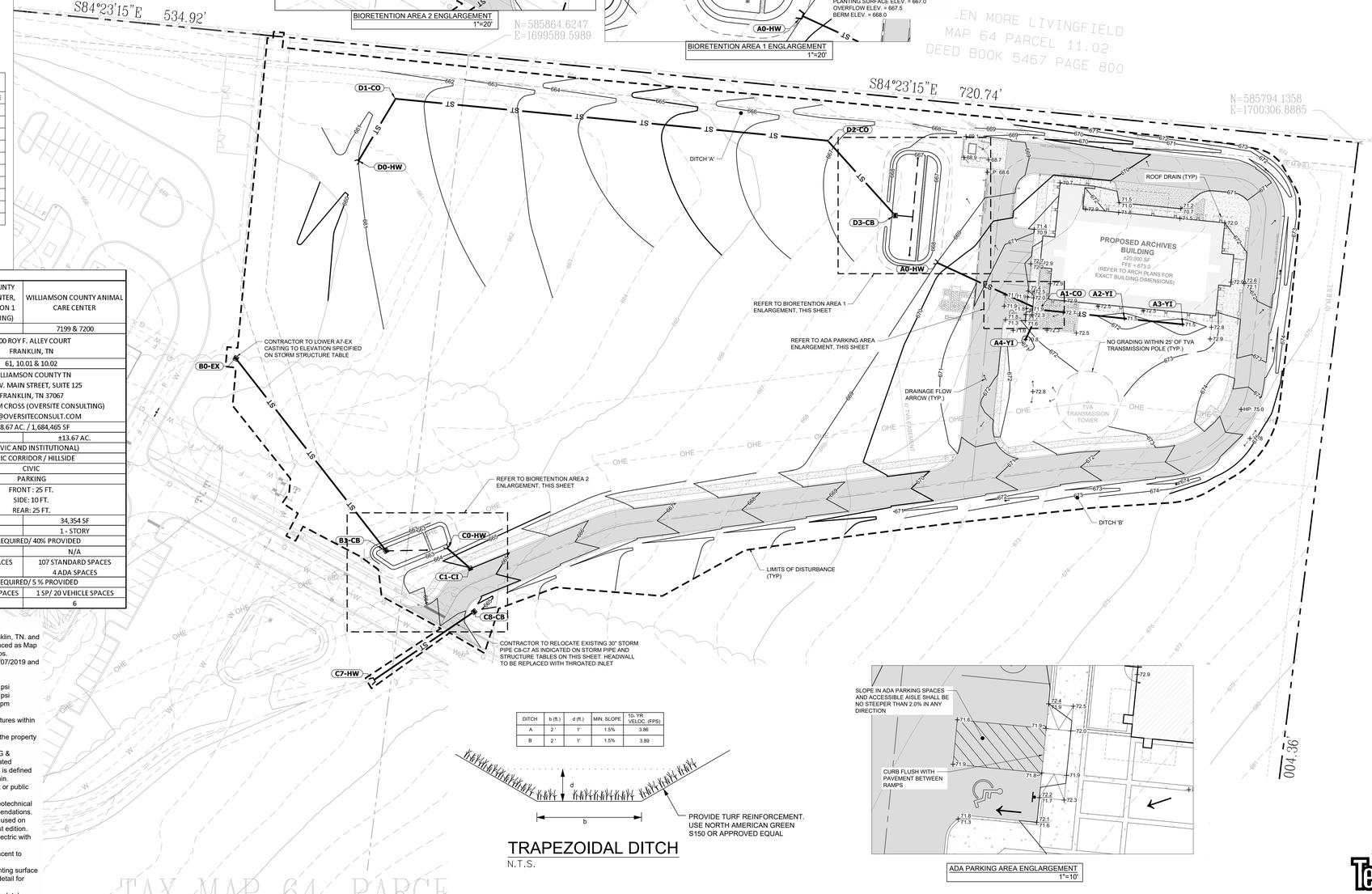
BIORETENTION AREA 2 ENGLARGEMENT
1"=20'



BIORETENTION AREA 1 ENGLARGEMENT
1"=20'

Within new developments and for off-site lines contracted 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 waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.



DITCH	b (ft.)	d (ft.)	MIN. SLOPE	10- YR VELOC. (FPS)
A	2'	1'	1.5%	3.86
B	2'	1'	1.5%	3.89

TRAPEZOIDAL DITCH
N.T.S.

ADA PARKING AREA ENGLARGEMENT
1"=10'

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CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
REVISION 9 :

ENLARGED GRA

Tennessee 811
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MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 40 80
SCALE: 1"= 40'

2020

C.O.F. P&S Proj. # 7383 & 7200 Project No. 7

C3.1

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N.O.C. Certification

Tennessee Construction General Permit Notice of Coverage (N.O.C.) Certification:

Please fill out and sign/date one of the following statements:

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit. TNO_____

Signature _____ Date 11/05/2020

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction general Permit N.O.C. letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The total Disturbed Area is: __ acres.

Signature _____ Date _____

Circle one: Developer Project Engineer Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects less than one (1) acre that are part of a total development of one (1) or more acres require State permit coverage.

DISTURBED AREA: 6.81 ACRES

Concrete Washdown Note:

Contractor to provide an area for concrete wash down and equipment fueling. Contractor to coordinate exact location with City of Franklin during pre-construction meeting. Grading Permittee to include BMP's designed to control site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality. The location of and / or notes referring to said BMP's shall be shown on the EPSC Plan.

All sediment & erosion control measures have been designed for the 5-year, 24-hour storm event.

All stormwater BMPs have been designed in accordance with the city's best management practices stormwater management manual.

Installation of water quality BMPs shall follow all installation guidelines set forth in the city of Franklin BMP manual.

Water quality (bioretention) areas shall not be used as sediment basins during construction in order to minimize compaction and sediment accumulation during construction.

SWPPP SEQUENCING NOTES

1. **SCENARIO 1:** SEDIMENT BASIN FOR COF #7200 TO BE UTILIZED FOR WILLIAMSON COUNTY ARCHIVES SITE IF SEDIMENT BASIN IS STILL IN PLACE. IN THIS SCENARIO, ONLY SEDIMENT TRAP #1 SHALL BE INSTALLED
2. **SCENARIO 2:** SEDIMENT BASIN FOR COF #7200 IS NO LONGER AVAILABLE TO BE USED BY THE WILLIAMSON COUNTY ARCHIVES SITE. IN THIS SCENARIO, SEDIMENT TRAP #1 AND #2 SHALL BOTH BE INSTALLED.
3. IN EITHER SCENARIO, CONTRACTOR SHALL COORDINATE WITH CITY OF FRANKLIN TO DETERMINE APPROPRIATE EPSC PRACTICES BASED ON SITE CONDITIONS .

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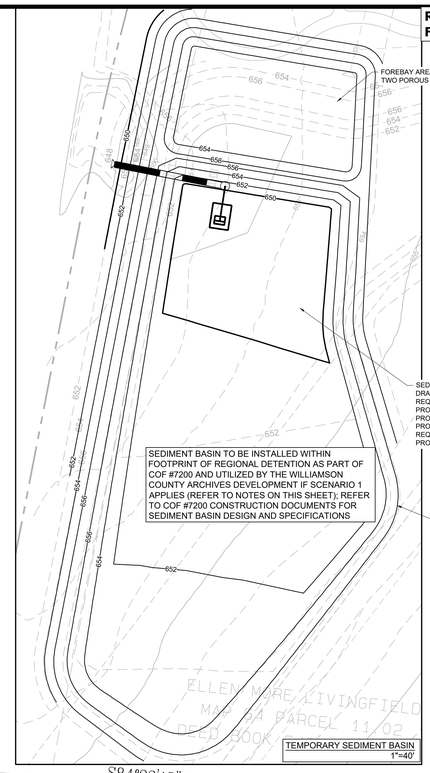
SWPPP LEGEND

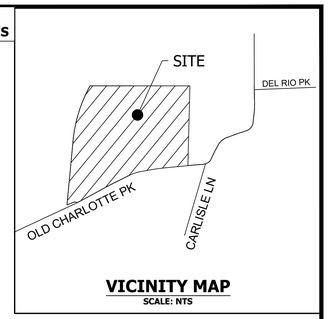
CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
CW	CONCRETE WASHOUT
IP	INLET PROTECTION
RR	RIPRAP
SF	SILT FENCE
ST	SEDIMENT TRAP
DS	DIVERSION SWALE (REFER TO GRADING & DRAINAGE PLAN FOR CROSS SECTION AND STABILIZATION INFORMATION)

SEDIMENT TRACKING NOTES

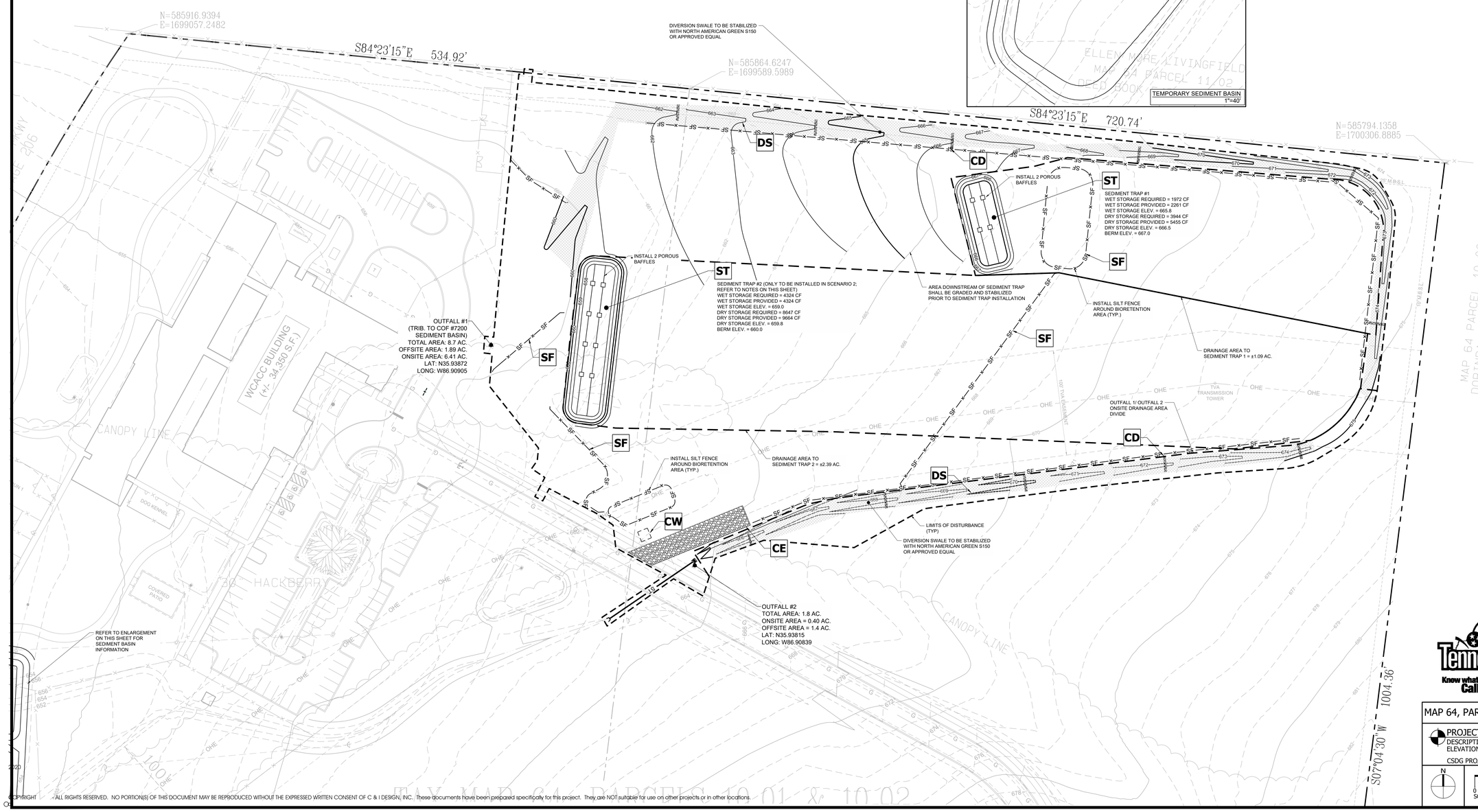
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REFER TO SHEET C0.1 FOR APPLICABLE NOTES





VICINITY MAP
SCALE: NTS



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

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 40 80
SCALE: 1"= 40'

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1000 ROY

A NEW FACILITY

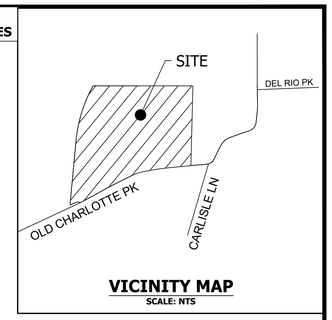
WILL. CO
SITE P

CITY COMMENTS
SWPPP STAGE

C.O.F. P&S Proj # 2020 Project No. 7

C3.2

REFER TO SHEET C0.1 FOR APPLICABLE NOTES



VICINITY MAP
SCALE: NTS

SWPPP LEGEND

- **CD** CHECK DAM
- **CE** CONSTRUCTION ENTRANCE
- **CW** CONCRETE WASHOUT
- **IP** INLET PROTECTION
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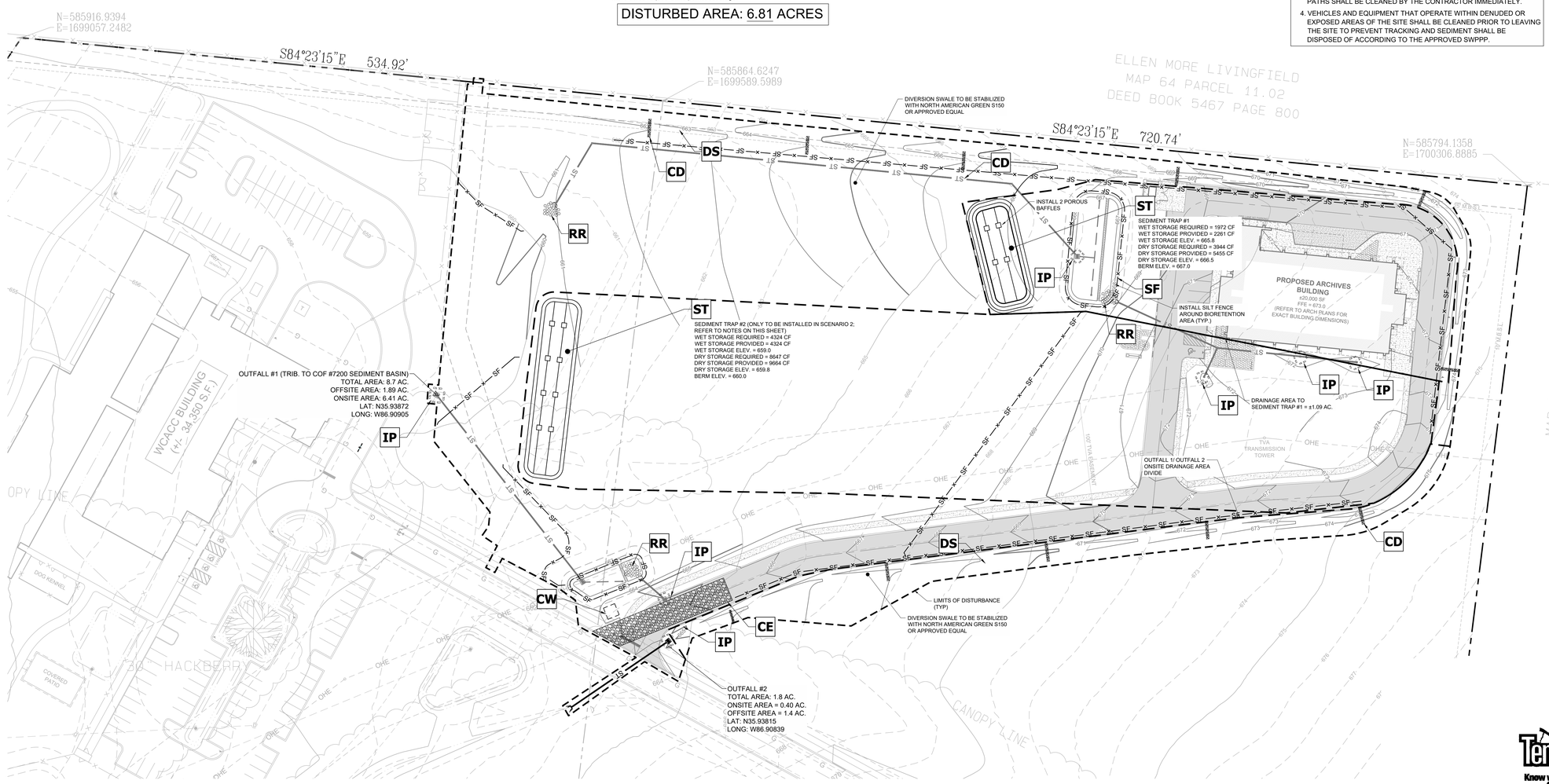
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CSDG PROJ # 20-078-01

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SCALE: 1"=40'

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WILL. CO
SITE P

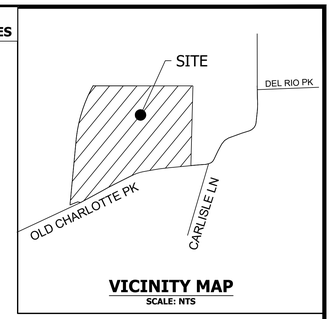
CITY COMMENTS
SWPPP STAGE 2

2020

C.O.F. P&S Proj # 2020000 Project No. 7

C3.2 SWPPP NOTES AND DETAILS

REFER TO SHEET C0.1 FOR APPLICABLE NOTES



VICINITY MAP
SCALE: NTS

SWPPP LEGEND

- **CD** CHECK DAM
- **CE** CONSTRUCTION ENTRANCE
- **CW** CONCRETE WASHOUT
- **IP** INLET PROTECTION
- **RR** RIPRAP
- **SF** SILT FENCE
- **EM** EROSION MATTING (NORTH AMERICAN GREEN S150 OR APPROVED EQUAL)

N.O.C. Certification

Tennessee Construction General Permit Notice of Coverage (N.O.C.) Certification:

Please fill out and sign/date one of the following statements:

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit. TNO_____

Signature _____ Date 11/05/2020

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction general Permit N.O.C. letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The total Disturbed Area is: __ acres.

Signature _____ Date _____

Circle one: Developer Project Engineer Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects less than one (1) acre that are part of a total development of one (1) or more acres require State permit coverage.

DISTURBED AREA: 6.81 ACRES

Concrete Washdown Note:

Contractor to provide an area for concrete wash down and equipment fueling. Contractor to coordinate exact location with City of Franklin during pre-construction meeting. Grading Permittee to include BMP's designed to control site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality. The location of and / or notes referring to said BMP's shall be shown on the EPSC Plan.

All sediment & erosion control measures have been designed for the 5-year, 24-hour storm event.

All stormwater BMPs have been designed in accordance with the city's best management practices stormwater management manual.

Installation of water quality BMPs shall follow all installation guidelines set forth in the city of Franklin BMP manual.

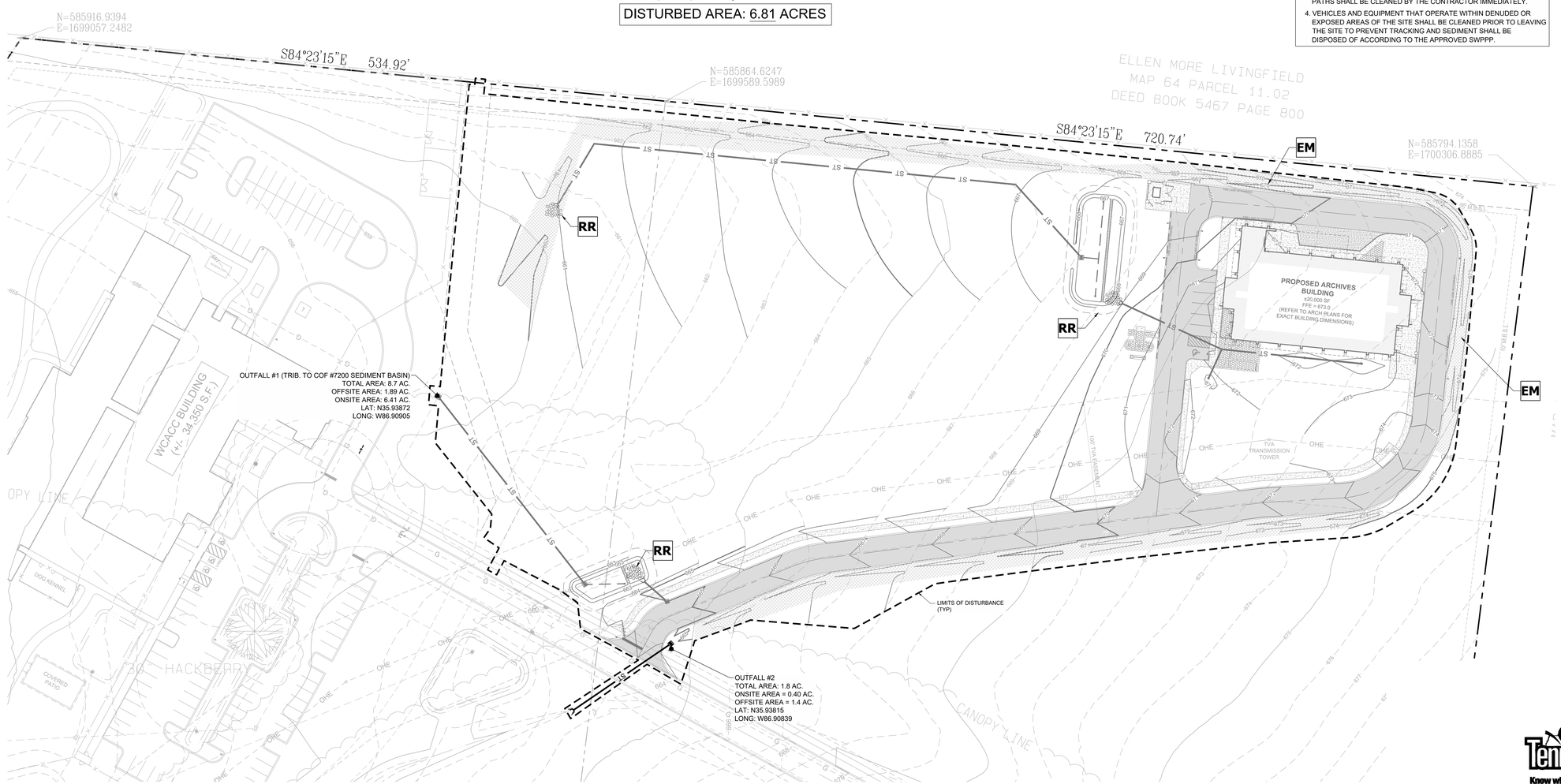
Water quality (bioretention) areas shall not be used as sediment basins during construction in order to minimize compaction and sediment accumulation during construction.

Within new developments and for off-site lines contracted 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 waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

SEDIMENT TRACKING NOTES

1. VEHICLES THAT ENTER AND EXIT THE SITE AS PART OF CONSTRUCTION SHALL REMAIN OUTSIDE OF DENUDED OR EXPOSED AREAS OF THE PROJECT TO PREVENT MUD TRACKING OFFSITE.
2. LOADING AND UNLOADING OF VEHICLES SHALL TAKE PLACE ON STABILIZED PORTIONS OF THE SITE.
3. ANY MUD OR DEBRIS THAT IS TRACKED ONTO THE ONSITE TRAVEL PATHS SHALL BE CLEANED BY THE CONTRACTOR IMMEDIATELY.
4. VEHICLES AND EQUIPMENT THAT OPERATE WITHIN DENUDED OR EXPOSED AREAS OF THE SITE SHALL BE CLEANED PRIOR TO LEAVING THE SITE TO PREVENT TRACKING AND SEDIMENT SHALL BE DISPOSED OF ACCORDING TO THE APPROVED SWPPP.



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

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

SCALE: 1"=40'

C&I
ARCHITECTURE INTERIORS

C & I DESIGN, INC.
P.O. Box 1197
101 Southeast Parkway Court, Suite 120
Franklin, Tennessee 37065
Phone: 615.599.2525
Fax: 615.599.7755

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.240.9899
csdgtn.com

SEAN K. DECONTE
REGISTERED
LANDSCAPE
ARCHITECT
01/07/2021
STATE OF TENNESSEE

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY

A NEW FACILITY

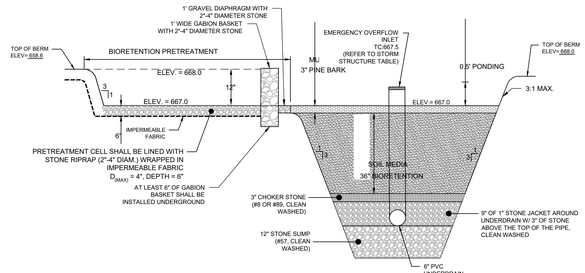
WILL. CO
SITE P

CITY COMMENTS
ADD. STAGE 3

C.O.F. P&S Project No. 2020-0

C3.4

2020
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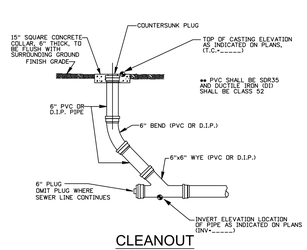
BIORETENTION AREA 1 DETAIL

N.T.S.

GENERAL FILTER MEDIA COMPOSITION:
THE RECOMMENDED BIO-RETENTION SOIL MIXTURE IS GENERALLY CLASSIFIED AS A LOAMY SAND ON THE USDA TEXTURE TRIANGLE, WITH THE FOLLOWING COMPOSITION:
- 85% TO 88% SAND
- 8% TO 12% SOIL FINES
- 3% TO 5% ORGANIC MATTER

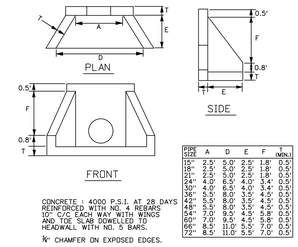
NOTES:
1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.
6. CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE COMPOSITION OF THE SOIL MIXTURE USED IS PER PLAN.
7. WHERE BEDROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BIORETENTION AREA AN ADDITIONAL 2' OF BEDROCK SHALL BE REMOVED BELOW THE PROPOSED STONE SUMP OF THE BIORETENTION POND AND BACKFILLED WITH #57 STONE.
8. THE SOIL MIXTURE USED IN BIORETENTION AREAS IS TO BE LOOSELY PLACED AND UN-COMPACTED. THE SOIL MIXTURE SHALL NOT BE CONSIDERED LOAD BEARING OR TO HAVE STRUCTURAL BACKFILL PROPERTIES. ANY STRUCTURES (WALLS, FOOTINGS, FOUNDATIONS, ETC) ADJACENT TO BIORETENTION AREAS SHALL BE DESIGNED, BY OTHERS, SO THAT THEY DO NOT BEAR ON THE BIORETENTION SOIL MEDIA.
9. CONTRACTOR IS RESPONSIBLE SEQUENCING OF CONSTRUCTION OF PROPOSED IMPROVEMENTS ADJACENT TO BIORETENTION AREAS.

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



CLEANOUT

N.T.S.



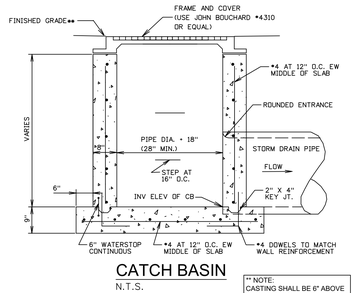
PIPE SIZE	A	D	E	F	T (MIN.)
15"	2.5'	5.0'	2.5'	1.8'	0.5'
18"	2.5'	5.0'	2.5'	1.8'	0.5'
21"	2.5'	5.0'	2.5'	1.8'	0.5'
24"	4.0'	6.5'	4.0'	3.4'	0.5'
30"	4.0'	6.5'	4.0'	3.4'	0.5'
36"	5.5'	8.0'	3.5'	4.5'	0.5'
42"	5.5'	8.0'	3.5'	4.5'	0.5'
48"	5.5'	8.0'	3.5'	4.5'	0.5'
54"	7.0'	9.5'	4.5'	5.8'	0.5'
60"	7.0'	9.5'	4.5'	5.8'	0.5'
66"	8.5'	11.0'	5.5'	7.0'	0.5'
72"	8.5'	11.0'	5.5'	7.0'	0.5'

CONCRETE: 4000 P.S.I. AT 28 DAYS
REINFORCED WITH NO. 4 REBARS
TOP AND BOTTOM MAT WITH WINGS AND TOE EACH WAY WITH HOOKS TO HEADWALL WITH NO. 5 BARS.

¾" CHAMFER ON EXPOSED EDGES.

CONCRETE HEADWALL

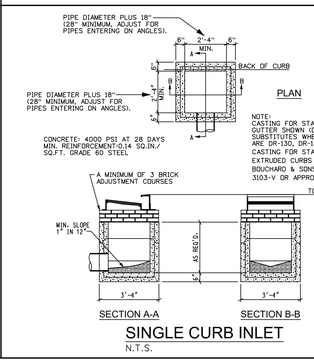
N.T.S.



CATCH BASIN

N.T.S.

** NOTE:
CASTING SHALL BE 6" ABOVE FINISHED GRADE WHEN USED IN BIO-RETENTION PONDS



SINGLE CURB INLET

N.T.S.

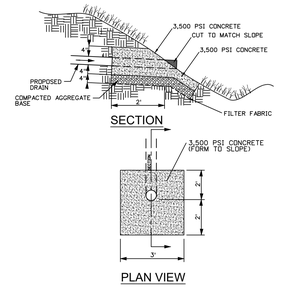
DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND ENDWALLS

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

NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000-C SURFACE MOUNT OR APPROVED EQUAL.
2. INLETS, DRAINS, GRATES, MANHOLES AND ENDWALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TDOT STANDRAD DRAWINGS

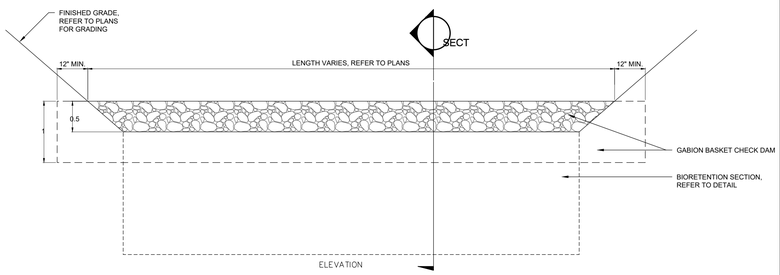
N.T.S

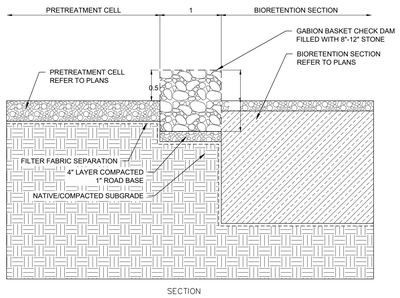
CITY OF FRANKLIN		
DRAINAGE STRUCTURES, MANHOLES, GRATES AND ENDWALLS	CITY ENGINEER	7/1/2017 DATE
DWG. NO. D-1	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE



SLOPE ENDWALL

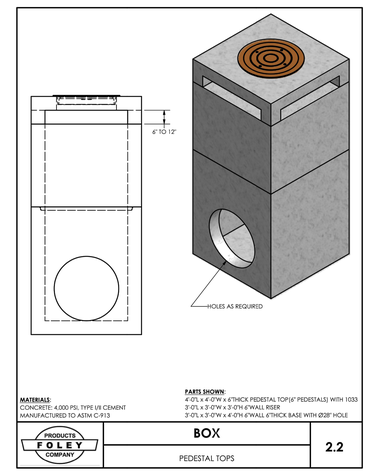
N.T.S.





GABION BASKET CHECK DAM

N.T.S.



MATERIALS:
CONCRETE: 4,000 PSI, TYPE I/II CEMENT
MANUFACTURED TO ASTM C-913

PARTS SHOWN:
4'-0"L x 4'-0"W x 6"THICK PEDESTAL TOP(6" PEDESTALS) WITH 1033
3'-0"L x 3'-0"W x 3'-0"H 6"WALL RISER
3'-0"L x 3'-0"W x 4'-0"H 6"WALL 6"THICK BASE WITH Ø28" HOLE

PRODUCTS FOLEY COMPANY	BOX	2.2
	PEDESTAL TOPS	

THROATED INLET (STRUCTURE C8)

N.T.S.

C&I

ARCHITECTURE
INTERIORS

C & I DESIGN, INC.
P.O. Box 1197
101 Southeast Parkway Court, Suite 120
Franklin, Tennessee 37065
Phone: 615.599.2525
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CSDG
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Nashville, TN 37211
615.340.9899
csdgtn.com

SEAL K. DECOSTER 102.001810 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE
01/07/2021

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLI
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
REVISIONS

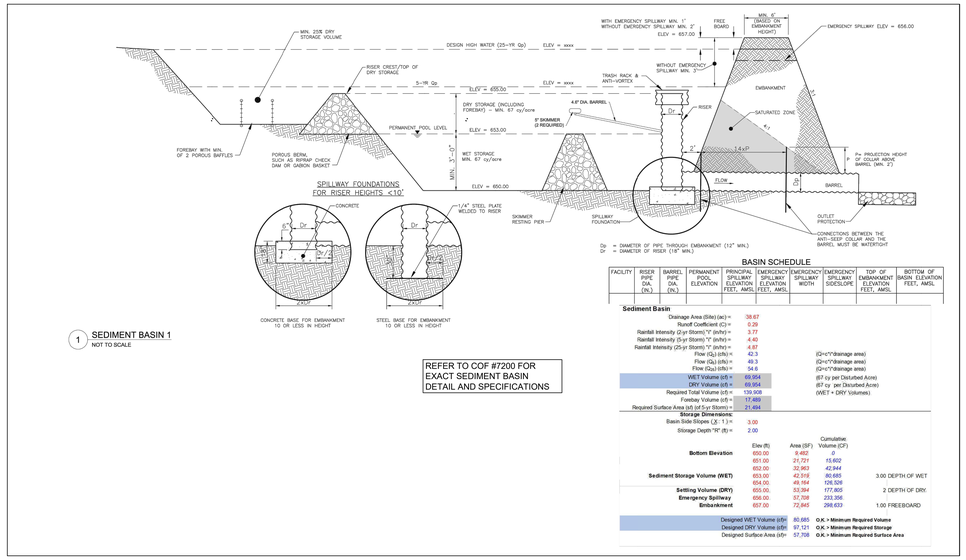
GRADING DRAIN

2020

C.O.F. P&S Proj. No. 2020-00 Project No. 7

C35

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1 SEDIMENT BASIN 1
NOT TO SCALE

REFER TO COF #7200 FOR EXACT SEDIMENT BASIN DETAIL AND SPECIFICATIONS

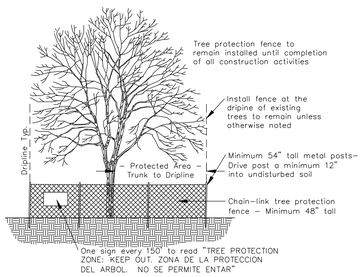
BASIN SCHEDULE

FACILITY	RISER PIPE DIA. (Dr)	BARREL PIPE DIA. (Do)	PERMANENT POOL ELEVATION	PRINCIPAL SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY WIDTH	EMERGENCY SPILLWAY SIDESLOPE	TOP OF EMBANKMENT ELEVATION FEET, AMSL	BOTTOM OF BASIN ELEVATION FEET, AMSL
Sediment Basin									

Drainage Area (Sidle) (ac) =	38.67	
Runoff Coefficient (C) =	0.39	
Rainfall Intensity (2-yr Storm) "I" (in/hr) =	3.77	
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	4.40	
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	4.87	
Flow (Q_2) (cfs) =	42.3	(Q=CᴵA*drainage area)
Flow (Q_5) (cfs) =	48.3	(Q=CᴵA*drainage area)
Flow (Q_{25}) (cfs) =	54.6	(Q=CᴵA*drainage area)
WET Volume (cf) =	69,954	(67 cy per Disturbed Acre)
DRY Volume (cf) =	69,954	(67 cy per Disturbed Acre)
Required Total Volume (cf) =	139,908	(WET + DRY Volumes)
Forebay Volume (cf) =	17,489	
Required Surface Area (sf) (of 5-yr Storm) =	21,494	
Storage Dimensions:		
Basin Side Slopes (Z) : 1)=	3.00	
Storage Depth "R" (ft) =	2.00	

	Elev (ft)	Area (SF)	Cumulative Volume (CF)	
Bottom Elevation	650.00	*9,492*	*0*	
	651.00	*21,721*	*15,602*	
	652.00	*32,963*	*42,944*	
Sediment Storage Volume (WET)	653.00	*42,518*	*80,685*	3.00 DEPTH OF WET
	654.00	*49,164*	*126,526*	
Settling Volume (DRY)	655.00	*53,394*	*177,805*	2 DEPTH OF DRY
Emergency Spillway	656.00	*57,708*	*233,356*	
Embankment	657.00	*72,845*	*298,633*	1.00 FREEBOARD

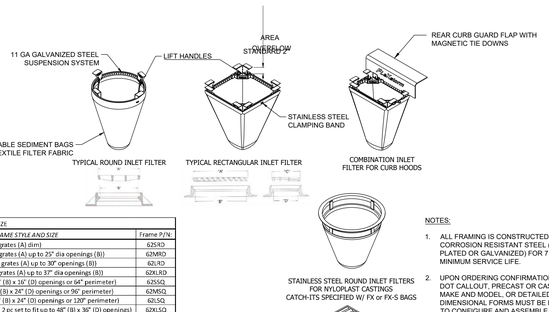
Designed WET Volume (cf)=	80,685	O.K. > Minimum Required Volume
Designed DRY Volume (cf)=	97,121	O.K. > Minimum Required Storage
Designed Surface Area (sf)=	57,708	O.K. > Minimum Required Surface Area



TREE PROTECTION FENCE DETAIL
N.T.S.

Tree Protection Notes:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc.; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility.



1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT / SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 30" (B) x 24" (D) openings or 128" perimeter)	62LSQ
	XL Rect / Square (side by side 2 per set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	62ANY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

N.T.S.

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean-Water Flow Rate (GPM/Sq Ft)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

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



STAINLESS STEEL ROUND INLET FILTERS FOR NYLOPLAST CASTINGS. CATCH-ITS SPECIFIED W/ FX or FX-S BAGS

** FLEXSTORM OR APPROVED EQUAL

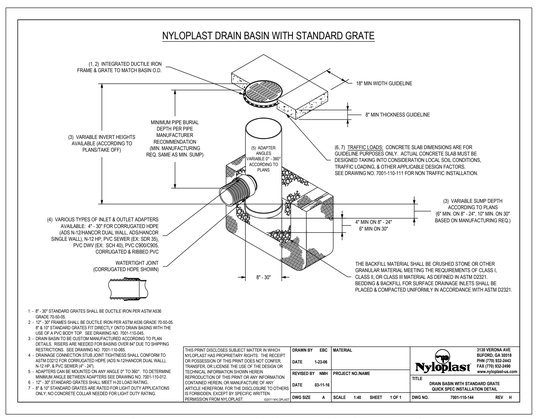
NOTES:

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

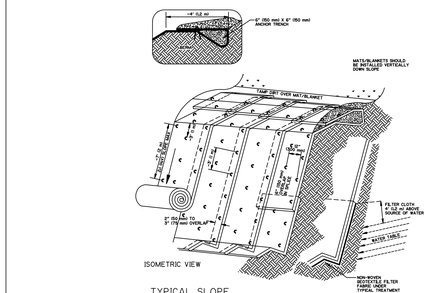
INSTALLATION:

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

INLET PROTECTION DETAIL
N.T.S.



12" INLET (STRCUTURES A4-A2)
N.T.S.



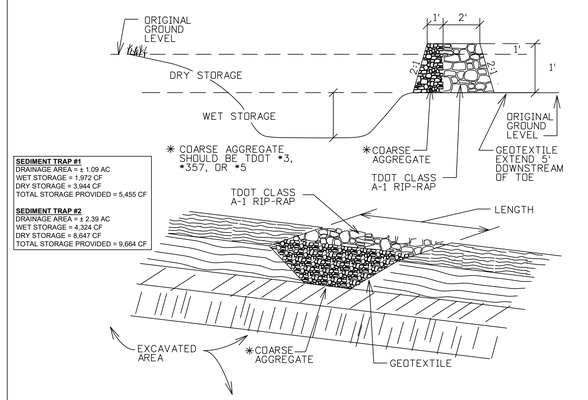
ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABLIZATION
N.T.S.

WET SLOPE LINING
N.T.S.

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STEMS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

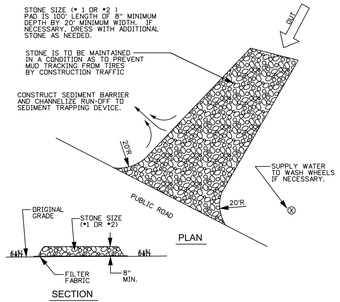
EROSION CONTROL MATTING ON SLOPE
N.T.S.



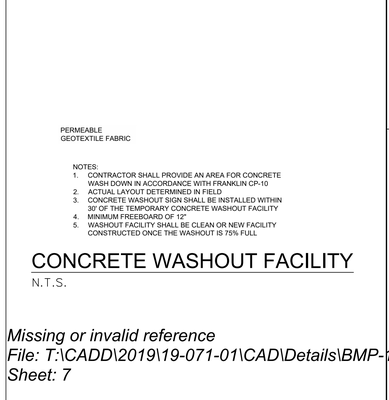
SEDIMENT TRAP #1
DRAINAGE AREA = ± 1.09 AC
WET STORAGE = ± 1,972 CF
DRY STORAGE = 3,944 CF
TOTAL STORAGE PROVIDED = 5,455 CF

SEDIMENT TRAP #2
DRAINAGE AREA = ± 2.39 AC
WET STORAGE = 4,324 CF
DRY STORAGE = 8,647 CF
TOTAL STORAGE PROVIDED = 9,664 CF

SEDIMENT TRAP DETAIL
N.T.S.



TEMPORARY CONSTRUCTION EXIT
N.T.S.

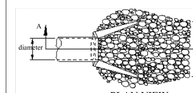


NOTES:
1. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN IN ACCORDANCE WITH FRANKLIN CP-10
2. ACTUAL LAYOUT DETERMINED IN FIELD
3. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY
4. MINIMUM FREEBOARD OF 12"
5. WASHOUT FACILITY SHALL BE CLEAN OR NEW FACILITY CONSTRUCTED ONCE THE WASHOUT IS 75% FULL

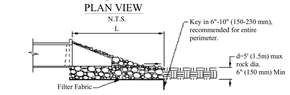
CONCRETE WASHOUT FACILITY
N.T.S.

Missing or invalid reference
File: T:\CADD\2019\19-071-01\CAD\Details\BMP-154-Concrete_Washout.pdf
Sheet: 7

ACTIVITY: Outlet Protection | PESC – 07



PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

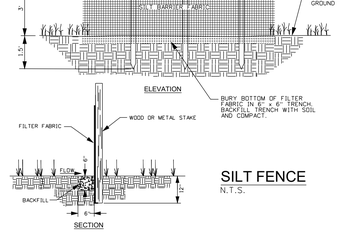
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³/s (m ³/s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.12)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
	For larger or higher flows, consult a registered civil engineer		

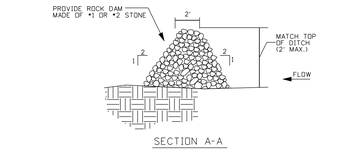
Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

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



SILT FENCE
N.T.S.



ROCK CHECK DAM
N.T.S.

C&I DESIGN, INC.
P.O. Box 1197
101 Southeast Parkway Court, Suite 120
Franklin, Tennessee 37065
Phone: 615.599.2525
Fax: 615.599.7755

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.340.9899
csdgtn.com

SEAN K. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
101010
AT LARGE
01/07/2021
SUMMER
STATE OF TENNESSEE

CONSTRUCTION DOCUMENTS

FOR
SITE ADDRESS
FRANKLIN
1000 ROY
A NEW FACILITY
WILL. CO
SITE P

CITY COMMENTS
REVISIONS:

GRADING DRAIN

2020

C.O.F. P&S Proj. # 2020-0 Project No. 7

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REFER TO SHEET C0.1 FOR APPLICABLE NOTES

SITE DATA TABLE		
PROJECT NAME	WILLIAMSON COUNTY ANIMAL CARE CENTER, SITE PLAN, REVISION 1 (ARCHIVES BUILDING)	WILLIAMSON COUNTY ANIMAL CARE CENTER
COF PROJECT #	7383	7199 & 7200
ADDRESS	1000 ROY F. ALLEY COURT FRANKLIN, TN	
MAP, PARCELS	61, 10.01 & 10.02	
OWNER	WILLIAMSON COUNTY TN 1320 W. MAIN STREET, SUITE 125 FRANKLIN, TN 37067 CONTACT: JIM CROSS (OVERSITE CONSULTING) JIMC@OVERSITECONSULT.COM	
SITE AREA	±38.67 AC. / 1,684,465 SF	
DISTURBED AREA	±6.81 AC.	±13.67 AC.
EXISTING ZONING	CI (CIVIC AND INSTITUTIONAL)	
ZONING OVERLAYS	SENIC CORRIDOR / HILLSIDE	
BUILDING TYPE	CIVIC	
FRONTAGE TYPE	PARKING	
BUILDING SETBACKS	FRONT : 25 FT. SIDE: 10 FT. REAR: 25 FT.	
PROPOSED BUILDING AREA	±20,000 SF	34,354 SF
PROPOSED BUILDING HEIGHT	2 - STORIES	1 - STORY
MINIMUM LANDSCAPE SURFACE AREA	40% REQUIRED/ 40% PROVIDED	
MINIMUM PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	6 STANDARD SPACES 1 ADA SPACE	107 STANDARD SPACES 4 ADA SPACES
OPEN SPACE PROVIDED	5% REQUIRED/ 5 % PROVIDED	
BIKE PARKING REQUIRED	1 SP/ 20 VEHICLE SPACES	1 SP/ 20 VEHICLE SPACES
BIKE PARKING PROVIDED	1	6

UTILITY DATA CHART		
FLOW (GPD/SF)	BUILDING AREA (SF)	**PROPOSED WATER & SEWER DEMAND (GPD)**
0.1	20,000	2,000

Notes:

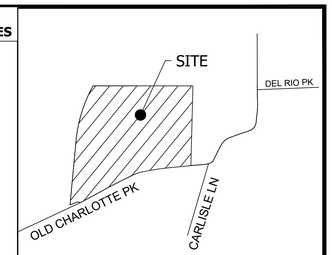
1. The project site is located at 1000 Roy F. Alley Court in Franklin, TN. and is located within the 9th Civil District. The property is referenced as Map 64, Parcels 10.01 & 10.02 on the Williamson County tax maps.
2. Survey information provided by Arrowhead Survey dated 05/07/2019 and revised 01/15/2020.
3. Fire hydrant flow for the hydrant tested on 02/13/2020
   - Static Pressure: 86 psi
   - Residual Pressure: 76 psi
   - Flow: 1,225 gpm
4. The acreage of this development is ±38.67 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0183G & 47187C0184G dated December 22, 2016 / 47187C0195F dated September 29, 2006, this site is located within Zone X which is defined as an area determined to be outside of the 500-year floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report for information on site specific conditions and recommendations.
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11. Contractor shall coordinate relocation or removal of onsite electric with MTEMC.
12. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
13. Pavement and hardscape less than 5' from bio-retention planting surface shall be stabilized to prevent settling. Refer to bio-retention detail for additional information.
14. Contractor shall ensure that all mechanical equipment is completely screened from all directions and off-site views.
15. The change out of any equipment to a larger dimensional height or mounting height will require that additional measures be taken to meet city of Franklin screening requirements.



LINE	BEARING	DISTANCE
L1	S85°40'14"W	71.70'
L2	S85°54'25"W	74.03'
L3	S85°10'53"W	64.63'
L4	S85°00'09"W	40.11'
L5	S77°26'04"W	50.74'
L6	S73°14'24"W	39.05'

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VICINITY MAP
SCALE: NTS

Tennessee811 Know what's below. Call before you dig.

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 100 200
SCALE: 1"= 100'

C&I
ARCHITECTURE INTERIORS
C & I DESIGN, INC.
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Franklin, Tennessee 37065
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SEAN K. DECONCINI
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 00101
01/07/2021

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
OVERALL UTILI

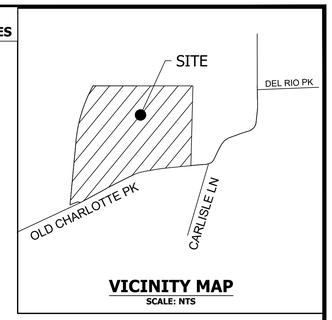
2020

C.O.F. P&S Proj. # 7383 Project No. 7

C4.0

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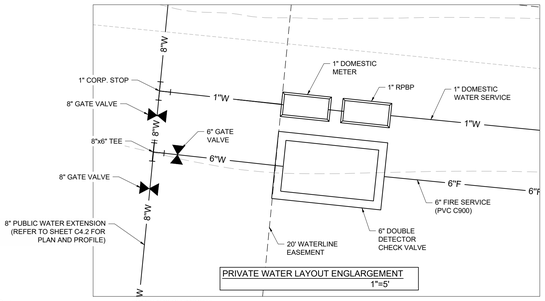
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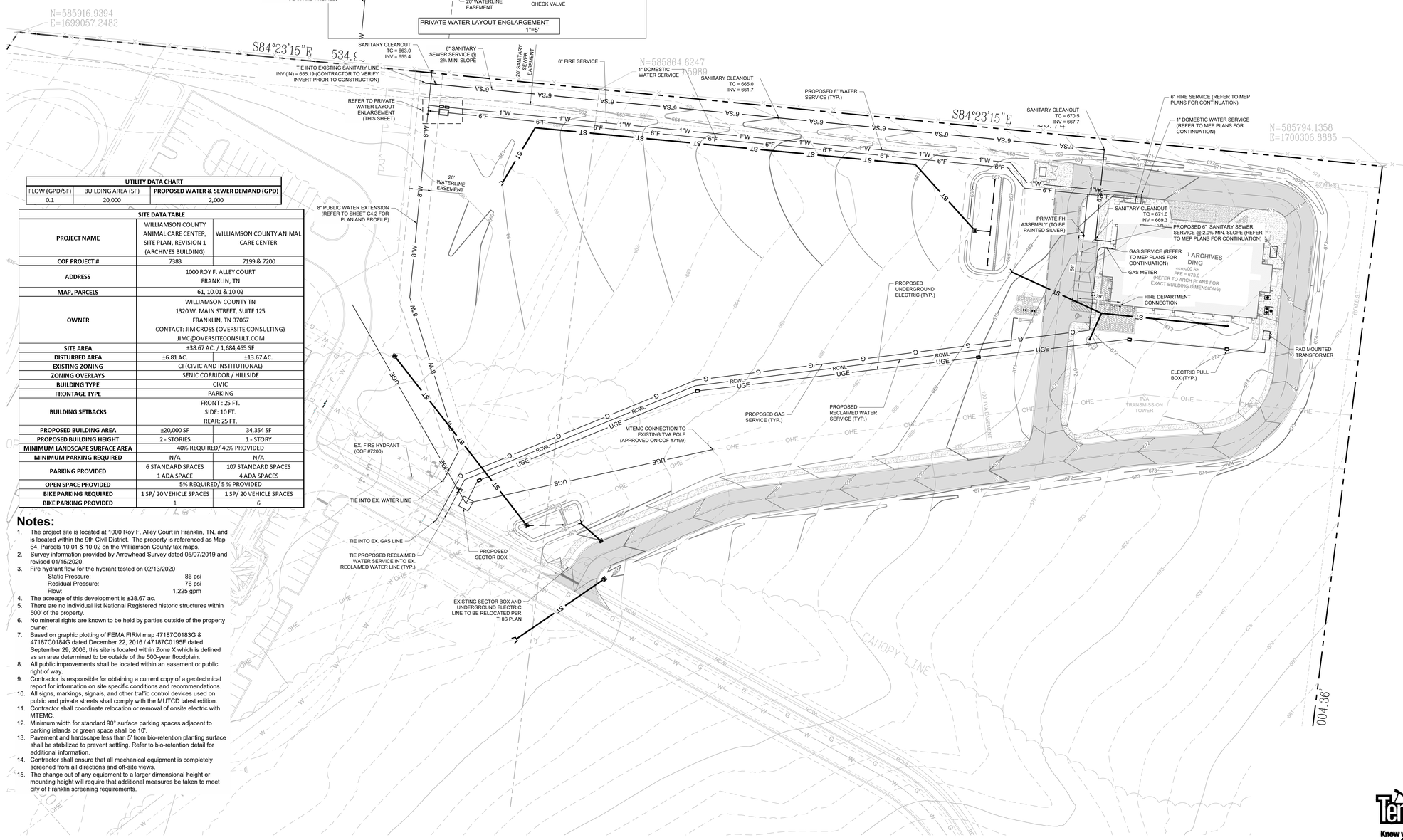
VICINITY MAP
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PRIVATE WATER LAYOUT ENGLARGEMENT
1"=5'



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Tennessee811 Know what's below. Call before you dig.

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

N

0 40 80
SCALE: 1"= 40'

2020

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SEAN K. DECONCINI
REGISTERED
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PROFESSIONAL
ENGINEER
100107
STATE OF TENNESSEE
01/07/2021

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLI
1000 ROY F

A NEW FACILITY

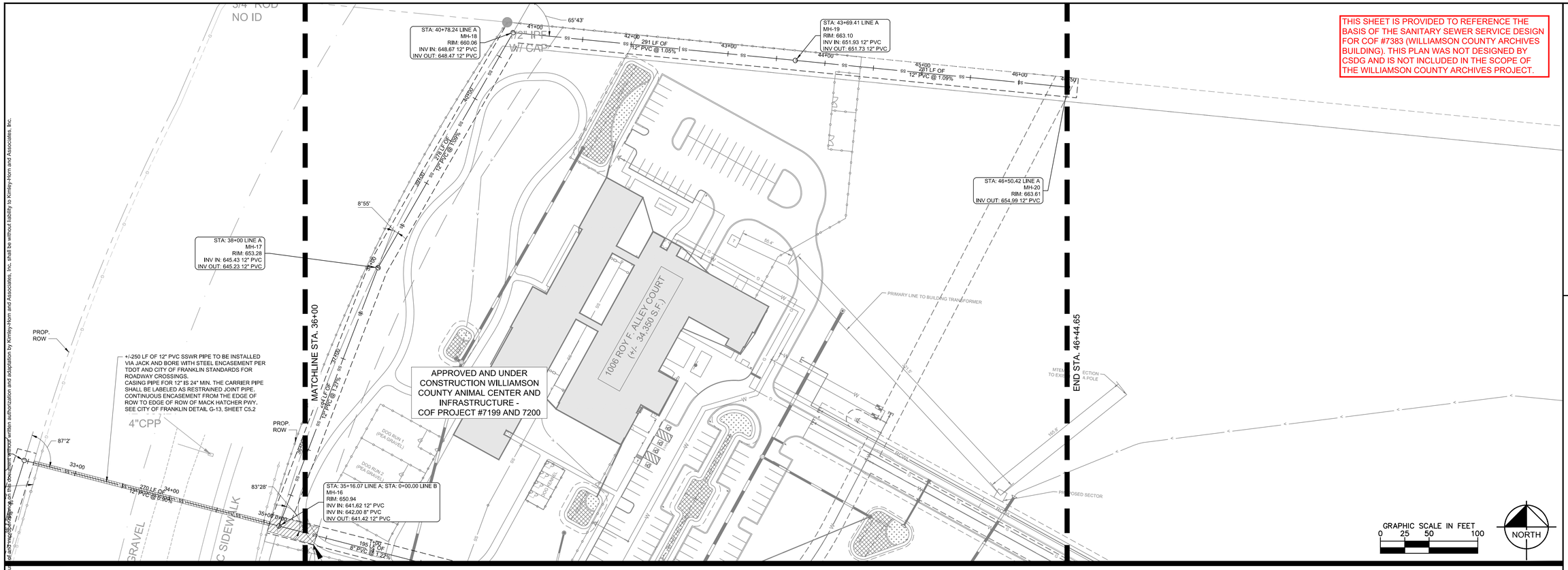
WILL. CO
SITE P

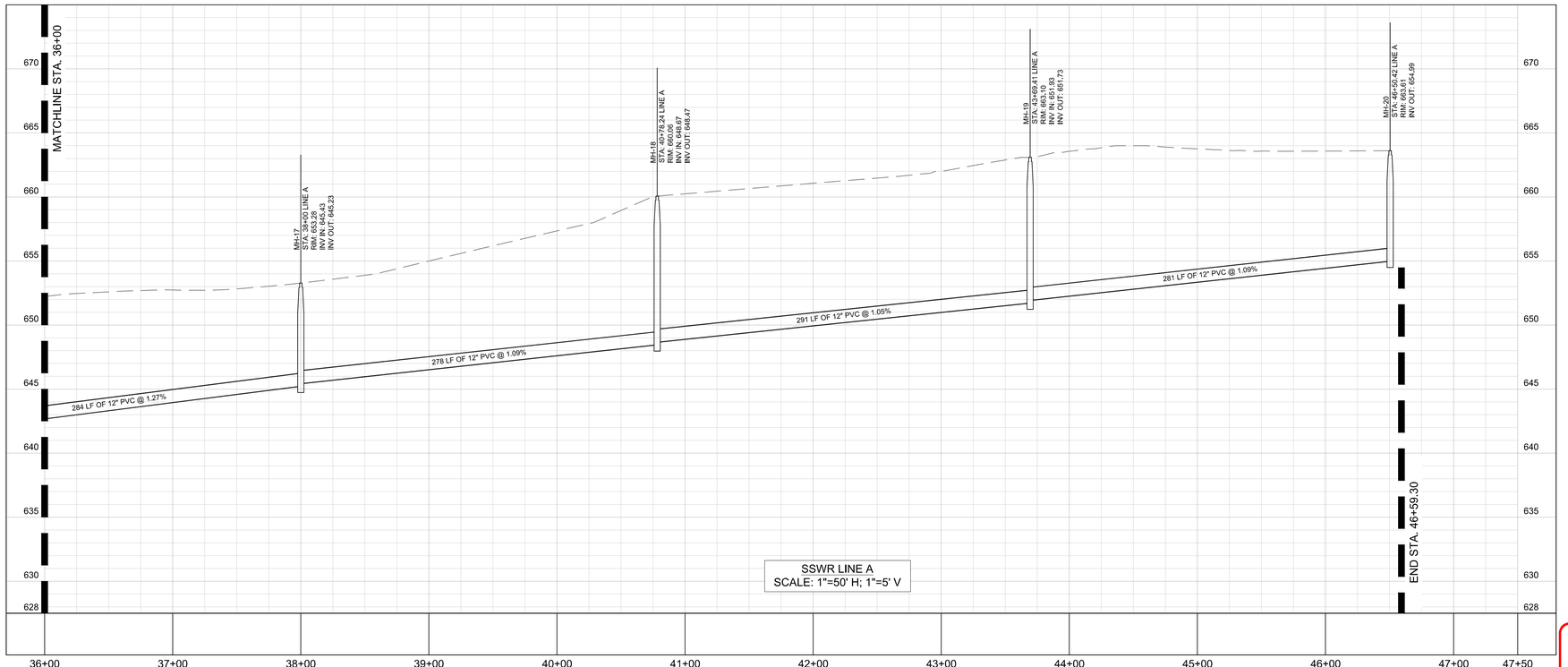
CITY COMMENTS
ENLARGED UTIL

C.O.F. P&S Proj# 7383 & 7200 Project No. 7

C4.1

THIS SHEET IS PROVIDED TO REFERENCE THE BASIS OF THE SANITARY SEWER SERVICE DESIGN FOR COF #7383 (WILLIAMSON COUNTY ARCHIVES BUILDING). THIS PLAN WAS NOT DESIGNED BY CSDG AND IS NOT INCLUDED IN THE SCOPE OF THE WILLIAMSON COUNTY ARCHIVES PROJECT.





SSWR LINE A
SCALE: 1"=50' H; 1"=5' V

PERMIT REVIEW ONLY

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com

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WCACC - OFFSITE SSWR
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

FOR REFERENCE ONLY

11/05/2020

No.	REVISIONS	DATE	BY
	PER COF COMMENTS	11/05/2020	JYB

DESIGNED BY:	JYB
DRAWN BY:	JYB
CHECKED BY:	RLM
DATE:	10/12/2020
KIMLEY-HORN PROJECT NO.	118322000

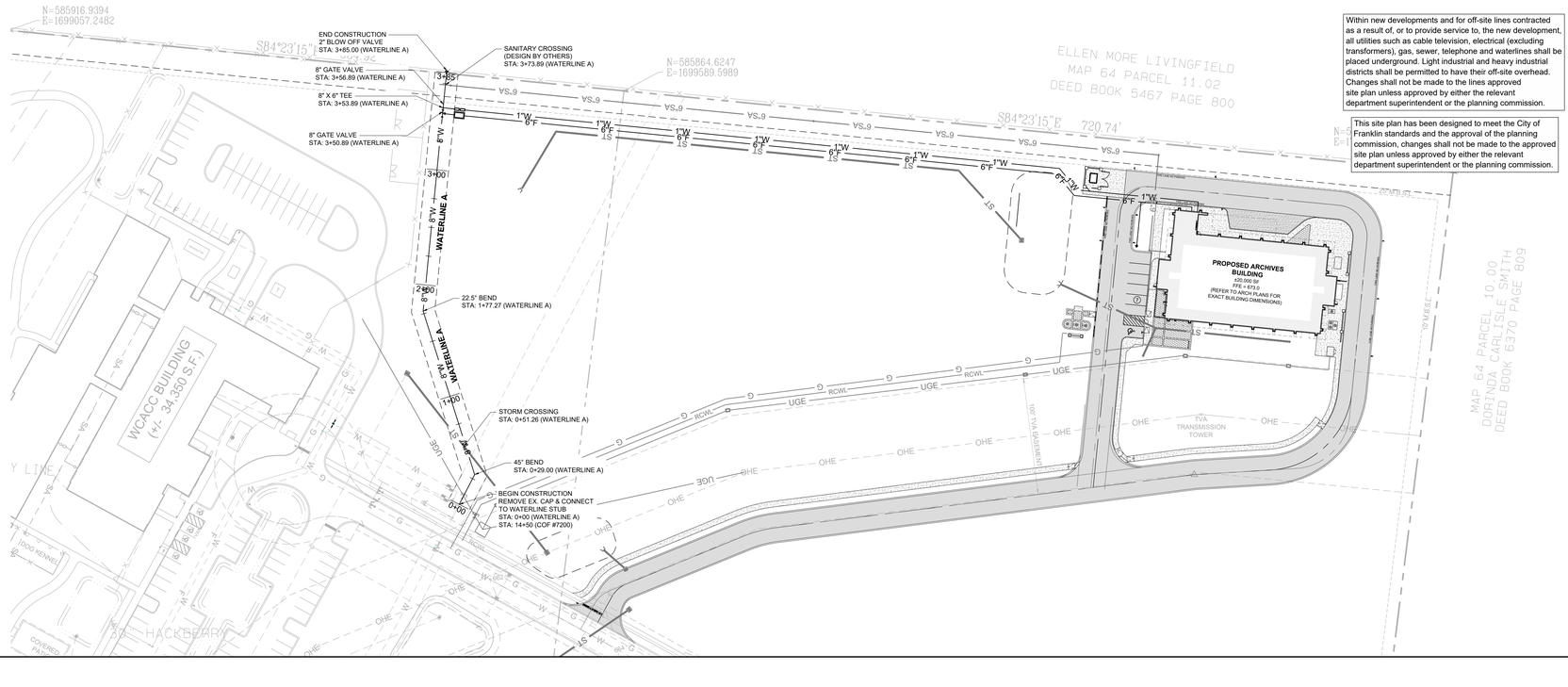
SSWR PLAN AND PROFILE

SHEET NUMBER
C5.4

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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

REFER TO SHEET C0.1 FOR APPLICABLE NOTES



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VICINITY MAP
SCALE: NTS

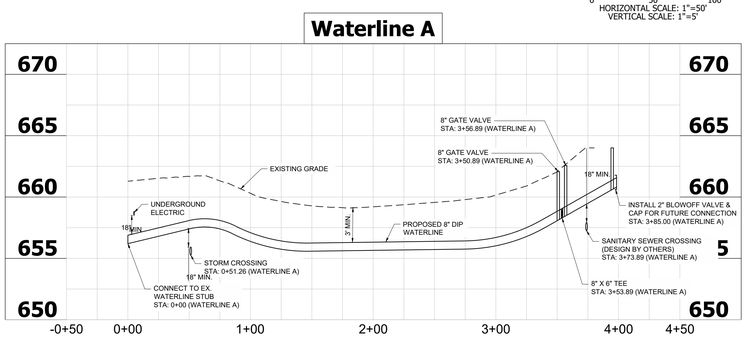
MAP 64, PARCEL 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83

CSDG PROJ # 20-078-01

SCALE: 1"=50'

PROFILE SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



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REGISTERED
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ARCHITECT
01/07/2021
SUMNER
STATE OF TENNESSEE

CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLI
1000 ROY

A NEW FACILITY

WILL. CO
SITE P

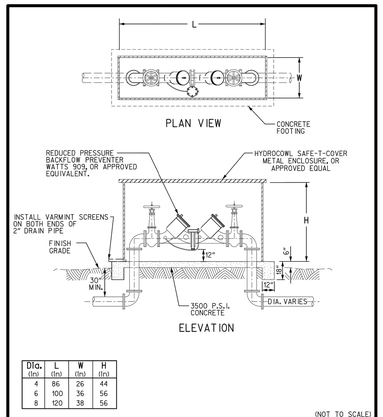
CITY COMMENTS
WATERLINE PLA

2020

C.O.F. P&S Proj. #: 2020 Project No. 7

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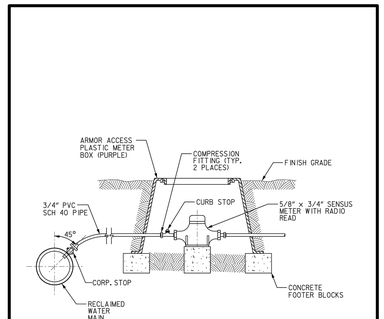
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6	100	36	56
8	120	38	56

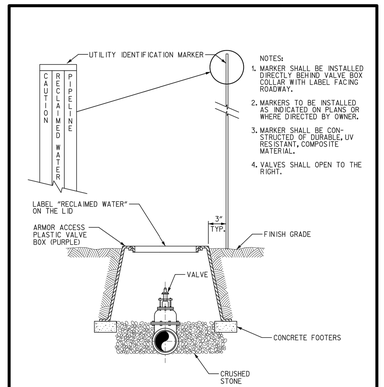
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STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
REDUCED PRESSURE BACKFLOW PREVENTER FOR 4" TO 8" LINES (ABOVE GROUND) W - 4



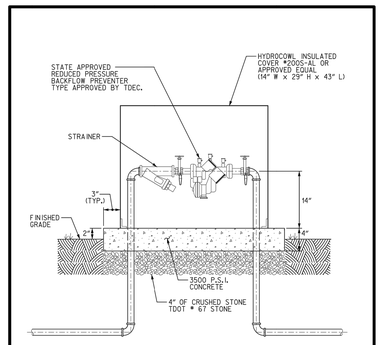
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STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
3/4" RECLAIMED WATER SERVICE ASSEMBLY RW - 1



(NOT TO SCALE)

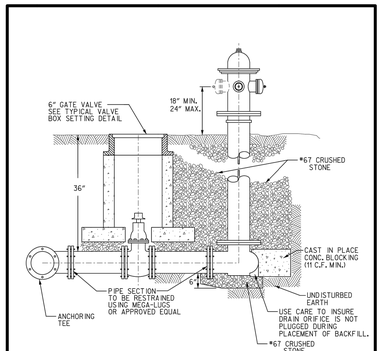
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RECLAIMED WATER VALVE BOX SETTING RW - 3



NOTE:
1. MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
REDUCED PRESSURE BACKFLOW PREVENTER FOR 1.5" AND 2" LINES W - 5

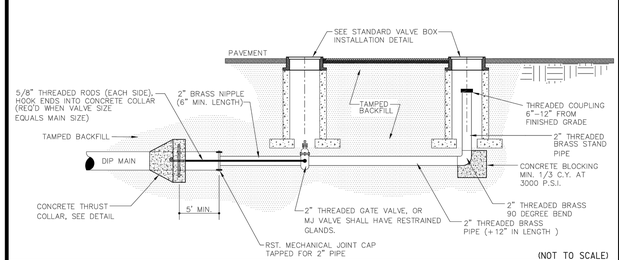


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STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
FIRE HYDRANT SETTING W - 2

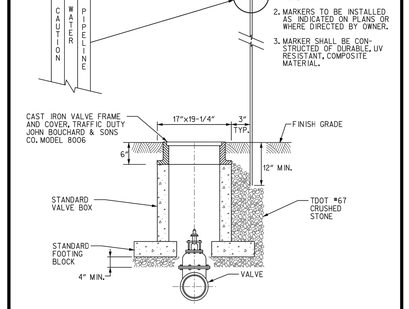
MAIN SIZE	END PIPE SIZE
4" – 12"	2" BLOW-OFF
16" & GREATER	AS APPROVED BY ENGINEER

NOTE:
1. FOR MAINS THAT ARE TO BE EXTENDED USE A VALVE EQUAL TO THE MAIN SIZE AS THE BLOW-OFF CONTROL VALVE AND THEN REDUCE TO 2" PIPE.
2. ROD SHALL BE "HOOKED" INTO THRUST COLLAR.



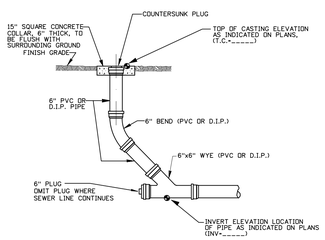
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STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
2" BLOW-OFF ASSEMBLY FOR WATER AND RECLAIMED WATER G - 3

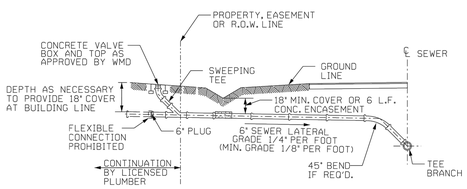


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STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
VALVE BOX SETTING W - 1



CLEANOUT
N.T.S.



TYPICAL TEE BRANCH

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
SANITARY SEWER LATERAL WW - 3

ARCHITECTURE
INTERIORS

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100107
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CONSTRUCTION DOCUMENTS

FOR

SITE ADDRESS
FRANKLIN
1000 ROY
A NEW FACILITY

WILL. CO
SITE P

CITY COMMENTS
REVISIONS
UTILITY DETAIL

2020

C.O.F. P&S Proj. [illegible] Project No. 7

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PLANT SCHEDULE SITE

CANOPY TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
L	7	Tulip Poplar / Liriodendron tulipifera 5` Clear Trunk. Single; Straight Central Leader. Full Upswept Branching. Even Branching. See Tree Specifications.	B & B	2"Cal	12`-14` HT
	5	Virginia Pine / Pinus virginiana Full; Desnse Form. Full to Base	B & B	2"Cal	6`-8` HT
Q	3	Hightower Willow Oak / Quercus phellos `Hightower 5` Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	12`-14` HT
PC	9	Green Giant Arborvitae / Thuja standishii x plicata `Green Giant` Full Dense Form. Full to Base	B & B	2"Cal	6`-8` HT
Z	4	Green Vase Zelkova / Zelkova serrata ` Green Vase` 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	3"Cal	14`-15` HT
UNDERSTORY TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
CK	3	Milkey Way Dogwood / Cornus kousa `Milkey Way` 4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications	B & B	1.5"Cal	8`-10` HT
	5	Nellie Stevens Holly / Ilex x `Nellie R Stevens` Full to Base. Full Dense Form. See Tree Specifications	B & B	1.5" CAL	6` HT

PLANT SCHEDULE SITE

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
BX	BX	21	Green Velvet Boxwood / Buxus x `Green Velvet` Matched; Unsheered Full; Dense Form.	24" HT
DV	DV	5	Vintage Jade Distylium / Distylium x Vintage Jade Full; Dense; Well Rooted	#3 Container
FI2	FI2	20	Lynwood Gold Forsythia / Forsythia x intermedia `Lynwood Gold` Full; Dense; Well Rooted	30" HT Min.
FM	FM	22	Blue Shaddow Fothergilla / Fothergilla x intermedia `Blue Shaddow` Full; Dense; Well Rooted	18" HT
IC	IC	2	Sky Pencil Holly / Ilex crenata `Sky Pencil` Full To Base. Full Dense Form. See Tree Specifications. MATCHED 4`-6" HT	4`-5` HT
TM	TM	26	Hicks Yew / Taxus x media `Hicksii` Full. Heavy. Well Branched.	30" HT
TE	TE	8	Emerald Arborvitae / Thuja occidentalis `Emerald` Full; Dense Form. Must be large enough to screen HVAC Equipment 8`-6"	6` HT
VP2	VP2	81	Prague Viburnum / Viburnum x pragense Full; Dense Form	30" HT
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	CONT
NW2	NW2	6	Walkers Low Catmint / Nepeta x faassenii `Walkers Low` Full; Heavy; Well Rooted	#1 Container
PERENNIALS/FLOWERING	CODE	QTY	COMMON / BOTANICAL NAME	CONT
HL	HL	19	Limelight Hydrangea / Hydrangea paniculata `Limelight` Full; Dense Form	#3 Container

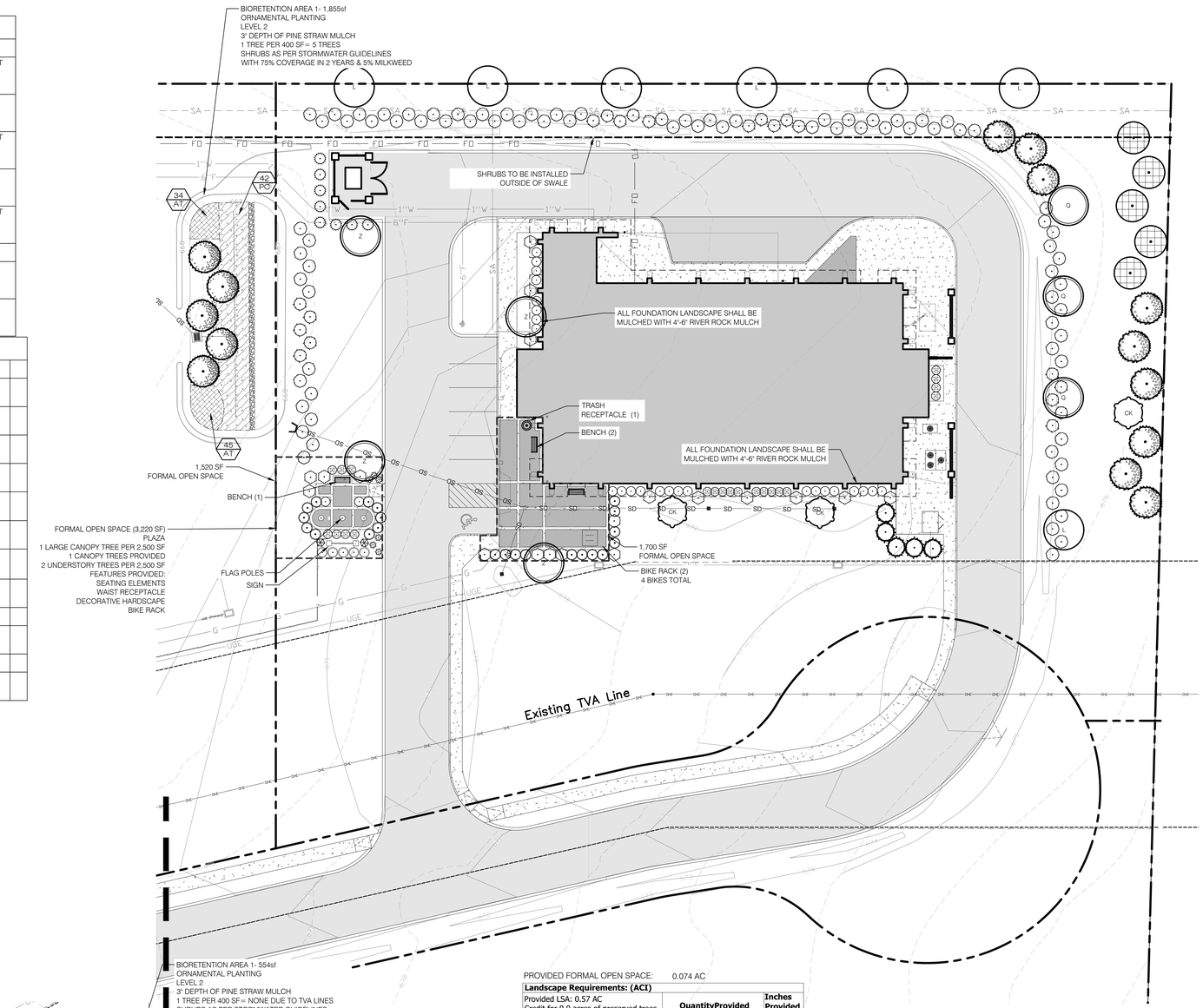
PLANT SCHEDULE BIORETENTION

BIORETENTION TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	5	Carolina American Holly / Ilex opaca `Carolina #2` Full to Base. Full Dense Form. See Tree Specifications	B & B	6`-8` HT

PLANT SCHEDULE BIORETENTION

BIORETENTION PLANTS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
AT	AT	113	Butterfly Milkweed / Asclepias tuberosa Full; Well Rooted Containers. Installed 18" O.C.	1 Quart
IV2	IV2	23	Merlot Sweetspire / Itea virginica `Merlot` Full; Well Rooted Containers #3 Containers Installed 48" O.C. in Triangular Pattern	#3 Container
PC	PC	42	Cheyenne Sky Switch Grass / Panicum virgatum `Cheyenne Sky` Full; Well Rooted Containers #1 Containers Installed 54" O.C. in Triangular Pattern	#1 Container
RE	RE	45	Coneflower Mix / Rudbeckia / Echinacea 40% Echinacea purpurea 60% Rudbeckia hirta Install Conflower within BES masses Install in Trianglar spacing 18" O.C.	#1 Container

PLAN NOTES:
1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE STRAW MULCH.
2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
3. BIO-RETENTION PONDS SHALL BE MULCHED WITH 4" DOUBLE SHREDDED HARDWOOD BARK MULCH; TAMPED WITH RAKE. INLETS AND DRAINS SHALL BE SURROUNDED WITH 2' OF 6" ROUND RIVER ROCKS
4. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
5. ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
6. ALL AREAS OF DISTURBANCE SHALL BE SEEDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS



PROVIDED FORMAL OPEN SPACE: 0.074 AC

Landscape Requirements: (ACI)	Quantity Existing Trees	Quantity Provided	Total Provided	Inches Provided Caliper Inches
Provided LSA: 0.57 AC Credit for 0.0 acres of preserved trees LSA = 0.57				
Existing trees >14" (0x1.25):	0		0	0"
Existing trees (See Tree Inventory):	0		0	0"
3" caliper canoy trees:		4	12	12"
2" caliper canoy trees:		24	48	48"
Aggregate Canopy Caliper Inches Provided:				60.0"
Aggregate Canopy Caliper Inches Required (82x0.57):				46.7"
Existing trees (See Tree Inventory):	0		0	0"
1.5" caliper understory trees :	0	8	8	12.0"
Aggregate Understory Caliper Inches Provided:				12.0"
Aggregate Understory Caliper Inches Required (21x0.57):				12.0"
3" caliper replacement canopy trees:	0	0	0	
2" caliper replacement understory trees:	0	0	0	
Replacement Caliper Inches Provided:				NA
Replacement Caliper Inches Required (0"):				NA
Min. 18" Height Shrubs:			24	
Min. 30" Height Shrubs:			131	
Total Shrubs Provided:			155	
Total Shrubs Required (96x0.57):			55	

THERE ARE NO EXISTING TREES ON THE SITE

NO EXISTING TREE CANOPY EXISTING ON SITE

LANDSCAPE DATA CHART

AREA OF SITE	1.87 AC. (81,383sf)
AREA OF TVA EASEMENT	0.45 AC. (19,502sf)
AREA OF CALCULATION	1.42 AC. (61,881sf)
SITE ZONING:	CI (CIVIC INDUSTRIAL) Traditional Area
MIN. REQ. LSA:	40.0% (0.57 AC.)
PROVIDED LSA:	40.0% (0.57 AC.)
MIN. REQ. FORMAL OPEN SPACE:	0.071 AC

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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615.376.2421 www.hblanddesign.com

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CONSTRUCTION DOCUMENTS

A NEW FACILITY
FOR
WILL. CO
SITE P
SITE ADDRESS
1000 ROSE ALEX COURT
FRANKLIN, TENNESSEE

NDSCAPE P
LA

REVISIONS :

DATE : 10.12.20
JOB NO. :15003.00
DRAWN BY :
FILE NAME:

L100

C.O.F. P&S Proj. #: Site Plan Project No. 6557

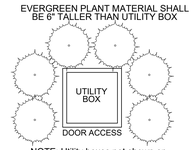
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BIORETENTION NOTES:

1. Verify that the bioretention areas have been constructed in compliance of the requirements of the construction documents prior to beginning work
2. Care should be taken to minimize compaction to soils within the limits of the bioretention area(s)
3. No machinery (other than walk behind rototillers) shall be used within the limits of the bioretention area(s)
4. Dig a test percolation pit (1'x1'x1'x deep and fill with water. Monitor to verify that all the water has drained from the pit within a 24 hour period. If water remains after 24 hours, cease all work on the bioretention area(s) and contact the Civil Engineer for further instructions
5. The work required for construction of the bioretention area(s) consists of removal of weeds, preparation of planting areas, mulching, and clean up.
6. Contractor is responsible for keeping the bioretention area free from sediment resulting from storm-water runoff.
7. The contractor shall conduct all site preparation activities to not allow "sediment loss" to the bioretention areas.
8. Provide or verify installation of a silt fence prior to commencement of construction around the circumference of the bioretention area(s)
9. Begin construction of the bioretention area(s) after adjacent areas have been stabilized with stone or vegetation.
10. Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
11. The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the contract.
12. The Contractor shall assume responsibility for protection of public streets, curbs, and utilities from damages from the Contractor's operations. Plan work to avoid ponding, flooding, ad sediment loss on site and upon adjacent properties.
13. Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
14. If active utilities are encountered in the course of excavation other than those indicated on the survey or civil plans, protect them from damage and relocate them in accordance with the Engineer's written instructions. Remove inactive utilities if such are encountered
15. The finished surface shall be free from any lumps of earth, rocks, stones, debris, or other improper materials. No trees, trunks, shrubs, stumps, undergrowth, or building rubbish will be permitted in the grading grading.
16. 17. Scarify top 6" of soil by hand or with a walk behind rototiller to the planting area. Tractors or other heavy machinery are NOT allowed within the bioretention area(s)
17. Remove all weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively growing and prior to preparing the bioretnetion area for planting.

PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications, Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
14. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
15. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



NOTE: Utility boxes not shown on plans shall be identified in the field and screened with evergreen plants as shown above

UTILITY SCREEN
3" = 1'-0" S+B-25

PLANT STANDARDS

The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE TO MAINTAIN OR REPLACE ANY PROPOSED LANDSCAPING WITHIN THE SANITARY SEWER EASEMENT.

NOTE TO CONTRACTOR

*Shrubs installed at the perimeter parking strip shall be located 3' behind the curb.
*Where a parking stall is 16-feet deep, landscaping must be a minimum of 30-inches from the edge of the curb. (Note: Normal parking stall is 18-feet)

ATTENTION OWNER/INSTALLER:

This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material.

Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

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 indention 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.)

SUBSTITUTION NOTE:

1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

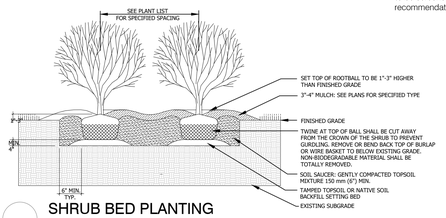
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

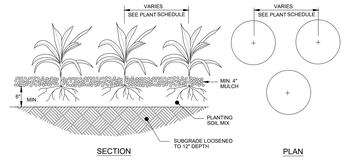
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

UTILITY SCREEN

All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations

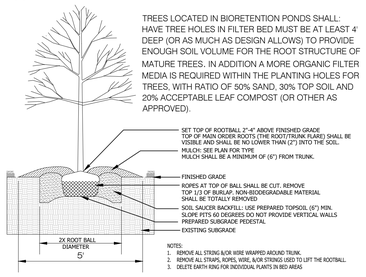


SHRUB BED PLANTING

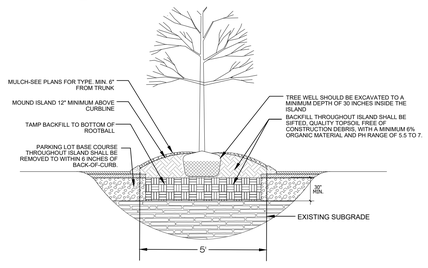


GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS



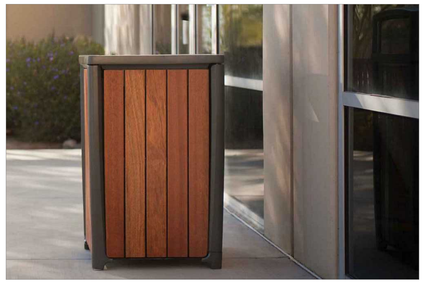
DECIDUOUS TREE PLANTING



PARKING ISLAND TREE PLANTING
FOR PARKING LOT ISLAND OR MEDIAN



1 BENCH (3)
FORMS+SURFACES - RATIO (DARK CORTEN TEXTURE)



2 LITTER (1)
FORMS+SURFACES - CORDIA (SLCOR-136J)



3 BIKE RACK (2)
FORMS+SURFACES - SUMMIT (DARL CORTEN TEXTURE)

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CONSTRUCTION DOCUMENTS

A NEW FACILITY FOR
SITE ADDRESS
1000 ROYAL PARKWAY COURT
FRANKLIN, TENNESSEE

WILL. CO
SITE P

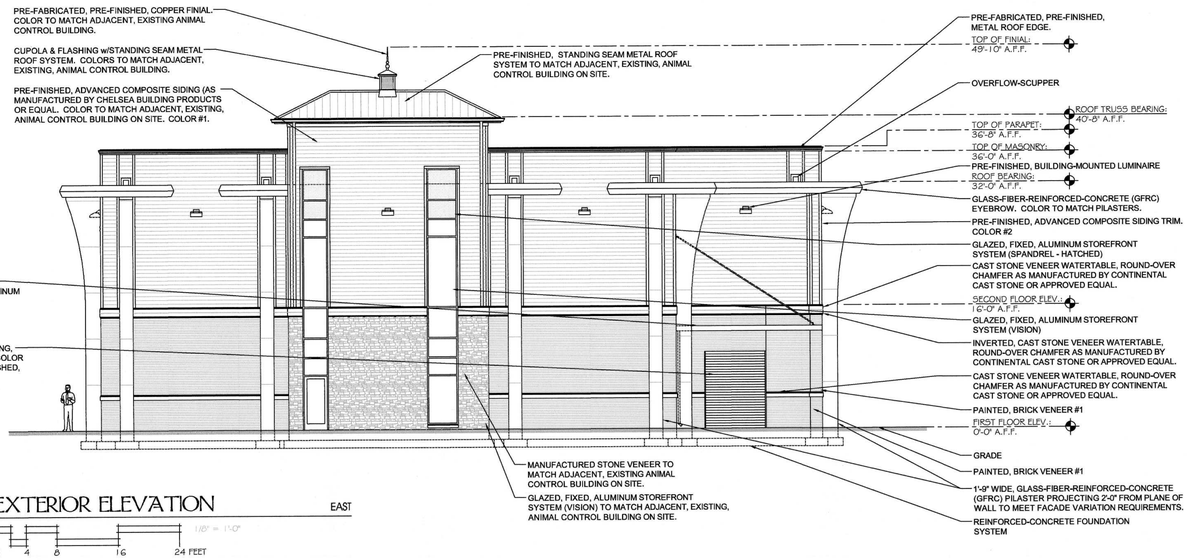
NDSCAPE N
LA

REVISIONS :
DATE : 10.12.20
PROJECT NO. :15003.00
DRAWN BY :
CHECKED BY :
FILE NAME:

C.O.F. P&S Proj. #: Site Plan Project No. 6557

L200

Heibert+Ball
LAND DESIGN
Suite 400
1894 Gen. George Patton Dr.
Franklin, TN 37067-4668
615.376.2421 www.hblanddesign.com



3 EXTERIOR ELEVATION — EAST

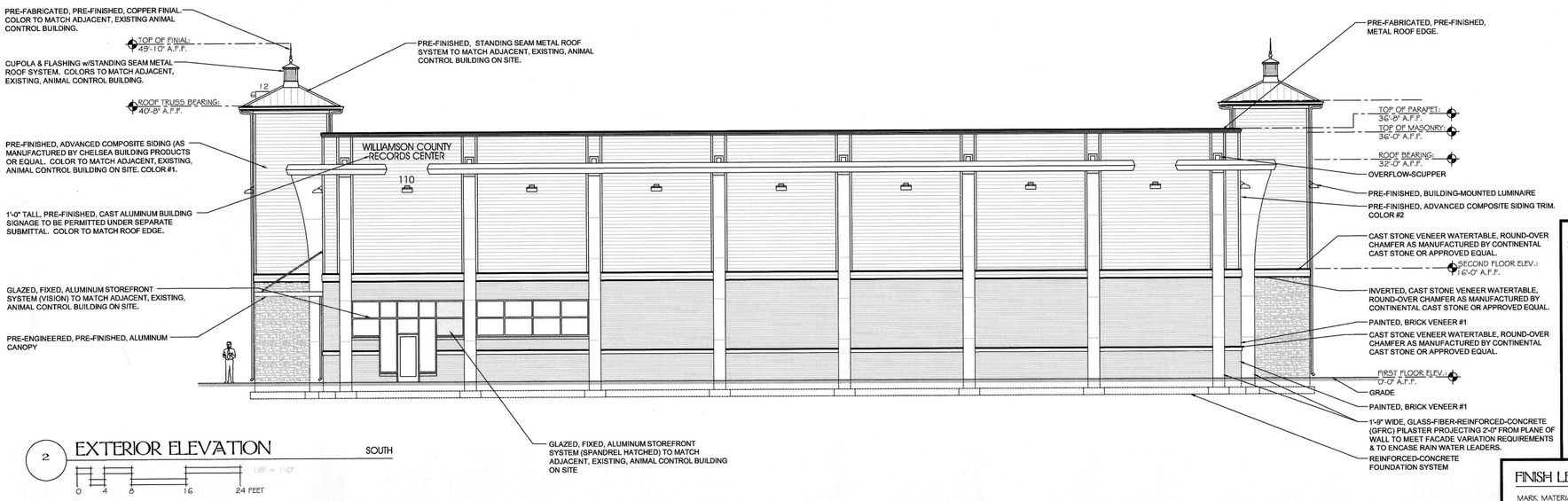
1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - EAST

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		3,810 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		424 S.F.	NOT APPLICABLE
NET* AREA OF WALL		3,386 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	996 S.F.	29.4%
	AREA OF CAST STONE/PRECAST(NET*)	594 S.F.	17.6%
	AREA OF MANUFACTURED STONE VENEER (NET*)	278 S.F.	8.2%
MASONRY SUBTOTAL		1,868 S.F.	55.2%
AREA OF COMPOSITE SIDING (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS [ADV. COMP. SIDING (NET*)]		1,518 S.F.	44.8%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES



2 EXTERIOR ELEVATION — SOUTH

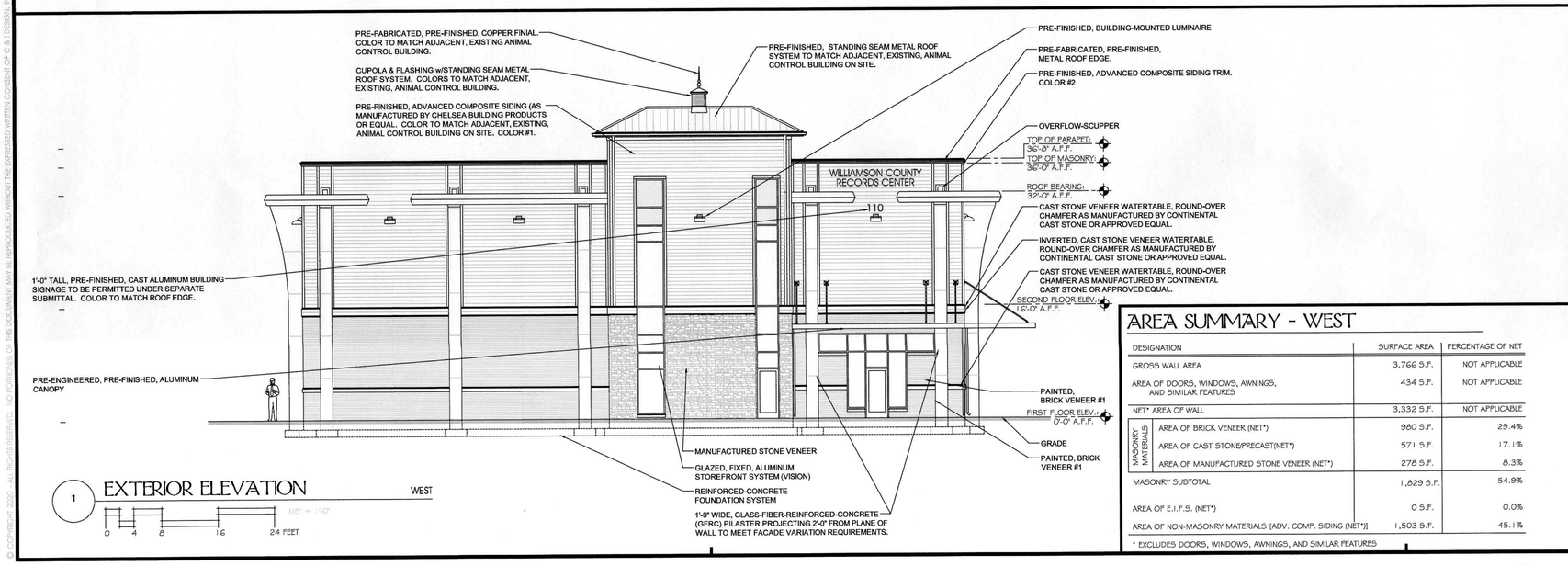
1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - SOUTH

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		5,850 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		362 S.F.	NOT APPLICABLE
NET* AREA OF WALL		5,488 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	2,002 S.F.	36.5%
	AREA OF CAST STONE/PRECAST(NET*)	863 S.F.	15.7%
	AREA OF MANUFACTURED STONE VENEER (NET*)	230 S.F.	4.2%
MASONRY SUBTOTAL		3,095 S.F.	56.4%
AREA OF E.I.F.S. (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS [ADV. COMP. SIDING (NET*)]		2,393 S.F.	43.6%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES



1 EXTERIOR ELEVATION — WEST

1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - WEST

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		3,766 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		434 S.F.	NOT APPLICABLE
NET* AREA OF WALL		3,332 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	980 S.F.	29.4%
	AREA OF CAST STONE/PRECAST(NET*)	571 S.F.	17.1%
	AREA OF MANUFACTURED STONE VENEER (NET*)	278 S.F.	8.3%
MASONRY SUBTOTAL		1,829 S.F.	54.9%
AREA OF E.I.F.S. (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS [ADV. COMP. SIDING (NET*)]		1,503 S.F.	45.1%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES

FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	COLOR
1	PAINTED, BRICK VENEER #1	SHERWIN WILLIAMS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	ALABASTER (SW 7008)
2	ADVANCED COMPOSITE SIDING	CHELSEA BUILDING PRODUCTS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	TO MATCH ALABASTER (SW 7008)
3	ADVANCED COMPOSITE SIDING (TRIM)	CHELSEA BUILDING PRODUCTS	TO MATCH PEDIMENT (SW7634)
4	MANUFACTURED STONE VENEER	TO MATCH EXISTING ANIMAL CONTROL BLDG.	TO BE VERIFIED
5	CAST STONE VENEER	CONTINENTAL CAST STONE (OR APPROVED EQUAL)	TO BE DETERMINED
6	STANDING SEAM METAL ROOFING	DIMENSIONAL METALS, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
7	ROOF EDGE	TO BE DETERMINED	TO MATCH ROOF PANELS.
8	ALUMINUM STOREFRONT	KAWNEER, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
9	GLAZING	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
10	GLAZING (SPANDREL)	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
11	ALUMINUM SIGNAGE	TO BE DETERMINED	TO BE DETERMINED
12	PRE-FINISHED METAL FLASHING & TRIM	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
13	EXTERIOR PAINT - HOLLOW METAL	PORTER, OR EQUAL	TO MATCH ADJACENT WALLS (OR MATCH ADJACENT WALLS)
14	MORTAR	TO BE DETERMINED	BUFF
15	METAL LOUVERS	TO BE DETERMINED	TO MATCH ROOF PANELS
16	ALUMINUM CANOPIES	DITTMER ARCHITECTURAL ALUMINUM (OR APPROVED EQUAL)	TO MATCH ROOF PANELS
17	BUILDING-MOUNTED LUMINAIRES	TO BE DETERMINED	DARK BRONZE

DESIGN DISCLAIMER

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN CODES DEPARTMENT: 615.794.7012
FRANKLIN PLANNING COMMISSION: 615.791.3212

MECHANICAL UNIT DISCLAIMER

HVAC UNITS, COOLING AND/OR MECHANICAL UNITS ARE LOCATED ON THE:

- ☐ ROOF TOP
- ■ GROUND (behind screenwalls)
- ■ IN THE BUILDING
- ☐ NONE PROVIDED

GENERAL NOTES

1. CAVITY WALL CONSTRUCTION SHALL BE USED WHEREVER CAST STONE OR BRICK VENEER IS TO BE USED TO PREVENT PENETRATION BY WATER. WHEREVER THESE MATERIALS ARE SPECIFIED, THEY SHALL BE NOT BE PAINTED PURSUANT TO THE FRANKLIN DESIGN STANDARDS.

2. PAINTED, BRICK VENEERS SHALL BE PAINTED TO MATCH THE COLOR SCHEME OF THE BUILDING, INCORPORATE A CAVITY WALL SYSTEM AND BE PAINTED WITH AN ELASTOMERIC PAINT WITH A MINIMUM ELASTICITY OF 300 PERCENT THAT IS APPLIED TO A MINIMUM DRY THICKNESS OF 30 mils.

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NOT FOR CONSTRUCTION - FOR PLANNING COMMISSION REVIEW ONLY

LYLE A. MARTIN — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 18961 — 11/5/2020

A New Facility FOR
Will. Co. Animal Care Center
Site Plan, Rev. 1 (Archives Bldg.)

SITE ADDRESS
1000 Roy F. Alley Court
Franklin, Tennessee 37069

EXTERIOR ELEVATIONS

A400

DATE: 11.05.20
JOB NO.: 15003.00
DR. BY: b
CK. BY: BR/MD
FILE NAME: 15003-cdd-c400

REVISIONS:
1 -
2 -
3 -
4 -
5 -

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FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	COLOR
1	PAINTED, BRICK VENEER #1	SHERWIN WILLIAMS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	ALABASTER (SW 7008)
2	ADVANCED COMPOSITE SIDING	CHELSEA BUILDING PRODUCTS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	TO MATCH ALABASTER (SW 7008)
3	ADVANCED COMPOSITE SIDING (TRIM)	CHELSEA BUILDING PRODUCTS	TO MATCH PEDIMENT (SW7634)
4	MANUFACTURED STONE VENEER	TO MATCH EXISTING ANIMAL CONTROL BLDG.	TO BE VERIFIED
5	CAST STONE VENEER	CONTINENTAL CAST STONE (OR APPROVED EQUAL)	TO BE DETERMINED
6	STANDING SEAM METAL ROOFING	DIMENSIONAL METALS, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
7	ROOF EDGE	TO BE DETERMINED	TO MATCH ROOF PANELS.
8	ALUMINUM STOREFRONT	KAWNEER, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
9	GLAZING	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
10	GLAZING (SPANDREL)	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
11	ALUMINUM SIGNAGE	TO BE DETERMINED	TO BE DETERMINED
12	PRE-FINISHED METAL FLASHING & TRIM	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
13	EXTERIOR PAINT - HOLLOW METAL	PORTER, OR EQUAL	TO MATCH ADJACENT WALLS (OR MATCH ADJACENT WALLS)
14	MORTAR	TO BE DETERMINED	BUFF
15	METAL LOUVERS	TO BE DETERMINED	TO MATCH ROOF PANELS
16	ALUMINUM CANOPIES	DITTMER ARCHITECTURAL ALUMINUM (OR APPROVED EQUAL)	TO MATCH ROOF PANELS
17	BUILDING-MOUNTED LUMINAIRES	TO BE DETERMINED	DARK BRONZE

DESIGN DISCLAIMER

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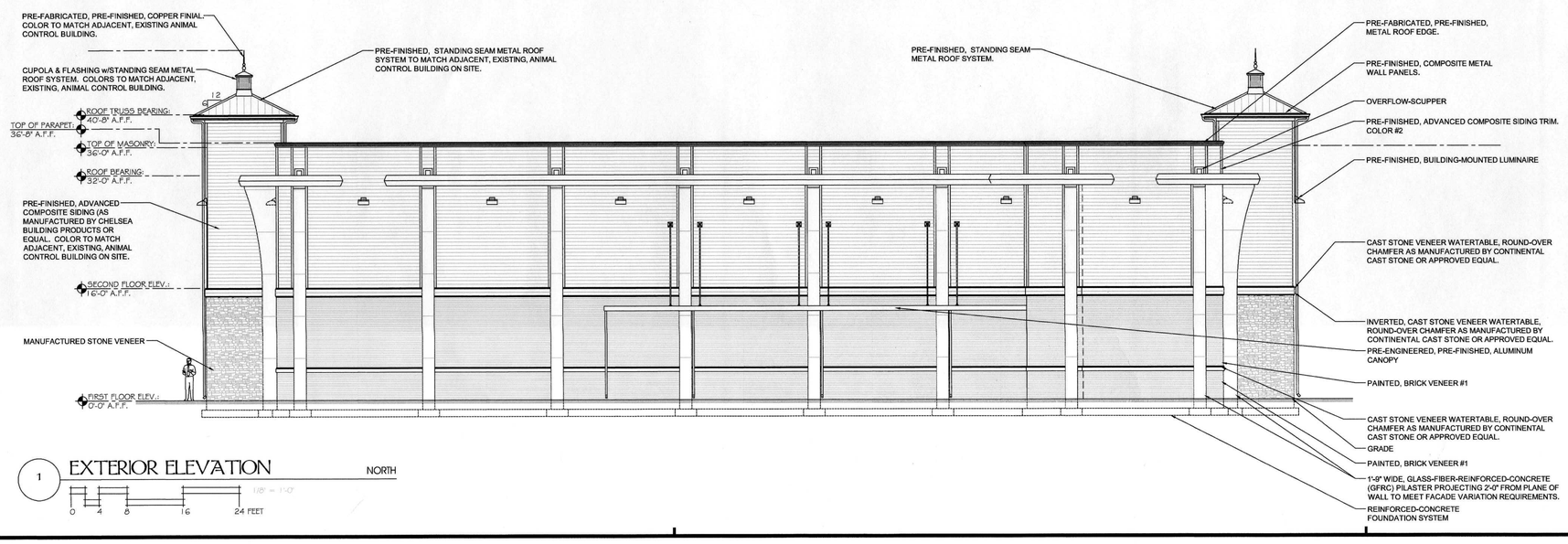
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- ☐ ROOF TOP
- ■ GROUND (behind screenwalls)
- ■ IN THE BUILDING
- ☐ NONE PROVIDED

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1 EXTERIOR ELEVATION — NORTH

1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - NORTH

	DESIGNATION	SURFACE AREA	PERCENTAGE OF NET
	GROSS WALL AREA	5,850 S.F.	NOT APPLICABLE
	AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES	217 S.F.	NOT APPLICABLE
	NET* AREA OF WALL	5,633 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	2,098 S.F.	37.2%
MASONRY MATERIALS	AREA OF CAST STONE/PRECAST (NET*)	811 S.F.	14.4%
MASONRY MATERIALS	AREA OF MANUFACTURED STONE VENEER (NET*)	239 S.F.	4.2%
	MASONRY SUBTOTAL	3,148 S.F.	55.9%
	AREA OF E.I.F.S. (NET*)	0 S.F.	0.0%
	AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET*))	3,230 S.F.	57.3%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES

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ARCHITECTURE
INTERIORS

C & I DESIGN, INC.
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Phone: 615.599.2525
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LYLE·COOK·MARTIN
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310 Franklin Street / Clarksville, TN 37040
TEL: 931.552.4771 / EMAIL: bmartin@lylecookmartin.com

NOT FOR CONSTRUCTION - FOR PLANNING COMMISSION REVIEW ONLY

BAILEY A. MARTIN — REGISTERED ARCHITECT — STATE OF TENNESSEE — 11/5/2020

A New Facility FOR

Will. Co. Animal Care Center
Site Plan, Rev. 1 (Archives Bldg.)

SITE ADDRESS
1000 ROY F. Abley Court
Franklin, Tennessee 37069

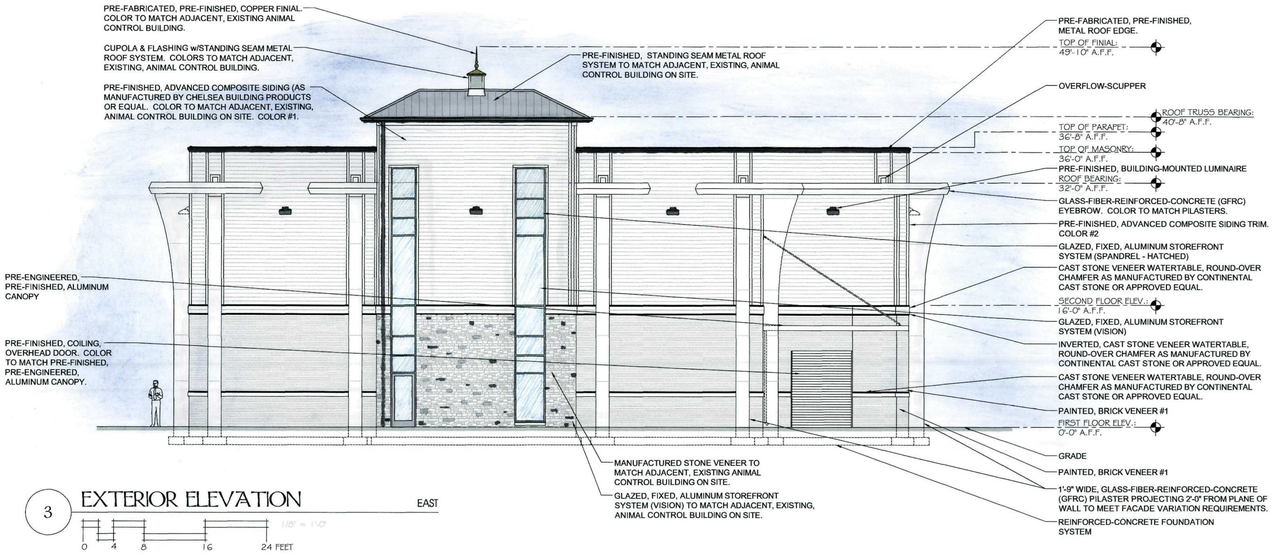
A401 EXTERIOR ELEVATIONS

DATE: 11.05.20
JOB NO.: 15003.00
DR. BY: b.
CK. BY: BR/MD
FILE NAME: 15003-cdp-a401

REVISIONS:
1 -
2 -
3 -
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3 EXTERIOR ELEVATION — EAST

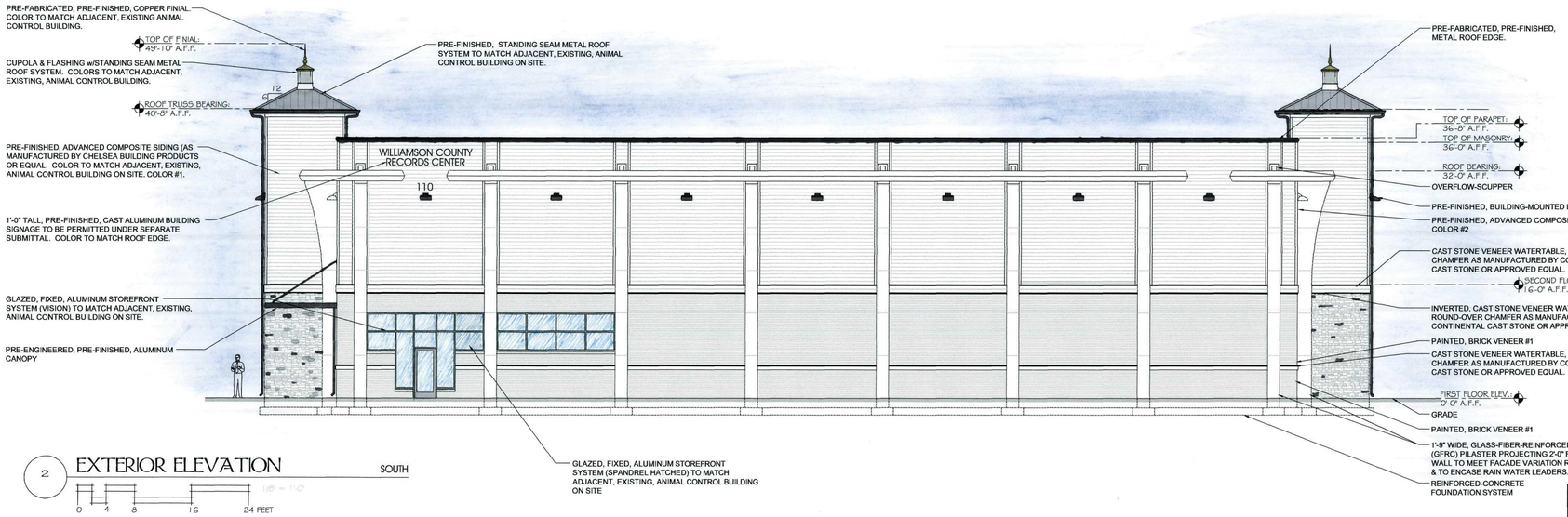
1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - EAST

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		3,810 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		424 S.F.	NOT APPLICABLE
NET* AREA OF WALL		3,386 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	996 S.F.	29.4%
	AREA OF CAST STONE/PRECAST(NET*)	594 S.F.	17.6%
	AREA OF MANUFACTURED STONE VENEER (NET*)	278 S.F.	8.2%
MASONRY SUBTOTAL		1,868 S.F.	55.2%
AREA OF COMPOSITE SIDING (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET*))		1,518 S.F.	44.8%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES



2 EXTERIOR ELEVATION — SOUTH

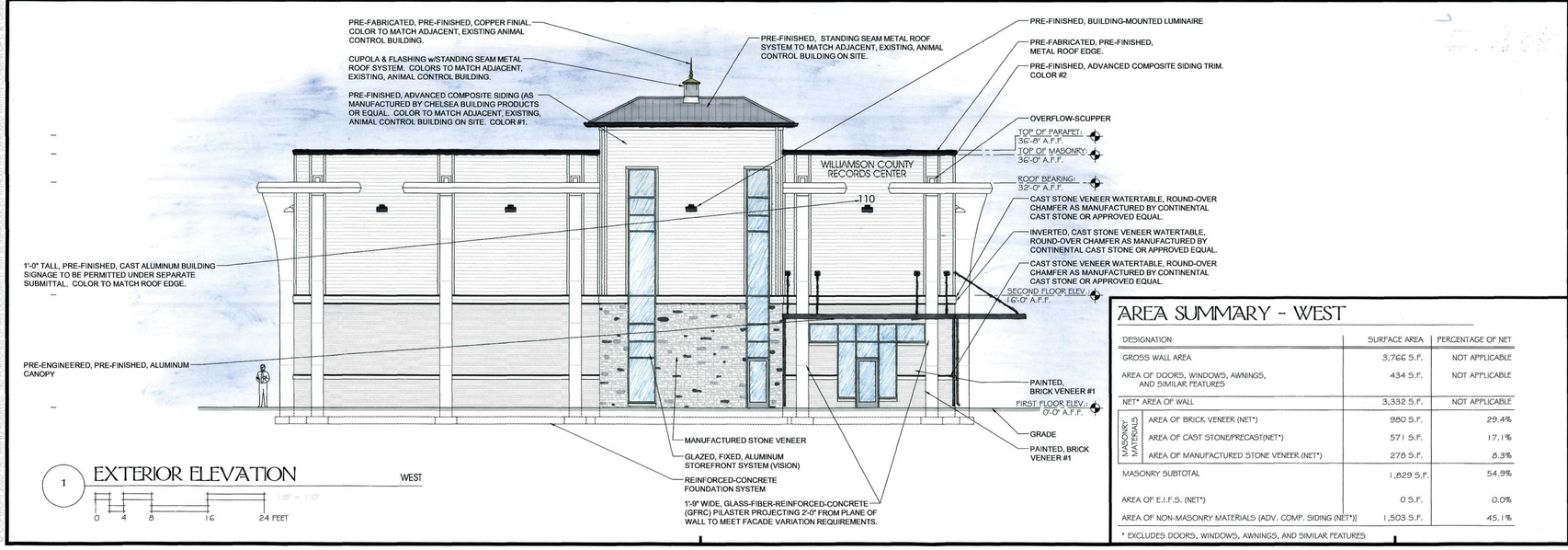
1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - SOUTH

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		5,850 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		362 S.F.	NOT APPLICABLE
NET* AREA OF WALL		5,488 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	2,002 S.F.	36.5%
	AREA OF CAST STONE/PRECAST(NET*)	863 S.F.	15.7%
	AREA OF MANUFACTURED STONE VENEER (NET*)	230 S.F.	4.2%
MASONRY SUBTOTAL		3,095 S.F.	56.4%
AREA OF E.I.F.S. (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET*))		2,393 S.F.	43.6%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES



1 EXTERIOR ELEVATION — WEST

1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - WEST

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		3,766 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		434 S.F.	NOT APPLICABLE
NET* AREA OF WALL		3,332 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	980 S.F.	29.4%
	AREA OF CAST STONE/PRECAST(NET*)	571 S.F.	17.1%
	AREA OF MANUFACTURED STONE VENEER (NET*)	278 S.F.	8.3%
MASONRY SUBTOTAL		1,829 S.F.	54.9%
AREA OF E.I.F.S. (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET*))		1,503 S.F.	45.1%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES

FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	COLOR
1	PAINTED, BRICK VENEER #1	SHERWIN WILLIAMS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	ALABASTER (SW 7008)
2	ADVANCED COMPOSITE SIDING	CHELSEA BUILDING PRODUCTS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	TO MATCH ALABASTER (SW 7008)
3	ADVANCED COMPOSITE SIDING (TRIM)	CHELSEA BUILDING PRODUCTS	TO MATCH PEDIMENT (SW7634)
4	MANUFACTURED STONE VENEER	TO MATCH EXISTING ANIMAL CONTROL BLDG.	TO BE VERIFIED
5	CAST STONE VENEER	CONTINENTAL CAST STONE (OR APPROVED EQUAL)	TO BE DETERMINED
6	STANDING SEAM METAL ROOFING	DIMENSIONAL METALS, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
7	ROOF EDGE	TO BE DETERMINED	TO MATCH ROOF PANELS.
8	ALUMINUM STOREFRONT	KAWNEER, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
9	GLAZING	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
10	GLAZING (SPANDREL)	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
11	ALUMINUM SIGNAGE	TO BE DETERMINED	TO BE DETERMINED
12	PRE-FINISHED METAL FLASHING & TRIM	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
13	EXTERIOR PAINT - HOLLOW METAL	PORTER, OR EQUAL	TO MATCH ADJACENT WALLS (OR MATCH ADJACENT WALLS)
14	MORTAR	TO BE DETERMINED	BUFF
15	METAL LOUVERS	TO BE DETERMINED	TO MATCH ROOF PANELS
16	ALUMINUM CANOPIES	DITTMER ARCHITECTURAL ALUMINUM (OR APPROVED EQUAL)	TO MATCH ROOF PANELS
17	BUILDING-MOUNTED LUMINAIRES	TO BE DETERMINED	DARK BRONZE

DESIGN DISCLAIMER

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FRANKLIN CODES DEPARTMENT: 615.794.7012
FRANKLIN PLANNING COMMISSION: 615.791.3212

MECHANICAL UNIT DISCLAIMER

HVAC UNITS, COOLING AND/OR MECHANICAL UNITS ARE LOCATED ON THE:
- ☐ ROOF TOP
- ■ GROUND (behind screenwalls)
- ■ IN THE BUILDING
- ☐ NONE PROVIDED

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2. PAINTED, BRICK VENEERS SHALL BE PAINTED TO MATCH THE COLOR SCHEME OF THE BUILDING, INCORPORATE A CAVITY WALL SYSTEM AND BE PAINTED WITH AN ELASTOMERIC PAINT WITH A MINIMUM ELASTICITY OF 300 PERCENT THAT IS APPLIED TO A MINIMUM DRY THICKNESS OF 30 mils.

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LYNDSEY A. MARTIN — REGISTERED ARCHITECT — STATE OF TENNESSEE — 11/5/2020

A New Facility FOR
Will. Co. Animal Care Center
Site Plan, Rev. 1 (Archives Bldg.)
SITE ADDRESS
1000 Roy F. Alley Court
Franklin, Tennessee 37069

A400-C
EXTERIOR ELEVATIONS - COLOR RENDERINGS

DATE:	11.05.20
JOB NO.:	15003.00
DR. BY:	b.
CK. BY:	BR/MD
FILE NAME:	15003-csdp-lv-a400-c

REVISIONS: 1 - 2 - 3 - 4 - 5 -

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FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	COLOR
1	PAINTED, BRICK VENEER #1	SHERWIN WILLIAMS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	ALABASTER (SW 7008)
2	ADVANCED COMPOSITE SIDING	CHELSEA BUILDING PRODUCTS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	TO MATCH ALABASTER (SW 7008)
3	ADVANCED COMPOSITE SIDING (TRIM)	CHELSEA BUILDING PRODUCTS	TO MATCH PEDIMENT (SW7634)
4	MANUFACTURED STONE VENEER	TO MATCH EXISTING ANIMAL CONTROL BLDG.	TO BE VERIFIED
5	CAST STONE VENEER	CONTINENTAL CAST STONE (OR APPROVED EQUAL)	TO BE DETERMINED
6	STANDING SEAM METAL ROOFING	DIMENSIONAL METALS, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
7	ROOF EDGE	TO BE DETERMINED	TO MATCH ROOF PANELS.
8	ALUMINUM STOREFRONT	KAWNEER, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
9	GLAZING	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
10	GLAZING (SPANDREL)	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
11	ALUMINUM SIGNAGE	TO BE DETERMINED	TO BE DETERMINED
12	PRE-FINISHED METAL FLASHING & TRIM	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
13	EXTERIOR PAINT - HOLLOW METAL	PORTER, OR EQUAL	TO MATCH ADJACENT WALLS (OR MATCH ADJACENT WALLS)
14	MORTAR	TO BE DETERMINED	BUFF
15	METAL LOUVERS	TO BE DETERMINED	TO MATCH ROOF PANELS
16	ALUMINUM CANOPIES	DITTMER ARCHITECTURAL ALUMINUM (OR APPROVED EQUAL)	TO MATCH ROOF PANELS
17	BUILDING-MOUNTED LUMINAIRES	TO BE DETERMINED	DARK BRONZE

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FRANKLIN CODES DEPARTMENT: 615.794.7012
FRANKLIN PLANNING COMMISSION: 615.791.3212

MECHANICAL UNIT DISCLAIMER

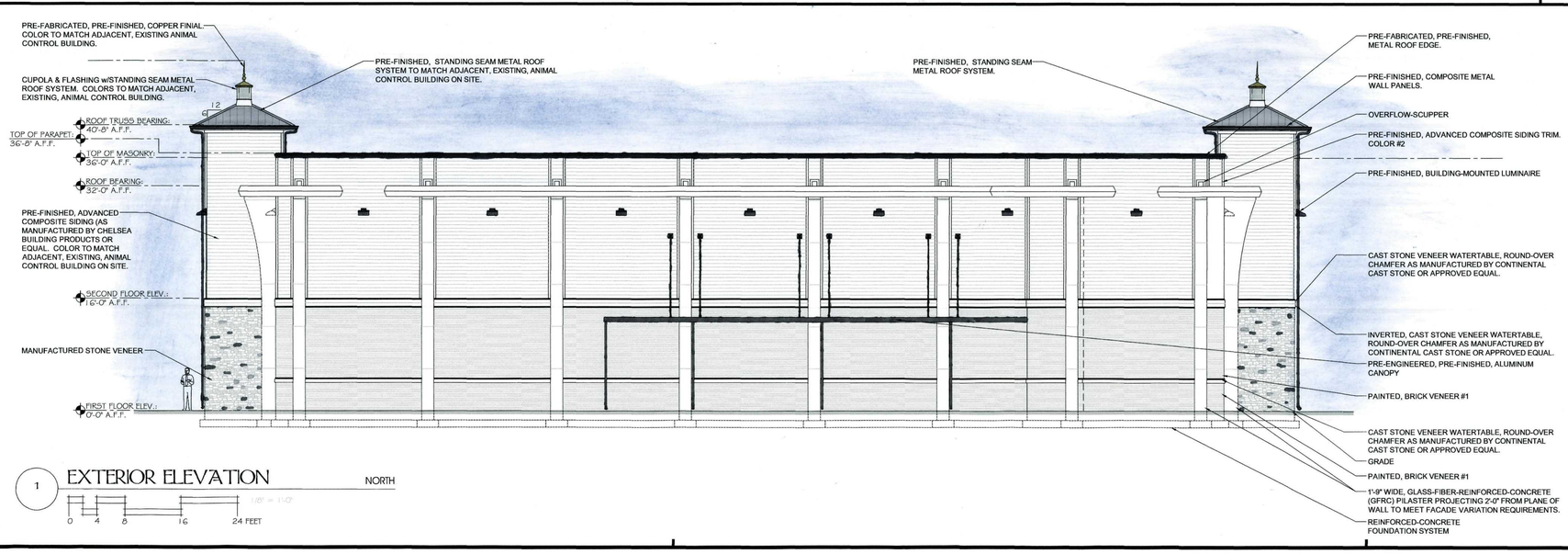
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- ■ IN THE BUILDING
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1 EXTERIOR ELEVATION — NORTH

1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - NORTH

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		5,850 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		217 S.F.	NOT APPLICABLE
NET* AREA OF WALL		5,633 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	2,096 S.F.	37.2%
	AREA OF CAST STONE/PRECAST (NET*)	811 S.F.	14.4%
	AREA OF MANUFACTURED STONE VENEER (NET*)	239 S.F.	4.2%
MASONRY SUBTOTAL		3,148 S.F.	55.9%
AREA OF E.I.F.S. (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET*)]		3,230 S.F.	57.3%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES

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FOR
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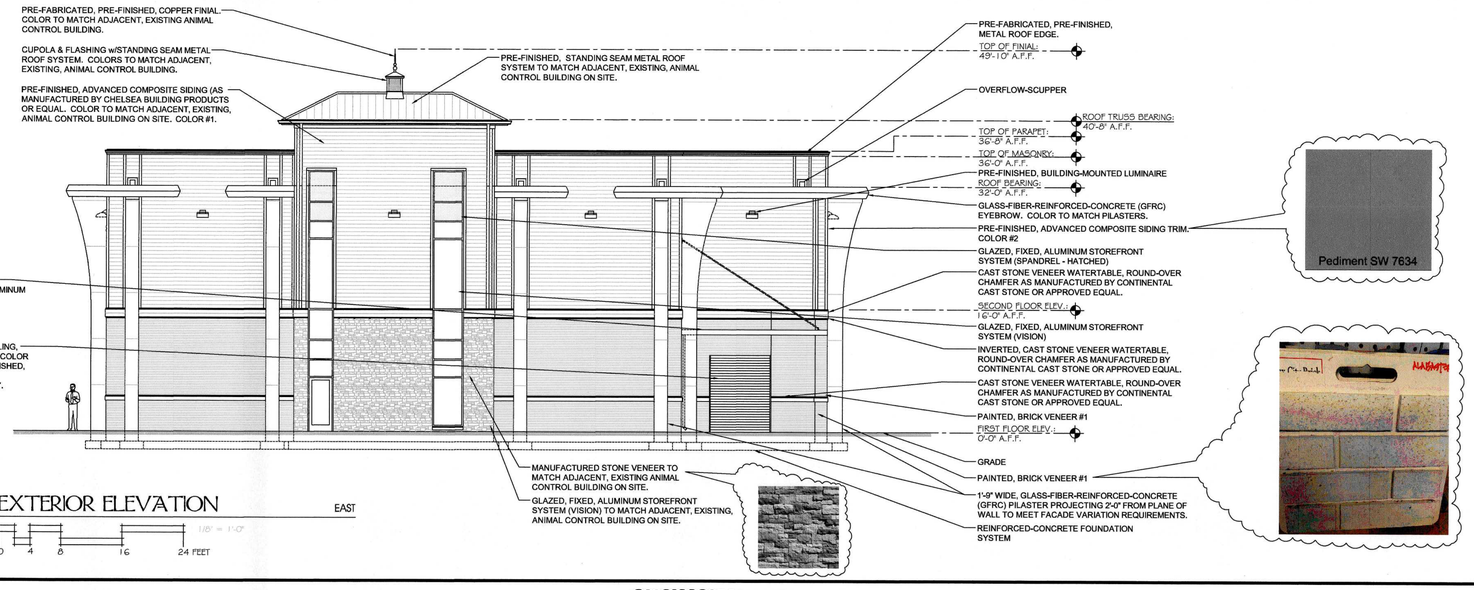
EXTERIOR ELEVATIONS - COLOR RENDERINGS

A401-C

DATE: 11.05.20
JOB NO.: 15003.00
DR. BY: D.
CK. BY: BRMD
FILE NAME: 15003-c3b-lv-a401-c

REVISIONS:
1 -
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3 -
4 -

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3 EXTERIOR ELEVATION — EAST

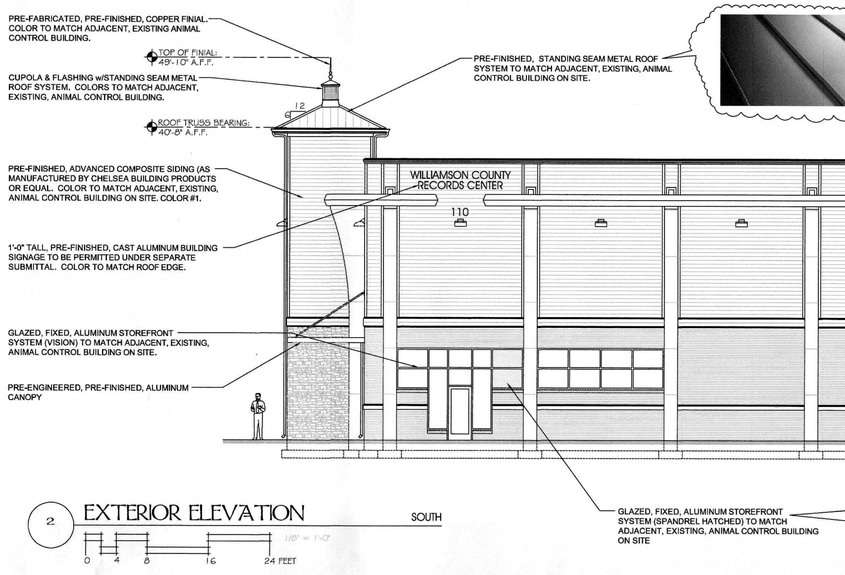
1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - EAST

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		3,810 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		424 S.F.	NOT APPLICABLE
NET* AREA OF WALL		3,386 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	996 S.F.	29.4%
MASONRY MATERIALS	AREA OF CAST STONE/PRECAST(NET*)	594 S.F.	17.6%
MASONRY MATERIALS	AREA OF MANUFACTURED STONE VENEER (NET*)	278 S.F.	8.2%
MASONRY SUBTOTAL		1,868 S.F.	55.2%
AREA OF COMPOSITE SIDING (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET*)]		1,518 S.F.	44.8%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES



2 EXTERIOR ELEVATION — SOUTH

1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - SOUTH

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		5,850 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		362 S.F.	NOT APPLICABLE
NET* AREA OF WALL		5,488 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	2,002 S.F.	36.5%
MASONRY MATERIALS	AREA OF CAST STONE/PRECAST(NET*)	863 S.F.	15.7%
MASONRY MATERIALS	AREA OF MANUFACTURED STONE VENEER (NET*)	230 S.F.	4.2%
MASONRY SUBTOTAL		3,095 S.F.	56.4%
AREA OF E.I.F.S. (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS [ADV. COMP. SIDING (NET*)]		2,393 S.F.	43.6%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES

1 EXTERIOR ELEVATION — WEST

1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - WEST

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		3,766 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		434 S.F.	NOT APPLICABLE
NET* AREA OF WALL		3,332 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	980 S.F.	29.4%
MASONRY MATERIALS	AREA OF CAST STONE/PRECAST(NET*)	571 S.F.	17.1%
MASONRY MATERIALS	AREA OF MANUFACTURED STONE VENEER (NET*)	278 S.F.	8.3%
MASONRY SUBTOTAL		1,829 S.F.	54.9%
AREA OF E.I.F.S. (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS [ADV. COMP. SIDING (NET*)]		1,503 S.F.	45.1%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES

FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	COLOR
1	PAINTED, BRICK VENEER #1	SHERWIN WILLIAMS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	ALABASTER (SW 7008)
2	ADVANCED COMPOSITE SIDING	CHELSEA BUILDING PRODUCTS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	TO MATCH ALABASTER (SW 7008)
3	ADVANCED COMPOSITE SIDING (TRIM)	CHELSEA BUILDING PRODUCTS	TO MATCH PEDIMENT (SW7634)
4	MANUFACTURED STONE VENEER	TO MATCH EXISTING ANIMAL CONTROL BLDG.	TO BE VERIFIED
5	CAST STONE VENEER	CONTINENTAL CAST STONE (OR APPROVED EQUAL)	TO BE DETERMINED
6	STANDING SEAM METAL ROOFING	DIMENSIONAL METALS, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
7	ROOF EDGE	TO BE DETERMINED	TO MATCH ROOF PANELS.
8	ALUMINUM STOREFRONT	KAWNEER, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
9	GLAZING	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
10	GLAZING (SPANDREL)	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
11	ALUMINUM SIGNAGE	TO BE DETERMINED	TO BE DETERMINED
12	PRE-FINISHED METAL FLASHING & TRIM	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
13	EXTERIOR PAINT - HOLLOW METAL	PORTER, OR EQUAL	TO MATCH ADJACENT WALLS (OR MATCH ADJACENT WALLS)
14	MORTAR	TO BE DETERMINED	BUFF
15	METAL LOUVERS	TO BE DETERMINED	TO MATCH ROOF PANELS
16	ALUMINUM CANOPIES	DITTMER ARCHITECTURAL ALUMINUM (OR APPROVED EQUAL)	TO MATCH ROOF PANELS
17	BUILDING-MOUNTED LUMINAIRES	TO BE DETERMINED	DARK BRONZE

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FRANKLIN PLANNING COMMISSION: 615.791.3212

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- ■ IN THE BUILDING
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BRADLEY A. MARTIN — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 100971 — 11/5/2020

A New Facility FOR

Will. Co. Animal Care Center
Site Plan, Rev. 1 (Archives Bldg.)

SITE ADDRESS
1000 Rizzi C. Allen Court
Franklin, Tennessee 37069

EXTERIOR ELEVATIONS - EXTERIOR MATERIALS

A400-em

DATE:	11.06.20
JOB NO.:	15003.00
DR. BY:	b.
CK. BY:	BRM/D
FILE NAME:	15003-cdp-ly-a400-em

REVISIONS: 1 - - - 2 - - - 3 - - - 4 - - -

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FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	COLOR
1	PAINTED, BRICK VENEER #1	SHERWIN WILLIAMS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	ALABASTER (SW 7006)
2	ADVANCED COMPOSITE SIDING	CHELSEA BUILDING PRODUCTS (TO BLEND w/EXISTING ANIMAL CONTROL BLDG.)	TO MATCH ALABASTER (SW 7006)
3	ADVANCED COMPOSITE SIDING (TRIM)	CHELSEA BUILDING PRODUCTS	TO MATCH PEDIMENT (SW7634)
4	MANUFACTURED STONE VENEER	TO MATCH EXISTING ANIMAL CONTROL BLDG.	TO BE VERIFIED
5	CAST STONE VENEER	CONTINENTAL CAST STONE (OR APPROVED EQUAL)	TO BE DETERMINED
6	STANDING SEAM METAL ROOFING	DIMENSIONAL METALS, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
7	ROOF EDGE	TO BE DETERMINED	TO MATCH ROOF PANELS.
8	ALUMINUM STOREFRONT	KAWNEER, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
9	GLAZING	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
10	GLAZING (SPANDREL)	PILKINGTON (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
11	ALUMINUM SIGNAGE	TO BE DETERMINED	TO BE DETERMINED
12	PRE-FINISHED METAL FLASHING & TRIM	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
13	EXTERIOR PAINT - HOLLOW METAL	PORTER, OR EQUAL	TO MATCH ADJACENT WALLS (OR MATCH ADJACENT WALLS)
14	MORTAR	TO BE DETERMINED	BUFF
15	METAL LOUVERS	TO BE DETERMINED	TO MATCH ROOF PANELS
16	ALUMINUM CANOPIES	DITTMER ARCHITECTURAL ALUMINUM (OR APPROVED EQUAL)	TO MATCH ROOF PANELS
17	BUILDING-MOUNTED LUMINAIRES	TO BE DETERMINED	DARK BRONZE

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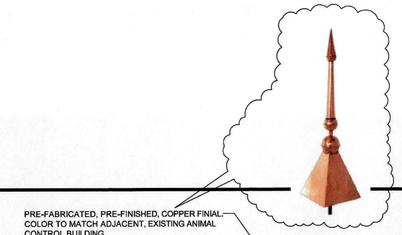
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- ■ IN THE BUILDING
- ☐ NONE PROVIDED

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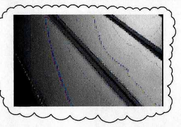
2. PAINTED, BRICK VENEERS SHALL BE PAINTED TO MATCH THE COLOR SCHEME OF THE BUILDING, INCORPORATE A CAVITY WALL SYSTEM AND BE PAINTED WITH AN ELASTOMERIC PAINT WITH A MINIMUM ELASTICITY OF 300 PERCENT THAT IS APPLIED TO A MINIMUM DRY THICKNESS OF 30 mils.



PRE-FABRICATED, PRE-FINISHED, COPPER FINIAL. COLOR TO MATCH ADJACENT, EXISTING ANIMAL CONTROL BUILDING.

CUPOLA & FLASHING w/STANDING SEAM METAL ROOF SYSTEM. COLORS TO MATCH ADJACENT, EXISTING, ANIMAL CONTROL BUILDING.

PRE-FINISHED, STANDING SEAM METAL ROOF SYSTEM TO MATCH ADJACENT, EXISTING, ANIMAL CONTROL BUILDING ON SITE.



PRE-FINISHED, STANDING SEAM METAL ROOF SYSTEM.

PRE-FABRICATED, PRE-FINISHED, METAL ROOF EDGE.

PRE-FINISHED, COMPOSITE METAL WALL PANELS.

OVERFLOW-SCUPPER

PRE-FINISHED, ADVANCED COMPOSITE SIDING TRIM. COLOR #2

PRE-FINISHED, BUILDING-MOUNTED LUMINAIRE

CAST STONE VENEER WATERTABLE, ROUND-OVER CHAMFER AS MANUFACTURED BY CONTINENTAL CAST STONE OR APPROVED EQUAL.

INVERTED, CAST STONE VENEER WATERTABLE, ROUND-OVER CHAMFER AS MANUFACTURED BY CONTINENTAL CAST STONE OR APPROVED EQUAL.

PRE-ENGINEERED, PRE-FINISHED, ALUMINUM CANOPY

PAINTED, BRICK VENEER #1

CAST STONE VENEER WATERTABLE, ROUND-OVER CHAMFER AS MANUFACTURED BY CONTINENTAL CAST STONE OR APPROVED EQUAL.

GRADE

PAINTED, BRICK VENEER #1

1'-9" WIDE, GLASS-FIBER-REINFORCED-CONCRETE (GFRC) PILASTER PROJECTING 2'-0" FROM PLANE OF WALL TO MEET FACADE VARIATION REQUIREMENTS.

REINFORCED-CONCRETE FOUNDATION SYSTEM

Pediment SW 7634



1 EXTERIOR ELEVATION — NORTH

1/8" = 1'-0"

0 4 8 16 24 FEET

AREA SUMMARY - NORTH

DESIGNATION		SURFACE AREA	PERCENTAGE OF NET
GROSS WALL AREA		5,850 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		217 S.F.	NOT APPLICABLE
NET* AREA OF WALL		5,633 S.F.	NOT APPLICABLE
MASONRY MATERIALS	AREA OF BRICK VENEER (NET*)	2,098 S.F.	37.2%
	AREA OF CAST STONE/PRECAST (NET*)	811 S.F.	14.4%
	AREA OF MANUFACTURED STONE VENEER (NET*)	239 S.F.	4.2%
MASONRY SUBTOTAL		3,146 S.F.	55.9%
AREA OF E.I.F.S. (NET*)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET*)]		3,230 S.F.	57.3%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES

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TEL 931.552.4771 / EMAIL: bmartin@lylecookmartin.com

NOT FOR CONSTRUCTION - FOR PLANNING COMMISSION REVIEW ONLY

BRADLEY A. MARTIN — 100077 — STATE OF TENNESSEE — REGISTERED ARCHITECT

A New Facility FOR
Will. Co. Animal Care Center
Site Plan, Rev. 1 (Archives Bldg.)
SITE ADDRESS
1000 Roy F. Alley Court
Franklin, Tennessee 37069

EXTERIOR ELEVATIONS - EXTERIOR MATERIALS

A401-em

DATE : 11.05.20
JOB NO. : 15003.00
DR. BY : b
CK. BY : BRM/D
FILE NAME: 15003-cdd-b-a401-em

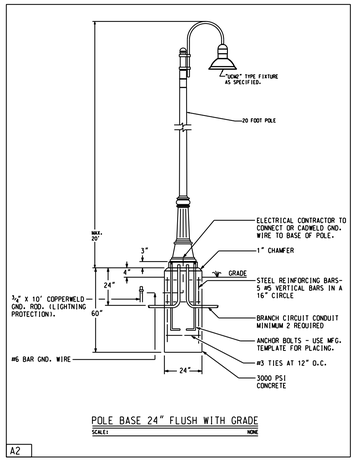
REVISIONS :
1 -
2 -
3 -
4 -
5 -

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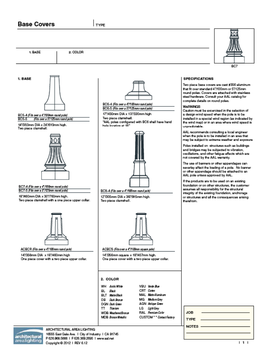
Suitable for use on other projects out in other locations.



POLE BASE 24" FLUSH WITH GRADE

SCALE: NONE

A2


Base Covers
TYPE
1. BASE
2. COLOR
BC1
1. BASE
BC5 (5.0"dia. x 4.0"/90mm wall cut)
5"/127mm Dia. x 4"/102mm high.
Two piece standard.
BC6 (5.0"dia. x 12.0"/305mm high.
Two piece standard.
BC7 (5.0"dia. x 4"/90mm wall cut)
5"/127mm Dia. x 4"/102mm high.
Two piece standard with a two piece open collar.
BC8 (5.0"dia. x 12.0"/305mm high.
Two piece standard.
BC9 (5.0"dia. x 4"/90mm wall cut)
5"/127mm Dia. x 4"/102mm high.
Two piece standard.
BC10 (5"dia. x 4"/90mm wall cut)
5"/127mm Dia. x 4"/102mm high.
One piece cover with a two piece open collar.
BC11 (5"dia. x 4"/90mm wall cut)
5"/127mm Dia. x 4"/102mm high.
One piece cover with a two piece open collar.
2. COLOR
AH Arch White
BL Black
BLT Matte Black
DBT Dark Bronze
DGN Dark Green
NT Natural
RAL Select Powder Colors
WHT White
VBLU Verde Blue
VGN Verde Green
WHL White Lilac
WSL White Silver
LG Light Gray
RBU Arch Blue
GRY Gray
MBL Mediterranean
MGN Mediterranean Green
MTL Metallic Silver
SBL Sky Blue
SPG Spring Green
CUSTOM Custom Colors
SPECIFICATIONS
Two piece base covers are cast #356 aluminum and fit over 4" tenon (4.0" O.D.) on the pole. Standard finish is white polyester powder applied. Other finishes are available from the factory. Consult your KIM, catalog for additional information on round poles.
WARNING
Caution must be exercised in the selection of a design and based when the pole is to be installed in a location where it will be subjected to the wind loads of hi an area where wind speed is 100 mph or greater.
We recommend consulting a local engineer familiar with the local conditions that the pole may be subject to extreme weather and soil.
Poles installed in structures such as buildings or parking decks, or near other structures, foundations, and other fatigue effects which are not covered by the A.N. warranty.
The use of banners or other appendages on poles renders affect the loading of a pole. The banner or other appendages should be attached to an independent support structure.
If the products are to be used on an existing foundation or other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage and structure. Consult with a structural engineer therefore.
FINISH
Poles shall have be painted without the luminaire installed.
Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt projection shall be 3.0".
CERTIFICATION
Certified UL 1998 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code.
JOB
TYPE
NOTES
architectural area lighting
ARCHITECTURAL AREA LIGHTING
14850 Sand Dale Ave. | City of Industry | CA 91746
800.423.1863 Phone | 800.423.1863 Fax | www.aal.net
Copyright © 2012 | REV 8.12
[1]
PR5 – Aluminum Pole
TYPE
9" ROUND (RS) POLE
1. BASE
2. POLE
3. DIM
4. COLOR
MAXIMUM ALLOWABLE EPA (MPH)
1. BASE 2. POLE A. DIA B. WALL WEIGHT 70 80 90 100 110 120 130 140
PR5 SR5-168 4" (4.0 dia.) 4" SR 11 .188" 41 28.7 22.7 18 14.5 12.0 10.1 8.6
PR5 SR10-168 10" (9.5 dia.) 4" SR 11 .188" 55 23.5 18.6 14.8 12.0 9.8 8.4 7.2
PR5 SR12-168 12" (9.7 dia.) 4" SR 11 .188" 61 26.2 20.8 16.8 13.6 11.2 9.4 8.0
PR5 SR14-188 14" (9.9 dia.) 4" SR 11 .188" 69 14.8 12 9.8 8.0 6.6 5.6 4.8
PR5 SR16-188 16" (10.1 dia.) 4" SR 11 .188" 77 16.6 13.4 11 9.0 7.4 6.2 5.4
PR5 SR18-188 18" (9.9 dia.) 4" SR 11 .188" 85 18.5 14.9 12.2 10.1 8.3 7.0 6.0
PR5 SR20-188 20" (9.9 dia.) 4" SR 11 .188" 93 20.4 16.4 13.4 11.1 9.2 7.7 6.6
PR5 SR22-188 22" (9.9 dia.) 4" SR 11 .188" 101 22.3 18 14.7 12.1 10.1 8.5 7.2
PR5 SR24-188 24" (10.1 dia.) 4" SR 11 .188" 109 24.2 19.5 16 13.2 11.0 9.3 7.9
PR5 SR26-188 26" (10.1 dia.) 4" SR 11 .188" 117 26.1 21.1 17.2 14.3 11.9 10.1 8.6
PR5 SR28-188 28" (10.1 dia.) 4" SR 11 .188" 125 28.0 22.6 18.5 15.4 12.8 10.8 9.3
PR5 SR30-188 30" (10.1 dia.) 4" SR 11 .188" 133 29.9 24.1 19.7 16.4 13.7 11.6 9.9
PR5 SR32-188 32" (10.1 dia.) 4" SR 11 .188" 141 31.8 25.7 21 17.5 14.6 12.3 10.5
PR5 SR34-188 34" (10.1 dia.) 4" SR 11 .188" 149 33.7 27.2 22.2 18.5 15.5 13.1 11.1
PR5 SR36-188 36" (10.1 dia.) 4" SR 11 .188" 157 35.6 28.8 23.5 19.6 16.4 13.8 11.8
PR5 SR38-188 38" (10.1 dia.) 4" SR 11 .188" 165 37.5 30.3 24.7 20.7 17.3 14.6 12.4
PR5 SR40-188 40" (10.1 dia.) 4" SR 11 .188" 173 39.4 31.8 26 21.8 18.2 15.4 13.1
PR5 SR42-188 42" (10.1 dia.) 4" SR 11 .188" 181 41.3 33.4 27.2 22.9 19.1 16.1 13.7
Note: Overall height is measured to top of pole.
2. COLOR
Bloomfield Colors
AH Arch White
BL Black
BLT Matte Black
DBT Dark Bronze
DGN Dark Green
NT Natural
WHT White
VBLU Verde Blue
VGN Verde Green
WHL White Lilac
WSL White Silver
LG Light Gray
Premium Colors
BRZ Dark Bronze
DPT Dark Pewter
SPW Sherwin
CPR Polished Copper
RAL RAL 9 digit Color
CUSTOM Custom Color
MOUNTING
TDBU Tenon, 2 @ 90 x 4"H
TDU Tenon, 4"H, 4"H
TA Single Side Arm
TB Two @ 180 Arm
TC Two Way Tenon
TD Three @ 90 Tenon
TF Four Way Tenon
TG No Drilling
SPECIFICATIONS
Poles shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or concentric lifters. Poles shall be capable of withstanding 100 mph rotation, and of uniform wall thickness, with no warping or mold shifting.
WARNING
Caution must be exercised in the selection of a design wind based when the pole is to be installed in a location where it will be subjected to the wind loads of hi an area where wind speed is 100 mph or greater.
We recommend consulting a local engineer familiar with the local conditions that the pole may be subject to extreme weather and soil.
Poles installed on structures such as buildings or parking decks, or near other structures, foundations, and other fatigue effects which are not covered by the A.N. warranty.
The use of banners or other appendages can severely affect the loading of a pole. The banner or other appendages should be attached to an independent support structure.
If the products are to be used on an existing foundation or other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage and structure. Consult with a structural engineer therefore.
FINISH
Poles shall have be painted without the luminaire installed.
Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt projection shall be 3.0".
CERTIFICATION
Certified UL 1998 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code.
JOB
TYPE
NOTES
architectural area lighting
ARCHITECTURAL AREA LIGHTING
14850 Sand Dale Ave. | City of Industry | CA 91746
800.423.1863 Phone | 800.423.1863 Fax | www.aal.net
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[2]
PR6 – Aluminum Pole
TYPE
9" ROUND (RS) POLE
DIMENSIONS
ANCHOR BOLT TEMPLATE SUPPLIED
HAND HOLE
BOTTOM END
GROUND LUG (INTERNAL)
SHOWN WITH OPTIONAL DECORATIVE BASE COVER
SHOWN WITH OPTIONAL DECORATIVE BASE COVER
HAND HOLE
DOUBLE FIGURE MOUNTING ORIENTATION
SHOWN WITH OPTIONAL DECORATIVE BASE COVER
SHOWN WITH OPTIONAL DECORATIVE BASE COVER
HAND HOLE
DOUBLE FIGURE MOUNTING ORIENTATION
SHOWN WITH OPTIONAL DECORATIVE BASE COVER
SHOWN WITH OPTIONAL DECORATIVE BASE COVER
HAND HOLE
architectural area lighting
ARCHITECTURAL AREA LIGHTING
14850 Sand Dale Ave. | City of Industry | CA 91746
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[3]
UCM2
ARCHITECTURAL AREA/SITE
UNIVERSE®
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:
FEATURES
• Patent-pending, edge-lit free illumination
• Type 3, 4, 5 MW, BLC and TFM distributions
• 5000K, 4000K, 3000K CCT
• 0-10V dimming ready
• Integral surge suppression
• 7E standard powder coat finishes
• Upgrade Kits
CONTROL TECHNOLOGY
eWEARE
SPECIFICATIONS
CONSTRUCTION
• Standard configurations die cast aluminum 360 alloy, painted with continuous silicone rubber gasket
• Standard configurations do not require a flat lens, optional lenses is tempered glass
• All internal and external hardware is stainless steel
• Finish: Slots and extension members, electrostatically applied, thermally cured, super durable polyester TGIC polyester powder coating
• Optional bevel finish to match the luminaire housing
LEDOPTICS
• Proprietary edge-lit system consisting of a die cast heat sink, LED engine, TIR optics, gasket and metal plate
• Optics are easily disassembled to replace components. Optics are held in place without the use of adhesives
• Optical chamber is gasketed and sealed to weather-proof seal around each individual LED
• Features revolutionary individual LED optical technology for superb performance TIR optical design's
• House Side Shield is available on Standard and Medium distributions to reduce the LED wattage's that are directed toward house side for any distribution using a Diffused lens.
INSTALLATION
• Luminaire must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.
ELECTRICAL
• Luminaire have integral surge protection, UL 1449 3rd Edition, rated for 10kV/5kA (Type A) and 6kV/3kA (Type B) using the industry standard 8x20us wave and ring wave using a 2Ω Z.
• Luminaire is suitable for use on circuits having a current maximum of 20000 Amps maximum at 277VAC.
• Optional 10kV/10kA surge Kit(s) will be wired for low voltage (277V) dimming control
• Driver and surge suppressor are mounted to a removable power supply tray that can easily be removed from the gear compartment.
CONTROLS
• Egrnos wirelessly dial up over a 4/5G/Linux network to a cloud server for control and tracking over the adapter to add a total of 8 ETNos can be added to the network before a gateway is required. Network electrically isolated, IP67 and have a vent access cover with an integral lens and lanyard.
CONTROLS CONTINUED
• Egrnos has an integral photocell as internal hard lock-to-Aperture Photocell by others.
• Egrnos adapter shall require an auxiliary 120 VAC power source to power the adapter and relay in the event of emergency. The relay may be wired and located into position with the luminaire. Egrnos, 120 VAC power source and a normal line of supply necessary to provide power to the adapter and relay by others.
CERTIFICATIONS
• UL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations.
• IP66 rated. Warnings: Surge Protective will be wired for low voltage (277V) dimming control
WARRANTY
• 5 Year Limited. Complete Warranty and Conditions at: www.hubbelllighting.com/legal/warranty. Additional information.
KEY DATA
LUMEN RANGE 1,621–5,376
WATTAGE RANGE 20.2–77.6
EFFICACY RANGE (LPW) 54.5–138.5
INPUT CURRENT (mA) 350/530/700 mA
VOLTAGE 120 V – 277 V 347 V – 480 V
CRI 70 to 90 CRI
LPW 70 to 138 LPW
Page 1 of 2 | 10/2020
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HUBBELL Lighting


RELATED PRODUCTS
#UCL1 #UCL2/3 #UCL #UCL
Page 2 of 2 | 10/2020

UCM2
ARCHITECTURAL AREA/SITE
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:
ORDERING GUIDE
Example: UCM2-MB-SU-FLD-36L-625-MCT-2-CL-BL-WPCC-SLA3-EU-BRZ
Catalog #
HOUSING
Mounting
SU Universe Medium
Optical Lens
CL Clear
Options
Mounting Option
MCT Tenon Mounting Adapter
Finish
BRZ Bronze Finish
Page 1 of 2 | 10/2020
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HUBBELL Lighting

ENTECH
ENGINEERING INC.
5301 VIRGINIA WAY
BRENTWOOD, TN 37027
v. 615.373.2640
f. 615.373.4837
email@entechtn.com
entechtn.com

C&I
ARCHITECTURE
INTERIORS
C & I DESIGN, INC.
P.O. Box 1197
101 Southeast Parkway Court, Suite 120
Franklin, Tennessee 37064
Phone: 615.599.2525
Fax: 615.599.7755

ROBERT ALLEN ALBRITTON
REGISTERED ENGINEER
No. 109911
STATE OF TENNESSEE

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	[MANUFAC]
	12	S1-T3	SINGLE	N.A.	0,900	UCM-BEL-T3-32LED-4K-700	ARCHITECTURAL AREA LIGHTING
	1	S1-T4	SINGLE	N.A.	0,900	UCM-BEL-T4-32LED-4K-700	ARCHITECTURAL AREA LIGHTING

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1,01	2,7	0,2	5,05	13,50

GENERAL NOTES:

A. READINGS SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE.

B. RESULTS ARE SHOWN IN UNITS OF FOOTCANDLES.

C. READINGS SHOWN ARE AT GRADE.

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISION. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPPERINTENDENT OR THE PLANNING COMMISION.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS VOLT	LAMPS QTY	LAMPS TYPE	MOUNTING	REMARKS
S1-T3	ARHITECTURAL AREA LIGHTING	UCM2-BEL-36L-615-4K7-3-**-SLA4-W-PC ON PR55200188-PTA-BC5-BL-***	UNV	--	71.6W LED	20' POLE	PARKING LOT LIGHT
S1-T4	ARHITECTURAL AREA LIGHTING	UCM2-BEL-36L-615-4K7-4W-**-SLA4 W-PC ON PR55200188-PTA-BC5-BL-***	UNV	--	71.6W LED	20' POLE	PARKING LOT LIGHT

A NEW FACILITY FOR
WILL CO. ANIMAL CARE CENTER,
SITE PLAN, REV. 1 (ARCHIVES BLDG.)
SITE ADDRESS
1000 ROY F. ALLEY COURT
FRANKLIN, TENNESSEE

C.O.F. P&S Proj. #: Site Plan Project No. 7383

PHOTOMETRICS
SITE PLAN

E001

	REVISIONS :
DATE : 10.12.20	
JOB NO. : 15003.00	
DR. BY :	
CK. BY :	
FILE NAME:	

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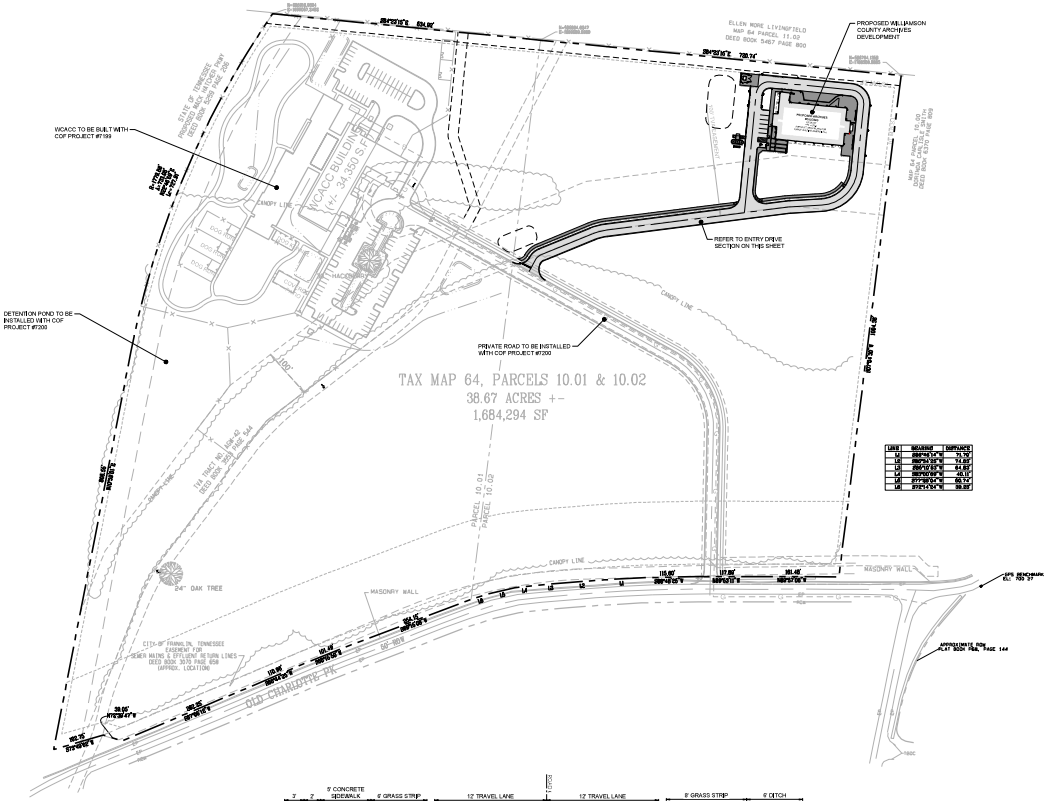
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REFER TO SHEET C0.1
FOR APPLICABLE NOTES

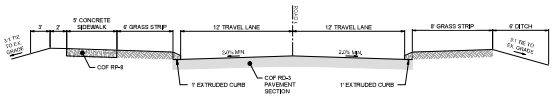
SITE DATA TABLE		
PROJECT NAME	WILLIAMSON COUNTY ANIMAL CARE CENTER, SITE PLAN, REVISION 1 (CARCHIVES BLDG.)	WILLIAMSON COUNTY ANIMAL CARE CENTER
COF PROJECT #	7383	7199 & 7200
ADDRESS	1000 ROY F. ALLEY COURT FRANKLIN, TN	
MAP, PARCELS	64, 10.01 & 10.02	
OWNER	WILLIAMSON COUNTY TN 1320 W. MAIN ST REET, SUITE 125 FRANKLIN, TN 37064 CONTACT: JIM CROSS	DAVIS CONSTRUCTION, LLC 7104 CHARLOTTE PK NASHVILLE, TN 37209 CONTACT: JIM CROSS
SITE AREA	2,559 AC. / 1,684,469.38	
DISTURBED AREA	±6.11 AC.	±13.67 AC.
EXISTING ZONING	CI (CIVIC AND INSTITUTIONAL)	
ZONING OVERLAYS	SPRC CORRIDOR / HISTORIC	
BUILDING TYPE	OTHER	
FRONTAGE TYPE	PARKING	
BUILDING SETBACKS	FRONT: 25 FT. SIDE: 10 FT. REAR: 25 FT.	
PROPOSED BUILDING AREA	±20,000 SF	34,434 SF
PROPOSED BUILDING HEIGHT	1 - 35 FEET	1 - 35 FEET
MINIMUM LANDSCAPE SURFACE AREA	40% REQUIRED / 40% PROVIDED	
MINIMUM PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	167 STANDARD SPACES 1 ADA SPACE	107 STANDARD SPACES 8 ADA SPACES
OPEN SPACE PROVIDED	15% REQUIRED / 55% PROVIDED	
BIKE PARKING REQUIRED	3 SPACES OR 0.1 SPACES PER VEHICLE SPACE	3 SPACES OR 0.1 SPACES PER VEHICLE SPACE
BIKE PARKING PROVIDED	1	6

Notes:

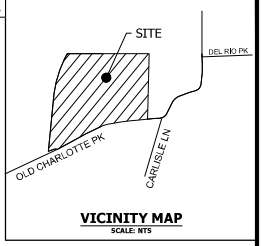
1. The project site is located at 1000 Roy F. Alley Court in Franklin, TN, and is located within the 9th Civil District. The property is referenced as Map 64, Parcels 10.01 & 10.02 on the Williamson County tax maps.
2. Survey information provided by Arrowhead Survey dated 05/07/2019 and revised 01/15/2020.
3. Fire hydrant flow for the hydrant tested on 02/13/2020
   Static Pressure: 86 psi
   Residual Pressure: 76 psi
   Flow: 1,225 gpm
4. The acreage of this development is ±38.67 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0153G & 47187C0154G dated December 22, 2016 / 47187C0195F dated September 29, 2006, this site is located within Zone X which is defined as an area determined to be outside of the 500-year floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets shall comply with the MUTCD latest edition.
11. Contractor shall coordinate relocation or removal of onsite electric with MTEMC.
12. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
13. Pavement and hardscape less than 5' from bio-retention planting surface shall be stabilized to prevent settling. Refer to bio-retention detail for additional information.
14. Contractor shall ensure that all mechanical equipment is completely screened from all directions and off-site views.
15. The change out of any equipment to a larger dimensional height or mounting height will require that additional measures be taken to meet city of Franklin screening requirements.



LINE	BEARING	DISTANCE
L1	S89°54'10"E	75.79'
L2	S89°54'10"E	74.83'
L3	S89°54'10"E	64.83'
L4	S89°50'09"E	48.17'
L5	S73°35'14"E	66.74'
L6	S73°41'54"E	99.89'



ENTRY DRIVE STREET SECTION
N.T.S.



VICINITY MAP
SCALE: NTS

C&I
ARCHITECTURE
INTERIORS
C & I DESIGN, INC.
P.O. Box 1197
120 Southeast Parkway Court, Suite 120
Franklin, Tennessee 37065
Phone: 615.599.2525
Fax: 615.599.7755

CSDG

STATE OF TENNESSEE
STEVEN K. DECOSTER
REGISTERED
ARCHITECT
01/07/2021

CONSTRUCTION DOCUMENTS

A NEW FACILITY

WILL. CO. ANIMAL CARE CENTER, SITE PLAN, REV. 1 (ARCHIVES BLDG.)

SITE ADDRESS
1000 ROY F. ALLEY COURT
FRANKLIN, TENNESSEE

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

MAP 64, PARCELS 10.01 & 10.02

PROJECT BENCHMARK:
DESCRIPTION: GPS BENCHMARK
ELEVATION: 700.27' (RTK/GPS) NAD83
CSDG PROJ # 20-078-01

SCALE: 1"=100

C2.0

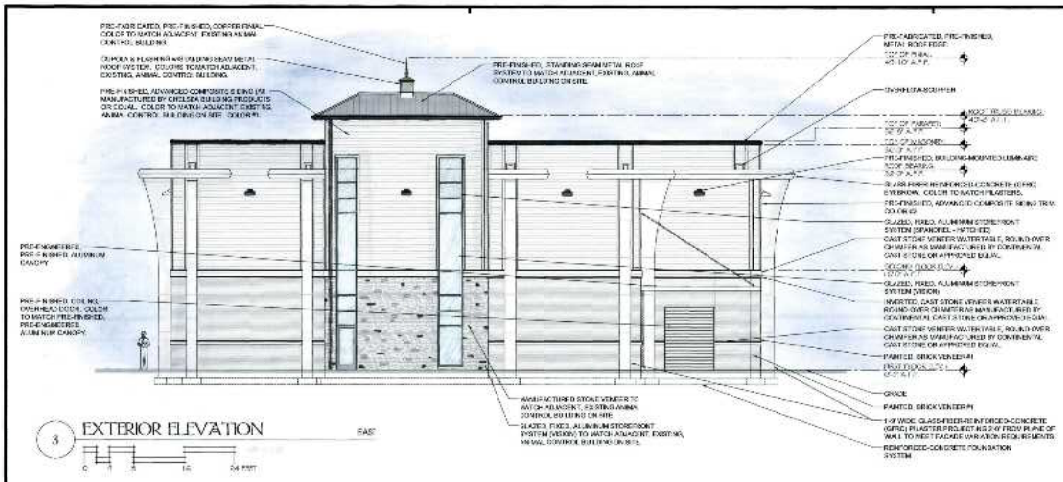
OVERALL SITE LAYOUT PLAN

DATE:	01.07.21
JOB NO.:	19036.00
DS. BY:	
DR. BY:	
CK. BY:	
FILE NAME:	

REVISIONS:	
1	COF COMMENTS

C:\DSF, P&S Proj_#\...Site Plan Project No.: 7383

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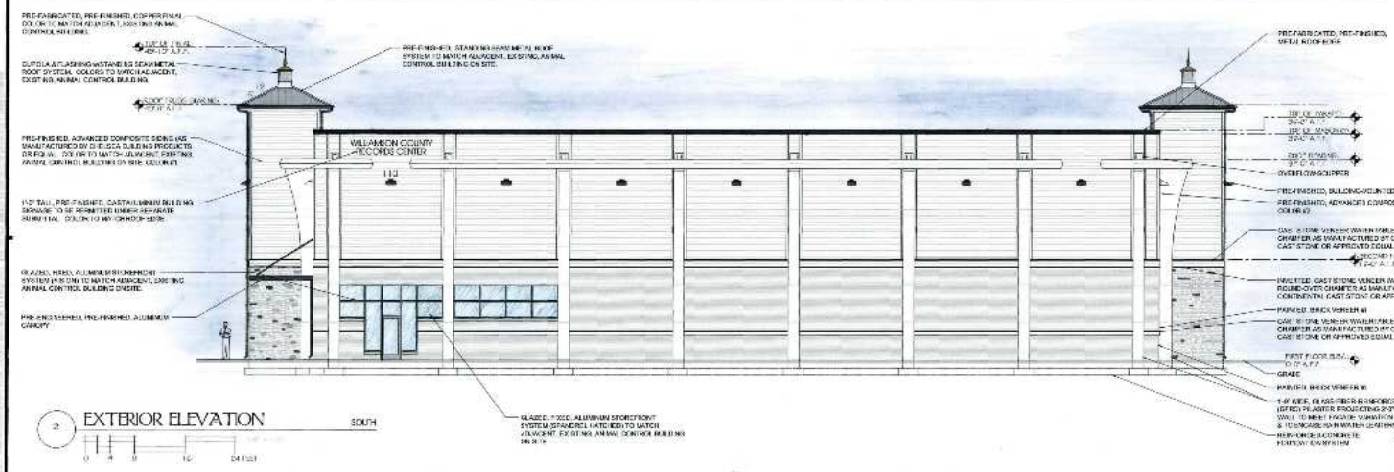
3 EXTERIOR ELEVATION — EAST

0 4 8 16 24 FEET

AREA SUMMARY - EAST

DESIGNATION		SURFACE AREA	PERCENTAGE OF WALL
GROSS WALL AREA		5,6[illegible] S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		424 S.F.	NOT APPLICABLE
NET AREA OF WALL		5,[illegible] S.F.	NOT APPLICABLE
MASONRY VENEER	AREA OF BRICK VENEER (NET)	896 S.F.	89.4%
	AREA OF CAST STONE (REFERENCE UNIT*)	104 S.F.	10.4%
	AREA OF MANUFACTURED STONE VENEER (NET)	2[illegible] S.F.	0.2%
MASONRY SUBTOTAL		1,005 S.F.	100.0%
AREA OF COMPOSITE SIDING (NET)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET))		[illegible] S.F.	46.6%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES



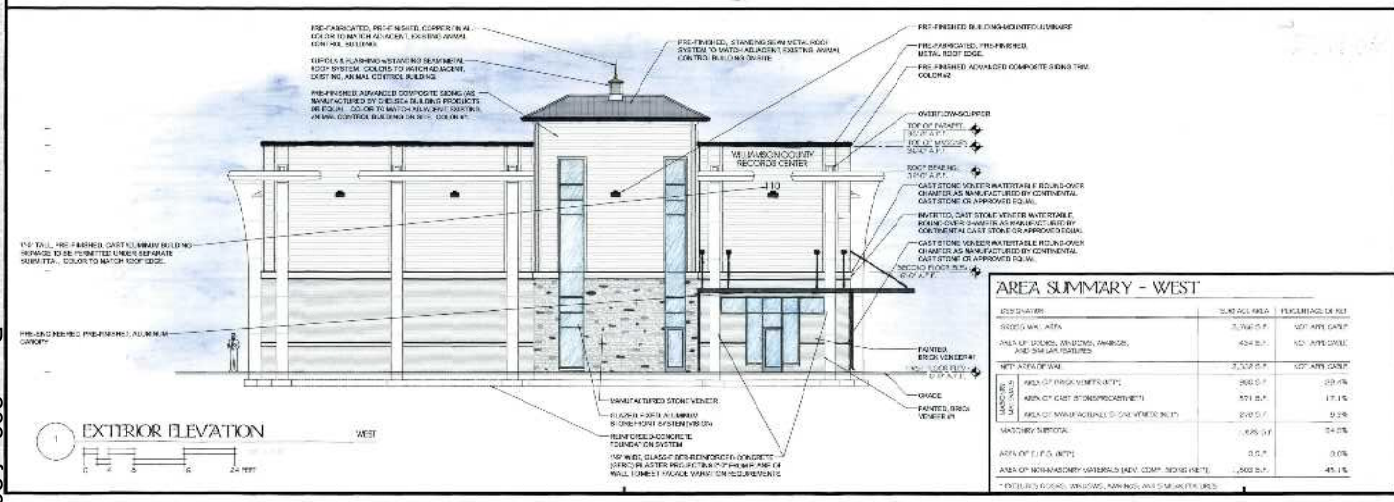
2 EXTERIOR ELEVATION — SOUTH

0 4 8 16 24 FEET

AREA SUMMARY - SOUTH

DESIGNATION		SURFACE AREA	PERCENTAGE OF WALL
GROSS WALL AREA		5,[illegible] S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		567 S.F.	NOT APPLICABLE
NET AREA OF WALL		5,[illegible] S.F.	NOT APPLICABLE
MASONRY VENEER	AREA OF BRICK VENEER (NET)	2,[illegible] S.F.	[illegible]%
	AREA OF CAST STONE (REFERENCE UNIT*)	[illegible] S.F.	15.7%
	AREA OF MANUFACTURED STONE VENEER (NET)	332 S.F.	4.2%
MASONRY SUBTOTAL		3,[illegible] S.F.	[illegible]%
AREA OF G.F.R.C. (NET)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET))		2,[illegible] S.F.	40.6%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES



1 EXTERIOR ELEVATION — WEST

0 4 8 16 24 FEET

AREA SUMMARY - WEST

DESIGNATION		GROSS AREA	PERCENTAGE OF WALL
GROSS WALL AREA		5,[illegible] S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES		424 S.F.	NOT APPLICABLE
NET AREA OF WALL		5,[illegible] S.F.	NOT APPLICABLE
MASONRY VENEER	AREA OF BRICK VENEER (NET)	[illegible] S.F.	[illegible]%
	AREA OF CAST STONE (REFERENCE UNIT*)	571 S.F.	17.1%
	AREA OF MANUFACTURED STONE VENEER (NET)	2[illegible] S.F.	9.3%
MASONRY SUBTOTAL		4,[illegible] S.F.	54.8%
AREA OF G.F.R.C. (NET)		0 S.F.	0.0%
AREA OF NON-MASONRY MATERIALS (ADV. COMP. SIDING (NET))		1,[illegible] S.F.	45.1%

* EXCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR FEATURES

FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	COLOR
1	PAINTED, BRICK VENEER #1	BENJAMIN MOORE (TO BE USED WHERE NO ANIMAL CONTROL EXISTS)	BLENDSTON IVORY 2080-70
2	ADVANCED COMPOSITE SIDING	CHELSEA BUILDING PRODUCTS (TO BE USED WHERE NO ANIMAL CONTROL EXISTS)	TO MATCH ALABASTER 2SW 7008
3	ADVANCED COMPOSITE SIDING TRIM	CHELSEA BUILDING PRODUCTS	TO MATCH STORMY GRAY 2SW 7601
4	MANUFACTURED STONE VENEER	TO MATCH EXISTING ANIMAL CONTROL BLDG.	TO BE VERIFIED
5	CAST STONE VENEER	CONTINENTAL CAST STONE OR APPROVED EQUAL	TO BE DETERMINED
6	STANDING SEAM METAL ROOFING	RAHNEE METAL METALS, INC. OR APPROVED EQUAL	TO MATCH ANIMAL CONTROL BLDG.
7	ROOF EDGE	TO BE DETERMINED	TO MATCH ROOF PANELS
8	ALUMINUM STOREFRONT	KAWNEER, INC. OR APPROVED EQUAL	TO MATCH ANIMAL CONTROL BLDG.
9	GLAZING	TEMPERED, OR APPROVED EQUAL	TO MATCH ANIMAL CONTROL BLDG.
10	GLAZING (SPANDREL)	TEMPERED, OR APPROVED EQUAL	TO MATCH ANIMAL CONTROL BLDG.
11	ALUMINUM CANOPY	TO BE DETERMINED	TO BE DETERMINED
12	PRE-FINISHED METAL FLASHING	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
13	EXTERIOR PAINT - HOLLOW METAL	PORTER, OR EQUAL	TO MATCH ADJACENT WALLS, SPECIFIC COLOR TO BE SELECTED BY OWNER
14	MORTAR	TO BE DETERMINED	TO MATCH EXISTING
15	METAL LOUVERS	TO BE DETERMINED	TO MATCH ROOF PANELS
16	ALUMINUM CANOPIES	DITTMER ARCHITECTURAL ALUMINUM OR APPROVED EQUAL	TO MATCH ROOF PANELS
17	BUILDING-MOUNTED LUMINAIRES	TO BE DETERMINED	DARK BRONZE

DESIGN DISCLAIMER

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS WITHOUT APPROVAL BY EITHER THE DESIGN DIRECTOR OR THE PLANNING COMMISSION.

FRANKLIN DESIGN DEPARTMENT - D.S. FEB 2013
FRANKLIN PLANNING COMMISSION - 5/15/2013

MECHANICAL UNIT DISCLAIMER

(TOTAL UNITS, INCLUDING ALL ROOF MECHANICAL UNITS ARE SCREENED ON ALL)
- ☐ ROOF OR
- ■ GROUND (behind screening)
- ☐ % OF BUILDING
- ☐ ROOF TOP(S)

GENERAL NOTES

1. PAINTED, BRICK VENEERED STEEL OR PAINTED TO MATCH THE ADJACENT BUILDING OF THE OLD BUILDING. INCORPORATE A CAVITY WALL SYSTEM AND BE PAINTED WITH A FLUOROPOLYMER PAINT WITH 1.4 W.B.M.U.'S (CAPACITY OF 70%) PERCENT THAT IS APPLIED TO A MINIMUM DRY THICKNESS OF 30 MILS.

2. PAINTED, BRICK VENEERED STEEL OR PAINTED TO MATCH THE ADJACENT BUILDING OF THE OLD BUILDING. INCORPORATE A CAVITY WALL SYSTEM AND BE PAINTED WITH A FLUOROPOLYMER PAINT WITH 1.4 W.B.M.U.'S (CAPACITY OF 70%) PERCENT THAT IS APPLIED TO A MINIMUM DRY THICKNESS OF 30 MILS.

C&I ARCHITECTURE INTERIORS

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NOT FOR CONSTRUCTION - FOR PLANNING COMMISSION REVIEW ONLY

A New Facility for
Will Co. Animal Care Center
Site Plan, Rev. 1 (Archives Bldg.)
801 ARCHIVES
1000 Roy F. Alley Court
Franklin, Tennessee 37069

EXTERIOR ELEVATIONS - COLOR RENDERINGS

A400-C

DATE	REVISIONS
1	1/15/13

JOB NO.: 13008.02
DRAWN BY: [illegible]
CHK BY: [illegible]
FILE NAME: 13008-Site&-0070.dwg

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FINISH LEGEND

MARK	MATERIAL	MANUFACTURER	COLOR
1	PAINTED BRICK VENEER	SHERWIN WILLIAMS (OR APPROVED EQUAL)	ALABASTER SW 7008
2	ADVANCED COMPOSITE SIDING	CHELSEA BUILDING PRODUCTS (OR APPROVED EQUAL)	TO MATCH ALABASTER SW 7008
3	ADVANCED COMPOSITE SIDING TRIM	CHELSEA BUILDING PRODUCTS	TO MATCH PERIMENT SW7044
4	MANUFACTURED STONE VENEER	TO MATCH EXISTING ANIMAL CONTROL BLDG.	TO BE VERIFIED
5	CAST STONE VENEER	TO BE DETERMINED	TO BE DETERMINED
6	STANDING SEAM METAL ROOFING	STEELSCAPE (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
7	ROOF TRIM	TO BE DETERMINED	TO MATCH ROOF PANELS
8	ALUMINUM STOREFRONT	KAWNEER, INC. (OR APPROVED EQUAL)	TO MATCH ANIMAL CONTROL BLDG.
9	GLAZING	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
10	GLAZING SPANDREL	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
11	ALUMINUM FASCIA	TO BE DETERMINED	TO BE DETERMINED
12	PRE-FINISHED METAL FLASHING + TRIM	TO BE DETERMINED	TO MATCH ANIMAL CONTROL BLDG.
13	EXTERIOR PAINT - HOLLOW METAL	TO BE DETERMINED	TO MATCH ADJACENT WALL OR MATCH ADJACENT PAINTED DOOR
14	MIRROR	TO BE DETERMINED	TO BE DETERMINED
15	METAL LOUVERS	TO BE DETERMINED	TO MATCH ROOF PANELS
16	ALUMINUM CANOPIES	TO BE DETERMINED (OR APPROVED EQUAL)	TO MATCH ROOF PANELS
17	BUILDING MOUNTED LUMINAIRES	TO BE DETERMINED	DARK BRONZE

DESIGN DISCLAIMER

"THESE RENDERINGS HAVE BEEN DEVELOPED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES MAY NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE HISTORIC ZONING DIRECTOR OR THE PLANNING COMMISSION."

FRANKLIN CODES DEPARTMENT: 615.794.3012
FRANKLIN PLANNING DEPARTMENT: 615.791.3218

MECHANICAL UNIT DISCLAIMER

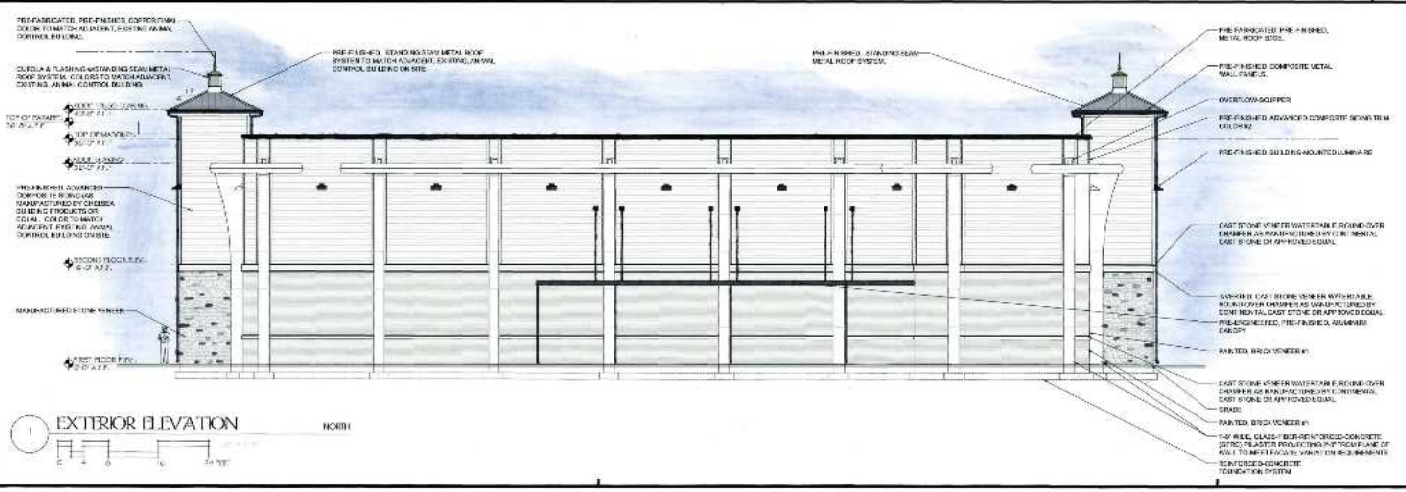
HVAC UNITS, CONDENSERS AND/OR MECHANICAL UNITS ARE LOCATED ON THE:

- ☐ ROOFTOP
- ■ GROUND (behind screening)
- ■ IN SITE BUILDING
- ☐ WALL (louvered)

GENERAL NOTES

1. EXISTING WALL CONSTRUCTION SHALL BE 100% INTERFACE CAST STONE OR BRICK VENEER TO BE USED TO PREVENT EFFLORESCENCE BY WATER. AFTER DUE THESE MATERIALS ARE SPECIFIED, THEY SHALL NOT BE PAINTED PURSUANT TO THE FRANKLIN DESIGN STANDARDS.

2. PAINTED, BRICK VENEER SHALL BE PAINTED TO MATCH THE COLOR SCHEME OF THE BUILDING. INCORPORATE A CAVITY WALL SYSTEM AS PAINTED WITH MASE ASTONEPRO PAINT WITH A MINIMUM PLASTICITY OF 650 PSI OR THAT IS APPLIED TO A MINIMUM DRY THICKNESS OF 3.0 MILS.



1 EXTERIOR ELEVATION — NORTH

AREA SUMMARY - NORTH

DESCRIPTION		GROSS AREA	PERCENTAGE
GROSS WALL AREA		5,850 S.F.	NOT APPLICABLE
AREA OF DOORS, WINDOWS, AWNINGS AND STOREFRONTS		317 S.F.	NOT APPLICABLE
NET AREA OF WALL		5,533 S.F.	NOT APPLICABLE
MASONRY CALCULATIONS	AREA OF BRICK VENEER (NET)	2,070 S.F.	37.4%
	AREA OF CAST STONE VENEER (NET)	811 S.F.	14.4%
	AREA OF MANUFACTURED STONE VENEER (NET)	236 S.F.	4.2%
	MASONRY SUBTOTAL	3,149 S.F.	56.9%
	ALLOWED E.I.F.S. (NOT)	0 S.F.	0.0%
	ALLOWED NON-MASONRY MATERIALS (ADV. COMP. SIDING, ETC.)	2,384 S.F.	43.1%

1 INCLUDES DOORS, WINDOWS, AWNINGS, AND SIMILAR ITEMS

NOT FOR CONSTRUCTION - FOR PLANNING COMMISSION, 2ND REVIEW

11/16/20

A New Facility for
Will. Co. Animal Care Center
Site Plan, Rev. 1 (Archives Bldg.)
PIN: 43 M 005
1000 Roper Ridge Court
Franklin, Tennessee 37067

EXTERIOR ELEVATIONS - COLOR RENDERINGS

A401-C

DATE: 11/16/20
JOB NO.: 1900.02
DR. BY: RDW
CK. BY: RDW
FILE NAME: 1903.cdd-ext01-c

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