City of Franklin

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

# Meeting Agenda

## Franklin Municipal Planning Commission

**Thursday, April 22, 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.*

**The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Call in to the conference meeting 1-312-626-6799; Meeting ID:989 9601 9303 ; Password: 854623. Callers will be unmuted and given the opportunity to comment during the meeting at specific times. • 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 will be accepted until 12:00 PM (noon) on the day before the meeting. • Limited viewing will be available in the lobby at City Hall for up to ten persons, but in-person comment in the Boardroom will not be available. • City YouTube: https://www.youtube.com/user/CityOfFranklin • City Facebook Live: https://www.facebook.com/CityOfFranklin • City website: https://www.franklintn.gov/franklintv**

**CALL TO ORDER**

1. Consideration Of Resolution 2021-84, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On April 22, 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:*** Kelly Dannenfelser, Amy Diaz-Barriga

**APPROVAL OF MINUTES**

2. Consideration Of Approval Of The March 25, 2021 FMPC Minutes.

**CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA**

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

**ANNOUNCEMENTS**

**VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA**

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

**CONSENT AGENDA**

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

3. Consideration Of Approval Of Items 4, 5, And 14 On The Consent Agenda.

**SITE PLAN SURETIES**

4. Westhaven PUD Subdivision, Site Plan, Section 15, Resubdivision Of Lot 4032 (Live-Work Units); Release The Maintenance Agreement For Landscaping Improvements. (CONSENT AGENDA)

   ***Sponsors:*** Paula Kortas

5. Westhaven PUD Subdivision, Site Plan, Section 27; Release The Maintenance Agreement For Landscaping Improvements. (CONSENT AGENDA)

   ***Sponsors:*** Paula Kortas

**ENVISION FRANKLIN PLAN AMENDMENTS**

6. Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

***Sponsors:*** Kelly Dannenfelser, Andrew Orr, Eric Conner

**VESTED RIGHTS/SITE PLAN EXTENSION**

7. Consideration Of A Six-Month Extension Of The Township PUD Subdivision, Site Plan, Section 2, To November 28, 2021.

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga

**ANNEXATIONS AND PLANS OF SERVICES**

8. Consideration Of Resolution 2021-70, A Resolution Adopting A Plan Of Services For The Annexation Of Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, By The City Of Franklin, Tennessee.

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

9. Consideration Of Resolution 2021-71, A Resolution To Annex Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, Consisting Of 244.08 Acres, Located West Of Lewisburg Pike And South Of Goose Creek Bypass And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

**REZONINGS/DEVELOPMENT PLANS**

10. Consideration Of Ordinance 2021-08, An Ordinance To Zone 244.08 Acres To Planned (PD 2.09) District, Scenic Corridor Overlay (SCO) District, Hillside Hillcrest Overlay (HHO) District, For Property Located West Of Lewisburg Pike And South Of Goose Creek Bypass, (Southvale PUD Subdivision).

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

11. Consideration Of Resolution 2021-72, A Resolution Approving A Development Plan For Southvale PUD Subdivision, For Eight Properties Located West Of Lewisburg Pike And South Of Goose Creek Bypass.

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

12. Consideration of Ordinance 2021-09, An Ordinance To Rezone 28.91 Acres From Agricultural (AG) District To Neighborhood Commercial (NC) District For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive.

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

13. Morton Subdivision, Preliminary Plat (207 Fairground Street), Creating 3 Attached Residential Lots For Two Duplexes (4 Dwelling Units) And 1 Open Space Lot, On 0.39 Acres, Located West of Columbia Avenue and South Of Fairground Street, At 207 Fairground Street.

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

14. Westhaven PUD Subdivision, Final Plat, Section 20, Revision 1, Creating 7 Non-Residential Lots, On 199.026 Acres, Located At The Intersection Of Boyd Mill Pike And Stone Water Boulevard. (CONSENT AGENDA)

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Chelsea Randolph

**ZONING ORDINANCE TEXT AMENDMENTS**

15. Consideration of Ordinance 2021-07, An Ordinance To Amend Chapter 23 Of The Zoning Ordinance Of The City of Franklin To Redefine Substantial Damage And Substantial Improvement Related To Cumulative Timeframe And Market Value For Properties Located In The Floodplain.

    ***Sponsors:*** Tom Marsh, Alex Brown, Shanna McCoy

**NON-AGENDA ITEMS**

**ANY OTHER BUSINESS**

**ADJOURN**

**RESOLUTION 2021-84**

**A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON APRIL 22, 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, Executive Order No. 71, and Executive Order No. 78 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 April 22, 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 April 22, 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/11051/1092

**IT IS SO RESOLVED AND DONE** on this 22nd day of April, 2021.

**ATTEST:**

By: _____
**Emily Wright**
FMPC Secretary

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Roger Lindsay**
FMPC Chair

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

Law Dept. approved 04.12.21

City of Franklin

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

# Meeting Minutes

## Franklin Municipal Planning Commission

**Thursday, March 25, 2021** **7:00 PM** **Board Room**

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### CALL TO ORDER

**Chair Lindsey called the Planning Commission meeting to order at 7:02 PM.**

**Board Members Present: Roger Lindsey, Nick Mann, Ann Petersen, Marcia Allen, Jenny Williamson, Michael Orr, Scott Harrison, Jimmy Franks, Alma McLemore**

1. Consideration Of Resolution 2021-50, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On March 25, 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:*** Kelly Dannenfelser, Amy Diaz-Barriga

***Attachments:*** 1. 2021-50 RES Declaring Need for Electronic Meeting_FMPC_03.25.21.Law Approved

**Chair Lindsey asked for a motion to approve Resolution 2021-50.**

**Chair Lindsey asked for citizen comments. There were none.**

**Commissioner Allen moved, seconded by Commissioner Harrison, to approve Resolution 2021-50.**

**Chair Lindsey asked for a roll call vote.**

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|---|---|
| **ACTION:** | **Motion to Approve the Resolution, Item 1, by Commissioner Marcia Allen second by Commissioner Scott Harrison;** |
| | **Motion Passed 9-0** |
| **AYES:** | **Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **None** |
| **ABSTAIN:** | **None** |

**Chair Lindsey read the following announcement:**

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**• Watch the meeting on FranklinTV or the City of Franklin website.**
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**• Call in to the conference meeting 1-312-626-6799; Meeting ID: 990 0449 6156; Password: 476160. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.**
**• The public could 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 12:00 PM (noon) on the day before the meeting.**
**• Limited viewing will be available in the lobby at City Hall for up to ten persons, but in-person comment in the Boardroom will not be available.**

## APPROVAL OF MINUTES

2. Consideration Of Approval Of The February 25, 2021 FMPC Minutes.

***Sponsors:***

***Attachments:*** 1. DRAFT FMPC Minutes February 2021 with attachments

**Chair Lindsey asked for a motion to approve the Minutes from the February 25, 2021 meeting.**

**Commissioner Harrison moved, seconded by Commissioner Mann, to Approve the Minutes.**

**Chair Lindsey asked for a roll call vote.**

**The motion passed unanimously.**

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| **ACTION:** | **Motion to Approve the Minutes, Item 2, by Commissioner Scott Harrison second by Commissioner Nick Mann;** |

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| | **Motion Passed 9-0** |
| **AYES:** | **Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **None** |
| **ABSTAIN:** | **None** |

## CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

**The Chair asked for citizen comments. There were none.**

## ANNOUNCEMENTS

**The Chair asked if there were any announcements.**

**Ms. Kelly Dannenfelser, Assistant Director of the Planning and Sustainability Department, stated that City has launched the design process to envision a new City Hall. The new City Hall will be located on its current location on the Historic Public Square. The intent is to replace the old one-story City Hall building that has been used for almost forty years. The new City Hall will be more functional and collaborative and will contribute to the character of Downtown. Currently, they are in the information gathering process. There will be public meetings held on May 13th at 6 pm. There will be several other public meetings. The times for these meetings will be posted on the City website. Also, there will be a meeting with the Joint Conceptual Workshop on May 27th to obtain feedback from the Planning Commissioners and Board of Mayor and Aldermen. More information can be found at www.Complete-the-Square.com.**

## 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 4, 12, and 13 On The Consent Agenda.

***Sponsors:***

***Attachments:*** None

**Chair Lindsey stated that the vote for the Consent Agenda would include Items 4, 12, and 13.**

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

**Commissioner McLemore moved, seconded by Commissioner Harrison, to Approve the Consent Agenda.**

**Chair Lindsey called for a roll call vote.**

**The motion passed unanimously.**

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| **ACTION:** | **Motion to Approve the Consent Agenda, Item 3, by Commissioner Alma McLemore second by Commissioner Scott Harrison;** |
| | **Motion Passed 9-0** |
| **AYES:** | **Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **None** |
| **ABSTAIN:** | **None** |

## SITE PLAN SURETIES

4. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvements To March 24, 2022. (CONSENT AGENDA)

***Sponsors:*** Paula

Kortas

***Attachments:*** None

**This Item was approved on the Consent Agenda.**

## ENVISION FRANKLIN PLAN AMENDMENTS

5. Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

***Sponsors:*** Kelly Dannenfelser, Andrew Orr, Eric Conner

***Attachments:***
1. RES 2021-26 Amend Envision Franklin for Buckley Property.with Exhibit.Law Approved
2. Buckley Property Treemont Letter
3. Area Map
4. Staff Report

**Mr. Andrew Orr, Long Range Supervisor, stated that this application must be deferred in order to meet state public hearing notification requirements. Notice of public hearing was not published in a newspaper of general circulation 30 days prior to the meeting as required by state law.**

**Staff recommended deferral until the April 22, 2021 Planning Commission.**

**Chair Lindsey asked if there were any citizen comments. There were none.**

**The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that they concurred with the Staff recommendation to defer the item until the Planning Commission meeting on April 22, 2021.**

**Chair Lindsey asked for a motion.**

**Commissioner Harrison moved, seconded by Commissioner Orr, to defer Resolution 2021-26 to the Planning Commission meeting on April 22, 2021.**

**Chair Lindsey asked for any discussion on the motion.**

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

**Chair Lindsey asked for a roll call vote.**

**The motion carried unanimously.**

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|---|---|
| **ACTION:** | **Motion to Defer the Resolution 2021-26 to the April 22, 2021 Planning Commission, Item 5, by Commissioner Scott Harrison second by Commissioner Michael Orr;** **Motion Passed 9-0** |
| **AYES:** | **Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **None** |
| **ABSTAIN:** | **None** |

## REZONINGS/DEVELOPMENT PLANS

6. Consideration of Ordinance 2020-36, An Ordinance To Rezone 35.36 Acres From Planned (PD) District To Planned (PD 0.17/14,300) District For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road (Cheekwood North PUD).

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

***Attachments:***

1. MAP Cheekwood North PUD Rez-DP
2. ORD 2020-36 Cheekwood North PUD Rez_with Exhibits.Law Approved
3. 2021-03-04 Resubmittal Cheekwood North – Survey

**Commissioner Franks recused himself from Item 6.**

**Mr. Joseph Bryan, Principal Planner, stated that the applicant is requesting to rezone 35.36 acres from Planned (PD) District to Planned (PD 0.17/14,300) District to accommodate the Cheekwood North PUD Subdivision. The proposed entitlements include density allowances for 6 single-family residential lots and 14,300 square feet of utility space for equipment storage. Envision Franklin places this parcel into the Single-Family Design Concept, which supports both single-family and recreational uses. The property is maintaining its use as a golf course and adding six residential lots so the proposed zoning with revised entitlements meet the recommendations of Envision Franklin. The corresponding development plan for the Cheekwood North PUD Subdivision will also be heard on this agenda.**

**Staff recommended Approval of Ordinance 2020-36 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked if there were any citizen comments.**

**The following citizens spoke concerning Item 6:**

**1. Mr. Raymond Hicks, 104 Broadley Court - Opposed. Mr. Hicks stated that this property was floodplain and wetlands. He stated that the development would not transition with the look of the current neighborhood. He was concerned about future flooding caused by the development.**
**2. Ms. Deborah Hicks, 104 Broadley Court - Opposed. She stated that there was destruction done to the wetlands without permits and several trees were removed due to construction. She stated this will not transition with the look of their neighborhood.**
**3. Mr. Chuck Foster, 215 Cheekwood Court. Mr. Foster stated he would defer to the environmental engineers.**
**4. Mr. Rob Miller, 525 Dunwoody Court - Opposed. He stated that the homes will not transition well with the current neighborhood.**
**5. Mr. Jeff Dykes, 108 Broadley Court - Opposed. He stated that he emailed the Commissioners a letter and 16 questions. He was involved with the original developer of the current neighborhood. He stated that several changes had been made to the wetlands area without permits.**
**6. Ms. Anna Fitzhugh, 112 Broadley Court - Opposed. She stated that she is in favor of Cheekwood South, but is opposed to the plans for Cheekwood North.**
**7. Mr. Chuck Kirkpatrick, 116 Broadley Court - Opposed. Mr. Kirkpatrick stated that there had been destruction done to the wetlands without permits. He stated that the City of Franklin Stormwater Division had instructed the destruction to stop. He was also concerned about flooding.**
**8. Ms. Elizabeth Miller, 107 Broadley Court - Opposed. She stated that she was in agreement with the other neighbors who are opposed to this item.**

**The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he was excited to be a part of the consulting team for the Cheekwood project. Cheekwood North is a portion of the existing golf course. Envision Franklin identifies this property as Single Family Residential. He stated that part of the property is in the 100-Year Floodplain. There is an eastern portion that is outside the floodplain. The current zoning for the property is Planned District (PD). They are proposing the addition of six single family lots. He stated that there are several property owners involved. They are proposing to change the zoning for the property owned by the Cheekwood Golf Club. A portion of the property will still be used for golf. Mr. Gamble stated that it was recommended that all exotic evasives be removed from the stream channels and also along the Harpeth River. He stated this was being done in cooperation with the City of Franklin.**

**Chair Lindsey asked for a motion.**

**Commissioner Orr moved, seconded by Commissioner Harrison, to recommend Approval of Ordinance 2020-36 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked for any discussion on the motion.**

**Commissioner Allen asked about the floodplain and erosion in this area. She directed her question to Staff.**

**Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that the City of Franklin stopped the owner from clearing the area. He stated that this clearing was separate from the proposed development plan. The development plan will establish buffers. There will be a buffer mitigation plan with required plantings and removed evasives. He stated that the citizen complaints about the clearing had been received and were being responded to. He stated, concerning the floodplain, the applicant is not required to go through the FEMA process at the development plan stage. The applicant will be required to have a Conditional Letter of Map Revision (CLOMR) and meet all of the Federal, State, and local floodplain requirements. He stated that they will look into the erosion and the concerns of the neighbors. He stated that the residents should speak with Doug Noonan in the Stormwater division.**

**Commissioner McLemore asked about the removal of the trees and whether permits were required.**

**Mr. Wiseman stated that they are looking into this.**

**Chair Lindsey asked about the CLOMR requirement. He asked if there was anticipation of the removal or disturbance of floodway along the Harpeth River.**

**Mr. Wiseman stated that he did not believe this affected the floodway along the Harpeth River at any point. He stated there would be a CLOMR, but not an H and H study.**

**Chair Lindsey asked for a vote on the motion.**

**Chair Lindsey asked for a roll call vote.**

**The motion carried unanimously. Commissioner Franks was recused from the vote.**

| | |
|---|---|
| **ACTION:** | **Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2020-36, Item 6, by Commissioner Michael Orr second by Commissioner Scott Harrison; Motion Passed 8-0** |
| **AYES:** | **Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **None** |
| **ABSTAIN:** | **None** |

7. Consideration of Resolution 2020-298, A Resolution Approving A Development Plan For Cheekwood North PUD Subdivision, For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road.

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

***Attachments:***
1. MAP Cheekwood North PUD Rez-DP
2. RES 2020-298 Cheekwood North PUD DP_with Exhibit.Law Approved
3. 7414 Cheekwood North PUD DP_Conditions of Approval_01
4. 2021-03-04 Resubmittal Cheekwood North
5. Public Comments-Cheekwood North PUD

**Commissioner Franks recused himself from Item 7.**

**Mr. Bryan stated that the applicant has submitted a development plan for the Cheekwood North PUD Subdivision to update the existing gold course and add housing on the property located at 285 Spencer Creek Road. The plan proposes six new single-family residential lots and 14,300 square feet of utility space for equipment storage and recreational use. The subject property is located in the Single-Family Design Concept per Envision Franklin. The Single-Family Design Concept allows for single-family, institutional and recreational uses.**

**The proposed architecture is compatible with that of the surrounding neighborhoods and meets the recommendations of**

**Envision Franklin. All new residential structures will be placed outside of the Floodway Fringe Overlay (FFO). The applicant has also indicated that they will relocate the existing pump station for City Water services away from the proposed residential lots. Specific location and design will be determined with the site plan submittal. The current administrative and recreational services on the property will be relocated to the Cheekwood South PUD Subdivision on the southern side of Mack Hatcher Parkway. That plan is also included on this agenda.**

**Staff recommended Approval, with conditions, of Resolution 2020-298 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked if there were any citizen comments.**

**Mr. Bryan stated that several emails were received from citizens concerning the wetlands, traffic and the floodplain. Copies of these emails had been included in each Commissioner's packet. These comments will be included in the minutes.**

**The following citizens spoke concerning Item 7:**
**1. Mr. Jeff Dykes, 108 Broadley Court - Opposed. He stated that if homes are built, the lease will be in default. Their HOA owns a portion of the property. The property will no longer be able to be used for golf.**
**2. Ms. Deborah Hicks, 104 Broadley Court - Opposed. She stated that, even before any development takes place, they have already experienced flooding on their property. She wanted to know if the trees in the wetland area were going to be replaced.**
**3. Mr. Chuck Kirkpatrick, 116 Broadley Court - Opposed. Mr. Kirkpatrick asked for clarification on what was being considered. Mr. Kirkpatrick referred to his email. He stated that he was concerned about the flooding and how new construction would affect them.**
**4. Ms. Anna Fitzhugh, 112 Broadley Court - Opposed.**
**5. Ms. Candice Kirkpatrick, 116 Broadley Court - Opposed. She stated that her property backs up to the creek. She stated that that the wetlands had been damaged and cleared illegally. She was concerned about flooding.**
**6. Mr. Jeff Dykes, 108 Broadley Court - Opposed. Mr. Dykes was concerned about traffic conditions due to the flooding on Spencer Creek Road.**

**The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that the consultant team was led by Nicholas Design. Nicholas Design has designed over 425 golf courses. He stated this was led by Jack Nicholas. Mr. Gamble stated that they were excited to bring this design. He stated that the golf course on the north side would be nine (par three) holes. The holes were designed within the property currently owned by the Cheekwood Golf Course. He stated that there would be no changes to the property that was currently leased. The area owned by Cheekwood Golf Course is approximately 35 acres. The plan includes incorporating a new pond adjacent to hole 7. He stated that the pond would be used to store additional water needed for the course. This side of the course would include a maintenance facility and a halfway house. The halfway house is designed in a historic style. The maintenance facility will include storage for carts and equipment. It will also be designed in a historic style. Mr. Gamble stated that the facility would be relocated further away from any single family homes. He stated that the proposed six single family homes are predominantly outside the 100-year floodplain. He stated that they do anticipate the manipulation of approximately .75 acres. They will follow both the City of Franklin and FEMA's process. They have not started the CLOMR, but have started evaluating the area. Lots 1-6 are alley-loaded single family detached homes. The homes are compatible in size to the homes on Dunwoody Court and surrounding area. The homes will be two story with porches and streetscapes.**

**Chair Lindsey asked for a motion.**

**Commissioner Orr moved, seconded by Commissioner McLemore, to recommend Approval of Resolution 2020-298 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked for any discussion on the motion.**

**Commissioner Williamson asked if there was vegetation planned for the buffer. She also asked if considerations were made for any herbicides or pesticides.**

**Mr. Gamble gave the details for the planned buffers. To answer the second question, Mr. Gamble referred to Mr. Todd Jester, consultant for the Cheekwood North project. Mr. Jester discussed the guidelines that they plan to adopt for construction and maintenance. These guidelines address pest management and environmental concerns. He stated that they**

**plan to get certification.**

**Commissioner Williamson asked about the procedure for golf balls that are found downstream.**

**Mr. Jester stated that they will have areas where the golf balls cannot be retrieved. So, some balls may float downstream.**

**Mr. Wiseman stated that the golf balls are a pollutant, so a plan will need to be implemented to address this issue.**

**Mr. Gamble stated that many of the holes were designed to play away from the river.**

**Commissioner Mann addressed the flooding concerns about building homes near the 100-year floodplain. He referred to the proposed turn-around. He asked if Staff was agreeable to the design as proposed.**

**Mr. Wiseman stated that the applicant will have to go through the CLOMR process for approval. They will look closely at the site plan.**

**Mr. Gamble stated that the turn-around would be elevated out of the floodplain. He stated that the pond would also allow for floodplain storage.**

**Alderman Petersen stated that this was a recommendation for approval to the Board of Mayor and Aldermen (BOMA). She stated the BOMA would also vote on this item. Alderman Petersen clarified this for the citizens who had called in.**

**Chair Lindsey stated that this recommendation should include Staff's Conditions of Approval. He asked if there was a motion to amend the motion to include the Conditions of Approval.**

**Commissioner Orr moved, seconded by Commissioner McLemore, to amend the motion to recommend Approval of Resolution 2020-298, with conditions, to the Board of Mayor and Aldermen.**

**Chair Lindsey asked for a vote on the motion.**

**Chair Lindsey asked for a roll call vote.**

**The motion carried by the following vote (7-1). Commissioner Harrison voted against the motion. Commissioner Franks was recused from the vote.**

| | |
|---|---|
| **ACTION:** | **Motion to Recommend Approval, with Conditions, to the Board of Mayor and Aldermen the Resolution 2020-298, Item 7, by Commissioner Michael Orr second by Commissioner Alma McLemore;** |
| | **Motion Passed 7-1** |
| **AYES:** | **Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **Scott Harrison** |
| **ABSTAIN:** | **None** |

8. Consideration of Ordinance 2020-37, An Ordinance To Rezone 53.52 Acres From Civic Institutional (CI) District To Planned (PD 58,909) District For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway (Cheekwood South PUD).

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

***Attachments:***
1. MAP Cheekwood South PUD Rez-DP
2. ORD 2020-37 Cheekwood South PUD Rez_with Exhibits.Law Approved
3. 2021-03-04 Resubmittal Cheekwood South - Rezoning

**Commissioner Franks recused himself from Item 8.**

**Mr. Bryan stated that t**he applicant is requesting to rezone the subject property from Civic Institutional (CI) District to Planned (PD 58,909) District to accommodate the Cheekwood South PUD Subdivision and construct golf course facilities. The parcel consists of 53.52 acres and is located South of Mack Hatcher Parkway and West of Aldersgate Way. The property is currently vacant. Envision Franklin places this parcel in the Recreation Design Concept which supports both public and private recreational opportunities. The proposed rezoning entitlements include 58,909 square feet of nonresidential space for the club house, driving range, etc. The rezoning is consistent with Envision Franklin and can be supported by Staff.

**Staff recommended Approval of Ordinance 2020-37 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked if there were any citizen comments. There were none.**

**The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that this property is located on the south side of Mack Hatcher Parkway. He stated that it is approximately 53 acres owned by the City of Franklin. The Envision Franklin policy is Recreation and the property is zoned Civic Institutional. The proposed zoning is Planned District to allow golf and the proposed development plan.**

**Chair Lindsey asked for a motion.**

**Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2020-37 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked for any discussion on the motion.**

**Commissioner Allen asked if this was a nineteen hole golf course.**

**Mr. Gamble stated that it was not. He stated that the golf course on the north side would be a nine hole (par three) course. The south side of the course would be a golf training facility.**

**Chair Lindsey asked for a vote on the motion.**

**Chair Lindsey asked for a roll call vote.**

**The motion carried unanimously. Commissioner Franks was recused from this item.**

| | |
|---|---|
| **ACTION:** | **Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2020-37, Item 8, by Commissioner Marcia Allen second by Commissioner Alma McLemore; Motion Passed 8-0** |
| **AYES:** | **Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **None** |
| **ABSTAIN:** | **None** |

9. Consideration of Resolution 2020-299, A Resolution Approving A Development Plan For Cheekwood South PUD Subdivision, For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway.

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

***Attachments:***
1. MAP Cheekwood South PUD Rez-DP
2. RES 2020-299 Cheekwood South PUD DP-with Exhibits.Law Approved
3. Conditions of Approval UPDATED 3.23.2021
4. 2021-02-04 Cheekwood South DP Resubmittal
5. Public Comments-Cheekwood North PUD

**Commissioner Franks recused himself from Item 9.**

**Mr. Bryan stated that the applicant has submitted a development plan for the Cheekwood South PUD Subdivision to develop a golf course and driving range. The subject property consists of 53.52 acres and is located South of Mack Hatcher Parkway**

**and West of Aldersgate Way. The property is owned by the City of Franklin and currently vacant. Envision Franklin places this parcel in the Recreation Design Concept. Per Envision Franklin, the Recreation Design Concept supports both private and public recreational opportunities. Envision Franklin states that, " should be interconnected through bike lanes, multi-use paths, and sidewalks." The plan as proposed provides a safe connection to the parcel on the northside of Mack Hatcher and connects with established local trails. In addition to the course itself, the administrative offices, club house, and pro shop for both this development and the Cheekwood North PUD Subdivision are located on the property. The proposed architecture of the site facilities responds to the rural character of the Mack Hatcher corridor and is compatible with existing development in the immediate area.**

**Any golf balls that are hit into the surrounding jurisdictional features (wetlands, rivers, streams, etc.) shall be considered an illicit discharge followed by Notices of Violation and Civil Penalties per the City of Franklin Stormwater Ordinance, therefore additional information regarding nets for the driving range will be required at the site plan submittal to ensure proper protection of the Harpeth River and surrounding wetlands. There is also a condition of approval to remove the sidewalk currently shown encroaching into a protected wetland.**

**Staff recommended Approval, with conditions, of Resolution 2020-299 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked if there were any citizen comments.**

**Mr. Thomas Herbert, 301 Stanley Park Lane, stated that he would like to know about any proposed changes to the floodway along the Harpeth River.**

**Chair Lindsey called for a fifteen minute recess at 8:19 pm due to weather conditions. The meeting resumed at 8:30 pm.**

**The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that this side of Mack Hatcher will see the relocation of the Golf Club to this property. He stated that 40,000 vehicle trips per year use Spencer Creek Road to use the golf course. The use of the traffic signal will make access easier and reducing the traffic volume on Spencer Creek Road. The south side will be a golf training facility with trainers, a chipping area, a six hole practice course, and a driving range. This Williamson County GIS map shows the floodplain on the property. They will be manipulating 3.5 acres of the floodplain and replacing that volume on the course. There will be a complex of buildings on the property. Mr. Gamble compared the campus to the neighboring properties, such as the BGA campus. The buildings will include a club house, golf performance center, a golf house, and a teaching building. The club house will be open to the general public. The architecture will be reflective of rural equestrian.**

**Mr. Todd Jester stated that they are working toward a partnership with the Tennessee Golf Foundation. He discussed the plan to work with the youth and local school golf teams. He stated, per Nicholas Design, there is nothing like this design anywhere else in the nation. They are very excited about this project.**

**Chair Lindsey asked for a motion.**

**Commissioner Orr moved, seconded by Commissioner Harrison, to recommend Approval, with conditions, of Resolution 2020-299 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked for any discussion on the motion.**

**Commissioner Allen asked if Cheekwood was going to buy or lease this property.**

**Mr. Gamble confirmed that Cheekwood would lease the property from the City of Franklin.**

**Commissioner Allen asked if this facility would be programmed all the time. She would like to see it available for seniors.**

**Mr. Jester stated that it would be a learning facility to encourage the youth to learn golf. He stated that this was also redesigned for seniors. He stated that golf courses are disappearing because of the value of land. They want to preserve the opportunity for the public to learn and play golf.**

**Commissioner Mann asked how many bays the driving range would have.**

**Mr. Jester stated that the covered area would have 68 bays and the teaching area would have 10 bays. He stated that this would be a multi-level (3 stories) facility.**

**Chair Lindsey asked if it would be similar to Top Golf and about the pricing.**

**Mr. Jester stated it would be an upgraded, state-of-the-art facility. He stated that the pricing will be competitive and open to the public. They want to introduce golf to the population.**

**Chair Lindsey asked for a vote on the motion.**

**Chair Lindsey asked for a roll call vote.**

**The motion carried unanimously. Commissioner Franks was recused from the vote.**

| | |
|---|---|
| **ACTION:** | **Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen the Resolution 2020-299, Item 9, by Commissioner Michael Orr second by Commissioner Scott Harrison;** |
| | **Motion Passed 8-0** |
| **AYES:** | **Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **None** |
| **ABSTAIN:** | **None** |

10. Consideration Of Ordinance 2021-04, An Ordinance To Rezone 13.81 Acres From Estate Residential (ER) District To Planned (PD 3.12) District For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane (Hillhaven PUD Subdivision).

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

***Attachments:***
1. MAP Hillhaven PUD Rez-DP
2. ORD 2021-04 Hillhaven PUD Rez__with Exhibits.Law Approved
3. 2021-03-04 CHP Hill Haven Rezoning

**Commissioner Harrison recused himself from Item 10.**

**Mr. Bryan stated that the applicant is requesting to rezone the subject property at 171 Hillhaven Lane from Estate Residential (ER) District to Planned (PD 3.12) District to accommodate the Hillhaven PUD Subdivision. The property consists of 13.81 acres and is currently vacant. Envision Franklin places this parcel in the Conservation Subdivision Design Concept, which recommends that 50% of the property be preserved and remain as open space. The proposed rezoning to Planned District with the corresponding development plan is consistent with the recommendations of Envision Franklin and can be supported. The Hillhaven PUD Subdivision Development Plan is also up for review on this agenda.**

**Staff recommended Approval of Ordinance 2021-04 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked if there were any citizen comments. There were none.**

**The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that his presentation would be for both the rezoning and the development plan. This proposed community was in partnership with the Franklin Community Housing Partnership (FCHP). They are requesting a rezoning from Estate Residential to Planned District. Envision Franklin identifies the property as Conservation Subdivision. This requires an open space minimum of 50%. The Master Plan is for just over 13 acres. The open space would be over 60% of the site. Six acres would be developed with 40 units (8 Big Houses with 32 condos and 8 Single Family homes). There is a remediation plan to restore the HHO protected area to a natural state. The stream has 60 foot buffer. Staff comments include a Condition of Approval to remove Lot 11. Mr. Gamble stated that they are fine with this condition. For the 7 single family homes that back up to Arsenal Drive, he stated that the lot widths are the same as the homes on Arsenal Drive. They would create an area for stormwater conveyance and send it to a detention space. Mr. Gamble provided details for the plan. He stated that each Big House will have two homes on the top**

**and two homes on the bottom. He stated that the Big Houses are forty feet wide and compatible with the neighboring homes. He showed a comparison with the Iron Horse Big Houses. The homes inside will range from 1,000 to 1,200 square feet. Each home is 2 bedroom and 2 baths. They are not proposing garages, but someone may add a garage if they want. They received several comments from Neighborhood Meetings. Mr. Gamble showed the elevation in comparison to Roper's Knob. He discussed the traffic impact. He stated that the Housing Commission was concerned about parking. They are providing 1.5 parking spaces for each one bedroom and two spaces for each two bedroom unit.**

**Chair Lindsey asked for a motion.**

**Commissioner McLemore moved, seconded by Commissioner Williamson, to recommend Approval of Ordinance 2021-04 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked for any discussion on the motion.**

**Commissioner Allen asked about the property owner.**

**Mr. Gamble stated that the Franklin Community Housing Partnership has an agreement to purchase the land from them.**

**Commissioner Williamson asked about the retention basin being in the scenic corridor buffer. She asked if there was landscaping planned for this buffer.**

**Mr. Gamble stated that they would be incorporating landscape.**

**Commissioner Williamson asked about the trailway issues.**

**Mr. Gamble stated that the additional cost would have affected the proposed home price and the ability of buyers to purchase the homes.**

**Commissioner Williamson asked if the field would be maintained or naturalistic.**

**Mr. Gamble stated it would be naturalistic.**

**Chair Lindsey asked for a vote on the motion.**

**Chair Lindsey asked for a roll call vote.**

**The motion carried unanimously. Commissioner Harrison was recused from the vote. Commissioner Franks was absent from the vote.**

| | |
|---|---|
| **ACTION:** | **Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-04, Item 10, by Commissioner Alma McLemore second by Commissioner Jenny Williamson; Motion Passed 7-0** |
| **AYES:** | **Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **None** |
| **ABSTAIN:** | **None** |

11. Consideration Of Resolution 2021-51, A Resolution Approving A Development Plan For Hillhaven PUD Subdivision, For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane.

| | |
|---|---|
| ***Sponsors:*** | Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan |
| ***Attachments:*** | 1. MAP Hillhaven PUD Rez-DP<br>2. RES 2021-51 Hillhaven PUD DP_with Exhibits_Law Approved<br>3. 7372 Hillhaven PUD DP_Conditions of Approval_01 |

4. 2021.03.04 HIllahven DP Resubmittal
5. Public Comment-Hillhaven PUD

**Commissioner Harrison recused himself from Item 11.**

**Mr. Joseph Bryan stated that the Hillhaven PUD Subdivision consists of a total of 43 dwelling units, 11 single-family lots and 8 multiplex buildings with 4 attached dwelling units in each building. Envision Franklin places the subject property in the Conservation Subdivision Design Concept, which states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." The parcel lies adjacent to Roper's Knob at the end of Hillhaven Lane. The applicant has responded to the recommendations of Envision Franklin by offering a mixture of housing options while preserving the hillside views the community is accustomed to from this side of the natural feature.**

**Additionally, Envision Franklin states that, "Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings." The architectural conceptions provide a variety of styling that are compatible with the surrounding established neighborhoods.**

**Lot 11 is proposed to be in a location with more than 14% of natural slope. This area is located with the 500ft HHO Buffer and the Zoning Ordinance requires that when lots include this percentage slopes, new lots be minimally two acres in size. Further, the area remaining that is outside of the protected slopes does not have enough buildable area to warrant a single-family residential lot in this location. As a condition of approval, Lot 11 must be removed from the Hillhaven PUD Subdivision.**

**There is a Project Consideration. This proposal includes three lots that are well below the minimum lot size within any of the City's Base Zoning Districts. These three lots are an average size of 2,500 square feet. The size of the lots and the proposed setbacks can accommodate a house, but not necessarily on-site parking or a private yard. Open spaces are provided nearby in the neighborhood, and off-street parking is provided adjacent to the lots. Normally, staff would not support a lot this small. However, due to the mission of the organization developing the site, the limited number of sub-size lots being proposed, and the accommodation of parking and open space near the lots, staff can support these lots in this very specific case.**

**Staff recommended Approval, with conditions, of Resolution 2021-51 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked if there were any citizen comments.**

**Mr. Bryan stated that Staff had received one letter expressing traffic and stormwater concerns. A copy of this letter was provided to the Commissioners and will be added to the minutes. Alderman Petersen stated that she was unable to open this attachment. Ms. Dannenfelser stated that she would provide Alderman Petersen a copy of the letter prior to the BOMA Worksession.**

**Ms. Dannenfelser stated that there were no other citizen comments.**

**The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that the Development Plan was part of the mission of the Franklin Community Housing Partnership. He stated that it was the mission of the FCHP to provide attainable and affordable houses. He stated that these homes would not be leased and would be sold to persons with income at less than 80% of the median income.**

**Commissioner McLemore stated that this development needed to improve the architectural design and be brought to the Planning Commission at the site plan level.**

**Chair Lindsey asked for a motion.**

**Commissioner McLemore moved, seconded by Commissioner Allen, to recommend Approval, with conditions, of Resolution 2021-51 to the Board of Mayor and Aldermen.**

**Chair Lindsey asked for any discussion on the motion.**

**Commissioner Orr asked about the price point.**

**Mr. Gamble stated that the price had not be determined yet. However, the Franklin Community Housing Partnership was looking into grants and other opportunities to help first time home buyers. Mr. Gamble stated that the homes need to appraise at market rate.**

**Chair Lindsey asked for a vote on the motion.**

**Chair Lindsey asked for a roll call vote.**

**The motion carried unanimously. Commissioner Harrison was recused from the vote. Commissioner Franks was absent from the vote.**

| | |
|---|---|
| **ACTION:** | **Motion to Recommend Approval with Conditions, to the Board of Mayor and Aldermen the Resolution 2021-51, Item 11, by Commissioner Alma McLemore second by Commissioner Marcia Allen;** |
| | **Motion Passed 7-0** |
| **AYES:** | **Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann** |
| **NOES:** | **None** |
| **ABSTAIN:** | **None** |

## SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 5, Lot 305 (McEwen Place Town Center PUD), Creating 1 Commercial Lot And 2 Open Space Lots, On 13.5 Acres, Located At The Intersection Of Aspen Grove Drive And Jordan Road. (CONSENT AGENDA)

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

***Attachments:***
1. MAP McEwen TC PUD FP Rev 5
2. 7469 McEwen Place PUD FP Sec 4 Rev 5 Lot 305_Conditions of Approval_01
3. COF#7469 - 200430B-McEWEN PLACE PUD-SECT 3-REV 5-2 Sheets - 2021-03-03

**This item was approved on the Consent Agenda.**

13. Vintage at Watson Glen PUD Subdivision, Final Plat (Formerly Lot 24 of Watson Glen Subdivision, Section 1, Revision 10, and Lot 3 of Nashville Lodge No. 72, B.P.O Elks Subdivision), Creating Two Mixed-Use Lots And One Open Space Lot, On 21.24 Acres, Located At The Intersection Of South Royal Oaks Boulevard And Oak Meadow Drive. (CONSENT AGENDA)

***Sponsors:*** Kelly Dannenfelser, Amy Diaz-Barriga, Chelsea Randolph

***Attachments:***
1. FINAL PLAT 7475 Vintage at Watson Glen PUD Subdivision
2. MAP 7475 Vintage at Watson Glen PUD Subdivision, Final Plat
3. 7474 Vintage at Watson Glen Conditions of Approval_01

**This item was approved on the Consent Agenda.**

## NON-AGENDA ITEMS

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

## ANY OTHER BUSINESS

**Chair Lindsey asked if there was any other business. There was none.**

## ADJOURN

**Commissioner Orr moved, seconded by Commissioner Harrison, to adjourn.**

**Chair Lindsey asked for a vote on the motion.**

**The motion carried unanimously. Commissioner Franks was absent from the vote.**

**ACTION:** **Motion to Adjourn by Commissioner Michael Orr second by Commissioner Scott Harrison; Motion Passed 8-0**
**AYES:** **Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann**
**NOES:** **None**
**ABSTAIN:** **None**

**There being no further business, the meeting adjourned at 9:13 PM.**

_____ _____
**Roger Lindsey, Chair** **Date**

March 24, 2021

**I am opposed to adding any homes as provided in the referenced application. My concerns are due to the potential impact on the environment, flooding, traffic on Spencer Creek Road and our experience with the developer(s).**

I am also concerned with the destruction of wetlands, vegetation, waterways, and trees that has already taken place. In the past two weeks, crews have destroyed vegetation and trees along Deerfield Branch without a permit. On the first occurrence, my wife and a neighbor were told by the crew that they were instructed to stop if anyone asked them to do so. My wife asked them to stop. A week later, the crew was out again with heavy equipment, removing vegetation and trees from the creek, again without a permit. (See Photos) My wife called the city. An employee came out (Doug Noonan) and halted the destruction.

We often hear golf balls hitting trees along Deerfield Branch as inexperienced golfers try to come over the trees on #9. If those trees are removed as the developer/planner intends, there will be more golf balls in our yard and likely hitting our house.

The details of the development plan seem to be a ruse. The area along Deerfield Branch is labeled "Preserved Tree Canopy" yet the developers / planners have removed trees and continue to do so despite being told by Mr. Noonan to stop. On March 24, a tractor was working along the Branch removing trees and vegetation.

The developers have treated the homeowners disdainfully and have consistently acted without regard for law, regulation, or city ordinance. We do not want a bad neighbor to be allowed to continue with the proposed development. The neighborhood has acted in good faith only to be repaid with the opposite. Experience shows that if the city approves the plan, the developers will continue to act in their own interest, disregarding the environment, city, and neighbors.

Finally, adding five or six homes as proposed will destroy runoff and increase the likelihood of flooding. In the 2010 flood, the Branch spread into our backyard. Making drastic changes as planned would likely have a detrimental impact, increasing flood risk to homeowners.

Chuck Kirkpatrick
116 Broadley Ct







**From:** Amy Diaz-Barriga
**To:** Joseph Bryan
**Subject:** FW: Cheekwood PD
**Date:** Wednesday, March 24, 2021 3:26:15 PM

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**AMY DIAZ-BARRIGA, AICP**
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732


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**From:** Thomas Herbert <thherbert@gmail.com>
**Sent:** Wednesday, March 24, 2021 7:20 AM
**To:** Planning Intake <planningintake@franklintn.gov>
**Subject:** Cheekwood PD


***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.***


Franklin Planning,
Good morning, my name is Thomas Herbert. I live off Spencer Creek Road and am interested in the Cheekwood N/S proposals. It is a very interesting project and one i could support very much.

BUT, i had a very hard time understanding the proposed changes to the Harpeth River floodway. Since the submittal (attached to the FMPC packet) has there been any clarification of that map/rendering. The etchings used made it impossible to discern where the new proposed floodway extent would be. The existing is quite clear. Unless I missed it, in both the N/S sections the designer proposes to move the right bank floodway by more than 300' in places.

So i figure, that could not be accurate, but wanted to be sure. Is there another rendering that could show that more clearly? Transparent overlap, clearer color differential, e.g. I think that would be pertinent to the community considering all the relevant and potential long term impacts of this proposal.

Respectfully,
Thomas Herbert
Franklin, TN 37069

| | |
|---|---|
| **From:** | Amy Diaz-Barriga |
| **To:** | Joseph Bryan |
| **Subject:** | FW: Deborah Allen Hicks... Fwd: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter |
| **Date:** | Wednesday, March 24, 2021 3:05:33 PM |
| **Attachments:** | mime-attachment.msg |


**AMY DIAZ-BARRIGA, AICP**
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732


**From:** Deborah Allen <deborahallen@comcast.net>
**Sent:** Tuesday, March 23, 2021 11:43 AM
**To:** Planning Intake <planningintake@franklintn.gov>
**Cc:** Raymond Hicks <raymondhicks@comcast.net>
**Subject:** Deborah Allen Hicks... Fwd: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter


***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.***


**Subject:** Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter

Hello...
This is Deborah Allen-Hicks writing to you. My husband, Raymond Hicks and I live next door to Jeff Dykes in Cheekwood at 104 Broadley Court.
Rather than write a long letter... I will just copy you on a couple of emails from Jeff which contain excellent information. Raymond and I completely Agree with Jeff's opinions and findings. We feel very strongly about this. And what makes it even worse the way things have moved forward without permits and in general to the detriment of our properties.
Please know that we love our neighborhood and only want the best for all concerned, but we do feel very violated since our best interest seems to be the least of Mr Jester's concern.
This is our home and out life's investment. Thank you for taking the time to understand our point of view and your voice in helping us protect our properties and investment.
We are praying for your help on this matter.
Love and thank you,
Deborah Allen Hicks
615-476-4095

Dana, I am sorry for sending you so much information on this but I felt like you and others involved in the vote should know these very recent events; Also, I have attached the entire packet that was sent to all Cheekwood H.O.A. members:

Two Mondays ago, March 8th, I received a phone call from a frantic neighbor ( Candice Kirpatrick ), who said " Jeff, There is a tractor cutting trees down , clearing out along creek banks behind my house " . I told her I would come over and talk to the golf course employee doing the cutting/clearing with her. I went down to where this was happening with Candice. The tractor operator ask if there was a problem and Candice said " Yes " I do not want these trees cleared out behind my house along creek banks. The tractor man was nice and said " I was told to clear all this out unless somebody complained and if anyone complains to stop" . There was no more clearing done that day.

Fast forward to yesterday, March 22nd. The same neighbor called me and said " Jeff, the tractor is back and clearing banks again, but they are on the other side of creek ( golf course side ) working. My reply to Candice was to call the City of Franklin and let them know. Within 20 minutes a man named Doug, from the City of Franklin came out and put a stop work order on the golf course. Doug then came over to Candice's house to explain what he told the golf course workers. He said that this creek is labeled a blue line creek and a wetland on County, City and Tdec maps.. He said, no one is allowed to work/cut/clear within a 60 foot swath along creek without a permit from state and local municipalities. Doug also said that the owner will have to replace every plant/tree that has been removed in that 60 foot swath.

Attached is the entire packet I sent to all Cheekwood Homeowners. It has pictures before the golf course changed ownership in 2014, of all the Cattails , native wetland plants that were growing in creek before removed by present ownership. There is also pictures of how it looks now. I have other pictures of the recent illegal work done along hundreds of feet of spencer creek banks, of course these are areas with no homes around so nobody knew this was going on except golf course management.
Dana, Can you please forward this email to all planning commissioners, aldermen and alderwomen ad all City of Franklin staff.
Thank You for your service,
Sincerely,
Jeff Dykes

**Jeff Dykes Construction, LLC**
**108 Broadley Court**
**Franklin, TN  37069**
**TN Contractor Lic#36071**
**615-456-7999 (cell)**

Hello 40 Cheekwood homeowners and H.O.A. members. I assume by now you all have received the North side Golf Course submittals for the public hearing at City Hall next Thursday March 25th at 7 pm. I know that everyone has their opinion and ideas for the proposed residential streets and homes along with maintenance building with 25 parking spaces. The following is my personal opinion of how this proposal will damage our beautiful neighborhood.

1) We all live on the edge of a huge flood basin. It is wrong to build that much of impervious materials, streets, curbs, sidewalks, alleys, parking lot, rooftops in the mouth of a Blue Line creek. I have lived here 26 yrs. and during several droughts in those times Spencer Creek still had running water headed to the Harpeth River.

2) I have witnessed in the 26 years living here that during moderate rainfalls, flash rains and such, the County and the City of Franklin street departments come out and put up barricades and Danger High Water signs on Spencer Creek Road at the mouth of the creek where the storm water runs over the road several inches deep and causes hydroplaning. I have seen several wrecks due to this issue and one B.G.A. student injured when he hydroplaned and hit the stone pillars. I do not think anybody has lost their life yet and I apologize if that's not the case. I have had multiple City of Franklin and Williamson County employees tell me that the road needs to raise a minimum of 3 feet, maybe more, and larger culverts put in under road to prevent this from happening, basically a Bridge built.

3) If you look at the plan for new city street it enters the proposed subdivision right at this lowest area. Not good engineering in my opinion. I do not see any plans of raising Spencer Creek Road on this plan.

4) The housing they are proposing to build is all siding farmhouse style design and will not blend with our traditional all Brick/Stucco neighborhood. It will actually stick out like a sore thumb. If this proposal was approved, Existing Homes on Dunwoody Ct. will be looking directly at the backyards, garages and alleys as they walked out their Front Door.

5) The original proposal was to move the Maintenance Bldg. to the South Side development so that noise pollution would be away from our neighborhood, this has changed on this proposal. This is a large Maintenance building that has 25 parking spaces. The golf course is proposing doubling in size, with the addition of South portion, I would assume that the maintenance equipment will at least double, as will the noise for nearby residences.

6) It is of the opinion of several experienced well established lawyers that our Lease Agreement with the golf course owners will be in default if this proposed development passes the vote and is approved. Our lease states that the adjacent land as plated that abuts our 24+ acres of common space can only be used for a golf course. It also states that no lighting can be installed/ added to any portion of the land adjacent to our common area. If the proposal passes there will be Street Lighting and multiple home lighting, landscape lighting, Maintenance building lighting, it could be very bright at night.

7) It is a state law that anyone that owns property with a blue line creek running through the property must obtain a permit to work within a 50 ft. area of the banks of the creek. That is to remove any vegetation or disturb any soil within that 50 ft. I have witnessed a large swath of natural filtration cattails and lily pads in the creek removed by the new golf course management. The water used to be crystal clear on the low side of the creek, now it is nothing but mud washing and banks eroding. As late as last week I saw a tractor clearing out trees on the bank of the creek, when I ask him if he had a permit or was using any erosion control, he said "No, but I was told to stop if anybody complained", and he left? There is a right way to work around and in creeks to improve them, but the first thing is to get a permit.

8) The owner of the golf course has also taken down many trees on your / our HOA 24+ acres without any contact to our association, any flagging or study of the trees, no notification whatsoever. Why would somebody who says they want to be a good neighbor do that with no discussion. Would you take down your neighbor's trees?

9) In closing, I do not think that Jack Nicklaus would support any of this development proposal to build a high quality golf course. If he does, my opinion of Nicklaus Design has changed drastically. I have played a few of Nicklaus public courses around Cincinnati and in Florida, and the managers that I have talked to on those courses have said there is nothing more important to them as courtesy to surrounding neighbors and the environment. That does not seem to be the case here. I 100% support the expansion of the Golf Course but 100% disagree with the sub-division/city street/commercial development proposal up for vote next Thursday March 25, 7 pm. This is a public zoom meeting so this is the chance our neighborhood has to speak with Planning Commission who will be voting.

Thank You for your time,
Jeff Dykes

Public Hearing - 3-25-21 7 PM

March 10, 2021

## Public Notification Letter – Cheekwood

PUBLIC NOTICE

This letter is written to provide public notice that the Franklin Municipal Planning Commission (FMPC) will be considering a proposed Development Plan and Rezoning for the properties located at Map 063, Parcels 2101, 2102 and 2103, Map 052N A, Parcel 00100 and Map 063C A, Parcel 00100 at 285 Spencer Creek Road in Franklin, TN. The request will be heard by the FMPC on Thursday, March 25, 2021 at 7:00 pm in the Board Room at the Franklin City Hall. Please see the information below for more details.

APPLICANT

Gamble Design Collaborative

APPLICANT'S REPRESENTATIVE

Gamble Design Collaborative — 324 Liberty Pike, Suite 145, Franklin, TN 37064
Greg Gamble — 615-975-5765 — greg.gamble@gdc-tn.com

APPLICATION TYPE

Development Plan and Rezoning

DATE, TIME, AND PLACE OF PUBLIC MEETING

Thursday, March 25, 2021 at 7:00 pm in the City Hall Board Room, located at 109 3rd Avenue in Franklin, Tennessee.

SUBJECT PROPERTY

Map 063, Parcels 2.00, 2.01, 2.02. Map 052, Parcel 7.00 and Map 052O, Group A, Parcel 27.00

NATURE AND SCOPE OF THE APPLICANT REQUEST

Two separate Development Plans and Rezonings, proposing a redesign of the Cheekwood Golf Course. The Development Plan for the north side of Mack Hatcher will redesign the golf course and add six residential lots. The Development Plan for the south side of Mack Hatcher will expand the golf course to the City-leased property. The clubhouse will be rebuilt on the southern property, as well as a golf practice facility with 3 story driving range and an associate restaurant.

WHERE TO VIEW THE PROPOSED PLAN

The application may be viewed in the Planning and Sustainability Department, City Hall, 109 3rd Avenue South, Franklin, TN 37064. The Department phone number is 615-791-3212.

WHERE THE PUBLIC CAN BE HEARD

Accommodations have been made to ensure that the public is able to participate in the meeting on Thursday, March 25, 2021 at 7:00 pm with respect to the application. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website https://www.franklintn.gov/franklintv
- Watch the live stream through the City of Franklin Facebook https://www.facebook.com/CityOfFranklin and YouTube accounts https://www.youtube.com/user/CityOfFranklin

- Call in to the conference meeting 1-312-626-6799; Meeting ID: 990 0449 6156; Password: 476160. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.

- 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 will be accepted until 12:00 PM (noon) on the day before the meeting.

- Public comment options will be published with the agenda, or a citizen can call the City of Franklin Planning and Sustainability Department for more information at 615-791-3212.



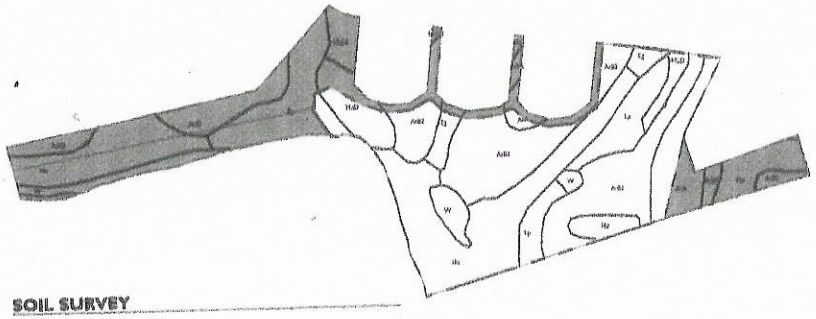

EXISTING CHEEKWOOD

EXISTING BARN

SITE DATA CHART

KEY - EXISTING CONDITIONS

- EXISTING TREE CANOPY
- FWO; PROPOSED
- FWO; EFFECTIVE
- RPO
- 30'/60', ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER



SOIL SURVEY

| | |
|---|---|
| ArA | Armour silt loam, 0 to 2 percent slopes |
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| ArC | Armour silt loam, 5 to 12 percent slopes 1.6 |
| ArC2 | Armour silt loam, 5 to 12 percent slopes, eroded |
| BrC2 | Braxton charty silt loam, 5 to 12 percent slopes, eroded |
| Eg | Egam silt loam, phosphatic |
| HbC2 | Hampshire silt loam, 5 to 12 percent slopes, eroded |
| HcC3 | Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded |
| Hu | Huntington silt loam, phosphatic |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| MbB2 | Maury silt loam, 2 to 5 percent slopes, eroded |
| MoC3 | Maury silty clay loam, 5 to 12 percent slopes, severely eroded |
| MoD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| W | Water |

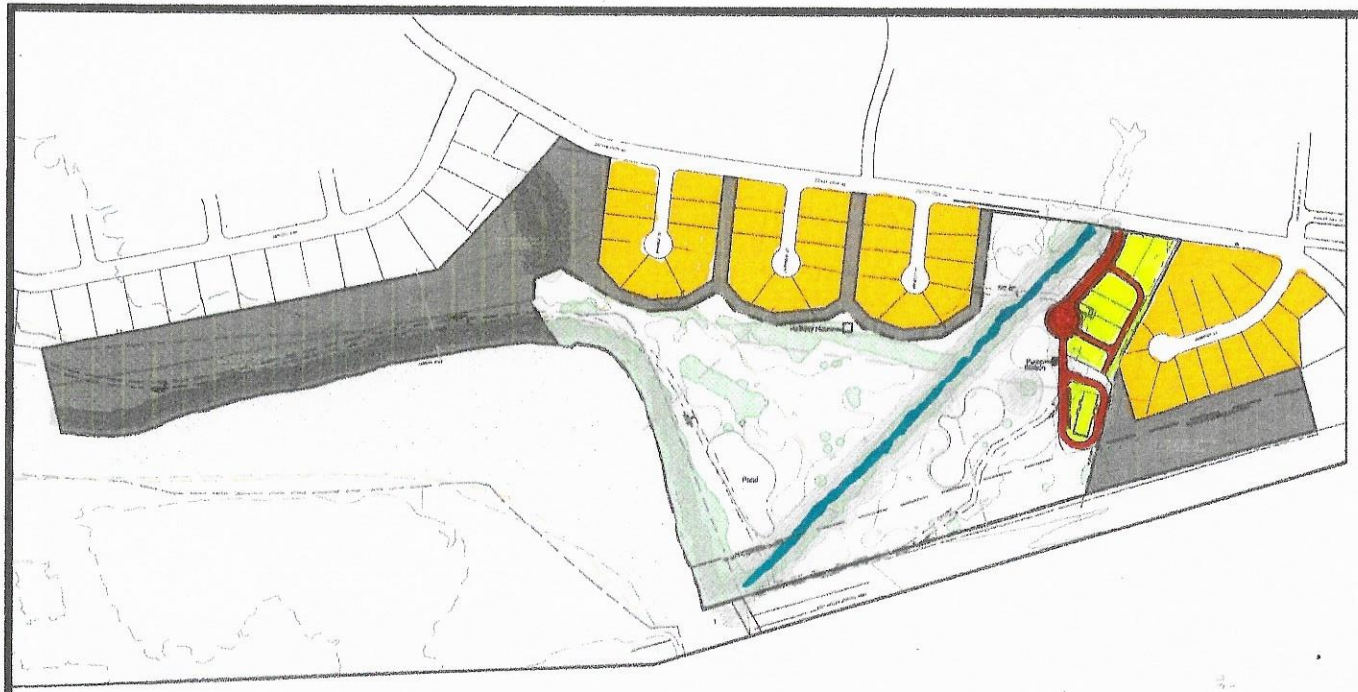
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GRACE A. RILEY
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

OVERALL EXISTING CONDITIONS SHEET
C1.0
COF # 7414



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.

**KEY - DEVELOPMENT PLAN**

- PRESERVED TREE CANOPY
- OPEN SPACE
- FWO; PRELIMINARY
- FWO; EFFECTIVE
- FFO
- 30'/60', ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER

EXISTING CHEEKWOOD

PROPOSED STREETS & ALLEYS

PROPOSED DEVELOPMENT

**SITE DATA CHART**

| | |
|---|---|
| PROJECT NAME: | CHEEKWOOD NORTH PD |
| PROJECT NUMBER: | TBD |
| ADDRESS: | 201 SPENCER LYON ROAD FRANKLIN, TN 37064, 26TH CIVIL DISTRICT |
| PARCEL(S): | 062 02102 |
| ACREAGE OF SITE: | 16.25 AC |
| EXISTING (IF APPLICABLE): | |
| BASE ZONING: | PD (PLANNED DISTRICT) RS (RESIDENTIAL 1 DISTRICT) |
| PROPOSED ZONING: | PD (PLANNED DISTRICT) |
| ZONING OVERLAY(S): | SCO, FWO, FFO |
| BUILDING TYPES ALLOWED: | HOUSE |
| FRONTAGE TYPES ALLOWED: | YARD/TERRACE |
| LOT WIDTH (MINIMUM): | 70' |
| LOT SIZE (MINIMUM): | 10,000 SF |
| SETBACKS: | |
| FRONT | 15' |
| SIDE | 5' |
| REAR | 20' |
| DWELLING UNIT COUNT BY TYPE: | |
| SINGLE FAMILY: | 41 UNITS |
| MULTIFAMILY: | N/A |
| NON-RESIDENTIAL SF BY USE: | |
| RETAIL: | N/A SF |
| RESTAURANT: | 1,500 SF |
| HOTEL KEYS: | N/A |
| PARKING PROVIDED: | PARK 5 SPACES |
| PARKLAND DEDICATION: | 5 UNITS X 0.0044 = 0.0220 |
| MINIMUM OSR: | 35% |
| OPEN SPACE PROVIDED: | 53.17 AC |
| NATURAL AREA REQUIRED: | 5.0 (NOT REQUIRED) |
| TREE CANOPY RETENTION ACREAGE: | REQUIRED 11.75 AC (35% OF TOTAL CANOPY) PROVIDED 11.75 AC (35% OF TOTAL CANOPY) |
| PARKING REQUIRED BY USE: | |
| SINGLE FAMILY PARKING: | SEE ATTACHED PARKING STUDY |
| PARKING PROVIDED BY USE: | |
| SINGLE FAMILY PARKING: | SEE ATTACHED PARKING STUDY |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE 104 SOUTH ALLEY SUITE 101 FRANKLIN, TN 37064 615.790.2244 |

**OPEN SPACE REQUIREMENT**

MINIMUM OPEN SPACE REQUIREMENT AS REQUIRED: 15 TOTAL = 1.77 AC (NATURAL AREA = NOT REQUIRED) PROVIDED: 53.44 AC TOTAL (37.5%)

| LOT | TYPE | AREA (SF) |
|---|---|---|
| OSR1 | NATURAL AREA (NOT REQUIRED) | 1,631 AC |

NOTE: OPEN SPACE PLANTINGS WILL BE BASED ON THE 15 MINIMUM OPEN SPACE REQUIRED BY THE ZONING ORDINANCE, NOT ON THE TOTAL OPEN SPACE PROVIDED.

**TREE CANOPY RETENTION**

OVERALL SITE AREA = 16.25 AC

TREE CANOPY %:

TOTAL EXISTING TREE CANOPY: 11.75 AC (72.3% OF SITE)
REQUIRED CANOPY PRESERVATION: 11.75 AC (35% OF SITE)

PROPOSED CANOPY PRESERVATION: 11.75 AC (35.0% OF REQUIRED)

**STATEMENT OF IMPACTS**

**WATER FACILITIES**
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
9 UNITS x 250 GPD = 1,500 GPD

**SEWER FACILITIES**
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

**RECLAIMED (REUSE) WATER FACILITIES**
AVAILABLE. SEE UTILITY SHEETS.

**POLICE, FIRE, AND RECREATIONAL FACILITIES**
NEAREST POLICE STATION: HEADQUARTERS (3.1 MILES)
NEAREST FIRE STATION: FIRE STATION #4 (1.7 MILES)
NEAREST RECREATIONAL FACILITY: WILLIAMSON COUNTY RECREATION CENTER (1.7 MILES)

**PROJECTED STUDENT POPULATION**
0 x 0.39 = 2 STUDENTS

**REFUSE STORAGE AND SANITATION COLLECTION FACILITIES**
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

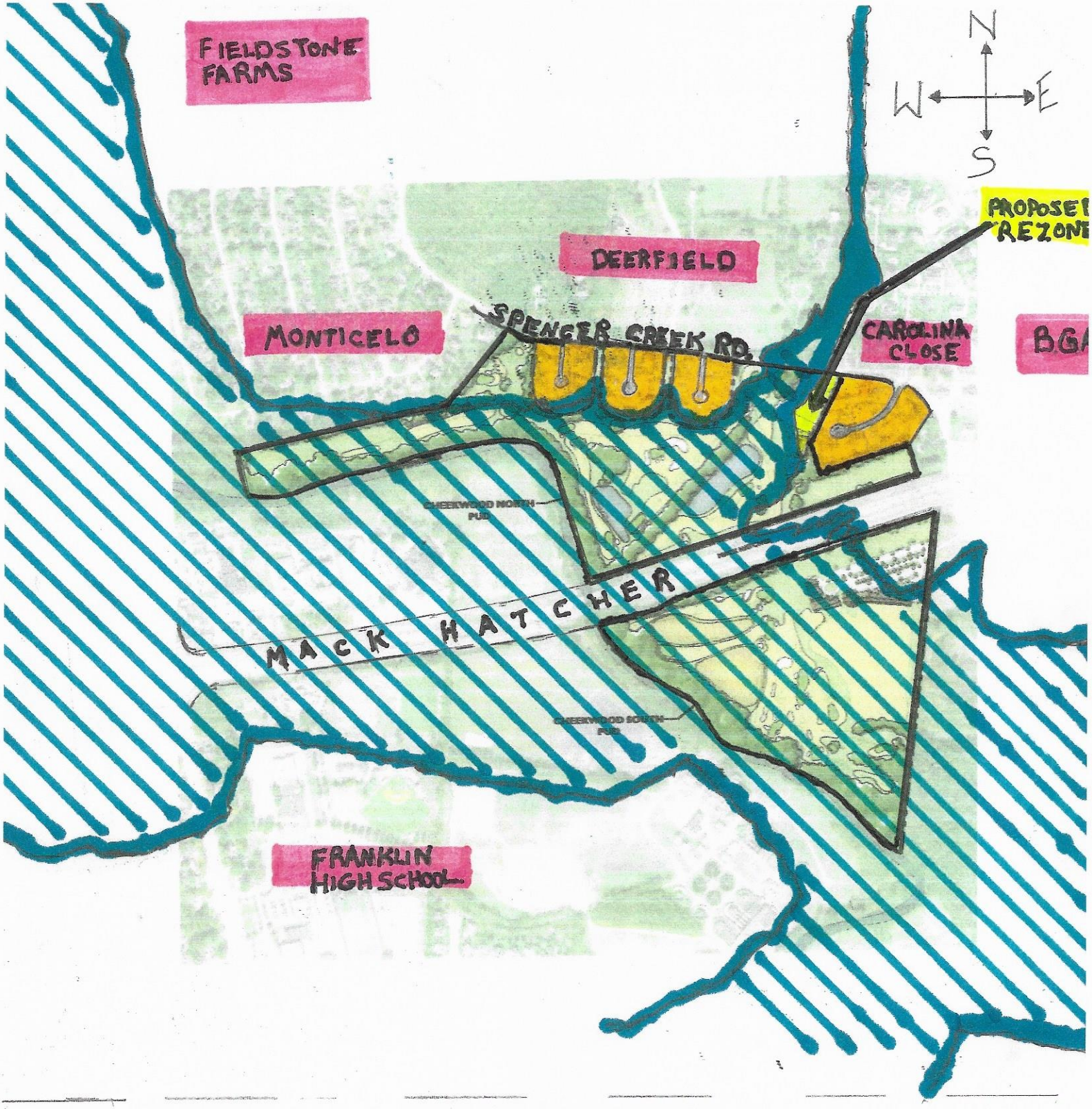
BRUCE A. REEDER
REGISTERED LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN SHEETS

SHEET
C2.0

DOF # 7414

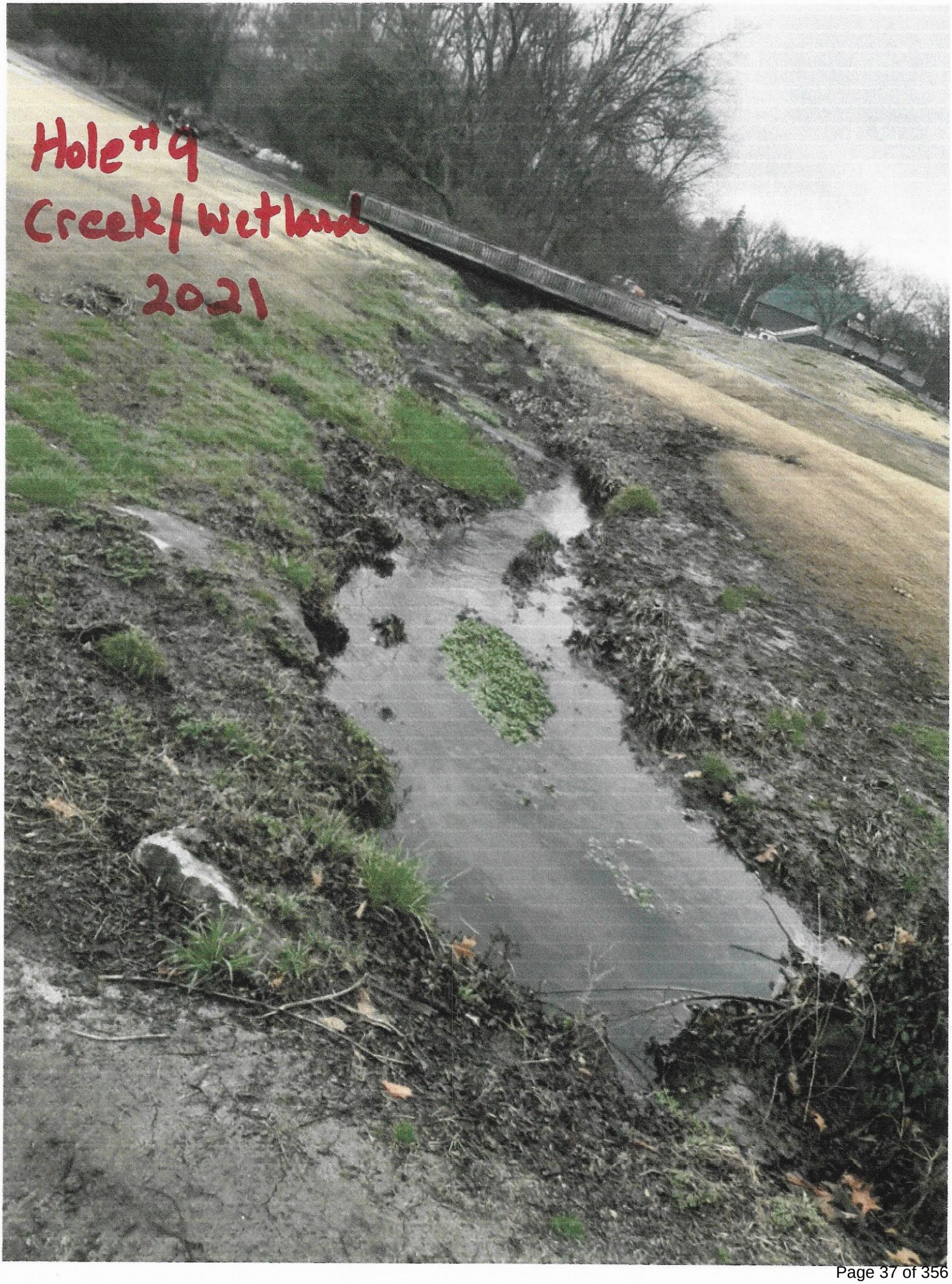



CHEEKWOOD-EXISTING 40 HOMES

NEW FLOOD PLAIN OVERLAY

PROPOSED DEVELOPMENT


Hole #9
Creek/Wetland
2014


Hole #9
Creek/wetland
2021


Hole #9
Creek/Wetland
2021

EST 2015

CHEEKWOOD

Golf Club

# CHEEKWOOD NORTH PUD

## FRANKLIN MUNICIPAL PLANNING COMMISSION

MARCH 24, 2021

NICKLAUS DESIGN

JESTER GOLF
GOLF DESIGN AND MASTER PLANNING

gamble design collaborative

906 STUDIO ARCHITECTS + INTERIORS




# LOCATION MAP

# DESIGN CONCEPTS



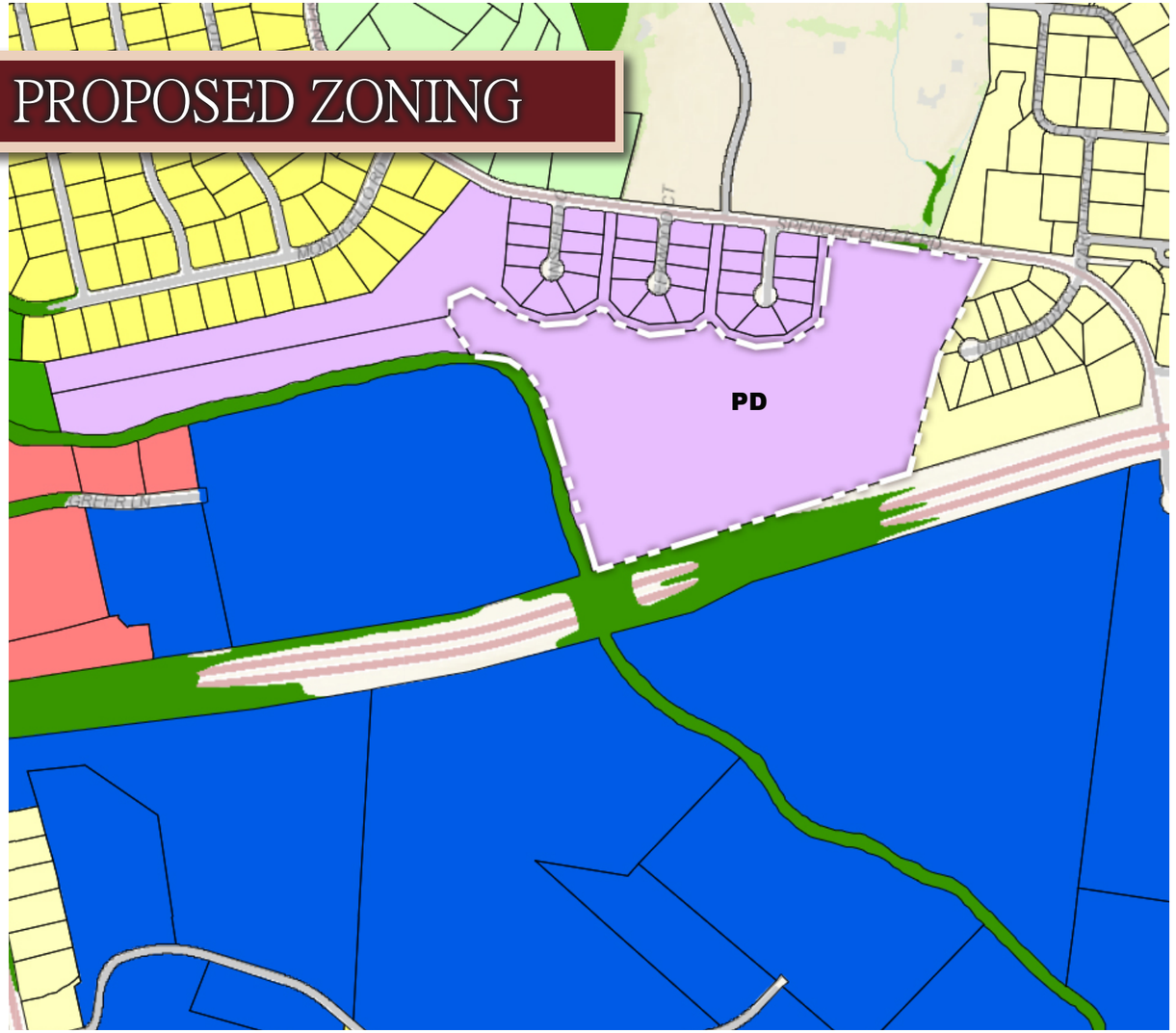

## SINGLE FAMILY RESIDENTIAL

The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling lots and sizes.

## EXISTING ZONING




## PROPOSED ZONING




**PD - PLANNED DISTRICT**

The PD district is intended to:

A. Allow for the review and approval of a development plan that establishes the entitlements for a property, including a customized combination of permitted uses, building types, f frontage types, setbacks, and any modifications of standards in accordance with Section 20.8, Development Plan;

B. Allow for the implementation of Envision Franklin guiding principles and design concepts; and

C. Utilize the planned unit development process in accordance with State law. (COF ZO)




OWNED BY CHEEKWOOD GOLF CLUB

OWNED BY HOA


BATTLE GROUND ACADEMY
MACK HATCHER MEMORIAL PARKWAY
WILLIAMSON COUNTY RECREATION CENTER
FRANKLIN FIRST UNITED METHODIST
1
2
3
4
5
6
7
8
9
1P
2P
3P
4P
5P
6P

# CONTEXT MAP




## SITE DATA

| | |
|---|---|
| CHEEKWOOD NORTH PD: | 35.36 AC |
| RESIDENTIAL LOTS: | 6 |
| MAINTENANCE FACILITY: | 13,000 SF |
| HALFWAY HOUSE: | 1,200 SF |
| PUMP HOUSE: | 100 SF |
| TOTAL NON-RESIDENTIAL: | 14,300 SF |

# HALFWAY HOUSE





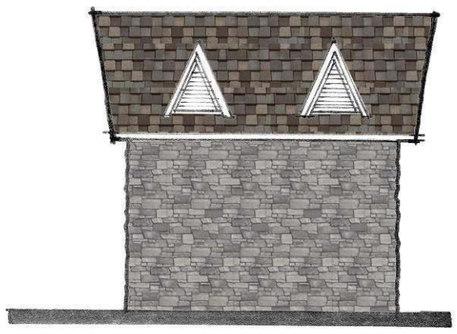


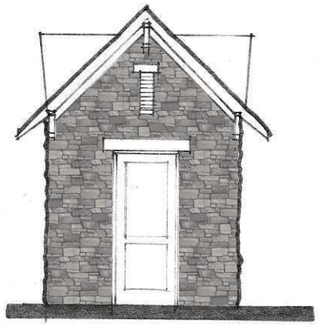




**HALFWAY HOUSE CHARACTER IMAGES**

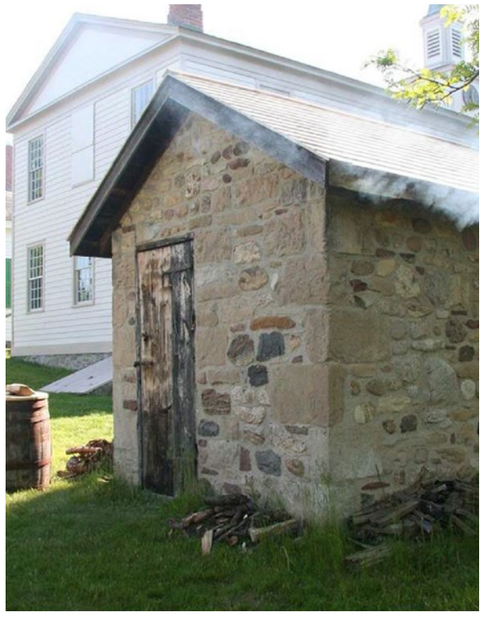
# PUMP HOUSE





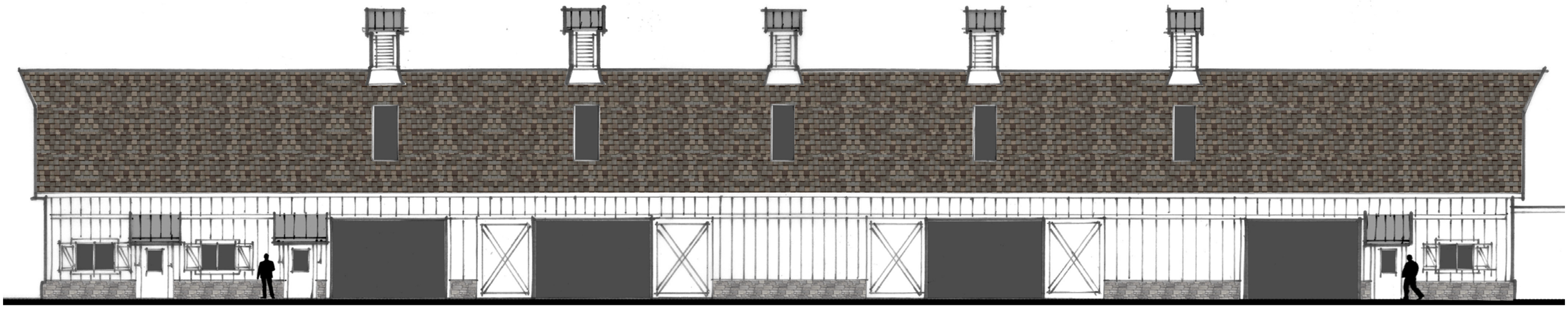




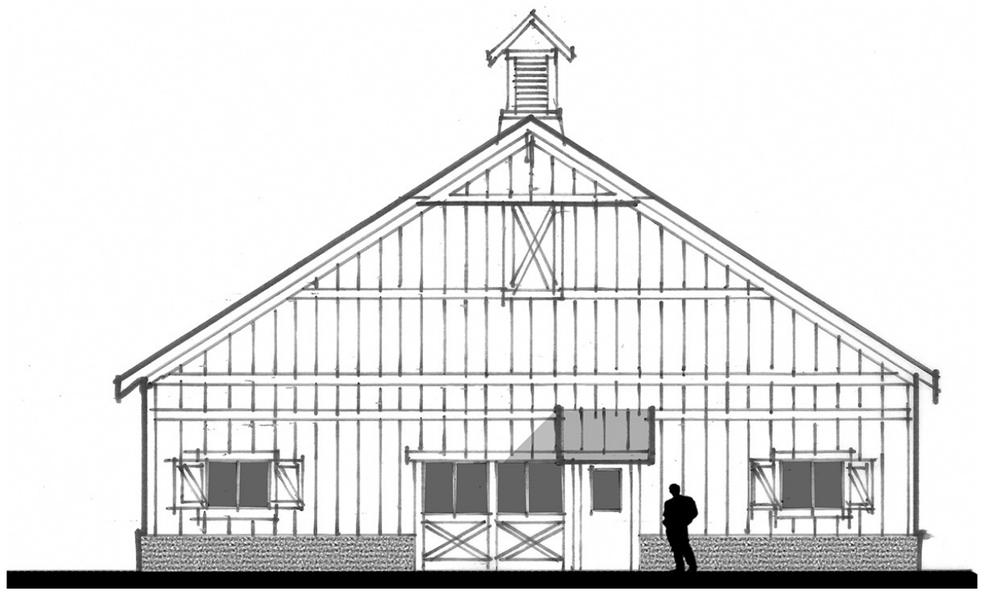


**PUMP HOUSE CHARACTER IMAGES**

# MAINTENANCE FACILITY



**FRONT ELEVATION**



**SIDE ELEVATION**



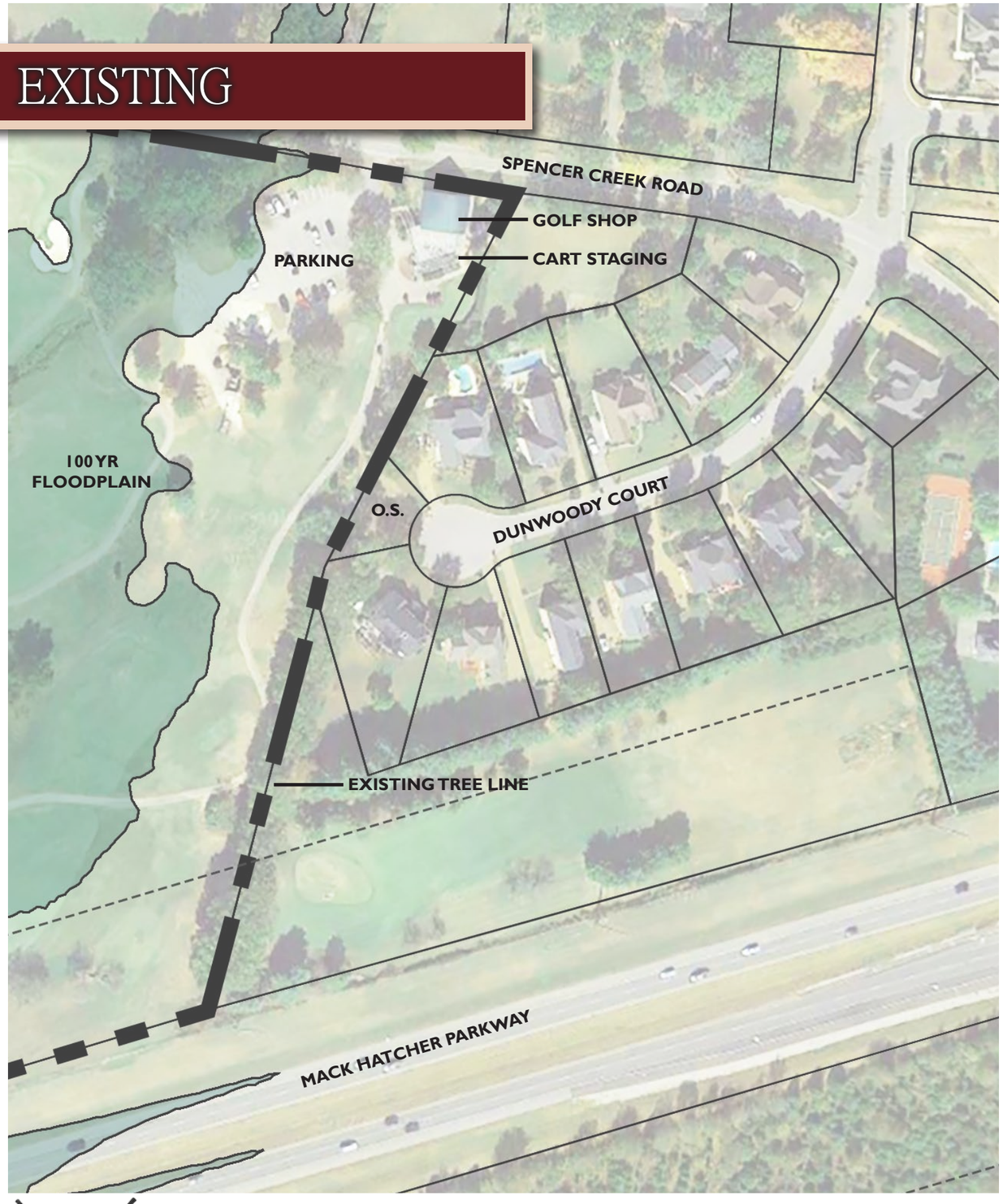






**CHARACTER IMAGES**

# EXISTING




# PROPOSED




# NORTH PROPERTY COMPARISON

# RESIDENTIAL LOTS









**ARCHITECTURAL CHARACTER IMAGES**




## SITE DATA

| | |
|---|---|
| CHEEKWOOD NORTH PD: | 35.36 AC |
| RESIDENTIAL LOTS: | 6 |
| MAINTENANCE FACILITY: | 13,000 SF |
| HALFWAY HOUSE: | 1,200 SF |
| PUMP HOUSE: | 100 SF |
| TOTAL NON-RESIDENTIAL: | 14,300 SF |

# NEXT STEPS

EST 2015

CHEEKWOOD

Golf Club

# CHEEKWOOD SOUTH PUD

## FRANKLIN MUNICIPAL PLANNING COMMISSION

MARCH 24, 2021

NICKLAUS DESIGN

JESTER GOLF
GOLF DESIGN AND MASTER PLANNING

gamble design collaborative

906 STUDIO ARCHITECTS + INTERIORS




# LOCATION MAP




## RECREATION

The Recreation design concept comprises areas of public and private recreational opportunities.

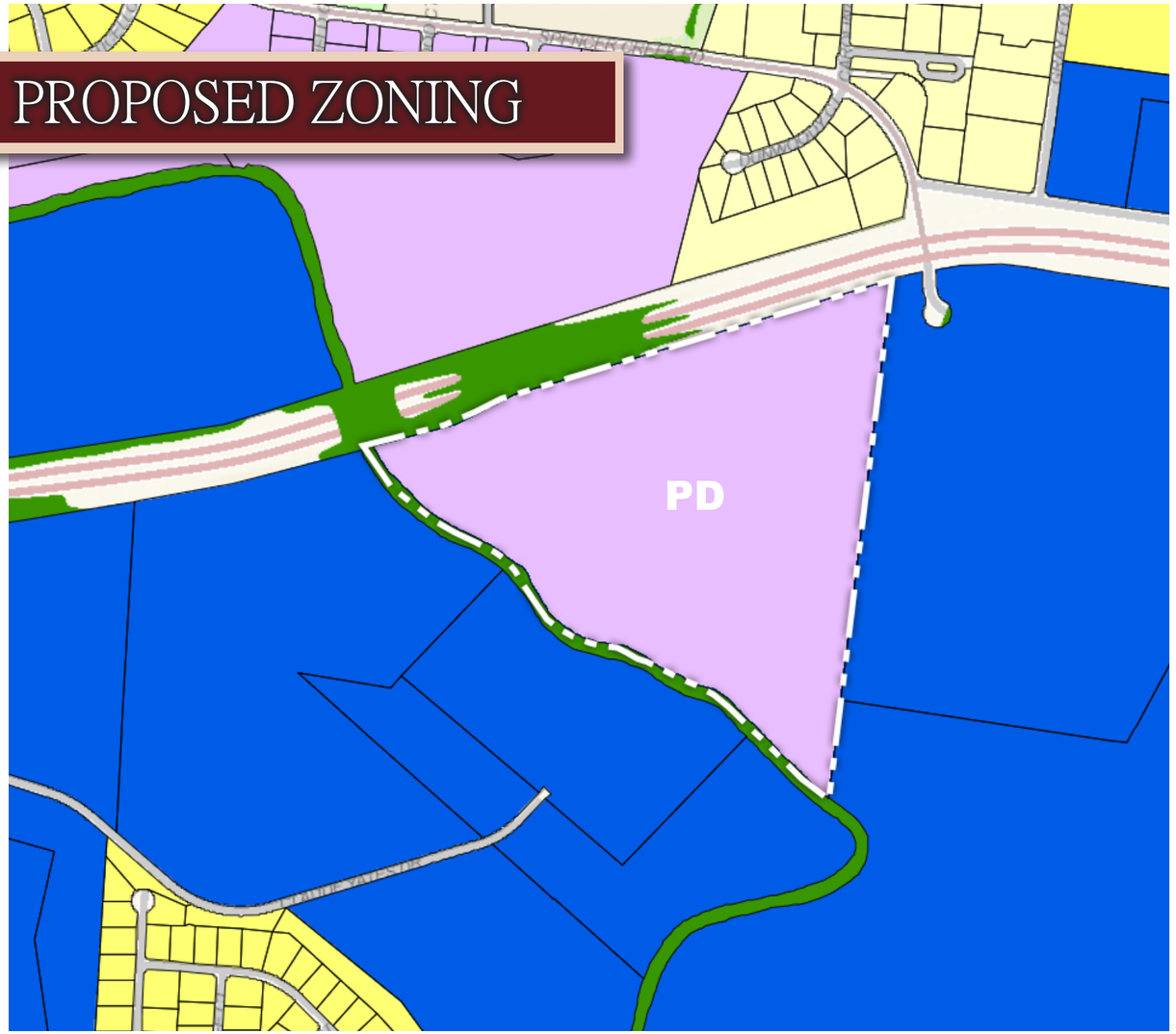
These areas include active and passive open spaces, as well as City parks, and should be interconnected through bike lanes, multi-use paths, and sidewalks.

Institutional facilities, such as water treatment and wastewater treatment plants, are also assigned to this design concept and fulfill significant municipal functions.

## EXISTING ZONING




## PROPOSED ZONING




### CI - CIVIC AND INSTITUTIONAL DISTRICT

The CI district is intended to accommodate civic, recreational, and institutional uses of public and semi-public gathering that support the common good.

### PD - PLANNED DISTRICT

The PD district is intended to:

A. Allow for the review and approval of a development plan that establishes the entitlements for a property, including a customized combination of permitted uses, building types, f frontage types, setbacks, and any modifications of standards in accordance with Section 20.8, Development Plan;

B. Allow for the implementation of Envision Franklin guiding principles and design concepts; and

C. Utilize the planned unit development process in accordance with State law. (COF ZO)


BATTLE GROUND ACADEMY
MACK HATCHER MEMORIAL PARKWAY
WILLIAMSON COUNTY RECREATION CENTER
FRANKLIN FIRST UNITED METHODIST
1
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1P
2P
3P
4P
5P
6P

# CONTEXT MAP

MACK HATCHER PARKWAY

150' SCENIC CORRIDOR SETBACK

CHIPPING AREA

TEES

WETLAND

DRIVING RANGE

PRACTICE COURSE

HARPETH RIVER

6

7

6P

1P

5P

4P

3P

2P

## SITE DATA

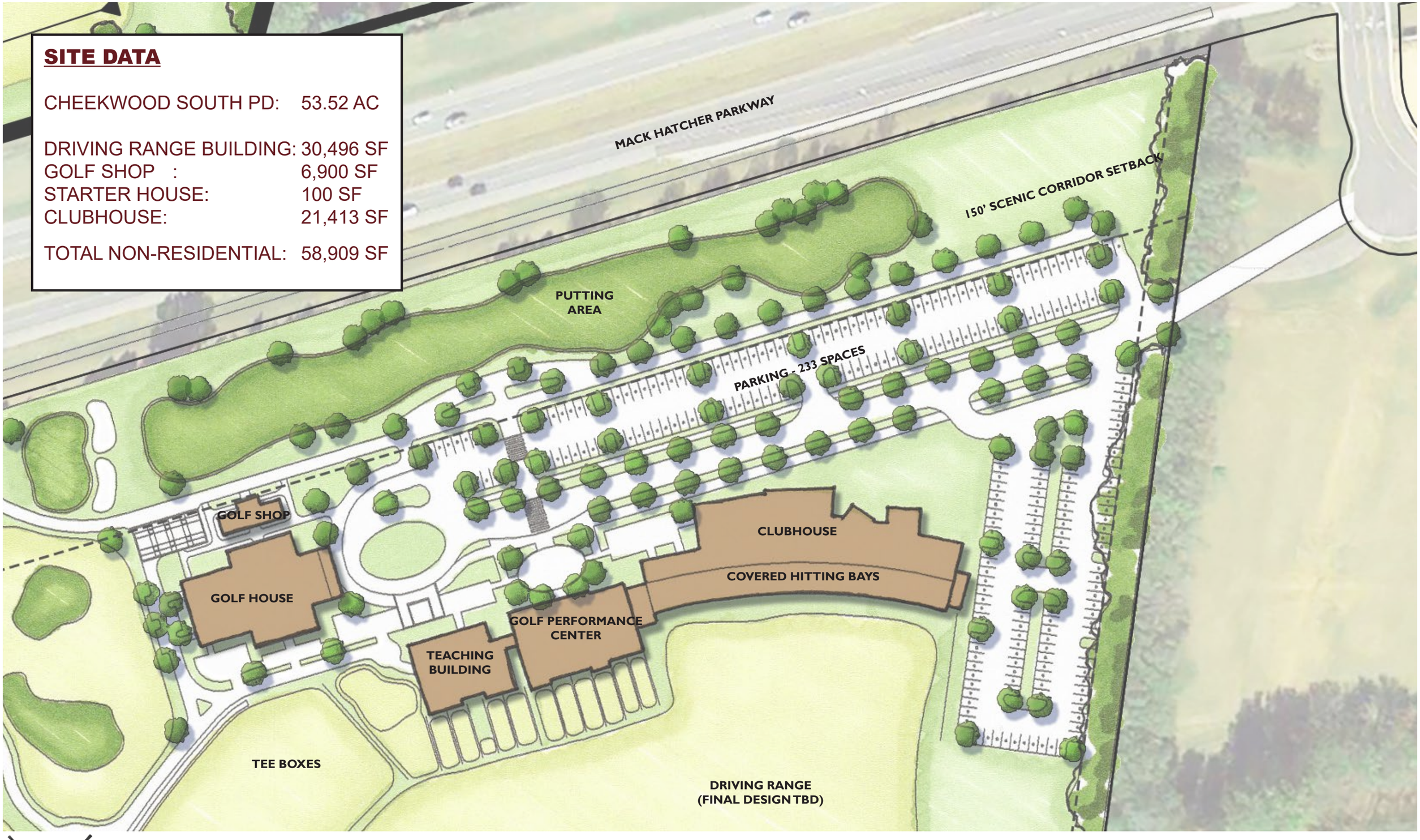
| | |
|---|---|
| CHEEKWOOD SOUTH PD: | 53.52 AC |
| DRIVING RANGE BUILDING: | 30,496 SF |
| GOLF SHOP : | 6,900 SF |
| STARTER HOUSE: | 100 SF |
| CLUBHOUSE: | 21,413 SF |
| TOTAL NON-RESIDENTIAL: | 58,909 SF |



# DRIVING RANGE

## SITE DATA

| | |
|---|---|
| CHEEKWOOD SOUTH PD: | 53.52 AC |
| DRIVING RANGE BUILDING: | 30,496 SF |
| GOLF SHOP : | 6,900 SF |
| STARTER HOUSE: | 100 SF |
| CLUBHOUSE: | 21,413 SF |
| TOTAL NON-RESIDENTIAL: | 58,909 SF |

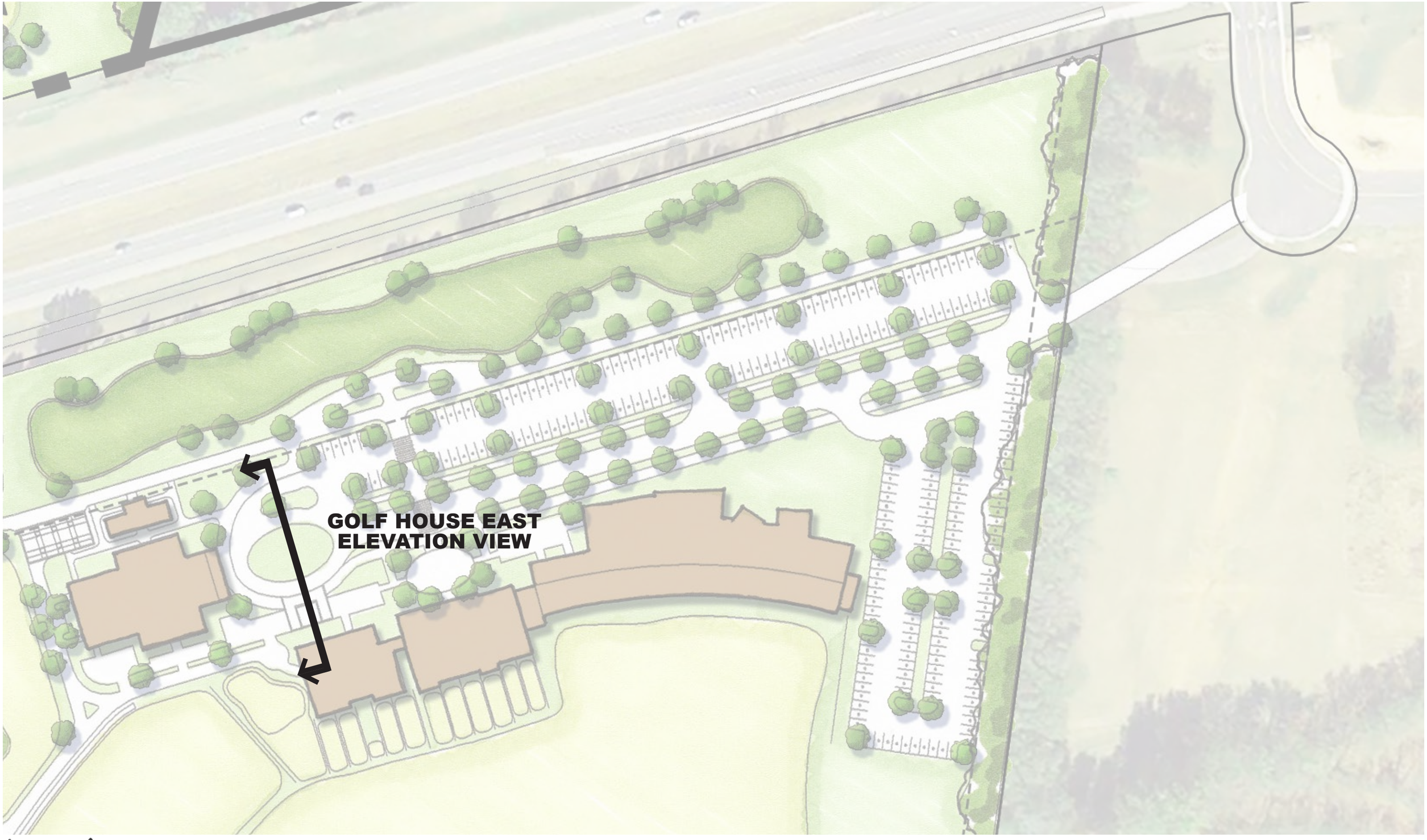


# GOLF ACADEMY/TEACHING BAYS

# PUTTING AREA



# CLUBHOUSE


GOLF HOUSE EAST
ELEVATION VIEW

# GOLF HOUSE



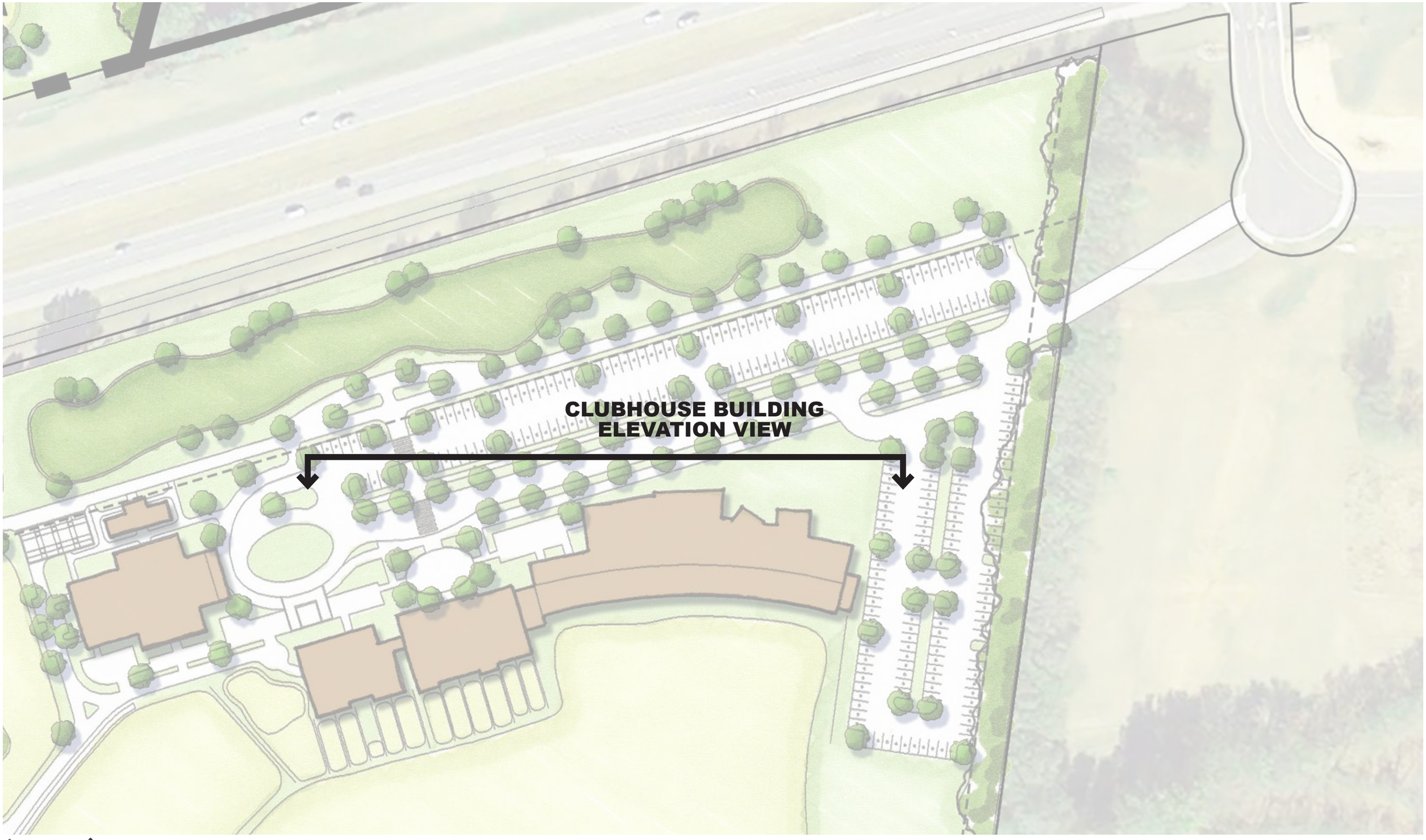








**GOLF HOUSE CHARACTER IMAGES**


CLUBHOUSE BUILDING
ELEVATION VIEW

# CLUBHOUSE BUILDING



**CLUBHOUSE BUILDING (MACK HATCHER) ELEVATION**











**CLUBHOUSE BUILDING CHARACTER IMAGES**

# STARTER HOUSE



**STARTER HOUSE ELEVATIONS**







**STARTER HOUSE CHARACTER IMAGES**

MACK HATCHER PARKWAY

150' SCENIC CORRIDOR SETBACK

CHIPPING AREA

TEES

WETLAND

DRIVING RANGE

PRACTICE COURSE

HARPETH RIVER

6P

1P

5P

4P

3P

2P

7

6

## SITE DATA

| | |
|---|---|
| CHEEKWOOD SOUTH PD: | 53.52 AC |
| DRIVING RANGE BUILDING: | 30,496 SF |
| GOLF SHOP : | 6,900 SF |
| STARTER HOUSE: | 100 SF |
| CLUBHOUSE: | 21,413 SF |
| TOTAL NON-RESIDENTIAL: | 58,909 SF |

**From:** Amy Diaz-Barriga
**To:** Joseph Bryan
**Subject:** FW: Rezoning Map 062, Parcel 00100 171 Hillhaven Lane Franklin
**Date:** Wednesday, March 24, 2021 3:27:17 PM

**AMY DIAZ-BARRIGA, AICP**
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

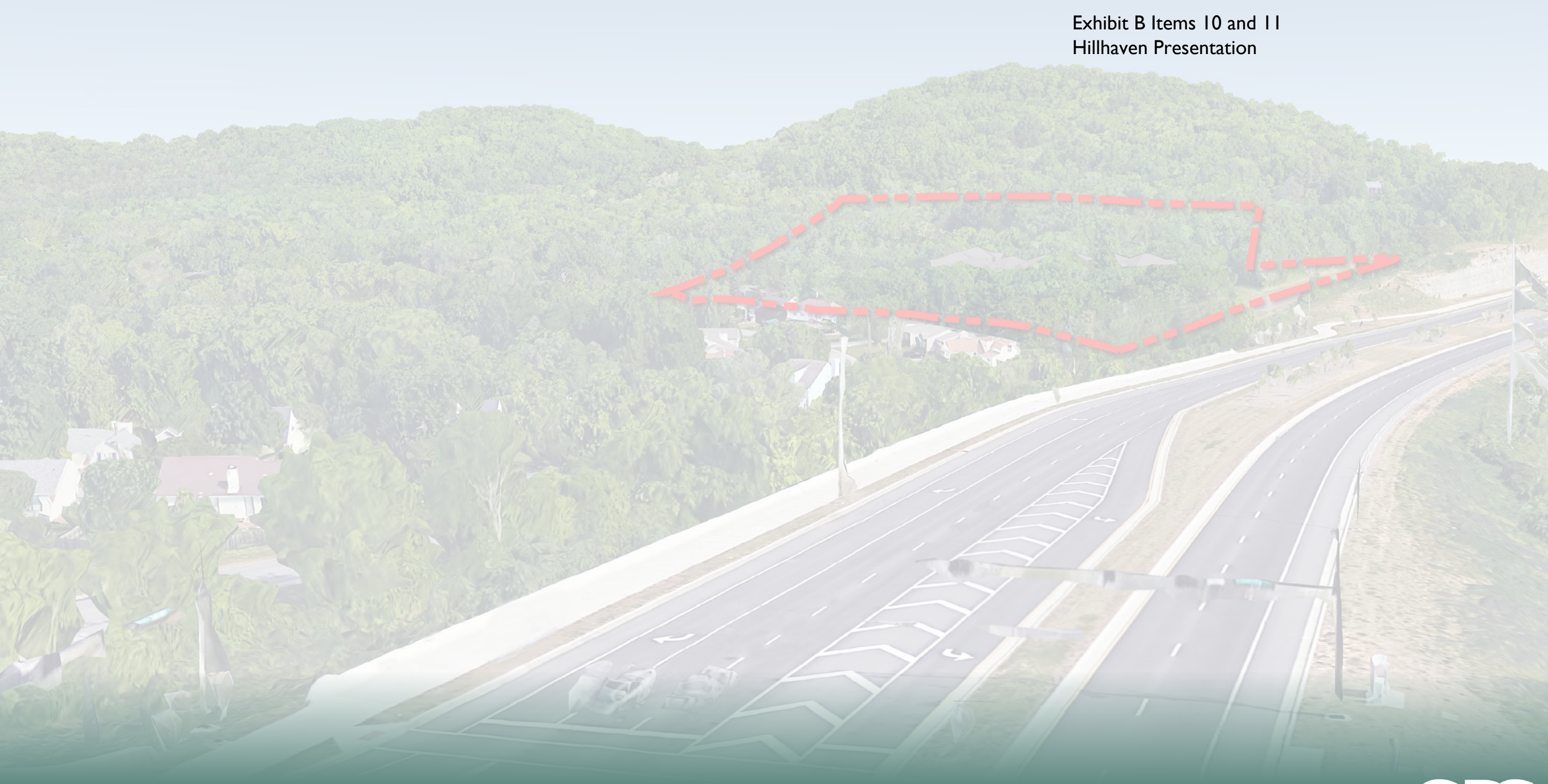
**From:** Tami Ryan <tamiatcova@gmail.com>
**Sent:** Monday, March 15, 2021 9:14 AM
**To:** Planning Intake <planningintake@franklintn.gov>
**Subject:** Rezoning Map 062, Parcel 00100 171 Hillhaven Lane Franklin

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

Good Morning
My address is 145 Arsenal Drive, Franklin and I am writing regarding the above rezoning project. I am asking that this NOT be approved. This is an established very quiet neighborhood with all single family homes. This project will cause nothing but a noise and traffic nightmare. Getting onto Liberty Pike from Hillhaven is almost impossible. It is too close to the Mack Hatcher intersection and making a left at certain times of the day takes forever. 43 new units means an average of 86 additional cars. It will take a nanosecond to figure out all they have to do is turn on Arsenal then Grenedier to Cadet and they are on Liberty Pike. This will now be a traffic nightmare for this quiet neighborhood. Not to mention the construction traffic and noise constantly for, I'm sure a year. They will also recognize the hassle of getting to Liberty Pike from Hillhaven and will figure out the Arsenal Drive back door route and then our quiet neighborhood will be inundated with construction traffic as well. All those heavy vehicles will ruin the roads in our neighborhood. Currently you can barely hear Mack Hatcher traffic in our backyards, but adding all that traffic onto Hillhaven will be a constant noise issue. There are NO multifamily units anywhere in this area and putting one on the top of hillhaven will destroy this quiet neighborhood.
Thank you for the time you took to read my email and ask that you truly consider the people that live in this neighborhood instead of a company out to make money.

--

Tami Ryan
Actions Always Speak Louder Than Words



# HILLHAVEN

## FRANKLIN MUNICIPAL PLANNING COMMISSION

DEVELOPMENT PLAN

MARCH 25, 2021

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

gamble design collaborative

PURSER architecture & design

Civil & Environmental Consultants, Inc.

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

gamble design collaborative

# HILLHAVEN DEVELOPMENT PLAN



COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

GDC gamble design collaborative

# HILLHAVEN DEVELOPMENT PLAN







## CURRENT & PROPOSED ZONING

CURRENT ZONING:

ESTATE RESIDENTIAL (ER):

The ER district is intended to provide for single-family residential on estate-sized lots and for preservation of rural character. (COF ZO)

PROPOSED ZONING:

PLANNED DISTRICT (PD):

The PD district is intended to:
A. Allow for the review and approval of a development plan that establishes the entitlements for a property, including a customized combination of permitted uses, building types, frontage types, setbacks, and any modifications of standards in accordance with Section 20.8, Development Plan;

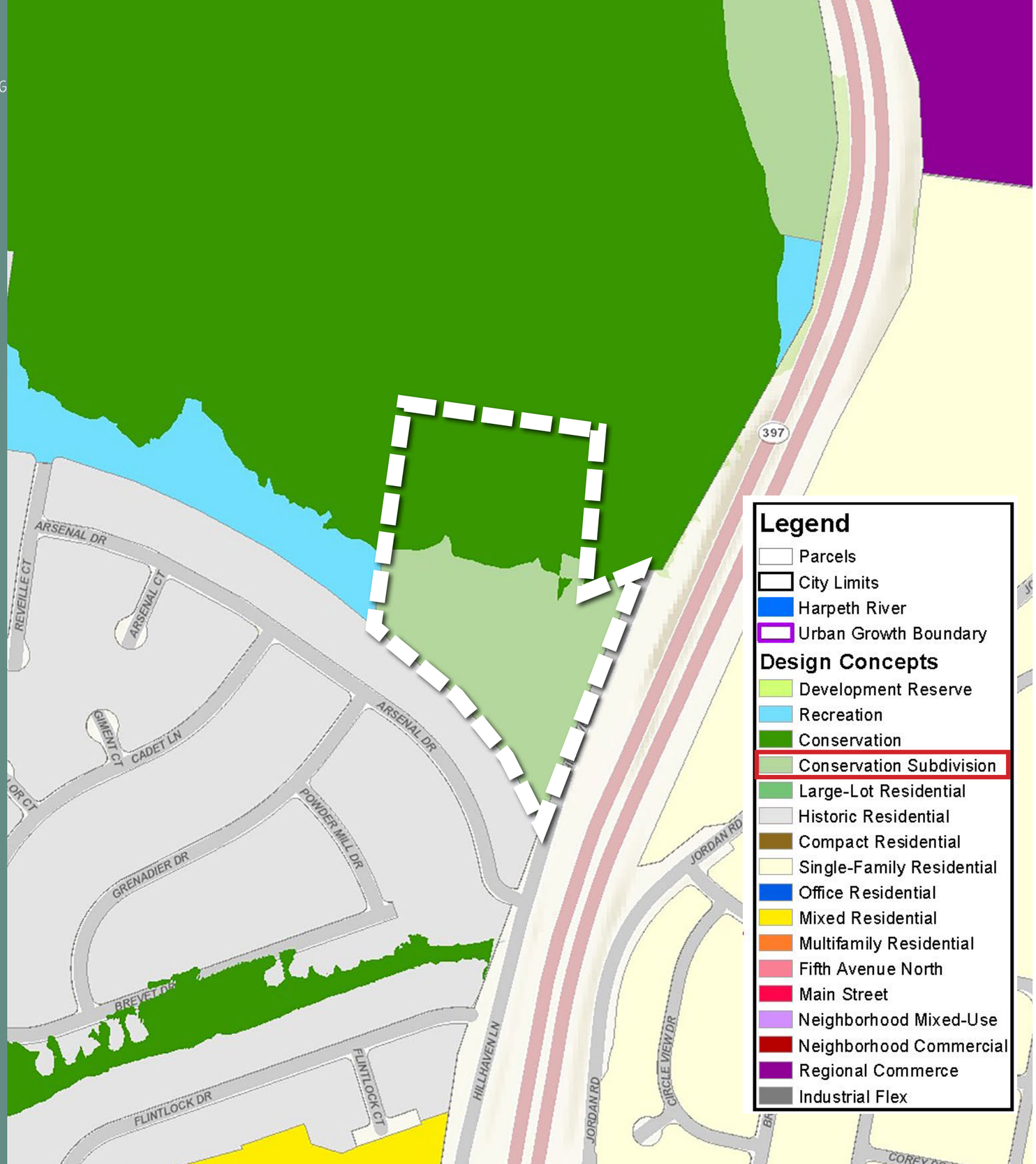
B. Allow for the implementation of Envision Franklin guiding principles and design concepts; and

C. Utilize the planned unit development process in accordance with State law. (COF ZO)

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

gamble design collaborative

# HILLHAVEN DEVELOPMENT PLAN




## ENVISION FRANKLIN

CONSERVATION SUBDIVISION:

- SINGLE FAMILY, DUPLEXES, AND BIG HOUSE

- OPEN SPACE (50%)

- OPEN SPACE SHOULD INCLUDE SCENIC VISTAS, WOODLANDS, MAINTAIN SCENIC CHARACTER AND HABITAT VALUE

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

GDC gamble design collaborative

# HILLHAVEN DEVELOPMENT PLAN




## MASTER PLAN

SITE ACREAGE: 13.81 AC

40 UNITS:
(8) SINGLE-FAMILY
(32) CONDOS (8 BIG HOUSES)

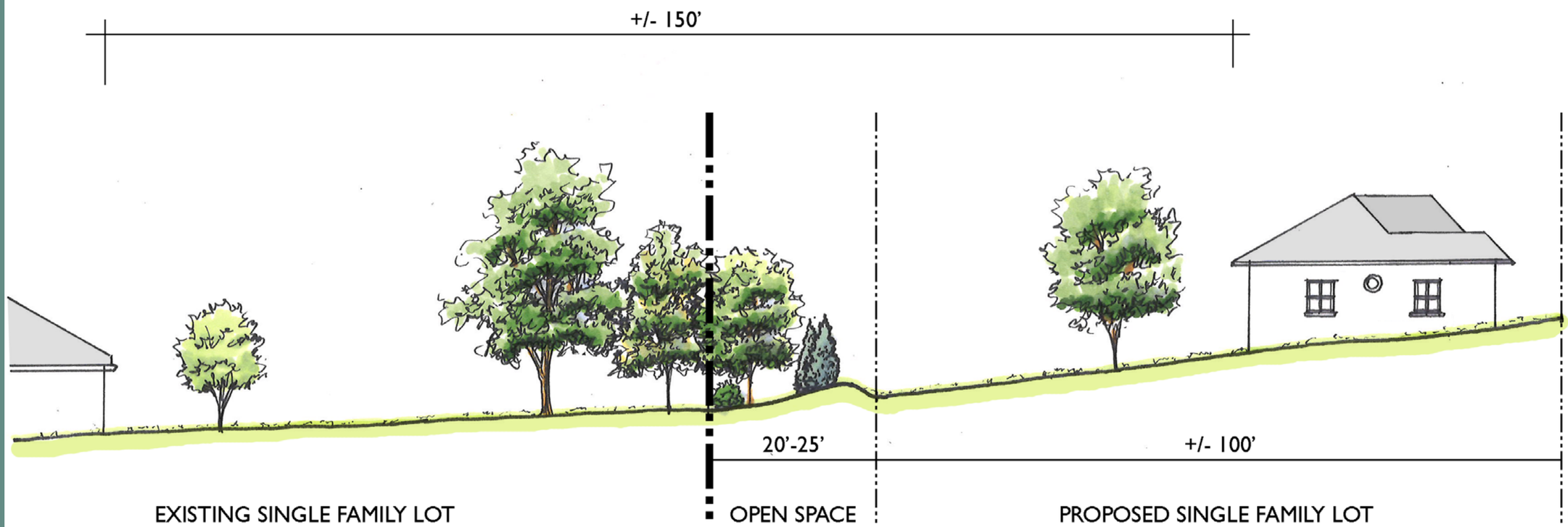
OPEN SPACE:
68.7% OF SITE
(413,220 SF / 9.49 AC)

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

gamble design collaborative

# HILLHAVEN DEVELOPMENT PLAN



COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

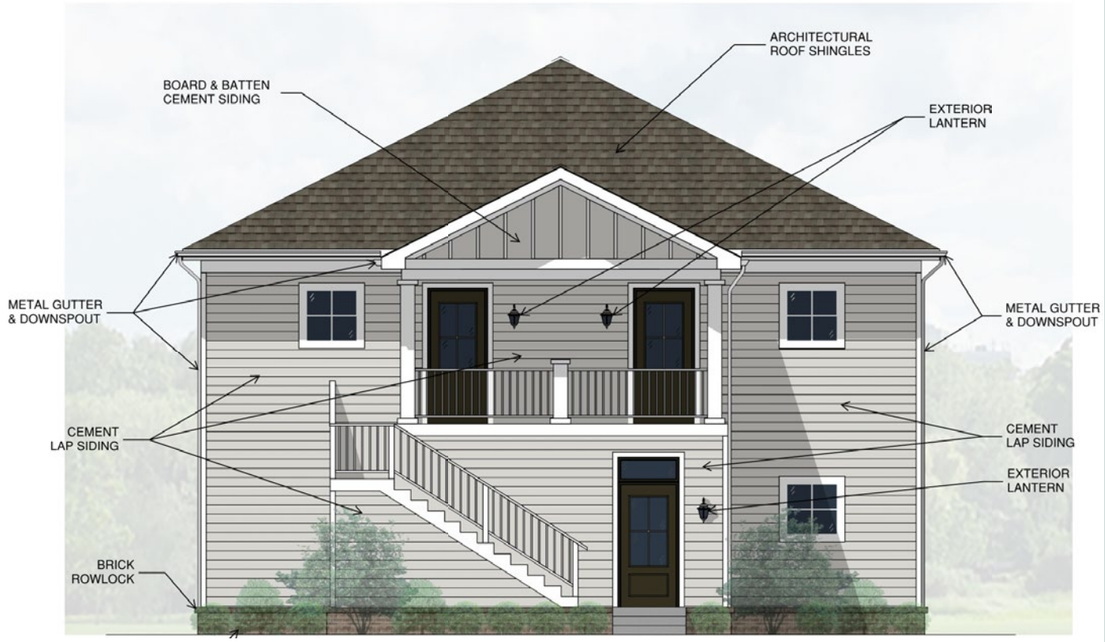
GDC gamble design collaborative

HILLHAVEN DEVELOPMENT PLAN

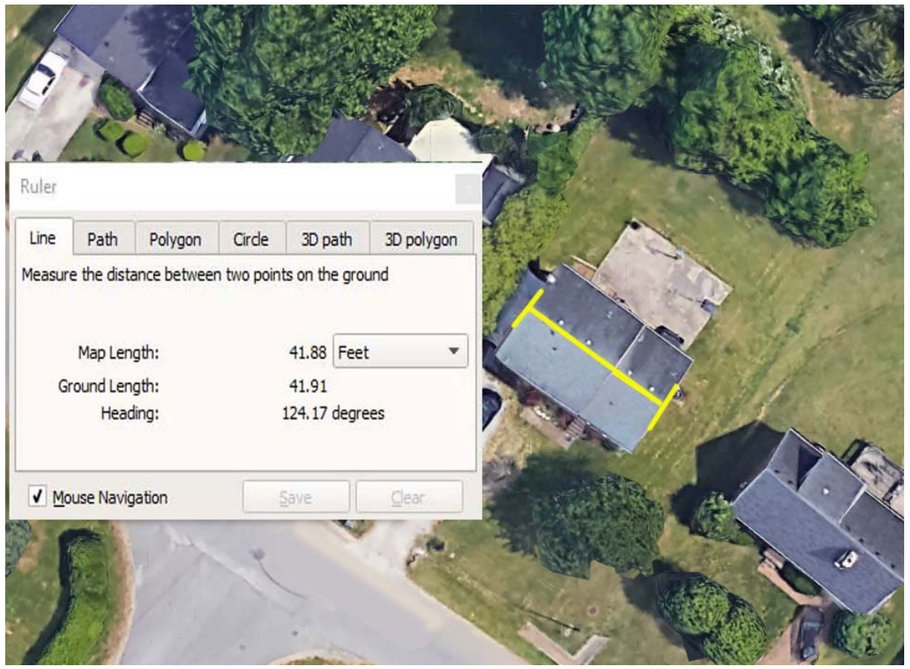
# EXAMPLE ARCHITECTURE - BIG HOUSE




FRONT ELEVATION - 40' WIDE
WIDTH MATCHES 2 STORY HOMES ON ARSENAL DRIVE




REAR ELEVATION







SIDE ELEVATION - 55' LONG

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

gamble design collaborative

HILLHAVEN DEVELOPMENT PLAN

# EXAMPLE ARCHITECTURE - BIG HOUSE




40’ WIDTH

HILLHAVEN FRONT ELEVATION

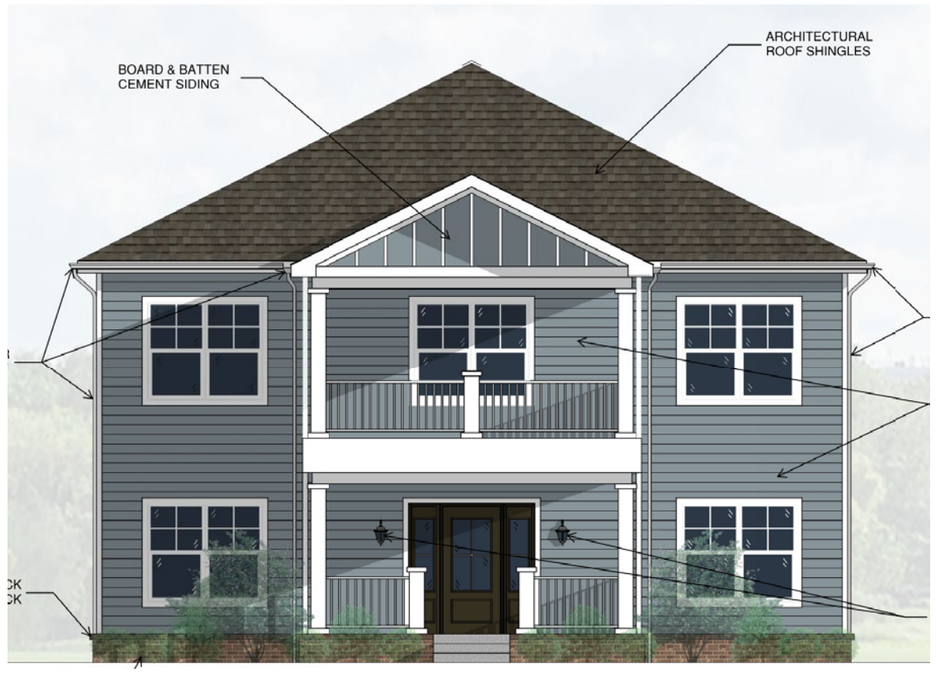


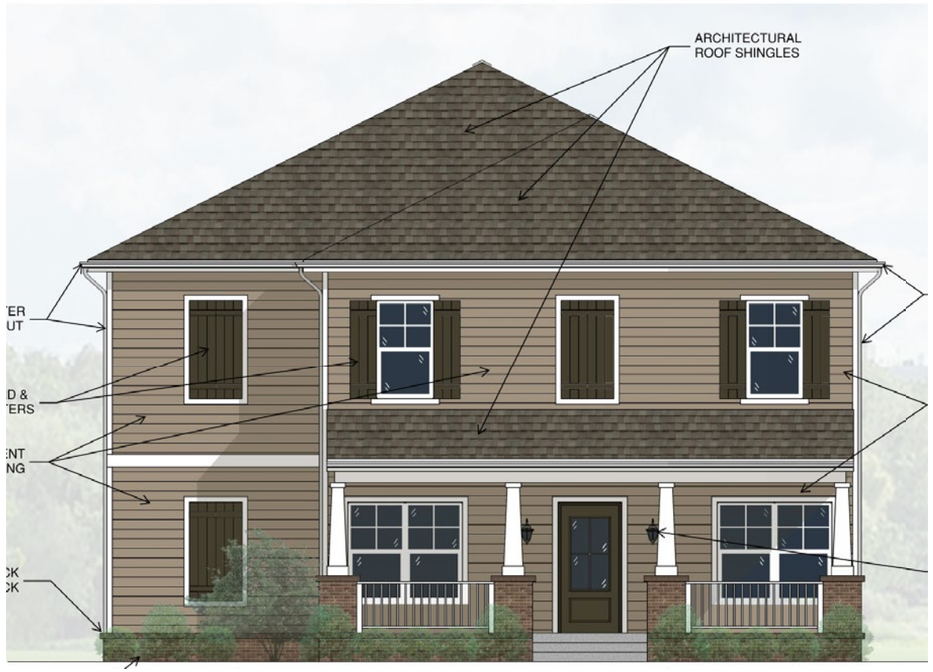
80’ WIDTH

IRON HORSE - FRONT ELEVATION

# EXAMPLE ARCHITECTURE - BIG HOUSE



COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

gamble design collaborative

HILLHAVEN
DEVELOPMENT PLAN

# EXAMPLE ARCHITECTURE - SINGLE FAMILY









COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

gamble design collaborative

# HILLHAVEN DEVELOPMENT PLAN




## MASTER PLAN

SITE ACREAGE: 13.81 AC

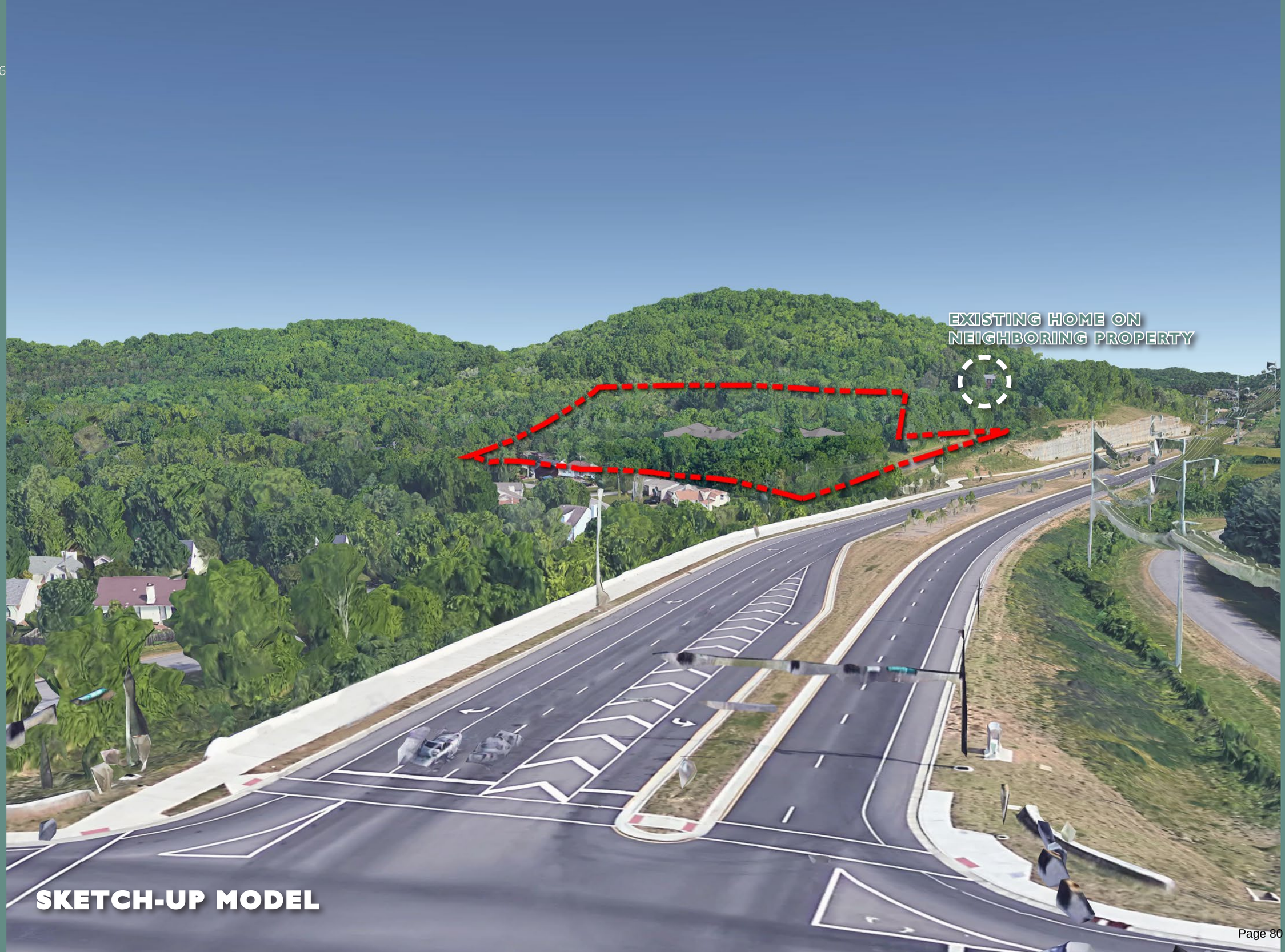
40 UNITS:
(8) SINGLE-FAMILY
(32) CONDOS (8 BIG HOUSES)

OPEN SPACE:
68.7% OF SITE
(413,220 SF / 9.49 AC)

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

gamble design collaborative

# HILLHAVEN DEVELOPMENT PLAN




**SKETCH-UP MODEL**

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

GDC gamble design collaborative

HILLHAVEN DEVELOPMENT PLAN

# TRAFFIC ANALYSIS




## CADET NEIGHBORHOOD

193 Existing Homes
43 Additional Homes
236 Total Homes
(22% increase)

## TOTAL DAILY TRIPS (CADET+LIBERTY)

1,903 Existing Trips
167 Additional Trips
2,070 Total (8% increase)

## PEAK HOUR (AM)

627 Existing Condition
31 Additional Impact
658 Total (4.3% increase)

1 car added every two minutes

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY

GDC gamble design collaborative

# HILLHAVEN DEVELOPMENT PLAN




## MASTER PLAN

SITE ACREAGE: 13.81 AC

40 UNITS:
(8) SINGLE-FAMILY
(32) CONDOS (8 BIG HOUSES)

OPEN SPACE:
68.7% OF SITE
(413,220 SF / 9.49 AC)

City of Franklin

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

**File #: 21-01952**

**DATE:** April 9, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Paula Kortas, Surety Coordinator

**SUBJECT:**

Westhaven PUD Subdivision, Site Plan, Section 15, Resubdivision Of Lot 4032 (Live-Work Units); Release The Maintenance Agreement For Landscaping Improvements. (CONSENT AGENDA)

**PURPOSE:**

**BACKGROUND/STAFF COMMENTS:**

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

City of Franklin

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

**File #: 21-01953**

**DATE:** April 9, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Paula Kortas, Surety Coordinator

**SUBJECT:**

Westhaven PUD Subdivision, Site Plan, Section 27; Release The Maintenance Agreement For Landscaping Improvements. (CONSENT AGENDA)

**PURPOSE:**

**BACKGROUND/STAFF COMMENTS:**

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

City of Franklin

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

**File #: 21-01796**

**DATE:** March 31, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Eric Stuckey, City Administrator
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

**SUBJECT:**

Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

**PURPOSE:**

**Project Information**

COF Project Number: 7472
Applicant: Greg Gamble, Gamble Design Collaborative

**BACKGROUND/STAFF COMMENTS:**

The FMPC voted to defer the item at the March 25, 2021 meeting due to missing the 30-day public notice requirement to the April 22, 2021 FMPC meeting. On April 8, 2021 the applicant requested a deferral from the April 22, 2021 FMPC meeting to the May 27, 2021 FMPC meeting.

The application is to amend the Envision Franklin Design Concepts for the properties located at the northwest corner of Sawyer Road and Lynnwood Way, as depicted in the attached map. The properties are designated for the Conservation Subdivision Design Concept, which supports single-family residential as the primary use for the site with secondary uses of big houses (up to four units per building), duplexes, farmstead compounds, institutional, and recreation uses. The applicant is requesting a change to the Multifamily Residential Design Concept which supports multifamily residential and assisted living as the primary uses, with secondary uses of accessory dwellings, big houses, duplexes, institutional, recreation, single-family residential, and townhouses.

Envision Franklin states that an applicant-requested Plan Amendment must demonstrate its need and justification for the following criteria:
1) Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
2) Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use

patterns, the development suitability analysis, and infill maps as applicable;
3) The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
4) The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5) Substantial improvements in the quality of life for City residents will be achieved.

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

The staff responses to these criteria are below.

1) The staff does not believe there have been significant changes to the subject property or the area surrounding it since the adoption of Envision Franklin that would necessitate the proposed Design Concept change to Multifamily Residential.
2) The proposal is not consistent with the overall intent of Envision Franklin. The staff has concerns about the potential density on this site in a Multifamily Residential design concept, given the limited access and proximity to low density residential uses on the edge of the city and UGB. The Plan calls for a transition to lower density uses along this northern border with the City of Brentwood and Williamson County.
3) Multifamily Residential development in this area would cause an abrupt change from the surrounding area, as it is surrounded by low-density single-family homes; however, the developable area is located in a valley, therefore impacts to the viewshed from Lynnwood Way are unknown at this time.
4) The proposed amendment would not necessarily adversely affect the health and safety of residents and the Conservation areas would remain preserved.
5) The proposed amendment would not likely result in significant quality of life improvements to the residents of Franklin that the current Design Concept could not provide.

A virtual neighborhood meeting was held on February 10, 2021. A recording of the meeting has been placed online at www.franklintn.gov/neighborhoodmeetings.

**Project Considerations**
The current land use policy identifies single-family residential as the primary use for the site, but also supports the integration of duplexes and big houses (up to four units per building) as secondary uses. Without city-wide study, the staff has concerns with a policy change to where multifamily will be the primary use, given the high proportion of multifamily residential and low proportion of single-family residential approved over the last several years. In this part of the City, Envision Franklin directs mixed-use development to the node at the Moores Lane and Franklin Road intersection, specifically Gateway Village and Branch Creek Crossing while transitioning down in scale, massing, and intensity south along Franklin Road and west along Lynnwood Way.

If the amendment is approved and a development proposal moves forward, a second access point onto Lynnwood Way would be needed. Due to the topographical and environmental constraints of the site, this secondary access point would be disruptive to the site due to the steep slopes and forested area along Lynnwood Way and also increase traffic without enhancing the transportation network.

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

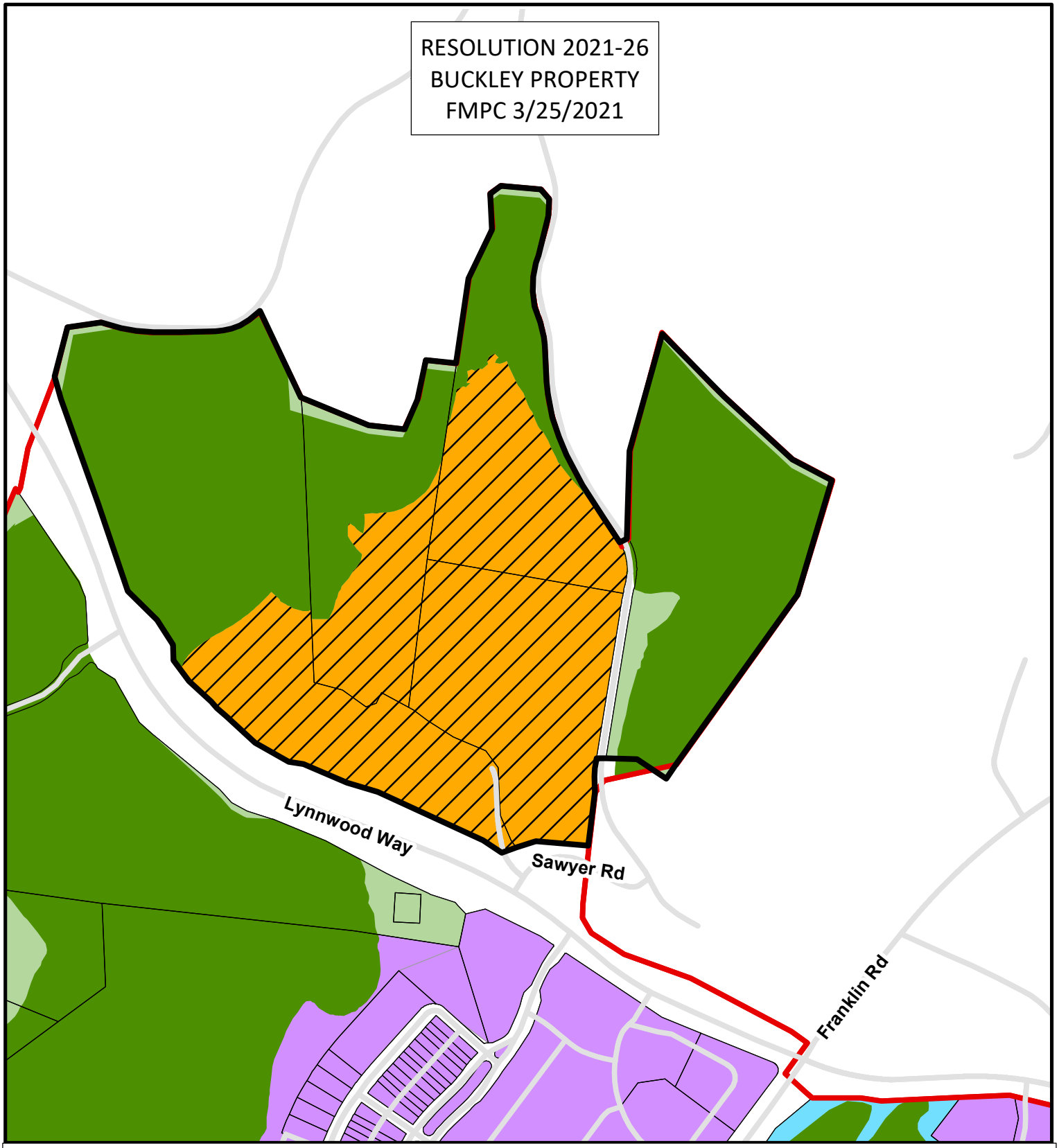
**FINANCIAL IMPACT:**

Unknown

**RECOMMENDATION:**

Staff recommends disapproval of Resolution 2021-26

RESOLUTION 2021-26
BUCKLEY PROPERTY
FMPC 3/25/2021




## Legend

- City Limits
- Parcels
- Recreation
- Conservation
- Proposed Multifamily Residential
- Conservation Subdivision
- Neighborhood Mixed-Use
- Project Boundary

N

0 — 0.2 Miles

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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**RESOLUTION 2021-26**

**A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE PROPERTIES LOCATED BETWEEN SAWYER ROAD AND LYNNWOOD WAY, KNOWN AS MAP 036 PARCELS 04000, 04100, 04200, AND 04803 TO CHANGE THE DESIGN CONCEPT FROM CONSERVATION SUBDIVISION TO MULTIFAMILY RESIDENTIAL.**

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

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

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

**WHEREAS,** the amendment request, as depicted in the attached map, is to change the design concept for the properties located on the northwest corner of Sawyer Road and Lynnwood Way, from Conservation Subdivision to Multifamily Residential; and

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

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

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

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

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

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

**SECTION IV.** That this Resolution shall take effect upon approval by the FMPC on April 22, 2021, the health, safety, and welfare of the citizens requiring it.

**ATTEST:**

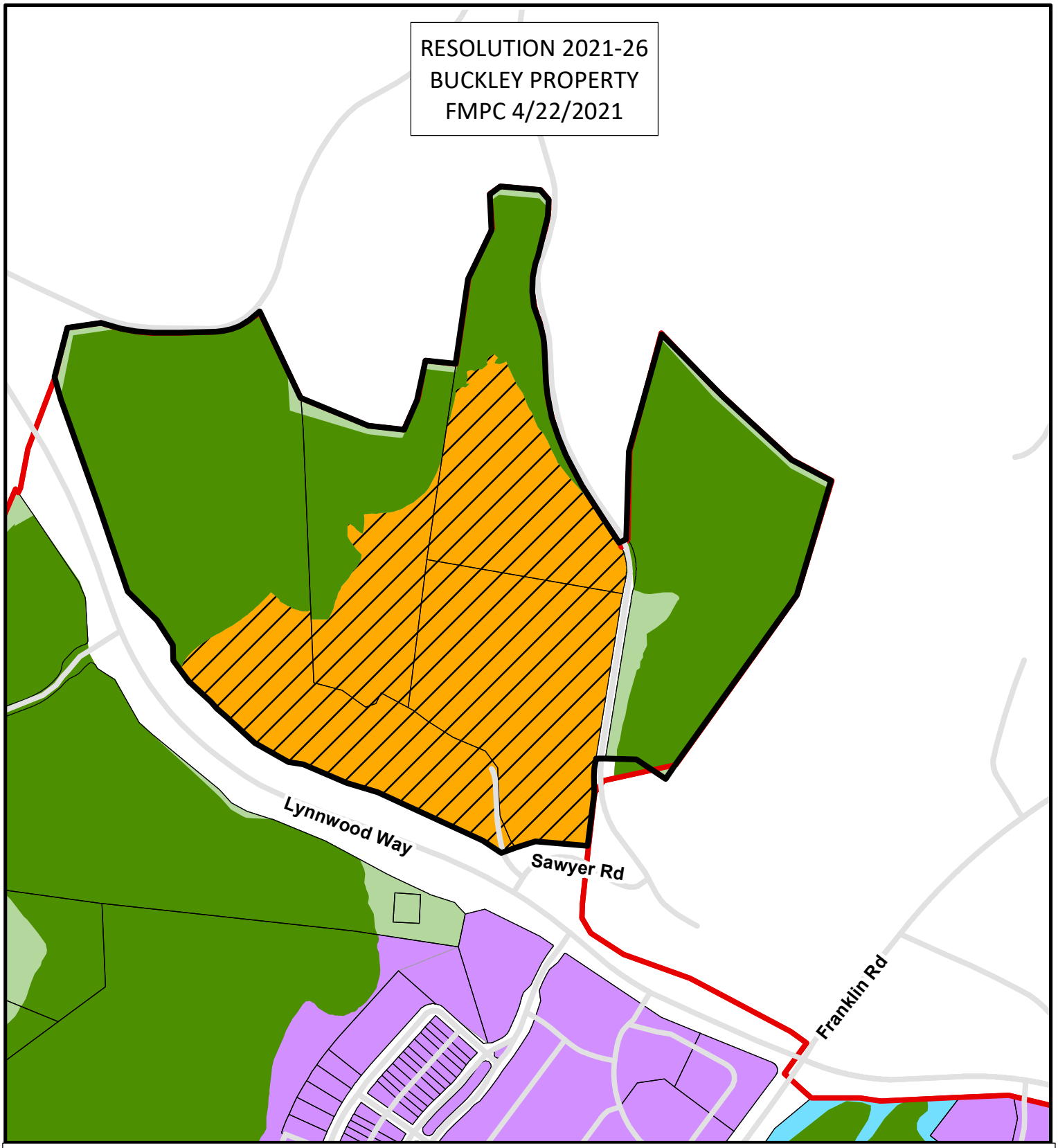
**By:_____**
**Roger Lindsay**
**Chair**

**CITY OF FRANKLIN, TENNESSEE:**

**By:_____**
**Emily Wright**
**Secretary**

**Approved as to Form:**

**By: _____**
**Shauna R. Billingsley**
**City Attorney**




## Legend

- City Limits
- Parcels
- Recreation
- Conservation
- Proposed Multifamily Residential
- Conservation Subdivision
- Neighborhood Mixed-Use
- Project Boundary

N

0 — 0.2 Miles

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All data and materials (c) copyright 2016. All rights reserved.

Please follow-up

WMCO
WESTWOOD
PROPERTY MANAGEMENT

February 22, 2021

Mayor Ken Moore
City of Franklin
109 3rd Avenue S, #103
Franklin, TN 37064

**Re: Proposed Zoning Policy Change**

Dear Mayor Moore:

My name is Jessy Williams and I am the Property Manager for the Treemont Homeowners Association and the 22 property owners therein. I am contacting you at the direction of the Treemont HOA Board of Directors. Recently they were notified that the City of Franklin was considering a policy change relating to the zoning of a nearby property and their request to allow for Multi-Family housing. After careful thought and consideration, the Directors wish to formally notify of their objection to such amendment of policy. Their position, and the collective position of the remaining Treemont property owners, is that our community, and those surrounding us, is almost exclusively, Single-Family properties. The number of units will significantly add traffic congestion to an intersection that already backs up to Treemont Estates on a single lane road during busy commute times. Arguably such a change would adversely affect the character of our neighborhood, its property values, and potentially the overall enjoyment of our homes and common area. Lastly, there has been no indication or renderings provided that would illustrate the quality and appearance of the proposed Multi-Family units, and whether rentals will be permitted or not.

Thank you in advance for your consideration. Please keep us posted directly on the status of this policy change request.

Sincerely,

Jessy Williams
***Property Manager***
***Email***: jessy@wmco.net

Kirk Bednar
CITY MANAGER

Jay Evans
ASST. CITY MANAGER

BRENTWOOD
CITY MANAGER'S OFFICE

April 13, 2021

Emily Hunter Wright
Planning and Sustainability Director
City of Franklin
109 3rd Avenue South
Franklin TN 37064

Dear Ms. Wright,

I am writing to express the City of Brentwood's concern regarding the proposed Envision Franklin Land Use Plan Amendment request for the Buckley Property located north of Lynnwood Way off Sawyer Road. We believe the current Envision Franklin Conservation and Conservation Subdivision design concepts are the appropriate concepts for this unique property.

A plan amendment that would allow for a multi-family development of up to 400 units is simply not compatible with the design concepts of the surrounding area and would certainly cause an abrupt change in massing, form, and architecture to this natural valley. The separation created by Lynnwood Way between this property and the denser development in Gateway Village is the appropriate beginning of a transition to lower density, detached single family residential development.

The applicant points to the ongoing widening of Franklin Road as a significant change since the adoption of Envision Franklin that necessitates the proposed amendment. The widening of Franklin Road is intended to address existing congestion and future growth in traffic based on current planning and zoning allowances. Accepting the argument that the widening of Franklin Road now allows for additional density where it is not currently planned will only leave both Franklin and Brentwood perpetually behind in planning for infrastructure improvements.

The applicant's presentation makes no mention of the infrastructure impacts on schools. The area in question is currently zoned for Scales Elementary, Brentwood Middle, and Brentwood High. Williamson County Schools recently completed an expansion of Scales Elementary, is in the midst of the last phase of renovations at Brentwood High and is beginning the planning for a complete rebuild of Brentwood Middle. We feel confident that the school district's future enrollment projections for these schools and

the associated renovation and expansion projects would not have contemplated the additional students from up to 400 multi-family units on this property.

We appreciate consideration of these concerns and respectfully request that Envision Franklin's original concepts for this property be continued.

Sincerely,

Kirk Bednar
City Manager

Cc: Mayor Ken Moore
Eric Stuckey, City Administrator

HISTORIC FRANKLIN TENNESSEE

# MEMORANDUM

**DATE:** April 14, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Kelly Dannenfelser, Acting Director of Planning and Sustainability

**Subject**

Consideration Of Resolution 2021-26: A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road and Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision to Multifamily Residential. (PUBLIC HEARING)

**Project Information**
**COF Project Number: 7472**
**Applicant: Greg Gamble (Gamble Design Collaborative)**

**Background/Staff Comments**

This application is to amend the Envision Franklin Design Concepts for the properties located at the northwest corner of Sawyer Road and Lynnwood Way, as depicted in the attached map. The properties are designated for the Conservation Subdivision Design Concept, which supports single-family residential as the primary use for the site with secondary uses of big houses, duplexes, farmstead compounds, institutional, and recreation uses. The applicant is requesting a change to the Multifamily Residential Design Concept which supports multifamily residential and assisted living as the primary uses, with secondary uses of accessory dwellings, big houses, duplexes, institutional, recreation, single-family residential, and townhouses as secondary uses.

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**Project Considerations**

The current land use policy identifies single-family residential as the primary use for the site, but also supports the integration of duplexes and big houses (up to four units per building) as secondary uses. Without city-wide study, the staff has concerns with a policy change to where multifamily will be the primary use, given the high proportion of multifamily residential and low proportion of single-family residential approved over the last several years. In this part of the City, Envision Franklin directs mixed-use development to the node at the Moores Lane and Franklin Road intersection, specifically Gateway Village and Branch Creek Crossing while transitioning down in scale, massing, and intensity south along Franklin Road and west along Lynnwood Way.

If the amendment is approved and a development proposal moves forward, a second access point onto Lynnwood Way would be needed. Due to the topographical and environmental constraints of the site,

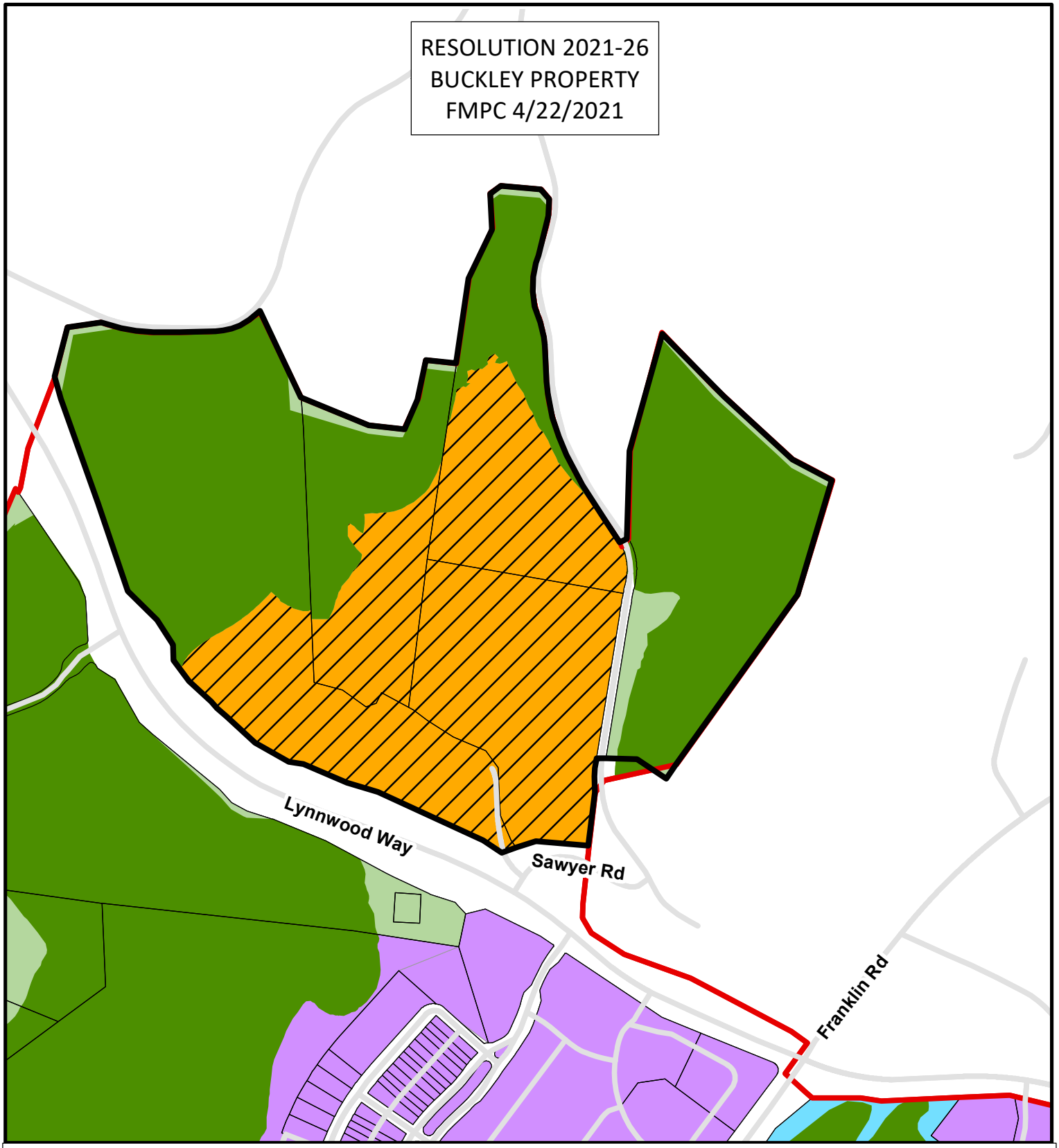
this secondary access point would be disruptive to the site due to the steep slopes and forested area along Lynnwood Way and also increase traffic without enhancing the transportation network.

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

**Recommendation**

**Staff recommends disapproval of Resolution 2021-26**

RESOLUTION 2021-26
BUCKLEY PROPERTY
FMPC 4/22/2021




## Legend

- City Limits
- Parcels
- Recreation
- Conservation
- Proposed Multifamily Residential
- Conservation Subdivision
- Neighborhood Mixed-Use
- Project Boundary

N

0 — 0.2 Miles

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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| | |
|---|---|
| **From:** | Greg Gamble |
| **To:** | Amy Diaz-Barriga; Andrew Orr |
| **Cc:** | Austin Pennington; Jordan Clark; al buckley |
| **Subject:** | Buckley |
| **Date:** | Thursday, April 8, 2021 1:18:27 PM |

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

Amy and Andrew,
My client is requesting deferral of the Buckley Envision Franklin Amendment one month to the May 27th Planning Commission meeting to evaluate the master plan. We understand that this is not a vote on the Master Plan, however, there is concern from the Planning Commissioners on the ultimate plan for the property.

Thank you,

Greg Gamble

gamble design collaborative

**615.975.5765**
**324 Liberty Pike,** Suite 145
Franklin, TN 37064

City of Franklin

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

**File #: 21-01902**

**DATE:** April 1, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor

**SUBJECT:**

Consideration Of A Six-Month Extension Of The Township PUD Subdivision, Site Plan, Section 2, To November 28, 2021.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7216
Applicant: J.D.Eatherly
Owner: J.D.Eatherly

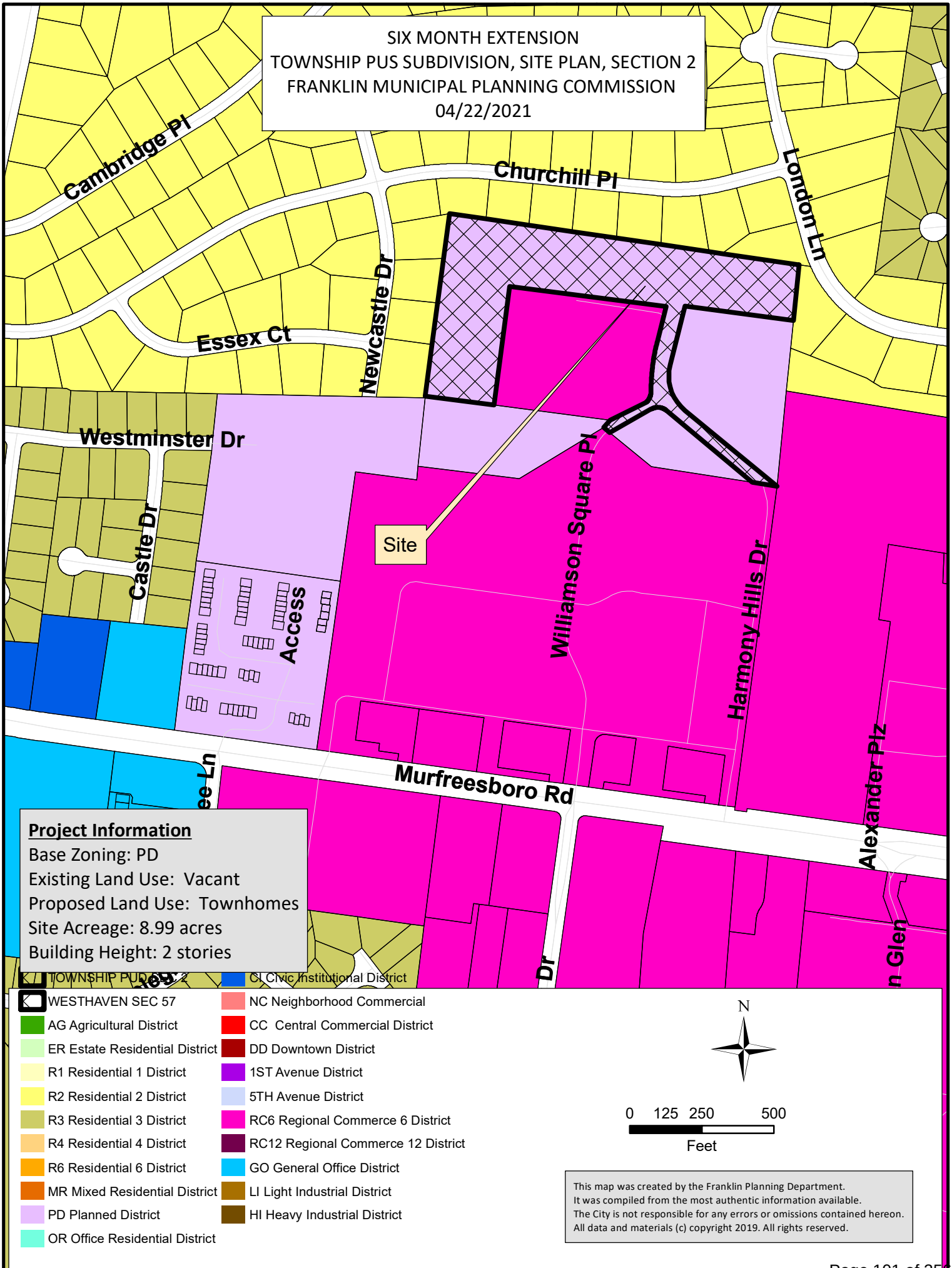
**BACKGROUND/STAFF COMMENTS:**
The owner of the property is requesting the first of two allowable site plan extensions for the Township Site Plan Section 2 site plan. The PUD was vested on February 24, 2015 under the 9-24-2014 Zoning Ordinance. The Site Plan for section 2 is currently set to expire on May 28, 2021. The owner has sited two reasons for the extension request: 1) because the completion of Section 1 took longer than expected, and 2) there has been some changes in project management. If the six-month extension is approved, the applicant will have until November 28, 2021 to obtain approval of a Building Permit. The owner has one other opportunity to request a second six-month extension.

**FINANCIAL IMPACT:**

n/a

**RECOMMENDATION:**

Staff recommends that the Planning Commission extend the site plan expiration date to November 28, 2021.


SIX MONTH EXTENSION
TOWNSHIP PUS SUBDIVISION, SITE PLAN, SECTION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/22/2021
Cambridge Pl
Churchill Pl
London Ln
Newcastle Dr
Essex Ct
Westminster Dr
Castle Dr
Site
Access
Williamson Square Pl
Harmony Hills Dr
Murfreesboro Rd
Alexander Plz
Project Information
Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Townhomes
Site Acreage: 8.99 acres
Building Height: 2 stories
TOWNSHIP PUD SEC 2
WESTHAVEN SEC 57
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.
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**JD Eatherly**
**1720 West End Ave Suite 600**
**Nashville, TN 37203**
**615-329-1720 x241**
**serena@vastland.com**

March 31, 2021

RE: 6 Month Extension Request for Site Plan #7216 Harmony House

City of Franklin
Planning and Sustainability
Planning Supervisor
Amy Diaz-barriga
109 3rd Avenue South
Franklin, TN 37064

I, JD Eatherly, as property owner of Harmony Hills, would like to request an extension of time by 6 months for site plan #7216.
If we could be put on the agenda for the April Planning session that would be great.
You spoke to my daughter, Sandra Cantrell about this. She will be the contact person on this.
Her cell number is 931-639-4186.

We would greatly appreciate your consideration in this matter.

Thank you,

JD Eatherly

# CITY OF FRANKLIN PROJECT NUMBER: COF #7216
# TOWNSHIP PUD SUBDIVISION
# SECTION 2
# SITE PLAN

## 1020 HARMONY HILLS DRIVE
## MAP 79G, PARCELS 6.01, 6.03, 6.04
## FRANKLIN, WILLIAMSON COUNTY, TN

CITY OF FRANKLIN ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

CITY OF FRANKLIN - ENGINEERING DEPT.
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS. IF REMOVAL OF ADDITIONAL TREES IS NECESSARY, A REVISION OF THE TREE PRESERVATION PLAN IS REQUIRED. THEREFORE, THESE PLANS ARE APPROVED AS NOTED
APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL: 06/19/20

## LOT ADDRESSES

| LOT NUMBER | STREET NUMBER | STREET NAME |
|---|---|---|
| 1 | 1021 | HARMONY HILLS Dr |
| 2 | 1023 | HARMONY HILLS Dr |
| 3 | 1025 | HARMONY HILLS Dr |
| 4 | 1027 | HARMONY HILLS Dr |
| 5 | 1029 | HARMONY HILLS Dr |
| 6 | 1031 | HARMONY HILLS Dr |
| 7 | 1033 | HARMONY HILLS Dr |
| | | |
| 8 | 2000 | TOWNSHIP DRIVE |
| 9 | 2002 | TOWNSHIP DRIVE |
| 10 | 2004 | TOWNSHIP DRIVE |
| 11 | 2006 | TOWNSHIP DRIVE |
| 12 | 2008 | TOWNSHIP DRIVE |
| 13 | 2010 | TOWNSHIP DRIVE |
| 14 | 2012 | TOWNSHIP DRIVE |
| 15 | 2014 | TOWNSHIP DRIVE |
| 16 | 2016 | TOWNSHIP DRIVE |
| 17 | 2018 | TOWNSHIP DRIVE |
| 18 | 2020 | TOWNSHIP DRIVE |
| 19 | 2022 | TOWNSHIP DRIVE |
| 20 | 2034 | TOWNSHIP DRIVE |
| 21 | 2036 | TOWNSHIP DRIVE |
| 22 | 2038 | TOWNSHIP DRIVE |
| 23 | 2040 | TOWNSHIP DRIVE |
| 24 | 2042 | TOWNSHIP DRIVE |
| 25 | 2044 | TOWNSHIP DRIVE |
| 26 | 2046 | TOWNSHIP DRIVE |
| 27 | 2048 | TOWNSHIP DRIVE |
| 28 | 2050 | TOWNSHIP DRIVE |
| 29 | 2052 | TOWNSHIP DRIVE |
| 30 | 2054 | TOWNSHIP DRIVE |
| 31 | 2056 | TOWNSHIP DRIVE |
| 32 | 2058 | TOWNSHIP DRIVE |
| 33 | 2060 | TOWNSHIP DRIVE |
| 34 | 2062 | TOWNSHIP DRIVE |
| 35 | 2064 | TOWNSHIP DRIVE |
| | | |

## DESIGN MODIFICATIONS

NO DESIGN MODIFICATIONS ARE REQUESTED FOR SETION 2 OF THE DEVELOPMENT PLAN.

DESIGN MODIFICATIONS PREVIOUSLY APPROVED WITH ORIGINAL DEVELOPMENT PLAN LISTED BELOW

1. MOS1: SECTION 5.3.5 (3) (B) REQUEST TO INCREASE THE MAXIMUM BUILDING LENGTH OF THE ASSISTED LIVING BUILDING FROM 200 FEET TO A LENGTH OF 381 FEET.
THIS DISTANCE IS THE LENGTH OF THE BUILDING VISIBLE FROM BUILDING FRONTAGE FACING THE ACCESS ROAD. BUILDING ARCHITECTURE IS ENHANCED WITH VERTICAL AND HORIZONTAL CHANGES IN THE FACADE PLANE AND SEVERAL DIFFERENT MATERIALS ACROSS THE FRONT OF THE BUILDING.

2. MOS 2: SECTION 5.3.5, RESIDENTIAL GARAGE STANDARDS. REQUEST TO PERMIT FRONT FACING GARAGE DOORS. GARAGE DOORS WOULD FACE THE PRIVATE DRIVE.

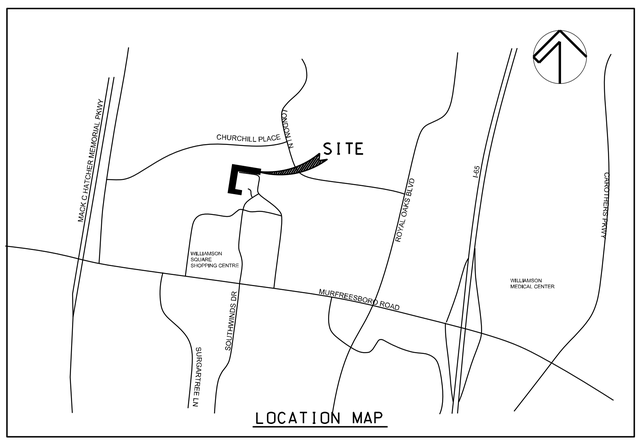
3. MOS 3: SECTION 5.3.5, RESIDENTIAL GARAGE STANDARDS. REQUEST TO PERMIT ONE 16 FOOT WIDE GARAGE DOOR.

4. MOS 4: MINIMUM BUILDING FOUNDATION. REQUEST TO PERMIT THE MINIMUM HEIGHT OF THE FOUNDATION FOR THE TOWN HOMES AT 4 INCHES FROM FINISHED GRADE.

MODIFICATIONS OF STANDARDS REQUEST NUMBERS 2, 3 AND 4 ARE TO ADDRESS THE NEED FOR HANDICAP ACCESSIBILITY TO THE TOWN HOMES PROPOSED FOR THIS PUD. ACCESS TO THE GARAGE AND WITHIN THE GARAGE FOR SPECIAL NEEDS IS CRITICAL TO THE INTENT OF THESE INDEPENDENT LIVING TOWN HOMES. DUE TO SPACE CONSTRAINTS AND A NEED TO BUFFER THE RESIDENTIAL HOMES TO THE NORTH OF THIS PROPERTY WITH LANDSCAPING, THE ACCESS TO THE TOWN HOME GARAGES ARE FROM THE PRIVATE DRIVE BEHIND THE EXISTING CHURCH.

## INDEX OF DRAWINGS


| SHEET NO. | DESCRIPTION |
|---|---|
| C-0.0 | COVER SHEET |
| C-0.1 | GENERAL NOTES |
| C-0.2 | APPROVED DEVELOPMENT PLAN |
| C-1.0 | OVERALL EXISTING CONDITIONS PLAN |
| C-1.1 | ENLARGED EXISTING CONDITIONS PLAN |
| C-2.0 | OVERALL SITE PLAN |
| C-3.0 | OVERALL GRADING AND DRAINAGE PLAN |
| C-3.1 | GIP DRAINAGE MAP |
| C-3.1.1 | PRE-DEVELOPMENT DRAINAGE MAP |
| C-3.2 | INITIAL EPSC / PRECONSTRUCTION PLAN |
| C-3.3 | INTERIM EPSC / CONSTRUCTION PLAN |
| C-3.4 | FINAL EPSC / WATER QUALITY PLAN |
| C-3.5 | ENLARGED BIORETENTION PONDS |
| C-3.6 | GRADING, DRAINAGE AND EPSC DETAILS |
| C-3.7 | SITE, GRADING, DRAINAGE AND EPSC DETAILS |
| C-3.8 | SEDIMENT BASIN DETAILS AND SCHEDULES |
| C-4.0 | ROW AND ACCESS PLAN |
| C-4.1 | TRUCK TURN |
| C-4.1.1 | TRUCK TURN |
| C-4.1.2 | TRUCK TURN |
| C-4.1.3 | COLLECTION TRUCK TURN |
| C-4.1.4 | COLLECTION TRUCK TURN |
| C-4.1.5 | COLLECTION TRUCK TURN |
| C-4.3 | ROW AND ACCESS DETAILS |
| C-4.4 | ROW AND ACCESS DETAILS |
| C-5.0 | OVERALL UTILITY PLAN |
| C-5.1 | SITE UTILITY PLAN |
| C-5.2 | SITE UTILITY PLAN AND PROFILES WATER |
| C-5.2.1 | SITE UTILITY PLAN AND PROFILES SEWER |
| C-5.3 | WATER AND SEWER DETAILS |
| L-1.0 | TREE PRESERVATION PLAN |
| L-2.0 | LANDSCAPE PLAN |
| L-2.1 | LANDSCAPE NOTES AND DETAILS |
| L-2.2 | BUFFER LANDSCAPE PLAN |
| L-3.0 | BIO-RETENTION LANDSCAPE PLAN |
| A-1.0 | TYPICAL ARCHITECTURAL |
| E-1.0 | LIGHTING PLAN |
| E-1.1 | PHOTOMETRIC PLAN |
| E4.1 | ELECTRICAL DETAILS |

LOCATION MAP

## SITE DATA

| | |
|---|---|
| PROJECT NAME: | TOWNSHIP PUD |
| PROJECT NUMBER: | COF #7216 |
| SUBDIVISION: | WILLIAMSON SQUARE SUBDIVISION |
| ADDRESS: | 1127 MURFREESBORO ROAD |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON COUNTY |
| STATE: | TENNESSEE |
| CIVIL DESTRICT: | 9TH |
| EXISTING ZONING | PD |
| OTHER APPLICABLE OVERLAYS: | PUD |
| | |
| ACREAGE OF SITE/PROJECT AREA: | 8.99 ACRES |
| SQUARE FOOTAGE OF SITE: | 391,428.66 +/- SQ FT |
| MINIMUM REQUIRED SETBACKS: | |
| YARD FRONTING ON STREET: | N/A FRONT |
| SIDE YARD: | 10 FEET |
| REAR YARD: | 30 FEET |
| DEVELOPER: | JD EATHERLY |
| ADDRESS: | 1720 WEST END AVE SUITE 600 |
| | NASHVILLE, TN 37027 |
| PHONE NUMBER: | 615-373-8850 |
| CONTACT: | JD EATHERLY |
| APPLICANT: | ENFIELD ENGINEERING |
| ADDRESS: | 503 EAST IRIS DRIVE |
| | NASHVILLE, TN 37204 |
| PHONE NUMBER: | 615-915-1941 |
| EMAIL: | GHARRIS@ENFIELD-GROUP.COM |
| CONTACT NAME: | GREGG HARRIS |
| BUILDING SQUARE FOOTAGE: | |
| TYPE: | ALL THREE BEDROOM |
| NUMBER OF UNITS: | 35 UNITS |
| BUILDING HEIGHT: | 2 STORY |
| MINIMUM PARKING REQUIRED: | |
| TOWNHOMES | 105 - 1 PER BEDROOM X 35 |
| PROVIDED PARKING: | |
| TOWNHOMES: | 70 DRIVEWAY |
| | 70 GARAGE |
| | 15 EXTRA |
| | 155 TOTAL |

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.

FLOODNOTE:
NO PORTION OF THIS PROPERTY FALLS WITHIN A FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0212F. DATED SEPT 29, 2006.

SITE BENCHMARK:
EXISTING FIRE HYDRANT BOLT LOCATED AT THE SOUTHWEST CORNER OF THE EXISTING WILLIAMSON SQUARE FACILITY
ELEV: 732.31

## CONTACT INFORMATION


CURRENT OWNER/DEVELOPER
JD EATHERLY
1720 WEST END AVE, SUITE 600
NASHVILLE, TN 37203
PHONE: (615) 373-8850

ENGINEER
ENFIELD ENGINEERING
503 EAST IRIS DRIVE
NASHVILLE, TN 37204
CONTACT: GREGG HARRIS
PHONE: (615) 915-1941
EMAIL: GHARRIS@ENFIELD-GROUP.COM

LANDSCAPE ARCHITECT/PLANNER
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PHONE: (615) 975-5765
EMAIL: GREGGAMBLE209@GMAIL.COM


**PROJECT NUMBER: COF #7216**


enfield group
503 East Iris Drive
Nashville, Tennessee
37204
(O) (615) 915-1941
(F) (615) 915-1949
Real Estate
Construction
Engineering


CARLAND G. HARRIS
REGISTERED ENGINEER
No. 102367
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

**COVER SHEET**

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C0.0**

**SITE PREPARATION GENERAL NOTES:**

1. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, GIVE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS, AND PAY ALL FEES.
2. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE DESIGNATED DISTURBED AREA. COORDINATE WITH THE LOCAL PROVIDER TO ENSURE THAT THE UTILITIES THAT ARE TO REMAIN ARE PROTECTED.
3. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
4. ANY EXISTING PAVEMENT TO REM IAN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
5. AT THE POINT OF CONNECTION BETWEEN EXISTING AND NEW PAVEMENT, PROVIDE A SMOOTH TRANSITION. IT MAY BE NECESSARY TO ADJUST FINAL GRADES IN THE FIELD AT THESE CONNECTIONS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
6. CONCRETE SIDE WALKS SHALL BE 3,000 P.S.I. WITH A BROOM FINISH. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. AT INTERSECTIONS AS SHOWN ON PLANS, CONTRACTOR SHALL PROVIDE TRAFFIC CALMING MEASURES CONSISTING OF A PAVEMENT WIDTH TRANSITION FROM 24' WIDE TO 20' WIDE IN THE AREA OF THE INTERSECTION.
8. IF EXCESS MATERIAL CANNOT BE WASTED ON-SITE, THE CONTRACTOR SHALL REMOVE THE MATERIAL FROM THE SITE IN AN APPROPRIATE LEGAL MANNER AT NO ADDITIONAL COST.
9. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE OWNER UPON COMPLETION.
10. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY CONSISTING OF THE FOLLOWING:
    a. AN AS-BUILT SURVEY SHALL BE PREPARED, SIGNED AND SEALED BY A SURVEYOR REGISTERED IN TENNESSEE AND SUBMITTED TO THE ENGINEER IN HARD COPY AND ELECTRONIC FORMAT PRIOR TO COMPLETION OF THIS PROJECT. THE AS-BUILT SURVEY SHALL BE PREPARED USING THE SAME HORIZONTAL AND VERTICAL DATUM AS THE ORIGINAL SURVEY.
    b. THE AS-BUILT SURVEY SHALL DEPICT ALL BUILDINGS, CURB LINES, EDGES OF PAVEMENT, SIDEWALKS, AND PARKING.
    c. THE AS-BUILT SURVEY SHALL LOCATE ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT INCLUDING: DRAINAGE AND SANITARY STRUCTURES, WATER VALVES, METERS, AND HYDRANTS.
    d. THE AS-BUILT SURVEY SHALL INCLUDE ALL ACCESSIBLE PATHS, PEDESTRIAN RAMPS AND LANDINGS, AND ACCESSIBLE PARKING AREAS INCLUDING AISLES AND DROP-OFF/PICK-UP AREAS. DIMENSION FULL LENGTH AND WIDTH OF ALL PEDESTRIAN RAMPS AND LANDINGS. SHOW ELEVATIONS AND SLOPES, INCLUDING LONGITUDINAL AND CROSS SLOPES FOR ALL
    e. THE AS-BUILT SURVEY SHALL INCLUDE ALL STORMWATER MANAGEMENT FEATURES, INCLUDING BUT NOT LIMITED TO: PONDS, BIO-RETENTION AREAS, SWALES, RAIN GARDENS, WATER QUALITY UNITS, DETENTION PONDS, CATCH BASINS AND OUTLET STRUCTURES.
11. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ALLOW TIMELY CERTIFICATION OF CONSTRUCTION.

**GRADING AND DRAINAGE GENERAL NOTES:**

1. PRIOR TO COMMENCING GRADING AND DRAINAGE OPERATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, GIVE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS, AND PAY ALL FEES.
2. CONTRACTOR SHALL ENSURE THAT A NPDES STORMWATER CONSTRUCTION PERMIT IS IN PLACE PRIOR TO INSTALLATION OF ANY EROSION CONTROL MEASURES. THE PERMIT AND SWPPP SHALL BE KEPT ON SITE.
3. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811) OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS
4. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIP LINES OF TREES.
6. ALL TREES OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE SAVED.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
8. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
9. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
10. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
11. ALL EXISTING UTILITIES SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. COORDINATE WITH UTILITY PROVIDERS TO ENSURE NONE ARE DAMAGED. THE CONTRACTOR IS RESPONSIBLE AND SHALL REPAIR CONTRACTOR CAUSED DAMAGES IN ACCORDANCE WITH PROVIDERS STANDARDS AT NO COST TO THE OWNER.
12. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
13. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
14. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
15. ALL PERMANENT CUT AND FILL SLOPES SHALL BE 3:1 UNLESS SHOWN OTHERWISE. TEMPORARY CUT SLOPES SHALL NOT EXCEED 2:1 MAXIMUM UNLESS TEMPORARY SHORING IS PROVIDED, OR UNLESS DIRECTED OTHERWISE BY A LICENSED GEOTECHNICAL ENGINEER.
16. CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL OFF THE OWNER'S PROPERTY IN A LEGAL MANNER AT NO ADDITIONAL COST.
17. EXISTING MANHOLE AND CATCH BASIN CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
18. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL AND SEEDED AND MULCHED.
19. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
20. ALL STORM DRAINAGE PIPE SHALL BE HDPP PIPE (HP STORM) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS UNLESS SHOWN OTHERWISE. A REPRESENTATIVE FROM ADVANCED DRAINAGE SYSTEMS SHALL INSPECT THE INSTALLATION OF DRAINAGE PIPE AND STRUCTURES. PIPE LENGTHS SHOWN ARE APPROXIMATE 2D LENGTHS FROM EDGE OF UPSTREAM STRUCTURE TO EDGE OF DOWNSTREAM STRUCTURE.
21. ALL DISCHARGE HEADWALLS SHALL HAVE OUTLET PROTECTION RIP-RAP APRON SIZED PER THE OUTLET PROTECTION SIZING TABLE IN THE PLANS.
22. TOLERANCES FOR FINISHED GRADES SHALL BE ± 0.1 FOOT FROM THE DESIGN ELEVATIONS AND CONTOURS WITHIN THE PADS AND ROADWAYS. THE TOLERANCE WITHIN YARDS AND OPEN SPACE IS + 0.25 FOOT. WHEN MAXIMUM OR MINIMUM SLOPES ARE SPECIFIED.
23. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR BACKFILLING BEHIND CURBS, SIDEWALKS AND FOR CREATING YARDS.
24. ENGINEERED SOIL FILL SHALL BE COMPACTED IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR. PADS AND ROADWAYS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.

**GRADING AND DRAINAGE GENERAL NOTES:**

25. STRUCTURAL SOIL FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR. SOIL FILL SHALL NOT INCLUDE ROCKS LARGER THAN 6" DIAMETER. ROCK FILL SHALL BE WELL GRADED WITH A MAXIMUM ROCK SIZE OF 12" AND PLACED IN LIFTS NOT TO EXCEED 18" THICK AND SHALL BE PLACED AT DEPTHS DEEPER THAN 3 FEET BELOW PLANNED SUBGRADE LEVELS. WITHIN 3 FEET OF SUBGRADE FILL SHALL HAVE A MAXIMUM ROCK SIZE OF 8" AND PLACED IN LIFTS NOT TO EXCEED 12" THICK. ROCK FILL SHALL HAVE ADEQUATE FINES TO EFFECTIVELY "CHOKE" THE LARGER PARTICLES, FILLING ALL VOIDS OR OPEN SPACES. LARGER ROCKS SHALL LAY FLAT WITH NO OVERLAP. THE PERCENTAGE OF SOIL IN THE ROCK MIX SHALL NOT EXCEED 10%. ROCK FILL SHALL BE COMPACTED USING 6 TO 8 COMPLETE PASSES OF A D-8 CLASS CRAWLER TRACTOR. A COMPLETE PASS IS DEFINED AS COMPLETE COVERAGE WITH EACH PASS OVERLAPPING 50% AND HALF OF THE PASSES GOING IN EACH PERPENDICULAR DIRECTION. ROCK FILL SHALL BE ACCOMPLISHED UNDER FULL TIME OBSERVATION OF A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. COMPACTED CRUSHED STONE FILL SHALL BE TYPE A, CLASS A, AND GRADING D IN ACCORDANCE WITH TDOT SPECIFICATIONS SECTION 903.05. CRUSHED STONE FILL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT TO EXCEED 10 INCHES OF LOOSE THICKNESS. EACH LIFT SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY PER ASTM D698 - STANDARD PROCTOR. EACH LIFT SHALL BE TESTED BY GEOTECHNICAL PERSONNEL BEFORE PLACING SUBSEQUENT LIFTS TO ENSURE ADEQUATE COMPACTION HAS BEEN REACHED.
26. AN AS-BUILT TOPOGRAPHIC SURVEY OF THE FINAL STORMWATER MANAGEMENT POND(S) AND OUTLET STRUCTURE(S) SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW FOR COMPLIANCE WITH THE ORIGINAL DESIGN.
27. IF BLASTING IS REQUIRED, CONTRACTOR SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN NFPA 495, "EXPLOSIVE MATERIALS CODE," AND PREPARE A BLASTING PLAN CONTAINING THE FOLLOWING:
    a. TYPES OF EXPLOSIVES AND SIZES OF CHARGE TO BE USED IN EACH AREA OF ROCK REMOVAL, TYPES OF BLASTING MATS, SEQUENCE OF BLASTING OPERATIONS, AND PROCEDURES THAT WILL PREVENT DAMAGE TO SITE IMPROVEMENTS AND STRUCTURES ON THE PROJECT SITE AND ADJACENT PROPERTIES.
    b. SEISMOGRAPHIC MONITORING DURING BLASTING OPERATIONS. BLASTING PLAN SHALL BE KEPT AT THE CONSTRUCTION SITE, ALONG WITH OTHER BLASTING RECORDS REQUIRED, AND MAY BE SUBJECT TO REVIEW BY OWNER OR OWNER'S REPRESENTATIVE UPON REQUEST.
29. OBTAIN PERMITS FROM AUTHORITIES HAVING JURISDICTION BEFORE BRINGING EXPLOSIVES TO THE PROJECT SITE. PERFORM BLASTING WITHOUT WEAKENING THE BEARING CAPACITY OF ROCK SUBGRADE AND WITH THE LEAST- PRACTICABLE DISTURBANCE TO ROCK TO REMAIN.
30. ENGAGE A QUALIFIED, INDEPENDENT AGENCY TO PERFORM A PRE-BLAST AND POST-BLAST SURVEY OF ALL STRUCTURES SUBJECT TO BLAST VIBRATIONS. CONTRACTOR SHALL COORDINATE ALL BLASTING ACTIVITIES WITH SURVEYOR, INCLUDING BLASTING PLANS, SCHEDULES, ETCETERA. CONTRACTOR MAY, AT HIS EXPENSE, OBTAIN A VIBRATION CONSULTANT TO REVIEW THE BLASTING PLAN AND MAKE RECOMMENDATIONS. REVIEW OF THE BLAST DESIGN, SURVEY, MONITORING, AND TECHNIQUES BY THE ENGINEER OR VIBRATION CONSULTANT SHALL NOT RELIEVE THE CONTRACTOR OF THE COMPLETE RESPONSIBILITY FOR ACCURACY, ADEQUACY, AND SAFETY OF THE BLASTING. NOTHING CONTAINED HEREIN SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR CLAIMS ARISING FROM HIS CONSTRUCTION OPERATIONS. IN THE EVENT THAT ANY PROPERTY OWNER DENIES ACCESS FOR THE SURVEY OF STRUCTURES AND FACILITIES, THE CONTRACTOR SHALL NOTIFY SUCH PROPERTY OWNER, BY CERTIFIED MAIL, STATING THAT THIS IS FINAL NOTIFICATION, A COPY OF THE BLASTING RECORDS SHALL BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR THEIR RECORDS.
31. CONTRACTOR SHALL NOTIFY ADJACENT RESIDENCES AND/OR BUSINESSES SUBJECT TO BLASTING VIBRATIONS THE INTENT TO BLAST AT LEAST 24 HOURS IN ADVANCE. CONTRACTOR SHALL DISCLOSE THE ANTICIPATED TIME OF DAY AND SCHEDULE FOR BLASTING. SUBMIT NOTICE OF BLASTING COMPLAINTS TO THE ENGINEER AND OWNER WITHIN 24 HOURS OF RECEIPT THEREOF. THE NOTICE SHALL IDENTIFY THE ORIGIN OF COMPLAINT AND SHALL CONTAIN A BRIEF DESCRIPTION OF ALLEGED DAMAGES OR OTHER CIRCUMSTANCES UPON WHICH THE COMPLAINT IS PREDICATED. CONTRACTOR SHALL ASSIGN EACH COMPLAINT A SEPARATE NUMBER, IN ASCENDING ORDER, AND SHOW IN EACH NOTICE ALL PREVIOUS COMPLAINT NUMBERS REGISTERED BY THE SAME COMPLAINANT.
32. CONTRACTOR TO CONSULT WITH A GEOTECHNICAL ENGINEER IN THE TREATMENT OF ANY SINKHOLE DISCOVERED ON SITE. PERMIT AS REQUIRED IN ACCORDANCE WITH TDEC REGULATIONS.
33. EROSION AND SEDIMENT CONTROLS MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO BEGINNING GRADING.

**SITE UTILITIES GENERAL NOTES:**

1. PUBLIC WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS. SEWER LINES SERVING THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN PUBLIC UTILITIES STANDARD SPECIFICATIONS. WATER LINES SERVING THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN WATER UTILITY DISTRICTS STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, GIVE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING UTILITY WORK.
3. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN IS BASED ON LIMITED TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY ON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. NOTIFY THE LOCAL UTILITY LOCATOR SERVICE (CALL 811) AND ANY NON-ONE CALL SYSTEM MEMBER UTILITY INDIVIDUALLY AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION / UTILITY TRENCHING OPERATIONS.
5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. CAUTION SHALL BE OBSERVED TO PROTECT UTILITIES THAT ARE TO REMAIN AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY PROVIDER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS.
8. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
9. BACKFILL UTILITY TRENCHES UNDER PAVEMENT OR GRAVEL DRIVE AREAS WITH CRUSHED STONE. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698 -STANDARD PROCTOR.
10. ADJUST ALL EXISTING-TO-REMAIN UTILITY SURFACE FEATURES, INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISH GRADE.
11. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
12. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
13. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
14. ALL WATER MAINS SHALL BE ASTM D2241, STANDARD SDR 21 PRESSURE RATED PVC PIPE UNLESS NOTED OTHERWISE.
15. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN THE BACK OF CURB AND FACE OF SIDEWALK.
16. ALL MANHOLES SHALL HAVE MINIMUM CLEAR OPENING OF 24". ADJUST CASTINGS TO SLOPE LONGITUDINALLY WITH ROAD GRADES AS REQUIRED.
17. CONTRACTOR SHALL MAINTAIN AT LEAST ONE SET OF AS-BUILT PLANS SHOWING ALL NEWLY CONSTRUCTED UTILITIES AND EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION EITHER BY FIELD SURVEYS ON THE APPROPRIATE STATE PLANE COORDINATE SYSTEM (TN-NAD83) USED FOR THIS PROJECT OR BY FIELD MEASUREMENTS INCLUDING AT LEAST TWO DIMENSIONS FROM KNOWN SITE FEATURES/MONUMENTS TO EACH MANHOLE, CATCH BASIN, AND PRESSURE PIPING APPURTENANCE (VALVES, METERS, BACKFLOW DEVICE, HYDRANTS, ETC.)

**EROSION AND SEDIMENT CONTROL GENERAL NOTES:**

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. MAINTENANCE: EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. EROSION CONTROL WORK PERFORMED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS AND DETAILS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.
4. ALL SEDIMENT CONTROLS AND CRITICAL SLOPES (GREATER THEN 3:1) MUST BE STABILIZED WITHIN SEVEN CALENDAR DAYS. ALL OTHER DISTURBED AREAS ON THE PROJECT SITE MUST BE STABILIZED WITHIN FOURTEEN CALENDAR DAYS.
5. ALL POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO MINIMIZE TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAYS AND ROADS.
6. ANY EARTH, GRAVEL, AND/OR OTHER MATERIAL TRACKED, SPILLED, OR WASHED ONTO ROAD OR ADJACENT PROPERTIES MUST BE IMMEDIATELY REMOVED AND DISPOSED OF IN A PROPER MANNER. FLUSHING WILL NOT BE PERMITTED. ALL MATERIAL MUST BE REMOVED BY MEANS OF SHOVELING AND SWEEPING.
7. SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL SITE IS PERMANENTLY STABILIZED.
8. AFTER SITE IS PERMANENTLY STABILIZED AND BEFORE EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL CLEAN DEBRIS AND SILT FROM ALL STORM SEWERS, STRUCTURES AND DITCHES IN AREA OF WORK.
9. ALL EXCAVATED MATERIAL SHALL BE PLACED ON HIGH SIDE WHEREVER POSSIBLE AND CONFINED TO AN AREA WHERE IT WILL NOT OBSTRUCT THE NORMAL FLOW OF THE DRAINAGE.
10. PUMPING OF SEDIMENT LADEN WATER WILL NOT BE ALLOWED UNLESS IT IS FILTERED BY WAY OF AN APPROVED SEDIMENT TRAPPING DEVICE.
11. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR KEEPING SILT FENCES CLEAR OF SEDIMENT BUILDUP DURING CONSTRUCTION.
12. SILT BARRIERS AND SEDIMENT BASINS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
13. CONTINUOUS INSPECTION AND MAINTENANCE OF THE SEDIMENT CONTROL DEVICES IS MANDATORY.
14. ANY SEDIMENT CONTROL DEVICES DISTURBED DURING SITE GRADING AND UTILITY CONSTRUCTION MUST BE RESTORED IMMEDIATELY.
15. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE.
16. WHEN, IN THE OPINION OF THE ENGINEER, THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THEIR INTENDED PURPOSES, THEY SHALL BE REMOVED BY THE GRADING CONTRACTOR.
17. ON-SITE CONCRETE WASTE MANAGEMENT SHOULD BE LOCATED ON SITE AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
18. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
19. ANY ADDITIONAL EROSION CONTROL REQUIRED BY GOVERNING AUTHORITIES SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR. ALL EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT GRASSING OR FINISHED SURFACES ARE ESTABLISHED.
20. PRIOR TO MOBILIZATION- TAG TREES w/OWNER.
21. FINAL STABILIZATION MEASURES PROPOSED FOR ALL DISTURBED AREA ON THE PROPERTY. AREAS WITH SLOPES 3:1 OR STEEPER OR STEEPER MUST BE STABILIZED BY APPROVED METHODS.
22. PROVIDE TEMPORARY SLOPE DRAINS AND SWALES AT TOP OF SLOPES AS REQUIRED TO PREVENT RUTTING AND MAINTAIN UNTIL PERMANENT STAND OF GRASS IS ESTABLISHED.
23. SLOPES 3:1 AND GREATER ARE TO BE STABILIZED WITH EROSION CONTROL BLANKETS/MATTING. NORTH AMERICAN GREEN - VMAX SC250 PERMANENT TRM OR EQUAL.
24. ALL EROSION PROTECTION AND SEDIMENT CONTROL MEASURES ALONG PERIMETER OF SITE MUST BE IN PLACE BEFORE GRADING MAY BEGIN.
25. INTERIM EROSION CONTROL MEASURES SHOWN HERE SHALL BE IMPLEMENTED DURING THE APPROPRIATE PHASE OF CONSTRUCTION TO MEET SWPPP AND TNCGP.
26. NO CUT, FILL, CONSTRUCTION OR DISTURBANCE TO VEGETATIVE BUFFER WITHIN 60' (OR 30') OF THE TOP OF STREAM BANK (SINKHOLE/DEPRESSION).
27. EROSION /SEDIMENT CONTROL DETAILS PER TDEC'S LATEST EPSC HANDBOOK.
28. MARK ALL CASE BASINS AND DRAINAGE GRATES WITH " NO DUMPING DRAINS TO RIVER".
29. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES WILL BE PERFORMED ON A REGULAR BASIS AND AFTER EACH STORM EVENT.
30. EROSION AND SEDIMENT CONTROLS MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO BEGINNING GRADING.
31. SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO THE APPLICATION OF FERTILIZER TO ANY PORTION OF THE SITE. SOIL ANALYSIS SHALL INCLUDE PARAMETERS INCLUDED IN THE BASIC TEST BY THE UT AGRICULTURE EXTENSION FOR DEVELOPING AND MAINTAINING FERTILIZER PROGRAMS (E.G., SOIL PH, BUFFER VALUE, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM). SOIL SAMPLES SHOULD BE REPRESENTATIVE OF THE AREA FOR WHICH FERTILIZER WILL BE APPLIED. SAMPLE TYPE SHOULD BE COMPOSITE AND SHOULD BE COLLECTED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE UNIVERSITY OF TENNESSEE EXTENSION SOIL TESTING BROCHURE PB1061, AVAILABLE AT: HTTP://UTEXTENSION.TENNESSEE.EDU/PUBLICATIONS/DOCUMENTS/PB1061.PDF. SOIL ANALYSIS RESULTS SHALL BE USED TO DETERMINE CORRECT FERTILIZER APPLICATION RATES TO PREVENT THE OVER APPLICATION OF FERTILIZER TO THE SITE. DOCUMENTATION OF REQUIRED SOIL ANALYSIS BE MAINTAINED ONSITE WITH THE SWPPP.

CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This sheet is Part of the APPROVED Site Plan

**PROJECT NUMBER: COF #7216**

enfield group
503 East Iris Drive
Nashville, Tennessee 37204
(O) (615) 915-1941
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Real Estate Construction Engineering

GARLAND G. HARRIS — AGRICULTURE — OWNER — NO. 202267 — STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

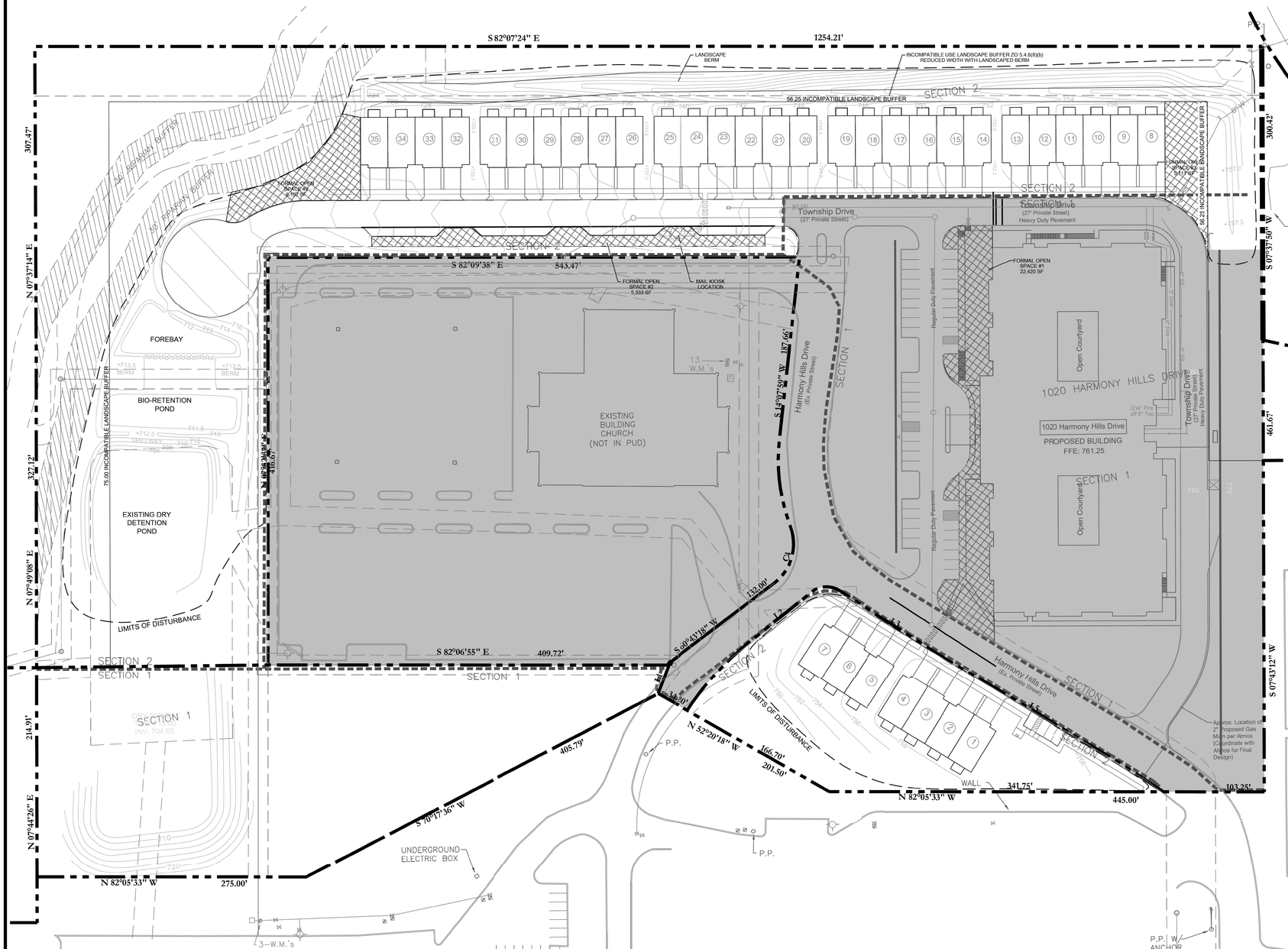
**GENERAL NOTES**

PROJ NO: **17103**

DATE: **02/21/20**

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-0.1**




## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | TOWNSHIP PUD |
| PROJECT #: | 7112 |
| SUBDIVISION: | WILLIAMSON SQUARE |
| LOT NUMBER: | N/A |
| ADDRESS: | 1020 HARMONY HILLS PVT DR,<br>1123 MURFREESBORO RD,<br>1111 MURFREESBORO RD<br>FRANKLIN, TN |
| COUNTY: | WILLIAMSON |
| CIVIL DISTRICT: | 9 |
| EXISTING ZONING: | SD-X 3.39, 68,961 |
| PROPOSED ZONING: | SD-X 2.74, 68,961 |
| EXISTING CHARACTER AREA: | MECO-9 |
| OTHER APPLICABLE OVERLAYS: | N/A |
| APPLICABLE DEVELOPMENT STANDARD: | CONVENTIONAL |
| ACREAGE OF SITE: | PARCEL 6.01: 1.28<br>PARCEL 6.03: 4.11<br>PARCEL 6.04: 2.83<br>PARCEL 6.05: 9.30<br>TOTAL: 17.52 |
| OWNER 1:<br>ADDRESS: | JD EATHERLY<br>1720 W. END AVE. #600<br>NASHVILLE, TN 37203 |
| OWNER 2:<br>ADDRESS: | S & E PARTNERS<br>1720 W. END AVE. #600<br>NASHVILLE, TN 37203 |
| APPLICANT:<br>ADDRESS: | GAMBLE DESIGN COLLABORATIVE<br>324 LIBERTY PIKE<br>SUITE 145<br>(615) 975-5765<br>GREG.GAMBLE@GDC-TN.COM |
| CONTACT: | GREG GAMBLE |
| BUILDING SQUARE FOOTAGE: | ASSISTED LIVING 59,736 SF<br>TOWNHOUSES 52,430 SF<br>112,166 SF |
| BUILDING HEIGHT: | ASSISTED LIVING 1-STORY<br>TOWNHOUSES 2-STORY |
| TOTAL NUMBER OF UNITS: | 35 TOWNHOME UNITS |
| REQUIRED LSR: | 0.20 |
| PROVIDED LSR: | 0.50 |
| MINIMUM PARKING REQUIREMENT: | SEE CHART, THIS SHEET |
| MAXIMUM PARKING LIMIT: | SEE CHART, THIS SHEET |
| EXISTING PARKING: | SEE CHART, THIS SHEET |
| PROVIDED PARKING: | SEE CHART, THIS SHEET |
| RESIDENTIAL DENSITY: | 2.74 DUA |
| TREE CANOPY: | 135,291 SF (3.11 AC) PRESERVED |
| PARKLAND: | SEE BELOW |
| OPEN SPACE: | SEE CHART, THIS SHEET |

### STATEMENT OF IMPACTS

**WATER FACILITIES**
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE 8" WATER MAIN WILL BE SERVED BY A LOOP CREATED BY CONNECTING TO A LINE ON LONDON LANE TO AN EXISTING LINE ON-SITE RUNNING TO MURFREESBORO ROAD. THE FACILITY WILL CONNECT TO EXISTING SERVICE; NO NEW LINES ARE BEING RUN TO THE SITE.
35 UNITS * 350 GPD = 12,250 GPD

**SEWER FACILITIES**
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION IS EXISTING MANHOLE ON-SITE. NO NEW SERVICE IS BEING RUN TO THE SITE.

**REPURIFIED (REUSE) WATER FACILITIES**
THERE IS NOT A GRAY WATER LINE NEAF THE SITE.

**DRAINAGE FACILITIES**
THE PROPERTY WILL BE DRAINED TO 3 RAIN GARDENS AND A DRY POND. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.
STORMWATER LEAVING THE DRY POND WILL BE DIRECTED TO AN ON-SITE WET WEATHER CONVEYANCE.
THE PROJECT SITE CURRENTLY HANDLES UPSTREAM AND ON-SITE RUNOFF FROM DATED DRAINAGE STRUCTURES AND REGULATIONS. THE APPROVED PLANS WILL IMPROVE DRAINAGE CONTROLS FOR "QUANTITY AND QUALITY."

**POLICE, FIRE, AND RECREATIONAL FACILITIES**
FRANKLIN FIRE STATION 2, 907 MURFREESBORO RD - 0.3 MILES DRIVING DISTANCE
FRANKLIN POLICE STATION 900 COLUMBIA AVE - 2.6 MILES DRIVING DISTANCE
PINKERTON PARK - 1.6 MILES DRIVING DISTANCE

**PROJECTED STUDENT POPULATION**
THE STUDENT POPULATION IS PROJECTED TO BE ZERO TO VERY LITTLE BECAUSE THIS IS A SENIOR LIVING DEVELOPMENT. TOWNHOUSES ARE RESTRICTED TO 55 AND OLDER RESIDENTS, BUT MAY PROVIDE CHILD CARE. ASSISTED LIVING IS FOR SENIORS WHO ARE PAST CARING FOR CHILDREN.

**REFUSE STORAGE AND SANITATION COLLECTION FACILITIES**
REFUSE COLLECTION SERVICE FOR THE ASSISTED LIVING FACILITY WILL BE PROVIDED BY PRIVATE COLLECTION; REFUSE COLLECTION FOR THE TOWN HOMES WILL BE PROVIDED BY CITY OF FRANKLIN. DUMPSTER FOR ASSISTED LIVING WILL BE SCREENED PER COF STANDARDS; IT IS LOCATED BEHIND THE BUILDING.

**STREET NETWORK**
THE PROJECT UTILIZES EXISTING STREETS ON-SITE AND CONNECTING TO MAJOR THOROUGHFARE HWY 96/MURFREESBOFO ROAD. THE ASSISTED LIVING RESIDENTS WILL NOT HAVE CARS. THE IMPACT ON ADJACENT ROADS WILL BE SMALL DUE TO THE LIMITED STAFF MEMBERS AND SENIOR CITIZENS LIVING ON-SITE. THE ASSISTED LIVING FACILITY WILL OFFER MEALS TO RESIDENTS IN SENIOR TOWN-OMES REDUCING DRIVING.

**MINERAL RIGHTS**
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

**INCOMPATIBLE USE BUFFER**
REQUIRED BUFFER 75'
REDUCED BY BERM TO 56.25'
60' WIDER SIDES AGAINST RESIDENTIAL

**PARKLAND DEDICATION**
PARKLAND DEDICATION SHALL BE FEE IN LIEU FOR THIS DEVELOPMENT PLAN. NONE REQUIRED FOR ASSISTED LIVING. APPLICANT IS PURSING APPRAISAL CPTION. FEES PAID AT FINAL PLAT

35 X 1200 SF = 42,000 SF
8 X 600 SF = 4,800 SF
TOTAL PARKLAND DEDICATION AREA 46,800 SF

**CONSTRUCTION PHASING PLAN**
PHASE 1 ASSISTED LIVING + UNITS 5-19
PHASE 2 UNITS 20-35
PHASE 3 UNITS 36-43
PHASE 4 UNITS 1-7

**COF BUILDING SIDE & REAR FACADE NOTE**
UNITS 7, 35, & 36 SHALL HAVE DETAILED SIDE FACADES.
UNITS 1-7 SHALL HAVE DETAILED REAR FACADES. BLANK FACADES WILL NOT BE ALLOWED ON THE SIDES OF THESE UNITS AS NOTED.

**RIPARIAN BUFFER ENHANCEMENT**
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/ GRASSES/ SEDGES/ RUSHES SUITABLE FOR THE BANKS OF THE ON-SITE STREAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

### KEY

FORMAL OPEN SPACE

### OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIRMENT: 5%
5% * 17.29 SITE AC = 0.86 AC / 37,660 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

PROVIDED OPEN SPACE: 5%
0.89 AC / 38,971 SF

OPEN SPACE PROVIDED:

| KEY | CLASSIFICATION | TYPE | AREA |
|---|---|---|---|
| 1 | FORMAL | POCKET PARK | 22,409 SF / 0.51 AC |
| 2 | FORMAL | POCKET PARK | 5,333 SF / 0.12 AC |
| 3 | FORMAL | POCKET PARK | 5,111 SF / 0.12 AC |
| 4 | FORMAL | POCKET PARK | 6,107 SF / 0.14 AC |

### PROVIDED PARKING

REQUIRED:
ASSISTED LIVING: 34 (0.5/ROOM * 68)
TOWNHOUSES: 105 (3/ 3-BEDROOM UNIT * 35)
TOTAL 139 SPACES

PROVIDED:
ASSISTED LIVING: 53
TOWNHOUSES 70 DRIVEWAY
70 GARAGE
ON-STREET PARKING: 12
TOTAL 205 SPACES

**LAND USE PLAN COMPLIANCE**

CHARACTER AREA OVERLAY: MECO-9
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THIS BLOCK IS LOCATED IN THE CENTER OF THE McEWEN CHARACTER AREA 9.

2. THE PROPOSED DEVELOPMENT PLAN IS AN ADAPTATION OF AN INFILL SITE TO A NEW LAND USE SIMILAR TO THE SURROUNDING SINGLE FAMILY HOUSING. THE PLAN FOR THE DONUT SHAPED PROPERTY IS TO CONSTRUCT AN ASSISTED LIVING FACILITY AND TOWN HOMES FOR 55 AND UP. EXISTING VEGETATION ALONG THE PROPERTY LINES AND IN THE DETENTION AREA WILL BE PRESERVED. FORMAL OPEN SPACE HAS BEEN CREATED FOR BOTH THE ASSISTED LIVING AND THE TOWNHOMES THE NEW PLAN FOR THE UNDEVELOPED PROPERTY OFFERS MEDIUM DENSITY RESIDENTIAL HOUSING AS TRANSITIONAL ZONING FROM COMMERCIAL TO SINGLE FAMILY.

3. THE PROPOSED DEVELOPMENT IS ACCESSED FROM 1 ROADWAY FROM MURFREESBORO ROAD AND 2 DRIVEWAYS THROUGH THE WILLIAMSON SQUARE SHOPPING CENTER.

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
WILLIAMSON COUNTY GIS

CITY OF FRANKLIN ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

NOTE:
FINAL APPROVAL OF DEVELOPMENT PLAN
REVISION 1 BASED ON BOMA APPROVAL
FEB. 25, 2020

**PROJECT NUMBER: COF #7216**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TOWNSHIP PUD DEVELOPMENT PLAN, REVISION 1

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIK — REGISTERED — AGRICULTURE — OWNER — 202467 — STATE OF TENNESSEE — 4-2-20

Revision Date
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△
△
△

DEVELOPMENT PLAN
C2.0
COF#7112

enfield group
503 East Iris Drive
Nashville, Tennessee
37204
(O) (615) 915-1941
(F) (615) 915-1949
Real Estate
Construction
Engineering

HARLAND G. HARRIS — REGISTERED — AGRICULTURE — OWNER — 102267 — STATE OF TENNESSEE — 4-2-20

**TOWNSHIP PUD**
**SUBDIVISION**
**SECTION 2**

**APPROVED DEVELOPMENT PLAN**

PROJ NO: **17103**
DATE: **02/21/20**

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-0.2**

# GENERAL NOTES:

STORMWATER NARRATIVE

STORMWATER RUNOFF FROM SECTION 2 ASSOCIATED WITH THE DEVELOPMENT OF TOWNHOME UNITS 8-35 WILL BE COLLECTED AND ROUTED USING UNDERGROUND PIPES TO A BIO-RETENTION AREA, WHICH PROVIDES THE REQUIRED WATER QUALITY TREATMENT. PRE-TREATMENT WILL BE PROVIDED BY A GRASS FILTER STRIP AND A FOREBAY. UNDERGROUND DRAIN PIPES WILL BE INSTALLED BELOW THE FILTER MEDIA. THE UNDERGROUND DRAINS WILL BE CONNECTED TO AN OVERFLOW OUTLET STRUCTURE WHICH WILL BE ROUTED TO THE EXISTING DETENTION POND.

THE RUNOFF FROM UNITS 1-7, WILL BE ROUTED THROUGH A SECOND BIO-RETENTION CELL THAT WILL ALSO CONSIST OF A FOREBAY AND GRASS FILTER STRIP FOR PRE-TREATMENT. IT WILL ALSO HAVE AN UNDERDRAIN SYSTEM THAT WILL DRAIN TO THE EXISTING STORM DRAINAGE NETWORK FOR DISCHARGE INTO THE EXISTING DRY DETENTION POND. THE BIO-RETENTION CELLS ARE DESIGNED TO MEET THE 82% RUNOFF REDUCTION REQUIREMENT FOR ALL OF THE NEW DEVELOPMENT IN SECTION 2.

STORMWATER QUANTITY WILL BE ADDRESSED UTILIZING THE EXISTING DETENTION POND. IT WILL BE ENLARGED TO ACCOUNT FOR THE INCREASED RUNOFF DUE TO SECTION 2 DEVELOPMENT. THE COMBINATION OF BIO-RETENTION CELLS AND THE ENLARGED DRY DETENTION POND WILL REDUCE THE POST DEVELOPMENT CURVE NUMBER BELOW THE PRE DEVELOPMENT CURVE NUMBER. THE OUTLET FROM THE POND SPECIFIED IN SECTION 1 WILL REMAIN. IT WILL CONTINUE TO DISCHARGE AT THE SAME LOCATION INTO THE DITCH LOCATED ON THE WEST SIDE OF THE PROPERTY. THE DETENTION POND WILL CONTINUE TO COLLECT RUNOFF FROM THE COMMERCIAL AREA TO THE SOUTH, THE EXISTING CHURCH IN THE CENTER OF THE SITE, SECTION 1 AND SECTION 2 OF THE DEVELOPMENT PLAN. EXISTING PIPES AND INLET STRUCTURES THAT ROUTE RUNOFF TO THE POND WILL CONTINUE TO BE UTILIZED.

SOIL TYPES

| | |
|---|---|
| ArB2 | ARMOUR SILT LOAM, 2-5% ERODED |
| Hu | HUNTINGTON SILT LOAM, PHOSPHATIC |
| MbB2 | MAURY SILT LOAM, 2-5% ERODED |
| MbC2 | MAURY SILT LOAM, 5-12% ERODED |
| Mr | MINE LAND, RECLAIMED |
| SrC3 | STIVERSVILLE CLAY LOAM, 5-12% SLOPE, SEVERELY ERODED |
| StB2 | STIVERSVILLE CLAY LOAM, 2-5% ERODED |
| StC2 | STIVERSVILLE CLAY LOAM, 5-12% ERODED |

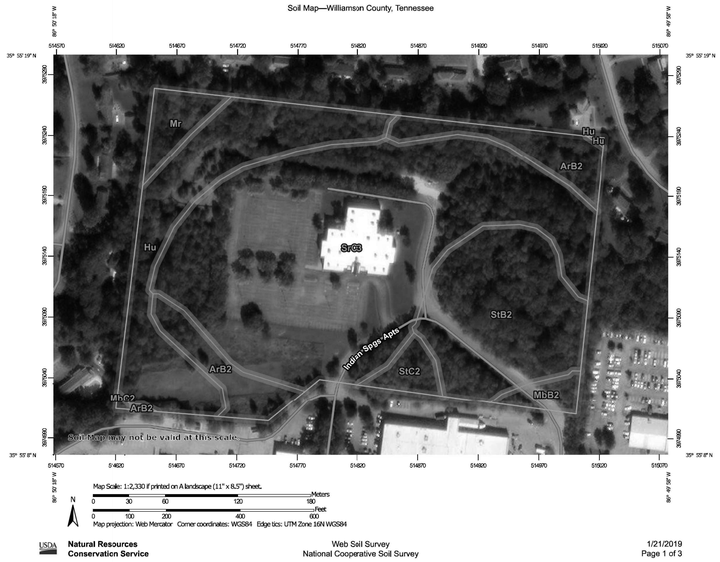
NOTES:
1. NO 100 YEAR FLOODPLAIN EXISTS ON THE PROPERTY. PROPERTY LOCATED IN ZONE X PER FIRM MAP NUMBER 47187C0212F REVISED SEPTEMBER 29, 2006.

2. NO GEOLOGICAL FORMATIONS SUCH AS ROCK OUTCROPS, CLIFFS, AND KARST TOPOGRAPHY HAVE BEEN IDENTIFIED ON THE PROPERTY.

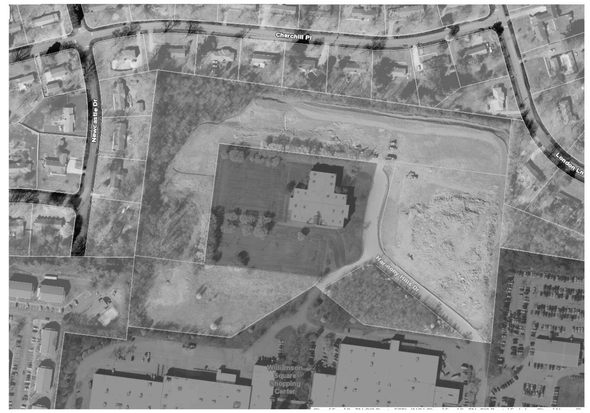
3. TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY OTHER PARTIES.

4. NO EXISTING BUILDING ARE LOCATED ON THIS PROPERTY.

5. NO HISTORICAL STRUCTURES OR SITES ARE LOCATED ON THIS PROPERTY.




1 SOILS MAP
SCALE: N.T.S.



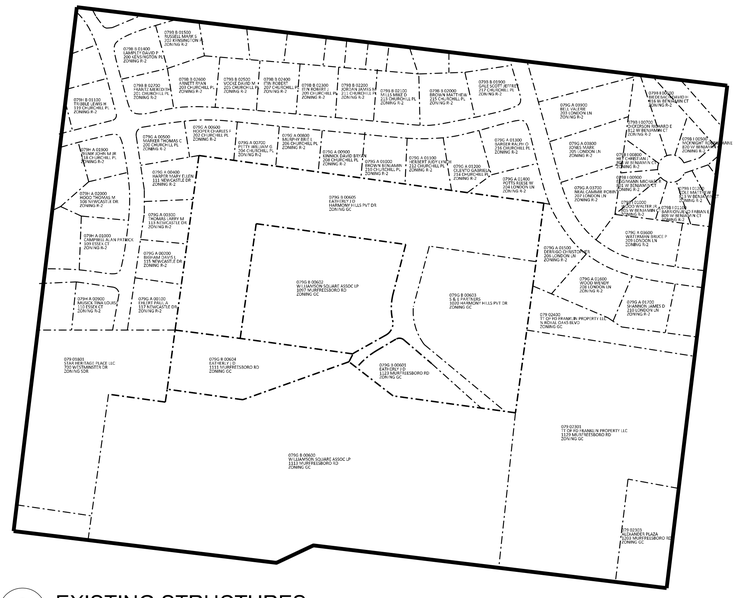

Legend

Zoning

Zoning Districts

- 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

2 ZONING MAP
SCALE: N.T.S.


0788 B 01500 RUSSELL MARK A 3011 CHURCHILL PL ZONING: R-2
0788 B 01501 HOLLOWAY CLAUDE F 3009 CHURCHILL PL ZONING: R-2
0788 B 01502 HUBBS MARK A 3007 CHURCHILL PL ZONING: R-2
0788 B 01503 STOKE JOHN H 3005 CHURCHILL PL ZONING: R-2
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0788 B 01859 3520 CHURCHILL PL ZONING: R-2
0788 B 01860 3522 CHURCHILL PL ZONING: R-2
0788 B 01861 3524 CHURCHILL PL ZONING: R-2
0788 B 01862 3526 CHURCHILL PL ZONING: R-2
0788 B 01863 3528 CHURCHILL PL ZONING: R-2
0788 B 01864 3530 CHURCHILL PL ZONING: R-2
0788 B 01865 3532 CHURCHILL PL ZONING: R-2
0788 B 01866 3534 CHURCHILL PL ZONING: R-2
0788 B 01867 3536 CHURCHILL PL ZONING: R-2
0788 B 01868 3538 CHURCHILL PL ZONING: R-2
0788 B 01869 3540 CHURCHILL PL ZONING: R-2
0788 B 01870 3542 CHURCHILL PL ZONING: R-2
0788 B 01871 3544 CHURCHILL PL ZONING: R-2
0788 B 01872 3546 CHURCHILL PL ZONING: R-2
0788 B 01873 3548 CHURCHILL PL ZONING: R-2
0788 B 01874 3550 CHURCHILL PL ZONING: R-2
0788 B 01875 3552 CHURCHILL PL ZONING: R-2
0788 B 01876 3554 CHURCHILL PL ZONING: R-2
0788 B 01877 3556 CHURCHILL PL ZONING: R-2
0788 B 01878 3558 CHURCHILL PL ZONING: R-2
0788 B 01879 3560 CHURCHILL PL ZONING: R-2
0788 B 01880 3562 CHURCHILL PL ZONING: R-2
0788 B 01881 3564 CHURCHILL PL ZONING: R-2
0788 B 01882 3566 CHURCHILL PL ZONING: R-2
0788 B 01883 3568 CHURCHILL PL ZONING: R-2
0788 B 01884 3570 CHURCHILL PL ZONING: R-2
0788 B 01885 3572 CHURCHILL PL ZONING: R-2
0788 B 01886 3574 CHURCHILL PL ZONING: R-2
0788 B 01887 3576 CHURCHILL PL ZONING: R-2
0788 B 01888 3578 CHURCHILL PL ZONING: R-2
0788 B 01889 3580 CHURCHILL PL ZONING: R-2
0788 B 01890 3582 CHURCHILL PL ZONING: R-2
0788 B 01891 3584 CHURCHILL PL ZONING: R-2
0788 B 01892 3586 CHURCHILL PL ZONING: R-2
0788 B 01893 3588 CHURCHILL PL ZONING: R-2
0788 B 01894 3590 CHURCHILL PL ZONING: R-2
0788 B 01895 3592 CHURCHILL PL ZONING: R-2
0788 B 01896 3594 CHURCHILL PL ZONING: R-2
0788 B 01897 3596 CHURCHILL PL ZONING: R-2
0788 B 01898 3598 CHURCHILL PL ZONING: R-2
0788 B 01899 3600 CHURCHILL PL ZONING: R-2
0788 B 01900 3602 CHURCHILL PL ZONING: R-2
0788 B 01901 3604 CHURCHILL PL ZONING: R-2
0788 B 01902 3606 CHURCHILL PL ZONING: R-2
0788 B 01903 3608 CHURCHILL PL ZONING: R-2
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0788 B 01905 3612 CHURCHILL PL ZONING: R-2
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0788 B 01907 3616 CHURCHILL PL ZONING: R-2
0788 B 01908 3618 CHURCHILL PL ZONING: R-2
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0788 B 01911 3624 CHURCHILL PL ZONING: R-2
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0788 B 01919 3640 CHURCHILL PL ZONING: R-2
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0788 B 01923 3648 CHURCHILL PL ZONING: R-2
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0788 B 01925 3652 CHURCHILL PL ZONING: R-2
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0788 B 01927 3656 CHURCHILL PL ZONING: R-2
0788 B 01928 3658 CHURCHILL PL ZONING: R-2
0788 B 01929 3660 CHURCHILL PL ZONING: R-2
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0788 B 01938 3678 CHURCHILL PL ZONING: R-2
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0788 B 01940 3682 CHURCHILL PL ZONING: R-2
0788 B 01941 3684 CHURCHILL PL ZONING: R-2
0788 B 01942 3686 CHURCHILL PL ZONING: R-2
0788 B 01943 3688 CHURCHILL PL ZONING: R-2
0788 B 01944 3690 CHURCHILL PL ZONING: R-2
0788 B 01945 3692 CHURCHILL PL ZONING: R-2
0788 B 01946 3694 CHURCHILL PL ZONING: R-2
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0788 B 01959 3720 CHURCHILL PL ZONING: R-2
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0788 B 01961 3724 CHURCHILL PL ZONING: R-2
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0788 B 01964 3730 CHURCHILL PL ZONING: R-2
0788 B 01965 3732 CHURCHILL PL ZONING: R-2
0788 B 01966 3734 CHURCHILL PL ZONING: R-2
0788 B 01967 3736 CHURCHILL PL ZONING: R-2
0788 B 01968 3738 CHURCHILL PL ZONING: R-2
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0788 B 01978 3758 CHURCHILL PL ZONING: R-2
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0788 B 01983 3768 CHURCHILL PL ZONING: R-2
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0788 B 01996 3794 CHURCHILL PL ZONING: R-2
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0788 B 02013 3828 CHURCHILL PL ZONING: R-2
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0788 B 02019 3840 CHURCHILL PL ZONING: R-2
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0788 B 02032 3866 CHURCHILL PL ZONING: R-2
0788 B 02033 3868 CHURCHILL PL ZONING: R-2
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0788 B 02043 3888 CHURCHILL PL ZONING: R-2
0788 B 02044 3890 CHURCHILL PL ZONING: R-2
0788 B 02045 3892 CHURCHILL PL ZONING: R-2
0788 B 02046 3894 CHURCHILL PL ZONING: R-2
0788 B 02047 3896 CHURCHILL PL ZONING: R-2
0788 B 02048 3898 CHURCHILL PL ZONING: R-2
0788 B 02049 3900 CHURCHILL PL ZONING: R-2
0788 B 02050 3902 CHURCHILL PL ZONING: R-2
0788 B 02051 3904 CHURCHILL PL ZONING: R-2
0788 B 02052 3906 CHURCHILL PL ZONING: R-2
0788 B 02053 3908 CHURCHILL PL ZONING: R-2
0788 B 02054 3910 CHURCHILL PL ZONING: R-2
0788 B 02055 3912 CHURCHILL PL ZONING: R-2
0788 B 02056 3914 CHURCHILL PL ZONING: R-2
0788 B 02057 3916 CHURCHILL PL ZONING: R-2
0788 B 02058 3918 CHURCHILL PL 

**Grading & Drainage Data Chart**

| | |
|---|---|
| Site Area: | 9.17 ac |
| Impervious Area: | 2.32 ac |
| Disturbed Area: | 5.87 ac |
| Rv Value (site): | 0.33 |
| Rv Value (disturbed area): | 0.50 |
| Peak Flow Runoff (site): | |
| 2 year: | 14.4 cfs |
| 5 year: | 18.9 cfs |
| 10 year: | 21.1 cfs |
| 25 year: | 24.2 cfs |
| 50 year: | 26.9 cfs |
| 100 year: | 29.4 cfs |

**SURVEY INFORMATION**

FIELD RUN TOPO AND BOUNDARY SURVEY INFORMATION PREPARED BY DALE & ASSOCIATES FEBRUARY 2015 FOR DEVELOPMENT OF TOWNSHIP PUD SUBDIVISION. SURVEY DATA WAS UTILIZED FOR SECTION 1 AND SECTION 2. THE EXTENTS OF THE SURVEY USED ARE SHOWN ON THIS EXISTING CONDITIONS PLAN.

OUTFALL #2
WET WEATHER CONVEYANCE
ELEVATION 704.00

OUTFALL #1
15" CMP
ELEVATION 703.71

Existing Outlet Structure Built in Section 1

DRY POND 'A'
TOB: 713.00
INV: 704.65

TEMPORARY MATERIAL STORAGE

1020 Harmony Hills Drive
PROPOSED BUILDING
FFE: 761.25

Township Drive
(27' Private Street)
Heavy Duty Pavement

Harmony Hills Drive
(Ex. Private Street)

ROYAL OAKS SUBDIVISION SECTION ONE P.B. 3, PAGE 49

ROYAL OAKS SUBDIVISION SECTION TWO P.B. 4, PAGE 32

ROYAL OAK SECTIC P.B. 3,

LONDON

ALEXANDER FAMILY BOOK 1971,

R. C. ALEXANDER, JR. BOOK 309, PAGE 549

TENNESSEE DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD BOOK 1665, PAGE 80

WILLIAMSON SQUARE ASSOCIATES, LP. BOOK 1752, PAGE 900

EXISTING BUILDING CHURCH (NOT IN PUD)

13.683 ACRES 596,027.470 S.F. (6.03)

2.393 ACRES 104,235.357 S.F. (6.02)

1.215 ACRES 52,941.689 S.F. (6.01)

'AGE PLACE, LTD < 409, PAGE 431 (18.01)

56.25' INCOMPATIBLE USE BUFFER

50' SETBACK & PUBLIC UTILITY AND DRAINAGE EASEMENT

50' RIPARIAN BUFFER

30' PUBLIC WATER AND SEWER EASEMENT

50' INGRESS EGRESS EASEMENT P.B.29, PAGE 10

30' SEWER EASEMENT

JOINT ACCESS EASEMENT

DETENTION EASEMENT AREA P.B. 29, PAGE 10

20' PUBLIC DRAINAGE ESMT. P.B.29, PAGE 10

20' PUBLIC UTILITY ESMT. P.B.29, PAGE 10

F.H. SITE BENCHMARK ELEV. 738.32 FIRE HYDRANT HEAD BOLT

UNDERGROUND ELECTRIC BOX

WALL

S 82°07'24" E 1254.21'

S 82°09'38" E 543.47'

S 82°06'55" E 409.72'

S 07°43'18" W 132.00'

S 10°07'59" W 383.66'

S 07°37'50" W 461.67'

S 07°43'12" W 300.42'

N 07°37'14" E 307.47'

N 07°49'08" E 327.12'

N 07°44'26" E 214.91'

N 82°05'33" W 275.00'

S 70°17'36" W 405.79'

N 82°05'33" W 341.75'

N 52°20'18" W 166.70'

201.50'

445.00'

103.25'

SLOPE LEGEND

NATURAL SLOPES BETWEEN 14 % AND 19 %

NATURAL SLOPES 20 % OR GREATER

1 EXISTING CONDITIONS
SCALE:1"=50'-0"

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

**PROJECT NUMBER: COF #7216**


enfield group

503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204

(O) (615) 915-1941
(F) (615) 915-1949

REAL ESTATE
CONSTRUCTION
ENGINEERING


CARLAND G. HARRIS
REGISTERED ENGINEER
NO. 102367
STATE OF TENNESSEE
4-2-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

## ENLARGED EXISTING CONDITIONS PLAN

PROJ NO: 17103

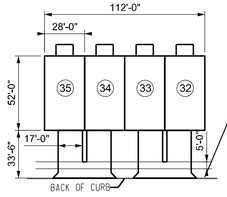
DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-1.1**

## SITE DATA

| | |
|---|---|
| PROJECT NAME: | TOWNSHIP PUD |
| PROJECT NUMBER: | COF *7216 |
| SUBDIVISION: | WILLIAMSON SQUARE SUBDIVISION |
| ADDRESS: | 1127 MURFREESBORO ROAD |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON COUNTY |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 9TH |
| EXISTING ZONING: | PD |
| OTHER APPLICABLE OVERLAYS: | PUD |
| | |
| ACREAGE OF SITE/PROJECT AREA: | 8.99 ACRES |
| SQUARE FOOTAGE OF SITE: | 391,428.66 +/- SQ FT |
| MINIMUM REQUIRED SETBACKS: | |
| YARD FRONTING ON STREET: | N/A FRONT |
| SIDE YARD: | 10 FEET |
| REAR YARD: | 30 FEET |
| DEVELOPER: | JD EATHERLY |
| ADDRESS: | 1720 WEST END AVE SUITE 600 |
| | NASHVILLE, TN 37027 |
| PHONE NUMBER: | 615-373-8850 |
| CONTACT: | JD EATHERLY |
| APPLICANT: | ENFIELD ENGINEERING |
| ADDRESS: | 503 EAST IRIS DRIVE |
| | NASHVILLE, TN 37204 |
| PHONE NUMBER: | 615-915-1941 |
| EMAIL: | CHARRIS@ENFIELD-GROUP.COM |
| CONTACT NAME: | GREGG HARRIS |
| BUILDING SQUARE FOOTAGE: | |
| TYPE: | ALL THREE BEDROOM |
| NUMBER OF UNITS: | 35 UNITS |
| BUILDING HEIGHT: | 2 STORY |
| MINIMUM PARKING REQUIRED: | |
| TOWNHOMES: | 105 - 1 PER BEDROOM X 35 |
| PROVIDED PARKING: | |
| TOWNHOMES: | 70 DRIVEWAY |
| | 70 GARAGE |
| | 15 EXTRA |
| | 155 TOTAL |




TYPICAL FOOTPRINT CONFIGURATION
NO SCALE

35 UNITS
28'-0" X 52-0"
TWO CAR GARAGE
17'-0" WIDE DRIVE WAY

7 BUILDINGS
1 - 3 UNIT BUILDING
2 - 4 UNIT BUILDINGS
4 - 6 UNIT BUILDINGS

## OPEN SPACE

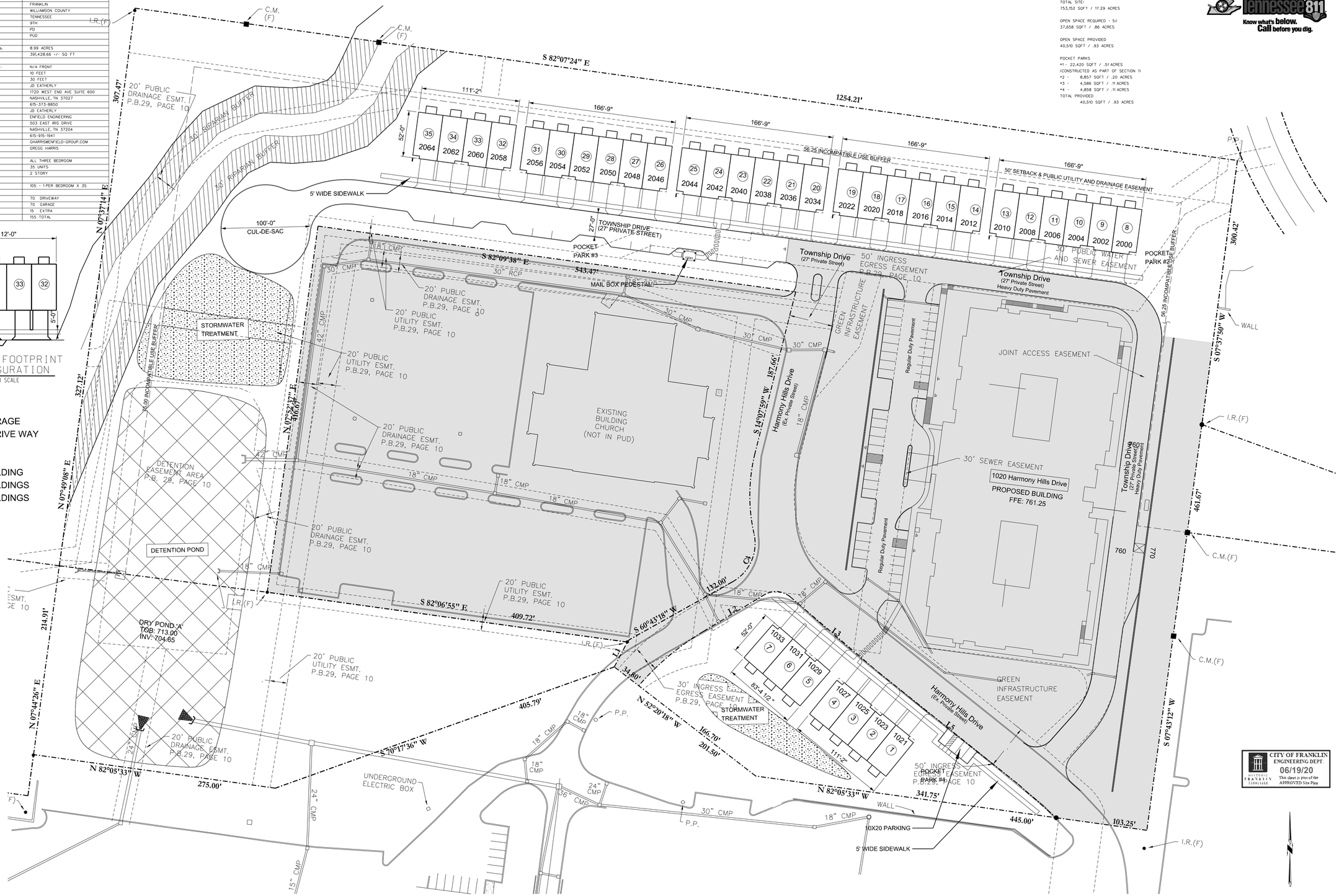
TOTAL SITE:
753,152 SQFT / 17.29 ACRES

OPEN SPACE REQUIRED - 5%
37,658 SQFT / .86 ACRES

OPEN SPACE PROVIDED
40,510 SQFT / .93 ACRES

POCKET PARKS
*1 - 22,420 SQFT / .51 ACRES
(CONSTRUCTED AS PART OF SECTION 1)
*2 - 8,857 SQFT / .20 ACRES
*3 - 4,586 SQFT / .11 ACRES
*4 - 4,858 SQFT / .11 ACRES
TOTAL PROVIDED
40,510 SQFT / .93 ACRES

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




1 OVERALL SITE PLAN
SCALE:1"=50'-0"

50' 25' 0 50'
SCALE: 1'' = 50'-0"

**PROJECT NUMBER: COF #7216**


enfield group
503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204
(O) (615) 915-1941
(F) (615) 915-1949
REAL ESTATE
CONSTRUCTION
ENGINEERING


CARLAND G. HARRIS
REGISTERED ENGINEER
NO. 102367
STATE OF TENNESSEE
5-7-20

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

# TOWNSHIP PUD SUBDIVISION SECTION 2

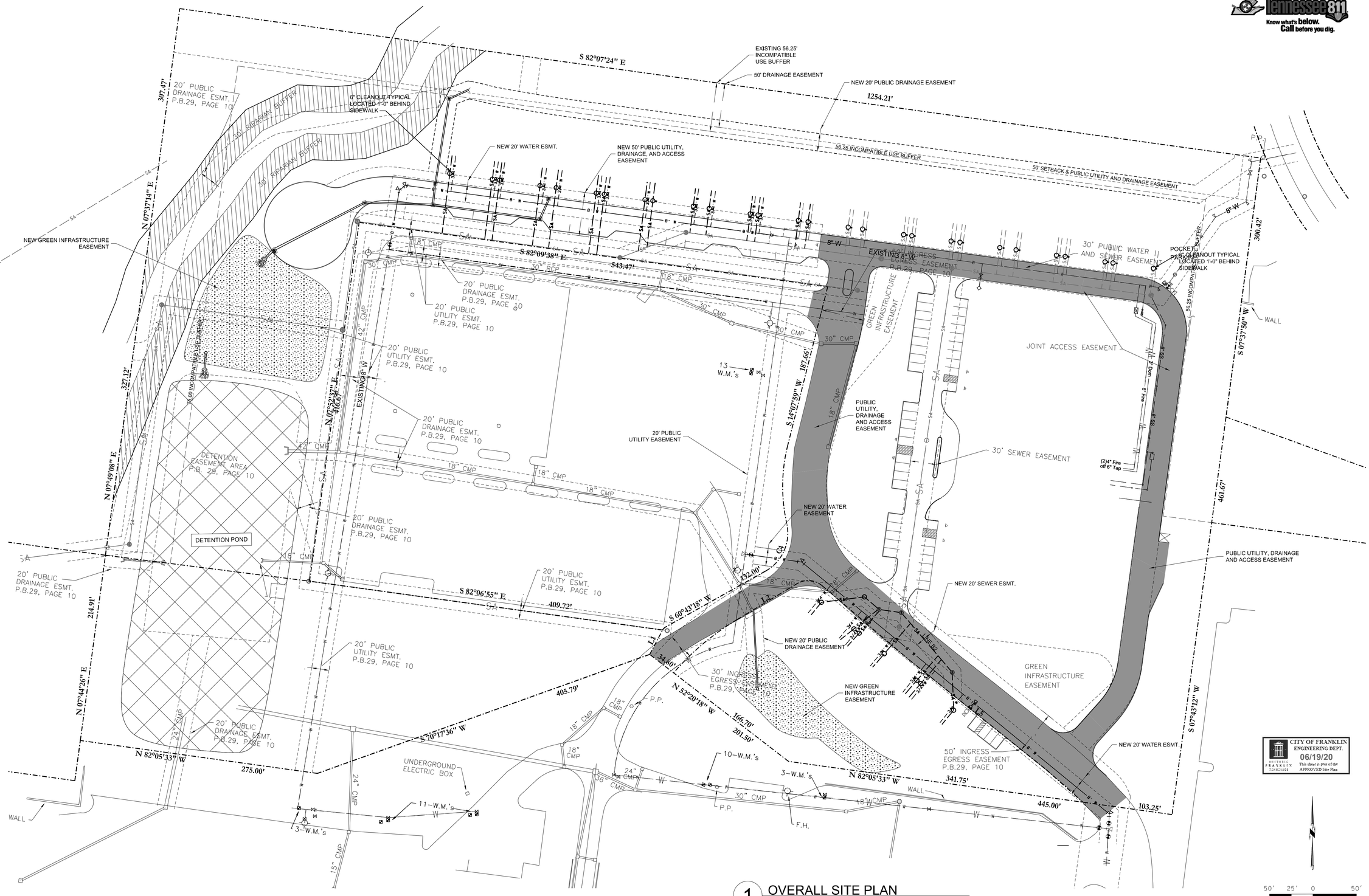
## OVERALL SITE PLAN

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20
CITY COMMENTS - 05-07-20

**C-2.0**




1 OVERALL SITE PLAN
SCALE:1"=50'-0"

50' 25' 0 50'

SCALE: 1'' = 50'-0"

**PROJECT NUMBER: COF #7216**


enfield group

503 East Iris Drive
Nashville, Tennessee
37204

(O) (615) 915-1941
(F) (615) 915-1949

Real Estate
Construction
Engineering


CARLAND G. HARRIS
REGISTERED ENGINEER
NO. 102387
STATE OF TENNESSEE
4-2-20

CITY OF FRANKLIN ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

**TOWNSHIP PUD SUBDIVISION SECTION 2**

**EASEMENT PLAN**

PROJ NO: **17103**

DATE: **02/21/20**

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-2.1**

## 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.

**Grading & Drainage Data Chart**

| | |
|---|---|
| Site Area: | 9.17 ac |
| Impervious Area: | 2.32 ac |
| Disturbed Area: | 5.37 ac |
| Rv Value (site): | 0.33 |
| Rv Value (disturbed area): | 0.30 |
| Peak Flow Runoff (site): | |
| 2 year: | 14.4 cfs |
| 5 year: | 18.9 cfs |
| 10 year: | 21.1 cfs |
| 25 year: | 24.2 cfs |
| 50 year: | 26.9 cfs |
| 100 year: | 29.4 cfs |

## BIORETENTION DATA

FOREBAY 1

BOTTOM ELEVATION 712.0
PONDING ELEVATION 713.0
SURFACE AREA 3,450 SQ FT
TOP OF BERM 713.5
ROCK SPILLWAY BOTTOM ELEVATION 712.0
ROCK SPILLWAY TOP ELEVATION 713.0

VEGETATED FILTER STRIP 1

UPPER ELEVATION 712.0
LOWER ELEVATION 711.5
WIDTH 70 FT
LENGTH 25 FT
SLOPE 2.00%

BIO-RETENTION POND 1

BOTTOM ELEVATION 711.5
PONDING ELEVATION 712.0
SURFACE AREA 4,427 SQ FT
LEVEL 2
TOP OF BERM 713.0
EMERGENCY SPILLWAY 712.5
IMPERVIOUS DRAINAGE AREA 1.3 ACRES

FOREBAY 2

BOTTOM ELEVATION 752.0
PONDING ELEVATION 753.0
SURFACE AREA 500 SQ FT @753.0'
TOP OF BERM 754.0
ROCK SPILLWAY BOTTOM ELEVATION 752.0
ROCK SPILLWAY TOP ELEVATION 753.0

BIO-RETENTION POND 2

BOTTOM ELEVATION 751.5
PONDING ELEVATION 752.0
SURFACE AREA 638 SQ FT @752.0'
LEVEL 2
TOP OF BERM 753.0
EMERGENCY SPILLWAY 752.5
IMPERVIOUS DRAINAGE AREA 0.22 ACRES

VEGETATED FILTER STRIP 2

UPPER ELEVATION 752.0
LOWER ELEVATION 751.5
WIDTH 25 FT
LENGTH 10 FT
SLOPE 5.00%

OUTFALL #1
18" CMP
ELEVATION 703.71
5.91 ACRES THIS SECTION
POST-DEVELOPMENT CONDITIONS

## DRY DETENTION POND DATA

EXISTING DRY DETENTION POND (FOLLOWING SECTION 1 COMPLETION)

| ELEV. | SURFACE AREA (SQFT) | STORAGE (CUBIC FT) |
|---|---|---|
| 706 | 19,013 | --- |
| 708 | 41,587 | 51,600 |
| 710 | 46,816 | 142,003 |
| 712 | 56,503 | 247,322 |

EXPANDED DRY DETENTION POND

| ELEV. | SURFACE AREA (SQFT) | STORAGE (CUBIC FT) |
|---|---|---|
| 706 | 22,630 | --- |
| 708 | 47,699 | 70,238 |
| 710 | 54,605 | 172,451 |
| 712 | 62,557 | 289,613 |

NOTE:
1. EXISTING OUTLET STRUCTURE INSTALLED UNDER SECTION #1 CONTRACT TO REMAIN.
2. INCREASE STORAGE 42,291 CUBIC FEET. EXTENDED DRY DETENTION TREATMENT VOLUME REQUIRED FOR SECTION 2 IS 5,531 CUBIC FEET PER GIP WORKSHEET, PROVIDED 765% TV TO REDUCE ADJUSTED CN TO 57.0. PRE-DEVLOPMENT CN EQUALS 57.8, THERFORE NO ADDITIONAL DETENTION REQUIRED.

## SWALE BEHIND UNITS 8-35

2' MINIMUM

| | |
|---|---|
| DEPTH | 2' MINIMUM |
| Q100 | 6.8 CFS |
| LONGITUDINAL SLOPE | 4.13% |
| SIDE SLOPES | 2:1 |
| LINING REINFORCEMENT | NORTH AMERICAN GREEN C125BN |
| CALCULATED HW ELEV. | 722.7' |
| CALCULATED FLOW DEPTH | 0.82' |

**STORM DRAINAGE PIPE TABLE**

| Upstream Structure | Downstream Structure | Pipe Length (ft) | Upstream Invert Elev (ft) | Downstream Invert Elev (ft) | Pipe Slope % | Upstream Structure Tc Elev (ft) | Downstream Structure Tc Elev (ft) | Upstream Structure Depth (ft) | Downstream Structure Depth (ft) | Pipe Material | Pipe Diameter (in) | Manning's Roughness n | Q10 (cfs) | Velocity (ft/s) | Velocity Flowing Full (ft/s) | Q MAX Capacity (cfs) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 23 | 725.40 | 725.10 | 1.30 | 728.90 | 728.80 | 3.50 | 3.70 | RCP | 15 | 0.012 | 1.50 | 4.60 | 6.51 | 7.99 |
| 3 | 4 | 23 | 721.00 | 718.70 | 10.00 | 724.00 | 722.50 | 3.00 | 3.80 | RCP | 18 | 0.012 | 4.90 | 11.68 | 20.36 | 35.99 |
| 4 | 5 | 99 | 718.50 | 717.50 | 1.01 | 722.50 | 724.50 | 4.00 | 7.00 | RCP | 18 | 0.012 | 4.90 | 5.86 | 6.47 | 11.44 |
| 5 | 6 | 22 | 717.30 | 717.00 | 1.36 | 724.50 | 724.50 | 7.20 | 7.50 | RCP | 18 | 0.012 | 6.30 | 6.59 | 7.52 | 13.29 |
| 2 | 6 | 122 | 724.90 | 719.00 | 4.84 | 728.80 | 724.50 | 3.90 | 5.50 | RCP | 15 | 0.012 | 2.20 | 8.63 | 12.54 | 15.39 |
| 6 | 7 | 76 | 716.80 | 716.00 | 1.05 | 724.50 | 720.50 | 7.70 | 4.50 | RCP | 18 | 0.012 | 9.00 | 6.83 | 6.61 | 11.68 |
| 7 | 8 | 115 | 715.80 | 712.30 | 3.04 | 720.50 | 716.00 | 4.70 | 3.70 | RCP | 18 | 0.012 | 9.20 | 10.91 | 11.23 | 19.85 |
| 8 | 9 | 11 | 712.20 | 712.00 | 1.82 | 716.00 | 714.00 | 3.80 | 2.00 | RCP | 18 | 0.012 | 11.60 | 8.04 | 8.68 | 15.34 |
| 10 | 11 | 28 | 706.30 | 706.00 | 1.07 | 712.00 | 708.60 | 5.70 | 2.00 | RCP | 24 | 0.012 | 12.90 | 7.26 | 8.07 | 25.37 |
| 12 | EXISTING CB | 88 | 745.40 | 744.48 | 1.05 | 752.00 | 748.13 | 6.60 | 3.65 | RCP | 15 | 0.012 | 1.30 | 4.18 | 5.83 | 7.16 |

**STRUCTURE TABLE**

| Structure | Type | Pipe In | Pipe Out |
|---|---|---|---|
| 1 | SINGLE CATCH BASIN | N/A | 15" RCP |
| 2 | SINGLE CATCH BASIN | 15" RCP | 15" RCP |
| 3 | CONCRETE HEADWALL | N/A | 18" RCP |
| 4 | SINGLE AREA DRAIN | 18" RCP | 18" RCP |
| 5 | SINGLE CATCH BASIN | 18" RCP | 18" RCP |
| 6 | SINGLE CATCH BASIN | 1-15" RCP & 1-18" RCP | 18" RCP |
| 7 | SINGLE CATCH BASIN | 18" RCP | 18" RCP |
| 8 | DOUBLE CATCH BASIN | 18" RCP | 18" RCP |
| 9 | CONCRETE HEADWALL | 18" RCP | N/A |
| 10 | 30" Nyloplast Drain Basin with 24" Light-Duty Dome Grate | 6" HDPE UNDERDRAIN | 24" RCP |
| 11 | CONCRETE HEADWALL | 24" RCP | N/A |
| 12 | 24" Nyloplast Drain Basin with 18" Light-Duty Dome Grate | 6" HDPE UNDERDRAIN | 18" RCP |

IN ACCORDANCE WITH CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.4.6, THE LANDSCAPE BERM IS A REQUIREMENT TO REDUCE THE LANDSCAPE BUFFER TO A WIDTH OF 56.25 FEET.

FRONT AND REAR DOWNSPOUTS TO SHEET FLOW - UNITS 8-35. REAR FLOWS TO SWALE AND FRONT TO TOWNSHIP DRIVE

THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR ANY STORMWATER FEATURES DURING MAINTENANCE OR EMERGENCY REPAIRS TO THE MAINS. THESE AREAS ARE THE PROPERTY OWNERS RESPONSIBILITY.

ROAD SUBGRADE TO BE 12.5" BELOW FINISH GRADE. REFER TO DETAIL 1 SHEET C4.1 FOR MORE INFORMATION

LOCATION OF MAIL PEDESTALS

EXISTING SANITARY SEWER LINE TO REMAIN UNDISTURBED

ROUTE FRONT DOWNSPOUTS TO 8" ADS DRAIN PIPE TO HEADWALL OUTLET. REAR DOWNSPOUTS TO SHEET FLOW TO BIO-RETENTION AREA 2- UNITS 1-7.

3X7 STOOP TYP.

1020 HARMONY HILLS DRIVE

1020 Harmony Hills Drive
PROPOSED BUILDING
FFE: 761.25

SECTION 1

SECTION 2

Township Drive (27' Private Street)

Harmony Hills Drive (Ex. Private Street)

Regular Duty Pavement

Heavy Duty Pavement

LANDSCAPE BERM

LIMITS OF DISTURBANCE

EXISTING DRY DETENTION POND

DRY POND 'A' TOE: 713.00 INV: 704.65

EXISTING BUILDING CHURCH (NOT IN PUD)

OUTFALL #2
WET WEATHER CONVEYANCE
ELEVATION 706.00
3.26 ACRES THIS SECTION
POST-DEVELOPMENT CONDITIONS

Existing Outlet Structure Built in Section 1

### CONTOUR LEGEND

| | |
|---|---|
| | EXISTING MINOR 2' CONTOURS |
| 640 | EXISTING MAJOR 10' CONTOURS |
| | PROPOSED MINOR 2' CONTOURS |
| 630 | PROPOSED MAJOR 10' CONTOURS |

1 GRADING PLAN
SCALE:1"=50'-0"

50' 25' 0 50'
SCALE: 1''= 50'-0"

**PROJECT NUMBER: COF #7216**

CITY OF FRANKLIN ENGINEERING DEPT
06/19/20
This sheet is part of the APPROVED Site Plan

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


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Nashville, Tennessee 37204
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Real Estate
Construction
Engineering


CARLAND G. HARRIS — REGISTERED ENGINEER — STATE OF TENNESSEE — 4-2-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

## OVERALL GRADING AND DRAINAGE PLAN

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

# C-3.0

**Stormwater Management Plan Narrative**

Section 2 of the development plan consists of two separate areas, 7.87 acres to the north containing 28 townhome units and 1.3 acres to the south containing 7 townhome units.

Under Pre-developed conditions shown on the Pre-Developed Drainage Map, the north area predominantly drains to an unnamed tributary of North Ewingville Creek, with a portion being routed thru the existing dry detention pond. The south area drains offsite and is collected in the existing storm drainage network and routed to the existing dry detention pond. Under post-developed conditions the runoff will be routed as shown on the Post-Development GIP Drainage Map.

**North Area Collection and Water Quality (Units 8-35)**

A drainage swale located behind units 8-35 will collect direct runoff from the rear of the units and route it to a headwall located behind unit 35 where it will be collected and piped for eventual discharge into bio-retention area 1. Runoff from the fronts of units 8-35 will flow onto Township Drive where it will be collected in catch basins located in the street, again for eventual release into bio-retention area 1.

Bio-Retention Area 1 is a water quality treatment train that is proposed to serve the north area. It consists of two pre-treatment measures (a forebay and a vegetated filter strip) and a level 2 bio-retention pond with underdrain. Stormwater is collected via the proposed storm drainage network for release into the forebay. A stone check dam will filter flow and uniformly release runoff to flow over the vegetated filter strip for further filtering. The bio-retention pond will allow stormwater to filter through the engineered soil media. An outlet structure is provided in the pond to allow large storms to pass directly to the dry detention pond.

**South Area Collection and Water Quality (Units 1-7)**

The fronts of units 1-7 will have an underground ADS pipe to connect downspouts and route roof runoff to the rear for discharge into bio-retention area 2. Roof runoff from the rear of the units will flow directly to the bio-retention area. Runoff from the front yards and drives will flow on to Harmony Hills Drive, where it will be collected in the existing storm drainage network eventually reaching the existing dry detention pond.

Bio-Retention Area 2 is similar to area 1 consisting of the same pre-treatment cells and a level 2 bio-retention pond. This pond also has an overflow outlet structure that allows larger storms to be collected and routed to the existing storm drainage pipe network for release downstream into the existing dry detention pond.

Franklin's Green Infrastructure Practices spreadsheet was utilized in sizing the two bio-retention ponds to reach the 82% runoff volume removal requirement.

**Detention**

The existing dry detention pond will continue to be utilized to serve Section 2 of the development plan. It was enlarged on the south end under Section 1 and will be enlarged under Section 2 on the north end. Again using the GIP tool, the pre-developed curve number was calculated at 57.8 and the post-developed curve number was calculated at 71.2 with no treatment. The runoff curve number was reduced to 68.6 with the routing of stormwater through the two bio-retention areas. The proposed increase in pond volume by 42,291 cubic feet, further reduced the runoff curve number to 57.0, which is below the pre-treatment curve number thus satisfying detention requirements.

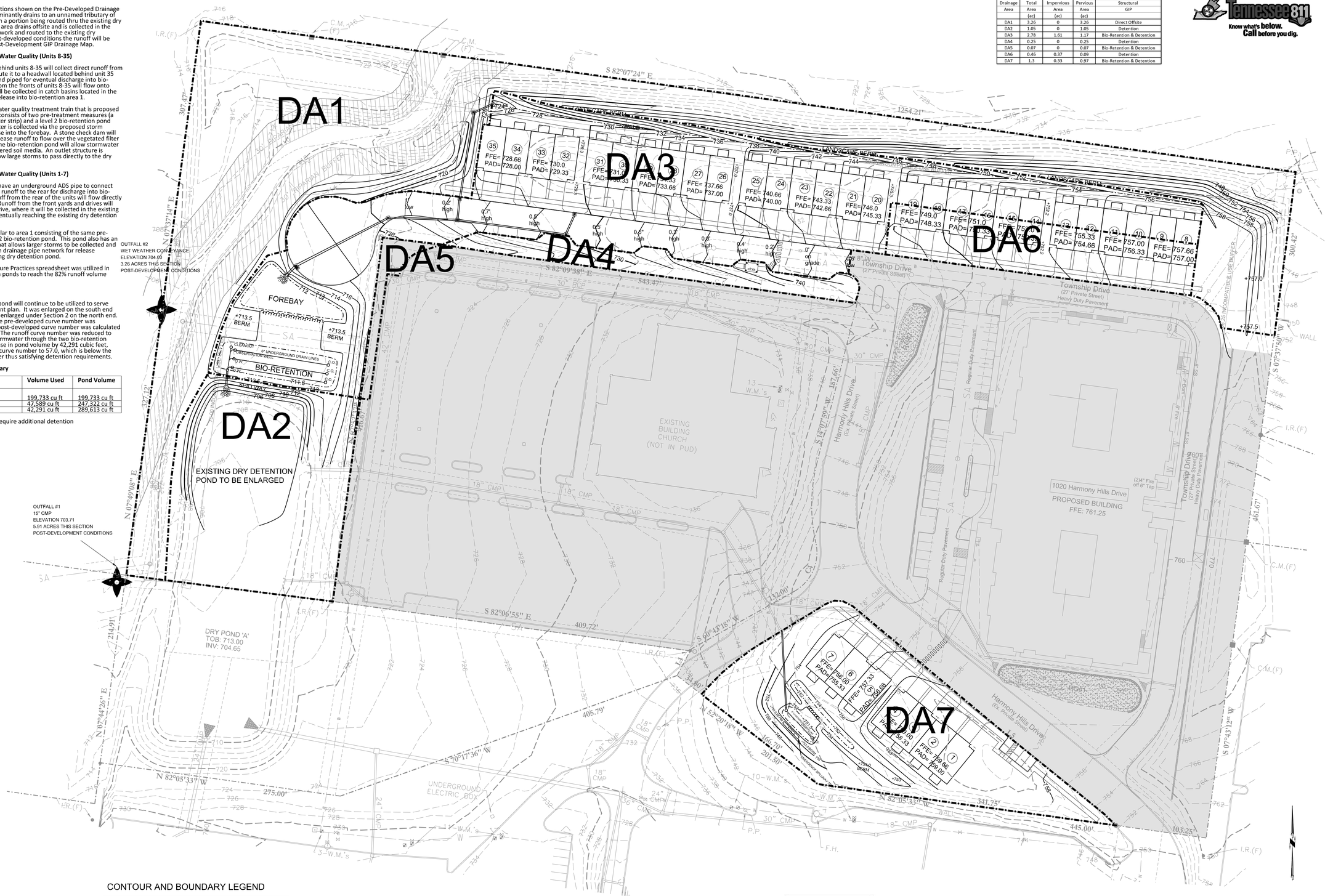
**Dry Detention Pond Summary**

| Development | Volume Used | Pond Volume |
|---|---|---|
| Original Williamson Square Development and Church | 199,733 cu ft | 199,733 cu ft |
| Township PUD Section 1 | 47,589 cu ft | 247,322 cu ft |
| Township PUD Section 2 | 42,291 cu ft | 289,613 cu ft |

*Future development will require additional detention

| GIP DRAINAGE AREAS | | | | |
|---|---|---|---|---|
| Drainage Area | Total Area (ac) | Impervious Area (ac) | Pervious Area (ac) | Structural GIP |
| DA1 | 3.26 | 0 | 3.26 | Direct Offsite |
| DA2 | 1.05 | 0 | 1.05 | Detention |
| DA3 | 2.78 | 1.61 | 1.17 | Bio-Retention & Detention |
| DA4 | 0.25 | 0 | 0.25 | Detention |
| DA5 | 0.07 | 0 | 0.07 | Bio-Retention & Detention |
| DA6 | 0.46 | 0.37 | 0.09 | Detention |
| DA7 | 1.3 | 0.33 | 0.97 | Bio-Retention & Detention |

Tennessee811 Know what's below. Call before you dig.




CONTOUR AND BOUNDARY LEGEND

| | |
|---|---|
| | EXISTING MINOR 2' CONTOURS |
| 640 | EXISTING MAJOR 10' CONTOURS |
| | PROPOSED MINOR 2' CONTOURS |
| 630 | PROPOSED MAJOR 10' CONTOURS |
| | GIP DRAINAGE AREA BOUNDARY |

CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This sheet is part of the APPROVED Site Plan

1 POST DEVELOPMENT GIP DRAINAGE MAP
SCALE:1"=50'-0"

50' 25' 0 50'
SCALE: 1''= 50'-0"

**PROJECT NUMBER: COF #7216**


enfield group
503 East Iris Drive
Nashville, Tennessee 37204
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Real Estate
Construction
Engineering


CARLAND G. HARRIS REGISTERED ENGINEER No. 102367 STATE OF TENNESSEE 4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

**POST-DEVELOPMENT GIP DRAINAGE MAP**

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-3.1**

| GIP DRAINAGE AREAS | | | | |
|---|---|---|---|---|
| Drainage Area | Total Area (ac) | Impervious Area (ac) | Pervious Area (ac) | Structural GIP |
| DA1 | 3.26 | 0 | 3.26 | Direct Offsite |
| DA2 | 1.05 | 0 | 1.05 | Detention |
| DA3 | 2.78 | 1.61 | 1.17 | Bio-Retention & Detention |
| DA4 | 0.25 | 0 | 0.25 | Detention |
| DA5 | 0.07 | 0 | 0.07 | Bio-Retention & Detention |
| DA6 | 0.46 | 0.37 | 0.09 | Detention |
| DA7 | 1.3 | 0.33 | 0.97 | Bio-Retention & Detention |

| PRE-DEVELOPMENT DRAINAGE AREAS | | | |
|---|---|---|---|
| AREA | AREA (acres) | CN | ROUTING |
| PRE 1 | 0.15 | 60 | OFF SITE TO WEST |
| PRE 2 | 0.25 | 60 | NORTH EWINGVILLE CR |
| PRE 3 | 0.63 | 60 | NORTH EWINGVILLE CR |
| PRE 4 | 1.03 | 69 | DIRECT TO DETENTION POND |
| PRE 5 | 5.11 | 60 | NORTH EWINGVILLE CR |
| PRE 6 | 0.6 | 60 | OFF SITE SWALE THEN NORTH EWINGVILLE CREEK |
| PRE 7 | 0.12 | 60 | OFF SITE TO EAST |
| PRE 8 | 0.15 | 36 | HARMONY HILLS DR THEN STORM NETWORK THEN DETENTION POND |
| PRE 9 | 0.12 | 36 | HARMONY HILLS DR THEN SOUTH PARKING LOT THEN STORM NETWORK THEN DETENTION POND |
| PRE 10 | 0.35 | 36 | EAST DRIVE THEN STORM NETWORK THEN DETENTION POND |
| PRE 11 | 0.68 | 36 | SOUTH PARKING LOT THEN STORM NETWORK THEN DETENTION POND |
| TOTAL | 9.17 | 57.6 | |

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

PRE 1
PRE 2
PRE 3
PRE 4
PRE 5
PRE 6
PRE 7
PRE 8
PRE 9
PRE 10
PRE 11

OUTFALL #2
WET WEATHER CONVEYANCE
ELEVATION 704.00
6.84 ACRES THIS SECTION
PRE-DEVELOPMENT CONDITIONS

OUTFALL #1
18" CMP
ELEVATION 703.71
2.03 ACRES THIS SECTION
PRE-DEVELOPMENT CONDITIONS

EXISTING DRY DETENTION POND TO BE ENLARGED

DRY POND 'A'
TOB: 713.00
INV: 704.65

EXISTING BUILDING CHURCH (NOT IN PUD)

1020 Harmony Hills Drive
PROPOSED BUILDING
FFE: 761.25

Township Drive (27' Private Street)
Heavy Duty Pavement
Regular Duty Pavement
Harmony Hills Drive (64' Private Street)

F.H. SITE BENCHMARK ELEV. 738.32 FIRE HYDRANT HEAD BOLT

CONTOUR AND BOUNDARY LEGEND

| | |
|---|---|
| | EXISTING MINOR 2' CONTOURS |
| 640 | EXISTING MAJOR 10' CONTOURS |
| | PROPOSED MINOR 2' CONTOURS |
| 630 | PROPOSED MAJOR 10' CONTOURS |
| | GIP DRAINAGE AREA BOUNDARY |

CITY OF FRANKLIN ENGINEERING DEPT.
06/19/20
This sheet is Part of the APPROVED Site Plan

1 PRE-DEVELOPED DRAINAGE MAP
SCALE:1"=50'-0"

50' 25' 0 50'
SCALE: 1''= 50'-0"

PROJECT NUMBER: COF #7216


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No. 102367
STATE OF TENNESSEE
4-2-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

## PRE-DEVELOPED DRAINAGE MAP

PROJ NO: 17103

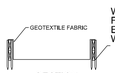
DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

C-3.1.1

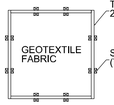
# CONCRETE WASH DETAIL

NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITY SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVEL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED AND STABILIZED TO PREVENT EROSION.




SECTION

WOOD FRAME FASTENED AROUND ENTIRE PERIMETER WITH STACKS




PLAN

TWO STACKED 2x12 WOOD FRAME

STAKE (TYP)

STONE OUTLET 19.8' LONG CONSTRUCTED OF TDOT CLASS A-1 RIP RAP AND COARSE AGGREGATE TDOT #3, #357, OR #5

OUTLET WITH FAIRCLOTH SKIMMER DEWATERING DEVICE

OUTFALL #2
WET WEATHER CONVEYANCE
ELEVATION 704.00
3.26 ACRES THIS SECTION
POST-DEVELOPMENT CONDITIONS

THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR ANY STORMWATER FEATURES DURING MAINTENANCE OR EMERGENCY REPAIRS TO THE MAINS. THESE AREAS ARE THE PROPERTY OWNERS RESPONSIBILITY..

INSTALL WIRE BACKED SILT FENCE PER CITY OF FRANKLIN SPECIFICATIONS AND REQUIREMENTS ALONG STREAM BUFFER

INSTALL GIP PROTECTION FENCING AROUND BIORETENTION POND

OUTFALL #1
15" CMP
ELEVATION 703.71
5.91 ACRES THIS SECTION
POST-DEVELOPMENT CONDITIONS

INSTALL WIRE BACKED SILT FENCE PER CITY OF FRANKLIN SPECIFICATIONS AND REQUIREMENTS ALONG STREAM BUFFER

TEMPORARY DIVERSION BERM TO DIRECT RUNOFF TO SEDIMENT BASIN

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS NOTED BY THE CITY ENGINEER.

WIRE BACKED SILT FENCE

NOTE:
TEMPORARY SEDIMENT BASIN TO BE INSTALLED IMMEDIATELY FOLLOWING PRE-CONSTURCTION MEETING, AND SHALL BE COMPLETED BEFORE MAJOR CLEARING AND GRADING TAKES PLACE.

ARROWS SHOW NATURAL DRAINAGE FLOW

CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

FOREBAY

SEDIMENT BASIN

AREA FOR BIORETENTION POND

TEMPORARY 18" RCP PIPE DRAIN

LIMITS OF DISTURBANCE

50' STREAM BUFFER

50' INCOMPATIBLE USE BUFFER

56.25 INCOMPATIBLE USE BUFFER

Township Drive (27' Private Street) Heavy Duty Pavement

Harmony Hills Drive (Ex. Private Street)

Regular Duty Pavement

EXISTING BUILDING CHURCH (NOT IN PUD)

1020 Harmony Hills Drive
PROPOSED BUILDING
FFE: 761.25

DRY POND 'A'
TOB: 713.00
INV: 704.65

Existing Outlet Structure Built in Section 1.

UNDERGROUND ELECTRIC BOX

INSTALL SILT FENCE PER CITY OF FRANKLIN SPECIFICATIONS AND REQUIREMENTS

## EROSION AND SEDIMENT CONTROL LEGEND:

VEGETATIVE PRACTICES

- PS — DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING - TYPICAL FOR ALL DISTURBED AREAS)
- SO — DISTURBED AREA STABILIZATION (WITH SOD).
- MO — DISTURBED AREA STABILIZATION WITH MULCH.
- MA — EROSION CONTROL MATTING ALL SLOPED 3:1 OR GREATER TO RECEIVE EROSION CONTROL MATTING. NORTH AMERICAN GREEN - VMAX SC250 PERMANENT TRM OR EQUAL.

STRUCTURAL PRACTICES

- CE — CONSTRUCTION EXIT
- CW — CONCRETE WASHOUT AREA
- RR — RIP RAP
- OP — OUTLET PROTECTION
- IP — INLET PROTECTION
- SF — SILT FENCE

= OUTFALL POINTS

## EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%,.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

CITY OF FRANKLIN ENGINEERING DEPT.
06/19/20
This Sheet is part of the APPROVED Site Plan

1 INITIAL EPSC / PRE CONSTRUCTION PLAN
SCALE:1"=50'-0"

50' 25' 0 50'
SCALE: 1'' = 50'-0"

PROJECT NUMBER: COF #7216

Tennessee811 Know what's below. Call before you dig.


enfield group
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Nashville, Tennessee
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CARLAND G. HARRIS — REGISTERED — ENGINEER — TENNESSEE — NO. 102367 — STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

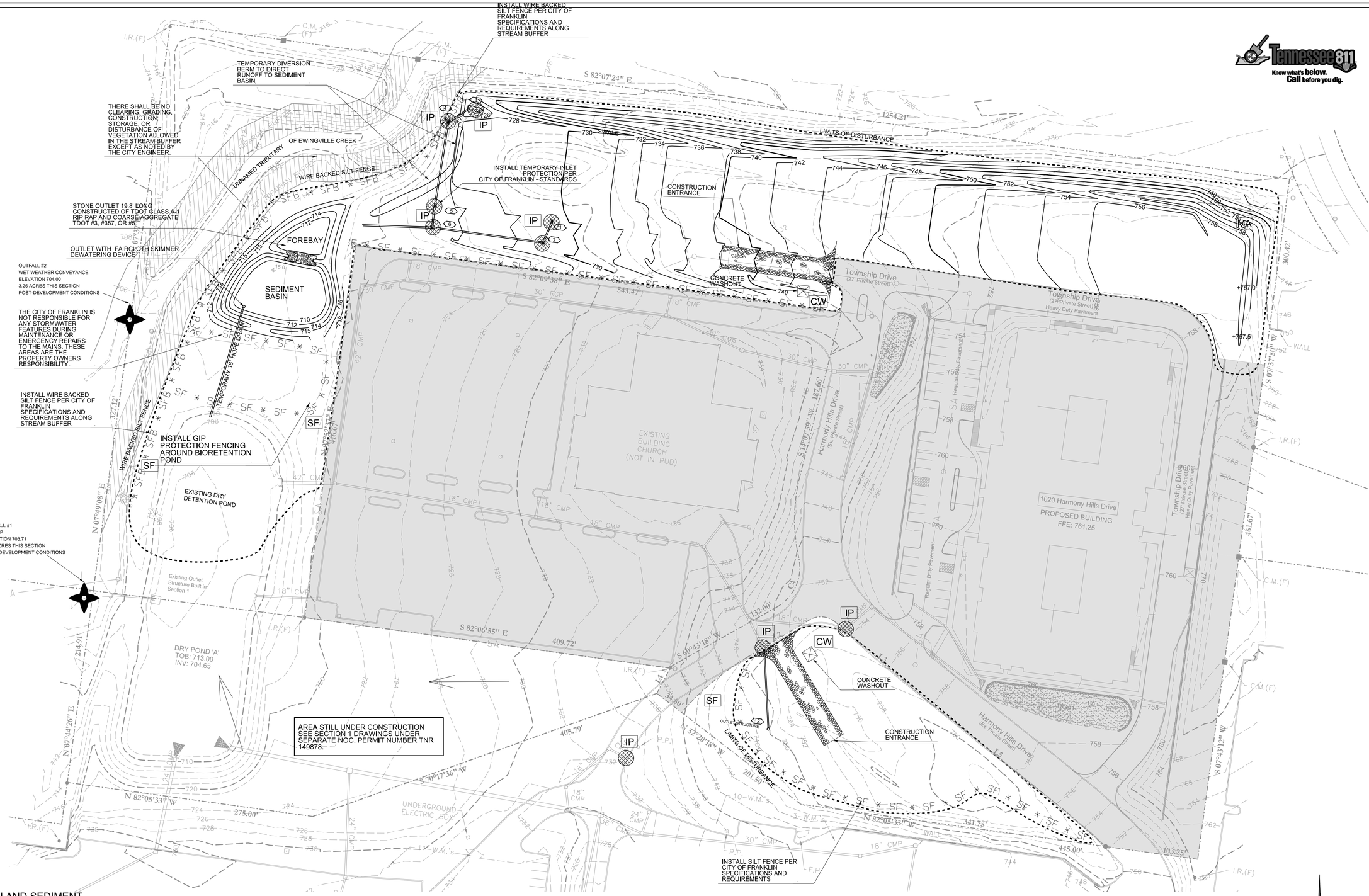
**INITIAL EPSC / PRE CONSTRUCTION PLAN**

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-3.2**




## EROSION AND SEDIMENT CONTROL LEGEND:

VEGETATIVE PRACTICES

- PS DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING - TYPICAL FOR ALL DISTURBED AREAS)
- SO DISTURBED AREA STABILIZATION (WITH SOD).
- MO DISTURBED AREA STABILIZATION WITH MULCH.
- MA EROSION CONTROL MATTING ALL SLOPED 3:1 OR GREATER TO RECEIVE EROSION CONTROL MATTING. NORTH AMERICAN GREEN - VMAX SC250 PERMANENT TRM OR EQUAL.

STRUCTURAL PRACTICES

- CE CONSTRUCTION EXIT
- CW CONCRETE WASHOUT AREA
- RR RIP RAP
- OP OUTLET PROTECTION
- IP INLET PROTECTION
- SF SILT FENCE

= OUTFALL POINTS

CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This sheet is part of the APPROVED Site Plan

1 INTERIM EPSC / CONSTRUCTION PLAN
SCALE:1"=50'-0"

50' 25' 0 50'
SCALE: 1'' = 50'-0"

PROJECT NUMBER: COF #7216

enfield group
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# TOWNSHIP PUD SUBDIVISION SECTION 2

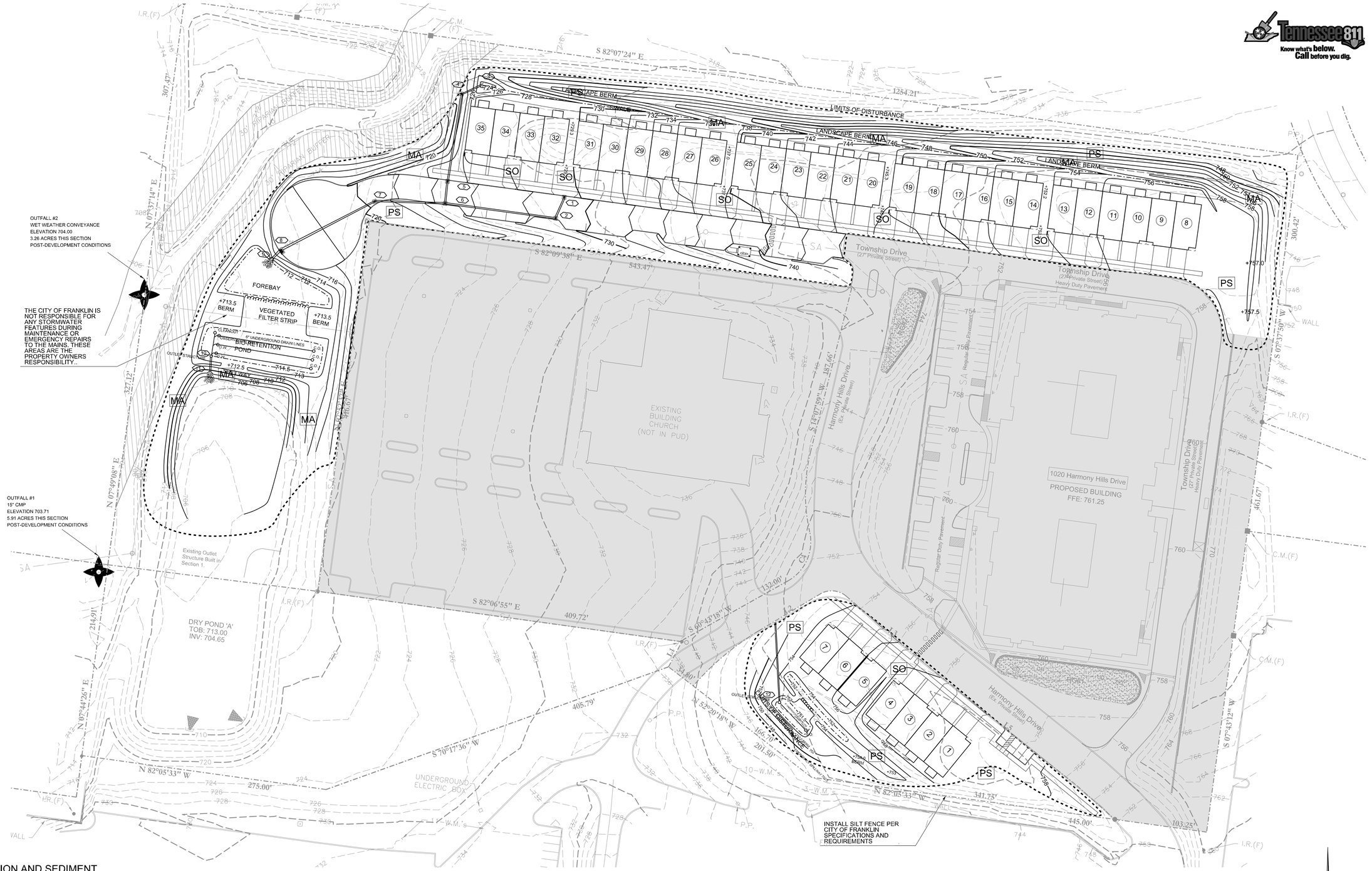
## INTERIM EPSC / CONSTRUCTION PLAN

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

C-3.3




## EROSION AND SEDIMENT CONTROL LEGEND:

VEGETATIVE PRACTICES

- PS DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING - TYPICAL FOR ALL DISTURBED AREAS)
- SO DISTURBED AREA STABILIZATION (WITH SOD).
- MO DISTURBED AREA STABILIZATION WITH MULCH.
- MA EROSION CONTROL MATTING ALL SLOPED 3:1 OR GREATER TO RECEIVE EROSION CONTROL MATTING. NORTH AMERICAN GREEN - VMAX SC250 PERMANENT TRM OR EQUAL.

STRUCTURAL PRACTICES

- CE CONSTRUCTION EXIT
- CW CONCRETE WASHOUT AREA
- RR RIP RAP
- OP OUTLET PROTECTION
- IP INLET PROTECTION
- SF SILT FENCE

= OUTFALL POINTS

CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This sheet is part of the APPROVED Site Plan

1 FINAL EPSC / WATER QUALITY PLAN
SCALE:1"=50'-0"

50' 25' 0 50'
SCALE: 1'' = 50'-0"

**PROJECT NUMBER: COF #7216**

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**TOWNSHIP PUD SUBDIVISION SECTION 2**

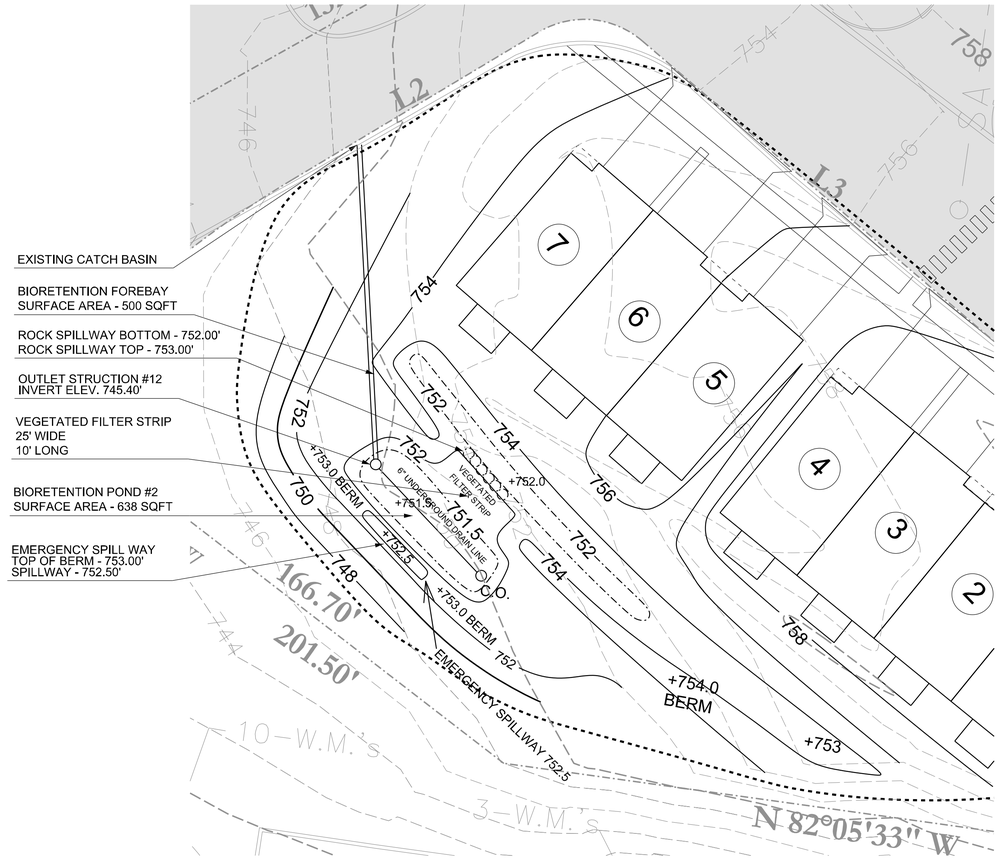
**FINAL EPSC / WATER QUALITY PLAN**

PROJ NO: 17103

DATE: 02/21/20

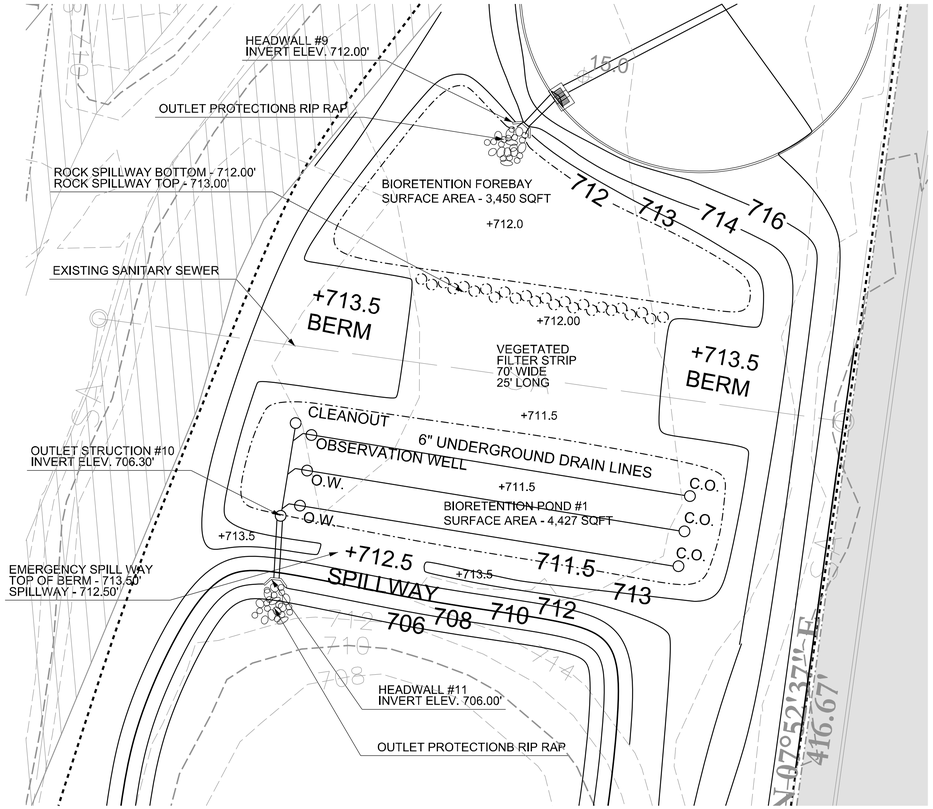
REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-3.4**




2 ENLARGED BIORETENTION POND #2
SCALE: 1"=20'-0"

20' 10' 0 20'
SCALE: 1''= 20'-0"




1 ENLARGED BIORETENTION POND #1
SCALE: 1"=20'-0"

20' 10' 0 20'
SCALE: 1''= 20'-0"

CITY OF FRANKLIN
ENGINEERING DEPT.
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REGISTERED ENGINEER
No. 102387
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD**
**SUBDIVISION**
**SECTION 2**

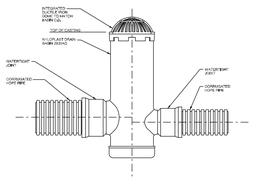
**ENLARGED BIORETENTION PONDS**

PROJ NO: **17103**

DATE: **02/21/20**

REVISIONS
**OWNER COMMENTS - 03-09-20**
**OWNER COMMENTS - 04-02-20**

**C-3.5**

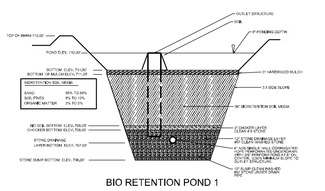


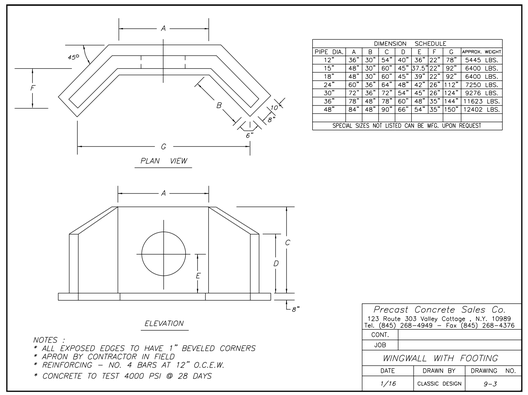

BIO-RETENTION AREA
1 OUTLET STRUCTURE
SCALE:1/4"=1'-0"

**BIORETENTION INSTALLATION**

THE FOLLOWING IS A TYPICAL CONSTRUCTION SEQUENCE TO PROPERLY INSTALL A BIORETENTION BASIN. THESE STEPS MAY BE MODIFIED TO REFLECT DIFFERENT BIORETENTION APPLICATIONS OR EXPECTED SITE CONDITIONS:

1. CONSTRUCTION OF THE BIORETENTION AREA SHOULD BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED WITH VEGETATION (SEE SECTION 8.1). THIS IS THE MOST IMPORTANT FACTOR DETERMINING THE SUCCESS OR FAILURE OF THE BIORETENTION AREA. BIORETENTION AREAS WILL FAIL IF SEDIMENT IS ALLOWED TO FLOW INTO THEM. IT MAY BE NECESSARY TO BLOCK CERTAIN CURB OR OTHER INLETS WHILE THE BIORETENTION AREA IS BEING CONSTRUCTED. THE PROPOSED SITE SHOULD BE CHECKED FOR EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. THE DESIGNER AND THE INSTALLER SHOULD HAVE A PRECONSTRUCTION MEETING, CHECKING THE BOUNDARIES OF THE CONTRIBUTING DRAINAGE AREA AND THE ACTUAL INLET ELEVATIONS TO ENSURE THEY CONFORM TO ORIGINAL DESIGN. SINCE OTHER CONTRACTORS MAY BE RESPONSIBLE FOR CONSTRUCTING PORTIONS OF THE SITE, IT IS QUITE COMMON TO FIND SUBTLE DIFFERENCES IN SITE GRADING, DRAINAGE AND PAVING ELEVATIONS THAT CAN PRODUCE HYDRAULICALLY IMPORTANT DIFFERENCES FOR THE PROPOSED BIORETENTION AREA. THE DESIGNER SHOULD CLEARLY COMMUNICATE, IN WRITING, ANY PRODUCT CHANGES DETERMINED DURING THE PRECONSTRUCTION MEETING TO THE INSTALLER AND THE PLAN REVIEW/INSPECTION AUTHORITY.
3. TEMPORARY EPSC CONTROLS ARE NEEDED DURING CONSTRUCTION OF THE BIORETENTION AREA TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA UNTIL IT IS COMPLETED. SPECIAL PROTECTION MEASURES SUCH AS EROSION CONTROL FABRICS MAY BE NEEDED TO PROTECT VULNERABLE SIDE SLOPES FROM EROSION DURING THE CONSTRUCTION PROCESS.
4. ANY PRE-TREATMENT CELLS SHOULD BE EXCAVATED FIRST AND THEN SEALED TO TRAP SEDIMENTS.
5. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO ITS APPROPRIATE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT HAVE TO SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA. CONTRACTORS SHOULD USE A CELL CONSTRUCTION APPROACH IN LARGER BIORETENTION BASINS, WHEREBY THE BASIN IS SPLIT INTO 500 TO 1,000 SQ. FT. TEMPORARY CELLS WITH A 10-15 FOOT EARTH BRIDGE IN BETWEEN, SO THAT CELLS CAN BE EXCAVATED FROM THE SIDE.
6. IT MAY BE NECESSARY TO RIP THE BOTTOM SOILS TO A DEPTH OF 6 TO 12 INCHES TO PROMOTE GREATER INFILTRATION.
7. IF A STONE STORAGE LAYER WILL BE USED, PLACE THE APPROPRIATE DEPTH OF #57 STONE ON THE BOTTOM, INSTALL THE PERFORATED UNDERDRAIN PIPE, PACK #57 STONE TO 3 INCHES ABOVE THE UNDERDRAIN PIPE, AND ADD APPROXIMATELY 3 INCHES OF CHOKER STONE AS A FILTER BETWEEN THE UNDERDRAIN AND THE SOIL MEDIA LAYER. IF A STONE STORAGE LAYER IS USED, THE PIPE MAY BE PLACED DIRECTLY ABOVE THIS LAYER.
8. DELIVER OR PREPARE THE SOIL MEDIA, AND STORE IT ON AN ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING. APPLY THE MEDIA IN 12-INCH LIFTS UNTIL THE DESIRED TOP ELEVATION OF THE BIORETENTION AREA IS ACHIEVED, WAIT A FEW DAYS TO CHECK FOR SETTLEMENT, AND ADD ADDITIONAL MEDIA, AS NEEDED, TO ACHIEVE THE DESIGN ELEVATION.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION, AND WATER ACCORDINGLY. INSTALL ANY TEMPORARY IRRIGATION.
10. PLACE THE SURFACE COVER IN BOTH CELLS (MULCH, RIVER STONE OR TURF), DEPENDING ON THE DESIGN. IF COIR OR JUTE MATTING WILL BE USED IN LIEU OF MULCH, THE MATTING WILL NEED TO BE INSTALLED PRIOR TO PLANTING (STEP 9), AND HOLES OR SLITS WILL HAVE TO BE CUT IN THE MATTING TO INSTALL THE PLANTS.
11. INSTALL THE PLANT MATERIALS AS SHOWN IN THE LANDSCAPING PLAN, AND WATER THEM DURING WEEKS OF NO RAIN FOR THE FIRST TWO MONTHS.
12. CONDUCT THE FINAL CONSTRUCTION INSPECTION. THEN LOG THE GPS COORDINATES FOR EACH BIORETENTION FACILITY AND SUBMIT THEM TO THE CITY.


TOP OF BERM ELEV. 100.00'
POND ELEV. 110.00'
BOTTOM ELEV. 99.00'
BOTTOM OF MULCH ELEV. 99.00'
BIORETENTION SOIL MEDIA
SAND 85% TO 88%
SOIL FINES 8% TO 10%
ORGANIC MATTER 2% TO 5%
SAND BOTTOM ELEV. 98.00'
CHOKER BOTTOM ELEV. 97.00'
STONE STORAGE LAYER BOTTOM ELEV. 96.00'
STONE SUMP BOTTOM ELEV. 95.00'
OUTLET STRUCTURE
SOIL
4" PONDING DEPTH
3" HARDWOOD MULCH
3:1 SIDE SLOPE
36" BIORETENTION SOIL MEDIA
2" CHOKER LAYER (SAND #8 STONE)
#57 STONE STORAGE LAYER (WASHED #57 STONE)
6" SUMP (SAND/GRAVEL MIX)
6" SUMP (SAND/GRAVEL MIX)
6" SUMP (SAND/GRAVEL MIX




| DIMENSION SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| PIPE DIA. | A | B | C | D | E | F | G | APPROX. WEIGHT |
| 12" | 36" | 30" | 54" | 40" | 36" | 22" | 78" | 5445 LBS. |
| 15" | 48" | 30" | 60" | 45" | 37.5" | 22" | 92" | 6400 LBS. |
| 18" | 48" | 30" | 60" | 45" | 39" | 22" | 92" | 6400 LBS. |
| 24" | 60" | 36" | 64" | 48" | 42" | 26" | 112" | 7250 LBS. |
| 30" | 72" | 36" | 72" | 54" | 45" | 26" | 124" | 9276 LBS. |
| 36" | 78" | 48" | 78" | 60" | 48" | 35" | 144" | 11623 LBS. |
| 48" | 84" | 48" | 90" | 66" | 54" | 35" | 150" | 12402 LBS. |

SPECIAL SIZES NOT LISTED CAN BE MFG. UPON REQUEST

NOTES :
* ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS
* APRON BY CONTRACTOR IN FIELD
* REINFORCING - NO. 4 BARS AT 12" O.C.E.W.
* CONCRETE TO TEST 4000 PSI @ 28 DAYS

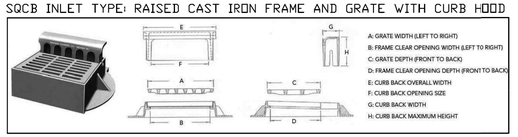
Precast Concrete Sales Co.
123 Route 303 Valley Cottage , N.Y. 10989
Tel. (845) 268-4949 - Fax (845) 268-4376

| CONT. | |
|---|---|
| JOB | |
| WINGWALL WITH FOOTING | |
| DATE | DRAWN BY / DRAWING NO. |
| 1/16 | CLASSIC DESIGN / 9-3 |

2 HEAD WALL DETAIL
SCALE: N.T.S.

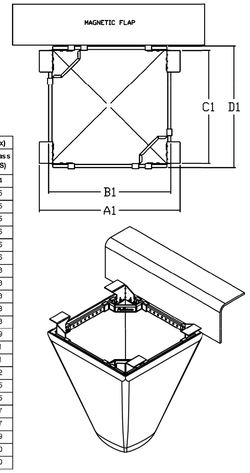
# FLEXSTORM P/Ns 62LCBFX

SQCB INLET TYPE: RAISED CAST IRON FRAME AND GRATE WITH CURB HOOD




A: GRATE WIDTH (LEFT TO RIGHT)
B: FRAME CLEAR OPENING WIDTH (LEFT TO RIGHT)
C: GRATE DEPTH (FRONT TO BACK)
D: FRAME CLEAR OPENING DEPTH (FROM TO BACK)
E: CURB BACK OVERALL WIDTH
F: CURB BACK OPENING SIZE
G: CURB BACK WIDTH
H: CURB BACK MAXIMUM HEIGHT

| Catch-ITFrame with FX Bag | | Field Inlet Dimensions | | Flexstorm Framing Dims | | | | Flexstorm Ratings (Flow at 50% max) | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Grate Size (A x C) | Clear Opening (B x D) | | | | | Bag Capacity ($ft^3$) | FX/FX+ Flow Rate (CFS) | Bypass (CFS) |
| ADS P/N | Flexstorm Item Code | | | B1 | D1 | A1 | C1 | | | |
| 62LCBFX | C-SQCB-298-218-274-195-FX | 29.75 x 21.75 | 27.375 x 19.5 | 27.0 | 18.5 | 29.0 | 18.5 | 3.2 | 1.9 | 4.4 |
| 62LCBFX | C-SQCB-353-178-330-150-FX | 35.25 x 17.75 | 33 x 15 | 32.5 | 14.0 | 34.5 | 14.0 | 2.9 | 2.0 | 4.5 |
| 62LCBFX | C-SQCB-355-175-335-150-FX | 35.5 X 17.5 | 33.5 X 15 | 33.0 | 14.0 | 35.0 | 14.0 | 2.9 | 2.0 | 4.5 |
| 62LCBFX | C-SQCB-318-214-296-190-FX | 31.75 x 21.4 | 29.6 x 19 | 29.0 | 18.0 | 31.0 | 18.0 | 3.3 | 2.0 | 4.5 |
| 62LCBFX | C-SQCB-355-175-330-160-FX | 35.5 x 17.5 | 33 x 16 | 32.5 | 15.0 | 34.5 | 15.0 | 3.1 | 2.0 | 4.6 |
| 62LCBFX | C-SQCB-355-178-335-160-FX | 35.5 x 17.75 | 33.5 X 16 | 33.0 | 15.0 | 35.0 | 15.0 | 3.2 | 2.0 | 4.6 |
| 62LCBFX | C-SQCB-315-214-300-196-FX | 31.5 X 21.4 | 30 X 19.6 | 29.5 | 18.5 | 31.5 | 18.5 | 3.5 | 2.0 | 4.6 |
| 62LCBFX | C-SQCB-338-218-314-194-FX | 33.75 x 21.75 | 31.375 x 19.375 | 31.0 | 18.5 | 33.0 | 18.5 | 3.7 | 2.1 | 4.8 |
| 62LCBFX | C-SQCB-381-180-355-155-FX | 38.1 x 18 | 35.5 x 15.5 | 35.0 | 14.5 | 37.0 | 14.5 | 3.2 | 2.1 | 4.8 |
| 62LCBFX | C-SQCB-278-245-280-230-FX | 27.75 X 24.5 | 28 X 23 | 27.5 | 22.0 | 29.5 | 22.0 | 3.9 | 2.1 | 4.8 |
| 62LCBFX | C-SQCB-340-213-321-194-FX | 34 x 21.25 | 32.125 x 19.375 | 31.5 | 18.5 | 33.5 | 18.5 | 3.7 | 2.1 | 4.8 |
| 62LCBFX | C-SQCB-380-169-364-151-FX | 38 x 16.87 | 36.375 x 15.125 | 36.0 | 14.0 | 38.0 | 14.0 | 3.2 | 2.1 | 4.8 |
| 62LCBFX | C-SQCB-340-213-323-195-FX | 34 x 21.25 | 32.25 x 19.5 | 32.0 | 18.5 | 34.0 | 18.5 | 3.8 | 2.1 | 4.9 |
| 62LCBFX | C-SQCB-358-238-334-210-FX | 35.8 x 23.8 | 33.4 x 21 | 33.0 | 20.0 | 35.0 | 20.0 | 4.2 | 2.2 | 5.1 |
| 62LCBFX | C-SQCB-363-218-340-205-FX | 36.25 x 21.75 | 34 x 20.5 | 33.5 | 19.5 | 35.5 | 19.5 | 4.2 | 2.2 | 5.1 |
| 62LCBFX | C-SQCB-358-238-335-218-FX | 35.75 X 23.87 | 33.5 X 21.75 | 33.0 | 21.0 | 35.0 | 21.0 | 4.4 | 2.3 | 5.2 |
| 62LCBFX | C-SQCB-393-229-379-210-FX | 39.25(x2) x 22.87 | 37.87 (x2) x 21 | 37.5 | 20.0 | 39.5 | 20.0 | 4.8 | 2.4 | 5.5 |
| 62LCBFX | C-SQCB-395-229-379-210-FX | 39.5 x 22.87 | 37.87 x 21 | 37.5 | 20.0 | 39.5 | 20.0 | 4.8 | 2.4 | 5.5 |
| 62LCBFX | C-SQCB-375-245-378-230-FX | 37.5 x 24.5 | 37.75 x 23 | 37.5 | 22.0 | 39.5 | 22.0 | 5.3 | 2.5 | 5.7 |
| 62LCBFX | C-SQCB-475-245-378-230-FX | 47.5 X 24.5 | 37.75 X 23 | 37.5 | 22.0 | 39.5 | 22.0 | 5.3 | 2.5 | 5.7 |
| 62LCBFX | C-SQCB-358-238-355-273-FX | 35.75 x 23.75 | 35.5 x 27.25 | 35.0 | 26.5 | 37.0 | 26.5 | 5.9 | 2.6 | 5.9 |
| 62LCBFX | C-SQCB-480-240-440-200-FX | 48 x 24 | 44 x 20 | 43.5 | 19.0 | 45.5 | 19.0 | 5.3 | 2.6 | 6.0 |
| 62LCBFX | C-SQCB-365-244-350-291-FX | 36.5 x 24.375 | 35 x 29.0625 | 34.5 | 28.0 | 36.5 | 28.0 | 6.1 | 2.6 | 6.0 |




NOTES:

1. RATINGS SHOWN ARE FOR STANDARD 22" BAG DEPTH; "SHORT" 12" DEPTH BAGS ARE AVAILABLE WITH -S SUFFIX; RATINGS REDUCED BY ~50%.

2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW

-GRATES WITH EXTENDED BOTTOMS

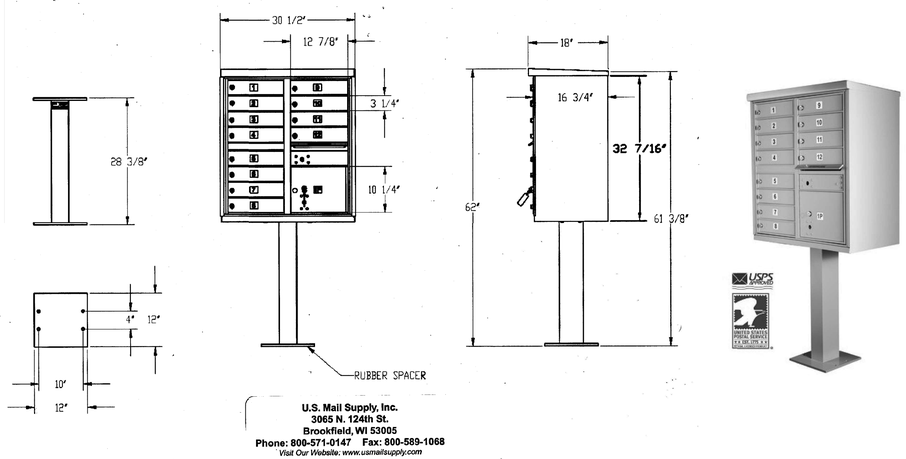
-ANY OBSTRUCTED INLET OPENINGS

FLEXSTORM INLET FILTERS
CATCH-IT

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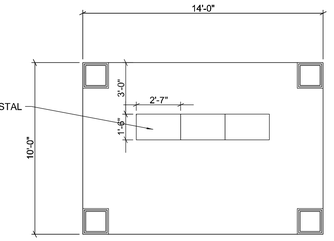
| SIZE | DRAWN TYPE | DWG NO | REV |
|---|---|---|---|
| C | SQCB1 | C-62LCB-FX | A |
| SCALE | | SHEET 1 OF 1 | |

1 DROP BAG DETAIL - FLEXSTORM
SCALE: N.T.S.

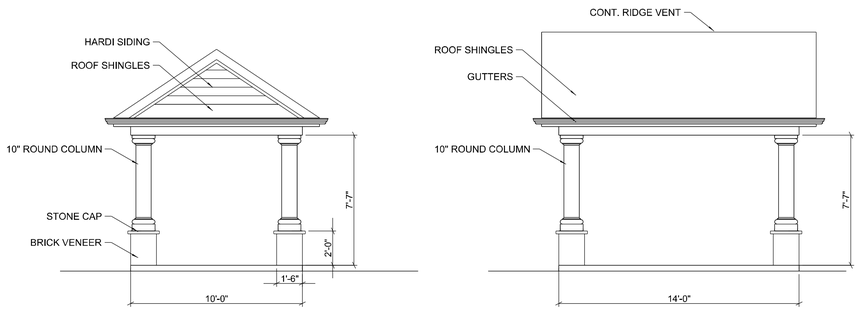



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4 MAIL PEDESTAL
SCALE: N.T.S.




3 - 12 TENANT DOOR CLUSTER BOX UNIT WITH PEDESTAL
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OR SIMLIAR. COLOR TO BE SELECTED BY OWNER




3 MAIL KIOSK
SCALE: N.T.S.

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

**PROJECT NUMBER: COF #7216**


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Real Estate
Construction
Engineering


CARLAND G. HARRIS
REGISTERED ENGINEER
No. 102367
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD**
**SUBDIVISION**
**SECTION 2**

**SITE, GRADING, DRAINAGE AND EPSC DETAILS**

PROJ NO: **17103**

DATE: **02/21/20**

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-3.7**

## Temporary Sediment Basin Calculations

| Basin Number | Drainage Area (acre) | Total Storage Volume Required (cubic ft) | Wet Storage Volume Required (cubic ft) | Dry Storage Volume Required (cubic ft) | Bottom Elevation (ft) | Principal Spillway Elevation (ft) | Emergency Spillway Elevation (ft) | Top of Embankment Elevation (ft) | Outlet Pipe Elevation (ft) | Wet Storage Elevation (ft) | Dry Storage Elevation (ft) | Clean Out Elevation (ft) | Total Storage Volume Provided (cubic ft) | Wet Storage Volume Provided (cubic ft) | Dry Storage Volume Provided (cubic ft) | Emergency Spillway Length (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sediment Basin 1 | 5.11 | 18488 | 9244 | 9244 | 710.0 | 711.6 | 714.0 | 715.0 | 710.0 | 711.6 | 713.0 | 710.8 | 19504 | 9720 | 9784 | 20 |

| | Basin 1 | |
|---|---|---|
| | Minimum | Provided |
| Required Wet Storage | 9244.0 | 9720.0 |
| Required Dry Storage | 9244.0 | 9784.0 |
| Principal Spillway Elev | 711.6 | 711.6 |
| 5-year storm elev starting at wet storage elevation | - | 713.0 |
| Emergency Spillway Elev (5-year +.') | 714.0 | 714.0 |
| 25-year storm elev starting at wet ;torage elevation | - | 714.0 |
| Embankment Elev (25 year +1') | 715.0 | 715.0 |

**Faircloth Skimmer Dewatering Device**

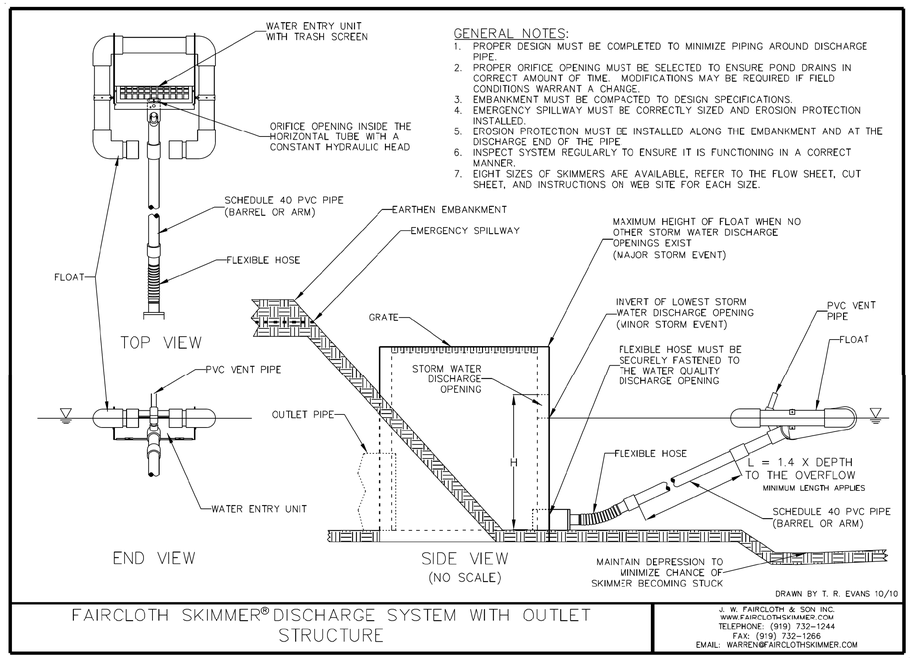
| Skimmer Size (in) | Head (h) on orifice (ft) | Orifice Diameter at given h for required Q (in) |
|---|---|---|
| 1.5 | 0.125 | 2.034 |
| 2 | 0.167 | 1.892 |
| 2.5 | 0.208 | 1.791 |
| 3 | 0.25 | 1.710 |
| 4 | 0.333 | 1.592 |
| 5 | 0.333 | 1.592 |
| 6 | 0.417 | 1.505 |
| 8 | 0.5 | 1.438 |

**BASIN 1**

Required Q for 72 hour drawdown 0.038 cfs

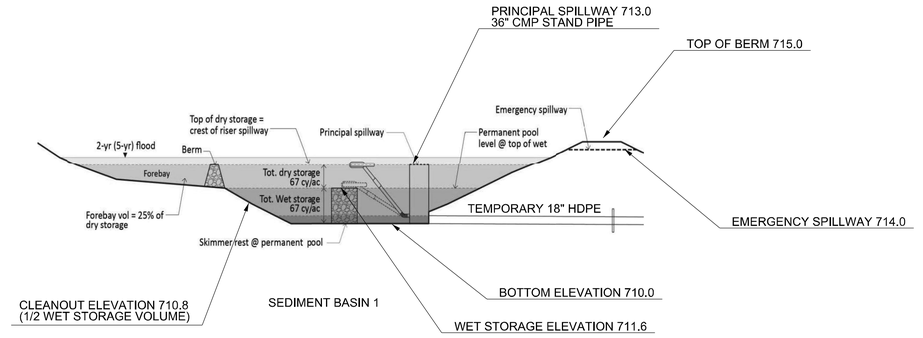
Select **3" skimmer with 1.75" diameter orifice**

## 1 SEDIMENT BASIN SCHEDULE
N.T.S.




GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

## 3 SKIMMER DEWATERING DETAIL
SCALE: N.T.S.




SEDIMENT BASIN 1 SKIMMER

REQUIRED Q FOR 72 HOUR DRAWDOWN 0.038 CFS

3" SKIMMER WITH 1.75" DIAMETER ORIFICE

## 2 SEDIMENT BASIN 1
N.T.S.


enfield group

503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204

(O) (615) 915-1941
(F) (615) 915-1949

REAL ESTATE
CONSTRUCTION
ENGINEERING


CARLAND G. HARRIS
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No. 102367
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD**
**SUBDIVISION**
**SECTION 2**

**SEDIMENT BASIN DETAILS AND SCHEDULES**

PROJ NO: **17103**

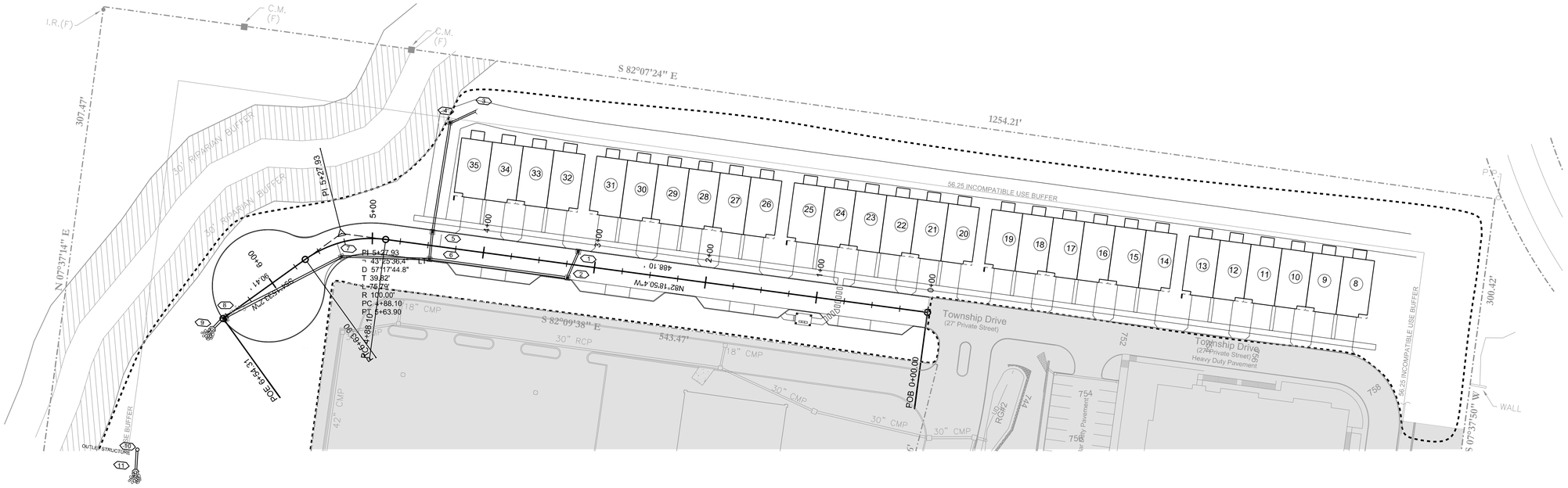
DATE: **02/21/20**

REVISIONS
- **CITY COMMENTS - 03-09-20**
- **CITY COMMENTS - 04-02-20**

**C-3.8**

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

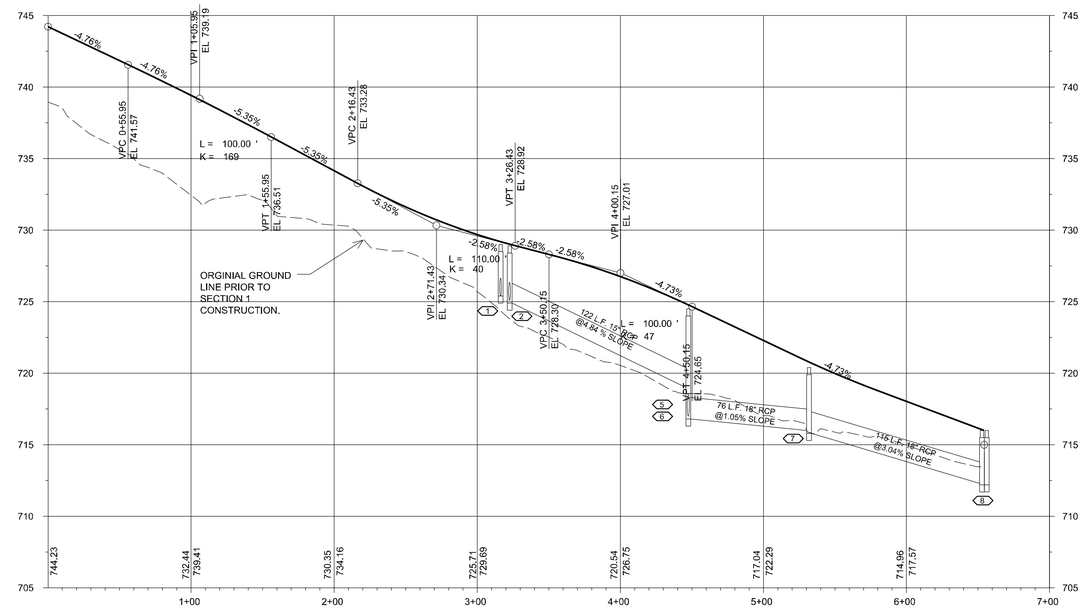
**PROJECT NUMBER: COF #7216**




1 TOWNSHIP DRIVE PLAN
SCALE: 1"=50'-0"

50' 25' 0 50'

SCALE: 1'' = 50'-0"




2 TOWNSHIP DRIVE PROFILE
SCALE: H: 1"=50', V: 1"=5'

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the
APPROVED Site Plan

**PROJECT NUMBER: COF #7216**


enfield group

503 East Iris Drive
Nashville, Tennessee
37204

(D) (615) 915-1941
(F) (615) 915-1949

Real Estate
Construction
Engineering


CARLAND G. HARP
REGISTERED ENGINEER
CERTIFICATE NO. 102367
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

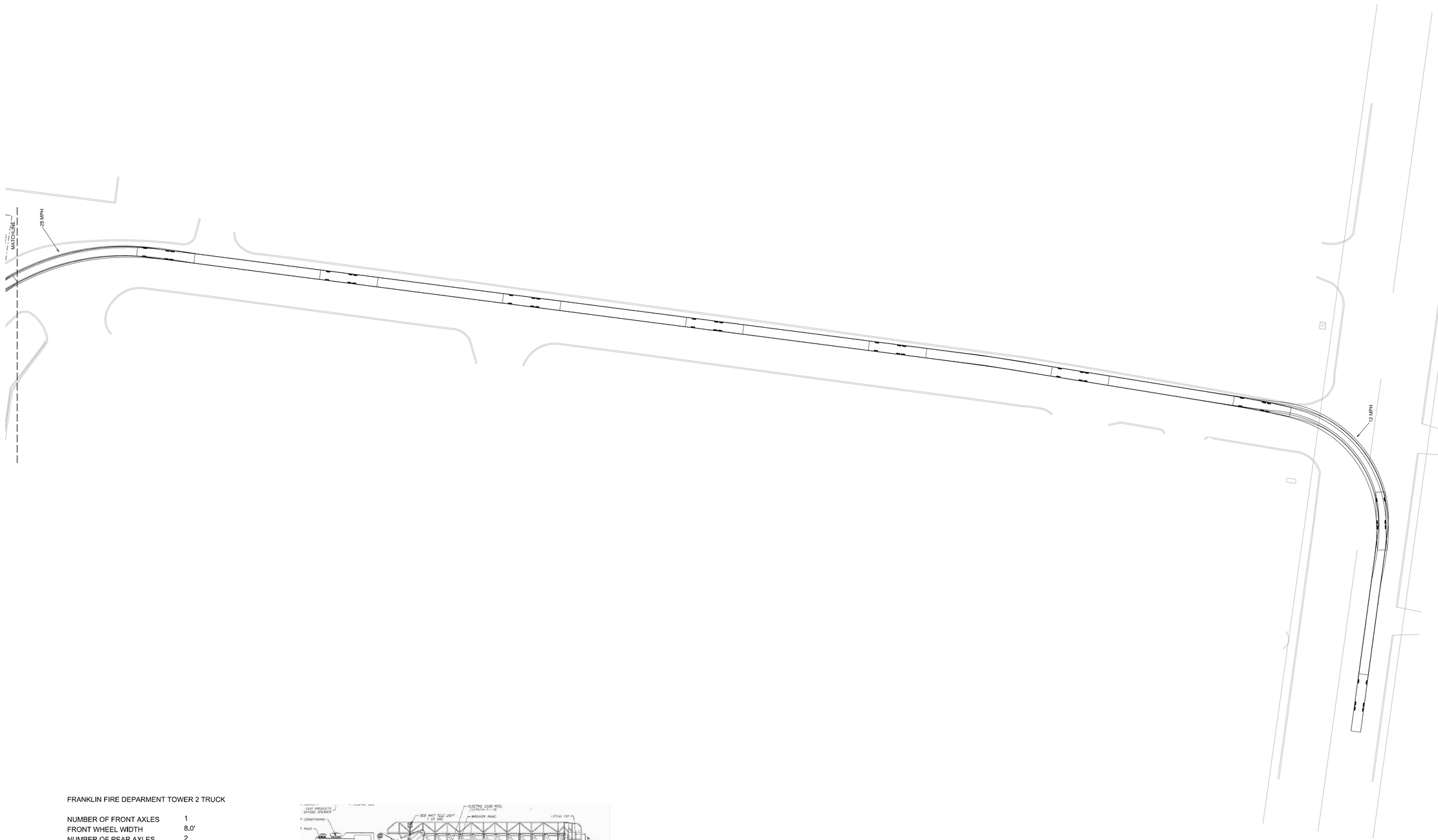
**ROW AND ACCESS PLAN**

PROJ NO: **17103**

DATE: **02/21/20**

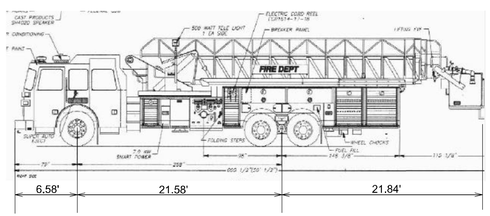
REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-4.0**




FRANKLIN FIRE DEPARMENT TOWER 2 TRUCK

| | |
|---|---|
| NUMBER OF FRONT AXLES | 1 |
| FRONT WHEEL WIDTH | 8.0' |
| NUMBER OF REAR AXLES | 2 |
| REAR WHEEL WIDTH | 8.0' |
| VEHICLE WIDTH | 8.33' |
| FRONT OVERHANG | 6.58' |
| WHEEL BASE | 21.58' |
| REAR OVERHANG | 21.84' |
| TOTAL LENGTH | 50.00' |
| TURNING RADIUS | 42' |
| MAX WHEEL TURNING ANGLE | 30.9 ° |
| LOCK TO LOCK TIME | 6 SECONDS |
| MINIMUM SPEED | 5 MPH |




LEGEND

OUTSIDE EDGE OF TIRE

OUTSIDE CORNER OF VEHICLE

1 TRUCK TURN
SCALE:1"=40'-0"

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

40' 20' 0 40'

SCALE: 1''= 40'-0"

**PROJECT NUMBER: COF #7216**

enfield group

503 East Iris Drive
Nashville, Tennessee
37204

(O) (615) 915-1941
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Construction
Engineering

CARLAND G. HARMAN
REGISTERED ENGINEER
NO. 102367
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

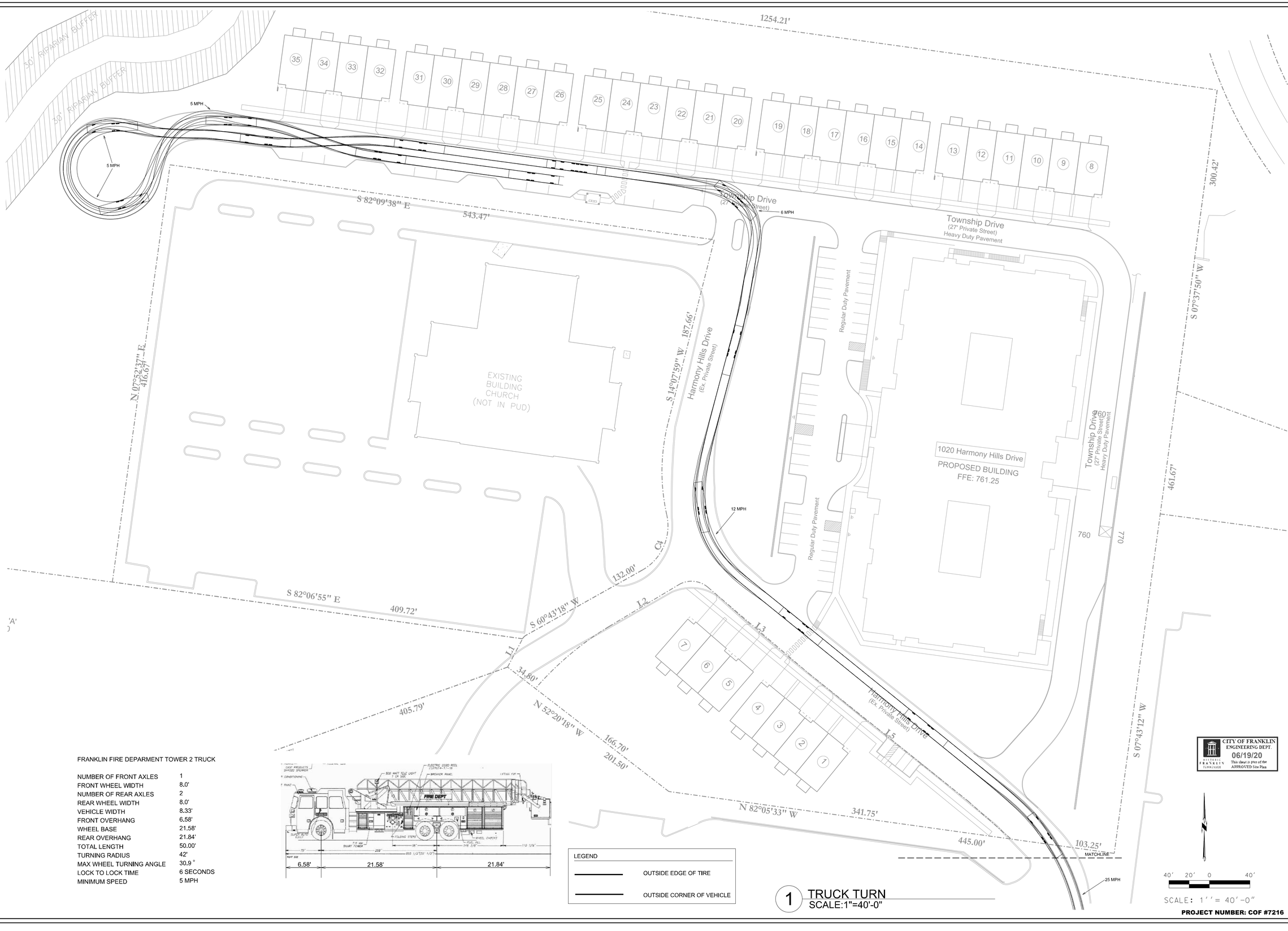
**TRUCK TURN**

PROJ NO: **17103**

DATE: **02/21/20**

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-4.1**




FRANKLIN FIRE DEPARMENT TOWER 2 TRUCK

| | |
|---|---|
| NUMBER OF FRONT AXLES | 1 |
| FRONT WHEEL WIDTH | 8.0' |
| NUMBER OF REAR AXLES | 2 |
| REAR WHEEL WIDTH | 8.0' |
| VEHICLE WIDTH | 8.33' |
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LEGEND

OUTSIDE EDGE OF TIRE

OUTSIDE CORNER OF VEHICLE

1 TRUCK TURN
SCALE:1"=40'-0"

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is pArt of the
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40' 20' 0 40'
SCALE: 1''= 40'-0"

PROJECT NUMBER: COF #7216


enfield group
503 East Iris Drive
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Construction
Engineering


CARLAND G. HARRIS
REGISTERED ENGINEER
No. 102367
STATE OF TENNESSEE
4-2-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

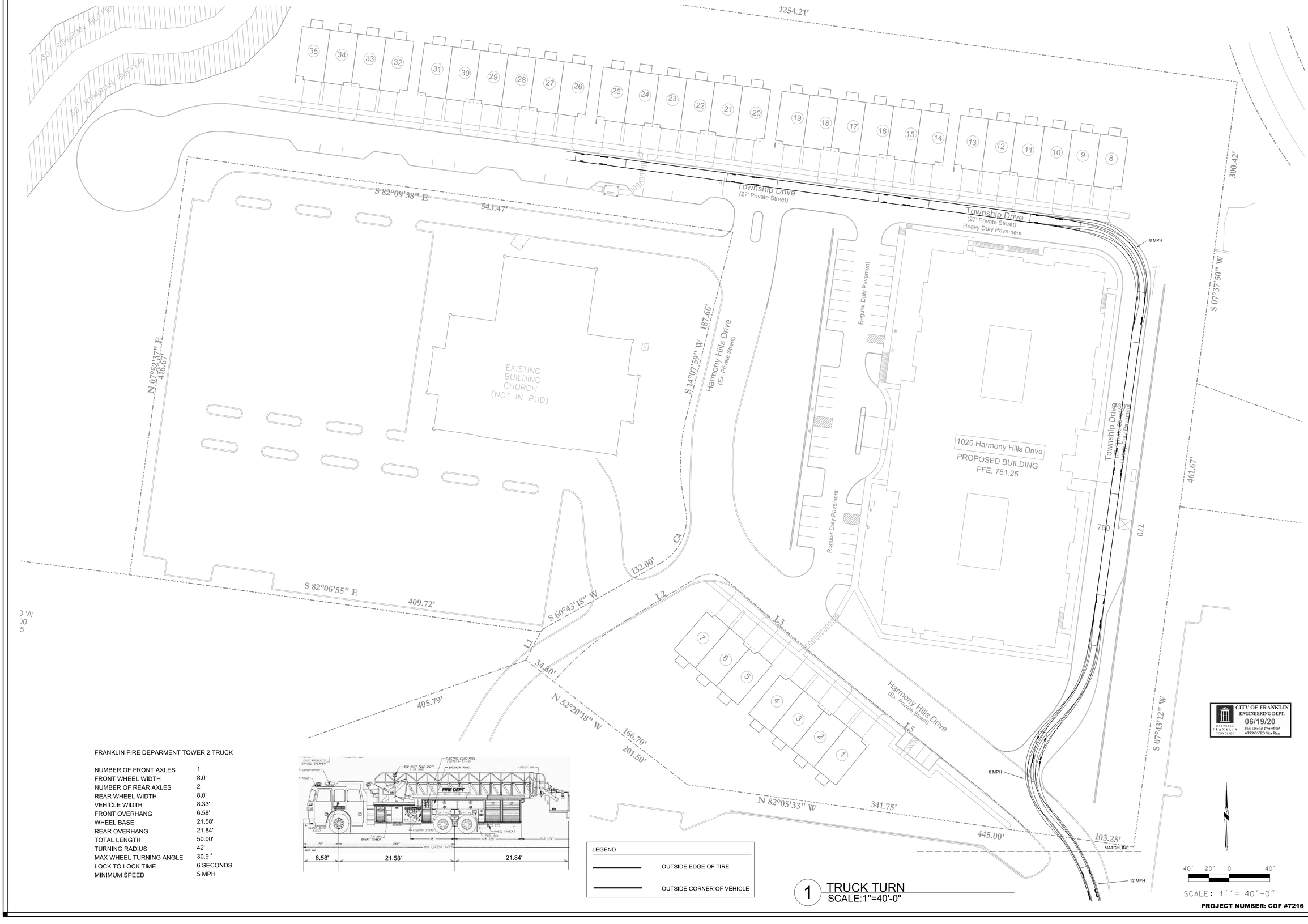
## TRUCK TURN

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

C-4.1.1




FRANKLIN FIRE DEPARMENT TOWER 2 TRUCK

| | |
|---|---|
| NUMBER OF FRONT AXLES | 1 |
| FRONT WHEEL WIDTH | 8.0' |
| NUMBER OF REAR AXLES | 2 |
| REAR WHEEL WIDTH | 8.0' |
| VEHICLE WIDTH | 8.33' |
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| WHEEL BASE | 21.58' |
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| TOTAL LENGTH | 50.00' |
| TURNING RADIUS | 42' |
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| LOCK TO LOCK TIME | 6 SECONDS |
| MINIMUM SPEED | 5 MPH |




LEGEND

OUTSIDE EDGE OF TIRE

OUTSIDE CORNER OF VEHICLE

1 TRUCK TURN
SCALE:1"=40'-0"

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is Prt of the APPROVED Site Plan

40' 20' 0 40'
SCALE: 1''= 40'-0"

**PROJECT NUMBER: COF #7216**


enfield group
503 East Iris Drive
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(O) (615) 915-1941
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Real Estate
Construction
Engineering


CARLAND G. HARRIS
REGISTERED ENGINEER
No. 102587
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

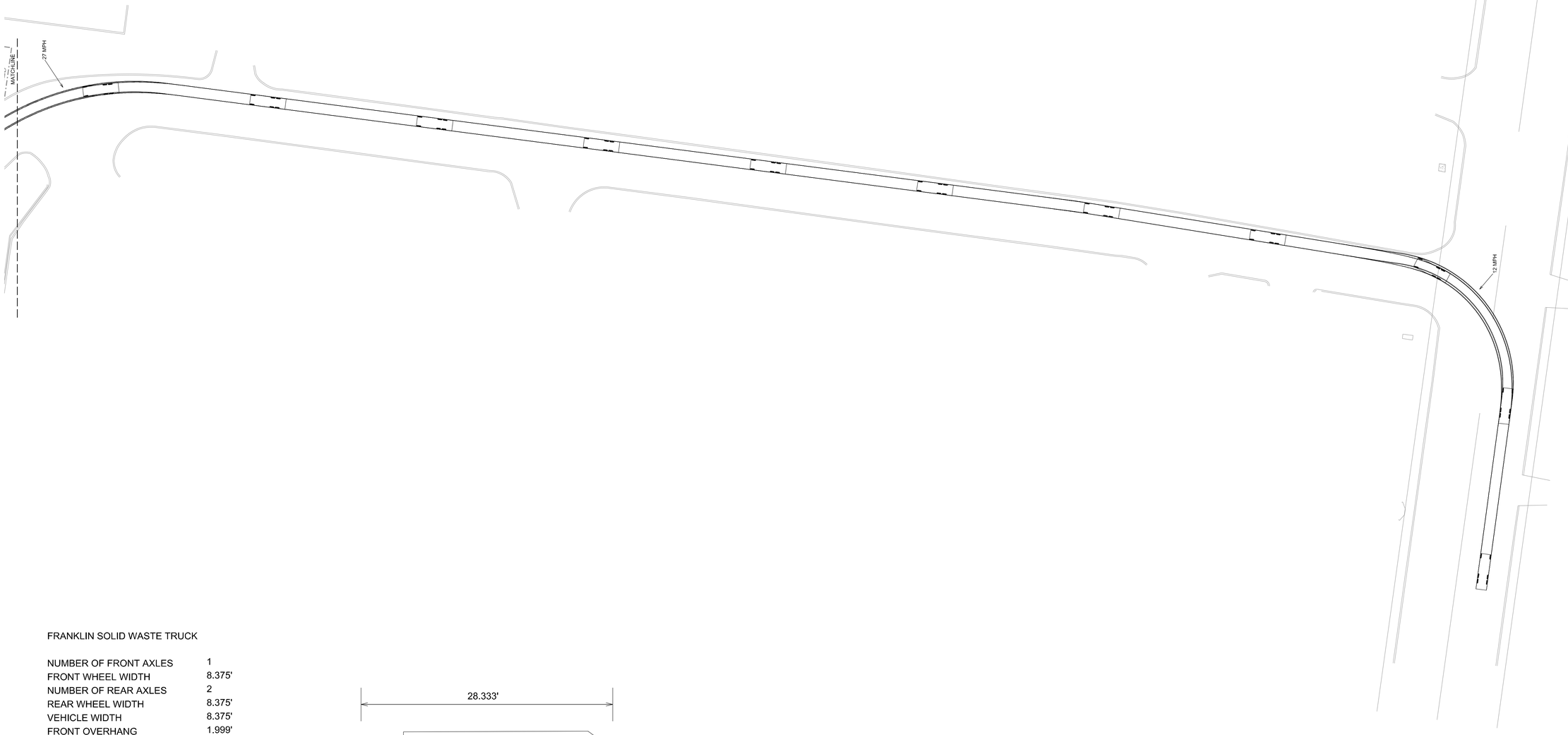
**TRUCK TURN**

PROJ NO: **17103**

DATE: **02/21/20**

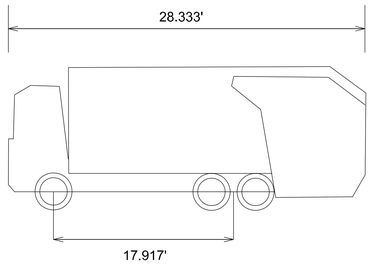
REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-4.1.2**




FRANKLIN SOLID WASTE TRUCK

| | |
|---|---|
| NUMBER OF FRONT AXLES | 1 |
| FRONT WHEEL WIDTH | 8.375' |
| NUMBER OF REAR AXLES | 2 |
| REAR WHEEL WIDTH | 8.375' |
| VEHICLE WIDTH | 8.375' |
| FRONT OVERHANG | 1.999' |
| WHEEL BASE | 17.917' |
| REAR OVERHANG | 8.415' |
| TOTAL LENGTH | 28.333' |
| TURNING RADIUS | 44.9' |
| MAX WHEEL TURNING ANGLE | 32.01° |
| LOCK TO LOCK TIME | 6 SECONDS |
| MINIMUM SPEED | 5 MPH |




LEGEND

OUTSIDE EDGE OF TIRE

OUTSIDE CORNER OF VEHICLE

1 TRUCK TURN
SCALE:1"=40'-0"

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

40' 20' 0 40'
SCALE: 1''= 40'-0"

**PROJECT NUMBER: COF #7216**

enfield group

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NO. 102367
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

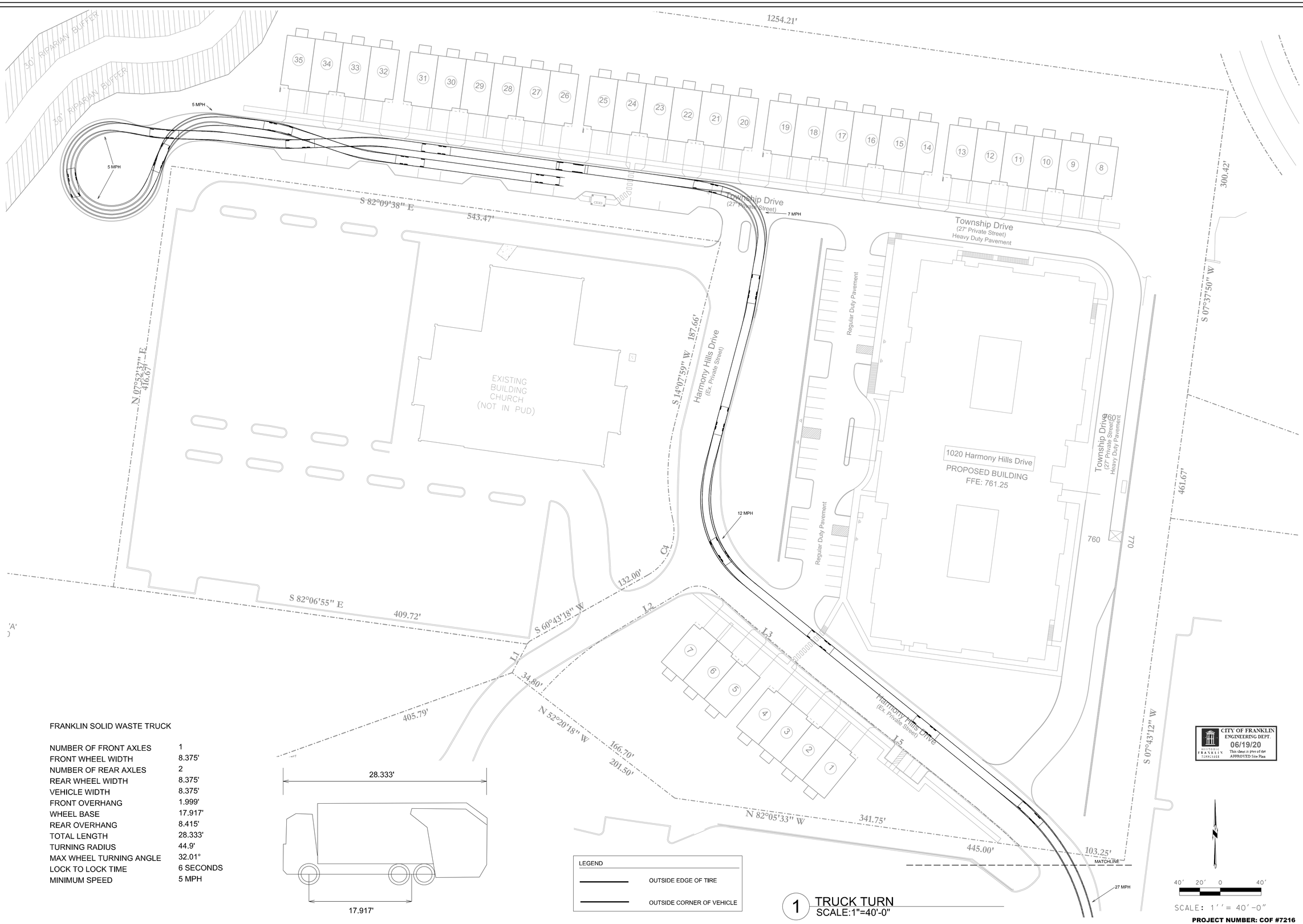
**COLLECTION TRUCK TURN**

PROJ NO: **17103**

DATE: **02/21/20**

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-4.1.3**




FRANKLIN SOLID WASTE TRUCK

| | |
|---|---|
| NUMBER OF FRONT AXLES | 1 |
| FRONT WHEEL WIDTH | 8.375' |
| NUMBER OF REAR AXLES | 2 |
| REAR WHEEL WIDTH | 8.375' |
| VEHICLE WIDTH | 8.375' |
| FRONT OVERHANG | 1.999' |
| WHEEL BASE | 17.917' |
| REAR OVERHANG | 8.415' |
| TOTAL LENGTH | 28.333' |
| TURNING RADIUS | 44.9' |
| MAX WHEEL TURNING ANGLE | 32.01° |
| LOCK TO LOCK TIME | 6 SECONDS |
| MINIMUM SPEED | 5 MPH |

1 TRUCK TURN
SCALE:1"=40'-0"

PROJECT NUMBER: COF #7216

enfield group
503 East Iris Drive
Nashville, Tennessee
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Construction
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CARLAND G. HARRIS
REGISTERED ENGINEER
No. 102367
STATE OF TENNESSEE
4-2-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

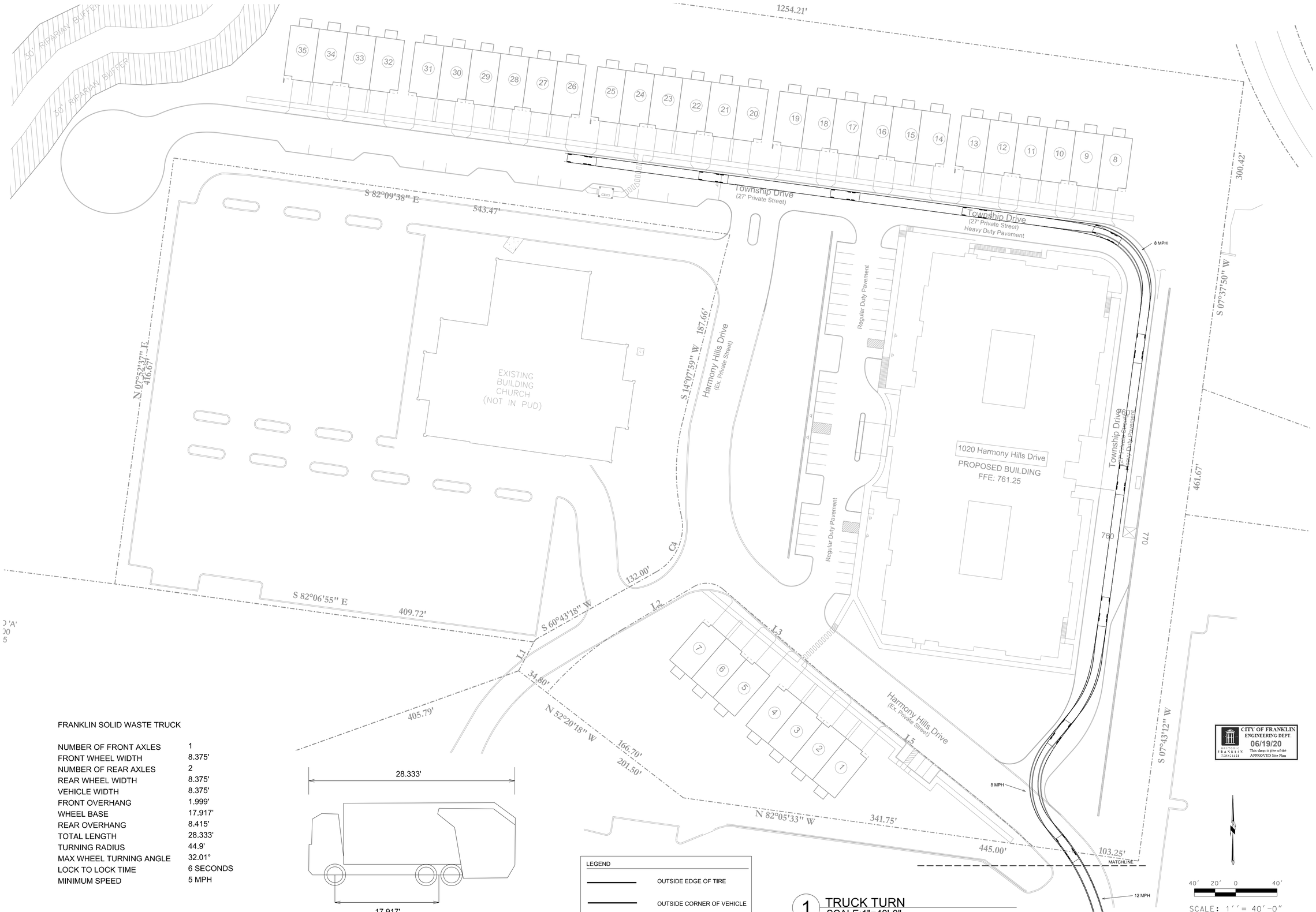
## COLLECTION TRUCK TURN

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

C-4.1.4




FRANKLIN SOLID WASTE TRUCK

| | |
|---|---|
| NUMBER OF FRONT AXLES | 1 |
| FRONT WHEEL WIDTH | 8.375' |
| NUMBER OF REAR AXLES | 2 |
| REAR WHEEL WIDTH | 8.375' |
| VEHICLE WIDTH | 8.375' |
| FRONT OVERHANG | 1.999' |
| WHEEL BASE | 17.917' |
| REAR OVERHANG | 8.415' |
| TOTAL LENGTH | 28.333' |
| TURNING RADIUS | 44.9' |
| MAX WHEEL TURNING ANGLE | 32.01° |
| LOCK TO LOCK TIME | 6 SECONDS |
| MINIMUM SPEED | 5 MPH |




LEGEND

OUTSIDE EDGE OF TIRE

OUTSIDE CORNER OF VEHICLE

1 TRUCK TURN
SCALE:1"=40'-0"

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

PROJECT NUMBER: COF #7216

enfield group
503 East Iris Drive
Nashville, Tennessee
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(O) (615) 915-1941
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Real Estate
Construction
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No. 102367
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

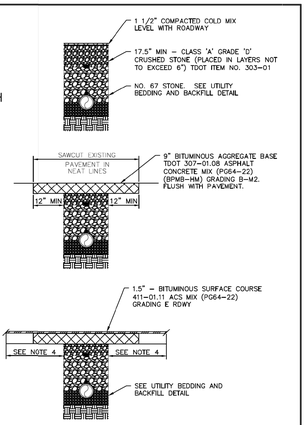
**COLLECTION TRUCK TURN**

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

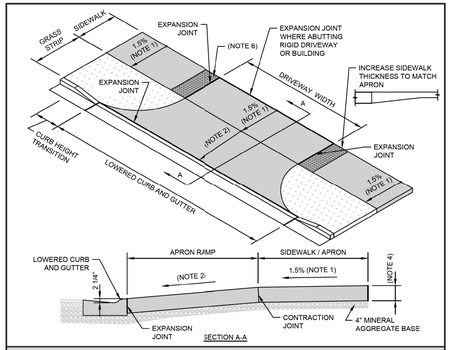
**C-4.1.5**




NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.

N.T.S

| ASPHALT PAVEMENT TRENCH REPAIR PARKING LOCAL STREET | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hays | DATE: 1/1/2020 | RD-6 |
| NOT TO SCALE | | | |

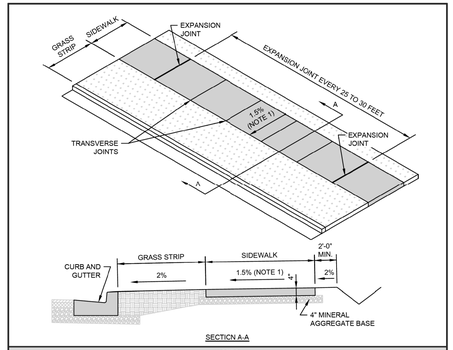



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MNERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. DETECTABLE WARNING SURFACE: BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

| STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hays | DATE: 1/1/2020 | RP-5 |
| NOT TO SCALE | | | |

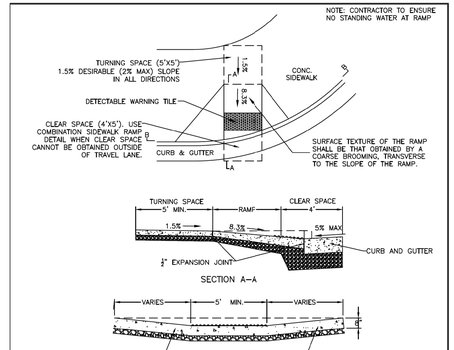



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEAR_Y TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

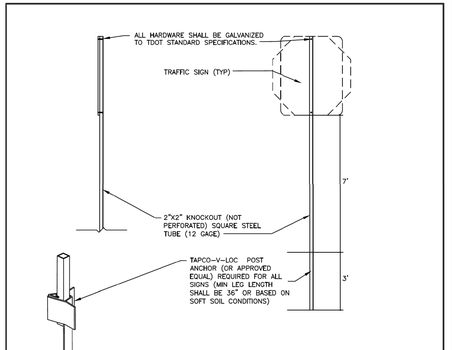
| CONCRETE SIDEWALK | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hays | DATE: 1/1/2020 | RP-8 |
| NOT TO SCALE | | | |




SECTION B–B

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.

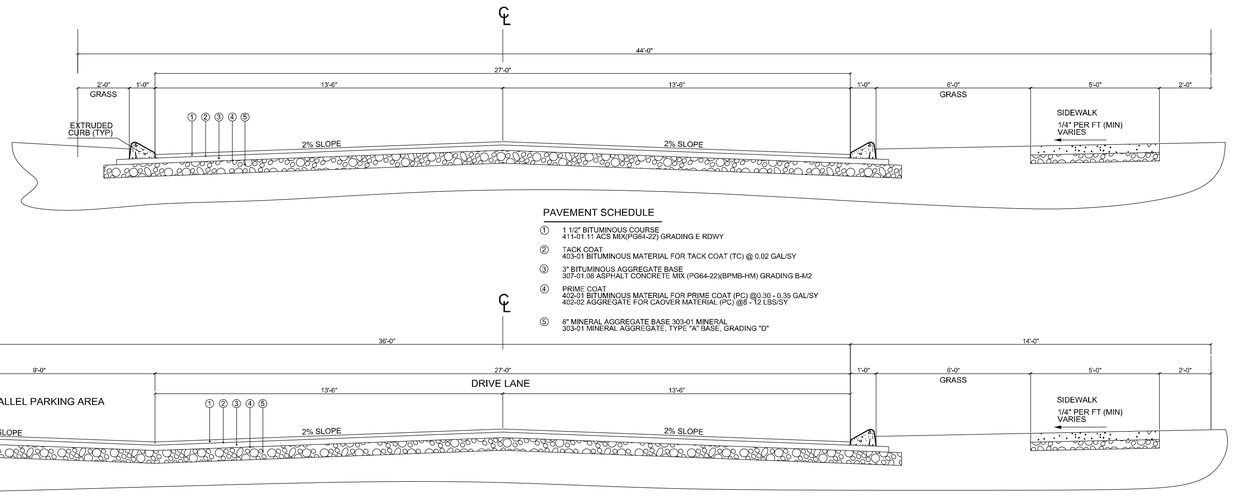
| PERPENDICULAR CURB RAMP | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hays | DATE: 1/1/2020 | RP-11 |
| NOT TO SCALE | | | |



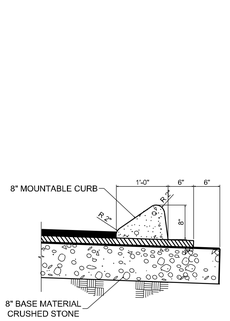

GENERAL NOTES
1. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7–YEAR MATERIALS WARRANTY.
2. ALL SIGNS SHALL BE MUTCD COMPLIANT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.
4. DECORATIVE AND POWDER COATED POST ARE ALLOWED BUT SHALL BE MAINTAINED BY THE HOMEOWNERS OR BUSINESS ASSOCIATION WITHIN DEVELOPMENTS. ALL NON–STANDARD DECORATIVE POST AND BREAKAWAY MOUNTING DETAILS SHALL BE SUBMITTED TO THE STREET DEPARTMENT FOR REVIEW AND APPROVAL.
5. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB IN BUSINESS, COMMERCIAL OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR SHALL BE 7 FEET. THE HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW ANOTHER SIGN MAY BE 1 FOOT LESS. SEE FIGURE 2A–2 AND SECTION 2A.18 OF THE MUTCD FOR ADDITIONAL INFORMATION.

N.T.S

| LOCAL STREET SIGN | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hays | DATE: 1/1/2020 | RP-21 |
| NOT TO SCALE | | | |




2 TOWNSHIP DRIVE SECTION
SCALE: N.T.S.

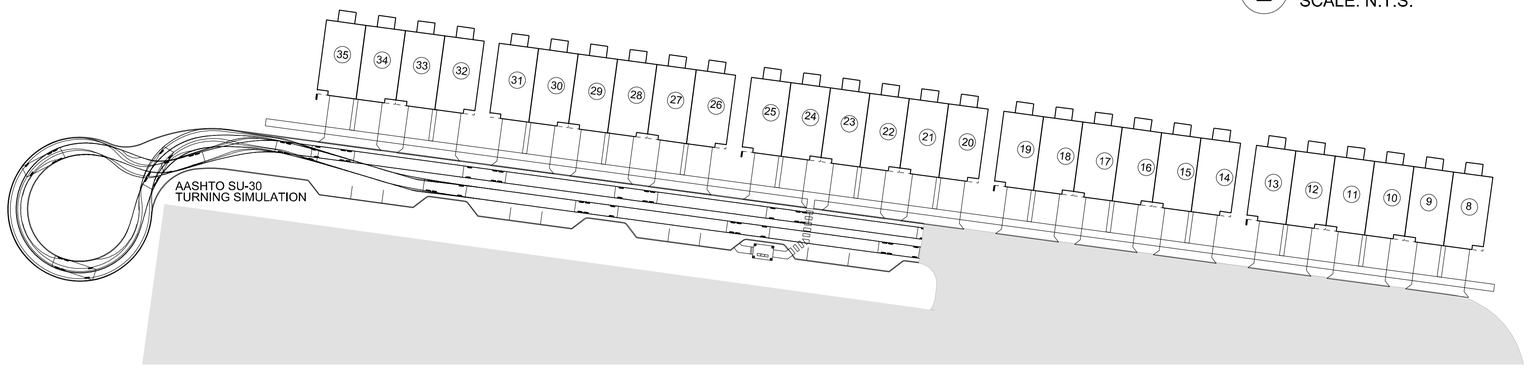



EXTEND BINDER 6" BEYOND BACK OF CURB.

EXTEND STONE 12" BEYOND BACK OF CURB.

GENERAL NOTE:
1. USE 300 PSI CONCRETE
2. PROVIDE CONTROL JOINTS @ 10' CENTERS
3. PROVIDE EXPANSION JOINTS @ 100' CENTERS

1 EXTURDED CURB DETAIL
SCALE: N.T.S.




3 TRUCK TURN SIMULATION
SCALE: N.T.S.

CITY OF FRANKLIN ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

PROJECT NUMBER: COF #7216

enfield group
503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(O) (615) 915-1941
(F) (615) 915-1949
REAL ESTATE CONSTRUCTION ENGINEERING

CARLAND G. HARRIS — REGISTERED ENGINEER — No. 102367 — STATE OF TENNESSEE — 4-2-20

TOWNSHIP PUD
SUBDIVISION
SECTION 2

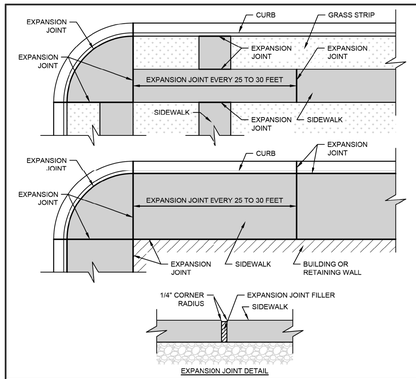
ROW AND ACCESS DETAILS

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

C-4.3




EXPANSION JOINT DETAIL

NOTES

1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (ASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

| SIDEWALK EXPANSION JOINT | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hagy | DATE: 1/1/2020 | RP-10 |
| NOT TO SCALE | | | |

## DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND ENDWALLS

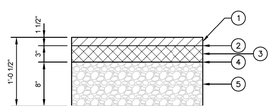
| | |
|---|---|
| TYPE | TDOT STANDARD DRAWINGS |
| CATCH BASINS | TDOT CATCH BASINS 10, 12, 13, 14, 16 AND 17 TYPE |
| CATCH BASINS GRATES | D-CBB-12A ANC D-CBB-13 (SEE NOTE 1 AND 2 BELOW) |
| AREA DRAINS – 1 GRATE | D-CB-42 SERIES |
| AREA DRAINS – 2 GRATES | D-CB-43 SERIES |
| AREA DRAIN GRATES | 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

| DRAINAGE STRUCTURES, MANHOLES, GRATES, AND ENDWALLS | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hagy | DATE: 1/1/2020 | D-1 |
| NOT TO SCALE | | | |

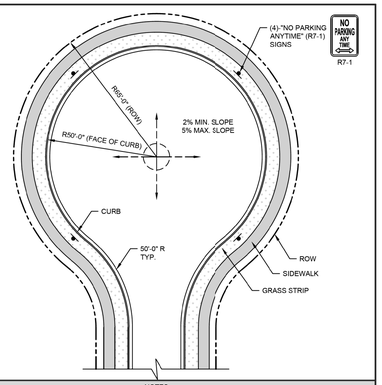



| PAVEMENT SCHEDULE | |
|---|---|
| 1 | 1.5" - BITUMINOUS SURFACE COURSE<br>411-01.11 ACS MIX (PG 64-22) GRADING E RDWY |
| 2 | TACK COAT<br>403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES) |
| 3 | 3" - BITUMINOUS AGGREGATE BASE<br>307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2 |
| 4 | PRIME COAT<br>402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY<br>402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY |
| 5 | 8" - MINERAL AGGREGATE BASE<br>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

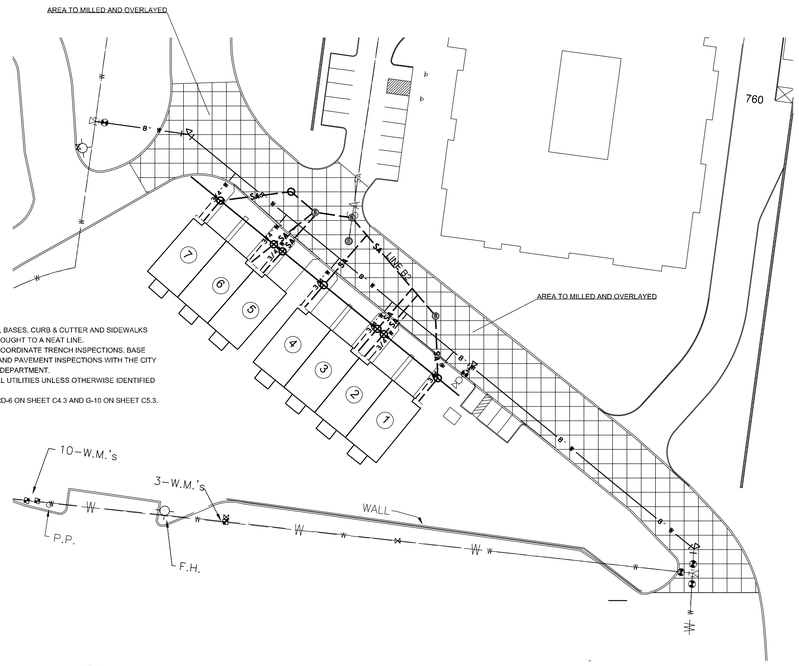
| LOCAL, ALLEY, AND MEWS PAVEMENT SECTION | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hagy | DATE: 1/1/2020 | RD-3 |
| NOT TO SCALE | | | |




NOTES

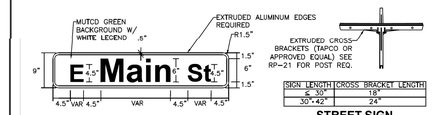
1. (4) - "NO PARKING ANYTIME" SIGNS SHALL BE PLACED AROUND PERIMETER OF CUL-DE-SAC.
2. PAVEMENT SLOPE WITHIN CUL-DE-SAC SHALL NOT BE LESS THAN 2% OR GREATER THAN 5%.

| CUL-DE-SAC | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hagy | DATE: 1/1/2020 | SD-1 |
| NOT TO SCALE | | | |




GENERAL NOTE:
1. EXISTING PAVEMENTS , BASES, CURB & CUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
2. CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
3. 36" MIN. COVER FOR ALL UTILITIES UNLESS OTHERWISE IDENTIFIED ON THE DRAWINGS.
4. REFERENCE DETAILS RD-6 ON SHEET C4.3 AND G-10 ON SHEET C5.3.

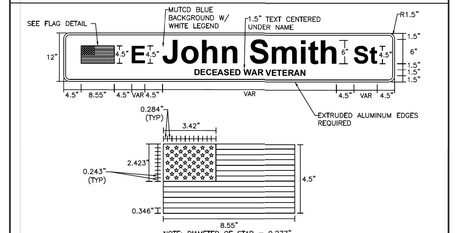
1 AREA TO BE MILLED AND OVERLAYED
SCALE: N.T.S.




| SIGN LENGTH | CROSS BRACKET LENGTH |
|---|---|
| 5'-30" | 18" |
| 30"-42" | 24" |

STANDARD STREET NAME SIGN

STREET SIGN CROSS BRACKET

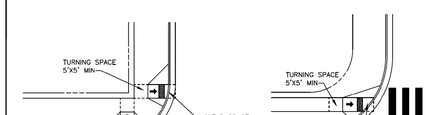


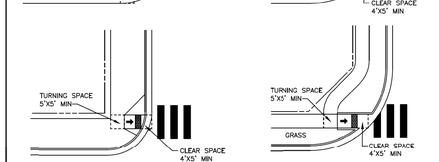

DECEASED WAR VETERAN STREET NAME SIGN

GENERAL NOTES:
1. ALL STREET SIGNS SHALL BE EXTRUDED AND DOUBLE FACED.
2. ALL STREET SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7-YEAR MATERIALS WARRANTY.
3. ALUMINUM BLANKS SHALL HAVE A MINIMUM GAGE OF 0.80.
4. ALL TEXT SHALL BE STANDARD US FEDERAL HIGHWAY ADMINISTRATION SERIES B FONTS. FONT WIDTH SHALL BE ADJUSTED TO AVOID SIGNS LONGER THAN 42" IN LENGTH.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.
6. DECORATIVE POST AND ALTERNATE SIGN MOUNTING BRACKETS ARE ALLOWED ONLY WHEN MAINTAINED BY A HOMEOWNERS OR BUSINESS ASSOCIATION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STREET DEPARTMENT FOR REVIEW AND APPROVAL.

N.T.S

| LOCAL RESIDENTIAL STREET NAME SIGN (MUTCD D3-1) | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hagy | DATE: 1/1/2020 | RP-20 |
| NOT TO SCALE | | | |




SLOPE 8.3% MAX (1.5% CROSS SLOPE)

TRUNCATED DOME DETECTABLE WARNING SURFACE

GENERAL NOTES
1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

| PERPENDICULAR RAMP LAYOUT | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Ralph Hagy | DATE: 1/1/2020 | RP-16 |
| NOT TO SCALE | | | |

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is prior of the APPROVED Site Plan

**PROJECT NUMBER: COF #7216**

enfield group
503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204
(O) (615) 915-1941
(F) (615) 915-1949
REAL ESTATE
CONSTRUCTION
ENGINEERING

CARLAND G. HARP
REGISTERED
ENGINEER
No. 102367
STATE OF TENNESSEE
4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

**ROW AND ACCESS DETAILS**

PROJ NO: **17103**

DATE: **02/21/20**

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

**C-4.4**

## SITE NOTES

1. 6" SEWER SERVICE LINES TO BE INSTALLED WITH NEW 8" MAIN FOR UNITS 1 - 7 (LINES B1 AND B2).

2. SEWER SERVICES FOR UNITS 8 - 20 TO BE INSTALLED UNDER SECTION #1 CONTRACT.

3. FOR UNITS 21 - 35, CONNECT NEW 6" SEWER SERVICE LINES TO EXISTING 8" SEWER MAIN PER CITY OF FRANKLIN STANDARDS.

4. WATER SERVICES FOR UNITS 1 - 7 TO BE INSTALLED WITH NEW 8" MAIN (WATER LINE 2).

5. WATER SERVICES FOR UNITS 8 - 22 TO BE INSTALLED UNDER SECTION #1 CONTRACT.

6. WATER SERVICES FOR UNITS 23 - 35 TO BE INSTALLED WITH NEW 8" MAIN (WATER LINE 1).

7. DISTANCE BETWEEN FIRE HYDRANTS DOES NOT EXCEED 500 FEET.

8. THE CITY OF FRANKLIN WILL PROVIDE A MINIMUM OF 20 PSI AT THE WATER METERS, ANY ADDITIONAL PRESSURE REQUIRED TO REACH SECOND FLOORS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER / BUILDER.

## UTILITIY LEGEND

- SA — EXISTING SANITARY SEWER
- SA — NEW 6" SANITARY SEWER
- 8" W — EXISTING 8" WATER LINE
- 3/4" W — NEW 3/4" WATER LINE
- W — NEW 8" WATER LINE

## HYDRANT FLOW

ADJACENT HYDRANTS LOCATED AT 211 LONDON LANE, APPROXIMATELY 400 FEET SOUTHEAST OF SITE, YIELDED THE BELOW RESULTS FOR TWO HYDRANT TEST:

ELEVATION: 755
STATIC: 88 PSI
RESIDUAL: 43 PSI
FLOW: 1,436 GPM
CALCULATED FLOW @ 20 PSI: 1,795 PSI

DUE TO COMPARABLE FFE TO THE HYDRANT. IT IS ANTICIPATED THAT FLOWS WILL EXCEED 1,500 AT 20 PSI.

TESTED ON 7/6/15 9PM BY FIRE SPRINKLER, LLC.

## UTILITY CONTACT

CITY OF FRANKLIN WATER AND SEWER
124 LUMBAR DRIVE
FRANKLIN, TN 37062
PHONE: 615-794-4554

## UTILITY NOTE:

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. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

Tennessee811 Know what's below. Call before you dig.

6" CLEANOUT TYPICAL LOCATED 1'-0" BEHIND SIDEWALK

LANDSCAPE BERM

SWALE

MANHOLE T.C. 720.67 INV. 708.57

MANHOLE T.C. 705.55

MANHOLE T.C. 720.96 INV. 708.17

MANHOLE T.C. 705.98

SECTION OF WATER LINE TO BE ABANDONED WITH COMPLETION OF THE WATER MAIN LOOP UNDER PHASE 1.

EXISTING 8" W

EXISTING BUILDING CHURCH (NOT IN PUD)

Existing Outlet Structure Built in Section 1.

DRY POND 'A' TOB: 713.00 INV: 704.65

APPROXIMATRE LOCATION OF EXISTING GAS LINE. COORDINATE WITH ATMOS FOR CONNECTION.

Township Drive (27' Private Street) Heavy Duty Pavement

Harmony Hills Drive (Ex. Private Street)

1020 Harmony Hills Drive
PROPOSED BUILDING
FFE: 761.25

(2)4" Fire off 6" Tap

APPROX. LOCATION OF PROPOSED GAS MAIN PER ATMOS. (COORDINATE WITH ATMOS FOR FINAL DESIGN)

CITY OF FRANKLIN - ENGINEERING DEPT.
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
WATER SEWER RECLAIM WATER
HISTORIC FRANKLIN TENNESSEE
APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL:

CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This Sheet is one of the APPROVED Site Plan

1 OVERALL UTILITY PLAN
SCALE:1"=50'-0"

50' 25' 0 50'
SCALE: 1''= 50'-0"

PROJECT NUMBER: COF #7216


enfield group
503 East Iris Drive
Nashville, Tennessee 37204
(O) (615) 915-1941
(F) (615) 915-1949
Real Estate
Construction
Engineering


CARLAND G. HARRIS III — REGISTERED ENGINEER — No. 102367 — STATE OF TENNESSEE — 4-2-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

## OVERALL UTILITY PLAN

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

C-5.0

**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.

**SITE NOTES**

1. 6" SEWER SERVICE LINES TO BE INSTALLED WITH NEW 8" MAIN FOR UNITS 1 - 7 (LINES B1 AND B2).
2. SEWER SERVICES FOR UNITS 8 - 20 TO BE INSTALLED UNDER SECTION #1 CONTRACT.
3. FOR UNITS 21 - 35, CONNECT NEW 6" SEWER SERVICE LINES TO EXISTING 8" SEWER MAIN PER CITY OF FRANKLIN STANDARDS.
4. WATER SERVICES FOR UNITS 1 - 7 TO BE INSTALLED WITH NEW 8" MAIN (WATER LINE 2).
5. WATER SERVICES FOR UNITS 8 - 22 TO BE INSTALLED UNDER SECTION #1 CONTRACT.
6. WATER SERVICES FOR UNITS 23 - 35 TO BE INSTALLED WITH NEW 8" MAIN (WATER LINE 1).
7. DISTANCE BETWEEN FIRE HYDRANTS DOES NOT EXCEED 500 FEET.
8. THE CITY OF FRANKLIN WILL PROVIDE A MINIMUM OF 20 PSI AT THE WATER METERS, ANY ADDITIONAL PRESSURE REQUIRED TO REACH SECOND FLOORS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER / BUILDER.

**UTILITIY LEGEND**

- SA — SA — EXISTING SANITARY SEWER
- SA — SA — NEW 6" SANITARY SEWER
- 8" W — 8" W — EXISTING 8" WATER LINE
- 3/4"-W — 3/4"-W — NEW 3/4" WATER LINE
- W — NEW 8" WATER LINE

**HYDRANT FLOW**

ADJACENT HYDRANTS LOCATED AT 211 LONDON LANE, APPROXIMATELY 400 FEET SOUTHEAST OF SITE, YIELDED THE BELOW RESULTS FOR TWO HYDRANT TEST:
ELEVATION: 755
STATIC: 88 PSI
RESIDUAL: 43 PSI
FLOW: 1,436 GPM
CALCULATED FLOW @ 20 PSI: 1,795 PSI

DUE TO COMPARABLE FFE TO THE HYDRANT, IT IS ANTICIPATED THAT FLOWS WILL EXCEED 1,500 AT 20 PSI.

TESTED ON 7/6/15 1PM BY FIRE SPRINKLER, LLC.

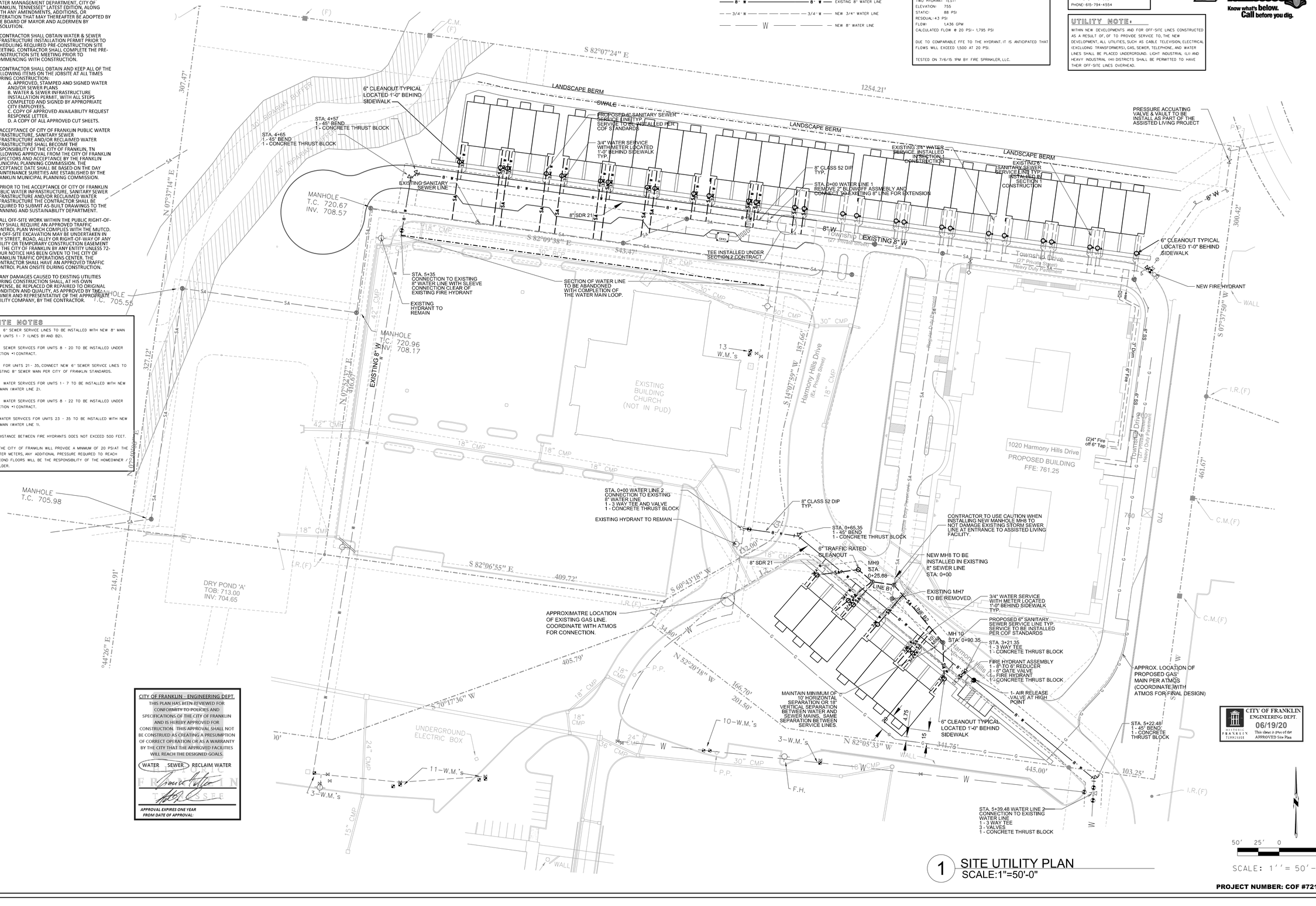
**UTILITY CONTACT**

CITY OF FRANKLIN WATER AND SEWER
124 LUMBAR DRIVE
FRANKLIN, TN 37062
PHONE: 615-794-4554

**UTILITY NOTE:**

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. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

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




1 SITE UTILITY PLAN
SCALE:1"=50'-0"

CITY OF FRANKLIN - ENGINEERING DEPT.
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
WATER SEWER RECLAIM WATER
APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL:

CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This sheet is part of the APPROVED Site Plan

**PROJECT NUMBER: COF #7216**


enfield group
503 East Iris Drive
Nashville, Tennessee
37204
(O) (615) 915-1941
(F) (615) 915-1949
Real Estate
Construction
Engineering


CARLAND G. HARRIS — REGISTERED ENGINEER — STATE OF TENNESSEE — NO. 102367 — 4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

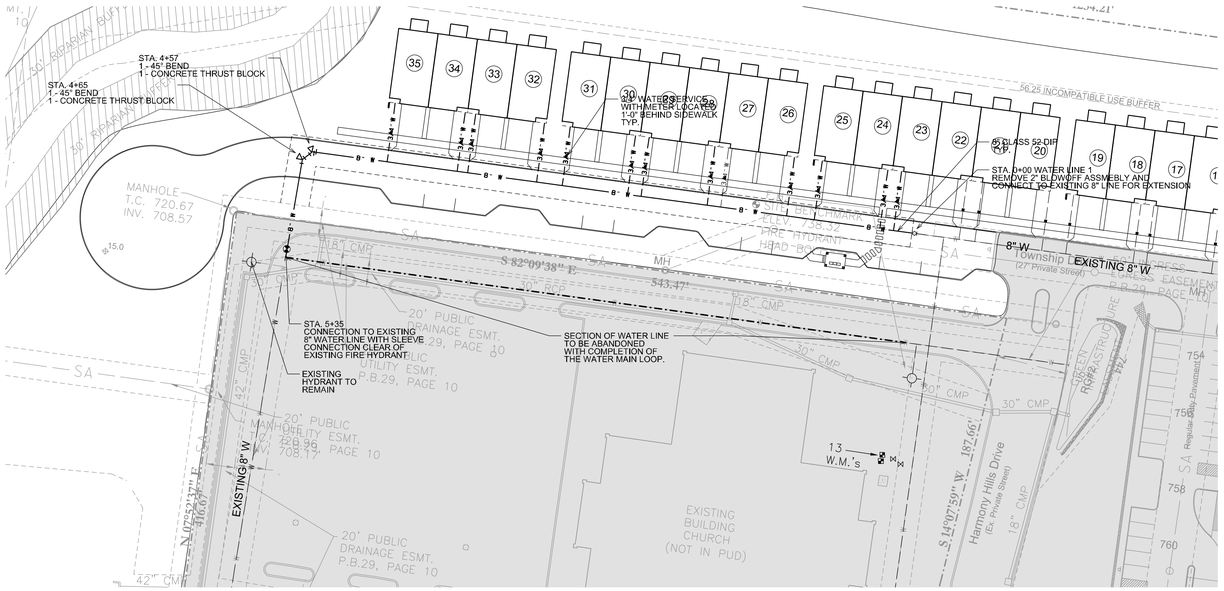
**SITE UTILITY PLAN**

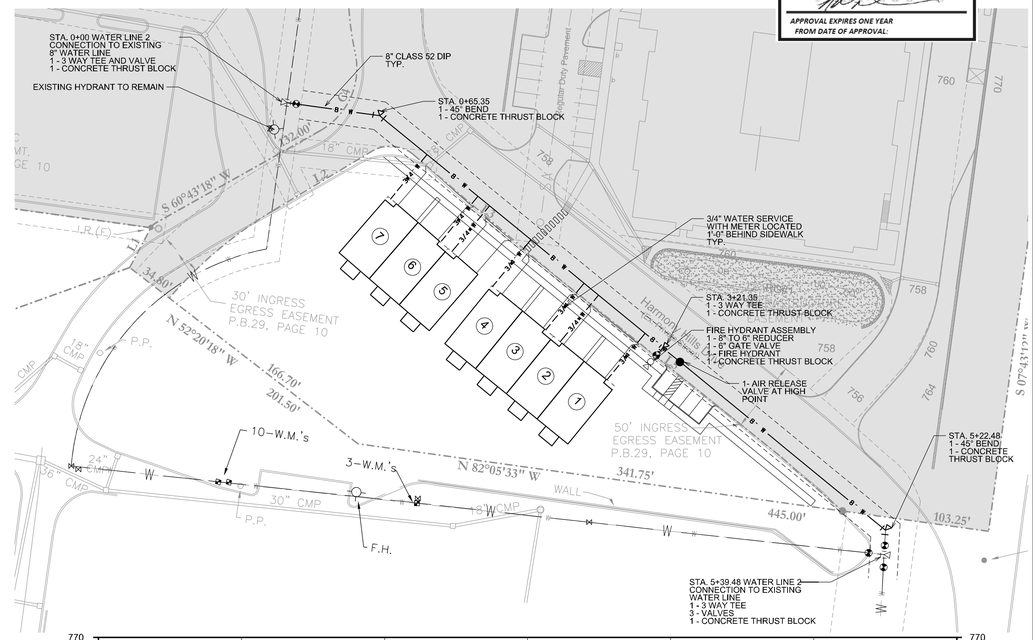
PROJ NO: 17103

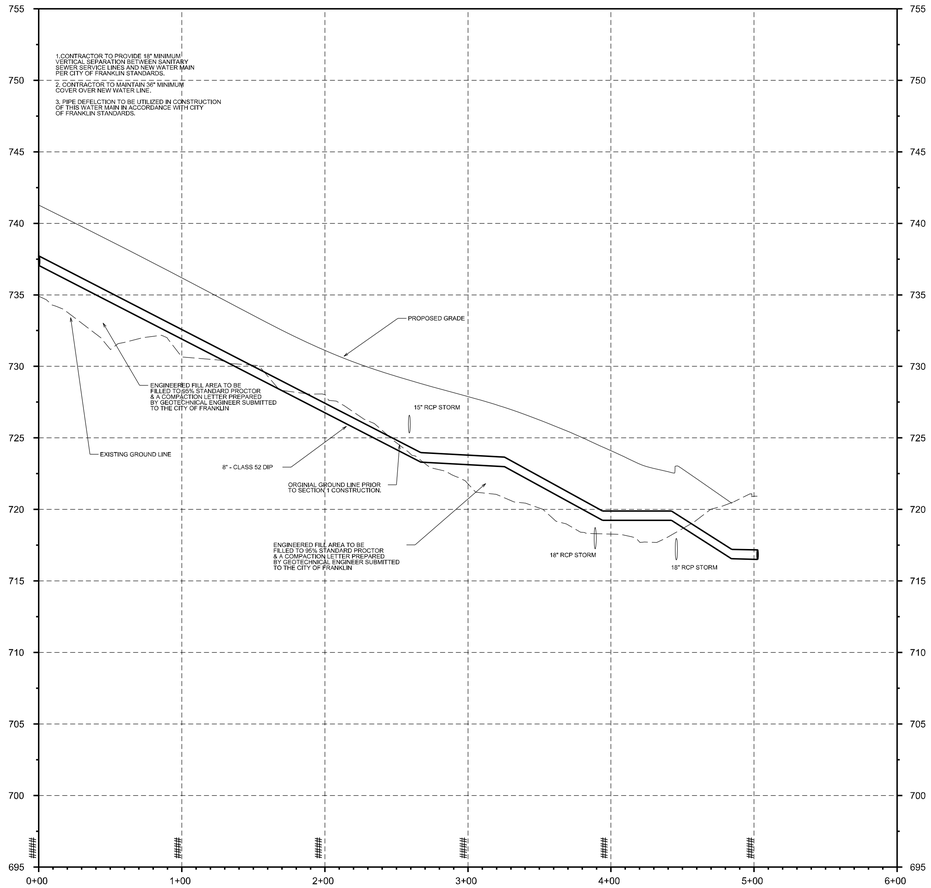
DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

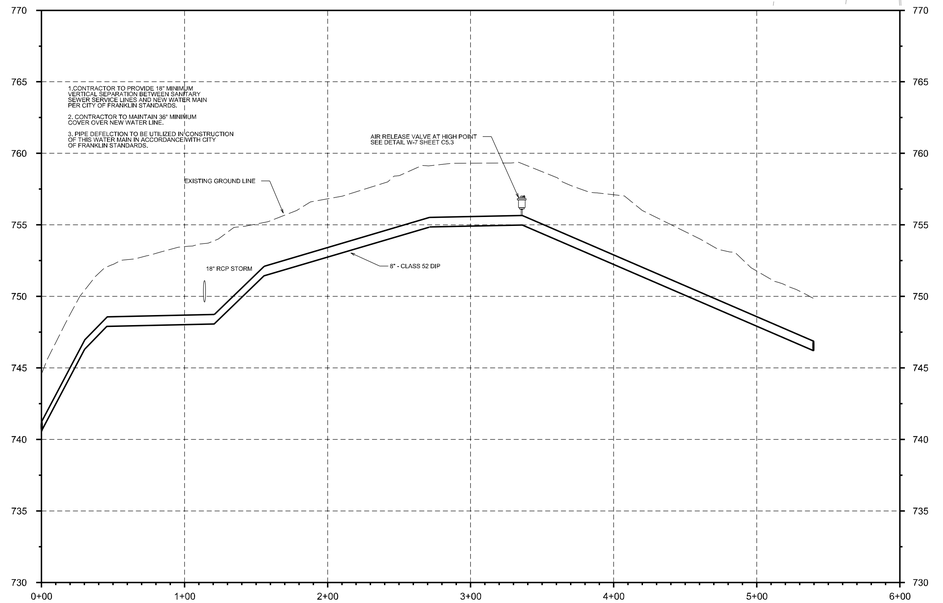
**C-5.1**




1 WATER LINE PLAN AND PROFILE - LINE 1
SCALE: H: 1"=50', V: 1"=5'




2 WATER LINE PLAN AND PROFILE - LINE 2
SCALE: H: 1"=50', V: 1"=5'

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

CITY OF FRANKLIN - ENGINEERING DEPT.
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WATER SEWER RECLAIM WATER
APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL:

enfield group
503 East Iris Drive
Nashville, Tennessee 37204
(O) (615) 915-1941
(F) (615) 915-1949
Real Estate
Construction
Engineering

CARLAND G. HARP
REGISTERED ENGINEER
No. 102367
STATE OF TENNESSEE
4-2-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

## SITE UTILITY PLAN AND PROFILE WATER

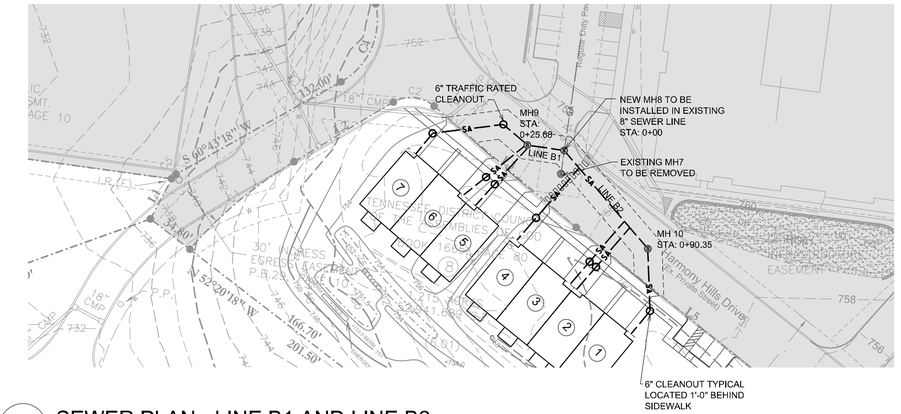
PROJ NO: 17103

DATE: 02/21/20

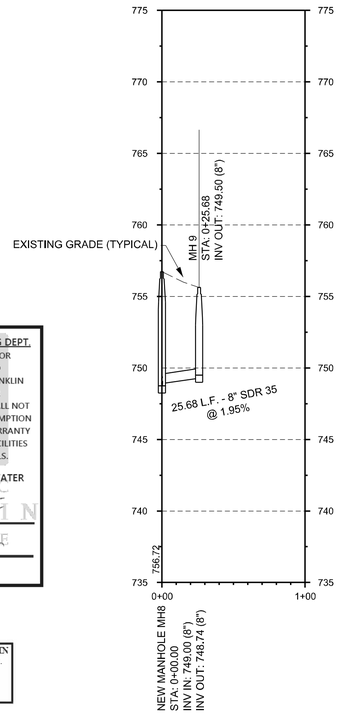
REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

C-5.2

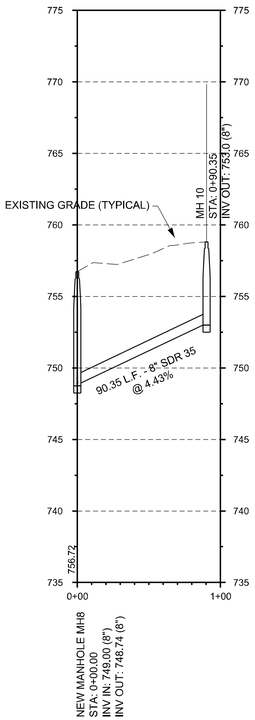
PROJECT NUMBER: COF #7216




1 SEWER PLAN - LINE B1 AND LINE B2
SCALE: H: 1"=50', V: 1"=5'




2 SEWER PROFILE - LINE B1
SCALE: H: 1"=50', V: 1"=5'




3 SEWER PROFILE - LINE B2
SCALE: H: 1"=50', V: 1"=5'

CITY OF FRANKLIN - ENGINEERING DEPT.
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WATER SEWER RECLAIM WATER
APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL:

CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This sheet is part of the APPROVED Site Plan

PROJECT NUMBER: COF #7216

enfield group
503 East Iris Drive
Nashville, Tennessee 37204
(O) (615) 915-1941
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Real Estate
Construction
Engineering

CARLAND G. HARRIS REGISTERED ENGINEER No. 102367 STATE OF TENNESSEE 4-2-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

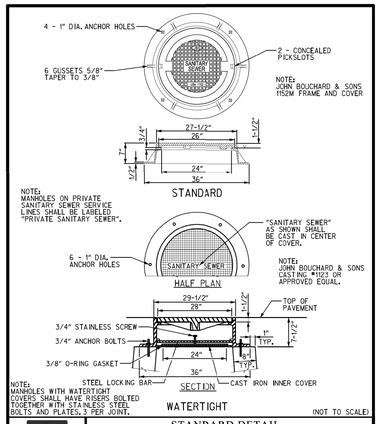
**SITE UTILITY PLAN AND PROFILE SEWER**

PROJ NO: **17103**

DATE: **02/21/20**

REVISIONS
**CITY COMMENTS - 03-09-20**
**CITY COMMENTS - 04-02-20**

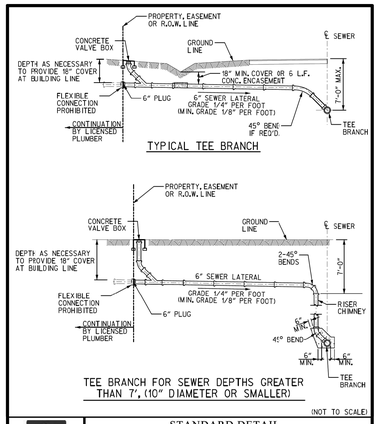
**C-5.2.1**




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE FRAME AND COVER

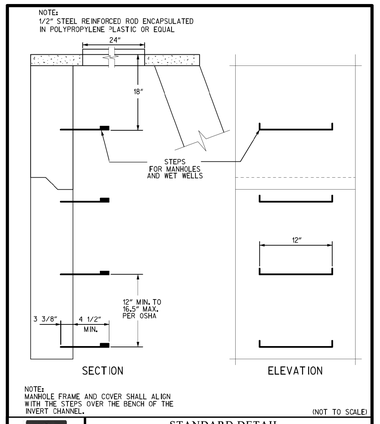
WW - 6




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

SANITARY SEWER LATERALS

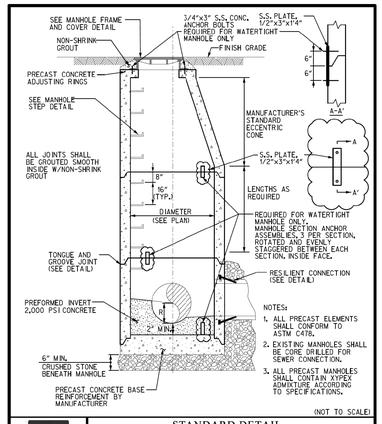
WW - 3




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE STEPS

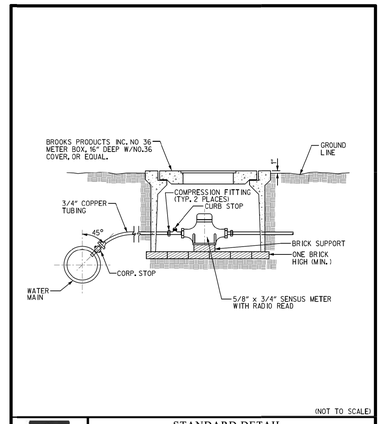
WW - 2




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

PRECAST CONCRETE MANHOLE

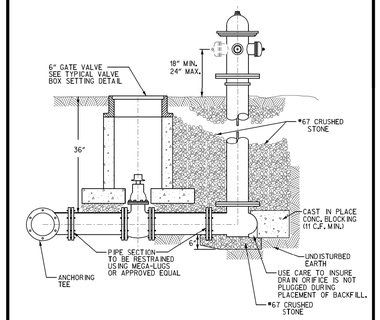
WW - 1




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

3/4" WATER SERVICE ASSEMBLY

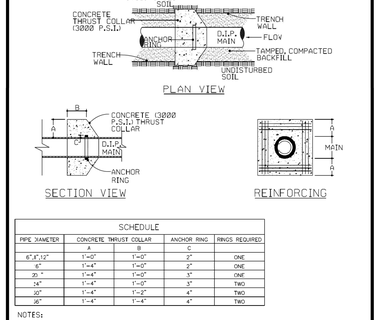
W - 9




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

FIRE HYDRANT SETTING

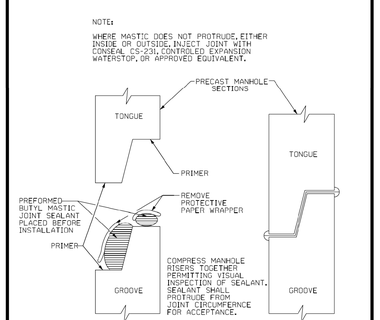
W - 2




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

THRUST COLLAR INSTALLATION

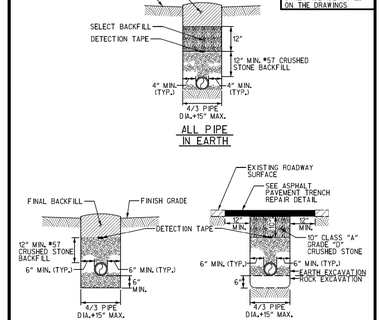
G - 12




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

BUTYL MASTIC GASKET FOR PRECAST MANHOLE SECTIONS

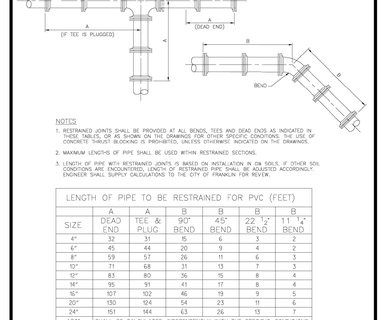
G - 11




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

BEDDING AND BACKFILLING FOR GRAVITY LINES

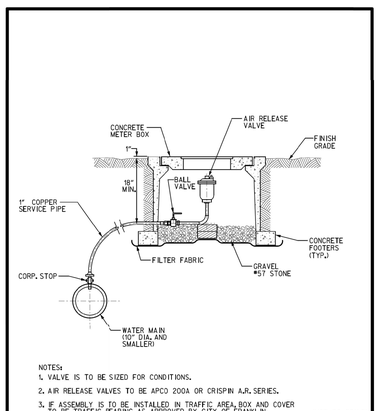
G - 10




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

RESTRAINED JOINT TABLE - PVC

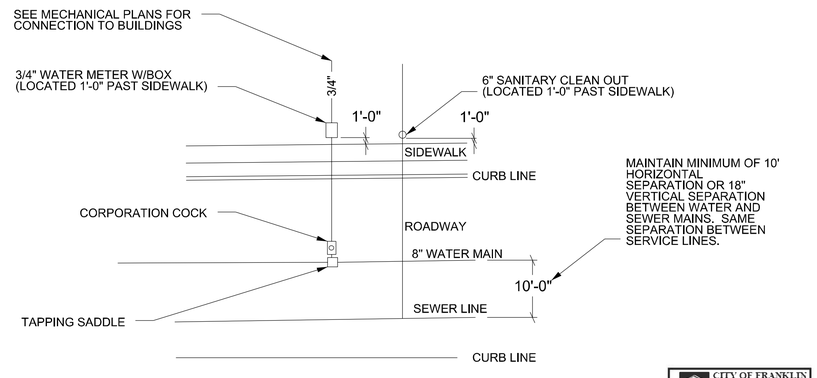
G - 4




STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

AIR RELEASE ASSEMBLY FOR WATER MAINS

W - 7




1 SERVICE LINE DETAILS
SCALE: N.T.S.

CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This sheet is part of the APPROVED Site Plan

**PROJECT NUMBER: COF #7216**

enfield group
503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204
(O) (615) 915-1941
(F) (615) 915-1949
REAL ESTATE
CONSTRUCTION
ENGINEERING

CARLAND G. HARRIS
REGISTERED ENGINEER
No. 102367
STATE OF TENNESSEE
4-2-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

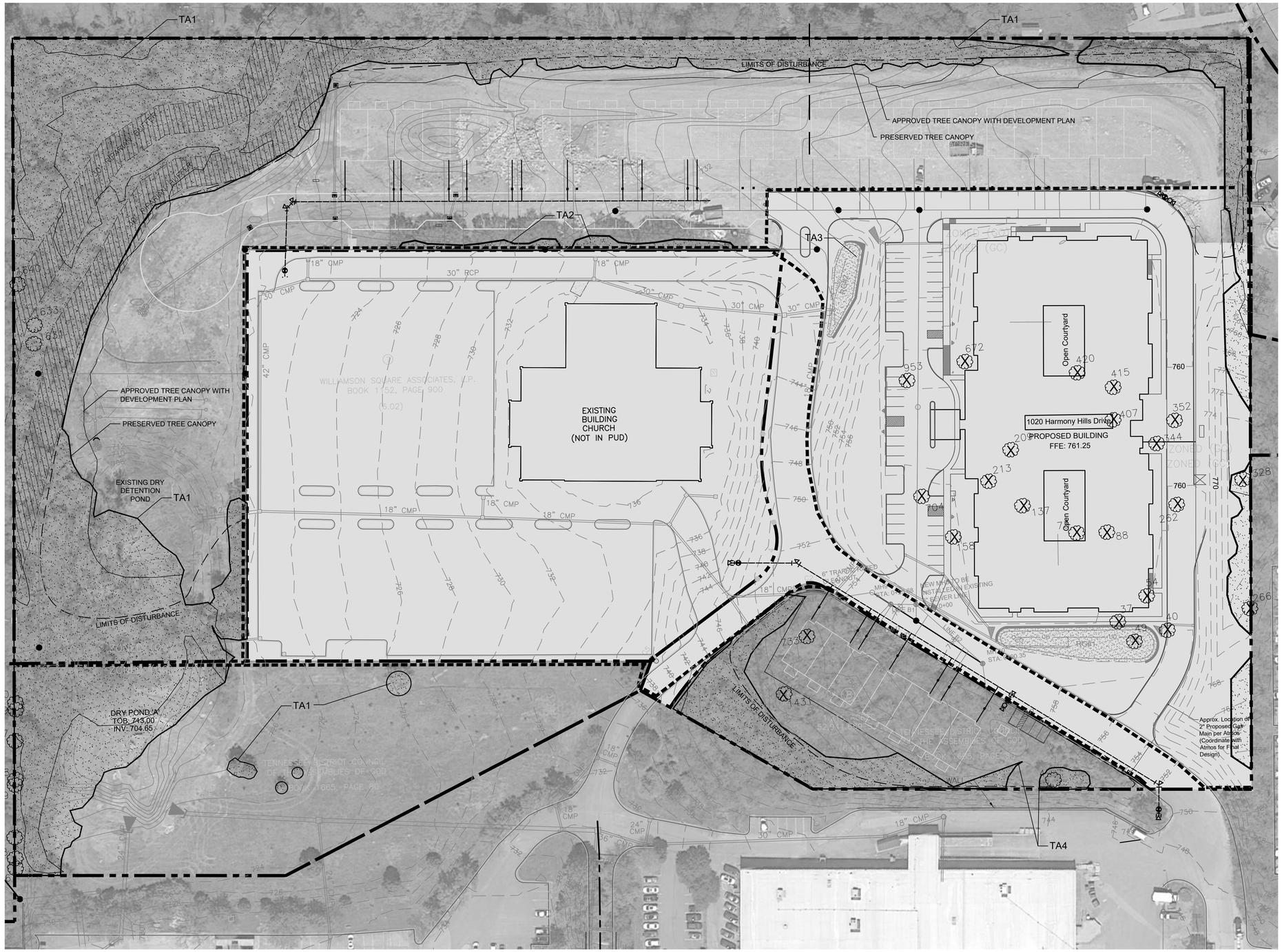
## WATER AND SEWER DETAILS

PROJ NO: 17103

DATE: 02/21/20

REVISIONS
CITY COMMENTS - 03-09-20
CITY COMMENTS - 04-02-20

C-5.3




## LEGEND

PRESERVED TREE CANOPY

RIPARIAN BUFFER

*NOTE: THE TREE CANOPY DATA BELOW WAS APPROVED WITH DEVELOPMENT PLAN, REVISION 1. NO ADDITIONAL TREE CANOPY IS PROPOSED WITH SECTION 2 SITE PLAN.

## TREE CANOPY RETENTION CHART

| TREE AREA | EXISTING | REMOVED | RETAINED |
|---|---|---|---|
| TA 1 | 160,673 SF | 30,311 SF | 130,362 SF |
| TA 2 | 15,368 SF | 12,478 SF | 2,890 SF |
| TA 3 | 155,605 SF | 137,964 SF | 17,641 SF |
| TA 4 | 39,990 SF | 24,669 SF | 15,321 SF |
| TOTAL SF | 371,636 SF | 205,422 SF | 166,214 SF |
| TOTAL ACRES | 8.53 AC | 4.71 AC | 3.82 AC |

TREE CANOPY DATA

EXISTING TREE CANOPY: 371,636 SF
49% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 45%
167,236 SF
PROVIDED CANOPY PRESERVED =
166,214 SF (44.7% OF TOTAL EXISTING CANOPY)

## SPECIMEN TREE SURVEY

| Number | Type | Size | Health | Status |
|---|---|---|---|---|
| 4 | LOCUST | 28" | GOOD | |
| 37 | OAK | 26" | GOOD | REMOVED |
| 40 | OAK | 24" | GOOD | REMOVED |
| 49 | HACKBERRY | 30" | GOOD | REMOVED |
| 54 | OAK | 30" | GOOD | REMOVED |
| 73 | OAK | 36" | GOOD | REMOVED |
| 88 | HACKBERRY | 26" | GOOD | REMOVED |
| 137 | HACKBERRY | 32" | GOOD | REMOVED |
| 158 | OAK | 30" | GOOD | REMOVED |
| 209 | HICKORY | 30" | GOOD | REMOVED |
| 213 | OAK | 32" | GOOD | REMOVED |
| 262 | HACKBERRY | 28" | GOOD | REMOVED |
| 266 | HACKBERRY | 30" | GOOD | REMOVED |
| 328 | HACKBERRY | 24" | GOOD | |
| 344 | HACKBERRY | 28" | GOOD | REMOVED |
| 351 | HACKBERRY | 30" | GOOD | REMOVED |
| 407 | HACKBERRY | 32" | GOOD | REMOVED |
| 415 | HACKBERRY | 24" | GOOD | REMOVED |
| 420 | HACKBERRY | 34" | GOOD | REMOVED |
| 672 | HACKBERRY | 28" | GOOD | REMOVED |
| 704 | HACKBERRY | 32" | GOOD | REMOVED |
| 733 | HACKBERRY | 24" | GOOD | |
| 953 | OAK | 24" | GOOD | REMOVED |
| 1431 | LOCUST | 24" | GOOD | REMOVED |
| 1597 | HACKBERRY | 36" | GOOD | |
| 1598 | CHERRY | 28" | GOOD | |
| 1599 | CHERRY | 32" | GOOD | |
| 1601 | CHERRY | 28" | GOOD | |
| 1606 | CHERRY | 24" | GOOD | |
| 1608 | CHERRY | 30" | GOOD | |
| 1609 | CHERRY | 28" | GOOD | |
| 1610 | CHERRY | 36" | GOOD | |
| 1631 | HACKBERRY | 24" | GOOD | |
| 1633 | HACKBERRY | 24" | GOOD | |
| 1640 | HACKBERRY | 24" | GOOD | REMOVED |

*NOTE: ALL TREES LISTED AS 'REMOVED' HAVE BEEN APPROVED WITH THE ORIGINAL DEVELOPMENT PLAN. NO TREES ARE PROPOSED TO BE REMOVED WITH SECTION 2 SITE PLAN.

TOTAL SPECIMEN TREES REMOVED: 22
TOTAL HEALTHY INCHES REMOVED: 634 INCHES
REPLACEMENT REQUIRED: 1268 INCHES

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan
HISTORIC FRANKLIN TENNESSEE

**CITY OF FRANKLIN PROJECT NUMBER: 7216**

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greg.gamble@gdc-tn.com
615.975.5765

enfield group
503 East Iris Drive
Nashville, Tennessee
37204
(O) (615) 915-1941
(F) (615) 915-1949
Real Estate
Construction
Engineering

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
No. 372

# TOWNSHIP PUD SUBDIVISION SECTION 2

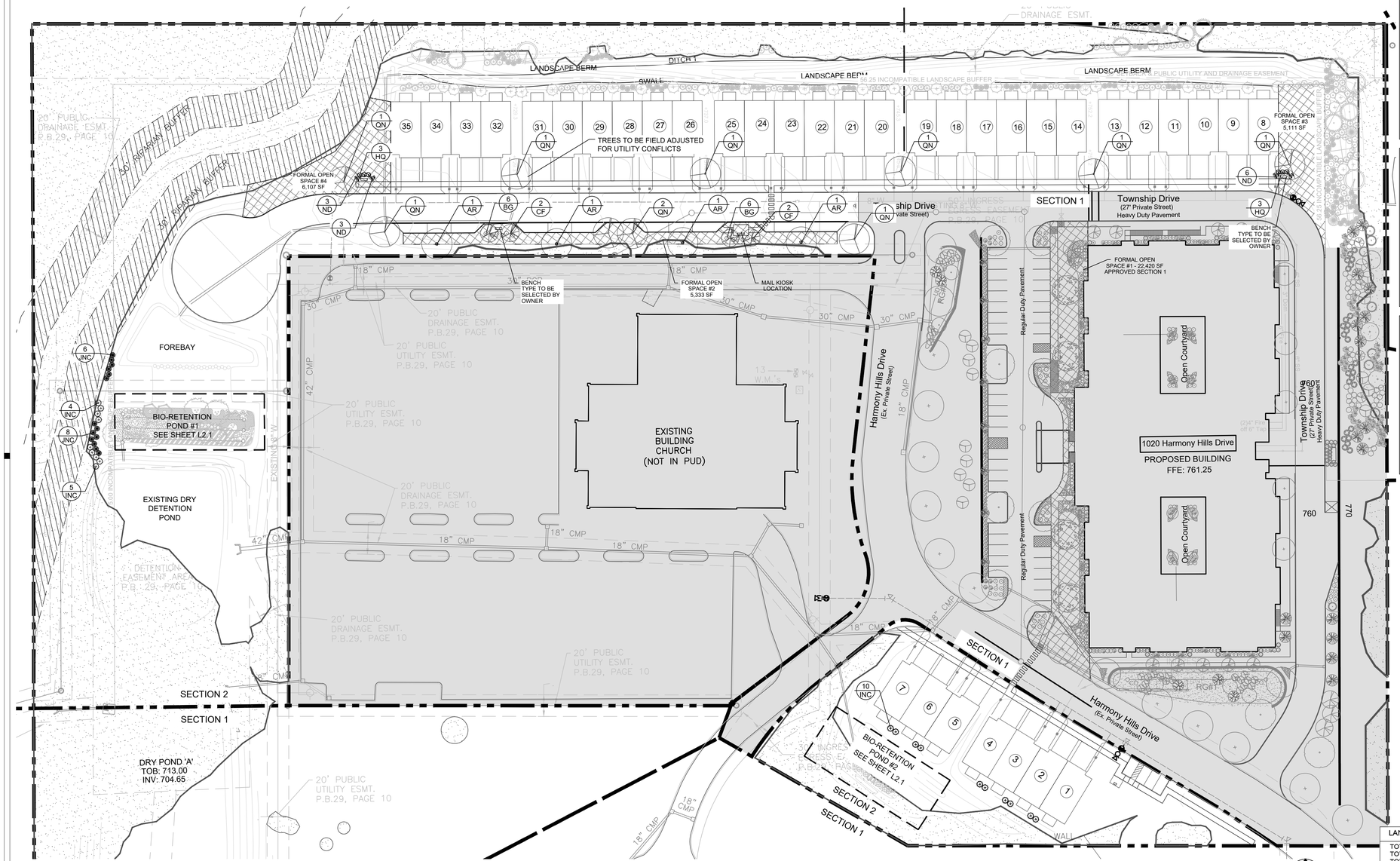
## TREE PRESERVATION PLAN

PROJ NO: 17103

DATE: 03/09/20

REVISIONS

**L-1.0**




| WESTERN INCOMPATIBLE USE BUFFER | |
|---|---|
| Developing Use: | MECO-9 |
| Existing Adjacent Use/Zoning: | RESIDENTIAL |
| Site Acreage | 4.6 |
| Buffer Class: | B |
| Buffer Width: | 75' |
| Buffer Length: | 578' |
| Minimum Trees Required: | 76 |
| Trees Provided (Buffer): | 0* |
| Minimum Shrubs Required: | 347 |
| Shrubs Provided (Buffer): | 23* |
| Percent of Canopy Trees in Buffer (40% Minimum): | 0%* |
| Percent of Evergreen Trees in Buffer (50% Minimum): | 0%* |
| Percent of Evergreen Shrubs in Buffer (75% Minimum): | 100% |
| Percent of each Plant Genus in Buffer (40% Maximum): | 60% Juniperus* 40% Ilex |

*NOTE: APPLICANT REQUESTS EXISTING TREE CANOPY TO BE PRESERVED TO COUNT TOWARDS BUFFER REQUIREMENTS.

| NORTHERN INCOMPATIBLE USE BUFFER | |
|---|---|
| Developing Use: | MECO-9 |
| Existing Adjacent Use/Zoning: | RESIDENTIAL |
| Site Acreage | 4.6 |
| Buffer Class: | B |
| Buffer Width: | 56.25' (w/ berm) |
| Buffer Length: | 1123' |
| Minimum Trees Required: | 169 |
| Trees Provided (Buffer): | 43* |
| Minimum Shrubs Required: | 674 |
| Shrubs Provided (Buffer): | 140* |
| Percent of Canopy Trees in Buffer (40% Minimum): | 13%* |
| Percent of Evergreen Trees in Buffer (50% Minimum): | 100% |
| Percent of Evergreen Shrubs in Buffer (75% Minimum): | 100% |
| Percent of each Plant Genus in Buffer (40% Maximum): | 41% Juniperus 58% Ilex* 1% Pinus |

*NOTE: APPLICANT REQUESTS EXISTING TREE CANOPY TO BE PRESERVED TO COUNT TOWARDS BUFFER REQUIREMENTS.

| EASTERN 56.25' INCOMPATIBLE USE BUFFER | |
|---|---|
| Developing Use: | MECO-9 |
| Existing Adjacent Use/Zoning: | RESIDENTIAL |
| Site Acreage | 4.6 |
| Buffer Class: | B |
| Buffer Width: | 56.25' (w/Fence) |
| Buffer Length: | 192' |
| Minimum Trees Required: | 25 |
| Trees Provided (Buffer): | 13* |
| Minimum Shrubs Required: | 116 |
| Shrubs Provided (Buffer): | 91* |
| Percent of Canopy Trees in Buffer (40% Minimum): | 54% |
| Percent of Evergreen Trees in Buffer (50% Minimum): | 69% |
| Percent of Evergreen Shrubs in Buffer (75% Minimum): | 76% |
| Percent of each Plant Genus in Buffer (40% Maximum): | 2% Acer 21% Callicarpa 40% Juniperus 35% Ilex 2% Pinus |

*NOTE: APPLICANT REQUESTS EXISTING TREE CANOPY TO BE PRESERVED TO COUNT TOWARDS BUFFER REQUIREMENTS.

## OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%
5% * 17.29 SITE AC = 0.86 AC / 37,660 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

PROVIDED OPEN SPACE: 5%
0.89 AC / 38,971 SF

OPEN SPACE PROVIDED:

| KEY | CLASSIFICATION | TYPE | AREA |
|---|---|---|---|
| 1 | FORMAL (SECTION 1) | POCKET PARK | 22,420 SF / 0.51 AC |
| 2 | FORMAL | POCKET PARK | 5,333 SF / 0.12 AC |
| 3 | FORMAL | POCKET PARK | 5,111 SF / 0.12 AC |
| 4 | FORMAL | POCKET PARK | 6,107 SF / 0.14 AC |

NOTE: ALL FORMAL OPEN SPACES ARE POCKET PARKS CONTAINING ELEMENTS SUCH AS BENCHES AND FORMAL PLANTINGS.

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:
☐ Rooftop
☒ Ground

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

| Buffer/Streen Type: | Purpose |
|---|---|
| ☒ Foundation Planting | Along Primary Facade |
| ☒ Perimeter Planting Strip | Screen Vehicle Use Areas and to Create "Modules" |
| ☒ Utility Box Screen from view | Screen Utility Boxes and Meters from View |
| ☒ HVAC Screen | Screen HVAC from View |
| ☒ Incompatible Use Buffer | Buffer the adjacent less intensive use |
| ☐ | |
| ☐ | |

## FORMAL OPEN SPACE LANDSCAPE PLANT SCHEDULE

| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
|---|---|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | | | |
| 4 | AR | ACER RUBRUM | 'RED SUNSET' MAPLE | 3" CAL, B/B | 12-14' HT. | DECIDUOUS | AS SHOWN | |
| 10 | QN | QUERCUS NUTTALLII | NUTTALL OAK | 3" CAL, B/B | 12-14' HT. | DECIDUOUS | AS SHOWN | |
| UNDERSTORY TREES | | | | | | | | |
| 4 | CF | CORNUS FLORIDA | FLOWERING DOGWOOD | 2" CAL, B/B | 8-10 HT. | DECIDUOUS | AS SHOWN | |
| SHRUBS | | | | | | | | |
| 12 | BG | BUXUS X 'GREEN VELVET' | GREEN VELVET BOXWOOD | | 30" | EVERGREEN | 48" O.C. | |
| 10 | INC | ILEX CORNUTA 'NEEDLEPOINT' | NEEDLEPOINT HOLLY | 30" HT. | 30" HT. | EVERGREEN | 36" O.C. | |
| 6 | HQ | HYDRANGEA QUERCIFOLIA | OAKLEAF HYDRANGEA | | 36" | DECIDUOUS | 48" O.C. | |
| 12 | ND | NANDINA DOMESTICA | HEAVENLY BAMBOO | | 30" | EVERGREEN | 30" O.C. | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

## 75' WESTERN BUFFER LANDSCAPE PLANT SCHEDULE - TYPE "B"

| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
|---|---|---|---|---|---|---|---|---|
| SHRUBS | | | | | | | | |
| 9 | INC | ILEX CORNUTA X 'NEEDLEPOINT' | 'NEEDLEPOINT' HOLLY | 5 GAL | 24" HT | EVERGREEN | 5' O.C. | |
| 14 | JNC | JUNIPERUS CHINENSIS 'NICKS COMPACT' | 'NICKS COMPACT' JUNIPER | 5 GAL | 24" HT | EVERGREEN | 5' O.C. | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

### URBAN RIPARIAN ZONE BUFFER PLANTING

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. TRADITIONALLY, ENHANCEMENT INCLUDES REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

ALL UNFORESTED AREAS IN THESE RIPARIAN BUFFERS SHALL HAVE BARE ROOT PLANTS INSTALLED AT APPROXIMATELY 6' ON CENTER. ON THIS SITE, HOWEVER, THE ENTIRE RIPARIAN BUFFER IS FORESTED; THEREFORE, NO BARE ROOTS PLANTS ARE SPECIFIED. ALTERNATIVELY, THE FOLLOWING PROCEDURES ARE RECOMMENDED:
- ALL INVASIVE SPECIES, SUCH AS HONEYSUCKLE AND JAPANESE PRIVET, SHALL BE REMOVED AND TREATED. SEE NOTE #2.

RIPARIAN BUFFER NOTES:

1. **PRIOR TO INSTALLATION, THE OWNER/INSTALLER , THE CITY OF FRANKLIN STORM WATER COORDINATOR, AND CITY OF FRANKLIN LAND PLANNER SHALL MEET ON SITE TO VERIFY PLANT PLACEMENT AND INSTALLATION METHODS.**
2. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE AGREEMENT BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURE'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
3. 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.

BUFFER AREAS KEY:
ZONE 1 BUFFER

CITY OF FRANKLIN ENGINEERING DEPT.
06/19/20
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| LANDSCAPE REQUIREMENTS: (ACI) | | | |
|---|---|---|---|
| TOTAL ACI AREA: 6.02 AC<br>TOTAL FORESTED AREA IN OPEN SPACE: 3.13 AC<br>TOTAL NON FORESTED OPEN SPACE: 2.89 AC<br>82 ACI x 2.89 AC = 237 CANOPY INCHES REQUIRED<br>21 ACI x 2.89 AC = 61 UNDERSTORY INCHES REQUIRED<br>96 ACI x 2.89 AC = 278 SHRUBS REQUIRED | QUANTITY PROVIDED | | INCHES PROVIDED |
| | EXISTING TREES | PROPOSED | CALIPER INCHES |
| 3" CAL. CANOPY TREES : | | 22 | 66 |
| 2" CAL. CANOPY TREES : | | 11 | 22 |
| 2" CAL. UNDERSTORY TREES: | | 10 | 20 |
| 1.5" CAL. UNDERSTORY TREES: | | 47 | 70.5 |
| AGGREGATE CALIPER INCHES PROVIDED: | | | 178.5" |
| AGGREGATE CALIPER INCHES REQUIRED: | | | 298" |
| MIN. 18" HEIGHT SHRUBS, PROVIDED: | | 342 | |
| MIN. 18" HEIGHT SHRUBS, REQUIRED: | | 278 | |

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 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(S): SOUTHERN CARE | RICHARD CHEVAZ 615-330-1618 |
| LANDSCAPE ARCHITECT: | GREG GAMBLE, 615-795-5765 |
| FRANKLIN PLANNING DEPARTMENT: | 615-791-3212 |

**CITY OF FRANKLIN PROJECT NUMBER: 7216**


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ENGINEERING


GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
5-19-20

**TOWNSHIP PUD SUBDIVISION SECTION 2**

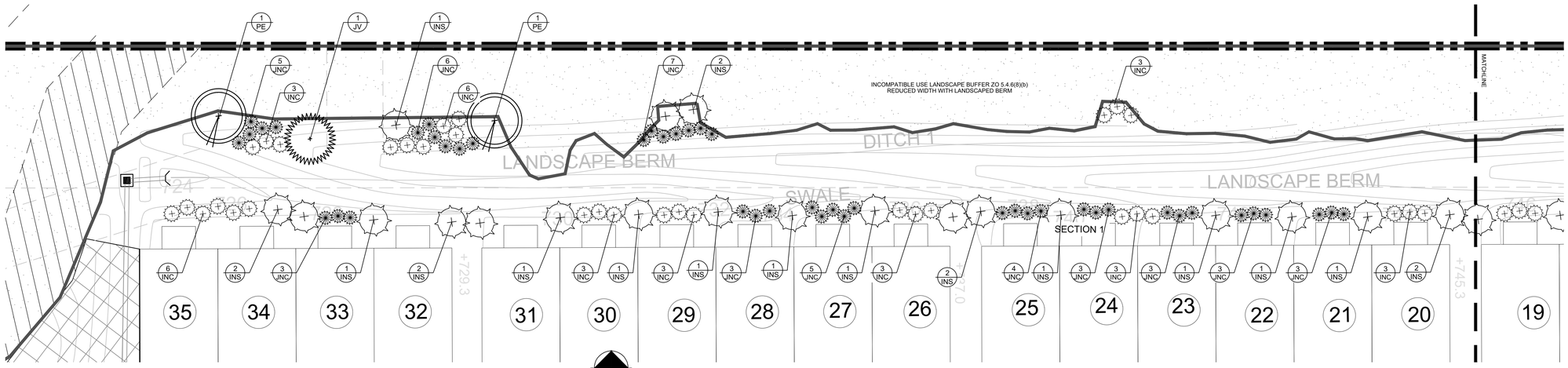
**LANDSCAPE PLAN**

PROJ NO: 17103

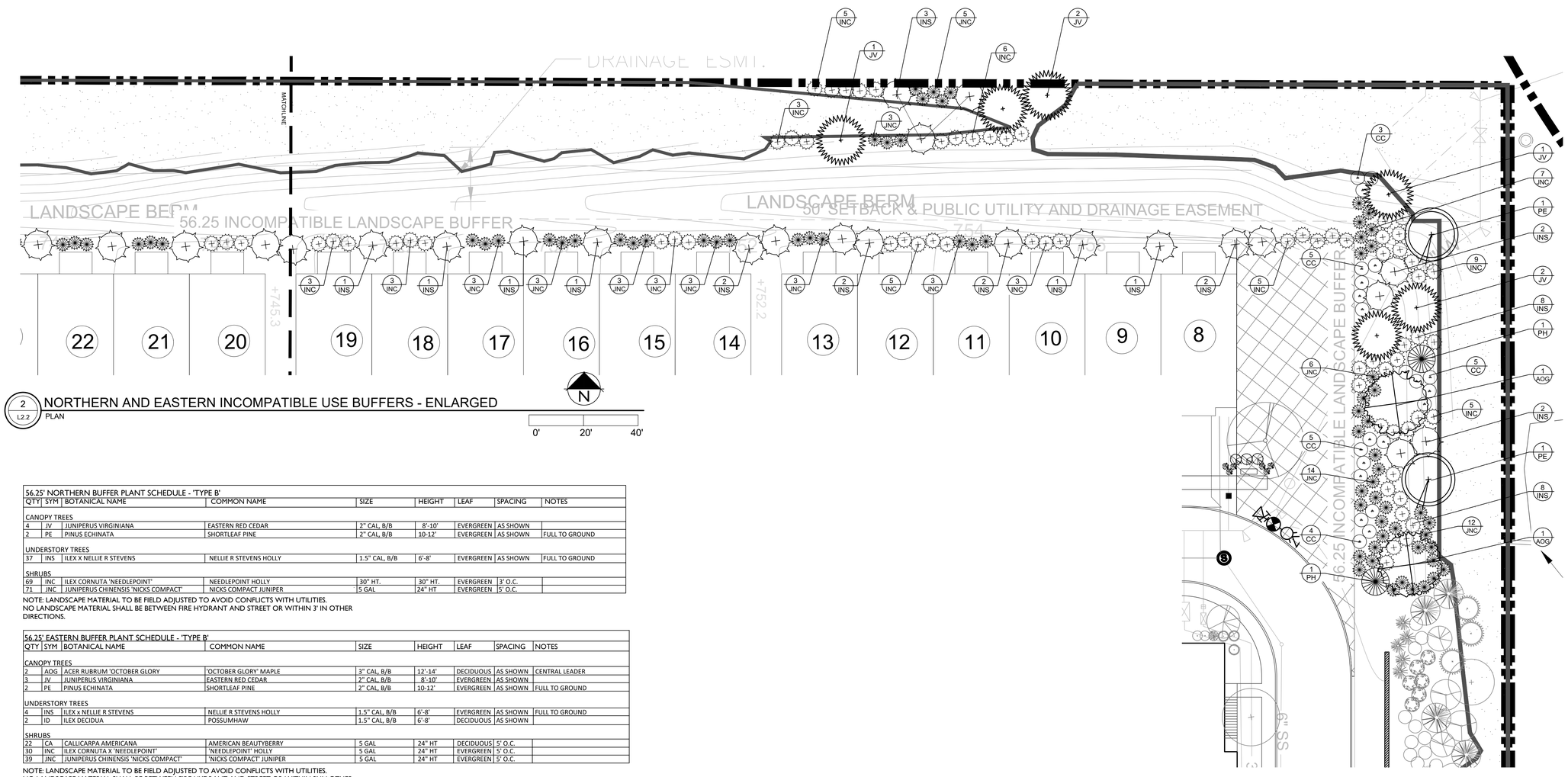
DATE: 03/09/20

REVISIONS

**L-2.0**




1 L2.2 NORTHERN INCOMPATIBLE USE BUFFER - ENLARGED PLAN




2 L2.2 NORTHERN AND EASTERN INCOMPATIBLE USE BUFFERS - ENLARGED PLAN

| 56.25' NORTHERN BUFFER PLANT SCHEDULE - 'TYPE B' | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
| CANOPY TREES | | | | | | | | |
| 4 | JV | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR | 2" CAL, B/B | 8'-10' | EVERGREEN | AS SHOWN | |
| 2 | PE | PINUS ECHINATA | SHORTLEAF PINE | 2" CAL, B/B | 10-12' | EVERGREEN | AS SHOWN | FULL TO GROUND |
| UNDERSTORY TREES | | | | | | | | |
| 37 | INS | ILEX X NELLIE R STEVENS | NELLIE R STEVENS HOLLY | 1.5" CAL, B/B | 6'-8' | EVERGREEN | AS SHOWN | FULL TO GROUND |
| SHRUBS | | | | | | | | |
| 69 | INC | ILEX CORNUTA 'NEEDLEPOINT' | NEEDLEPOINT HOLLY | 30" HT. | 30" HT. | EVERGREEN | 3' O.C. | |
| 71 | JNC | JUNIPERUS CHINENSIS 'NICKS COMPACT' | NICKS COMPACT JUNIPER | 5 GAL | 24" HT | EVERGREEN | 5' O.C. | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

| 56.25' EASTERN BUFFER PLANT SCHEDULE - 'TYPE B' | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
| CANOPY TREES | | | | | | | | |
| 2 | AOG | ACER RUBRUM 'OCTOBER GLORY | 'OCTOBER GLORY' MAPLE | 3" CAL, B/B | 12'-14' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| 3 | JV | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR | 2" CAL, B/B | 8'-10' | EVERGREEN | AS SHOWN | |
| 2 | PE | PINUS ECHINATA | SHORTLEAF PINE | 2" CAL, B/B | 10-12' | EVERGREEN | AS SHOWN | FULL TO GROUND |
| UNDERSTORY TREES | | | | | | | | |
| 4 | INS | ILEX x NELLIE R STEVENS | NELLIE R STEVENS HOLLY | 1.5" CAL, B/B | 6'-8' | EVERGREEN | AS SHOWN | FULL TO GROUND |
| 2 | ID | ILEX DECIDUA | POSSUMHAW | 1.5" CAL, B/B | 6'-8' | DECIDUOUS | AS SHOWN | |
| SHRUBS | | | | | | | | |
| 22 | CA | CALLICARPA AMERICANA | AMERICAN BEAUTYBERRY | 5 GAL | 24" HT | DECIDUOUS | 5' O.C. | |
| 30 | INC | ILEX CORNUTA X 'NEEDLEPOINT' | 'NEEDLEPOINT' HOLLY | 5 GAL | 24" HT | EVERGREEN | 5' O.C. | |
| 39 | JNC | JUNIPERUS CHINENSIS 'NICKS COMPACT' | 'NICKS COMPACT' JUNIPER | 5 GAL | 24" HT | EVERGREEN | 5' O.C. | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
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CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This sheet is part of the APPROVED Site Plan

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ENGINEERING

GREGORY C. GAMBLE — REGISTERED — AGRICULTURE — TENNESSEE — LANDSCAPE ARCHITECT — 5-4-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

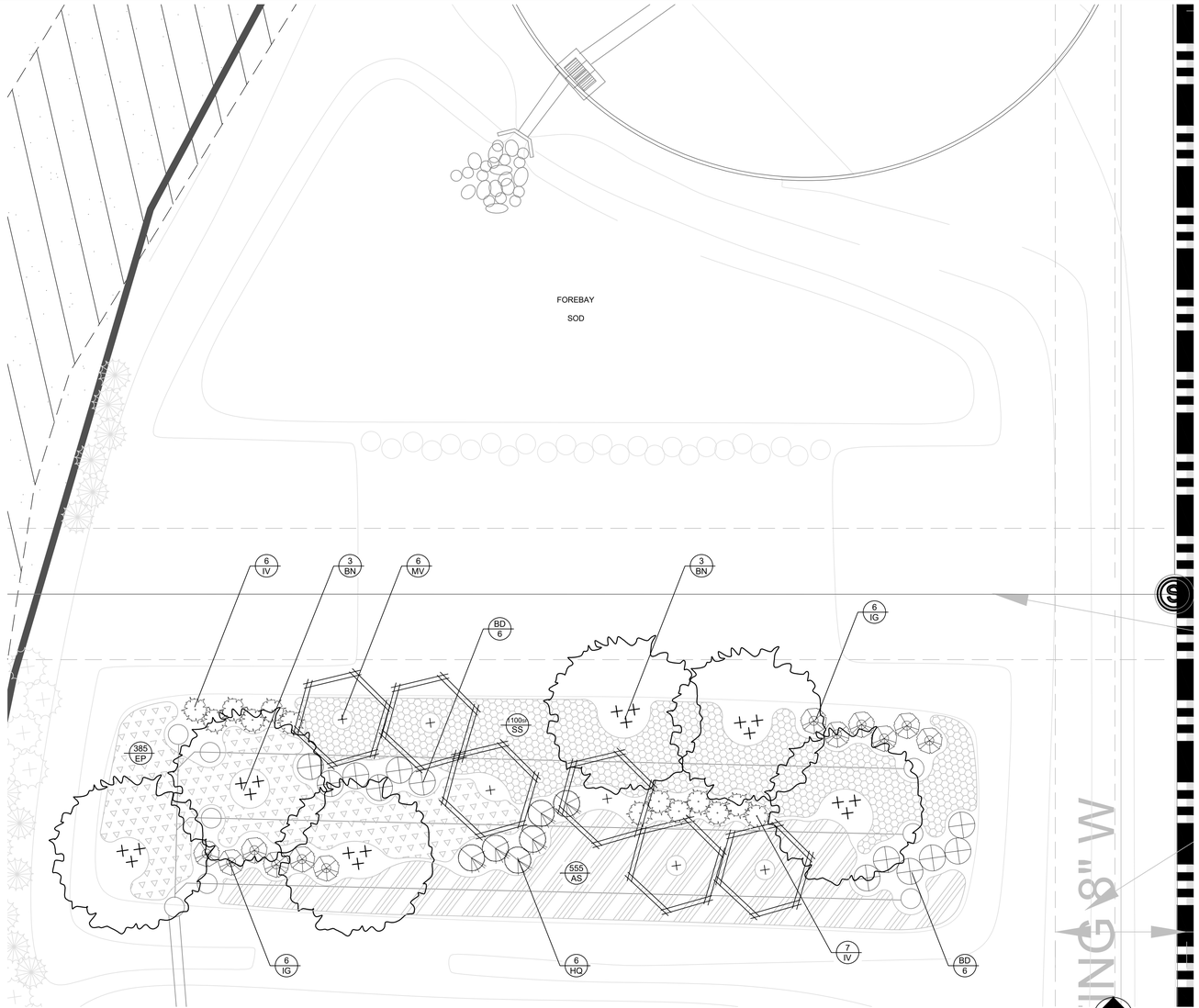
## BUFFER LANDSCAPE PLAN

PROJ NO: 17103

DATE: 03/09/20

REVISIONS

L-2.1



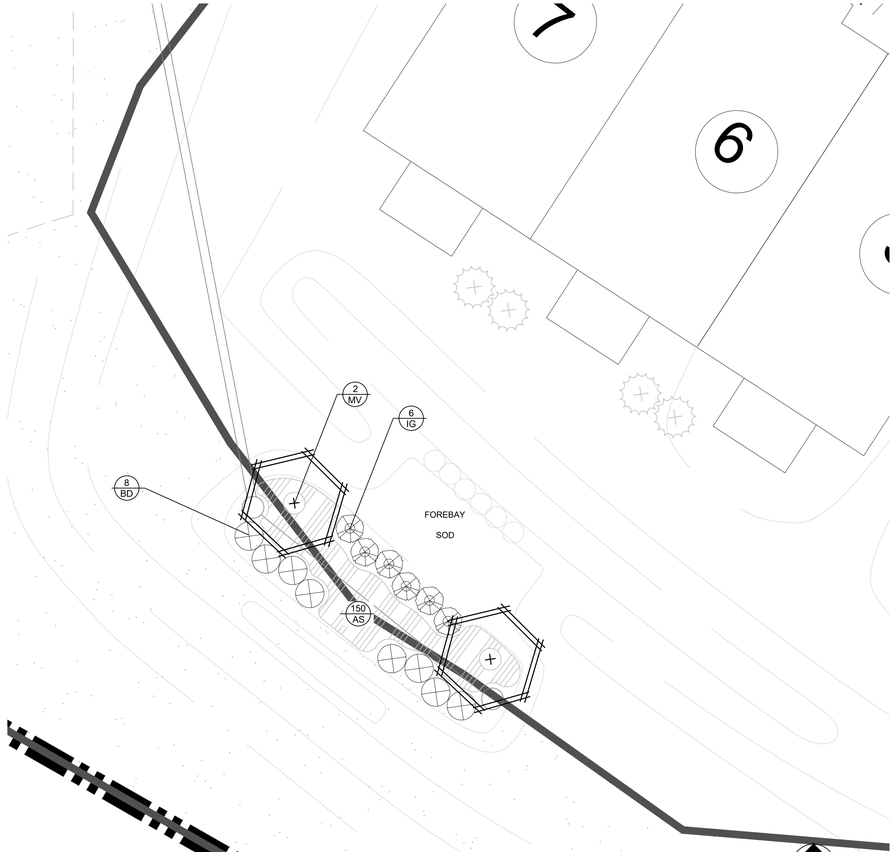

1 L2.2 BIO-RETENTION POND 1 LEVEL 2 - 4,427 SF PLAN

BIO-RETENTION POND 1 LEVEL 2 PLANT SCHEDULE - 4,427 SF

| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
|---|---|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | | | |
| 6 | BN | BETULA NIGRA | RIVER BIRCH | 3" CAL B/B | 12'-14' | DECIDUOUS | AS SHOWN | 3-4 CANES |
| UNDERSTORY TREES | | | | | | | | |
| 6 | MV | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA- MULTI-TRUNK | 2" CAL, B/B | 8-10 HT. | SEMI-EVRGN | AS SHOWN | |
| SHRUBS | | | | | | | | |
| 12 | BD | BUDDLEIA DAVADII | BUTTERFLY BUSH | | 36" | DECIDUOUS | 48" O.C. | |
| 6 | HQ | HYDRANGEA QUERCIFOLIA | OAKLEAF HYDRANGEA | | 24" | DECIDUOUS | 48" O.C. | |
| 12 | IG | ILEX GLABRA 'SHAMROCK' | INKBERRY | | 30" | EVERGREEN | 48" O.C. | |
| 13 | IV | ITEA VIRGINICA 'SPRICH' | LITTLE HENRY VIRGINIA SWEETSPIRE | | 30" | DECIDUOUS | 42" O.C. | |
| GRASSES & PERENNIALS | | | | | | | | |
| 555 | AS | ASCLEPIAS SYRIACA | COMMON MILKWEED | 1 GAL | | | 18" O.C. | |
| 385 | EP | ECHINACEA PURPUREA | PURPLE CONEFLOWER | 1 GAL | | | 18" O.C. | |
| 1100lb | SS | SCHIZACYRIUM SCOPARIUM | LITTLE BLUESTEM | SEED | | | AS NOTED | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

NOTE: SEE TREE PLANTING DETAIL 6/L3-0




2 L2.2 BIO-RETENTION POND 2 LEVEL 2 - 638 SF PLAN

BIO-RETENTION POND 2 LEVEL 2 PLANT SCHEDULE - 638 SF

| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | NOTES |
|---|---|---|---|---|---|---|---|---|
| UNDERSTORY TREES | | | | | | | | |
| 2 | MV | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA- MULTI-TRUNK | 2" CAL, B/B | 8-10 HT. | SEMI-EVRGN | AS SHOWN | |
| SHRUBS | | | | | | | | |
| 8 | BD | BUDDLEIA DAVADII | BUTTERFLY BUSH | | 36" | DECIDUOUS | 48" O.C. | |
| 6 | IG | ILEX GLABRA 'SHAMROCK' | INKBERRY | | 30" | EVERGREEN | 48" O.C. | |
| GRASSES & PERENNIALS | | | | | | | | |
| 150 | AS | ASCLEPIAS SYRIACA | COMMON MILKWEED | 1 GAL | | | 18" O.C. | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

NOTE: SEE TREE PLANTING DETAIL 6/L3-0

CITY OF FRANKLIN ENGINEERING DEPT. 06/19/20 This sheet is part of the APPROVED Site Plan

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ENGINEERING

GREGORY C. GAMBLE — REGISTERED — AGRICULTURE — TENNESSEE — LANDSCAPE ARCHITECT — 519

**TOWNSHIP PUD**
**SUBDIVISION**
**SECTION 2**

**BIO-RETENTION**
**LANDSCAPE PLAN**

PROJ NO: **17103**

DATE: **03/09/20**

REVISIONS

**L-2.2**

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 AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

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

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST 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 VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.

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 THAN TWO-THIRDS OF THE TREE.
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 LAGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THANK ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

TREE PROTECTION GENERAL NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.

3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICKLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANITIES OF ALL MATERIALS. THE QUANTIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGINT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

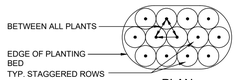
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

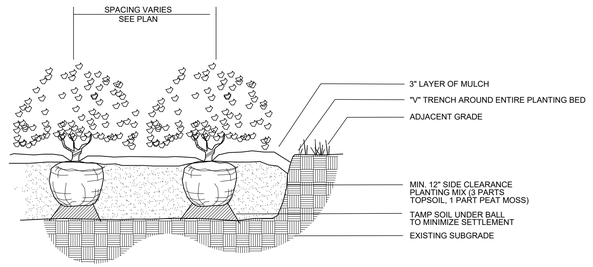
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



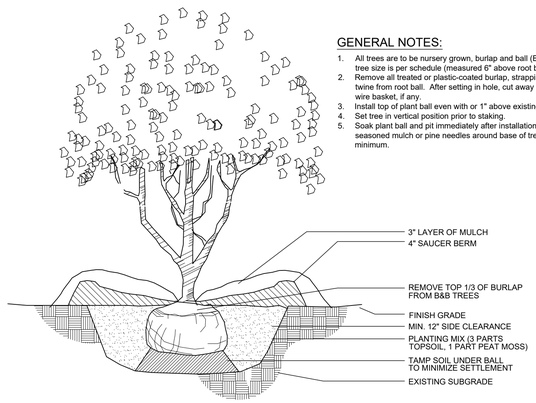

PLAN

GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



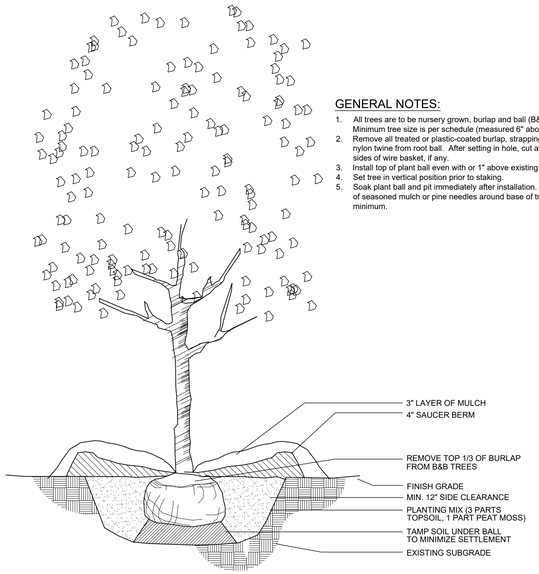

1 L3.0 SHRUB PLANTING




GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

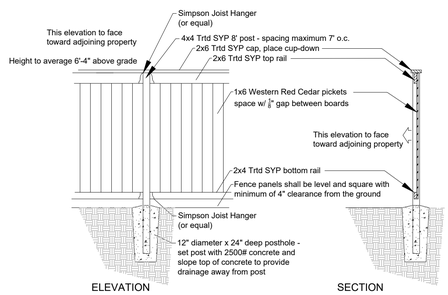
2 L3.0 UNDERSTORY TREE
SECTION



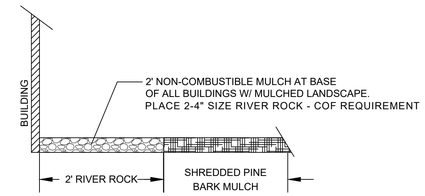

GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

3 L3.0 SINGLE TRUNK DECIDUOUS TREE

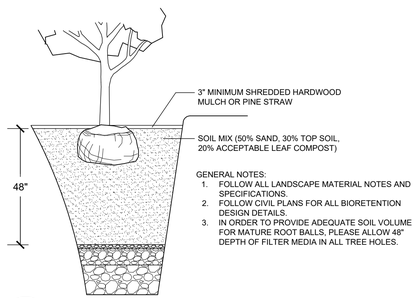



4 L3.0 WOOD PRIVACY FENCE DETAIL DETAIL #
SECTION NTS




NOT APPLICIABLE WHERE SOD IS ADJACENT TO BUILDING.

5 L3.0 BUILDING FOUNDATION MULCH DETAIL #
SECTION NTS




6 L3.0 BIO-RETENTION POND TREE PLANTING DETAIL #
SECTION NTS

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is prt of the APPROVED Site Plan

CITY OF FRANKLIN PROJECT NUMBER: 7216

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greg.gamble@gdc-tn.com
615.975.5765

enfield group
503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204
(O) (615) 915-1941
(F) (615) 915-1949
REAL ESTATE
CONSTRUCTION
ENGINEERING

GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

TOWNSHIP PUD
SUBDIVISION
SECTION 2

LANDSCAPE
NOTES AND DETAILS

PROJ NO: 17103

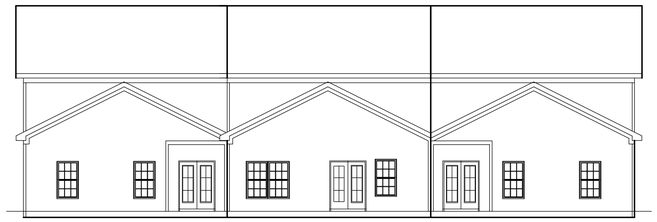
DATE: 03/09/20

REVISIONS

L-3.0



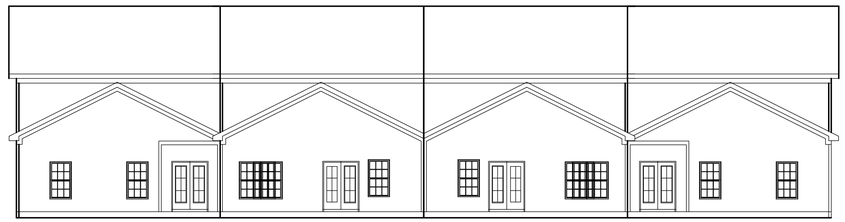
1 THREE UNIT BUILDING - FRONT ELEVATION
SCALE: N.T.S.



2 THREE UNIT BUILDING - REAR ELEVATION
SCALE: N.T.S.



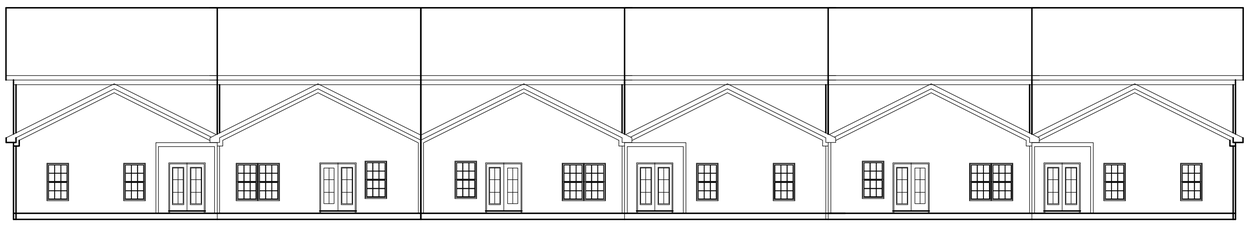
3 FOUR UNIT BUILDING - FRONT ELEVATION
SCALE: N.T.S.



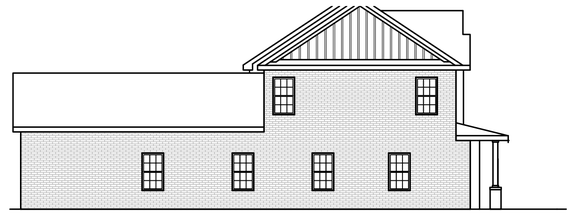
4 FOUR UNIT BUILDING - REAR ELEVATION
SCALE: N.T.S.



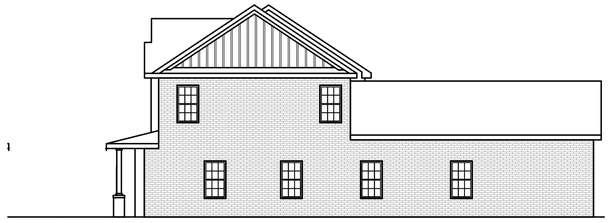
5 SIX UNIT BUILDING - FRONT ELEVATION
SCALE: N.T.S.



6 SIX UNIT BUILDING - REAR ELEVATION
SCALE: N.T.S.



7 SIDE ELEVATION - LEFT
SCALE: N.T.S.



8 SIDE ELEVATION - RIGHT
SCALE: N.T.S.

NOTE: TOWNHOME FRONT DOORS
The rendered elevation shows side doors on end units; the actual units will have front doors facing the roadway in front of the house as seen in the middle unit of the rendering.

The elevations shown here are representative of the buildings planned for the townhomes at this project. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

**CITY OF FRANKLIN PROJECT NUMBER: 7216**

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

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REAL ESTATE
CONSTRUCTION
ENGINEERING

GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
5-1-20

# TOWNSHIP PUD
# SUBDIVISION
# SECTION 2

## TYPICAL ARCHITECTURE

PROJ NO: 17103

DATE: 03/09/20

REVISIONS

**A-1.0**

NOTE:

ALL UNGERGROUND ELECTRICAL AND POST MOUNTED LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION STANDARDS.

## LEGEND

- PAD MOUNTED ELECTRICAL TRANSFORMER
- ARLINGTON POST LIGHT WITH 12' WADSWORTH POST LIGHT FIXTURE - HOLOPHANE ARJES04K4SC38SDP7 50 WATT LED MTEMC UNIT NUMBER M27-50-12AW-LED
- METER WALL
- 2 - 2" PRIMARY CONDUITS
- 1 - 2" CONDUIT

**UTILITY CONTACT**

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
1-877-777-9020

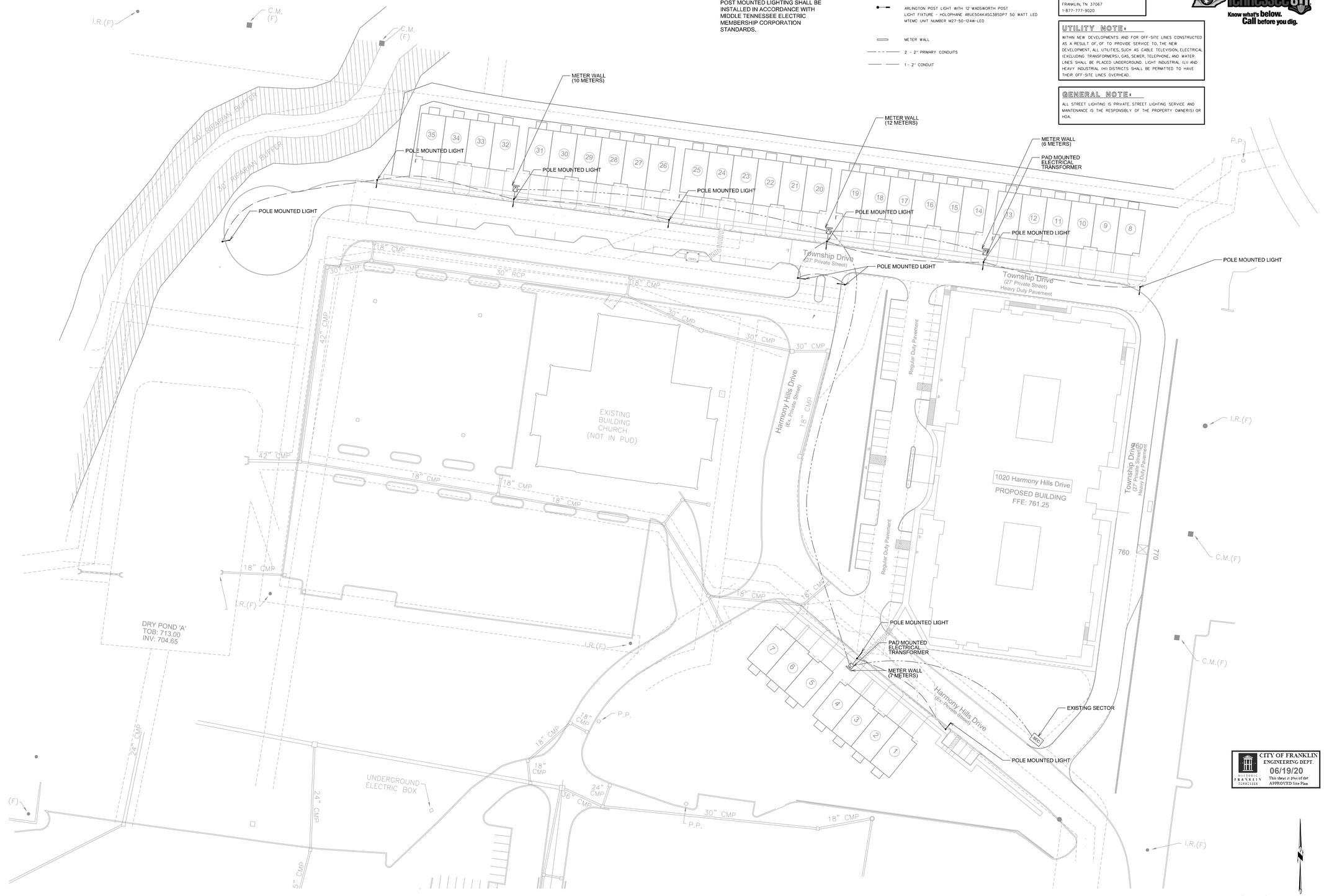
Tennessee811
Know what's below. Call before you dig.

**UTILITY NOTE:**

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. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

**GENERAL NOTE:**

ALL STREET LIGHTING IS PRIVATE. STREET LIGHTING SERVICE AND MAINTENANCE IS THE RESPONSIBLY OF THE PROPERTY OWNER(S) OR HOA.




1 LIGHTING PLAN
SCALE:1"=50'-0"

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

50' 25' 0 50'

SCALE: 1''= 50'-0"

**PROJECT NUMBER: COF #7216**


enfield group

503 East Iris Drive
Nashville, Tennessee
37204

(O) (615) 915-1941
(F) (615) 915-1949

Real Estate
Construction
Engineering


CARL AND G. HARRIS
REGISTERED ENGINEER
STATE OF TENNESSEE
NO. 102367
4-1-20

# TOWNSHIP PUD SUBDIVISION SECTION 2

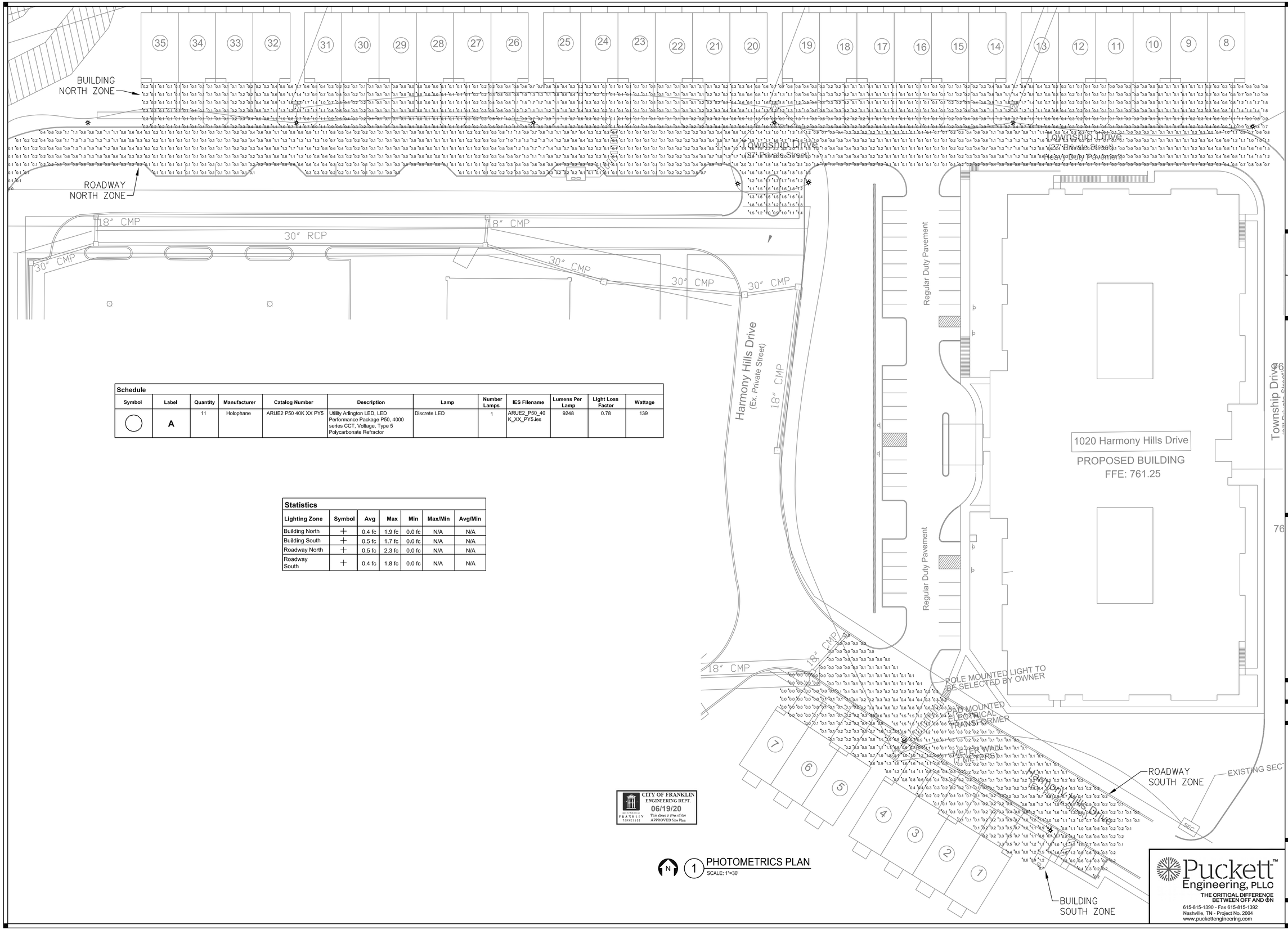
## LIGHTING PLAN

PROJ NO: **17103**

DATE: **02/21/20**

REVISIONS
- **CITY COMMENTS - 03-09-20**
- **CITY COMMENTS - 04-02-20**

# E-1.0




| Schedule | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | IES Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
| ○ | A | 11 | Holophane | ARUE2 P50 40K XX PY5 | Utility Arlington LED, LED Performance Package P50, 4000 series CCT, Voltage, Type 5 Polycarbonate Refractor | Discrete LED | 1 | ARUE2_P50_40K_XX_PY5.ies | 9248 | 0.78 | 139 |

| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Lighting Zone | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Building North | + | 0.4 fc | 1.9 fc | 0.0 fc | N/A | N/A |
| Building South | + | 0.5 fc | 1.7 fc | 0.0 fc | N/A | N/A |
| Roadway North | + | 0.5 fc | 2.3 fc | 0.0 fc | N/A | N/A |
| Roadway South | + | 0.4 fc | 1.8 fc | 0.0 fc | N/A | N/A |

CITY OF FRANKLIN
ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan

N 1 PHOTOMETRICS PLAN
SCALE: 1"=30'

enfield group
503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204
(O) (615) 915-1941
(F) (615) 915-1949
REAL ESTATE
CONSTRUCTION
ENGINEERING

MICHAEL R. PUCKETT
REGISTERED ENGINEER
No. 102410
AGRICULTURE
COMMERCE
No. 19215
STATE OF TENNESSEE

**TOWNSHIP PUD SUBDIVISION SECTION 2**

**PHOTOMETRICS PLAN**

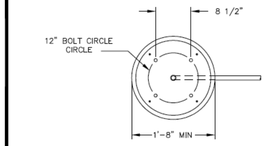
PROJ NO: **17103**

DATE: **03/09/2020**

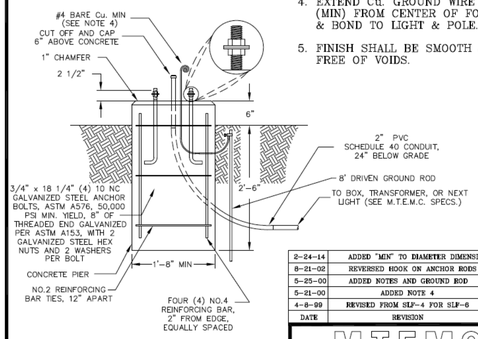
REVISIONS
**CITY REVIEW - 03-09-20**

**E-1.1**

Puckett™ Engineering, PLLC
THE CRITICAL DIFFERENCE BETWEEN OFF AND ON
615-815-1390 - Fax 615-815-1392
Nashville, TN - Project No. 2004
www.puckettengineering.com




PLAN VIEW




ELEVATION VIEW

NOTES:

1. DEVELOPER SHALL CHECK WITH M.T.E.M.C. REGARDING TRANSFORMER LOCATION, AND POSSIBLE BOX LOCATION.
2. ALL MATERIALS AND LABOR TO BE FURNISHED BY DEVELOPER.
3. MTEMC DITCH INSPECTOR TO APPROVE BEFORE CONCRETE POUR AND AT COMPLETION.
4. EXTEND Cu. GROUND WIRE 18" (MIN) FROM CENTER OF FORM & BOND TO LIGHT & POLE.
5. FINISH SHALL BE SMOOTH & FREE OF VOIDS.

| DATE | REVISION | BY |
|---|---|---|
| 2-24-14 | ADDED "MIN" TO DIAMETER DIMENSION | K.D.O. |
| 8-21-02 | REVERSED HOOK ON ANCHOR RODS | K.K.K. |
| 5-25-00 | ADDED NOTES AND GROUND ROD | W.H.D. |
| 5-21-00 | ADDED NOTE 4 | W.H.D. |
| 4-8-99 | REVISED FROM SLF-4 FOR SLF-6 | W.H.D. |

MTEMC

12' HADCO AND 12' HOLOPHANE WADSWORTH STREET LIGHT POLE FOUNDATION DETAIL

| | | |
|---|---|---|
| SCALE 3/4"=1'-0" | APPROVED | DATE MAR. 8, 1991 |
| PREPARED BY: CTG | DRAWING NO. SLF-6 | SHEET 1 |
| DRAWN BY: R. Sterry | | OF 1 SHEETS |
| CHECKED BY: CTG | | |

## Arlington
## Post Light with 12' Wadsworth Post



**50 Watt LED**

| Catalogue Number | MTEMC Item Number | MTEMC Unit Number |
|---|---|---|
| Holophane ARUE504KASG3BSDP7 | 6110L | M27-50-12AW-LED |

**Pole**

| Catalogue Number | MTEMC Item Number | Foundation Drawing |
|---|---|---|
| Hapco ARS12B5-SF-BA<br>Holophane WDA12F5J17P07ABGBK0 | 6156 | SL-6 |

CITY OF FRANKLIN ENGINEERING DEPT.
06/19/20
This sheet is part of the APPROVED Site Plan
HISTORIC FRANKLIN TENNESSEE

Puckett™ Engineering, PLLC
THE CRITICAL DIFFERENCE BETWEEN OFF AND ON
615-815-1390 - Fax 615-815-1392
Nashville, TN - Project No. 2004
www.puckettengineering.com

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Real Estate
Construction
Engineering

MICHAEL R. PUCKETT
REGISTERED ENGINEER
No. 102,915
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

**TOWNSHIP PUD**
**SUBDIVISION**
**SECTION 2**

**LIGHTING DETAILS**

PROJ NO: **17103**

DATE: **03/09/2020**

REVISIONS
**CITY REVIEW - 03-09-20**

**E-4.1**

**COF no: 7216**

**CONDITIONS OF APPROVAL:**

## Open Issues: 5 These issues are currently being filtered

### Engineering - Site Plan Checklist

#### General Issues

**15. 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 revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development.

Per comments made at the Development Plan Stage, the existing Township Drive across Lot 9 is not currently platted as a private street with Public Utility, Drainage, and Access Easements. Lot 9 shall be included in the revised plat in order to create appropriate easements over the existing private streets and clarify that maintenance for these streets is the responsibility of the property owner(s) or HOA.

**71. V. Site Permits**

amanda.ray@franklintn.gov Comment to remain open for reference.

### Performance Agreement and Surety

#### General Issues

**57. Engineering Sureties**

kevin.long@franklintn.gov

| Applicant shall post sureties in the following amounts: | |
|---|---|
| **I. City Water** | **$ 93,000** |
| **II. City Sewer** | **$ 30,000** |
| **III. Public Sidewalk** | **$ 15,000** |
| IV: City Streets | $ - |
| **V. Private Streets (includes shared access drives)** | **$ 261,000** |
| **VI. Street Access** | **$ 10,000** |
| VII. Temporary Turnarounds | $ - |
| VIII. Traffic Signals | $ - |
| IX: ITS Elements | $ - |
| **X: Stormwater Drainage** | **$ 87,000** |
| **XI: Green Infrastructure** | **$ 36,000** |

*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.*

### 72. Landscape

jason.arnold@franklintn.gov Landscape surety $61,000

## Stormwater

### General Issues

### 65. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov QLP fee of $1,000.00 is due prior to one stop/plan approval. This comment shall remain open as a reminder to applicant/staff.

City of Franklin

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

**File #: 21-01882**

**DATE:** March 29, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

Consideration Of Resolution 2021-70, A Resolution Adopting A Plan Of Services For The Annexation Of Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, By The City Of Franklin, Tennessee.

**PURPOSE:**

**PROJECT INFORMATION**
Applicant: Greg Gambe, GDC
Owners: Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting a Plan of Services for eight parcels located west of Lewisburg Pike and South of Goose Greek Bypass Bowman Road. Resolution 2021-70 is a City of Franklin drafted plan of services for the eight properties being considered as part of the proposed request for annexation, Resolution 2021-71. The Plan of Services outlines how infrastructure will need to be provided to serve the eight properties consisting of approximately 244 acres.

The Property is located within the City of Franklin water service area. In terms of reclaimed water, an approximately 2,000-foot extension needed to serve the property. Because of this distance, reclaimed water will not be required to be extended to the property. The properties are located within the Goose Creek Basin and the Hillsboro, Burwood, and Thompson Station Utility District service area. The owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

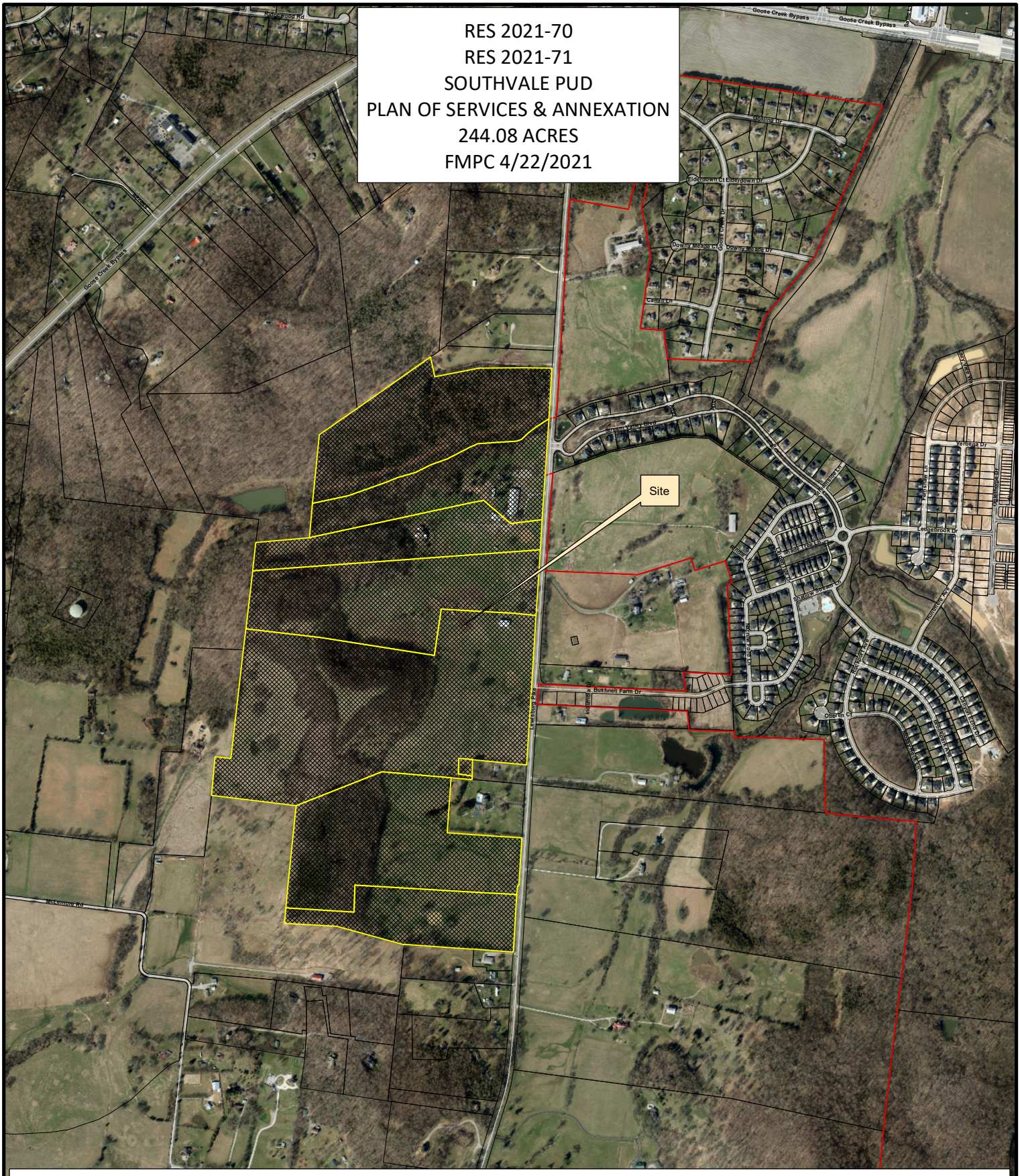
Access to the property shall be provided from Lewisburg Pike. As properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin. A major collector roadway is designated to cross the property per the City of Franklin Major Thoroughfare Plan. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation and Environmental Services.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval of Resolution 2021-70 to the Board of Mayor and Aldermen.


RES 2021-70
RES 2021-71
SOUTHVALE PUD
PLAN OF SERVICES & ANNEXATION
244.08 ACRES
FMPC 4/22/2021
Site
Goose Creek Bypass
Bushnell Farm Dr
Jackamore Rd
Southvale PUD
Corporate Boundaries
N
0 500 1,000 2,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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**RESOLUTION 2021-70**

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF EIGHT PROPERTIES WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS, 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,** Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum, The Hills Tennessee LLC, (Owners) of eight properties located West of Lewisburg Pike and South of Goose Creek Bypass (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 West of Lewisburg Pike and South of Goose Creek Bypass, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|---|---|
| 117-12.00 | 33.51 |
| 117-13.00 | 21.44 |
| 117-14.00 | 78.13 |
| 118-49.00 | 18.39 |
| 118-49.01 | 35.84 |
| 118-50.01 | 38.57 |
| 118-50.02 | 0.38 |
| 133-1.00 | 17.43 |
| Total | 244.80 |

**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 Hillsboro, Burwood and Thompson Station Utility District service area.
2. Water availability shall be approved and provided through Hillsboro, Burwood and Thompson Station Utility District prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a 2,000 feet 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 partially within the Goose Creek Basin and an unnamed southwest basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct residential units.
3. The Owner shall be required to extend the sanitary sewer mains approximately 14,500 feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as 8" and 18" PVC pipe sanitary sewer mains.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. 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.
7. 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 Lewisburg Pike. A major collector roadway is designated to cross the property per the City of Franklin Major Thoroughfare Plan. The developer will work with the City of Franklin Staff on the design of this roadway.

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 street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin designates the Property as Conservation Subdivision. The majority of the Property is designated as Conservation Subdivision, which supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands or other uses that maintain scenic character. Portions of the property are also within the Conservation design concept, due to the existence of hilltops that warrant protection.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development

Plan pursuant to the requirements of the Zoning Ordinance, should the applicant request a Zoning District that requires such a submittal.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

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. 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. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. 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**
City Administrator

_____
**DR. KEN MOORE**
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


RES 2021-70
RES 2021-71
SOUTHVALE PUD
PLAN OF SERVICES & ANNEXATION
244.08 ACRES
FMPC 4/22/2021
Site
Goose Creek Bypass
Ridgewood Rd
Dowdy Meade Dr
Elderdown Dr
Gosling Dr
Cathleen Ln
Southview Estates Blvd
Southview Dr
Ledgebrook Dr
Bushnell Farm Dr
Lewisburg Pike
Jacksboro Rd
Oberlin Ct
Southview Estates Ct
Southview Estates Cir
Southview Estates Dr
Southview Estates Ln
Southview Estates Pl
Southview Estates Way
Verbena Dr
Ashview Ln
Rosemont Dr
Southview Dr
Southview Estates Blvd
Southview Estates Ct
Southview Estates Dr
Southview Estates Ln
Southview Estates Pl
Southview Estates Way
Southvale PUD
Corporate Boundaries
N
0 500 1,000 2,000
Feet
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# LEWISBURG PIKE

## PUD SUBDIVISION
## ANNEXATION REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

### PARCELS

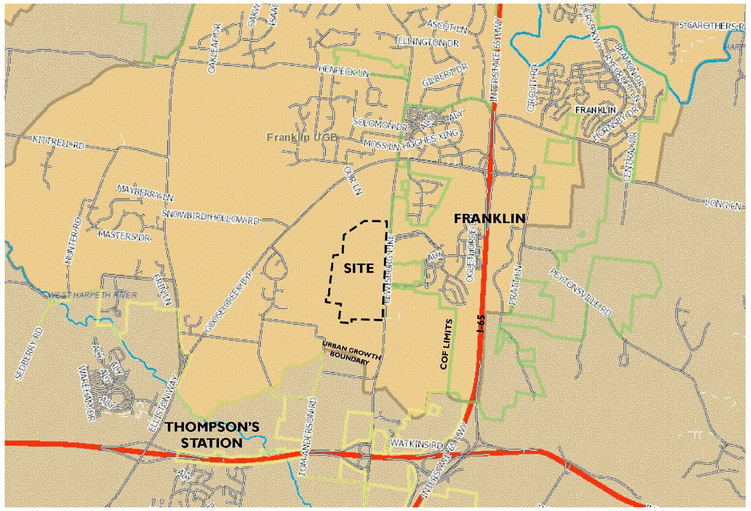
117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

### PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706




NOT TO SCALE

### STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
543 UNITS x 350 GPD = 190,050 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
543 x 0.25 = 136 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

### 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:

LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

### BUILDER:

FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

### SURVEYOR:

WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

## LEWISBURG PIKE PUD SUBDIVISION

### SITE DATA

| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | LEWISBURG PIKE PUD SUBDIVISION |
| COF PROJECT NUMBER: | ---- |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| EXISTING SITE ACREAGE: | 243.61 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.23) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, ENVISION FRANKLIN - CONSERVATION SUBDIVISION |

### SHEET INDEX

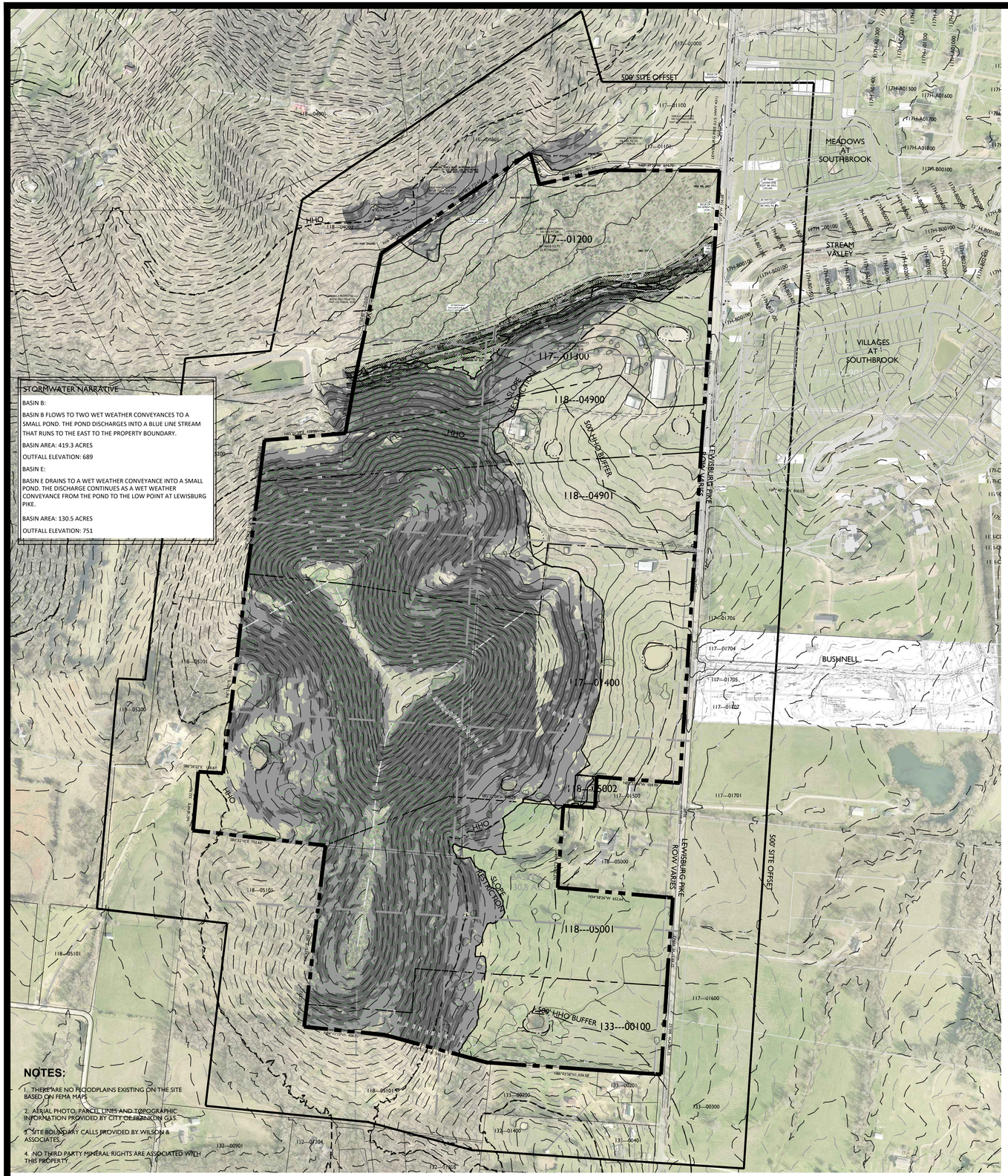

| | |
|---|---|
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |
| C1.8 | EXISTING CONDITIONS ENLARGEMENT |
| C1.9 | EXISTING CONDITIONS ENLARGEMENT |
| C1.10 | EXISTING CONDITIONS ENLARGEMENT |


PRE-APP SUBMITTAL: 02.22.2021
COF: ----

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

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




**STORMWATER NARRATIVE**

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

**NOTES:**

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 300 600 900

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | LEWISBURG PIKE PUD SUBDIVISION |
| PROJECT NUMBER: | ---- |
| ADDRESS: | LEWISBURG PIKE<br>FRANKLIN, TN |
| PARCEL(S): | 117-01200<br>117-01300 & 118-04900<br>117-01400, 118-04901, 118-05001, 118-05002, 133-00100<br>117-01901 & 117-01902 |
| ACREAGE / SF OF SITE: | 243.61 AC |
| BASE ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.23 DUA) |
| ZONING OVERLAY: | HHO, HHO BUFFER |
| MINIMUM LSA: | 20% - 48.72 AC |
| OPEN SPACE REQUIRED: | 5% - 12.18 AC |
| NATURAL AREA REQUIRED: | 10% - 24.36 AC |
| TREE CANOPY RETENTION: | 71% - 82.76 AC |
| OWNER: | MIKE FORD |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE<br>SUITE 145 |
| DUPLEX: | (615) 975-5765 |
| EMAIL: | greg.gamble@gdc-tn.com |
| CONTACT: | GREG GAMBLE |

## PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

**KEY**

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118, SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 364, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 285, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (FI) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES, THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 333.54' TO AN IRON ROD (FI);
NORTH 85°01'59" EAST, FOR 458.53' TO AN IRON ROD (FI) AT A FENCE CORNER;
NORTH 10°11'06" EAST, FOR 337.09' TO AN IRON ROD (FI) AT MCKEITHANS SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'39" EAST, FOR 436.50' TO A FENCE CORNER (F);
NORTH 68°39'39" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 68°37'51" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°29'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°34'05" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'31" EAST, FOR 113.42' TO A FENCE POST (F);
NORTH 84°23'31" EAST, FOR 113.42' TO A FENCE CORNER;
NORTH 82°22'59" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°38'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC); AND BY JUDE AND MARILYN MONTE, DB 7222, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES, DB 3007, PG 732, ROWC; ON THE SOUTH BY THE STATE OF TENNESSEE, RIGHT OF WAY MAPS, BOOK 5 (45), PG 470, ROWC; AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -A)" ROWC). SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 1,105.34' TO AN IRON ROD (FOUND);
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEING THE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°35'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 82°22'59" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'11" WEST, FOR 388.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'31" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°33'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'51" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 68°39'39" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'39" WEST, FOR 436.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.86' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES, LLC, NORTH 56°06'34" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 51°39'58" EAST, FOR 775.87' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS;
SOUTH 16°33'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'55" EAST, FOR 381.21' TO AN IRON POST (FOUND);
NORTH 11°55' EAST, FOR 2,500.94' TO THE POINT OF BEGINNING AND CONTAINING 1,407,458.92 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-1-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY.
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL, SAID 20' PERMANENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 1992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 285, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (3) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°33'53" WEST, FOR 1,105.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOOD'S LINES FOR THE FOLLOWING CALLS:
NORTH 85°49'46" WEST, FOR 1,077.70' TO AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 170.06' TO A FENCE POST (FOUND), HOOD'S SOUTHWEST CORNER;
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°50'19" EAST, FOR 655.07' TO A T- POST (FOUND), IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'58" WEST, FOR 500.52' TO A FENCE POST (FOUND), IN THE NORTH LINE OF SAVVY HOME STAGING AND REAL ESTATE, LLC AS OF RECORD IN DB 7748, PAGE 910 R.O.W.C.;
THENCE, WITH SAID SAVVY'S NORTH LINE, NORTH 86°25'58" WEST, FOR 502.58' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. HOUSE AS OF RECORD IN DB 8857, PAGE 715, R.O.W.C.;
THENCE, WITH HOUSE'S NORTH LINE, NORTH 86°50'58" WEST, FOR 658.58' TO AN IRON ROD (FOUND), AT THE NORTH EAST CORNER OF SONJA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONJA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 406.91' TO A FENCE POST (FOUND);
NORTH 1°40'14" EAST, FOR 107.70' TO A FENCE POST (FOUND);
NORTH 84°30'02" WEST, FOR 1,150.69' TO A FENCE POST;
NORTH 83°32'10" WEST, FOR 753.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.;
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'23" EAST, FOR 1,058.87' TO A FENCE POST (FOUND);
NORTH 06°40'22" EAST, FOR 90.19' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.;
THENCE, CONTINUING WITH LEVINE, NORTH 87°35'07" EAST, FOR 173.14' TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 536.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,550,882.0 SQ FT OR 173.31 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

## TREE CANOPY RETENTION

OVERALL SITE AREA = 10,611,594 SF (243.61 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,605,025 SF |
| TOTAL ACRES | 116.39 AC | 82.76 AC |

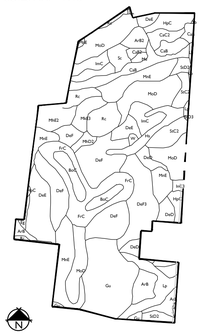
TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (47.7% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,605,025 SF; 82.76 AC (71.1% OF EXISTING) |

## ADJACENT PROPERTY OWNERS

| Map & Parcel | Address | Owner Name | Owner Address | Town | State | Zip |
|---|---|---|---|---|---|---|
| 133 01815 | Pratt Lane | McCord Margaret Ann Crafton | 1186 Roy Sellers Rd | Columbia | TN | 38401 |
| 133 01803 | 4516 Pratt Lane | VW Fishpond LLC | 1200 Homewood Dr | Franklin | TN | 37027 |
| 117 04213 | Pratt Lane | TRP Farms LLC | 1203 Deanna Ct | Franklin | TN | 37067 |
| 133 01813 | Pratt Lane | MDW LLC | 1920 Adelicia St #300 | Nashville | TN | 37212 |
| 133 01800 | Pratt Lane | Crafton Mary Lucille Edwards | 2620 Pratt Rd | Thompson's St | TN | 37179 |
| 133 01816 | Pratt Lane | Turnage Betty Jo Crafton | 4225 Pi Chapel Rd | Franklin | TN | 37064 |
| 117 04210 | 4465 Peytonsville Rd | Crutchfer Mary Kate Pratt | 4465 Peytonsville Rd | Franklin | TN | 37064 |
| 117 04212 | Peytonsville Road | Brakebill Melon Pratt | 4471 Peytonsville Rd | Franklin | TN | 37064 |
| 117 03301 | 4474 Peytonsville Rd | Maxwell Paryzey | 4474 Peytonsville Rd | Franklin | TN | 37064 |
| 117 04200 | 4475 Peytonsville Rd | Brakebill Todd | 4475 Peytonsville Rd | Franklin | TN | 37064 |
| 117 03400 | Peytonsville Road | Jordan Thomas A | 4500 Peytonsville Rd | Franklin | TN | 37064 |
| 133 01809 | 4536 Pratt Lane | Smartt Gary D Etal | 4546 Pratt Ln | Franklin | TN | 37064 |
| 133 01811 | 4549 Pratt Lane | Turnage William Chad | 4549 Pratt Ln | Franklin | TN | 37064 |
| 133 01814 | 4540 Pratt Lane | Crafton Dorothy Ann Clark | 4562 Peytonsville Rd | Franklin | TN | 37064 |

## SOILS MAP - NTS



| | |
|---|---|
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| BoC | Bodine gravelly silt loam, 5 to 12 percent slopes |
| CaB | Captina silt loam, phosphatic, 2 to 5 percent slopes |
| CaB2 | Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded |
| CaC2 | Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded |
| DeD | Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded |
| DeE | Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded |
| DeF | Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded |
| DeF3 | Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded |
| Eg | Egam silt loam, phosphatic |
| FrC | Frankstown cherty silt loam, 5 to 12 percent slopes |
| Gu | Gullied land |
| HpC | Humphreys gravelly silt loam, 5 to 12 percent slopes |
| Hs | Huntington cherty silt loam, phosphatic |
| Hu | Huntington silt loam, phosphatic |
| ImC | Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded |
| InC3 | Inman silty clay loam, 5 to 12 percent slopes, severely eroded |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| Me | Melvin silt loam, phosphatic |
| MhD2 | Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded |
| MhE2 | Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded |
| MkE3 | Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded |
| MnE | Mimosa-Rock outcrop complex, 20 to 40 percent slopes |
| MoD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| Sc | Sees silty clay loam |
| StC2 | Stiversville silt loam, 5 to 12 percent slopes, eroded |
| StD2 | Stiversville silt loam, 12 to 20 percent slopes, eroded |
| Tb | Taft silt loam, phosphatic |
| W | Water |

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF ----

# LEWISBURG PIKE

## PUD SUBDIVISION
## ANNEXATION REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

### PARCELS

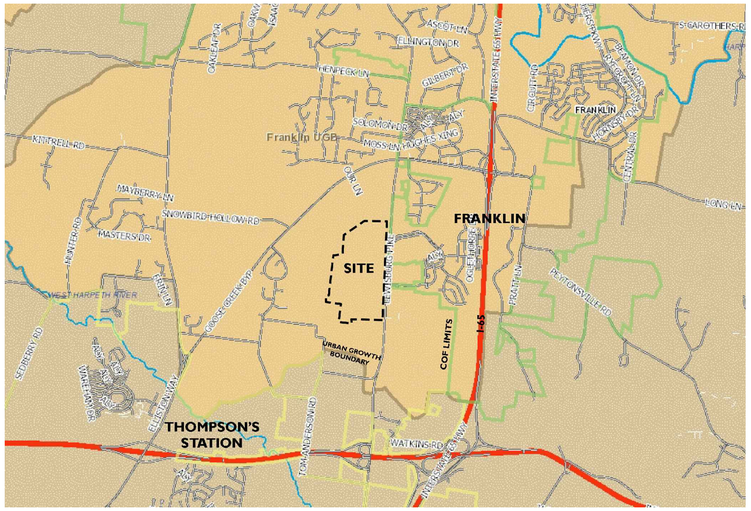
117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

### PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706




NOT TO SCALE

### STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
543 UNITS x 350 GPD = 190,050 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
543 x 0.25 = 136 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.


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:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com


## LEWISBURG PIKE PUD SUBDIVISION

### SITE DATA

| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | LEWISBURG PIKE PUD SUBDIVISION |
| COF PROJECT NUMBER: | ---- |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| EXISTING SITE ACREAGE: | 243.61 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.23) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, ENVISION FRANKLIN - CONSERVATION SUBDIVISION |

### SHEET INDEX

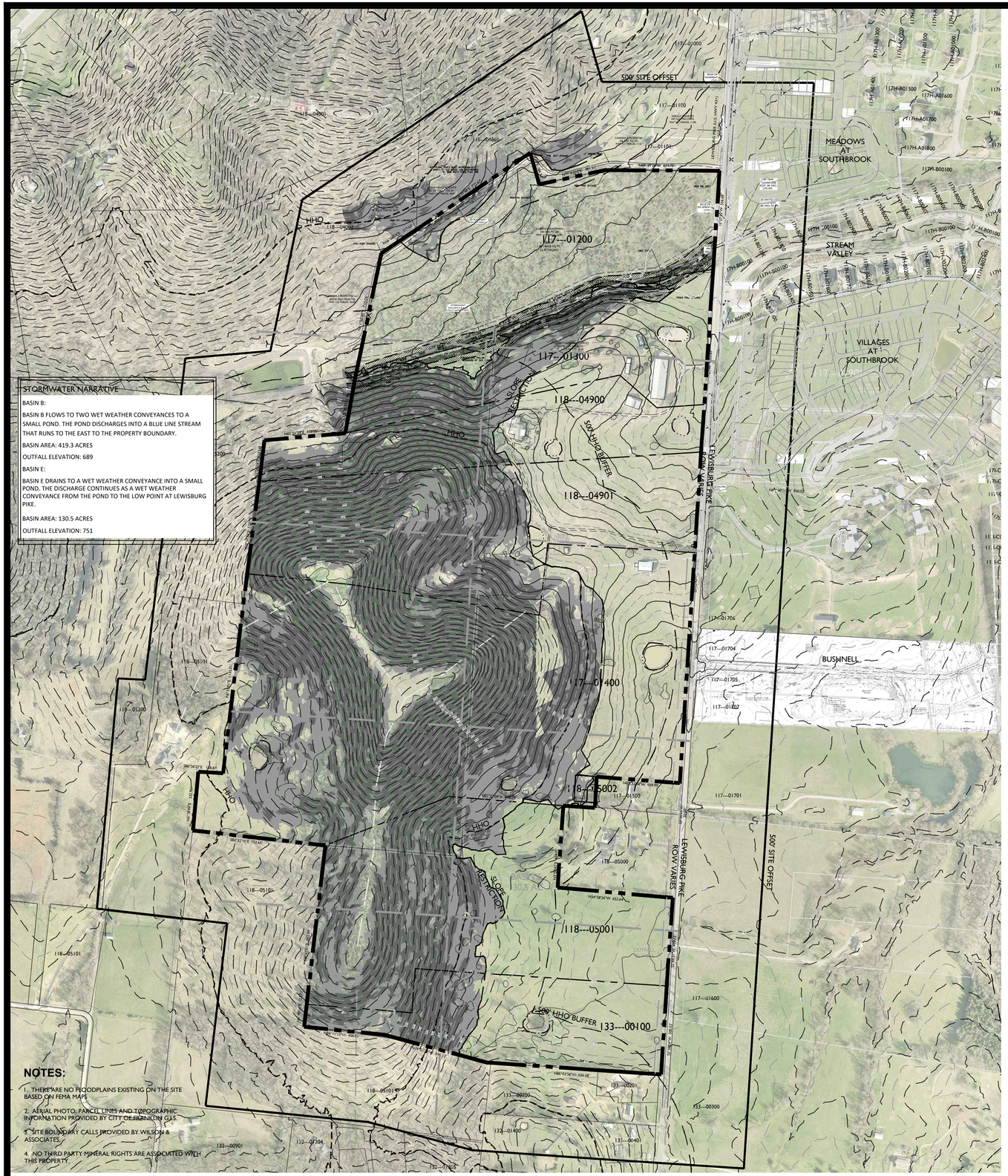

| | |
|---|---|
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |
| C1.8 | EXISTING CONDITIONS ENLARGEMENT |
| C1.9 | EXISTING CONDITIONS ENLARGEMENT |
| C1.10 | EXISTING CONDITIONS ENLARGEMENT |


PRE-APP SUBMITTAL: 02.22.2021
COF: ----

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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

FORD CLASSIC HOMES




### STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | LEWISBURG PIKE PUD SUBDIVISION |
| PROJECT NUMBER: | ---- |
| ADDRESS: | LEWISBURG PIKE<br>FRANKLIN, TN |
| PARCEL(S): | 117-01200<br>117-01300 & 118-04900<br>117-01400, 118-04901, 118-05001, 118-05002, 133-00100<br>117-01901 & 117-01902 |
| ACREAGE / SF OF SITE: | 243.61 AC |
| BASE ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.23 DUA) |
| ZONING OVERLAY: | HHO, HHO BUFFER |
| MINIMUM LSA: | 20% - 48.72 AC |
| OPEN SPACE REQUIRED: | 5% - 12.18 AC |
| NATURAL AREA REQUIRED: | 10% - 24.36 AC |
| TREE CANOPY RETENTION: | 71% - 82.76 AC |
| OWNER: | MIKE FORD |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE<br>SUITE 145 |
| DUPLEX: | (615) 975-5765 |
| EMAIL: | greg.gamble@gdc-tn.com |
| CONTACT: | GREG GAMBLE |

## PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 & 118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

**KEY**

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118, SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 366, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 285, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (FI) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, WITH CARRERA 2 PROPERTIES, WITH THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 333.54' TO AN IRON ROD (FI);
NORTH 85°01'59" EAST, FOR 458.53' TO AN IRON ROD (FI) AT A FENCE CORNER;
NORTH 10°11'06" EAST, FOR 337.09' TO AN IRON ROD (FI) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'39" EAST, FOR 436.50' TO A FENCE CORNER (F);
NORTH 68°39'39" EAST, FOR 1,252.14' TO A FENCE CORNER (F);
NORTH 68°37'51" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°29'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°34'05" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'31" EAST, FOR 113.42' TO A FENCE POST (F);
NORTH 84°27'56" EAST, FOR 141.38' TO A FENCE CORNER;
NORTH 85°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'44" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°38'02" EAST, FOR 76.35' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC); AND BY JUDE AND MARILYN MONTE, DB 7222, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES, DB 3007, PG 732, ROWC; ON THE SOUTH BY LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PG 343, PG 470, ROWC; AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -A/P ROWS). SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 1,105.34' TO AN IRON ROD (FOUND);
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEING THE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.35' TO A TREE WITH FENCE;
SOUTH 74°35'44" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 85°22'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'11" WEST, FOR 388.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°13'31" WEST, FOR 117.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°33'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'51" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 68°39'39" WEST, FOR 1,252.14' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'39" WEST, FOR 436.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.86' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'34" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 57°39'58" EAST, FOR 775.87' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°33'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'55" EAST, FOR 381.21' TO AN IRON POST (FOUND);
NORTH 03°37'33" EAST, FOR 1,105.34' TO THE POINT OF BEGINNING AND CONTAINING 1,407,458.92 SF, OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-1-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY.
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL, SAID 20' PERMANENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 1992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 285, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (3) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 382, R.O.W.C., AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.72' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°37'33" WEST, FOR 1,105.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOOD'S LINES FOR THE FOLLOWING CALLS:
NORTH 77°53'55" EAST, FOR 381.21' TO AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°30'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOOD'S SOUTHWEST CORNER;
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°50'19" EAST, FOR 455.07' TO A T- POST (FOUND), IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'58" WEST, FOR 500.52' TO A FENCE POST (FOUND), IN THE NORTH LINE OF SAVVY HOME STAGING AND REAL ESTATE, LLC AS OF RECORD IN DB 7298, PAGE 913, R.O.W.C.;
THENCE, WITH SAID SAVVY'S NORTH LINE, NORTH 86°37'08" WEST, FOR 502.58' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. HOUSE AS OF RECORD IN DB 8857, PAGE 715, R.O.W.C.;
THENCE, WITH HOUSE'S NORTH LINE, NORTH 86°50'58" WEST, FOR 654.58' TO AN IRON ROD (FOUND), AT THE NORTH EAST CORNER OF SONJA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONJA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 406.91' TO A FENCE POST (FOUND);
NORTH 1°40'14" EAST, FOR 107.70' TO AN IRON ROD (FOUND);
NORTH 84°30'02" WEST, FOR 1,153.80' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 753.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.;
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'23" EAST, FOR 1,858.87' TO A FENCE POST (FOUND);
NORTH 06°40'22" EAST, FOR 90.19' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.;
THENCE, CONTINUING WITH LEVINE, NORTH 87°35'07" EAST, FOR 173.14' TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 536.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ FT OR 172.31+ ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

## TREE CANOPY RETENTION

OVERALL SITE AREA = 10,611,594 SF (243.61 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,605,025 SF |
| TOTAL ACRES | 116.39 AC | 82.76 AC |

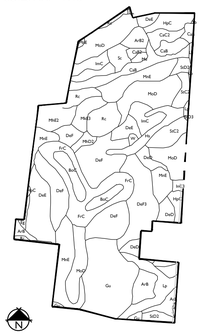
TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (47.7% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,605,025 SF; 82.76 AC (71.1% OF EXISTING) |

## ADJACENT PROPERTY OWNERS

| Map & Parcel | Address | Owner Name | Owner Address | Town | State | Zip |
|---|---|---|---|---|---|---|
| 133 01815 | Pratt Lane | McCord Margaret Ann Crafton | 1186 Roy Sellers Rd | Columbia | TN | 38401 |
| 133 01803 | 4516 Pratt Lane | WK Fishpond LLC | 1200 Homewood Dr | Franklin | TN | 37027 |
| 117 04213 | Pratt Lane | TRP Farms LLC | 1203 Deanna Ct | Franklin | TN | 37067 |
| 133 01813 | Pratt Lane | MDW LLC | 1920 Adelicia St #300 | Nashville | TN | 37212 |
| 133 01800 | Pratt Lane | Crafton Mary Lucille Edwards | 2620 Pratt Rd | Thompson's St | TN | 37179 |
| 133 01816 | Pratt Lane | Turnage Betty Jo Crafton | 4225 Pt Chapel Rd | Franklin | TN | 37064 |
| 117 04210 | 4465 Peytonsville Rd | Crutchfer Mary Kate Pratt | 4465 Peytonsville Rd | Franklin | TN | 37064 |
| 117 04212 | Peytonsville Road | Brakebill Melon Pratt | 4471 Peytonsville Rd | Franklin | TN | 37064 |
| 117 03301 | 4474 Peytonsville Rd | Maxwell Paisley | 4474 Peytonsville Rd | Franklin | TN | 37064 |
| 117 04200 | 4475 Peytonsville Rd | Brakebill Todd | 4475 Peytonsville Rd | Franklin | TN | 37064 |
| 117 03400 | Peytonsville Road | Jordan Thomas A | 4500 Peytonsville Rd | Franklin | TN | 37064 |
| 133 01809 | 4536 Pratt Lane | Smartt Gary D Etal | 4546 Pratt Ln | Franklin | TN | 37064 |
| 133 01811 | 4549 Pratt Lane | Turnage William Chad | 4549 Pratt Ln | Franklin | TN | 37064 |
| 133 01814 | 4540 Pratt Lane | Crafton Dorothy Ann Clark | 4562 Peytonsville Rd | Franklin | TN | 37064 |

## SOILS MAP - NTS



| | |
|---|---|
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| BoC | Bodine gravelly silt loam, 5 to 12 percent slopes |
| CaB | Captina silt loam, phosphatic, 2 to 5 percent slopes |
| CaB2 | Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded |
| CaC2 | Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded |
| DeD | Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded |
| DeE | Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded |
| DeF | Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded |
| DeF3 | Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded |
| Eg | Egam silt loam, phosphatic |
| FrC | Frankstown cherty silt loam, 5 to 12 percent slopes |
| Gu | Gullied land |
| HpC | Humphreys gravelly silt loam, 5 to 12 percent slopes |
| Hs | Huntington cherty silt loam, phosphatic |
| Hu | Huntington silt loam, phosphatic |
| InC | Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded |
| InC3 | Inman silty clay loam, 5 to 12 percent slopes, severely eroded |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| Me | Melvin silt loam, phosphatic |
| MhD2 | Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded |
| MhE2 | Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded |
| MkE3 | Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded |
| MnE | Mimosa-Rock outcrop complex, 20 to 40 percent slopes |
| MoD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| Sc | Sees silty clay loam |
| StC2 | Stiversville silt loam, 5 to 12 percent slopes, eroded |
| StD2 | Stiversville silt loam, 12 to 20 percent slopes, eroded |
| Tb | Taft silt loam, phosphatic |
| W | Water |

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

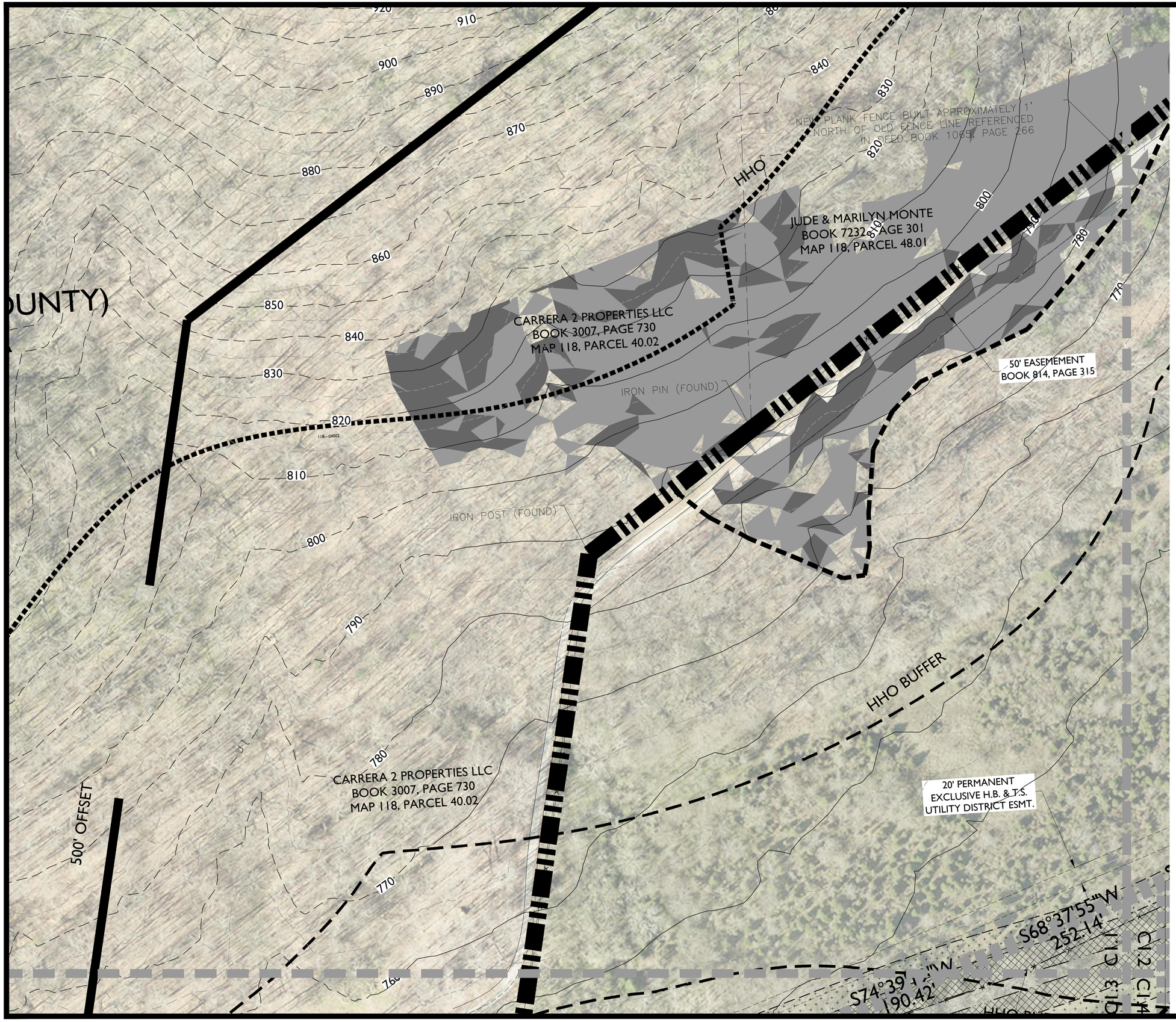
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF ----




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

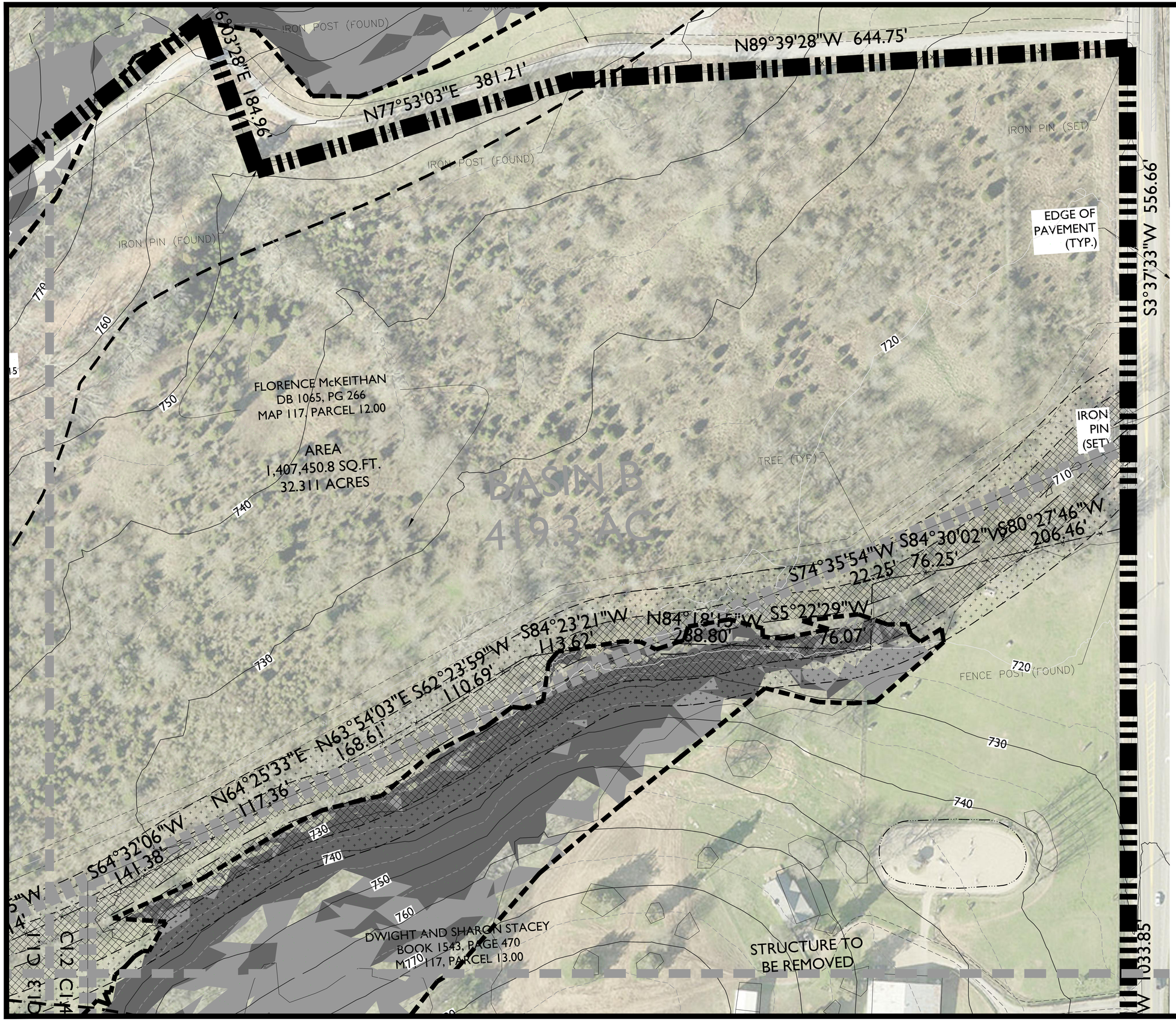
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.1




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

**NOTES:**

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GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

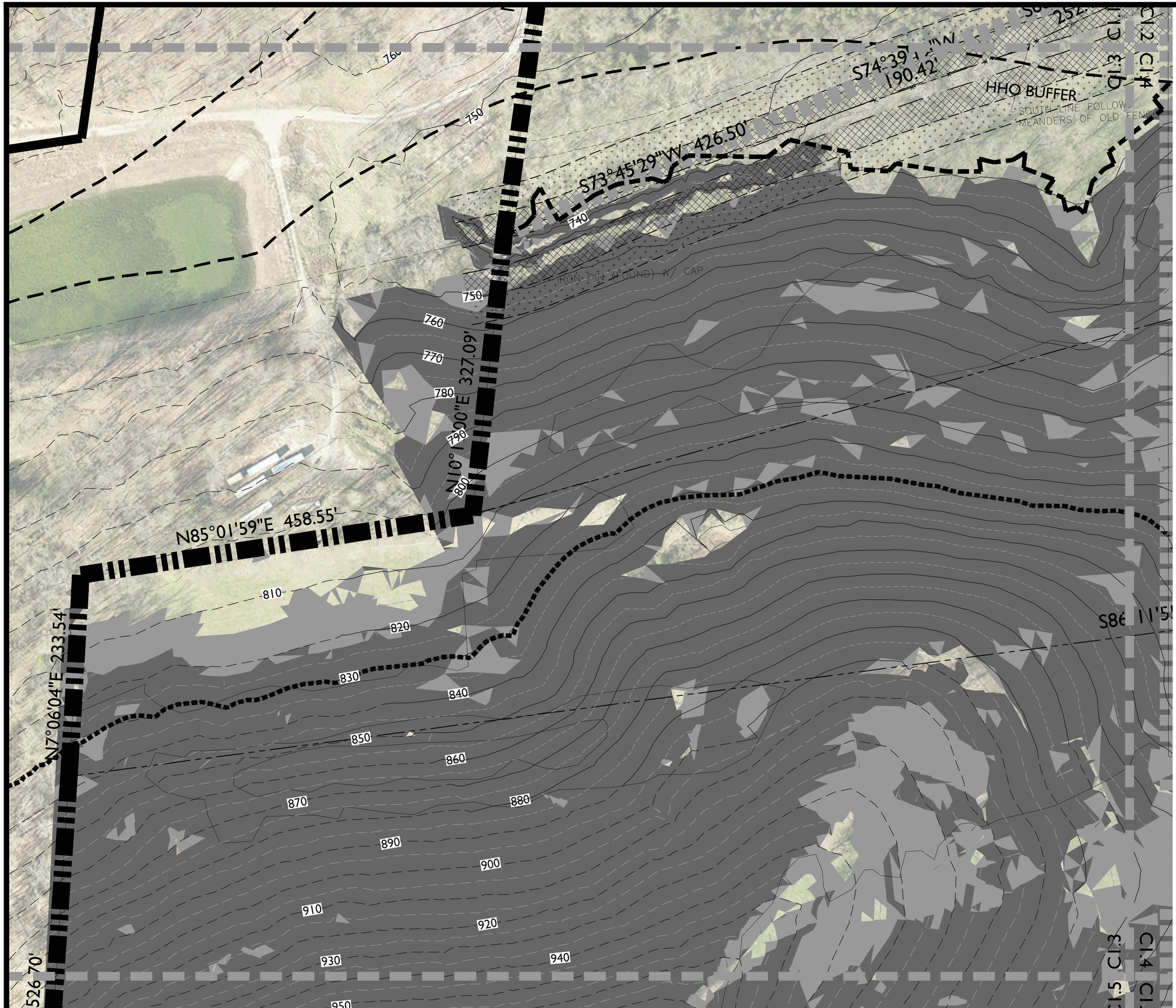
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

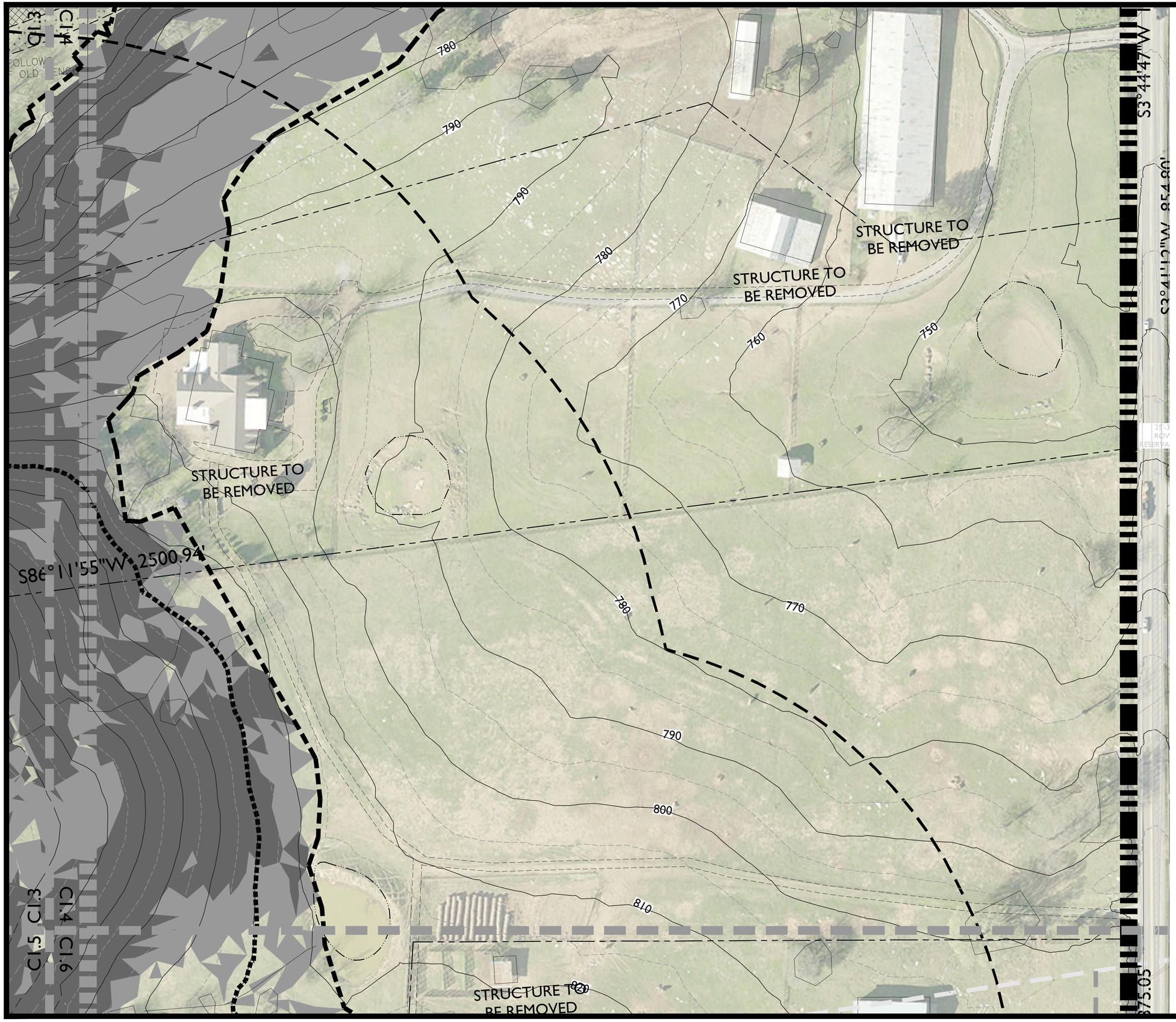
Franklin, Williamson County, Tennessee

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.3

COF ----




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

**NOTES:**

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

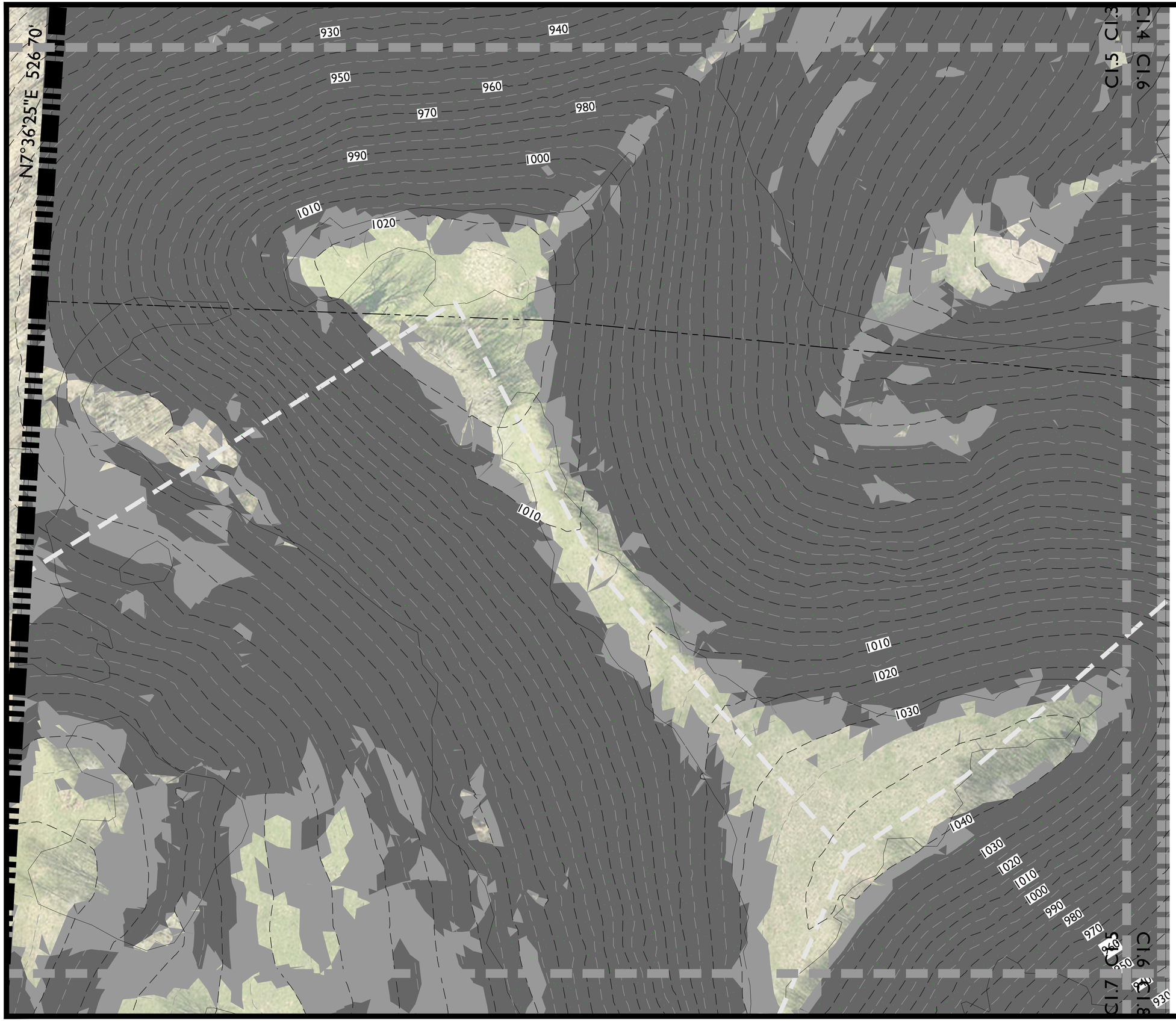
# LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date
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- △ _____

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.4




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5

STRUCTURE TO BE REMOVED

STRUCTURE TO BE REMOVED

POND

HHO BUFFER

HHO BUFFER

S3°42'40"W 1875.05'

## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

**NOTES:**

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2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

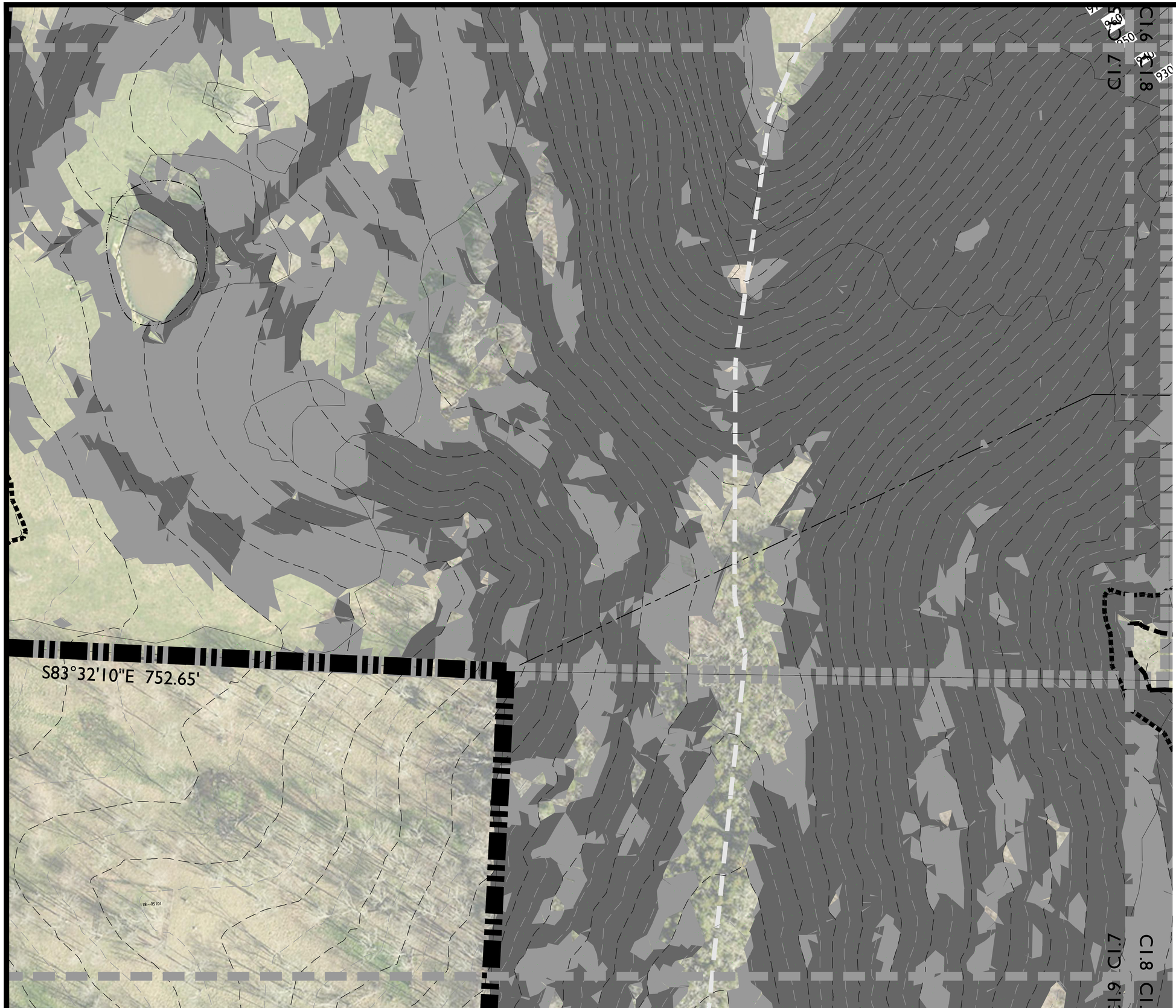
Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET

C1.6




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

N

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

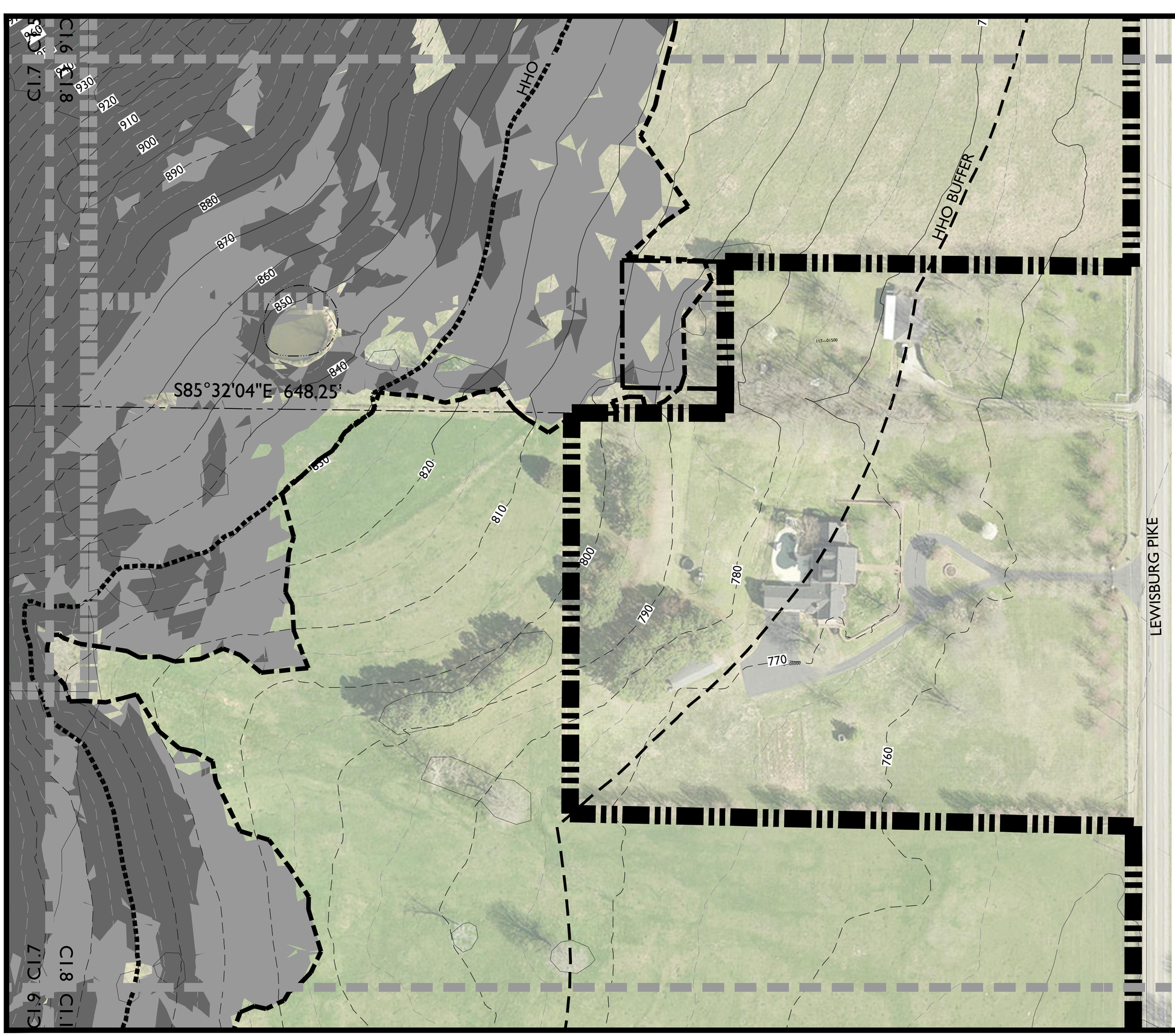
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.7




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

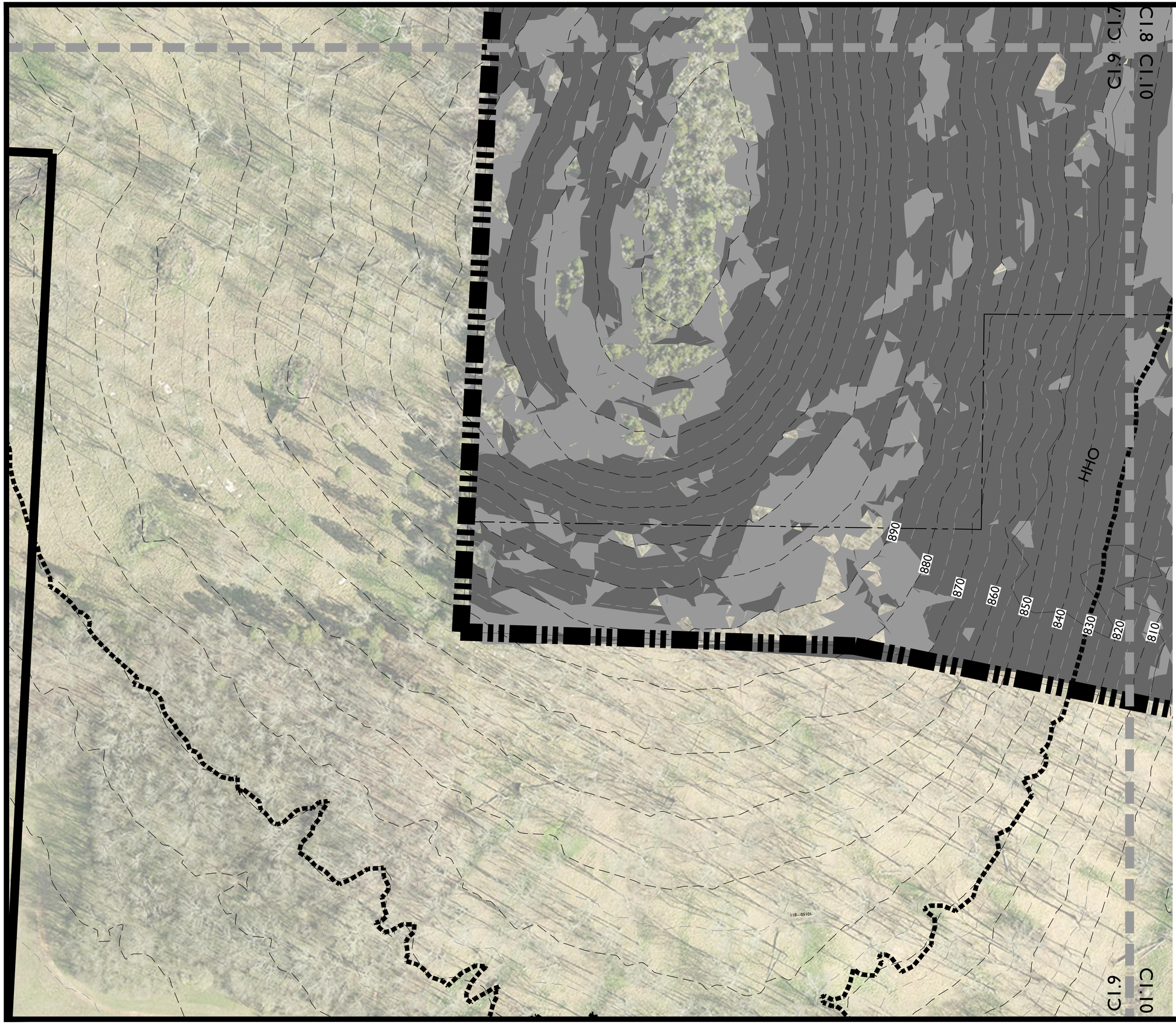
# LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

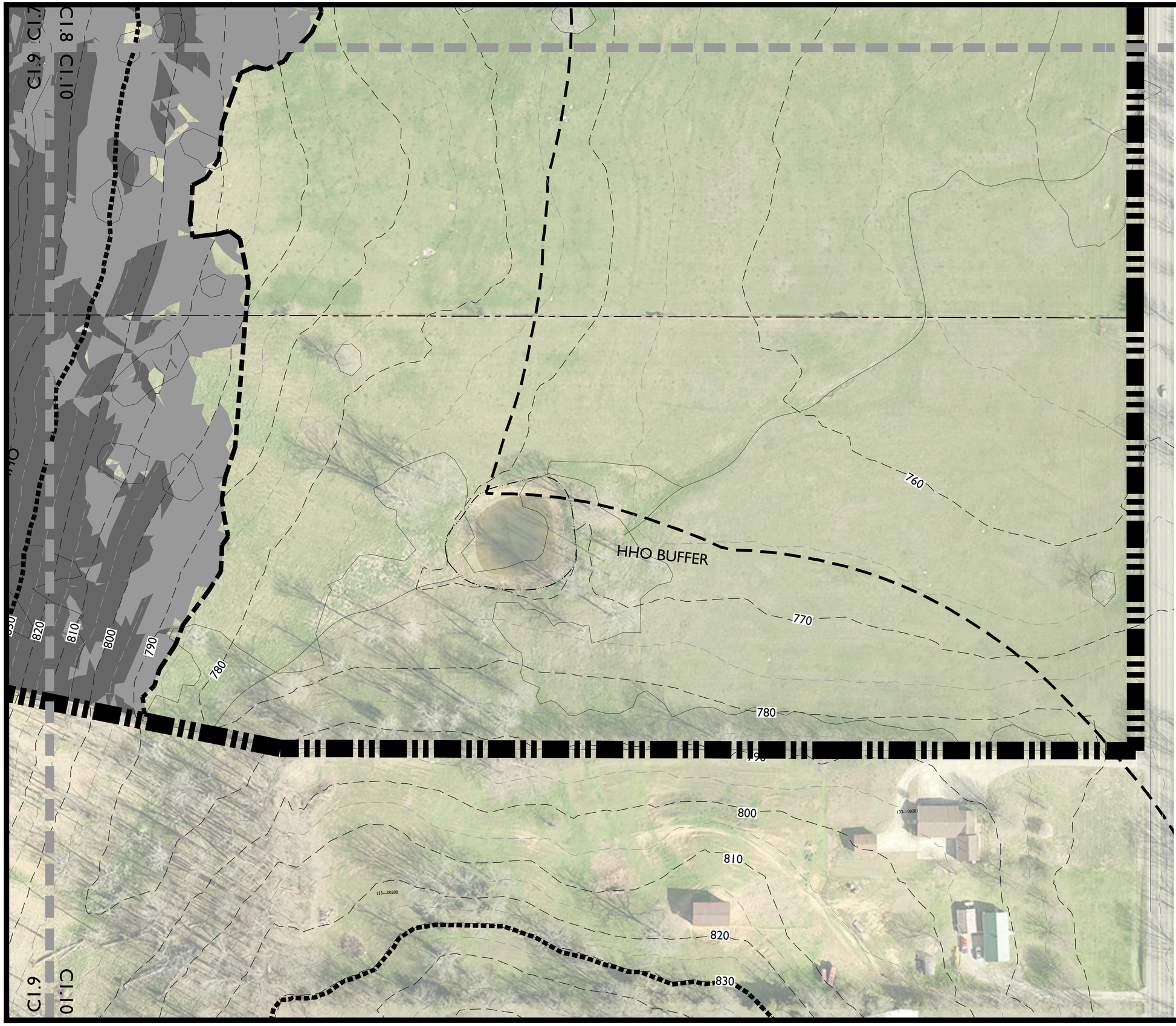
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.9




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

**NOTES:**

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.10

City of Franklin

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

**File #: 21-01883**

**DATE:** March 29, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

Consideration Of Resolution 2021-71, A Resolution To Annex Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, Consisting Of 244.08 Acres, Located West Of Lewisburg Pike And South Of Goose Creek Bypass And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

**PURPOSE:**

**PROJECT INFORMATION**
Applicant: Greg Gamble, GDC
Owners: Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum

**BACKGROUND/STAFF COMMENTS:**
The property being considered for annexation is located between West of Lewisburg Pike and South of Goose Creek Bypass. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). This property falls into the Goose Creek drainage basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study.

The subject properties requesting annexation are within the Conservation Subdivision 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 and attached 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 2021-71 to the Board of Mayor and Aldermen.


RES 2021-70
RES 2021-71
SOUTHVALE PUD
PLAN OF SERVICES & ANNEXATION
244.08 ACRES
FMPC 4/22/2021
Site
Goose Creek Bypass
Bushnell Farm Dr
Jacksboro Pike
Southvale Pkwy
Ledgebrook Dr
Oberlin Ct
Dowdy Meade Dr
Elderdown Dr
Gosling Dr
Verbena Dr
Jacksboro Rd
0
500
1,000
2,000
Feet
N
Southvale PUD
Corporate Boundaries
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 2016. All rights reserved.

**RESOLUTION 2021-71**

**A RESOLUTION TO ANNEX EIGHT PROPERTIES WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS, CONSISTING OF 244.08 ACRES, LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).**

**WHEREAS,** Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum, The Hills Tennessee LLC, (Owners) of eight properties located West of Lewisburg Pike and South of Goose Creek Bypass (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 T.C.A. § 6-51-102, as amended; and

**WHEREAS,** a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

**WHEREAS,** the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2021-70; 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 |
|---|---|
| 117-12.00 | 33.51 |
| 117-13.00 | 21.44 |
| 117-14.00 | 78.13 |
| 118-49.00 | 18.39 |
| 118-49.01 | 35.84 |
| 118-50.01 | 38.57 |
| 118-50.02 | 0.38 |
| 133-1.00 | 17.43 |
| Total | 244.08 |



Law Dept. approved 03.31.21

**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: _____



Law Dept. approved 03.31.21


RES 2021-70
RES 2021-71
SOUTHVALE PUD
PLAN OF SERVICES & ANNEXATION
244.08 ACRES
FMPC 4/22/2021
Site
Goose Creek Bypass
Bushnell Farm Dr
Lewisburg Pike
Jacksboro Rd
Southvale Pl
Southvale Cir
Southvale Ct
Southvale Trace Cir
Ledgebrook Dr
Oberlin Ct
Oberlin Cir
Oberlin Dr
Verbena Dr
Elderdown Dr
Elderdown Ct
Dowdy Meade Dr
Dowdy Meade Ct
Gosling Dr
Catalina Ln
Ridgewood Rd
Southvale Place Blvd
0
500
1,000
2,000
Feet
N
Southvale PUD
Corporate Boundaries
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 2016. All rights reserved.

# LEWISBURG PIKE

## PUD SUBDIVISION
## ANNEXATION REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

### PARCELS

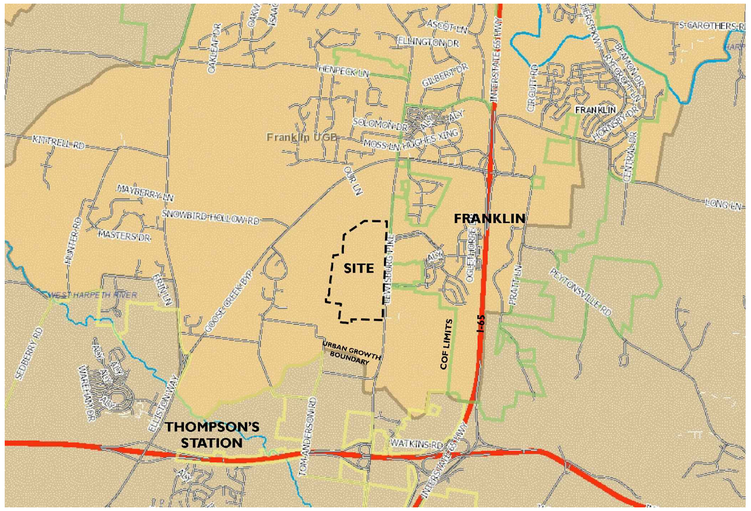
117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

### PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706




NOT TO SCALE

### STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
543 UNITS x 350 GPD = 190,050 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
543 x 0.25 = 136 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

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:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

## LEWISBURG PIKE PUD SUBDIVISION

### SITE DATA

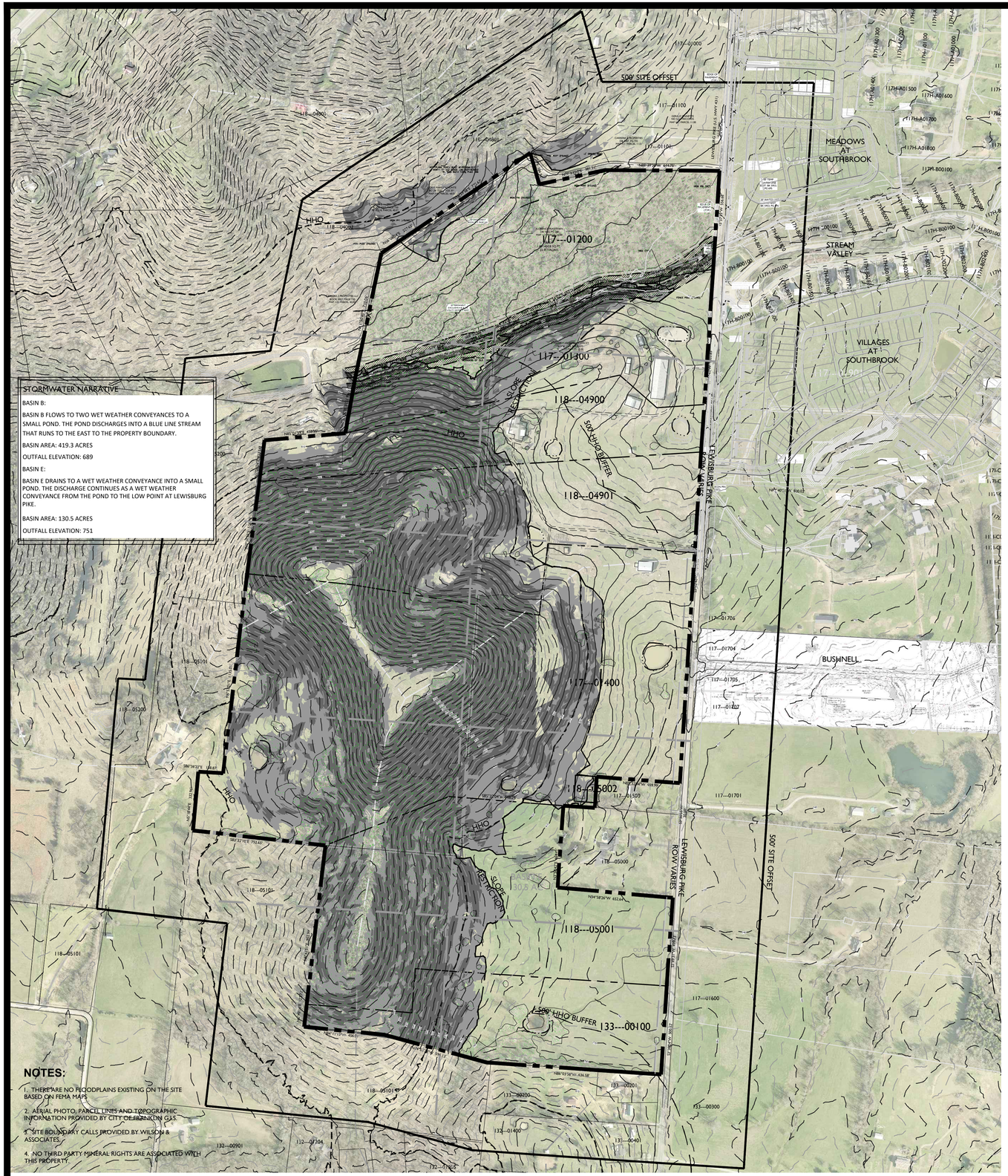
| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | LEWISBURG PIKE PUD SUBDIVISION |
| COF PROJECT NUMBER: | ---- |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| EXISTING SITE ACREAGE: | 243.61 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.23) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, ENVISION FRANKLIN - CONSERVATION SUBDIVISION |

### SHEET INDEX


| | |
|---|---|
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |
| C1.8 | EXISTING CONDITIONS ENLARGEMENT |
| C1.9 | EXISTING CONDITIONS ENLARGEMENT |
| C1.10 | EXISTING CONDITIONS ENLARGEMENT |


PRE-APP SUBMITTAL: 02.22.2021
COF: ----

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204
GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com
FORD CLASSIC HOMES




### STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 300 600 900

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | LEWISBURG PIKE PUD SUBDIVISION |
| PROJECT NUMBER: | ---- |
| ADDRESS: | LEWISBURG PIKE<br>FRANKLIN, TN |
| PARCEL(S): | 117-01200<br>117-01300 & 118-04900<br>117-01400, 118-04901, 118-05001, 118-05002, 133-00100<br>117-01901 & 117-01902 |
| ACREAGE / SF OF SITE: | 243.61 AC |
| BASE ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.23 DUA) |
| ZONING OVERLAY: | HHO, HHO BUFFER |
| MINIMUM LSA: | 20% - 48.72 AC |
| OPEN SPACE REQUIRED: | 5% - 12.18 AC |
| NATURAL AREA REQUIRED: | 10% - 24.36 AC |
| TREE CANOPY RETENTION: | 71% - 82.76 AC |
| OWNER: | MIKE FORD |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE<br>SUITE 145 |
| DUPLEX: | (615) 975-5765 |
| EMAIL: | greg.gamble@gdc-tn.com |
| CONTACT: | GREG GAMBLE |

### LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118, SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 364, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.80' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 285, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (FI) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF THE HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES, WITH THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 333.54' TO AN IRON ROD (FI);
NORTH 85°01'59" EAST, FOR 458.53' TO AN IRON ROD (FI) AT A FENCE CORNER;
NORTH 10°11'06" EAST, FOR 337.09' TO AN IRON ROD (FI) AT MCKEITHANS SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'39" EAST, FOR 436.50' TO A FENCE CORNER (F);
NORTH 68°39'39" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 68°37'51" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°34'05" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'31" EAST, FOR 113.42' TO A FENCE POST (F);
NORTH 84°23'31" EAST, FOR 113.42' TO A FENCE POST AT FENCE CORNER;
NORTH 00°22'29" WEST, FOR 76.00' TO A TREE IN FENCE (F);
NORTH 74°35'44" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.20' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC); AND BY JUDE AND MARILYN MONTE, DB 7222, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES, DB 3007, PG 732, ROWC; ON THE SOUTH BY THE LANDS OF LAWRENCE E. LEVINE, DB 343, PG 470, ROWC; AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -A/P ROW'S). SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 1,105.34' TO AN IRON ROD (FOUND);
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEING THE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.20' TO A TREE WITH FENCE;
SOUTH 74°35'44" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 00°22'29" EAST, FOR 76.00' TO AN EXISTING FENCE CORNER;
NORTH 84°18'11" WEST, FOR 388.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'31" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°25'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'51" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 68°39'39" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'39" WEST, FOR 436.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.86' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES, LLC, NORTH 56°06'34" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 51°39'58" EAST, FOR 775.87' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°33'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'55" EAST, FOR 381.21' TO AN IRON POST (FOUND);
NORTH 03°44'47" EAST, FOR 1,033.80' TO THE BEGINNING AND CONTAINING 1,407,458.92 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-1-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY.
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL, SAID 20' PERMANENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 1992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 100.00, MAP 133
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 285, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (3) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.72' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°37'33" WEST, FOR 1,105.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOOD'S LINES FOR THE FOLLOWING CALLS:
NORTH 85°49'46" WEST, FOR 177.70' TO AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 170.06' TO A FENCE POST (FOUND), HOOD'S SOUTHWEST CORNER;
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°50'19" EAST, FOR 655.07' TO A T- POST (FOUND), IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'58" WEST, FOR 500.52' TO A FENCE POST (FOUND), IN THE NORTH LINE OF SAVVY HOME STAGING AND REAL ESTATE, LLC AS OF RECORD IN DB 7198, PAGE 910 R.O.W.C.;
THENCE, WITH SAID SAVVY HOME'S NORTH LINE, NORTH 86°03'58" WEST, FOR 502.58' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. HOUSE AS OF RECORD IN DB 6857, PAGE 715, R.O.W.C.;
THENCE, WITH HOUSE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 654.58' TO AN IRON ROD (FOUND), AT THE NORTH EAST CORNER OF SONJA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONJA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 406.91' TO A FENCE POST (FOUND);
NORTH 1°40'14" EAST, FOR 107.70' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 1,150.00' TO A FENCE POST;
NORTH 83°32'10" WEST, FOR 753.60' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.;
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'23" EAST, FOR 1,158.87' TO A FENCE POST (FOUND);
NORTH 06°40'22" EAST, FOR 90.19' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.;
THENCE, CONTINUING WITH LEVINE, NORTH 87°35'30" EAST, FOR 173.14' TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 536.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ FT OR 172.31 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

### PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 & 118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

### KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

### TREE CANOPY RETENTION

OVERALL SITE AREA = 10,611,594 SF (243.61 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,605,025 SF |
| TOTAL ACRES | 116.39 AC | 82.76 AC |

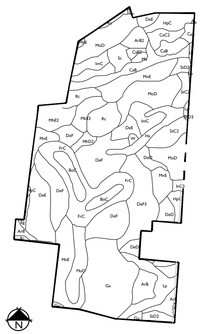
TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (47.7% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,605,025 SF; 82.76 AC (71.1% OF EXISTING) |

### ADJACENT PROPERTY OWNERS

| Map & Parcel | Address | Owner Name | Owner Address | Town | State | Zip |
|---|---|---|---|---|---|---|
| 133 01815 | Pratt Lane | McCord Margaret Ann Crafton | 1186 Roy Sellers Rd | Columbia | TN | 38401 |
| 133 01803 | 4516 Pratt Lane | VW Fishpond LLC | 1200 Homewood Dr | Franklin | TN | 37027 |
| 117 04213 | Pratt Lane | TRP Farms LLC | 1203 Deanna Ct | Franklin | TN | 37067 |
| 133 01813 | Pratt Lane | MDW LLC | 1920 Adelicia St #300 | Nashville | TN | 37212 |
| 133 01800 | Pratt Lane | Crafton Mary Lucille Edwards | 2620 Pratt Rd | Thompson's St | TN | 37179 |
| 133 01816 | Pratt Lane | Turnage Betty Jo Crafton | 4225 Pt Chapel Rd | Franklin | TN | 37064 |
| 117 04210 | 4465 Peytonsville Rd | Crutchfer Mary Kate Pratt | 4465 Peytonsville Rd | Franklin | TN | 37064 |
| 117 04212 | Peytonsville Road | Brakebill Melon Pratt | 4471 Peytonsville Rd | Franklin | TN | 37064 |
| 117 03301 | 4474 Peytonsville Rd | Maxwell Penzey | 4474 Peytonsville Rd | Franklin | TN | 37064 |
| 117 04200 | 4475 Peytonsville Rd | Brakebill Todd | 4475 Peytonsville Rd | Franklin | TN | 37064 |
| 117 03400 | Peytonsville Road | Jordan Thomas A | 4500 Peytonsville Rd | Franklin | TN | 37064 |
| 133 01809 | 4536 Pratt Lane | Smartt Gary D Etal | 4546 Pratt Ln | Franklin | TN | 37064 |
| 133 01811 | 4549 Pratt Lane | Turnage William Chad | 4549 Pratt Ln | Franklin | TN | 37064 |
| 133 01814 | 4540 Pratt Lane | Crafton Dorothy Ann Clark | 4562 Peytonsville Rd | Franklin | TN | 37064 |

### SOILS MAP - NTS



| | |
|---|---|
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| BoC | Bodine gravelly silt loam, 5 to 12 percent slopes |
| CaB | Captina silt loam, phosphatic, 2 to 5 percent slopes |
| CaB2 | Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded |
| CaC2 | Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded |
| DeD | Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded |
| DeE | Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded |
| DeF | Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded |
| DeF3 | Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded |
| Eg | Egam silt loam, phosphatic |
| FrC | Frankstown cherty silt loam, 5 to 12 percent slopes |
| Gu | Gullied land |
| HpC | Humphreys gravelly silt loam, 5 to 12 percent slopes |
| Hs | Huntington cherty silt loam, phosphatic |
| Hu | Huntington silt loam, phosphatic |
| ImC | Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded |
| InC3 | Inman silty clay loam, 5 to 12 percent slopes, severely eroded |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| Me | Melvin silt loam, phosphatic |
| MhD2 | Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded |
| MhE2 | Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded |
| MkE3 | Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded |
| MnE | Mimosa-Rock outcrop complex, 20 to 40 percent slopes |
| MoD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| Sc | Sees silty clay loam |
| StC2 | Stiversville silt loam, 5 to 12 percent slopes, eroded |
| StD2 | Stiversville silt loam, 12 to 20 percent slopes, eroded |
| Tb | Taft silt loam, phosphatic |
| W | Water |

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF ----

# LEWISBURG PIKE

## PUD SUBDIVISION
## ANNEXATION REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

### PARCELS

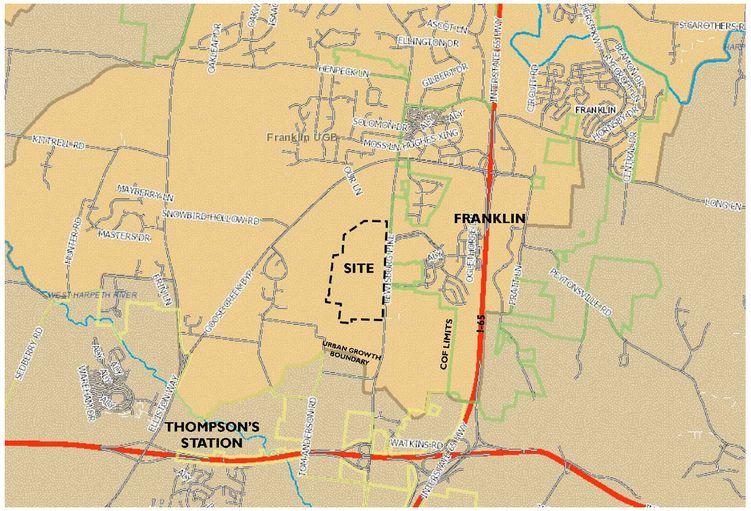
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118---04901, 118---05001, 118---05002, 133---00100

### PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706




NOT TO SCALE

### STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
543 UNITS x 350 GPD = 190,050 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
543 x 0.25 = 136 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.


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:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com


## LEWISBURG PIKE PUD SUBDIVISION

### SITE DATA

| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | LEWISBURG PIKE PUD SUBDIVISION |
| COF PROJECT NUMBER: | ---- |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| EXISTING SITE ACREAGE: | 243.61 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.23) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, ENVISION FRANKLIN - CONSERVATION SUBDIVISION |

### SHEET INDEX

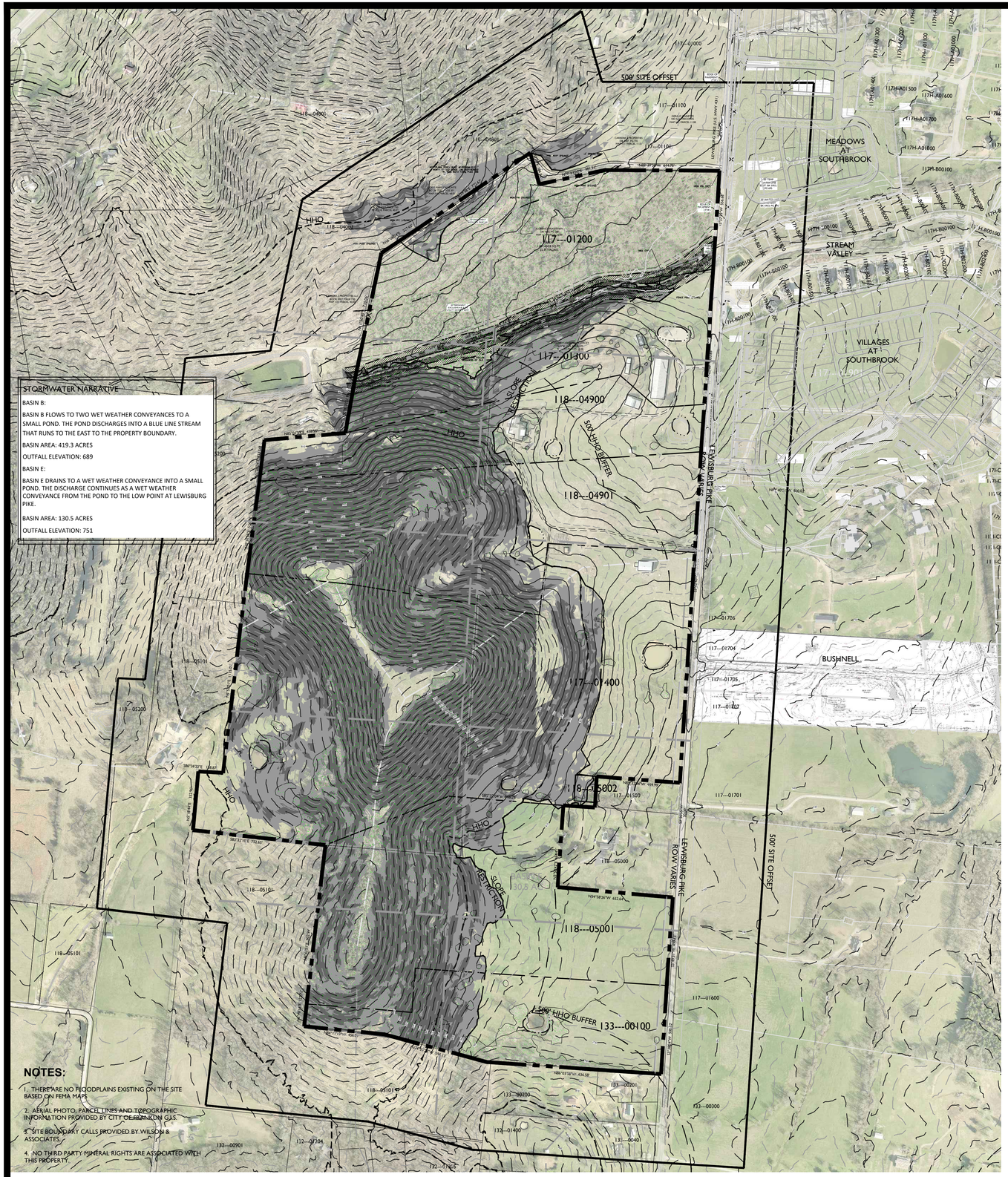

| | |
|---|---|
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |
| C1.8 | EXISTING CONDITIONS ENLARGEMENT |
| C1.9 | EXISTING CONDITIONS ENLARGEMENT |
| C1.10 | EXISTING CONDITIONS ENLARGEMENT |


PRE-APP SUBMITTAL: 02.22.2021
COF: ----

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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

FORD CLASSIC HOMES




### STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

N

0 300 600 900

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | LEWISBURG PIKE PUD SUBDIVISION |
| PROJECT NUMBER: | ---- |
| ADDRESS: | LEWISBURG PIKE<br>FRANKLIN, TN |
| PARCEL(S): | 117-01200<br>117-01300 & 118-04900<br>117-01400, 118-04901, 118-05001, 118-05002, 133-00100<br>117-01901 & 117-01902 |
| ACREAGE / SF OF SITE: | 243.61 AC |
| BASE ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.23 DUA) |
| ZONING OVERLAY: | HHO, HHO BUFFER |
| MINIMUM LSA: | 20% - 48.72 AC |
| OPEN SPACE REQUIRED: | 5% - 12.18 AC |
| NATURAL AREA REQUIRED: | 10% - 24.36 AC |
| TREE CANOPY RETENTION: | 71% - 82.76 AC |
| OWNER: | MIKE FORD |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE<br>SUITE 145 |
| DUPLEX: | (615) 975-5765 |
| EMAIL: | greg.gamble@gdc-tn.com |
| CONTACT: | GREG GAMBLE |

## LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118, SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 364, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.80' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 285, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (FI) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF THE HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES, WITH THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 333.54' TO AN IRON ROD (FI);
NORTH 85°01'59" EAST, FOR 458.53' TO AN IRON ROD (FI) AT A FENCE CORNER;
NORTH 10°11'06" EAST, FOR 337.09' TO AN IRON ROD (FI) AT MCKEITHANS SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'39" EAST, FOR 436.50' TO A FENCE CORNER (F);
NORTH 68°39'39" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 68°37'51" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°29'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°34'05" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'31" EAST, FOR 113.42' TO A FENCE POST (F);
NORTH 84°27'56" EAST, FOR 141.38' TO A TREE AT FENCE CORNER;
NORTH 85°22'59" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'44" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°38'02" EAST, FOR 76.20' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC); AND BY JUDE AND MARILYN MONTE, DB 7222, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES, DB 3007, PG 732, ROWC; ON THE SOUTH BY LAWRENCE E. LEVINE, DEED BOOK 1940, PAGE 278, ROWC; AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -A/P ROW'S). SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 1,105.34' TO AN IRON ROD (FOUND);
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEING THE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.20' TO A TREE WITH FENCE;
SOUTH 74°35'44" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 85°22'59" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'13" WEST, FOR 388.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'31" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°33'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'51" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 68°39'39" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'39" WEST, FOR 436.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.86' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'34" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 51°39'58" EAST, FOR 775.87' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°33'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'55" EAST, FOR 381.21' TO AN IRON POST (FOUND);
NORTH 07°06'04" EAST, FOR 1,033.80' TO THE POINT OF BEGINNING AND CONTAINING 1,407,458.92 SF, OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-1-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY.
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL, SAID 20' PERMANENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 1992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 285, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (3) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.72' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°37'33" WEST, FOR 1,105.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOOD'S LINES FOR THE FOLLOWING CALLS:
NORTH 85°49'46" WEST, FOR 1,172.00' TO AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°30'29" WEST, FOR 1,112.06' TO A FENCE POST (FOUND), HOOD'S SOUTHWEST CORNER;
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°50'19" EAST, FOR 653.07' TO A T- POST (FOUND), IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'58" WEST, FOR 500.52' TO A FENCE POST (FOUND), IN THE NORTH LINE OF SAVVY HOME STAGING AND REAL ESTATE, LLC AS OF RECORD IN DB 6298, PAGE 910 R.O.W.C.;
THENCE, WITH SAVVY'S NORTH LINE AND THE NORTH LINE OF MCCLAIN, JR. FOR 502.58' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. MCGEE AS OF RECORD IN DB 6857, PAGE 715, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°50'58" WEST, FOR 658.58' TO AN IRON ROD (FOUND), AT THE NORTH EAST CORNER OF SONJA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONJA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 406.91' TO A FENCE POST (FOUND);
NORTH 1°40'14" EAST, FOR 107.70' TO AN IRON POST (FOUND);
NORTH 84°11'13" WEST, FOR 1,150.00' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 753.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.;
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'23" EAST, FOR 168.87' TO A FENCE POST (FOUND);
NORTH 06°40'22" EAST, FOR 90.19' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.;
THENCE, CONTINUING WITH LEVINE, NORTH 87°35'30" EAST, FOR 173.14' TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 536.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ FT OR 172.31 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

## PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 & 118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

**KEY**

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

## TREE CANOPY RETENTION

OVERALL SITE AREA = 10,611,594 SF (243.61 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,605,025 SF |
| TOTAL ACRES | 116.39 AC | 82.76 AC |

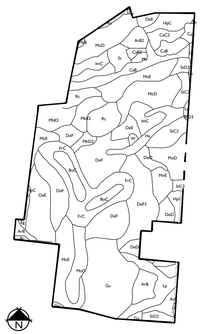
TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (47.7% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,605,025 SF; 82.76 AC (71.1% OF EXISTING) |

## ADJACENT PROPERTY OWNERS

| Map & Parcel | Address | Owner Name | Owner Address | Town | State | Zip |
|---|---|---|---|---|---|---|
| 133 01815 | Pratt Lane | McCord Margaret Ann Crafton | 1186 Roy Sellers Rd | Columbia | TN | 38401 |
| 133 01803 | 4516 Pratt Lane | WK Fishpond LLC | 1200 Homewood Dr | Franklin | TN | 37027 |
| 117 04213 | Pratt Lane | TRP Farms LLC | 1203 Deanna Ct | Franklin | TN | 37067 |
| 133 01813 | Pratt Lane | MDW LLC | 1920 Adelicia St #300 | Nashville | TN | 37212 |
| 133 01800 | Pratt Lane | Crafton Mary Lucille Edwards | 2620 Pratt Rd | Thompson's St | TN | 37179 |
| 133 01816 | Pratt Lane | Turnage Betty Jo Crafton | 4225 Pt Chapel Rd | Franklin | TN | 37064 |
| 117 04210 | 4465 Peytonsville Rd | Crutchfer Mary Kate Pratt | 4465 Peytonsville Rd | Franklin | TN | 37064 |
| 117 04212 | Peytonsville Road | Brakebill Melon Pratt | 4471 Peytonsville Rd | Franklin | TN | 37064 |
| 117 03301 | 4474 Peytonsville Rd | Maxwell Penzey | 4474 Peytonsville Rd | Franklin | TN | 37064 |
| 117 04200 | 4475 Peytonsville Rd | Brakebill Todd | 4475 Peytonsville Rd | Franklin | TN | 37064 |
| 117 03400 | Peytonsville Road | Jordan Thomas A | 4500 Peytonsville Rd | Franklin | TN | 37064 |
| 133 01809 | 4536 Pratt Lane | Smartt Gary D Etal | 4546 Pratt Ln | Franklin | TN | 37064 |
| 133 01811 | 4549 Pratt Lane | Turnage William Chad | 4549 Pratt Ln | Franklin | TN | 37064 |
| 133 01814 | 4540 Pratt Lane | Crafton Dorothy Ann Clark | 4562 Peytonsville Rd | Franklin | TN | 37064 |

## SOILS MAP - NTS



| | |
|---|---|
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| BoC | Bodine gravelly silt loam, 5 to 12 percent slopes |
| CaB | Captina silt loam, phosphatic, 2 to 5 percent slopes |
| CaB2 | Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded |
| CaC2 | Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded |
| DeD | Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded |
| DeE | Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded |
| DeF | Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded |
| DeF3 | Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded |
| Eg | Egam silt loam, phosphatic |
| FrC | Frankstown cherty silt loam, 5 to 12 percent slopes |
| Gu | Gullied land |
| HpC | Humphreys gravelly silt loam, 5 to 12 percent slopes |
| Hs | Huntington cherty silt loam, phosphatic |
| Hu | Huntington silt loam, phosphatic |
| ImC | Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded |
| InC3 | Inman silty clay loam, 5 to 12 percent slopes, severely eroded |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| Me | Melvin silt loam, phosphatic |
| MhD2 | Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded |
| MhE2 | Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded |
| MkE3 | Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded |
| MnE | Mimosa-Rock outcrop complex, 20 to 40 percent slopes |
| MoD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| Sc | Sees silty clay loam |
| StC2 | Stiversville silt loam, 5 to 12 percent slopes, eroded |
| StD2 | Stiversville silt loam, 12 to 20 percent slopes, eroded |
| Tb | Taft silt loam, phosphatic |
| W | Water |

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

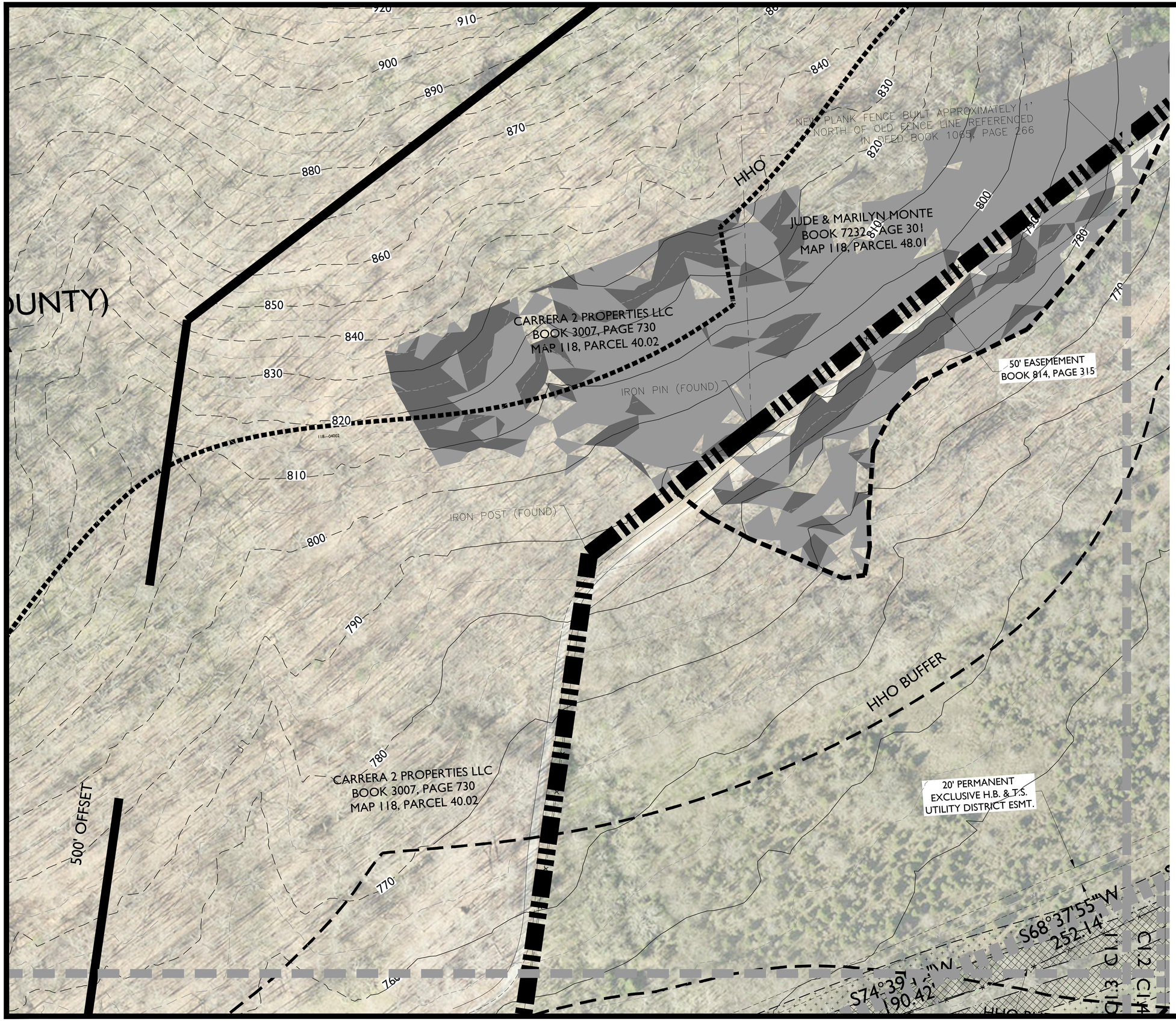
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF ----




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

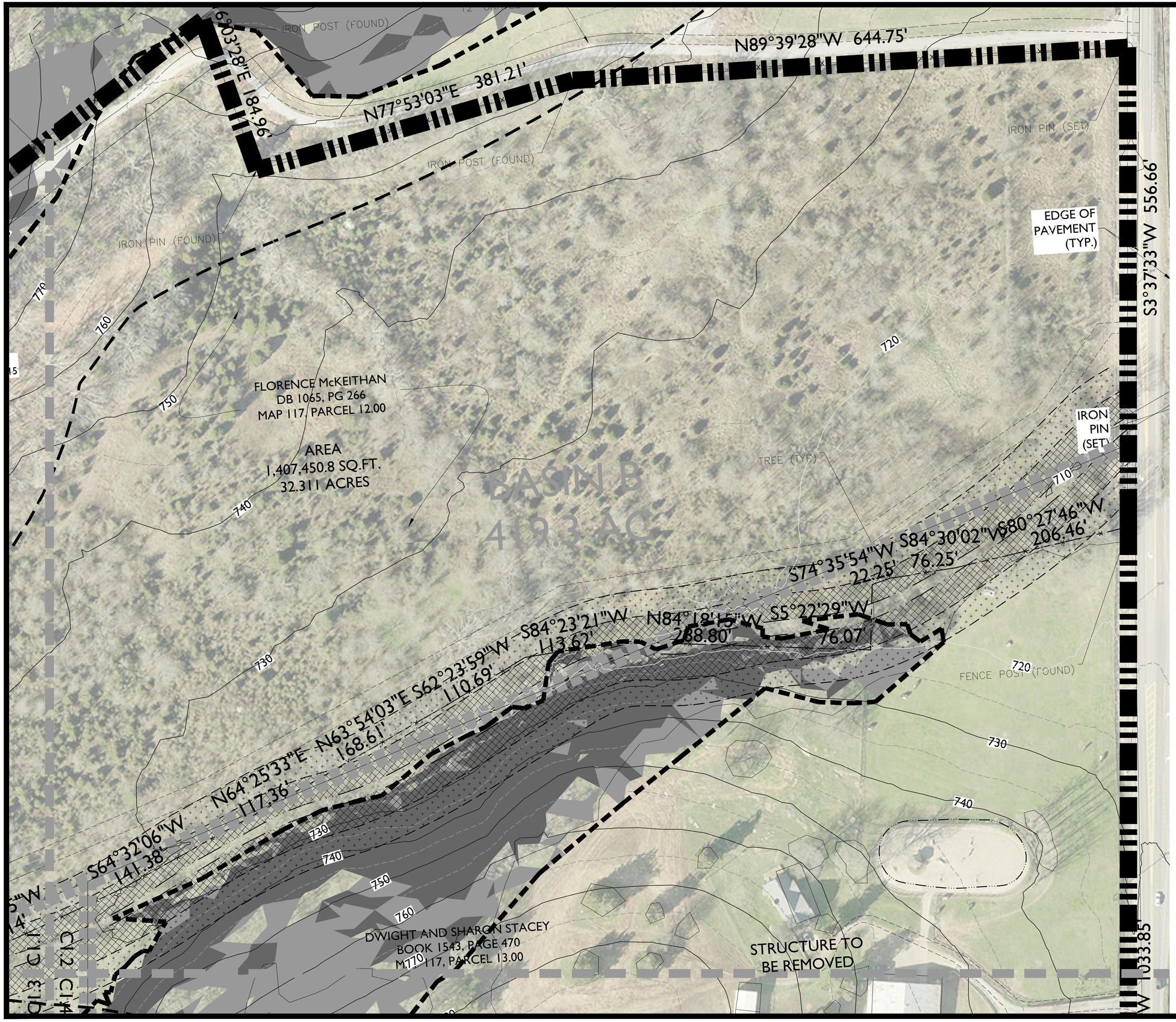
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.1




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

**NOTES:**

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

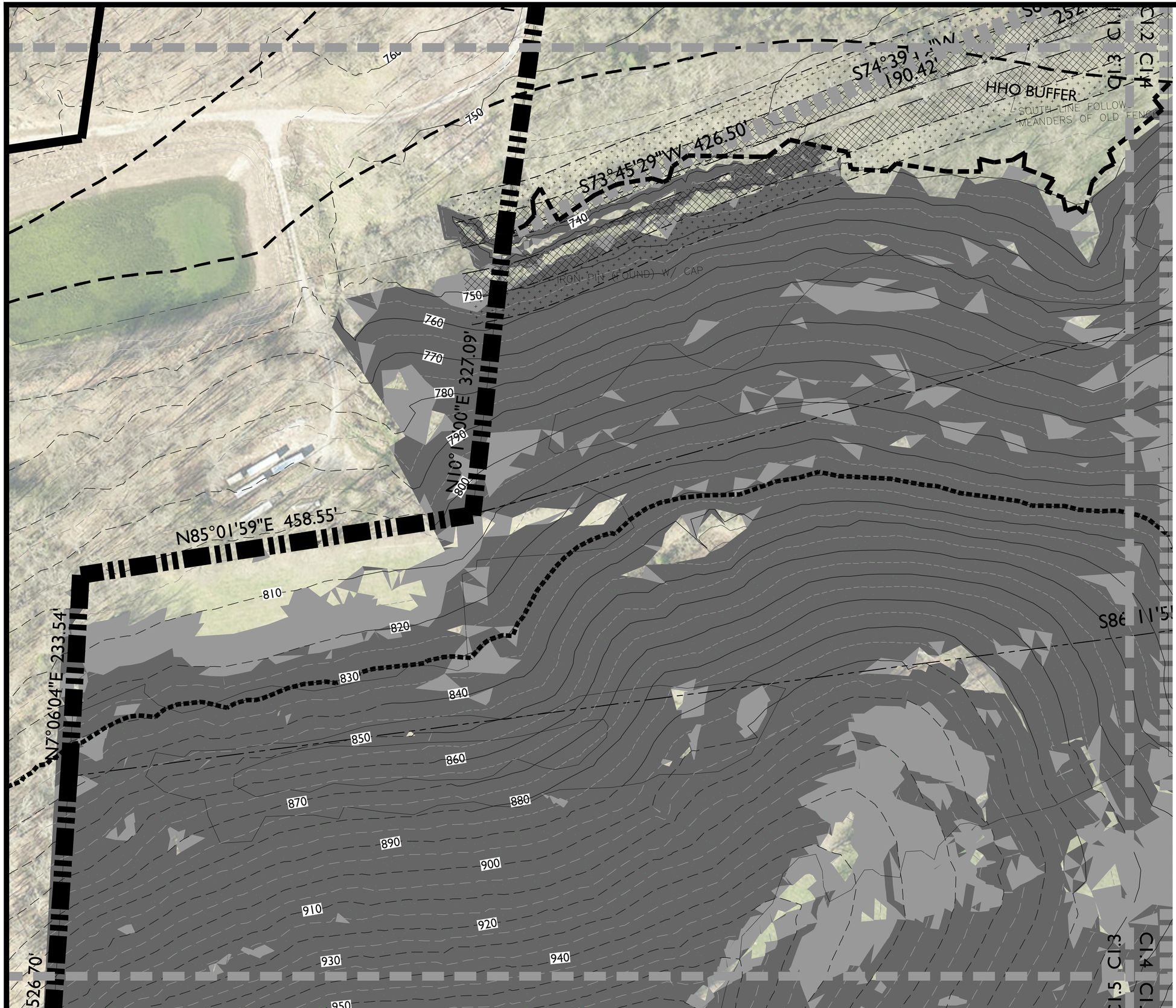
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

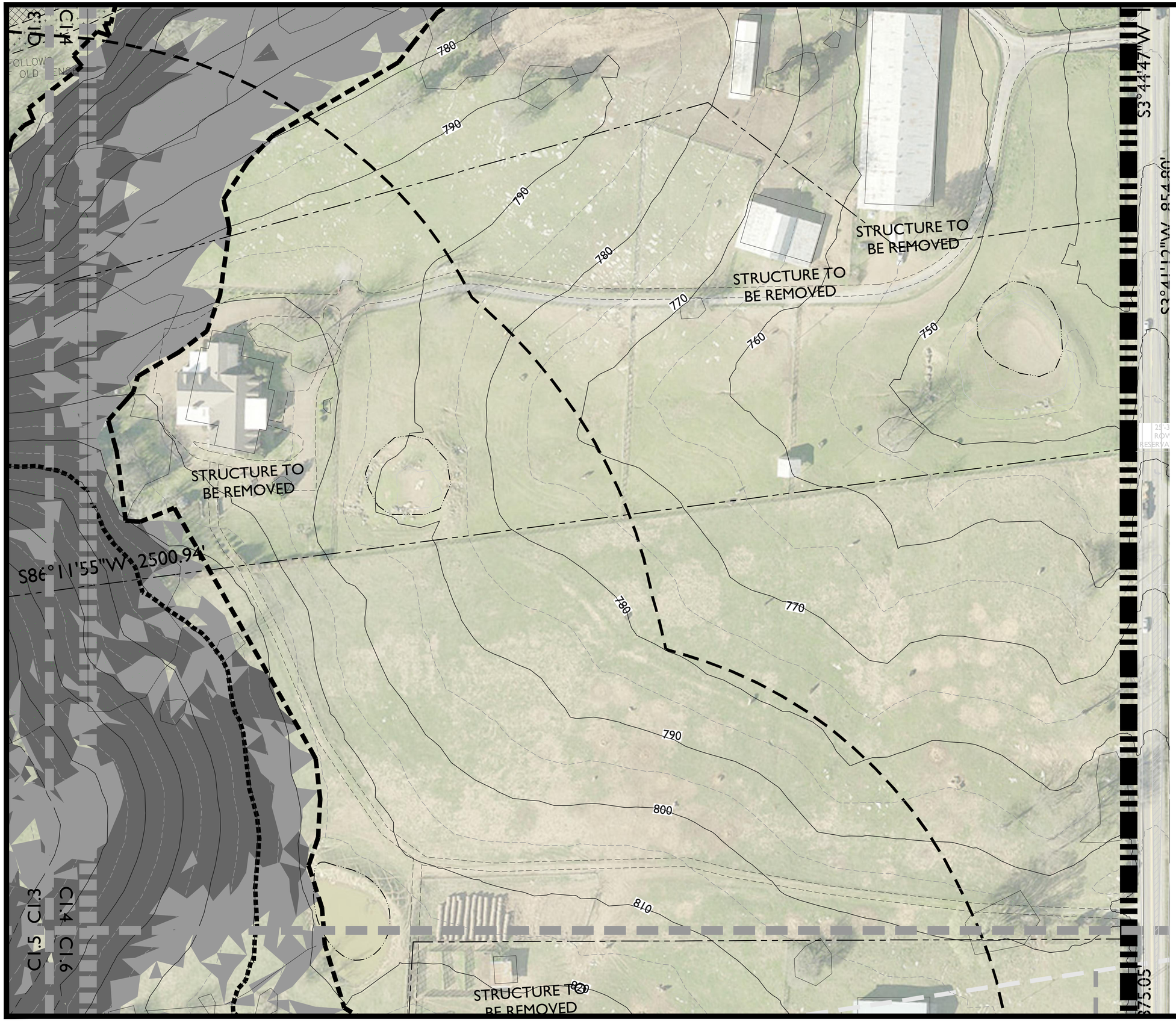
Franklin, Williamson County, Tennessee

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.3

COF ----




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

**NOTES:**

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

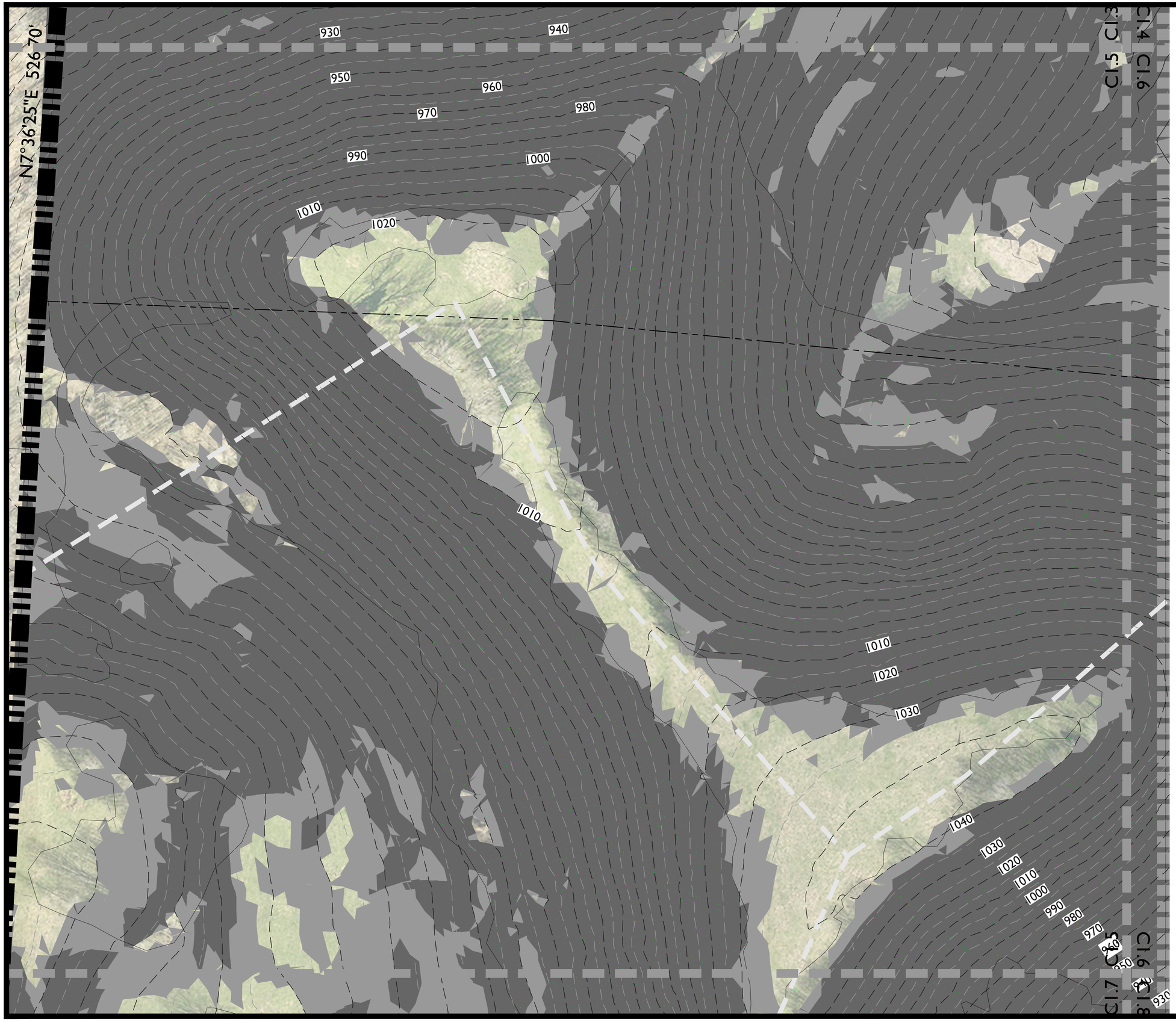
# LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date
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- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.4




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5

STRUCTURE TO BE REMOVED

STRUCTURE TO BE REMOVED

POND

HHO BUFFER

HHO BUFFER

S3°42'40"W 1875.05'

## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

**NOTES:**

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

N

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

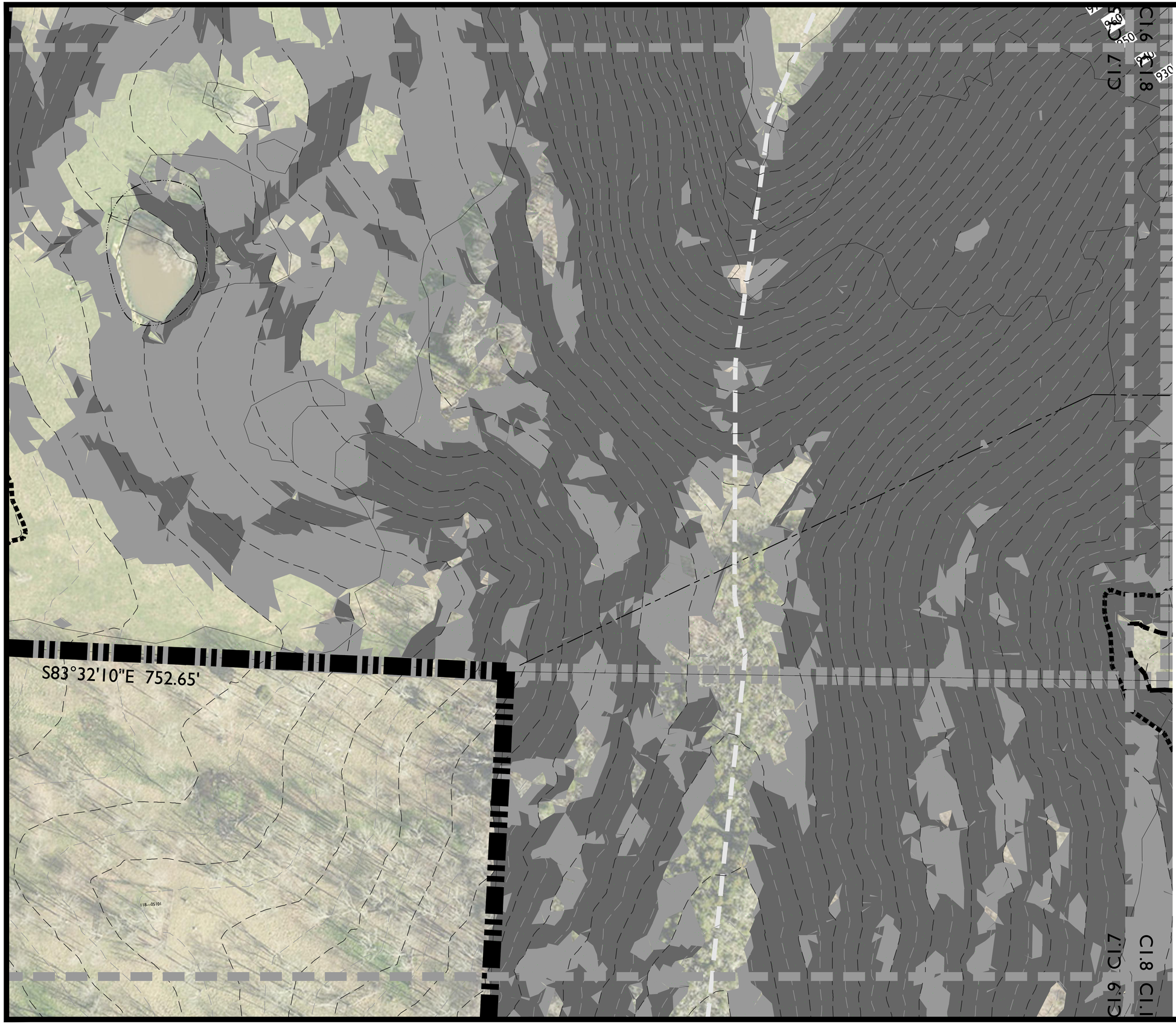
# LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.6




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

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GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

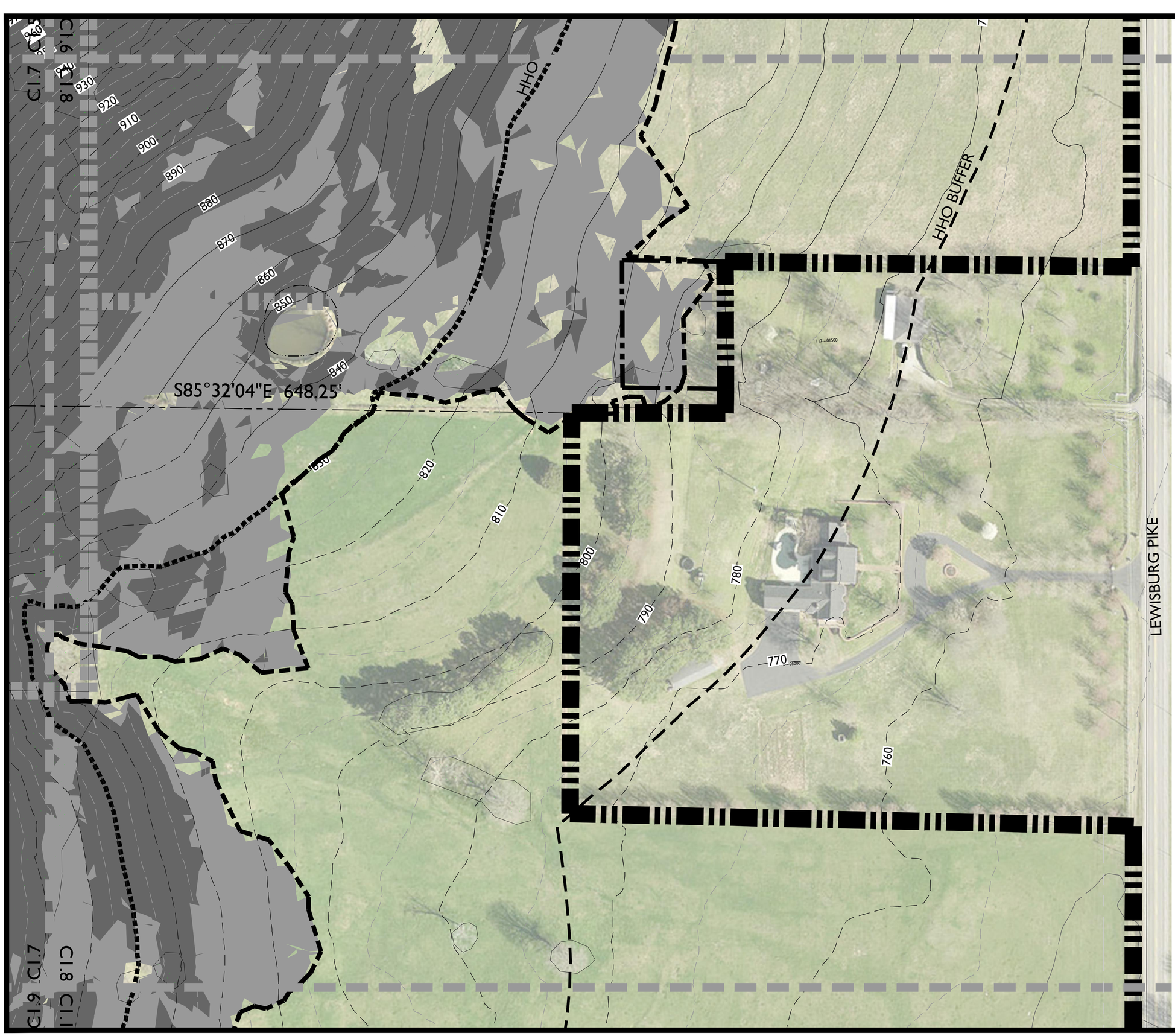
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.7




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

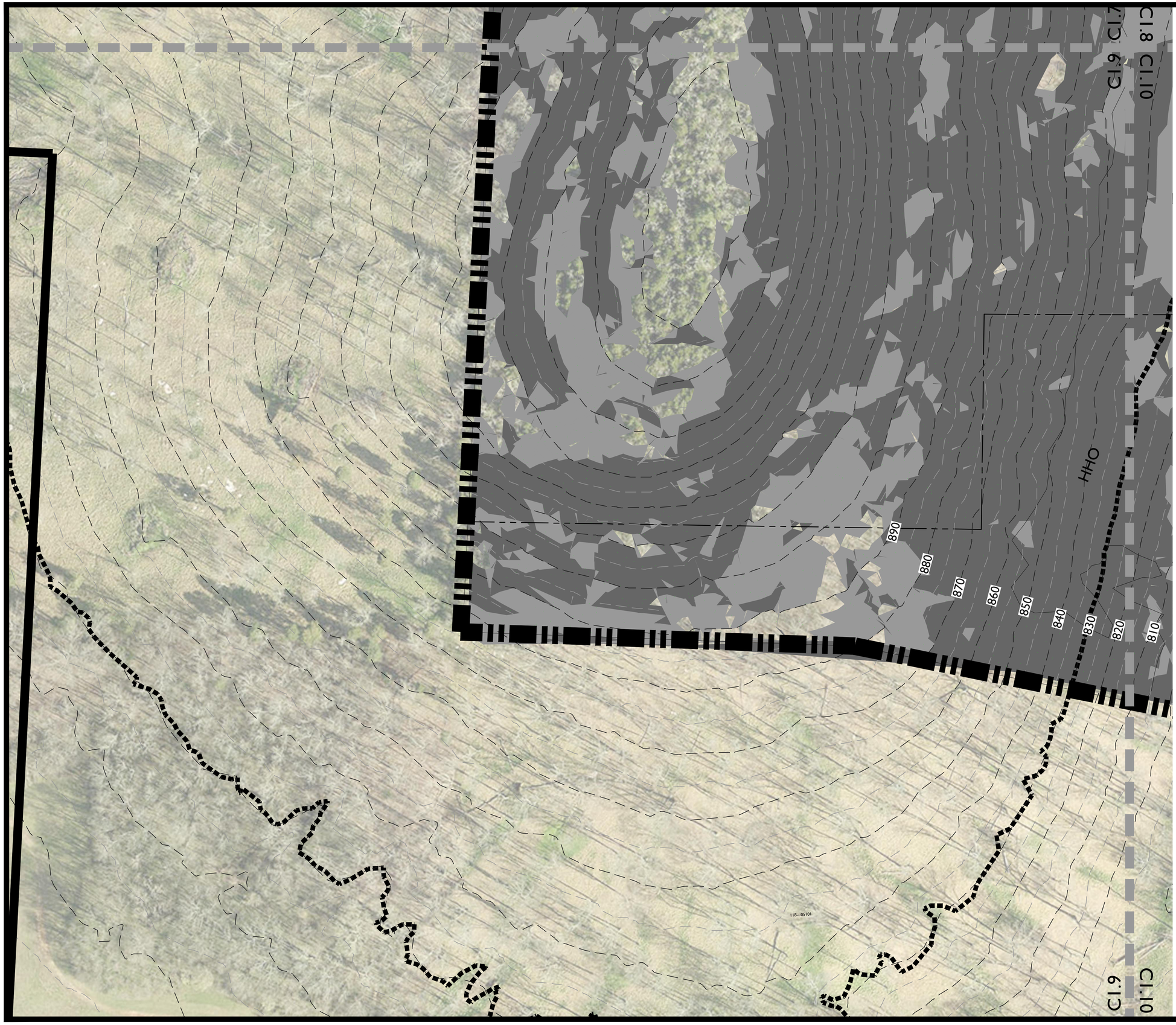
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
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GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

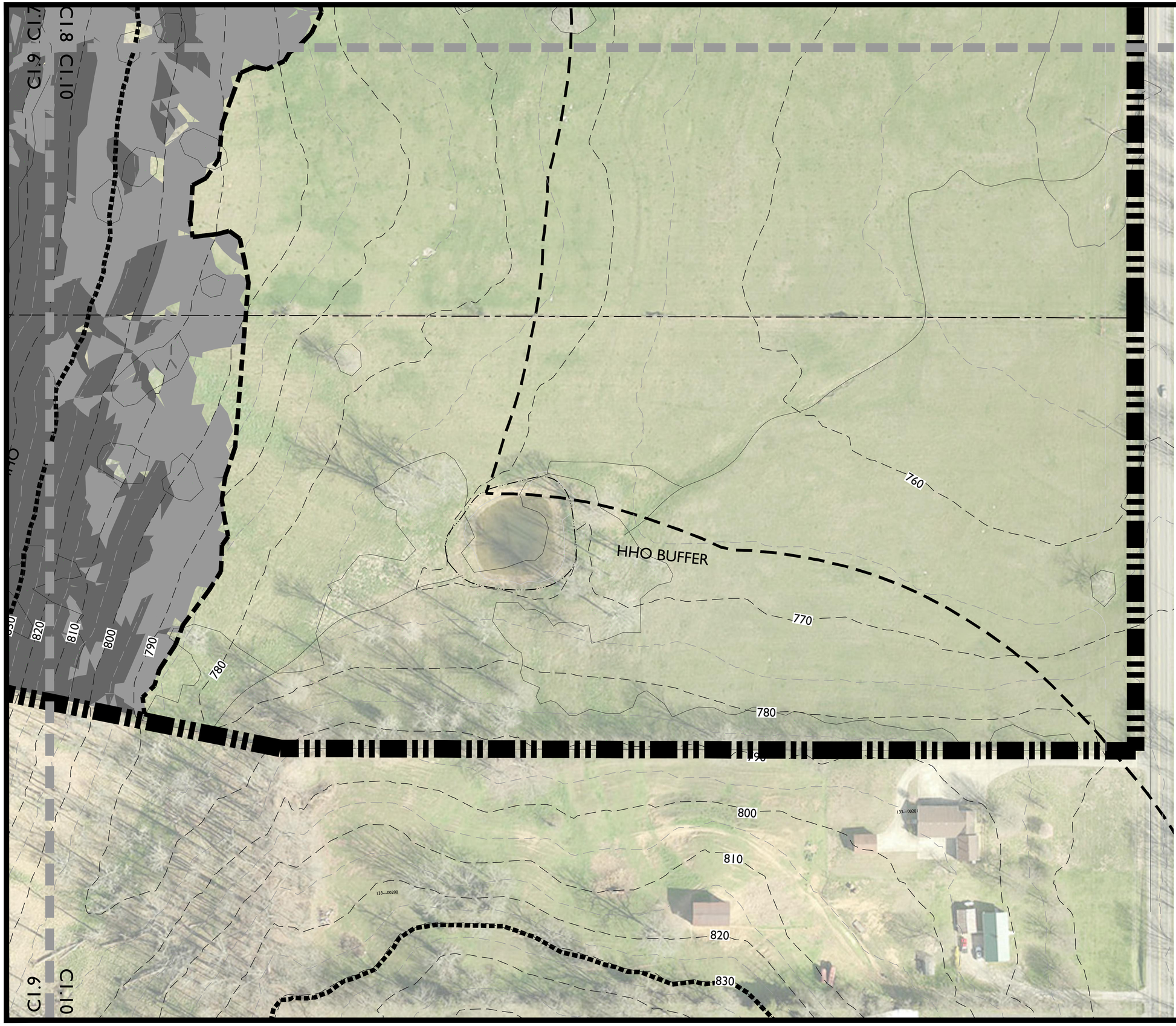
# LEWISBURG PIKE PUD SUBDIVISION
# ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.9




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.10

City of Franklin

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

**File #: 21-01884**

**DATE:** March 29, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

Consideration Of Ordinance 2021-08, An Ordinance To Zone 244.08 Acres To Planned (PD 2.09) District, Scenic Corridor Overlay (SCO) District, Hillside Hillcrest Overlay (HHO) District, For Property Located West Of Lewisburg Pike And South Of Goose Creek Bypass, (Southvale PUD Subdivision).

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7494
Applicant: Greg Gamble
Owners: Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting to zone approximately 244 acres as Planned (PD 2.09) District to accommodate the proposed Southvale PUD Subdivision. Envision Franklin places the subject parcels into the Conservation Subdivision Design Concept. Envision Franklin states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." Envision Franklin further states that, "Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings." The applicant is proposing 512 total dwelling units through a variety of single-family, duplex, and multiplex building types for a density of 2.09 dwelling units per acre. The associated development plan also preserves the recommended 50 percent open space.

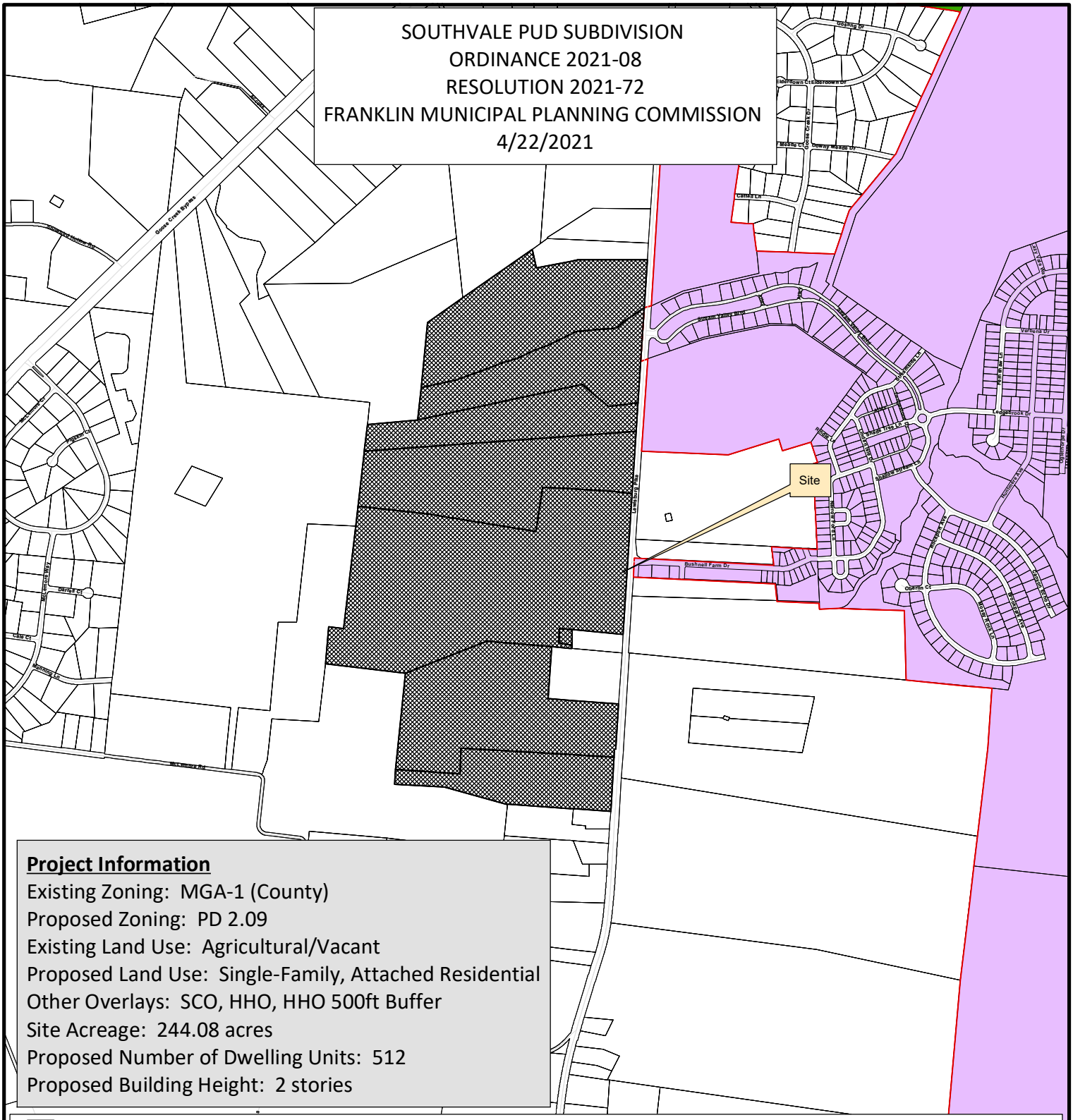
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval of Ordinance 2021-08 to the Board of Mayor and Aldermen.




**Project Information**

Existing Zoning: MGA-1 (County)
Proposed Zoning: PD 2.09
Existing Land Use: Agricultural/Vacant
Proposed Land Use: Single-Family, Attached Residential
Other Overlays: SCO, HHO, HHO 500ft Buffer
Site Acreage: 244.08 acres
Proposed Number of Dwelling Units: 512
Proposed Building Height: 2 stories

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 2018. All rights reserved.

**ORDINANCE 2021-08**

**AN ORDINANCE TO ZONE 244.08 ACRES TO PLANNED (PD 2.09) DISTRICT, SCENIC CORRIDOR OVERLAY (SCO) DISTRICT, HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, FOR PROPERTY LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS, (SOUTHVALE PUD SUBDIVISION).**

**WHEREAS,** Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum, The Hills Tennessee LLC, (Owners) of property located West of Lewisburg Pike and South of Goose Creek Bypass (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 2021-70 and Resolution 2021-71; and

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

**WHEREAS**, the Planned (PD 2.09) district, Scenic Corridor Overlay (SCO) District, and Hillside Hillcrest Overlay (HHO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

**WHEREAS,** the BOMA adopted Resolution 2021-72, 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 2.09) district, Scenic Corridor Overlay (SCO) District, and Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 117-12.00 | 33.51 |
| 117-13.00 | 21.44 |
| 117-14.00 | 78.13 |
| 118-49.00 | 18.39 |
| 118-49.01 | 35.84 |
| 118-50.01 | 38.57 |
| 118-50.02 | 0.38 |
| 133-1.00 | 17.43 |
| Total | 244.08 |

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

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

**ATTEST:**

By: _____
**Eric S. Stuckey**
City Administrator/Recorder
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

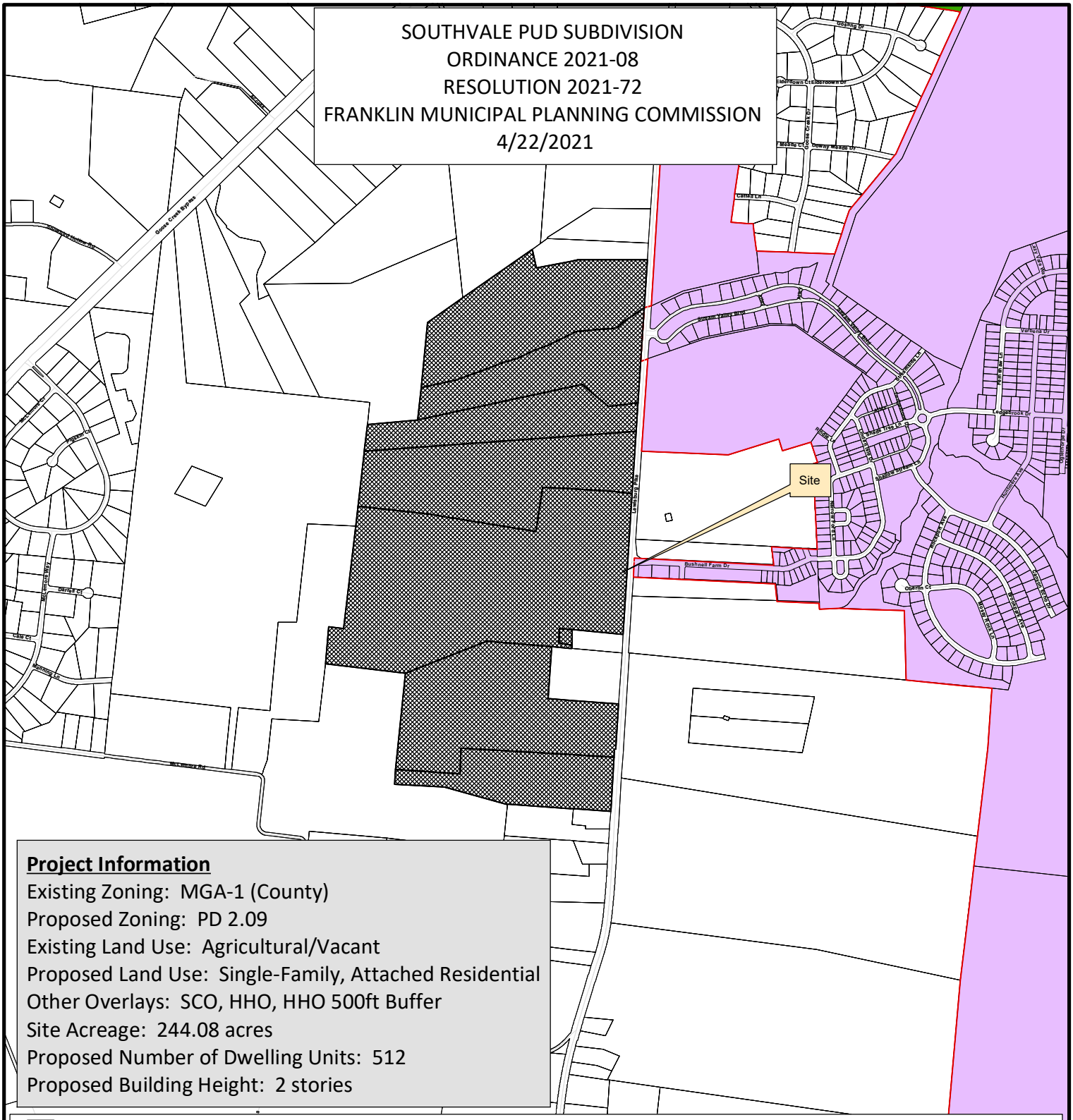
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

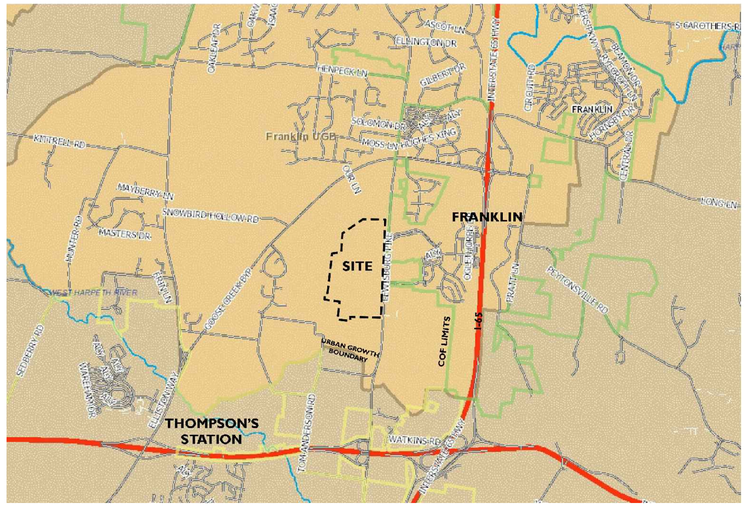
PASSED SECOND READING: _____

PASSED THIRD READING: _____


SOUTHVALE PUD SUBDIVISION
ORDINANCE 2021-08
RESOLUTION 2021-72
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021
Site
Bushnell Farm Dr
Leiper's Fork Rd
Goose Creek Bypass
Southvale Pkwy
Southvale Valley Blvd
Southvale Trace Ln
Southvale Ridge Ln
Southvale Ridge Cir
Southvale Ridge Ct
Southvale Ridge Dr
Southvale Ridge Way
Southvale Ridge Pl
Southvale Ridge Trce
Southvale Ridge Blvd

# SOUTHVALE
## REZONING REQUEST

PD (2.09)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE




NOT TO SCALE

## STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

## PARCELS

117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

## PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

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:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

## SOUTHVALE PUD SUBDIVISION

### SITE DATA

| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | SOUTHVALE PUD SUBDIVISION |
| COF PROJECT NUMBER: | 7494 |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| EXISTING SITE ACREAGE: | 244.80 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, SCO<br>ENVISION FRANKLIN - CONSERVATION SUBDIVISION |

### SHEET INDEX


| | |
|---|---|
| C0.0 | COVER |
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |
| C1.8 | EXISTING CONDITIONS ENLARGEMENT |
| C1.9 | EXISTING CONDITIONS ENLARGEMENT |
| C1.10 | EXISTING CONDITIONS ENLARGEMENT |



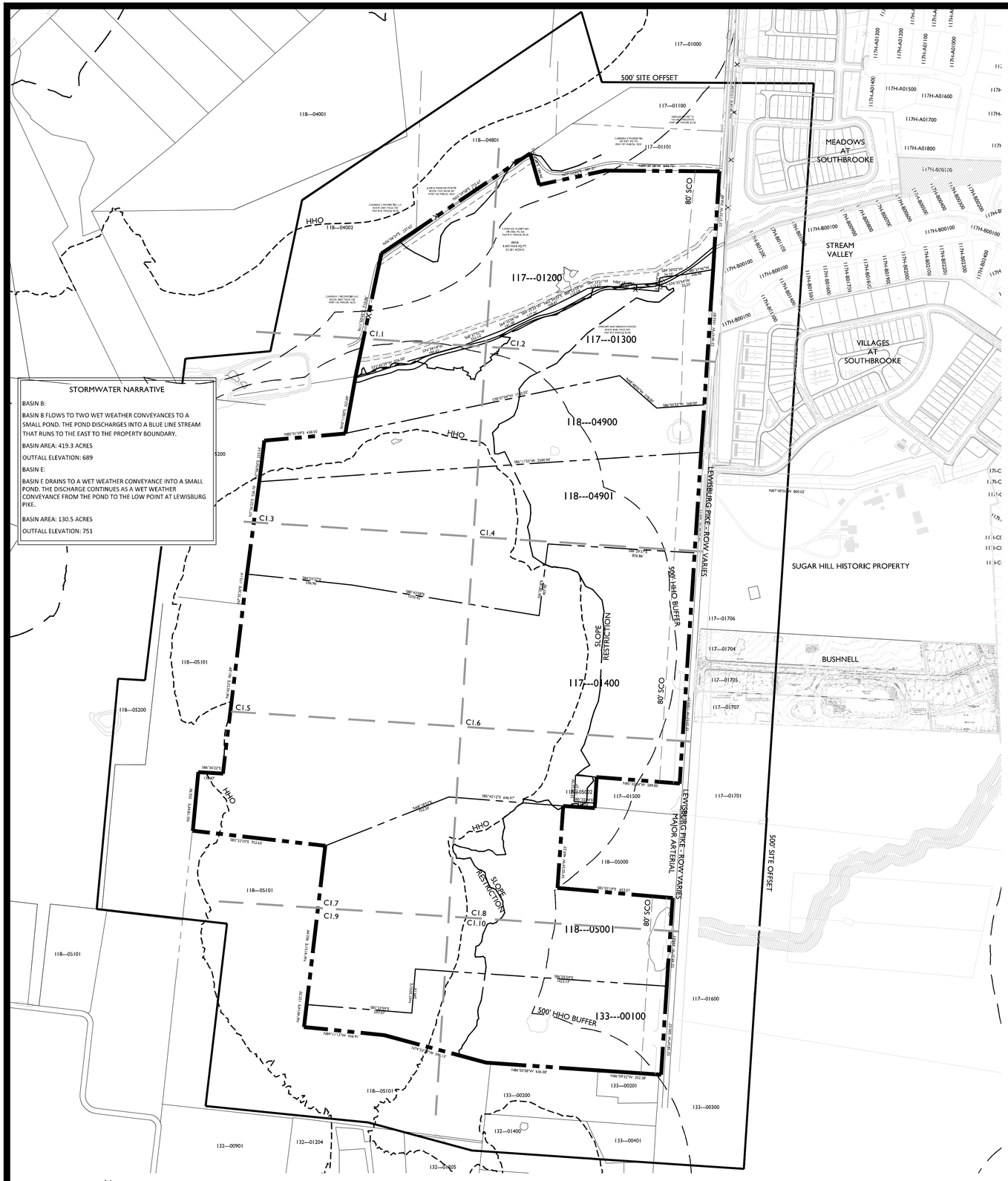


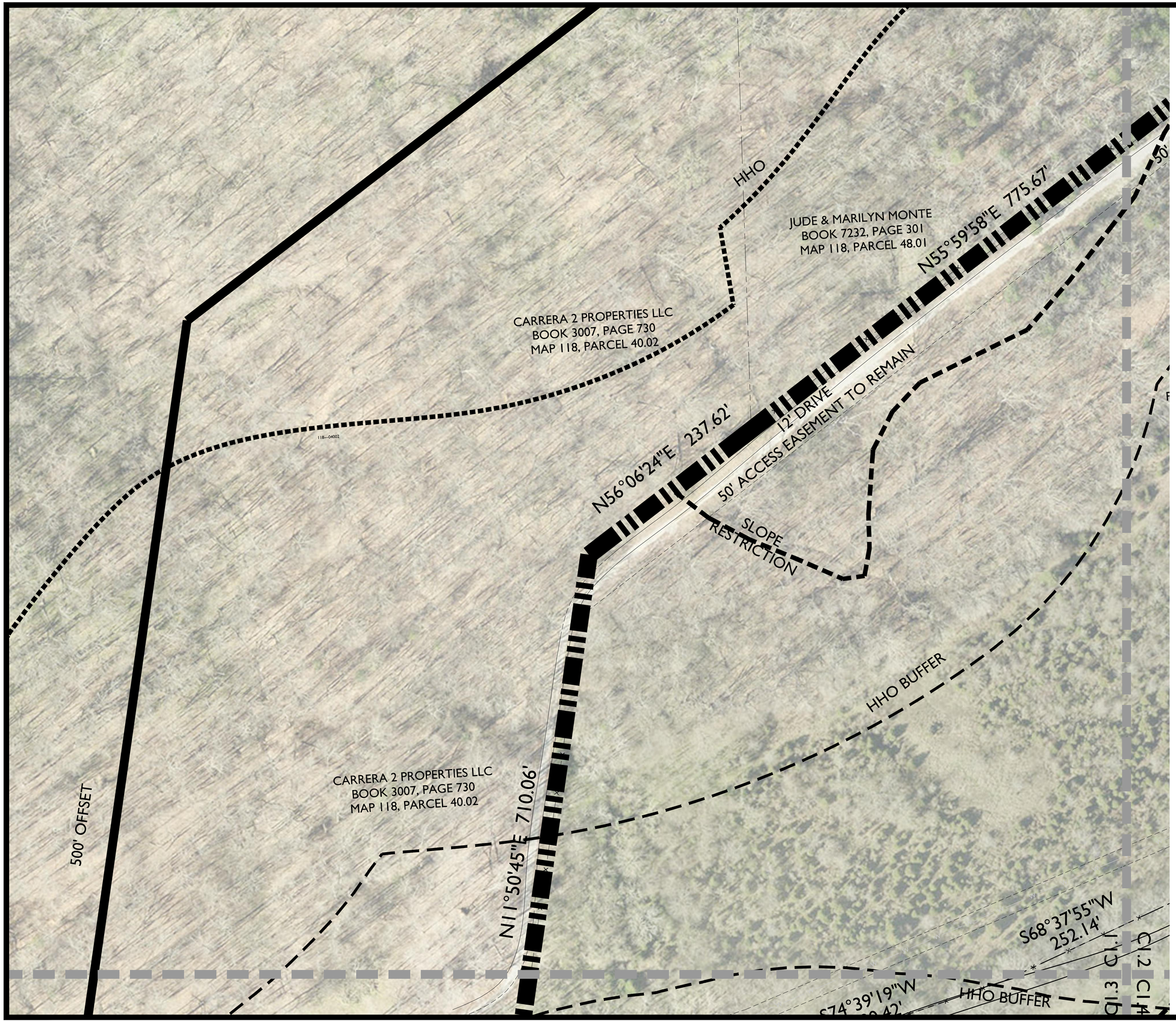
SUBMITTAL DATE: 03.08.2021
RESUBMITTAL DATE: 04.01.2021
COF: 7494

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

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


500' SITE OFFSET
MEADOWS AT SOUTHBROOKE
STREAM VALLEY
VILLAGES AT SOUTHBROOKE
SUGAR HILL HISTORIC PROPERTY
BUSHNELL
LEWISBURG PIKE - ROW VARIES
MAJOR ARTERIAL
500' SITE OFFSET
500' HHO BUFFER
SLOPE RESTRICTION
80' SCO
HHO
C1.1
C1.2
C1.3
C1.4
C1.5
C1.6
C1.7
C1.8
C1.9
C1.10
117---01000
117---01100
117---01101
117---01200
117---01300
118---04900
118---04901
117---01400
118---05000
118---05001
117---01500
133---00100
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117---01706
117---01704
117---01705
117---01707
117---01701
118---04001
118---04801
118---04002
118---05101
118---05200
118---05102
133---00200
133---00201
133---00300
132---00901
132---01204
132---01205
133---00401
132---01400
N85°01'39"E 458.85'
S85°01'55"W 2500.94'
N87°40'11"W 800.02'
N86°07'58"W 636.58'
N86°59'42"W 192.38'
N85°41'00"E 1320.00'
S85°32'59"E 1977.37'
S85°32'59"E 1977.37'
S85°32'59"E 1977.37




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GDC
GAMBLE
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

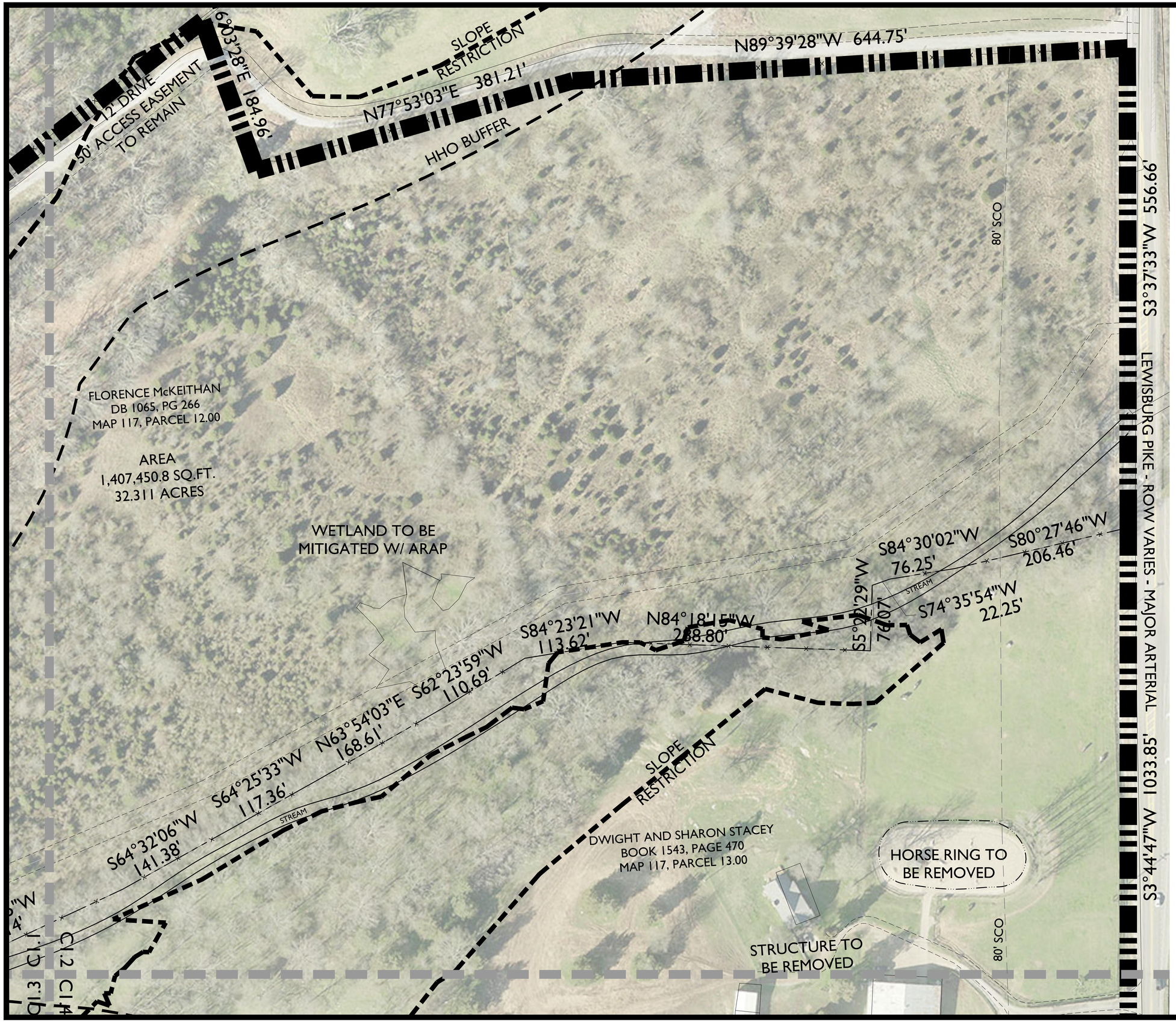
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
- △
- △
- △
- △

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.1




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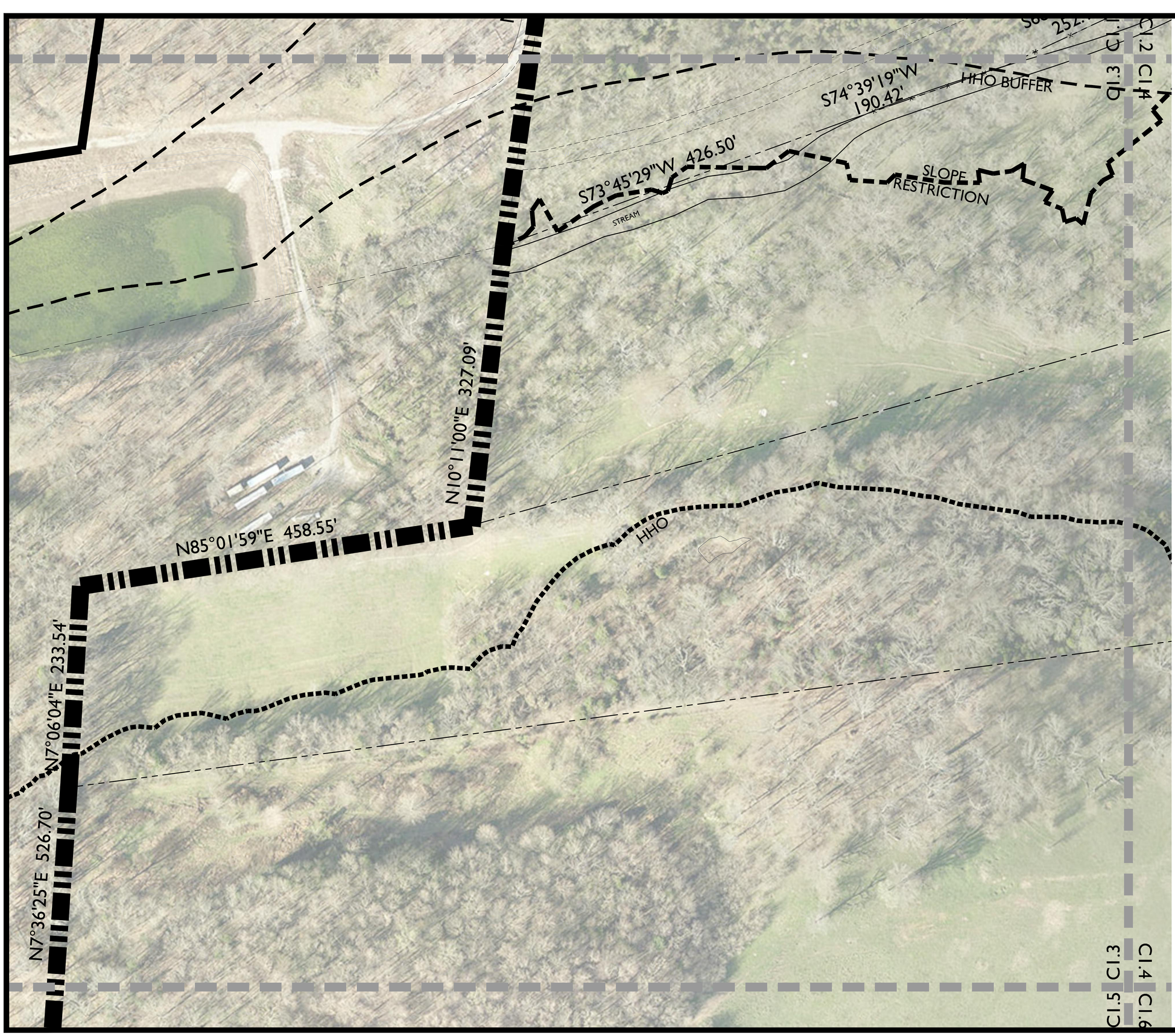
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
- △
- △
- △
- △

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2




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# SOUTHVALE PUD SUBDIVISION
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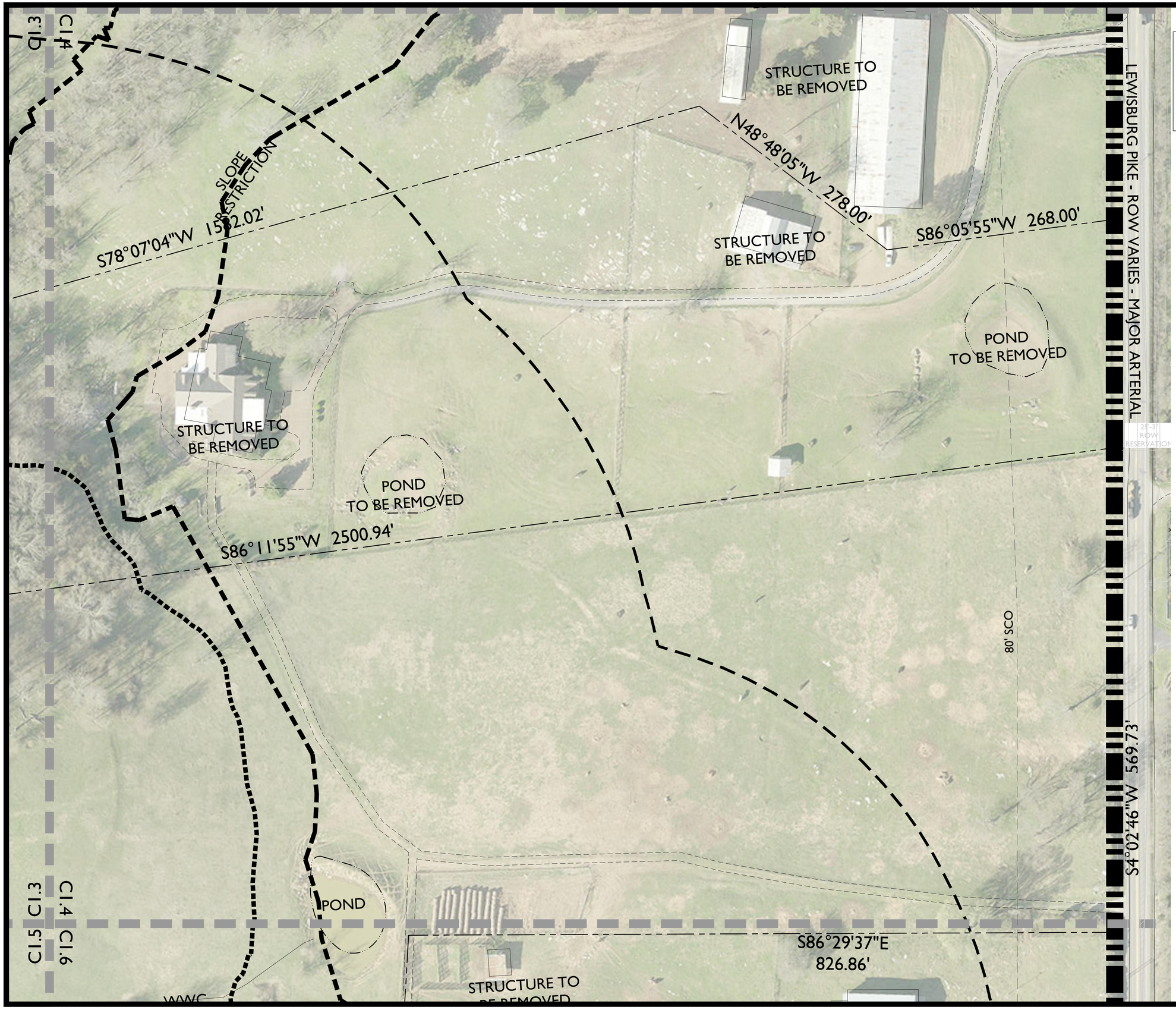
Franklin, Williamson County, Tennessee

JEREY STOKES
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.3




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

0 50 100 150

N

EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.4




[*]SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

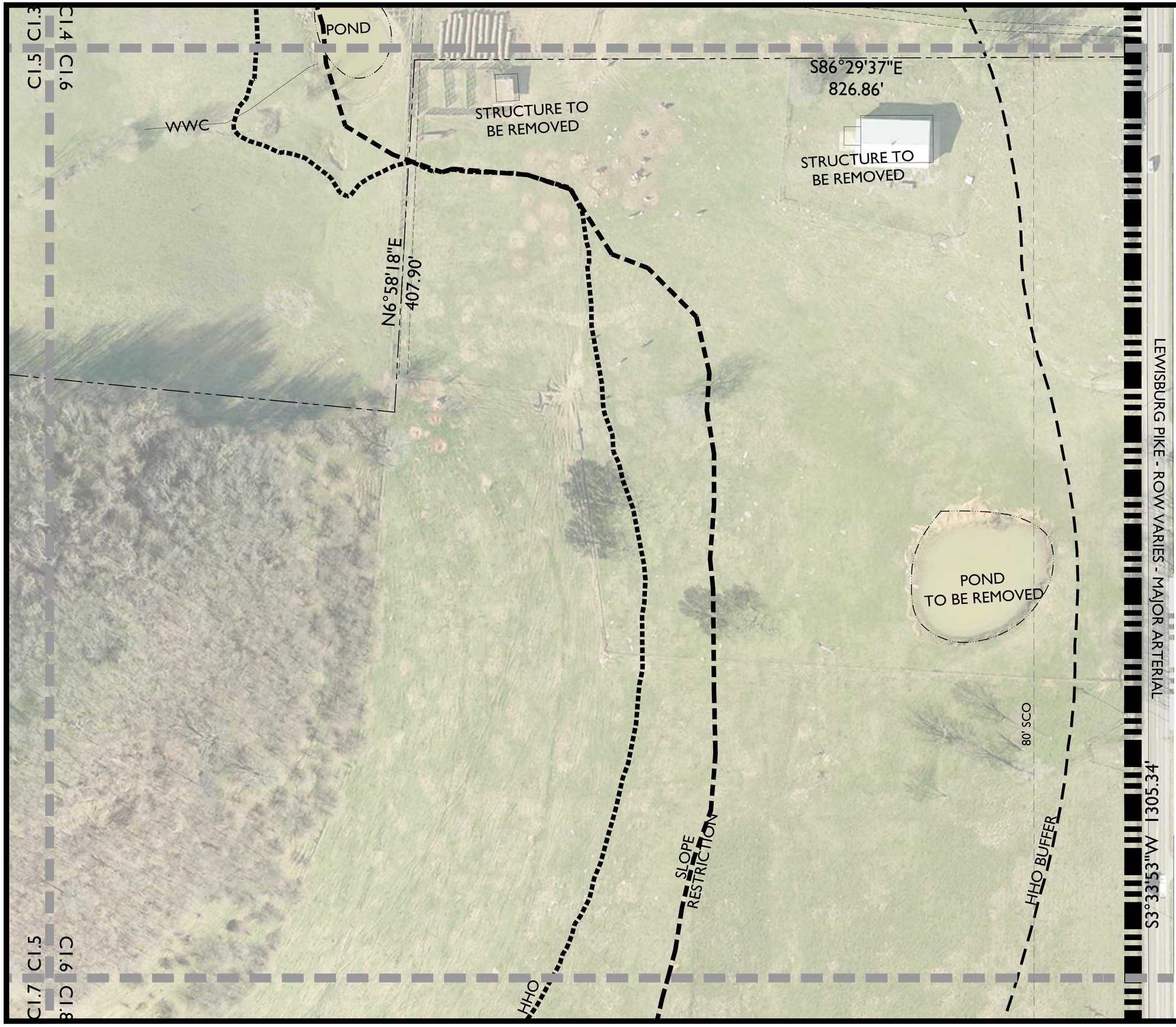
JEFFREY STOKES
REGISTERED
AGRICULTURE
No. 3581
LICENSED
LANDSCAPE ARCHITECT

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

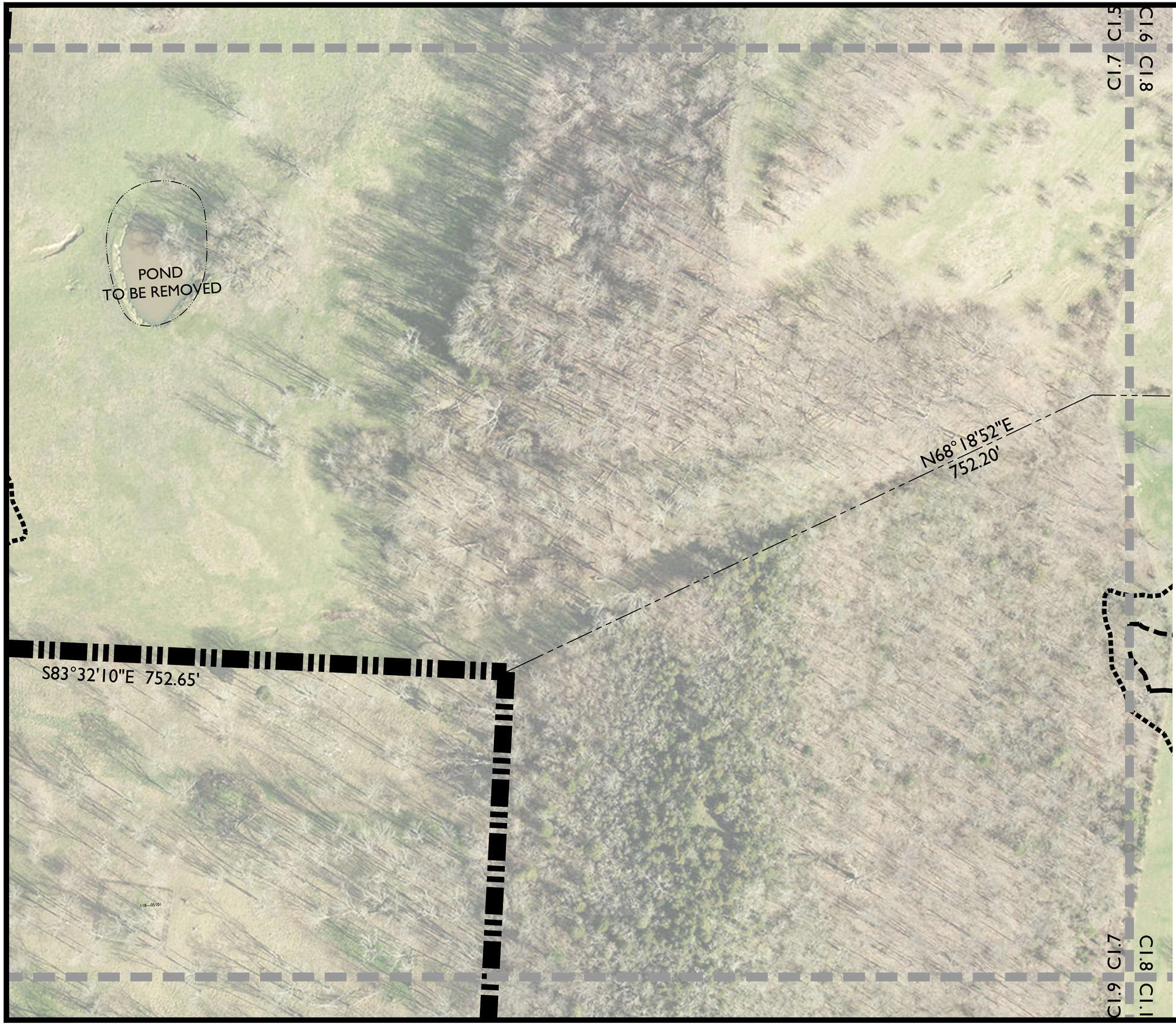
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
Tennessee No. 1234

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.6




**SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.7

COF 7494

C1.7 C1.5 C1.6 C1.8

HHO

POND
TO BE REMOVED

S85°42'12"E 646.97'

SLOPE RESTRICTION

S3°30'55"W 147.37'

118—05002

S85°32'04"E 118.78'

HHO BUFFER

80' SCO

N85°32'04"W 589.85'

117—01500

S3°30'55"W 30.00'

BED & BREAKFAST

118—05000

S4°02'24"W 469.23'

S85°02'19"E 653.07

80' SCO

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

C1.9 C1.7 C1.8 C1.

*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# REZONING REQUEST

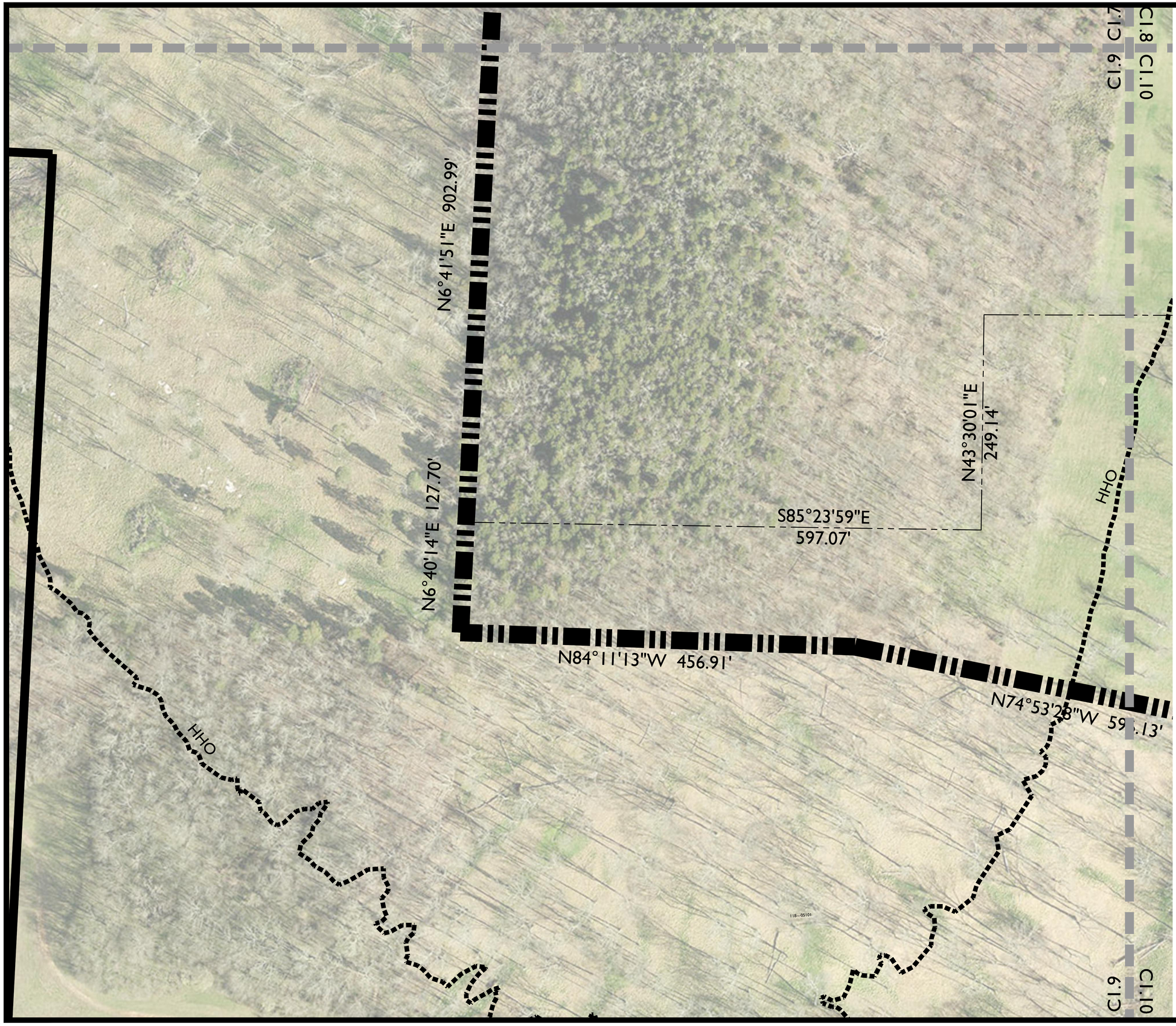
Franklin, Williamson County, Tennessee

JEFFREY STOCK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

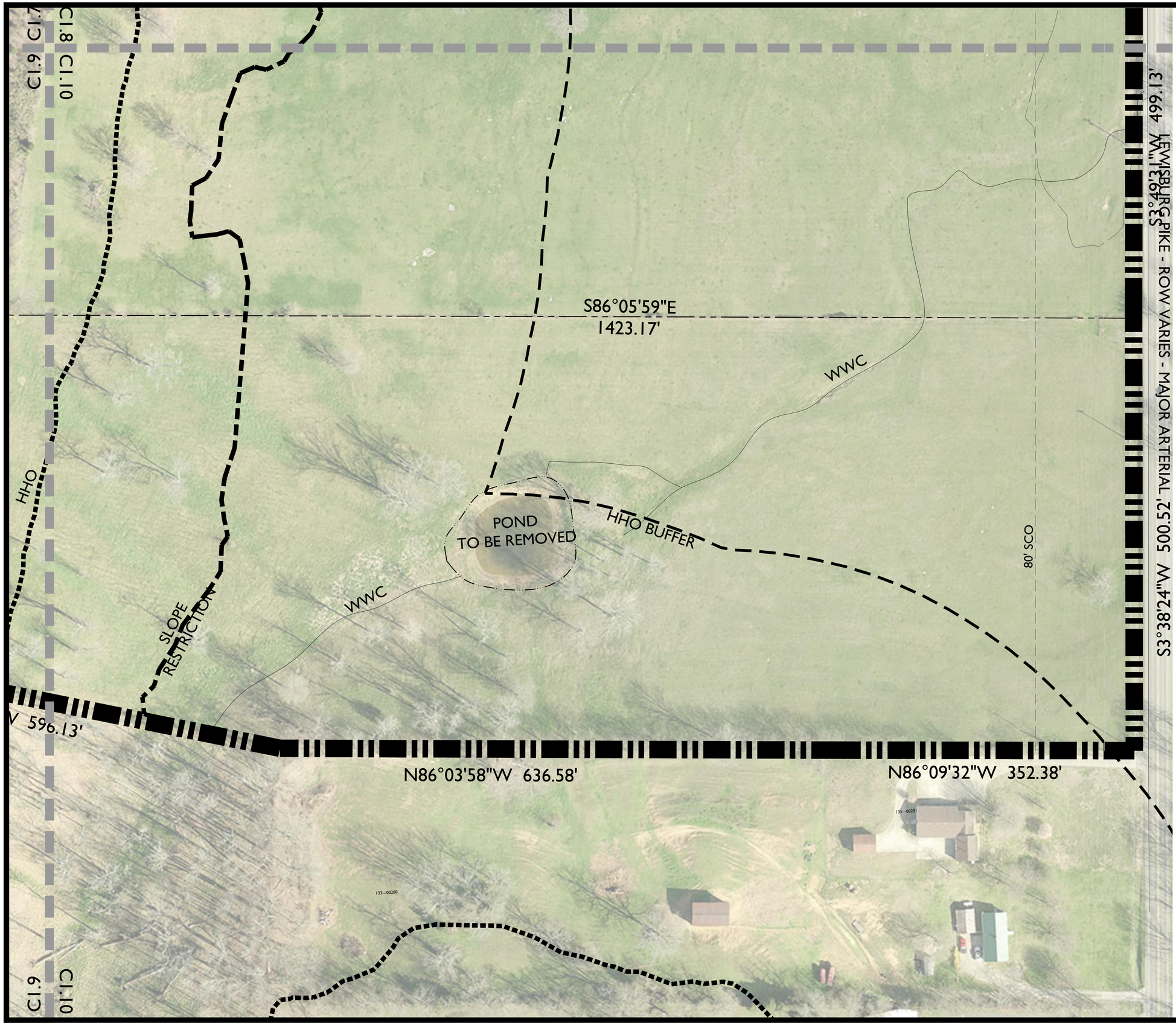
JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.9

COF 7494
Page 203 of 356




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

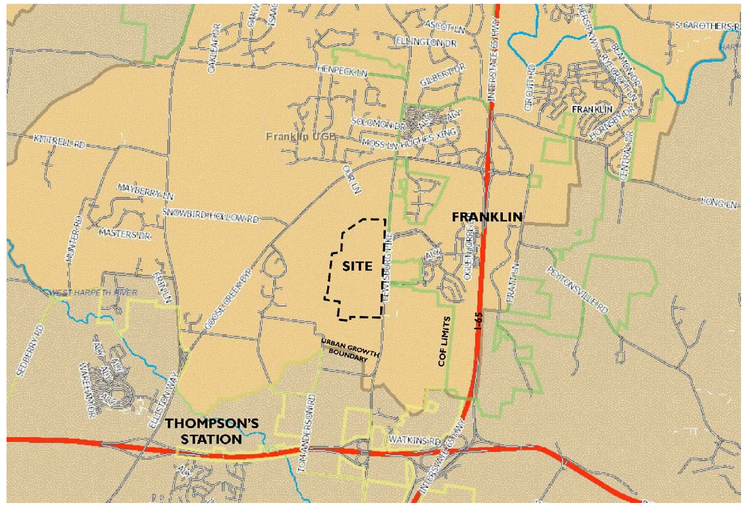
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.10

# SOUTHVALE
## REZONING REQUEST

PD (2.09)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE




NOT TO SCALE

## STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

## PARCELS

117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

## PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706


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:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com


## SOUTHVALE PUD SUBDIVISION

### SITE DATA

| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | SOUTHVALE PUD SUBDIVISION |
| COF PROJECT NUMBER: | 7494 |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| EXISTING SITE ACREAGE: | 244.80 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, SCO<br>ENVISION FRANKLIN - CONSERVATION SUBDIVISION |

### SHEET INDEX


| | |
|---|---|
| C0.0 | COVER |
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |
| C1.8 | EXISTING CONDITIONS ENLARGEMENT |
| C1.9 | EXISTING CONDITIONS ENLARGEMENT |
| C1.10 | EXISTING CONDITIONS ENLARGEMENT |



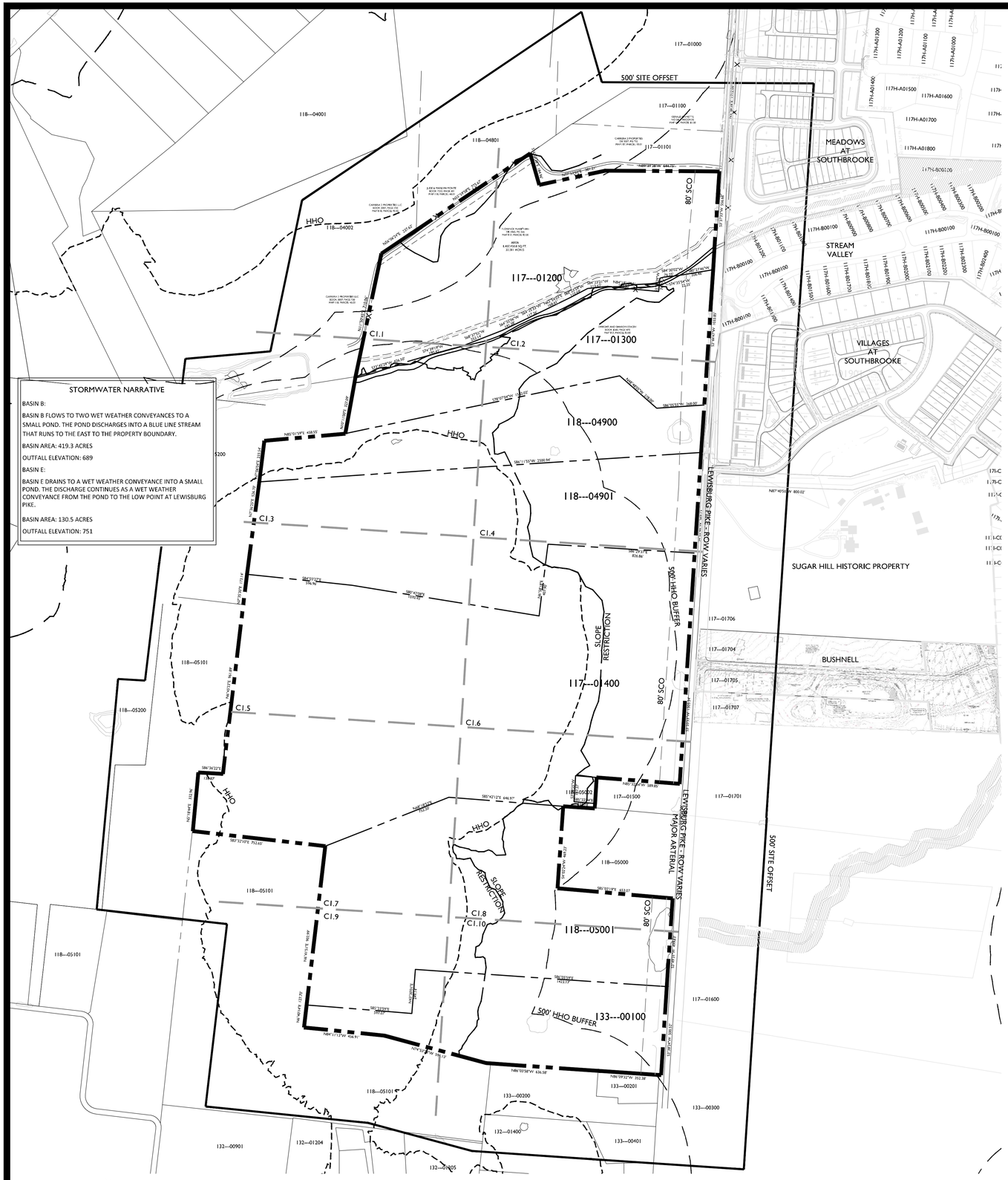


SUBMITTAL DATE: 03.08.2021
RESUBMITTAL DATE: 04.01.2021
COF: 7494

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

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




## STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

# SOUTHVALE PUD SUBDIVISION

## SITE DATA

| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | SOUTHVALE PUD SUBDIVISION |
| COF PROJECT NUMBER: | 7494 |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| EXISTING SITE ACREAGE: | 244.80 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, SCO |
| | ENVISION FRANKLIN - CONSERVATION SUBDIVISION |

'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

### LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 33, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 33 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118, SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AND WIFE SHARON STACEY OF RECORD IN DEED BOOK 6834, PAGE 382, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 366, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE EAST LINE OF THE FLORENCE MCKEITHAN PROPERTY, S 03°44'47" WEST, FOR 1,033.80' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6836, PAGE 382, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°31'51" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS
NORTH 03°08'08" WEST, FOR 1,033.80' TO A FENCE POST (F);
NORTH 85°51'09" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 05°31'09" EAST, FOR 337.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 72°47'28" EAST, FOR 466.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 196.42' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 196.42' TO A FENCE CORNER (F);
NORTH 64°33'56" EAST, FOR 194.58' TO A TREE AT FENCE (F);
NORTH 64°33'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'05" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'28" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°32'31" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°58'15" EAST, FOR 288.88' TO A T-POST (F) AT FENCE CORNER;
NORTH 74°32'54" EAST, FOR 22.57' TO A FENCE POST (F);
NORTH 74°32'54" EAST, FOR 22.572' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 306.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE MEHORRICKEN MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 33
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 3 PROPERTIES, DB 3007, PG 731, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC) AND BY JUDE AND MARILYN MONTE, DB 7232, PG 303, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, ROWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 6343, PG 470, ROWC; AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 AND 412 NOW). SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 412NOW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°27'33" WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, WITH FENCELINE ALONG AND CROSSING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEING THE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 306.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°32'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 05°23'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
SOUTH 84°58'15" WEST, FOR 288.88' TO AN EXISTING FENCE CORNER;
SOUTH 84°32'31" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 63°53'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°33'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°33'56" WEST, FOR 140.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 203.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'18" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 72°47'28" WEST, FOR 466.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY 5'18.1 WITH THE MEANDERS OF FENCE LINE, NORTH 11°52'41" EAST, FOR 751.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINE OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°39'58" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 3 PROPERTIES, DB 3007, PG 731;
THENCE, WITH CARRERA 3 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 03°27'33" WEST, FOR 1,033.80' TO A CAPPED IRON ROD (FOUND);
NORTH 37°15'55" EAST, FOR 189.32' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.55' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-5-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 353, R.O.W.C. FOR AN EXISTING DRIVEWAY.
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THE PARCEL, SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENTS OF RECORD IN BOOK 5992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.05, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6836, PAGE 382, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (3) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (FOUND) IN THE EAST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHWEST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1343, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6836, PAGE 382, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCI, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°27'33" WEST, FOR 4305.24' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF KS WAVES, LLC OF RECORD IN DB 3000, PAGE 949, R.O.W.C.;
THENCE, WITH HOOD LINES FOR THE FOLLOWING CALLS:
NORTH 85°33'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOOD'S SOUTHWEST CORNER;
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6145, PAGE 553 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.22' TO A FENCE POST (FOUND);
SOUTH 85°55'19" EAST, FOR 653.09' TO A T- POST (FOUND), IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.07' TO A FENCE POST (FOUND);
SOUTH 3°38'58" WEST, FOR 1003.52' TO A FENCE POST (FOUND), IN THE NORTH LINE OF SAVVY HOME STAGING AND REDESIGN L LLC OF RECORD IN DEED BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SAVVY HOME'S NORTH LINE, NORTH 86°09'52" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GHALIO L. MCGHI AS OF RECORD IN DB 6822, PAGE 755, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND) AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 6°40'14" EAST, FOR 527.70' TO AN IRON ROD (FOUND);
NORTH 6°41'55" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NOR 1H 85°33'05" WEST, FOR 753.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD
TRUST AS OF RECORD IN BOOK 7503, PAGE 653, R.O.W.C.;
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 01°38'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
NORTH 01°38'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
NORTH 06°40'33" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE
PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.;
THENCE, CONTINUING WITH LEVINE, NORTH 87°35'33" EAST, FOR 373.94' TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 536.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°41'55" EAST, FOR 2009.94' TO THE POINT OF BEGINNING AND CONTAINING 7,550,882.0 SQ FT OR 173.316 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.

4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

| PROP STREET | OWNER 1 | OWNER STREET | OWNER CITY | OWNER STATE | OWN ZIP |
|---|---|---|---|---|---|
| 102 STREAM VALLEY BLVD | ERWIN ALBERT SIDNEY SR | 102 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 1456 LEWISBURG PK | JENNETT GERALD | 103 BATTLEFIELD DR | FRANKLIN | TN | 37064 |
| 103 STREAM VALLEY BLVD | SISK BRYAN | 103 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 104 STREAM VALLEY BLVD | KING LIVING TRUST | 104 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 105 STREAM VALLEY BLVD | DICKEY KEVIN | 105 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 107 STREAM VALLEY BLVD | SEIDQI ABDUL K | 107 STREAM VALLEY DR | FRANKLIN | TN | 37046 |
| 106 STREAM VALLEY BLVD | W ATKINS CURTIS DEWAYNE | 110 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 2694 MCLEMORE RD | LEVINE LAWRENCE E | 111 VAUGHNS GAP RD | NASHVILLE | TN | 37205 |
| STREAM VALLEY BLVD | SV PROPERTIES LLC | 121 FIRST AVE S | FRANKLIN | TN | 37064 |
| MCLEMORE RD | MCLEMORE C K | 1211 16TH AVE S | NASHVILLE | TN | 37212 |
| 1446 LEWISBURG PK | DONNER SUZANNE ELLIOT | 1446 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1480 LEWISBURG PK | STACEY DWIGHT | 1490 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1490 LEWISBURG PK | STACEY DWIGHT | 1490 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1495 LEWISBURG PK | TOULON JANICE BATES | 1495 LEWISBURG PIKE | FRANKLIN | TN | 37064 |
| 1511 LEWISBURG PK | BATES WALTER T | 1495 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1521 LEWISBURG PK | EGBERT TIMOTHY | 1521 LEWISBURG PARK | FRANKLIN | TN | 37064 |
| 1532 LEWISBURG PK | HOOD JAMES WILLIAM | 1532 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1533 LEWISBURG PK | WESTBROOK STEVEN P | 1533 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1560 LEWISBURG PK | SAVVY HOME STAGINGS AND REDESIGN L L | 1560 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1564 LEWISBURG PK | MCGEE GERALD L LE | 1564 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1572 LEWISBURG PK | WILLIAMS JACK B LE | 1572 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1573 LEWISBURG PK | KOELLEIN COMMUNITY PROP TRUST | 1573 LEWISBURG PIKE | FRANKLIN | TN | 37064 |
| 1578 LEWISBURG PK | LANGLEY JOHN TYREE | 1584 LEWISBURG PK | FRANKLIN | TN | 37064 |
| HARPETH PEYT RD | HILLS TENNESSEE LLC | 2381 EAST VINA DEL MAR BLVD | ST PETE BEACH | FL | 33706 |
| GOOSE CREEK BY-PASS | CARRERA 2 PROP LLC | 2412 EUGENIA AVE | NASHVILLE | TN | 37211 |
| 2487 GOOSE CREEK BY-PASS | MONTE JUDE AND MARILYN LIVING TRUST | 2487 GOOSE CREEK BY PASS | FRANKLIN | TN | 37064 |
| 2698 MCLEMORE RD | 2698 MCLEMORE ROAD TRUST | 2698 MCLEMORE RD | FRANKLIN | TN | 37064 |
| 2720 MCLEMORE RD | CREAGER PENNIE | 2718 MCLEMORE RD | FRANKLIN | TN | 37064 |
| 1538 LEWISBURG PK | KS WAVES LLC | 2800 MERCHANT DR | KNOXVILLE | TN | 37912 |
| 1445 LEWISBURG PK | PRATT MARVIN H FAMILY LP | 3824 NEW HWY 96 W | FRANKLIN | TN | 37064 |
| 1042 BUSHNELL FARM DR | STREAM VALLEY FRANKLIN LLC | 390 THALLORY STATION RD #1106 | FRANKLIN | TN | 37067 |
| 2704 MCLEMORE RD | SONIA FAMILY TRUST | 4038 CLOVERCROFT RD | FRANKLIN | TN | 37067 |
| HARPETH PEYT RD | MCKEITHAN FLORENCE E H | 4416 BEEKMAN DR | NASHVILLE | TN | 37215 |
| LEWISBURG PIKE | SOUTHBROOKE LLC | 554 FRANKLIN RD | FRANKLIN | TN | 37069 |
| 2497 GOOSE CREEK BY-PASS | MERCYME INC | PO BOX 680175 | FRANKLIN | TN | 37068 |

### PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 & 118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902

MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

### TREE CANOPY RETENTION

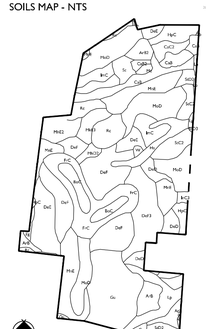
OVERALL SITE AREA = 10,663,575 SF (244.80 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,634,498 SF |
| TOTAL ACRES | 116.39 AC | 83.43 AC |

TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (47.5% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,634,498 SF; 83.43 AC (72.5% OF EXISTING) |

SOILS MAP - NTS



| | |
|---|---|
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| BoC | Bodine gravelly silt loam, 5 to 12 percent slopes |
| CaB | Captina silt loam, phosphatic, 2 to 5 percent slopes |
| CaB2 | Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded |
| CaC2 | Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded |
| DeD | Delrose gravelly silt loam, 12 to 20 percent slopes, eroded |
| DeE | Delrose gravelly silt loam, 20 to 30 percent slopes, eroded |
| DeF | Delrose gravelly silt loam, 30 to 60 percent slopes, eroded |
| DeF3 | Delrose cherty silt loam, 30 to 40 percent slopes, severely eroded |
| Eg | Egam silt loam, phosphatic |
| FrC | Frankstown cherty silt loam, 5 to 12 percent slopes |
| Gu | Gullied land |
| HpC | Humphreys gravelly silt loam, 5 to 12 percent slopes |
| Hs | Huntington cherty silt loam, phosphatic |
| Hu | Huntington silt loam, phosphatic |
| ImC | Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded |
| InC3 | Inman silty clay loam, 5 to 12 percent slopes, severely eroded |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| Me | Melvin silt loam, phosphatic |
| MnD2 | Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded |
| MnE2 | Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded |
| MxE3 | Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded |
| MnE | Mimosa-Rock outcrop complex, 20 to 40 percent slopes |
| MxD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| Sc | Sees silty clay loam |
| StC2 | Stiversville silt loam, 5 to 12 percent slopes, eroded |
| StD2 | Stiversville silt loam, 12 to 20 percent slopes, eroded |
| Tb | Taft silt loam, phosphatic |
| W | Water |

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

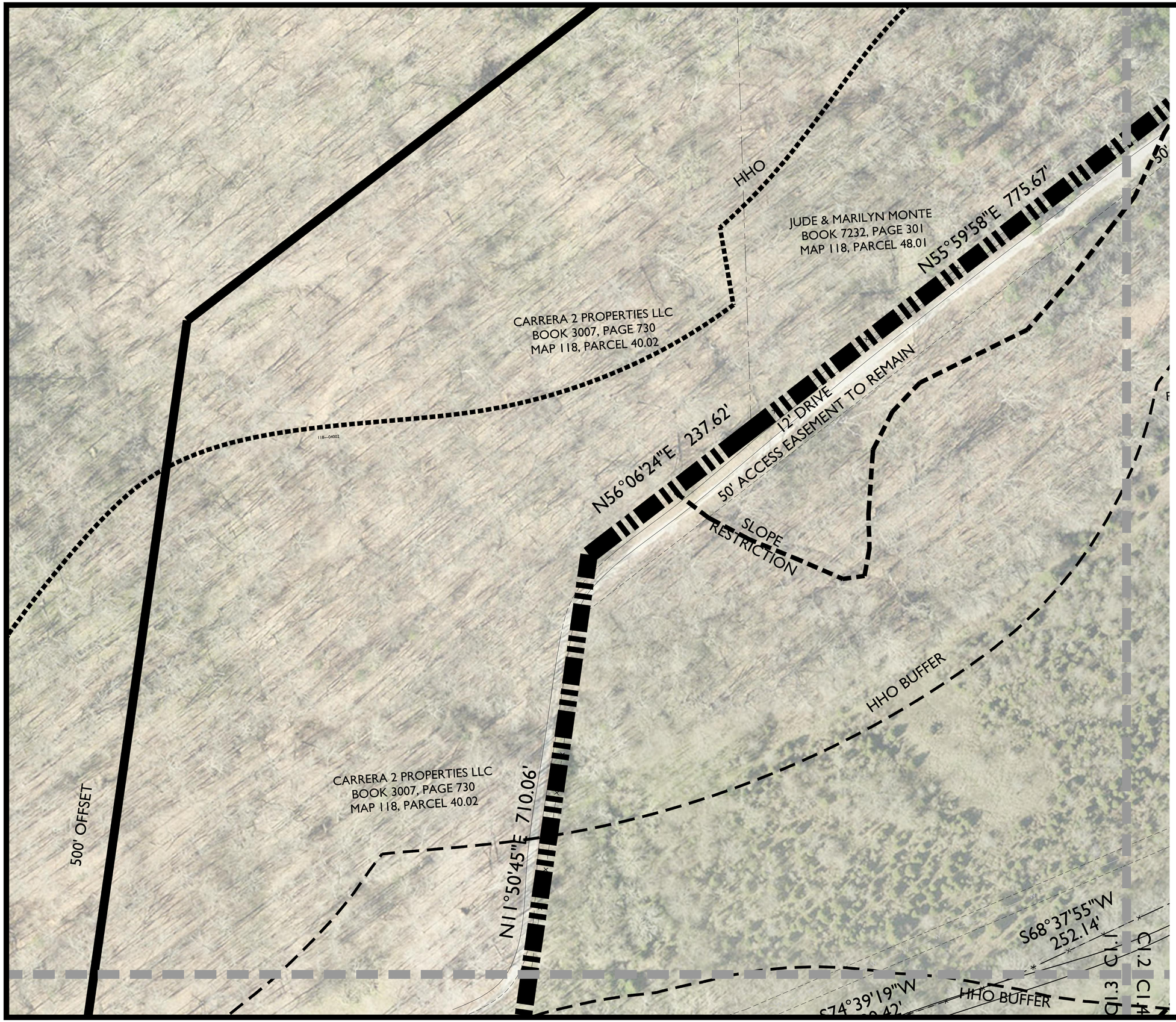
JEFFREY STOKES
LICENSED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF 7494




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

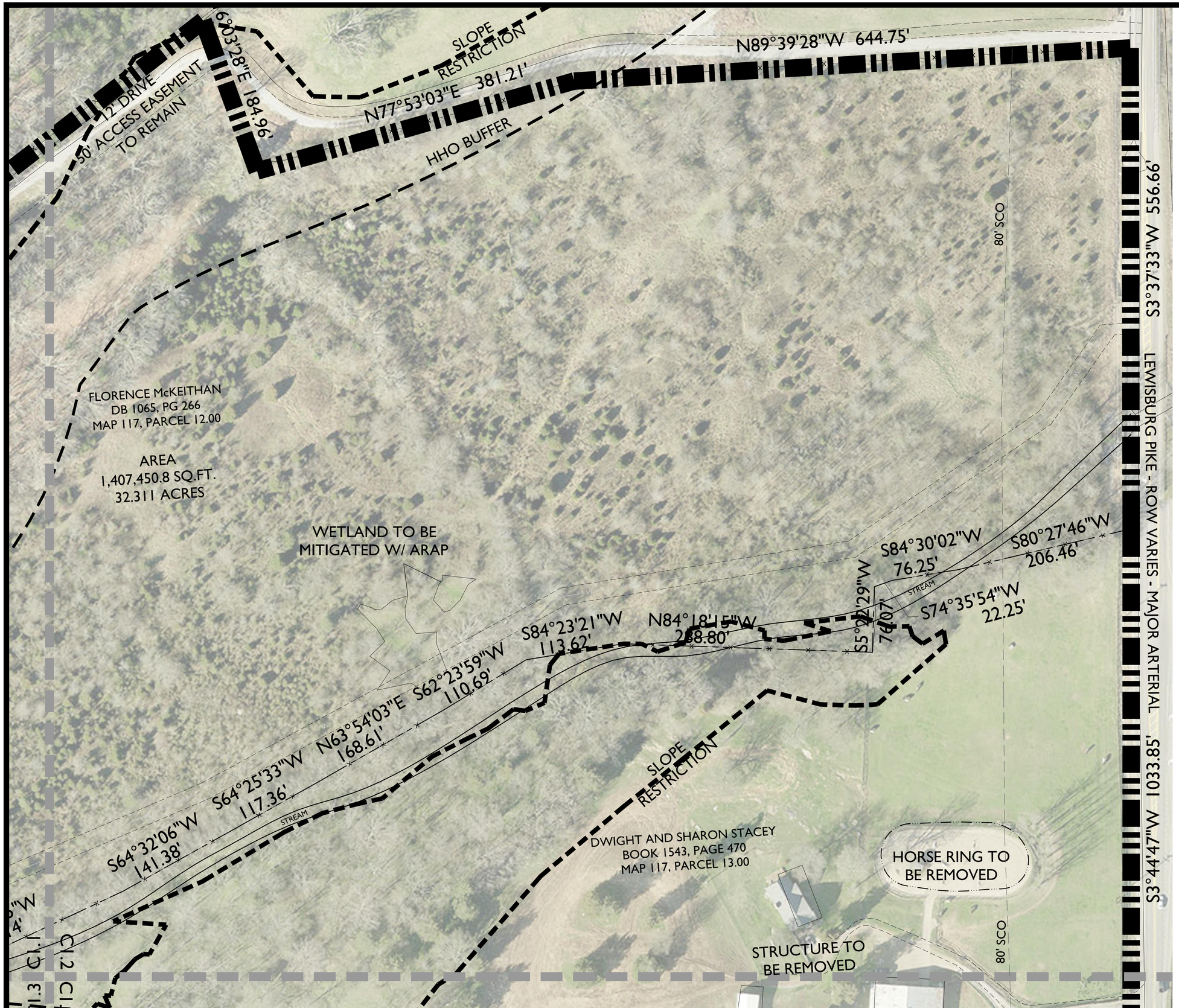
Franklin, Williamson County, Tennessee

ROBERT STOKES WISSE No. 3717
LICENSED LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.1




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

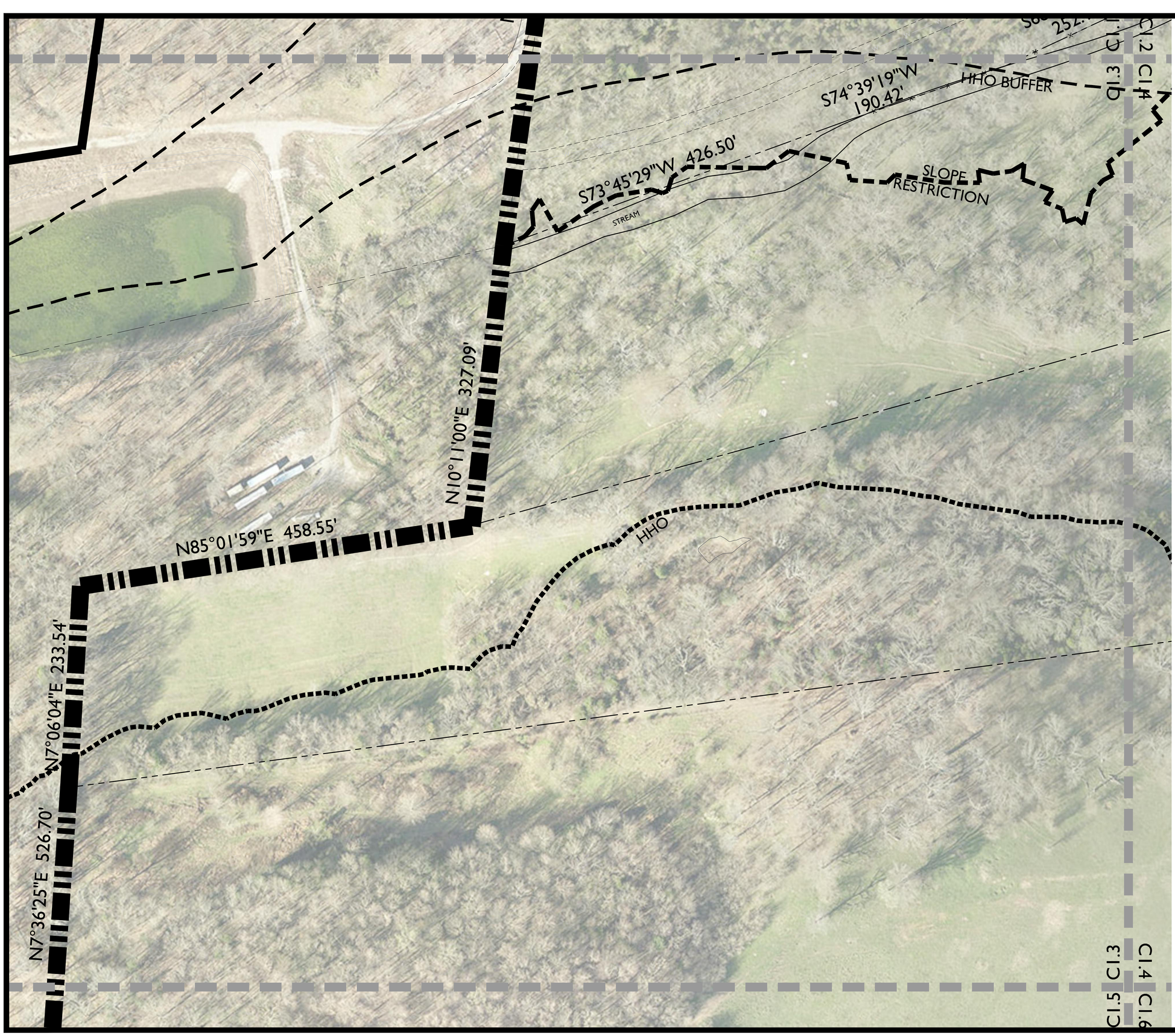
Franklin, Williamson County, Tennessee

JEFFREY STOKES
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

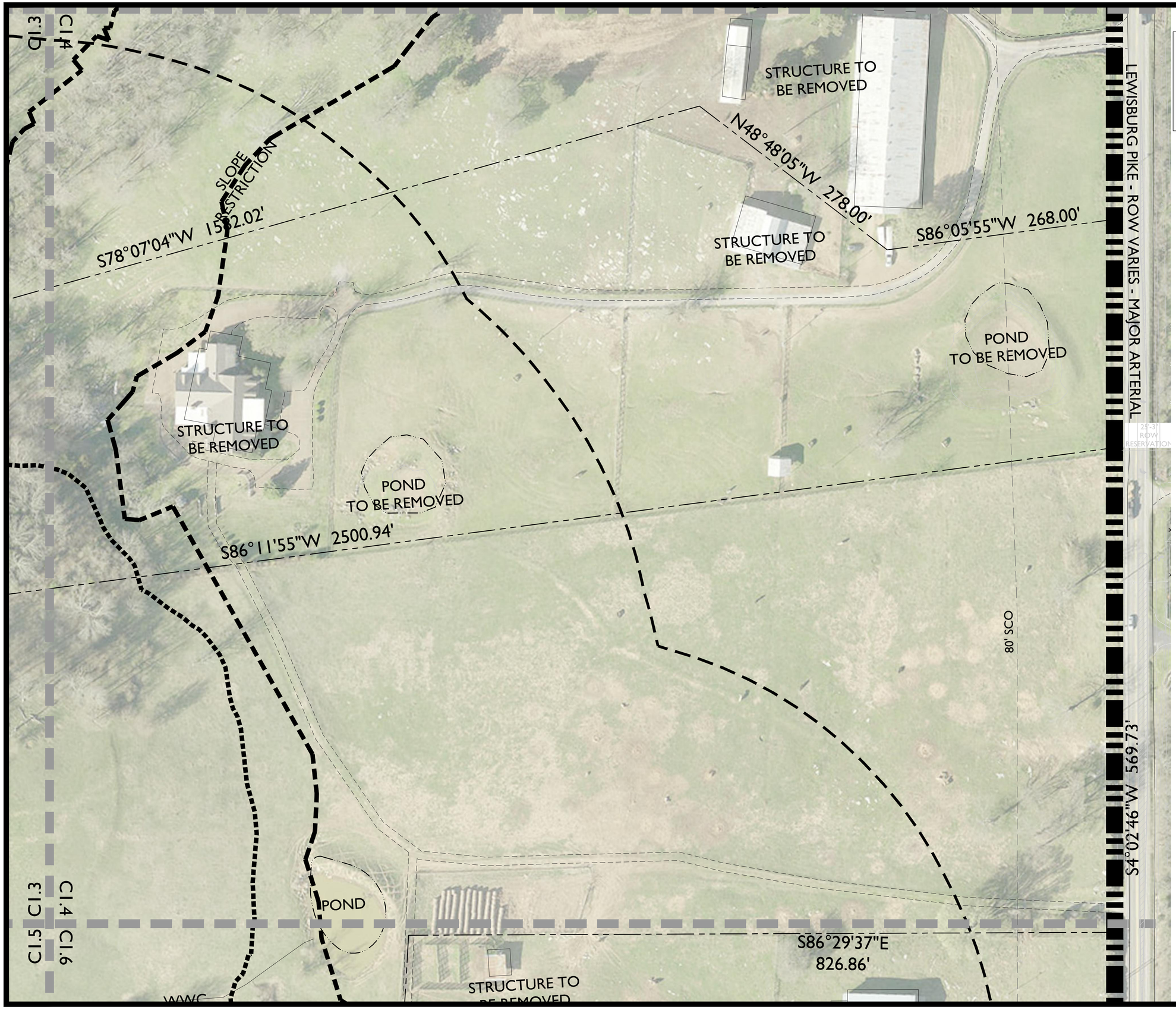
Franklin, Williamson County, Tennessee

JEREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.3




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED TENNESSEE NO. LANDSCAPE ARCHITECT

Revision Date
- △
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EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.4




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

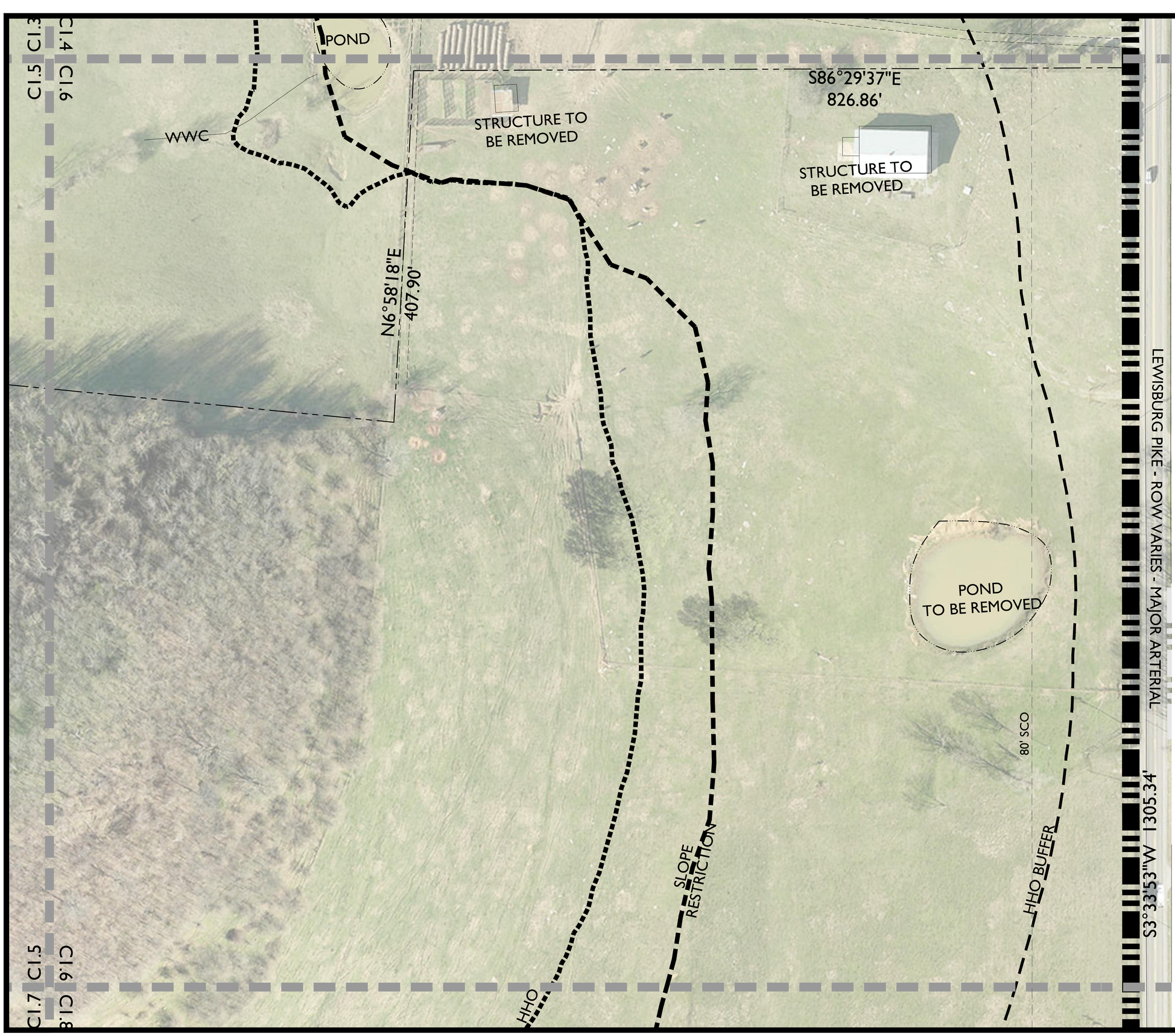
JEFFREY STOKES
REGISTERED
AGRICULTURE
No. 3551
LANDSCAPE ARCHITECT

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5

COF 7494
Page 211 of 356




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

Franklin, Williamson County, Tennessee

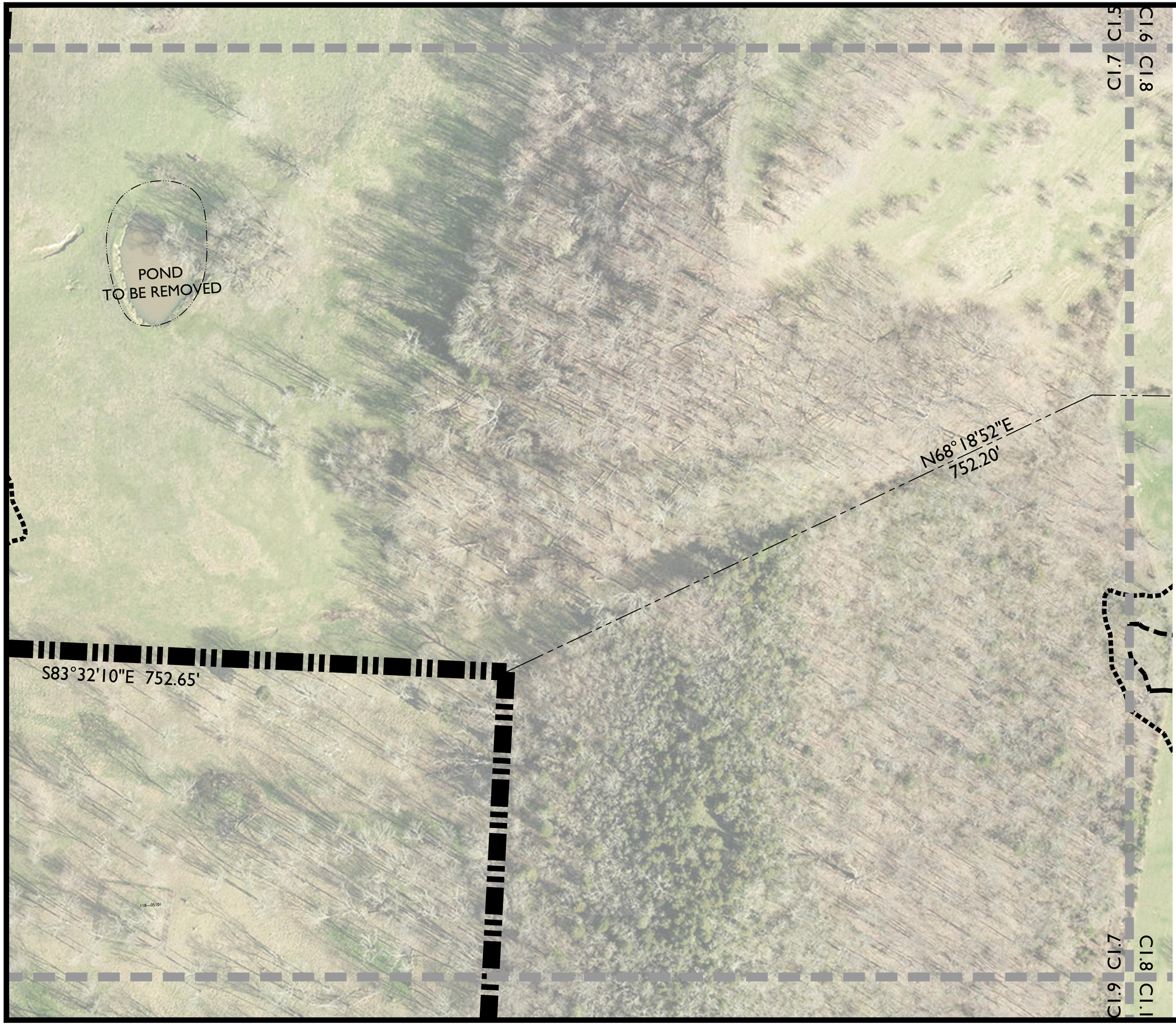
JEFFREY STOKES
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.6

COF 7494




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
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△
△
△

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.7

COF 7494

C1.7 C1.6 C1.8

HHO

HHO BUFFER

80' SCO

POND
TO BE REMOVED

S85°42'12"E 646.97'

S3°30'55"W 147.37'

117-05002

S85°32'04"E 118.78'

N85°32'04"W 589.85'

S3°30'55"W 30.00'

SLOPE RESTRICTION

BED & BREAKFAST

S4°02'24"W 469.23'

S85°02'19"E 653.07

80' SCO

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

C1.9 C1.7 C1.8 C1.

0 50 100 150

N

*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

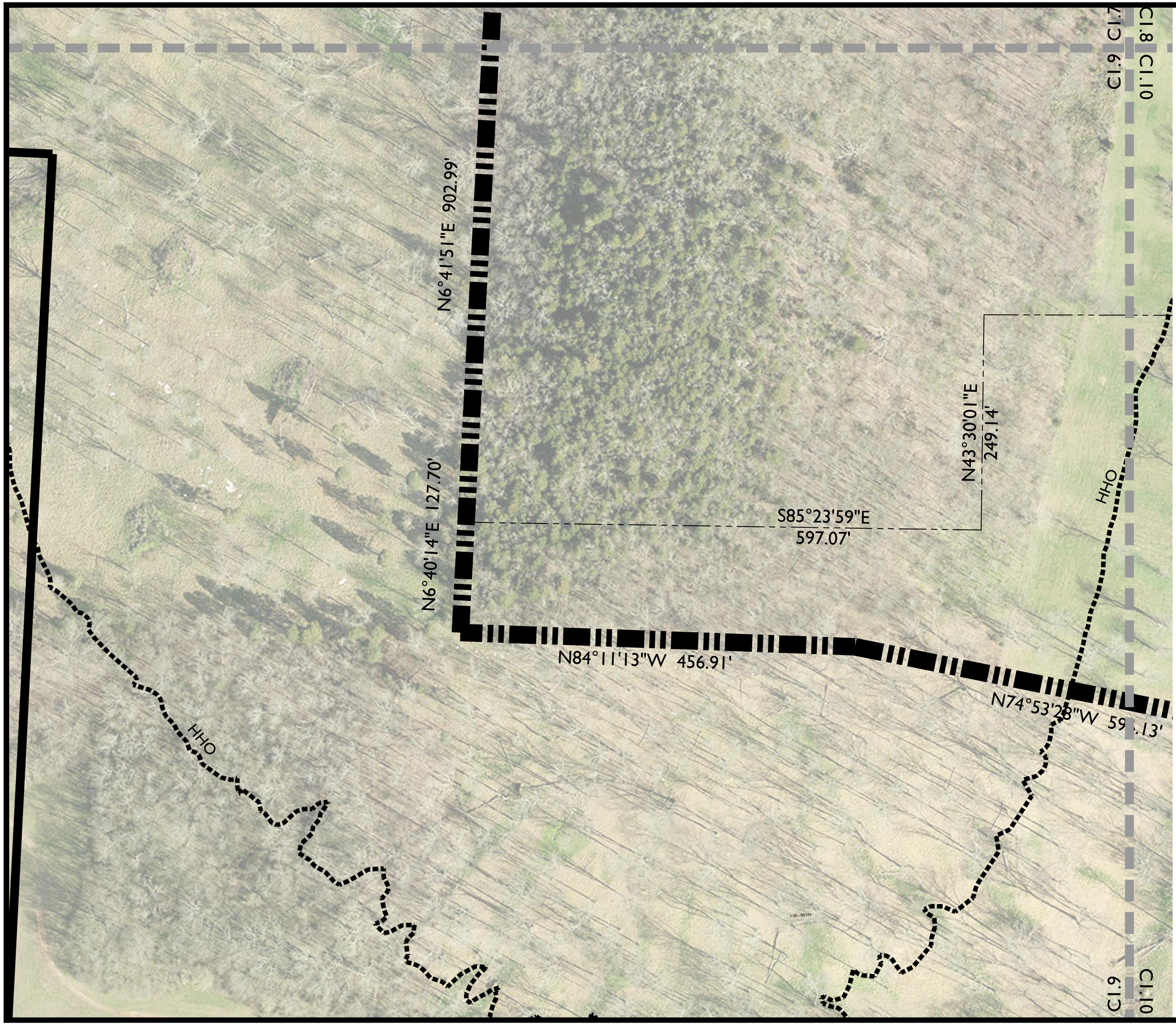
Franklin, Williamson County, Tennessee

JEFFREY STOCK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

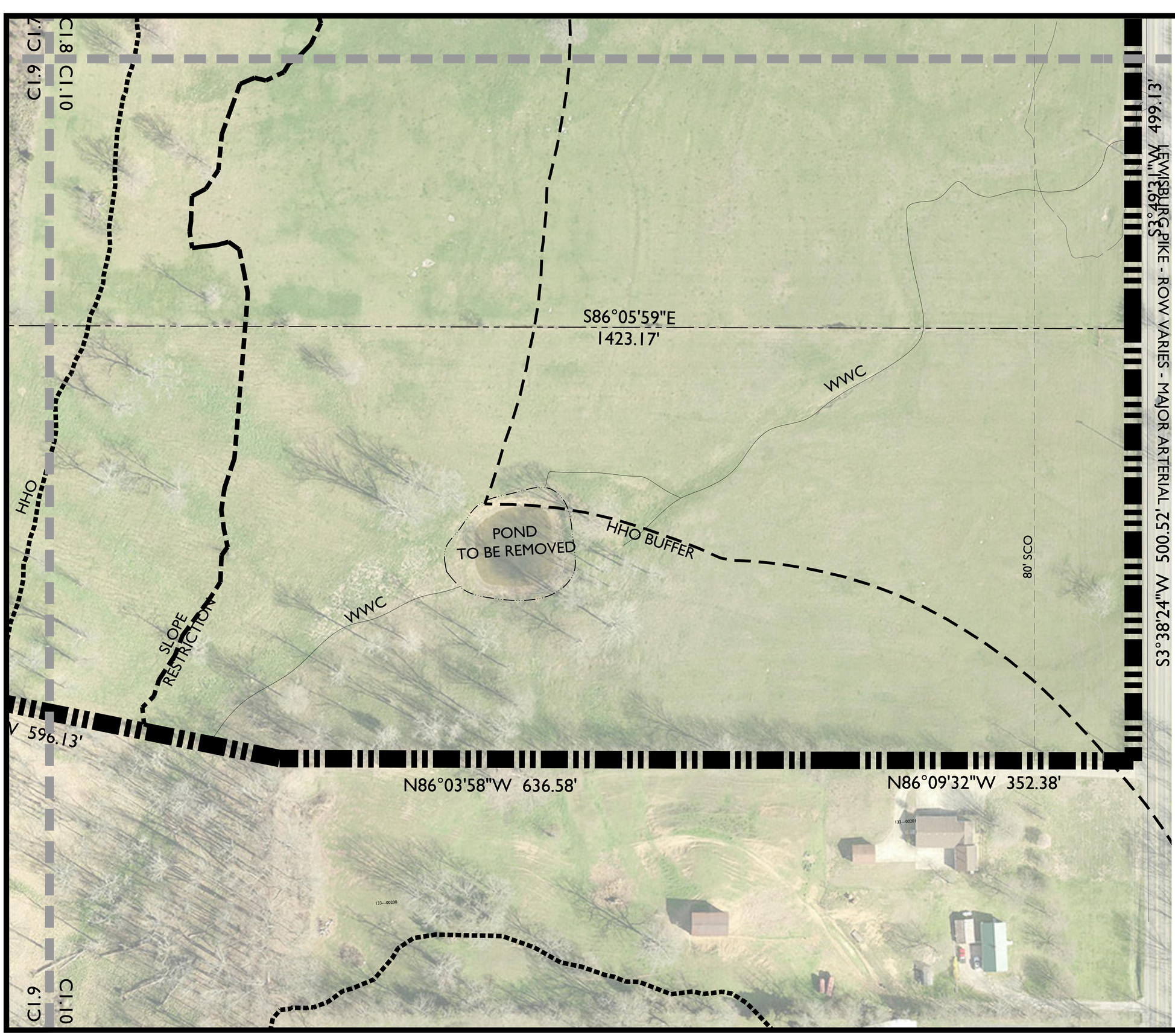
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.9




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
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△
△
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.10

City of Franklin

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

**File #: 21-01885**

**DATE:** March 29, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

Consideration Of Resolution 2021-72, A Resolution Approving A Development Plan For Southvale PUD Subdivision, For Eight Properties Located West Of Lewisburg Pike And South Of Goose Creek Bypass.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7495
Applicant: Greg Gamble. GDC
Owners: Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum

**BACKGROUND/STAFF COMMENTS:**
The proposed Southvale PUD Subdivision is a development consisting of approximately 244 acres located West of Lewisburg Pike and South of Goose Creek Bypass. The plan proposes 512 dwelling units on 332 lots consisting of single-family, duplex, and multiplex building types with both three and four dwelling units per building. The plan further breaks down to 196 single-family lots and 136 attached residential lots. This area was formerly part of the Southbrooke PUD Subdivision that was discussed in 2019.

Envision Franklin places the subject parcels into the Conservation Subdivision Design Concept. Envision Franklin states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." Envision Franklin further states that new development along Lewisburg Pike, "should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area." The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision Design Concept by maintaining 50 percent open space and preserving the hillsides and establishing deep setbacks along Lewisburg Pike.

In terms of lot size, Envision Franklin states, "Lots with single-family dwellings accessed by alleys

should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15 percent of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development." The plan has a total of 13.78 percent of single-family alley-loaded lots that are less than 40 feet in lot width.

"Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings." The new development is within close proximity to a property that is on the National Register of Historic Places and the architecture directly across from the property should be particularly sensitive to the local historic resource.

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

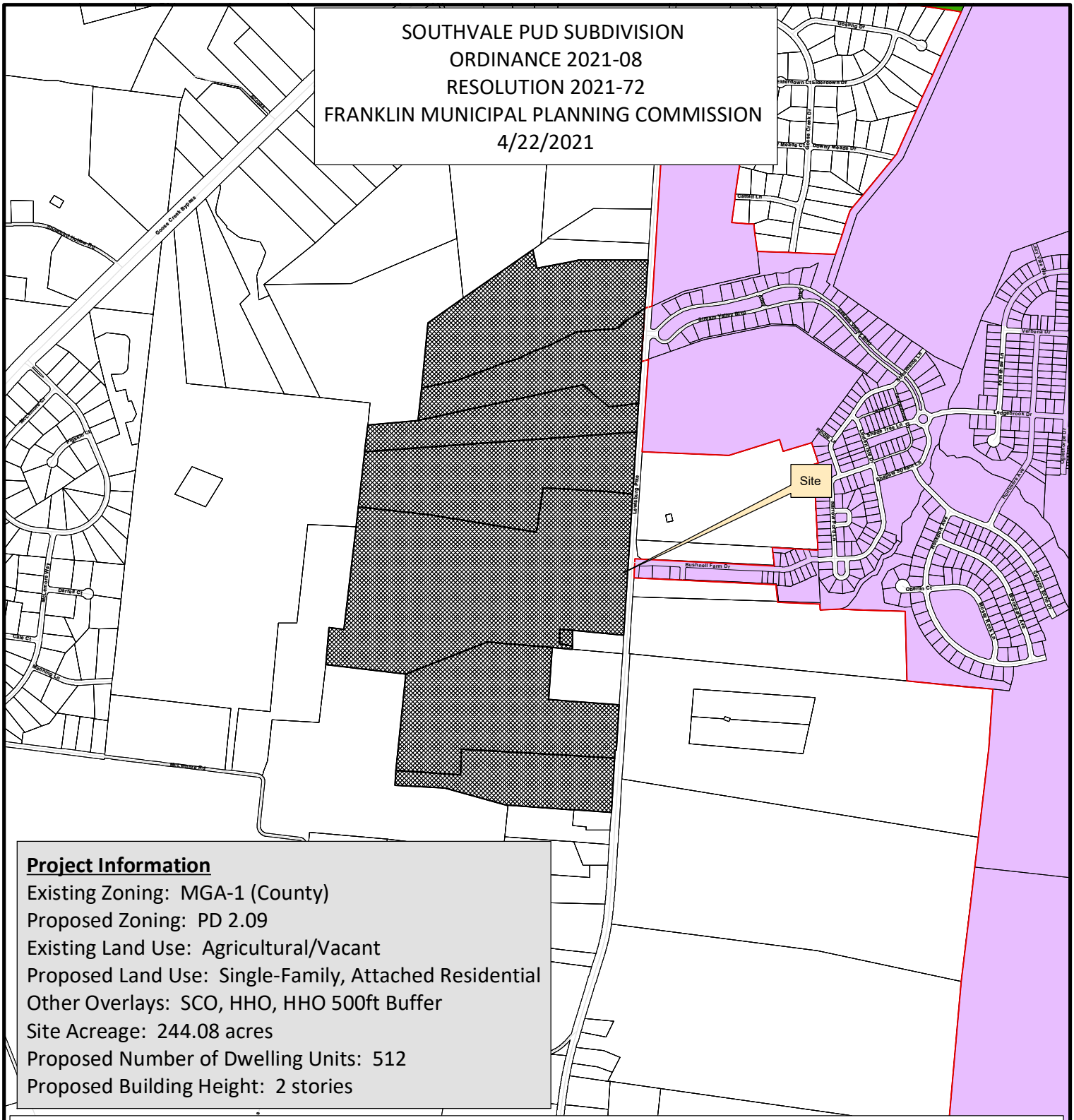
**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval of Resolution 2021-72 with conditions to the Board of Mayor and Aldermen.

SOUTHVALE PUD SUBDIVISION
ORDINANCE 2021-08
RESOLUTION 2021-72
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021




**Project Information**

Existing Zoning: MGA-1 (County)
Proposed Zoning: PD 2.09
Existing Land Use: Agricultural/Vacant
Proposed Land Use: Single-Family, Attached Residential
Other Overlays: SCO, HHO, HHO 500ft Buffer
Site Acreage: 244.08 acres
Proposed Number of Dwelling Units: 512
Proposed Building Height: 2 stories

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

N

0 500 1,000 2,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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**RESOLUTION 2021-72**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR SOUTHVALE PUD SUBDIVISION, FOR EIGHT PROPERTIES LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS**

**WHEREAS,** Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum, The Hills Tennessee LLC, (Owners) of property located West of Lewisburg Pike and South of Goose Creek Bypass (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 2021-70 and Resolution 2021-71; and

**WHEREAS**, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2021-08; 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 |
|---|---|
| 117-12.00 | 33.51 |
| 117-13.00 | 21.44 |
| 117-14.00 | 78.13 |
| 118-49.00 | 18.39 |
| 118-49.01 | 35.84 |
| 118-50.01 | 38.57 |
| 118-50.02 | 0.38 |
| 133-1.00 | 17.43 |
| Total | 244.08 |

**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 Southvale PUD are as follows:

| Entitlements | Southvale PUD |
|---|---|
| Base Zone District | PD 2.09 |
| Other Zoning Overlays | SCO, HHO, HHO Buffer |
| Number of Dwelling Units | 512 |
| Number of Nonresidential Square Footage | N/A |
| Number of Hotel Rooms | N/A |
| Open Space Requirements | 20% = 48.72 AC<br>5% = 12.18 AC |
| Number of Phases in Development | 3 |

**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 this Resolution shall take effect from and after its passage ORD 2021-08, 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: _____

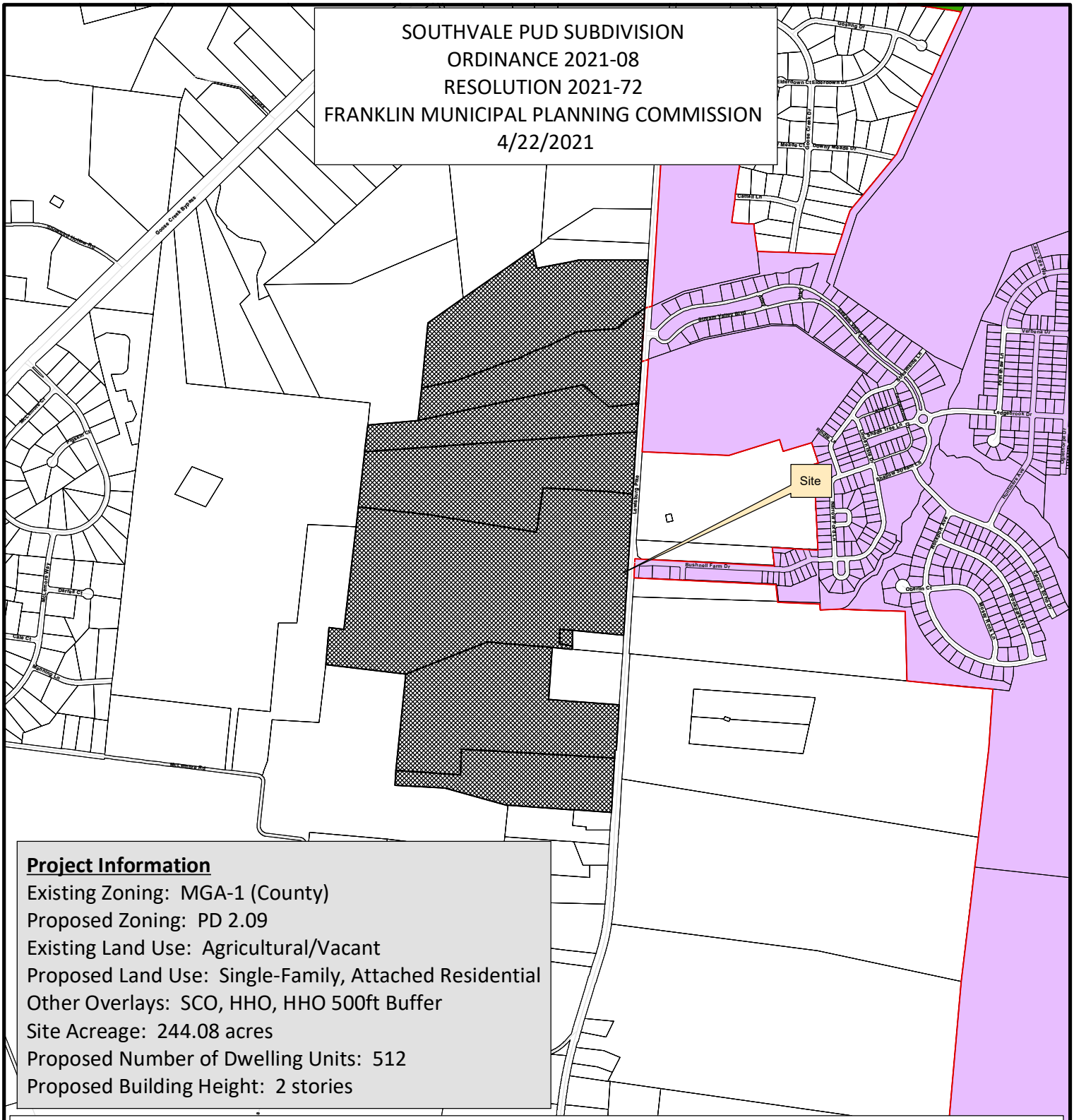
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED _____: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

# SOUTHVALE PUD SUBDIVISION
# ORDINANCE 2021-08
# RESOLUTION 2021-72
# FRANKLIN MUNICIPAL PLANNING COMMISSION
# 4/22/2021




**Project Information**

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- PD Planned District
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- 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

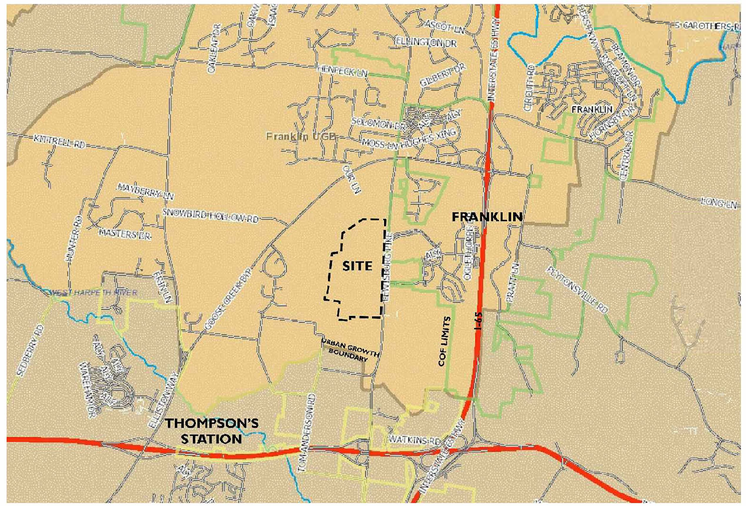
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Feet

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# SOUTHVALE
## REZONING REQUEST

PD (2.09)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE




NOT TO SCALE

## STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

## PARCELS

117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

## PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

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:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

## SOUTHVALE PUD SUBDIVISION

### SITE DATA

| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | SOUTHVALE PUD SUBDIVISION |
| COF PROJECT NUMBER: | 7494 |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| EXISTING SITE ACREAGE: | 244.80 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, SCO<br>ENVISION FRANKLIN - CONSERVATION SUBDIVISION |

### SHEET INDEX


| | |
|---|---|
| C0.0 | COVER |
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |
| C1.8 | EXISTING CONDITIONS ENLARGEMENT |
| C1.9 | EXISTING CONDITIONS ENLARGEMENT |
| C1.10 | EXISTING CONDITIONS ENLARGEMENT |



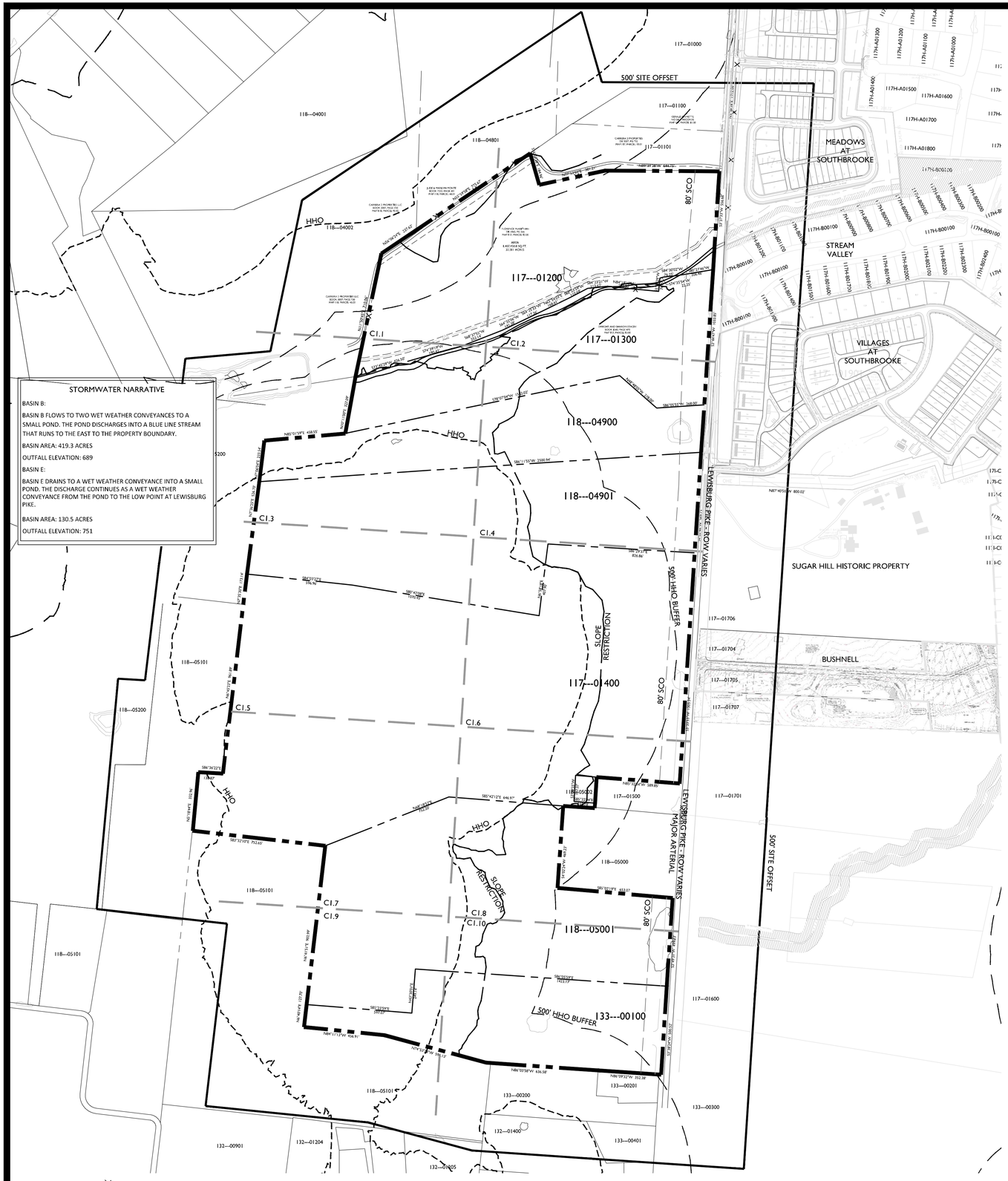


SUBMITTAL DATE: 03.08.2021
RESUBMITTAL DATE: 04.01.2021
COF: 7494

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

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




# SOUTHVALE PUD SUBDIVISION

## SITE DATA

| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | SOUTHVALE PUD SUBDIVISION |
| COF PROJECT NUMBER: | 7494 |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| EXISTING SITE ACREAGE: | 244.80 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, SCO |
| | ENVISION FRANKLIN - CONSERVATION SUBDIVISION |

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

### LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 33, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 33 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AND WIFE SHARON STACEY OF RECORD IN DEED BOOK 6834, PAGE 382, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 366, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN-DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°32'46" WEST, FOR 5,033.80' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6836, PAGE 380, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°31'51" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS
NORTH 03°08'09" EAST, FOR 1,000.00' TO A FENCE POST (F);
NORTH 85°51'09" EAST, FOR 458.50' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 05°51'09" EAST, FOR 337.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 72°47'28" EAST, FOR 450.58' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 1,000.00' TO A FENCE POST (F);
NORTH 64°33'56" EAST, FOR 514.58' TO A TREE AT FENCE (F);
NORTH 64°33'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°49'05" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'28" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°32'31" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°59'15" EAST, FOR 288.88' TO A T-POST (F) AT FENCE CORNER;
NORTH 74°32'54" EAST, FOR 1,000.00' TO A FENCE POST (F);
NORTH 74°32'54" EAST, FOR 2,572.16' TO A FENCE POST (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 306.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE MEHORNON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 33
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 3 PROPERTIES, DB 3007, PG 731, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R/OWC) AND BY JUDE AND MARILYN MONTE, DB 7122, PG 303, R/OWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, R/OWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 6343, PG 470, R/OWC; AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 AND 412 NOW). SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 412NOW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 05°23'32" WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, WITH AN EXISTING FENCE RUNNING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEING THE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 85°27'46" EAST, FOR 306.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°32'54" WEST, FOR 2,572.16' TO A TREE WITH FENCE;
SOUTH 05°23'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
SOUTH 84°59'15" WEST, FOR 288.88' TO AN EXISTING FENCE CORNER;
SOUTH 84°33'31" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 63°33'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°33'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°33'56" WEST, FOR 140.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 203.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'18" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 72°47'28" WEST, FOR 450.58' TO AN IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY 5°18.1' WITH THE MEANDERS OF FENCE LINE, NORTH 11°52'40" EAST, FOR 703.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 337.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°59'56" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 3 PROPERTIES, DB 3007, PG 731;
THENCE, WITH CARRERA 3 PROPERTIES TO POINTS AS FOLLOWING:
SOUTH 05°51'09" WEST, FOR 337.09' TO AN IRON ROD (FOUND);
NORTH 37°15'55" EAST, FOR 189.32' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.72' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-5-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 353, R.O.W.C. FOR AN EXISTING DRIVEWAY.
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THE PARCEL. SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENTS OF RECORD IN BOOK 5992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.05, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6836, PAGE 380, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (3) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A T-POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1343, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6836, PAGE 382, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°32'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCI, CONTINUING WITH LEWISBURG PIKE, SOUTH 05°23'32" WEST, FOR 1305.24' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF KS WAVES, LLC OF RECORD IN DB 5000, PAGE 949, R.O.W.C.;
THENCE, WITH HOOD'S LINES FOR THE FOLLOWING CALLS:
NORTH 85°33'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 05°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6145, PAGE 553 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'46" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.22' TO A FENCE POST (FOUND);
SOUTH 85°03'19" EAST, FOR 653.09' TO A T- POST (FOUND), IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 5°49'31" WEST, FOR 499.51' TO A FENCE POST (FOUND);
SOUTH 5°38'58" WEST, FOR 500.52' TO A FENCE POST (FOUND), IN THE NORTH LINE OF SKHY HOME STAGING AND REDESIGN L LLC AS OF RECORD IN DB 6822, PAGE 735, R.O.W.C.;
THENCE, WITH SKHY HOME'S NORTH LINE, NORTH 86°09'52" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GHALIO L. MCGIH AS OF RECORD IN DB 6822, PAGE 735, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°10'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND) AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 74°53'28" WEST, FOR 1,000.00' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 527.70' TO AN IRON ROD (FOUND);
NORTH 6°41'55" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NORTH 86°33'05" WEST, FOR 753.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 653, R.O.W.C.;
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 01°38'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
NORTH 01°38'44" EAST, FOR 1,000.00' TO A FENCE POST (FOUND);
NORTH 06°40'31" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.;
THENCE, CONTINUING WITH LEVINE, NORTH 87°35'33" EAST, FOR 373.94' TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 326.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2509.94' TO THE POINT OF BEGINNING AND CONTAINING 7,550,882.0 SQ FT OR 173.316 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019

| PROP STREET | OWNER 1 | OWNER STREET | OWNER CITY | OWNER STATE | OWN ZIP |
|---|---|---|---|---|---|
| 102 STREAM VALLEY BLVD | ERWIN ALBERT SIDNEY SR | 102 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 1456 LEWISBURG PK | JENNETT GERALD | 103 BATTLEFIELD DR | FRANKLIN | TN | 37064 |
| 103 STREAM VALLEY BLVD | SISK BRYAN | 103 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 104 STREAM VALLEY BLVD | KING LIVING TRUST | 104 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 105 STREAM VALLEY BLVD | DICKEY KEVIN | 105 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 107 STREAM VALLEY BLVD | SEIDQI ABDUL K | 107 STREAM VALLEY DR | FRANKLIN | TN | 37046 |
| 106 STREAM VALLEY BLVD | W ATKINS CURTIS DEWAYNE | 110 STREAM VALLEY BLVD | FRANKLIN | TN | 37064 |
| 2694 MCLEMORE RD | LEVINE LAWRENCE E | 111 VAUGHNS GAP RD | NASHVILLE | TN | 37205 |
| STREAM VALLEY BLVD | SV PROPERTIES LLC | 121 FIRST AVE S | FRANKLIN | TN | 37064 |
| MCLEMORE RD | MCLEMORE C K | 1211 16TH AVE S | NASHVILLE | TN | 37212 |
| 1446 LEWISBURG PK | DONNER SUZANNE ELLIOT | 1446 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1480 LEWISBURG PK | STACEY DWIGHT | 1490 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1490 LEWISBURG PK | STACEY DWIGHT | 1490 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1495 LEWISBURG PK | TOULON JANICE BATES | 1495 LEWISBURG PIKE | FRANKLIN | TN | 37064 |
| 1511 LEWISBURG PK | BATES W ALTER T | 1495 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1521 LEWISBURG PK | EGBERT TIMOTHY | 1521 LEWISBURG PARK | FRANKLIN | TN | 37064 |
| 1532 LEWISBURG PK | HOOD JAMES WILLIAM | 1532 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1533 LEWISBURG PK | WESTBROOK STEVEN P | 1533 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1560 LEWISBURG PK | SAVVY HOME STAGINGS AND REDESIGN L L | 1560 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1564 LEWISBURG PK | MCGEE GERALD L LE | 1564 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1572 LEWISBURG PK | WILLIAMS JACK B LE | 1572 LEWISBURG PK | FRANKLIN | TN | 37064 |
| 1573 LEWISBURG PK | KOELLEIN COMMUNITY PROP TRUST | 1573 LEWISBURG PIKE | FRANKLIN | TN | 37064 |
| 1578 LEWISBURG PK | LANGLEY JOHN TYREE | 1584 LEWISBURG PK | FRANKLIN | TN | 37064 |
| HARPETH PEYT RD | HILLS TENNESSEE LLC | 2381 EAST VINA DEL MAR BLVD | ST PETE BEACH | FL | 33706 |
| GOOSE CREEK BY-PASS | CARRERA 2 PROP LLC | 2412 EUGENIA AVE | NASHVILLE | TN | 37211 |
| 2487 GOOSE CREEK BY-PASS | MONTE JUDE AND MARILYN LIVING TRUST | 2487 GOOSE CREEK BY PASS | FRANKLIN | TN | 37064 |
| 2698 MCLEMORE RD | 2698 MCLEMORE ROAD TRUST | 2698 MCLEMORE RD | FRANKLIN | TN | 37064 |
| 2720 MCLEMORE RD | CREAGER PENNIE | 2718 MCLEMORE RD | FRANKLIN | TN | 37064 |
| 1538 LEWISBURG PK | KS WAVES LLC | 2800 MERCHANT DR | KNOXVILLE | TN | 37912 |
| 1445 LEWISBURG PK | PRATT MARVIN H FAMILY LP | 3824 NEW HWY 96 W | FRANKLIN | TN | 37064 |
| 1042 BUSHNELL FARM DR | STREAM VALLEY FRANKLIN LLC | 390 THALLORY STATION RD #100 | FRANKLIN | TN | 37067 |
| 2704 MCLEMORE RD | SONIA FAMILY TRUST | 4038 CLOVERCROFT RD | FRANKLIN | TN | 37067 |
| HARPETH PEYT RD | MCKEITHAN FLORENCE E H | 4416 BEEKMAN DR | NASHVILLE | TN | 37215 |
| LEWISBURG PIKE | SOUTHBROOKE LLC | 554 FRANKLIN RD | FRANKLIN | TN | 37069 |
| 2497 GOOSE CREEK BY-PASS | MERCYME INC | PO BOX 680175 | FRANKLIN | TN | 37068 |

### PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 & 118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902

MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

### TREE CANOPY RETENTION

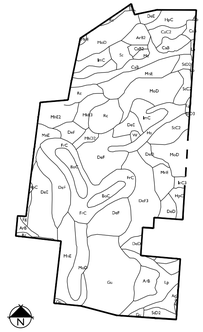
OVERALL SITE AREA = 10,663,575 SF (244.80 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,634,498 SF |
| TOTAL ACRES | 116.39 AC | 83.43 AC |

TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (47.5% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,634,498 SF; 83.43 AC (72.5% OF EXISTING) |

SOILS MAP - NTS



| | |
|---|---|
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| BoC | Bodine gravelly silt loam, 5 to 12 percent slopes |
| CaB | Captina silt loam, phosphatic, 2 to 5 percent slopes |
| CaB2 | Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded |
| CaC2 | Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded |
| DeD | Delrose gravelly silt loam, 12 to 20 percent slopes, eroded |
| DeE | Delrose gravelly silt loam, 20 to 30 percent slopes, eroded |
| DeF | Delrose gravelly silt loam, 30 to 60 percent slopes, eroded |
| DeF3 | Delrose cherty silt loam, 30 to 40 percent slopes, severely eroded |
| Eg | Egam silt loam, phosphatic |
| FrC | Frankstown cherty silt loam, 5 to 12 percent slopes |
| Gu | Gullied land |
| HpC | Humphreys gravelly silt loam, 5 to 12 percent slopes |
| Hs | Huntington cherty silt loam, phosphatic |
| Hu | Huntington silt loam, phosphatic |
| ImC | Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded |
| InC3 | Inman silty clay loam, 5 to 12 percent slopes, severely eroded |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| Me | Melvin silt loam, phosphatic |
| MnD2 | Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded |
| MnE2 | Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded |
| MxE3 | Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded |
| MnE | Mimosa-Rock outcrop complex, 20 to 40 percent slopes |
| MxD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| Sc | Sees silty clay loam |
| StC2 | Stiversville silt loam, 5 to 12 percent slopes, eroded |
| StD2 | Stiversville silt loam, 12 to 20 percent slopes, eroded |
| Tb | Taft silt loam, phosphatic |
| W | Water |

### NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

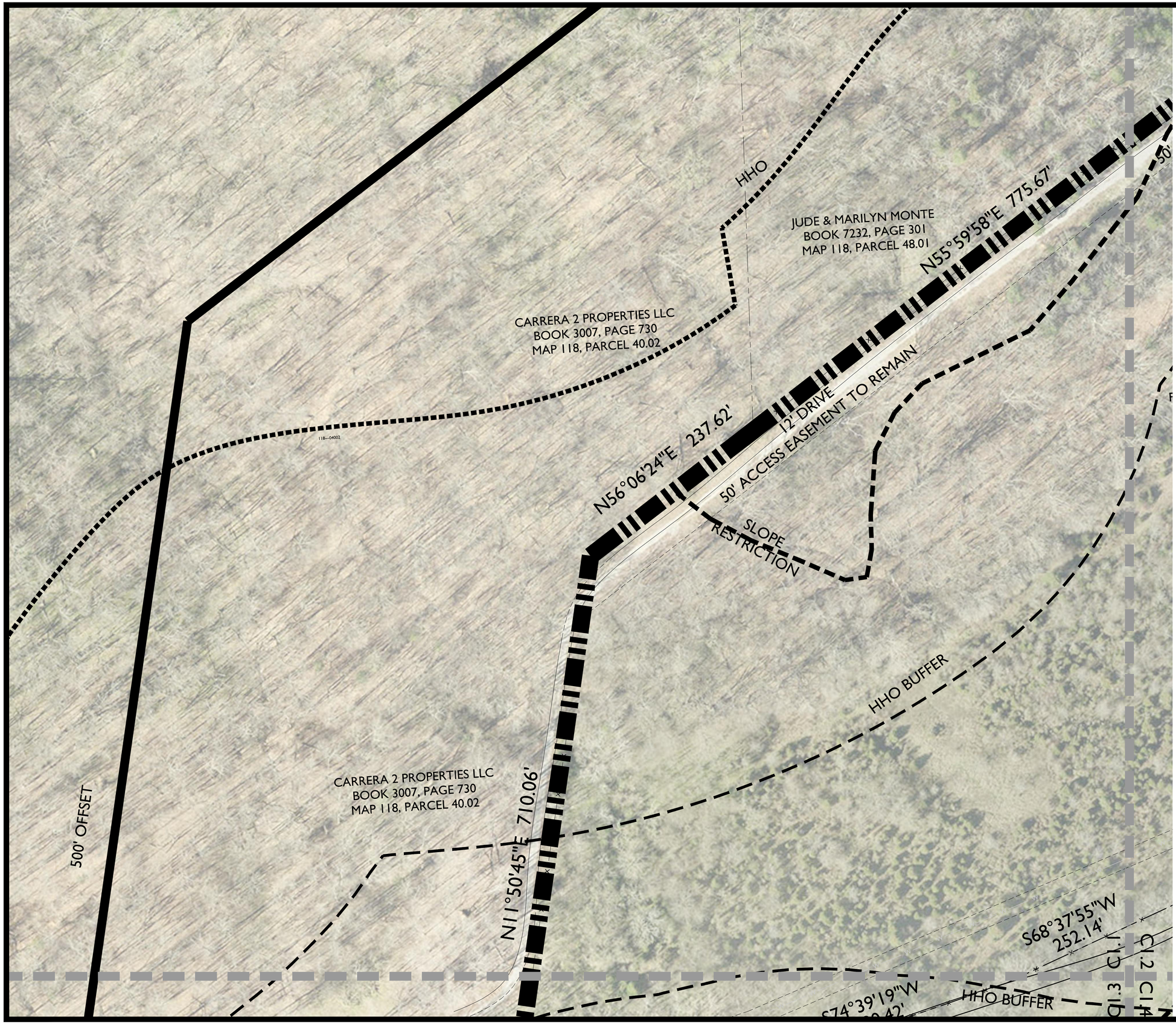
JEFFREY STOKES
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Revision Date
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△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF 7494




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

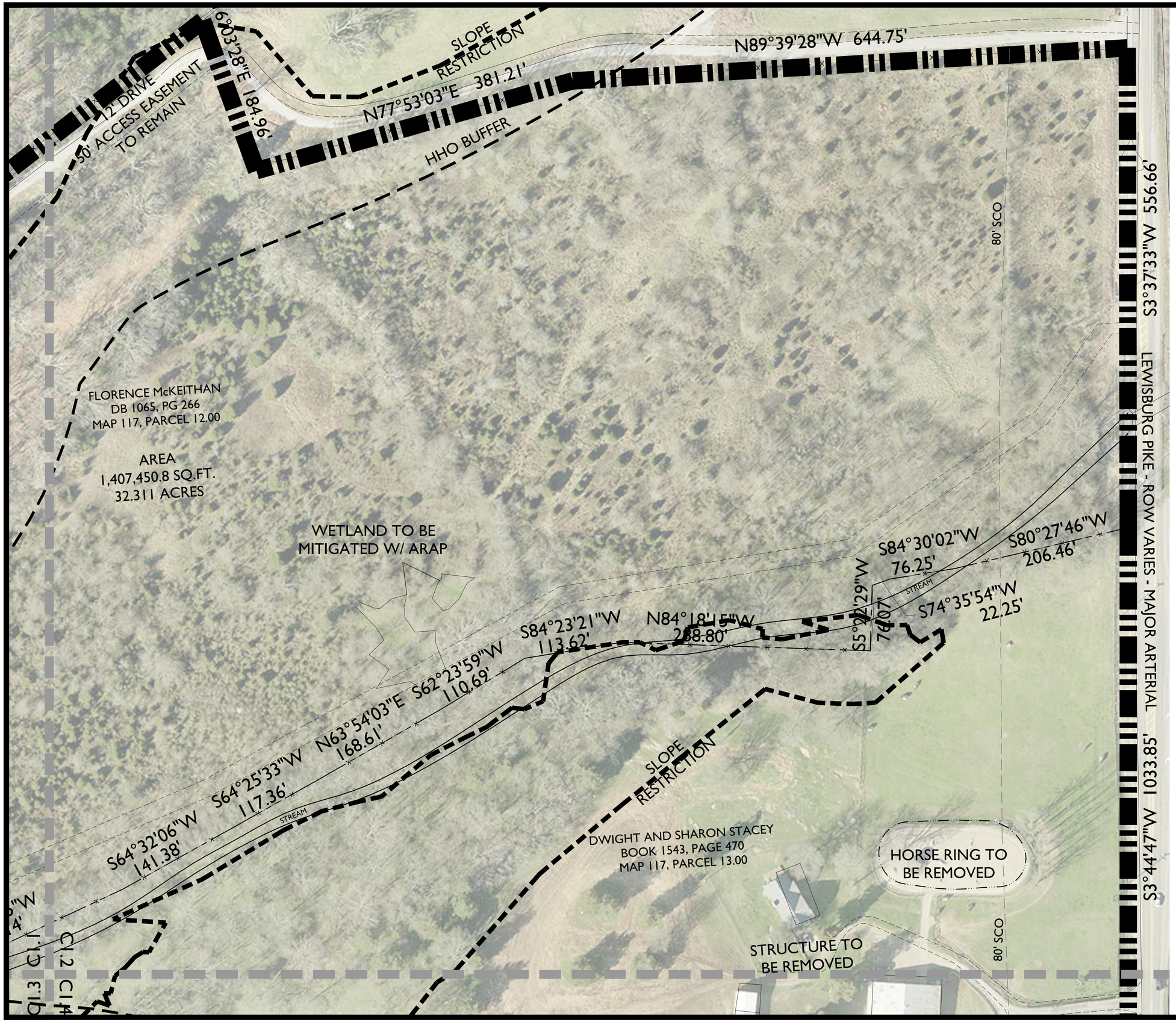
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.1




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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# REZONING REQUEST

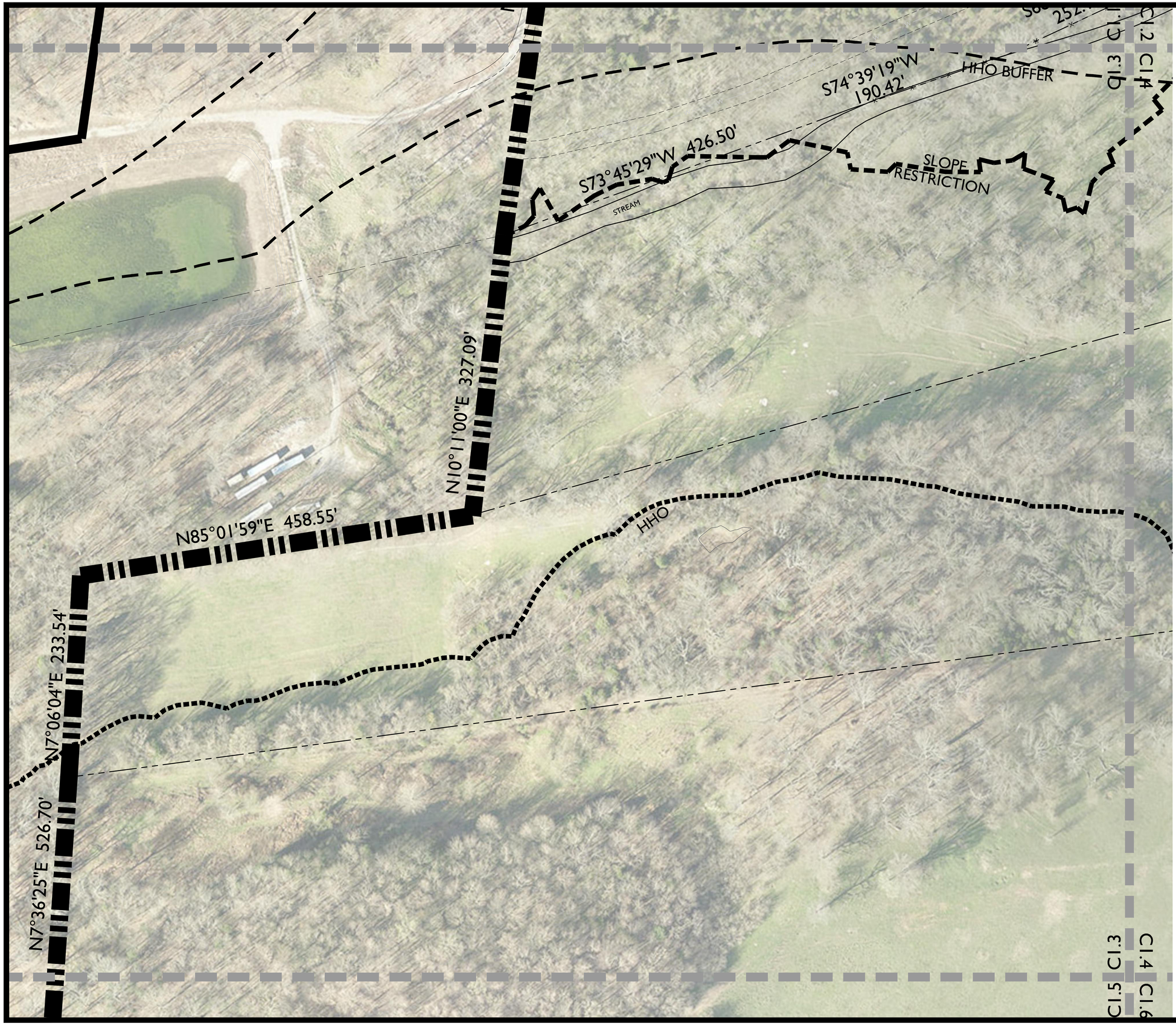
Franklin, Williamson County, Tennessee

JEFFREY STOKES
LICENSED
LANDSCAPE ARCHITECT

Revision Date

EXISTING
CONDITIONS
ENLARGEMENT

SHEET
C1.2




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# REZONING REQUEST

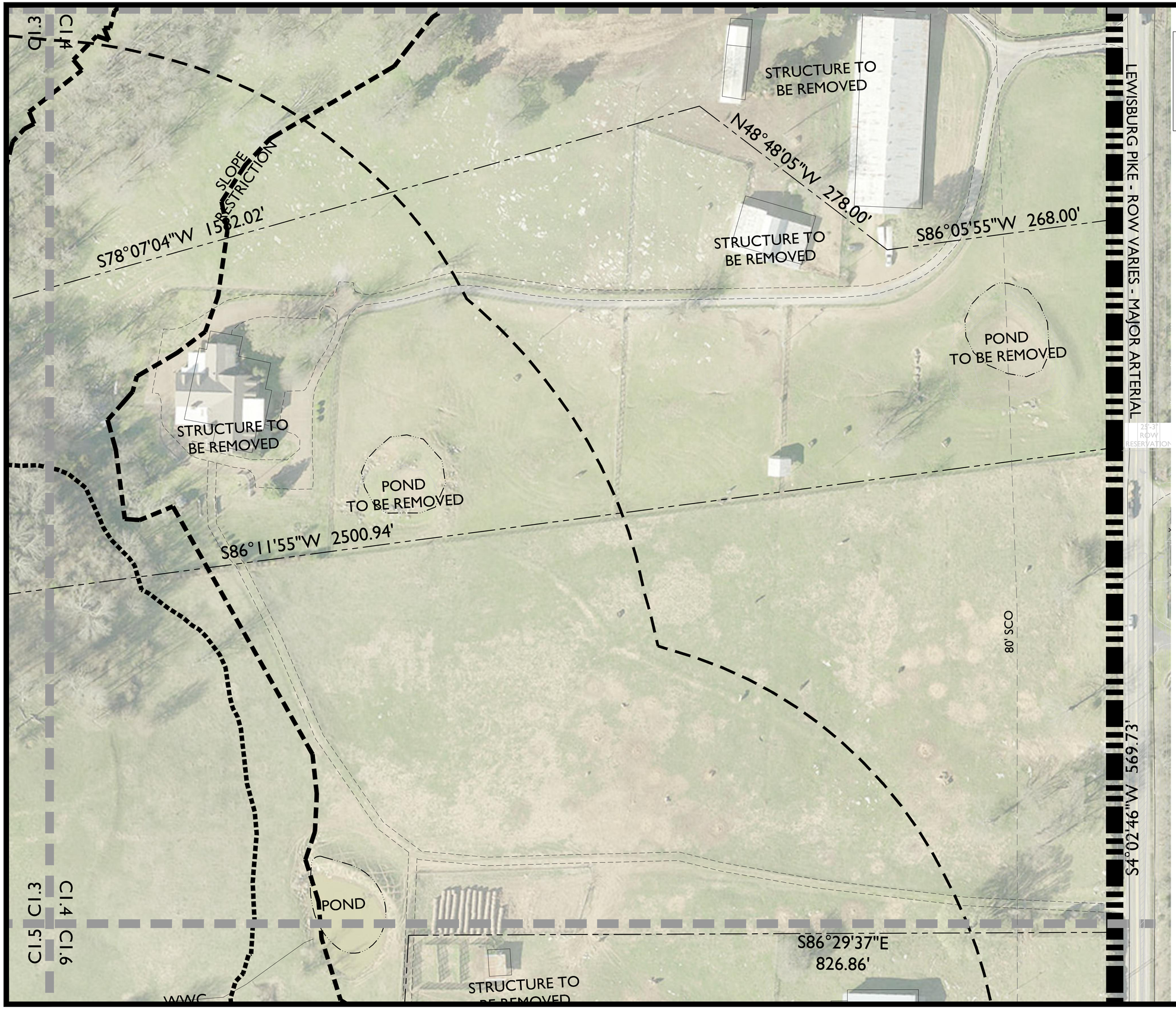
Franklin, Williamson County, Tennessee

JEREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.3




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGREEMENT
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.4




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
No. 3581

Revision Date

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- △ _____
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5

C1.5 C1.3
C1.4 C1.6

POND

WWC

STRUCTURE TO BE REMOVED

S86°29'37"E
826.86'

STRUCTURE TO BE REMOVED

N6°58'18"E
407.90'

POND TO BE REMOVED

80' SCO

S3°33'53"W 1305.34'

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

SLOPE RESTRICTION

HHO BUFFER

HHO

C1.7 C1.5
C1.6 C1.8

*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

Franklin, Williamson County, Tennessee

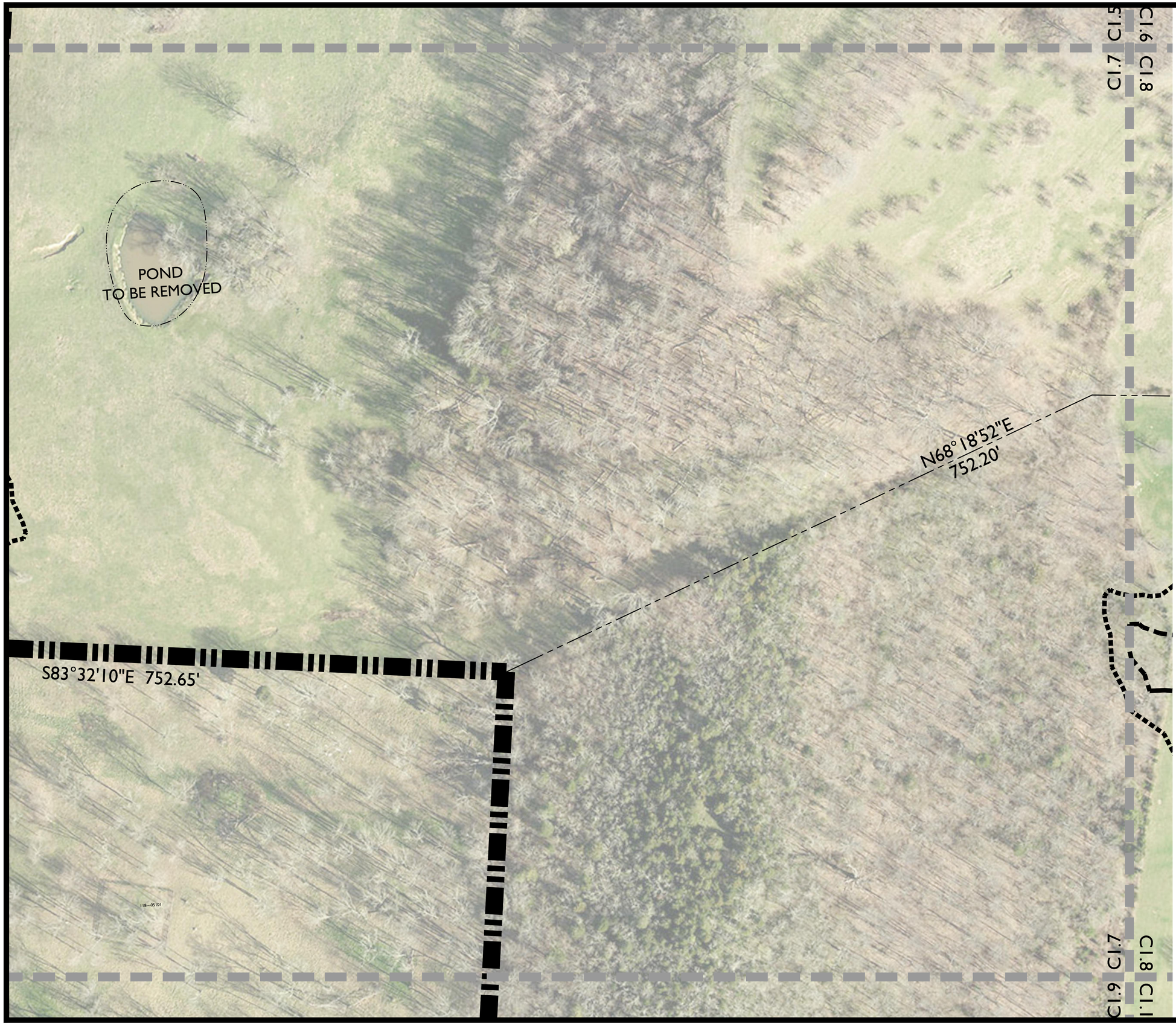



Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.6

COF 7494




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST
Franklin, Williamson County, Tennessee

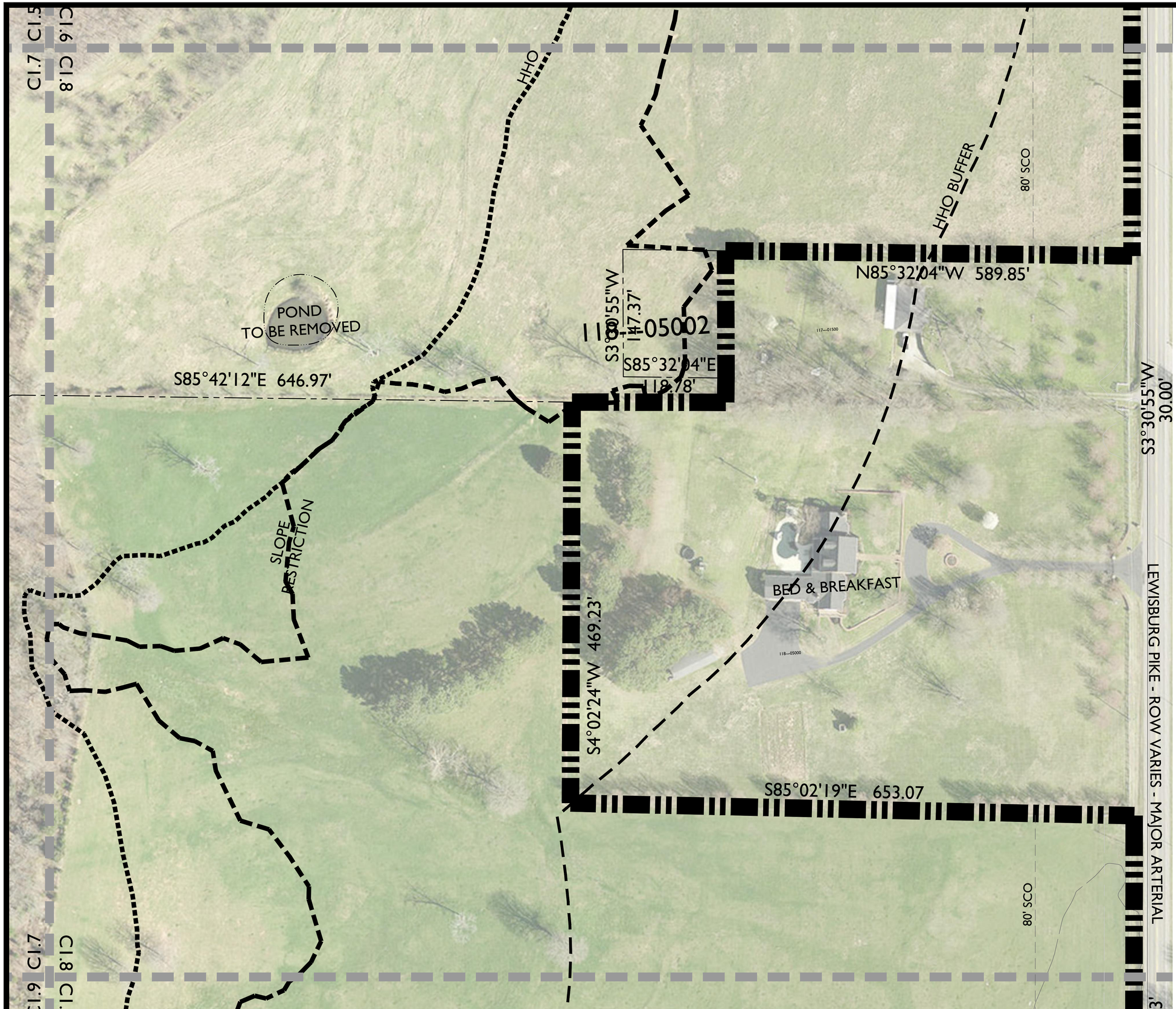
JEFFREY STOKES
REGISTERED
AGRICULTURE
No. 3331
LANDSCAPE ARCHITECT

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.7

COF 7494




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

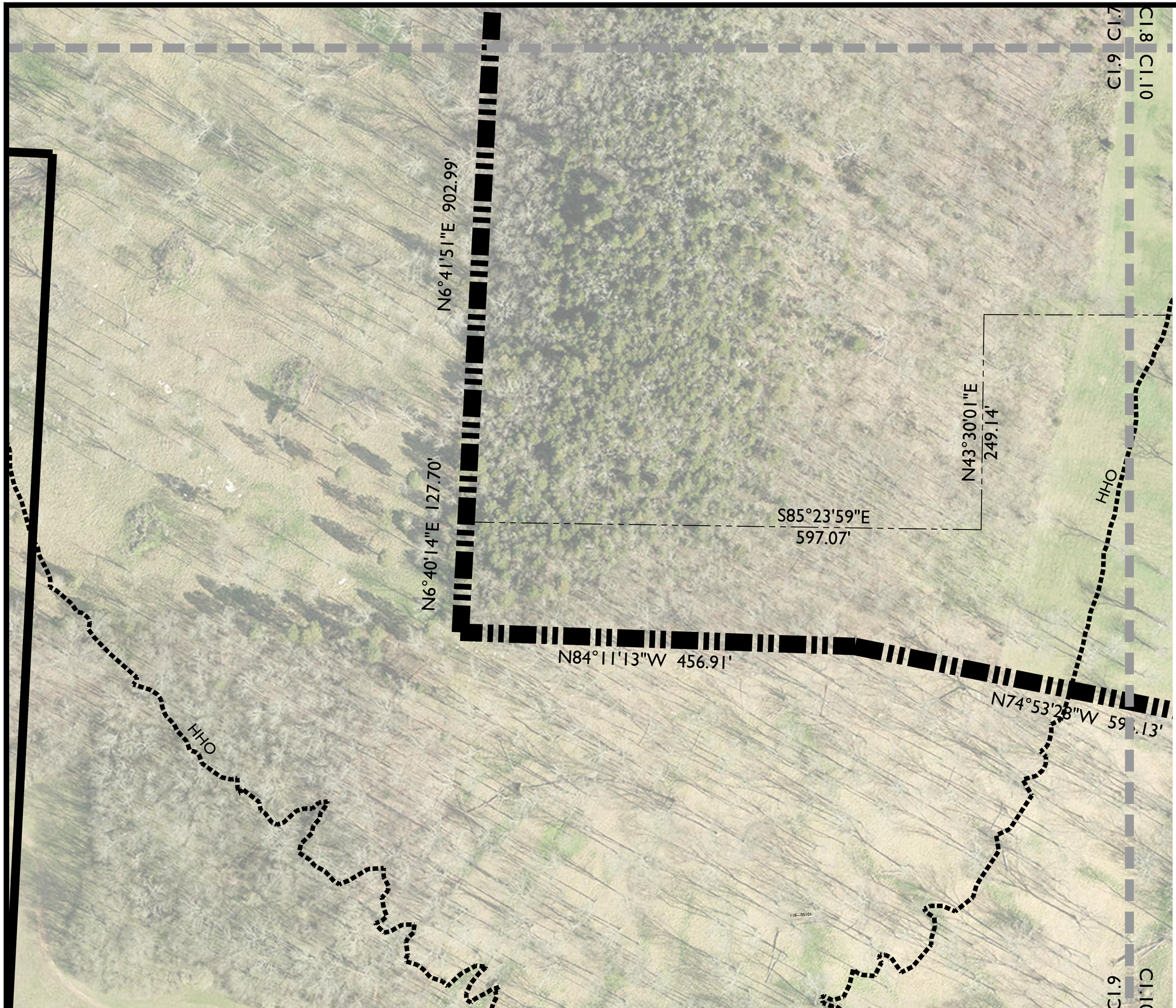
Franklin, Williamson County, Tennessee

JEFFREY STOCK
REGISTERED LANDSCAPE ARCHITECT

Revision Date
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4

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.8




[a]SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION REZONING REQUEST

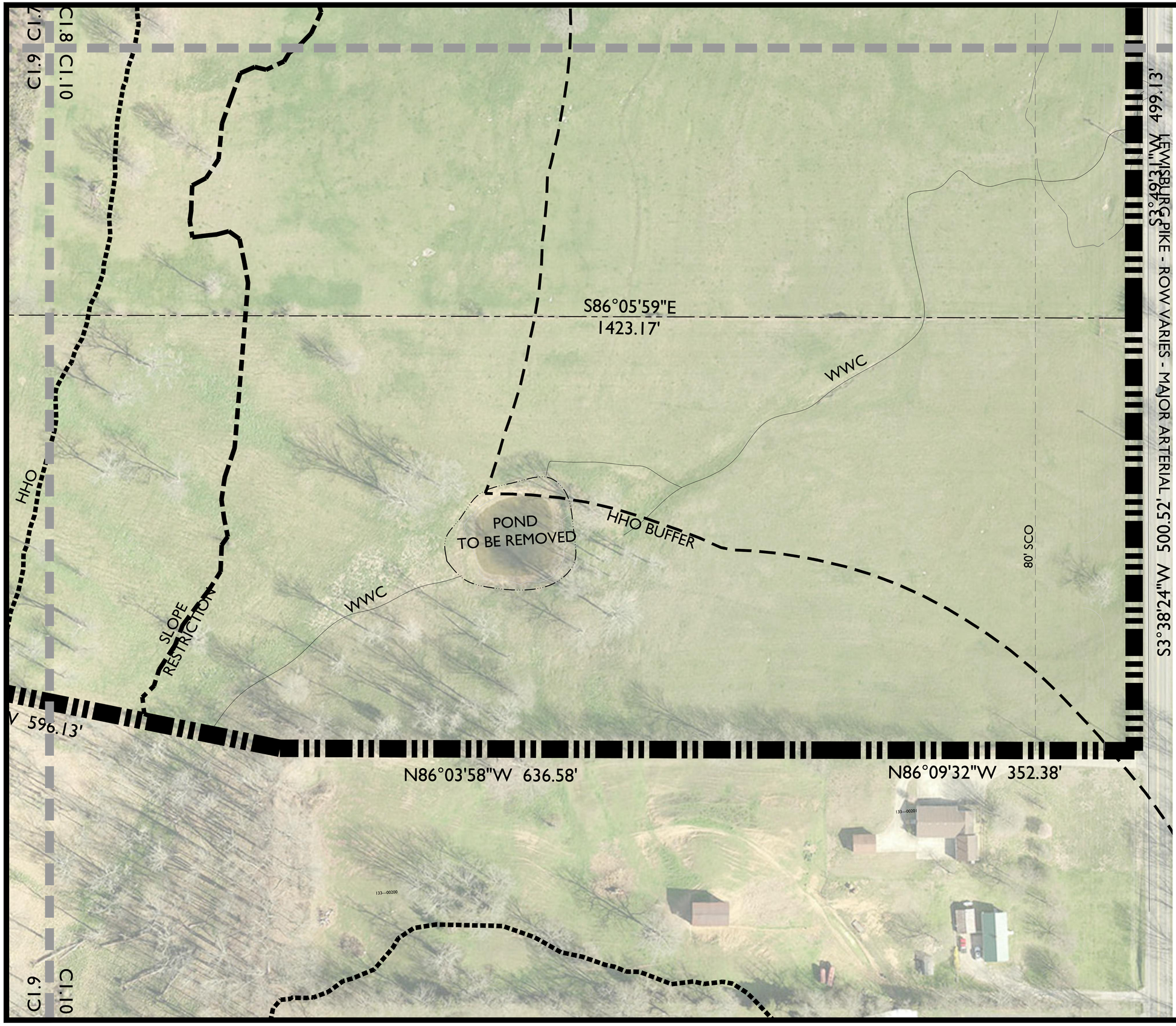
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.9




*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
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△

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.10

0 50 100 150




## OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%
REQUIRED: 15% TOTAL = 1,599,523 SF
5% OPEN SPACES = 533,174 SF
10% NATURAL AREA = 1,066,349 SF
PROVIDED: 63% TOTAL = 6,739,183 SF
5.2% OPEN SPACE = 550,589 SF
58% NATURAL AREA = 6,188,594 SF

| LOT | SF | TYPE |
|---|---|---|
| 1001 | 143,003 | NATURAL AREA |
| 1002 | 59,405 | NEIGHBORHOOD AMENITY |
| 1003 | 2,152 | POCKET PARK |
| 1004 | 11,579 | NATURAL AREA |
| 1005 | 8,264 | NATURAL AREA |
| 1006 | 222,155 | NATURAL AREA |
| 1007 | 284,075 | NATURAL AREA |
| 1008 | 20,640 | POCKET PARK |
| 1009 | 8,771 | POCKET PARK |
| 1010 | 102,464 | NEIGHBORHOOD AMENITY |
| 1011 | 28,432 | POCKET PARK |
| 1012 | 100,783 | POCKET PARK |
| 1013 | 3,771 | POCKET PARK |
| 1014 | 2,859 | POCKET PARK |
| 1015 | 49,680 | NEIGHBORHOOD AMENITY |
| 1016 | 26,412 | POCKET PARK |
| 1017 | 26,892 | NEIGHBORHOOD AMENITY |
| 1018 | 9,169 | POCKET PARK |
| 1019 | 23,882 | NATURAL AREA |
| 1020 | 37,979 | NATURAL AREA |
| 1021 | 15,703 | NATURAL AREA |
| 1022 | 16,970 | POCKET PARK |
| 1023 | 95,387 | NATURAL AREA |
| 1024 | 5,346,567 | NATURAL |
| 1025 | 58,596 | NEIGHBORHOOD AMENITY |
| 1026 | 33,593 | NEIGHBORHOOD AMENITY |

OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50%
REQUIRED: 5,331,744 SF (50%)
PROVIDED: 6,739,183 SF (63%)

## STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | SOUTHVALE PUD SUBDIVISION |
| PROJECT NUMBER: | 7495 |
| ADDRESS: | LEWISBURG PIKE<br>FRANKLIN, TN |
| PARCEL(S): | 117-01200<br>117-01300 & 118-04900<br>117-01400, 118-04901, 118-05001, 118-05002, 133-00100<br>117-01901 & 117-01902 |
| SITE AREA: | 244.80 AC |
| BASE ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09 DUA) |
| ZONING OVERLAY: | HHO, HHO BUFFER, SCO |
| ENVISION FRANKLIN: | CONSERVATION SUBDIVISION |
| BUILDING TYPES APPLIED: | HOUSE, DUPLEX, MULTIPLEX |
| FRONTAGE TYPES APPLIED: | YARD FRONTAGE |
| LOT WIDTH (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| LOT SIZE (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| SETBACKS: | |
| FRONT: | SEE ARCH SHEETS A1.0/A1.1 |
| SIDE: | SEE ARCH SHEETS A1.0/A1.1 |
| REAR: | SEE ARCH SHEETS A1.0/A1.1 |
| DWELLING UNIT COUNT (BY TYPE): | |
| DETACHED: | 196 LOTS |
| ATTACHED: | 316 UNITS (136 LOTS) |
| TOTAL: | 512 UNITS |
| BUILDING HEIGHT: | 2 STORY |
| MINIMUM LSA: | 20% - 48.72 AC |
| OPEN SPACE REQUIRED: | 5% - 12.18 AC |
| NATURAL AREA REQUIRED: | 10% - 24.36 AC |
| TREE CANOPY RETENTION: | 71% - 82.76 AC |

PARKING REQUIRED (BY USE):

| | |
|---|---|
| 2 / ALLEY-LOADED (196 UNITS): | 392 |
| 2.5 / 2BR (165 UNITS): | 413 |
| 3 / 3BR+ (152 UNITS): | 456 |
| TOTAL: | 1,261 |

PARKING PROVIDED (BY USE): *MINIMUM

| | |
|---|---|
| 4/DETACHED (2 GARAGE, 2 TANDEM): | 784 (PROVIDED ON LOT) |
| 4/24' T+90'B (2 GARAGE, 2 TANDEM): | 608 (PROVIDED ON LOT) |
| 2/60'B (1 GARAGE, 1 TANDEM): | 330 (PROVIDED ON LOT) |
| ON-STREET: | 305 |
| OFF-STREET: | 131 |
| TOTAL: | 2,158 |

| | |
|---|---|
| PARKLAND DEDICATION: | 512 x $4,304 = $2,203,648<br>DEVELOPER TO PAY FEE IN LIEU |
| DEVELOPER: | MIKE FORD |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE<br>SUITE 145<br>(615) 975-5765<br>greg.gamble@gdc-tn.com<br>GREG GAMBLE |

OWNERS:

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

## TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,634,498 SF |
| TOTAL ACRES | 116.39 AC | 83.43 AC |

TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (48% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,634,498 SF; 83.43 AC (72% OF EXISTING) |

| | DETACHED | | | | | |
|---|---|---|---|---|---|---|
| | <40' DETACHED | 40'-45' | 46'-50' | 51'-60' | >60' DETACHED | TOTAL DETACHED |
| NUMBER OF LOTS | 27 | 91 | 35 | 35 | 8 | 196 |
| % OF LOTS | 13.78% | 46.43% | 17.86% | 17.86% | 4.08% | |

| | |
|---|---|
| TOTAL UNITS | 512 |
| TOTAL LOTS | 332 |

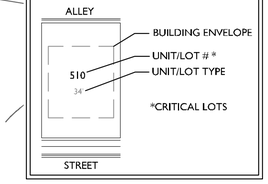
| | ATTACHED | | | TOTAL ATTACHED |
|---|---|---|---|---|
| | 24' (2-3 UNIT) | 60' (4-UNIT) | 90' (4-UNIT) | |
| NUMBER OF UNITS | 76 | 164 | 76 | 316 |
| NUMBER OF LOTS | 76 | 41 | 19 | 136 |
| | | | | |

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*"SLOPE RESTRICTION" AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREAS HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## TYPICAL LOT




## PHASING CHART

| DEVELOPMENT | DETACHED RESIDENTIAL | ATTACHED RESIDENTIAL |
|---|---|---|
| PHASE 1 | 84 | 66 |
| PHASE 2 | 65 | 159 |
| PHASE 3 | 46 | 91 |
| OVERALL | 196 | 316 |

NOTE: ALL PROPOSED HOMES ARE ALLEY-LOADED

## KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY STOKES LICENSED LANDSCAPE ARCHITECT TENNESSEE No. 328

Revision Date
△
△
△
△

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF 7495

**COF no: 7495**

**CONDITIONS OF APPROVAL:**

## Open Issues: 30 These issues are currently being filtered

### Addressing

#### General Issues

**89. Subdivision and Street Name Approval**

| | |
|---|---|
| lance.fittro@franklintn.gov | Please submit street names and subdivision name for approval. Submit to lori.jarosz@franklintn.gov |

### Engineering - Checklist

#### General Issues

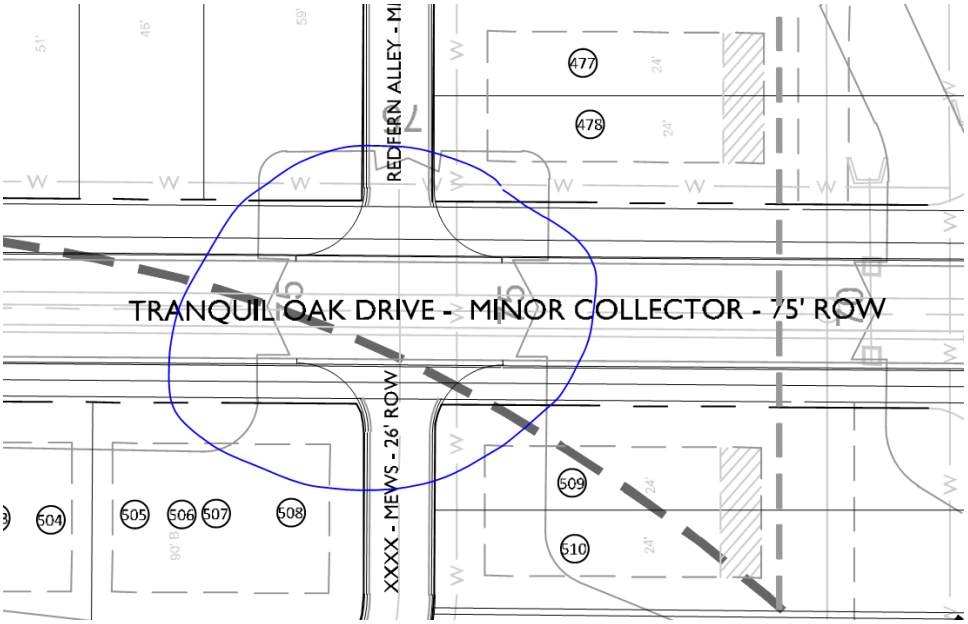
**85. Development Plan**

| | |
|---|---|
| kevin.long@franklintn.gov | ***This is an advisory comment and does not hinder the approval of this development plan.***<br><br>All access locations as shown on this Development Plan are tentatively approved based on the condition that all safety considerations, specifically Minimum Intersection Sight Distance as prescribed by AASHTO, will be met at the Site Plan stage. If Minimum Sight Distance cannot be safely achieved at the Site Plan stage, the proposed access locations shall be required to either (a) provide access restrictions on movements that do not meet minimum safety requirements, or (b) design and construct modifications to the intersecting roadway to remove the unsafe condition. |

**86. Development Plan**

| | |
|---|---|
| kevin.long@franklintn.gov | **Applicant shall complete all necessary roadway improvements as recommended by the TIA and the City's third-party review, and summarized below. All roadway improvements shall be completed and accepted prior to the first Certificate of Occupancy for each portion of the development as stated in the TIA.**<br><br>**All improvements along Lewisburg Pike shall meet AASHTO, TDOT, and City of Franklin design requirements for a 50-MPH Major Arterial Roadway.**<br><br>**(currently unamed) Boulevard / Southbrooke Boulevard** - The eastbound approach shall provide an exclusive left-turn lane and shared thru-right lane. The westbound approach shall include a shared left-thru lane and exclusive right-turn lane. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage along with the appropriate approach and bay tapers.<br><br>**Forestside Drive / Stream Valley Boulevard** - The intersection control shall be converted to signalized control. The eastbound approach shall provide separate shared right-thru and left turn lanes. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage, along with the appropriate approach and bay tapers. In conjunction with signalization, the westbound approach shall be modified to provide shared right-thru and exclusive left turn lanes to promote optimal traffic signal operations under proposed conditions. The eastbound and westbound approaches shall be designed and modified as necessary to meet AASHTO and City of Franklin design standards for horizontal geometry.<br><br>**Bolting Street / Bushnell Farm Drive** - The eastbound approach shall include a separate left-turn lane and shared thru-right lane. A northbound left-turn lane and southbound right-turn lane shall be provided including 100 feet of storage along with the appropriate approach and bay tapers.<br><br>**Tranquil Oak Drive** - The eastbound approach shall include separate left and right turn lanes. A northbound left-turn lane and southbound right-turn lane with 100 feet storage shall be provided along with the appropriate approach and bay tapers. |
| **94. Streets** | |
| kevin.long@franklintn.gov | Applicant shall provide full design for the signalized intersection of Stream Valley Boulevard / Forestside Drive / Lewisburg Pike. The signal plans shall incorporate all intersection improvements (i.e. turn lanes) required per the approved TIA (including modifications to the westbound approach (Stream Valley Boulvevard)) and must be approved by TDOT and the City of Franklin. All intersection improvements shall be completed and accepted prior to the issuance of the first Building Permit for Phase 2 of this development plan.<br><br>**(This comment applies to future Site Plans and *DOES NOT HINDER THE APPROVAL OF THIS DEVELOPMENT PLAN*.)** |
| **104. Streets** | |

jimmy.wiseman@franklintn.gov The alleys closest to Lewisburg on Tranquil Oak Drive shall be shown as right in and right outs with a rollover curb island or a median in the collector right-of-way. The future collector connection to the proposed overpass will generate a significant amount of traffic requiring larger than average storage lengths and left turns shall be limited at this location.




## Engineering - Development Plan Checklist

### General Issues

**34. F. Development Plan**

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

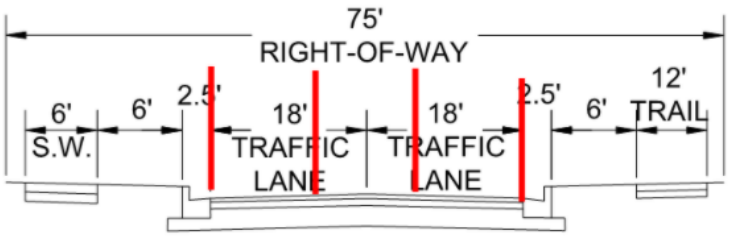
At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department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

**35. F. Development Plan**

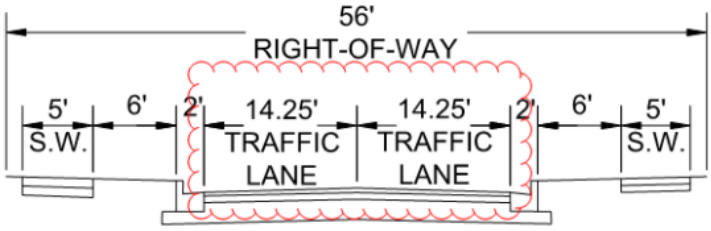
kevin.long@franklintn.gov Applicant shall remove "14.25' traffic lanes" and revise to reflect a configuration that complies with City of Franklin standards. As stated on the referenced previous version of this development plan (see below), the City of Franklin does not allow yield streets with excessively wide or narrow lanes. Traffic lanes in new developments shall be 11' or 12' in width. Areas of pavement not intended as travel lanes shall be labeled for their intended use (bike lane, parking, shoulder, etc.) in order to clarify reasoning for non-standard pavement widths. Unless on-street parking is clearly defined on one-side of the street, a wide pavement section encourages on-street parking on both sides which is by definition a "yield street" and is absolutely not allowed in new developments.

City of Franklin
Kevin Long
6/13/19
11:02 AM
3 - Planned Unit Development

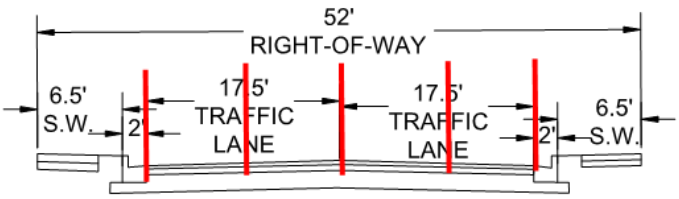
Applicant shall revise dimensions on typical sections to identify lanes as Travel, Turning, or Parking. The City of Franklin does not allow "yield streets" with excessively wide or narrow lanes.




**COLLECTOR STREET (MCLEMORE ROAD)**




**SOUTHBROOKE BLVD (PHASE 2) - 56' ROW**




**2-LANE INTERMEDIATE AND LOW VOLUME STREET (WITH ON STREET PARKING)**

Reply Edit Delete

[Edited By Kevin Long]

## 53. Runoff from Hillsides

| | |
|---|---|
| joe.marlo@franklintn.gov | *Comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** <br><br> **With each Site Plan**, Applicant shall intercept and direct stormwater from adjacent hillsides using appropriate storm infrastructure prior to its crossing over sidewalks or surface flowing into streets, alleys, or mews. Retaining walls, where used, shall be set back from the HHO and Area of Protected Slopes a minimum of five feet or the distance equal to the height of the wall, whichever is greater. |

**59. High Volume Local Streets**

| | |
|---|---|
| joe.marlo@franklintn.gov | Applicant shall include the COF Standard High Volume Local street section in the drawing set. (C4.10) <br><br> *COF Street Section TS-5* |

**61. F. Development Plan**

| | |
|---|---|
| lance.fittro@franklintn.gov | This comment to remain open as a reminder to staff and condition of approval to be addressed with future Site Plan submittals, but **should not hinder approval of the Development Plan**: <br> In order to ensure safe circulation for Fire and service vehicles through the alleys shown on the development plan, where perpendicular parking off of the alleys are proposed, these parking areas shall provide a minimum of 5 feet from the edge of the alley pavement to the end of the parking stalls. Minimum parking stall dimensions shall then be the standard 9 ft (width) x 18 ft (depth), with end stalls being 10 ft in width. No reduction in stall dimensions for compact parking spaces shall be permitted for parking off of alleys. |

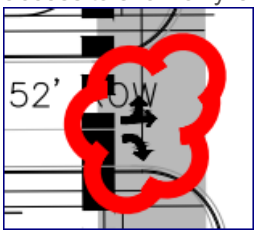
**65. Future Lewisburg Pike Build-Out**

| | |
|---|---|
| joe.marlo@franklintn.gov | *Comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** <br><br> **With each Site Plan**, Applicant shall show how grading for the future, ultimate build-out of Lewisburg Pike can be tied into the proposed grading for the site using 3H:1V or flatter slopes and without the need for future retaining walls. Future grades for the ultimate build-out shall be extrapolated from existing grades at the centerline of Lewisburg Pike. Retaining walls and stormwater features proposed within the development with each Site Plan shall be located a minimum of 10 feet from existing and dedicated ROW to allow for future construction easements. |

**69. ROW and Access Plans**

joe.marlo@franklintn.gov Applicant shall revise the ROW and Access Plans (C4.x series) as follows:

1. Correct the turn lane arrows to accurately reflect a left turn and a shared/thru right turn turn (i.e. thru lane is shared with right turn, not left turn lane). Correct the southernmost access to show only left or right turns, with no thru.




2. Demonstrate/dimension that TIA storage recommendations at access connections to Lewisburg Pike can still be met when Lewisburg Pike is widened to its full ROW section. Dimensions presently shown appear to account for the current two lane section only.

## 70. Goose Creek Plan

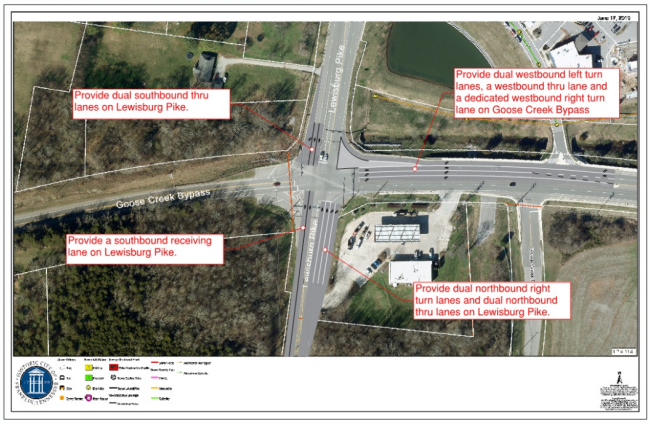
joe.marlo@franklintn.gov Applicant shall label proposed turn lane storage lengths (200 feet plus taper) on C4.9 Goose Creek Plan.

## 84. Offsite Improvements

jimmy.wiseman@franklintn.gov The condition is tied to the Meadows and Villages at Southbrooke PUD Subdivision. Please reach out to Jimmy Wiseman to set up a meeting to discuss.

City of Franklin
Jimmy Wiseman
3/19/20 1:23 PM
4 - One Stop 3-18-2020 (submittal 004)

The development agreement has been approved by BOMA. The developer shall design and construct the full planned improvements for the intersection and have them accepted by City and State inspectors at 50% buildout of the Southbrooke PUD Subdivision.




## 96. Access Easement

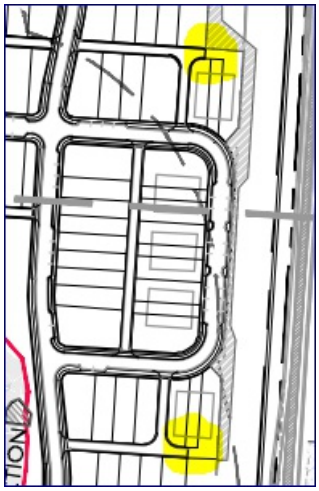
lance.fittro@franklintn.gov The previous comment, "*Applicant shall clarify the source of the access easement indicated on the plans, and what the actual width is (noted as 50', drawn to approx. 12'). Verify access easement is shown in the correct location given the width discrepancy.* " has not been fully-addressed.

Applicant shall provide the source (recorded book and page number) of the 50' access easement shown on the plan.

## 103. Alleys

joe.marlo@franklintn.gov *The following is a new comment based on new information shown.*

Dead-end alleys are not allowed. Applicant shall revise alleys to be continuous with dead-ends eliminated. Consider investigating private access easements / driveways where additional access is required.



## FIRE--Planning

### General Issues

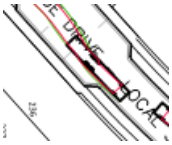
#### 18. Fire Protection

curt.edelmann@franklintn.gov I will hold this comment open until you provide the flow test information. Please make sure the information is on the utility drawings.

#### 72. Auto turn

curt.edelmann@franklintn.gov Add minimum design speed 5-mph to the apparatus specifications.

Truck appears to be hitting parked cars.



#### 74. Fire Lane

curt.edelmann@franklintn.gov Provide an auto-turn drawing showing the turn-around is possible.
Lot 157
Lot 39

[Edited By Curt Edelmann]

#### 76. Hydrants

curt.edelmann@franklintn.gov Additional hydrants are needed to meet the 400-foot distance requirement for lots 1--10.

#### 100. Hydrants

curt.edelmann@franklintn.gov Install an additional hydrant at the intersection of Tranquil Oak Drive and Lewisburg Pike to meet the 400-foot distance requirement for lots 476--474.

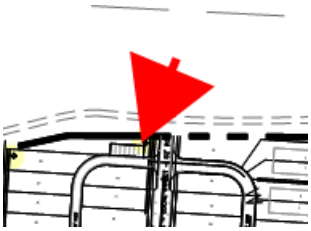
**101. Hydrant**

curt.edelmann@franklintn.gov Please move this hydrant closer to the intersection with the alley to avoid a conflict with parking.



**102. Hydrant**

curt.edelmann@franklintn.gov Could this hydrant be moved closer to the intersection to avoid a conflict with a parked car?



## Parks

### General Issues

**2. Parkland information**

kevinl@franklintn.gov Parkland agreement 2021-0067 for 512 units has been submitted to Law on 4-7-21.

If this density changes over the next few weeks, the developer shall contact Parks soon as possible to keep on the agreement on track for Law return date of 5-7-21.

## Preservation/HZC

### General Issues

**87. Historic Resources**

amanda.rose@franklintn.gov At Site Plan, the applicant shall revise the screening adjacent the on-street parking area directly across the street from the Sugar Hill Historic Property such that it is organized in a more informal, naturalistic screen.

## Stormwater

### General Issues

**27. Stormwater Management Plan**

lance.fittro@franklintn.gov **This is an advisory comment which should not hinder approval of the Development Plan:**
Upon approval, the Development Plan will be vested in the City of Franklin development standards in effect at the time of submittal. This includes the current stormwater ordinance and BMP Manual (2016 version) which shall be utilized for design of stormwater management features for all future site plan submittals.

## Water/Sewer

### General Issues

**73. Redwing Pump station**

scott.andrews@franklintn.gov ***Keeping this advisory comment open as a reminder:***

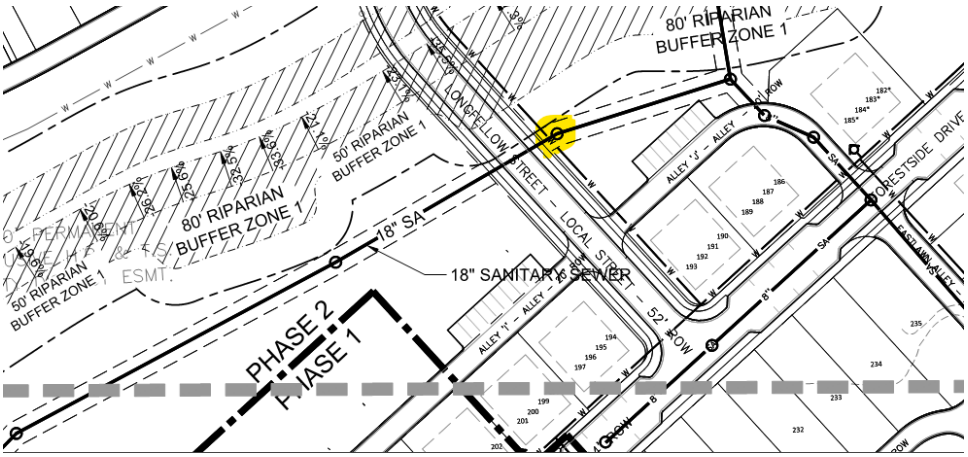
The Redwing pump station is currently undergoing a capacity analysis to determine available capacity for additional development. The timeline for completion of the analysis will not be completed prior to the development plan moving forward. The applicant must understand its likely additional upgrades will be required to ensure capacity is available. Once the analysis is completed, additional pump station requirements will be assigned. At minimum an additional pump will be required to maintain flow requirements. Final requirements for the station will be assigned at site plan stage.

For questions, the applicant shall contact Ben McNeil with Franklin Water Management. 615-794-4554

## 97. Sanitary sewer manhole

scott.andrews@franklintn.gov *This is a newcomment because the sanitary sewer main alignment has been modified with this submittal to be out of the stream buffers.*

Applicant shall ensure proper separation is maintained between sanitary sewer and all other utilities. The manhole highlighted looks to be too close to the water main.




## 98. Sanitary sewer

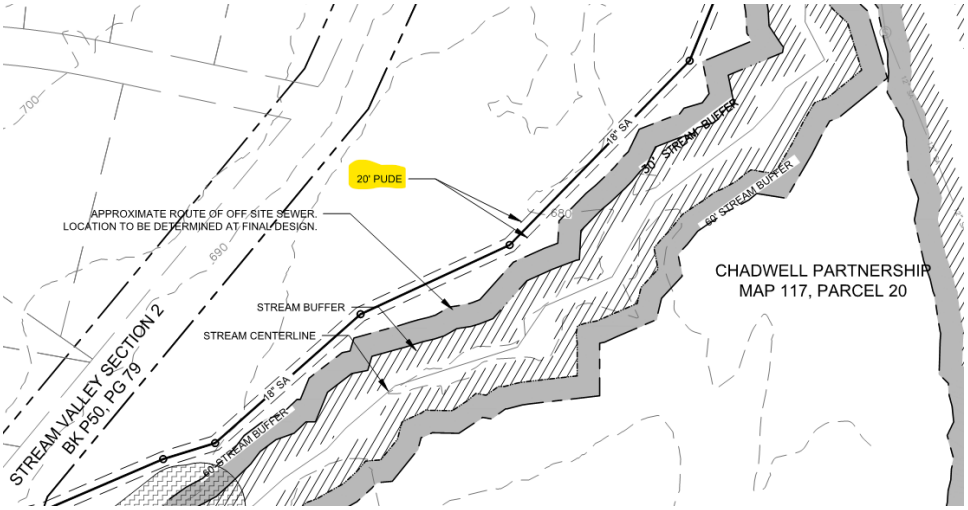
scott.andrews@franklintn.gov *This is a newcomment because the sanitary sewer main alignment has been modified with this submittal to be out of the stream buffers.*

The applicant shall identify any area where the sanitary sewer main may be at or greater than 12' in depth. The areas where the sanitary sewer may be at or greater than 12' in depth shall be profiled to ensure the lines can be constructed and/or maintained. The required easements shall be shown to ensure there are no conflicts with proposed structures.

## 99. Sanitary Sewer Easement

scott.andrews@franklintn.gov *This is a newcomment because the sanitary sewer main alignment has been modified with this submittal to be out of the stream buffers.*

Applicant shall label the easement around the off-site sewer as "exclusive sanitary sewer easement".






## OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%
REQUIRED: 15% TOTAL = 1,599,523 SF
5% OPEN SPACES = 533,174 SF
10% NATURAL AREA = 1,066,349 SF
PROVIDED: 63% TOTAL = 6,739,183 SF
5.2% OPEN SPACE = 550,589 SF
58% NATURAL AREA = 6,188,594 SF

| LOT | SF | TYPE |
|---|---|---|
| 1001 | 143,003 | NATURAL AREA |
| 1002 | 59,405 | NEIGHBORHOOD AMENITY |
| 1003 | 2,152 | POCKET PARK |
| 1004 | 11,579 | NATURAL AREA |
| 1005 | 8,264 | NATURAL AREA |
| 1006 | 222,155 | NATURAL AREA |
| 1007 | 284,075 | NATURAL AREA |
| 1008 | 20,640 | POCKET PARK |
| 1009 | 8,771 | POCKET PARK |
| 1010 | 102,464 | NEIGHBORHOOD AMENITY |
| 1011 | 28,432 | POCKET PARK |
| 1012 | 100,783 | POCKET PARK |
| 1013 | 3,771 | POCKET PARK |
| 1014 | 2,859 | POCKET PARK |
| 1015 | 49,680 | NEIGHBORHOOD AMENITY |
| 1016 | 26,412 | POCKET PARK |
| 1017 | 26,892 | NEIGHBORHOOD AMENITY |
| 1018 | 9,169 | POCKET PARK |
| 1019 | 23,882 | NATURAL AREA |
| 1020 | 37,979 | NATURAL AREA |
| 1021 | 15,703 | NATURAL AREA |
| 1022 | 16,970 | POCKET PARK |
| 1023 | 95,387 | NATURAL AREA |
| 1024 | 5,346,567 | NATURAL |
| 1025 | 58,596 | NEIGHBORHOOD AMENITY |
| 1026 | 33,593 | NEIGHBORHOOD AMENITY |

OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50%
REQUIRED: 5,331,744 SF (50%)
PROVIDED: 6,739,183 SF (63%)

## STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*"SLOPE RESTRICTION" AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREAS HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | SOUTHVALE PUD SUBDIVISION |
| PROJECT NUMBER: | 7495 |
| ADDRESS: | LEWISBURG PIKE<br>FRANKLIN, TN |
| PARCEL(S): | 117-01200<br>117-01300 & 118-04900<br>117-01400, 118-04901, 118-05001, 118-05002, 133-00100<br>117-01901 & 117-01902 |
| SITE AREA: | 244.80 AC |
| BASE ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09 DUA) |
| ZONING OVERLAY: | HHO, HHO BUFFER, SCO |
| ENVISION FRANKLIN: | CONSERVATION SUBDIVISION |
| BUILDING TYPES APPLIED: | HOUSE, DUPLEX, MULTIPLEX |
| FRONTAGE TYPES APPLIED: | YARD FRONTAGE |
| LOT WIDTH (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| LOT SIZE (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| SETBACKS: | |
| FRONT: | SEE ARCH SHEETS A1.0/A1.1 |
| SIDE: | SEE ARCH SHEETS A1.0/A1.1 |
| REAR: | SEE ARCH SHEETS A1.0/A1.1 |

DWELLING UNIT COUNT (BY TYPE):
DETACHED: 196 LOTS
ATTACHED: 316 UNITS (136 LOTS)
TOTAL: 512 UNITS

| | |
|---|---|
| BUILDING HEIGHT: | 2 STORY |
| MINIMUM LSA: | 20% - 48.72 AC |
| OPEN SPACE REQUIRED: | 5% - 12.18 AC |
| NATURAL AREA REQUIRED: | 10% - 24.36 AC |
| TREE CANOPY RETENTION: | 71% - 82.76 AC |

PARKING REQUIRED (BY USE):

| | |
|---|---|
| 2 / ALLEY-LOADED (196 UNITS): | 392 |
| 2.5 / 2BR (165 UNITS): | 413 |
| 3 / 3BR+ (152 UNITS): | 456 |
| TOTAL: | 1,261 |

PARKING PROVIDED (BY USE): *MINIMUM

| | |
|---|---|
| 4/DETACHED (2 GARAGE, 2 TANDEM): | 784 (PROVIDED ON LOT) |
| 4/24' T+90'B (2 GARAGE, 2 TANDEM): | 608 (PROVIDED ON LOT) |
| 2/60'B (1 GARAGE, 1 TANDEM): | 330 (PROVIDED ON LOT) |
| ON-STREET: | 305 |
| OFF-STREET: | 131 |
| TOTAL: | 2,158 |

| | |
|---|---|
| PARKLAND DEDICATION: | 512 x $4,304 = $2,203,648<br>DEVELOPER TO PAY FEE IN LIEU |
| DEVELOPER: | MIKE FORD |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE<br>SUITE 145<br>(615) 975-5765<br>greg.gamble@gdc-tn.com<br>GREG GAMBLE |

OWNERS:
117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

## TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,634,498 SF |
| TOTAL ACRES | 116.39 AC | 83.43 AC |

TREE CANOPY DATA:

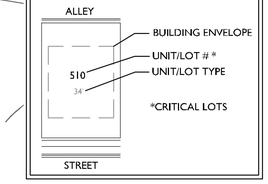
| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (48% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,634,498 SF; 83.43 AC (72% OF EXISTING) |

| | DETACHED | | | | | |
|---|---|---|---|---|---|---|
| | <40' DETACHED | 40'-45' | 46'-50' | 51'-60' | >60' DETACHED | TOTAL DETACHED |
| NUMBER OF LOTS | 27 | 91 | 35 | 35 | 8 | 196 |
| % OF LOTS | 13.78% | 46.43% | 17.86% | 17.86% | 4.08% | |

| | |
|---|---|
| TOTAL UNITS | 512 |
| TOTAL LOTS | 332 |

| | ATTACHED | | | TOTAL ATTACHED |
|---|---|---|---|---|
| | 24' (2-3 UNIT) | 60' (4-UNIT) | 90' (4-UNIT) | |
| NUMBER OF UNITS | 76 | 164 | 76 | 316 |
| NUMBER OF LOTS | 76 | 41 | 19 | 136 |
| | | | | |

## TYPICAL LOT




## PHASING CHART

| DEVELOPMENT | DETACHED RESIDENTIAL | ATTACHED RESIDENTIAL |
|---|---|---|
| PHASE 1 | 84 | 66 |
| PHASE 2 | 66 | 159 |
| PHASE 3 | 46 | 91 |
| OVERALL | 196 | 316 |

NOTE: ALL PROPOSED HOMES ARE ALLEY-LOADED

## KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

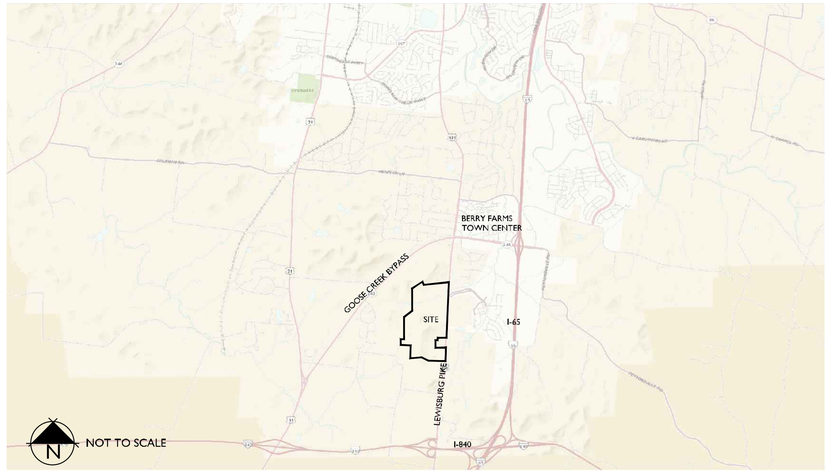
COF 7495

# SOUTHVALE

## PUD SUBDIVISION DEVELOPMENT PLAN

PD (2.09)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE




### PARCELS

117---01200, 117---01300, 117---01400, 118---04900, 118---04901, 118---05001, 118---05002, 133---00100

### PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

### 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:

LAND SOLUTIONS COMPANY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

### BUILDER:

FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

### SURVEYOR:

WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

## STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

### SHEET INDEX


| | |
|---|---|
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |
| C1.8 | EXISTING CONDITIONS ENLARGEMENT |
| C1.9 | EXISTING CONDITIONS ENLARGEMENT |
| C1.10 | EXISTING CONDITIONS ENLARGEMENT |
| C2.0 | OVERALL DEVELOPMENT PLAN |
| C2.1 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.2 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.3 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.4 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.5 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.6 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.7 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.8 | DEVELOPMENT PLAN ENLARGEMENT |
| C3.0 | OVERALL GRADING & DRAINAGE PLAN |
| C3.1 | GRADING & DRAINAGE PLAN |
| C3.2 | GRADING & DRAINAGE PLAN |
| C3.3 | GRADING & DRAINAGE PLAN |
| C3.4 | GRADING & DRAINAGE PLAN |
| C3.5 | GRADING & DRAINAGE PLAN |
| C3.6 | GRADING & DRAINAGE PLAN |
| C3.7 | GRADING & DRAINAGE PLAN |
| C3.8 | GRADING & DRAINAGE PLAN |
| C4.1 | ROW & ACCESS PLAN |
| C4.2 | ROW & ACCESS PLAN |
| C4.3 | ROW & ACCESS PLAN |
| C4.4 | ROW & ACCESS PLAN |
| C4.5 | ROW & ACCESS PLAN |
| C4.6 | ROW & ACCESS PLAN |
| C4.7 | ROW & ACCESS PLAN |
| C4.8 | ROW & ACCESS PLAN |
| C4.9 | GOOSE CREEK PLAN |
| C4.10 | ROADWAY TYPICAL SECTIONS |
| C4.11 | AUTOTURN PLAN-FIRE |
| C4.12 | AUTOTURN PLAN-FIRE |
| C4.13 | AUTOTURN PLAN-FIRE |
| C4.14 | AUTOTURN PLAN-REFUSE |
| C4.15 | AUTOTURN PLAN-REFUSE |
| C4.16 | AUTOTURN PLAN-REFUSE |
| C4.17 | TIA PHASING EXHIBIT |
| C5.0 | OVERALL SITE UTILITY PLAN |
| C5.1 | SITE UTILITY PLAN |
| C5.2 | SITE UTILITY PLAN |
| C5.3 | SITE UTILITY PLAN |
| C5.4 | SITE UTILITY PLAN |
| C5.5 | SITE UTILITY PLAN |
| C5.6 | SITE UTILITY PLAN |
| C5.7 | SITE UTILITY PLAN |
| C5.8 | SITE UTILITY PLAN |
| C5.9 | OFFSITE SEWER PLAN |
| C5.10 | OFFSITE SEWER PLAN |
| C5.11 | OFFSITE SEWER PLAN |
| C6.0 | PHASING PLAN |
| L1.0 | TREE PRESERVATION |
| L2.0 | STREAM MANAGEMENT PLAN |
| L2..1 | OFFSITE SEWER STREAM PLAN |
| A1.0 | TYPICAL ARCHITECTURE DETACHED |
| A1.1 | TYPICAL ARCHITECTURE ATTACHED |
| EX1 | OPEN SPACE PLAN |
| EX2 | PEDESTRIAN CIRCULATION PLAN |
| EX3 | REGULATING PLAN |
| EX4 | BUFFER PLAN |


## SOUTHVALE PUD SUBDIVISION

### SITE DATA

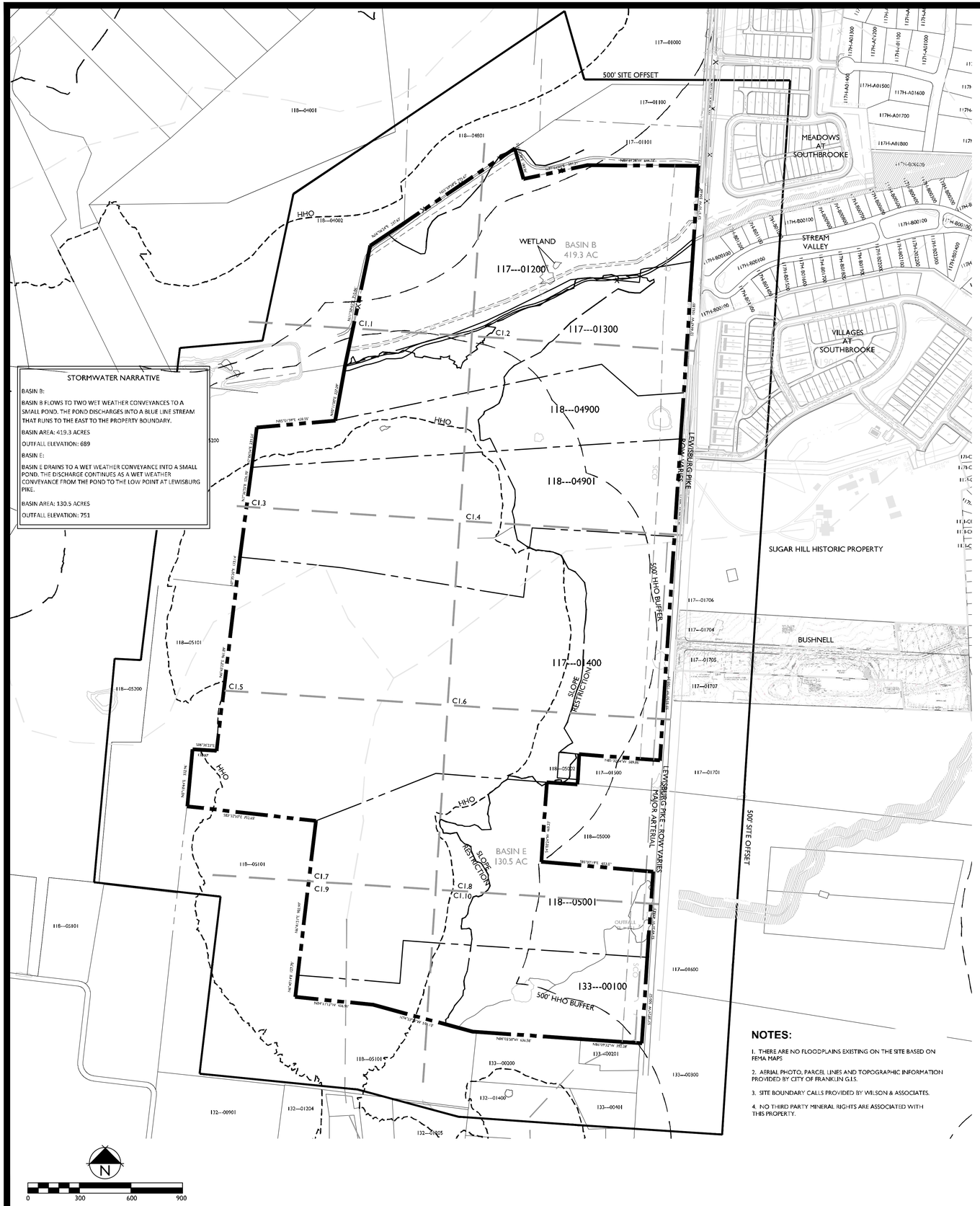
| | |
|---|---|
| SUBDVISION/DEVELOPMENT: | SOUTHVALE PUD SUBDIVISION |
| COF PROJECT NUMBER: | 7495 |
| ADDRESS | LEWISBURG PIKE |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| SITE ACREAGE: | 244.80 AC |
| EXISTING ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09) |
| APPLICABLE OVERLAYS: | HHO, HHO BUFFER, SCENIC CORRIDOR |
| ENVISION FRANKLIN: | CONSERVATION SUBDIVISION |
| PARKLAND DEDICATION: | DEVELOPER TO PAY FEE IN LIEU<br>512 x $4,304 = $2,203,648 |

PRE-APP SUBMITTAL: 02.22.2021
INITIAL SUBMITTAL: 03.08.2021
RESUBMITTAL: 04.01.2021
COF: 7495

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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

FORD CLASSIC HOMES




## STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*"SLOPE RESTRICTION" AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## PARCEL OWNERS

117---01200
FLORENCE F.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

## LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13 19.69 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118, SAID PROPERTY BEING FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY OF RECORD IN BOOK 1490, PAGE 393, R.O.W.C., TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 366, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE EAST LINE OF THE MCKEITHAN PROPERTY, SOUTH 03°59'53" EAST 4447' WEST, FOR 1833.85' TO A WOOD LANDS CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°41'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE & LEVINE AS OF RECORD IN BOOK 1980, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 3 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 03°59'53" WEST, FOR 1,833.85' TO A FENCE CORNER;
NORTH 86°41'55" EAST, FOR 184.53' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 85°11'00" EAST, FOR 229.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NON-HYWAY CONNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 72°45'29" EAST, FOR 455.30' TO A FENCE CORNER (F);
NORTH 74°59'19" EAST, FOR 390.45' TO A FENCE CORNER (F);
NORTH 74°59'19" EAST, FOR 390.45' TO A FENCE CORNER (F);
NORTH 64°52'56" EAST, FOR 843.88' TO A TREE AT FENCE (F);
NORTH 64°53'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°59'55" EAST, FOR 1065.61' TO A FENCE POST (F);
NORTH 65°55'39" EAST, FOR 1,065.61' TO A TREE AT FENCE (F);
NORTH 84°52'33" EAST, FOR 1167.62' TO A FENCE POST (F);
SOUTH 84°18'55" EAST, FOR 1868.87' TO A T-POST (F) AT FENCE CORNER;
SOUTH 84°18'55" EAST, FOR 1,868.87' TO A T-POST (F);
NORTH 74°35'54" EAST, FOR 23.57' TO A TREE IN FENCE (F);
NORTH 84°30'00" EAST, FOR 76.39' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 306.96' TO THE POINT OF BEGINNING AND CONTAINING 10.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HEUNGHOUSEN MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 3 PROPERTIES, DB 3007, PG 732, ROBERTS DEPOT, FOR WILLIAMSON COUNTY, TENNESSEE, DB 1313, PG 470, ROWC, AND THE SOUTH BY DWIGHT AND SHARON STACEY, DB 1313, PG 470, ROWC, AND ON THE WEST BY LEWISBURG PIKE (U.S. HWY 431 AND ROW), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 3 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, LEAVING CARRERA 3 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03° 37'32" WEST, 1,041.34.44' TO AN EXISTING FENCE CORNER;
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEING THE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS #1 FOLLOWS:
NORTH 80°57'46" EAST, FOR 306.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'00" EAST, FOR 76.39' TO A T-POST WITH FENCE;
SOUTH 74° 35'54" WEST, FOR 23.20' TO A TREE WITH FENCE;
SOU I H 65°25'25" WeS I , FOR 76.07' I O AN EXISTING HI-HCS CORNHR.
NORTH 84° 18'12" WEST, FOR 288.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°53'31" WEST, FOR 813.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°29'39" WEST, FOR 810.89' TO AN EXISTING FENCE CORNER;
SOUTH 64°55'35" WEST, FOR 817.36' TO A TREE WITH FENCE;
SOUTH 64°52'33" WEST, FOR 117.36' TO A FENCE POST (F);
SOUTH 68° 37'57" WEST, FOR 353.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°59'19" WEST, FOR 890.62' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'29" WEST FOR 456.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 19°50'47' EAST, FOR 1,041.34' TO THE POINT OF BEGINNING;
THENCE, WITH A PROPOSED ALONG THE NORTH LINES OF SAID HEREINAFTERDESCRIBED TRACT AND CARRERA 3 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 2,174.67' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°53'58" EAST, FOR 775.97' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 3 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 3 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 34°06'02" EAST, FOR 1,189.30' TO AN IRON ROD (FOUND);
NORTH 53° 53'55" EAST, FOR 189.22' TO AN IRON POST (FOUND);
SOUTH 89°39'58" EAST, FOR 634.72' TO THE POINT OF BEGINNING AND CONTAINING 8,407,450.8 SQ. FT. OR 312.81 ACRES, MORE OR LESS, BASED ON A FIELD RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 5-4-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 844, PAGE 316, R.O.W.C. FOR AN EXISTING DRIVEWAY.
THIS PARCEL IS SUBJECT TO A 20' PERPENDICULAR EASEMENT EXCLUSIVE HEAT & UTILITY DISTRICT EASEMENT ACROSS THE NORTHERN PORTION OF THIS PARCEL, SAID EASEMENT BEING MORE FULLY AND AFFIRMATIONALLY DESCRIBED IN SAID EASEMENT AS FOLLOWS: BEGINNING AT THE NORTH EDGE OF SAID EASEMENT, SAID EASEMENT IS OF RECORD IN BOOK 3982, PAGE 610, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 11, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.01, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 3, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO THE HILLS TENNESSEE, LLC OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND THE RESERVE OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THREE (3) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) A1 1HL SOU IHAS1 CONNHCH 1HL DWIGHT AND SHARON STACEY MONUMENT CH HSCNO IN BOOK 1143, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°04'06" WEST, FOR 569.72' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 01°37'37" WEST, FOR 1305.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORDED IN DB 1020, PAGE 749, R.O.W.C.;
THENCE, WITH HOODS' LINES FOR THE FOLLOWING CALLS:
NORTH 86 25'54" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 05°50'59" WEST, FOR 672.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
SOUTH 86°41'55" WEST, FOR 677.99' TO A FENCE POST (FOUND), BEING THE NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6140, PAGE 551 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC. THE FOLLOWING CALLS
NORTH 86°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°05'58" WEST, FOR 449.51' TO A FENCE POST (FOUND);
SOUTH 87°02'59" EAST, FOR 423.37' TO A T-POST (FOUND), IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE FOR THE FOLLOWING CALLS:
SOUTH 4°09'31" WEST, FOR 1,496.59' TO A FENCE POST (FOUND);
SOUTH 7°39'08" WEST, FOR 500.52' TO A FENCE POST (FOUND), IN THE NORTH LINE OF SAVVY HOME STAGING AND DESIGN, LLC AS OF RECORD IN DEB 7288, PAGE 499, R.O.W.C.;
THENCE, WITH SAVVY HOMES NORTH LINE, NORTH 86°49'32" WEST, FOR 392.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. HUGHES AS OF RECORD IN DB 6857, PAGE 716, R.O.W.C.;
THENCE, WITH HUGHES NORTH LINE, NORTH 86°05'58" WEST, FOR 656.58' TO AN IRON ROD (FOUND) AT THE NORTH EAST CORNER OF THE HILLS TENNESSEE, LLC AS OF RECORD IN DB 6826, PAGE 1948, PAGE 948, R.O.W.C.
THENCE, WITH LEONA CAREY TRUST THE FOLLOWING CALLS:
NORTH 74 52'28" WEST, FOR 396.52' TO AN IRON ROD (FOUND);
NORTH 84°51'17" WEST, FOR 456.99' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 527.70' TO IN IRON ROD (FOUND);
NORTH 84°51'58" EAST, FOR 901.99' TO A FENCE POST (FOUND);
NORTH 83°33'01" WEST, FOR 752.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD
TRUST, AS OF RECORD IN BOOK 6826, PAGE 1948, R.O.W.C.;
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 01 18'46" EAST, FOR 333.96' TO A FENCE POST (FOUND);
SOUTH 86°36'25" EAST, FOR 1,081.89' I O A LINCS POST ( FOUND)
NORTH 06 41'23" EAST, FOR 964.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CONNER OF LEVINE
PROPERTY AS OF RECORD IN BOOK 1965, PAGE 278, R.O.W.C.;
THENCE, CONTINUING WITH LEVINE, NORTH 09°35'35" EAST, FOR 1,973.94' TO A FENCE POST (FOUND), THENCE NORTH 09°35'35" EAST, FOR 1,973.94' TO A FENCE POST (FOUND), SAID POST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREINDESCRIBED TRACT;
THENCE, NORTH 86 16 51' EAST, FOR 2080.94' TO THE POINT OF BEGINNING AND CONTAINING 7,583,883.0 SQ.FT OR 172.181 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | SOUTHVALE PUD SUBDIVISION |
| PROJECT NUMBER: | 7495 |
| ADDRESS: | LEWISBURG PIKE<br>FRANKLIN, TN |
| PARCEL(S): | 117-01200<br>117-01300 & 118-04900<br>117-01400, 118-04901, 118-05001, 118-05002, 133-00100<br>117-01901 & 117-01902 |
| ACREAGE / SF OF SITE: | 244.80 AC |
| BASE ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09 DUA) |
| ZONING OVERLAY: | HHO, HHO BUFFER, SCENIC CORRIDOR |
| BUILDING TYPES APPLIED: | HOUSE, DUPLEX, MULTIPLEX |
| FRONTAGE TYPES APPLIED: | YARD FRONTAGE |
| LOT WIDTH (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| LOT SIZE (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| SETBACKS: | |
| FRONT: | SEE ARCH SHEETS A1.0/A1.1 |
| SIDE: | SEE ARCH SHEETS A1.0/A1.1 |
| REAR: | SEE ARCH SHEETS A1.0/A1.1 |

DWELLING UNIT COUNT (BY TYPE):

| | |
|---|---|
| DETACHED: | LOTS |
| ATTACHED: | UNITS (LOTS) |
| TOTAL: 512 UNITS | |

| | |
|---|---|
| BUILDING HEIGHT: | 2 STORY |
| MINIMUM LSA: | 20% - 48.72 AC |
| OPEN SPACE REQUIRED: | 5% - 12.18 AC |
| NATURAL AREA REQUIRED: | 10% - 24.36 AC |
| TREE CANOPY RETENTION: | 71% - 82.76 AC |

PARKING REQUIRED (BY USE):

| | |
|---|---|
| 2 / ALLEY-LOADED (196 UNITS): | 392 |
| 2.5 / 2BR (165 UNITS): | 413 |
| 3 / 3BR+ (152 UNITS): | 456 |
| TOTAL: | 1,261 |

PARKING PROVIDED (BY USE): *MINIMUM

| | |
|---|---|
| 4/DETACHED (2 GARAGE, 2 TANDEM): | 784 (PROVIDED ON LOT) |
| 4/24' T+90'B (2 GARAGE, 2 TANDEM): | 608 (PROVIDED ON LOT) |
| 2/60'B (1 GARAGE, 1 TANDEM): | 330 (PROVIDED ON LOT) |
| ON-STREET: | 305 |
| OFF-STREET: | 131 |
| TOTAL: | 2,158 |

| | |
|---|---|
| PARKLAND DEDICATION: | 512 x $4,304 = $2,203,648<br>DEVELOPER TO PAY FEE IN LIEU |
| DEVELOPER: | MIKE FORD |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE<br>SUITE 145<br>(615) 975-5765<br>greg.gamble@gdc-tn.com<br>GREG GAMBLE |

## TREE CANOPY RETENTION

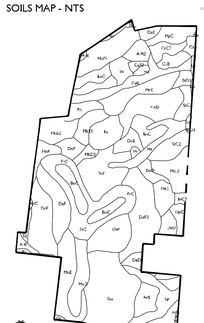
OVERALL SITE AREA = 10,663,575 SF (244.80 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,634,498 SF |
| TOTAL ACRES | 116.39 AC | 83.43 AC |

TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF: 116.39 AC (48% OF SITE) |
| REQUIRED TREE CANOPY PRESERVATION: | 2,281,427 SF: 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,634,498 SF: 83.43 AC (72% OF EXISTING) |

SOILS MAP - NTS



| | |
|---|---|
| ArB | Armour silt loam, 2 to 5 percent slopes |
| ArB2 | Armour silt loam, 2 to 5 percent slopes, eroded |
| BoC | Bodine gravelly silt loam, 5 to 12 percent slopes |
| CaB | Captina silt loam, phosphatic, 2 to 5 percent slopes |
| CaB2 | Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded |
| CaC2 | Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded |
| DeD | Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded |
| DeE | Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded |
| DeF | Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded |
| DeF3 | Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded |
| Eg | Egam silt loam, phosphatic |
| FrC | Frankstown cherty silt loam, 5 to 12 percent slopes |
| Gu | Guilford land |
| HpC | Humphreys gravelly silt loam, 5 to 12 percent slopes |
| Hs | Huntington cherty silt loam, phosphatic |
| Hu | Huntington silt loam, phosphatic |
| ImC | Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded |
| InC3 | Inman silty clay loam, 5 to 12 percent slopes, severely eroded |
| Lp | Lindell silt loam, 0 to 2 percent slopes, occasionally flooded |
| Me | Melvin silt loam, phosphatic |
| MnD2 | Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded |
| MnE2 | Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded |
| MnE3 | Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded |
| MnE | Mimosa-Rock outcrop complex, 20 to 40 percent slopes |
| MoD | Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes |
| Rc | Rockland |
| Sc | Sees silty clay loam |
| StC2 | Stiversville silt loam, 5 to 12 percent slopes, eroded |
| StD2 | Stiversville silt loam, 12 to 20 percent slopes, eroded |
| Tb | Taft silt loam, phosphatic |
| W | Water |

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

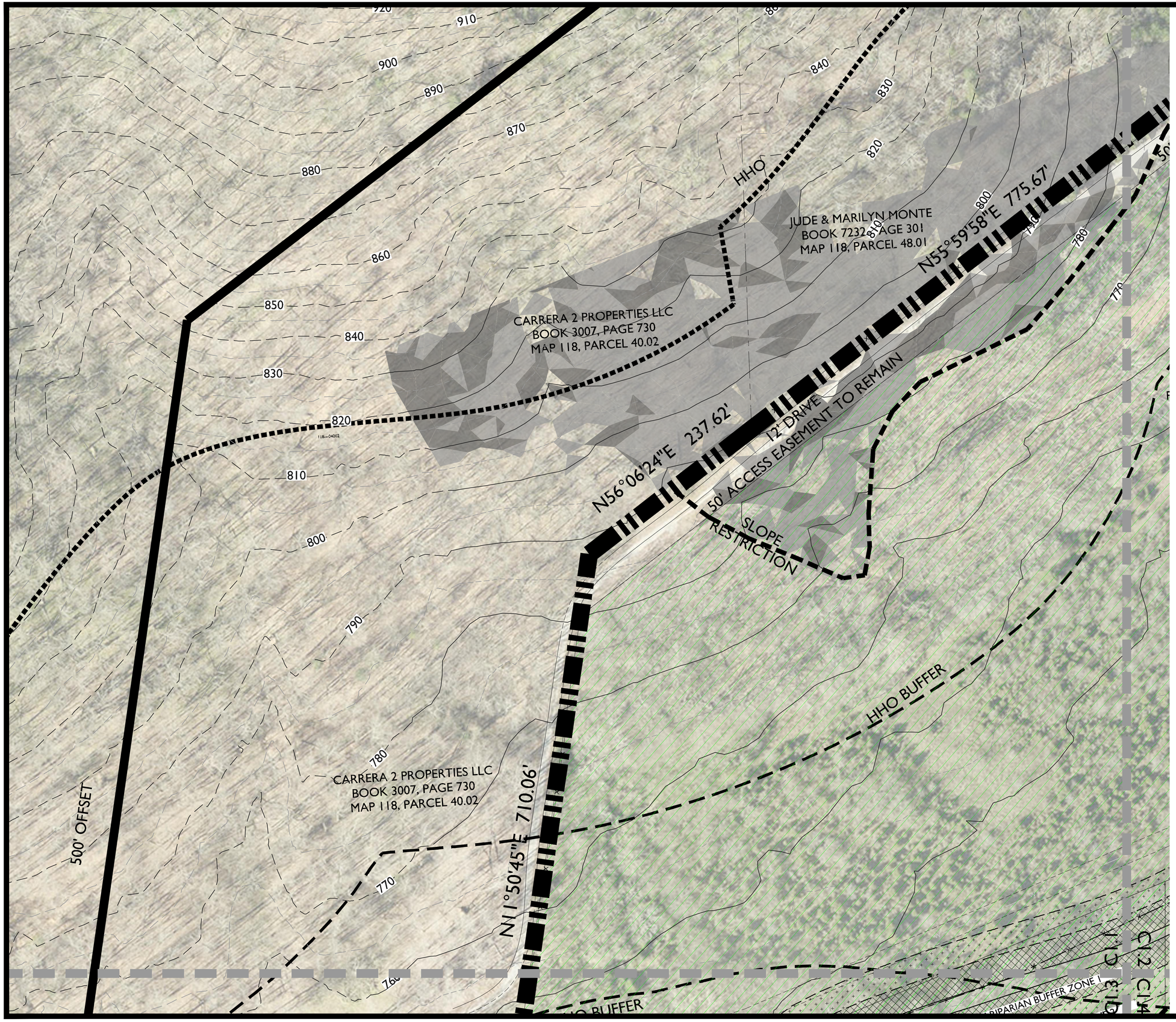
GREY STOKES LICENSED LANDSCAPE ARCHITECT

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF 7495




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30', RIPARIAN BUFFER ZONE 1
- 30', RIPARIAN BUFFER ZONE 2

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

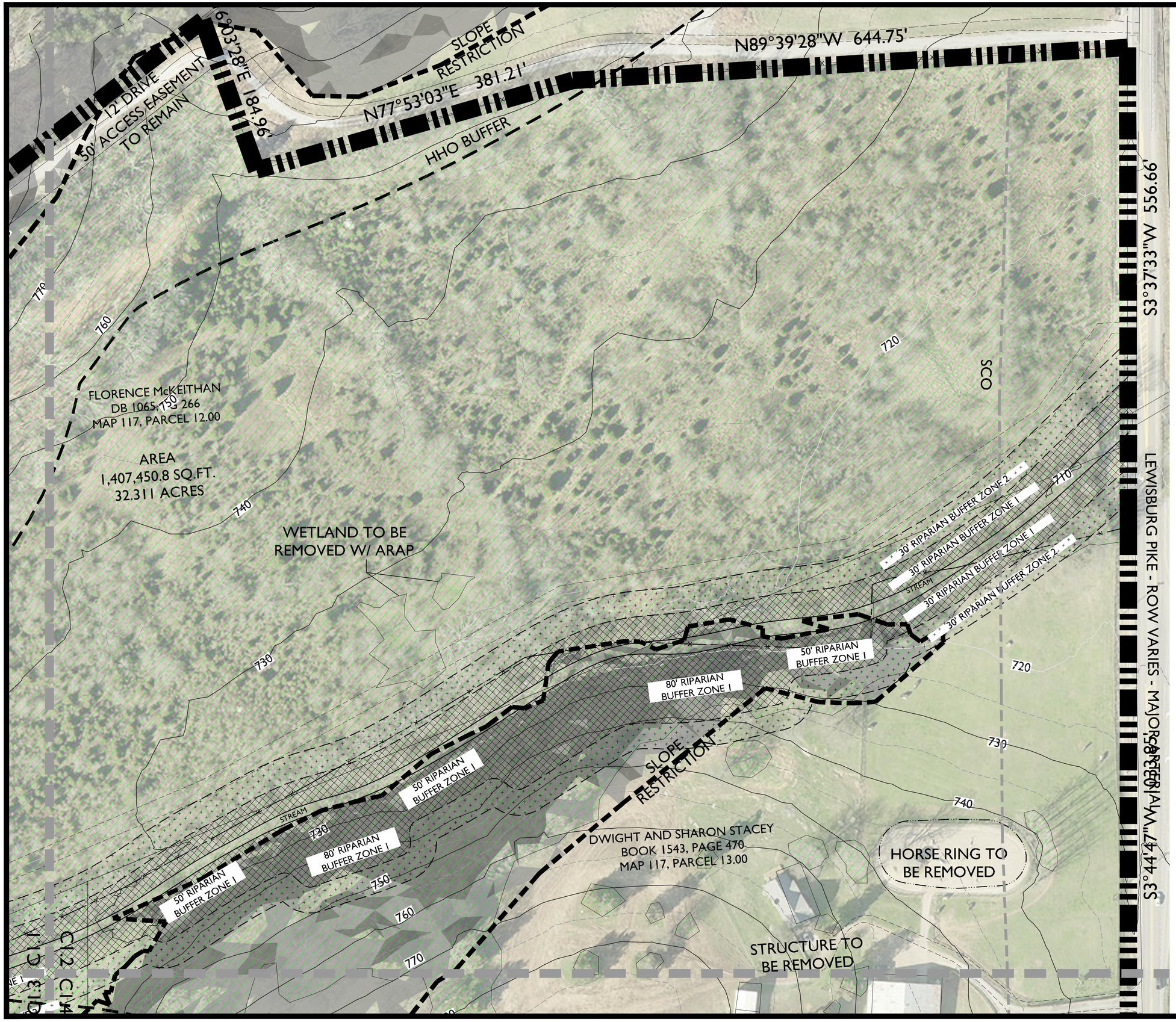
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.1




**KEY**

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30', RIPARIAN BUFFER ZONE 1
- 30', RIPARIAN BUFFER ZONE 2

*"SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

**NOTES:**

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
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0 50 100 150

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN

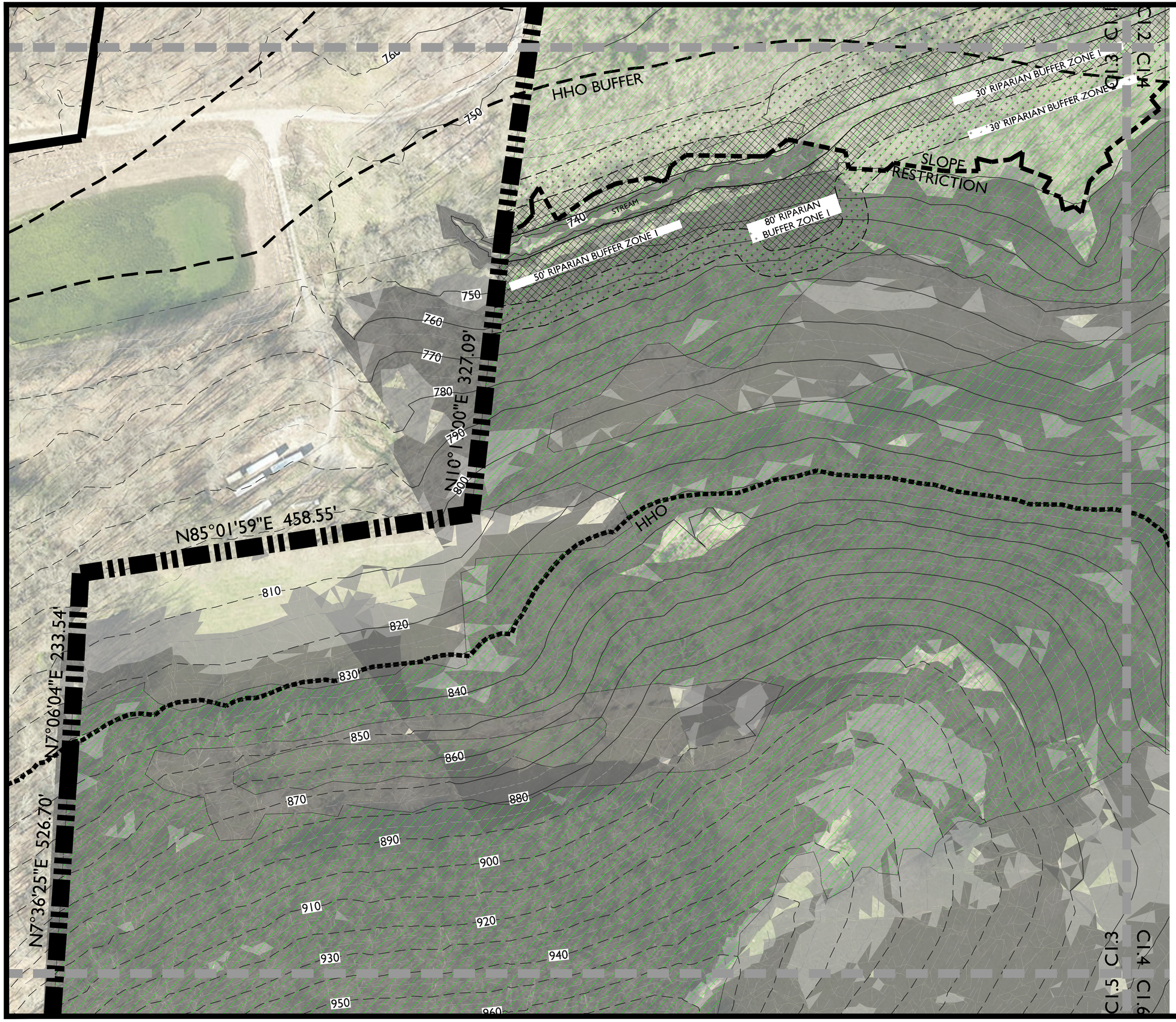
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 000000
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30', RIPARIAN BUFFER ZONE 1
- 30', RIPARIAN BUFFER ZONE 2

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN

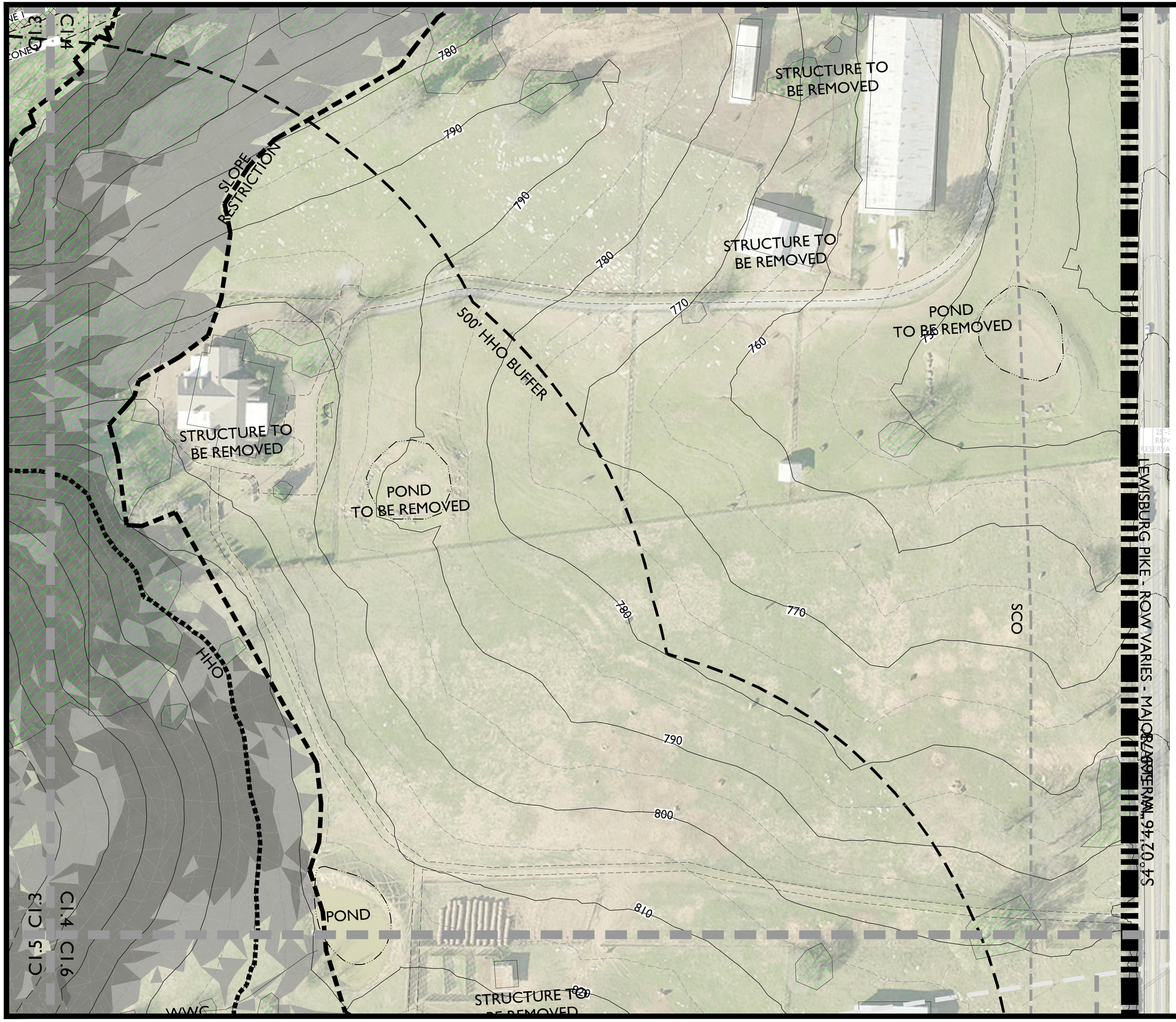
Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 000000

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.3




## KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30', RIPARIAN BUFFER ZONE 1
- 30', RIPARIAN BUFFER ZONE 2

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
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0 50 100 150

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

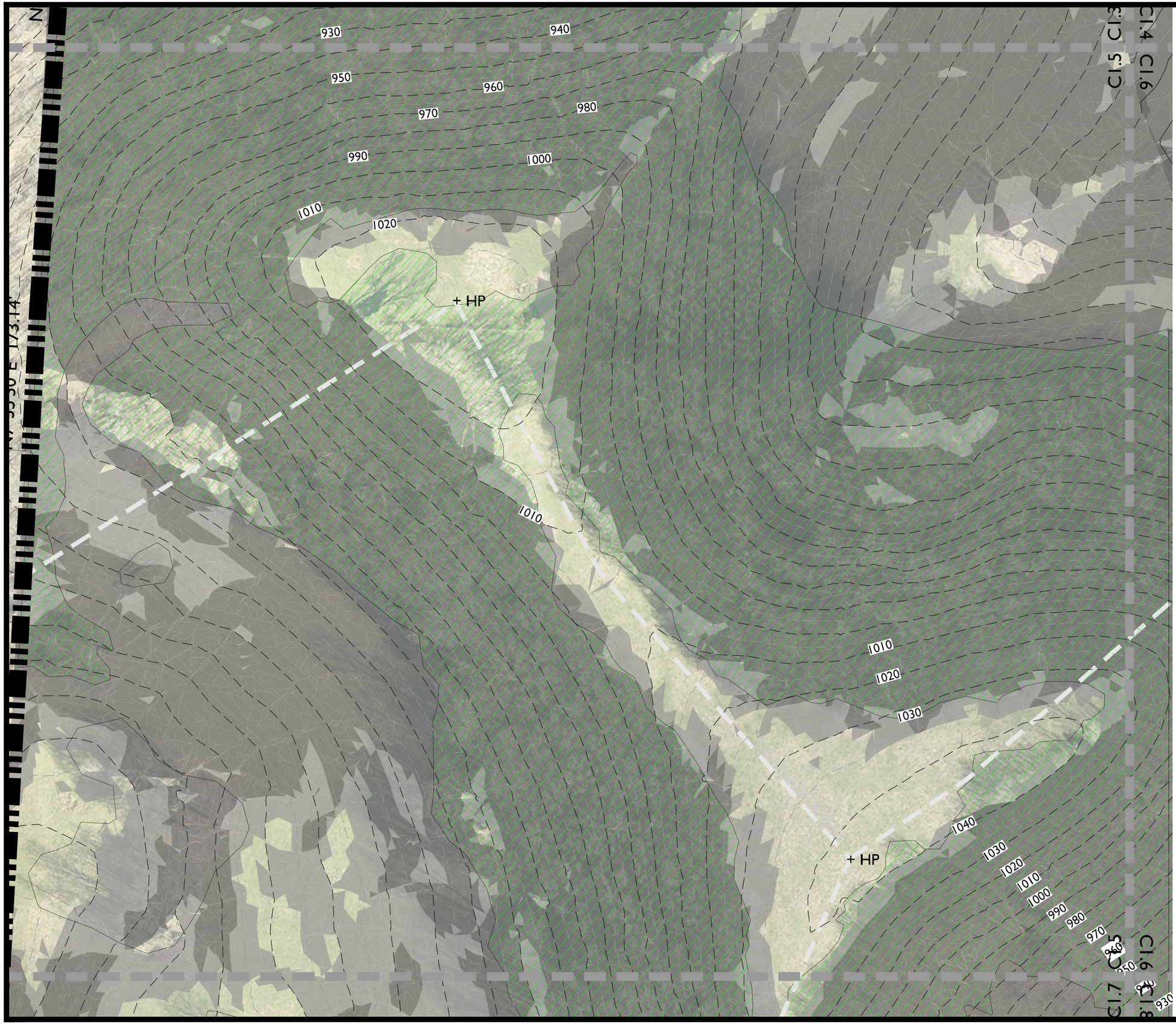
JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.4

COF 7495
Page 253 of 356




**KEY**

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30', RIPARIAN BUFFER ZONE 1
- 30', RIPARIAN BUFFER ZONE 2

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**NOTES:**

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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N

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

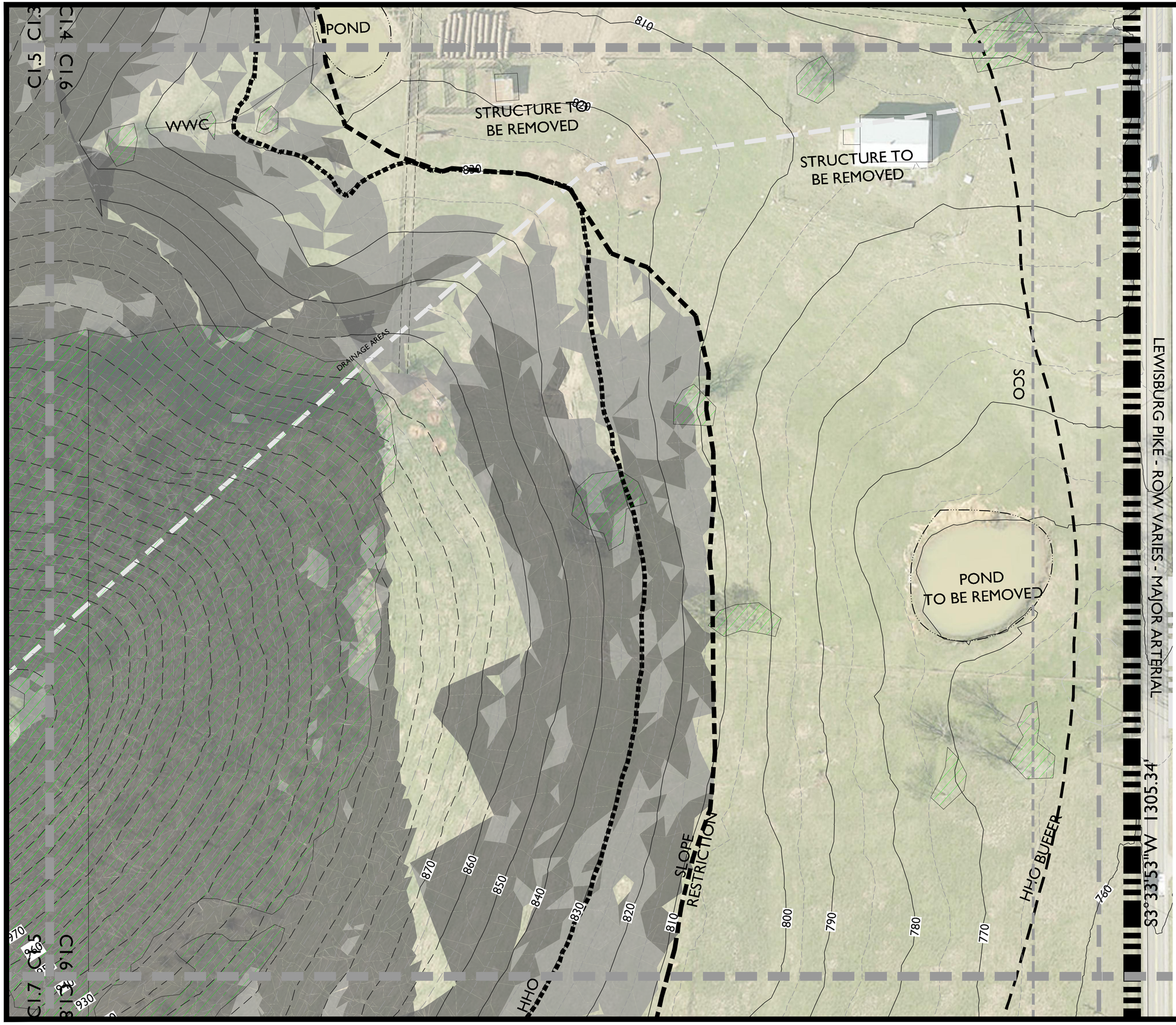
JEFFREY STOKES
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE No. 000XXX

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

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5

COF 7495
Page 254 of 356




**KEY**

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30', RIPARIAN BUFFER ZONE 1
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

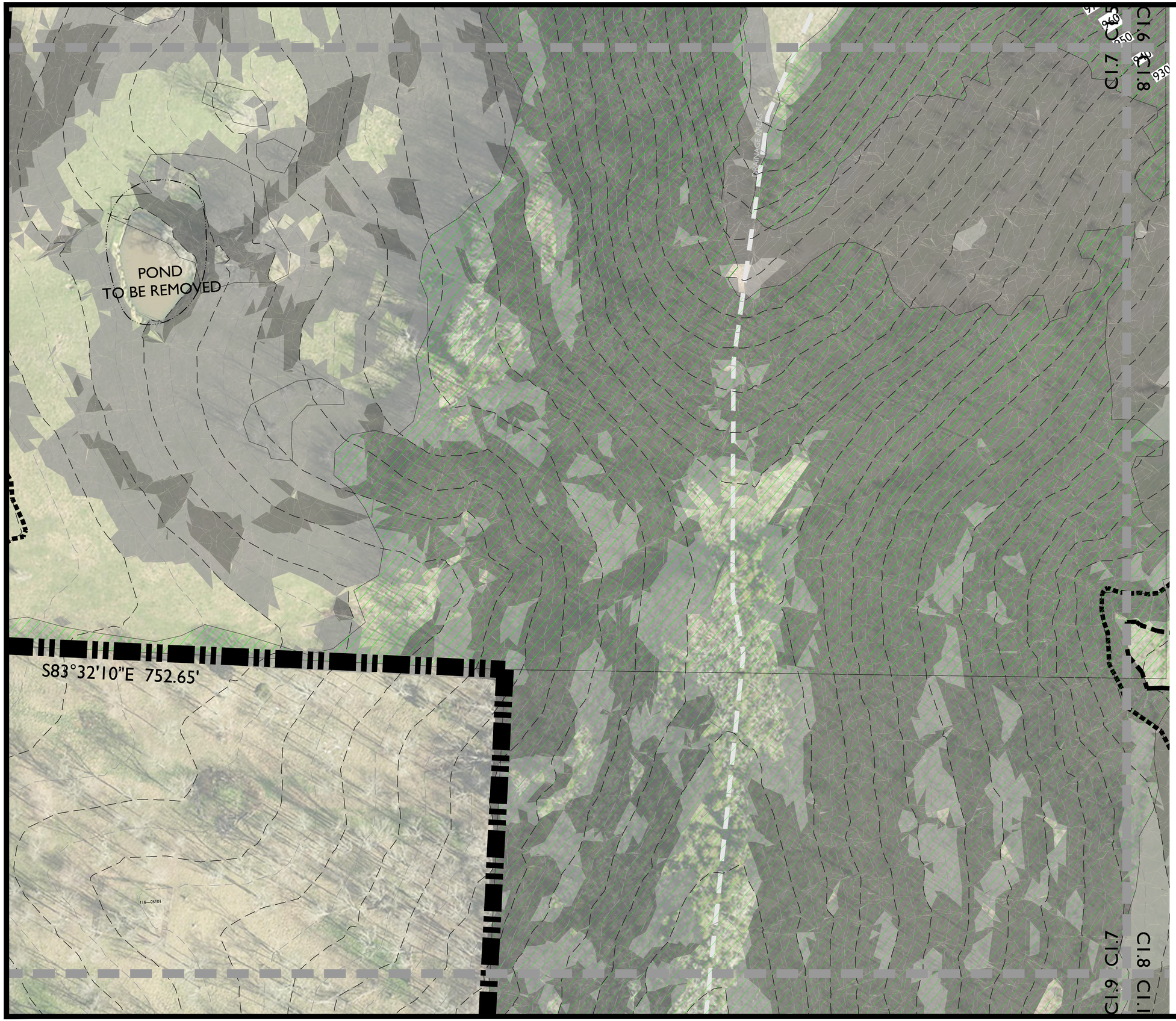
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 000

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.6




**KEY**

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.7

COF 7495




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0 50 100 150

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

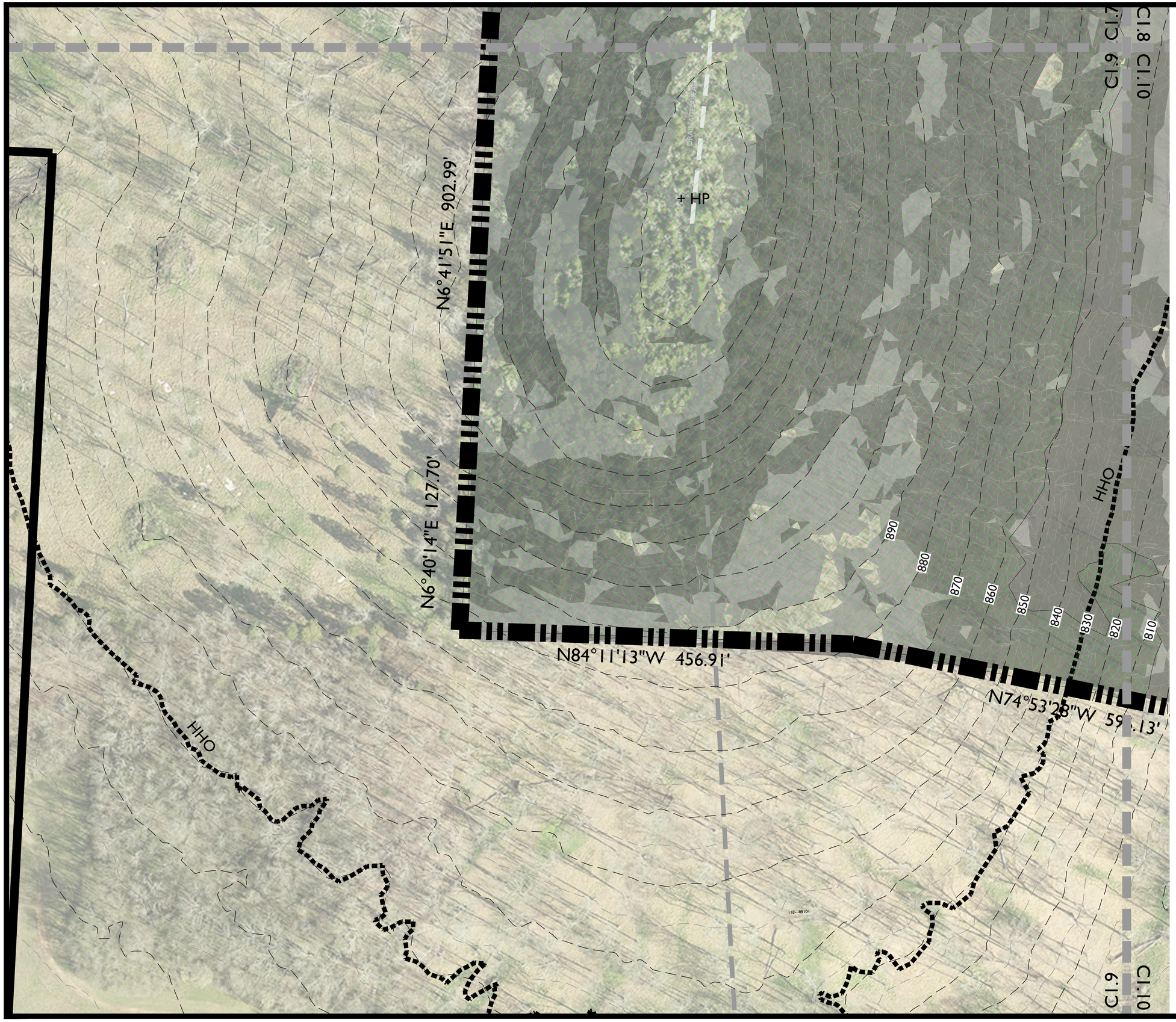
JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
STATE No. 1001

Revision Date
- △
- △
- △
- △

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8

COF 7495
Page 257 of 356




## KEY

- EXISTING CANOPY
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0 50 100 150

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT TENNESSEE No. 1101 — 4-11-24

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.9




**KEY**

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30', RIPARIAN BUFFER ZONE 1
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0 50 100 150

N

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 000000

Revision Date
- △
- △
- △
- △

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.10




## OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%
REQUIRED: 15% TOTAL = 1,599,523 SF
5% OPEN SPACES = 533,174 SF
10% NATURAL AREA = 1,066,349 SF
PROVIDED: 63% TOTAL = 6,739,183 SF
5.2% OPEN SPACE = 550,589 SF
58% NATURAL AREA = 6,188,594 SF

| LOT | SF | TYPE |
|---|---|---|
| 1001 | 143,003 | NATURAL AREA |
| 1002 | 59,405 | NEIGHBORHOOD AMENITY |
| 1003 | 2,152 | POCKET PARK |
| 1004 | 11,579 | NATURAL AREA |
| 1005 | 8,264 | NATURAL AREA |
| 1006 | 222,155 | NATURAL AREA |
| 1007 | 284,075 | NATURAL AREA |
| 1008 | 20,640 | POCKET PARK |
| 1009 | 8,771 | POCKET PARK |
| 1010 | 102,464 | NEIGHBORHOOD AMENITY |
| 1011 | 28,432 | POCKET PARK |
| 1012 | 100,783 | POCKET PARK |
| 1013 | 3,771 | POCKET PARK |
| 1014 | 2,859 | POCKET PARK |
| 1015 | 49,680 | NEIGHBORHOOD AMENITY |
| 1016 | 26,412 | POCKET PARK |
| 1017 | 26,892 | NEIGHBORHOOD AMENITY |
| 1018 | 9,169 | POCKET PARK |
| 1019 | 23,882 | NATURAL AREA |
| 1020 | 37,979 | NATURAL AREA |
| 1021 | 15,703 | NATURAL AREA |
| 1022 | 16,970 | POCKET PARK |
| 1023 | 95,387 | NATURAL AREA |
| 1024 | 5,346,567 | NATURAL |
| 1025 | 58,596 | NEIGHBORHOOD AMENITY |
| 1026 | 33,593 | NEIGHBORHOOD AMENITY |

OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50%
REQUIRED: 5,331,744 SF (50%)
PROVIDED: 6,739,183 SF (63%)

## STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | SOUTHVALE PUD SUBDIVISION |
| PROJECT NUMBER: | 7495 |
| ADDRESS: | LEWISBURG PIKE<br>FRANKLIN, TN |
| PARCEL(S): | 117-01200<br>117-01300 & 118-04900<br>117-01400, 118-04901, 118-05001, 118-05002, 133-00100<br>117-01901 & 117-01902 |
| SITE AREA: | 244.80 AC |
| BASE ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09 DUA) |
| ZONING OVERLAY: | HHO, HHO BUFFER, SCO |
| ENVISION FRANKLIN: | CONSERVATION SUBDIVISION |
| BUILDING TYPES APPLIED: | HOUSE, DUPLEX, MULTIPLEX |
| FRONTAGE TYPES APPLIED: | YARD FRONTAGE |
| LOT WIDTH (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| LOT SIZE (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| SETBACKS: | |
| FRONT: | SEE ARCH SHEETS A1.0/A1.1 |
| SIDE: | SEE ARCH SHEETS A1.0/A1.1 |
| REAR: | SEE ARCH SHEETS A1.0/A1.1 |

DWELLING UNIT COUNT (BY TYPE):
DETACHED: 196 LOTS
ATTACHED: 316 UNITS (136 LOTS)
TOTAL: 512 UNITS

| | |
|---|---|
| BUILDING HEIGHT: | 2 STORY |
| MINIMUM LSA: | 20% - 48.72 AC |
| OPEN SPACE REQUIRED: | 5% - 12.18 AC |
| NATURAL AREA REQUIRED: | 10% - 24.36 AC |
| TREE CANOPY RETENTION: | 71% - 82.76 AC |

PARKING REQUIRED (BY USE):

| | |
|---|---|
| 2 / ALLEY-LOADED (196 UNITS): | 392 |
| 2.5 / 2BR (165 UNITS): | 413 |
| 3 / 3BR+ (152 UNITS): | 456 |
| TOTAL: | 1,261 |

PARKING PROVIDED (BY USE): *MINIMUM

| | |
|---|---|
| 4/DETACHED (2 GARAGE, 2 TANDEM): | 784 (PROVIDED ON LOT) |
| 4/24' T+90'B (2 GARAGE, 2 TANDEM): | 608 (PROVIDED ON LOT) |
| 2/60'B (1 GARAGE, 1 TANDEM): | 330 (PROVIDED ON LOT) |
| ON-STREET: | 305 |
| OFF-STREET: | 131 |
| TOTAL: | 2,158 |

| | |
|---|---|
| PARKLAND DEDICATION: | 512 x $4,304 = $2,203,648<br>DEVELOPER TO PAY FEE IN LIEU |
| DEVELOPER: | MIKE FORD |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE<br>SUITE 145<br>(615) 975-5765<br>greg.gamble@gdc-tn.com<br>GREG GAMBLE |

OWNERS:
117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

## TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,634,498 SF |
| TOTAL ACRES | 116.39 AC | 83.43 AC |

TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (48% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,634,498 SF; 83.43 AC (72% OF EXISTING) |

| | DETACHED | | | | | |
|---|---|---|---|---|---|---|
| | <40' DETACHED | 40'-45' | 46'-50' | 51'-60' | >60' DETACHED | TOTAL DETACHED |
| NUMBER OF LOTS | 27 | 91 | 35 | 35 | 8 | 196 |
| % OF LOTS | 13.78% | 46.43% | 17.86% | 17.86% | 4.08% | |

| | |
|---|---|
| TOTAL UNITS | 512 |
| TOTAL LOTS | 332 |

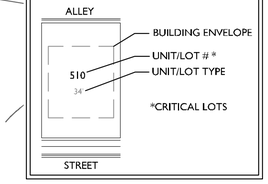
| | ATTACHED | | | TOTAL ATTACHED |
|---|---|---|---|---|
| | 24' (2-3 UNIT) | 60' (4-UNIT) | 90' (4-UNIT) | |
| NUMBER OF UNITS | 76 | 164 | 76 | 316 |
| NUMBER OF LOTS | 76 | 41 | 19 | 136 |
| | | | | |

## NOTES:

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## TYPICAL LOT




## PHASING CHART

| DEVELOPMENT | DETACHED RESIDENTIAL | ATTACHED RESIDENTIAL |
|---|---|---|
| PHASE 1 | 84 | 66 |
| PHASE 2 | 66 | 159 |
| PHASE 3 | 46 | 91 |
| OVERALL | 196 | 316 |

NOTE: ALL PROPOSED HOMES ARE ALLEY-LOADED

## KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
LICENSED LANDSCAPE ARCHITECT
TENNESSEE No. 000000

Revision Date
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△
△
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OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF 7495

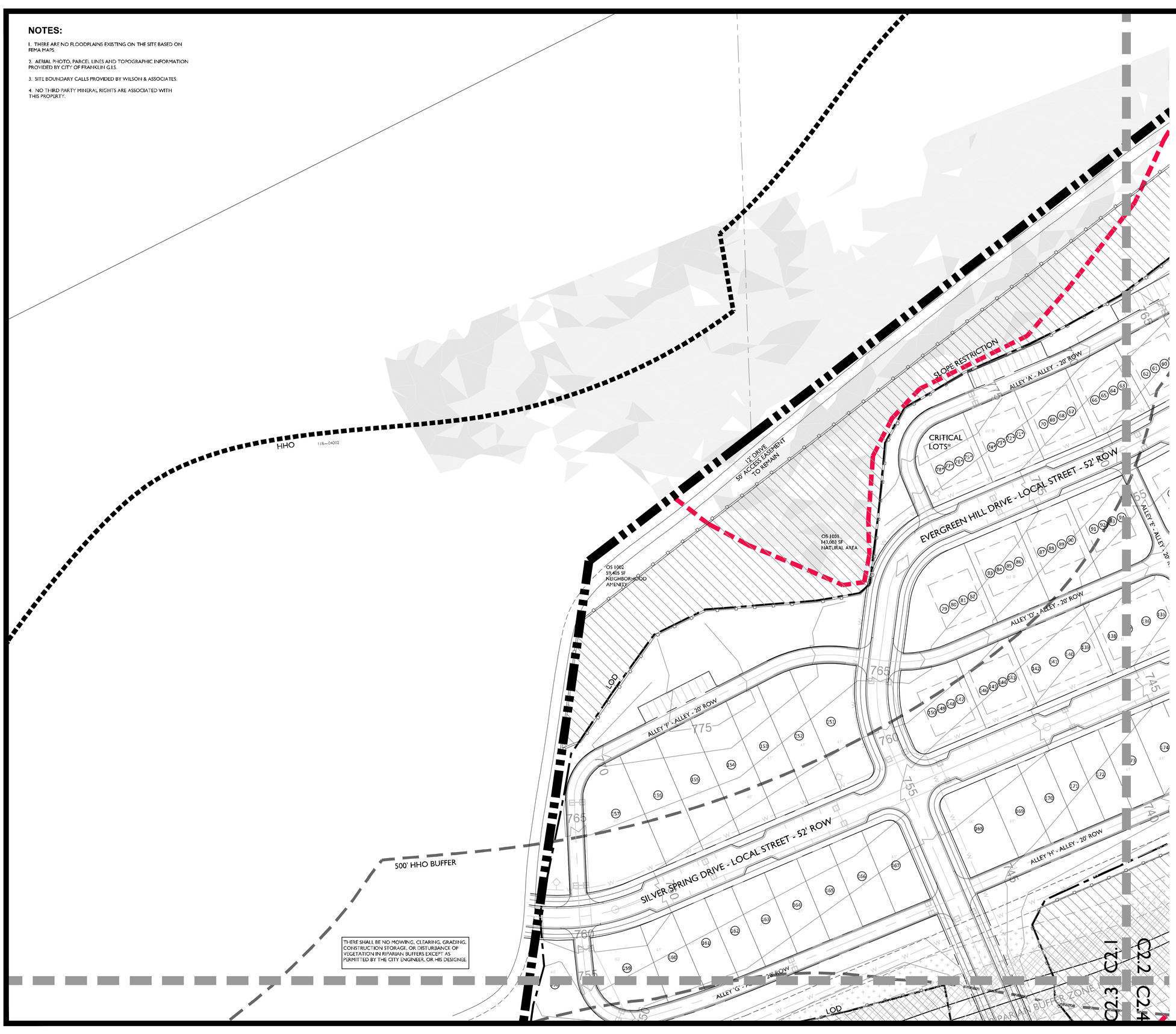
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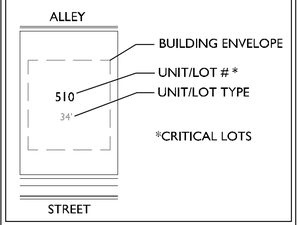
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### TYPICAL LOT




### KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

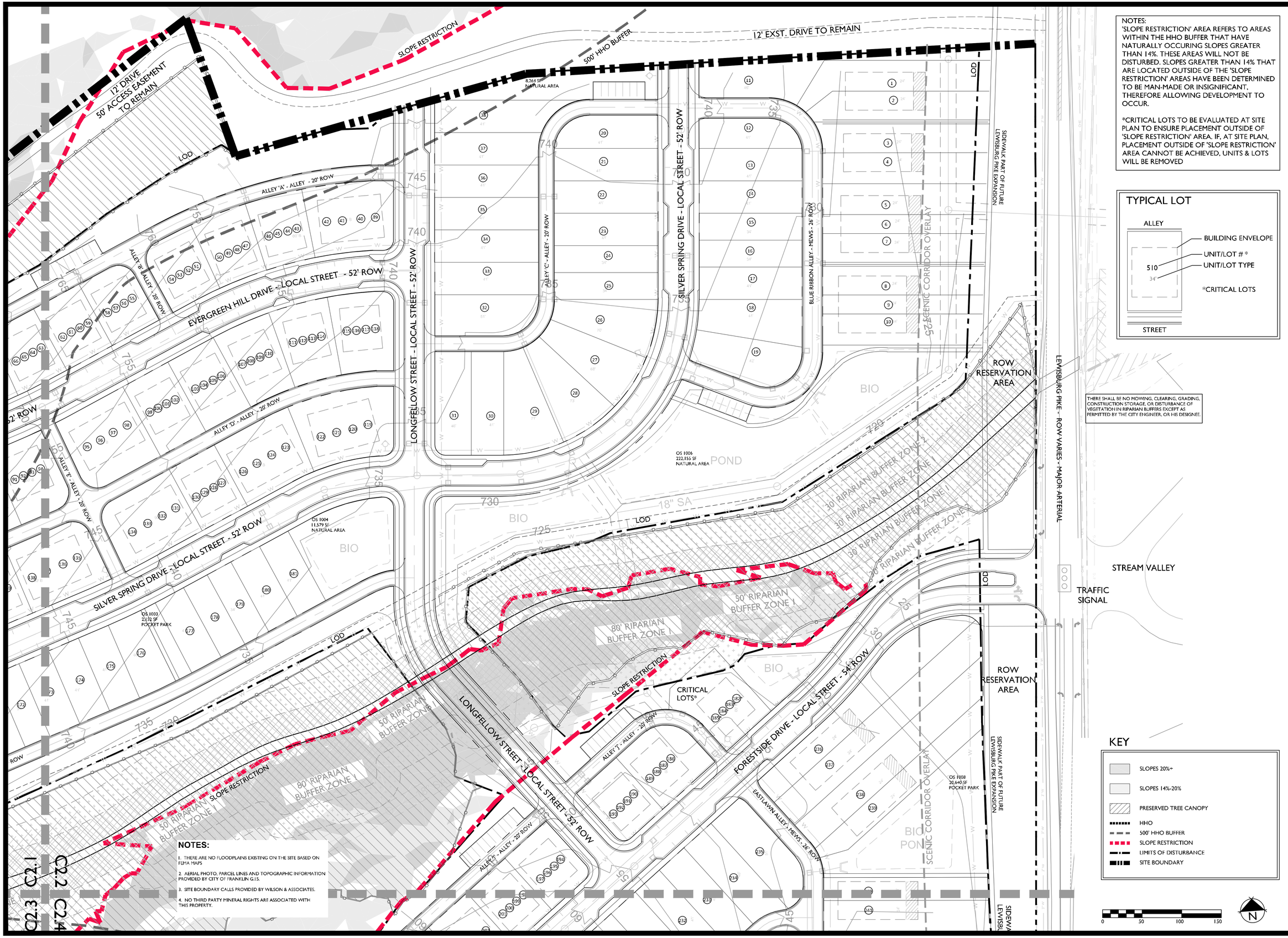
JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
STATE No.

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF 7495




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## TYPICAL LOT




*CRITICAL LOTS

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## KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
No. 1001
4-15-21

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF 7495

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500' HHO BUFFER

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

ALLEY 'G' - 28' ROW

LOD

BIO

SLOPE RESTRICTION

50' RIPARIAN BUFFER ZONE

80' RIPARIAN BUFFER ZONE

30' RIPARIAN BUFFER ZONE

EVERGREEN HILL DRIVE - LOCAL STREET - 52' ROW

OS 1007
284,075 SF
NATURAL AR

HHO

C2.2 C2.1

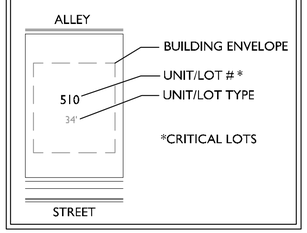
C2.3 C2.4

C2.3 C2.4 C2.5

NOTES:
'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREAS HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

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### TYPICAL LOT




### KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.3

COF 7495

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.

C2.1 C2.2 C2.3 C2.4

OS 1007
284,075 SF
NATURAL AREA

500' HHO BUFFER

SLOPE RESTRICTION

LOD

ALLEY 'T' - ALLEY - 20' ROW

FORESTSIDE DRIVE - LOCAL STREET - 54' ROW

LEGRAND AVENUE - LOCAL STREET - 52' ROW

ALLEY 'K' - ALLEY - 20' ROW

ALLEY 'N' - ALLEY - 20' ROW

ALLEY 'L' - ALLEY - 20' ROW

ALLEY 'M' - ALLEY - 20' ROW

EASTLAWN ALLEY - MEWS - 26' ROW

OS 1009
8,771 SF
POCKET PARK

OS 1011
26,432 SF
POCKET PARK

SCENIC CORRIDOR OVERLAY

SIDEWALK PART OF FUTURE LEWISBURG PIKE EXPANSION

ROW RESERVATION AREA

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

BIO/ POND

SOUTHBROOKE

OS 1010
102,464 SF
NEIGHBORHOOD AMENITY

AMENITY &CLUBHOUSE LOT

HHO

SOUTHVALE BOULEVARD - LOCAL STREET - 56' ROW

CRITICAL LOTS*

ALLEY 'O' - ALLEY - 20' ROW

SLOPE RESTRICTION

EVERGREEN HILL DRIVE - LOCAL STREET - 52' ROW

ALLEY 'P' - ALLEY - 20' ROW

OS 1013
3,771 SF
POCKET PARK

ALLEY 'Q' - ALLEY - 20' ROW

ALLEY 'R' - ALLEY - 20' ROW

500' HHO BUFFER

EQUINE STREET - LOCAL STREET - 52' ROW

OS 1014
2,859 SF
POCKET PARK

LANDSCAPE BUFFER
SEE EX. 4 BUFFER PLAN

SUGAR HILL
HISTORIC PROPERTY

C2.3 C2.4 C2.5

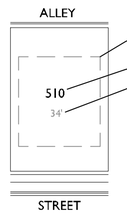
**NOTES:**

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
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TYPICAL LOT




*CRITICAL LOTS

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

COF 7495

C2.3 C2.4 C2.5

C2.5 C2.7 C2.6

EQUINE STREET - LOCAL STREET - 52' ROW

BOLTING STREET - LOCAL STREET - 52' ROW

LEGRAND AVENUE - LOCAL STREET - 52' ROW

ALLEY 'S' - ALLEY - 20' ROW

ALLEY 'T' - ALLEY - 20' ROW

ALLEY 'U' - ALLEY - 20' ROW

ELLSWORTH ALLEY - MEWS - 26' ROW

SCENIC CORRIDOR OVERLAY

LANDSCAPE BUFFER SEE EX. 4 BUFFER PLAN

ROW RESERVATION AREA

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

BUSHNELL

OS 1015
NEIGHBORHOOD AMENITY

OS 1012
100,783 SF
POCKET PARK

OS 1016
26,412 SF
POCKET PARK

OS 1017
26,892 SF
NEIGHBORHOOD AMENITY

BIO/POND

LOD

HHO

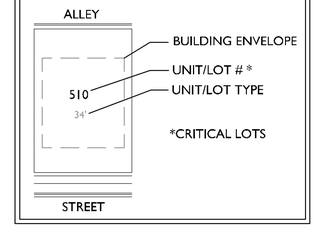
500' HHO BUFFER

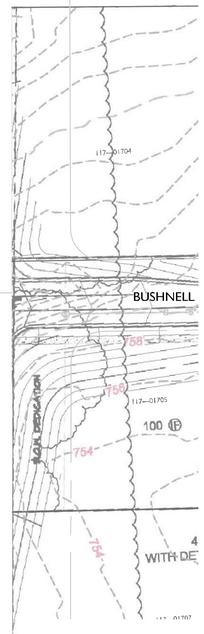
SLOPE RESTRICTION

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TYPICAL LOT




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- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

N

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1111

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.5

COF 7495

C2.5 C2.7

C2.6

CRITICAL
LOTS*
382-385

CRITICAL
LOTS*
386-389

REAR OF 2 AC
BIG HOUSE LOTS

CRITICAL
LOTS*
390-393

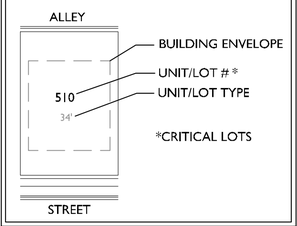
CRITICAL
LOTS*
394-397

C2.7 C2.8

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GDC
GAMBLE
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

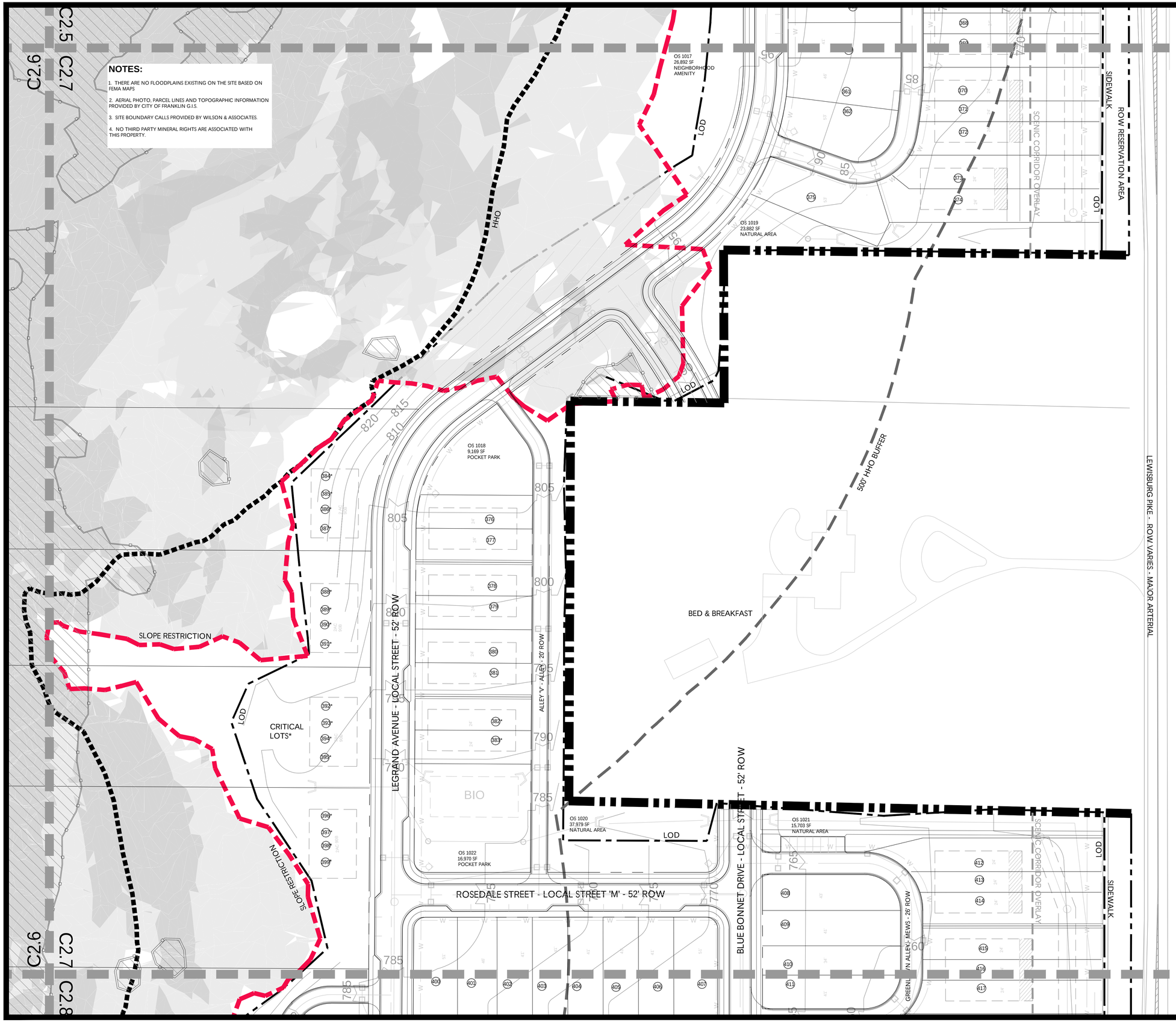
JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.6

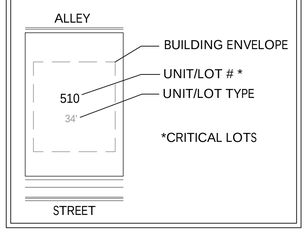
COF 7495




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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

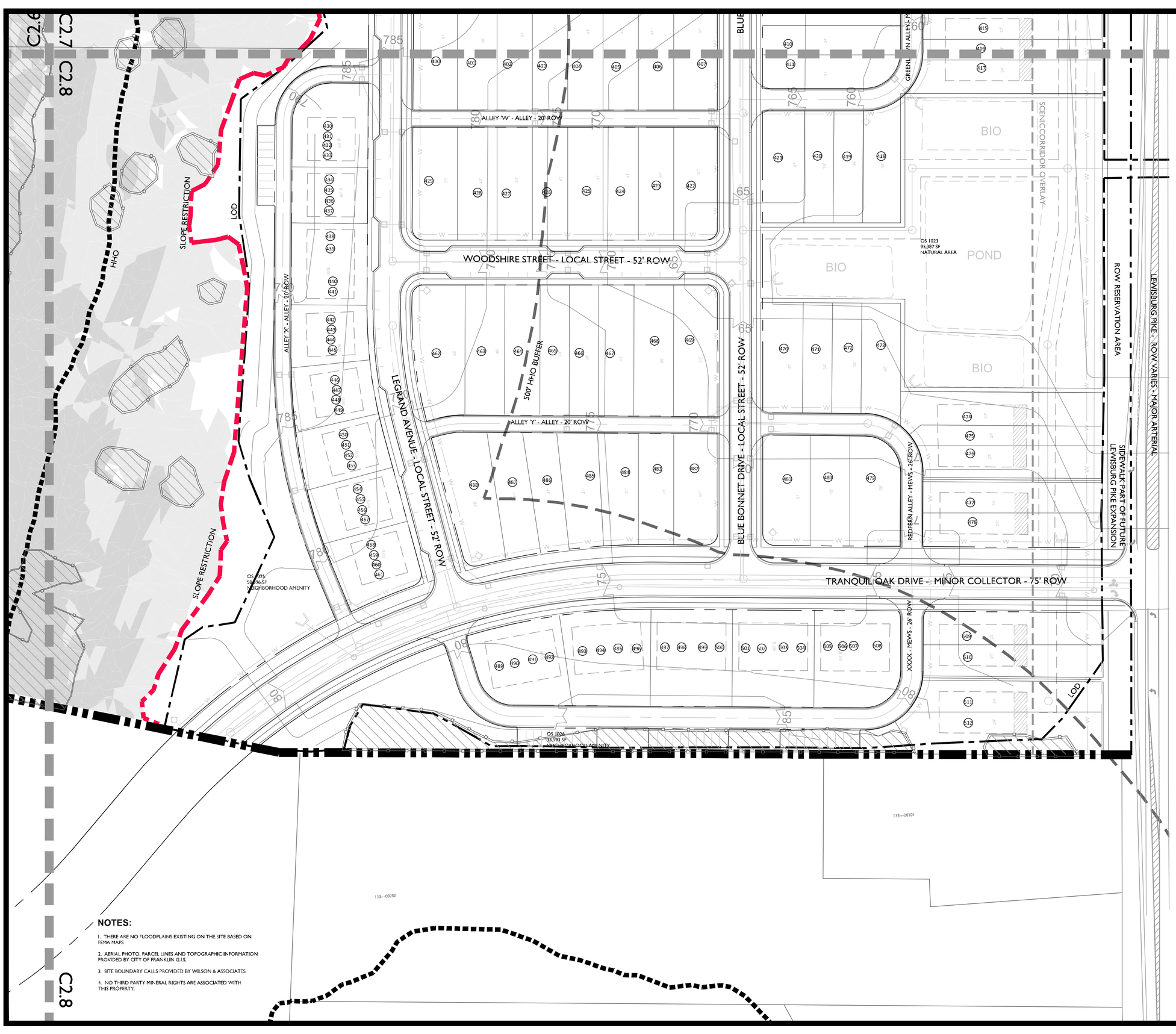
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
State No. 2331

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

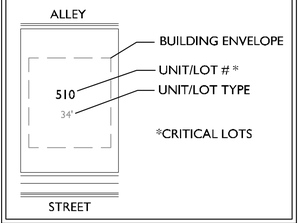
SHEET
C2.7
COF 7495




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- 500' HHO BUFFER
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N

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

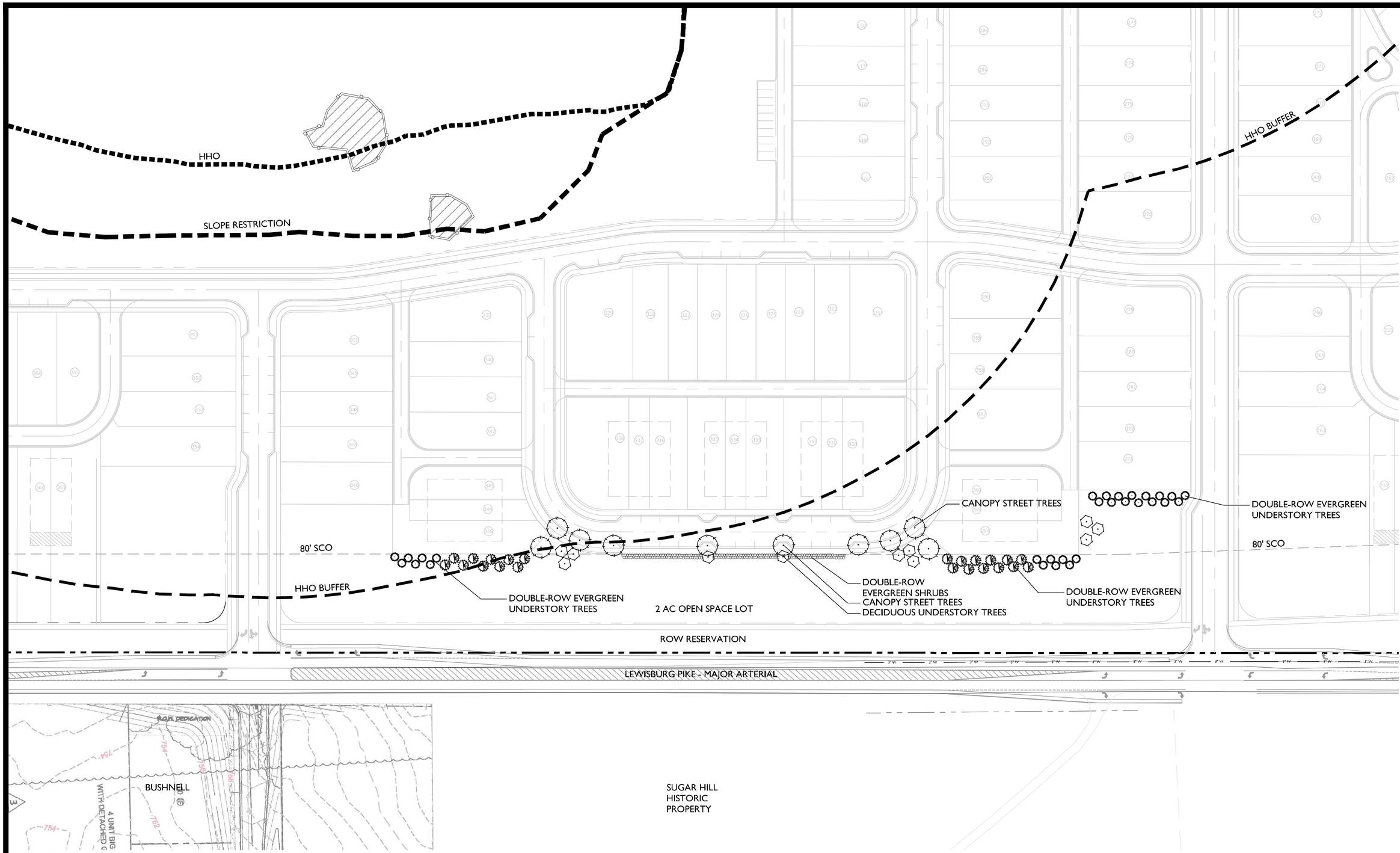
JEFFREY STOKES REGISTERED LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET C2.8

COF 7495




*NOTE: OS LOT TO BE SUPPLEMENTED WITH PLANTINGS THAT MEET THE REQUIREMENTS OF THE SCENIC CORRIDOR OVERLAY.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN

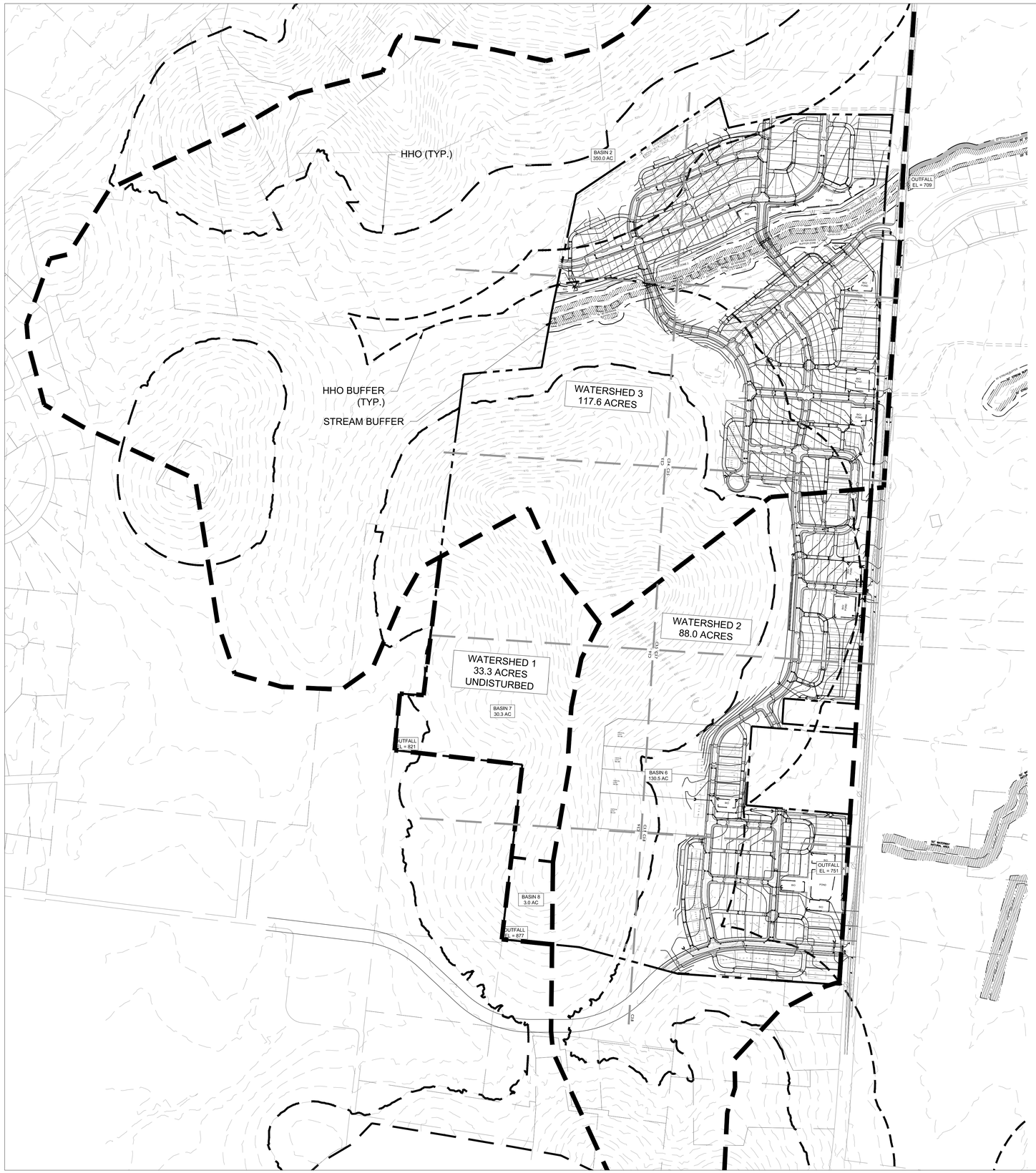
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

BUFFER

SHEET
EX4
COF 7495




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.

GRADING & DRAINAGE GENERAL NOTES (CONT)

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.

POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION, AND DETENTION PONDS AND THEN RELEASED INTO A STREAM OR WET WEATHER CONVEYANCE.

STATEMENT OF IMPACT
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

OVERALL GRADING & DRAINAGE DATA CHART
SITE AREA: 247.5 AC.*
IMPERVIOUS AREA: 61.1 AC.
DISTURBED AREA: 97.9 AC.
*ACREAGE EXCLUDES LEWISBURG ROW DEDICATION

IMPERVIOUS AREA BY LOT TYPE

| LOT SIZE | LOT TYPES | IMP AREA (AC) |
|---|---|---|
| 1/8 AC | 34, 41, 46, 56, 60B | 3,540 |
| 1/4 AC | 65, 90B, 24D(2), 24T(2) | 4,140 |
| 1/3 AC | 20T(4), 24T(3), 100 | 4,360 |
| 1/2 AC | 125 | 5,450 |
| 2 AC | 90B (2AC) | 5,450 |

IMPERVIOUS AREA CALCULATION

| | | # OF LOTS | | | | | | |
|---|---|---|---|---|---|---|---|---|
| WATERSHED | ROW (AC) | 1/8 AC | 1/4 AC | 1/3 AC | 1/2 AC | 2 AC | PARKING (AC) | TOTAL IMP (AC) |
| 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 |
| 2 | 7.7 | 79 | 17 | 7 | 0 | 4 | 0.2 | 17.1 |
| 3 | 16.2 | 174 | 15 | 8 | 0 | 0 | 0 | 32.6 |
| | | | | | | | TOTAL IMPERVIOUS AREA | 49.7 |

SHEET KEY

| | |
|---|---|
| C3.1 | C3.2 |
| C3.3 | C3.4 |
| | C3.5 |
| C3.6 | C3.7 |
| | C3.8 |

NORTH

300 0 150 300 600
GRAPHIC SCALE - 1 inch = 300 ft.

GARY LYNN [illegible] AGRICULTURE ARCHITECTURE COMMERCE No. 115322 STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495
MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

OVERALL GRADING & DRAINAGE PLAN
C3.0

LSC 21002

SLOPE RESTRICTION

HHO (TYP.)

LIMITS OF DISTURBANCE

HHO BUFFER (TYP.)

STREAM BUFFER

50' EASEMENT BOOK 814, PAGE 315

30' RIPARIAN BUFFER ZONE

30' RIPARIAN BUFFER ZONE

30' RIPARIAN BUFFER ZONE

C3.1

C3.2

C3.3

GRADING & DRAINAGE GENERAL NOTES

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GRADING & DRAINAGE GENERAL NOTES CONT.

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SHEET KEY

| | |
|---|---|
| C3.1 | C3.2 |
| C3.3 | C3.4 |
| | C3.5 |
| C3.6 | C3.7 |
| | C3.8 |

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN [illegible] AGRICULTURE LT COMMERCE No. 111522 STATE OF TENNESSEE

4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

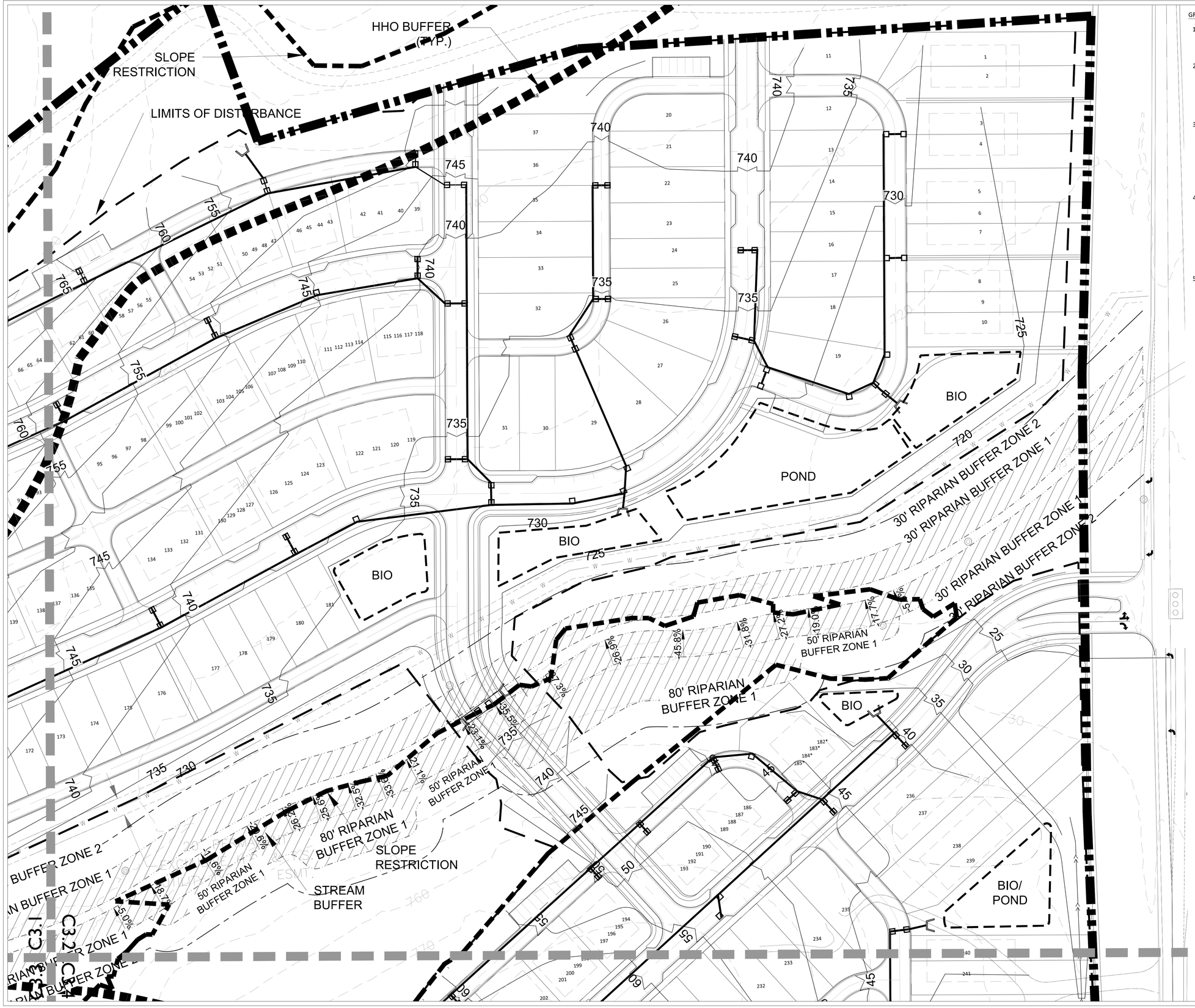
A NONE
B NONE
C NONE
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.1

LSC 21002




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.
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GRADING & DRAINAGE GENERAL NOTES CONT.

POST-TREATMENT STORMWATER NARRATIVE
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GARY LYNN [illegible] AGRICULTURE COMMERCE NO. 111322 STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

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MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET KEY

| | |
|---|---|
| C3.1 | C3.2 |
| C3.3 | C3.4 |
| | C3.5 |
| C3.6 | C3.7 |
| | C3.8 |

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

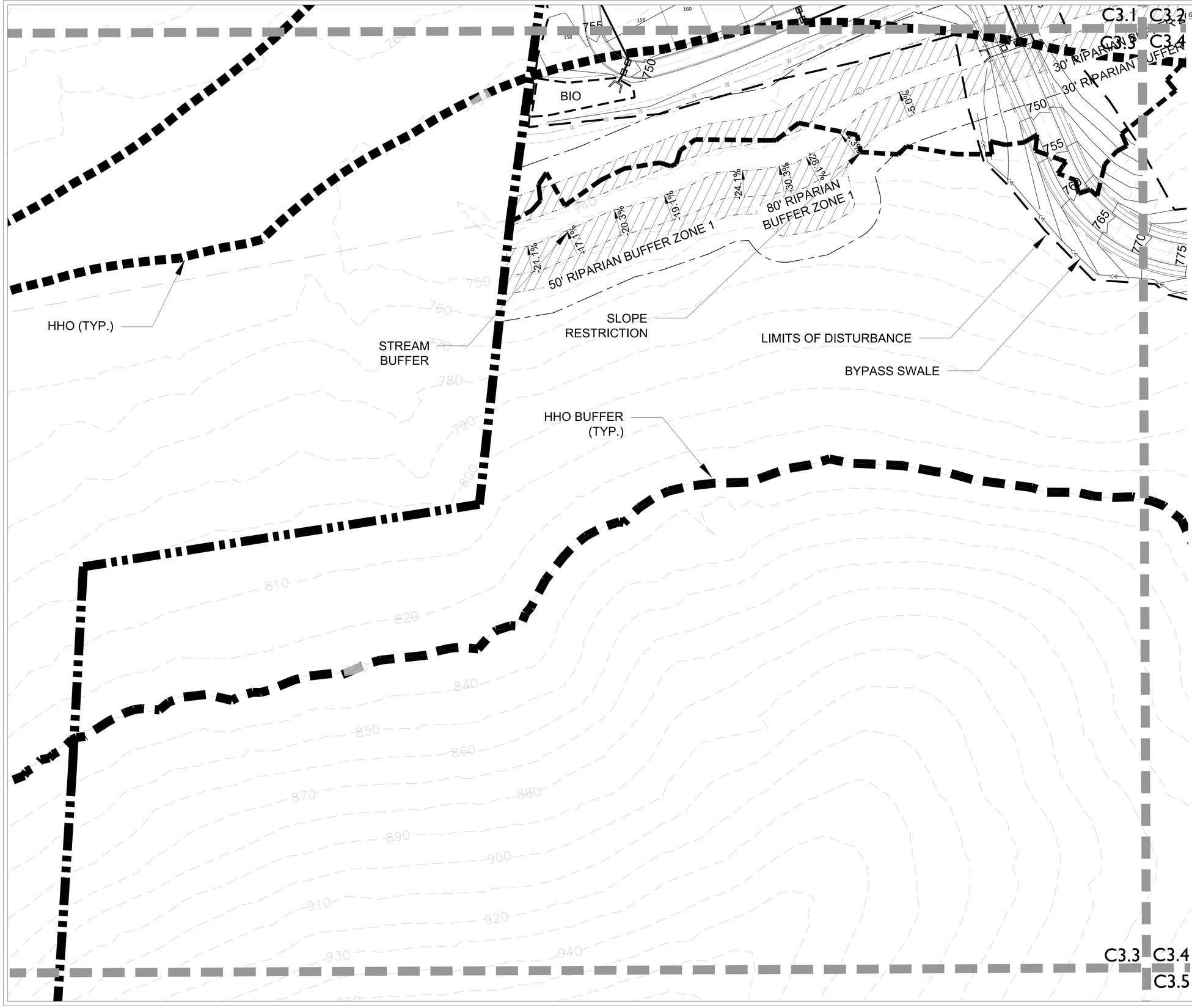
GRADING & DRAINAGE PLAN

C3.2

LSC 21002

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.




GRADING & DRAINAGE GENERAL NOTES

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GRADING & DRAINAGE GENERAL NOTES CONT.

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GARY LYNN [illegible] AGRICULTURE COMMERCE STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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## FRANKLIN PROJECT #7495

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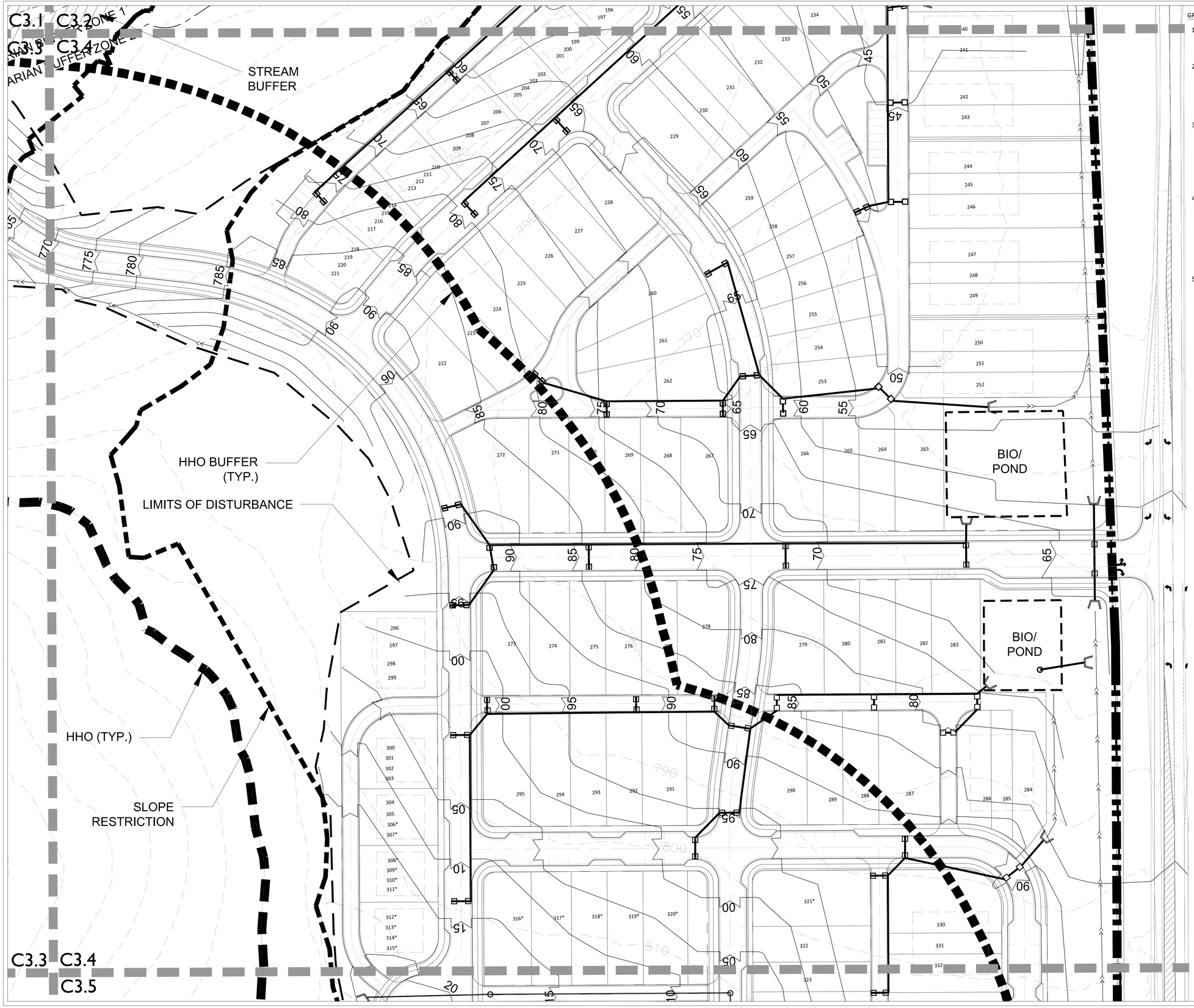
A NONE
B NONE
C NONE
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.3

LSC 21002




GRADING & DRAINAGE GENERAL NOTES

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NORTH

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GARY LYNN [illegible] AGRICULTURE COMMERCE STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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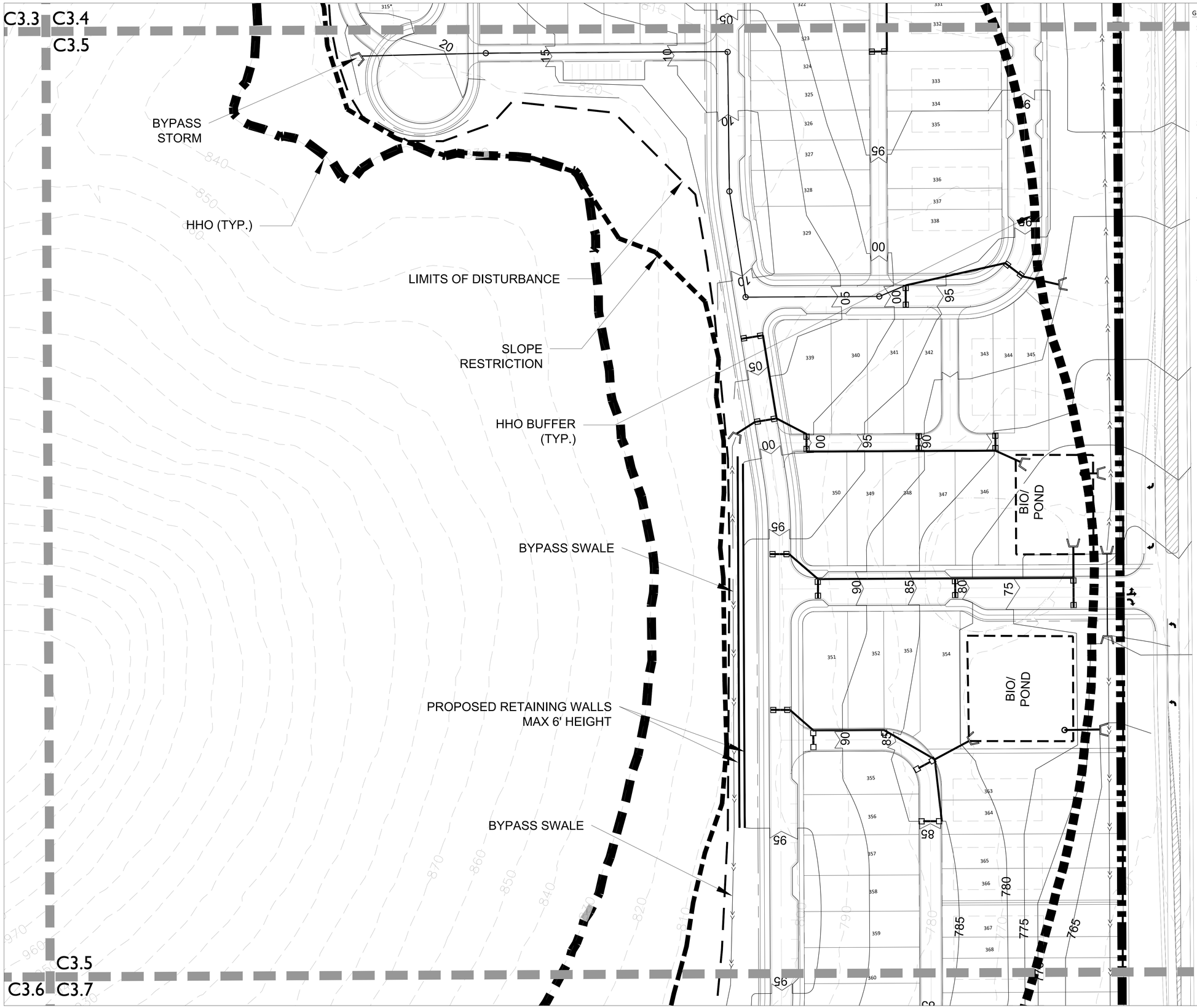
A NONE
B NONE
C NONE
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.4

LSC 21002




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| | C3.5 |
| C3.6 | C3.7 |
| | C3.8 |

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN [illegible] LICENSED PROFESSIONAL ENGINEER AGRICULTURE CIVIL COMMERCE No. 119322 STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

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ISSUANCE/REVISION NOTES:
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A NONE
B NONE
C NONE
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.5

LSC 21002

C3.5

C3.6 C3.7

HHO (TYP.)

CRITICAL LOTS* 382-385

CRITICAL LOTS* 386-389

HHO (TYP.)

CRITICAL LOTS* 390-393

SLOPE RESTRICTION

CRITICAL LOTS* 394-397

C3.6 C3.7

C3.8

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NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN [illegible] AGRICULTURE ARCHITECTURE COMMERCE No. 111322 STATE OF TENNESSEE

4/1/2021

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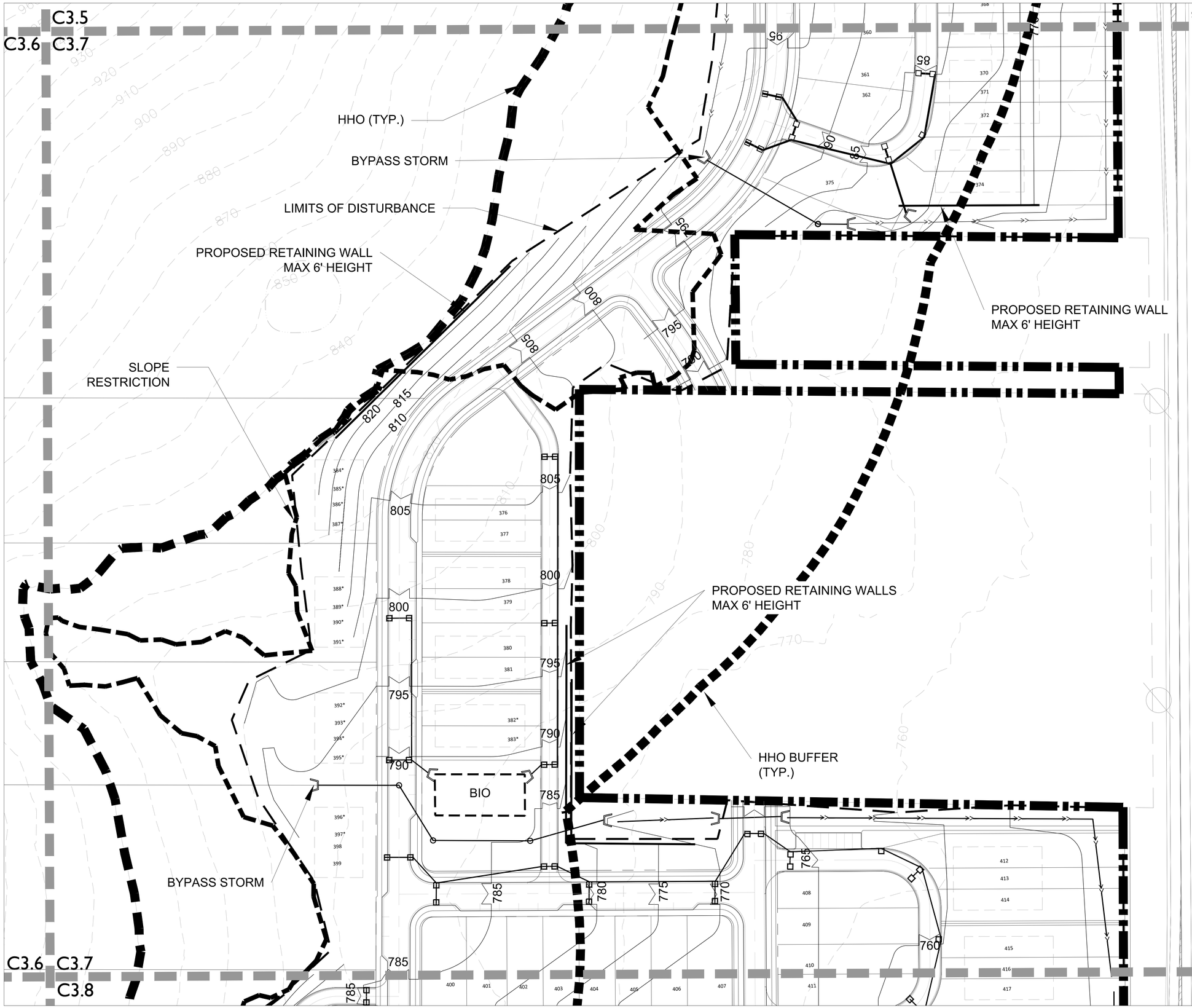
A NONE
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COF# 7495

GRADING & DRAINAGE PLAN

C3.6

LSC 21002




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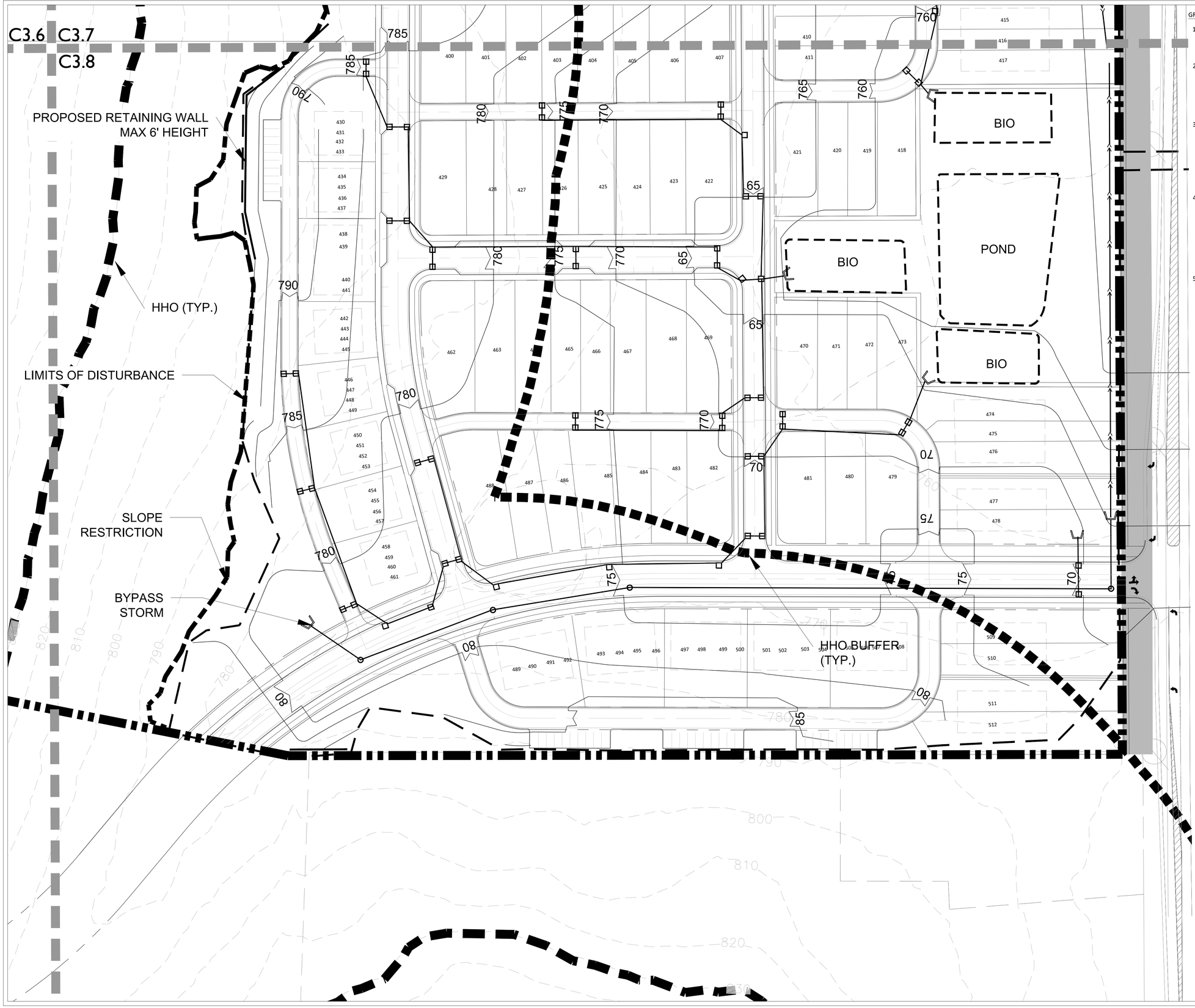
A NONE
B NONE
C NONE
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.7

LSC 21002




## 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.

## GRADING & DRAINAGE GENERAL NOTES CONT.

POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION, AND DETENTION PONDS AND THEN RELEASED INTO A STREAM OR WET WEATHER CONVEYANCE.

STATEMENT OF IMPACT
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

## SHEET KEY

| | |
|---|---|
| C3.1 | C3.2 |
| C3.3 | C3.4 |
| | C3.5 |
| C3.6 | C3.7 |
| | C3.8 |

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN [illegible] AGRICULTURE COMMERCE No. 111322 STATE OF TENNESSEE

4/1/2021

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
# FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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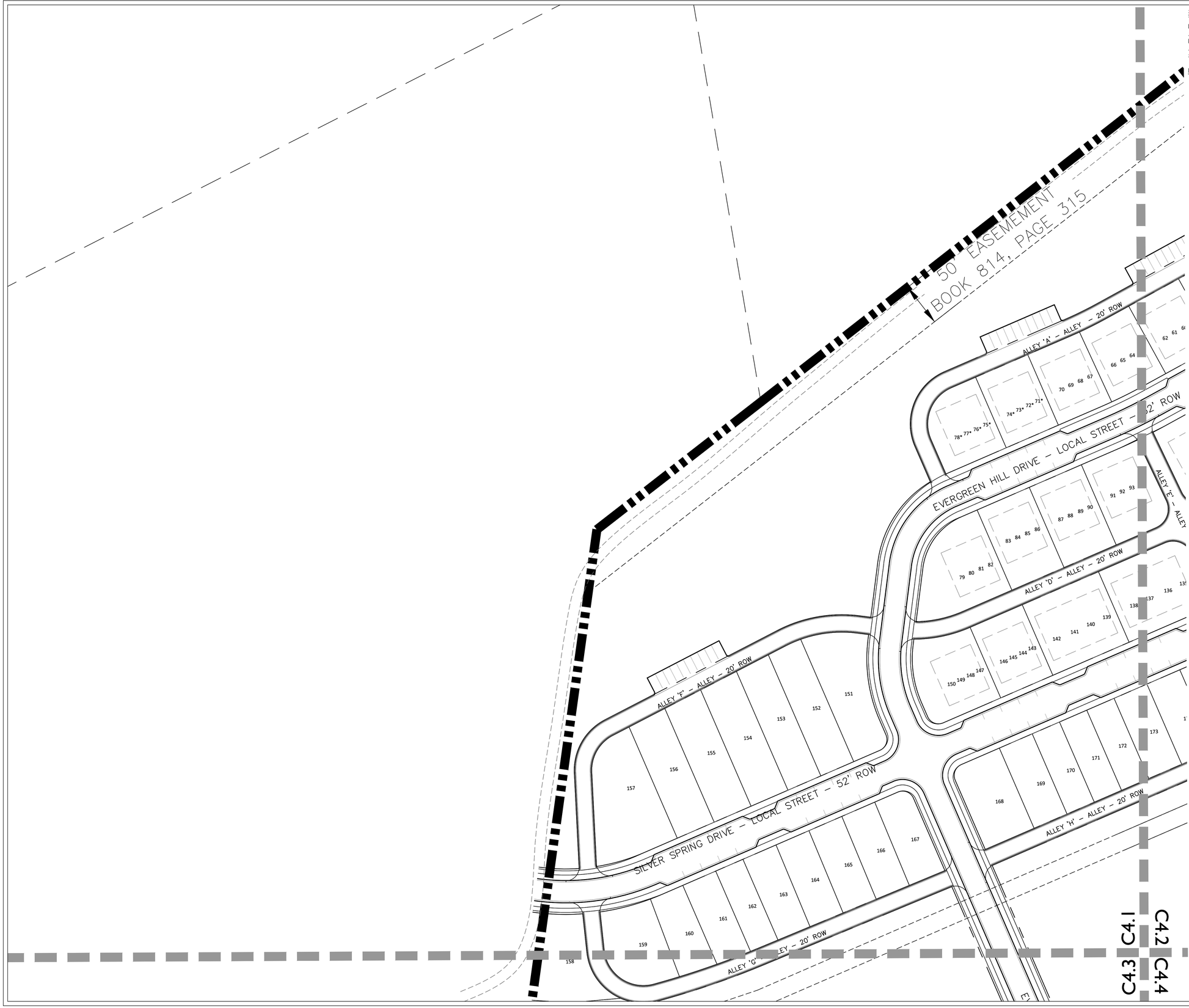
A NONE
B NONE
C NONE
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.8

LSC 21002




STATEMENT OF IMPACTS

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R.O.W & ACCESS GENERAL NOTES

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PEAK HOUR TRIP GENERATION: 383 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO

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| C4.3 | C4.4 |
| | C4.5 |
| C4.6 | C4.7 |
| | C4.8 |

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50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARR
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

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MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
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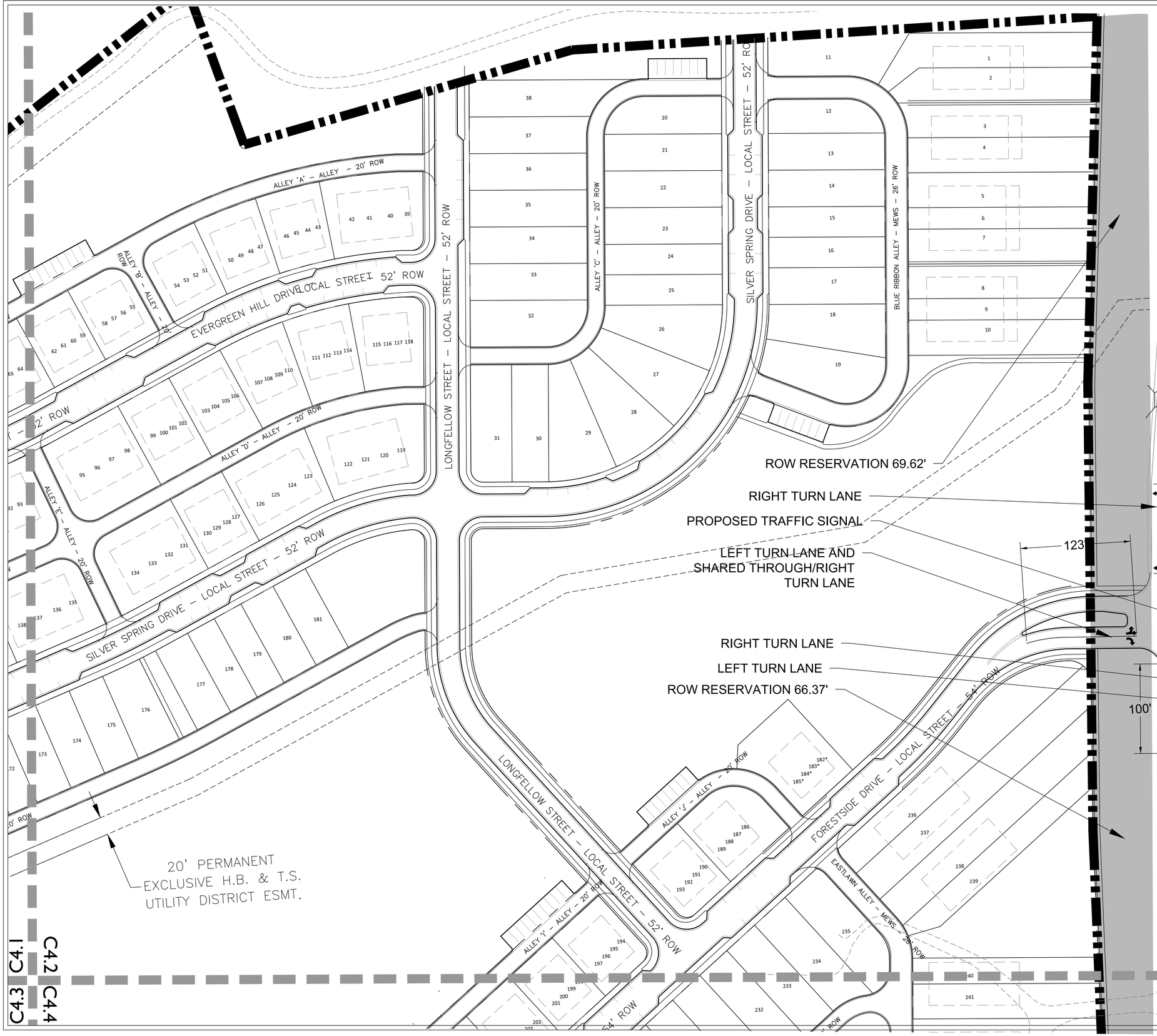
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.1

LSC 21002




STATEMENT OF IMPACTS

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| C4.1 | C4.2 |
| C4.3 | C4.4 |
| | C4.5 |
| C4.6 | C4.7 |
| | C4.8 |

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARLTON
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4/1/2021

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

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0 LEWISBURG PIKE
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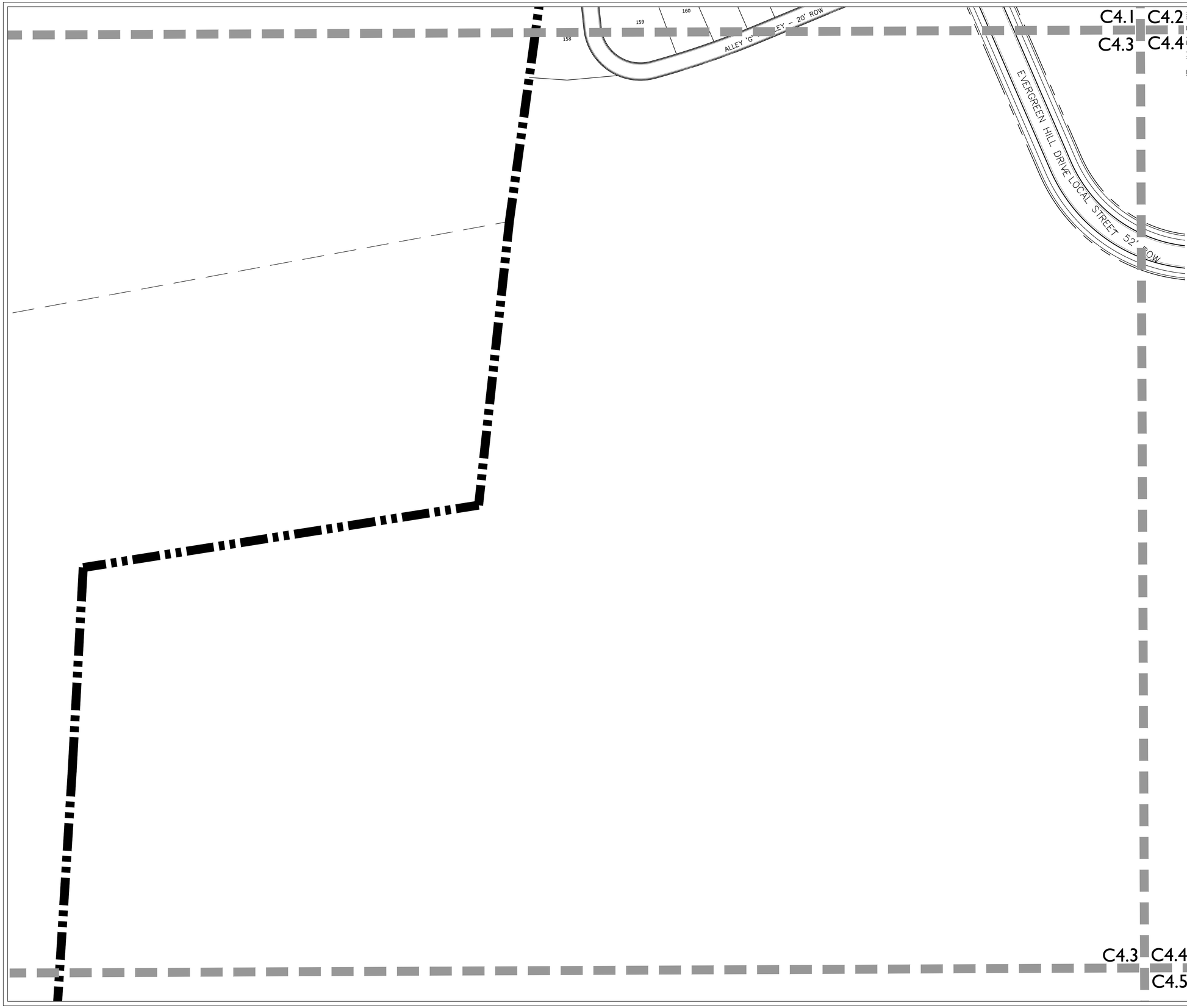
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.2

LSC 21002




STATEMENT OF IMPACTS

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| C4.1 | C4.2 |
| C4.3 | C4.4 |
| | C4.5 |
| C4.6 | C4.7 |
| | C4.8 |

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARR
AGRICULTURE
COMMERCE
NO. 111221
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.3

LSC 21002

C4.1 C4.2
C4.3 C4.4

STREET 52' ROW

ALLEY 'I' – ALLEY – 20' ROW

FORESTSIDE DRIVE – LOCAL STREET – 54' ROW

LEGRAND AVENUE – LOCAL STREET – 52' ROW

ALLEY 'L' – ALLEY – 20' ROW

ALLEY 'M' – ALLEY – 20' ROW

EASTLAWN ALLEY – MEWS – 26' ROW

ROW RESERVATION 66.37'

ALLEY 'K' – ALLEY – 20' ROW

ALLEY 'N' – ALLEY – 20' ROW

EASTLAWN ALLEY – MEWS – 26' ROW

VILLAGES AT SOUTHBROOKE SECTION 1

RIGHT TURN LANE

LEFT TURN LANE

LEFT TURN LANE AND SHARED THROUGH/RIGHT TURN LANE

100'

SOUTHVALE BOULEVARD – LOCAL STREET – 56' ROW

129'

100'

LEFT TURN LANE

RIGHT TURN LANE

ALLEY 'O' – ALLEY – 20' ROW

EVERGREEN HILL DRIVE – LOCAL STREET – 52' ROW

ALLEY 'P' – ALLEY – 20' ROW

ALLEY 'Q' – ALLEY – 20' ROW

ALLEY 'R' – ALLEY – 20' ROW

EQUINE STREET – LOCAL STREET – 52' ROW

EQUINE STREET – LOCAL STREET – 52' ROW

– 52' ROW

C4.3 C4.4
C4.5

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NORTH

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GARY LYNN CARR
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
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LAND SOLUTIONS
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- PLAN DATED APRIL 1, 2021

A NONE
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D NONE

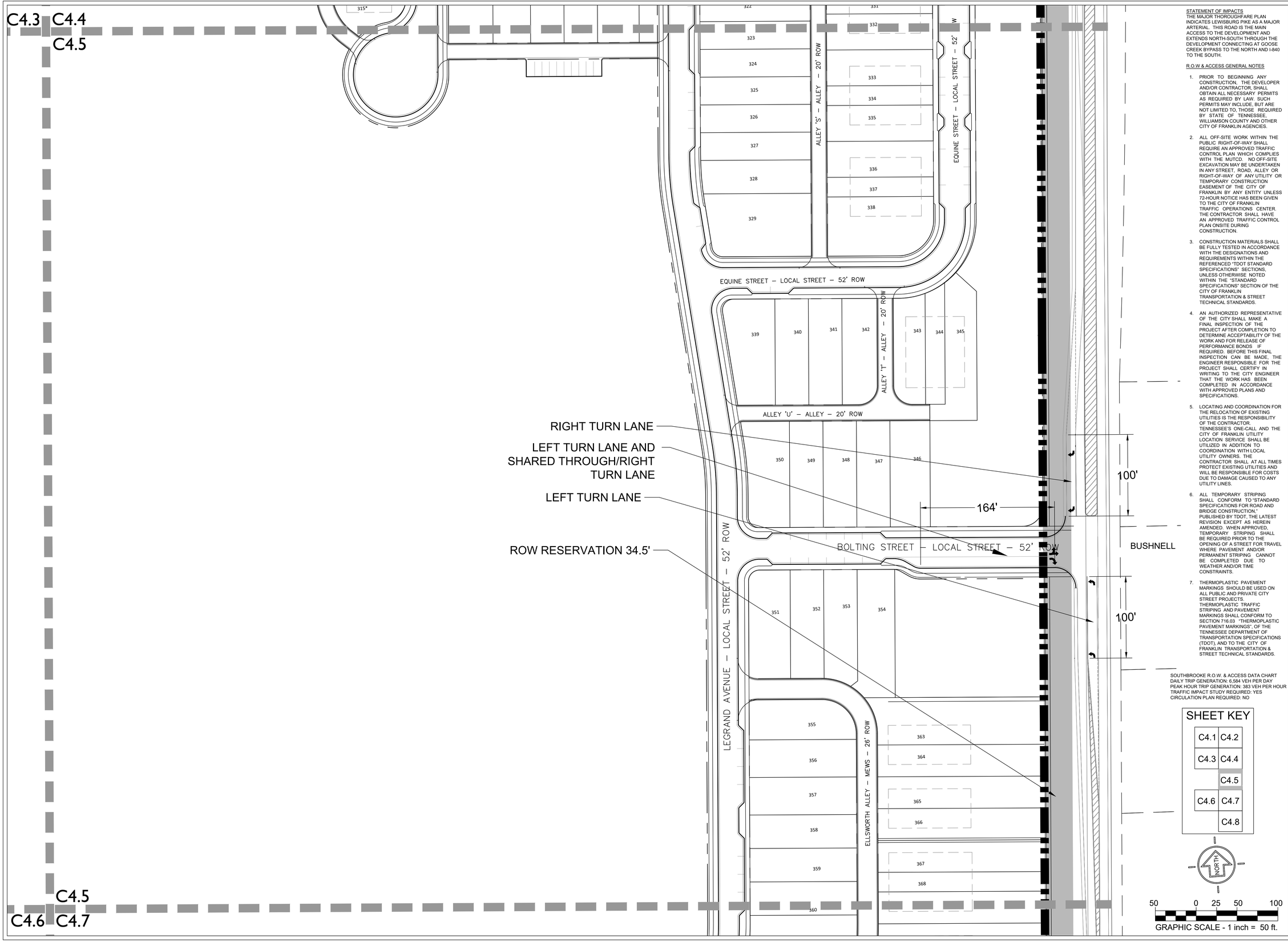
COF# 7495

ROW & ACCESS PLAN

C4.4

LSC 21002

C4.3 C4.4
C4.5




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SOUTHBROOKE R.O.W. & ACCESS DATA CHART
DAILY TRIP GENERATION: 6,584 VEH PER DAY
PEAK HOUR TRIP GENERATION: 383 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO

SHEET KEY

| | |
|---|---|
| C4.1 | C4.2 |
| C4.3 | C4.4 |
| | C4.5 |
| C4.6 | C4.7 |
| | C4.8 |

NORTH

C4.5
C4.6 C4.7

GARY LYNN CARLTON
ARCHITECTURE
LANDSCAPE ARCHITECTURE
CIVIL
COMMERCE
NO. 11122
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.5

LSC 21002

C4.5

C4.6 C4.7

CRITICAL LOTS* 382-385

CRITICAL LOTS* 386-389

CRITICAL LOTS* 390-393

CRITICAL LOTS* 394-397

C4.6 C4.7

C4.8

STATEMENT OF IMPACTS

THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

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CIRCULATION PLAN REQUIRED: NO

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| | |
|---|---|
| C4.1 | C4.2 |
| C4.3 | C4.4 |
| | C4.5 |
| C4.6 | C4.7 |
| | C4.8 |

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARR
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

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MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

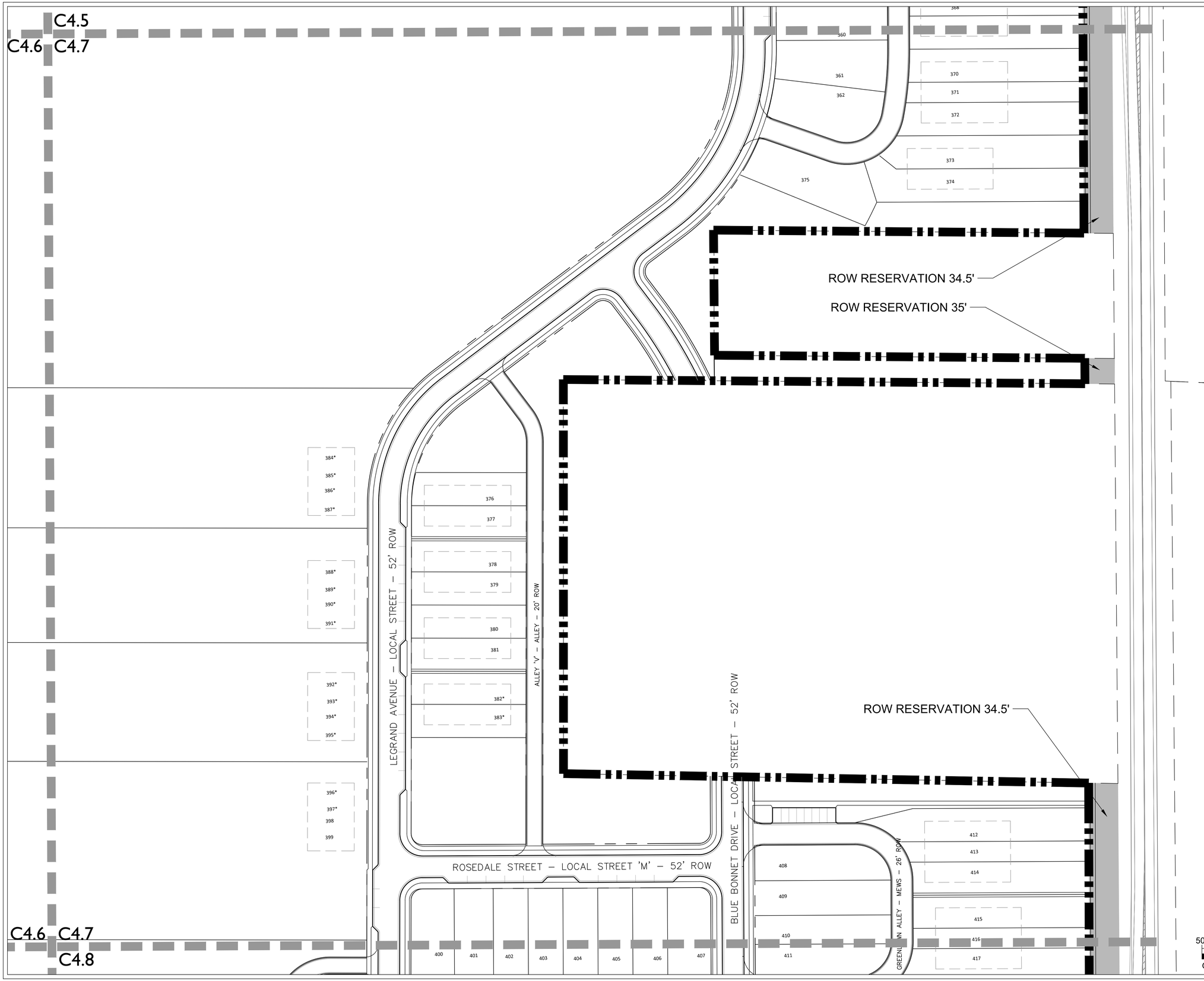
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.6

LSC 21002




STATEMENT OF IMPACTS

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| | |
|---|---|
| C4.1 | C4.2 |
| C4.3 | C4.4 |
| | C4.5 |
| C4.6 | C4.7 |
| | C4.8 |

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARLTON
COMMISSIONER
DEPARTMENT OF AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

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MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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- PLAN DATE: APRIL 1, 2021

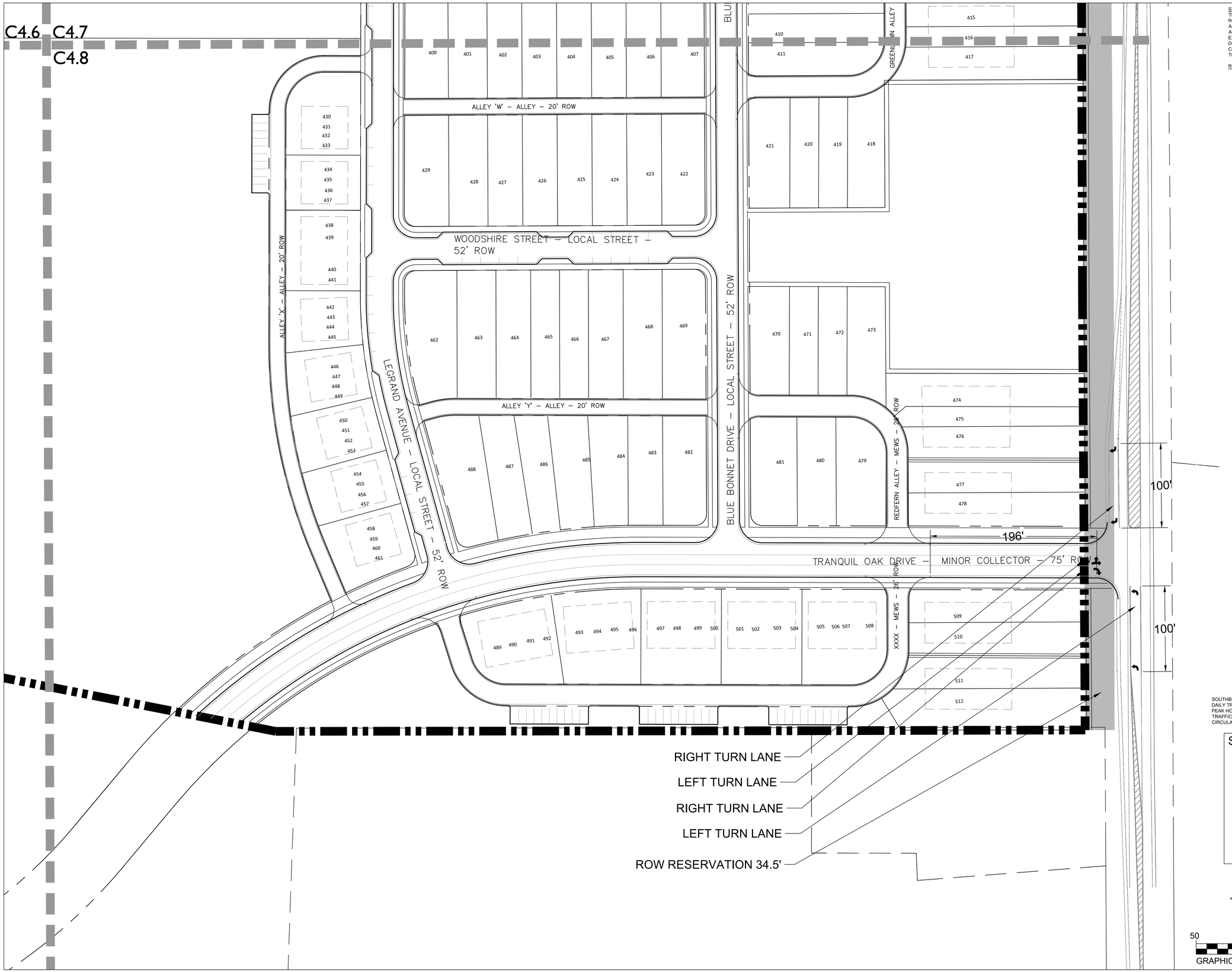
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.7

LSC 21002




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| | |
|---|---|
| C4.1 | C4.2 |
| C4.3 | C4.4 |
| | C4.5 |
| C4.6 | C4.7 |
| | C4.8 |

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARLTON
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
COMMERCE NO. 111222
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.8

LSC 21002




GARY LYNN CLAYTON
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
NO. 111221
STATE OF TENNESSEE

4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

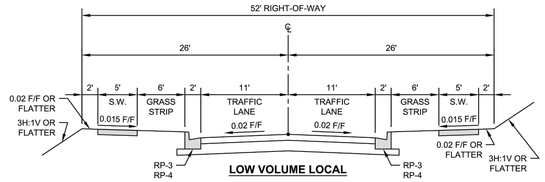
NORTH

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

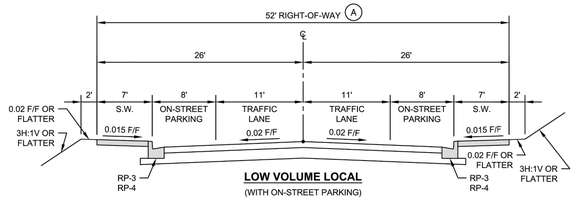
GOOSE CREEK PLAN

C4.9

LSC 21002



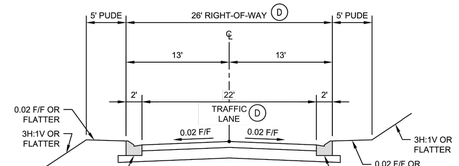

**LOW VOLUME LOCAL**




**LOW VOLUME LOCAL**
(WITH ON-STREET PARKING)

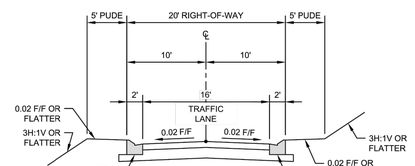
| DESIGN NOTES |
|---|
| (A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING. |

| | | | |
|---|---|---|---|
| HISTORIC FRANKLIN TENNESSEE | **LOW VOLUME LOCAL STREET SECTIONS** | | DWG. NO. **TS-6** |
| CITY OF FRANKLIN<br>NOT TO SCALE | CITY ENGINEER: Paul P Holzen | DATE: 1/1/2020 | |




**MEWS**

A C



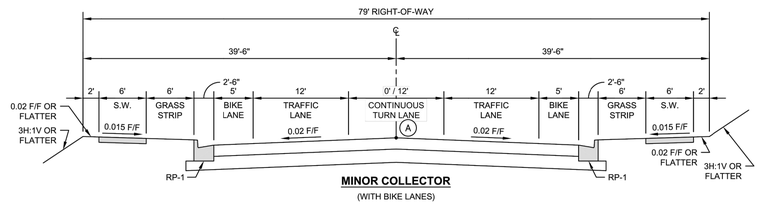

**ALLEY**

B C

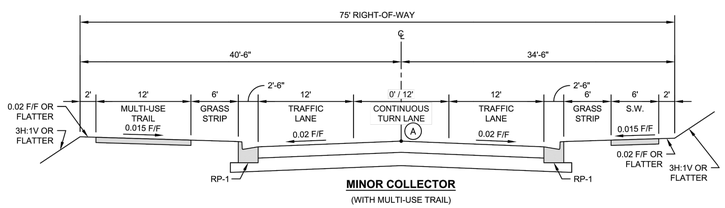
| GENERAL NOTES |
|---|
| 1. UTILITY SEPARATIONS SHALL MEET WATER MANAGEMENT DEPARTMENT GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS. |
| 2. 'PUDE' DENOTES A PUBLIC UTILITY AND DRAINAGE EASEMENT |

| DESIGN NOTES |
|---|
| (A) NO UTILITIES OTHER THAN STORM, WATER, AND SANITARY SEWER PERMITTED WITHIN MEWS R.O.W. |
| (B) NO UTILITIES OTHER THAN STORM AND EITHER WATER OR SANITARY SEWER PERMITTED WITHIN ALLEY R.O.W. |
| (C) MAXIMUM SANITARY SEWER DEPTH WITHIN MEWS AND ALLEY R.O.W. MAY BE LIMITED BASED ON SURROUNDING CONDITIONS. COORDINATE WITH WATER MANAGEMENT DEPARTMENT. |
| (D) WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS PROVIDED TO ALL HOMES SERVED BY THE MEWS, THE MEWS TRAFFIC LANE MAY BE REDUCED TO 18 FEET AND MEWS ROW MAY BE REDUCED TO 22 FEET. |

| | | | |
|---|---|---|---|
| HISTORIC FRANKLIN TENNESSEE | **MEWS AND ALLEY SECTIONS** | | DWG. NO. **TS-7** |
| CITY OF FRANKLIN<br>NOT TO SCALE | CITY ENGINEER: Paul P Holzen | DATE: 1/1/2020 | |



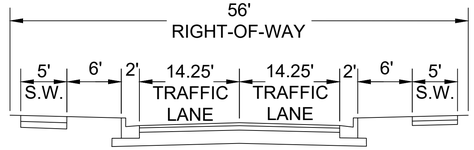

**MINOR COLLECTOR**
(WITH BIKE LANES)



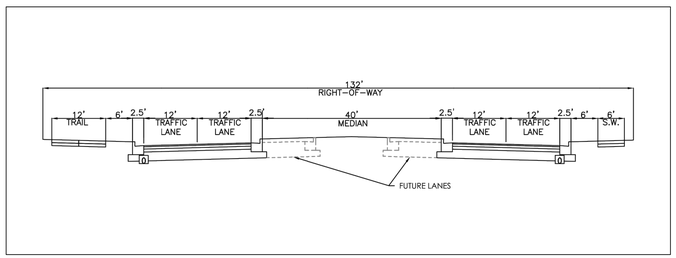

**MINOR COLLECTOR**
(WITH MULTI-USE TRAIL)

| DESIGN NOTES |
|---|
| (A) CONSTRUCT CONTINUOUS TURN LANE (3-LANE SECTION) WHERE REQUIRED BY *CONNECT FRANKLIN* |

| | | | |
|---|---|---|---|
| HISTORIC FRANKLIN TENNESSEE | **MINOR COLLECTOR STREET SECTIONS** | | DWG. NO. **TS-4** |
| CITY OF FRANKLIN<br>NOT TO SCALE | CITY ENGINEER: Paul P Holzen | DATE: 1/1/2020 | |




**SOUTHVALE BLVD - 56' ROW**




**FUTURE ARTERIAL STREET (LEWISBURG PIKE)**

NOTE: LEWISBURG PIKE SECTION SHOWN FOR R.O.W. DEDICATION PLANNING PURPOSES AND CONSTRUCTION OF ROAD IS NOT PART OF THIS PLAN.


GARY LYNN CRAIG
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
LC
COMMERCE
NO. 111,222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204


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FRANKLIN PROJECT #7495
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MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

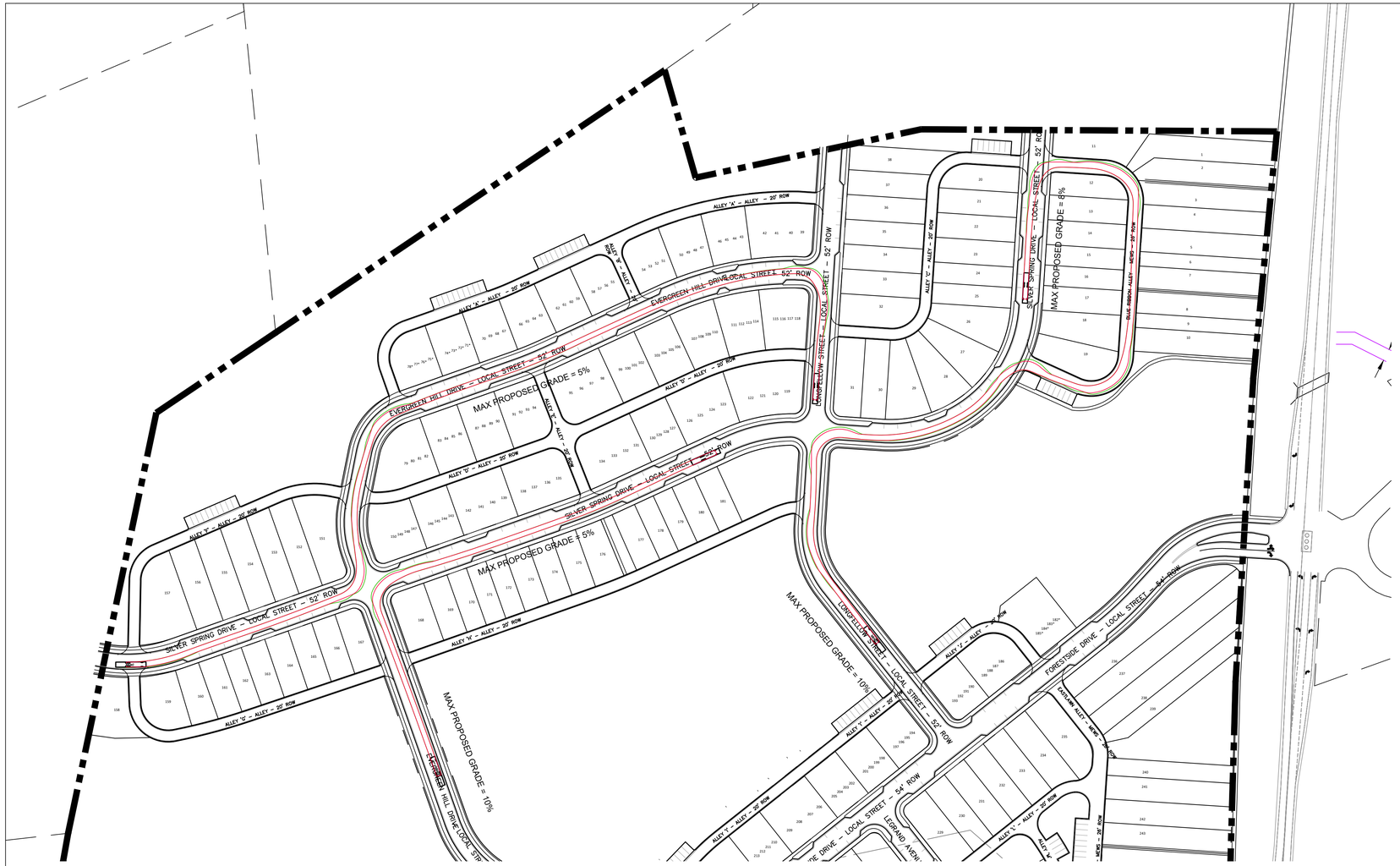
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROADWAY TYPICAL SECTIONS

C4.10

LSC 21002




APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

GRAPHIC SCALE - 1 inch = 100 ft.

100 0 50 100 200

NORTH

GARY LYNN CARLTON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 111222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
# FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

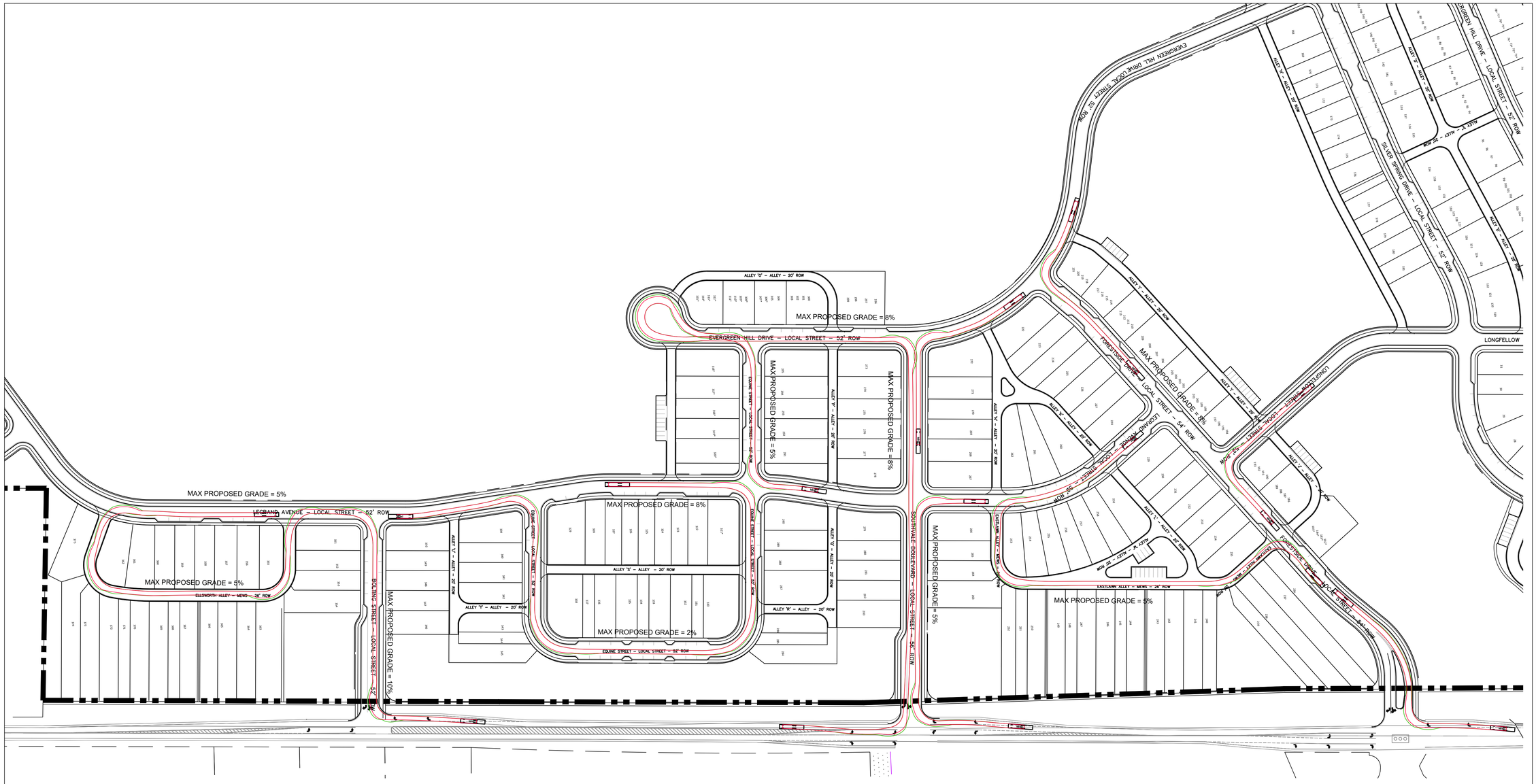
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B NONE
C NONE
D NONE

COF# 7495

AUTO TURN PLAN FIRE

C4.11

LSC 21002




APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.


GARY LYNN CARLTON
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
COMMERCE
NO. 111222


4/1/2021


LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204


# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES
- PLAN DATE: APRIL 1, 2021

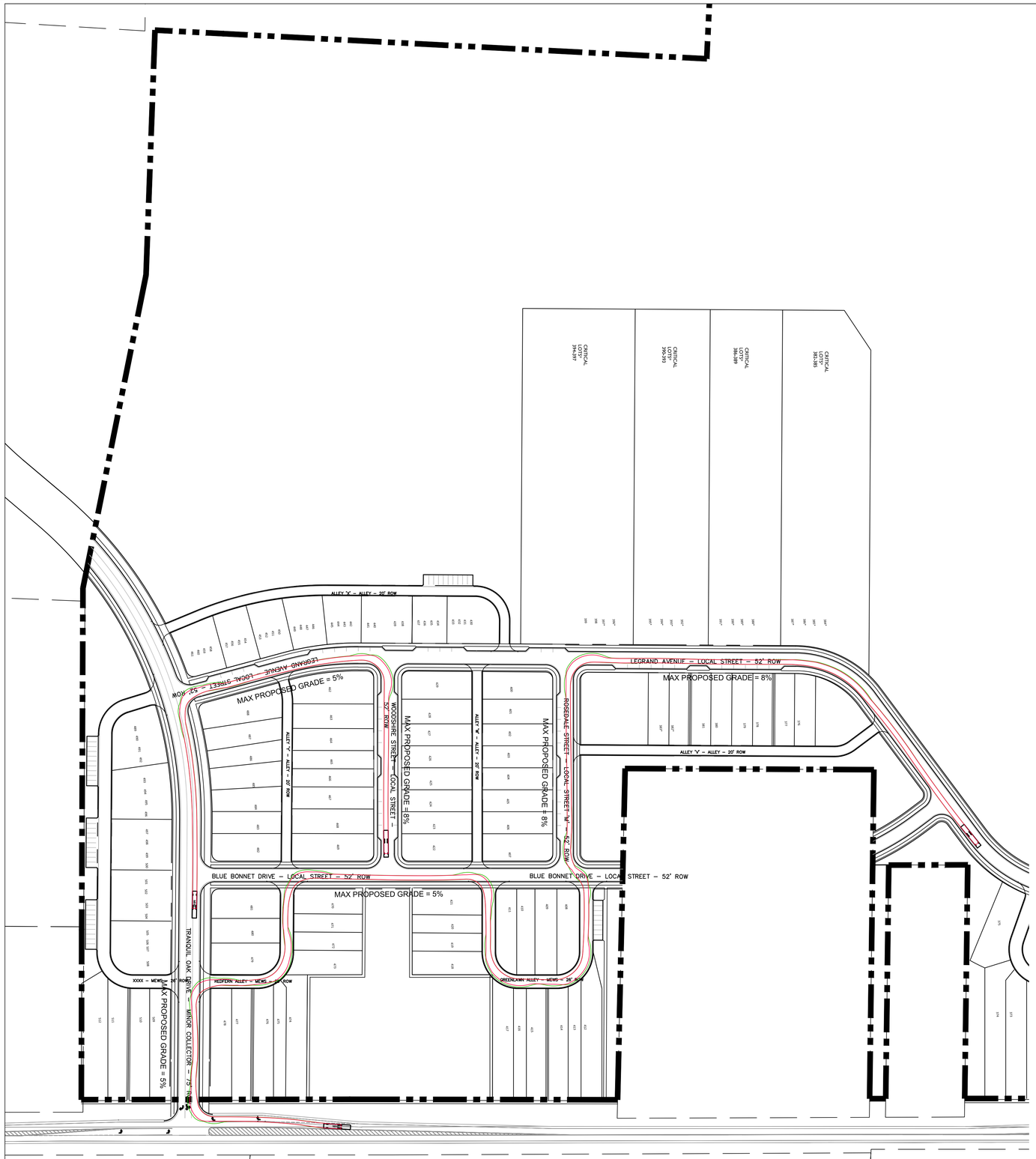
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B NONE
C NONE
D NONE

COF# 7495

AUTO TURN PLAN FIRE

C4.12

LSC 21002




APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

GARY LYNN CARR
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
NO. 111221
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

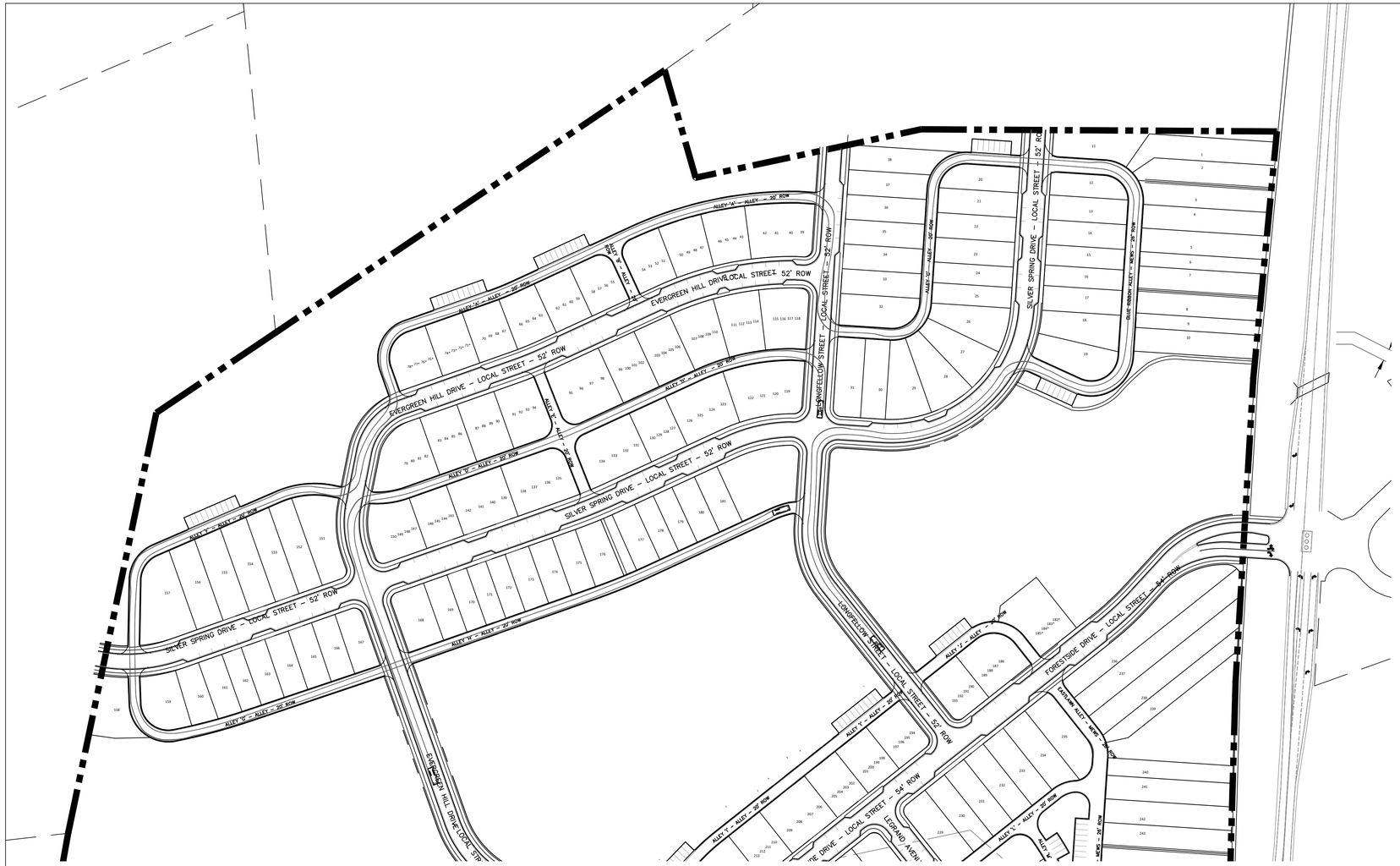
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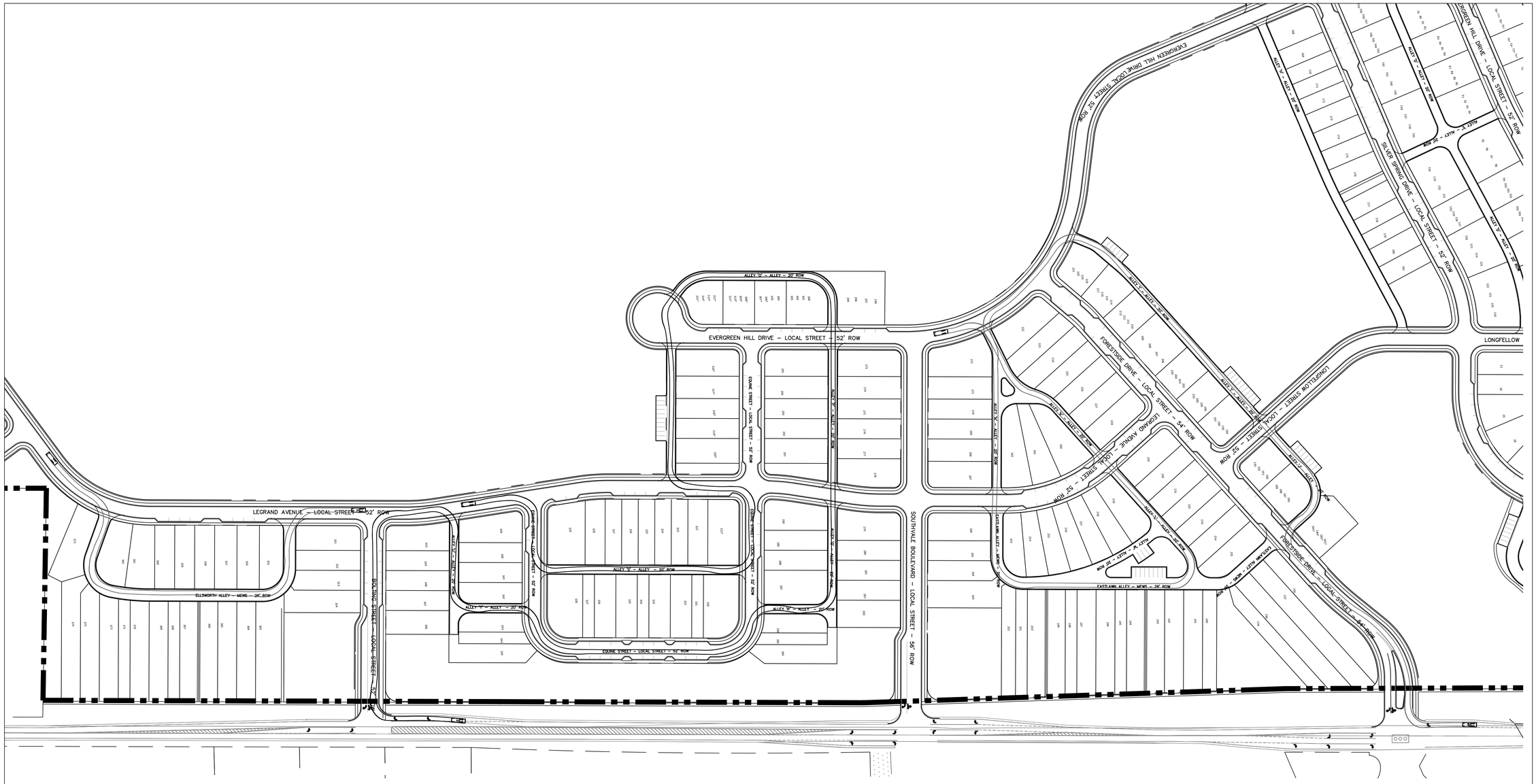
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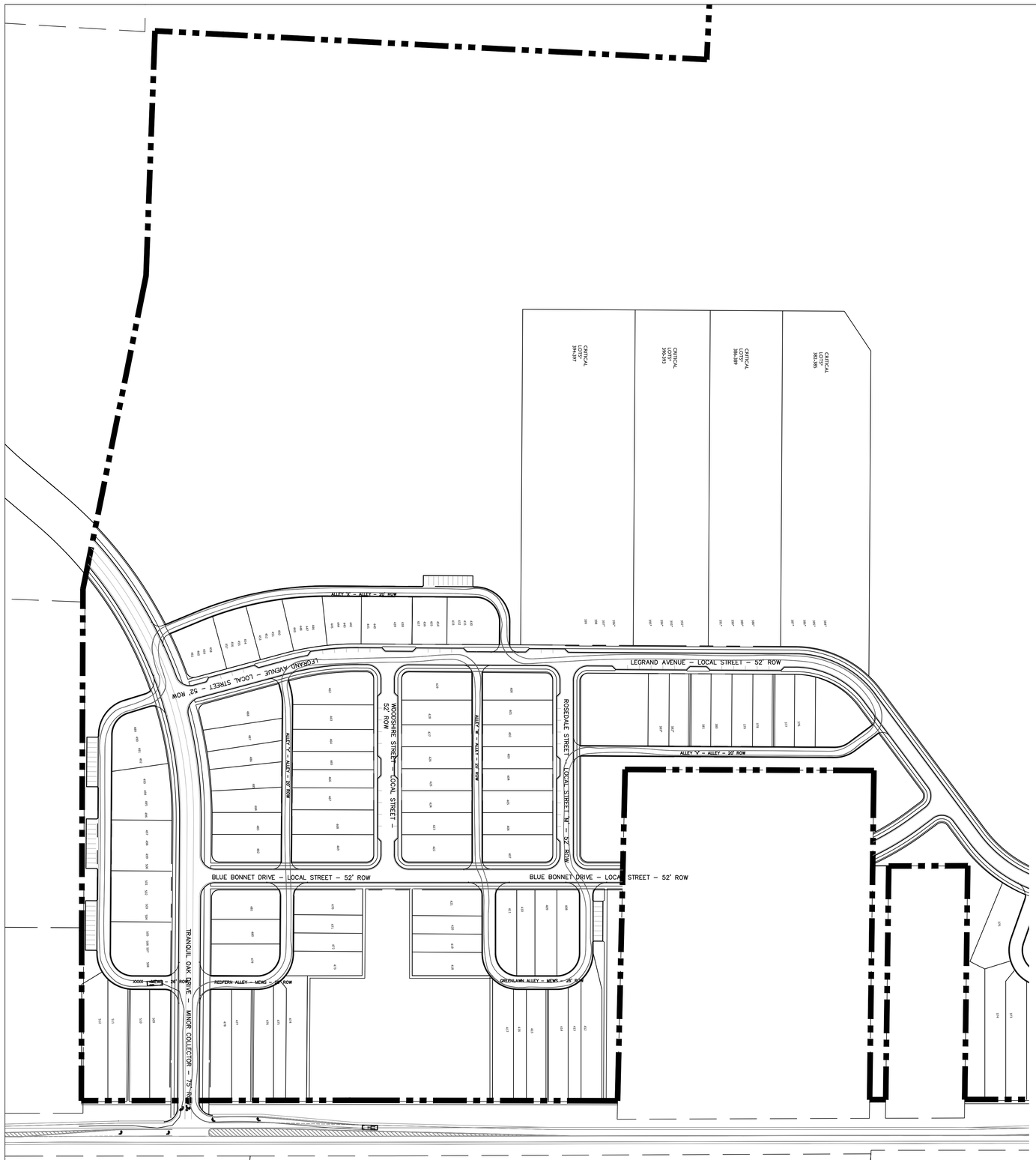
AUTO TURN PLAN FIRE

C4.13

LSC 21002


EVERGREEN HILL DRIVE – LOCAL STREET – 52' ROW
SILVER SPRING DRIVE – LOCAL STREET – 52' ROW
LONGFELLOW STREET – LOCAL STREET – 52' ROW
FORESTSIDE DRIVE – LOCAL STREET – 44' ROW
ALLEY 'A' – ALLEY – 20' ROW
ALLEY 'B' – ALLEY – 20' ROW
ALLEY 'C' – ALLEY – 20' ROW
ALLEY 'D' – ALLEY – 20' ROW
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ALLEY 'NX' – ALLEY – 20' ROW
ALLEY 'NY' – ALLEY – 20' ROW
ALLEY 'NZ' – ALLEY – 20' ROW
ALLEY 'OA' – ALLEY – 20' ROW
ALLEY 'OB' – ALLEY – 20' ROW
ALLEY 'OC' – ALLEY – 20' ROW
ALLEY 'OD' – ALLEY – 20' ROW
ALLEY 'OE' – ALLEY – 20' ROW
ALLEY 'OF' – ALLEY – 20' ROW
ALLEY 'OG' – ALLEY – 20' ROW
ALLEY 'OH' – ALLEY – 20' ROW
ALLEY 'OI' – ALLEY – 20' ROW
ALLEY 'OJ' – ALLEY – 20' ROW
ALLEY 'OK' – ALLEY – 20' ROW
ALLEY 'OL' – ALLEY – 20' ROW
ALLEY 'OM' – ALLEY – 20' ROW
ALLEY 'ON' – ALLEY – 20' ROW
ALLEY 'OO' – ALLEY – 20' ROW
ALLEY 'OP' – ALLEY – 20' ROW
ALLEY 'OQ' – ALLEY – 20' ROW
ALLEY 'OR' – ALLEY – 20' ROW
ALLEY 'OS' – ALLEY – 20' ROW
ALLEY 'OT' – ALLEY – 20' ROW
ALLEY 'OU' – ALLEY – 20' ROW
ALLEY 'OV' – ALLEY – 20' ROW
ALLEY 'OW' – ALLEY – 20' ROW
ALLEY 'OX' – ALLEY – 20' ROW
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ALLEY 'PA' – ALLEY – 20' ROW
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ALLEY 'YC' – ALLEY – 20' ROW
ALLEY 'YD' – ALLEY – 20' ROW
ALLEY 'YE' – ALLEY – 20' ROW
ALLEY 'YF' – ALLEY – 20' ROW
ALLEY 'YG' – ALLEY – 20' ROW
AL


EVERGREEN HILL DRIVE – LOCAL STREET – 52' ROW
LEGRAND AVENUE – LOCAL STREET – 52' ROW
SOUTHVALE BOULEVARD – LOCAL STREET – 56' ROW
FORESTRIDGE DRIVE – LOCAL STREET – 54' ROW
LONGFELLOW STREET – LOCAL STREET – 52' ROW
SILVER SPRING DRIVE – LOCAL STREET – 52' ROW
ELLSWORTH ALLEY – MEWS – 24' ROW
EASTLAWN ALLEY – MEWS – 24' ROW
EQUINE STREET – LOCAL STREET – 52' ROW
ROCK SPRING STREET – LOCAL STREET – 52' ROW
COGNAC STREET – LOCAL STREET – 52' ROW
ALLEY 'A' – ALLEY – 20' ROW
ALLEY 'B' – ALLEY – 20' ROW
ALLEY 'C' – ALLEY – 20' ROW
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APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8.375
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8.375
WHEEL BASE = 15.833
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.167
BODY LENGTH = 28.333
WIDTH = 8.375
BODY STYLE = SIDE-LOADER REFUSE TRUCK
TURNING RADIUS WALL TO WALL = 45.7
MINIMUM DESIGN SPEED = 5 MPH

GARY LYNN CLAY
LICENSED LANDSCAPE ARCHITECT
No. 111222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

AUTO TURN PLAN REFUSE

C4.16

LSC 21002

SOUTHVALE PHASE 3
=
TRAFFIC IMPACT
ANALYSIS PHASE 6

SOUTHVALE PHASE 1
=
TRAFFIC IMPACT
ANALYSIS PHASES 2 & 5

SOUTHVALE PHASE 2
=
TRAFFIC IMPACT
ANALYSIS PHASES 2 & 4

TIA PHASE 6
INTERSECTION

TIA PHASE 5
INTERSECTION

TIA PHASES 1 & 2
INTERSECTION

TIA PHASE 2
INTERSECTION

LEWISBURG PIKE (U.S. HWY 431)
(MAJOR ARTERIAL)

LEWISBURG PIKE (U.S. HWY 431)
(R.O.W. VARIES)
(MAJOR ARTERIAL)

BUSHNELL

VILLAGES AT
SOUTHBROOKE
SECTION 1

STREAM VALLEY
SECTION 1

DETAILED DESCRIPTION OF
PROPOSED IMPROVEMENTS ARE
LOCATED ON SHEETS C4.1-C4.9

NORTH

200 0 100 200 400

GRAPHIC SCALE - 1 inch = 200 ft.

GARY LYNN CLAYTON
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
NO. 111221
STATE OF TENNESSEE

4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

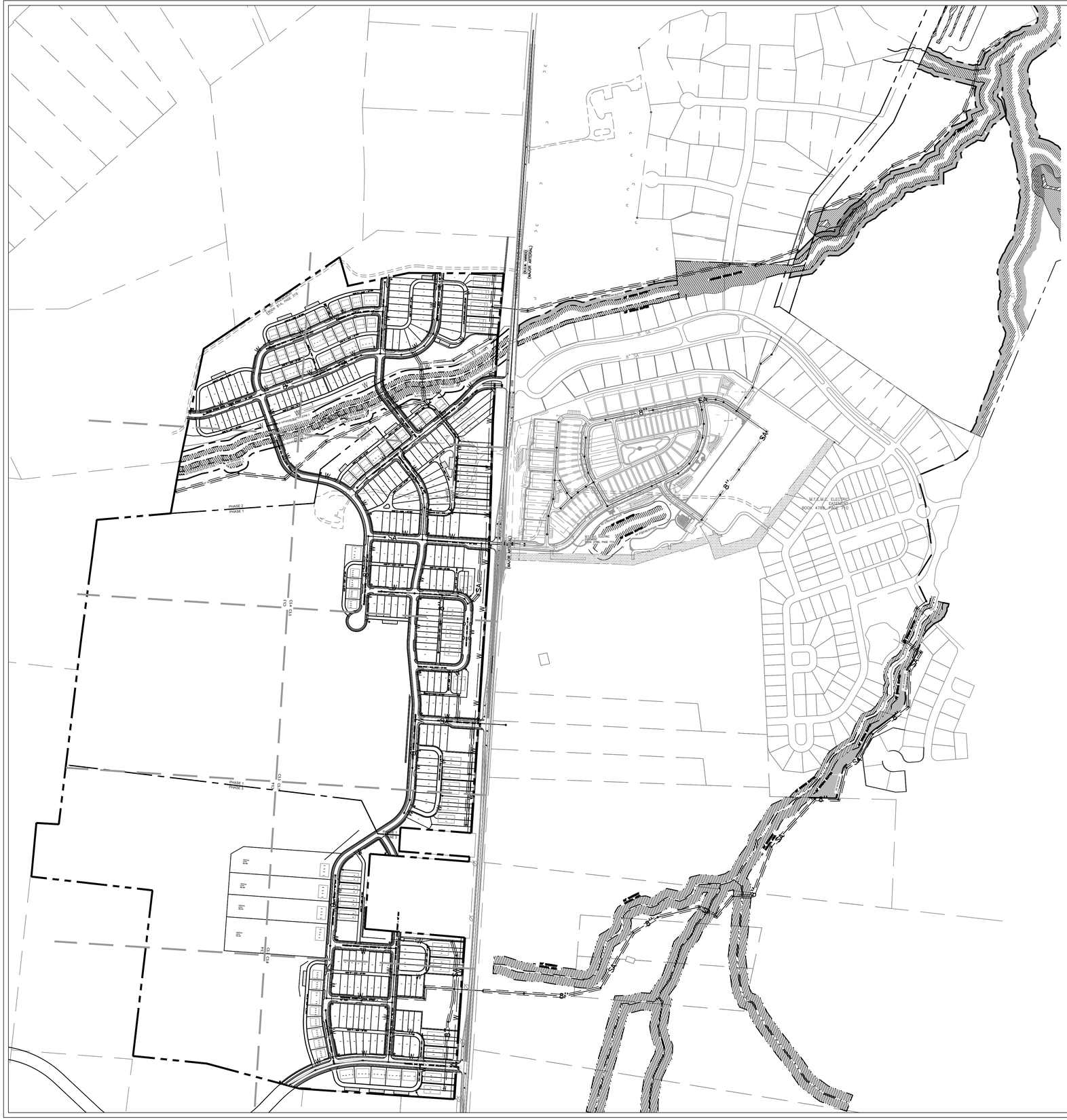
A NONE
B NONE
C NONE
D NONE

COF# 7495

TIA PHASING EXHIBIT

C4.17

LSC 21002




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 INFRASTRUCTUREAND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.

6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

8. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

9. WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOW:
   1. 0'-12' DEPTH REQUIRES 20' EASEMENT.
   2. 13'-20' DEPTH REQUIRES 30' EASEMENT.
   3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL, A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SHEET KEY

| | |
|---|---|
| C5.1 | C5.2 |
| C5.3 | C5.4 |
| | C5.5 |
| C5.6 | C5.7 |
| | C5.8 |

NORTH

300 0 150 300 600
GRAPHIC SCALE - 1 inch = 300 ft.

GARY LYNN CARR
LICENSED LANDSCAPE ARCHITECT
No. 1122
STATE OF TENNESSEE
4/1/2021

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

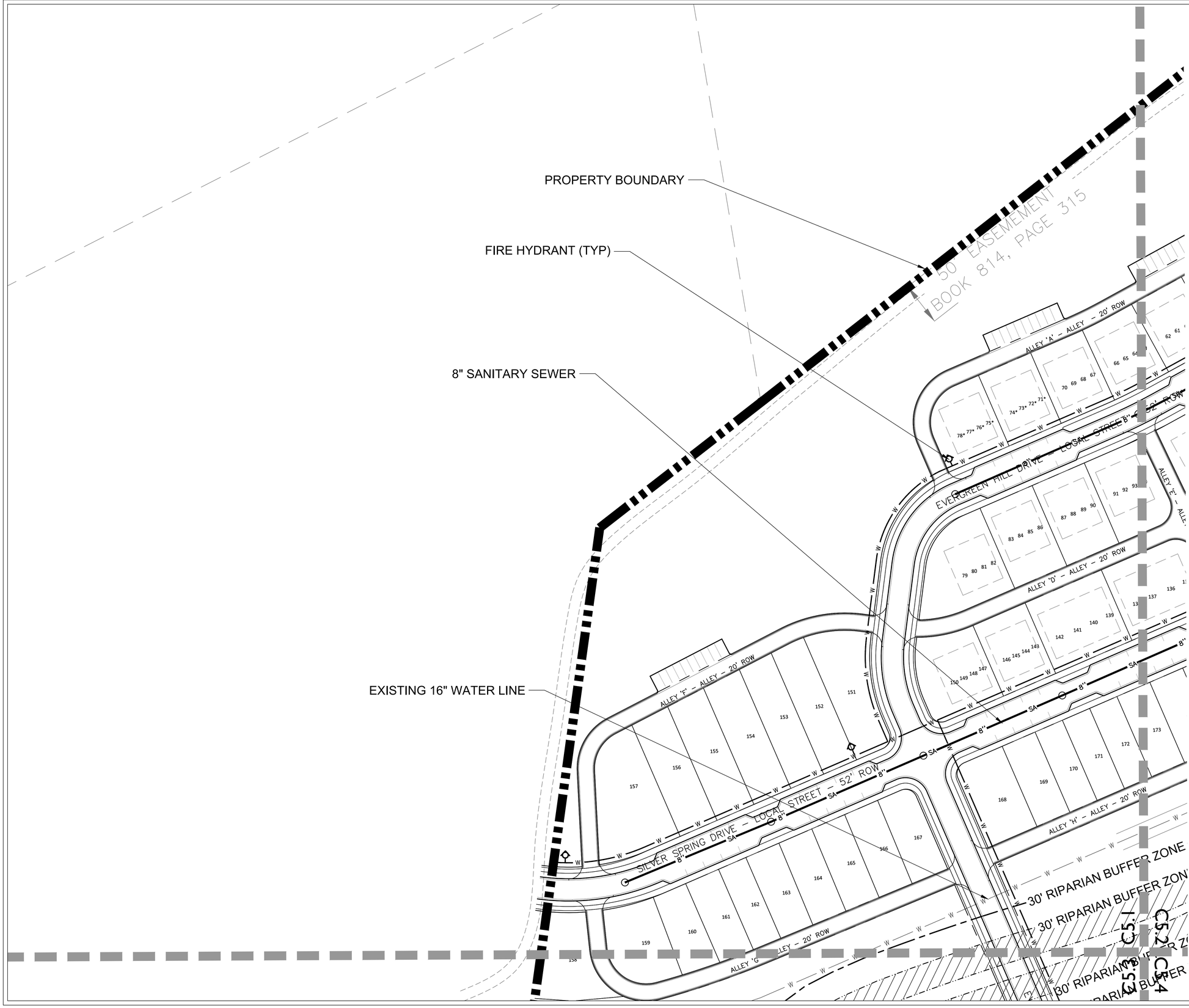
A NONE
B NONE
C NONE
D NONE

COF# 7495

OVERALL SITE UTILITY PLAN

C5.0

LSC 21002




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.

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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. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

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WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SHEET KEY

| | |
|---|---|
| C5.1 | C5.2 |
| C5.3 | C5.4 |
| | C5.5 |
| C5.6 | C5.7 |
| | C5.8 |

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CLARK
LICENSED
LANDSCAPE ARCHITECT
No. 111222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495
MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
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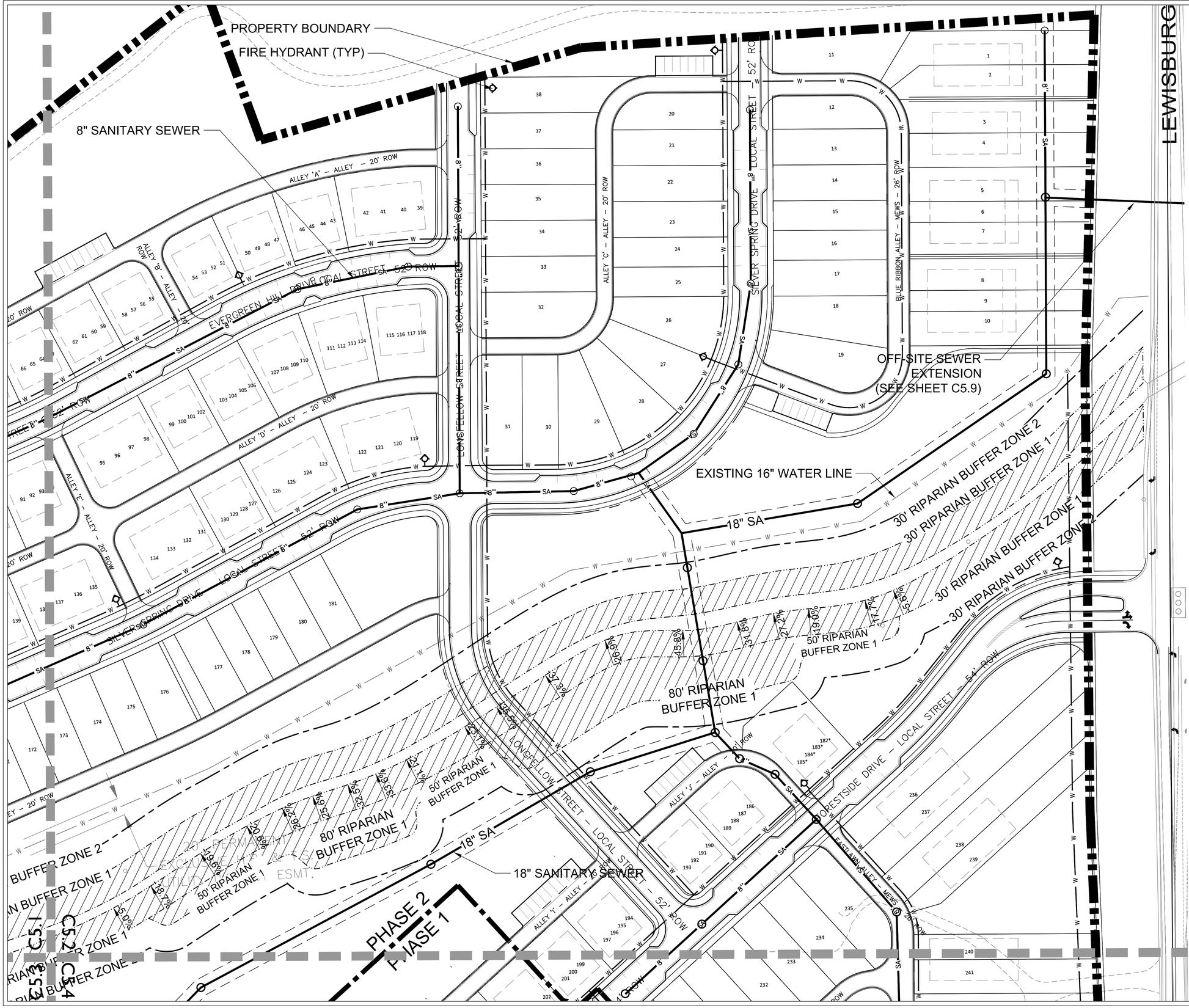
A NONE
B NONE
C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.1

LSC 21002




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505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

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WATER MANAGEMENT
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FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
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| C5.1 | C5.2 |
| C5.3 | C5.4 |
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NORTH

50 0 25 50 100
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GARY LYNN CARLTON
LICENSED LANDSCAPE ARCHITECT
AGRICULTURE
TN
COMMERCE
NO. 111222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
# FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

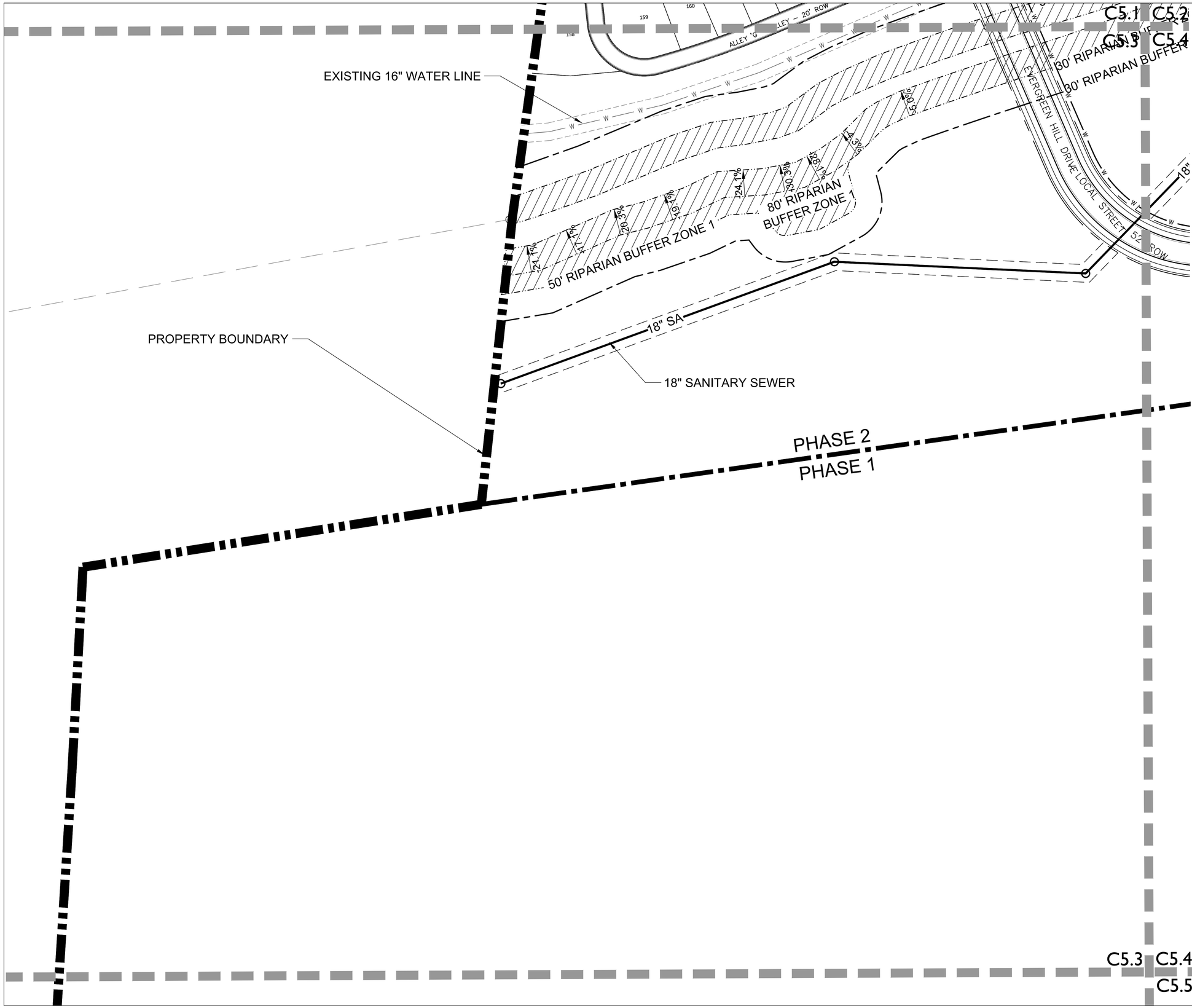
A NONE
B NONE
C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.2

LSC 21002




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WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

STREAM BUFFER NOTE:
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SHEET KEY

| | |
|---|---|
| C5.1 | C5.2 |
| C5.3 | C5.4 |
| | C5.5 |
| C5.6 | C5.7 |
| | C5.8 |

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CATO
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.3

LSC 21002

C5.1 C5.2
C5.3 C5.4
ARIAN BUFFER ZONE 1
ARIAN BUFFER ZONE 2
PHASE 2
PHASE 1
18" SANITARY SEWER
18" SA
STREET – 52' ROW
ALLEY 'I' – ALLEY – 20' ROW
FOREST SIDE DRIVE – LOCAL STREET – 52' ROW
8" SA
8" SANITARY SEWER
ALLEY 'K' – ALLEY – 20' ROW
LEGENDS AVENUE – LOCAL STREET – 52' ROW
ALLEY 'L' – ALLEY – 20' ROW
ALLEY 'M' – ALLEY – 20' ROW
EASTLAWN ALLEY – MEWS – 26' ROW
ALLEY 'N' – ALLEY – 20' ROW
FIRE HYDRANT (TYP)
8" SANITARY SEWER
SOUTHVALE BOULEVARD – LOCAL STREET – 56' ROW
EVERGREEN HILL DRIVE – LOCAL STREET – 52' ROW
ALLEY 'O' – ALLEY – 20' ROW
ALLEY 'P' – ALLEY – 20' ROW
ALLEY 'Q' – ALLEY – 20' ROW
ALLEY 'R' – ALLEY – 20' ROW
EQUINE STREET – LOCAL STREET – 52' ROW
LEWISBURG PIKE (U.S. HWY 431)
C5.3 C5.4
C5.5

WATER & SEWER GENERAL NOTES

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GARY LYNN CARR
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
CIVIL
COMMERCE
NO. 119221
STATE OF TENNESSEE
4/1/2021

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# FRANKLIN PROJECT #7495

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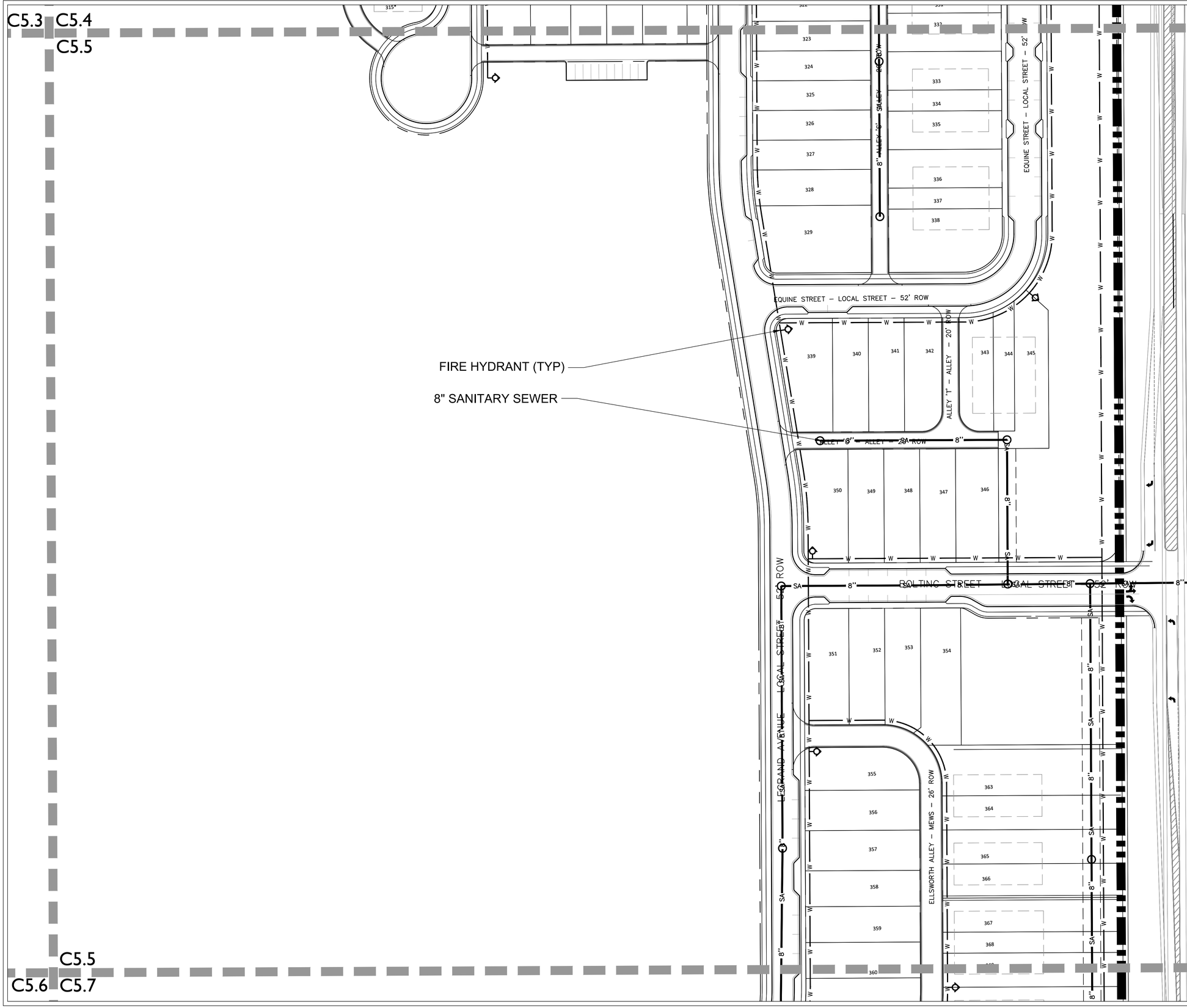
A NONE
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C NONE
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COF# 7495

SITE UTILITY PLAN

C5.4

LSC 21002




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505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

STREAM BUFFER NOTE:
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SHEET KEY

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| C5.1 | C5.2 |
| C5.3 | C5.4 |
| | C5.5 |
| C5.6 | C5.7 |
| | C5.8 |

GARY LYNN CARLTON
LICENSED LANDSCAPE ARCHITECT
AGRICULTURE
CEMETERIES
COMMERCE
NO. 111222
STATE OF TENNESSEE
4/1/2021

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

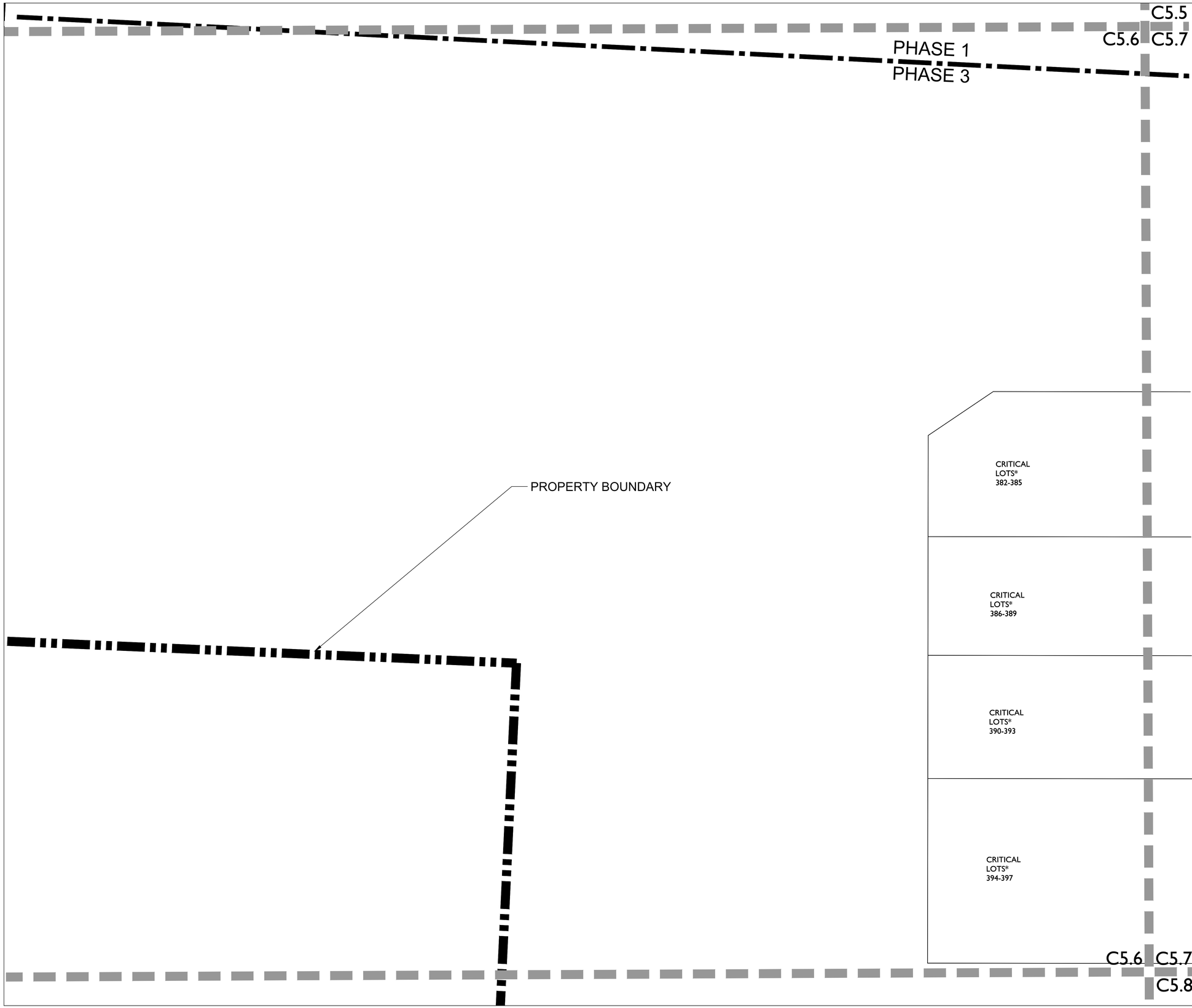
A NONE
B NONE
C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.5

LSC 21002




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50 0 25 50 100
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GARY LYNN CARLTON
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STATE OF TENNESSEE
4/1/2021

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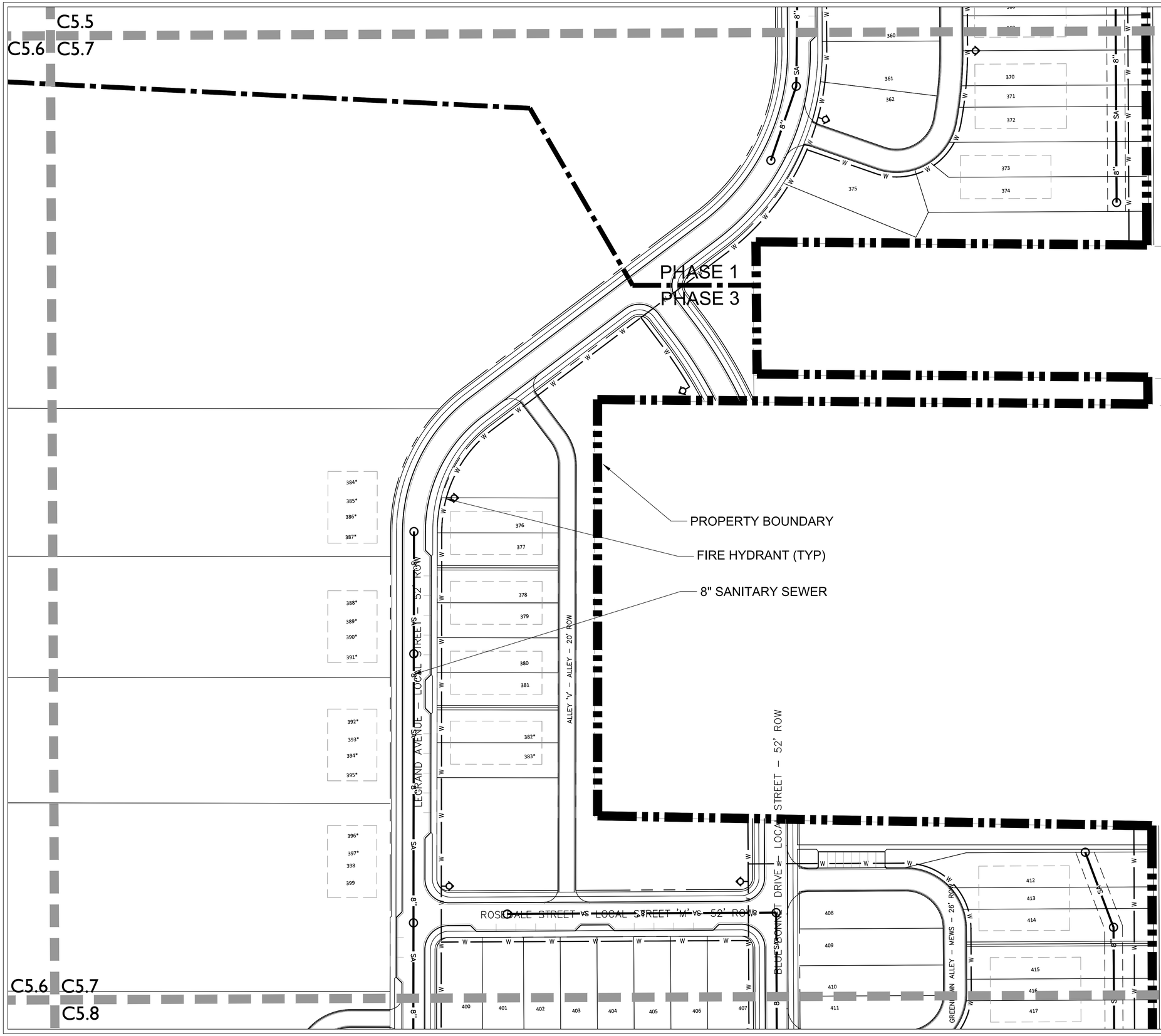
A NONE
B NONE
C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.6

LSC 21002




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NORTH

50 0 25 50 100
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LSC 21002

GARY LYNN CARLTON
LICENSED LANDSCAPE ARCHITECT
TENNESSEE
No. 111222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.7

C5.6 C5.7
C5.8

WOODSHIRE STREET – LOCAL STREET – 52' ROW

ALLEY 'W' – ALLEY – 20' ROW

ALLEY 'X' – ALLEY – 20' ROW

ALLEY 'Y' – ALLEY – 20' ROW

LEGRAND AVENUE – LOCAL STREET – 52' ROW

BLUE BONNET DRIVE – LOCAL STREET – 52' ROW

GREENFERN ALLEY – MEWS – 26' ROW

XXXX – MEWS – 26' ROW

TRANQUIL OAK DRIVE – MINOR COLLECTOR – 75' ROW

OFF-SITE SEWER EXTENSION (SEE SHEET C5.10)

8" SANITARY SEWER

FIRE HYDRANT (TYP)

PROPERTY BOUNDARY

C5

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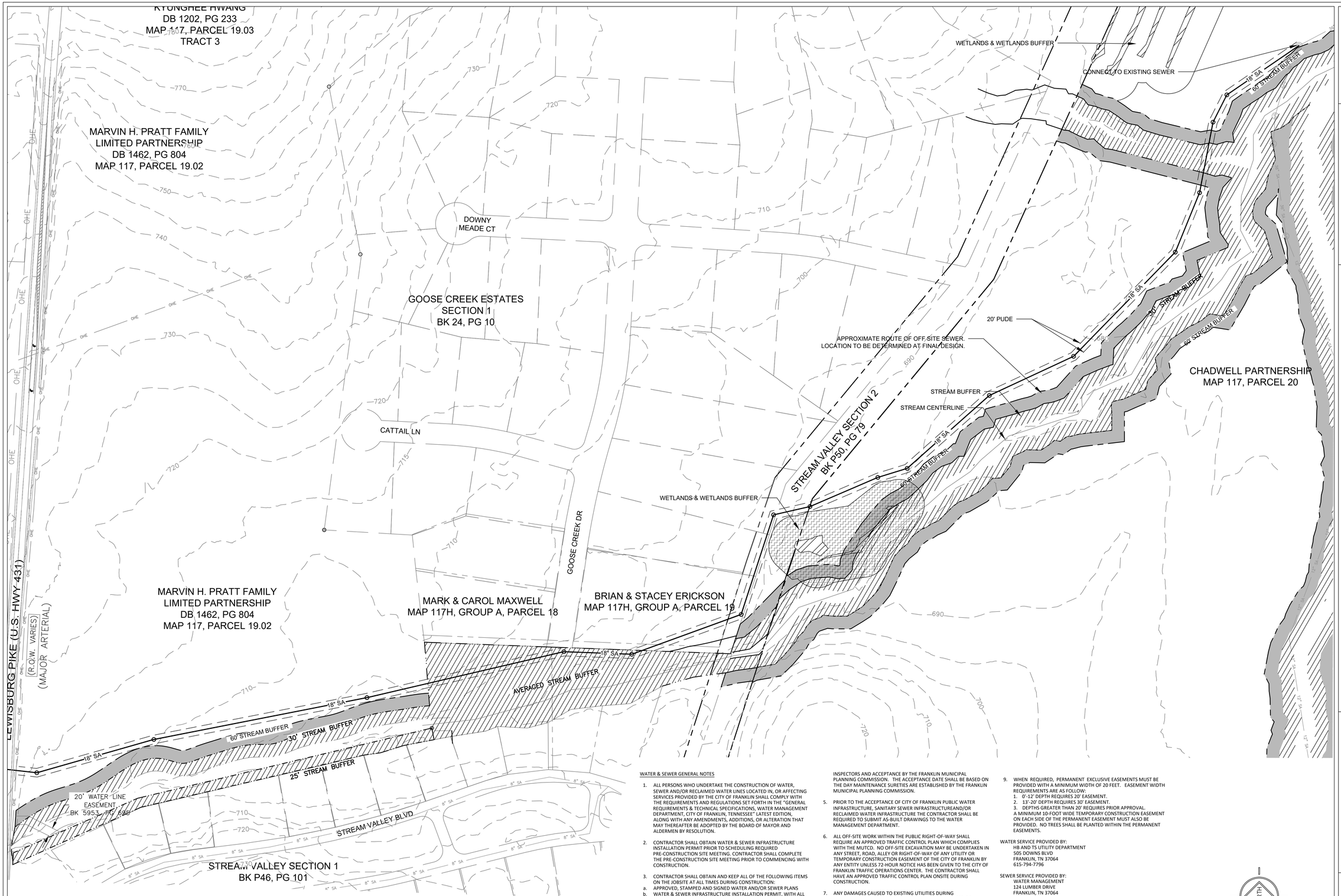
A NONE
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COF# 7495

SITE UTILITY PLAN

C5.8

LSC 21002




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NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN CARLTON
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
NO. 1112
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

OFFSITE SEWER

C5.9

LSC 21002




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 INFRASTRUCTUREAND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.

6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

8. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

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   A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
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NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

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GARY LYNN CARR
REGISTERED
LANDSCAPE
ARCHITECT
No. 111222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

NORTH

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

OFFSITE SEWER

C5.10

LSC 21002

PRATT FAMILY
ARTNERSHIP
62, PG 804
PARCEL 19.01

BARN

M.T.E.M.C. ELECTRIC
EASEMENT
BOOK 4789, PAGE 710

STREAM VALLEY SECTION 3
BK P51, PG 33

STREAMSIDE LN

SHADE TREE LN

LINDEN ISLE DR

NARROW FORD LN

SHALLOW STREAM LN

CANYON EDGE DR

ROCKPORT AVE

M BUFFER

306.68'
S72°29'07"W

17.92'
S72°08'37"W

274.79'
S72°35'41"W

N17°48'26"W
107.92'

N20°37'49"W
9.95'

S31°34'37"W
784.58'

DASHED SEWER LINE INTERNAL TO STREAM VALLEY SUBDIVISION TO BE UPSIZED TO HANDLE EXTRA CAPACITY.

EXISTING SEWER

STREAM VALLEY SECTION 3

STREAM VALLEY SECTION 6

STREAM VALLEY SECTION 5

STREAM VALLEY SECTION 9

25' STREAM BUFFER

35' STREAM BUFFER

30' STREAM BUFFER

60' AVERAGE STREAM BUFFER

8" SA

EXISTING STREAM

STREAM BUFFER

APPROXIMATE ROUTE OF OFF SITE SEWER. LOCATION TO BE DETERMINED AT FINAL DESIGN.

20' PUDE

MATCHLINE SEE SHEET C5.10

720'

710'

730'

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GARY LYNN CARR
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4/1/2021


LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204


# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

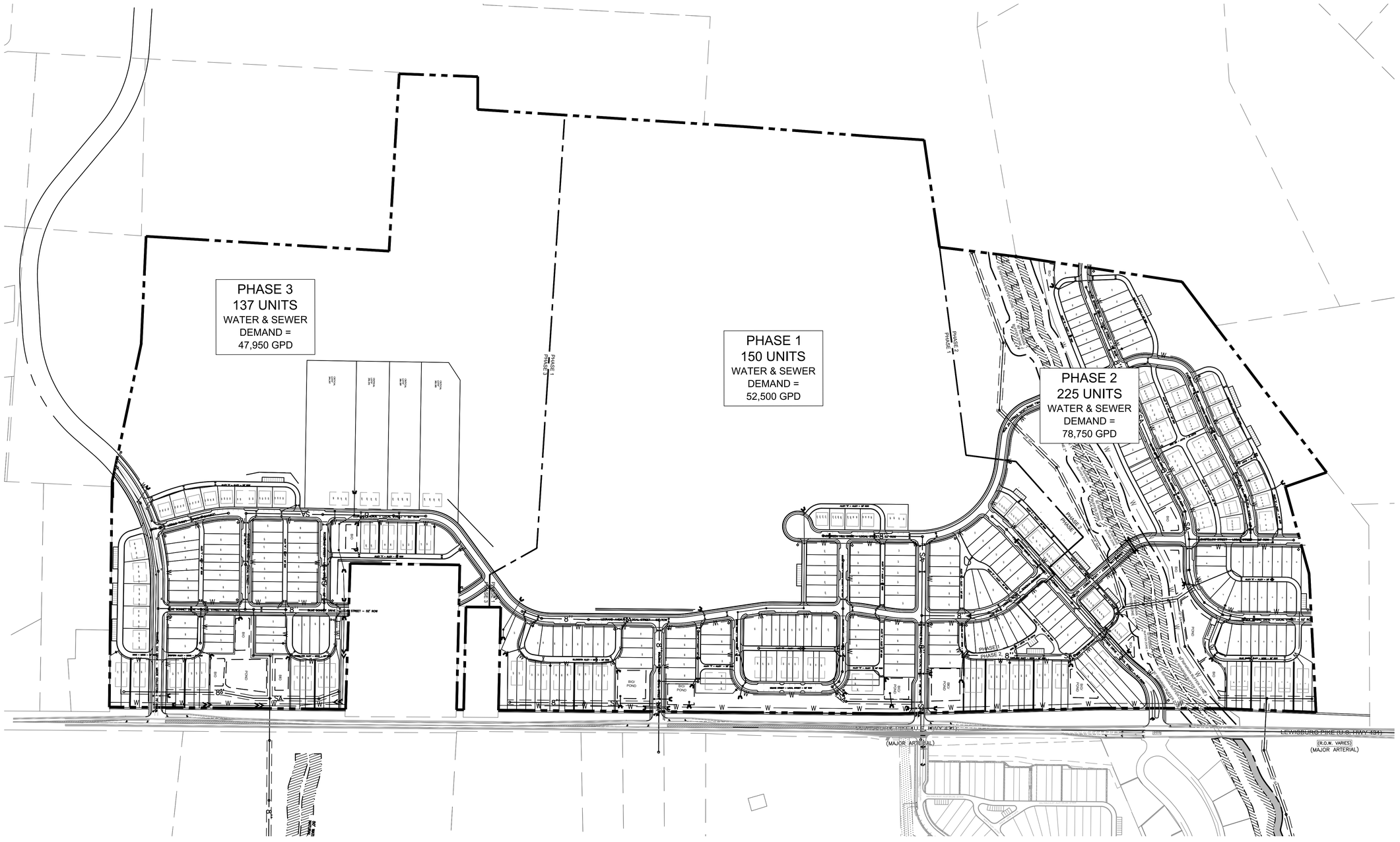
OFFSITE SEWER

C5.11

LSC 21002

NORTH

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.




NORTH

200 0 100 200 400

GRAPHIC SCALE - 1 inch = 200 ft.

GARY LYNN CARTER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
TN
COMMERCE
NO. 111221
STATE OF TENNESSEE

4/1/2021

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

# SOUTHVALE PUD DEVELOPMENT PLAN
## FRANKLIN PROJECT #7495

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ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

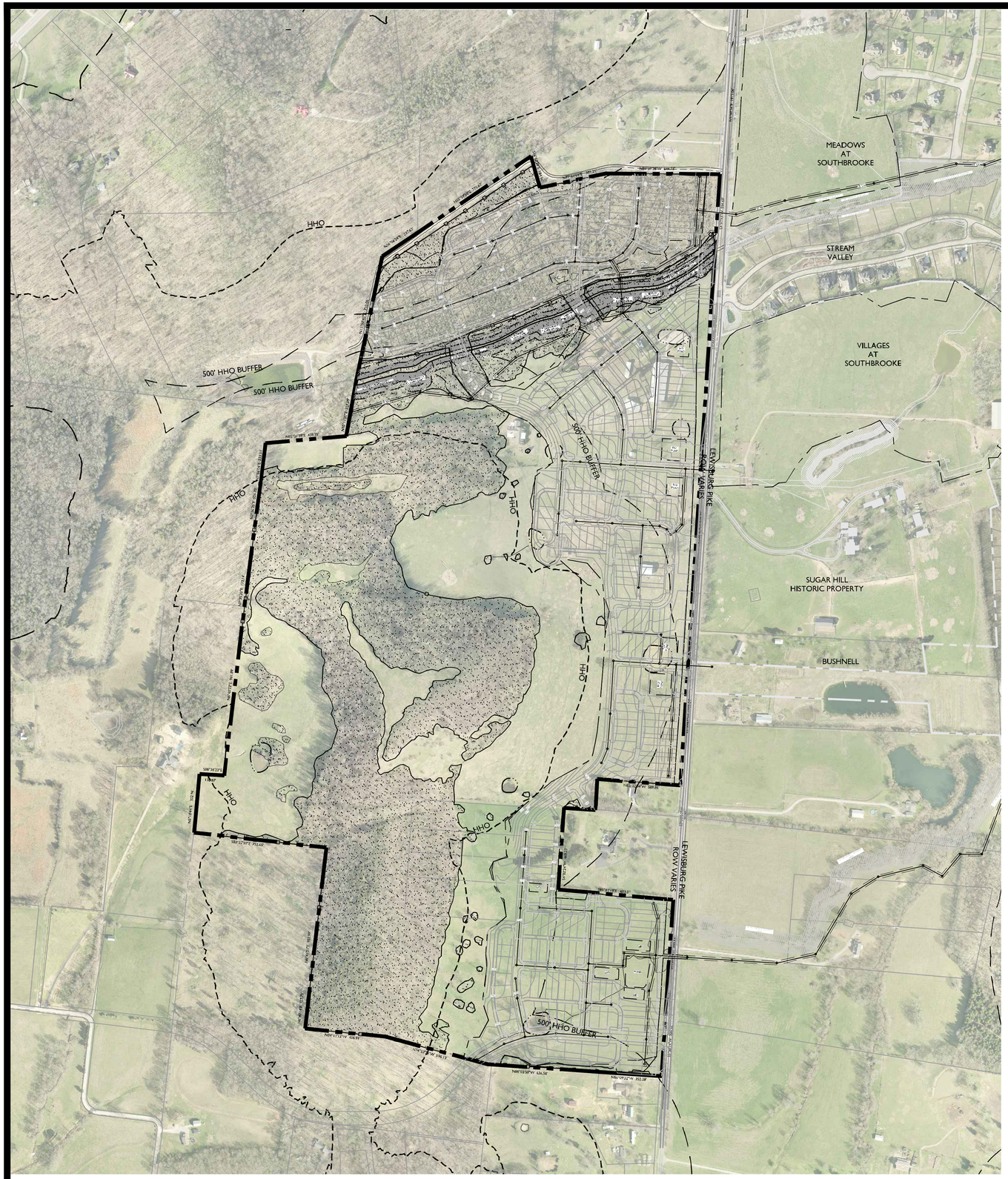
A NONE
B NONE
C NONE
D NONE

COF# 7495

PHASING PLAN

C6.0

LSC 21002




## 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.

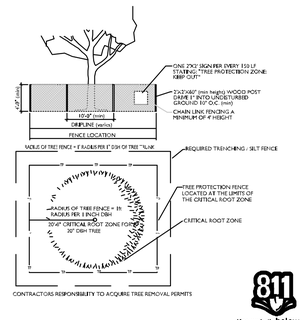
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

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.

## TREE PROTECTION FENCING DETAIL NTS




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

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | SOUTHVALE PUD SUBDIVISION |
| PROJECT NUMBER: | 7495 |
| ADDRESS: | LEWISBURG PIKE<br>FRANKLIN, TN |
| PARCEL(S): | 117-01200<br>117-01300 & 118-04900<br>117-01400, 118-04901, 118-05001, 118-05002, 133-00100<br>117-01901 & 117-01902 |
| ACREAGE / SF OF SITE: | 244.80 AC |
| BASE ZONING: | MGA-1 (WILLIAMSON COUNTY) |
| PROPOSED ZONING: | PD (2.09 DUA) |
| ZONING OVERLAY: | HHO, HHO BUFFER, SCENIC CORRIDOR |
| BUILDING TYPES APPLIED: | HOUSE, DUPLEX, MULTIPLEX |
| FRONTAGE TYPES APPLIED: | YARD FRONTAGE |
| LOT WIDTH (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| LOT SIZE (RESIDENTIAL): | SEE ARCH SHEETS A1.0/A1.1 |
| SETBACKS: | |
| FRONT: | SEE ARCH SHEETS A1.0/A1.1 |
| SIDE: | SEE ARCH SHEETS A1.0/A1.1 |
| REAR: | SEE ARCH SHEETS A1.0/A1.1 |
| DWELLING UNIT COUNT (BY TYPE): | |
| DETACHED: | 196 LOTS |
| ATTACHED: | 316 UNITS (136 LOTS) |
| TOTAL: | 512 UNITS |
| BUILDING HEIGHT: | 2 STORY |
| MINIMUM LSA: | 20% - 48.72 AC |
| OPEN SPACE REQUIRED: | 5% - 12.18 AC |
| NATURAL AREA REQUIRED: | 10% - 24.36 AC |
| TREE CANOPY RETENTION: | 71% - 82.76 AC |
| PARKING REQUIRED (BY USE): | |
| 2 / ALLEY-LOADED (196 UNITS): | 392 |
| 2.5 / 2BR (165 UNITS): | 413 |
| 3 / 3BR+ (152 UNITS): | 456 |
| TOTAL: | 1,261 |
| PARKING PROVIDED (BY USE): *MINIMUM | |
| 4/DETACHED (2 GARAGE, 2 TANDEM): | 784 (PROVIDED ON LOT) |
| 4/24' T+90'B (2 GARAGE, 2 TANDEM): | 608 (PROVIDED ON LOT) |
| 2/60'B (1 GARAGE, 1 TANDEM): | 330 (PROVIDED ON LOT) |
| ON-STREET: | 305 |
| OFF-STREET: | 131 |
| TOTAL: | 2,158 |
| PARKLAND DEDICATION: | 512 x $4,304 = $2,203,648<br>DEVELOPER TO PAY FEE IN LIEU |
| DEVELOPER: | MIKE FORD |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 324 LIBERTY PIKE<br>SUITE 145<br>(615) 975-5765<br>greg.gamble@gdc-tn.com<br>GREG GAMBLE |

## TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

| TREE AREA | EXISTING | PRESERVED |
|---|---|---|
| TOTAL SF | 5,069,948 SF | 3,634,498 SF |
| TOTAL ACRES | 116.39 AC | 83.43 AC |

TREE CANOPY DATA:

| | |
|---|---|
| TOTAL EXISTING TREE CANOPY: | 5,069,948 SF; 116.39 AC (48% OF SITE) |
| REQUIRED CANOPY PRESERVATION: | 2,281,477 SF; 52.38 AC (45% OF EXISTING) |
| PROVIDED CANOPY PRESERVATION: | 3,634,498; 83.44 AC (72% OF EXISTING) |

## KEY

- PRESERVED CANOPY
- REMOVED CANOPY
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

## NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES — LICENSED LANDSCAPE ARCHITECT

Revision Date

TREE PRESERVATION

SHEET
LI.0

COF 7495




## RIPARIAN BUFFER REDUCTION REQUEST

An unnamed tributary to Five Mile Creek runs along the northern portion of this development with associated 30' Zone 1 and 30' Zone 2 Riparian Buffers. This development proposes a utility and two road crossings over the riparian buffers. All crossings will be submitted with an ARAP since there is no other access available north of the tributary. Steep slopes also occur in Zone 1, and additional offsets to Zone 1 have been provided. Where slopes of 15%-25% have been identified, 20 feet has been added to Zone 1 (for a total of 50'); where slopes of greater than 25% have been identified, 50 feet has been added to Zone 1 (for a total of 80').

If the buffer crossings and impacts are granted, the applicant proposes to mitigate the crossing encroachments by creating additional Zone 2 Riparian Buffer areas.

A full plan for the riparian buffer enhancements shall be submitted with the site plan for this project and will include the removal of invasive species to the re-establishment of native species, where appropriate.

## PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

At the time of this Development Plan submittal, conversations with the COF Stormwater Coordinator indicate that the ARAP and additional Zone 2 Riparian Buffer areas are sufficient for the 3 encroached crossings. However, if COF staff finds further impacts or offsets, the applicant may be required to provide further comparable water quality improvements such as live staking.

Further details will be provided in future Site Plan submittal documents. At Site Plan, a schedule for Urban Riparian Buffer Zone enhancement will be applied to this area.

Prior to starting site work, the owner/installer, the COF Stormwater Coordinator and the COF Land Planner shall meet on site to verify plant placement and installation methods.

## RIPARIAN BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

## KEY

- PRESERVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT 42,249 SF
- AREA OF NEW RIPARIAN BUFFER 42,495 SF

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

THIS REQUEST HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. FINAL STORMWATER MANAGEMENT PLAN TO BE PROVIDED WITH SITE PLAN SUBMITTAL.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

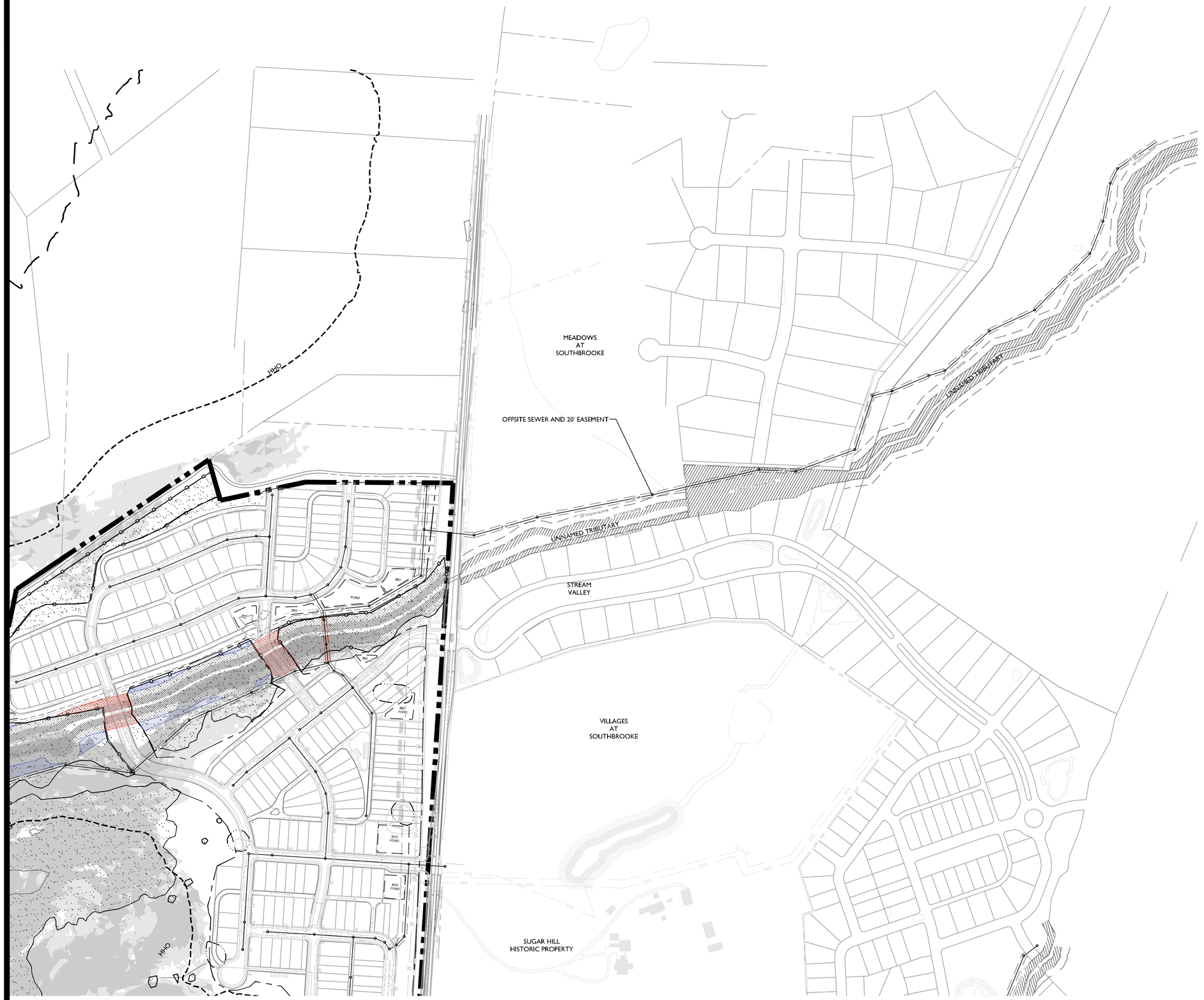
JEFFREY STOKES
LANDSCAPE ARCHITECT

Revision Date

STREAM MANAGEMENT PLAN

SHEET
L2.0

COF 7495




## OFFSITE SEWER NARRATIVE

Due to the conditions of this development, an offsite sewer line and 20' easement must be connected to the site. Both the sewer line and easement remain outside the Zone 1 and Zone 2 Riparian Buffers of the adjacent properties.

There is one portion of averaged stream buffer in the Stream Valley Subdivision where the sewer line crosses. This area is currently mowed grass that is maintained by the owner.

Further details of the offsite sewer riparian buffers will be submitted with the site plan for this project and will include the removal of invasive species to the re-establishment of native species, where appropriate.

## KEY

- PRESERVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT
  42,249 SF
- AREAS OF NEW RIPARIAN BUFFER
  42,495 SF

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GDC
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JEFFREY STOVER
AGRICOLA
TENNESSEE
LANDSCAPE ARCHITECT

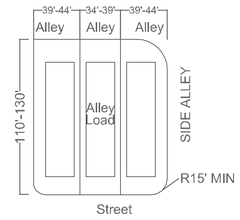
Revision Date

OFFSITE SEWER STREAM PLAN

SHEET
L2.1

COF 7495

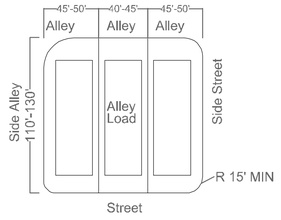





Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

1 A1.0 **<40' DETACHED**
PLAN & ELEVATION
N.T.S.

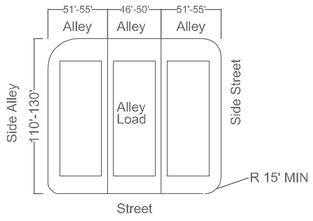





Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

2 A1.0 **40'-45' DETACHED**
PLAN & ELEVATION
N.T.S.

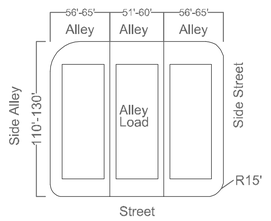





Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

3 A1.0 **46'-50' DETACHED**
PLAN & ELEVATION
N.T.S.

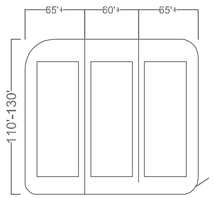





Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

4 A1.0 **51' - 60' DETACHED**
PLAN & ELEVATION
N.T.S.




Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
SIDE Street Setback: 10'
Side Alley Setback: 10'

5 A1.0 **> 60' DETACHED**
PLAN & ELEVATION
N.T.S.

NOTES:
- HOUSES ACCESSED FROM A MEWS MUST HAVE A SIDE-HINGED ENTRY DOOR FACING THE MEWS.
- HOMES LOCATED ON LEWISBURG PIKE AND ACROSS FROM THE SUGAR HILL HISTORIC HOME SHALL INCORPORATE CONTEXTUALLY APPROPRIATE ARCHITECTURAL ENHANCEMENTS. SEE EX4.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1001

Revision Date
△
△
△
△

TYPICAL ARCHITECTURE DETACHED

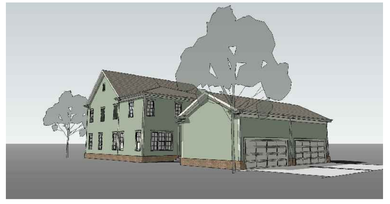
SHEET
A1.0

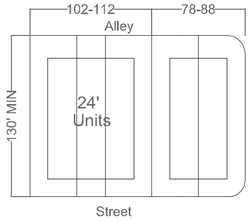
COF 7495












Front Setback: 15'
Rear Setback: 5' (18' for Parking)
Side Setback: 15' or 20'
Side Street Setback: 15'
Side Alley Setback: 10'

3 UNIT

2 UNIT

1 / A1.1 2 & 3 UNIT MULTIPLEX LOT
PLAN & ELEVATION

N.T.S.





GARAGE BELOW STREET

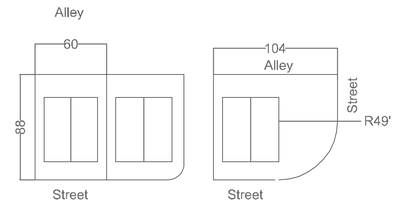




GARAGE ABOVE STREET

2 / A1.1 60' ATTACHED
PLAN & ELEVATION

N.T.S.

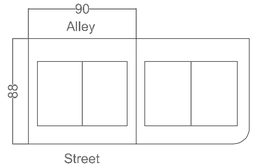



Front Setback: 15'
Rear Setback: 18'
Side Setback: 7.5'
Side Street Setback: 10'
Side Alley Setback: 10'

The 49' radius only applies where the street makes a 90 degree turn with no intersecting street.








Front Setback: 15'
Rear Setback: 18'
Side Setback: 7.5'
Side Street Setback: 10'
Side Alley Setback: 10'

3 / A1.1 90' ATTACHED
PLAN & ELEVATION

N.T.S.

NOTES:
- HOUSES ACCESSED FROM A MEWS MUST HAVE A SIDE-HINGED ENTRY DOOR FACING THE MEWS.
- HOMES LOCATED ON LEWISBURG PIKE AND ACROSS FROM THE SUGAR HILL HISTORIC HOME SHALL INCORPORATE CONTEXTUALLY APPROPRIATE ARCHITECTURAL ENHANCEMENTS. SEE EX4.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
LICENSED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

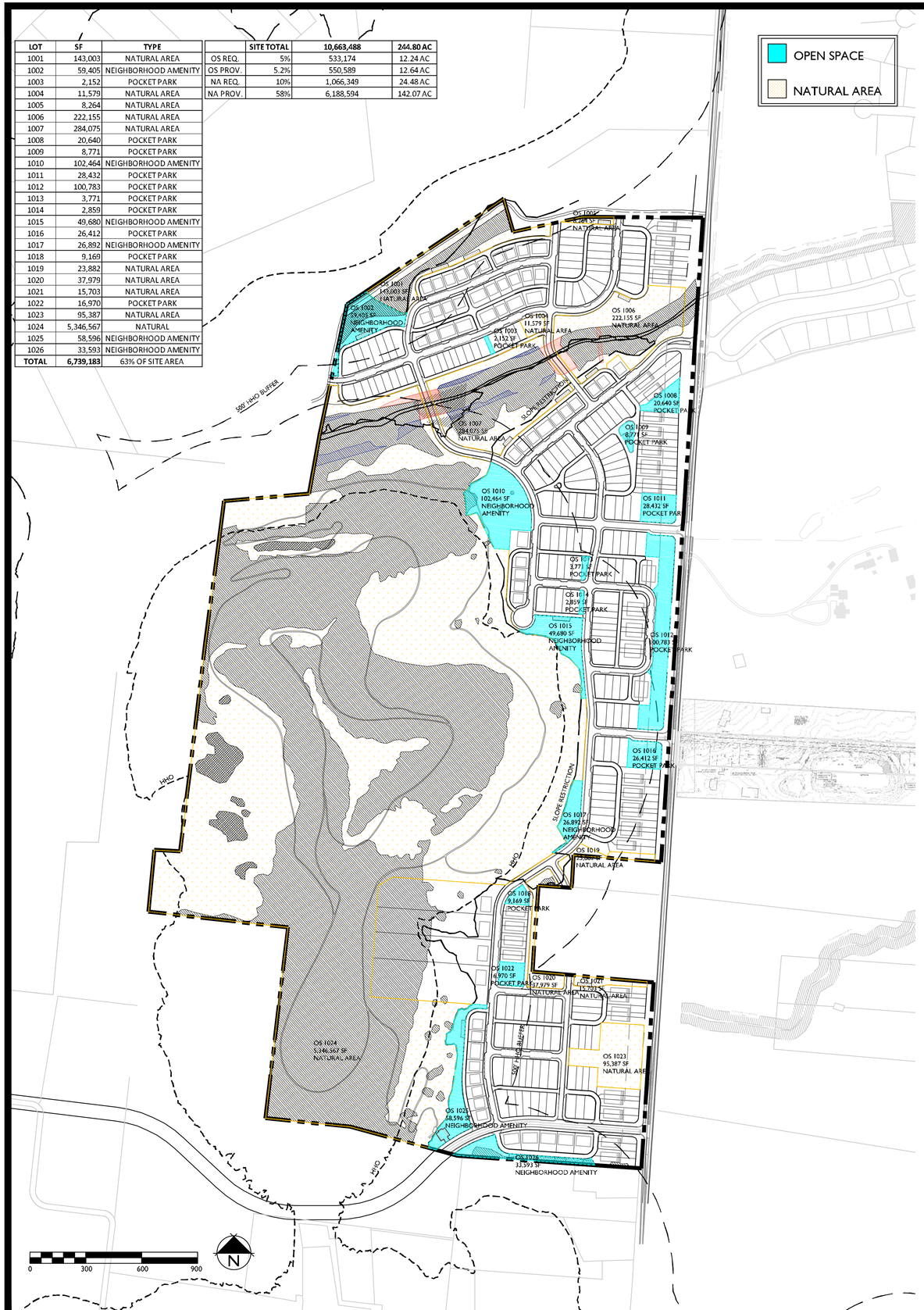
TYPICAL ARCHITECTURE ATTACHED

SHEET
A1.1

COF 7495

| LOT | SF | TYPE |
|---|---|---|
| 1001 | 143,003 | NATURAL AREA |
| 1002 | 59,405 | NEIGHBORHOOD AMENITY |
| 1003 | 2,152 | POCKET PARK |
| 1004 | 11,579 | NATURAL AREA |
| 1005 | 8,264 | NATURAL AREA |
| 1006 | 222,155 | NATURAL AREA |
| 1007 | 284,075 | NATURAL AREA |
| 1008 | 20,640 | POCKET PARK |
| 1009 | 8,771 | POCKET PARK |
| 1010 | 102,464 | NEIGHBORHOOD AMENITY |
| 1011 | 28,432 | POCKET PARK |
| 1012 | 100,783 | POCKET PARK |
| 1013 | 3,771 | POCKET PARK |
| 1014 | 2,859 | POCKET PARK |
| 1015 | 49,680 | NEIGHBORHOOD AMENITY |
| 1016 | 26,412 | POCKET PARK |
| 1017 | 26,892 | NEIGHBORHOOD AMENITY |
| 1018 | 9,169 | POCKET PARK |
| 1019 | 23,882 | NATURAL AREA |
| 1020 | 37,979 | NATURAL AREA |
| 1021 | 15,703 | NATURAL AREA |
| 1022 | 16,970 | POCKET PARK |
| 1023 | 95,387 | NATURAL AREA |
| 1024 | 5,346,567 | NATURAL |
| 1025 | 58,596 | NEIGHBORHOOD AMENITY |
| 1026 | 33,593 | NEIGHBORHOOD AMENITY |
| **TOTAL** | **6,739,183** | 63% OF SITE AREA |

| | SITE TOTAL | 10,663,488 | 244.80 AC |
|---|---|---|---|
| OS REQ. | 5% | 533,174 | 12.24 AC |
| OS PROV. | 5.2% | 550,589 | 12.64 AC |
| NA REQ. | 10% | 1,066,349 | 24.48 AC |
| NA PROV. | 58% | 6,188,594 | 142.07 AC |




## TYPICAL OPEN SPACE LOT AMENITIES AND FEATURES



1 EX1 PLAYGROUND
PICTURE FROM OTHERS



4 EX1 GREENWAY TRAIL
PICTURE FROM OTHERS



2 EX1 GATHERING AREA
PICTURE FROM OTHERS



5 EX1 BUTTERFLY GARDEN
PICTURE FROM OTHERS



3 EX1 TYPICAL BENCH
PICTURE FROM OTHERS



6 EX1 DOG PARK
PICTURE FROM OTHERS

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 000000

Revision Date
1
2
3
4

OPEN SPACE PLAN

SHEET
EX1

COF 7495

KEY

GREENWAYS

SIDEWALK IN LEWISBURG PIKE EXPANSION

SIDEWALKS OUTSIDE OF ROW

NATURE TRAILS

REUNION STAY
B&B

LEWISBURG PIKE

SUGAR HILL
HISTORIC
PROPERTY

BUSHNELL

SIGNALIZED INTERSECTION & PEDESTRIAN
CROSSING

VILLAGES AT
SOUTHBROOKE

STREAM
VALLEY

N

0 200 400 600

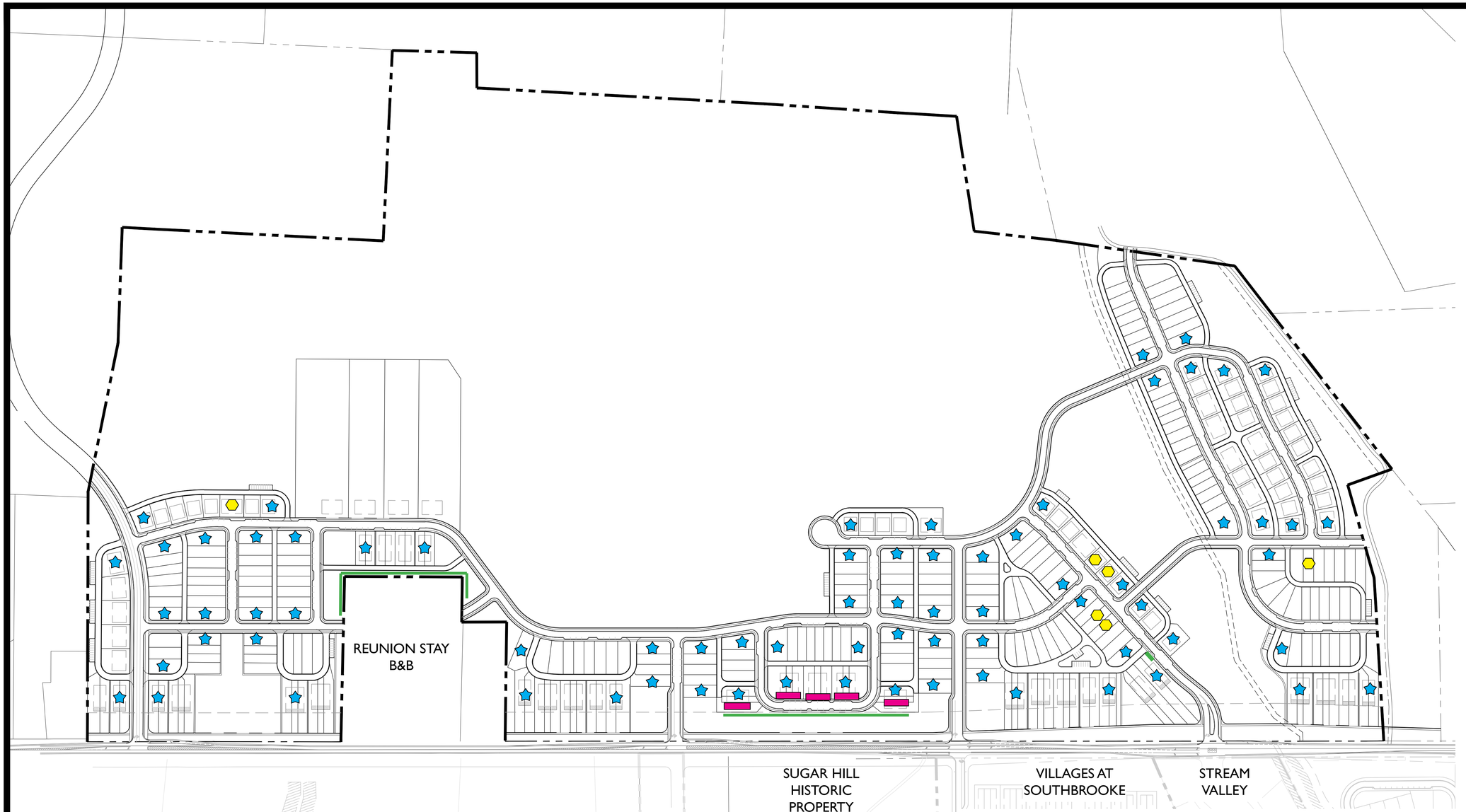
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

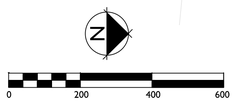
# SOUTHVALE PUD SUBDIVISION
## DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

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

PEDESTRIAN
CIRCULATION PLAN

SHEET
EX2
COF 7495




## REGULATING KEY

**CORNER HOMES**
Homes that are located on corner lots present a greater visual impact on the neighborhood.
- Single family detached home porches that wrap from the front façade to the side street façade are required along Lewisburg Pike
- Corner porches that wrap from the front façade to the side street façade are encouraged.
- Front façade landscape should continue from the front to the side along the corner street

**HOMES TERMINATING VIEWS**
- Homes located on lots that terminate views should be positioned and detailed to enhance the streetscape and viewshed.
- Two Story Homes are encouraged for these lots
- Where practical, either the building massing or a major architectural massing element should be centered on the view axis.

**EVERGREEN LANDSCAPE BUFFER**
These areas require an evergreen landscape buffer for screening.

**HISTORIC CONTEXT LOTS**
Homes located on Lewisburg Pike and across from the Sugar Hill Historic Home shall incorporate contextually appropriate architectural enhancements including:
- Roof pitch of new buildings should be close to that of the historic home;
- Roof forms, materials, and colors of new buildings shall relate to the historic home;
- Key architectural components of the historic building, such as porches, dormers, and arches shall be echoed in new buildings;
- Materials of the historic building shall be respected (but not imitated entirely) by their use to some degree on new buildings.

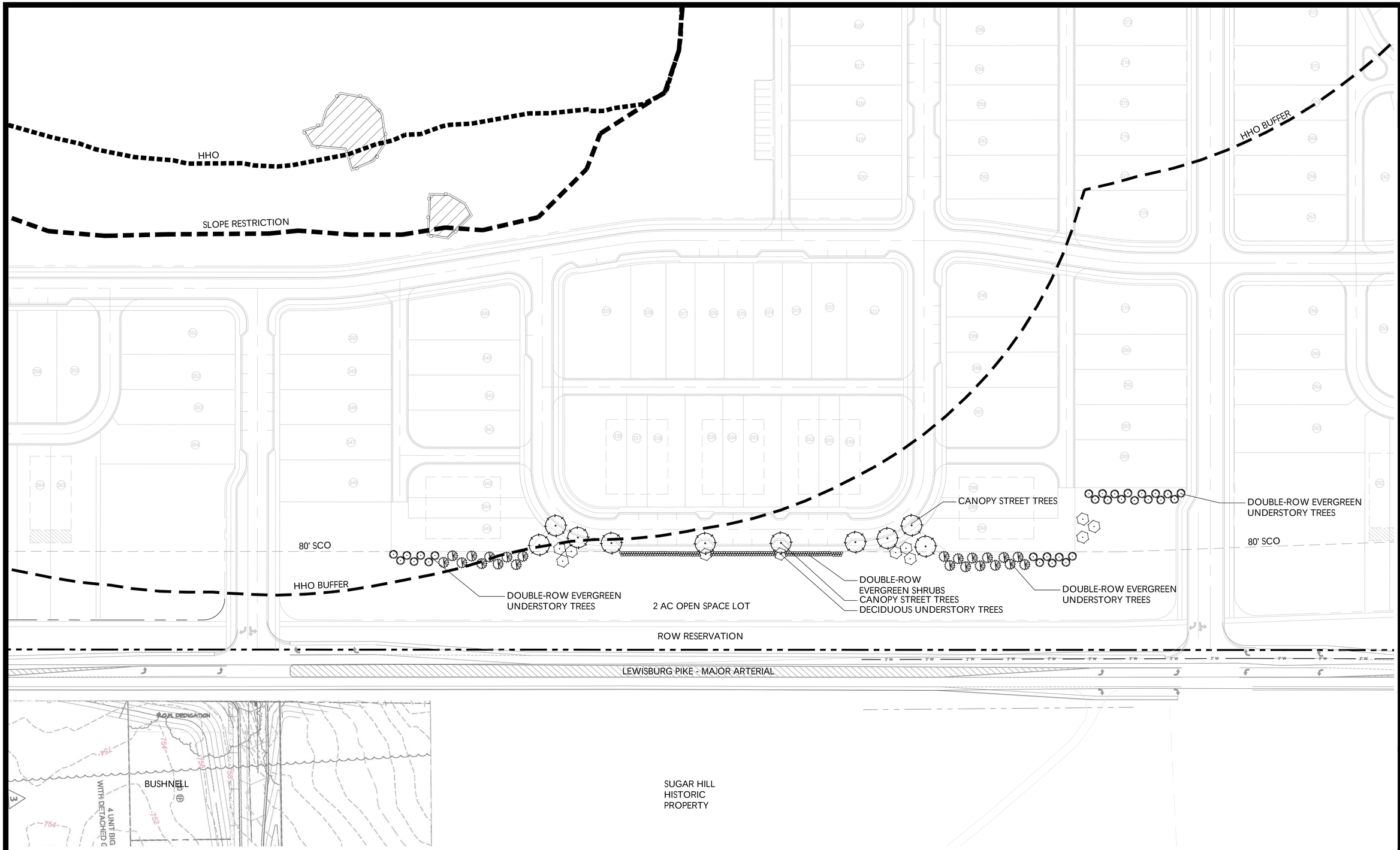
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
## DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
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- △

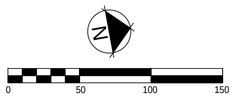
REGULATING PLAN

SHEET
EX3
COF 7495










*NOTE: OS LOT TO BE SUPPLEMENTED WITH PLANTINGS THAT MEET THE REQUIREMENTS OF THE SCENIC CORRIDOR OVERLAY.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# SOUTHVALE PUD SUBDIVISION
# DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

BUFFER

SHEET
EX4

COF 7495

City of Franklin

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

**File #: 21-01905**

**DATE:** April 5, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

Consideration of Ordinance 2021-09, An Ordinance To Rezone 28.91 Acres From Agricultural (AG) District To Neighborhood Commercial (NC) District For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7490
Applicant: Greg Gamble, GDC
Owner: Michele Barrett

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting to rezone 28.91 acres from Agricultural to Neighborhood Commercial for the property located South of Goose Creek Bypass and East of Goose Creek Drive. Envision Franklin places this parcel in the Neighborhood Commercial Design Concept. Envision Franklin state that property within the Neighborhood Commercial Design Concept, "contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability." Envision Franklin further states that new "Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians." The proposed rezoning request is consistent with the recommendation of Envision Franklin. No corresponding site plan or development plan has been submitted for review at this time.

PROJECT CONSIDERATIONS:
Any development of this property shall require the realignment of Goose Creek Drive to line up with the signalized intersection of Goose Creek Bypass and Captain Freeman Parkway. A traffic impact analysis shall be submitted as a part of a development plan or site plan for the property to determine necessary onsite and offsite improvements. In absence of a proposed development plan or site plan, availability of public utilities cannot be assessed and is not granted with the rezoning. Any development of this property beyond the current agricultural use will require approval of water and sewer availability, with all necessary upgrades and extensions of public infrastructure to extend services to the property, as determined by the utility providers, being the responsibility of the

developer

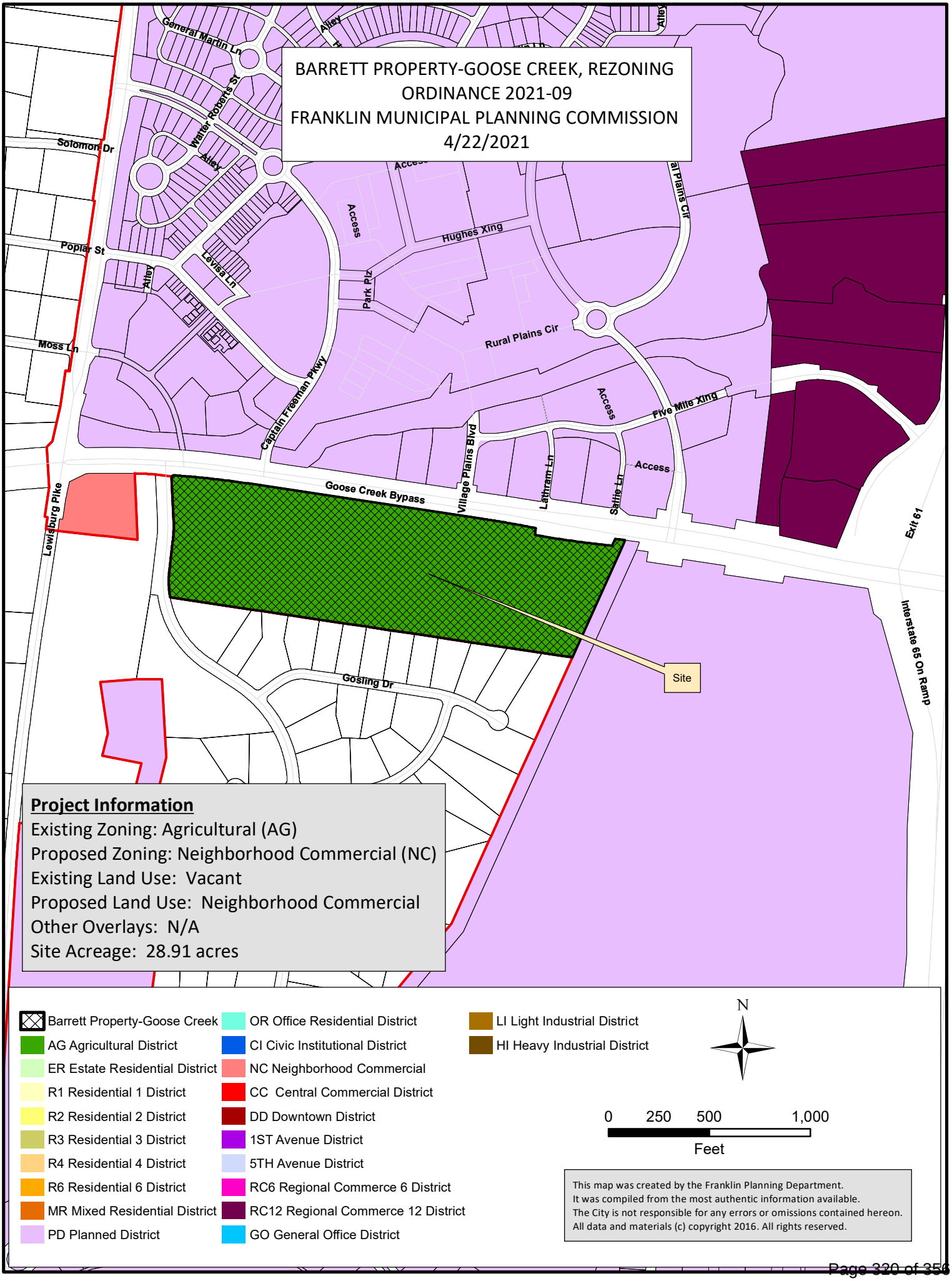
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval of Ordinance 2021-09 to the Board of Mayor and Aldermen.


BARRETT PROPERTY-GOOSE CREEK, REZONING
ORDINANCE 2021-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021
General Martin Ln
Walter Roberts St
Solomon Dr
Alley
Poplar St
Levisa Ln
Moss Ln
Park Plz
Access
Hughes Xing
Rural Plains Cir
Captain Freeman Pkwy
Five Mile Xing
Village Plains Blvd
Lathram Ln
Sallie Ln
Goose Creek Bypass
Lewisburg Pike
Gosling Dr
Site
Exit 61
Interstate 65 On Ramp
Project Information
Existing Zoning: Agricultural (AG)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Vacant
Proposed Land Use: Neighborhood Commercial
Other Overlays: N/A
Site Acreage: 28.91 acres
Barrett Property-Goose Creek
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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**ORDINANCE 2021-09**

**AN ORDINANCE TO REZONE 28.91 ACRES FROM AGRICULTURAL (AG) DISTRICT TO NEIGHBORHOOD COMMERCIAL (NC) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF GOOSE CREEK DRIVE.**

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

**WHEREAS**, the Neighborhood Commercial (NC) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

**SECTION I.** That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Agricultural (AG)** District to **Neighborhood Commercial (NC)** District:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 117-19.07 | 28.91 |
| Total | 28.91 |

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

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

**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

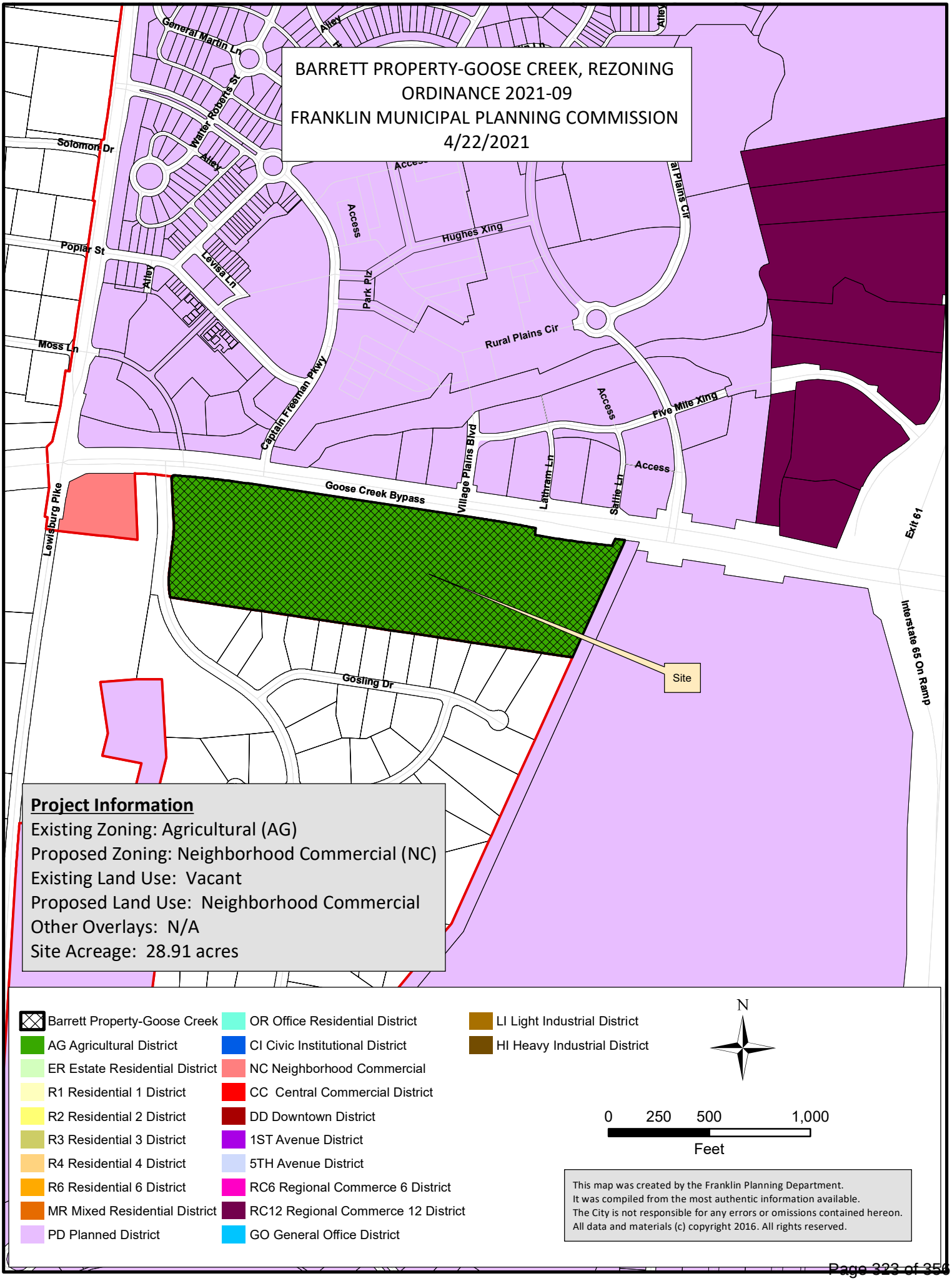
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

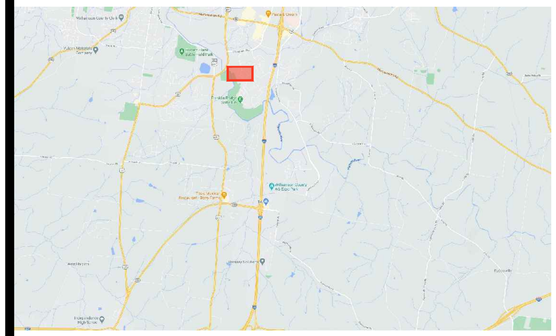
PASSED THIRD READING: _____


BARRETT PROPERTY-GOOSE CREEK, REZONING
ORDINANCE 2021-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021
General Martin Ln
Walter Roberts St
Solomon Dr
Alley
Poplar St
Levisa Ln
Moss Ln
Park Plz
Access
Hughes Xing
Rural Plains Cir
Captain Freeman Pkwy
Five Mile Xing
Village Plains Blvd
Lathram Ln
Sallie Ln
Goose Creek Bypass
Lewisburg Pike
Gosling Dr
Site
Exit 61
Interstate 65 On Ramp
Project Information
Existing Zoning: Agricultural (AG)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Vacant
Proposed Land Use: Neighborhood Commercial
Other Overlays: N/A
Site Acreage: 28.91 acres
Barrett Property-Goose Creek
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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# BARRETT PROPERTY-GOOSE CREEK BYPASS

## REZONING PACKET

EXISTING ZONING: AG (AGRICULTURE DISTRICT)
PROPOSED ZONING: NC (NEIGHBORHOOD COMMERCIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE



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

**OWNER:**
AUBREY PRESTON AND MICHELLE BARRETT
MARK FRANCO TRUSTEE
1973 NEW HWY 96 WEST
FRANKLIN, TN 37064

**STATEMENT OF IMPACTS**

**STREET NETWORK (MAJOR THOROUGHFARE PLAN)**
PROJECTED IMPACT: N/A

**WATER FACILITIES**
WATER SERVICE WILL BE PROVIDED BY H.B.&T.S. UTILITY DISTRICT
PROJECTED WATER DEMAND: N/A

**SEWER FACILITIES**
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
PROJECTED PEAK FLOWS: N/A

**RECLAIMED WATER FACILITIES**
PROJECTED MAXIMUM DEMAND: N/A

**POLICE, FIRE, AND RECREATIONAL FACILITIES**
NEAREST POLICE STATION: 4.9 MILES
NEAREST FIRE STATION: 1.2 MILES
NEAREST RECREATIONAL FACILITY: 4 MILES - SOUTHEAST PARK
3.8 MILES - WINSTEAD HILL PARK

**STUDENT POPULATION**
PROJECTED STUDENTS: N/A

**REFUSE STORAGE AND SANITATION COLLECTION FACILITIES**
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

**SITE DATA CHART**

| | |
|---|---|
| PROJECT NAME: | BARRETT PROPERTY-GOOSE CREEK BYPASS |
| PROJECT NUMBER: | 7490 |
| ADDRESS: | GOOSE CREEK BYPASS<br>FRANKLIN, TN<br>8TH CIVIL DISTRICT |
| PARCEL(S): | 117 01907 |
| ACREAGE / SF OF SITE: | 28.91 AC |
| BASE ZONING: | AG (AGRICULTURE DISTRICT) |
| PROPOSED ZONING: | NC (NEIGHBORHOOD COMMERCIAL) |
| ZONING OVERLAY(S): | N/A |
| DESIGN CONCEPT(S): | NEIGHBORHOOD COMMERCIAL |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE<br>324 LIBERTY PIKE<br>SUITE 145<br>GREG GAMBLE<br>(615) 975-5765<br>greg.gamble@gdc-tn.com |

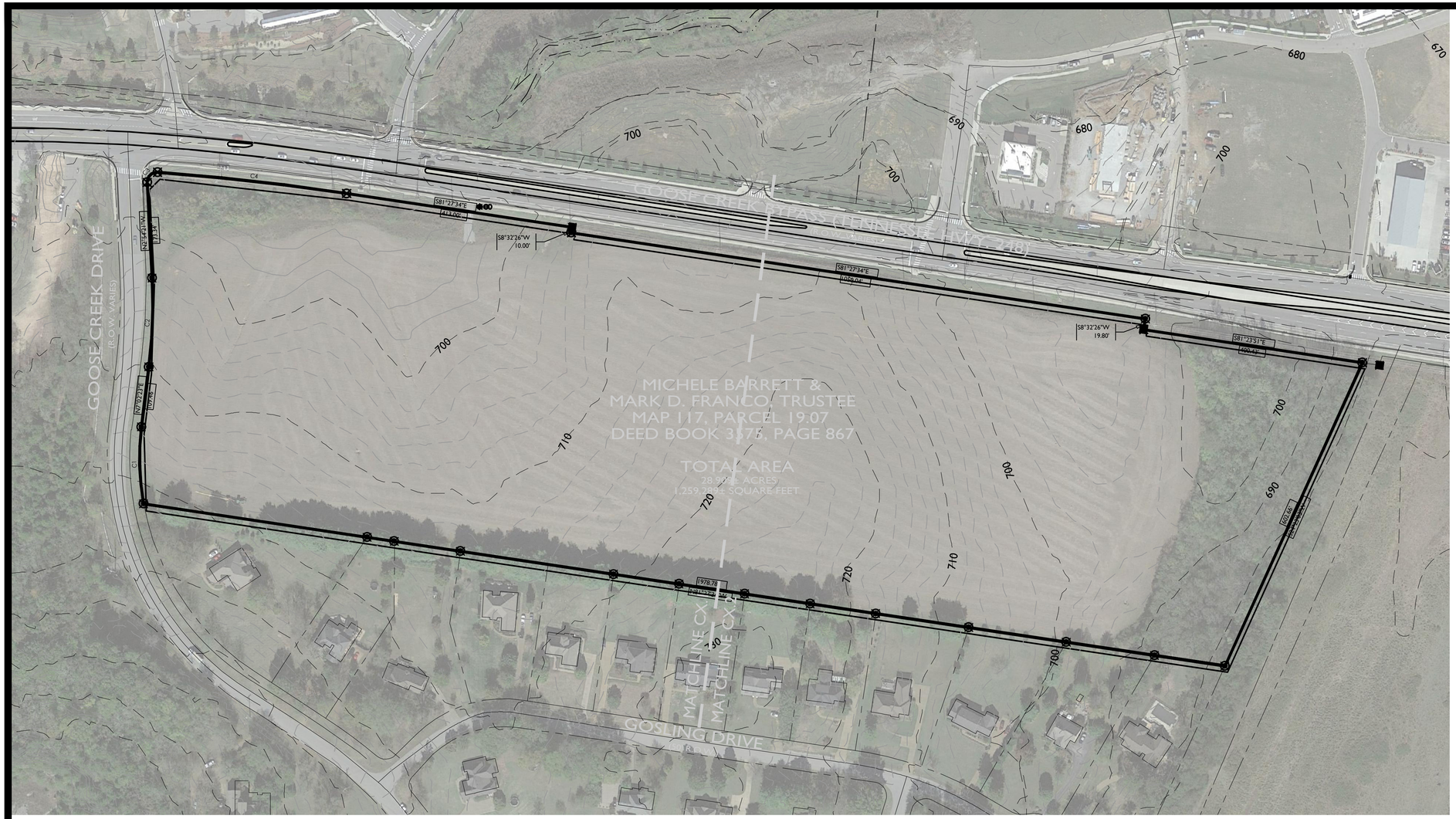
**SHEET INDEX**


| | |
|---|---|
| C0.0 | COVER |
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |


DRAKE A. REEDER
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: 03.08.2021
RESUBMITTAL: 04.01.2021
ONE STOP:
COF #:

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




N

0 100 200 300

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | BARRETT PROPERTY-GOOSE CREEK BYPASS |
| PROJECT NUMBER: | 7490 |
| ADDRESS: | GOOSE CREEK BYPASS<br>FRANKLIN, TN<br>8TH CIVIL DISTRICT |
| PARCEL(S): | 117 01907 |
| ACREAGE / SF OF SITE: | 28.91 AC |
| BASE ZONING: | AG (AGRICULTURE DISTRICT) |
| PROPOSED ZONING: | NC (NEIGHBORHOOD COMMERCIAL) |
| ZONING OVERLAY(S): | N/A |
| DESIGN CONCEPT(S): | NEIGHBORHOOD COMMERCIAL |

APPLICANT:

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE
SUITE 145
GREG GAMBLE
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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

# BARRETT PROPERTY-GOOSE CREEK BYPASS
## REZONING PACKET
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COURTESY OF
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING
CONDITIONS

SHEET
C1.0

COF # 7490




N

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# BARRETT PROPERTY-GOOSE CREEK BYPASS

REZONING PACKET

Franklin, Williamson County, Tennessee

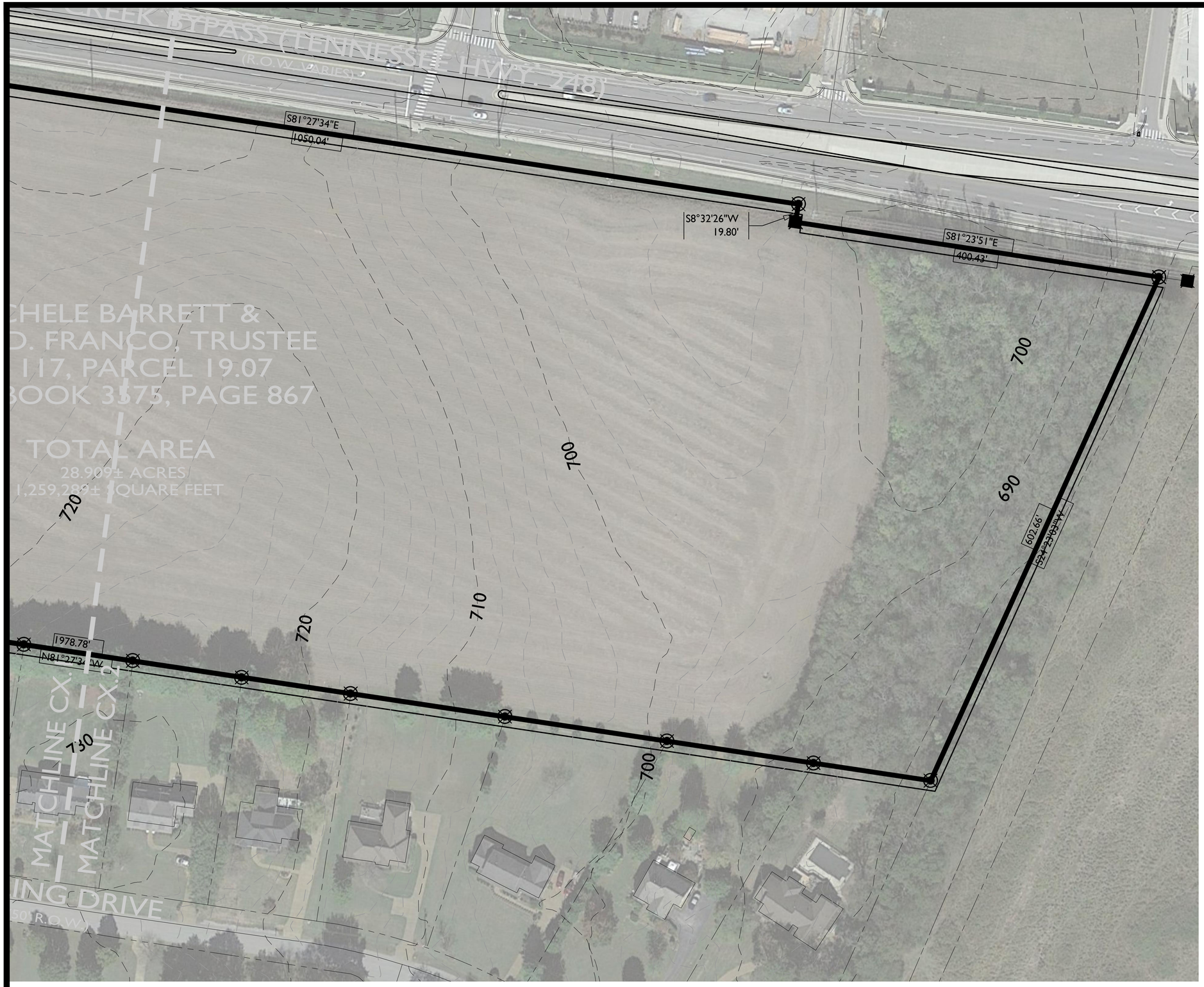
DRAKE A. REEDER
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TENNESSEE NO.
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EXISTING CONDITIONS

SHEET
C1.1

COF # 7490




CHELE BARRETT &
D. FRANCO, TRUSTEE
117, PARCEL 19.07
BOOK 3375, PAGE 867

TOTAL AREA
28.909± ACRES
1,259,289± SQUARE FEET

N

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

# BARRETT PROPERTY-GOOSE CREEK BYPASS
REZONING PACKET
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COUNTY
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date
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△
△
△

EXISTING
CONDITIONS

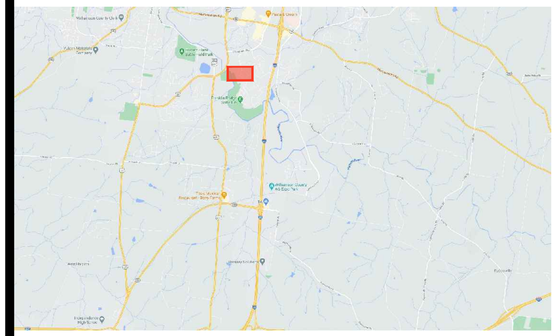
SHEET
C1.2

COF # 7490

# BARRETT PROPERTY-GOOSE CREEK BYPASS

## REZONING PACKET

EXISTING ZONING: AG (AGRICULTURE DISTRICT)
PROPOSED ZONING: NC (NEIGHBORHOOD COMMERCIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE



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

**OWNER:**
AUBREY PRESTON AND MICHELLE BARRETT
MARK FRANCO TRUSTEE
1973 NEW HWY 96 WEST
FRANKLIN, TN 37064

**STATEMENT OF IMPACTS**

**STREET NETWORK (MAJOR THOROUGHFARE PLAN)**
PROJECTED IMPACT: N/A

**WATER FACILITIES**
WATER SERVICE WILL BE PROVIDED BY H.B.&T.S. UTILITY DISTRICT
PROJECTED WATER DEMAND: N/A

**SEWER FACILITIES**
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
PROJECTED PEAK FLOWS: N/A

**RECLAIMED WATER FACILITIES**
PROJECTED MAXIMUM DEMAND: N/A

**POLICE, FIRE, AND RECREATIONAL FACILITIES**
NEAREST POLICE STATION: 4.9 MILES
NEAREST FIRE STATION: 1.2 MILES
NEAREST RECREATIONAL FACILITY: 4 MILES - SOUTHEAST PARK
3.8 MILES - WINSTEAD HILL PARK

**STUDENT POPULATION**
PROJECTED STUDENTS: N/A

**REFUSE STORAGE AND SANITATION COLLECTION FACILITIES**
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

**SITE DATA CHART**

| | |
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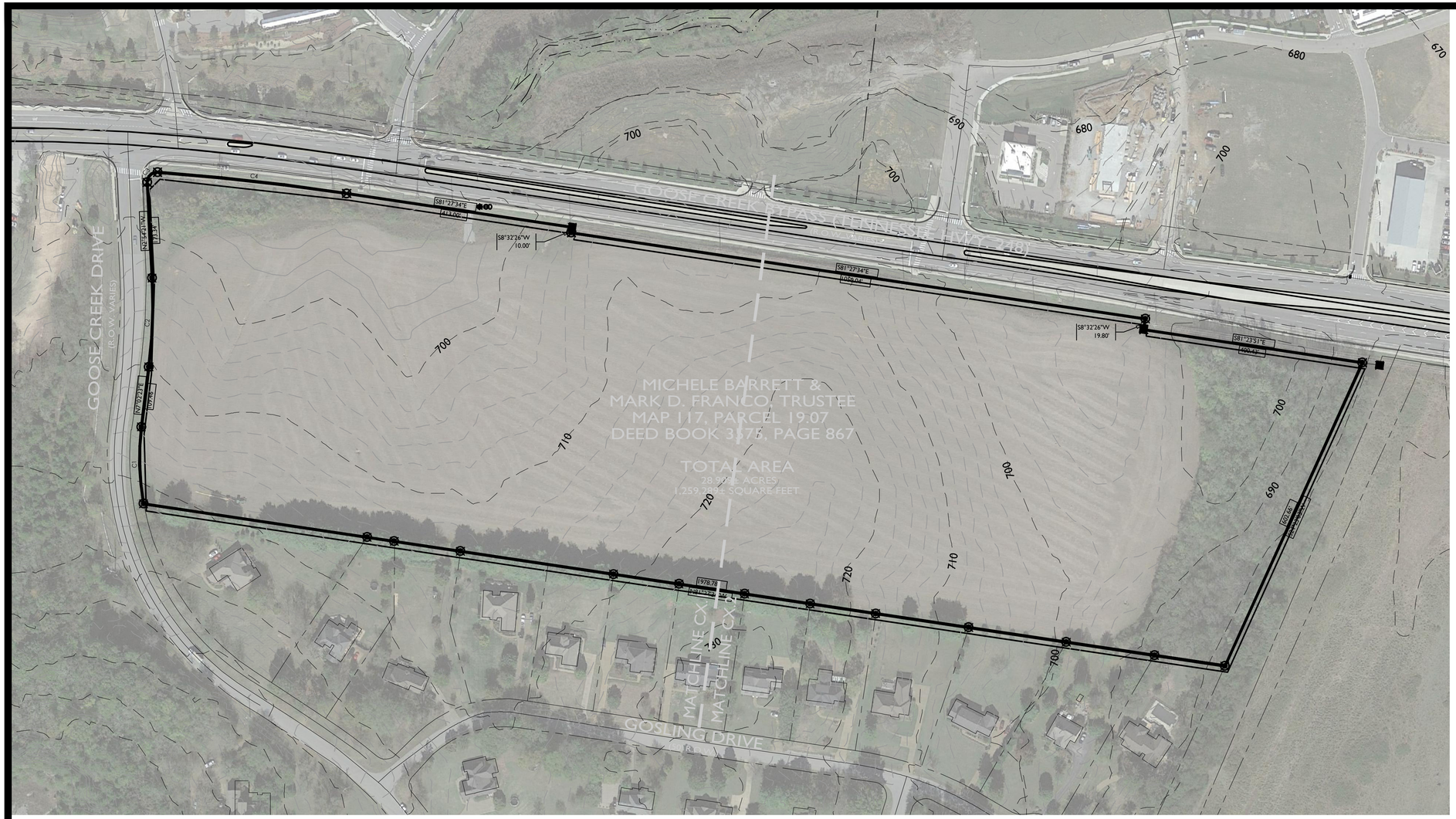
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INITIAL SUBMITTAL: 03.08.2021
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APPLICANT:

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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

# BARRETT PROPERTY-GOOSE CREEK BYPASS

## REZONING PACKET

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328

Revision Date

EXISTING
CONDITIONS

SHEET
C1.0

COF # 7490




GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# BARRETT PROPERTY-GOOSE CREEK BYPASS

REZONING PACKET

Franklin, Williamson County, Tennessee

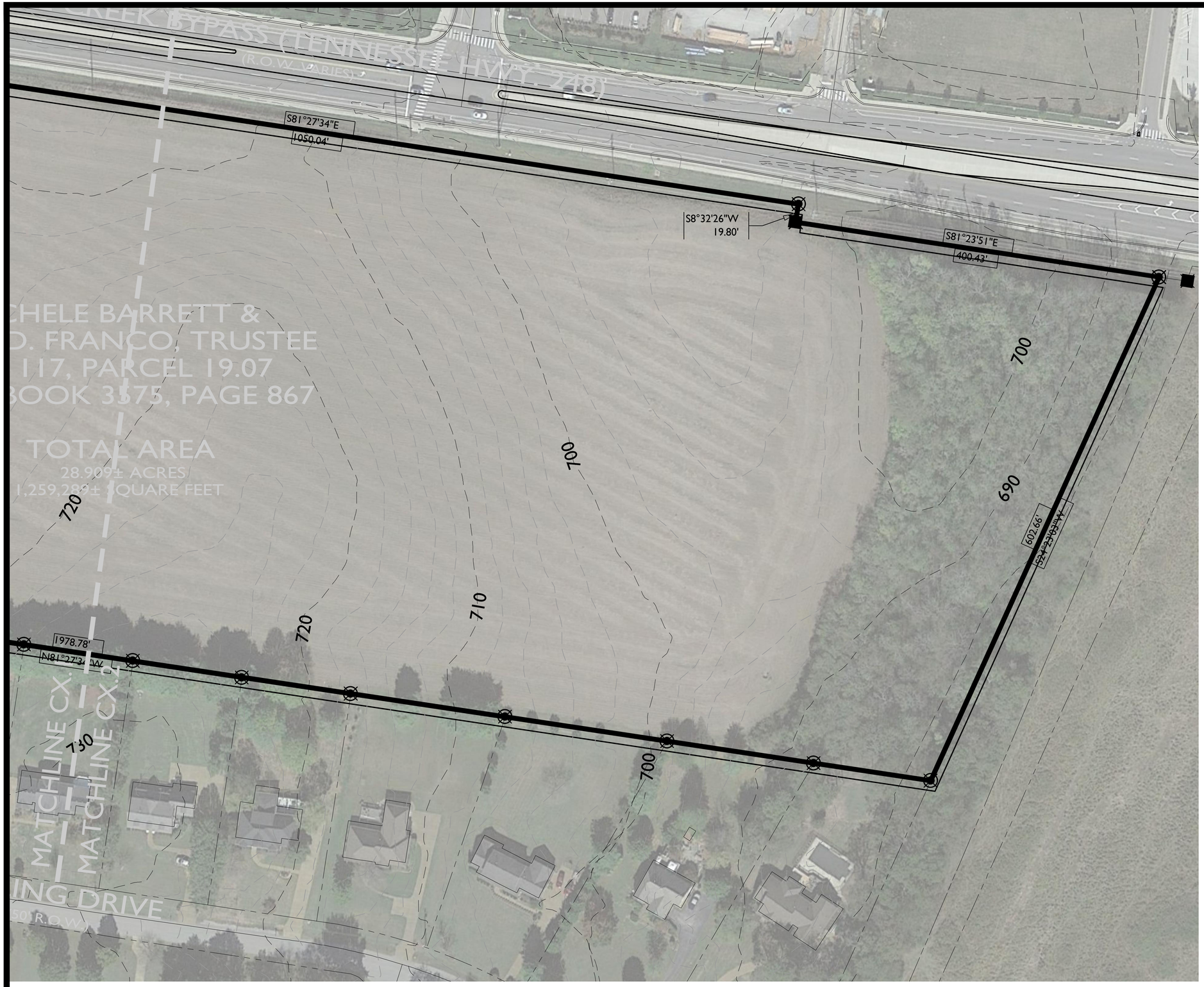
DRAKE A. REEDER
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.1

COF # 7490




CHELE BARRETT &
D. FRANCO, TRUSTEE
117, PARCEL 19.07
BOOK 3375, PAGE 867

TOTAL AREA
28.909± ACRES
1,259,289± SQUARE FEET

N

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# BARRETT PROPERTY-GOOSE CREEK BYPASS
REZONING PACKET
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

EXISTING CONDITIONS

SHEET
C1.2

COF # 7490

City of Franklin

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

**File #: 21-01927**

**DATE:** April 8, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

Morton Subdivision, Preliminary Plat (207 Fairground Street), Creating 3 Attached Residential Lots For Two Duplexes (4 Dwelling Units) And 1 Open Space Lot, On 0.39 Acres, Located West of Columbia Avenue and South Of Fairground Street, At 207 Fairground Street.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7489
Applicant: Roger Harrah, Harrah Group
Owner: Barbara Sparkman

**BACKGROUND/STAFF COMMENTS:**
The purpose of this preliminary plat is to subdivide the existing single-family residential lot into three attached residential lots and one open space lot. The applicant is proposing two duplexes for a total of four dwelling units. One duplex will be divided by floor horizontally, so this duplex will be contained on one lot. The other duplex will be split vertically, creating a lot for each half of the duplex. The property is zoned Mixed Residential (MR), which supports the proposed attached residential lots. The architecture for future development must meet the requirements in the Transitional Features Chapter of the Zoning Ordinance.

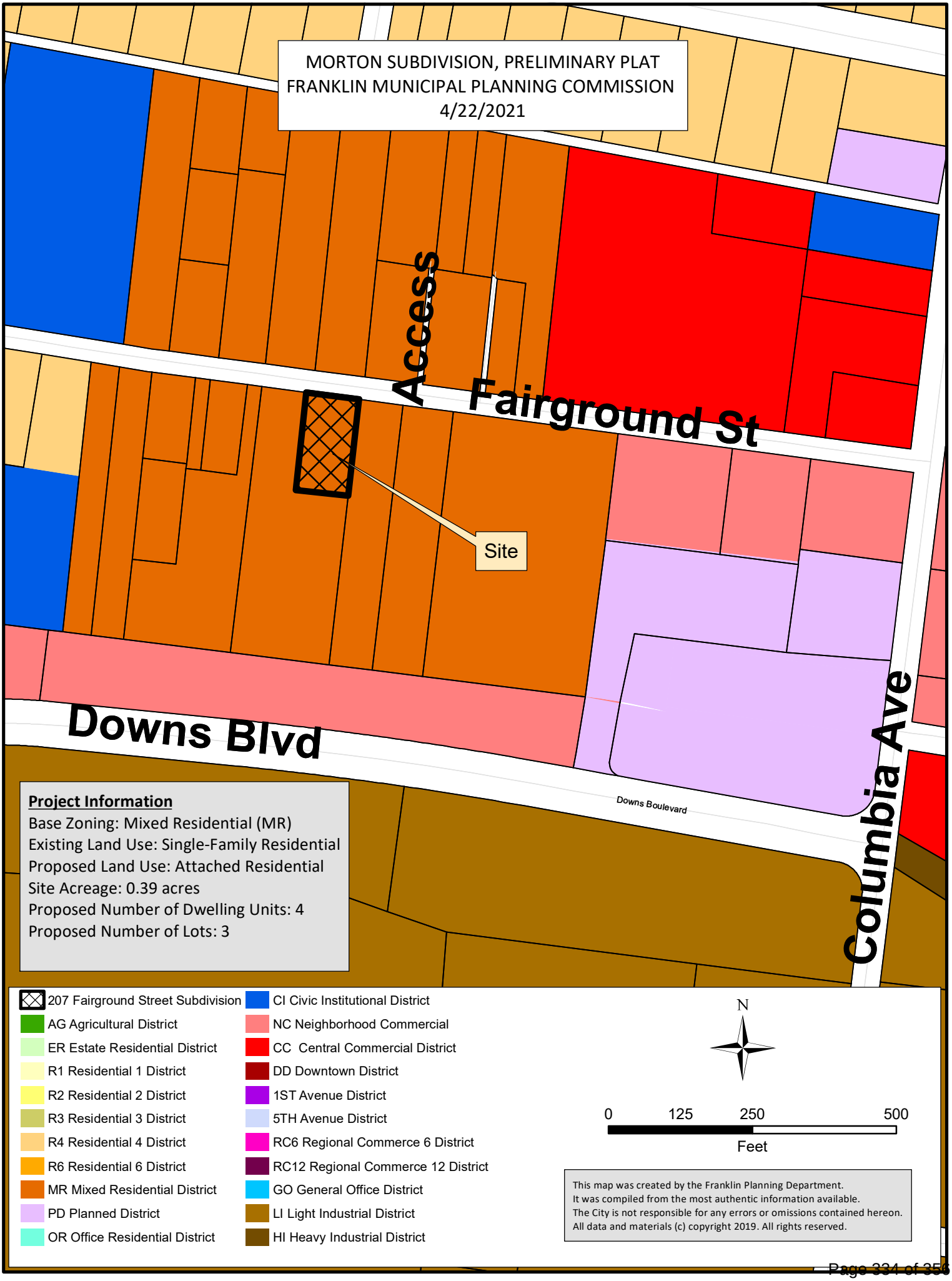
PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review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

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval of the preliminary plat for the Morton Subdivision with conditions.


MORTON SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021
Access
Fairground St
Site
Downs Blvd
Downs Boulevard
Columbia Ave
Project Information
Base Zoning: Mixed Residential (MR)
Existing Land Use: Single-Family Residential
Proposed Land Use: Attached Residential
Site Acreage: 0.39 acres
Proposed Number of Dwelling Units: 4
Proposed Number of Lots: 3
207 Fairground Street 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
0 125 250 500
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: 7489**

**CONDITIONS OF APPROVAL:**

## Open Issues: 2 These issues are currently being filtered

### Parks

#### General Issues

**1. Parkland Impact Fee**

| | |
|---|---|
| joseph.bryan@franklintn.gov | Applicant shall revise parkland fee to correct amount per Kevin Lindsey's comment. |

### Planning

#### General Issues

**25. Project name**

| | |
|---|---|
| joseph.bryan@franklintn.gov | If approved by BNS, applicant shall revise project name to "Morton Subdivision, Preliminary Plat" in order to be consistent with site plan submittal.<br><br>Applicant shall revise all sheets to reflect the revised name in the title bar. [Edited By Joseph Bryan] |

GRAPHIC SCALE 1"= 30'

0 30 60 90 120




PARCEL ID...0780 A 01100 000090780
JAMES W. SMITHSON (OWNER #1)
64871 SF OR 1.489 ACRES
(TAX RECORDS=1.4 ACRES)
DEED BOOK 1332 PAGE 831

## LEGEND:

| | |
|---|---|
| SEIRC | SET IRON ROD & CAP |
| FDIR | FOUND IRON ROD |
| WP | POWER POLE |
| MH (S) | MANHOLE |
| FH | FIRE HYDRANT |
| WV | WATER VALVE |
| WM [M] | WATER METER |
| GM [GM] | GAS METER |
| P.O.B. | POINT OF BEGININNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.O.W.C. | REGISTER'S OFFICE OF WILLIAMSON CO. |
| P.U.D.E. | PUBLIC UTILITY, DRAINAGE & EASEMENT |
| X—X | FENCE LINE |
| OHE | OVERHEAD UTILITY LINES |
| G | GAS LINES |
| FO | FIBER OPTICS |
| W | WATER |
| ST | STORM SEWER |
| SS | SANITARY SEWER |
| OS | OPEN SPACE |
| (r) | RECORD INFORMATION |
| (c) | CALCULATED |
| (DESC) | LEGAL DESCRIPTION |
| (LS) | LANDSCAPE AREA |
| | TREES TO REMAIN |
| | TREES TO BE REMOVED |

## SITE INFORMATION

PRE- -IMPERVIOUS AREA= 1888 SQUARE FEET
PRE- INFILTRATED AREA= 15067 SQUARE FEET
11% OF OVERALL PARCEL IS IMPERVIOUS

POST- -IMPERVIOUS AREA= 8230 SQUARE FEET

POST- INFILTRATED AREA= 8725 SQUARE FEET
(DRIVEWAY / PAVERS =3884 SF)
(BIO-RETENTION AREA=1420 SF)
(OTHER LANDSCAPING/GREEN AREAS=3421 SF)

48% OF OVERALL PARCEL IS IMPERVIOUS.
(NET INCREASE OF IMPERVIOUS AREA = 37%)

## LOT CHART

| LOT # | SQ. FT. | ACRES |
|---|---|---|
| 1 | 3689 | 0.085 |
| 2 | 3689 | 0.085 |
| 3 | 8154 | 0.187 |
| OPEN SPACE 100 | 1423 | 0.033 |
| TOTAL | 16955 | 0.389 |

ROGER HARRAH — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 2039
04/01/21

## CERTIFICATION

I, ROGER HARRAH, HAVE TO THE BEST OF MY ABILITY, DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY OF FRANKLIN, AND WITH THE FRANKLIN LAND USE PLAN, WITH WHICH I AM FAMILIAR.

ROGER HARRAH
RLS - 2039

04/01/21
DATE

REVISIONS:
- REVISED PER CITY OF FRANKLIN COMMENTS -

DATE OF DRAWING: 03-02-21 | LAST FIELD WORK:
MANAGER: RHH | CADD: ITH | CREW CHIEF (S):
PROJECT NUMBER: 201305 | COMPUTER FILE: 201305_030221
FIELD BOOK NUMBER: | SCALE: 1"= 30'

**PRELIMINARY PLAT OF MORTON SUBDIVISION**

207 FAIRGROUND STREET - C.O.F. PROJECT #7489
8th CIVIL DISTRICT
WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
FOR
ADAM BALLASH


TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES
504 AUTUMN SPRINGS COURT SUITES B-14 & B-15 FRANKLIN, TN 37067
TEL: (615) 814-7414 FAX: (615) 778-0855 EMAIL: rharrah@twm-inc.com


L1.0
LANDSCAPE PLAN

## LEGAL DESCRIPTIONS

A PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, ON FAIRGROUND STREET, FRANKLIN, TN. BEING PART OF LOT NO. 18 IN THE DIVISION OF THE FAIRGROUND, AS RECORDED IN BOOK 7, PAGE 192 (R.O.W.C. TN.), IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN AND CAP ON THE SOUTHERN RIGHT-OF-WAY OF FAIRGROUND STREET (40' R.O.W.), SAID IRON PIN BEING LOCATED NEAR THE BASE OF WOODEN FENCE POST AND BEING THE NORTHWEST CORNER OF THE LANDS OF LIBERTY TEMPLE TRINITY MINISTRIES (DB 5042, PG 370) AND THE NORTHEAST CORNER OF THIS PARCEL DESCRIPTION; THENCE LEAVING SAID RIGHT-OF-WAY, AND WITH A LINE COMMON TO SAID LIBERTY TEMPLE TRINITY MINISTRIES , S 05° 40' 06" W, A DISTANCE OF 179.10 FEET TO AN IRON PIN SET NEAR A T-POST FENCE CORNER AT A COMMON "BOUNDARY AGREEMENT LINE" CORNER WITH JAMES AND ROBBIE SMITHSON (DB 1332, PG 831) ; THENCE, LEAVING AFOREMENTIONED LIBERTY TEMPLE TRINITY MINISTRIES, AND WITH SAID "BOUNDARY AGREEMENT LINE" COMMON WITH SAID SMITHSON LANDS, N 82° 12' 25" W, A DISTANCE OF 94.70 FEET TO AN IRON PIN SET; THENCE, CONTINUE ALONG SAID "BOUNDARY AGREEMENT LINE" WITH SMITHSON, N 05° 33' 55" E, A DISTANCE OF 178.63 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID SMITHSON LANDS, ALSO BEING THE NORTHWEST CORNER OF THIS PARCEL DESCRIPTION AND BEING ON THE SOUTHERN RIGHT-OF-WAY OF SAID FAIRGROUND STREET; THENCE LEAVING SAID SMITHSON LANDS AND WITH SAID ROAD RIGHT-OF-WAY, S 82° 29' 56" E, A DISTANCE OF 95.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIBED PARCEL.

CONTAINING 0.389 ACRES, MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD-83)

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT LOT INTO 3 LOTS.

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM. ELEVATION DATUM IS BASED ON NAVD 88

3. ZONING FOR THIS PROPERTY IS (MR- MIXED RESIDENTIAL DEVELOPMENT)
   ZONING RULE 18
   & CENTRAL FRANKLIN OVERLAY (CFO)
   MINIMUM PROPOSED SETBACKS:
   YARD FRONTING ANY STREET: 15'
   SIDE YARD: 5'
   REAR YARD 20'
   *=0' WHEN A SIDE LOT LINE IS DESIGNATED FOR A COMMON WALL SEPARATING DWELLING UNITS PER ZONING ORDINANCE (ZO) 3.9.7
   ** PER ZONING ORDINANCE (ZO) 3.9.6&3.9.7 APPURTENANCES MAY ENCROACH INTO A FRONT OR REAR SETBACK UP TO 6 FEET. STEPS MAY ENCROACH INTO ANY REQUIRED YARD.

4. ORIGINAL SUBJECT PROPERTY IS PARCEL NO 01200 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 0780 A

5. OWNER / SUBDIVIDER:

   OWNER: SPARKMAN BARBARA A ETAL
   207 FAIRGROUND STREET
   FRANKLIN, TN 37064
   DB 7007, PG 41, R.O.W.C., TN..

   TELEPHONE NO.: 931-409-8985

6. THIS PROPERTY LIES IN "ZONE X " AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0192G DATED 12/22/2016

7. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

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

9. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

10. PER WILLIAMSON COUNTY ACCESSORS OFFICE, THERE IS NO MINERAL RIGHTS TAX CARD SHOWING, THEREFORE THE MINERAL RIGHTS STILL REMAIN WITH THE FEE SIMPLE OWNER.

11. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

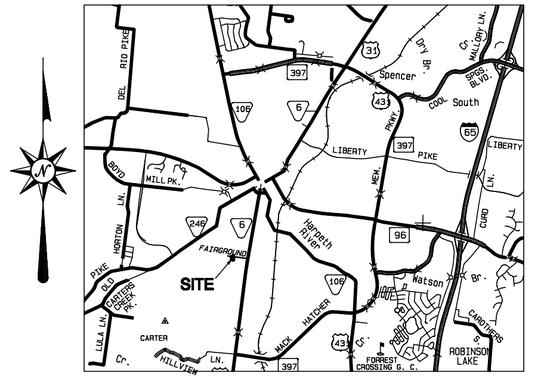
12. PARKLAND FEES SHALL BE PAID AT THE FINAL PLAT.
    6 UNITS X $4,304= $25,824

## OWNER/DEVELOPER

EVA L. MORTON
BARBARA SPARKMAN ET AL
207 FAIRGROUND STREET
FRANKLIN, TENNESSEE 37064

## SHEET INDEX


| | |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | PRELIMINARY PLAT |
| L1.0 | EXISTING LANDSCAPE CONDITIONS |


**VICINITY MAP**
NOT TO SCALE

# PRELIMINARY PLAT
# OF
# THE MORTON SUBDIVISION
# AT
# 207 FAIRGROUND STREET
# MAP 0780 A PARCEL 01200
# C.O.F. PROJECT # 7489

## SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" , THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.TENNESSEE ONE CALL 1-800-351-1111.

".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.

## LEGEND:

| | |
|---|---|
| SEIRO | SET IRON ROD & CAP |
| FDIR | FOUND IRON ROD |
| WP | POWER POLE |
| MH (S) | MANHOLE |
| FH | FIRE HYDRANT |
| WV | WATER VALVE |
| WM [M] | WATER METER |
| GM [GM] | GAS METER |
| P.O.B. | POINT OF BEGININNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.O.W.C. | REGISTER'S OFFICE OF WILLIAMSON CO. |
| P.U.D.E. | PUBLIC UTILITY, DRAINAGE & EASEMENT |
| X—X | FENCE LINE |
| OHE | OVERHEAD UTILITY LINES |
| G | GAS LINES |
| FO | FIBER OPTICS |
| W | WATER |
| ST | STORM SEWER |
| SS | SANITARY SEWER |
| (m) | MEASURED |
| (r) | RECORD INFORMATION |
| (c) | CALCULATED |
| (DESC) | LEGAL DESCRIPTION |
| (ZO) | ZONING ORDINANCE |

ROGER HARRAH REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 2039 04/01/21

## CERTIFICATION

I, ROGER HARRAH, HAVE TO THE BEST OF MY ABILITY, DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY OF FRANKLIN, AND WITH THE FRANKLIN LAND USE PLAN, WITH WHICH I AM FAMILIAR.

ROGER HARRAH
RLS - 2039

04/01/21
DATE

## SURVEYING


TWM INC.
ROGER HARRAH
504 AUTUMN SPRINGS CT.
SUITE B15
FRANKLIN, TN 37067
(615) 778.0863
rharrah@twm-inc.com


REVISIONS:

DATE OF DRAWING: 03-02-21 | LAST FIELD WORK:
MANAGER: RHH | CADD: ITH | CREW CHIEF (S): | COMPUTER FILE: 201305_030121
PROJECT NUMBER: 201305 | SCALE: 1" = 60' | SHEET 1 OF 3
FIELD BOOK NUMBER:

PRELIMINARY PLAT OF MORTON SUBDIVISION
OF
207 FAIRGROUND STREET - C.O.F. PROJECT #7489
8th CIVIL DISTRICT
WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
FOR
ADAM BALLASH


TWM CONSULTING ENGINEERING GEOSPATIAL
504 AUTUMN SPRINGS COURT SUITES B-14 & B-15 FRANKLIN, TN 37067
TEL: (615) 814-7414 FAX: (615) 778-0865 EMAIL: rharrah@twm-inc.com


C0.0
COVER SHEET

## SITE DATA

| LOT # | SQ. FT. | ACRES |
|---|---|---|
| TOTAL | 16955 | 0.389 |

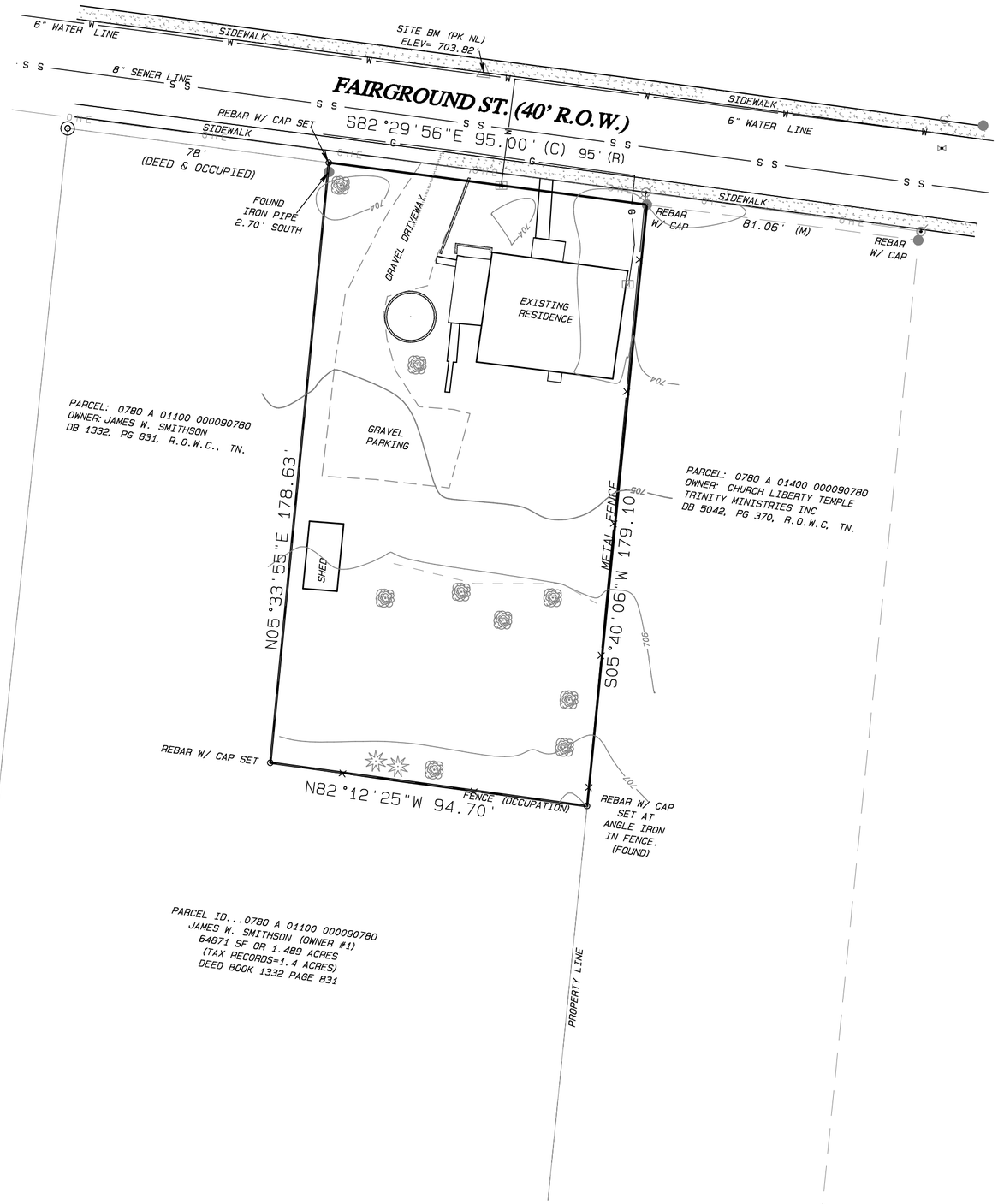
PRE- -IMPERVIOUS AREA= 1888 SQUARE FEET
PRE- INFILTRATED AREA= 15067 SQUARE FEET
11% OF LOT IS IMPERVIOUS

## PARCEL INFO

ZONE: MR (MIXED RESIDENTIAL DEVELOPMENT)

PARCEL ID 0780 A 01200 000090780
AFFIANT - EVA L. MORTON (OWNER #2)
16955 SF OR 0.389 ACRES
TAX RECORD = 0.35 ACRES
RECORD BOOK 7007 PAGE 41
(AFFADAVIT OF HEIRSHIP)

MINERAL RIGHTS...
PER WILLIAMSON COUNTY ACCESSORS OFFICE, THERE IS NO MINERAL RIGHTS TAX CARD SHOWING, THEREFORE THE MINERAL RIGHTS STILL REMAIN WITH THE FEE SIMPLE OWNER.




PARCEL ID...0780 A 01100 000090780
JAMES W. SMITHSON (OWNER #1)
64871 SF OR 1.489 ACRES
(TAX RECORDS=1.4 ACRES)
DEED BOOK 1332 PAGE 831

GRAPHIC SCALE 1"= 30'

0 30 60 90 120

## LEGEND:

| | |
|---|---|
| SEIRC | SET IRON ROD & CAP |
| FDIR | FOUND IRON ROD |
| WP | POWER POLE |
| MH (S) | MANHOLE |
| FH | FIRE HYDRANT |
| WV | WATER VALVE |
| WM [M] | WATER METER |
| GM [GM] | GAS METER |
| P.O.B. | POINT OF BEGININNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.O.W.C. | REGISTER'S OFFICE OF WILLIAMSON CO. |
| P.U.D.E. | PUBLIC UTILITY, DRAINAGE & EASEMENT |
| X—X | FENCE LINE |
| OHE | OVERHEAD UTILITY LINES |
| G | GAS LINES |
| FO | FIBER OPTICS |
| W | WATER |
| ST | STORM SEWER |
| SS | SANITARY SEWER |
| (m) | MEASURED |
| (r) | RECORD INFORMATION |
| (c) | CALCULATED |
| (DESC) | LEGAL DESCRIPTION |
| (ZO) | ZONING ORDINANCE |

## CERTIFICATION

I, ROGER HARRAH, HAVE TO THE BEST OF MY ABILITY, DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY OF FRANKLIN, AND WITH THE FRANKLIN LAND USE PLAN, WITH WHICH I AM FAMILIAR.

ROGER HARRAH
RLS - 2039

04/01/21
DATE

ROGER HARRAH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2039
04/01/21

REVISIONS:

DATE OF DRAWING: 03-02-21
MANAGER: RHH
PROJECT NUMBER: 201305
FIELD BOOK NUMBER:
LAST FIELD WORK:
CREW CHIEF (S):
CADD: ITH
COMPUTER FILE: 201305_030121
SCALE: 1"= 30'

PRELIMINARY PLAT OF MORTON SUBDIVISION
OF
207 FAIRGROUND STREET - C.O.F. PROJECT #7489
8th CIVIL DISTRICT
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FOR
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TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES
504 AUTUMN SPRINGS COURT SUITES B-14 & B-15 FRANKLIN, TN 37067
TEL: (615) 814-7414 FAX: (615) 778-0865 EMAIL: rharrah@twm-inc.com


C1.0
EXISTING CONDITIONS

## LEGAL DESCRIPTIONS

A PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, ON FAIRGROUND STREET, FRANKLIN, TN. BEING PART OF LOT NO. 18 IN THE DIVISION OF THE FAIRGROUND, AS RECORDED IN BOOK 7, PAGE 192 (R.O.W.C. TN.), IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN AND CAP ON THE SOUTHERN RIGHT-OF-WAY OF FAIRGROUND STREET (40' R.O.W.), SAID IRON PIN BEING LOCATED NEAR THE BASE OF WOODEN FENCE POST AND BEING THE NORTHWEST CORNER OF THE LANDS OF LIBERTY TEMPLE TRINITY MINISTRIES (DB 5042, PG 370) AND THE NORTHEAST CORNER OF THIS PARCEL DESCRIPTION; THENCE LEAVING SAID RIGHT-OF-WAY, AND WITH A LINE COMMON TO SAID LIBERTY TEMPLE TRINITY MINISTRIES , S 05° 40' 06" W, A DISTANCE OF 179.10 FEET TO AN IRON PIN SET NEAR A T-POST FENCE CORNER AT A COMMON "BOUNDARY AGREEMENT LINE" CORNER WITH JAMES AND ROBBIE SMITHSON (DB 1332, PG 831) ; THENCE, LEAVING AFOREMENTIONED LIBERTY TEMPLE TRINITY MINISTRIES, AND WITH SAID "BOUNDARY AGREEMENT LINE" COMMON WITH SAID SMITHSON LANDS, N 82° 12' 25" W, A DISTANCE OF 94.70 FEET TO AN IRON PIN SET; THENCE, CONTINUE ALONG SAID "BOUNDARY AGREEMENT LINE" WITH SMITHSON, N 05° 33' 55" E, A DISTANCE OF 178.63 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID SMITHSON LANDS, ALSO BEING THE NORTHWEST CORNER OF THIS PARCEL DESCRIPTION AND BEING ON THE SOUTHERN RIGHT-OF-WAY OF SAID FAIRGROUND STREET; THENCE LEAVING SAID SMITHSON LANDS AND WITH SAID ROAD RIGHT-OF-WAY, S 82° 29' 56" E, A DISTANCE OF 95.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIBED PARCEL.

CONTAINING 0.389 ACRES, MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD-83)

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT LOT INTO 3 LOTS.

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM. ELEVATION DATUM IS BASED ON NAVD 88

3. ZONING FOR THIS PROPERTY IS (MR- MIXED RESIDENTIAL DEVELOPMENT)
   ZONING RULE 18
   & CENTRAL FRANKLIN OVERLAY (CFO)
   MINIMUM PROPOSED SETBACKS:
   YARD FRONTING ANY STREET: 15'
   SIDE YARD: 5'
   REAR YARD 20'
   *=0' WHEN A SIDE LOT LINE IS DESIGNATED FOR A COMMON WALL SEPARATING DWELLING UNITS PER ZONING ORDINANCE (ZO) 3.9.7
   ** PER ZONING ORDINANCE (ZO) 3.9.6&3.9.7 APPURTENANCES MAY ENCROACH INTO A FRONT OR REAR SETBACK UP TO 6 FEET. STEPS MAY ENCROACH INTO ANY REQUIRED YARD.

4. ORIGINAL SUBJECT PROPERTY IS PARCEL NO 01200 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 0780 A

5. OWNER / SUBDIVIDER:

   OWNER: SPARKMAN BARBARA A ETAL
   207 FAIRGROUND STREET
   FRANKLIN, TN 37064
   DB 7007, PG 41, R.O.W.C., TN..

   TELEPHONE NO.: 931-409-8985

6. THIS PROPERTY LIES IN "ZONE X " AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0192G DATED 12/22/2016

7. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

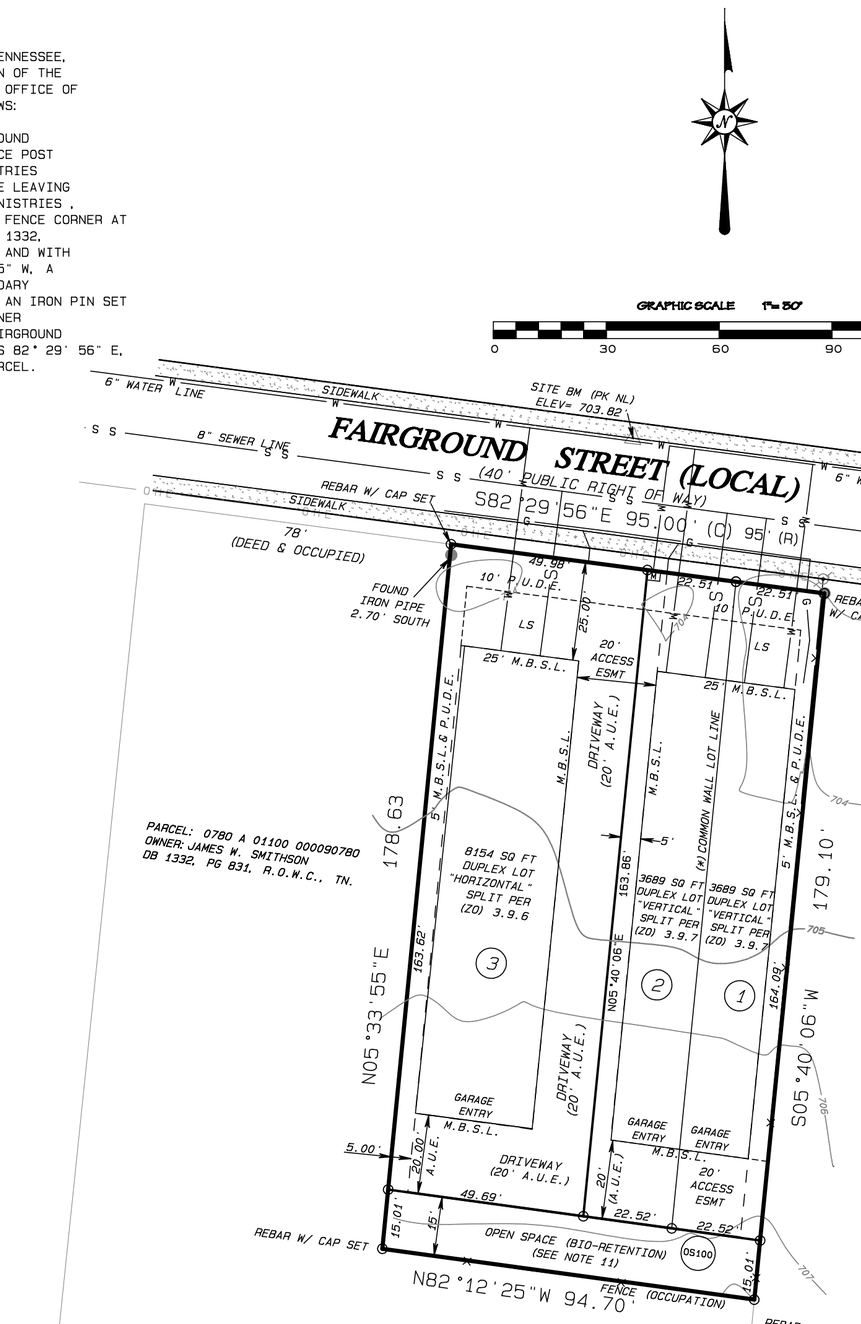
8. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

9. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

10. PER WILLIAMSON COUNTY ACCESSORS OFFICE, THERE IS NO MINERAL RIGHTS TAX CARD SHOWING, THEREFORE THE MINERAL RIGHTS STILL REMAIN WITH THE FEE SIMPLE OWNER.

11. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

12. PARKLAND FEES SHALL BE PAID AT THE FINAL PLAT.
6 UNITS X $4,304= $25,824




PARCEL ID...0780 A 01100 000090780
JAMES W. SMITHSON (OWNER #1)
64871 SF OR 1.489 ACRES
(TAX RECORDS=1.4 ACRES)
DEED BOOK 1332 PAGE 831

".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.

## LEGEND:

| | |
|---|---|
| SEIRC | SET IRON ROD & CAP |
| FDIR | FOUND IRON ROD |
| WP | POWER POLE |
| MH (S) | MANHOLE |
| FH | FIRE HYDRANT |
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| P.O.B. | POINT OF BEGININNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.O.W.C. | REGISTER'S OFFICE OF WILLIAMSON CO. |
| P.U.D.E. | PUBLIC UTILITY, DRAINAGE & EASEMENT |
| X—X | FENCE LINE |
| OHE | OVERHEAD UTILITY LINES |
| G | GAS LINES |
| FO | FIBER OPTICS |
| W | WATER |
| ST | STORM SEWER |
| SS | SANITARY SEWER |
| OS | OPEN SPACE |
| LS | LANDSCAPE AREAS |
| (c) | CALCULATED |
| (A.U.E.) | ACCESS & UTILITY EASEMENT |
| (ZO) | ZONING ORDINANCE |
| M.B.S.L. | MINIMUM BUILDING SETBACK |

## SITE INFORMATION

*PRE- -IMPERVIOUS AREA= 1888 SQUARE FEET*
*PRE- INFILTRATED AREA= 15067 SQUARE FEET*
*11% OF OVERALL PARCEL IS IMPERVIOUS*

*POST- -IMPERVIOUS AREA= 8230 SQUARE FEET*

*POST- INFILTRATED AREA= 8725 SQUARE FEET*
*(DRIVEWAY / PAVERS =3884 SF)*
*(BIO-RETENTION AREA=1420 SF)*
*(OTHER LANDSCAPING/GREEN AREAS=3421 SF)*

*48% OF OVERALL PARCEL IS IMPERVIOUS.*
*(NET INCREASE OF IMPERVIOUS AREA = 37%)*

## LOT CHART

| LOT # | SQ. FT. | ACRES |
|---|---|---|
| 1 | 3689 | 0.085 |
| 2 | 3689 | 0.085 |
| 3 | 8154 | 0.187 |
| OPEN SPACE 100 | 1423 | 0.033 |
| TOTAL | 16955 | 0.389 |

ROGER HARRAH TENNESSEE REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 04/01/21 TENNESSEE NO. 2039

## CERTIFICATION

I, ROGER HARRAH, HAVE TO THE BEST OF MY ABILITY, DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY OF FRANKLIN, AND WITH THE FRANKLIN LAND USE PLAN, WITH WHICH I AM FAMILIAR.

ROGER HARRAH
RLS - 2039

04/01/21
DATE

REVISIONS:
- REVISED PER CITY OF FRANKLIN COMMENTS -

DATE OF DRAWING: 03-02-21
MANAGER: RHH
CADD: ITH
PROJECT NUMBER: 201305
FIELD BOOK NUMBER:
LAST FIELD WORK:
CREW CHIEF (S):
COMPUTER FILE: 201305_030221
SCALE: 1"= 30'

**PRELIMINARY PLAT OF MORTON SUBDIVISION**

207 FAIRGROUND STREET - C.O.F. PROJECT #7489
8th CIVIL DISTRICT
WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
FOR
ADAM BALLASH


TWM
CONSULTING ENGINEERING GEOSPATIAL SERVICES
504 AUTUMN SPRINGS COURT SUITES B-14 & B-15
TEL: (615) 814-7414
FAX: (615) 778-0805
FRANKLIN, TN 37067 EMAIL: rharrah@twm-inc.com


C2.0
PRELIMINARY PLAT

City of Franklin

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

**File #: 21-01924**

**DATE:** April 7, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

**SUBJECT:**

Westhaven PUD Subdivision, Final Plat, Section 20, Revision 1, Creating 7 Non-Residential Lots, On 199.026 Acres, Located At The Intersection Of Boyd Mill Pike And Stone Water Boulevard. (CONSENT AGENDA)

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7502
Applicant: Joey Wilson, Wilson and Associates, PC
Owner: Tom Skube, Southern Land Company, LLC

**BACKGROUND/STAFF COMMENTS:**
The purpose of the plat is to create 7 non-residential lots for a golf course. The proposed use of the lots is a golf course with an adjacent club house for the Westhaven Golf Club, LLC. The most recent development plan revision for the associated development was approved by BOMA on October 13, 2020.

**PROCEDURAL REQUIREMENTS:**

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

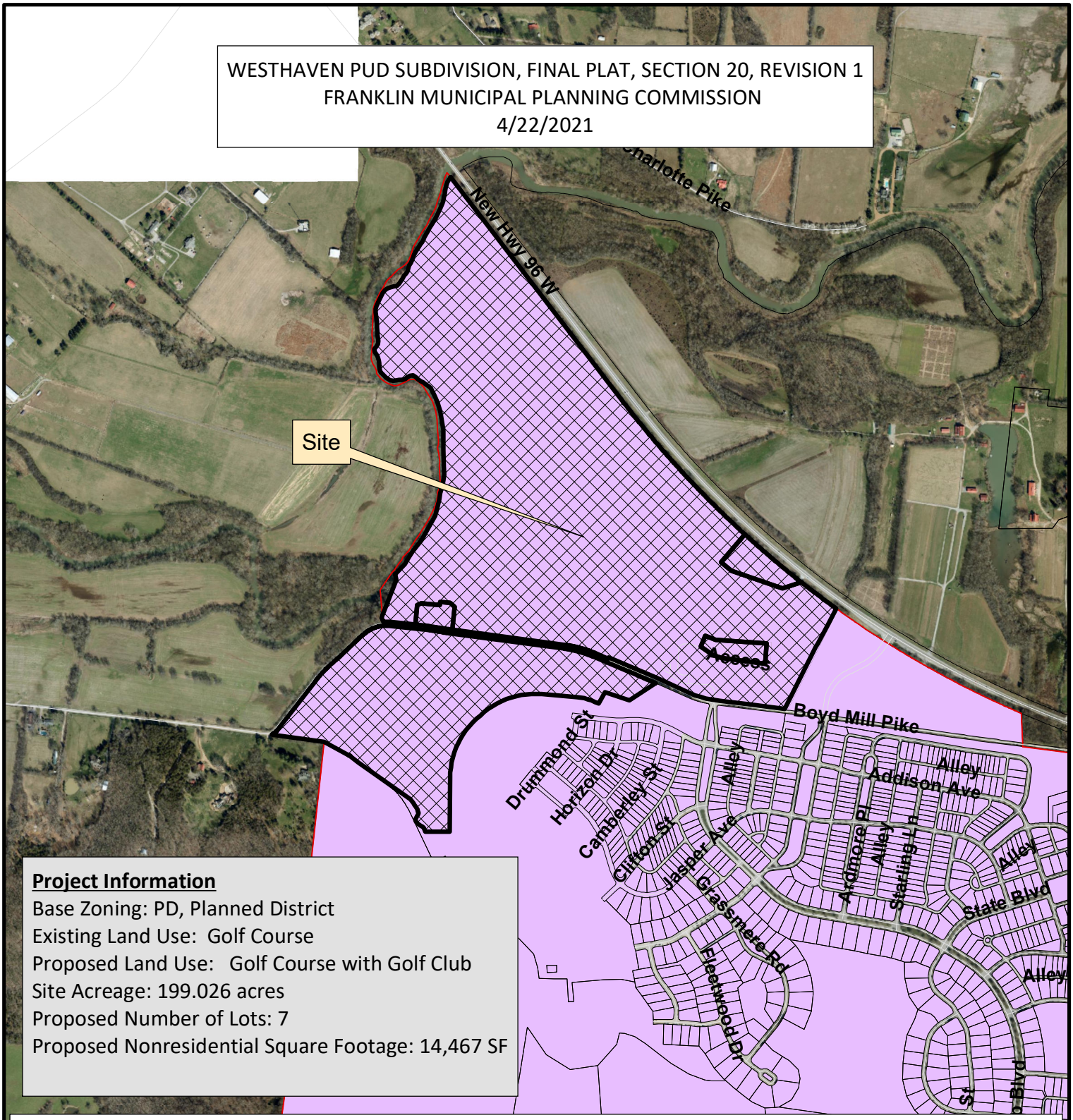
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 20, Revision 1. The conditions of approval are attached to this staff report.


WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 20, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021
Charlotte Pike
New Hwy 96 W
Site
Access
Boyd Mill Pike
Drummond St
Horizon Dr
Cambereley St
Clifton St
Jasper Ave
Alley
Addison Ave
Ardmore Pl
Sterling Ln
State Blvd
Grassmere Rd
Fleetwood Dr
Project Information
Base Zoning: PD, Planned District
Existing Land Use: Golf Course
Proposed Land Use: Golf Course with Golf Club
Site Acreage: 199.026 acres
Proposed Number of Lots: 7
Proposed Nonresidential Square Footage: 14,467 SF
Westhaven, Sec 20 (Golf Course)
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: 7502**

**CONDITIONS OF APPROVAL:**

## Open Issues: 7 These issues are currently being filtered

### Engineering - Final Plat Checklist

#### General Issues

**5. Lot 848**

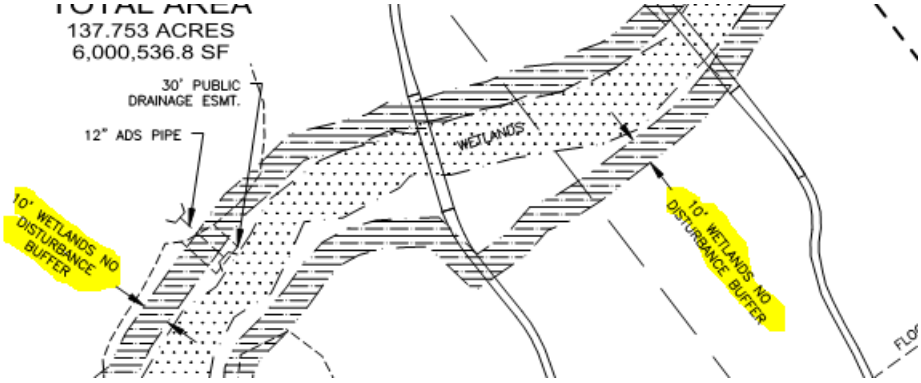
joe.marlo@franklintn.gov Applicant shall provide the following note on the final plat stating the intent to void/vacate/supercede Lot 848 with this final plat *(filling in the appropriate blanks)*:

The recording of this plat voids, vacates, and supercedes the previous recording of Lot(s) ____ shown on the Final Plat entitled "____" as recorded in Plat Book ____, Page ____, R.O.W.C.

**23. C. Final Plat**

lance.fittro@franklintn.gov The previous comment, "*Applicant shall label all stream and wetland buffers as "riparian buffer" on the plat to coincide with the wording and conditions of General Note 26*." has not been fully-addressed.

The wetland buffer shown below is to be labeled as a riparian buffer, and the width dimension corrected to indicate a 25' buffer width (drawn correctly on the plat, but labeled incorrectly).




**25. C. Final Plat**

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall revise General Note 13 to exclude Golf Club Lane, which is not a public street and is not designated as public right-of-way.

13. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.

### Performance Agreement and Surety

#### General Issues

**26. Engineering Sureties**

| | |
|---|---|
| kevin.long@franklintn.gov | **No sureties are associated with this Final Plat.** This Final Plat is a revision of previous Final Plats and any sureties were posted with the original Final Plat.<br><br>***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)*** |

## Stormwater

### General Issues

#### 20. Plats

| | |
|---|---|
| jeff.willoughby@franklintn.gov | Comment not fully addressed. There are multiple areas where discrepancies in width are shown. Please reference the approved SW variance 2020-7. All riparian buffers shall be labeled as "Riparian Buffers" and any deviations in widths noted. |

#### 21. Water Quality

| | |
|---|---|
| jeff.willoughby@franklintn.gov | Comment not fully addressed. Level spreaders as shown in COF1062 shall require drainage easements shown. |

## Water/Sewer

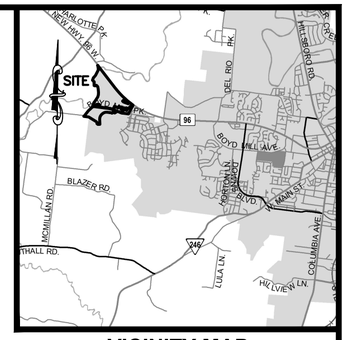
### General Issues

#### 2. Force main easement

| | |
|---|---|
| scott.andrews@franklintn.gov | Applicant has failed to fully address comment.<br><br>The easement to serve the golf course lots may overlap into HB TS and MTEMC easement, but documentation must be provided from HB TS and MTEMC showing the allowance of the easement to overlap into the existing water easement.<br><br>This plat cannot be approved until documentation from MTEMC and HB&TS is provided stating that the easements can overlap.<br>[Edited By Scott Andrews] |

**LEGEND**

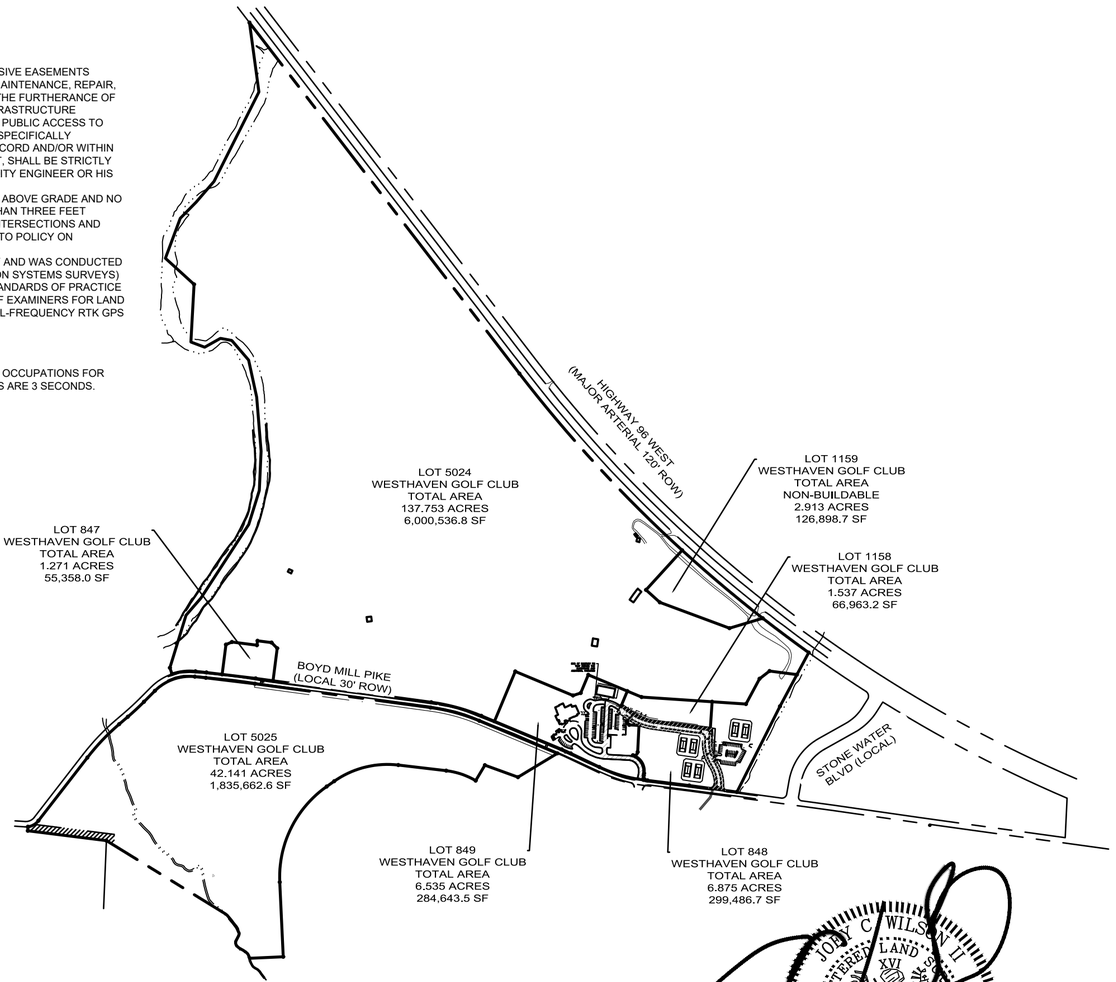
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | ◉ | SANITARY SEWER MH | (SS) | GUY ANCHOR | | ADDRESSES | 1234 |
| IRON PIN SET | ○ | SANITARY SEWER CO | (CO) | COMMUNICATION BOX | C | HANDICAP SPACE | |
| FENCE POST FOUND | ● | AREA DRAIN | | COMMUNICATION MH | (C) | SANITARY SEWER | 8" SA |
| FENCE POST SET | ◎ | CURB INLET | | GAS METER | G | WATER | 4" W |
| CONC. MON. FOUND | ■ | STORM MH | (ST) | GAS VALVE | | UNDERGROUND ELEC | UGE |
| CONC. MON. SET | ⊡ | ELECTRIC METER-BOX | E | EVERGREEN TREE | | OVERHEAD ELEC | OHE |
| WATER METER | W | ELECTRIC MH | (E) | SIDEWALK | | GCENTERLINE | |
| WATER VALVE | | LIGHT POLE | | MIN. BUILDING SETBACK | M.B.S.L. | WATER FEATURE | |
| FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | BOUNDARY | |




**VICINITY MAP**
NOT TO SCALE

## PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 7 LOTS AS PART OF THE WESTHAVEN GOLF CLUB, LLC.
2. SUBJECT PROPERTY IS IDENTIFIED AS ALL OF PARCELS 23.08, 23.09, 23.10, & 23.11 ON PROPERTY TAX MAP 64 AS OF RECORD IN DEED BOOK 4664 PAGES 58 & 64.
3. ZONING: PD PLANNED DISTRICT
4. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
12. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0180G, 47187C0183 G, WITH EFFECTIVE DATES OF DECEMBER 22, 2016, AND 47178C0190F, 47187C0195F, WIHT EFFECTIVE DATES OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY RANGES FROM 630 TO 635. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
13. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
14. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER OR THE HOA.
15. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
16. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN GOLF CLUB AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
17. 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.
18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
19. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN GOLF CLUB.
20. LOT NUMBERS ARE SHOWN HEREON
21. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
22. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
23. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
24. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
25. 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.
26. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCITON, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
27. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
28. 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.
29. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT C.O.R.S NETWORK.
    a. POSITIONAL ACCURACY: 0.08'
    b. DATE OF SURVEY: 02/23/2021
    c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
    d. GEOID 3, ZONE 7 REVISED
    e. NO COMBINED GRID FACTORS WERE USED.




600 0 300 600 1200

GRAPHIC SCALE: 1" = 600'

### CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN GOLF CLUB, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH HB&TS UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM

HB&TS UTILITY DISTRICT — DATE

### CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

### CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 23RD DAY OF FEBRUARY, 2021.

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

### CERTIFICATE OF APPROVAL OF SUBDIVISIION 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, TENNESSEE — 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 4464, PAGE 58 & 64, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 0000, PAGE 0000, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK 0000, PAGE 0000, R.O.W.C.

OWNER — DATE

### CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN WESTHAVEN GOLF CLUB, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

### CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN GOLF CLUB, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

### CERTIFICATE OF APPROVAL OF RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ___DAY OF_____, 20___, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

JOEY C. WILSON II — REGISTERED LAND SURVEYOR — TENNESSEE — NO. 2089 — 4/1/21

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

SOUTHERN LAND COMPANY

# WESTHAVEN

## GOLF CLUB

## FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 199.026 | TOTAL NO. OF LOTS: | 7 |
| ACRES NEW RD/ST: | 0.00 | L.F. OF NEW RD/ST: | 0 |
| ACRES OPEN SPACE: | 0.00 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | JCW II | CLOSURE ERROR: | SEE NOTE 29 |
| SCALE: | 1"=600' | DATE: | 03/08/2021 |

WA PROJECT NO. 20-1508 - COF PROJECT NO. 7502 - SHEET 1 0F 7

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

# FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 199.026 | TOTAL NO. OF LOTS: | 7 |
| ACRES NEW RD/ST: | 0.00 | L.F. OF NEW RD/ST: | 0 |
| ACRES OPEN SPACE: | 0.00 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | JCW II | CLOSURE ERROR: | SEE NOTE 29 |
| SCALE: | 1'=100' | DATE: | 03/08/2021 |

WA PROJECT NO. 20-1508 - COF PROJECT NO. 7502 - SHEET 2 0F 7

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2089
4/1/21

SOUTHERN LAND COMPANY

# WESTHAVEN

## GOLF CLUB

100 0 50 100 200
GRAPHIC SCALE: 1" = 100'

KEYMAP

HIGHWAY 96 WEST
(MAJOR ARTERIAL 120' ROW)

WEST HARPETH RIVER

FLOODWAY

N71°41'W
361.41'

25' RIPARIAN BUFFER

300' BUILDING SETBACK

N26°38'58"E
558.96'

N40°44'28"E
152.90'

N44°35'28"E
127.19'

N20°22'28"E
238.29'

N47°40'32"W
218.80'

S27°33'56"E
2475.37'

LOT 5024
WESTHAVEN GOLF CLUB
TOTAL AREA
137.753 ACRES
6,000,536.8 SF

30' PUBLIC DRAINAGE ESMT.

12" ADS PIPE

PUBLIC DRAINAGE EASEMENT

WETLANDS

10' WETLANDS NO DISTURBANCE BUFFER

10' WETLANDS NO DISTURBANCE BUFFER

FLOODWAY

MATCHLINE SHEET 3 OF 7

4 OF 7

*MATCHLINE SHEET 2 OF 7*

KEYMAP

FLOODWAY

CARLTON H. & ANGELA S STINSON
MAP 65, PARCEL 41.04
DEED BOOK 4312, PAGE 243

N3°10'28"E 322.82'

82.35' N69°28'31"W

100.86' S60°37'28"W

64.64' N79°26'32"W

144.56' N40°39'32"W

211.72' N12°16'33"W

N4°40'32"W 303.28'

N2°34'28"E 219.77'

N17°15'28"E 198.99'

WETLANDS

10' WETLANDS NO DISTURBANCE BUFFER

10' WETLANDS NO DISTURBANCE BUFFER

30' PUBLIC DRAINAGE EASEMENT

PUBLIC DRAINAGE EASEMENT

FLOODWAY

12" ADS PIPE

300' BUILDING SETBACK

PUBLIC DRAINAGE EASEMENT

18" ADS PIPE

30' PUBLIC DRAINAGE EASEMENT

PUBLIC DRAINAGE EASEMENT

25' RIPARIAN BUFFER

WEST HARPETH RIVER

LOT 5024
WESTHAVEN GOLF CLUB
TOTAL AREA
137.753 ACRES
6,000,536.8 SF

25' RIPARIAN BUFFER

100-YR FLOOD PLAIN

*MATCHLINE SHEET 4 OF 7*

*MATCHLINE SHEET 5 OF 7*

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2089
4/1/21

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

SOUTHERN LAND COMPANY

# *WESTHAVEN*

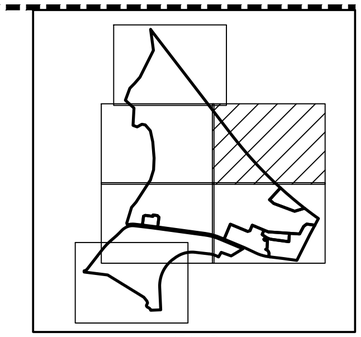
## *GOLF CLUB*

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

| FINAL SUBDIVISION PLAT | | | |
|---|---|---|---|
| FRANKLIN - WILLIAMSON COUNTY - TENNESSEE | | | |
| TOTAL ACRES: | 199.026 | TOTAL NO. OF LOTS: | 7 |
| ACRES NEW RD/ST: | 0.00 | L.F. OF NEW RD/ST: | 0 |
| ACRES OPEN SPACE: | 0.00 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | JCW II | CLOSURE ERROR: | SEE NOTE 29 |
| SCALE: | 1"=100' | DATE: | 03/08/2021 |
| WA PROJECT NO. 20-1508 - COF PROJECT NO. 7502 - SHEET 3 0F 7 | | | |

*MATCHLINE SHEET 4 OF 7*


KEYMAP

*MATCHLINE SHEET 5 OF 7*

LOT 5024
WESTHAVEN GOLF CLUB
TOTAL AREA
137.753 ACRES
6,000,536.8 SF

HIGHWAY 96 WEST
(MAJOR ARTERIAL 120' ROW)

300' BUILDING SETBACK

100-YR FLOOD PLAIN

100-YR FLOOD PLAIN

C9

30' PUBLIC DRAINAGE EASEMENT

PUBLIC DRAINAGE EASEMENT

OHE

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C9 | 1344.31' | 7700.00' | 10° 00' 11" | S42° 38' 55"E | 1342.60' |

100 0 50 100 200
GRAPHIC SCALE: 1" = 100'

*MATCHLINE SHEET 6 OF 7*

JODY C WILSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMERCE
4/1/21
TENNESSEE NO. 2089

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

SOUTHERN LAND COMPANY

# *WESTHAVEN*

## *GOLF CLUB*

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 199.026 | TOTAL NO. OF LOTS: | 7 |
| ACRES NEW RD/ST: | 0.00 | L.F. OF NEW RD/ST: | 0 |
| ACRES OPEN SPACE: | 0.00 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | JCW II | CLOSURE ERROR: | SEE NOTE 29 |
| SCALE: | 1"=100' | DATE: | 03/08/2021 |

WA PROJECT NO. 20-1508 - COF PROJECT NO. 7502 - SHEET 4 0F 7

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 199.026 | TOTAL NO. OF LOTS: | 7 |
| ACRES NEW RD/ST: | 0.00 | L.F. OF NEW RD/ST: | 0 |
| ACRES OPEN SPACE: | 0.00 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | JCW II | CLOSURE ERROR: | SEE NOTE 29 |
| SCALE: | 1'=100' | DATE: | 03/08/2021 |

WA PROJECT NO. 20-1508 - COF PROJECT NO. 7502 - SHEET 5 0F 7

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

SOUTHERN LAND COMPANY

# WESTHAVEN

## GOLF CLUB

JOEY C. WILSON II REGISTERED LAND SURVEYOR TENNESSEE NO. 2089

*MATCHLINE SHEET 3 OF 7*

*MATCHLINE SHEET 6 OF 7*

*MATCHLINE SHEET 7 OF 7*

KEYMAP

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 283.39' | 1089.00' | 14° 54' 36" | N74° 49' 09"W | 282.59' |
| C7 | 123.37' | 1576.00' | 4° 29' 06" | N47° 11' 09"E | 123.34' |
| C8 | 245.09' | 275.00' | 51° 03' 54" | S70° 28' 33"W | 237.06' |
| C15 | 132.85' | 305.00' | 24° 57' 21" | S83° 31' 49"W | 131.80' |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 61.70' | S83°59'31"E |
| L26 | 63.46' | N49°25'42"E |
| L27 | 36.70' | N18°57'45"W |
| L29 | 88.39' | N83°07'59"W |
| L30 | 61.92' | N83°59'31"W |
| L36 | 36.37' | N66°28'49"E |
| L37 | 24.83' | N7°15'45"E |
| L38 | 79.32' | S82°44'15"E |
| L39 | 44.63' | S44°41'59"E |

WEST HARPETH RIVER

N32°59'28"E 490.67'

N40°57'28"E 127.50'

N17°04'52"E 307.05'

25' RIPARIAN BUFFER

PUBLIC DRAINAGE EASEMENT

30' PUBLIC DRAINAGE EASEMENT

48" ADS PIPE

LOT 847
WESTHAVEN GOLF CLUB
TOTAL AREA
1.271 ACRES
55,358.0 SF

L37 S82°44'15"E 141.06' L38 L39

N7°15'45"E 167.94'

183.37' S7°15'45"W

LOT 5024
WESTHAVEN GOLF CLUB
TOTAL AREA
137.753 ACRES
6,000,536.8 SF

BOYD MILL PIKE
(LOCAL 30' ROW)

N83°07'59"W 188.76'

276.71'

S83°07'59"E

N82°16'27"W 98.03'

990.11'

S82°16'27"E

N82°16'27"W 892.30'

20' SANITARY SEWER FORCE MAIN ESMT

40' MTEMC EASEMENT BOOK 3347, PAGE 935

48" RCP

30'X80' PUBLIC DRAINAGE EASEMENT

N44°56'36"E 86.70'

40' MTEMC EASEMENT BOOK 3347, PAGE 935

25' HB&TS WATER EASEMENT BOOK 2789, PAGE 683

BARBRA S HASKEW &
BEVERLEY JOAN SHORT
MAP 65, PARCEL 43.01
DEED BOOK 6444, PAGE 593

LOT 5025
WESTHAVEN GOLF CLUB
TOTAL AREA
42.141 ACRES
1,835,662.6 SF

LOT 5025
WESTHAVEN GOLF CLUB
TOTAL AREA
42.141 ACRES
1,835,662.6 SF

PUBLIC DRAINAGE EASEMENT

100-YR FLOOD PLAIN

25' RIPARIAN BUFFER

PUBLIC DRAINAGE EASEMENT

18" ADS PIPE

C3 269.91' N83°17'06"W

WESTHAVEN PARTNERSHIPS, LLC
MAP 64, PARCEL 23.00
DEED BOOK 2668, PAGE 35

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 199.026 | TOTAL NO. OF LOTS: | 7 |
| ACRES NEW RD/ST: | 0.00 | L.F. OF NEW RD/ST: | 0 |
| ACRES OPEN SPACE: | 0.00 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | JCW II | CLOSURE ERROR: | SEE NOTE 29 |
| SCALE: | 1'=100' | DATE: | 03/08/2021 |

WA PROJECT NO. 20-1508 - COF PROJECT NO. 7502 - SHEET 6 0F 7

MATCHLINE SHEET 5 OF 7

MATCHLINE SHEET 4 OF 7

SOUTHERN LAND COMPANY

# WESTHAVEN

## GOLF CLUB

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

JOEY C. WILSON II — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — COMMERCE — AGRICULTURE — 4/1/21 — TENNESSEE NO. 2089

5 @ 24" ADS PIPE

LOT 5024
WESTHAVEN GOLF CLUB
TOTAL AREA
137.753 ACRES
6,000,536.8 SF

PUBLIC DRAINAGE EASEMENT

LOT 1159
WESTHAVEN GOLF CLUB
TOTAL AREA
NON-BUILDABLE
2.913 ACRES
126,898.7 SF

N42°21'00"E 299.90'

C10

HIGHWAY 96 WEST
(MAJOR ARTERIAL 120' ROW)

OHE

103.59'
N47°56'12"W

300' BUILDING SETBACK

415.44'
N69°38'25"W

ANCIENT BURIAL GROUND

194.18'
S73°23'25"W

C11

30' PUBLIC DRAINAGE EASEMENT

54" ADS PIPE

END OF SANITARY FM THAT SERVES THE CLUBHOUSE AND ADDITIONAL FACILITIES

20' PUBLIC DRAINAGE EASEMENT

25' RIPARIAN BUFFER

LOT 1158
WESTHAVEN GOLF CLUB
TOTAL AREA
1.537 ACRES
66,963.2 SF

54" RCP

S67°21'51"E 236.63'

S67°21'51"E 86.27'

N22°38'09"E 89.56'

N54°36'46"W 70.25'

C17

L31

L32

L33

L34

C16

10' PRIVATE SANITARY SEWER FORCE MAIN EASEMENT

50' PUBLIC UTILITY ACCESS & DRAINAGE ESMT. PUADE

S86°10'36"E 395.23'

S86°10'36"E 189.75'

50' PUADE

15" RCP

316.67'
N82°18'35"W

156.60'
S3°49'24"W

N28°09'33"E 160.26'

N52°25'12"E 70.71'

S82°34'48"E 154.33'

S28°09'26"W 139.45'

S28°09'26"W 200.96'

WESTHAVEN PARTNERSHIPS, LLC
MAP 64, PARCEL 23.23
DEED BOOK 2668, PAGE 35

40' MTEMC & HB&TS EASEMENT BOOK 3347, PAGE 935 WATER ESMT. ESTABLISHED W/ THE RECORDING OF THIS PLAT

25' RIPARIAN BUFFER

20' SANITARY SEWER FORCE MAIN ESMT

LOT 849
WESTHAVEN GOLF CLUB
TOTAL AREA
6.535 ACRES
284,643.5 SF

N22°38'09"E 302.21'

S67°21'51"E 349.74'

N72°15'07"E 44.92'

N22°38'09"E 110.41'

BOYD MILL PIKE
(LOCAL 30' ROW)

C14

N67°21'51"W 79.36'

S67°21'51"E 472.85'

N67°21'51"W 407.24'

24" PAE

54" RCP

18" RCP

24" PUBLIC ACCESS ESMT. (PAE)

30' PUBLIC DRAINAGE EASEMENT

N25°31'14"E 149.13'

18" RCP

GOLF CLUB LANE
(PRIVATE)

LOT 848
WESTHAVEN GOLF CLUB
TOTAL AREA
6.875 ACRES
299,486.7 SF

C18

C19

L35

C20

L28

54" RCP

18" RCP

50' PUADE

234.73'
N82°58'52"W

268.98'
N82°15'29"W

12" RCP

48" RCP

25' HB&TS WATER EASEMENT BOOK 2789, PAGE 683

40' MTEMC EASEMENT BOOK 3347, PAGE 935

C13

177.42'
N64°31'20"W

257.14'
S58°50'06"W

C12

C2

100.60'
S30°42'18"W

196.86'
N70°06'26"W

WESTHAVEN PARTNERSHIPS, LLC
MAP 64, PARCEL 23.00
DEED BOOK 2668, PAGE 35

GIE

OHE

100 0 50 100 200

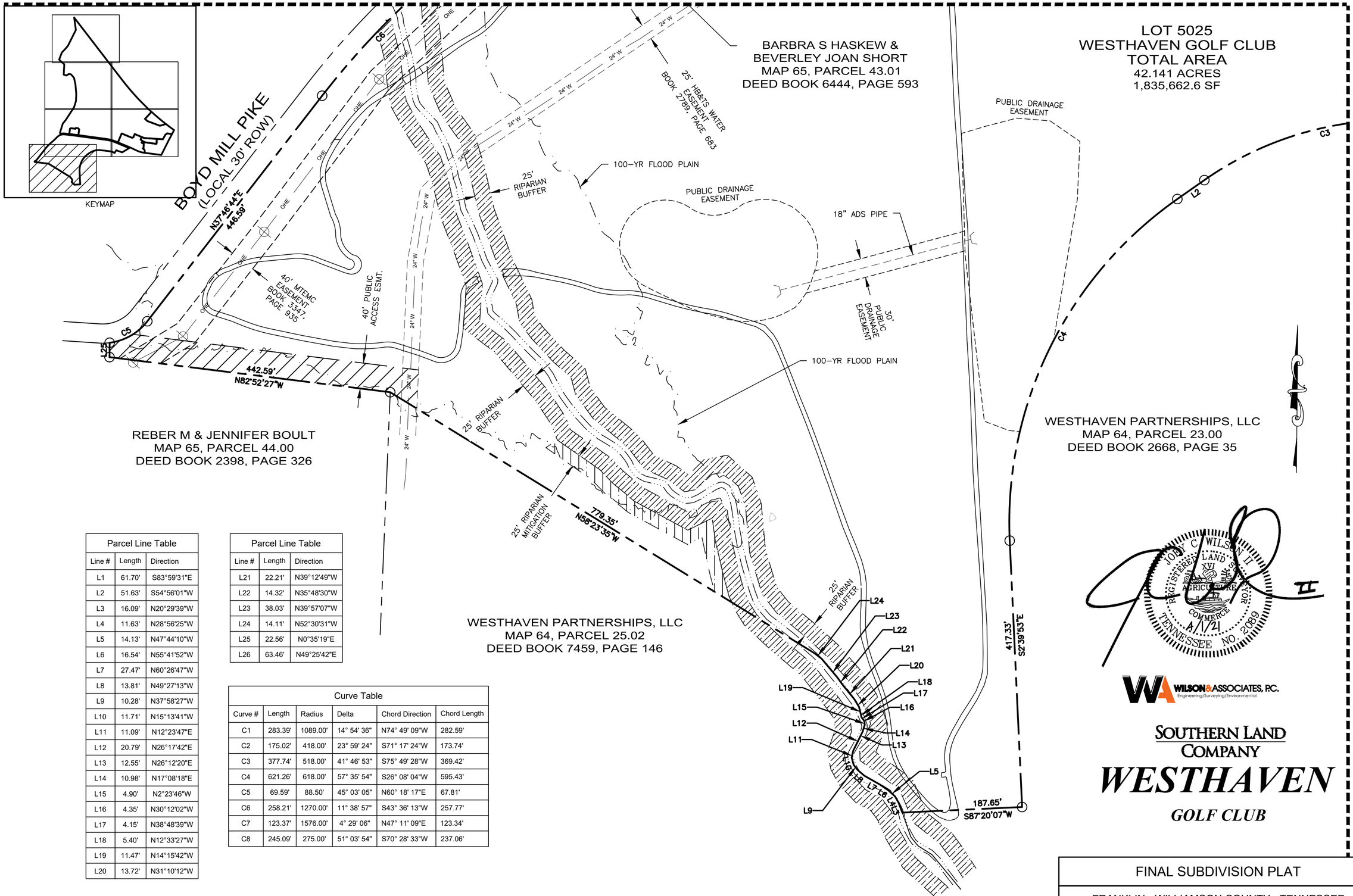
GRAPHIC SCALE: 1" = 100'

KEYMAP

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C10 | 589.51' | 7700.00' | 4° 23' 12" | S49° 50' 36"E | 589.36' |
| C11 | 320.68' | 7700.00' | 2° 23' 10" | S53° 13' 47"E | 320.66' |
| C12 | 257.73' | 800.00' | 18° 27' 32" | S73° 45' 06"E | 256.62' |
| C13 | 55.50' | 1119.00' | 2° 50' 31" | N65° 56' 36"W | 55.50' |
| C14 | 291.19' | 1119.00' | 14° 54' 36" | N74° 49' 09"W | 290.37' |
| C16 | 125.48' | 285.00' | 25° 13' 37" | S69° 41' 46"E | 124.47' |
| C17 | 12.29' | 285.00' | 2° 28' 11" | S55° 50' 51"E | 12.28' |
| C18 | 36.76' | 20.00' | 105° 18' 33" | N55° 32' 31"E | 31.80' |
| C19 | 128.90' | 92.00' | 80° 16' 32" | N31° 39' 57"W | 118.61' |
| C20 | 39.11' | 24.50' | 91° 27' 11" | S37° 15' 16"E | 35.08' |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L28 | 23.03' | N82°58'52"W |
| L31 | 29.99' | N32°55'07"E |
| L32 | 24.83' | N52°57'57"E |
| L33 | 23.13' | N37°02'03"W |
| L34 | 54.40' | N87°01'53"W |
| L35 | 11.81' | N8°28'19"E |

*MATCHLINE SHEET 5 OF 7*




| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 61.70' | S83°59'31"E |
| L2 | 51.63' | S54°56'01"W |
| L3 | 16.09' | N20°29'39"W |
| L4 | 11.63' | N28°56'25"W |
| L5 | 14.13' | N47°44'10"W |
| L6 | 16.54' | N55°41'52"W |
| L7 | 27.47' | N60°26'47"W |
| L8 | 13.81' | N49°27'13"W |
| L9 | 10.28' | N37°58'27"W |
| L10 | 11.71' | N15°13'41"W |
| L11 | 11.09' | N12°23'47"E |
| L12 | 20.79' | N26°17'42"E |
| L13 | 12.55' | N26°12'20"E |
| L14 | 10.98' | N17°08'18"E |
| L15 | 4.90' | N2°23'46"W |
| L16 | 4.35' | N30°12'02"W |
| L17 | 4.15' | N38°48'39"W |
| L18 | 5.40' | N12°33'27"W |
| L19 | 11.47' | N14°15'42"W |
| L20 | 13.72' | N31°10'12"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L21 | 22.21' | N39°12'49"W |
| L22 | 14.32' | N35°48'30"W |
| L23 | 38.03' | N39°57'07"W |
| L24 | 14.11' | N52°30'31"W |
| L25 | 22.56' | N0°35'19"E |
| L26 | 63.46' | N49°25'42"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 283.39' | 1089.00' | 14° 54' 36" | N74° 49' 09"W | 282.59' |
| C2 | 175.02' | 418.00' | 23° 59' 24" | S71° 17' 24"W | 173.74' |
| C3 | 377.74' | 518.00' | 41° 46' 53" | S75° 49' 28"W | 369.42' |
| C4 | 621.26' | 618.00' | 57° 35' 54" | S26° 08' 04"W | 595.43' |
| C5 | 69.59' | 88.50' | 45° 03' 05" | N60° 18' 17"E | 67.81' |
| C6 | 258.21' | 1270.00' | 11° 38' 57" | S43° 36' 13"W | 257.77' |
| C7 | 123.37' | 1576.00' | 4° 29' 06" | N47° 11' 09"E | 123.34' |
| C8 | 245.09' | 275.00' | 51° 03' 54" | S70° 28' 33"W | 237.06' |

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

*MATCHLINE SHEET 5 OF 7*

JOHN C WILSON II
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2089
4/1/21

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

SOUTHERN LAND COMPANY

# WESTHAVEN

GOLF CLUB

## FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 199.026 | TOTAL NO. OF LOTS: | 7 |
| ACRES NEW RD/ST: | 0.00 | L.F. OF NEW RD/ST: | 0 |
| ACRES OPEN SPACE: | 0.00 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | JCW II | CLOSURE ERROR: | SEE NOTE 29 |
| SCALE: | 1"=100' | DATE: | 03/08/2021 |

WA PROJECT NO. 20-1508 - COF PROJECT NO. 7502 - SHEET 7 0F 7

City of Franklin

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

**File #: 21-01807**

**DATE:** April 12, 2021

**TO:** Franklin Municipal Planning Commission

**FROM:** Eric Stuckey, City Administrator
Tom Marsh, Director of BNS
Alex Brown, Asst. Director of BNS
Shanna McCoy

**SUBJECT:**

Consideration of Ordinance 2021-07, An Ordinance To Amend Chapter 23 Of The Zoning Ordinance Of The City of Franklin To Redefine Substantial Damage And Substantial Improvement Related To Cumulative Timeframe And Market Value For Properties Located In The Floodplain.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning an Ordinance to amend the Franklin Zoning Ordinance, Chapter 23, to redefine Substantial Damage and Substantial Improvement relative to the cumulative timeframe for enforcement and the appropriate means of determining market value.

**BACKGROUND/STAFF COMMENTS:**

During the adoption process for the new City of Franklin Zoning Ordinance, several concerns were voiced from homeowners regarding some of the City's higher regulatory standards related to floodplain management. Staff coordinated a public meeting in March of 2020 to discuss freeboard and substantial damage/improvement cumulative time frame and how market value is determined. From that meeting, the following refinements are reflected in this ordinance.Substantive Updates:
Change the cumulative timeframe for substantial damage and improvement from 10 years to 5 years;
Add the option of an independent appraisal for the determination of market valueAdditional meetings will be scheduled in the future to discuss the Community Rating System and Floodway uses.

**FINANCIAL IMPACT:**

There is no direct financial impact on the City of Franklin.

**RECOMMENDATION:**

Staff recommends that the Franklin Municipal Planning Commission approve Ordinance 2021-07.

# Proposed amendments to Chapter 23 of the Zoning Ordinance

- *Change the cumulative time frame for substantial improvement/damage from 10 years to 5 years*

- *Add independent appraisal as an approved method of determining a structure's value*

- *These changes would be effective 1/1/2022*

*We will revisit freeboard and parking in the floodway at a later date.*



**ORDINANCE 2021- 07**

**AN ORDINANCE TO AMEND CHAPTER 23 OF THE FRANKLIN ZONING ORDINANCE TO MODIFY AND REDEFINE SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT RELATED TO CUMULATIVE TIME FRAME AND MARKET VALUE FOR PROPERTIES IN THE FLOODPLAIN.**

**WHEREAS,** the Board of Mayor and Aldermen adopted a comprehensive Zoning Ordinance update at Third and Final reading on December 10, 2019, and it became effective on December 31, 2019; and

**WHEREAS**, during the public input process, some citizens raised concerns about current floodplain standards and floodplain-related definitions in the Zoning Ordinance; and

**WHEREAS**, in 2020 and early 2021, the City held two public input meetings about floodplain standards and the Community Rating System; and

**WHEREAS**, City staff found consensus on revising certain definitions to provide greater flexibility to property owners to make home improvements to their properties within the floodplain; and

**WHEREAS**, this text amendment changes the definitions for substantial damage and substantial improvement, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

**SECTION I**, that Chapter 23, Section 4 of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold** and remove the following text with a ~~strikethrough~~, titles not included, as follows:

23.4 Defined Terms

…

**Substantial Damage**

Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The market value is **determined either by** the assessed value of the structure per the Williamson County Property Assessor, plus an additional 15 percent of that assessed value**, or by independent appraisal by a State of Tennessee licensed or certified real estate appraiser.** In calculating the substantial damage, construction improvement costs are tracked cumulatively over a **five** ~~ten~~-year period.

**Substantial Improvement**

For the purposes of Section 17.6, Floodplain Regulations, any reconstruction, rehabilitation, addition, alteration, or other improvement of a structure in which the cost equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the initial improvement. This term included structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value is **determined either by** the assessed value of the structure per the Williamson County Property Assessor, plus an additional 15 percent of that assessed value**, or by independent appraisal by a State of Tennessee licensed or certified real estate appraiser.** In calculating the substantial improvement, construction improvement costs are tracked cumulatively over a **five** ~~ten~~-year period.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living condition and not solely triggered by an improvement or repair project or; (2) Any alteration of a " historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

…

**SECTION II:** BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this Ordinance shall take effect on 01/01/2022, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

**ATTEST:** **CITY OF FRANKLIN, TENNESSEE:**

**BY:** _____ **BY:** _____

**ERIC S. STUCKEY** **DR. KEN MOORE**

City Recorder/Administrator Mayor

**APPROVED AS TO FORM:**

_____

**WILLIAM E. SQUIRES**

Assistant City Attorney