City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

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

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

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

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

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CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The September 23, 2021 FMPC Minutes.

FMPC ANNUAL CALENDAR

2. Consideration Of Approval Of The January 2022 - January 2023 FMPC Calendar.

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 4-6 And 12-17 On The Consent Agenda.

SITE PLAN SURETIES

4. Creekstone Commons PUD Subdivision, Site Plan, Section 4; Extend The Maintenance Agreement For Landscaping Improvements To October 27, 2022. (CONSENT AGENDA)

   Sponsors: Melodie Brady

5. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase B improvements to October 27, 2022. (CONSENT AGENDA)

   Sponsors: Melodie Brady

6. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage And Landscaping Improvements To October 27, 2022. (CONSENT AGENDA)

   Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

7. Consideration of Ordinance 2021-44: An Ordinance To Rezone 12.0 Acres From R-1 District To Planned (PD 0.92) District For The Property Located North Of Boyd Mill Avenue And West Of Glass Lane, At 600 Boyd Mill Avenue (Historic Magnolia Hall PUD Subdivision).

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

8. Consideration Of Resolution 2021-151: A Resolution Approving A Development Plan For Historic Magnolia Hall PUD Subdivision, With 5 Modifications Of Development Standards (Sidewalks, Retaining Walls), For The Property Located North Of Boyd Mill Avenue And West Of Glass Lane, At 600 Boyd Mill Avenue.

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

9. Consideration Of Ordinance 2021-46: An Ordinance To Rezone 7.53 Acres From Regional Commerce 6 (RC6) District To Planned (PD 39.44/8,595) District, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, At 151 Cool Springs Boulevard (Haven At Cool Springs PUD Subdivision).

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

10. Consideration Of Resolution 2021-154: A Resolution Approving A Development Plan For Haven At Cool Springs PUD Subdivision, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs Boulevard.

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

11. Consideration Of Resolution 2021-122: A Resolution Approving A Development Plan For Hamilton PUD Subdivision, Including One Modification Of Standard (Block Length Perimeter), For A Property Located North Of Old Charlotte Pike And West Of Del Rio Pike. (Hamilton PUD Subdivision)
    FMPC 8/26/21, 8-0, MOS, 8-0
    WS 9/14/21

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Cadet Homes Subdivision, Final Plat, Revision 1 (Resubdivison Of Lot 4), Creating 2 Single-Family Residential Lots, 1 Open Space Lot, And Establishing Easements, On 0.68 Acres, Located At 105 Cadet Lane. (CONSENT AGENDA)

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

13. The Highlands At Ladd Park PUD Subdivision, Final Plat, Section 42, Creating 8 Single-Family Residential Lots, 1 Open Space Lot, And Dedication Right-Of-Way, On 3.024 Acres, Located At The Intersection Of Alfred Ladd Road And Long Lane. (CONSENT AGENDA)

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

14. Villages At Southbrooke PUD Subdivision, Final Plat, Section 3, Creating 41 Residential Lots And 5 Open Space Lots, On 31.55 Acres, Located South Of Stream Valley Boulevard And East Of Lewisburg Avenue. (CONSENT AGENDA)

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

15. Westhaven PUD Subdivision, Final Plat, Section 60, Creating 47 Single-Family Residential Lots, 5 Open Space Lots, And Dedication Right-Of-Way, On 23.520 Acres, Located At The Intersection Of Conar Street And Congress Street. (CONSENT AGENDA)

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

16. Westhaven PUD Subdivision, Final Plat, Section 61, Creating 62 Single-Family Residential Lots, 1 Open Space Lot, And Dedication Right-Of-Way, On 14.811 Acres, Located At The Intersection Of Eliot Road And William Street. (CONSENT AGENDA)

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

17. Williamson County Medical Center Subdivision, Site Plan, Revision 3, Constructing A 155,275 Square Foot Addition To The Existing 530,742 Square Foot Williamson County Medical Center Campus, On 39.82 Acres, Located South Of The Intersection Of Liberty Pike And Edward Curd Lane. (CONSENT AGENDA)

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

MAJOR THOROUGHFARE PLAN AMENDMENTS

18. Consideration Of Resolution 2021-113: A Resolution To Adopt An Amendment (#4) To The 2016 Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In Various Locations Of The City Of Franklin, TN. (PUBLIC HEARING)

    Sponsors: Paul Holzen, Jimmy Wiseman

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Vice-Chair Orr called the meeting to order at 7:00 pm.

Board Members Present: Nick Mann, Alderman Ann Petersen, Alma McLemore, Marcia Allen, Michael Orr, Jimmy Franks and Jenny Williamson

Board Members Absent: Roger Lindsey and Scott Harrison

Vice-Chair Orr read the following statement:

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APPROVAL OF MINUTES

1. Consideration Of Approval Of the August 26, 2021 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC Minutes August 2021 Combined

Vice-Chair Orr asked for a motion to approve the Minutes from the August 26, 2021 meeting.

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

Vice-Chair Orr asked for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Minutes, Item 1, by Alderman Ann Petersen second by Commissioner Alma McLemore;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, 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

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the rezoning and development plan for Emeline Acres PUD Subdivision had been voluntarily deferred from this FMPC agenda. These items will send a new public notice, as required, when it is again placed on an FMPC agenda.

Ms. Kelly Dannenfelser, Assistant Director of Planning & Sustainability, stated the following:
Last fall, the Board of Mayor and Aldermen (BOMA) authorized City staff and the OHM consultant team to work on a preliminary master plan for a new city hall, which will replace the current old Shopping Mall City Hall on its prominent location on the Public Square in downtown Franklin. This included significant public outreach this spring. We are proud to announce that the preliminary master plan and Round I community engagement results have been released on the website: www.complete-the-square.com.

The preliminary master plan is the culmination of the feedback from department interviews, the functional space needs staff working group, city employees, city boards and commissions, and the community-at-large. The consultant team will present the plan and engagement results at the September 28th Board of Mayor and Aldermen (BOMA) work session.

Over the next few months, staff and a consultant team will be engaging the community for Round II

feedback to further gauge the design direction. This includes a second survey and several public meetings, including a Special DRC Meeting on October 4th, a Virtual Family Room Chat (public meeting) on October 5th, and a Joint Conceptual Workshop on December 9th. The Round II results and plan are scheduled to return to the BOMA in February 2022 for approval. Check out www.complete-the-square.com website to see the master plan, a short video overview, and take the survey.

Also, Ms. Dannenfelser stated that TAPA is holding its Planning Commission training on November 5th, from 8am-12pm to provide the 4 hours of state-required training for Planning Commissioners. We'll send out the registration details when we receive them. The training will be virtual and free.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked for citizen comments. There were none.

CONSENT AGENDA

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

Sponsors:

Attachments: None

Vice-Chair Orr stated that the vote for the Consent Agenda would include Items 3-6.

Vice-Chair Orr asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Williamson, to approve the Consent Agenda to include Items 3-6 .

Vice-Chair Orr called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Consent Agenda, Item 2, by Commissioner Alma McLemore second by Commissioner Jenny Williamson;** **Motion Passed 7-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

SITE PLAN SURETIES

3. Franklin Park PUD Subdivision, Site Plan (Apartments); Accept The Landscaping Improvements, Release The Performance Agreement And Establish A Maintenance Agreement To September 22, 2022. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga

Attachments: None

This item was approved on the Consent Agenda.

4. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Landscaping Improvements To September 22, 2022. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga

Attachments: None

This item was approved on the Consent Agenda.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

5. South Park Subdivision, Site Plan, Lot 17, Creating 33,500 Square Feet Of Institutional Space, On 4.57 Acres, Located At 143 Southeast Parkway. (CONSENT AGENDA)

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

Attachments:
1. MAP South Park Sub SP Lot 17
2. 7614 South Park Sub SP Lot 17_Conditions of Approval_01
3. 7614 South Park Sub Lot 17 Site Plan_Part1
4. 7614 South Park Sub Lot 17 Site Plan_Part2
5. 7614 South Park Sub Lot 17 Site Plan_Part3

This item was approved on the Consent Agenda.

6. Villages at Southbrooke PUD Subdivision, Final Plat, Section 1, Creating 38 Single-Family And Attached Residential Lots, And 5 Open Space Lots, On 41.92 Acres, Located East of Lewisburg Pike and South Of Stream Valley Boulevard. (CONSENT AGENDA)

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

Attachments:
1. MAP Villages at Southbrooke FP Sec 1
2. 7577 Village Southbrooke PUD FP Sec 1_Conditions of Approval_01
3. 18-1022 Villages at Southbrooke - Section 1 - Final Plat

This item was approved on the Consent Agenda.

ZONING ORDINANCE TEXT AMENDMENTS

7. Consideration Of Ordinance 2021-21, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Update.

Sponsors: Emily Wright, Kelly Dannenfelser

Attachments:
1. 2021-21 ZONING ORDINANCE AMENDMENT_with Maps_Law Approved
2. ZO Presentation FMPC 9 23 2021
3. Public Input-- refuse area screening requirements - EnviroBIN
4. Public Input FFO RE_ Zoning Map

Ms. Kelly Dannenfelser, Assistant Director of Planning & Sustainability, stated that the annual Zoning Ordinance update is before the Commission for a recommendation to BOMA. She stated that a number of topics were discussed at the August 2021 Joint Conceptual Workshop. These updates included:

1. Setbacks for platted subdivisions where setbacks are not shown;

2. Encroachments into rear yard setbacks for appurtenances like screened porches;

3. Change to the preliminary Historic Zoning Commission recommendations to include rezoning for certain areas overlay districts which may be impactful to historic resources;

4. Text-to-table formatting changes because we are finding they are more user friendly;

5. Permitted use changes;

6. and a handful of rezonings.

Ms. Dannenfelser gave a PowerPoint presentation. She stated that at the Joint Conceptual Workshop last month, they talked about:

Photography

•Add Photography Services as a permitted home occupation, limited to one on-site client at a time.
•May occur outdoors on lots of two acres or more, or on smaller lots when the area used for photography services is completely screened from off-site. No activities shall take place within any required setbacks.

Rezonings

1. FFO District 100-Year Floodplain - This will update the Zoning Ordinance to match the floodplain boundaries adopted by FEMA.
2. Williamson Medical Center from C1 to RC12
3. McLemore House Museum from R6 to CI/HPO
4. Merrill-Williams House from R6 to CI/HPO
5. The 5 Stones Church from CC to OR

Ms. Dannenfelser stated that the next steps will be:
•October 12 - BOMA Work Session & 1st Reading
•November 23 - BOMA 2nd Reading & Public Hearing
•December 14 - BOMA 3rd and Final Reading
•January 1, 2022 - Effective Date

Staff recommended Approval of Ordinance 2021-21 to the Board of Mayor and Aldermen.

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

Ms. Misty Westebbe, 3234 Boyd Mill Ave - In Favor Of. Ms. Westebbe owns a photography studio at their home and is in support of this update. She stated that it is a peaceful and private location for people to come to.

Vice-Chair Orr asked if home photography would be included in this motion vote.

Ms. Dannenfelser stated that home photography was included in the Ordinance.

Vice-Chair Orr asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-21 to the Board of Mayor and Aldermen.

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

Commissioner Mann asked if "photography" was defined in the Zoning Ordinance.

Ms. Dannenfelser stated that "photography" is not defined in the Zoning Ordinance. She stated that if

there was a question, they would refer to a dictionary of national acceptance. She stated that it is typically taking photos and a photography studio. It does not include videography.

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

Vice-Chair Orr asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-21, Item 7, by Commissioner Marcia Allen second by Commissioner Alma McLemore;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

8. Consideration Of Resolution 2021-140, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations.

Sponsors:	Emily Wright, Kelly Dannenfelser, Victoria Hensley
Attachments:	1. RESOLUTION 2021-140 Sub Regs Update_Law Approved 2. FMPC Sub Regs Presentation 9 23 2021

Ms. Victoria Hensley, Planner, stated that the Subdivision Regulations went through a major update with the Zoning Ordinance update in 2019. This is a minor clean-up amendment of the Subdivision Regulations for FMPC consideration. The Subdivision Regulations regulate the subdivision of land into two or more lots. The FMPC's role is to maintain the Regulations and keep them up-to-date and working well.

These updates were discussed at the August 2021 Joint Conceptual Workshop. The staff has identified three minor updates needed:
1. Remove the Vesting Section for final plats;
2. Adding language regarding side lots lines previously left out in the 2019 update for clarity of side lot lines;
3 And address filing of instruments at the Williamson County Office of Register of Deeds that create parcels in the City.

Staff recommended Approval of Item 8.

Vice-Chair Orr asked if there were any citizen comments. There were none.

Ms. Dannenfelser stated that this item is the Planning Commission's document. The Planning Commission will be voting to approve Resolution 2021-140 which will allow the changes in the Subdivision Regulations.

Vice-Chair Orr asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 8.

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

There being none, Vice-Chair Orr asked for a vote on the motion.

Vice-Chair Orr asked for a roll call vote.

The motion carried unanimously

ACTION:	**Motion to Approve Item 8 by Commissioner Marcia Allen second by Commissioner Alma McLemore;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

Commissioner McLemore stated that, at the Joint Conceptual Workshop, she wanted to thank the City Staff for their work with the rezoning of the McLemore House. The rezoning will allow for its correct use, and also to the 264 Natchez for its future use as a heritage center.

ADJOURN

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

Vice-Chair Orr called for a roll call vote.

The motion Passed unanimously.

ACTION:	**Motion to Adjourn, by Commissioner Allen, second by Commissioner Jimmy Franks;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

There being no further business, the meeting adjourned at 7:17 p.m.

_____ _____

FRANKLIN MUNICIPAL PLANNING COMMISSION MEETINGS AND DEADLINES

January 2022-January 2023

RED dates indicate deadlines moved due to City Observed Holiday

Neighborhood meeting (for PUDs and EF Amendments) must be scheduled with staff by this date	Pre-Application Submittal Deadline (9:00 AM): submit plans prior to or on this date	Pre-Application meeting day	Applicable Neighborhood meeting dates for PUDs and EF Amendments (contingent on availability)	Initial Submittal Deadline (5:00 PM) and Joint Conceptual Workshop Application Deadline	Checkprints returned to applicant (NOON) *staff comments due 11:00 AM*	Resubmittal of Corrected Plans (5:00 PM)	FMPC Packet/ Administrative Reports Available (noon)	FMPC Meeting (7:00 PM)	
11/24/2021	11/29/2021	12/7/2021	12/7 - 12/9	12/13/2021	12/28/2021	1/6/2022	1/19/2022	1/27/2022	
12/22/2021	12/27/2021	1/4/2022	1/4-1/6	1/10/2022	1/25/2022	2/3/2022	2/16/2022	2/24/2022	
1/21/2022	**1/24/2022**	**2/1/2022**	**2/1 - 2/3**	**2/7/2022**	**2/22/2022**	**3/3/2022**	**3/16/2022**	**3/24/2022**	*
2/25/2022	2/28/2022	3/8/2022	3/8 - 3/10	3/14/2022	3/29/2022	4/7/2022	4/20/2022	4/28/2022	
3/25/2022	3/28/2022	4/5/2022	4/5 -4/7	4/11/2022	4/26/2022	5/5/2022	5/18/2022	5/26/2022	
4/22/2022	**4/25/2022**	**5/3/2022**	**5/3 - 5/5**	**5/9/2022**	**5/24/2022**	**6/2/2022**	**6/15/2022**	**6/23/2022**	*
5/27/2022	5/30/2022	6/7/2022	5/31 - 6/2	6/13/2022	6/28/2022	7/7/2022	7/20/2022	7/28/2022	
6/24/2022	6/27/2022	7/5/2022	7/5 - 7/7	7/11/2022	7/26/2022	8/4/2022	8/17/2022	8/25/2022	
7/22/2022	**7/25/2022**	**8/2/2022**	**8/2 - 8/4**	**8/8/2022**	**8/23/2022**	**9/1/2022**	**9/14/2022**	**9/22/2022**	*
8/26/2022	8/29/2022	9/6/2022	9/6 - 9/8	9/12/2022	9/27/2022	10/6/2022	10/19/2022	10/27/2022	
	No November Planning Commission Meeting								
9/23/2022	**9/26/2022**	**10/4/2022**	**10/4 - 10/6**	**10/10/2022**	**10/25/2022**	**11/3/2022**	**11/30/2022**	**12/8/2022**	*
11/23/2022	11/28/2022	12/6/2022	12/6 - 12/7	12/12/2022	12/23/22 @ 3pm	1/5/2023	1/18/2023	1/26/2023	

*** Envision Franklin Amendments are only reviewed quarterly by the FMPC**

DRAFT

City of Franklin

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

File #: 21-02455

DATE: September 24, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Ordinance 2021-44: An Ordinance To Rezone 12.0 Acres From R-1 District To Planned (PD 0.92) District For The Property Located North Of Boyd Mill Avenue And West Of Glass Lane, At 600 Boyd Mill Avenue (Historic Magnolia Hall PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7668
Applicant: Adam Seger, Dale and Associates
Owner: Julia Inman

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property at 600 Boyd Mill Avenue from R-1 to PD to accommodate the Historic Magnolia Hall PUD Subdivision. The plan proposes 11 single-family residential lots, including the historic home currently on the grounds of the property. The subject property is within the Conservation Subdivision Design Concept. According to Envision Franklin, the Conservation Subdivision Design Concept, "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, protect habitat value, and contribute to the quality of life for residents." The proposed zoning is consistent with the recommendations of Envision Franklin. The development plan for the Historic Magnolia Hall PUD Subdivision is also included on this agenda.

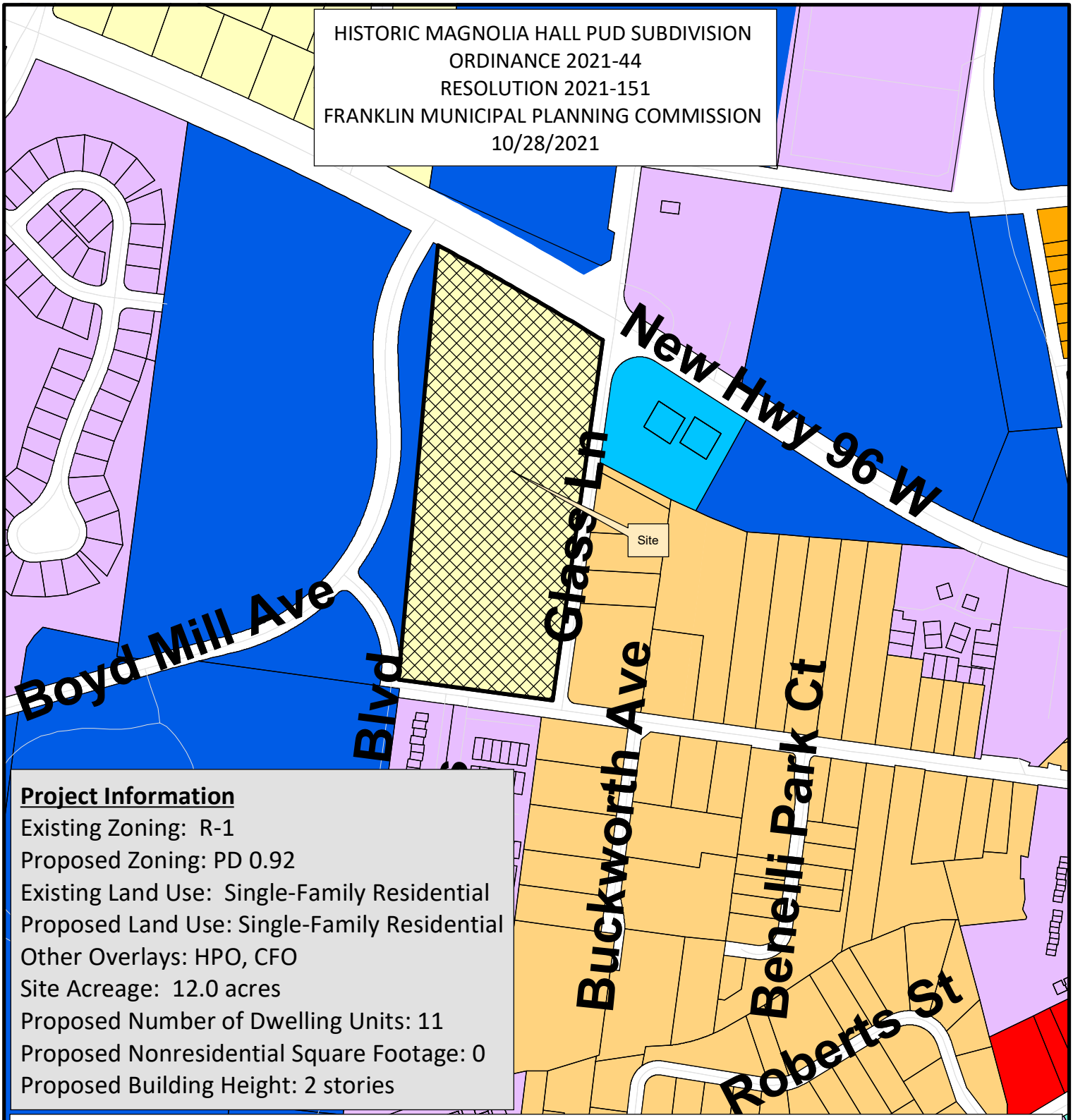
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-44 be recommended to the Board of Mayor and Aldermen for approval.


HISTORIC MAGNOLIA HALL PUD SUBDIVISION
ORDINANCE 2021-44
RESOLUTION 2021-151
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
New Hwy 96 W
Site
Boyd Mill Ave
Glass Ln
Blvd
Buckworth Ave
Benelli Park Ct
Roberts St
Project Information
Existing Zoning: R-1
Proposed Zoning: PD 0.92
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family Residential
Other Overlays: HPO, CFO
Site Acreage: 12.0 acres
Proposed Number of Dwelling Units: 11
Proposed Nonresidential Square Footage: 0
Proposed Building Height: 2 stories
Historic Magnolia Hall 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
200
400
800
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2021-44

AN ORDINANCE TO REZONE 12.0 ACRES FROM R-1 DISTRICT TO PLANNED (PD 0.92) DISTRICT FOR THE PROPERTY LOCATED NORTH OF BOYD MILL AVENUE AND WEST OF GLASS LANE, AT 600 BOYD MILL AVENUE (HISTORIC MAGNOLIA HALL PUD SUBDIVISION).

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

WHEREAS, the Planned (PD 0.92) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2021-151, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **R-1** District to **PD 0.92** District:

PREMISES CONSIDERED

Map-Parcel	Acres
78-7.00	12.0
Total	12.0

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

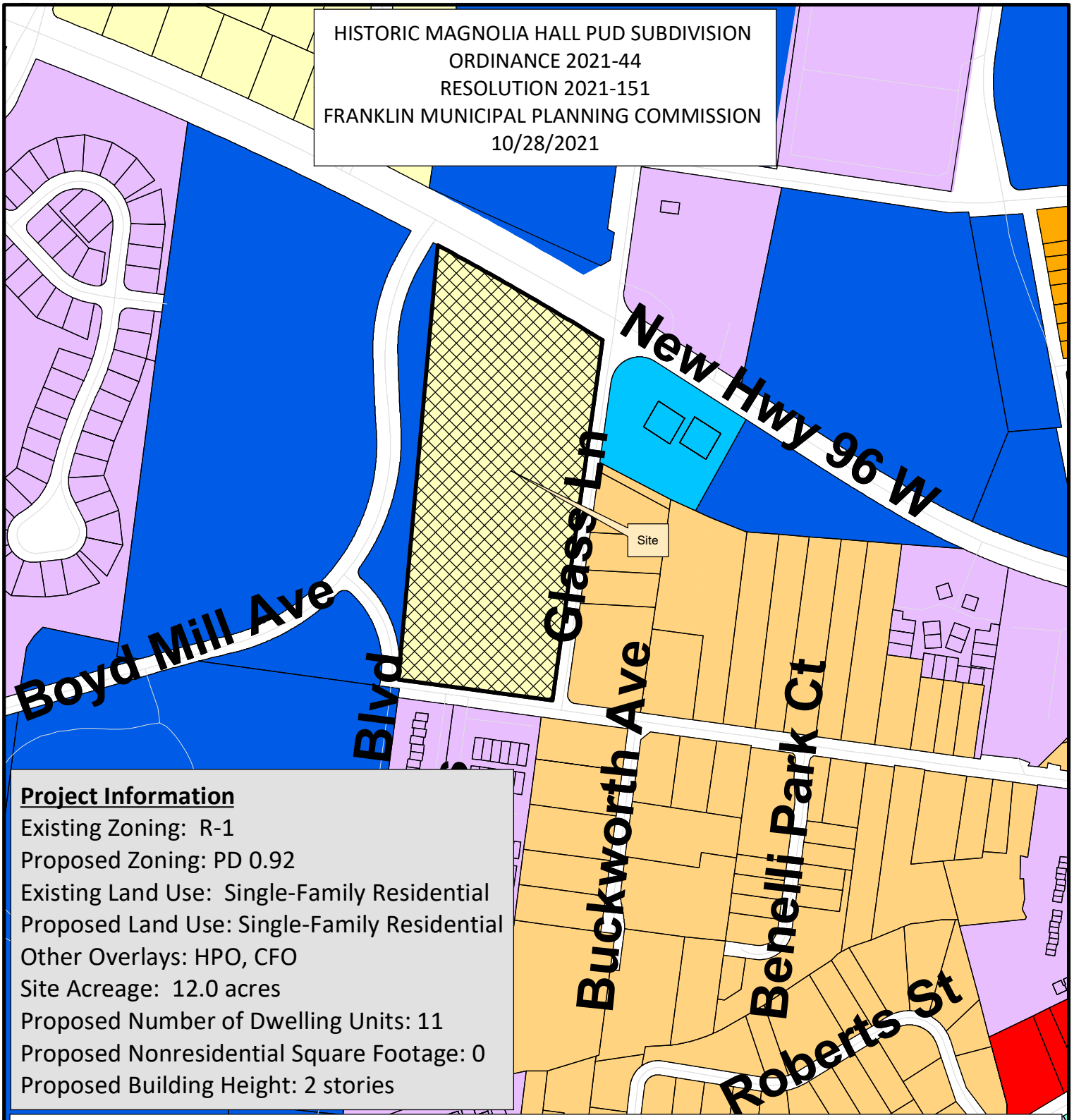
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


HISTORIC MAGNOLIA HALL PUD SUBDIVISION
ORDINANCE 2021-44
RESOLUTION 2021-151
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
New Hwy 96 W
Site
Boyd Mill Ave
Glass Ln
Blvd
Buckworth Ave
Benelli Park Ct
Roberts St
Project Information
Existing Zoning: R-1
Proposed Zoning: PD 0.92
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family Residential
Other Overlays: HPO, CFO
Site Acreage: 12.0 acres
Proposed Number of Dwelling Units: 11
Proposed Nonresidential Square Footage: 0
Proposed Building Height: 2 stories
Historic Magnolia Hall 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
0 200 400 800 Feet
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Construction Sequencing Narrative

The property contains multiple sensitive areas that require a unique phasing, staging, and construction sequence. The most significant sensitive areas are the sewer installation and the stream buffer. The following is a chronological order of construction as well as notes about protecting those sensitive areas.

1. Erosion Control. First, initial erosion control will be installed with silt fence running along the buffer to clearly delineate the buffer. Another row of silt fence will also be installed along the northern property line clearly marking the absolute limits of disturbance.
2. Demolition of Building. Prior to demolition, the contractor shall work with the City of Franklin to situate an emergency bypass pumping system along the sanitary sewer should any unforeseen failures occur to the existing pipe during demolition. During demolition, if any equipment or workers are required to be in the edges of the buffer to tear down the building, only the necessary portions of silt fence along the buffer will be removed for limited access into the buffer.
3. Grading. After demolition, the initial grading will occur to prep the site for building construction. The bioretention will be preliminarily be excavated.
4. Installation of Sewer. The contractor shall work closely with City of Franklin to install the new sewer line. Once complete, the contractor will coordinate with Franklin to switch over active service from the old pipe to the new pipe.
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6. Completion of Building. During building construction, some encroachment into the edges of the buffer will be necessary. Allowable encroachments into the buffer are foot traffic, track hoe, tracked skid steers, lifts for transport of material and labor, and scaffolding. Once complete, all equipment and scaffolding shall be removed and the full buffer enhancement will be completed. Signs will be installed and no other encroachments shall be allowed.

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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.

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Historic Property Information

This site is a Historic property within the Boyd Mill Avenue Historic District. Nearby historic properties include:

- Magnolia Hall - Located onsite at 600 Boyd Mill Ave.

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Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Stall will occur at Site Plan. 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 Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Parkland Dedication

The developer has decided to pay the Parkland Dedication in lieu of fees.

In general 11 units x $4,304= $47,344 to meet ordinance. Place bold type on plan set in site data chart to explain Parkland requirements.

25% of the total amount or $11,836 will be due at final plat plus the number of dwellings for that phase at a rate of $2,959 per unit.

The 25% or $11,836 will not be reimbursable and will remain in Quad 4 for future Parks.

The 75% or $35,508 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.
(Ord. No. 2016-25 , § I, 5-22-2018)

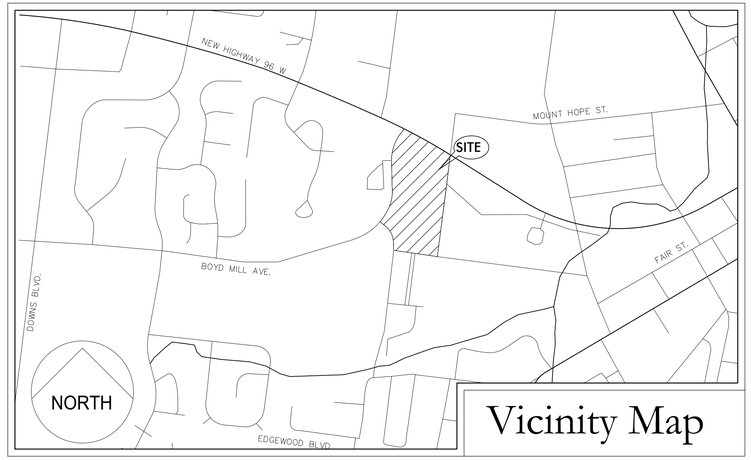
PD Rezone

Historic Magnolia Hall

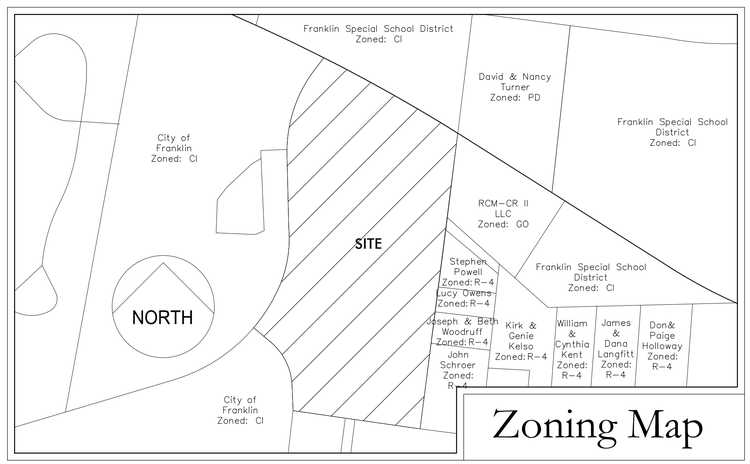
Map 78 Parcels 7

Franklin, Williamson Co., Tennessee

Project Number: 7668



Vicinity Map



Zoning Map

SHEET SCHEDULE

C0.0 Project Notes and Standards
C1.0 Rezone Plan

Development Summary

Owners of Record
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Surveyor
Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166
adam@daleandassociates.net

Property Information
Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1

Floodnote
This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark
PK Nail Set in Driveway
Elevation = 458.63
NAVD 88
North 580,298.54'
South 1,706,119.87'

Electric Service
Middle Tennessee Electric Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Water Service
City of Franklin Water
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service
City of Franklin Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Telephone Service
Bellsouth
866.620.6000

Utility Location
Tennessee One-Call
800.351.1111

Site Data Chart

Project Name: Magnolia Hall
COF Project #:
600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
Total Site Area - 12.00 Ac. (522,720 sq ft)

Regulations
Base Zoning: R-1
Proposed Zoning: PD
Proposed Density: 0.92 Units/Acre (PD0.92)
Overlay Zoning: CFO, HPO
Building Types: Single Family Dwellings
Lot Width: 73ft
Lot Size: 10,000 sq ft
Setbacks
Front Yard: 10ft - 20ft
Side Yard: 5ft
Rear Yard: 5ft
Dwelling Count by Type: 11 Single Family
Building Heights: 2 Stories Max
Historic Resource Treatment: Yes
Parking Requirements
Total Number of Parking Spaces: 22
Garage: 22
Existing Parking Spaces: 2
Impervious Spaces: 22

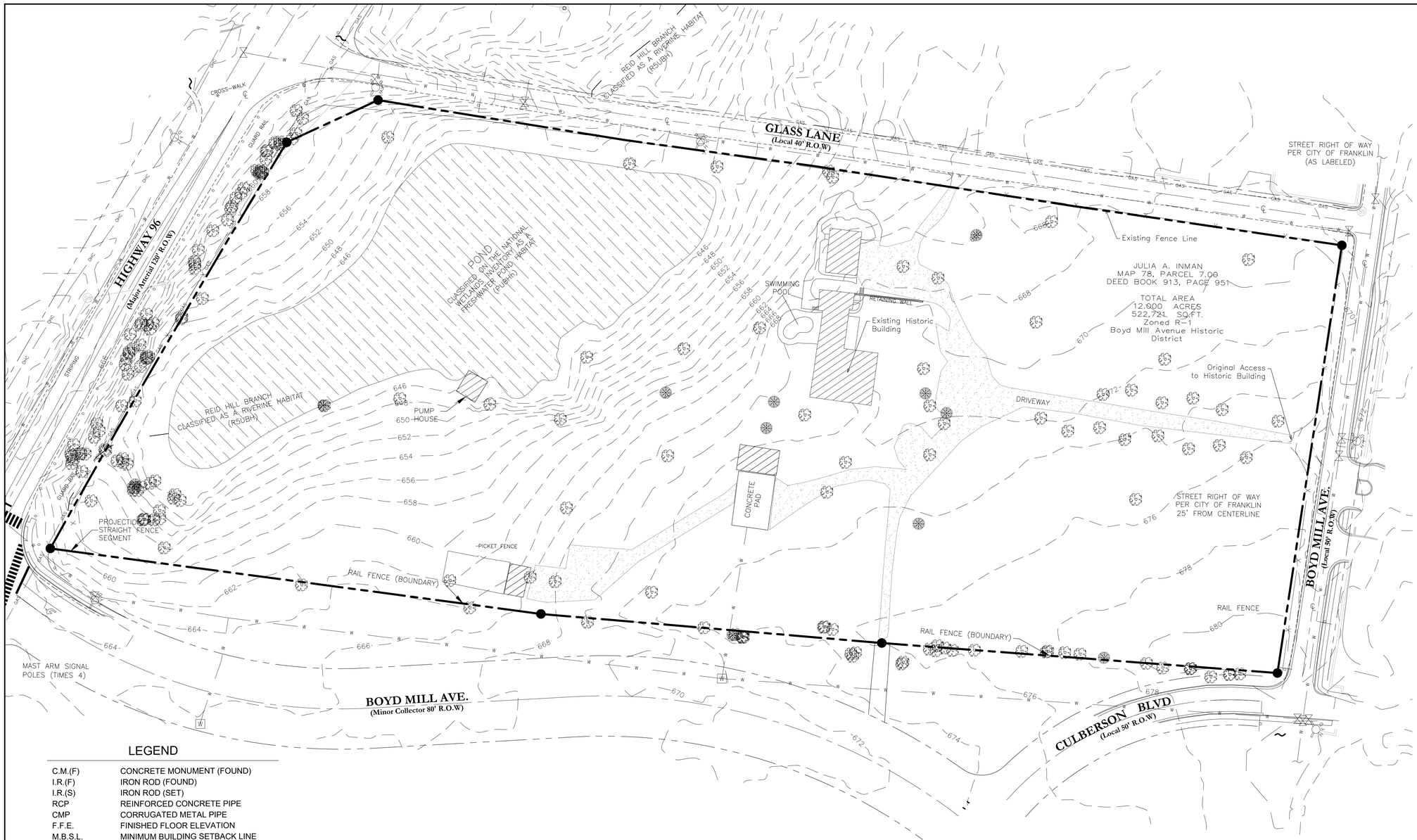
JOSEPH ADAM SEGER — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — AGRICULTURE — COMMERCE — No. 112544 — 10/19/2021

TENNESSEE ONE CALL SYSTEM, INC. — IT'S FREE! IT'S THE LAW! — DIAL 811 OR 1-800-351-1111 — STOP! CALL BEFORE YOU DIG!

PERMITS:
Tracking #

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20078
1020 Jefferson
C0.0



LEGEND

C.M.(F)	CONCRETE MONUMENT (FOUND)	
I.R.(F)	IRON ROD (FOUND)	
I.R.(S)	IRON ROD (SET)	
RCP	REINFORCED CONCRETE PIPE	
CMP	CORRUGATED METAL PIPE	
F.F.E.	FINISHED FLOOR ELEVATION	
M.B.S.L.	MINIMUM BUILDING SETBACK LINE	
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	
SIGN		
ANCHOR		
E.M.	ELECTRIC METER	
L.P.	LIGHT	
P.P.	POWER POLE	
C.O.	CLEAN OUT	
M.H.	SANITARY MANHOLE	
A.D.	INLET	
W.M.	WATER METER	
W.V.	WATER VALVE	
F.H.	FIRE HYDRANT	
G.V.	GAS VALVE	
LOT NUMBER		
PARCEL NUMBER		
SCHEDULE B-II		
DRAINAGE DITCH		
PROPERTY LINE		
FENCE LINE		
OVERHEAD UTILIITES		OH
UNDERGROUND ELECTRIC		UGE
WATER LINE		W
SANITARY LINE		SA
GAS LINE		G
CONCRETE		

Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

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Proposed Zoning: PD0.92
Overlay Zoning: CFO, HPO
Project #7668

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Phone
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615.419.6933
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PK Nail Set in Driveway
Elevation =
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North 580,298.54'
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Survey Data

Field-run Topographic Survey,
Conducted on 7/21/21

Regulations
Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Envision Franklin - Conservation Subdivision

The proposed development complies with Envision Franklin's Conservation Subdivision and specifically the Boyd Mill Avenue Magnolia Hall Historic Estate classification, in many ways. One of the most important is by limiting the use to clustered single-family residents only. This project also complies with Envision Franklin by retaining 50% open space, that open space includes walking trails, scenic vistas of the existing pond and woodlands. The open space is to be retained in perpetuity to preserve the scenic views of the historic building that is to remain onsite. The architectural style has also been taken into consideration to help emphasize the character and beauty of the historic home.

PERMITS:
Tracking #

Drawing Date:
July 2021

Revisions
10/6/21 - PD Rezone

Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee

JOSEPH MCGOWAN — REGISTERED LANDSCAPE ARCHITECT — No. 1234 — STATE OF TENNESSEE
10/19/21

Rezone Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C1.0

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The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.
(Ord. No. 2016-25 , § I, 5-22-2018)

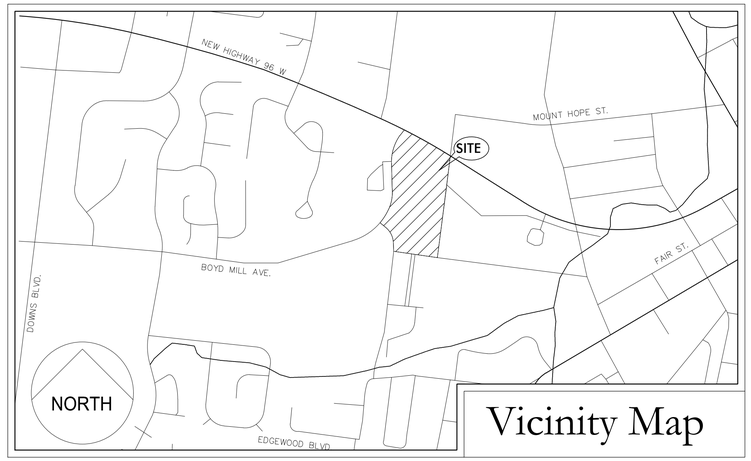
PD Rezone

Historic Magnolia Hall

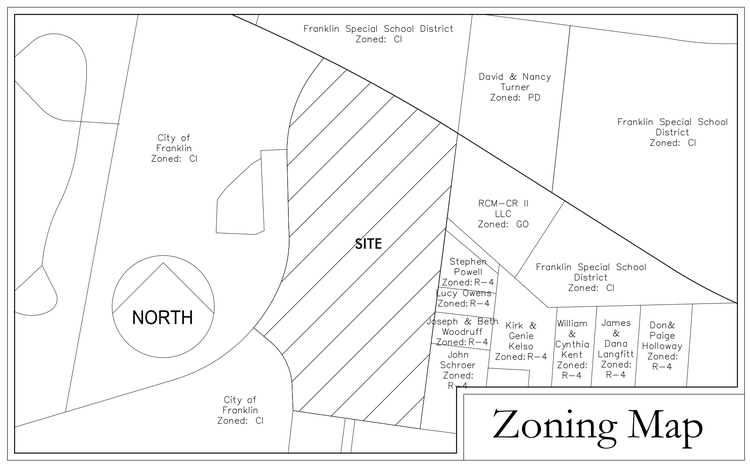
Map 78 Parcels 7

Franklin, Williamson Co., Tennessee

Project Number: 7668



Vicinity Map



Zoning Map

SHEET SCHEDULE

C0.0 Project Notes and Standards
C1.0 Rezone Plan

Development Summary

Owners of Record
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Surveyor
Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166
adam@daleandassociates.net

Property Information
Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1

Floodnote
This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark
PK Nail Set in Driveway
Elevation = 458.63
NAVD 88
North 580,298.54'
South 1,706,119.87'

Electric Service
Middle Tennessee Electric Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Water Service
City of Franklin Water
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service
City of Franklin Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Telephone Service
Bellsouth
866.620.6000

Utility Location
Tennessee One-Call
800.351.1111

Site Data Chart

Project Name: Magnolia Hall
COF Project #:
600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
Total Site Area - 12.00 Ac. (522,720 sq ft)

Regulations
Base Zoning: R-1
Proposed Zoning: PD
Proposed Density: 0.92 Units/Acre (PD0.92)
Overlay Zoning: CFO, HPO
Building Types: Single Family Dwellings
Lot Width: 73ft
Lot Size: 10,000 sq ft
Setbacks
Front Yard: 10ft - 20ft
Side Yard: 5ft
Rear Yard: 5ft
Dwelling Count by Type: 11 Single Family
Building Heights: 2 Stories Max
Historic Resource Treatment: Yes
Parking Requirements
Total Number of Parking Spaces: 22
Garage: 22
Existing Parking Spaces: 2
Impervious Spaces: 22

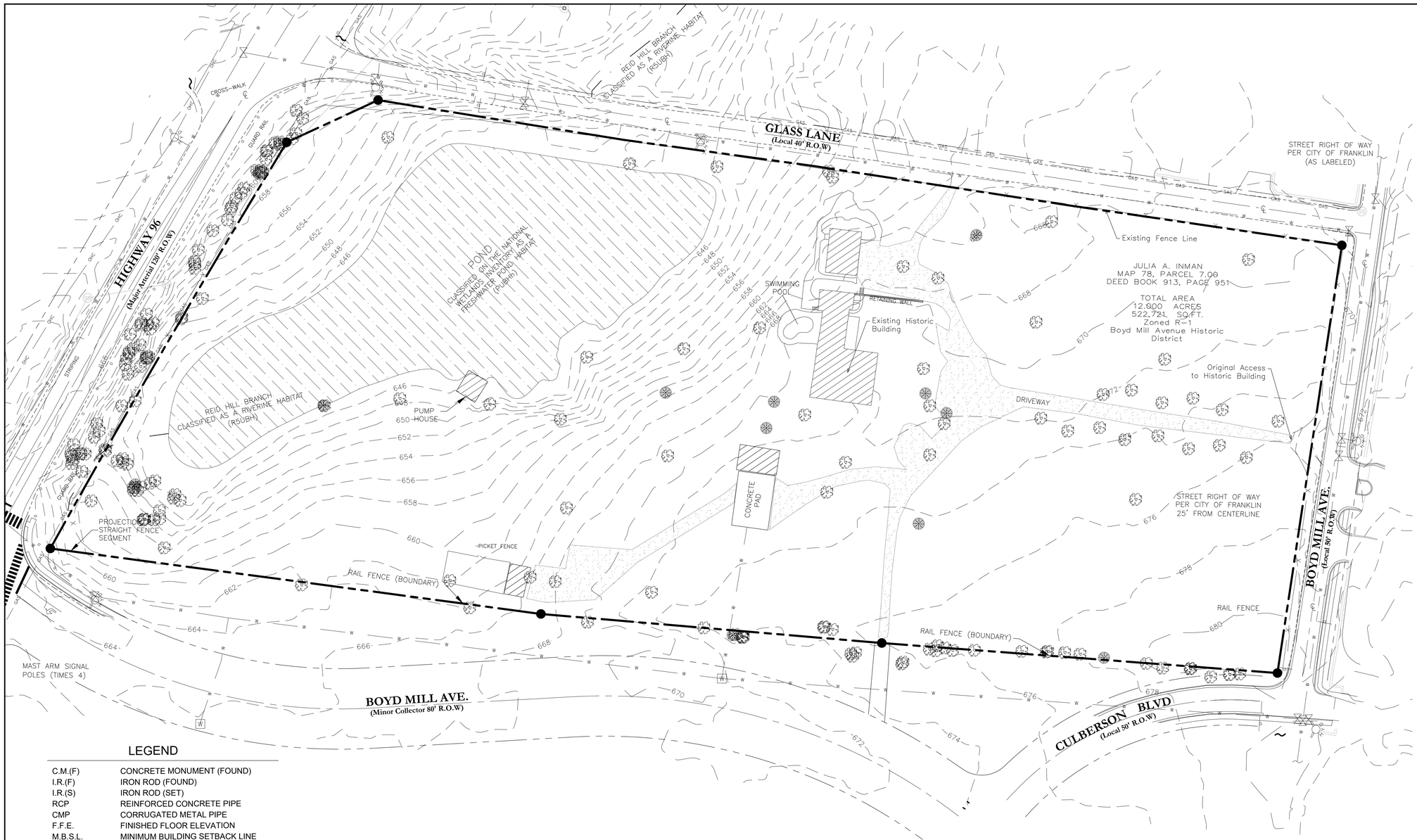
JOSEPH ADAM SEGER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 112544 — STATE OF TENNESSEE — 10/19/2021

TENNESSEE ONE CALL SYSTEM, INC. — 811 — KNOW WHAT'S BELOW — CALL BEFORE YOU DIG!

PERMITS:
Tracking #

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20078
1020 Jefferson
C0.0



LEGEND

C.M.(F)	CONCRETE MONUMENT (FOUND)	
I.R.(F)	IRON ROD (FOUND)	
I.R.(S)	IRON ROD (SET)	
RCP	REINFORCED CONCRETE PIPE	
CMP	CORRUGATED METAL PIPE	
F.F.E.	FINISHED FLOOR ELEVATION	
M.B.S.L.	MINIMUM BUILDING SETBACK LINE	
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	
SIGN		
ANCHOR		
E.M.	ELECTRIC METER	
L.P.	LIGHT	
P.P.	POWER POLE	
C.O.	CLEAN OUT	
M.H.	SANITARY MANHOLE	
A.D.	INLET	
W.M.	WATER METER	
W.V.	WATER VALVE	
F.H.	FIRE HYDRANT	
G.V.	GAS VALVE	
LOT NUMBER		
PARCEL NUMBER		
SCHEDULE B-II		
DRAINAGE DITCH		
PROPERTY LINE		
FENCE LINE		
OVERHEAD UTILIITES		OH
UNDERGROUND ELECTRIC		UGE
WATER LINE		W
SANITARY LINE		SA
GAS LINE		G
CONCRETE		

Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD0.92
Overlay Zoning: CFO, HPO
Project #7668

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Bulter
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

Survey Data

Field-run Topographic Survey,
Conducted on 7/21/21

Regulations
Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Envision Franklin - Conservation Subdivision

The proposed development complies with Envision Franklin's Conservation Subdivision and specifically the Boyd Mill Avenue Magnolia Hall Historic Estate classification, in many ways. One of the most important is by limiting the use to clustered single-family residents only. This project also complies with Envision Franklin by retaining 50% open space, that open space includes walking trails, scenic vistas of the existing pond and woodlands. The open space is to be retained in perpetuity to preserve the scenic views of the historic building that is to remain onsite. The architectural style has also been taken into consideration to help emphasize the character and beauty of the historic home.

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
IT'S FREE
IT'S THE LAW
TENN CALL BEFORE YOU DIG!

PERMITS:
Tracking #

Drawing Date:
July 2021

Revisions
10/6/21 - PD Rezone

Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee



Rezone Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C1.0

File #: 21-02456

DATE: September 24, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-151: A Resolution Approving A Development Plan For Historic Magnolia Hall PUD Subdivision, With 5 Modifications Of Development Standards (Sidewalks, Retaining Walls), For The Property Located North Of Boyd Mill Avenue And West Of Glass Lane, At 600 Boyd Mill Avenue.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7669
Applicant: Adam Seger, Dale and Associates
Owner: Julia Inman

BACKGROUND/STAFF COMMENTS:

The applicant is proposing the Historic Magnolia Hall PUD Subdivision on the property located at 600 Boyd Mill Avenue. The plan proposes 10 new single-family residences in addition to the existing historic home, for a total of 11 residential lots. Envision Franklin paces this parcel in the Conservation Subdivision Design Concept. The Conservation Subdivision Design Concept, "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, protect habitat value, and contribute to the quality of life for residents."

Envision Franklin gives further special consideration to the Magnolia Hall property by saying, "The historic home and the existing viewsheds of the property should be preserved. Limited clustered single-family infill may be appropriate if the historic estate and its setting are preserved. Proper integration and transition should be provided to the historic buildings, and the layout of the site should make the historic buildings the prominent features of the development." The plan as proposed preserves more than 50% of the open space, including the pond and viewshed of the home from Highway 96 West. All of the new construction is located along the western boundary of the property, leaving the historic Magnolia Hall manor as the prominent feature of the site. New trails and shared green space on the historic front lawn of the home provide active use areas for the residents.

Modifications of Standards:

There are 5 MOS requests with this proposal relating to sidewalks and retaining wall standards.

MOS 1-3: Not require sidewalks along the exterior perimeter of the development.

The applicant is requesting to not require sidewalks along the exterior of the development. Each request requires a separate MOS request by location: New Highway 96 W (MOS 1), Glass Lane (MOS 2) and Boyd Mill Road (MOS 3). Section 9.6.1 requires that sidewalks must be installed "on both sides of public and private streets and internal drives" with all new development. The City of Franklin periodically receives requests to construct sidewalks in existing neighborhoods where a sidewalk was not required previously. Generally, sidewalk gap projects are much more expensive to construct than if they were constructed with development. Sidewalk gap requests can ultimately become larger capital projects that cost the City hundreds of thousands if not millions of dollars. The Zoning Ordinance requirement for sidewalks is essential for developments to provide pedestrian infrastructure for future and existing residents.

Staff recommends denial of MOS 1-3. Should any of the MOS requests for removal of required sidewalks be approved by BOMA, staff recommends the condition that sidewalk fees-in-lieu be paid by the developer at $19 per square foot for future sidewalk gap projects.

MOS 4: Not require internal sidewalks within the development.

The applicant is requesting to not require internal sidewalks within the development. Section 9.6.1 requires that sidewalks must be installed "on both sides of public and private streets and internal drives" with all new development. Staff cannot support not requiring internal sidewalks. However, given the historic nature of the site and Magnolia Hall's periphery access to Glass Lane, Staff can support, in this singular instance, installing sidewalks only along the western side of the new internal road in order to provide pedestrian connectivity to the new residences. The applicant shall work with the Engineering Department to determine the exact location of the internal sidewalk.

Staff recommends approval with conditions of MOS 4, with the condition that sidewalks ARE installed on the western side of the internal public street.

MOS 5: Locate a retaining wall within 5 feet of public right of way.

The applicant is requesting to locate a retaining wall within 5 feet of public right of way. Section 13.2.2 of the Zoning Ordinance states that, "Retaining walls shall be set back from a lot line a minimum of five feet or the distance equal to the height of the wall, whichever is greater." Given the location of the pond in proximity to the internal drive, and the required buffers along the pond, Staff can support locating the retaining wall within zero (0) feet of the public ROW, provided the applicant meets the conditioned approval of MOS 4 relating to internal sidewalk location.

Staff recommends approval with conditions of MOS 5.

Staff recommends approval with conditions of the Historic Magnolia Hall PUD Subdivision Development Plan.

PROCEDURAL REQUIREMENTS:

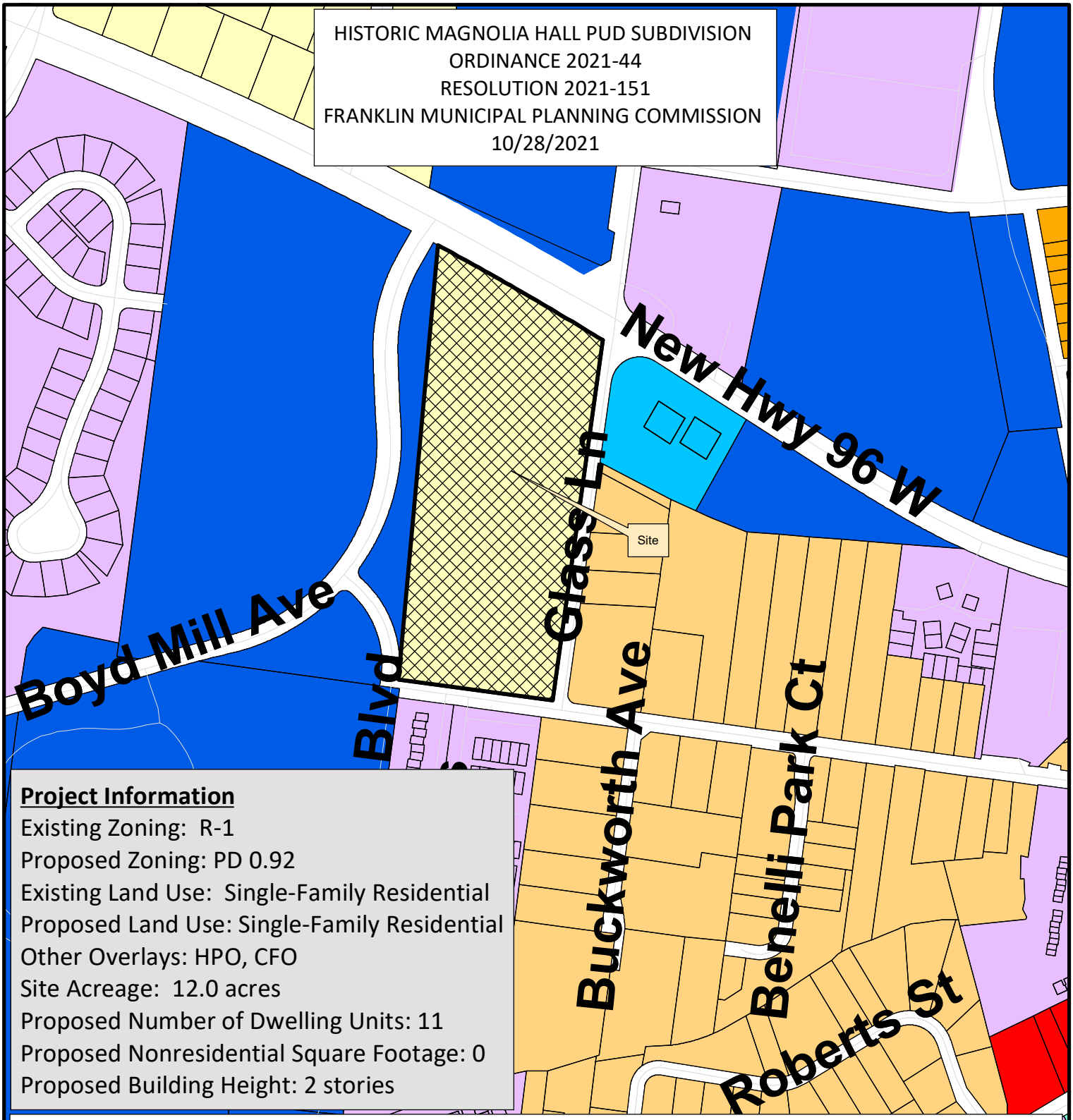
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online 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 that Resolution 2021-151 be recommended to the Board of Mayor and Aldermen for approval with conditions.


HISTORIC MAGNOLIA HALL PUD SUBDIVISION
ORDINANCE 2021-44
RESOLUTION 2021-151
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
New Hwy 96 W
Site
Boyd Mill Ave
Glass Ln
Blvd
Buckworth Ave
Benelli Park Ct
Roberts St
Project Information
Existing Zoning: R-1
Proposed Zoning: PD 0.92
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family Residential
Other Overlays: HPO, CFO
Site Acreage: 12.0 acres
Proposed Number of Dwelling Units: 11
Proposed Nonresidential Square Footage: 0
Proposed Building Height: 2 stories
Historic Magnolia Hall 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
0 200 400 800 Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7669

CONDITIONS OF APPROVAL:

Open Issues: 28 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

6. F. Development Plan

kevin.long@franklintn.gov Applicant shall include a diagram of the finalized street typical cross-section in the Development Plan set.
[Edited By Kevin Long]

12. Linework

joe.marlo@franklintn.gov *Modification of Engineering Standards Determination provided in Comment #59.*

1. Applicant shall provide a street section within the Development Plan submittal matching that shown in TS-6 Low Volume Local Street Sections, except as modified by approved Modifications of Standards to the Zoning Ordinance or approved Modification of Engineering Standards to the Street Specifications. See also Comment #6.

2. Applicant shall revise linework on plans to reflect street section and grading accordingly.

52. Cul-de-sac

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval.*

At Site Plan, all cul-de-sac requirements required by the City of Franklin Street Standards that have not been modified by Modification of Standards (Zoning Ordinance) or Modification of Engineering Standards (Street Specifications) shall be met, including cul-de-sac minimum / maximum grade limitations.

54. Sidewalk (Highway 96)

joe.marlo@franklintn.gov A 6'-0" sidewalk and curb/gutter complying with the Street Technical Standards is required along frontage with Highway 96. *[COF Zoning Ordinance 9.6]*

55. Sidewalk (Glass Lane)

joe.marlo@franklintn.gov A 5'-0" sidewalk and curb/gutter complying with the Street Technical Standards is required along frontage with Glass Lane. *[COF Zoning Ordinance 9.6]*

56. Sidewalk (Boyd Mill Ave)

joe.marlo@franklintn.gov A 5'-0" sidewalk and curb/gutter complying with the Street Technical Standards is required along frontage with Boyd Mill Ave. *[COF Zoning Ordinance 9.6]*

57. Retaining Walls

joe.marlo@franklintn.gov Retaining walls shall be set back from a lot line a minimum of five feet or the distance equal to the height of the wall, whichever is greater. *[COF Zoning Ordinance 13.2.2]*

Should Modification of Standards Request #5 be approved allowing the wall to be located immediately adjacent to right-of-way, wall construction at this location shall consist of the following:

1. Retaining wall shall consist of a reinforced concrete cantilever wall and footing.
2. Retaining wall shall be faced with a stone veneer meeting Zoning Ordinance requirements.
3. Wall stem shall not encroach within right-of-way.
4. Wall shall be designed to resist a live load surcharge of 250 psf applied over the full extents of right-of-way.
5. A pedestrian guardrail shall be provided at the top of wall.

59. Modification of Engineering Standards Request

joe.marlo@franklintn.gov The following is a response to the revised Modification of Engineering Standards Request per Paul Holzen, City Engineer on 10/18/21.

Section 1.7 Standard Drawings and Typical Street Sections - RP-3 Local Street Curb and Gutter

Request: Replace Class 'A' concrete curb and gutter with a 12-inch concrete ribbon curb.

Determination: Conditionally Approved. Ribbon curb shall be a minimum of 12 inches wide and 8 inches deep with joints meeting those shown in Standard Drawing RP-3. Street shall be constructed with a single cross slope (i.e. no crown or inverted crown) to sheet flowrunoff transversely across ribbon curb to a ditch section. Streets shall not be used to transport flowlongitudinally down the street. Inlets shall not be used at ribbon curbs.

Section 2.2.4(1) Right-of-Way

Request: Reduce right-of-way for a low-volume local street from 52'-0" to 40'-0".

Determination: Denied. At this time, a sidewalk is required on both sides of the street, and a 52'-0" right-of-way width is needed to accommodate these sidewalks.

Section 2.3.6(2) Lane Widths

Request: Reduce lane width for a portion of the low-volume local street from 11'-0" to 9'-0" plus the width of the curb (12"). Reduced lane width proposed to extend approximately 280 feet into the property from Boyd Mill Avenue right-of-way.

Determination: Denied. For this particular location, the City Engineer will allowthe minimum lane width to decrease to a minimum of 10'-6" exclusive of the concrete ribbon curb.

FIRE--Planning

General Issues

19. Fire Protection

curt.edelmann@franklintn.gov Applicant shall provide the results from a recent hydrant flow test showing the available water supply at 20-psi. The information shall be shown on the utility drawing. Flow test information must be received before project can move beyond One-Stop.

[Edited By Curt Edelmann]

20. Connectivity

curt.edelmann@franklintn.gov	Connectivity is required in accordance with the city's zoning ordinance. Applicant is asking for an MOS. This comment will remain open until the MOS is decided. [Edited By Curt Edelmann]

48. Hydrant spacing

curt.edelmann@franklintn.gov	The maximum spacing between hydrants is 500-feet. Note: Distance is measured by the path of travel along the roadway as the fire engine lays hose. Spacing shown on Sheet C5.0 exceeds 500-feet. [Edited By Curt Edelmann]

75. Auto-turn

curt.edelmann@franklintn.gov	Auto-turn must show the fire truck accessing the site without running over curbs or striking parked vehicles or other objects. Examples:    When resubmitting auto-turn, please use the specifications listed on the website. I'm concerned that the specifications you used does not consider the rear overhang, which is significant. [Edited By Curt Edelmann]

Parks

General Issues

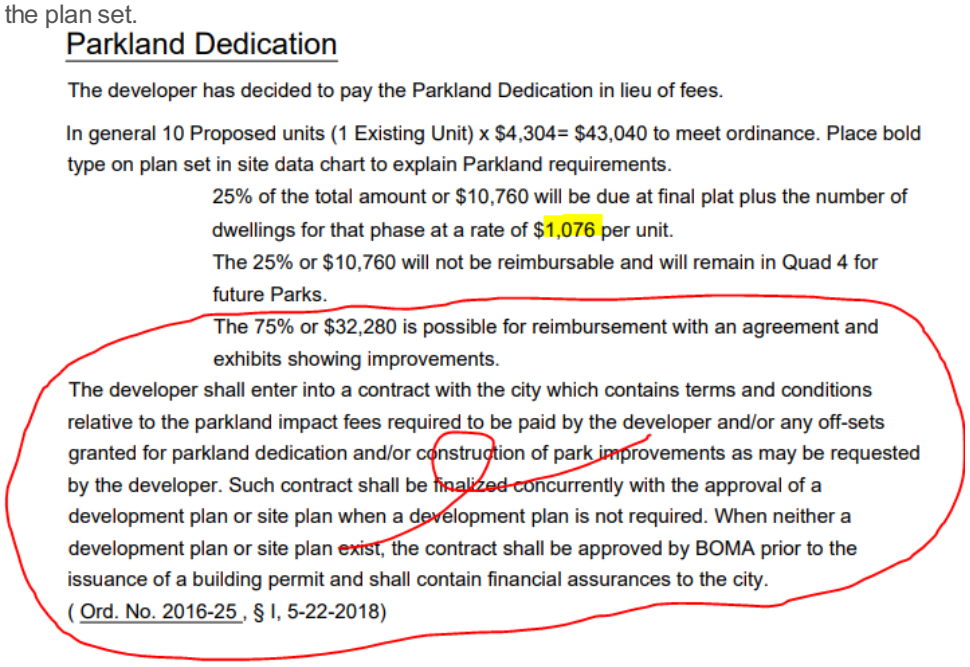
1. Parkland information

kevinl@franklintn.gov The Parkland agreement has been received on 10-8-21 and submitted to Law for review.

Fees will be due at the first plat, not development plan stage.

The Parkland information is not correct as shown. The rate of units after inintial 25% is $3,228 and shall be corrected. In yellow below caption.

Since the appllicant will pay fees only then the items in red below can be removed form the plan set.



Parkland Dedication

The developer has decided to pay the Parkland Dedication in lieu of fees.

In general 10 Proposed units (1 Existing Unit) x $4,304= $43,040 to meet ordinance. Place bold type on plan set in site data chart to explain Parkland requirements.

25% of the total amount or $10,760 will be due at final plat plus the number of dwellings for that phase at a rate of $1,076 per unit.

The 25% or $10,760 will not be reimbursable and will remain in Quad 4 for future Parks.

The 75% or $32,280 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

(Ord. No. 2016-25 , § I, 5-22-2018)

Please contact Kevin at Parks if more info is needed.
tks

[Edited By Kevin Lindsey]

Planning

General Issues

63. Project number

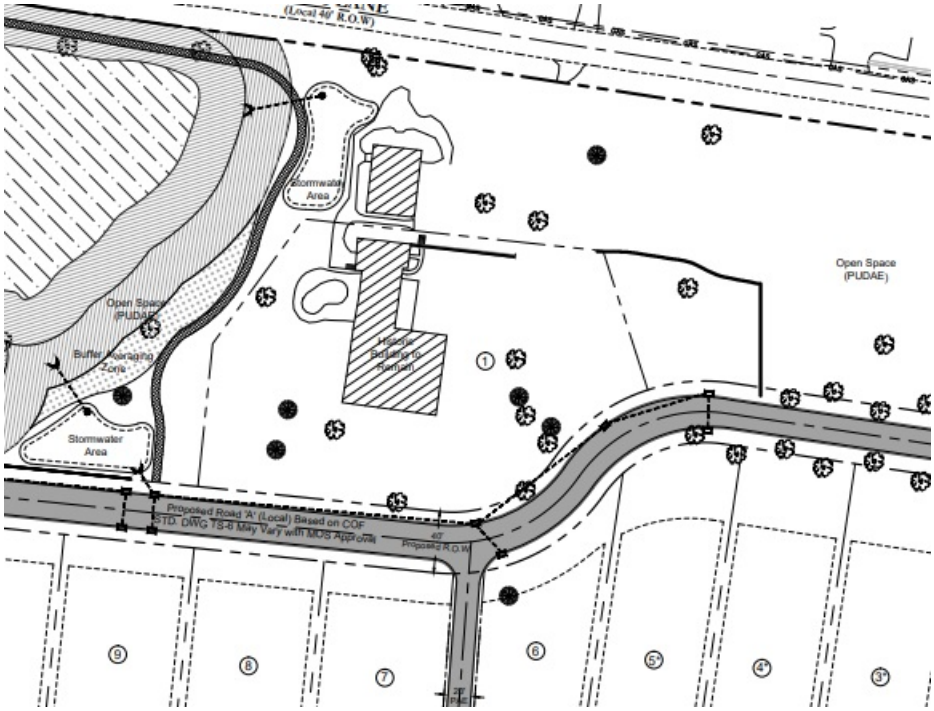
joseph.bryan@franklintn.gov Comment not addressed. Applicant shall revise Project Number to **7669** on all sheets.

70. Modification of Standards

joseph.bryan@franklintn.gov Staff cannot support MOS 1-3 for the removal of required sidewalks along the perimeter and internal to the development.
[Edited By Joseph Bryan]

71. Lot 1

joseph.bryan@franklintn.gov Applicant shall square off Lot 1 similar to what is shown below so the primary entrance fronts on to the new road/location of the historic driveway.



77. Modification of Standards

joseph.bryan@franklintn.gov MOS 4

Staff cannot support removing all of the internal sidewalks from the development plan. However, given the nature of the historic property and limited housing located on one side of the street, Staff can support installing sidewalks on the side of the road with the new construction.

As a condition of approval, the applicant must install sidewalks on the western side of the new road in order to serve the new houses.

78. Modification of Standards

joseph.bryan@franklintn.gov MOS 5

Due to site constraints and protection of the riparian buffer, staff can support locating the retaining wall within 5 feet of the public ROW.

79. Density

joseph.bryan@franklintn.gov Applicant shall revise proposed density to 0.92 in site data chart.

Planning (Landscape)

General Issues

14. Landscape Plan

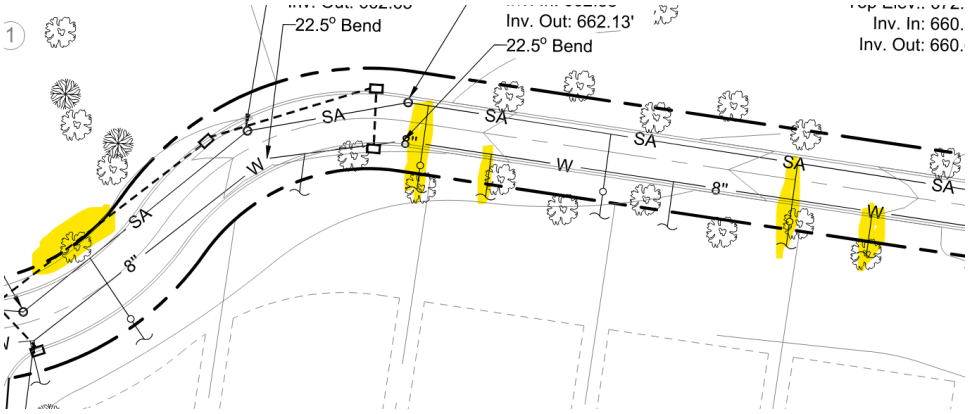
jason.arnold@franklintn.gov Removal of specimen trees shown to be saved, will require additional specimen replacement trees. The removal of the existing drive and the installation of a new road with utilities are hazards to the trees survival. To help survival, exposed tree roots need to be treated properly and promptly. Highlighted below are other potential hazards that could be adjusted to increase the chances of the trees survival.

Applicant shall add the following comments for the One-Stop review.

"If any of the specimen trees on the Tree Preservation Plan shown as to be preserved are removed or killed due to construction, these trees will require 2 to 1 replacement, in addition to the 270" of specimen replacement trees already noted."

"At any time of grading and or construction, any exposed tree roots shall be treated properly and promptly."

Please note that staff strongly prefers specimen replacement trees to be made on site.



[Edited By Jason Arnold]

Preservation/HZC

General Issues

45. Preliminary Recommendation from HZC

amanda.rose@franklintn.gov The Historic Zoning Commission voted 7-0 on October 11 to provide a favorable recommendation to the FMPC and BOMA for this item, based on the Staff Analysis and Recommendation.

Stormwater

General Issues

27. Drainage

ellen.moore@franklintn.gov *This is an advisory comment and does not affect development plan approval.*

Applicant shall analyze the two downstream structures from any outfall onsite, including the existing outfall of the pond and the crossing under Glass Lane, at site plan stage to ensure existing infrastructure can handle the flows from the 10 yr storm. Applicant should be aware that if work has to be completed at the outfall of the pond an ARAP may be needed.

44. Riparian Buffer

jeff.willoughby@franklintn.gov	**If any encroachment of any kind is shown in the riparian buffers** then a formal variance request shall be submitted and approved before final plan approval will be granted. Additionally, if buffer averaging is being shown then a buffer management plan shall be submitted and approved before final plan approval will be granted as well. Please submit all variance requests to Jeff.Willoughby@franklintn.gov.

65. Stormwater Management Plan

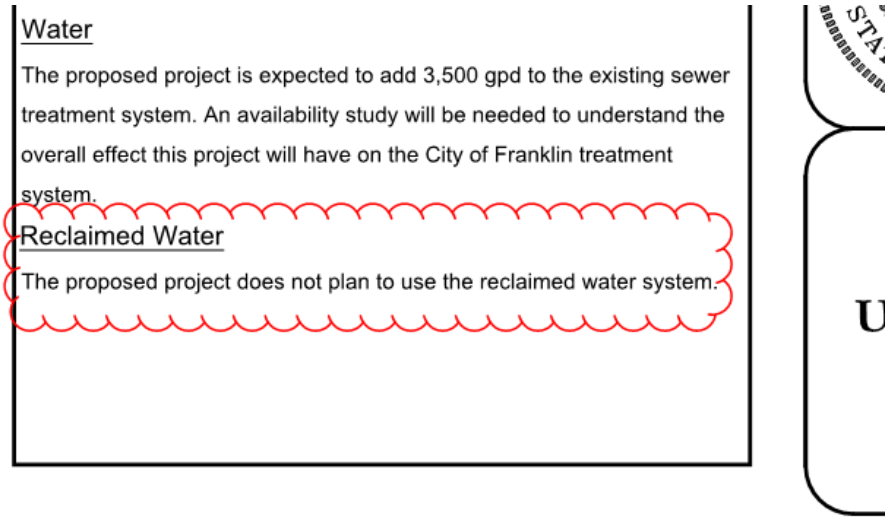
ellen.moore@franklintn.gov	Previous comment not addressed, " Applicant shall provide details and exhibits for the rehabilitation and repairs of the outlet structure and the existing pond. "

Water/Sewer

General Issues

60. Reclaim Water

ben.mcneil@franklintn.gov	Understood, the applicant must revise the note for the reclaim water to be addressed at site plan. As of now, the reclaim water must read that the applicant will continue to work with Water management staff to determine the reclaim water demands and determine the reclaim water extension is feasible for the development. If the reclaim water demands do not justify the extension, a letter will be drafted to request denial of reclaim water extension to the Director of Water Management.



Zoning

General Issues

61. Address

lori.jarosz@franklintn.gov	I have forwarded the street names to the county again for approval.

62. Address

lori.jarosz@franklintn.gov	Addressing will be done as soon as the street names have been approved.

76. Mail Kiosks

lori.jarosz@franklintn.gov	Please label and show the location of the mail kiosks.

RESOLUTION 2021-151

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HISTORIC MAGNOLIA HALL PUD SUBDIVISION, WITH 5 MODIFICATIONS OF DEVELOPMENT STANDARDS (SIDEWALKS, RETAINING WALLS), FOR THE PROPERTY LOCATED NORTH OF BOYD MILL AVENUE AND WEST OF GLASS LANE, AT 600 BOYD MILL AVENUE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-44; and

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
78-7.00	12.0
Total	12.0

Law Dept. approved 10.19.21

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

SECTION III. That the overall entitlements for the Historic Magnolia Hall PUD are as follows:

Entitlements	Historic Magnolia Hall PUD
Base Zone District	PD 0.92
Other Zoning Overlays	HPO, CFO
Number of Dwelling Units	11
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	n/a
Number of Phases in Development	1

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

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: **Request to not require sidewalks along Highway 96 West.** Approved: _____ Denied: _____	9.6.1(A) Pedestrian Circulation-Placement and Connections Sidewalks and curb shall be required on both sides of public and private streets and internal drives. *Staff recommended denial.*
MOS 2: **Request to not require sidewalks along Glass Lane.** Approved: _____ Denied: _____	9.6.1(A) Pedestrian Circulation-Placement and Connections Sidewalks and curb shall be required on both sides of public and private streets and internal drives. *Staff recommended denial.*

MOS 3: **Request to not require sidewalks along Boyd Mill Avenue.** Approved: _____ Denied: _____	9.6.1(A) Pedestrian Circulation-Placement and Connections Sidewalks and curb shall be required on both sides of public and private streets and internal drives. *Staff recommended denial.*
MOS 4: **Request to not require sidewalks from one side of the internal drive.** Approved: _____ Denied: _____	9.6.1(A) Pedestrian Circulation-Placement and Connections Sidewalks and curb shall be required on both sides of public and private streets and internal drives. *Staff recommended approval with conditions.*
MOS 5: **Request to locate retaining walls within 5ft of Public ROW.** Approved: _____ Denied: _____	13.2.2 Pedestrian Circulation-Placement and Connections Retaining walls shall be set back from a lot line a minimum of five feet or the distance equal to the height of the wall, whichever is greater. *Staff recommended approval with conditions.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2021-44, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____
Eric S. Stuckey
City Administrator

_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

Law Dept. approved 10.19.21

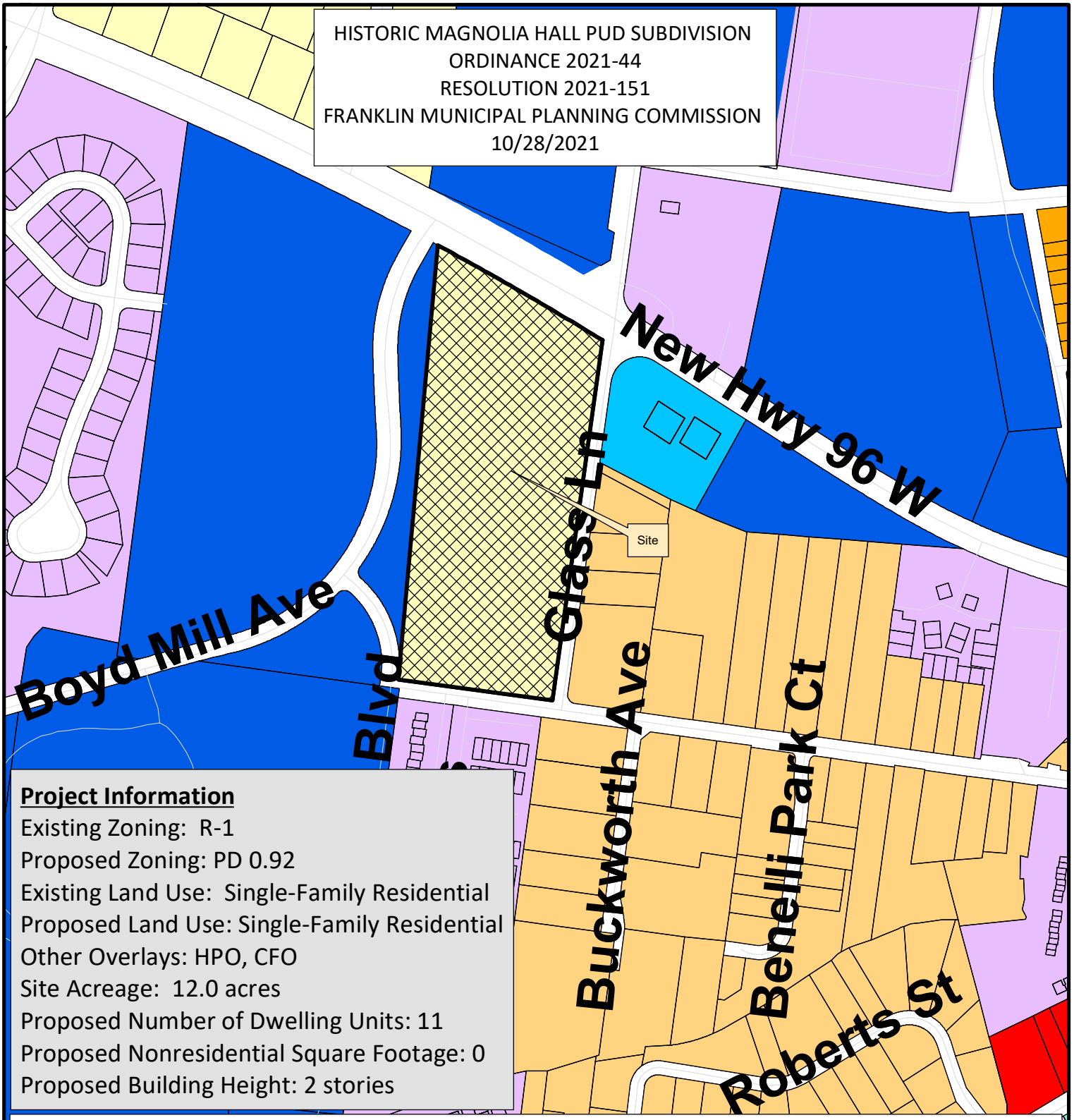
PREAPPLICATION CONFERENCE: _____8/3/2021_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____9/23/2021_____

NEIGHBORHOOD MEETING: _____8/5/2021_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____


HISTORIC MAGNOLIA HALL PUD SUBDIVISION
ORDINANCE 2021-44
RESOLUTION 2021-151
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
New Hwy 96 W
Site
Boyd Mill Ave
Blvd
Grass Ln
Buckworth Ave
Benelli Park Ct
Roberts St
Project Information
Existing Zoning: R-1
Proposed Zoning: PD 0.92
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family Residential
Other Overlays: HPO, CFO
Site Acreage: 12.0 acres
Proposed Number of Dwelling Units: 11
Proposed Nonresidential Square Footage: 0
Proposed Building Height: 2 stories
Historic Magnolia Hall 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
0 200 400 800 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 2021. All rights reserved.

Construction Sequencing Narrative

The property contains multiple sensitive areas that require a unique phasing, staging, and construction sequence. The most significant sensitive areas are the sewer installation and the stream buffer. The following is a chronological order of construction as well as notes about protecting those sensitive areas.

1. Erosion Control. First, initial erosion control will be installed with silt fence running along the buffer to clearly delineate the buffer. Another row of silt fence will also be installed along the northern property line clearly marking the absolute limits of disturbance.
2. Demolition of Building. Prior to demolition, the contractor shall work with the City of Franklin to situate an emergency bypass pumping system along the sanitary sewer should any unforeseen failures occur to the existing pipe during demolition. During demolition, if any equipment or workers are required to be in the edges of the buffer to tear down the building, only the necessary portions of silt fence along the buffer will be removed for limited access into the buffer.
3. Grading. After demolition, the initial grading will occur to prep the site for building construction. The bioretention will be preliminarily be excavated.
4. Installation of Sewer. The contractor shall work closely with City of Franklin to install the new sewer line. Once complete, the contractor will coordinate with Franklin to switch over active service from the old pipe to the new pipe.
5. Completion of Bioretention. Once the site is stabilized the bioretention can be completed and should be adequately protected from any construction debris runoff.
6. Completion of Building. During building construction, some encroachment into the edges of the buffer will be necessary. Allowable encroachments into the buffer are foot traffic, track hoe, tracked skid steers, lifts for transport of material and labor, and scaffolding. Once complete, all equipment and scaffolding shall be removed and the full buffer enhancement will be completed. Signs will be installed and no other encroachments shall be allowed.

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sq ft adding more than 5,000 sq ft 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.

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
   a. Approved, Stamped and Signed Water and/or Sewer Plans
   b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
   c. Copy of approved availability request response letter.
   d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Prior to installation of fire protection water lines (aka "underground"), the licensed fire protection contractor who will be installing the fire line or supervising the installation shall submit Underground Fire Protection plans to the fire department via the online review system.

Use of the Civil Site Plan is not permitted for use as the "installation shop drawing" nor shall approval of the site plan's utility sheets be considered as an approval of the fire protection work to be performed.

ROW & Access General Notes

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
2. All off-site work within the public right-ofway shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Historic Property Information

This site is a Historic property within the Boyd Mill Avenue Historic District. Nearby historic properties include:

- Magnolia Hall - Located onsite at 600 Boyd Mill Ave.

Comprehensive Review at Site Plan

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Stall will occur at Site Plan. 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 Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Parkland Dedication

The developer has decided to pay the Parkland Dedication in lieu of fees.

In general 10 Proposed units (1 Existing Unit) x $4,304= $43,040 to meet ordinance. Place bold type on plan set in site data chart to explain Parkland requirements.

25% of the total amount or $10,760 will be due at final plat plus the number of dwellings for that phase at a rate of $1,076 per unit.

The 25% or $10,760 will not be reimbursable and will remain in Quad 4 for future Parks.

The 75% or $32,280 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.
(Ord. No. 2016-25 , § I, 5-22-2018)

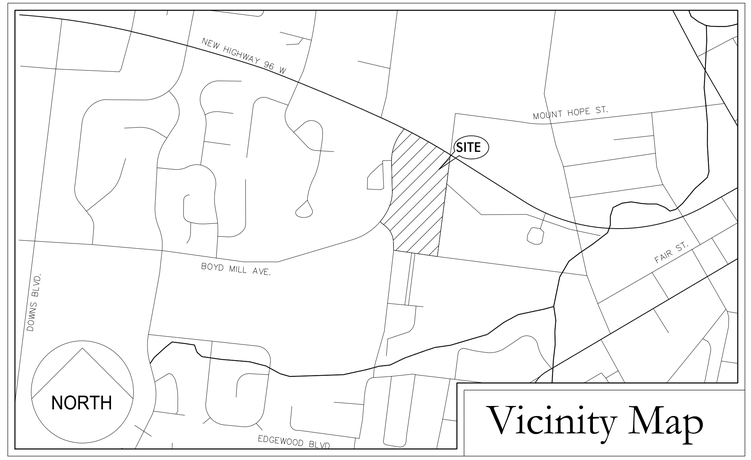
Development Plan

Historic Magnolia Hall

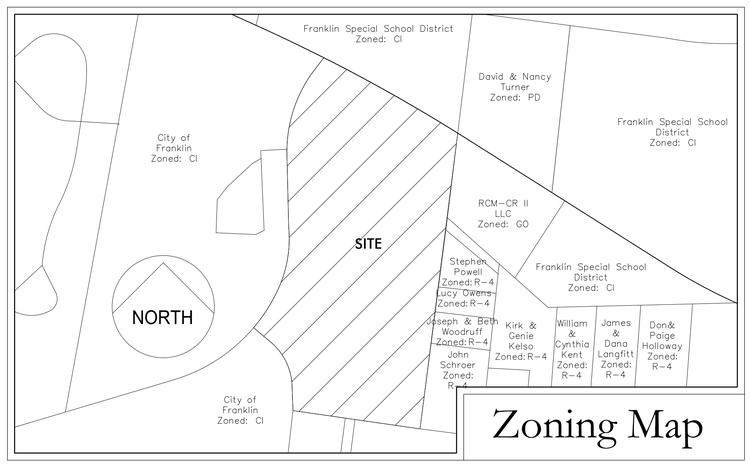
Map 78 Parcels 7

Franklin, Williamson Co., Tennessee

Project Number: 7668



Vicinity Map



Zoning Map

Development Summary

Owners of Record
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Surveyor
Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166
adam@daleandassociates.net

Property Information
Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1

Floodnote
This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark
PK Nail Set in Driveway
Elevation = 458.63
NAVD 88
North 580,298.54'
South 1,706,119.87'

Electric Service
Middle Tennessee Electric Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Water Service
City of Franklin Water
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service
City of Franklin Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Telephone Service
Bellsouth
866.620.6000

Utility Location
Tennessee One-Call
800.351.1111

SHEET SCHEDULE

C0.0	Project Notes and Standards
C1.0	Existing Conditions
C2.0	Development Plan
C3.0	Grading & Drainage Plan
C4.0	ROW & Access Plan
C5.0	Utility Plan
P3.0	Sewer Plan & Profile

Modification of Standards Request

1. Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages of Highway 96. The existing conditions of the south side of Highway 96 is a steep dropoff from the edge of pavement down to the property. There is currently a guardrail along the south side of Hwy 96 at the edge of pavement, and the embankment is thickly vegetated. At the bottom of this slope into the property is an existing lake that is being preserved. A riparian buffer exists along this lake, which means that a good portion of the roadside along Hwy 96 is also located within this existing buffer. By installing a sidewalk along the south side of Hwy 96, it would require significant fill along this embankment that would get into the lake, the buffer and into the historic property. Furthermore, if the sidewalk was built tight against the road, it is creating a pedestrian way immediately adjacent to a major highway, and if the sidewalk were to be moved out away from the road, it would require filling the north portion of the lake, neither of which are desirable.
2. Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages of Glass Lane. The property frontage along Glass Lane consists of two different reasonings and requests to not install sidewalk. The north half of Glass Lane is along the dam of the existing lake, and is very steep off the western edge of Glass Lane. By installing sidewalk along this stretch of Glass Lane would require significant grading into the lake buffer and into the property, and a probable relocation of power lines. It is not anticipated that the sidewalk would be utilized along this section of Glass Lane and seems to be more of a hardship than what its worth. The south half of Glass Lane is adjacent to the historic Magnolia Hall home, and it is the preference of the neighbors and historic patrons to leave the entire property as rural and historic looking as possible.
3. Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages of Boyd Mill Road. The property frontage along Boyd Mill is along an existing grass embankment and there is no other sidewalk along the north side of Boyd Mill in either direction of this property. Therefore any sidewalk proposed along this portion of Boyd Mill would not extend east or west, and it would be to the detriment of the desire of the Historic Property. There is also an existing sidewalk along the south side of Boyd Mill where pedestrians are more likely to walk.
4. Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages along the internal drive. The intent of the project is to preserve the historic aesthetic of the property and by adding sidewalk along the internal drive it will take away from that aesthetic that the project is aiming for.
5. Section 13.2.2 of the Zoning Code. This project requests a modification of standards to allow a retaining wall along a portion of the proposed street near the existing lake. This is needed to allow the construction of the street near the 30' zone 1 riparian buffer associated with the existing lake. The wall will be faced with a decorative stone or masonry to match the character of the subdivision. The justification for this request is to allow the wall so as not to grade into the 30' zone 1 buffer.

Site Data Chart

Project Name: Magnolia Hall
COF Project #: 7668
600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
Total Site Area - 12.00 Ac. (522,720 sq ft)

Regulations
Base Zoning: R-1
Proposed Zoning: PD
Proposed Density: 0.92 Units/Acre (PD0.92)
Overlay Zoning: CFO, HPO
Building Types: Single Family Dwellings
Lot Width: 73ft
Lot Size: 10,000 sq ft
Setbacks
Front Yard: 10ft - 20ft
Side Yard: 5ft
Rear Yard: 5ft
Dwelling Count by Type: 11 Single Family
Building Heights: 2 Stories Max
Historic Resource Treatment: Yes
Parking Requirements
Required Number of Parking Spaces: 22
Garage: 22
Existing Parking Spaces: 2
Impervious Spaces: 22
Provided Parking Spaces: 24





Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20078

1020 Jefferson

C0.0



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD1.09
Overlay Zoning: CFO, HPO
Project #7668

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Bulter
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

N E S W

50 0 50 100

Scale 1" = 50'

Survey Data

Field-run Topographic Survey,
Conducted on 7/21/21

Regulations
Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sq ft adding more than 5,000 sq ft 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.

Existing Stormwater Narrative

The existing site consists of an existing historic home,including gravel drives and open area with trees and cultivated grass. The site also includes an existing pond which the all of the site drains to. The pond contains an outlet structure that controls the amount of stormwater discharge leaving the site.

Existing Grading & Drainage Data Chart

- Site Area: 12.00 AC
- Impervious Area: 0.75 AC
- Rv Value: 0.228
- Peak Flow Runoff (Discharging from Pond)
  - o 2 year: 0.00 cfs
  - o 5 year: 0.00 cfs
  - o 10 year: 0.13 cfs
  - o 25 year: 1.14 cfs
  - o 50 year: 2.16 cfs
  - o 100 year: 3.83 cfs

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 IT'S THE LAW! CALL BEFORE YOU DIG!

PERMITS:
Tracking #

Drawing Date:
July 2021

Revisions
10/6/21 - Development Plan

Planned District

Historic Magnolia Hall

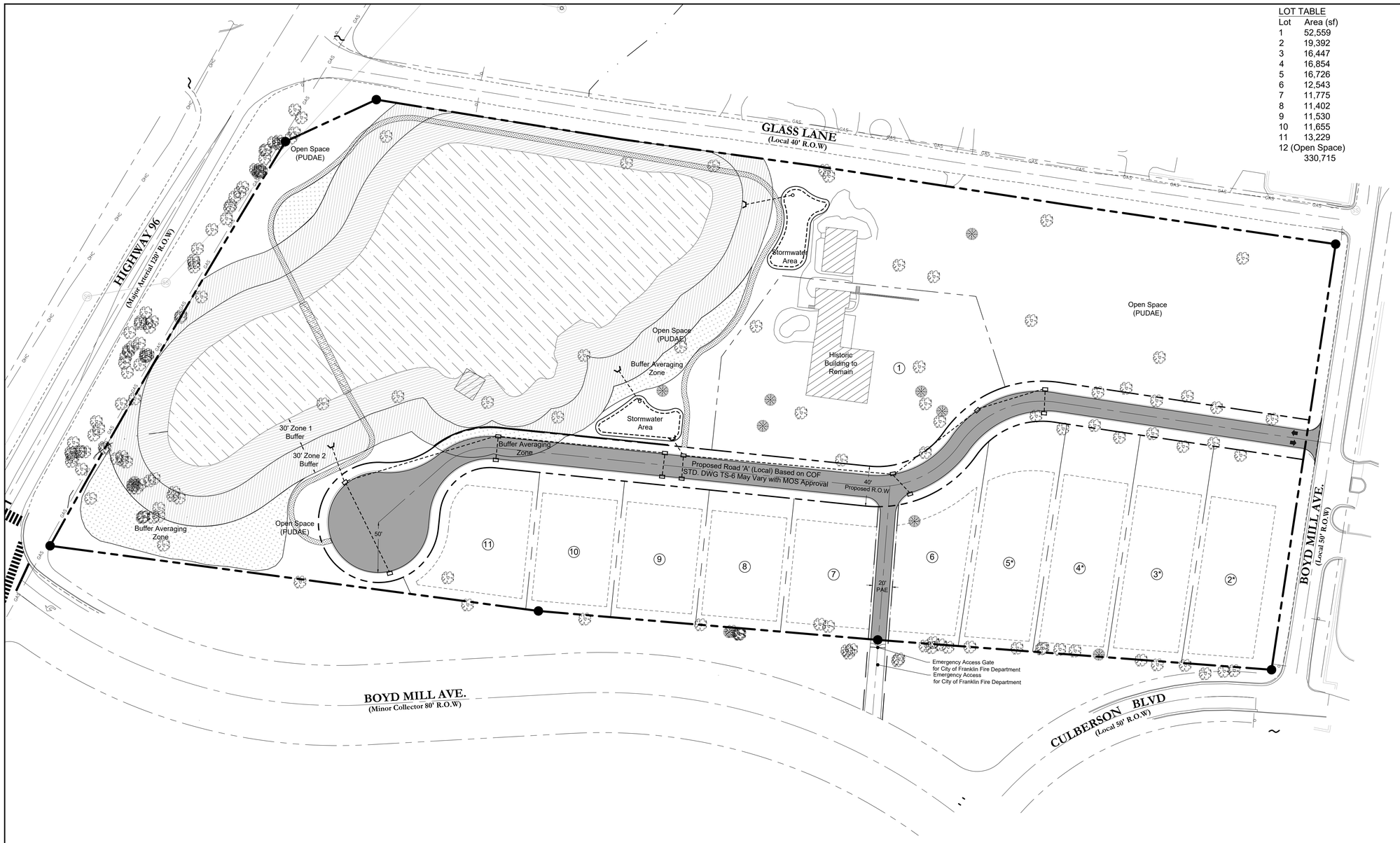
Map 78 Parcels 7
Franklin, Williamson County, Tennessee

JOSEPH MCGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 112341 STATE OF TENNESSEE 7/20/22

Existing Conditions

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C1.0



LOT TABLE

Lot	Area (sf)
1	52,559
2	19,392
3	16,447
4	16,854
5	16,726
6	12,543
7	11,775
8	11,402
9	11,530
10	11,655
11	13,229
12 (Open Space)	330,715

Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD1.09
Overlay Zoning: CFO, HPO
Project #7668

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Bulter
D9 Arlington, LLC
2300 Foxhaven Dr.
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615.419.6933
berniebutler@comcast.net

Engineer
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Benchmark 1
PK Nail Set in Driveway
Elevation =
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North 580,298.54'
South 1,706,119.87'

N E S W

50 0 50 100

Scale 1" = 50'

Site Data Chart

Magnolia Hall
Project #7668
600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
Total Site Area - 12.00 Ac. (522,720 sq ft)
Vesting

Regulations
Base Zoning: R-1
Proposed Zoning: PD
Overlay Zoning: CFO, HPO
Building Types: Single Family Dwellings
Lot Width: 73ft
Lot Size: 10,000 sq ft
Setbacks
- Front Yard: 10ft - 20ft
- Side Yard: 5ft
- Rear Yard: 5ft

Dwelling Count by Type: 11 Single Family
Building Heights: 2 stories max
Historic Resource Treatment: Yes

Statement of Impacts

Police/Fire

The proposed project is a residential project consisting of roadways designed for emergency vehicles. The residential project does not anticipate any adverse impact on police or fire departments in any way.

Solid Waste

The proposed development with include garbage and recycling roll away can for pick up by public or private garbage trucks. The proposed roadway has been designed for Franklin standard garbage trucks.

Public Recreational Facilities

The proposed project will not have any impact to public recreational facilities.

Envision Franklin - Conservation Subdivision

The proposed development complies with Envision Franklin's Conservation Subdivision and specifically the Boyd Mill Avenue Magnolia Hall Historic Estate classification, in many ways. One of the most important is by limiting the use to clustered single-family residents only. This project also complies with Envision Franklin by retaining 50% open space, that open space includes walking trails, scenic vistas of the existing pond and woodlands. The open space is to be retained in perpetuity to preserve the scenic views of the historic building that is to remain onsite. The architectural style has also been taken into consideration to help emphasize the character and beauty of the historic home.

*Denotes lots with a 50' front setback. The 50' setback has been added to these lots to help bolster the beauty of Magnolia Hall

PERMITS:
Tracking #

Drawing Date:
July 2021

Revisions
10/6/21 - Development Plan

Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee

JOSEPH ADAM SEGER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 122351 — STATE OF TENNESSEE — 10/6/21

Development Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C2.0

MAGNOLIA HALL

PROPOSED SITE/ RESIDENTIAL DEVELOPMENT

Boyd Mill Avenue, Franklin, TN









ARCHITECTURAL RESIDENTIAL STYLE/DESIGN EXAMPLES



Construction Sequencing Narrative

The property contains multiple sensitive areas that require a unique phasing, staging, and construction sequence. The most significant sensitive areas are the sewer installation and the stream buffer. The following is a chronological order of construction as well as notes about protecting those sensitive areas.

1. Erosion Control. First, initial erosion control will be installed with silt fence running along the buffer to clearly delineate the buffer. Another row of silt fence will also be installed along the northern property line clearly marking the absolute limits of disturbance.
2. Demolition of Building. Prior to demolition, the contractor shall work with the City of Franklin to situate an emergency bypass pumping system along the sanitary sewer should any unforeseen failures occur to the existing pipe during demolition. During demolition, if any equipment or workers are required to be in the edges of the buffer to tear down the building, only the necessary portions of silt fence along the buffer will be removed for limited access into the buffer.
3. Grading. After demolition, the initial grading will occur to prep the site for building construction. The bioretention will be preliminarily be excavated.
4. Installation of Sewer. The contractor shall work closely with City of Franklin to install the new sewer line. Once complete, the contractor will coordinate with Franklin to switch over active service from the old pipe to the new pipe.
5. Completion of Bioretention. Once the site is stabilized the bioretention can be completed and should be adequately protected from any construction debris runoff.
6. Completion of Building. During building construction, some encroachment into the edges of the buffer will be necessary. Allowable encroachments into the buffer are foot traffic, track hoe, tracked skid steers, lifts for transport of material and labor, and scaffolding. Once complete, all equipment and scaffolding shall be removed and the full buffer enhancement will be completed. Signs will be installed and no other encroachments shall be allowed.

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sq ft adding more than 5,000 sq ft 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.

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
   a. Approved, Stamped and Signed Water and/or Sewer Plans
   b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
   c. Copy of approved availability request response letter.
   d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Prior to installation of fire protection water lines (aka "underground"), the licensed fire protection contractor who will be installing the fire line or supervising the installation shall submit Underground Fire Protection plans to the fire department via the online review system.

Use of the Civil Site Plan is not permitted for use as the "installation shop drawing" nor shall approval of the site plan's utility sheets be considered as an approval of the fire protection work to be performed.

ROW & Access General Notes

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
2. All off-site work within the public right-ofway shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
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6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Historic Property Information

This site is a Historic property within the Boyd Mill Avenue Historic District. Nearby historic properties include:

- Magnolia Hall - Located onsite at 600 Boyd Mill Ave.

Comprehensive Review at Site Plan

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Stall will occur at Site Plan. 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 Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Parkland Dedication

The developer has decided to pay the Parkland Dedication in lieu of fees.

In general 10 Proposed units (1 Existing Unit) x $4,304= $43,040 to meet ordinance. Place bold type on plan set in site data chart to explain Parkland requirements.

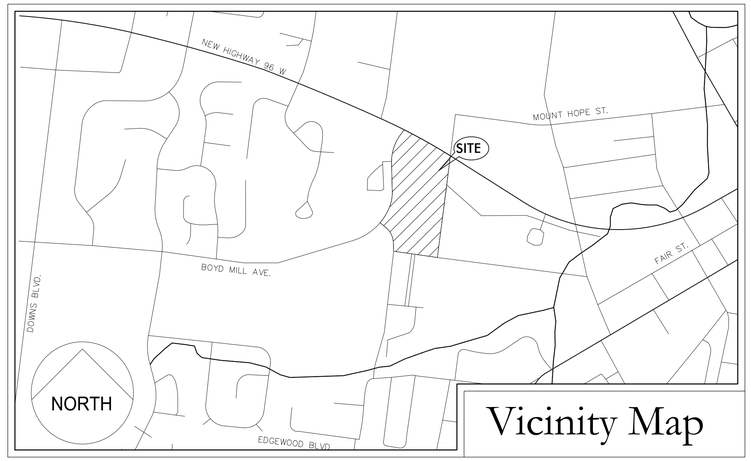
25% of the total amount or $10,760 will be due at final plat plus the number of dwellings for that phase at a rate of $1,076 per unit.

The 25% or $10,760 will not be reimbursable and will remain in Quad 4 for future Parks.

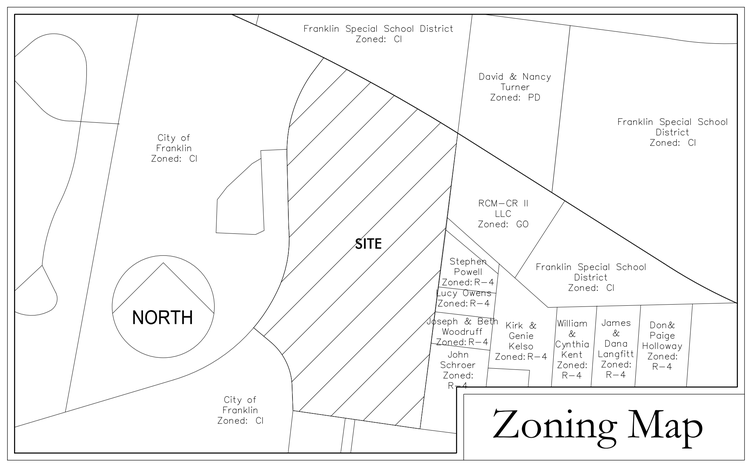
The 75% or $32,280 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.
(Ord. No. 2016-25 , § I, 5-22-2018)

Development Plan
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson Co., Tennessee
Project Number: 7668



Vicinity Map



Zoning Map

Development Summary

Owners of Record
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Surveyor
Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166
adam@daleandassociates.net

Property Information
Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1

Floodnote
This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark
PK Nail Set in Driveway
Elevation = 458.63
NAVD 88
North 580,298.54'
South 1,706,119.87'

Electric Service
Middle Tennessee Electric Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Water Service
City of Franklin Water
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service
City of Franklin Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Telephone Service
Bellsouth
866.620.6000

Utility Location
Tennessee One-Call
800.351.1111

SHEET SCHEDULE

C0.0 Project Notes and Standards
C1.0 Existing Conditions
C2.0 Development Plan
C3.0 Grading & Drainage Plan
C4.0 ROW & Access Plan
C5.0 Utility Plan
P3.0 Sewer Plan & Profile

Modification of Standards Request

1. Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages of Highway 96. The existing conditions of the south side of Highway 96 is a steep dropoff from the edge of pavement down to the property. There is currently a guardrail along the south side of Hwy 96 at the edge of pavement, and the embankment is thickly vegetated. At the bottom of this slope into the property is an existing lake that is being preserved. A riparian buffer exists along this lake, which means that a good portion of the roadside along Hwy 96 is also located within this existing buffer. By installing a sidewalk along the south side of Hwy 96, it would require significant fill along this embankment that would get into the lake, the buffer and into the historic property. Furthermore, if the sidewalk was built tight against the road, it is creating a pedestrian way immediately adjacent to a major highway, and if the sidewalk were to be moved out away from the road, it would require filling the north portion of the lake, neither of which are desirable.
2. Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages of Glass Lane. The property frontage along Glass Lane consists of two different reasonings and requests to not install sidewalk. The north half of Glass Lane is along the dam of the existing lake, and is very steep off the western edge of Glass Lane. By installing sidewalk along this stretch of Glass Lane would require significant grading into the lake buffer and into the property, and a probable relocation of power lines. It is not anticipated that the sidewalk would be utilized along this section of Glass Lane and seems to be more of a hardship than what its worth. The south half of Glass Lane is adjacent to the historic Magnolia Hall home, and it is the preference of the neighbors and historic patrons to leave the entire property as rural and historic looking as possible.
3. Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages of Boyd Mill Road. The property frontage along Boyd Mill is along an existing grass embankment and there is no other sidewalk along the north side of Boyd Mill in either direction of this property. Therefore any sidewalk proposed along this portion of Boyd Mill would not extend east or west, and it would be to the detriment of the desire of the Historic Property. There is also an existing sidewalk along the south side of Boyd Mill where pedestrians are more likely to walk.
4. Section 9.6.1 of Zoning Code. This project requests a modification of standards to not require sidewalk on the street frontages along the internal drive. The intent of the project is to preserve the historic aesthetic of the property and by adding sidewalk along the internal drive it will take away from that aesthetic that the project is aiming for.
5. Section 13.2.2 of the Zoning Code. This project requests a modification of standards to allow a retaining wall along a portion of the proposed street near the existing lake. This is needed to allow the construction of the street near the 30' zone 1 riparian buffer associated with the existing lake. The wall will be faced with a decorative stone or masonry to match the character of the subdivision. The justification for this request is to allow the wall so as not to grade into the 30' zone 1 buffer.

Site Data Chart

Project Name: Magnolia Hall
COF Project #: 7668
600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
Total Site Area - 12.00 Ac. (522,720 sq ft)

Regulations
Base Zoning: R-1
Proposed Zoning: PD
Proposed Density: 0.92 Units/Acre (PD0.92)
Overlay Zoning: CFO, HPO
Building Types: Single Family Dwellings
Lot Width: 73ft
Lot Size: 10,000 sq ft
Setbacks
Front Yard: 10ft - 20ft
Side Yard: 5ft
Rear Yard: 5ft
Dwelling Count by Type: 11 Single Family
Building Heights: 2 Stories Max
Historic Resource Treatment: Yes
Parking Requirements
Required Number of Parking Spaces: 22
Garage: 22
Existing Parking Spaces: 2
Impervious Spaces: 22
Provided Parking Spaces: 24





Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20078
1020 Jefferson
C0.0



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD0.92
Overlay Zoning: CFO, HPO
Project #7668

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Bulter
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

Survey Data

Field-run Topographic Survey,
Conducted on 7/21/21

Regulations
Wilson & Associates, P.C.
108 Beasley Dr.
Franklin, TN 37064
615.905.9030
smcgowan@wilsonpc.com

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

Grading & Drainage General Notes

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Existing Stormwater Narrative

The existing site consists of an existing historic home,including gravel drives and open area with trees and cultivated grass. The site also includes an existing pond which the all of the site drains to. The pond contains an outlet structure that controls the amount of stormwater discharge leaving the site.

Existing Grading & Drainage Data Chart

- Site Area: 12.00 AC
- Impervious Area: 0.75 AC
- Rv Value: 0.228
- Peak Flow Runoff (Discharging from Pond)
  - o 2 year: 0.00 cfs
  - o 5 year: 0.00 cfs
  - o 10 year: 0.13 cfs
  - o 25 year: 1.14 cfs
  - o 50 year: 2.16 cfs
  - o 100 year: 3.83 cfs

TENNESSEE ONE CALL SYSTEM, INC. TOLL FREE 811 CALL BEFORE YOU DIG

PERMITS:
Tracking #

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July 2021

Revisions
10/6/21 - Development Plan

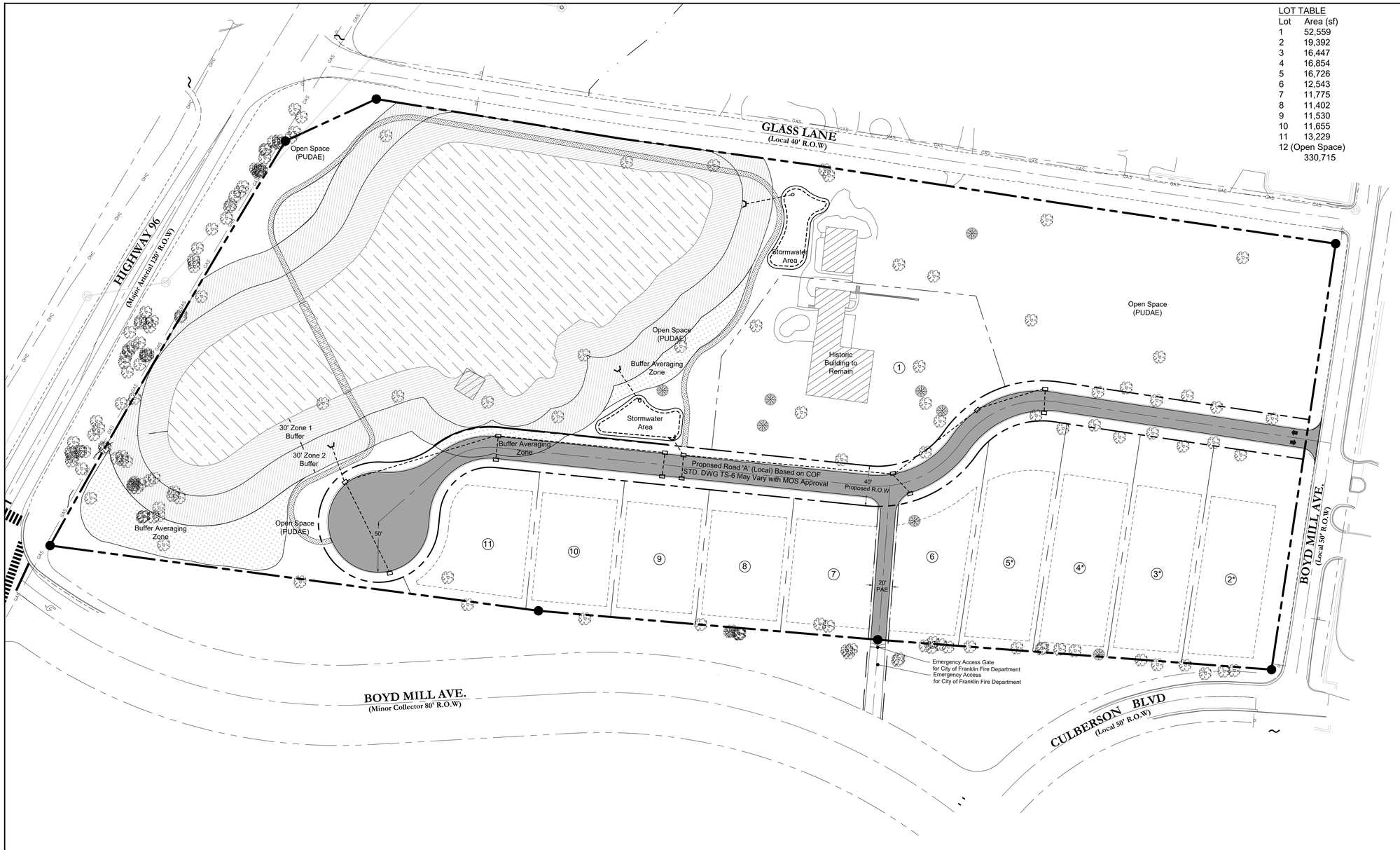
Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee

JOSEPH MCGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 112234 STATE OF TENNESSEE 10/19/21

Existing Conditions

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C1.0



LOT TABLE

Lot	Area (sf)
1	52,559
2	19,392
3	16,447
4	16,854
5	16,726
6	12,543
7	11,775
8	11,402
9	11,530
10	11,655
11	13,229
12 (Open Space)	330,715

Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD0.92
Overlay Zoning: CFO, HPO
Project #7668

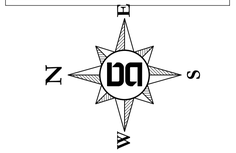
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berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
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PK Nail Set in Driveway
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South 1,706,119.87'



50 0 50 100

Scale 1" = 50'

Site Data Chart

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600 Boyd Mill Ave.
Franklin, TN 37064
Map 78, Parcel 7
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Vesting

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Building Heights: 2 stories max
Historic Resource Treatment: Yes

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Police/Fire
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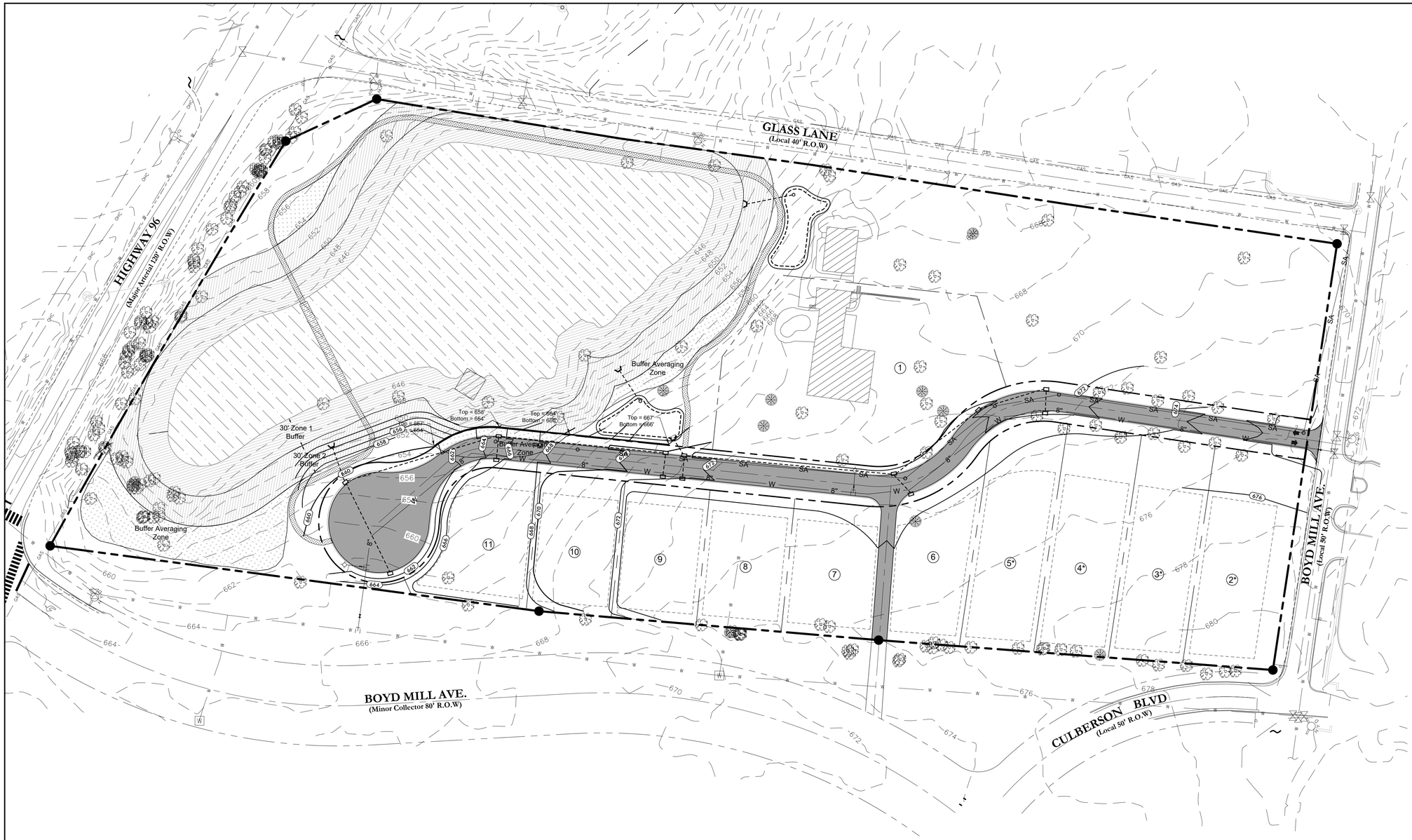
Planned District
Historic Magnolia Hall
Map 78 Parcels 7
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Development Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
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516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C2.0



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South 1,706,119.87'

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Stormwater Narrative

The proposed development will include storm sewer pipe networks that will take stormwater runoff, for treatment, to several green infrastructure BMP's. The BMP's will treat the stormwater runoff and then the runoff will be detained in the existing pond located on site. An outlet structure in the existing pond will then discharge the runoff back into an existing stream at the low end of the site.

Grading & Drainage Data Chart

- Site Area: 12.00 AC
- Impervious Area Proposed: 2.01 AC
- Disturbed Area Proposed: 5.20 AC
- Rv Value: 0.326
- Peak Flow Runoff (Discharging from Pond)
  - o 2 year: 0.00 cfs
  - o 5 year: 0.20 cfs
  - o 10 year: 0.85 cfs
  - o 25 year: 2.28 cfs
  - o 50 year: 4.34 cfs
  - o 100 year: 7.69 cfs

Statement of Impacts

Drainage/Facilities

The porject proposes typical storm infrastructure with no adverse impact to the existing drainage facilities. The stormwater will be detained on site in an existing pond, and then discharged into an existing stream. Through the Franklin Stormwater regulations, there will not be an increased amount of discharge to the existing stream.

PERMITS:
Tracking #

Drawing Date:
July 2021

Revisions
10/6/21 - Development Plan

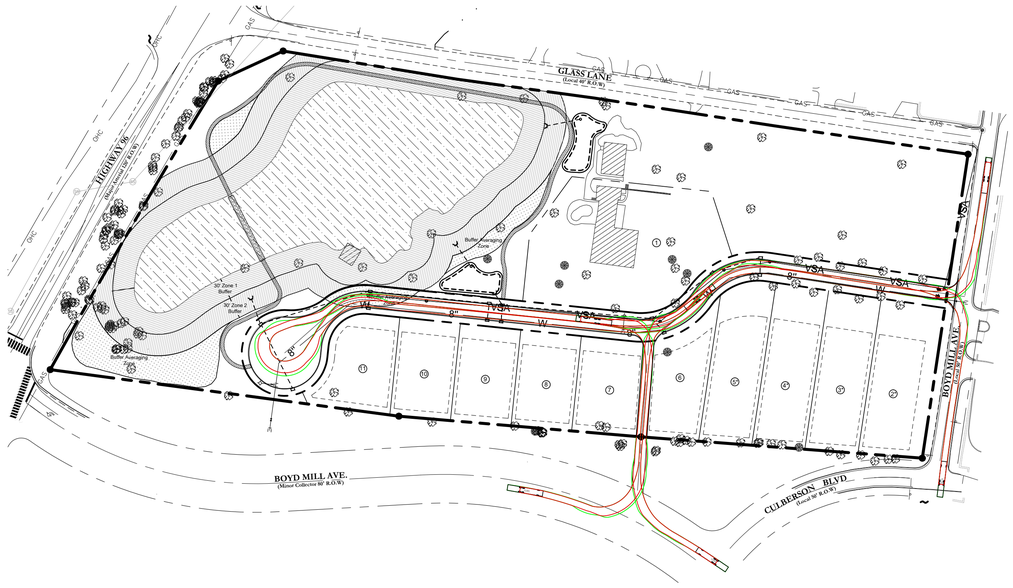
Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee

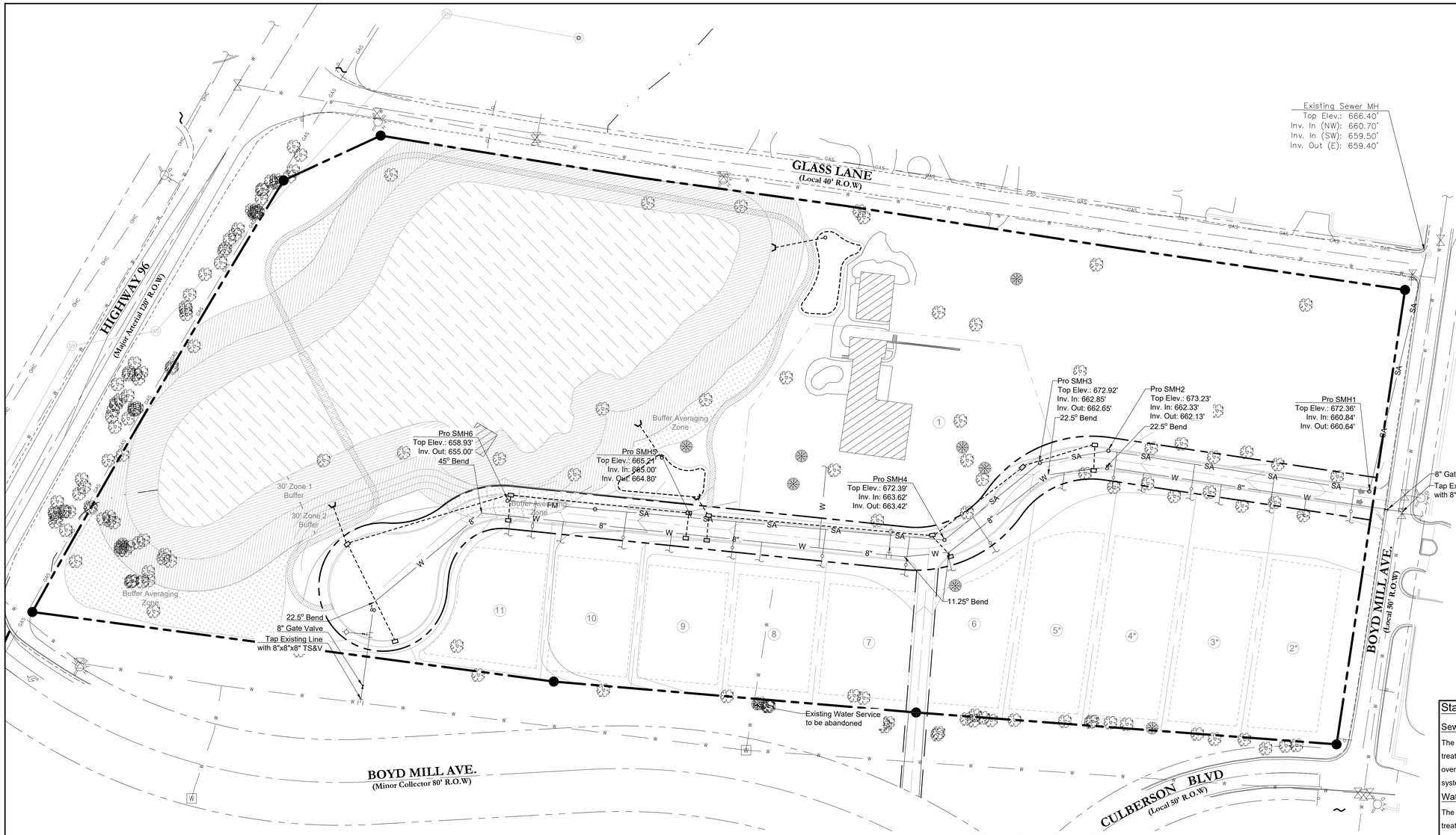
JOSEPH ADAM SEGER
REGISTERED ENGINEER
AGRICULTURE
ARCHITECTURE
COMMERCE
No. 112345
STATE OF TENNESSEE
10/19/21

Grading & Drainage Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C3.0


GLASS LANE
(Varies 50' R.O.W.)
HIGHWAY 96
(Major Collector 80' R.O.W.)
BOYD MILL AVE.
(Minor Collector 60' R.O.W.)
CULBERSON BLVD
(Varies 90' R.O.W.)
Buffer Averaging Zone
30' Zone 1 Buffer
30' Zone 1 Buffer
Buffer Averaging
Buffer Averaging
VSA
W
8"
8"
8"



Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD0.92
Overlay Zoning: CFO, HPO
Project #7668

Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Bulter
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

N E S W

50 0 50 100
Scale 1" = 50'

Statement of Impacts

Sewer
The proposed project is expected to add 3,500 gpd to the existing sewer treatment system. An availability study will be needed to understand the overall effect this project will have on the City of Franklin treatment system.

Water
The proposed project is expected to add 3,500 gpd to the existing sewer treatment system. An availability study will be needed to understand the overall effect this project will have on the City of Franklin treatment system.

Reclaimed Water
The proposed project does not plan to use the reclaimed water system.

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
   a. Approved, Stamped and Signed Water and/or Sewer Plans
   b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
   c. Copy of approved availability request response letter.
   d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Prior to installation of fire protection water lines (aka "underground"), the licensed fire protection contractor who will be installing the fire line or supervising the installation shall submit Underground Fire Protection plans to the fire department via the online review system.

PERMITS:
Tracking #

Drawing Date:
July 2021

Revisions
10/6/21 - Development Plan

Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee

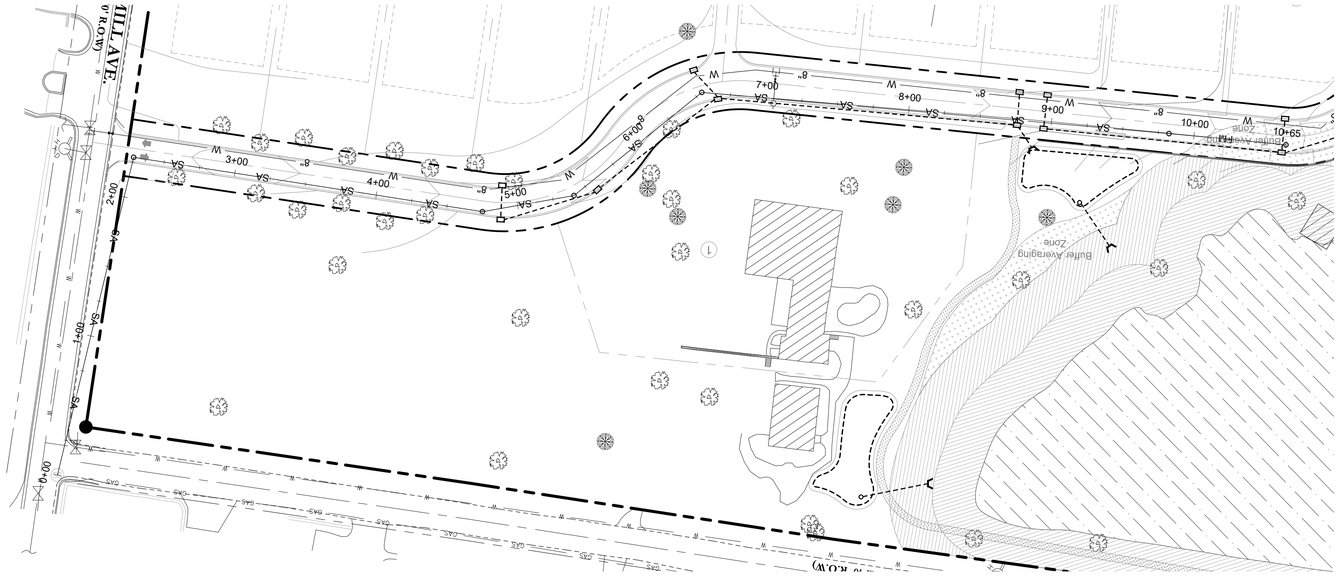
JOSEPH C. SEGER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112334
STATE OF TENNESSEE
10/7/21

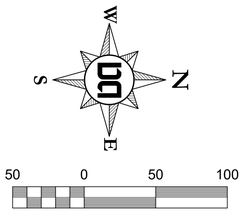
Utility Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
IT'S THE LAW!

D&A Project #21002
Historic Magnolia Hall
C5.0





Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD0.92
Overlay Zoning: CFO, HPO
Project #7668

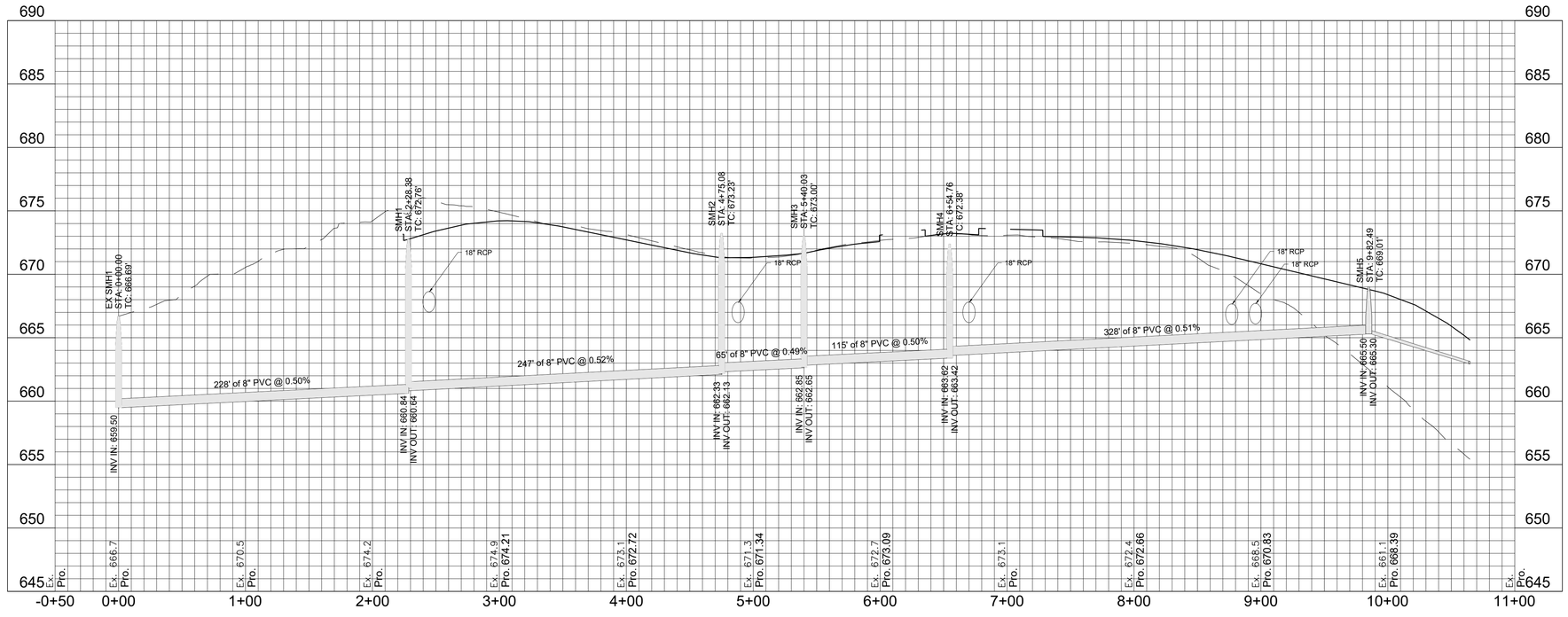
Owner
Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Butler
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'



Drawing Date:
July 2021

Revisions
10/6/21 - Development Plan

Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee

JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
10/19/21

Sewer Line 'A' Plan & Profile

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

TENNESSEE ONE CALL SYSTEM, INC.
IT'S FREE! IT'S THE LAW!
CALL BEFORE YOU DIG!

PERMITS:
Tracking #

D&A Project #21002
Historic Magnolia Hall
P3.0



TREE PRESERVATION PLAN

1" = 50'

TREE CANOPY/ PRESERVATION PLAN:

EXISTING TREE CANOPY COVERAGE:	26% OF SITE (3.14 AC)
TREE CANOPY RETENTION (MIN):	12.5% (.26 [EXISTING COVER] X .48 [REQ. RETENTION COVER])
MINIMUM TREE PROTECTION ZONE:	1.51 AC
TREE PROTECTION PROVIDED:	3.01 AC (96% OF EXISTING CANOPY TO BE PRESERVED)

SPECIMEN TREE SURVEY AND INVENTORY:

Key	Size	Species	Condition
1	27"	HACKBERRY	GOOD
2	38"	CEDAR	GOOD
3	24"	MAPLE	GOOD
4	24"	MAPLE	GOOD
5	47"	ELM	GOOD
6	39"	HACKBERRY	POOR
7	25"	MAPLE	GOOD
8	30"	SYCAMORE	GOOD
9	32"	CEDAR	FAIR
10	43"	HACKBERRY	FAIR
11	53"	ELM	FAIR
12	47"	ELM	FAIR
13	27"	MAGNOLIA	GOOD
14	24"	MAPLE	GOOD
15	24"	CEDAR	GOOD
16	33"	CHERRY	POOR/ HAZARD
17	38"	ELM	GOOD
18	32"	HACKBERRY	GOOD
19	40"	MAPLE	FAIR
20	31"	CHERRY	FAIR
21	32"	HACKBERRY	GOOD
22	32"	CHERRY	GOOD
23	28"	HACKBERRY	POOR
24	40"	CHERRY	GOOD
25	42"	PECAN	POOR/ HAZARD
26	44"	CHERRY	POOR/ HAZARD
27	49"	HACKBERRY	FAIR
28	32"	HACKBERRY	FAIR
29	26"	HACKBERRY	FAIR

Specimen Trees to be Removed

Healthy Specimen Trees to be Removed=	4
Total Caliper Inches of Healthy Trees to be Removed=	135 inches

Key	Size	Species	Condition
6	39"	HACKBERRY	POOR
7	25"	MAPLE	GOOD
17	38"	ELM	GOOD
22	32"	CHERRY	GOOD
23	28"	HACKBERRY	POOR
24	40"	CHERRY	GOOD
25	42"	PECAN	POOR/ HAZARD
26	44"	CHERRY	POOR/ HAZARD

LANDSCAPE DATA CHART

SITE ACREAGE:	12.00 AC	(522,721.8 SF)
ZONING:	PD	
ZONING OVERLAYS:	CFO / HPO	
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	20%	2.4 AC
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	55%	6.61 AC (OPEN SPACE PROVIDED)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	26%	3.14 AC
PERCENT AND ACREAGE OF TREE CANOPY REQUIRED:	12.5%	1.51 AC
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	25%	3.01 AC
NUMBER AND DBH OF SPECIMEN TREES REMOVED: (HEALTHY)	4	135"

SPECIMEN REPLACEMENT TREES

270" of specimen replacement trees will be shown on the site plan. Replacement trees will be planted on site or the form of a contribution to the tree bank.

DesignStudio
LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | VISIONING
919 High Point Ridge Road, Franklin Tennessee
(p):615.218.8118

Magnolia Hall - PUD Subdivision

Development Plan
Boyd Mill Avenue, Franklin, Tennessee

Landscape Plan

JASON LEE GODDARD
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
LICENSE NO. 327
LANDSCAPE ARCHITECT

date. Sept 13, 2021
revisions. Oct 6, 2021
-

project no. 19068
scale. shown on plan

L-1.0
C.O.F. # 7669

TREE PRESERVATION PLAN - EXISTING AERIAL PHOTO

1" = 50'

Landscape Plan

DesignStudio
LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | VISIONING
919 High Point Ridge Road, Franklin Tennessee
(p):615.218.8118

Magnolia Hall - PUD Subdivision

Development Plan
Boyd Mill Avenue, Franklin, Tennessee

LEE GODDARD JACKSON
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE, NO. 637
LANDSCAPE ARCHITECT

date. Sept 13, 2021
revisions. Oct 6, 2021
-

project no. 19068
scale. shown on plan

L-1.1
C.O.F. # 7669

MAGNOLIA HALL

PROPOSED SITE/ RESIDENTIAL DEVELOPMENT

Boyd Mill Avenue, Franklin, TN









ARCHITECTURAL RESIDENTIAL STYLE/DESIGN EXAMPLES



SIDEWALK ALONG GLASS (MOS #2) COULD TIE INTO TRAIL SYSTEM

SIDEWALK ALONG HWY 96 (MOS #1)

TRAIL ALONG FRONTAGE COULD BE BUILT TO PUBLIC STANDARDS TO SATISFY SIDEWALK REQUIREMENT

SIDEWALK ALONG BOYD MILL (MOS #3)

SIDEWALK ALONG INTERNAL ROAD (MOS #4)

EXISTING SIDEWALK ALONG BOYD MILL

SIDEWALK GAP ALONG CITY OWNED PROPERTY

PROVIDES BETTER CONNECTIVITY TO CITY PARKS, NEIGHBORHOODS AND SCHOOLS (POPLAR GROVE AND FREEDOM INTERMEDIATE)

Development Summary

Map 78, Parcel 7
600 Boyd Mill Ave.
Franklin, TN 37064

Total Site Area - 12.00 Ac.
Site Zoning - R-1
Proposed Zoning: PD0.92
Overlay Zoning: CFO, HPO
Project #7668

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Julia Inman
600 Boyd Mill Ave.
Franklin, TN 37064
Phone
Email

Developer
Bernie Bulter
D9 Arlington, LLC
2300 Foxhaven Dr.
Franklin, TN 37069
615.419.6933
berniebutler@comcast.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
615.297.5166
adam@daleandassociates.net

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Benchmark 1
PK Nail Set in Driveway
Elevation =
NAD 83
North 580,298.54'
South 1,706,119.87'

N E S W

50 0 50 100

Scale 1" = 50'

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sq ft adding more than 5,000 sq ft 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.

Stormwater Narrative

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  - o 50 year: 4.34 cfs
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Statement of Impacts

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PERMITS:
Tracking #

Drawing Date:
July 2021

Revisions
10/6/21 - Development Plan

Planned District
Historic Magnolia Hall
Map 78 Parcels 7
Franklin, Williamson County, Tennessee

JOSEPH ADAM SEGER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 112341 — STATE OF TENNESSEE — 10/19/21

Grading & Drainage Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville TN 37204
(615) 297-5166

D&A Project #21002
Historic Magnolia Hall
C3.0

City of Franklin

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

File #: 21-02457

DATE: September 24, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2021-46: An Ordinance To Rezone 7.53 Acres From Regional Commerce 6 (RC6) District To Planned (PD 39.44/8,595) District, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, At 151 Cool Springs Boulevard (Haven At Cool Springs PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7665
Applicant: Katie Rudowsky, Kiser + Vogrin Design
Owner: Franklin Land Co. LLC, James Carbine, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property at 151 Cool Springs Boulevard from RC6 to PD with 297 multifamily dwelling units and 8,595 square feet of commercial space to accommodate the Haven at Cool Springs PUD Subdivision. The subject property is within the Regional Commerce Design Concept. According to Envision Franklin, the Regional Commerce Design Concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources," and that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The proposed rezoning is appropriate based on the recommendations of Envision Franklin. The development plan for the Haven at Cool Springs PUD Subdivision is also on this agenda.

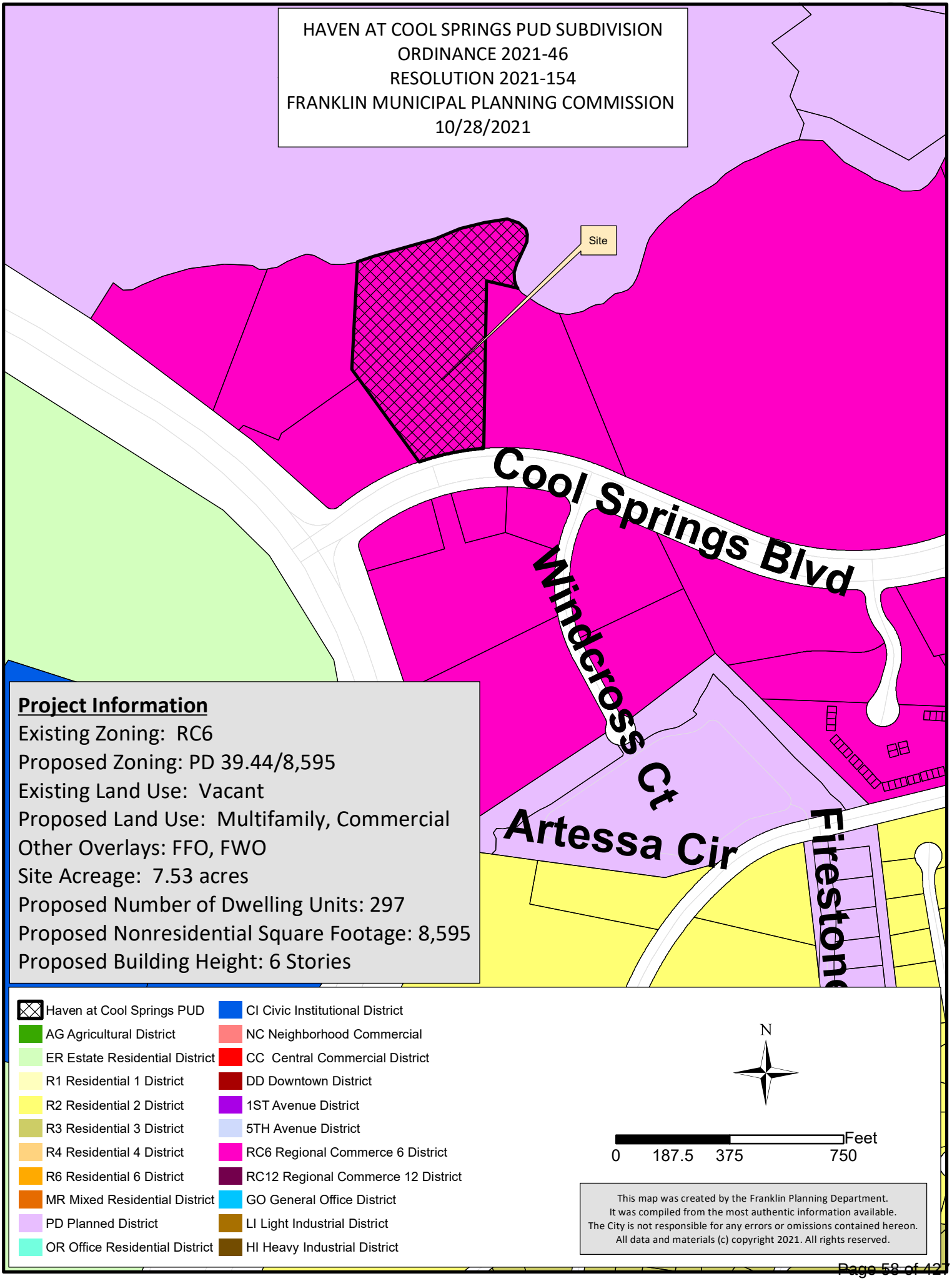
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-46 be recommended to the Board of Mayor and Aldermen for approval.


HAVEN AT COOL SPRINGS PUD SUBDIVISION
ORDINANCE 2021-46
RESOLUTION 2021-154
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
Site
Cool Springs Blvd
Windcross Ct
Artessa Cir
Firestone
Project Information
Existing Zoning: RC6
Proposed Zoning: PD 39.44/8,595
Existing Land Use: Vacant
Proposed Land Use: Multifamily, Commercial
Other Overlays: FFO, FWO
Site Acreage: 7.53 acres
Proposed Number of Dwelling Units: 297
Proposed Nonresidential Square Footage: 8,595
Proposed Building Height: 6 Stories
Haven at Cool Springs 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
0 187.5 375 750 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 2021. All rights reserved.

ORDINANCE 2021-46

AN ORDINANCE TO REZONE 6.87 ACRES FROM REGIONAL COMMERCE 6 (RC6) DISTRICT TO PLANNED (PD 39.44/8,595) DISTRICT FOR THE PROPERTY LOCATED NORTH OF COOL SPRINGS BOULEVARD AND EAST OF MACK HATCHER PARKWAY, AT 151 COOL SPRINGS BOULEVARD (HAVEN AT COOL SPRINGS PUD SUBDIVISION).

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

WHEREAS, the Planned (PD 39.44/8,595) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2021-154 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Regional Commerce 6 (RC6)** District to **Planned (PD 39.44/8,595)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
62-45.05	7.53
Total	7.53

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

Law Dept. approved 10.18.21

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

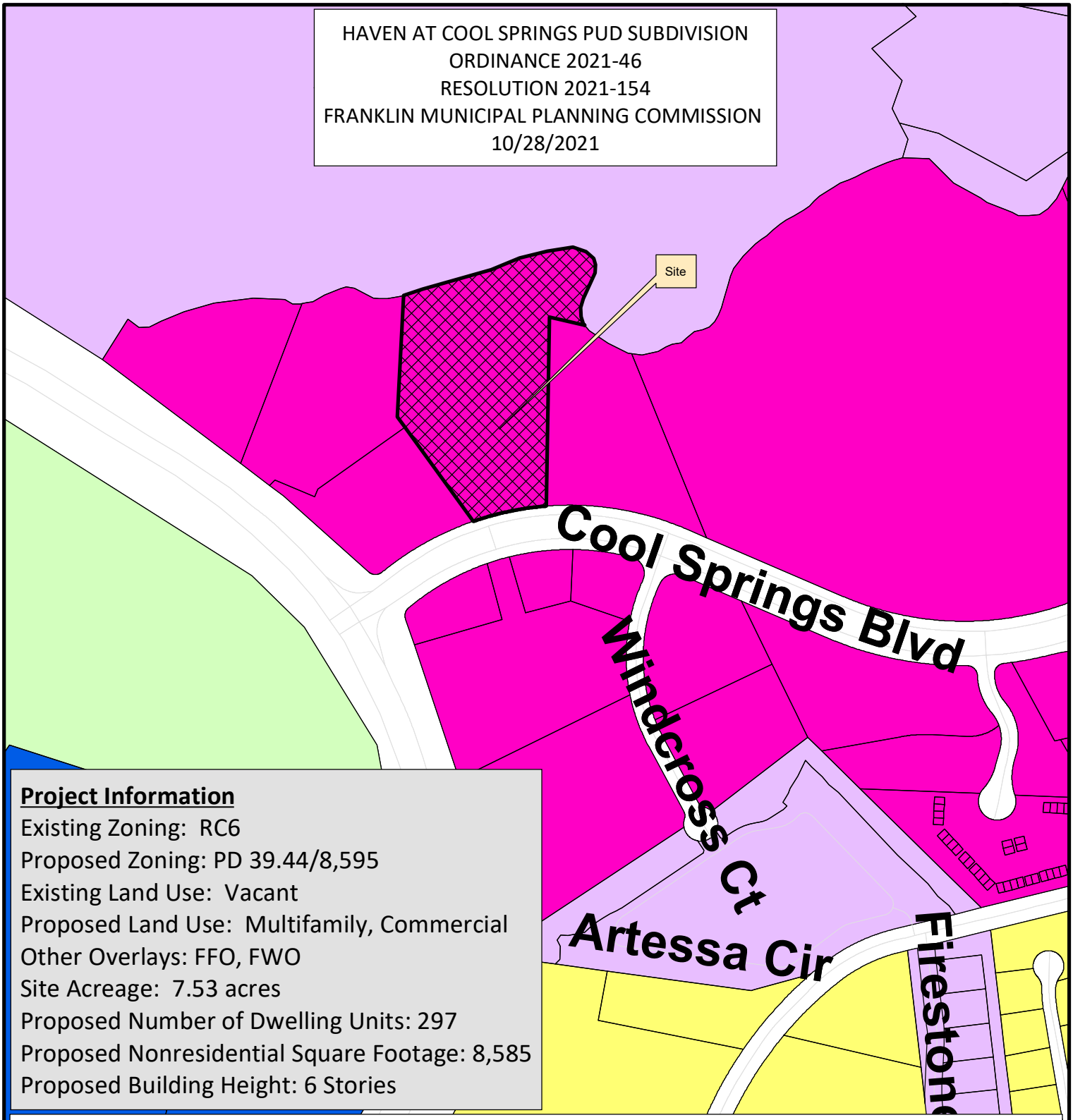
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

HAVEN AT COOL SPRINGS PUD SUBDIVISION
ORDINANCE 2021-46
RESOLUTION 2021-154
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021



Project Information
Existing Zoning: RC6
Proposed Zoning: PD 39.44/8,595
Existing Land Use: Vacant
Proposed Land Use: Multifamily, Commercial
Other Overlays: FFO, FWO
Site Acreage: 7.53 acres
Proposed Number of Dwelling Units: 297
Proposed Nonresidential Square Footage: 8,585
Proposed Building Height: 6 Stories

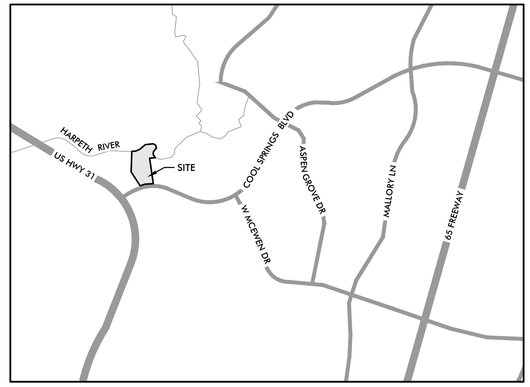
- Haven at Cool Springs PUD
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential 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

0 187.5 375 750 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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HAVEN AT COOL SPRINGS
REZONING APPLICATION
TAX MAP 062, GROUP G
PARCEL 04505
ADDRESS: 151 COOL SPRINGS BLVD.
FRANKLIN, TN 37067
COF # 7665
FRANKLIN, WILLIAMSON COUNTY, TN



SITE LOCATION MAP
N.T.S

SHEET INDEX:	Sheet Number	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	09-13-21	10-07-21	
REZONING PLAN	C1.0	09-13-21	10-07-21	

EXISTING ZONING: REGIONAL COMMERCE 6 (RC6)
PROPOSED ZONING: PLANNED DISTRICT (39.44 DU/A /8,595 SF COMMERCIAL) PD

DEVELOPER
GUEFEN
Guefen Development Partners
3200 Southwest Freeway
Suite 1870
Houston, TX 77027
Contact: Richard Owen
202.285.4357

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Katie Rudowsky
310.904.0158

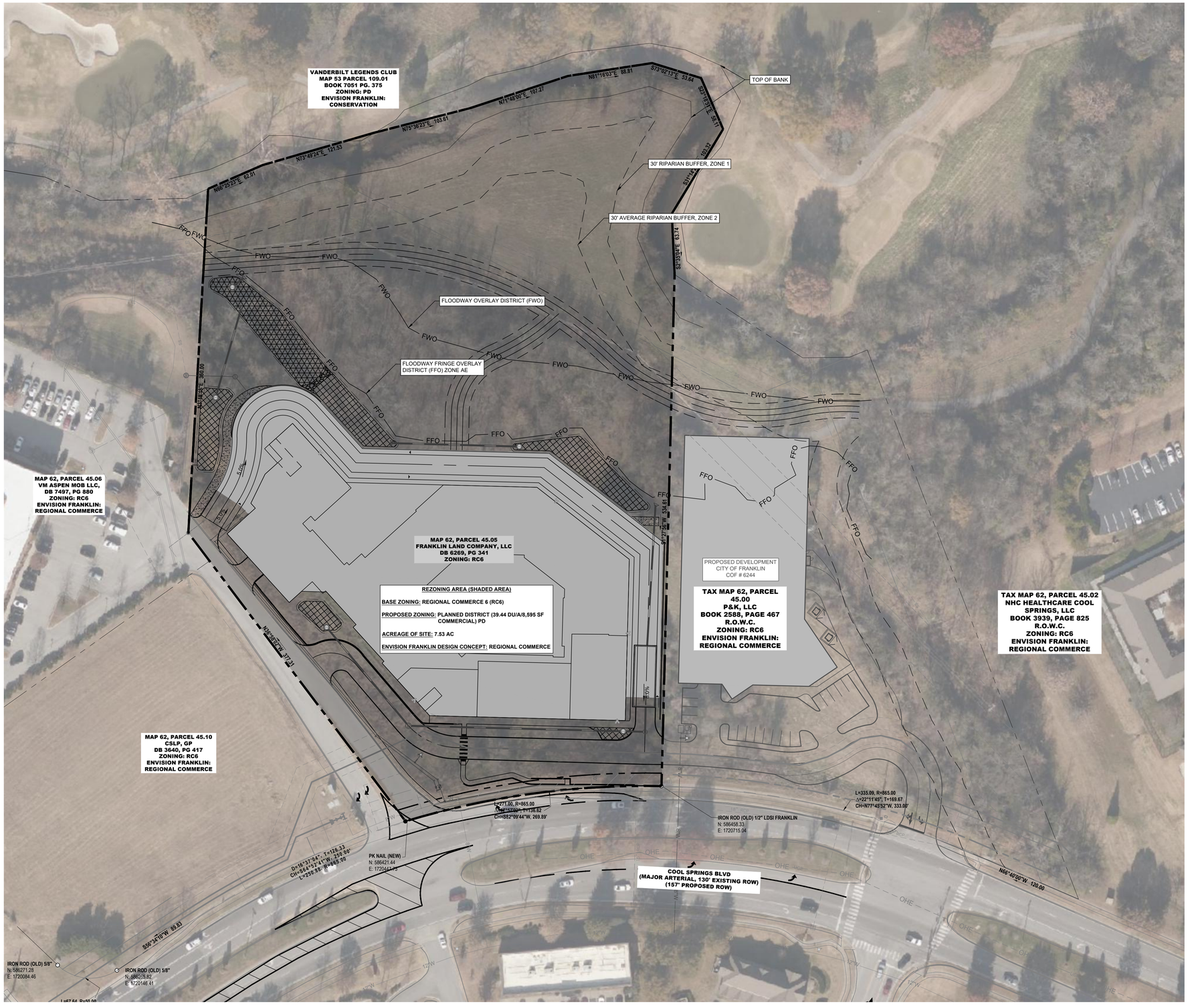
CIVIL ENGINEER
Kimley»Horn
Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Mary McGowan
615.800.4004

KATIE MARIE RUDOWSKY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1439
10.07.21

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320
10/7/2021

KVD PROJECT# : 21043
COF # : 7665
Sheet #:
C0.0
DATE: 09-13-2021

NOT FOR CONSTRUCTION



PARCEL REZONING DATA CHART

OWNER: FRANKLIN LAND COMPANY, LLC

PARCEL NUMBER: 45.05 (SHADED AREA) **MAP:** 62 **DEED BOOK**: 6269, **PG**: 341

BASE ZONING: REGIONAL COMMERCE 6 (RC6)

PROPOSED ZONING: PLANNED DISTRICT PD (39.44 DU/A/8,595 SF COMMERCIAL)

ACREAGE OF SITE: 7.53 AC

ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

KVHD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.com

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main. 615.564.2701 | www.kimley-horn.com
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MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
11/30/2021

REZONING PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7665
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	9/13/21	LJA
2	COF RE-SUBMITTAL	10/07/21	LJA

DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 10/07/2021

KHA PROJECT NO.
118382002

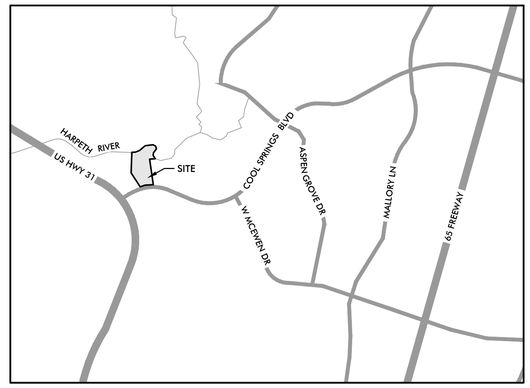
DRAWING TITLE:
REZONING PLAN

SHEET NUMBER
C1.0

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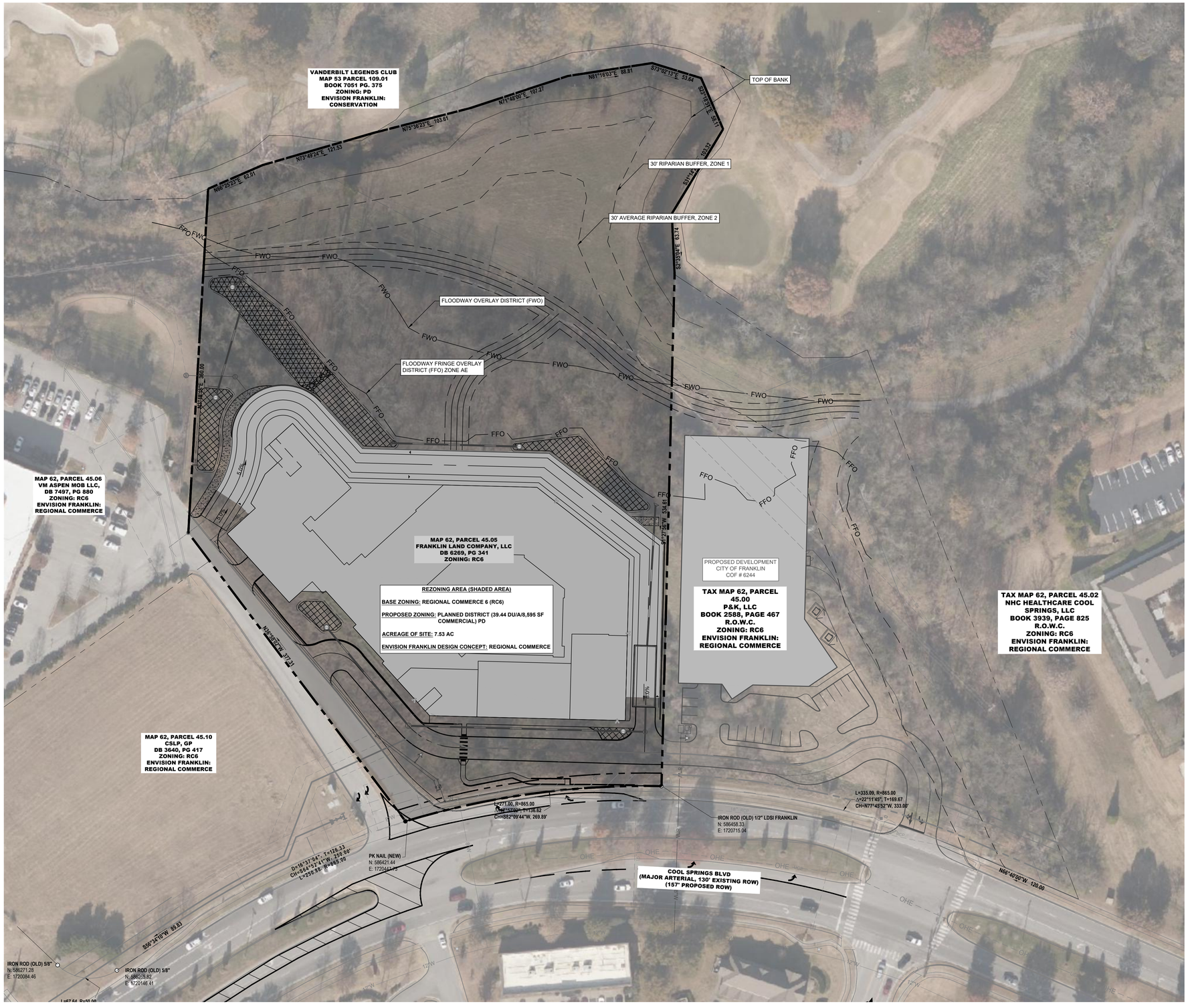
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MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
10/07/2021

REZONING PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7665
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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DESIGNED BY: LJA
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KHA PROJECT NO.
118382002

DRAWING TITLE:
REZONING PLAN

SHEET NUMBER
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City of Franklin

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

File #: 21-02458

DATE: September 24, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-154: A Resolution Approving A Development Plan For Haven At Cool Springs PUD Subdivision, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs Boulevard.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7666
Applicant: Katie Rudowsky, Kiser + Vogrin Design
Owner: Franklin Land Co. LLC, James Carbine, Rep.

BACKGROUND/STAFF COMMENTS:

The Haven at Cool Springs PUD Subdivision proposes 297 multifamily residential units and 8,595 square feet of commercial space located on the property at 151 Cool Springs Boulevard. The subject property consists of 7.53 acres and is within the Regional Commerce Design Concept as determined by Envision Franklin. The Regional Commerce Design Concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources," and that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. The plan as presented meets the recommendations of Envision Franklin and is compatible with the surrounding area.

While the Haven at Cool Springs PUD Subdivision meets City standards, the property is located in the Mallory Valley Utility District. At this time, Mallory Valley has not yet granted water availability to the developer for this project. Should the development be approved, entitlements may not be met based on the utility circumstances.

PROCEDURAL REQUIREMENTS:

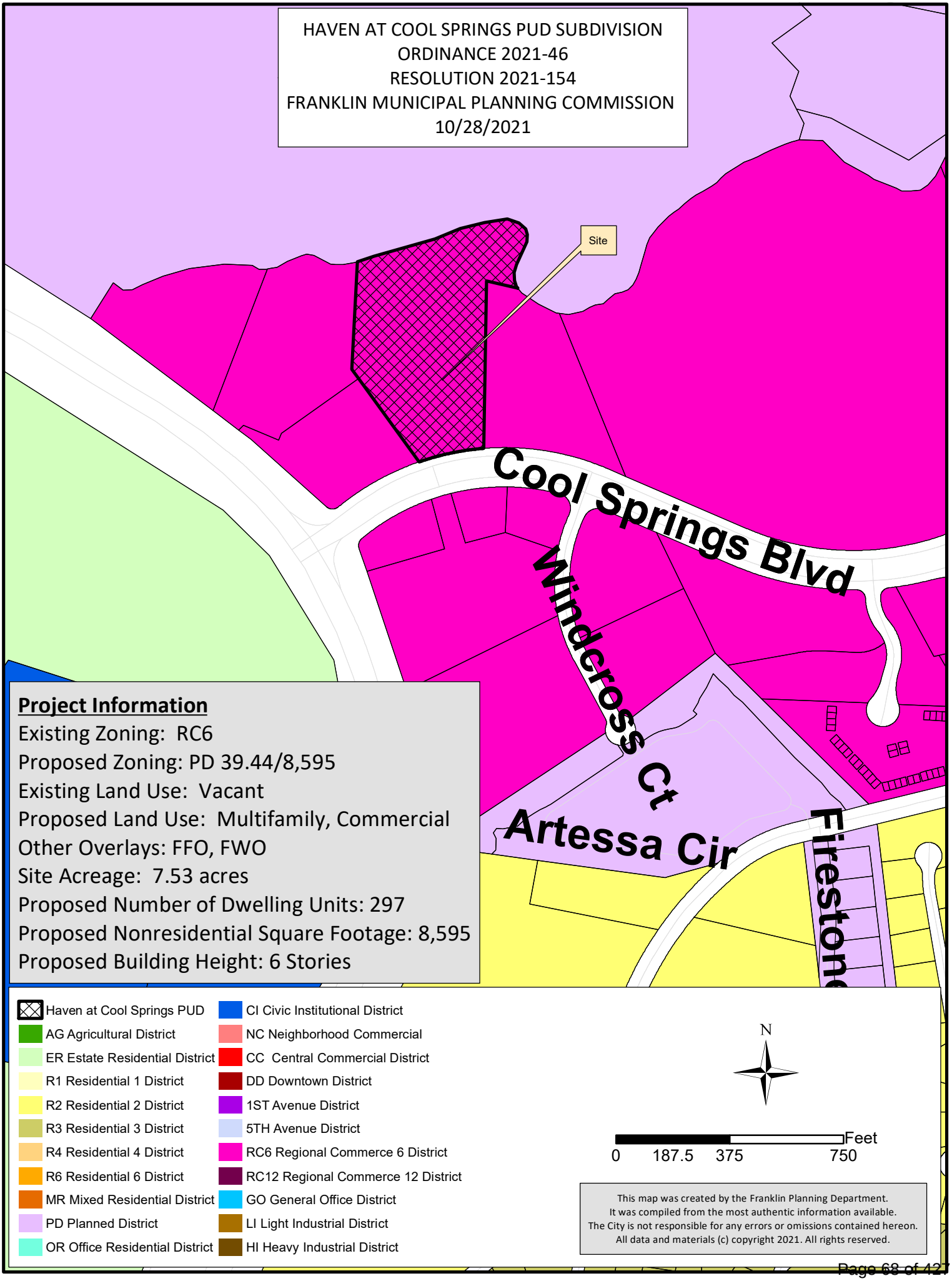
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online 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 that Resolution 2021-154 be recommended to the Board of Mayor and Aldermen for approval with conditions.


HAVEN AT COOL SPRINGS PUD SUBDIVISION
ORDINANCE 2021-46
RESOLUTION 2021-154
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
Site
Cool Springs Blvd
Windcross Ct
Artessa Cir
Firestone
Project Information
Existing Zoning: RC6
Proposed Zoning: PD 39.44/8,595
Existing Land Use: Vacant
Proposed Land Use: Multifamily, Commercial
Other Overlays: FFO, FWO
Site Acreage: 7.53 acres
Proposed Number of Dwelling Units: 297
Proposed Nonresidential Square Footage: 8,595
Proposed Building Height: 6 Stories
Haven at Cool Springs 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
0 187.5 375 750 Feet
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COF no: 7666

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

30. F. Development Plan

kevin.long@franklintn.gov ***Comment to remain as a Condition of Approval to be addressed at the Site Plan stage.***

Applicant shall comply with the minimum Vertical and Horizontal Alignment per City Standards (Sections 3.3.8 & 3.3.9 of Street Standards)

Due to the anticipated volume of traffic using the access easement across the property connecting to the east, the design and construction of the access drive shall be equivalent to that of a low-volume local street, including such features as geometry and pavement design. Additional information and design details may be required at the Site Plan stage to ensure any component of the cross-access drive deemed out of compliance will still function as intended and does not present an impediment or hazard to motorists.

The cross-access connection to Windcross Court shall be completed and in service prior to the issuance of any Certificate of Occupancy for this Development Plan.



[Edited By Kevin Long]

31. F. Development Plan

kevin.long@franklintn.gov

Offsite roadway improvements required as part of the recommendations from the Traffic Impact Analysis shall be submitted as a separate offsite plan set. **The offsite plans shall be submitted and approved prior to the first grading permit for this site.** These plans shall include the turn lanes and traffic signal design. Design elements shall meet storage requirements determined as part of the TIA report and design standards as appropriate based on current AASHTO, TDOT, and COF standards. Additionally, **all offsite improvements shall be completed and accepted by the City prior to the first Certificate of Occupancy for the site.**

36. Adjacent Property

joe.marlo@franklintn.gov

The following shall remain open as a Condition of Approval of the Development Plan.

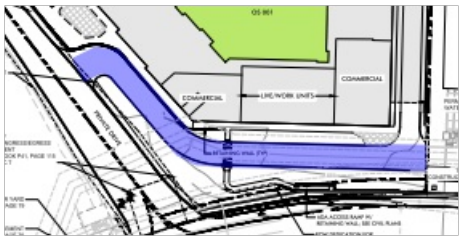
At site plan, Applicant shall show how building elements proposed on this site have been coordinated with the adjacent property to the east so as to not hinder building construction on the adjacent property.

43. COF Street Standards

joe.marlo@franklintn.gov

The following shall remain open as a Condition of Approval of the Development Plan.

The pavement section for the drive in the front of the development shall meet COF Standard RD-3 for a Local Street.
RD-3 Local, Alley, and Mews Pavement Section.



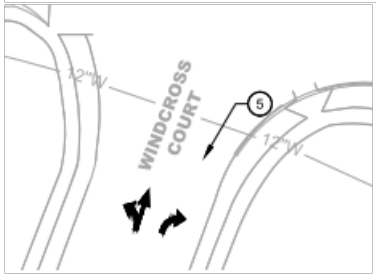
45. Note

joe.marlo@franklintn.gov

Note incorrectly revised.

Applicant shall revise second line of Note 5 on C4.0 to read "shared left-thru and right turn only lanes".





FIRE--Planning

General Issues

57. Conditions of Approval

curt.edelmann@franklintn.gov The following issues must be addressed at site plan. The applicant is encouraged to provide this information at the pre-application phase.

These issues will not hinder fire department approval of the development plan.

Due to limited fire department access and proposed combustible construction type, the fire department will require two public fire hydrants in front of the building to serve this property. Each hydrant must provide a minimum of 1,500-gpm at 20-psi. Work with MVUD to design a water system that will meet these requirements.

The fire department access lane will be constructed on top of the parking garage. Since an emergency response will require a number of vehicles, verify the parking garage will be designed to support several 75,000-pound fire trucks.

Planning

General Issues

59. site plan note

joseph.bryan@franklintn.gov Applicant shall add the following to the Comprehensive Review at Site Plan note:

"Any changes to the approved plan based on complete application of Street, Stormwater, and Utility Standards may require plans to be reapproved by FMPC or BOMA based on triggers listed in the Zoning Ordinance prior to approval of any Site Plans."

Stormwater

General Issues

26. Riparian Buffer

jeff.willoughby@franklintn.gov Please include the variance checklist form found at the link below and include any information required in the checklist except for the 8 hardcopies and $750 application fee.

Stormwater Appeals Board | City of Franklin, TN (franklintn.gov)

Water/Sewer

General Issues

58. Water/Sewer availability

scott.andrews@franklintn.gov Applicant shall be advised that a water availability letter from Mallory Valley will be required with the Site Plan pre-application submittal. In addition, applicant shall be advised that for all future projects, water availability approval letters will be required at the Development Plan submittal from whatever utility district will serve the project.
[Edited By Scott Andrews]

Zoning

General Issues

24. FFO

shanna.mccoy@franklintn.gov	Comment to remain open as a reminder. A floodplain development permit would be required for the installation of the trail system in the floodplain.

RESOLUTION 2021-154

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HAVEN AT COOL SPRINGS PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF COOL SPRINGS BOULEVARD AND EAST OF MACK HATCHER PARKWAY, LOCATED AT 151 COOL SPRINGS BOULEVARD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-46; and

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
62-45.05	7.53
Total	7.53

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

SECTION III. That the overall entitlements for the Haven at Cool Springs PUD Subdivision are as follows:

Entitlements	Haven at Cool Springs PUD
Base Zone District	Planned (PD 39.44/8,595)
Other Zoning Overlays	FFO, FWO
Number of Dwelling Units	297
Number of Nonresidential Square Footage	8,595
Number of Hotel Rooms	n/a
Open Space Requirements	Open 5% - 0.38 AC Natural 10% - 0.75 AC
Number of Phases in Development	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2021-46, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____ _____

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____9/7/2021_____

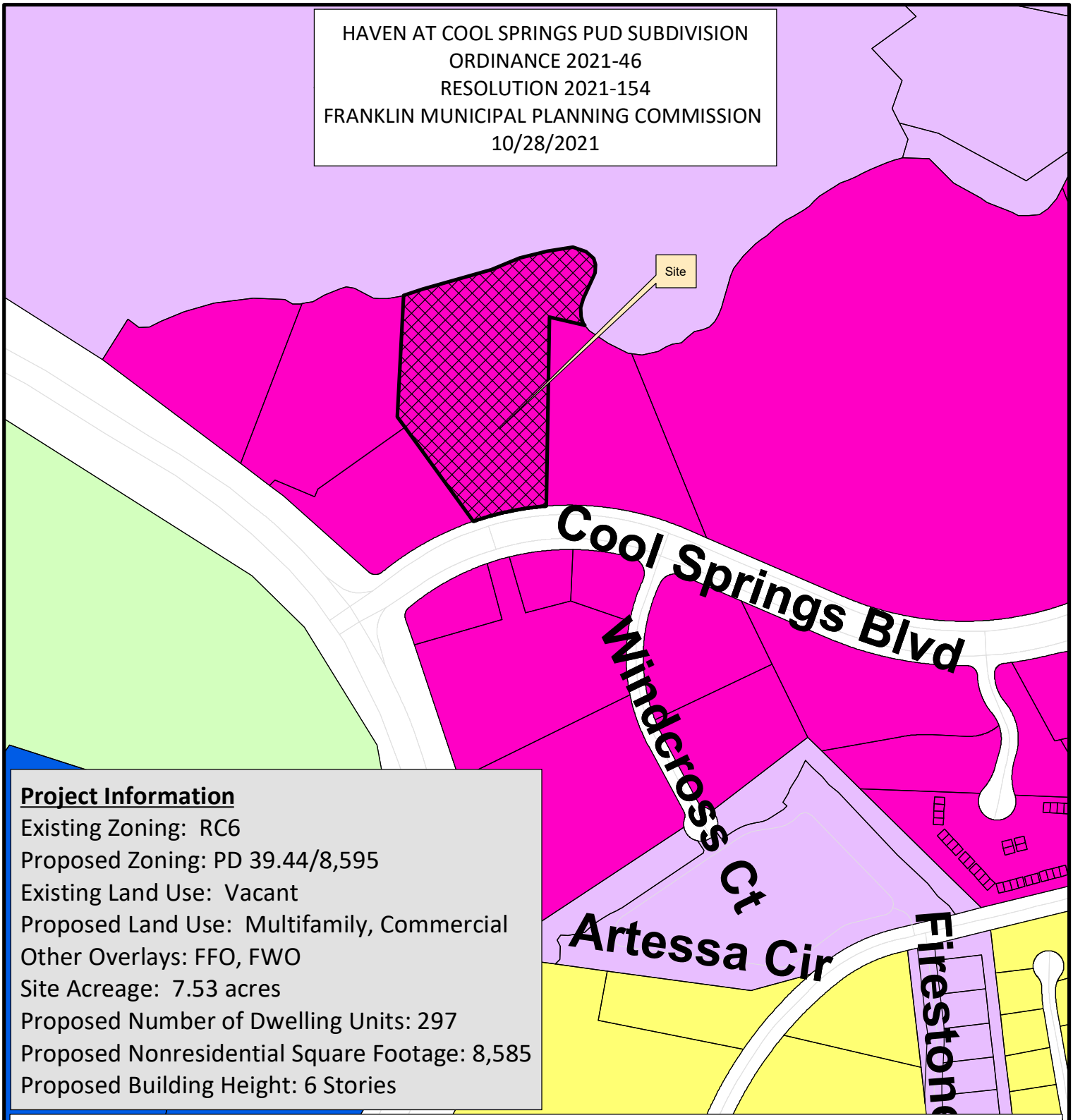
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____9/23/2021_____

NEIGHBORHOOD MEETING: _____9/8/2021_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

HAVEN AT COOL SPRINGS PUD SUBDIVISION
ORDINANCE 2021-46
RESOLUTION 2021-154
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021



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- 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
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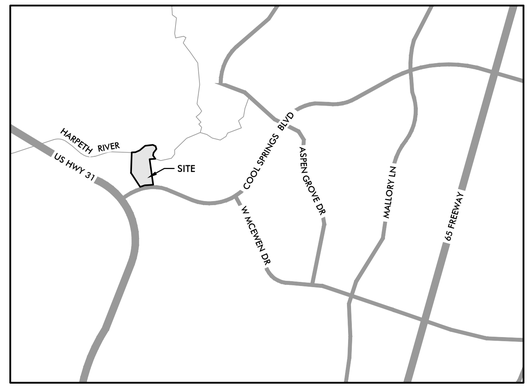
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ARCHITECT

EDI International PC
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Contact: Brit Perkins
713.375.1410

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GRADING AND DRAINAGE PLAN	C3.0	08-30-21	09-13-21	10-07-21	
FIRE ROW & ACCESS PLAN	C4.0	08-30-21	09-13-21	10-07-21	
SOLID WASTE ROW & ACCESS PLAN	C4.1	08-30-21	09-13-21	10-07-21	
OVERALL UTILITY PLAN	C5.0	08-30-21	09-13-21	10-07-21	
TREE PRESERVATION PLAN	L1.0	08-30-21	09-13-21	10-07-21	
EXTERIOR VIEWS	A1.0	08-30-21	09-13-21	10-07-21	
EXTERIOR VIEWS	A1.1	08-30-21	09-13-21	10-07-21	
BUILDING ELEVATIONS	A1.2	08-30-21	09-13-21	10-07-21	
BUILDING ELEVATIONS	A1.3	08-30-21	09-13-21	10-07-21	
BUILDING ELEVATIONS	A1.4	08-30-21	09-13-21	10-07-21	
BUILDING ELEVATIONS	A1.5	08-30-21	09-13-21	10-07-21	



SITE LOCATION MAP
N.T.S

Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. 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 Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

PARKLAND DEDICATION REQUIREMENTS

297 UNITS X $4,304= $1,278,288 TO MEET ORDINANCE

25% OF THE TOTAL AMOUNT OR $319,572 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $319,572 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $958,716 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

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SITE DATA CHART:

PROJECT NAME: HAVEN AT COOL SPRINGS
COF PROJECT NUMBER: 7666
TAX MAP: 062
GROUP: G
PARCEL NUMBERS: 04505
ADDRESS: 151 COOL SPRINGS BLVD.
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: 7.53 AC
PUD SITE SQUARE FOOTAGE: 328,019 SF
VESTING: XXX

REGULATIONS
BASE ZONING: RC6 - REGIONAL COMMERCE 6 DISTRICT
PROPOSED ZONING: PD - PLANNED DISTRICT
(39.44 DU/A / 8,595 SF COMMERCIAL)
OVERLAY ZONING:
FFO - FLOOD FRINGE OVERLAY DISTRICT
FWO - FLOODWAY OVERLAY DISTRICT
BUILDING TYPES APPLIED: COMMERCIAL / MIXED-USE BUILDING
FRONTAGE TYPES APPLIED: LANDSCAPE FRONTAGE
SETBACKS: FRONT: 30'
SIDE: 5'
REAR: 25'
DWELLING UNITS COUNT BY TYPE: 297 UNITS TOTAL
(242) 1 BR UNITS; (55) 2 BR UNITS
COMMERCIAL SF, BY USE: 8,595 SF
BUILDING HEIGHT: 6 STORIES
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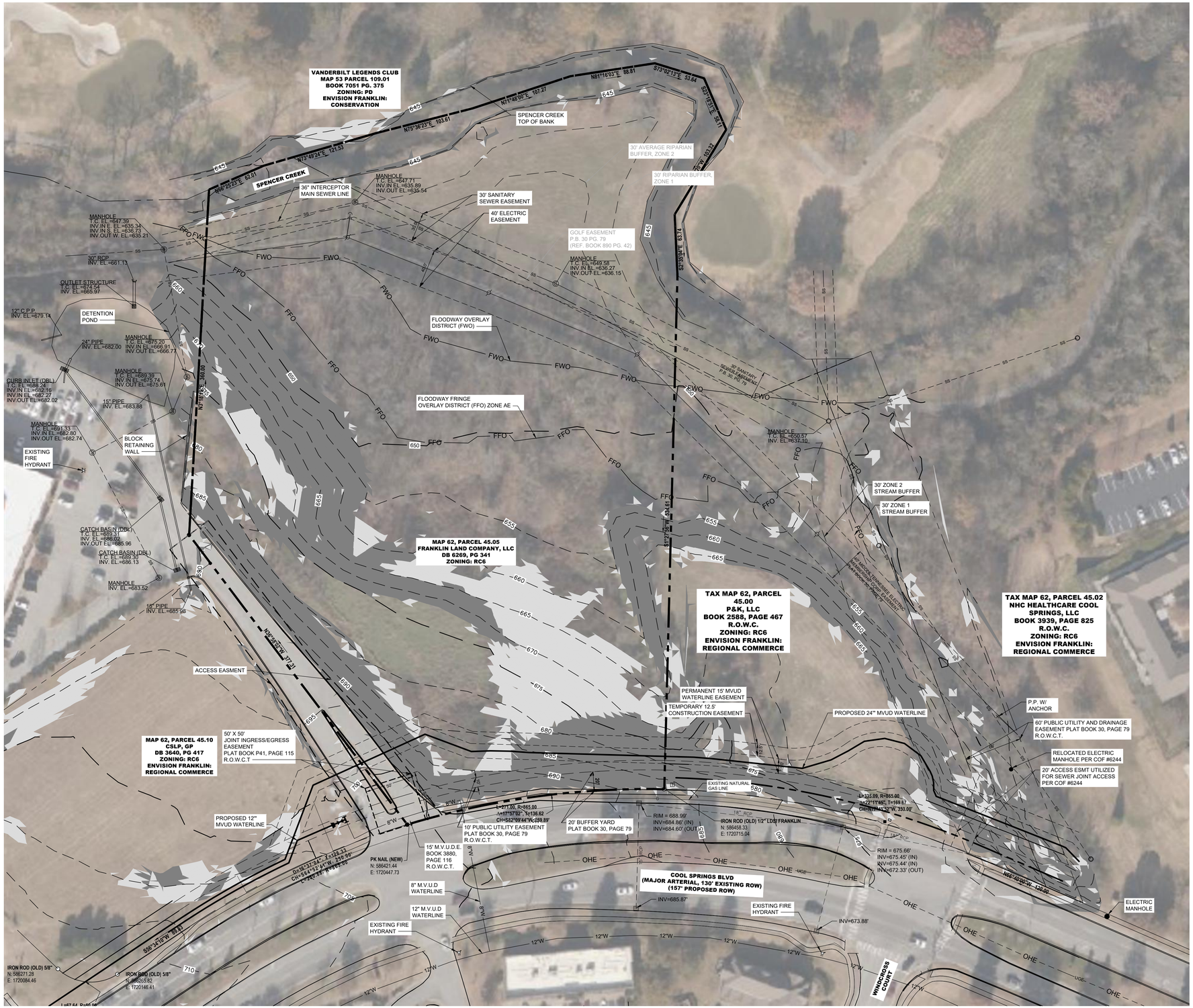
KATIE MARIE RUDOWSKY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1435
10.07.21

MARY McGOWAN
REGISTERED ENGINEER
121910
STATE OF TENNESSEE
10/7/2021

BRITTEN LEE PERKINS
REGISTERED ARCHITECT
No. 101502
STATE OF TENNESSEE
10-07-21

KVD PROJECT# : 21043
COF # : 7666
Sheet #:
C0.0
DATE: 09-13-2021

NOT FOR CONSTRUCTION



SURVEY NOTES

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.com

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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MARY McGOWAN — REGISTERED ENGINEER — 120 AGRICULTURE — STATE OF TENNESSEE — 10/07/2021

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	8/27/21	LJA
2	COF INITIAL SUBMITTAL	9/13/21	LJA
3	COF RE-SUBMITTAL	10/07/21	LJA

DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 10/07/2021

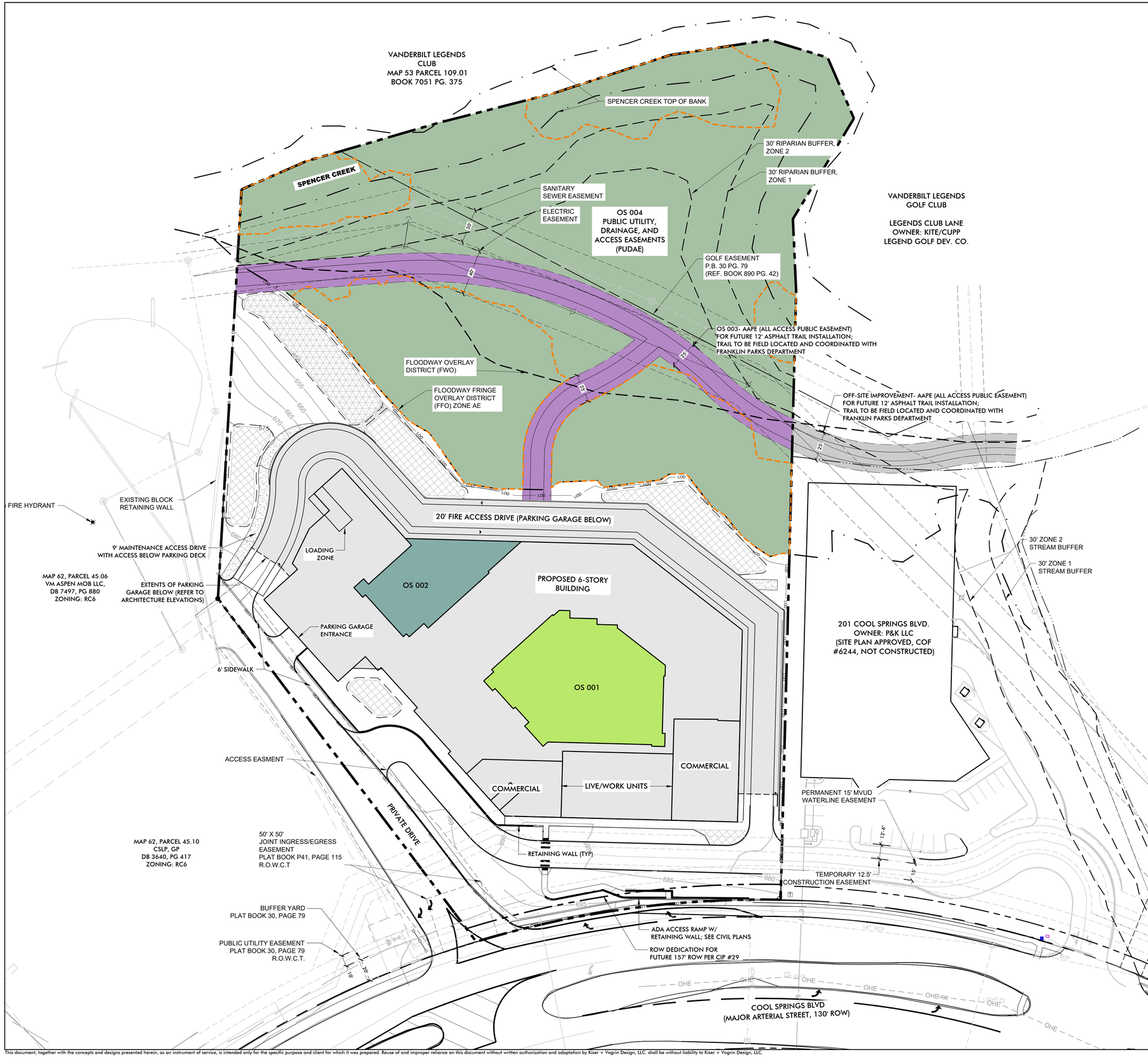
KHA PROJECT NO.
118382002

DRAWING TITLE:
ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.0

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OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 7.53 AC 328,019 SF
MINIMUM OPEN SPACE AREA REQUIRED : 5% 0.38 AC 16,401 SF
PROPOSED OPEN SPACE AREA: 11% 0.87 AC 37,793 SF
IF RESIDENTIAL, NATURAL AREA REQUIRED: 10% 0.75 AC 32,670 SF
PROPOSED NATURAL AREA: 40% 3.02 AC 131,400 SF

OPEN SPACE PROVIDED

KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE	PROPOSED FEATURES
OS 001	PLAZA	0.31 AC 13,381 SF	SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
OS 002	NEIGHBORHOOD AMENITY	0.15 AC 6,376 SF	POOL, SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
OS 003	GREENWAY	0.41 AC 18,036 SF	25' ACCESS EASEMENT INTENDED FOR PUBLIC TRAIL INSTALLATION
OS 004	NATURAL	3.02 AC 131,400 SF	FLOODPLAIN/ PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE)
	TOTAL PROVIDED	3.89 AC 169,193 SF	

GENERAL NOTES:

1. DUMPSTER SHALL BE LOCATED WITHIN THE PARKING GARAGE.
2. LOADING ZONE(S) SHALL BE LOCATED WITHIN THE PARKING GARAGE.
3. ALL 12' MULTI-USE TRAILS SHALL COMPLY WITH "COF STANDARD RD-4 MULTI-USE PATH PAVEMENT SECTION"

STATEMENT OF IMPACTS

ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM MULTIPLE ENTRANCES INCLUDING A PRIVATE DRIVE THAT IS PARALLEL AND NORTH OF COOL SPRINGS BOULEVARD, AND A PRIVATE DRIVE THAT IS PERPENDICULAR TO COOL SPRINGS BOULEVARD. ACCESS TO THE PARKING GARAGE IS AVAILABLE OFF THE PERPENDICULAR PRIVATE DRIVE TOWARDS THE NORTHWEST CORNER OF THE DEVELOPMENT. THE PROPOSED SITE TO THE EAST WILL HAVE FULL ACCESS FROM THE TRAFFIC SIGNAL AT WINDCROSS COURT TO THE HAVEN DEVELOPMENT AND FURTHER NORTH. THE FIRE ACCESS LANE ENCOMPASSING THE DEVELOPMENT WILL BE RESTRICTED TO EMERGENCY AND SOLID WASTE VEHICLES. ACCORDING TO A TRAFFIC STUDY PERFORMED BY NEEL-SCHAFFER IN OCTOBER OF 2016, TRIPS WILL NOT BE INCREASED IN THE SURROUNDING AREA.

KEY
PROPOSED STORMWATER- REFER TO CIVIL PLANS
PROPOSED PERMEABLE PAVERS- REFER TO CIVIL PLANS
PROPOSED TREE CANOPY RETENTION REFER TO L1.0 TREE PRESERVATION PLAN

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.com

Kimley»Horn
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615.564.2701 | www.kimley-horn.com
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KATIE MARIE RUDOWSKY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1145
10.07.21

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	08/27/21	KMR
2	COF INITIAL SUBMITTAL	09/13/21	KMR
3	COF RESUBMITTAL	10/07/21	KMR

DESIGNED BY: KMR
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 09/13/21

KVD PROJECT NO. 21043

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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PERSPECTIVE FROM SOUTHWEST | 2



PERSPECTIVE FROM SOUTHEAST | 1

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301.904.0158 | www.kiservogrin.com

EDI International, PC.
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Phone: (713) 375-1400
Fax: (713) 375-1600
Firm ID: 0008186603

BRITTEN LEE PERKINS
REGISTERED ARCHITECT
No. 101585
STATE OF TENNESSEE

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10/07/21
KVD PROJECT NO. 21043
DRAWING TITLE: EXTERIOR VIEWS
SHEET NUMBER A1.0

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PERSPECTIVE FROM NORTHWEST | 2



PERSPECTIVE FROM NORTHEAST | 1

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Phone: (713) 375-1400
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BRITTEN LEE PERKINS
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No. 10195
STATE OF TENNESSEE

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

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	COF RESUBMITTAL	10/07/21	KMR

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10/07/21
KVD PROJECT NO. 21043
DRAWING TITLE:
EXTERIOR VIEWS
SHEET NUMBER
A1.1

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DEVELOPMENT PLAN
TAX MAP 062, GROUP G
PARCEL 04505
ADDRESS: 151 COOL SPRINGS BLVD.
FRANKLIN, TN 37067
COF # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

DEVELOPER

GUEFEN

Guefen Development Partners
3200 Southwest Freeway
Suite 1870
Houston, TX 77027
Contact: Richard Owen
202.285.4357

LANDSCAPE ARCHITECT / APPLICANT

KV+D KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Katie Rudowsky
310.904.0158

CIVIL ENGINEER

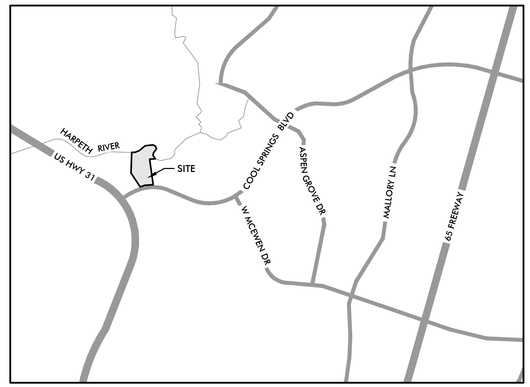
Kimley»Horn

Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Mary McGowan
615.800.4004

ARCHITECT

EDI International PC
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Contact: Brit Perkins
713.375.1410

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	08-30-21	09-13-21	10-07-21	
EXISTING CONDITIONS	C1.0	08-30-21	09-13-21	10-07-21	
DEVELOPMENT PLAN	C2.0	08-30-21	09-13-21	10-07-21	
GRADING AND DRAINAGE PLAN	C3.0	08-30-21	09-13-21	10-07-21	
FIRE ROW & ACCESS PLAN	C4.0	08-30-21	09-13-21	10-07-21	
SOLID WASTE ROW & ACCESS PLAN	C4.1	08-30-21	09-13-21	10-07-21	
OVERALL UTILITY PLAN	C5.0	08-30-21	09-13-21	10-07-21	
TREE PRESERVATION PLAN	L1.0	08-30-21	09-13-21	10-07-21	
EXTERIOR VIEWS	A1.0	08-30-21	09-13-21	10-07-21	
EXTERIOR VIEWS	A1.1	08-30-21	09-13-21	10-07-21	
BUILDING ELEVATIONS	A1.2	08-30-21	09-13-21	10-07-21	
BUILDING ELEVATIONS	A1.3	08-30-21	09-13-21	10-07-21	
BUILDING ELEVATIONS	A1.4	08-30-21	09-13-21	10-07-21	
BUILDING ELEVATIONS	A1.5	08-30-21	09-13-21	10-07-21	



SITE LOCATION MAP
N.T.S

Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. 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 Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

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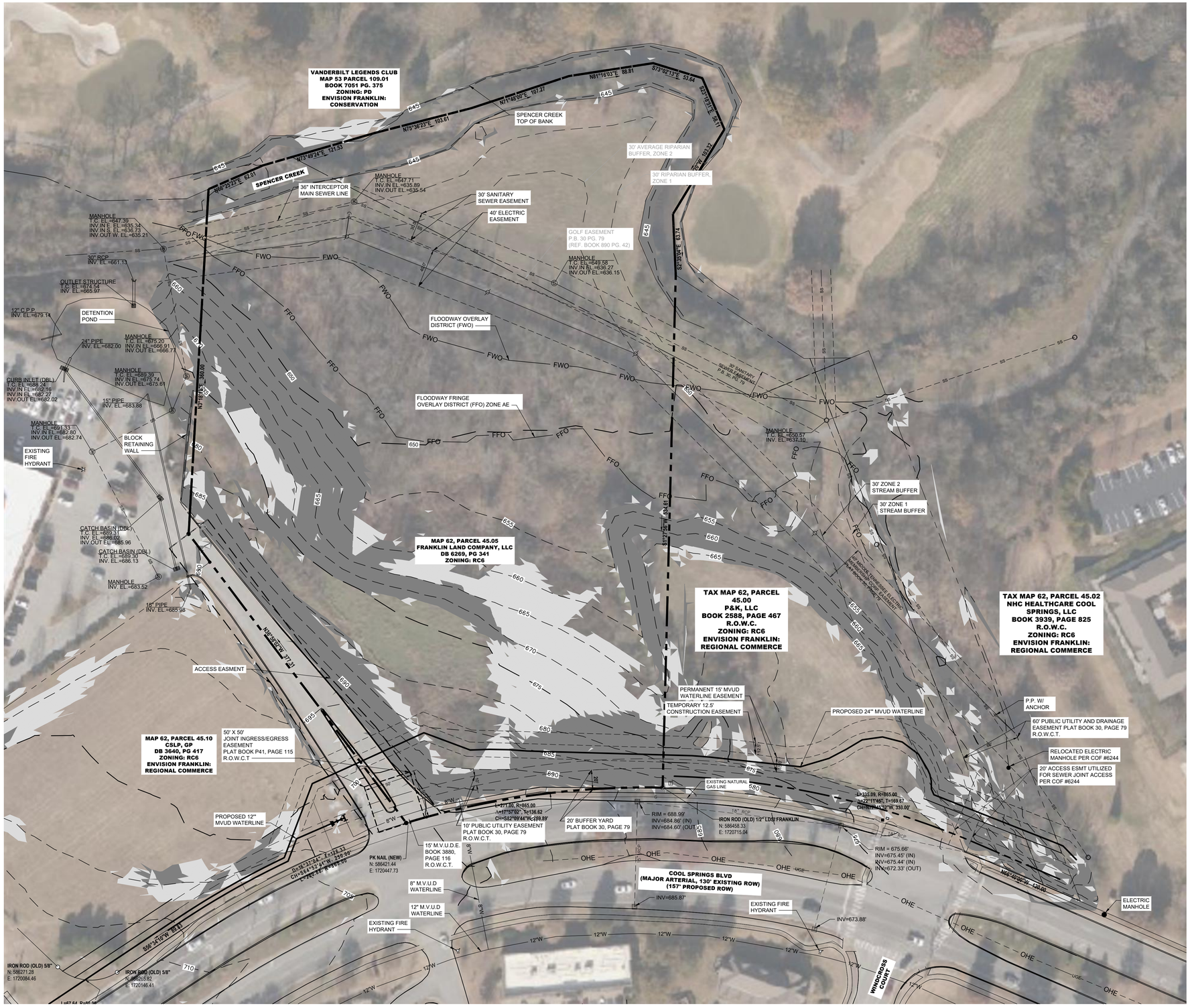
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KVD PROJECT# : 21043
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C0.0
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NORTH

KISER VOGRIN DESIGN
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MARY McGOWAN REGISTERED ENGINEER No. 21213 STATE OF TENNESSEE
10/07/2021

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	8/27/21	LJA
2	COF INITIAL SUBMITTAL	9/13/21	LJA
3	COF RE-SUBMITTAL	10/07/21	LJA

DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 10/07/2021

KHA PROJECT NO. 118382002

DRAWING TITLE:
ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.0

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SITE DATA CHART:

PROJECT NAME: HAVEN AT COOL SPRINGS
COF PROJECT NUMBER: 7666
TAX MAP: 062
GROUP: G
PARCEL NUMBERS: 04505
ADDRESS: 151 COOL SPRINGS BLVD.
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: 7.53 AC
PUD SITE SQUARE FOOTAGE: 328,019 SF
VESTING: XXX

REGULATIONS
BASE ZONING: RC6 - REGIONAL COMMERCE 6 DISTRICT
PROPOSED ZONING: PD - PLANNED DISTRICT
(39.44 DU/A / 8,595 SF COMMERCIAL)
OVERLAY ZONING:
FFO - FLOOD FRINGE OVERLAY DISTRICT
FWO - FLOODWAY OVERLAY DISTRICT
BUILDING TYPES APPLIED: COMMERCIAL / MIXED-USE BUILDING
FRONTAGE TYPES APPLIED: LANDSCAPE FRONTAGE
SETBACKS: FRONT: 30'
SIDE: 5'
REAR: 25'
DWELLING UNITS COUNT BY TYPE: 297 UNITS TOTAL
(242) 1 BR UNITS; (55) 2 BR UNITS
COMMERCIAL SF, BY USE: 8,595 SF
BUILDING HEIGHT: 6 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% MIN.
OPEN SPACE SF REQUIRED: 5% MIN.
NATURAL AREA SF REQUIRED: 10% MIN.
TREE CANOPY RETENTION ACREAGE: 1.53 AC
PARKING REQUIRED, BY USE: 537 SPACES
COMMERCIAL (3.33/1,000 SF): 29 SPACES
MULTI-FAMILY: 1 BR UNITS @ 1.5/ UNIT: 363 SPACES
2 BR UNITS @ 2.5/ UNIT: 138 SPACES
PARKING PROVIDED, BY USE: 530 SPACES
PARKING GARAGE: 530 SPACES
HISTORIC RESOURCE TREATMENT: NO
PARKLAND DEDICATION REQUIREMENT: 297 UNITS X $4,304= $1,278,288 TO MEET ORDINANCE
THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL AND COMMERCIAL USES CONSISTENT WITH ENVISION FRANKLIN.

OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 7.53 AC 328,019 SF
MINIMUM OPEN SPACE AREA REQUIRED : 5% 0.38 AC 16,401 SF
PROPOSED OPEN SPACE AREA: 11% 0.87 AC 37,793 SF
IF RESIDENTIAL, NATURAL AREA REQUIRED: 10% 0.75 AC 32,670 SF
PROPOSED NATURAL AREA: 40% 3.02 AC 131,400 SF

OPEN SPACE PROVIDED

KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE	PROPOSED FEATURES
OS 001	PLAZA	0.31 AC 13,381 SF	SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
OS 002	NEIGHBORHOOD AMENITY	0.15 AC 6,376 SF	POOL, SEATING ELEMENTS, PEDESTRIAN SCALE LIGHTING, SITE FURNISHINGS, HARDSCAPE, LANDSCAPE DESIGN
OS 003	GREENWAY	0.41 AC 18,036 SF	25' ACCESS EASEMENT INTENDED FOR PUBLIC TRAIL INSTALLATION
OS 004	NATURAL	3.02 AC 131,400 SF	FLOODPLAIN/ PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE)
	TOTAL PROVIDED	3.89 AC 169,193 SF	

GENERAL NOTES:

1. DUMPSTER SHALL BE LOCATED WITHIN THE PARKING GARAGE.
2. LOADING ZONE(S) SHALL BE LOCATED WITHIN THE PARKING GARAGE.
3. ALL 12' MULTI-USE TRAILS SHALL COMPLY WITH "COF STANDARD RD-4 MULTI-USE PATH PAVEMENT SECTION"

STATEMENT OF IMPACTS

ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM MULTIPLE ENTRANCES INCLUDING A PRIVATE DRIVE THAT IS PARALLEL AND NORTH OF COOL SPRINGS BOULEVARD, AND A PRIVATE DRIVE THAT IS PERPENDICULAR TO COOL SPRINGS BOULEVARD. ACCESS TO THE PARKING GARAGE IS AVAILABLE OFF THE PERPENDICULAR PRIVATE DRIVE TOWARDS THE NORTHWEST CORNER OF THE DEVELOPMENT. THE PROPOSED SITE TO THE EAST WILL HAVE FULL ACCESS FROM THE TRAFFIC SIGNAL AT WINDCROSS COURT TO THE HAVEN DEVELOPMENT AND FURTHER NORTH. THE FIRE ACCESS LANE ENCOMPASSING THE DEVELOPMENT WILL BE RESTRICTED TO EMERGENCY AND SOLID WASTE VEHICLES. ACCORDING TO A TRAFFIC STUDY PERFORMED BY NEEL-SCHAFFER IN OCTOBER OF 2016, TRIPS WILL NOT BE INCREASED IN THE SURROUNDING AREA.

KEY
- PROPOSED STORMWATER- REFER TO CIVIL PLANS
- PROPOSED PERMEABLE PAVERS- REFER TO CIVIL PLANS
- PROPOSED TREE CANOPY RETENTION REFER TO L1.0 TREE PRESERVATION PLAN

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KATIE MARIE RUDOWSKY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1158
10.07.21

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
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3	COF RESUBMITTAL	10/07/21	KMR

DESIGNED BY: KMR
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 09/13/21

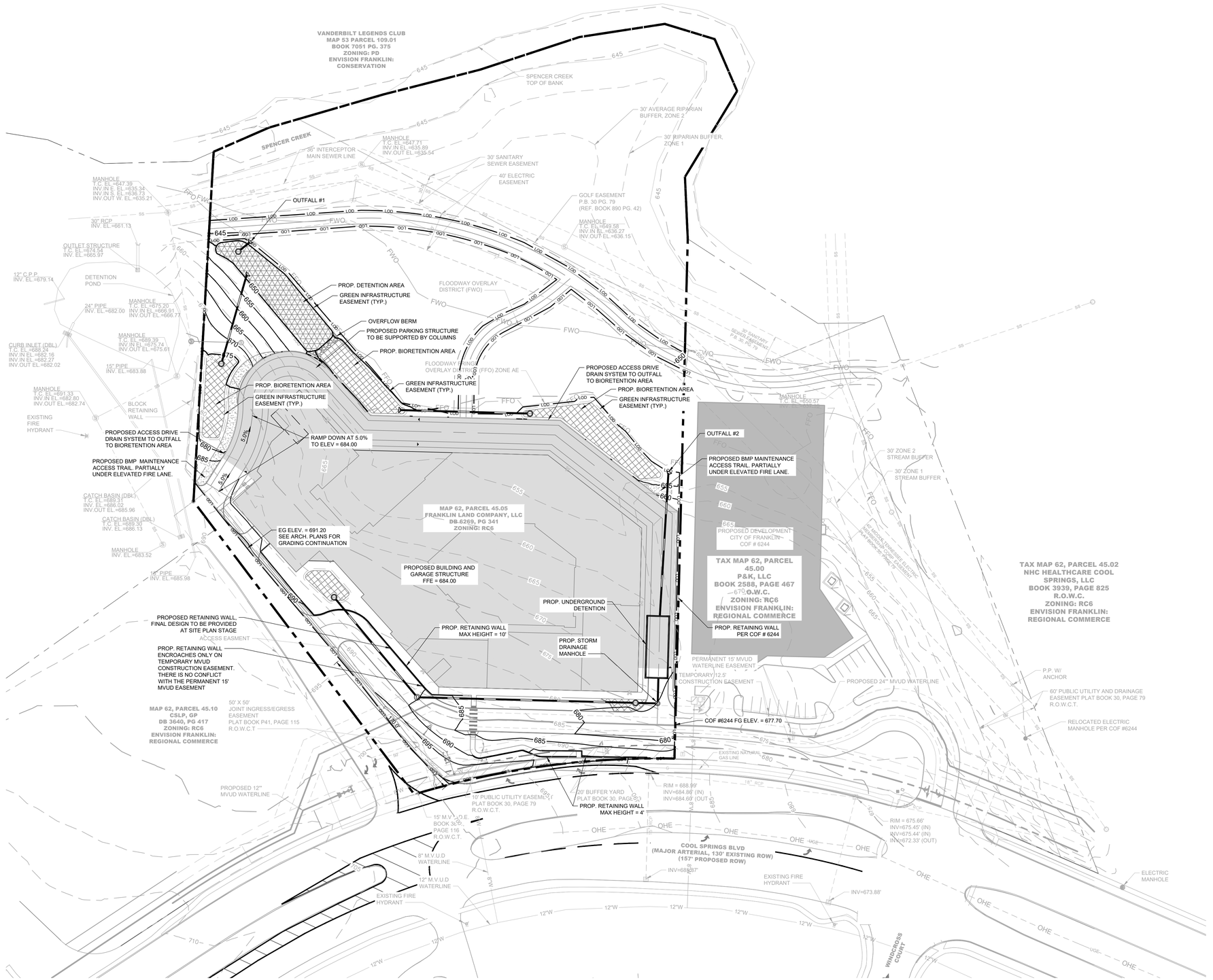
KVD PROJECT NO. 21043

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- PROPOSED PARKING STRUCTURE
- PROPOSED BUILDING FOOTPRINT
- UNDERGROUND DETENTION
- DETENTION
- BIORETENTION

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS MEADOWS AND WOODED AREAS SLOPING TOWARDS THE NORTH TO THE HARPETH RIVER. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF TWO DIRECTIONS NOTED IN THE PLANS WITH OUTFALL LABELS. OUTFALL #1 PRIMARILY DISCHARGES FLOW FROM THE WEST SIDE OF THE SITE TOWARDS THE NORTHWEST CORNER, AND OUTFALL #2 PRIMARILY DISCHARGES FLOW FROM THE EAST SIDE OF THE SITE TOWARDS THE NORTHEAST CORNER. BIORETENTION AREAS ARE UTILIZED TO ADDRESS WATER QUALITY. POST-OUTFALLS THE WATER CONTINUES SHEET FLOW TOWARDS THE SPENCER CREEK.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

RIPARIAN BUFFER NOTE

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

GRAPHIC SCALE IN FEET
0 25 50 100

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MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE
10/07/2021

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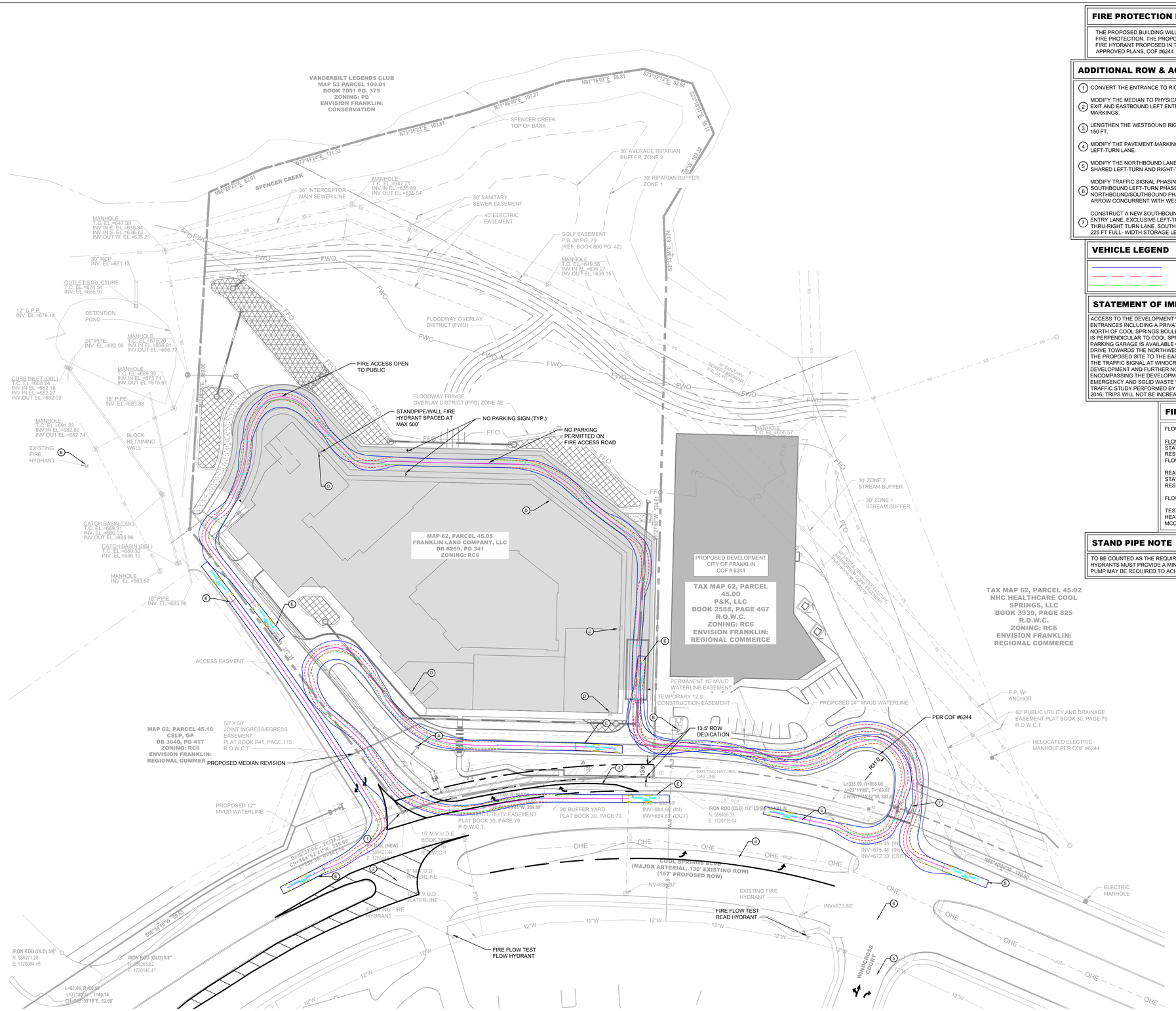
KHA PROJECT NO. 118382002

DRAWING TITLE:
ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.0

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FIRE PROTECTION NOTE

THE PROPOSED BUILDING WILL UTILIZE A STANDPIPE SYSTEM FOR FIRE PROTECTION. THE PROPOSED FDC IS WITHIN 100-FEET OF A FIRE HYDRANT PROPOSED IN THE ASPEN GROVE, SECTION O, LOT 4 APPROVED PLANS, COF #6244

ADDITIONAL ROW & ACCESS NOTES

1. CONVERT THE ENTRANCE TO RIGHT IN/RIGHT OUT CONTROL.
2. MODIFY THE MEDIAN TO PHYSICALLY PROHIBIT SOUTHBOUND LEFT EXIT AND EASTBOUND LEFT ENTRY MOVEMENTS. MODIFY PAVEMENT MARKINGS.
3. LENGTHEN THE WESTBOUND RIGHT-TURN LANE STORAGE LENGTH TO 150 FT.
4. MODIFY THE PAVEMENT MARKINGS TO PROVIDE A 175 TF EASTBOUND LEFT-TURN LANE.
5. MODIFY THE NORTHBOUND LANE USE ASSIGNMENTS TO PROVIDE SHARED LEFT-TURN AND RIGHT-THRU ONLY LANES.
6. MODIFY TRAFFIC SIGNAL PHASING TO PROVIDE LEADING SOUTHBOUND LEFT-TURN PHASE, CONCURRENT NORTHBOUND/SOUTHBOUND PHASE, AND NORTHBOUND RIGHT-TURN ARROW CONCURRENT WITH WESTBOUND PHASE.
7. CONSTRUCT A NEW SOUTHBOUND APPROACH PROVIDING A SINGLE ENTRY LANE, EXCLUSIVE LEFT-TURN LANE, AND A SHARED THRU-RIGHT TURN LANE. SOUTHBOUND LEFT TURN SHOULD PROVIDE 225 FT FULL- WIDTH STORAGE LENGTH.

VEHICLE LEGEND

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

STATEMENT OF IMPACTS

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FIRE FLOW TEST

FLOW TEST DATE: 09/10/2021, 3:00 PM

FLOW HYDRANT:
STATIC PRESSURE: 108 psi
RESIDUAL PRESSURE: 100 psi
FLOW: 1,002 GPM

READ HYDRANT:
STATIC PRESSURE: 120PSI
RESIDUAL PRESSURE: 115 PSI

FLOW AT 20PSI: 5059.7 GPM

TESTED BY HUNTER PATTON
HEATHCOAT & DAVIS, INC. AND BRADLEY MCCANN (MVUD).

STAND PIPE NOTE

TO BE COUNTED AS THE REQUIRED FIRE HYDRANT, THE WALL HYDRANTS MUST PROVIDE A MINIMUM OF 1,500-GPM AT 20 PSI. A FIRE PUMP MAY BE REQUIRED TO ACHIEVE THESE FLOWS.

ROW & ACCESS GENERAL NOTES

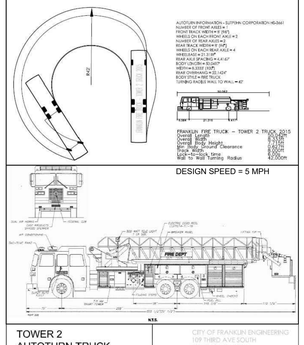
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE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

SITE LEGEND

- SS — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- SS — EXISTING SANITARY SEWER PIPE
- W — EXISTING WATER MAIN
- G — EXISTING GAS LINE
- ST — EXISTING STORM PIPE
- LOD — LIMITS OF DISTURBANCE
- PH — FIRE HYDRANT
- PSC — STANDPIPE/WALL HYDRANT

FIRE LANE STRIPPING

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING "FIRE LANE - NO PARKING" VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.



KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING
- (D) STANDPIPE (TYP.) / WALL FIRE HYDRANT
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK

FDC LOCATIONS NOTE

FINAL FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

GRAPHIC SCALE IN FEET
0 25 50 100

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MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
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10/07/2021

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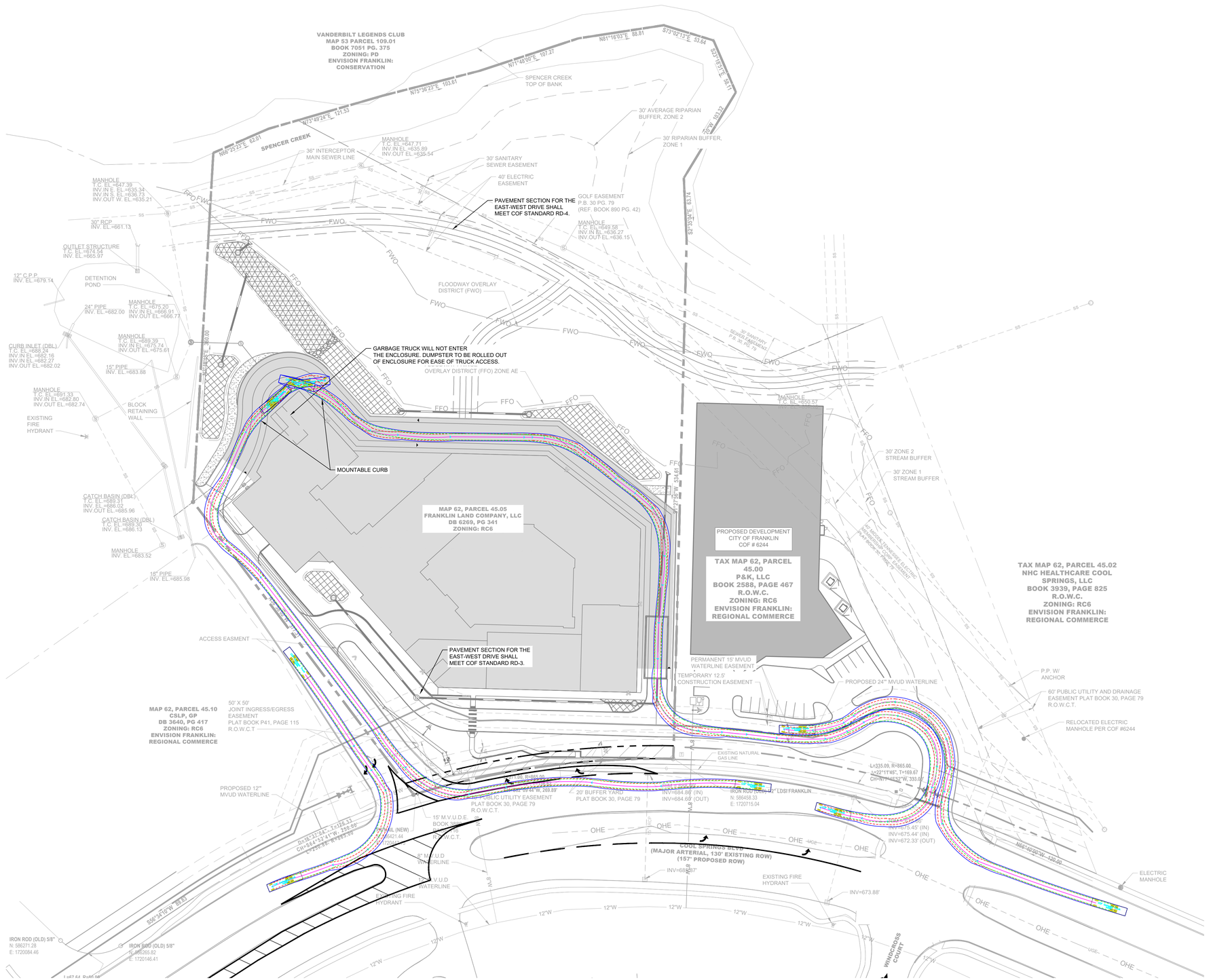
KHA PROJECT NO.
118382002

DRAWING TITLE:
FIRE ROW & ACCESS PLAN

SHEET NUMBER
C4.0

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ROW & ACCESS GENERAL NOTES

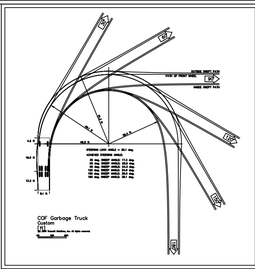
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6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

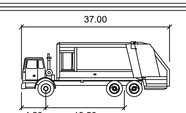
SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
ST	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT

STATEMENT OF IMPACTS

ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM MULTIPLE ENTRANCES INCLUDING A PRIVATE DRIVE THAT IS PARALLEL AND NORTH OF COOL SPRINGS BOULEVARD. AND A PRIVATE DRIVE THAT IS PERPENDICULAR TO COOL SPRINGS BOULEVARD. ACCESS TO THE PARKING GARAGE IS AVAILABLE OFF THE PERPENDICULAR PRIVATE DRIVE TOWARDS THE NORTHWEST CORNER OF THE DEVELOPMENT. THE PROPOSED SITE TO THE EAST WILL HAVE FULL ACCESS FROM THE TRAFFIC SIGNAL AT WINDCROSS COURT TO THE HAVEN DEVELOPMENT AND FURTHER NORTH. THE FIRE ACCESS LANE ENCOMPASSING THE DEVELOPMENT WILL BE RESTRICTED TO EMERGENCY AND SOLID WASTE VEHICLES. ACCORDING TO A TRAFFIC STUDY PERFORMED BY NEEL-SCHAFFER IN OCTOBER OF 2016, TRIPS WILL NOT BE INCREASED IN THE SURROUNDING AREA.





COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
12/13/2021

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	8/27/21	LJA
2	COF INITIAL SUBMITTAL	9/13/21	LJA
3	COF RE-SUBMITTAL	10/07/21	LJA

DESIGNED BY:	WGH
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	10/07/2021

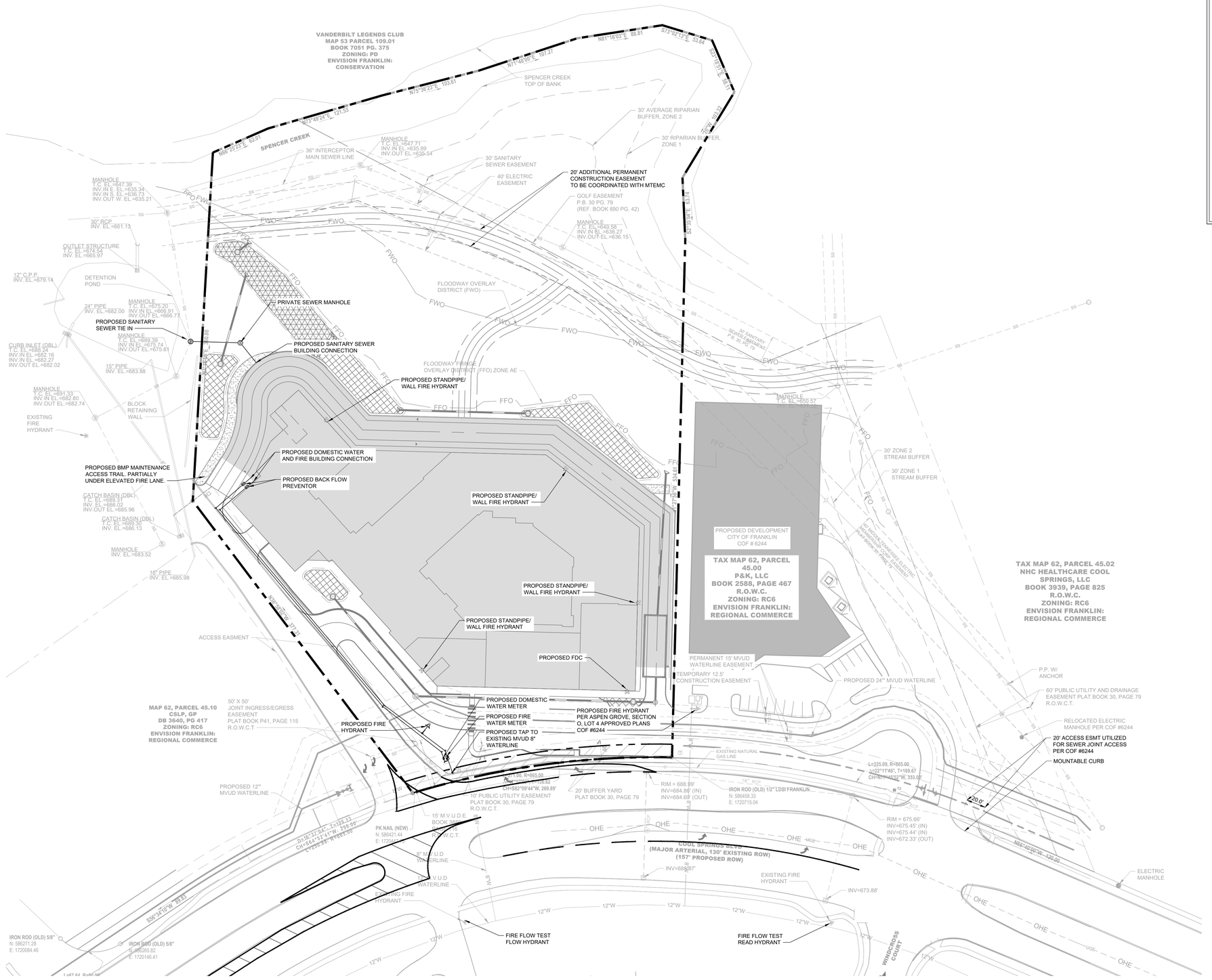
KHA PROJECT NO.
118382002

DRAWING TITLE:
SOLID WASTE ROW & ACCESS PLAN

SHEET NUMBER
C4.1

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UTILITY NOTES

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

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FIRE PROTECTION NOTE

THE PROPOSED BUILDING WILL UTILIZE A STANDPIPE SYSTEM FOR FIRE PROTECTION. THE PROPOSED FDC IS WITHIN 100-FEET OF A FIRE HYDRANT PROPOSED IN THE ASPEN GROVE, SECTION O, LOT 4 APPROVED PLANS, COF #6244

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- PROPOSED PARKING STRUCTURE
- PROPOSED BUILDING FOOTPRINT
- UNDERGROUND DETENTION
- DETENTION
- BIORETENTION

FIRE FLOW TEST

FLOW TEST DATE: 09/10/2021, 3:00 PM

FLOW HYDRANT:
STATIC PRESSURE: 108 psi
RESIDUAL PRESSURE: 100 psi
FLOW: 1,002 GPM

READ HYDRANT:
STATIC PRESSURE: 120PSI
RESIDUAL PRESSURE: 115 PSI

FLOW AT 20PSI: 5059.7 GPM

TESTED BY HUNTER PATTON
HEATHCOAT & DAVIS, INC. AND BRADLEY MCCANN (MVUD).

STAND PIPE NOTE

TO BE COUNTED AS THE REQUIRED FIRE HYDRANT, THE WALL HYDRANTS MUST PROVIDE A MINIMUM OF 1,500-GPM AT 20 PSI. A FIRE PUMP MAY BE REQUIRED TO ACHIEVE THESE FLOWS.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
10/07/2021

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	8/27/21	LJA
2	COF INITIAL SUBMITTAL	9/13/21	LJA
3	COF RE-SUBMITTAL	10/07/21	LJA

DESIGNED BY: WGH
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 10/07/2021

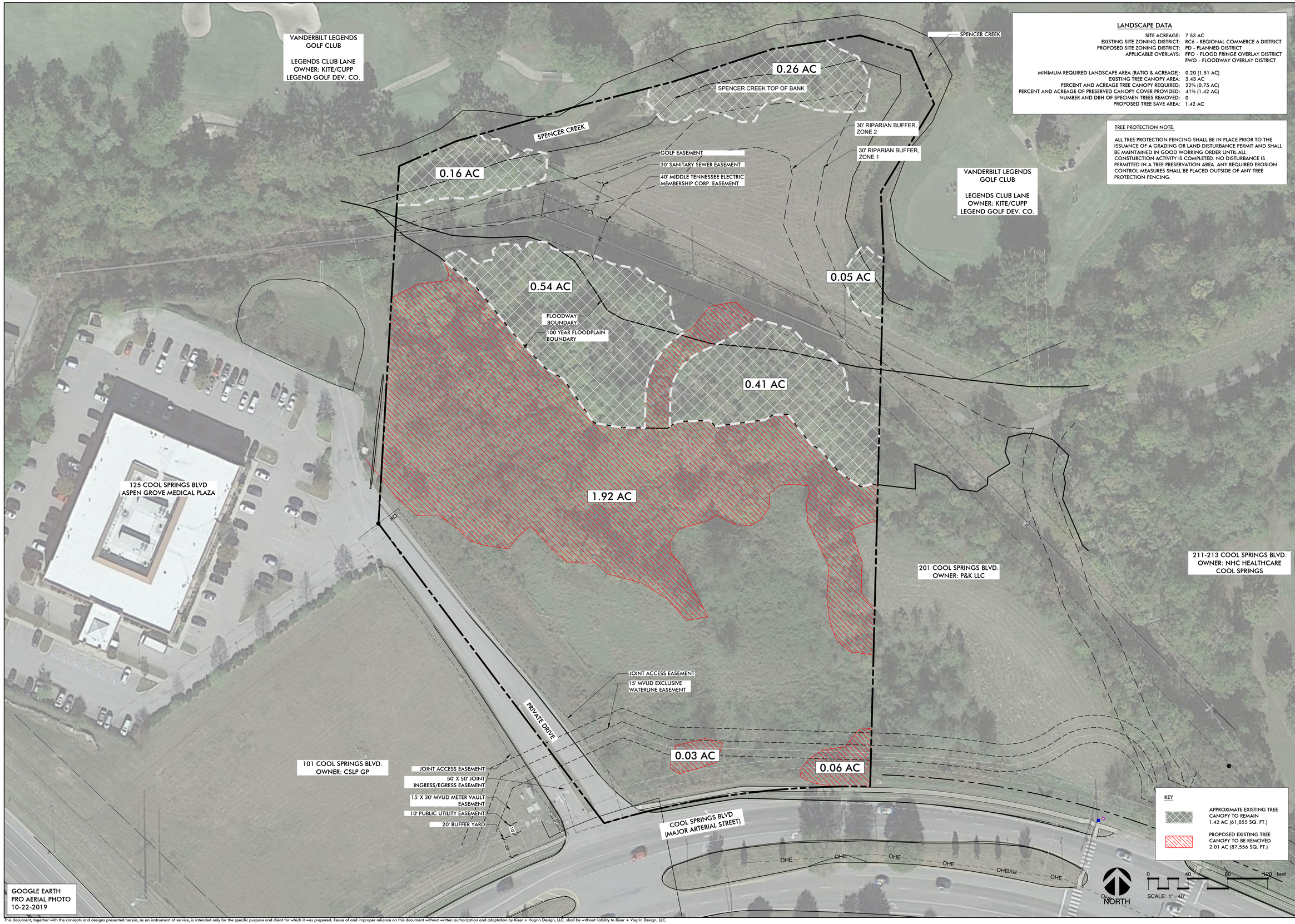
KHA PROJECT NO.
118382002

DRAWING TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER
C5.0

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LANDSCAPE DATA

SITE ACREAGE:	7.53 AC
EXISTING SITE ZONING DISTRICT:	RC6 - REGIONAL COMMERCE 6 DISTRICT
PROPOSED SITE ZONING DISTRICT:	PD - PLANNED DISTRICT
APPLICABLE OVERLAYS:	FFO - FLOOD FRINGE OVERLAY DISTRICT FWO - FLOODWAY OVERLAY DISTRICT
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (1.51 AC)
EXISTING TREE CANOPY AREA:	3.43 AC
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	22% (0.75 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	41% (1.42 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	0
PROPOSED TREE SAVE AREA:	1.42 AC

TREE PROTECTION NOTE:

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

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KATIE MARIE RUDOMSKY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1155
10.07.21

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

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1	COF PRE-APPLICATION	08/27/21	KMR
2	COF INITIAL SUBMITTAL	09/13/21	KMR
3	COF RESUBMITTAL	10/07/21	KMR

DESIGNED BY:	KMR
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	09/13/21
KVD PROJECT NO.	21043

DRAWING TITLE:

TREE PRESERVATION PLAN

SHEET NUMBER

L1.0

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PERSPECTIVE FROM SOUTHWEST | 2



PERSPECTIVE FROM SOUTHEAST | 1

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BRITTEN LEE PERKINS
REGISTERED ARCHITECT
No. 101585
STATE OF TENNESSEE

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

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	COF PRE-APPLICATION	08/27/21	KMR
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	COF RESUBMITTAL	10/07/21	KMR

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10/07/21
KVD PROJECT NO. 21043
DRAWING TITLE: EXTERIOR VIEWS
SHEET NUMBER A1.0

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PERSPECTIVE FROM NORTHWEST | 2



PERSPECTIVE FROM NORTHEAST | 1

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BRITTEN LEE PERKINS
REGISTERED ARCHITECT
No. 101561
STATE OF TENNESSEE

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
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	COF INITIAL SUBMITTAL	09/13/21	KMR
	COF RESUBMITTAL	10/07/21	KMR

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10/07/21
KVD PROJECT NO. 21043
DRAWING TITLE: EXTERIOR VIEWS
SHEET NUMBER A1.1

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	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	19,978	N/A
NET OF WALL	14,130	N/A
NET BRICK	4,936	35%
NET WOOD SIDING	2,899	21%
NET FIBER CEMENT SIDING	2,517	18%
NET FIBER CEMENT PANEL	618	4%
NET STUCCO	3,160	22%

(CALCULATED AREA SHOWN IN DASH BOX)



WEST ELEVATION | 2

	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	33,699	N/A
NET OF WALL	19,071	N/A
NET BRICK	7,584	41%
NET WOOD SIDING	5,852	31%
NET FIBER CEMENT SIDING	0	0%
NET FIBER CEMENT PANEL	709	4%
NET STUCCO	4,656	24%

(CALCULATED AREA SHOWN IN DASH BOX)



SOUTH ELEVATION | 1

KEYNOTES

1	BRICK - WHITE
2	BRICK - GREY
3	WOOD SIDING - BROWN
4	WOOD SIDING - GREY
5	STUCCO - WHITE
6	FIBER CEMENT SIDING - GREY
7	FIBER CEMENT ACCENT PANEL - BLUE
8	HORIZONTAL WALL TRIM
9	WINDOW/DOOR TRIM
10	FIBER CEMENT SIDING - WHITE
11	FIBER CEMENT BOARD OVER BALCONY - WHITE
12	METAL GUARDRAIL SYSTEM
13	METAL CANOPY
14	WINDOW
15	DOOR
16	METAL SCREEN
17	STOREFRONT SYSTEM

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BRITTEN LEE PERKINS
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STATE OF TENNESSEE
No. 101592

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151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

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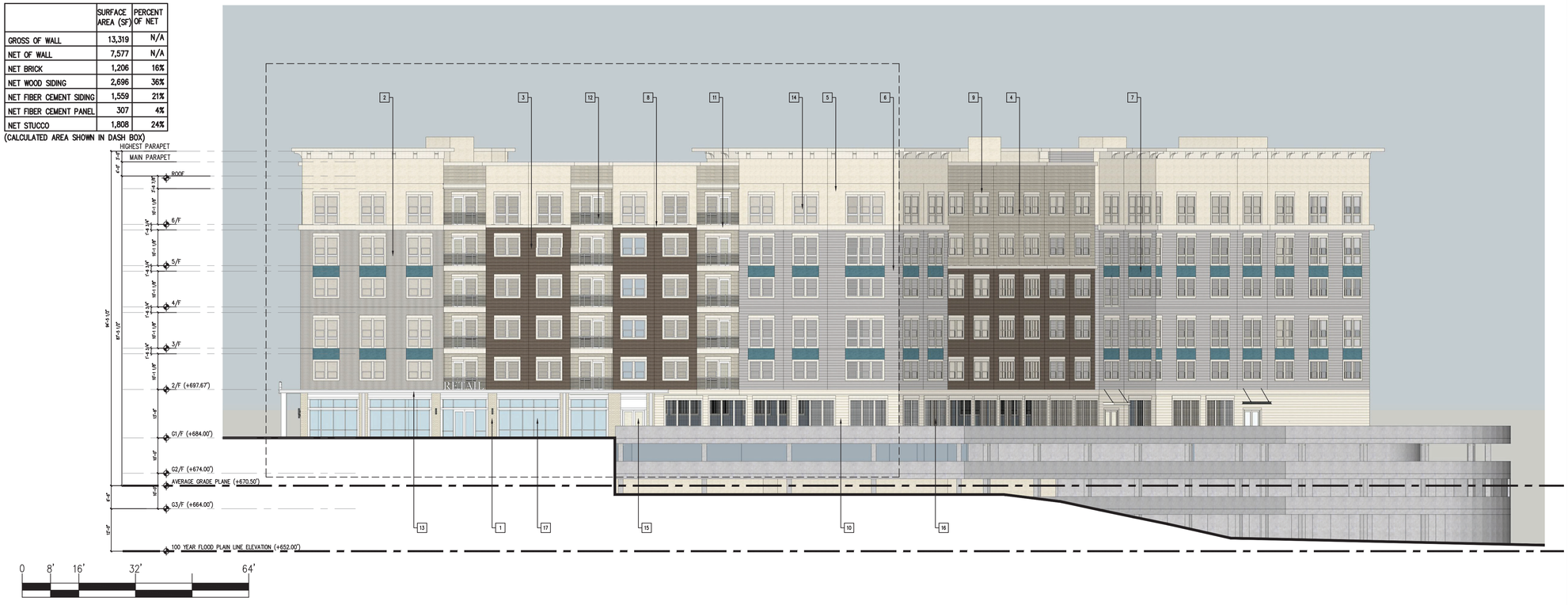
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DATE: 10/07/21
KVD PROJECT NO. 21043
DRAWING TITLE: BUILDING ELEVATIONS
SHEET NUMBER A1.2

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	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	13,319	N/A
NET OF WALL	7,577	N/A
NET BRICK	1,206	16%
NET WOOD SIDING	2,696	36%
NET FIBER CEMENT SIDING	1,559	21%
NET FIBER CEMENT PANEL	307	4%
NET STUCCO	1,808	24%

(CALCULATED AREA SHOWN IN DASH BOX)



EAST ELEVATION | 2

	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	25,751	N/A
NET OF WALL	15,731	N/A
NET BRICK	0	0%
NET WOOD SIDING	5,153	33%
NET FIBER CEMENT SIDING	7,257	46%
NET FIBER CEMENT PANEL	735	5%
NET STUCCO	2,586	16%

(CALCULATED AREA SHOWN IN DASH BOX)



NORTH ELEVATION | 1

KEYNOTES

1	BRICK - WHITE
2	BRICK - GREY
3	WOOD SIDING - BROWN
4	WOOD SIDING - GREY
5	STUCCO - WHITE
6	FIBER CEMENT SIDING - GREY
7	FIBER CEMENT ACCENT PANEL - BLUE
8	HORIZONTAL WALL TRIM
9	WINDOW/DOOR TRIM
10	FIBER CEMENT SIDING - WHITE
11	FIBER CEMENT BOARD OVER BALCONY - WHITE
12	METAL GUARDRAIL SYSTEM
13	METAL CANOPY
14	WINDOW
15	DOOR
16	METAL SCREEN
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	COF PRE-APPLICATION	08/27/21	KMR
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	COF RESUBMITTAL	10/07/21	KMR

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10/07/21

KVD PROJECT NO.
21043

DRAWING TITLE:
BUILDING ELEVATIONS

SHEET NUMBER
A1.3

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	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	15,287	N/A
NET OF WALL	10,523	N/A
NET BRICK	0	0%
NET WOOD SIDING	6,548	62%
NET FIBER CEMENT SIDING	3,975	38%
NET FIBER CEMENT PANEL	0	0%
NET STUCCO	0	0%





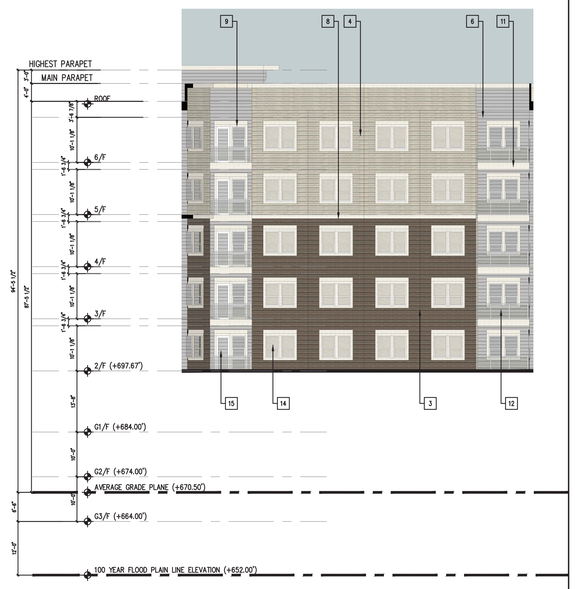
COURTYARD NORTH ELEVATION | 2

KEYNOTES

1	BRICK - WHITE
2	BRICK - GREY
3	WOOD SIDING - BROWN
4	WOOD SIDING - GREY
5	STUCCO - WHITE
6	FIBER CEMENT SIDING - GREY
7	FIBER CEMENT ACCENT PANEL - BLUE
8	HORIZONTAL WALL TRIM
9	WINDOW/DOOR TRIM
10	FIBER CEMENT SIDING - WHITE
11	FIBER CEMENT BOARD OVER BALCONY - WHITE
12	METAL GUARDRAIL SYSTEM
13	METAL CANOPY
14	WINDOW
15	DOOR
16	METAL SCREEN
17	STOREFRONT SYSTEM

	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	5,568	N/A
NET OF WALL	3,968	N/A
NET BRICK	0	0%
NET WOOD SIDING	2,190	55%
NET FIBER CEMENT SIDING	1,778	45%
NET FIBER CEMENT PANEL	0	0%
NET STUCCO	0	0%





COURTYARD EAST ELEVATION | 3

	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	12,731	N/A
NET OF WALL	8,623	N/A
NET BRICK	0	0%
NET WOOD SIDING	3,862	45%
NET FIBER CEMENT SIDING	3,363	39%
NET FIBER CEMENT PANEL	333	4%
NET STUCCO	1,074	12%





COURTYARD SOUTH ELEVATION | 1

KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.com

EDI International, PC.
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Phone: (713) 375-1400
Fax: (713) 375-1600
Firm ID: 0008186603

BRITTEN LEE PERKINS
REGISTERED ARCHITECT
No. 101592
STATE OF TENNESSEE

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
	COF PRE-APPLICATION	08/27/21	KMR
	COF INITIAL SUBMITTAL	09/13/21	KMR
	COF RESUBMITTAL	10/07/21	KMR

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10/07/21
KVD PROJECT NO. 21043
DRAWING TITLE:
BUILDING ELEVATIONS
SHEET NUMBER
A1.4

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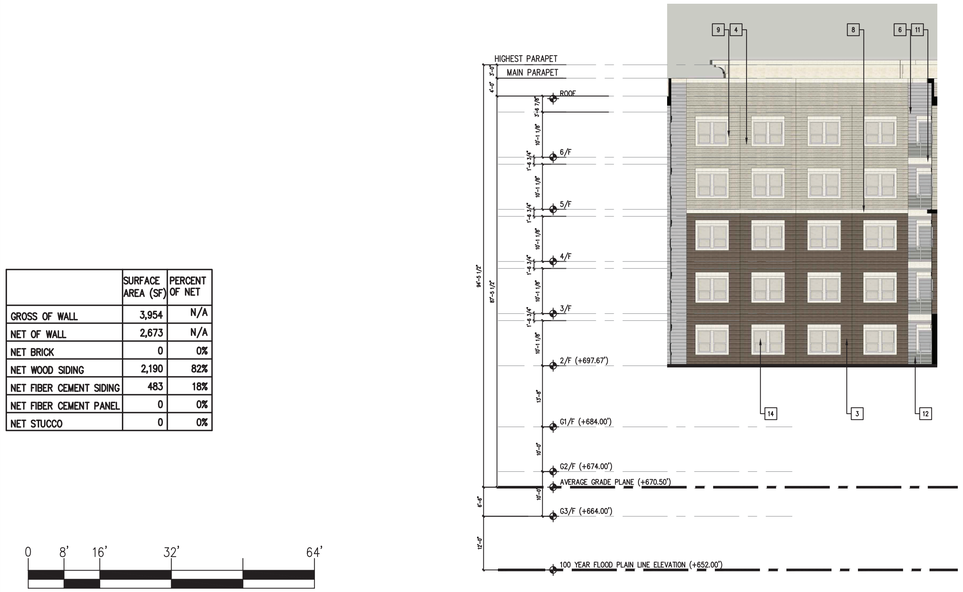
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	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	4,566	N/A
NET OF WALL	2,713	N/A
NET BRICK	0	0%
NET WOOD SIDING	793	29%
NET FIBER CEMENT SIDING	1,370	50%
NET FIBER CEMENT PANEL	143	5%
NET STUCCO	425	16%



TERRACE NORTHWEST ELEVATION | 3

	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	3,954	N/A
NET OF WALL	2,673	N/A
NET BRICK	0	0%
NET WOOD SIDING	2,190	82%
NET FIBER CEMENT SIDING	483	18%
NET FIBER CEMENT PANEL	0	0%
NET STUCCO	0	0%



TERRACE SOUTHWEST ELEVATION | 2

	SURFACE AREA (SF)	PERCENT OF NET
GROSS OF WALL	9,214	N/A
NET OF WALL	6,743	N/A
NET BRICK	0	0%
NET WOOD SIDING	3,131	46%
NET FIBER CEMENT SIDING	2,943	44%
NET FIBER CEMENT PANEL	95	1%
NET STUCCO	574	8%



TERRACE SOUTHEAST ELEVATION | 1

KEYNOTES

1	BRICK - WHITE
2	BRICK - GREY
3	WOOD SIDING - BROWN
4	WOOD SIDING - GREY
5	STUCCO - WHITE
6	FIBER CEMENT SIDING - GREY
7	FIBER CEMENT ACCENT PANEL - BLUE
8	HORIZONTAL WALL TRIM
9	WINDOW/DOOR TRIM
10	FIBER CEMENT SIDING - WHITE
11	FIBER CEMENT BOARD OVER BALCONY - WHITE
12	METAL GUARDRAIL SYSTEM
13	METAL CANOPY
14	WINDOW
15	DOOR
16	METAL SCREEN
17	STOREFRONT SYSTEM

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Firm ID: 0008186603

BRITTEN LEE PERKINS
REGISTERED ARCHITECT
No. 101582
STATE OF TENNESSEE

DEVELOPMENT PLAN
HAVEN AT COOL SPRINGS
151 COOL SPRINGS BLVD
COF PROJECT # 7666
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
	COF PRE-APPLICATION	08/27/21	KMR
	COF INITIAL SUBMITTAL	09/13/21	KMR
	COF RESUBMITTAL	10/07/21	KMR

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10/07/21
KVD PROJECT NO. 21043
DRAWING TITLE: BUILDING ELEVATIONS
SHEET NUMBER A1.5

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File #: 21-02171

DATE: October 15, 2021

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2021-122: A Resolution Approving A Development Plan For Hamilton PUD Subdivision, Including One Modification Of Standard (Block Length Perimeter), For A Property Located North Of Old Charlotte Pike And West Of Del Rio Pike. (Hamilton PUD Subdivision)
FMPC 8/26/21, 8-0, MOS, 8-0
WS 9/14/21

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7591
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Shanan and Stewart Campbell

BACKGROUND/STAFF COMMENTS:

UPDATE, BASED ON BOMA ACTION:
The proposed Hamilton PUD Subdivision Development Plan has been approved by the Board of Mayor and Alderman at the recommendation of the Planning Commission. The approval included the removal of condition 51, which states, "Any changes to Connect Franklin must be approved by the Franklin Municipal Planning Commission prior to the approval of this development plan by the Board of Mayor and Aldermen." Since the consideration of BOMA's recommendation of the Connect Franklin amendments were deferred by the BOMA and the timeline was thus extended, the BOMA did not want to hold up the approval of this development plan. The Connect Franklin amendments are on the agenda for approval by the Planning Commission tonight, making the condition on this development plan no longer necessary. The Planning Commission must take a vote of affirmation on the amended conditions of approval, as approved by BOMA.

The proposed Hamilton PUD Subdivision is a development consisting of approximately 59 acres located north of Old Charlotte Pike and west of Del Rio Pike. The property is currently addressed as 841 Old Charlotte Pike and is within the City of Franklin's Urban Growth Boundary (UGB) adjoining the city limits and they have initiated an annexation which is running concurrently to both this development plan and a rezoning. The plan consists of 58 residential dwelling units with two lot sizes

throughout the development.

Envision Franklin places the subject parcels into the Conservation Subdivision Design Concept. Envision Franklin states, "The Conservation Subdivision design concept 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, protect habitat value, and contribute to the quality of life for residents." The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision design concept by providing approximately 30 acres of open space which includes a curated pocket park, a multi-use path, and natural areas contributing to the quality of life for the future residents.

The lot size guidance within the Conservation Subdivision Design Concept states, "Single-family lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a minimum lot size of 5,500 square feet." The plan as proposed incorporates this requirement by providing 90-foot and 100-foot lot widths only and meet or exceed the minimum lot size for every proposed lot. For Building Character, Envision Franklin states in the Conservation Subdivision Design Concept 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 elevations included in the proposed development plan utilize the recommendations of Envision Franklin by providing conceptual elevations that honor the historical resources present adjacent to the site, the Hamilton-Brown House.

Modifications of Standards:
MOS #1:
The applicant is requesting one Modification of Standards to increase the maximum length of the block length from 2,400' to 3,200'. The Zoning Ordinance Section 9.5.2 allows for an increase to 3,200' administratively in cases:
1. Where environmental or topographic constraints exist;
2. Where the street classification prevents a connection; or
3. Where a proposal includes an internal parking structure.

The proposed plan does not meet any of the allowances to approve the increase administratively. The proposed modification of standard is being requested to create a more rural pattern with larger lots and would allow for larger, contiguous open space. The requirement is meant to promote walkability and to encourage vehicular connectivity, easing traffic by dispersing into a street grid. Since recent discussions and decisions by BOMA have limited the future of connectivity in the larger area, with a focus instead on retaining the rural character of the area, and since the large central open space provides necessary pedestrian connections internal to the block, staff supports the modification of standards request.

Staff recommends approval of MOS #1.

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.

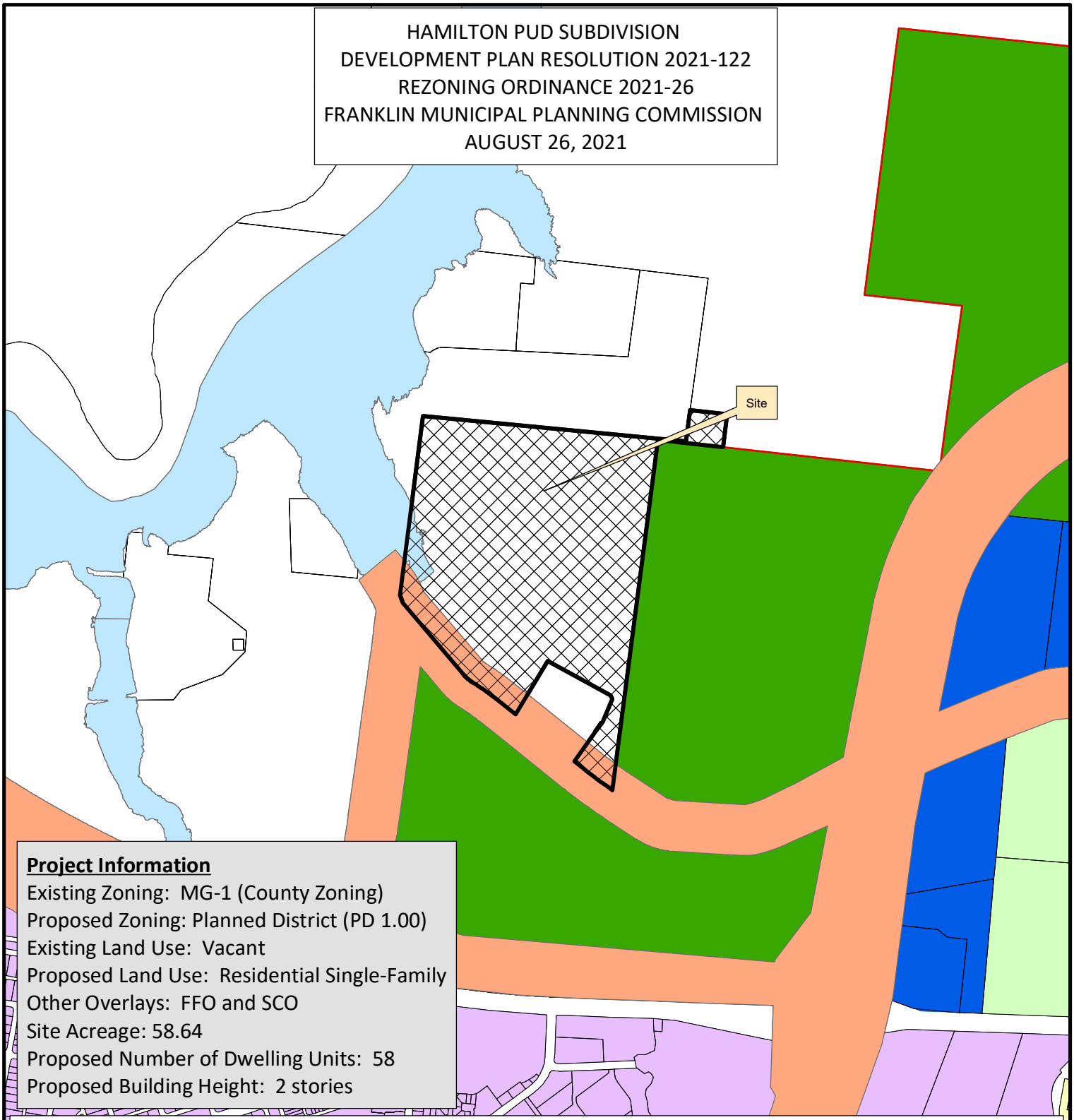
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC unanimously recommended approval of the Resolution with conditions and approval of the MOS to the Board of Mayor and Aldermen.
The Board of Mayor and Aldermen unanimously approved Resolution 2021-122, with conditions along with the MOS and the removal of condition 51.
Staff recommends that Planning Commission affirm the amended conditions of approval as considered and approved by BOMA.

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN RESOLUTION 2021-122
REZONING ORDINANCE 2021-26
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021



Project Information

Existing Zoning: MG-1 (County Zoning)
Proposed Zoning: Planned District (PD 1.00)
Existing Land Use: Vacant
Proposed Land Use: Residential Single-Family
Other Overlays: FFO and SCO
Site Acreage: 58.64
Proposed Number of Dwelling Units: 58
Proposed Building Height: 2 stories

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

Zoning Overlay Districts

- Scenic Corridor Overlay
- Floodway Fringe Overlay

N

0 340 680 1,360 Feet

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RESOLUTION 2021-122

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HAMILTON PUD SUBDIVISION, INCLUDING ONE MODIFICATION OF STANDARDS (BLOCK LENGTH PERIMETER), FOR A PROPERTY LOCATED NORTH OF OLD CHARLOTTE PIKE EAST AND WEST OF DEL RIO PIKE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-26; and

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

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

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

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

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
64 -700	58.64
Total	58.64

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

SECTION III. That the overall entitlements for the Hamilton PUD Subdivision are as follows:

Entitlements	Hamilton PUD Subdivision
Base Zone District	PD, Planned District (1.00)
Other Zoning Overlays	FFO, SCO
Number of Dwelling Units	58
Number of Nonresidential Square Footage	None
Number of Hotel Rooms	None
Open Space Requirements	5% (127,739 SF) 10% Natural Area (255,478 SF)
Number of Phases in Development	One

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

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Allow an approximately 3,200-foot perimeter for the central block. Approved: _____ Denied: _____	9.5.2 – Internal Connectivity Block length perimeter shall not exceed a maximum of 2,400 feet. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2021-26, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____
Eric S. Stuckey
City Administrator

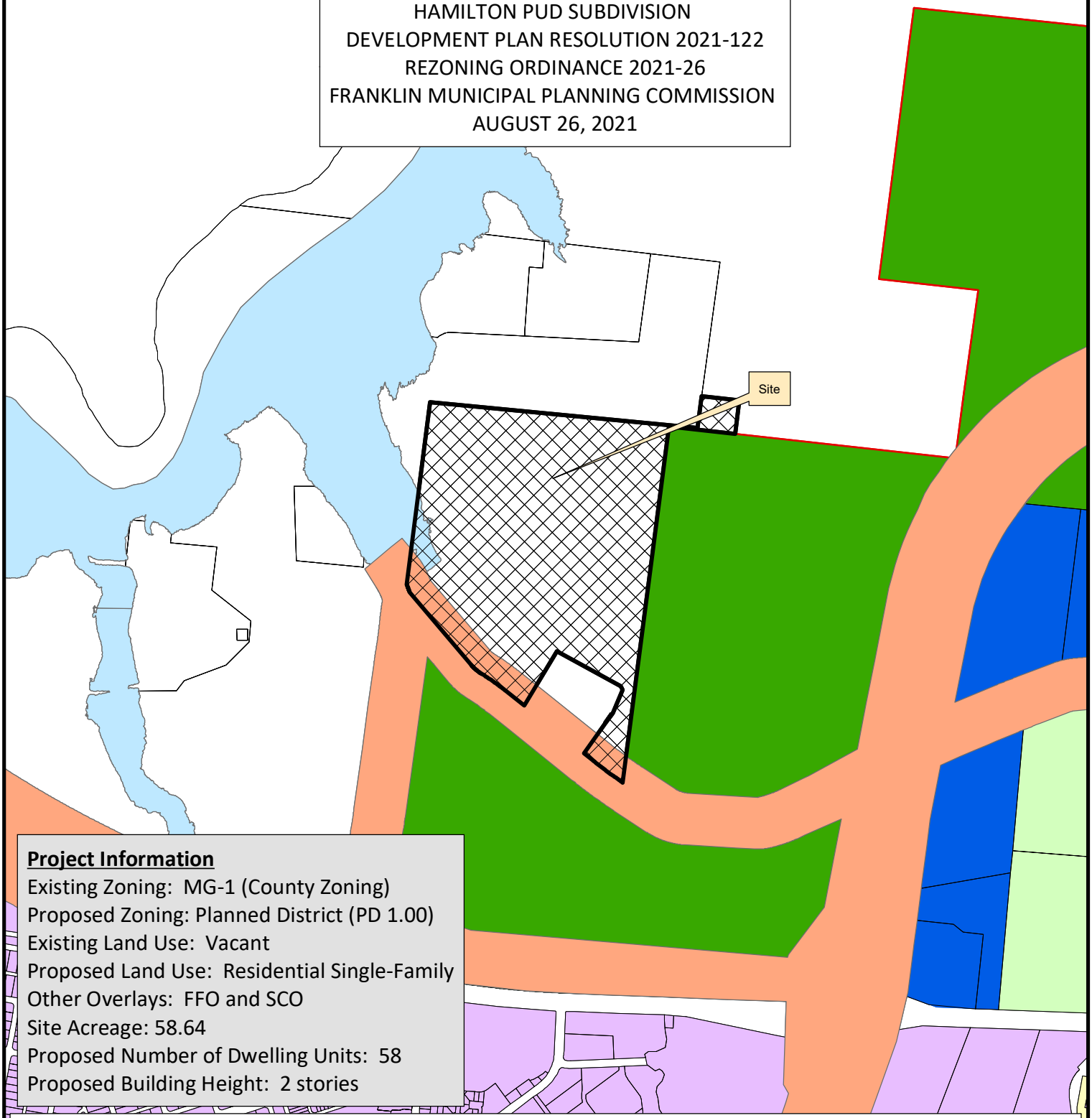
_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	June 1, 2021
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	June 24, 2021
NEIGHBORHOOD MEETING:	June 1, 2021
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN RESOLUTION 2021-122
REZONING ORDINANCE 2021-26
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021



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- 5TH Avenue District
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N

0 340 680 1,360 Feet

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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

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C2.1 PLAN ENLARGEMENT
C2.2 PLAN ENLARGEMENT
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C2.4 PLAN ENLARGEMENT
C2.5 BUFFER PLAN

C3.0 OVERALL GRADING AND DRAINAGE PLAN
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C3.2 GRADING AND DRAINAGE ENLARGEMENT
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C4.14 ROW ACCESS PLAN - TRASH

C5.0 OVERALL UTILITIES PLAN
C5.1 UTILITIES ENLARGEMENT
C5.2 UTILITIES ENLARGEMENT
C5.3 UTILITIES ENLARGEMENT
C5.4 UTILITIES ENLARGEMENT

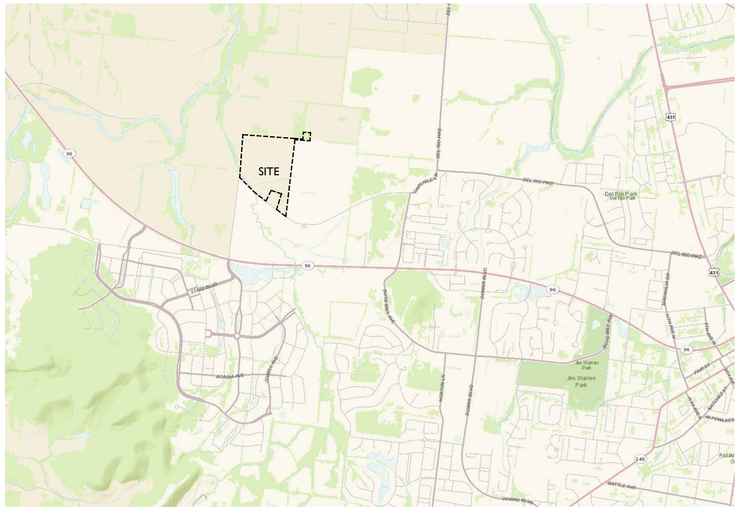
L1.0 TREE PRESERVATION

A1.0 ARCHITECTURE

HAMILTON

PUD (1.00)
DEVELOPMENT PLAN

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

ENGINEER:
KIMLEY HORN & ASSOCIATES
MATT ANDERSON
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615-564-2701

DEVELOPER:
CPS LAND
ROB PEASE
213 OVERLOOK CIRCLE
SUITE B-2
615-376-5177

OWNER:
SHANAN L. CAMPBELL
STEWART CAMPBELL, JR LEGACY TRUST
478 COTTON LANE
FRANKLIN, TN 37064

MODIFICATION OF STANDARDS 1:

Section 9.5.2 Internal Connectivity

Standards:

C. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:

1. *Where environmental or topographic constraints exist;*
2. *Where the street classification prevents a connection; or*
3. *Where a proposal includes an internal parking structure.*

A Modification of this standard is requested to allow the block length be extended to 3,200 linear feet.

Justification:

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This modification would allow the creation of a more rural development pattern with larger lots in keeping with the agricultural character of undeveloped land to the north and west. This modification would allow for the preservation of a larger, contiguous open space where it is more useful to the community.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   A more rural development pattern is uniquely appropriate at this parcel. This parcel is located at the periphery of Franklin and functions as a transition from more intense development at Westhaven and near Mack Hatcher to rural agricultural parcels (Gentry Farm) to the north and west.

3. The modification is consistent with the intent of Envision Franklin: **Envision Franklin describes Conservation Subdivision design concept as one 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, protect habitat value, and contribute to the quality of life for residents. The requested for a longer perimeter block length allows this development to preserve larger contiguous, usable open space and to create a more meaningful gathering space.**

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB&TS . A 20" WATER MAIN IS LOCATED ALONG WESTERN BOUNDARY & A 6" WATER MAIN LOCATED ALONG OLD CHARLOTTE PIKE.
58 UNITS x 350 GPD = 20,300 GPD

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

REPURIFIED (REUSE) WATER FACILITIES
REPURIFIED WATER IS NOT ANTICIPATED TO BE REQUIRED.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1 MI (FRANKLIN FIRE STATION 8)
NEAREST RECREATIONAL FACILITY: 1.3 MI (WESTHAVEN GOLF CLUB)

PROJECTED STUDENT POPULATION
26 STUDENTS
- 12 WALNUT GROVE ELEMENTARY SCHOOL
- 7 GRASSLAND MIDDLE SCHOOL
- 7 FRANKLIN HIGH SCHOOL

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

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

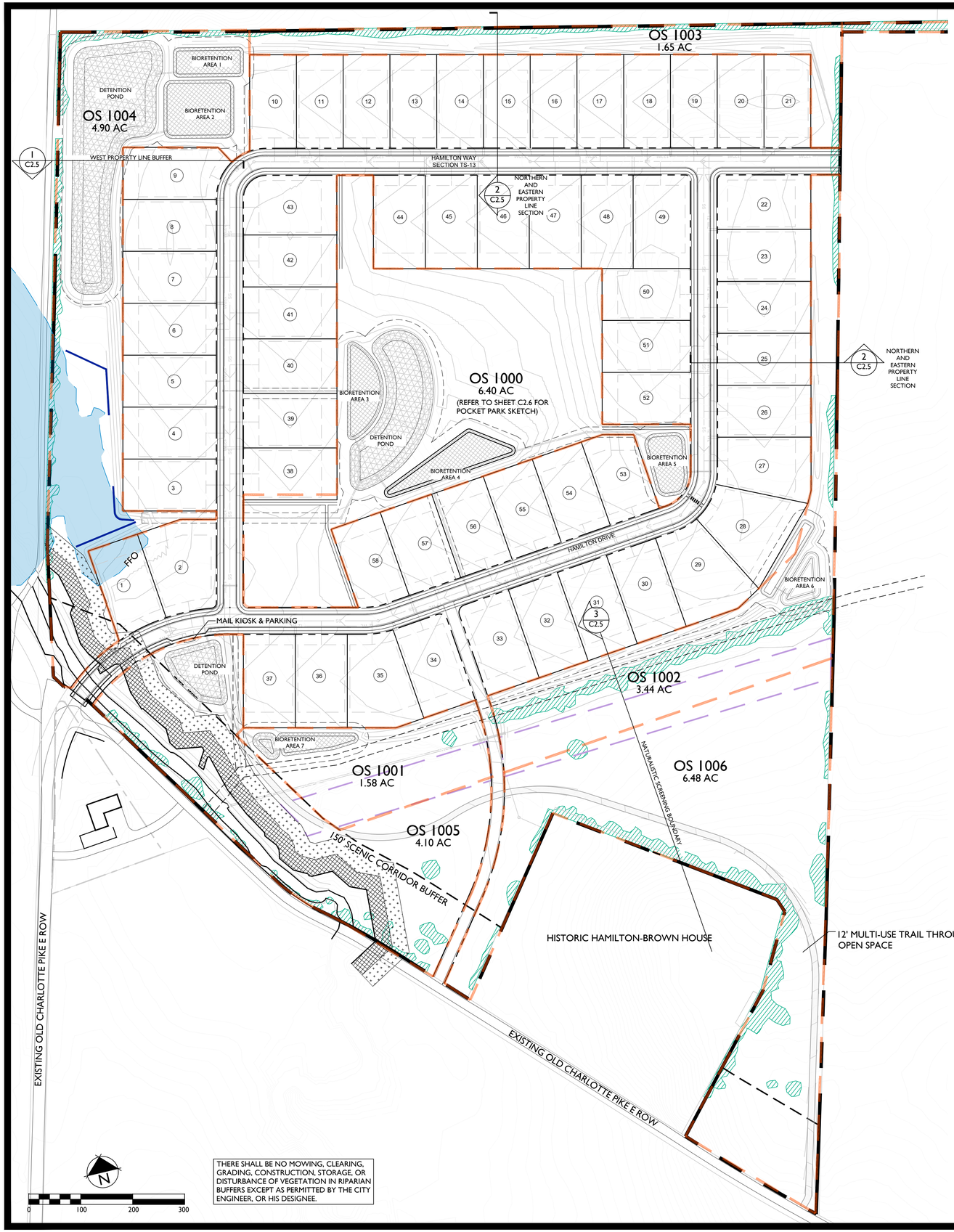
SITE DATA CHART

PROJECT NAME:	HAMILTON PUD SUBDIVISION
PROJECT NUMBER:	7591
ADDRESS:	OLD CHARLOTTE PIKE
PARCEL(S):	MAP 64, PARCEL 007
ACREAGE / SF OF SITE:	58.62 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ZONING OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTHS, SIZES, UNIT COUNT:	90': 12 100': 46
TOTAL:	58
PARKLAND DEDICATION:	58 units x $4,304 = $249,632
SETBACKS	FRONT: 20' SIDE: 5' REAR: 30'
BUILDING HEIGHT:	2-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED ACCESSORY DWELLINGS
MINIMUM REQUIRED LSA:	20% (11.73 AC)
PROVIDED LSA:	XX.X% (XX.XX AC)
OPEN SPACE REQUIRED:	5% (127,739 SF)
NATURAL AREA REQUIRED:	10% (255,478 SF)
TREE CANOPY RETENTION ACREAGE REQUIRED:	54% (2.07 AC)
PARKING REQUIRED (BY USE): SINGLE FAMILY DETACHED (2/UNIT):	116
PARKING PROVIDED (BY USE): SINGLE FAMILY DETACHED:	PARKING PROVIDED ON LOT
OWNER:	SHANAN L. CAMPBELL STEWART CAMPBELL, JR LEGACY TRUST 478 COTTON LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

PRE-APP SUBMITTAL:	05.24.2021
INITIAL SUBMITTAL:	06.07.2021
INITIAL SUBMITTAL:	07.12.2021
RESUBMITTAL:	08.05.2021
ONE STOP:	
COF #: 7591	

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



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.

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,553,487 SF (58.62 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
159,507 SF (3.66 AC)	138,708 SF (3.18 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	159,507 SF; 3.66 AC (6.2% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (86,133 SF; 1.98 AC)
PROVIDED CANOPY PRESERVATION:	138,708 SF; 3.18 AC (161% OF REQUIRED)

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- HISTORIC BUFFER
- OPEN SPACE
- FFO, EXISTING
- FFO, PROPOSED

OPEN SPACE REQUIREMENT ENVISION FRANKLIN

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 50% - 1,277,392 SF (29.32 AC)
PROVIDED: 50% - 1,290,829 SF (29.64 AC)

OPEN SPACE REQUIREMENT ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 5% OPEN SPACE: 127,739 SF
10% 'NATURAL AREA': 255,478 SF
PROVIDED: OPEN SPACE: 278,575 SF
NATURAL AREA: 290,782 SF

LOT	TYPE	AREA (SF)
1000	POCKET PARK	278,575
1001	NATURAL AREA	68,891
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ADDITIONAL AREA REQUIRED BY ENVISION FRANKLIN		
1004*	OPEN SPACE	213,363
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OPEN SPACE REQUIREMENTS HAVE BEEN MET WITH LOTS 1000-1003. OPEN SPACE PLANTINGS REQUIRED AT SITE PLAN ARE TO BE BASED ON SQUARE FOOTAGES SHOWN IN LOTS 1000-1003

SITE DATA CHART

PROJECT NAME:	HAMILTON PUD SUBDIVISION
PROJECT NUMBER:	7591
ADDRESS:	OLD CHARLOTTE PIKE
PARCEL(S):	MAP 64, PARCEL 007
ACREAGE / SF OF SITE:	58.62 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ZONING OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTHS, SIZES, UNIT COUNT:	90': 12 100': 46
TOTAL:	58
PARKLAND DEDICATION:	58 units x $4,304 = $249,632
SETBACKS	FRONT: 20' SIDE: 5' REAR: 30'
BUILDING HEIGHT:	2-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED ACCESSORY DWELLINGS
MINIMUM REQUIRED LSA:	20% (11.73 AC)
PROVIDED LSA:	50% (29.64 AC)
OPEN SPACE REQUIRED:	5% (127,739 SF)
NATURAL AREA REQUIRED:	10% (255,478 SF)
TREE CANOPY RETENTION ACREAGE REQUIRED:	54% (2.07 AC)
PARKING REQUIRED (BY USE):	
SINGLE FAMILY DETACHED (2/UNIT):	116
PARKING PROVIDED (BY USE):	
SINGLE FAMILY DETACHED:	PARKING PROVIDED ON LOT
OWNER:	SHANAN L. CAMPBELL STEWART CAMPBELL, JR LEGACY TRUST 478 COTTON LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB&TS . A 20" WATER MAIN IS LOCATED ALONG WESTERN BOUNDARY & A 6" WATER MAIN LOCATED ALONG OLD CHARLOTTE PIKE.
58 UNITS x 350 GPD = 20,300 GPD

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

REPURIFIED (REUSE) WATER FACILITIES
REPURIFIED WATER IS NOT ANTICIPATED TO BE REQUIRED.

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NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1 MI (FRANKLIN FIRE STATION 8)
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PROJECTED STUDENT POPULATION
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12 WALNUT GROVE ELEMENTARY SCHOOL
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7 FRANKLIN HIGH SCHOOL

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
PE.05.21

Revision Date

DEVELOPMENT PLAN

SHEET
C2.0

COF # 7591

RESOLUTION 2021-122
As Amended

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HAMILTON PUD SUBDIVISION, INCLUDING ONE MODIFICATION OF STANDARDS (BLOCK LENGTH PERIMETER), FOR A PROPERTY LOCATED NORTH OF OLD CHARLOTTE PIKE EAST AND WEST OF DEL RIO PIKE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-26; and

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

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

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

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

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
64 -700	58.64
Total	58.64

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

SECTION III. That the overall entitlements for the Hamilton PUD Subdivision are as follows:

Entitlements	Hamilton PUD Subdivision
Base Zone District	PD, Planned District (1.00)
Other Zoning Overlays	FFO, SCO
Number of Dwelling Units	58
Number of Nonresidential Square Footage	None
Number of Hotel Rooms	None
Open Space Requirements	5% (127,739 SF) 10% Natural Area (255,478 SF)
Number of Phases in Development	One

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

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Allow an approximately 3,200-foot perimeter for the central block. Approved: _____ Denied: _____	9.5.2 – Internal Connectivity Block length perimeter shall not exceed a maximum of 2,400 feet. *Staff recommended approval.*

SECTION VI. That Condition of Approval #51 was removed by the Board of Mayor and Aldermen as part of their motion and vote on October 12, 2021.

SECTION VII. That this Resolution shall take effect from and after the passage of Ordinance 2021-26, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____
Eric S. Stuckey
City Administrator

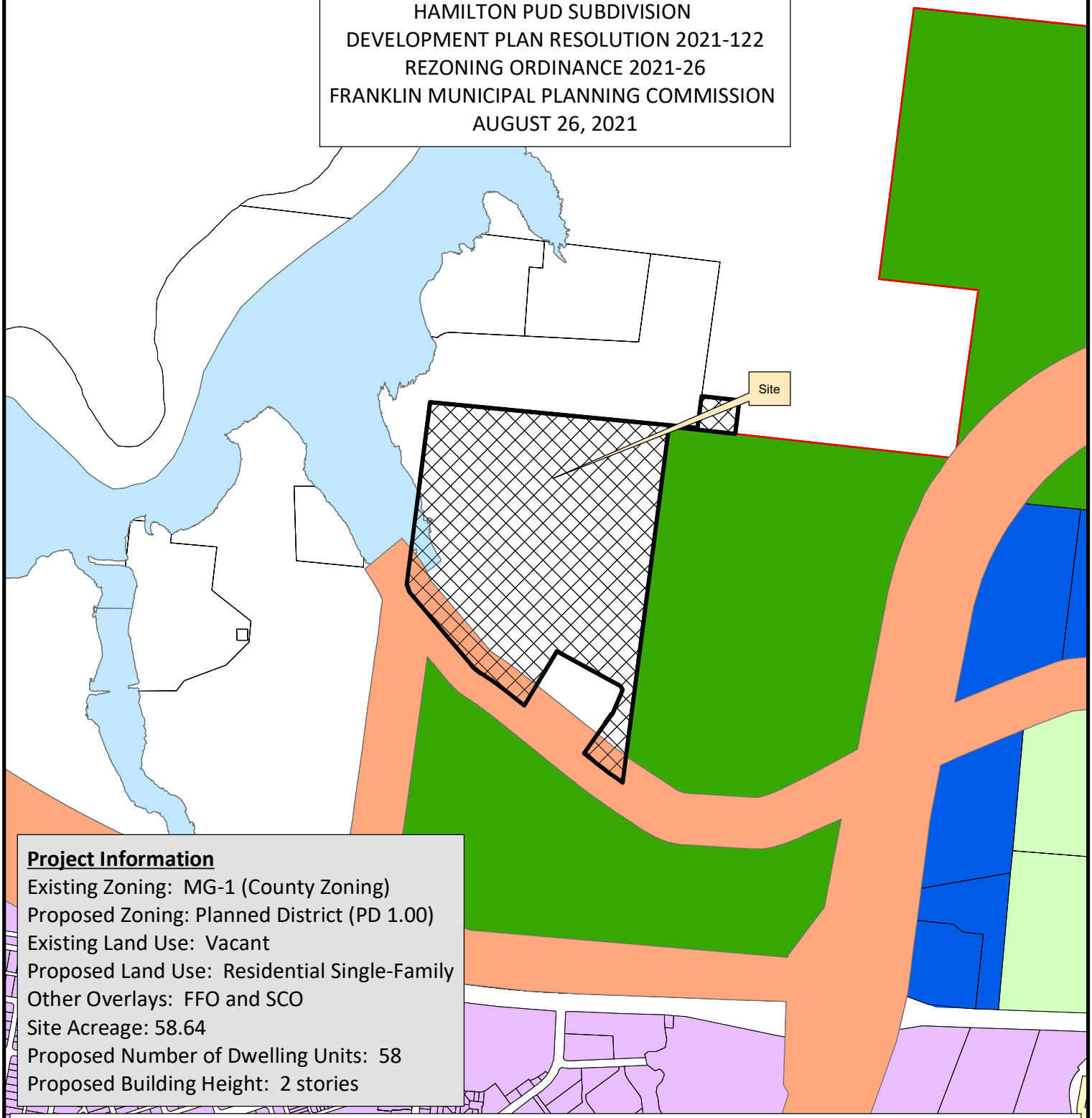
_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	June 1, 2021
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	June 24, 2021
NEIGHBORHOOD MEETING:	June 1, 2021
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN RESOLUTION 2021-122
REZONING ORDINANCE 2021-26
FRANKLIN MUNICIPAL PLANNING COMMISSION
AUGUST 26, 2021



Project Information

Existing Zoning: MG-1 (County Zoning)
Proposed Zoning: Planned District (PD 1.00)
Existing Land Use: Vacant
Proposed Land Use: Residential Single-Family
Other Overlays: FFO and SCO
Site Acreage: 58.64
Proposed Number of Dwelling Units: 58
Proposed Building Height: 2 stories

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

Zoning Overlay Districts

- Scenic Corridor Overlay
- Floodway Fringe Overlay

N

0 340 680 1,360 Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7591

CONDITIONS OF APPROVAL:

Open Issues: 20 These issues are currently being filtered

Addressing

General Issues

89. Addressing

lori.jarosz@franklintn.gov Addressing will be completed at initial submittal of the site plan.

Engineering - Development Plan Checklist

General Issues

39. 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.

51. F. Development Plan

jimmy.wiseman@franklintn.gov Any changes to Connect Franklin must be approved by the Franklin Municipal Planning Commission prior to the approval of this development plan by the Board of Mayor and Aldermen.

60. Stream Crossing

jimmy.wiseman@franklintn.gov *This comment shall remain open as a reminder to Staff.*

The applicant shall provide a bridge design at the Site Plan stage and will be required to submit a No-Rise or CLOMR.

61. Old Charlotte Pike

jimmy.wiseman@franklintn.gov The following comment was not addressed.

Many roadway improvements and realignments of roadways are being pushed onto The Short property to the south, southeast of this parcel.

Old Charlotte Pike is to remain open until the Short property realigns the road. In order to provide safe travel lanes to the property of a minimum width of 11'.

In conjunction with this development plan, there must be an agreement between the Shorts, this developer, and the City to spell out the timing and financial responsibility of the alignments of Old Charlotte Pike and all improvements associated with this roadway.

An agreement has not been reached between The Shorts, this developer, and the City.

Given that information, Old Charlotte Pike shall be improved to allow safe vehicular travel from Mack Hatcher and Hwy 96 to the proposed development. This shall include but is not limited to 2 - 11' lanes and a 4' shoulder on both sides. The vertical and horizontal alignments shall be analyzed at the site plan stage and meet the City of Franklin Standards for a high-volume local roadway.

These improvements shall be completed and accepted prior to the first building permit in this development.

[Edited By Jimmy Wiseman]

75. Sight Distance

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval.*

Sight Distance Review at Site Plan:
Comprehensive review of intersection sight distance by City of Franklin Staff will occur at Site Plan. At Site Plan, the Applicant shall demonstrate that unobstructed lines of sight as prescribed by AASHTO "A Policy On Geometric Design of Highways and Streets" are provided at intersections both internal and external to the development. Buildings, parking, landscaping, and other visual obstructions shall be removed as necessary. Where roadway elements on the Development Plan cannot safely meet minimum intersection sight distance requirements, access restrictions on unsafe movements shall be provided or the intersecting roadway shall be modified to remove unsafe conditions at the expense of the developer.

82. Multi-Use Trail

joe.marlo@franklintn.gov *Multi-use trail shown on plan drawings with grades shown (thank you).*

Applicant shall indicate a 12-foot multi-use on C2.4 and C2.6 (currently noted as 8 feet), matching that shown on C2.0.

86. Street Sections

joe.marlo@franklintn.gov *Comment not adequately addressed. Response above indicates a street classification of Minor Collector. Development Plan sheets (C2 series) indicate TS-13 for Hamilton Way, which is not a current street section. No street classification has been provided for Hamilton Drive on C2.0. Engineering Drawings (C3, C4, and C5) indicate TS-6 for both streets.*

1. Applicant shall revise Development Plan Sheets (C2 series) to match engineering drawings (C3, C4, and C5) regarding proposed street classifications.

2. Applicant shall provide the appropriate street cross section(s) proposed for this development on the drawings.

TS-1 Major Arterial Street Sections
TS-2 Minor Arterial Street Sections
TS-3 Major Collector Street Sections
TS-4 Minor Collector Street Sections
TS-5 High Volume Local Street Sections
TS-6 Low Volume Local Street Sections
TS-7 Mews and Alley Sections

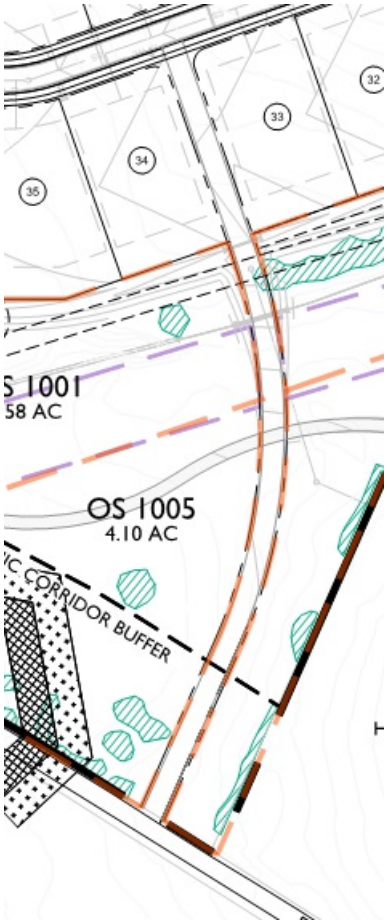
90. H. Stormwater Management Plan

lance.fittro@franklintn.gov This is a new comment due to changes made with this submittal:
Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots, including that located behind Lot 28 which is now shown partially outside the Open Space boundary line:



91. F. Development Plan

lance.fittro@franklintn.gov Applicant shall clearly show the multiuse trail / emergency access to be within the open space with an emergency access easement over it. As currently drawn, it appears as an extension of the Hamilton Drive ROW, which is not acceptable.



Parks

General Issues

80. Parkland information

kevinl@franklintn.gov Parks- Pages C2.4 and C2.6 still reflect 8' trail. Update to match Parkland Agreement exhibits. This also shall have a AAPE(All Public Access Easement) over top of the 12' trail for public access.
[Edited By Kevin Lindsey]

Planning

General Issues

14. Envision Franklin

andrew.orr@franklintn.gov	Some of the sheets state a 12' trail and some state 8' please consistently identify the width on all sheets to avoid future confusion.

17. FWO and FFO

chelsea.randolph@franklintn.gov	***Advisory Comment, will not delay the development plan:*** Applicant shall note that once the LOMR is approved by FEMA it must be approved by BZA. (See comment 59) [Edited By Chelsea Randolph]

93. Site Data Chart

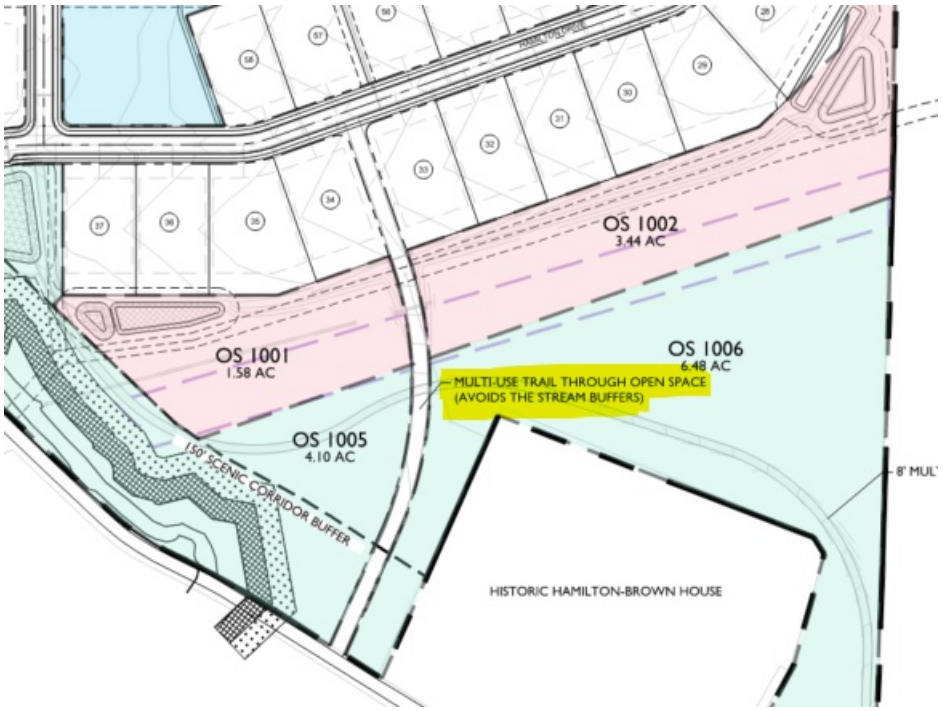
chelsea.randolph@franklintn.gov	Applicant shall ensure that all site data charts contain the same information. Please refer to the cover sheet site data chart which contains X's.

Planning (Landscape)

General Issues

92. Open Space

jason.arnold@franklintn.gov	Since the mulit-use trail is to be included in the open space lots, it seems appropriate to combine them into one big lot. Applicant shall combine open space lots.



Stormwater

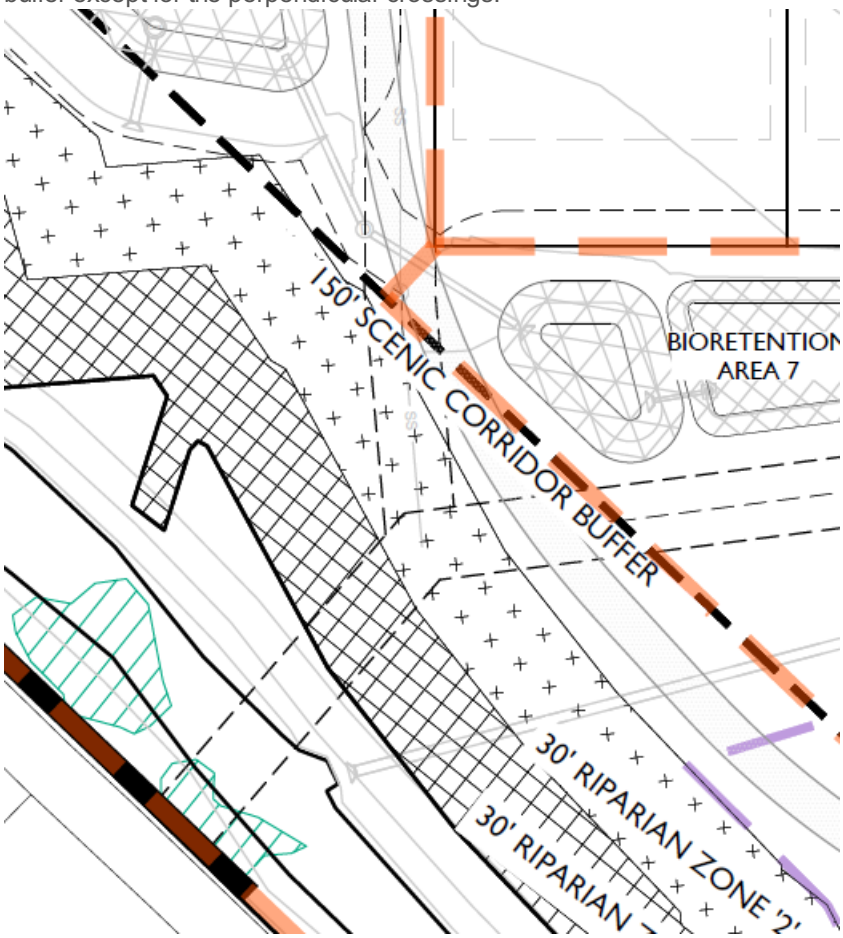
General Issues

62. Riparian Buffer

jeff.willoughby@franklintn.gov	Lot 1 is still encroaching into the riparian buffer.

63. Riparian Buffer

jeff.willoughby@franklintn.gov Easements still shown in the riparian buffer. Remove any easements in riparian buffer except for the perpendicular crossings.



94. Riparian Buffer

jeff.willoughby@franklintn.gov Top of bank does not seem to correspond to what is shown on the aerials.



Zoning

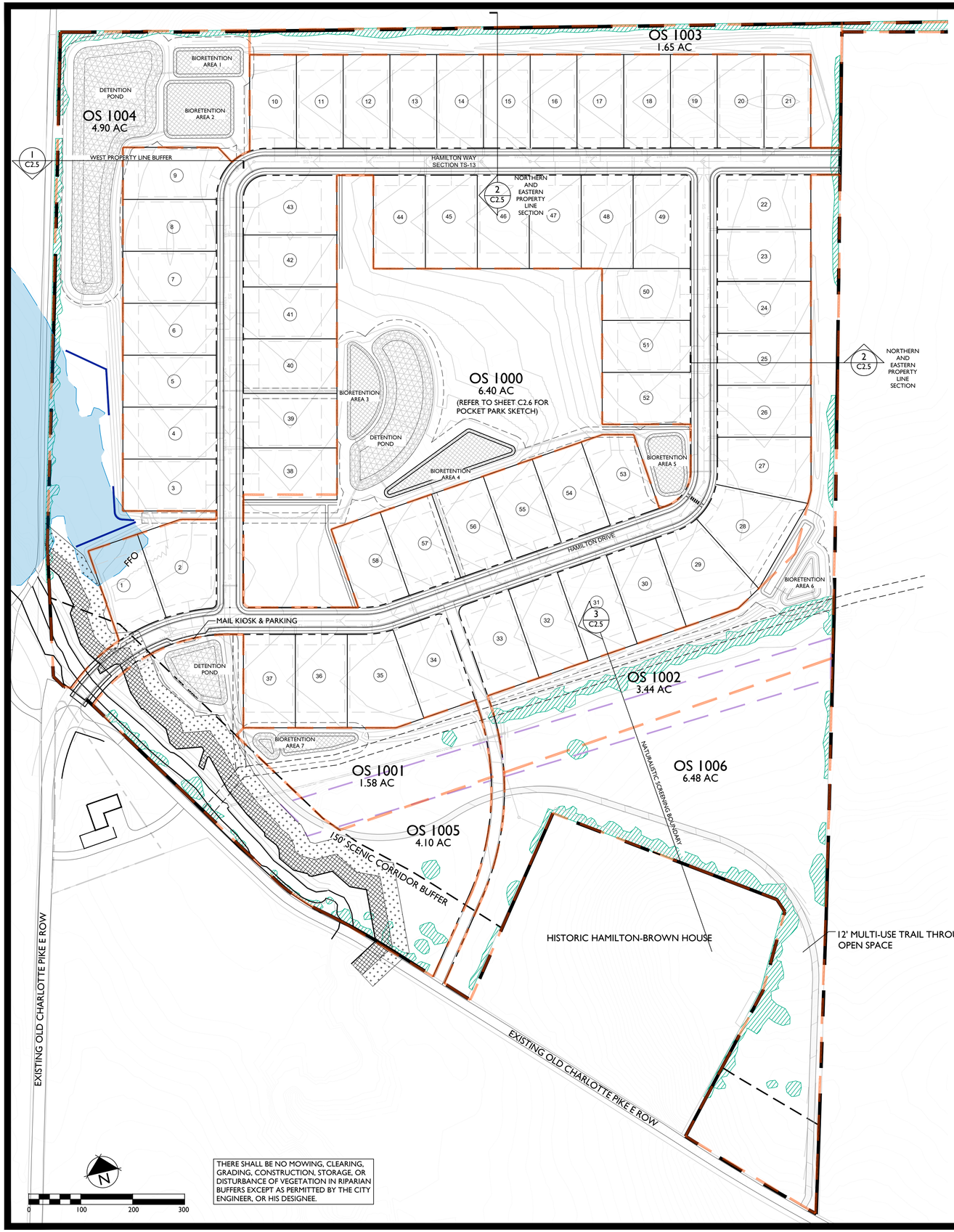
General Issues

56. FFO

shanna.mccoy@franklintn.gov	Comment to remain open The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

59. FFO/FEMA

shanna.mccoy@franklintn.gov	Comment to remain open as reminder. If any floodplain alterations are completed that alter the floodplain boundary, a LOMR will be required.



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.

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,553,487 SF (58.62 AC)

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GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

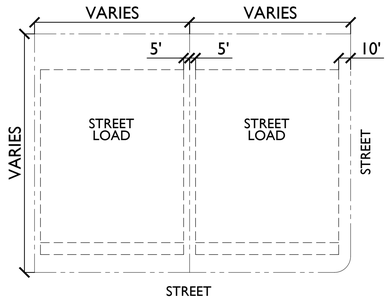
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE
08.05.21

Revision Date

DEVELOPMENT PLAN

SHEET
C2.0

COF # 7591



FRONT SETBACK (MAIN STRUCTURE): 15'
REAR SETBACK (MAIN STRUCTURE): 30'
SIDE SETBACK (MAIN STRUCTURE): 5'
SIDE STREET SETBACK (MAIN STRUCTURE): 10'

1 / A1.0 SINGLE FAMILY - DETACHED - FRONT LOADED
LOT DIAGRAM & ELEVATION N.T.S.



2 / A1.0 90'-100' - SINGLE FAMILY - DETACHED - FRONT LOADED
LOT DIAGRAM & ELEVATION N.T.S.



3 / A1.0 STREETSCAPE RENDERING
PERSPECTIVE N.T.S.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
ARCHITECT
12.06.21

Revision Date
△
△
△
△

ARCHITECTURE

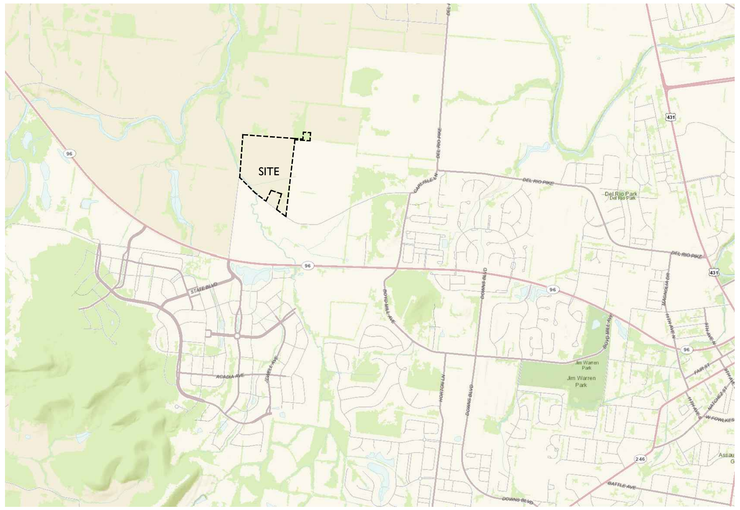
SHEET
A1.0

COF # 7591

HAMILTON

PUD (1.00)
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N NOT TO SCALE

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
C2.0	DEVELOPMENT PLAN
C2.1	PLAN ENLARGEMENT
C2.2	PLAN ENLARGEMENT
C2.3	PLAN ENLARGEMENT
C2.4	PLAN ENLARGEMENT
C2.5	BUFFER PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE ENLARGEMENT
C3.2	GRADING AND DRAINAGE ENLARGEMENT
C3.3	GRADING AND DRAINAGE ENLARGEMENT
C3.4	GRADING AND DRAINAGE ENLARGEMENT
C4.0	ROW AND ACCESS PLAN
C4.1	ROW AND ACCESS ENLARGEMENT
C4.2	ROW AND ACCESS ENLARGEMENT
C4.3	ROW AND ACCESS ENLARGEMENT
C4.4	ROW AND ACCESS ENLARGEMENT
C4.10	OVERALL ROW ACCESS PLAN - TRASH
C4.11	ROW ACCESS PLAN - TRASH
C4.12	ROW ACCESS PLAN - TRASH
C4.13	ROW ACCESS PLAN - TRASH
C4.14	ROW ACCESS PLAN - TRASH
C5.0	OVERALL UTILITIES PLAN
C5.1	UTILITIES ENLARGEMENT
C5.2	UTILITIES ENLARGEMENT
C5.3	UTILITIES ENLARGEMENT
C5.4	UTILITIES ENLARGEMENT
L1.0	TREE PRESERVATION
A1.0	ARCHITECTURE

SITE DATA CHART

PROJECT NAME:	HAMILTON PUD SUBDIVISION
PROJECT NUMBER:	7591
ADDRESS:	OLD CHARLOTTE PIKE
PARCEL(S):	MAP 64, PARCEL 007
ACREAGE / SF OF SITE:	58.62 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.00)
ZONING OVERLAYS:	FFO, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTHS, SIZES, UNIT COUNT:	90': 12 100': 46
TOTAL:	58
PARKLAND DEDICATION:	58 units x $4,304 = $249,632
SETBACKS	FRONT: 20' SIDE: 5' REAR: 30'
BUILDING HEIGHT:	2-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED ACCESSORY DWELLINGS
MINIMUM REQUIRED LSA:	20% (11.73 AC)
PROVIDED LSA:	XX.X% (XX.XX AC)
OPEN SPACE REQUIRED:	5% (127,739 SF)
NATURAL AREA REQUIRED:	10% (255,478 SF)
TREE CANOPY RETENTION ACREAGE REQUIRED:	54% (2.07 AC)
PARKING REQUIRED (BY USE):	
SINGLE FAMILY DETACHED (2/UNIT):	116
PARKING PROVIDED (BY USE):	
SINGLE FAMILY DETACHED:	PARKING PROVIDED ON LOT
OWNER:	SHANAN L. CAMPBELL STEWART CAMPBELL, JR LEGACY TRUST 478 COTTON LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

APPLICANT & LANDSCAPE ARCHITECT:

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

ENGINEER:

KIMLEY HORN & ASSOCIATES
MATT ANDERSON
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615-564-2701

DEVELOPER:

CPS LAND
ROB PEASE
213 OVERLOOK CIRCLE
SUITE B-2
615-376-5177

OWNER:

SHANAN L. CAMPBELL
STEWART CAMPBELL, JR LEGACY TRUST
478 COTTON LANE
FRANKLIN, TN 37064

MODIFICATION OF STANDARDS 1:

Section 9.5.2 Internal Connectivity

Standards:

C. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:

1. *Where environmental or topographic constraints exist;*
2. *Where the street classification prevents a connection; or*
3. *Where a proposal includes an internal parking structure.*

A Modification of this standard is requested to allow the block length be extended to 3,200 linear feet.

Justification:

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This modification would allow the creation of a more rural development pattern with larger lots in keeping with the agricultural character of undeveloped land to the north and west. This modification would allow for the preservation of a larger, contiguous open space where it is more useful to the community.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   A more rural development pattern is uniquely appropriate at this parcel. This parcel is located at the periphery of Franklin and functions as a transition from more intense development at Westhaven and near Mack Hatcher to rural agricultural parcels (Gentry Farm) to the north and west.
3. The modification is consistent with the intent of Envision Franklin: **Envision Franklin describes Conservation Subdivision design concept as one 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, protect habitat value, and contribute to the quality of life for residents. The requested for a longer perimeter block length allows this development to preserve larger contiguous, usable open space and to create a more meaningful gathering space.**

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB&TS . A 20" WATER MAIN IS LOCATED ALONG WESTERN BOUNDARY & A 6" WATER MAIN LOCATED ALONG OLD CHARLOTTE PIKE.
58 UNITS x 350 GPD = 20,300 GPD

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

REPURIFIED (REUSE) WATER FACILITIES
REPURIFIED WATER IS NOT ANTICIPATED TO BE REQUIRED.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1 MI (FRANKLIN FIRE STATION 8)
NEAREST RECREATIONAL FACILITY: 1.3 MI (WESTHAVEN GOLF CLUB)

PROJECTED STUDENT POPULATION
26 STUDENTS
- 12 WALNUT GROVE ELEMENTARY SCHOOL
- 7 GRASSLAND MIDDLE SCHOOL
- 7 FRANKLIN HIGH SCHOOL

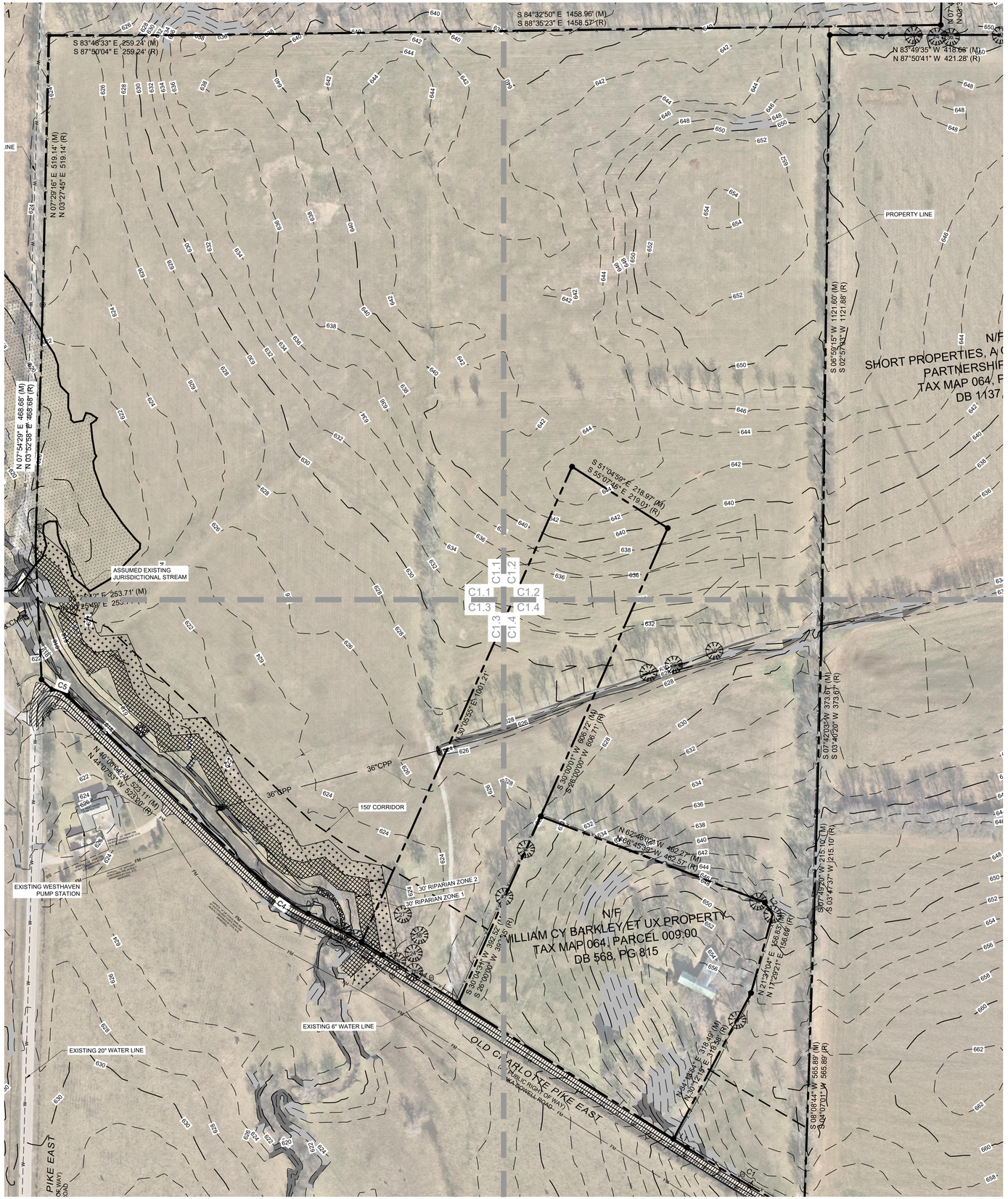
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

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

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

PRE-APP SUBMITTAL:	05.24.2021
INITIAL SUBMITTAL:	06.07.2021
INITIAL SUBMITTAL:	07.12.2021
RESUBMITTAL:	08.05.2021
ONE STOP:	
COF #: 7591	

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



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON READILY AVAILABLE CITY OF FRANKLIN GIS INFORMATION.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BYRD SURVEYING INC, DATED DECEMBER 5, 2016. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. THIS PROJECT IS LOCATED IN ZONE "X-SHADED" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0183F AND MAP NO. 47187C0195F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X-SHADED" IS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.. ZONE "AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. BASE FLOOD ELEVATIONS FOR THIS PROPERTY IS 620.

BUFFER LEGEND

BUFFER TYPE	HATCH
ZONE 1	
ZONE 2	

FLOODPLAIN LEGEND

FLOOD EVENT	HATCH
100 YEAR	
500 YEAR	

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
80	NEW ROADWAY	MINOR COLLECTOR	LONG TERM
93	NEW ROADWAY	MINOR COLLECTOR	LONG TERM

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

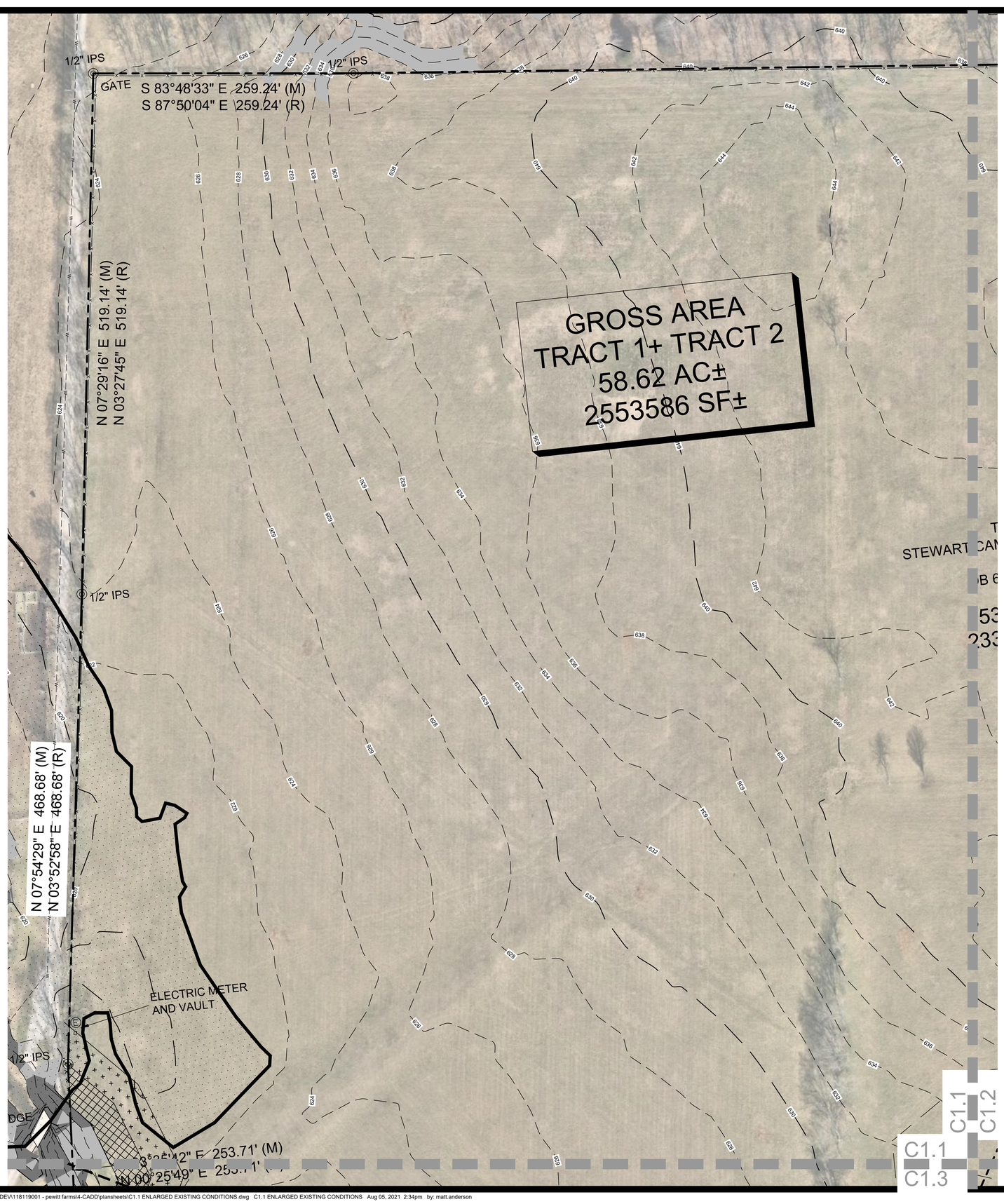
MATTHEW T. ANDERSON
REGISTERED ENGINEER
STATE OF TENNESSEE
12/03/2021

Revision Date
1 _____
2 _____
3 _____
4 _____

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COF # 7591

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BUFFER LEGEND

BUFFER TYPE	HATCH
ZONE 1	
ZONE 2	

FLOODPLAIN LEGEND

FLOOD EVENT	HATCH
100 YEAR	
500 YEAR	

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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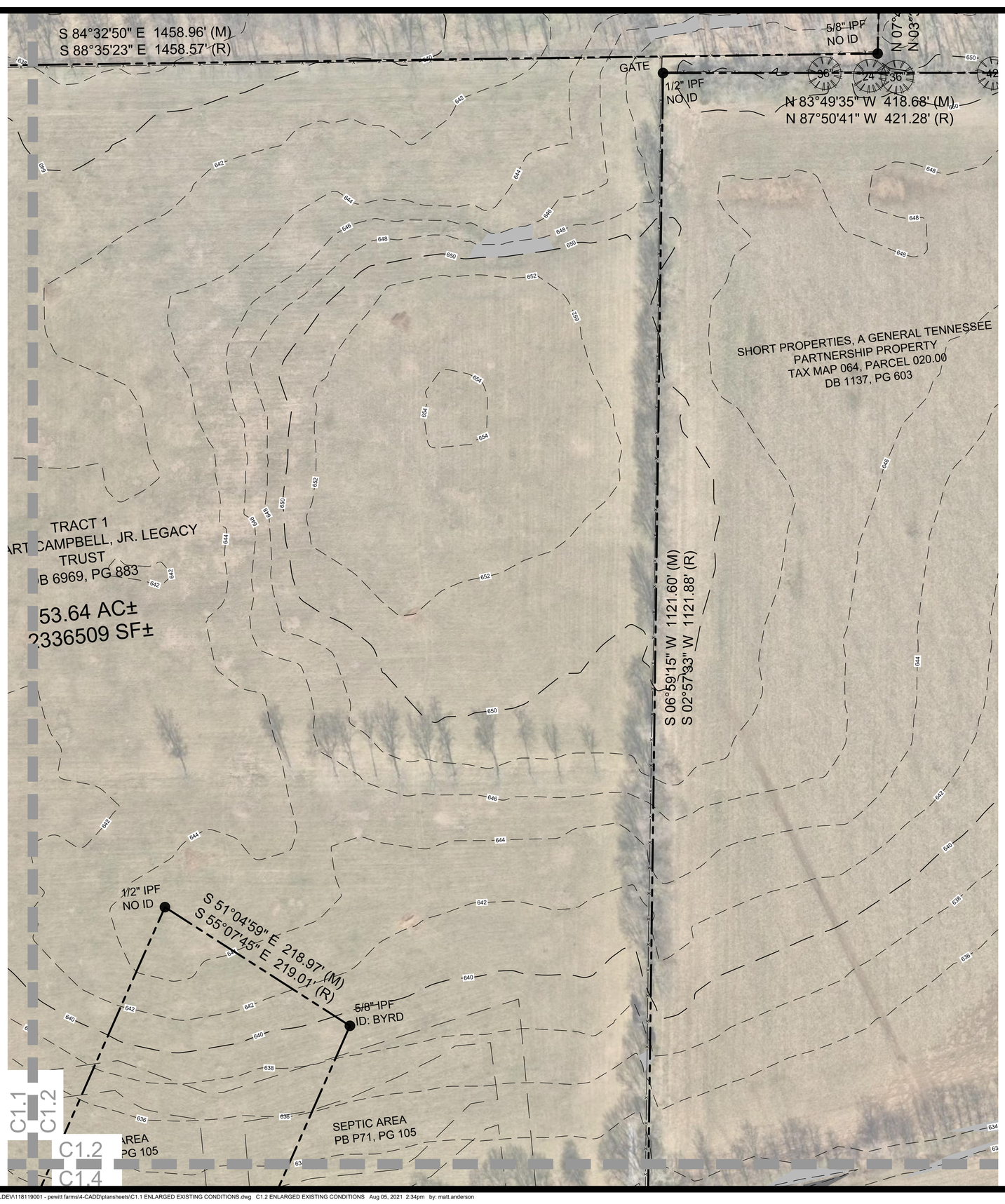
HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123848
STATE OF TENNESSEE
09/09/2021

Revision Date
△ _____
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COF # 7591

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BUFFER LEGEND

BUFFER TYPE	HATCH
ZONE 1	
ZONE 2	

FLOODPLAIN LEGEND

FLOOD EVENT	HATCH
100 YEAR	
500 YEAR	

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Main: 615.564.2701 | www.kimley-horn.com
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 125845
8/6/2021

Revision Date
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SHEET
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COF # 7591



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BUFFER LEGEND

BUFFER TYPE	HATCH
ZONE 1	
ZONE 2	

FLOODPLAIN LEGEND

FLOOD EVENT	HATCH
100 YEAR	
500 YEAR	

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED EXISTING CONDITIONS

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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 125845
STATE OF TENNESSEE
08/05/2021

Revision Date
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4 _____

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C1.3
COF # 7591

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ZONE 1	
ZONE 2	

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FLOOD EVENT	HATCH
100 YEAR	
500 YEAR	

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED EXISTING CONDITIONS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

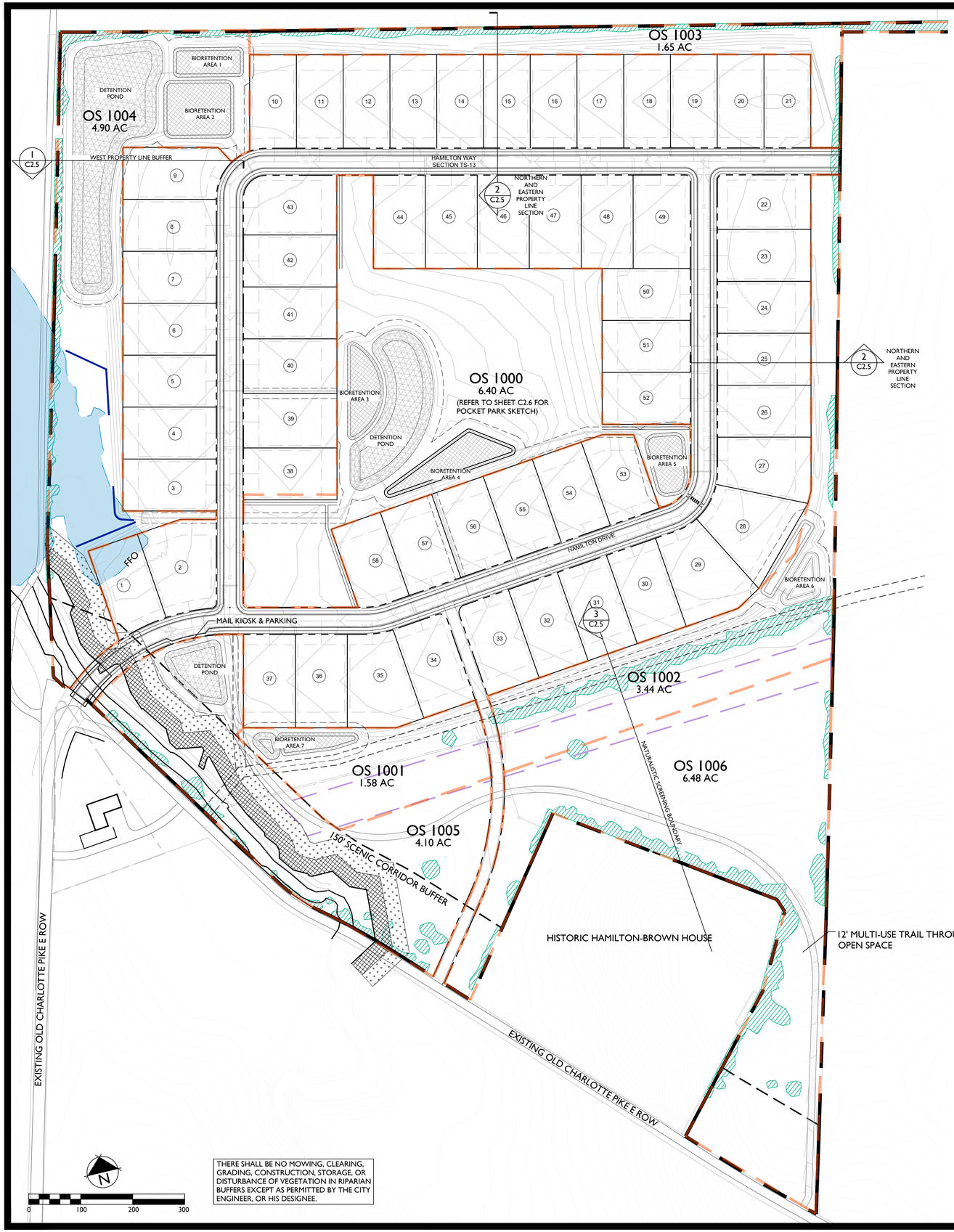
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123843
STATE OF TENNESSEE
8/26/2021

Revision Date
△
△
△
△

SHEET
C1.4
COF # 7591



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.

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,553,487 SF (58.62 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
159,507 SF (3.66 AC)	138,708 SF (3.18 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	159,507 SF; 3.66 AC (6.2% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (86,133 SF; 1.98 AC)
PROVIDED CANOPY PRESERVATION:	138,708 SF; 3.18 AC (161% OF REQUIRED)

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- HISTORIC BUFFER
- OPEN SPACE
- FFO, EXISTING
- FFO, PROPOSED

OPEN SPACE REQUIREMENT ENVISION FRANKLIN

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 50% - 1,277,392 SF (29.32 AC)
PROVIDED: 50% - 1,290,829 SF (29.64 AC)

OPEN SPACE REQUIREMENT ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 5% OPEN SPACE: 127,739 SF
10% 'NATURAL AREA': 255,478 SF
PROVIDED: OPEN SPACE: 278,575 SF
NATURAL AREA: 290,782 SF

LOT	TYPE	AREA (SF)
1000	POCKET PARK	278,575
1001	NATURAL AREA	68,891
1002	NATURAL AREA	149,873
1003	NATURAL AREA	72,018
ADDITIONAL AREA REQUIRED BY ENVISION FRANKLIN		
1004*	OPEN SPACE	213,363
1005*	OPEN SPACE	178,808
1006*	OPEN SPACE	282,406
1007*	OPEN SPACE	46,892

OPEN SPACE REQUIREMENTS HAVE BEEN MET WITH LOTS 1000-1003. OPEN SPACE PLANTINGS REQUIRED AT SITE PLAN ARE TO BE BASED ON SQUARE FOOTAGES SHOWN IN LOTS 1000-1003

SITE DATA CHART

PROJECT NAME:	HAMILTON PUD SUBDIVISION
PROJECT NUMBER:	7591
ADDRESS:	OLD CHARLOTTE PIKE
PARCEL(S):	MAP 64, PARCEL 007
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PARKING PROVIDED (BY USE): SINGLE FAMILY DETACHED:	PARKING PROVIDED ON LOT
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APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB&TS . A 20" WATER MAIN IS LOCATED ALONG WESTERN BOUNDARY & A 6" WATER MAIN LOCATED ALONG OLD CHARLOTTE PIKE.
58 UNITS x 350 GPD = 20,300 GPD

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

REPURIFIED (REUSE) WATER FACILITIES
REPURIFIED WATER IS NOT ANTICIPATED TO BE REQUIRED.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1 MI (FRANKLIN FIRE STATION 8)
NEAREST RECREATIONAL FACILITY: 1.3 MI (WESTHAVEN GOLF CLUB)

PROJECTED STUDENT POPULATION
26 STUDENTS
12 WALNUT GROVE ELEMENTARY SCHOOL
7 GRASSLAND MIDDLE SCHOOL
7 FRANKLIN HIGH SCHOOL

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

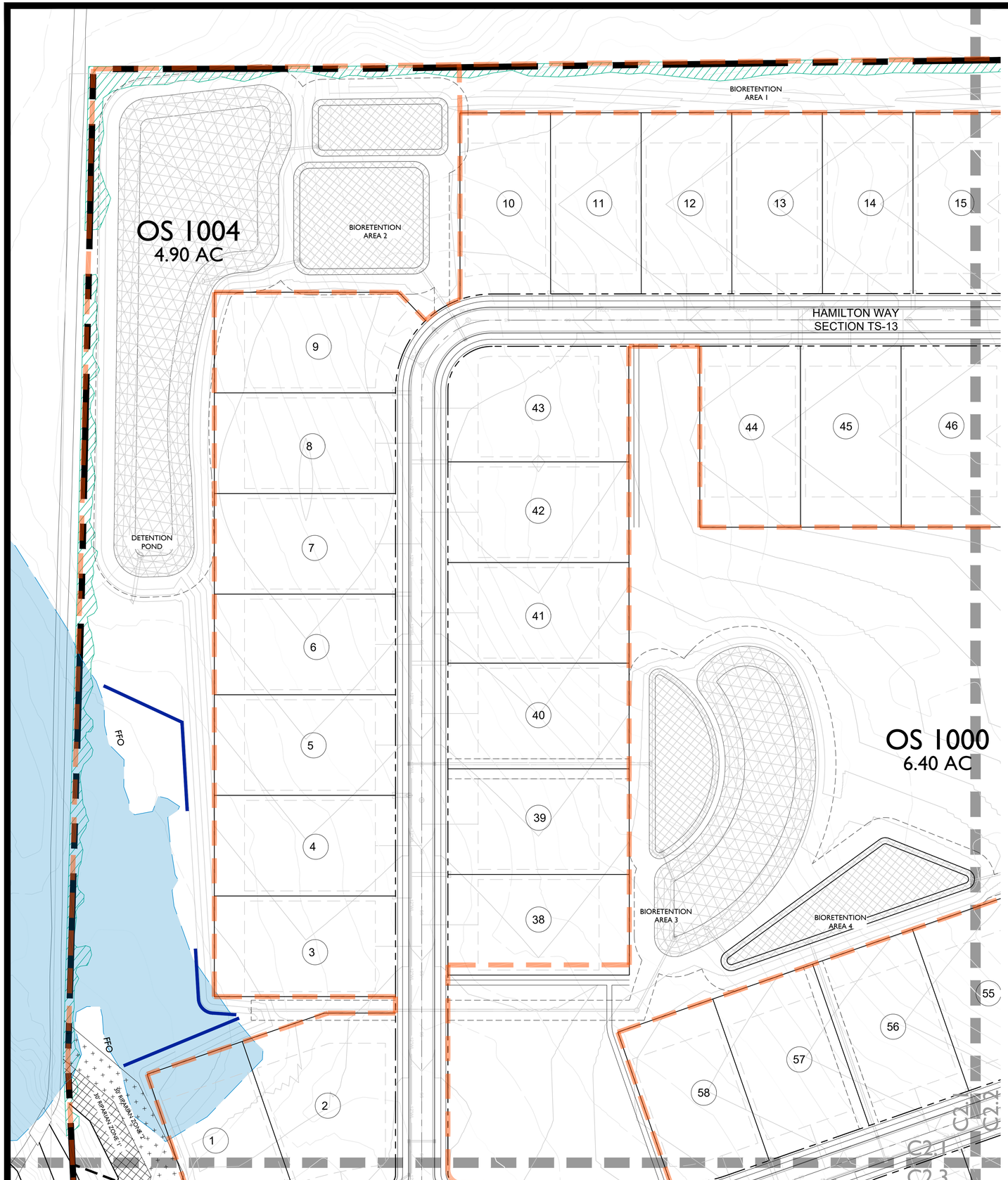
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE
08.05.21

Revision Date

DEVELOPMENT PLAN

SHEET
C2.0

COF # 7591



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.

0 50 100 150

N

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- HISTORIC BUFFER
- OPEN SPACE
- FFO, EXISTING
- FFO, PROPOSED

GDC
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Revision Date

PLAN ENLARGEMENT

SHEET
C2.1

COF # 7591

OS 1003
1.65 AC

15 16 17 18 19 20 21

47 48 49

22 23 24 25 26 27 28 29 30 31

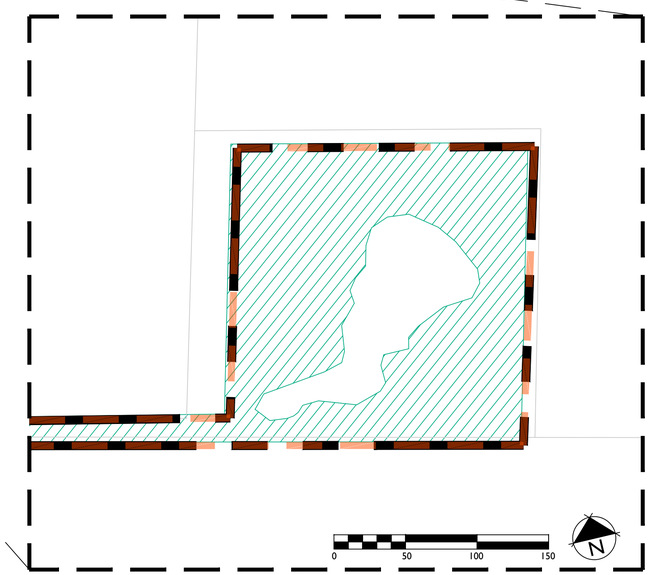
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BIORETENTION AREA 5

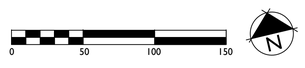
BIORETENTION AREA 6

HAMILTON DRIVE

C2.1 C2.2 C2.4



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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

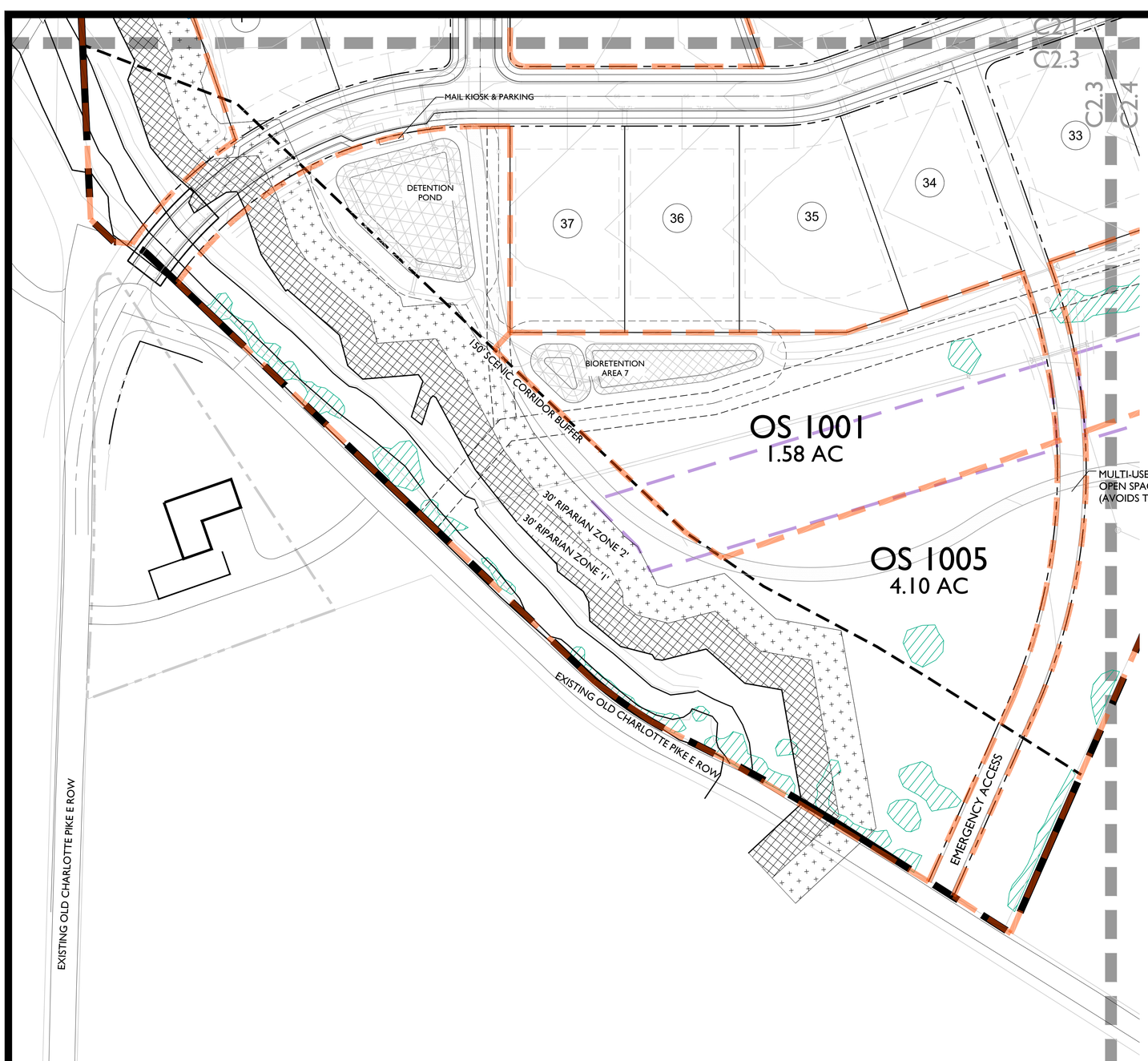
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08.05.21

Revision Date

PLAN ENLARGEMENT

SHEET
C2.2

COF # 7591



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GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
DEC.21

Revision Date

PLAN ENLARGEMENT

SHEET
C2.3

COF # 7591

C2.2
C2.4
C2.3
C2.4
31
32
BIORETENTION AREA 6

OS 1002
3.44 AC

OS 1006
6.48 AC

HISTORIC
HAMILTON-BROWN
HOUSE

8' MULTI-USE TRAIL THROUGH OPEN SPACE

150' SCENIC CORRIDOR BUFFER

EXISTING OLD CHARLOTTE PIKE E ROW

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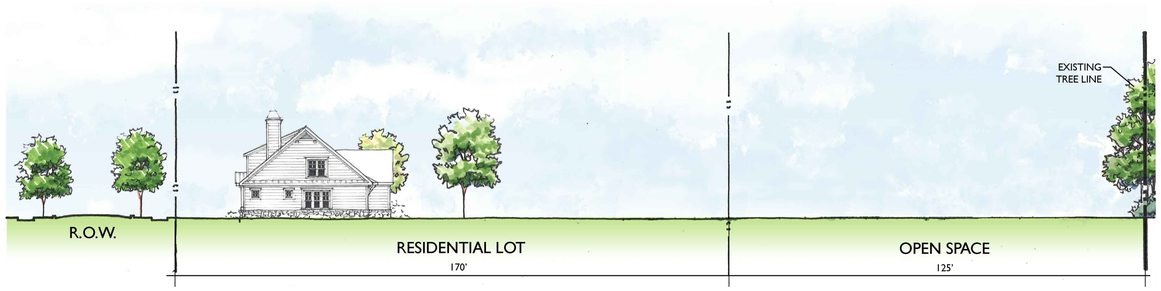
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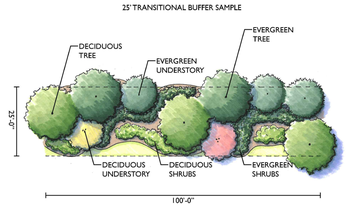
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1 / C2.5 WEST PROPERTY LINE
SECTION

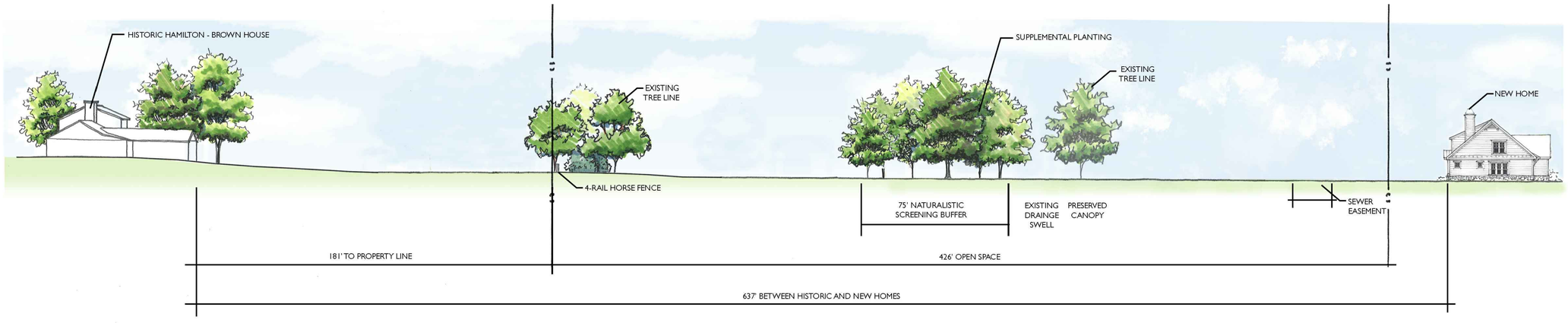
N.T.S.





2 / C2.5 NORTHERN AND EASTERN PROPERTY LINE
PLAN & SECTION

N.T.S.



3 / C2.5 HISTORIC RESOURCES - NATURALISTIC SCREENING
PLAN & SECTION

N.T.S.

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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
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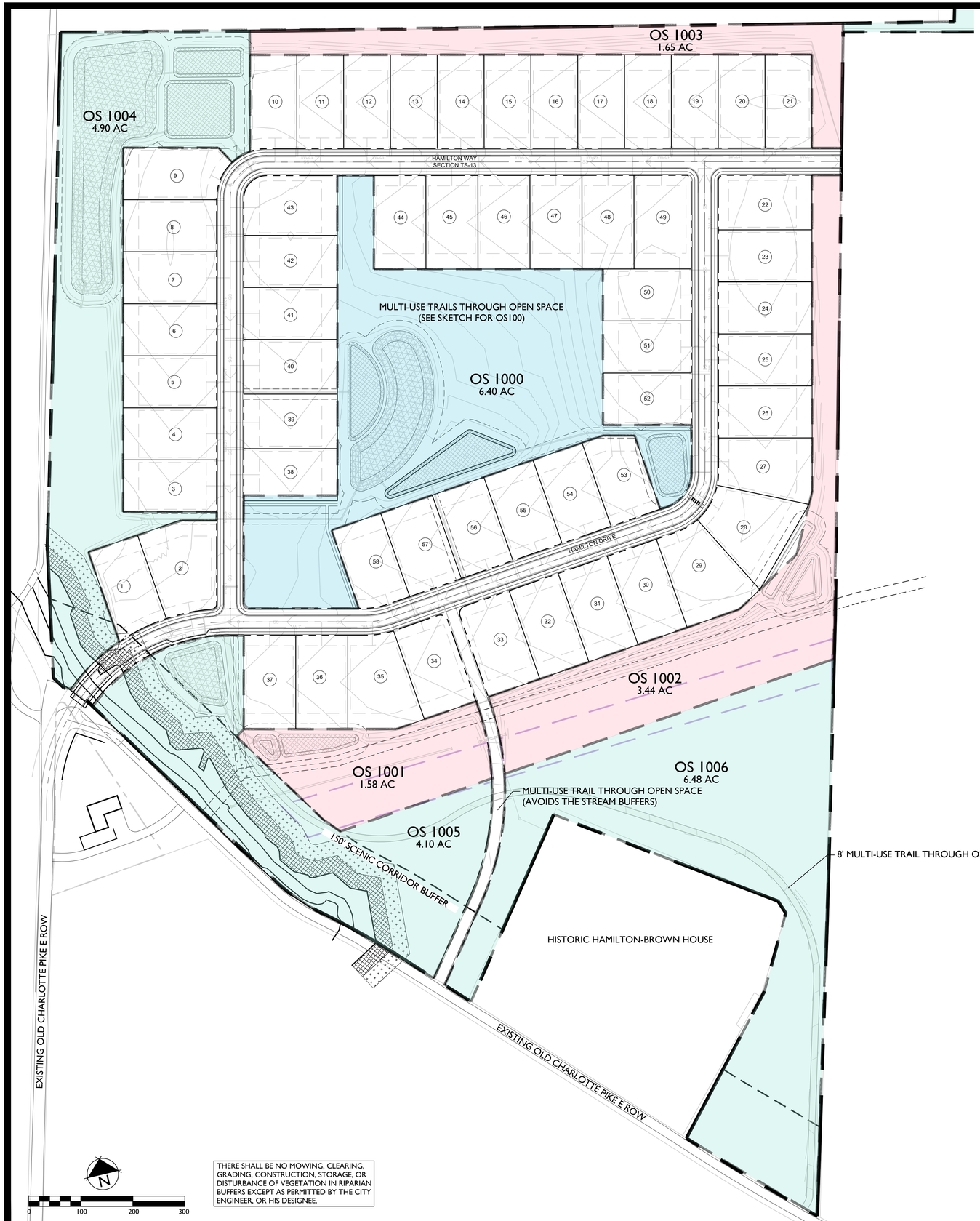
JEFFREY A. ROSA
REGISTERED
LANDSCAPE ARCHITECT
08.05.21

Revision Date
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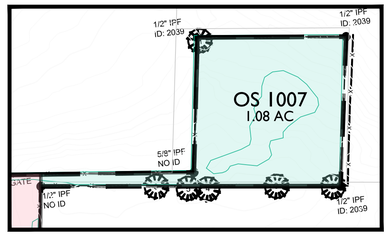
BUFFER
PLAN

SHEET
C2.5

COF # 7591



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.



OPEN SPACE KEY

- DESIGNED OPEN SPACE
- NATURAL AREA
- ADDITIONAL OPEN SPACE REQUIRED BY ENVISION FRANKLIN

OPEN SPACE REQUIREMENT ENVISION FRANKLIN

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 50% - 1,277,392 SF (29.32 AC)
PROVIDED: 50% - 1,290,829 SF (29.64 AC)

OPEN SPACE REQUIREMENT ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 5% OPEN SPACE: 127,739 SF
10% 'NATURAL AREA': 255,478 SF
PROVIDED: OPEN SPACE: 278,575 SF
NATURAL AREA: 290,782 SF

LOT	TYPE	AREA (SF)
1000	POCKET PARK	278,575
1001	NATURAL AREA	68,891
1002	NATURAL AREA	149,873
1003	NATURAL AREA	72,018
ADDITIONAL AREA REQUIRED BY ENVISION FRANKLIN		
1004*	OPEN SPACE	213,363
1005*	OPEN SPACE	178,808
1006*	OPEN SPACE	282,406
1007*	OPEN SPACE	46,892

OPEN SPACE REQUIREMENTS HAVE BEEN MET WITH LOTS 1000-1003. OPEN SPACE PLANTINGS REQUIRED AT SITE PLAN ARE TO BE BASED ON SQUARE FOOTAGES SHOWN IN LOTS 1000-1003



FEATURES TO BE INCLUDED:

- SEATING ELEMENTS
- PERGOLA (OR OTHER PEDESTRIAN SHIELD)
- WASTE RECEPTACLES & BICYCLE RACKS
- PLAYGROUNDS
- INTERNAL SIDEWALKS
- PEDESTRIAN SCALE LIGHTING

DESIGN ELEMENT SHOWN:

- PROVIDES A SIDEWALK CONNECTION TO A SIDEWALK ALONG ANY ADJACENT STREET
- PARK IS A NON-LINEAR SHAPE THAT CREATES A GATHERING PLACE OR DESTINATION WITHIN A DEVELOPMENT

1 / C2.6 OS 1000 - POCKET PARK CONCEPT SKETCH

PLAN N.T.S.

PLEASE NOTE: PLAN IS CONCEPTUAL IN NATURE AND MAY CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
18.05.21

Revision Date

OPEN SPACE

SHEET
C2.6

COF # 7591



SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE
- DETENTION
- BIORETENTION
- ZONE 1 BUFFER
- ZONE 2 BUFFER

BIORETENTION AREA TABLE

BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT AREA REQUIRED (SF)
OVERALL SITE	50,900	45,100

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.
7. 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.

CRITICAL ROOT ZONE NOTE

1. CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF THE CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, USER A TRENCHER TO CUT AREA WHERE APPROPRIATE ROOT PRUNING SHOULD BE PERFORMED. TO PRUNE ROOTS LARGER THAN THE CAPABILITY OF A TRENCHER, USE A HAND TOOL TO OBTAIN A CLEAN CUT. DRESS WOUNDS LARGER THAN TWO INCHES AND USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB AND GUTTER AND SIDEWALK.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITIES ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTLER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY HB&TS VIA EXISTING 20" WATER MAIN THAT RUNS IN OLD CHARLOTTE PIKE. WATER AVAILABILITY REQUEST HAS BEEN PROVIDED BY HB&TS FOR 57 SINGLE FAMILY UNIT EQUIVALENTS.
58 UNITS X 350 GPD = 20,300 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA THE EXISTING WESTHAVEN SEWER LIFT STATION. CITY OF FRANKLIN IS CURRENTLY STUDYING THE SEWER BASIN FOR THE LIFT STATION AND RESULTS ARE PENDING.

RECLAIMED WATER LINE
NOT AVAILABLE TO THIS SITE.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, OLD CHARLOTTE PIKE EAST IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #8 - 1.0 MILES DRIVING DISTANCE
FRANKLIN POLICE DEPT - 3.9 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
WESTHAVEN GOLF CLUB - 1.3 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
58 HOMES X 0.64 STUDENTS = 37 PROJECTED STUDENTS

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

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

STORMWATER MANAGEMENT PLAN:

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

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

THE PROPOSED WATER QUALITY INFRASTRUCTURE IS DESIGNED TO ACCOUNT FOR INFILTRATION OF THE FIRST 1 INCH OF RAINFALL. ONCE THE FIRST 1 INCH OF RAINFALL HAS BEEN INFILTRATED AT EACH BIORETENTION AREA, THE REMAINING STORMWATER RUNOFF IS CAPTURED IN THE BYPASS OUTLET STRUCTURES LOCATED WITHIN EACH BIORETENTION AREA. THE DESIGN APPROACH UTILIZED ONSITE ASSUMES THAT EACH BIORETENTION AREA ONSITE WILL FILL UP SIMULTANEOUSLY. THIS ALLOWING THE BIO PONDS TO DISCHARGE BACK INTO THE STORM NETWORK PRIOR TO OUTFALLING AT PROPOSED DETENTION PONDS ONSITE.

SITE AREA TABLE

TOTAL SITE AREA =	±58.6 ACRES
SITE IMPERVIOUS AREA =	±20.1 ACRES
SITE DISTURBED AREA =	±37.6 ACRES

BRIDGE DESIGN NOTE

A BRIDGE DESIGN SHALL BE PROVIDED AT THE SITE PLAN STAGE, IN ADDITION TO A NO-RISE OR CLOMR.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL GRADING & DRAINAGE PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com

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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

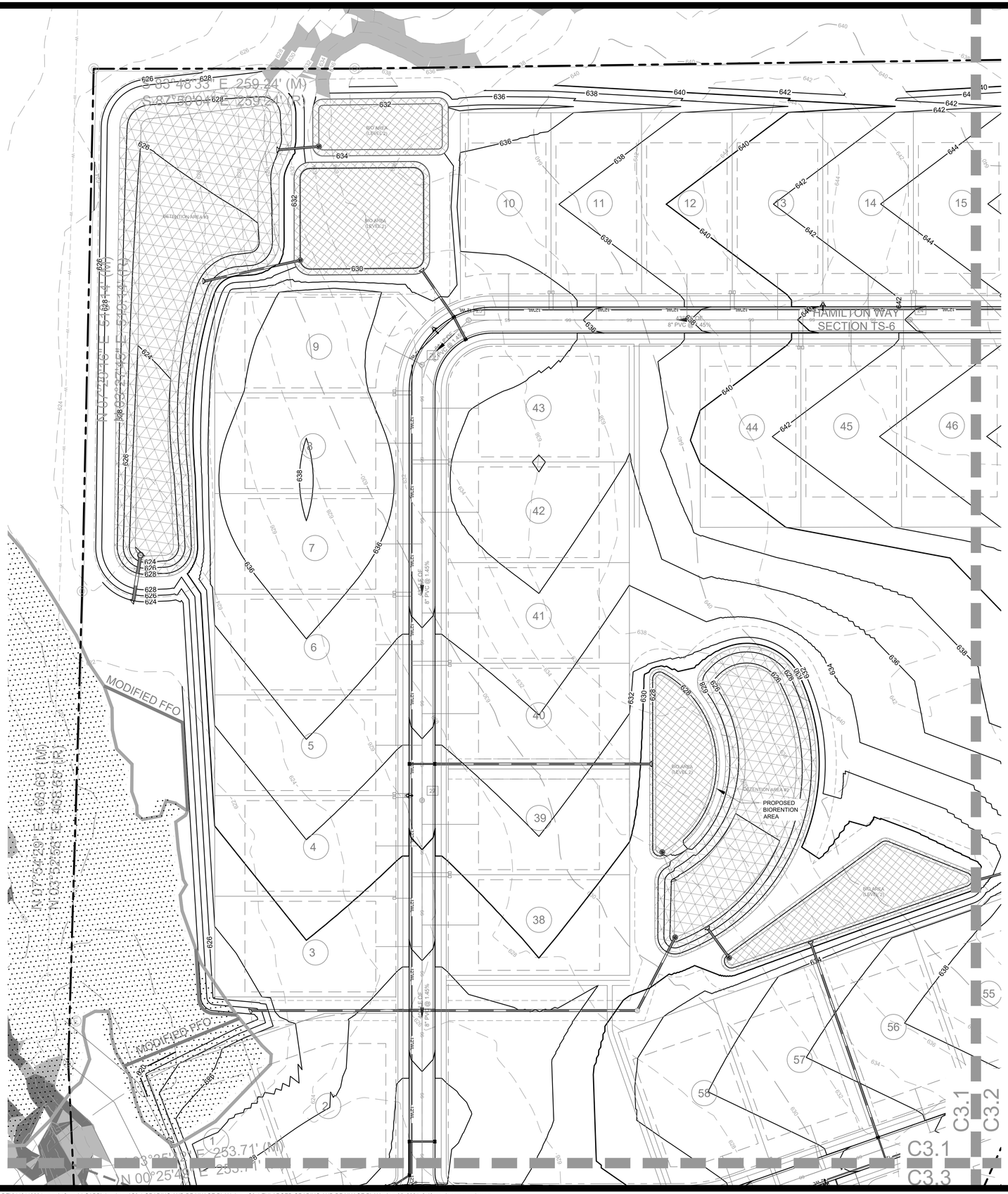
MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123548
STATE OF TENNESSEE
08/06/2021

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

SHEET
C3.0
COF # 7591

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- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
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- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
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- SANITARY SWER MANHOLE
- LIGHT POLE
- DETENTION
- BIORETENTION
- ZONE 1 BUFFER
- ZONE 2 BUFFER

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CRITICAL ROOT ZONE NOTE

1. CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF THE CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, USER A TRENCHER TO CUT AREA WHERE APPROPRIATE ROOT PRUNING SHOULD BE PERFORMED. TO PRUNE ROOTS LARGER THAN THE CAPABILITY OF A TRENCHER, USE A HAND TOOL TO OBTAIN A CLEAN CUT. DRESS WOUNDS LARGER THAN TWO INCHES AND USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB AND GUTTER AND SIDEWALK.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITIES ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTLER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY HB&TS VIA EXISTING 20" WATER MAIN THAT RUNS IN OLD CHARLOTTE PIKE. WATER AVAILABILITY REQUEST HAS BEEN PROVIDED BY HB&TS FOR 57 SINGLE FAMILY UNIT EQUIVALENTS.
58 UNITS X 350 GPD = 20,300 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA THE EXISTING WESTHAVEN SEWER LIFT STATION. CITY OF FRANKLIN IS CURRENTLY STUDYING THE SEWER BASIN FOR THE LIFT STATION AND RESULTS ARE PENDING.

RECLAIMED WATER LINE
NOT AVAILABLE TO THIS SITE.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, OLD CHARLOTTE PIKE EAST IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #8 - 1.0 MILES DRIVING DISTANCE
FRANKLIN POLICE DEPT - 3.9 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
WESTHAVEN GOLF CLUB - 1.3 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
58 HOMES X 0.64 STUDENTS = 37 PROJECTED STUDENTS

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

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

STORMWATER MANAGEMENT PLAN:

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

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

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SITE AREA TABLE

TOTAL SITE AREA =	±58.6 ACRES
SITE IMPERVIOUS AREA =	±20.1 ACRES
SITE DISTURBED AREA =	±37.6 ACRES

BRIDGE DESIGN NOTE

A BRIDGE DESIGN SHALL BE PROVIDED AT THE SITE PLAN STAGE, IN ADDITION TO A NO-RISE OR CLOMR.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED GRADING & DRAINAGE PLAN

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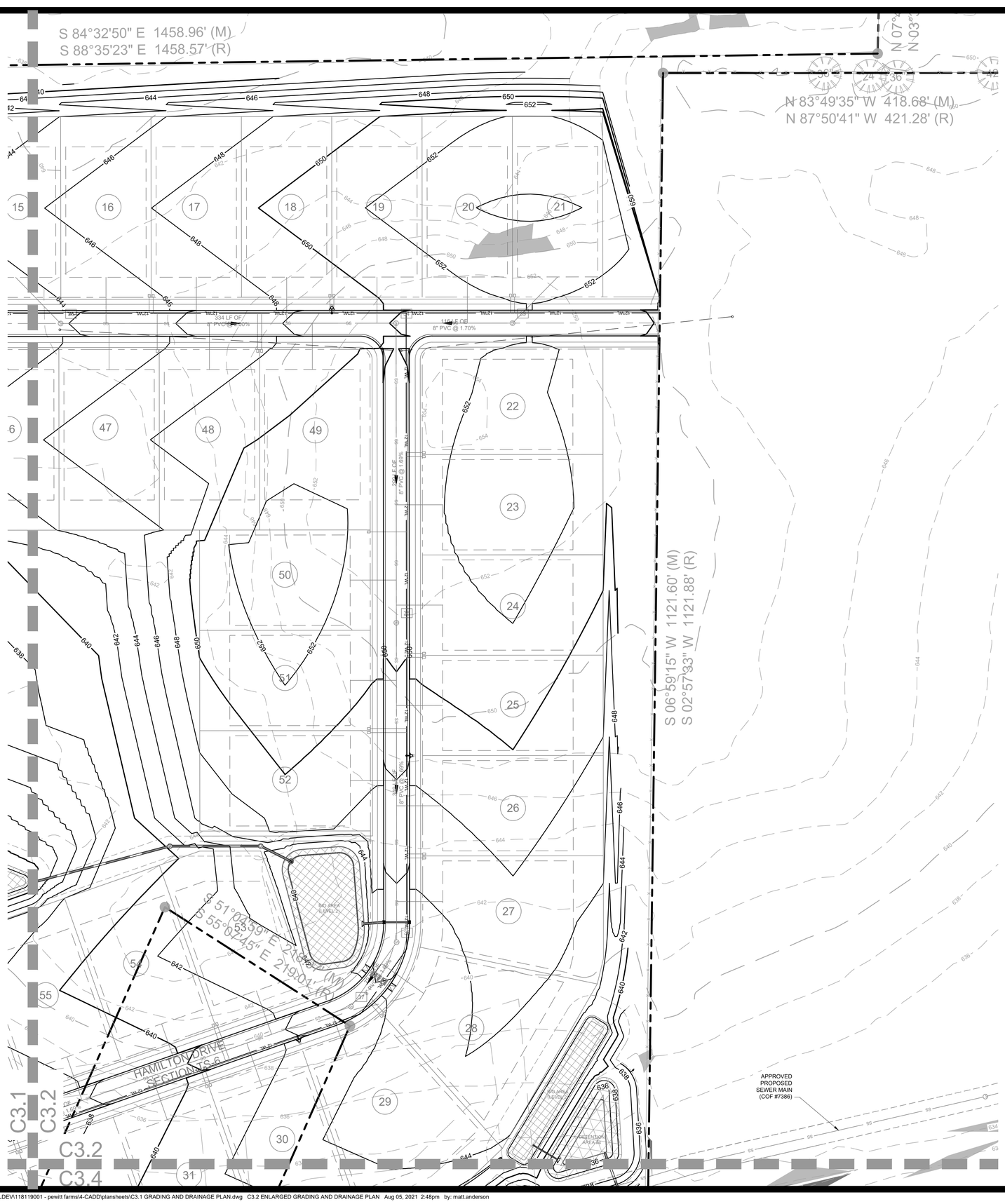
HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123943
STATE OF TENNESSEE
08/05/2021

Revision Date
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SHEET
C3.1
COF # 7591



SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
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BIORETENTION AREA TABLE

BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT AREA REQUIRED (SF)
OVERALL SITE	50,900	45,100

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58 UNITS X 350 GPD = 20,300 GPD

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED GRADING AND DRAINAGE PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
STATE OF TENNESSEE
12/03/2021

Revision Date
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SHEET
C3.2
COF # 7591

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SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
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- EXISTING WATER MAIN
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BIORETENTION AREA TABLE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
ACKNOWLEDGED
CERTIFICATE
No. 123648
STATE OF TENNESSEE
08/05/2021

Revision Date
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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.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.
7. 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.

CRITICAL ROOT ZONE NOTE

1. CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF THE CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, USER A TRENCHER TO CUT AREA WHERE APPROPRIATE ROOT PRUNING SHOULD BE PERFORMED. TO PRUNE ROOTS LARGER THAN THE CAPABILITY OF A TRENCHER, USE A HAND TOOL TO OBTAIN A CLEAN CUT. DRESS WOUNDS LARGER THAN TWO INCHES AND USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB AND GUTTER AND SIDEWALK.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITIES ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTLER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY HB&TS VIA EXISTING 20" WATER MAIN THAT RUNS IN OLD CHARLOTTE PIKE. WATER AVAILABILITY REQUEST HAS BEEN PROVIDED BY HB&TS FOR 57 SINGLE FAMILY UNIT EQUIVALENTS.
58 UNITS X 350 GPD = 20,300 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA THE EXISTING WESTHAVEN SEWER LIFT STATION. CITY OF FRANKLIN IS CURRENTLY STUDYING THE SEWER BASIN FOR THE LIFT STATION AND RESULTS ARE PENDING.

RECLAIMED WATER LINE
NOT AVAILABLE TO THIS SITE.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, OLD CHARLOTTE PIKE EAST IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #8 - 1.0 MILES DRIVING DISTANCE
FRANKLIN POLICE DEPT - 3.9 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
WESTHAVEN GOLF CLUB - 1.3 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
58 HOMES X 0.64 STUDENTS = 37 PROJECTED STUDENTS

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

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

STORMWATER MANAGEMENT PLAN:

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

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

THE PROPOSED WATER QUALITY INFRASTRUCTURE IS DESIGNED TO ACCOUNT FOR INFILTRATION OF THE FIRST 1 INCH OF RAINFALL. ONCE THE FIRST 1 INCH OF RAINFALL HAS BEEN INFILTRATED AT EACH BIORETENTION AREA, THE REMAINING STORMWATER RUNOFF IS CAPTURED IN THE BYPASS OUTLET STRUCTURES LOCATED WITHIN EACH BIORETENTION AREA. THE DESIGN APPROACH UTILIZED ONSITE ASSUMES THAT EACH BIORETENTION AREA ONSITE WILL FILL UP SIMULTANEOUSLY. THIS ALLOWING THE BIO PONDS TO DISCHARGE BACK INTO THE STORM NETWORK PRIOR TO OUTFALLING AT PROPOSED DETENTION PONDS ONSITE.

SITE AREA TABLE

TOTAL SITE AREA =	±58.6 ACRES
SITE IMPERVIOUS AREA =	±20.1 ACRES
SITE DISTURBED AREA =	±37.6 ACRES

BRIDGE DESIGN NOTE

A BRIDGE DESIGN SHALL BE PROVIDED AT THE SITE PLAN STAGE, IN ADDITION TO A NO-RISE OR CLOMR.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED GRADING AND DRAINAGE PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123848
STATE OF TENNESSEE
29/09/2021

Revision Date
△ _____
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SHEET
C3.4
COF # 7591

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DESIGN NOTE

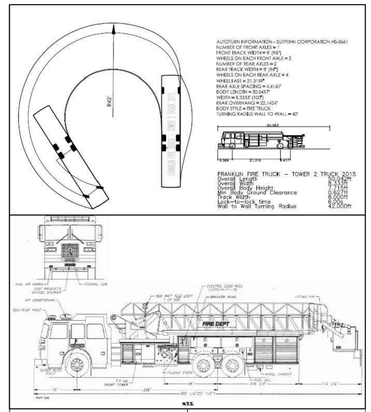
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AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
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- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK



TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL ROW & ACCESS PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

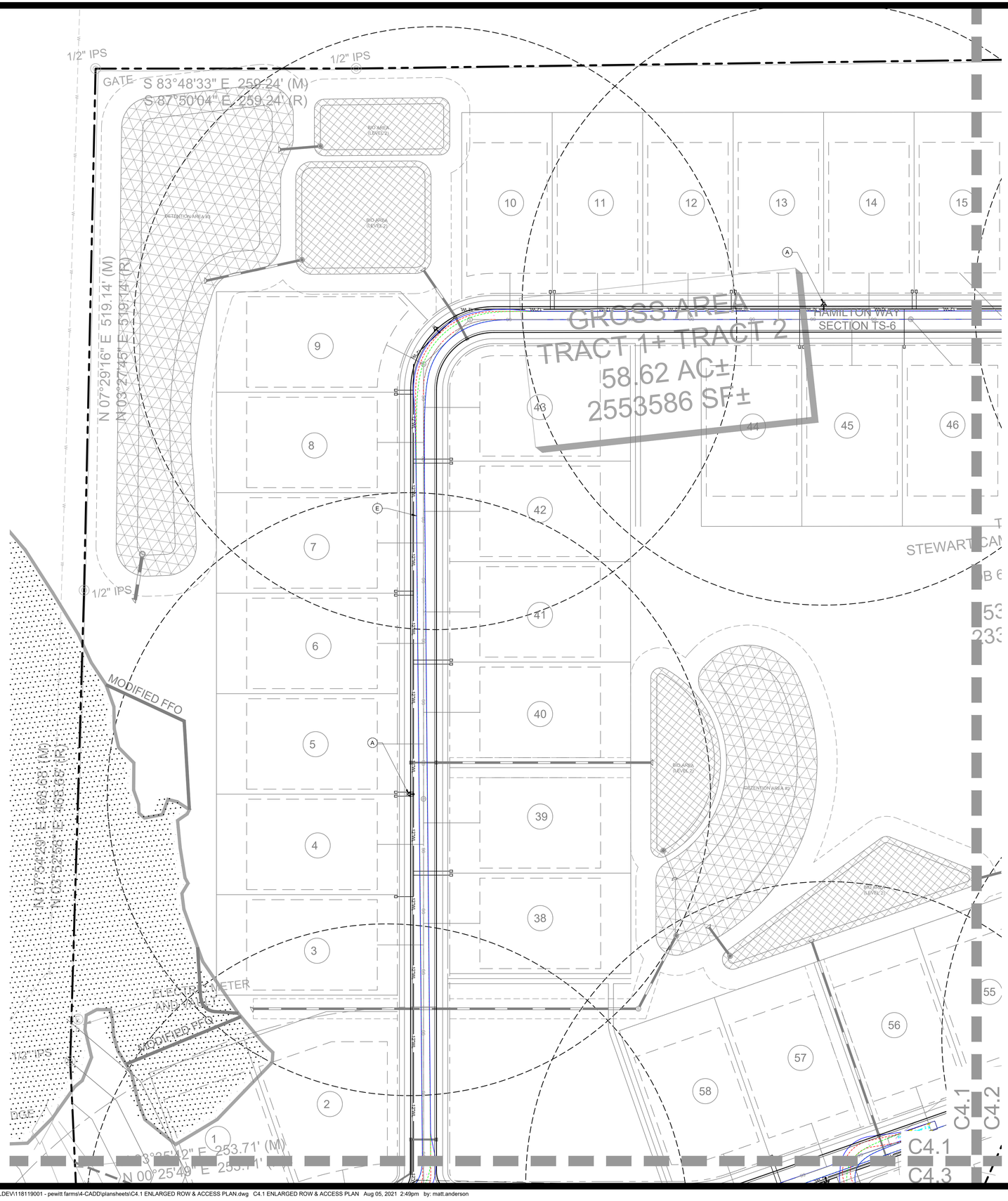
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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123545
STATE OF TENNESSEE
05/05/2021

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

SHEET
C4.0
COF # 7591



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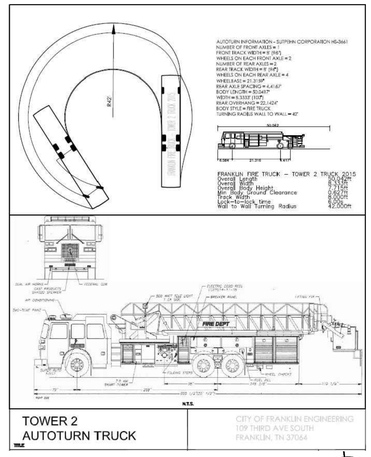
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TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 TWIN D AVE SOUTH
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0 25 50 100

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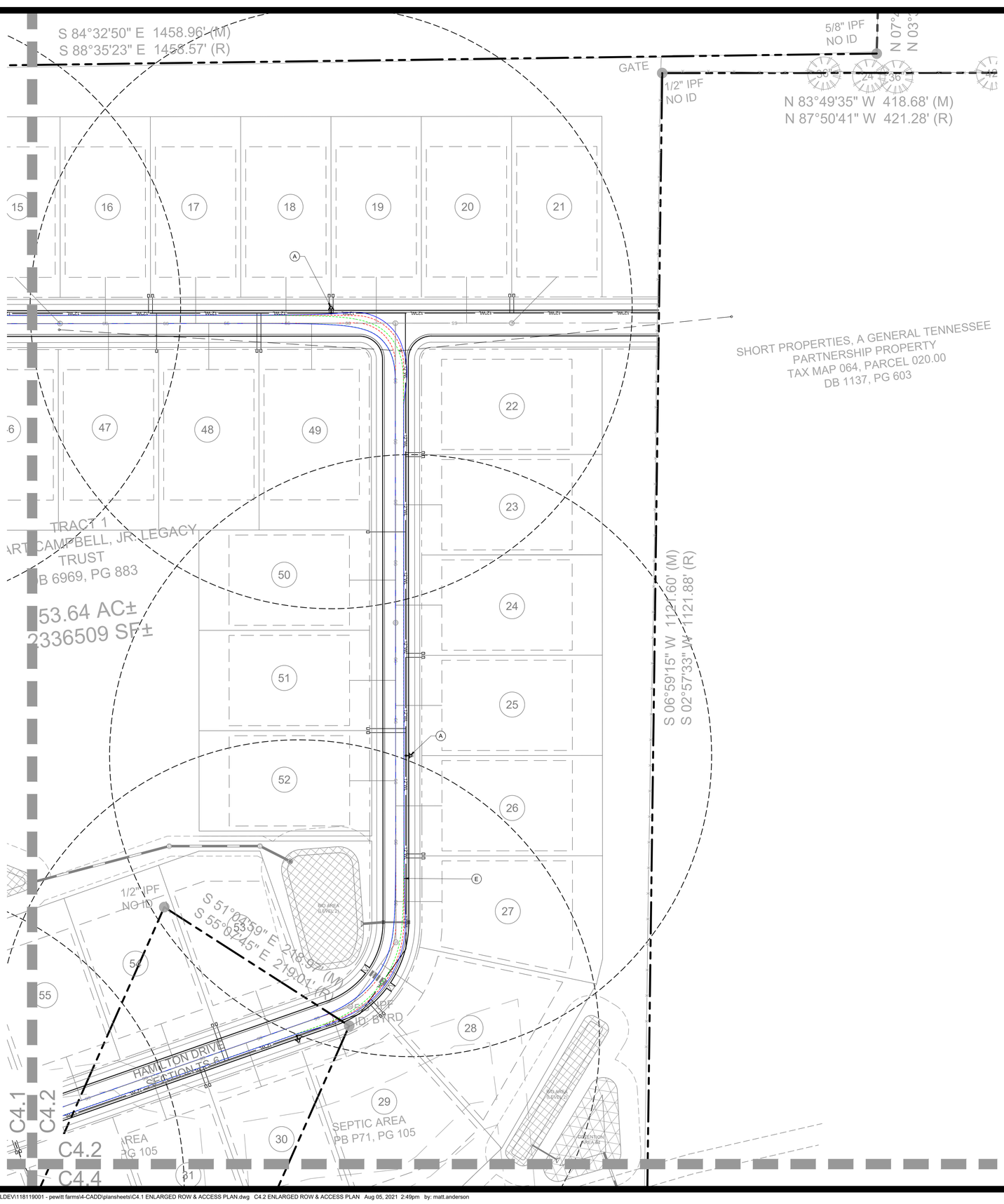
MATTHEW T. ANDERSON
REGISTERED ENGINEER
120813
AGENCY
STATE OF TENNESSEE
08/05/2021

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4 _____

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AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

ADA PARKING NOTE

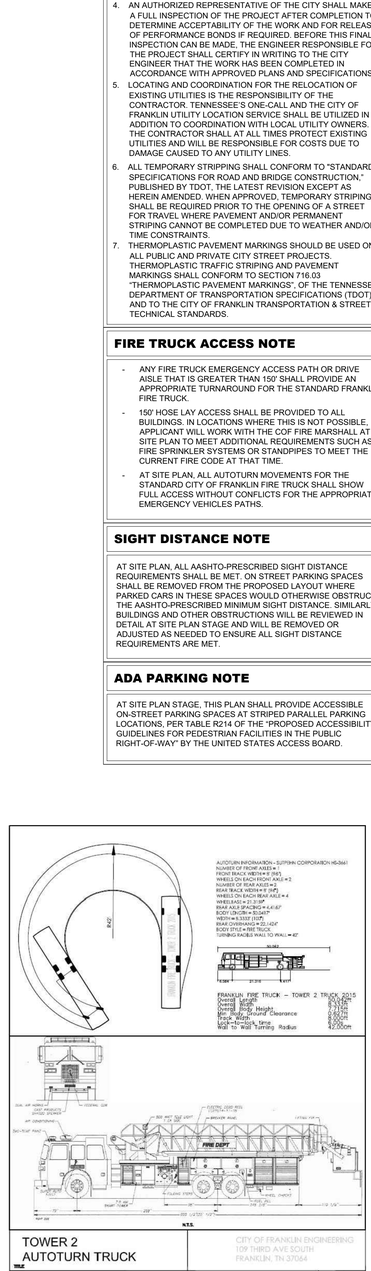
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AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED ROW & ACCESS PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED
LICENSED PROFESSIONAL ENGINEER
No. 125845
STATE OF TENNESSEE
08/05/2021

Revision Date
△ _____
△ _____
△ _____
△ _____

SHEET
C4.2
COF # 7591



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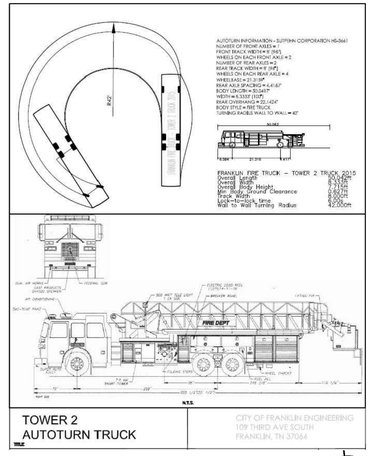
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- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK



TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED ROW & ACCESS PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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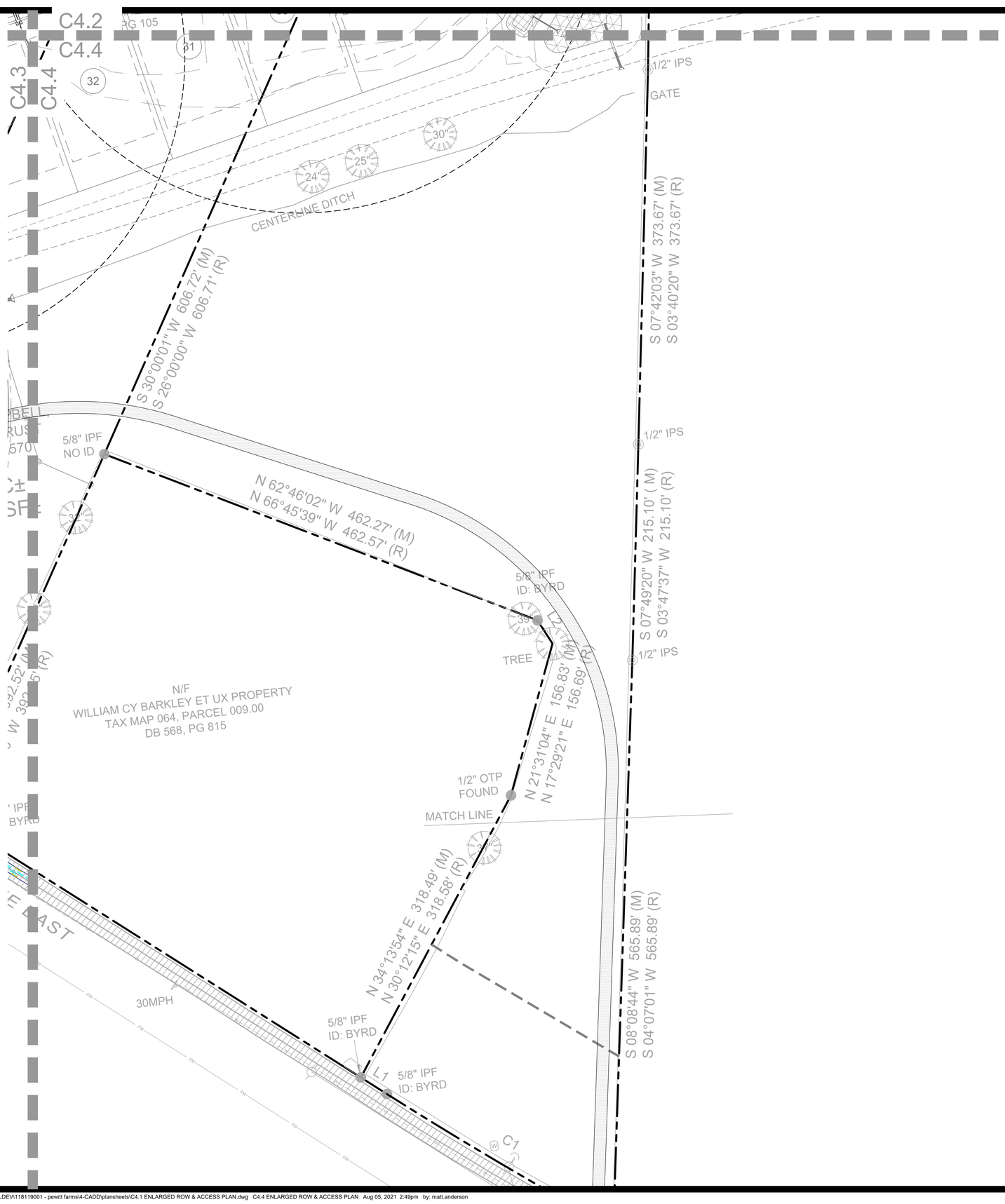
HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 129841
STATE OF TENNESSEE
08/05/2021

Revision Date
1 _____
2 _____
3 _____
4 _____

SHEET
C4.3
COF # 7591

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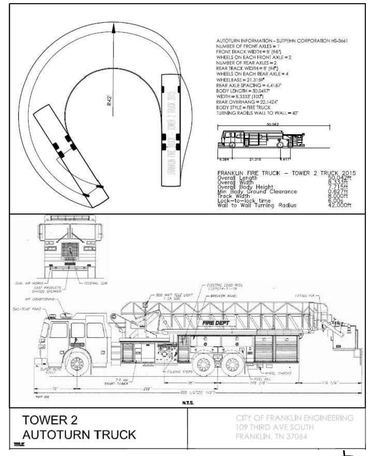
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TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 TWBID AVE SOUTH
FRANKLIN, TN 37064

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED ROW & ACCESS PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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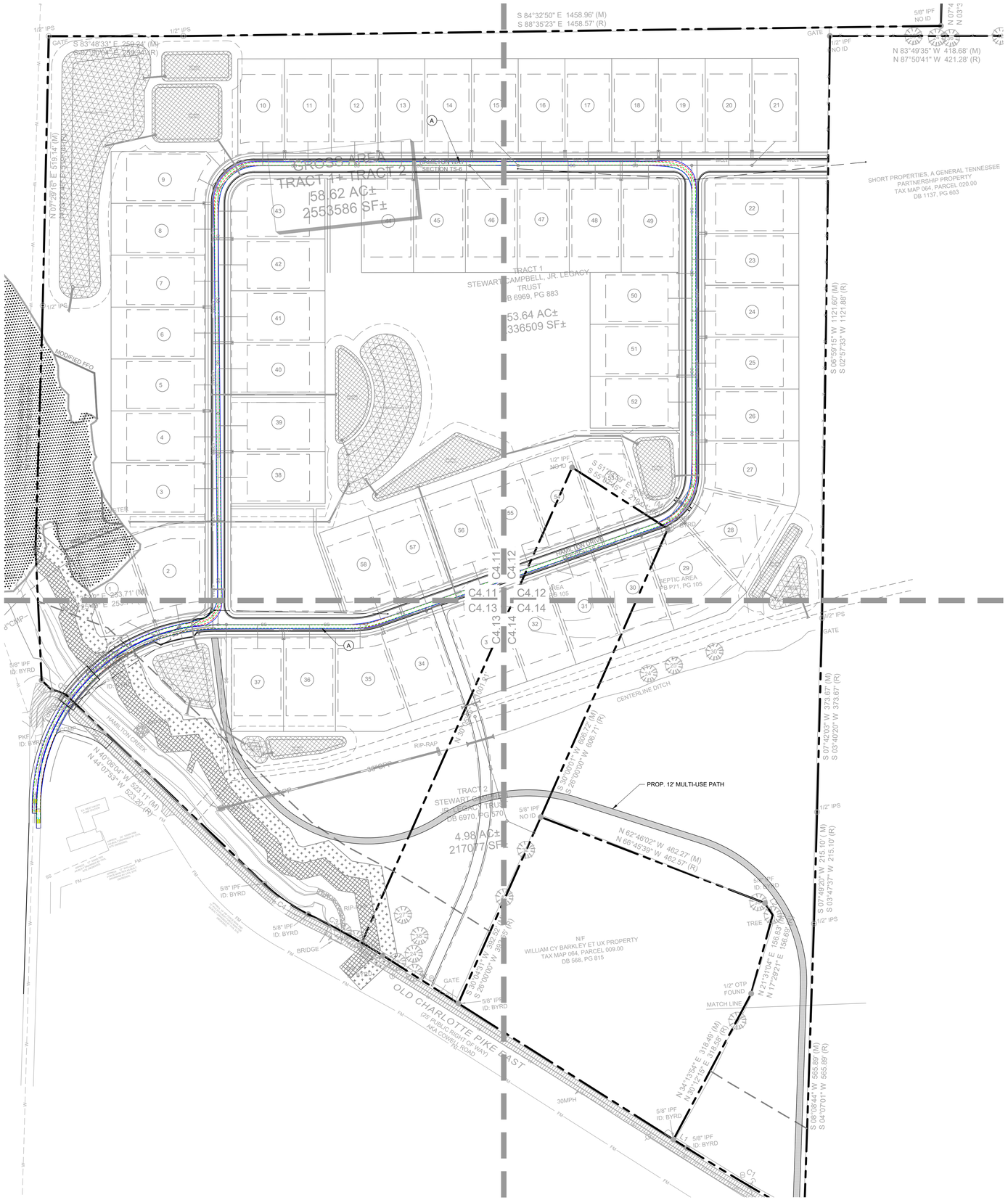
HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123843
STATE OF TENNESSEE
08/05/2021

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

SHEET
C4.4
COF # 7591

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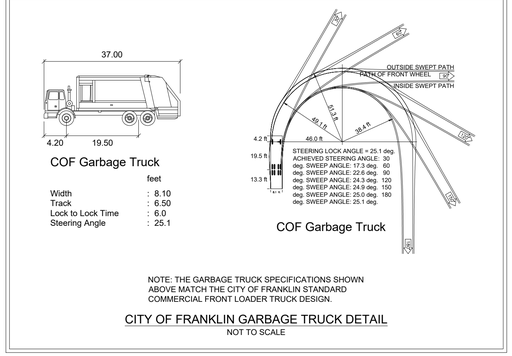
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NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

CITY OF FRANKLIN GARBAGE TRUCK DETAIL
NOT TO SCALE

DESIGN NOTE

AT 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.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

KEYNOTE LEGEND

(A) CITY OF FRANKLIN GARBAGE TRUCK

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL ROW & ACCESS PLAN - TRASH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON REGISTERED ENGINEER AGENCY NO. 3717 ACQUIRE PRINCIPAL NO. 123943 STATE OF TENNESSEE
08/05/2021

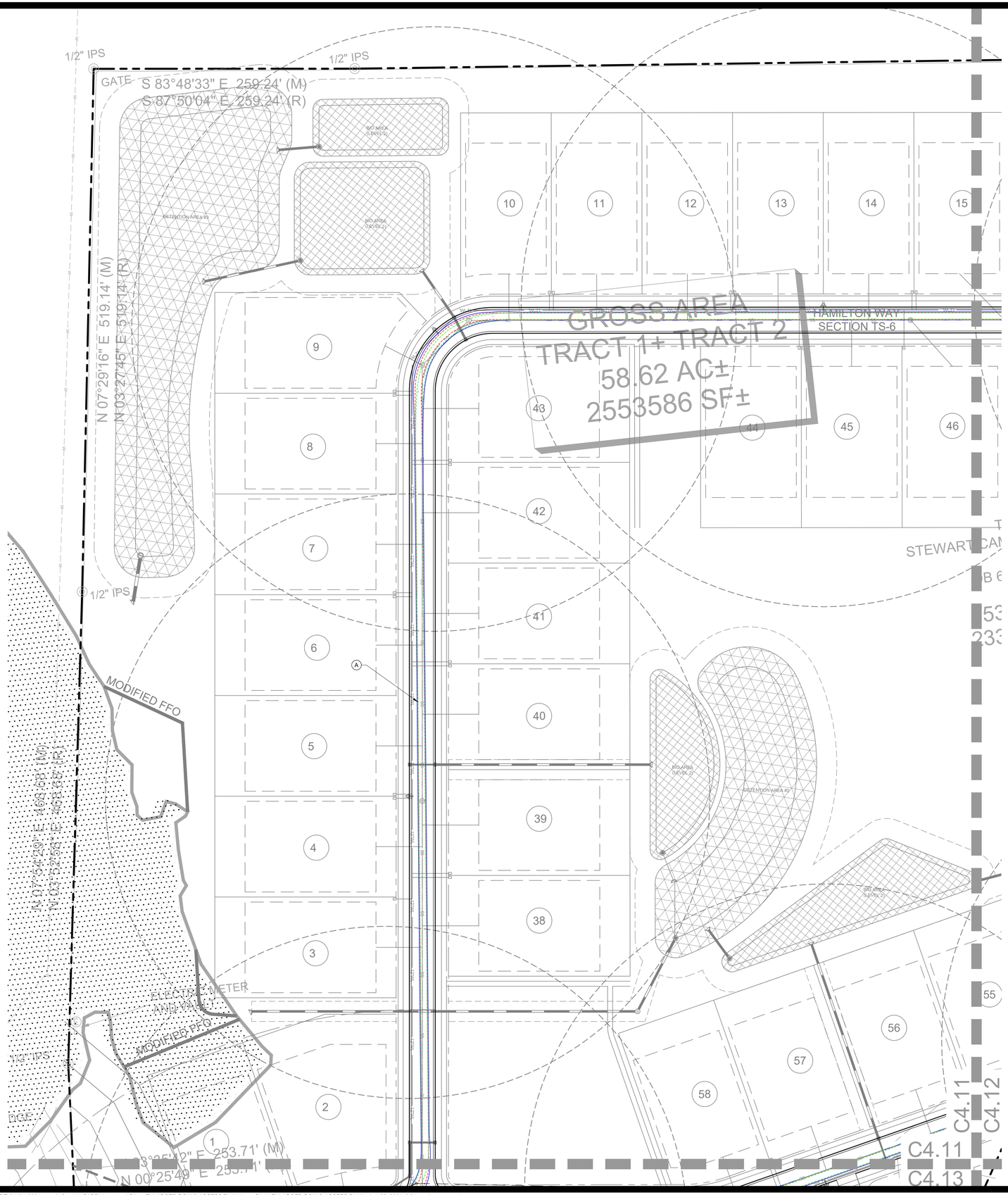
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SHEET
C4.10

COF # 7591

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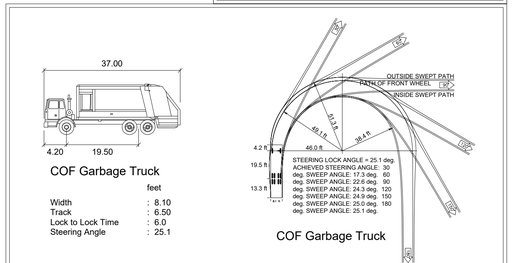
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NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

CITY OF FRANKLIN GARBAGE TRUCK DETAIL
NOT TO SCALE

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

KEYNOTE LEGEND

(A) CITY OF FRANKLIN GARBAGE TRUCK

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED ROW & ACCESS PLAN - TRASH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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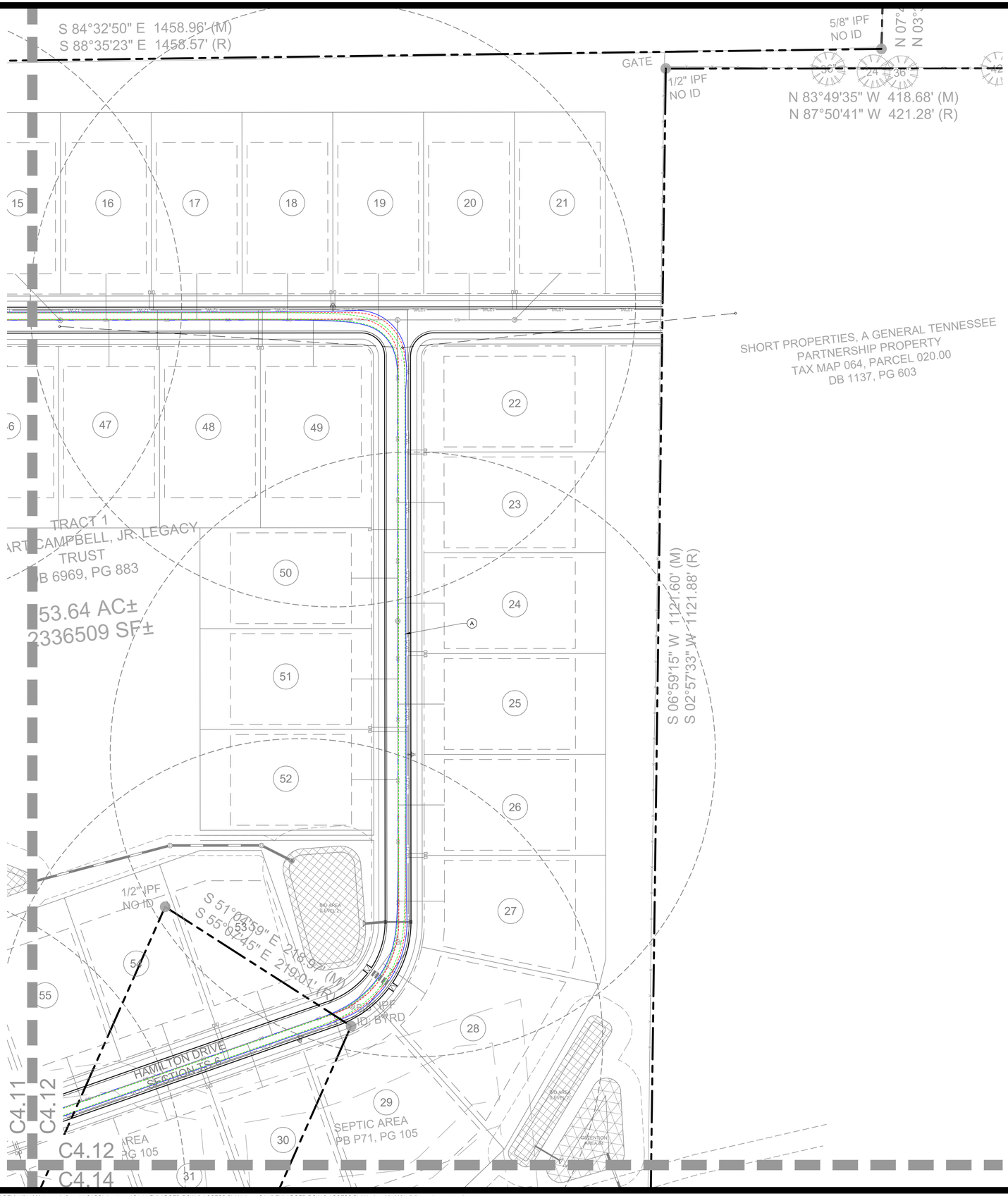
HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123648
STATE OF TENNESSEE
8/5/2021

Revision Date
△ _____
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△ _____

SHEET
C4.11
COF # 7591

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R.O.W. & ACCESS GENERAL NOTES

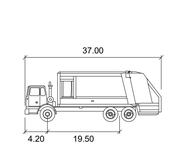
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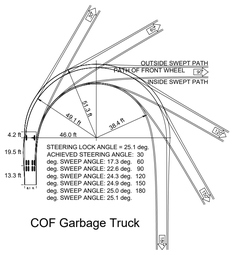
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COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1



COF Garbage Truck

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HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123648
STATE OF TENNESSEE
08/05/2021

Revision Date
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2 _____
3 _____
4 _____

SHEET
C4.12
COF # 7591



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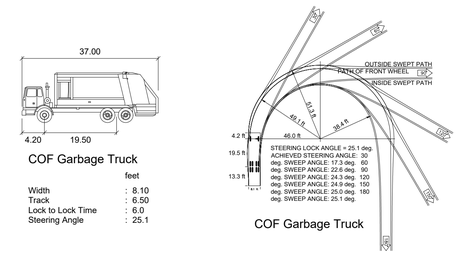
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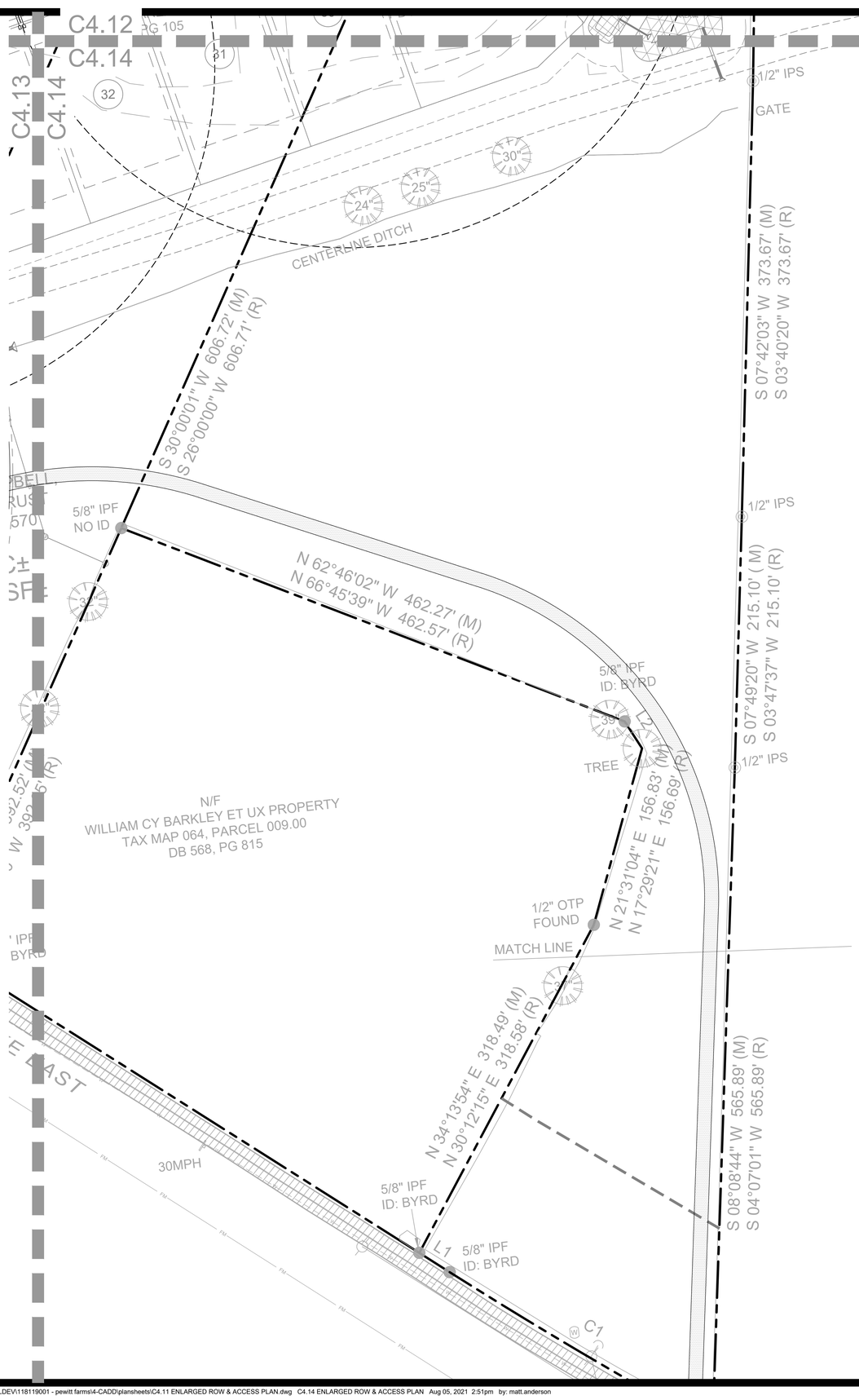
MATTHEW T. ANDERSON
REGISTERED ENGINEER
LICENSED PROFESSIONAL ENGINEER
No. 123845
STATE OF TENNESSEE
08/09/2021

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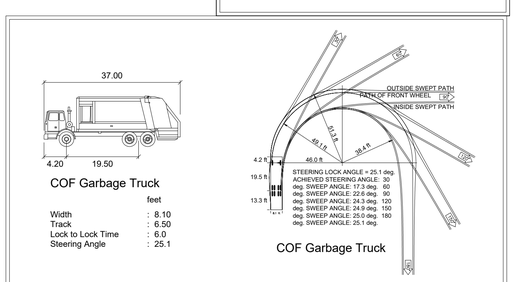
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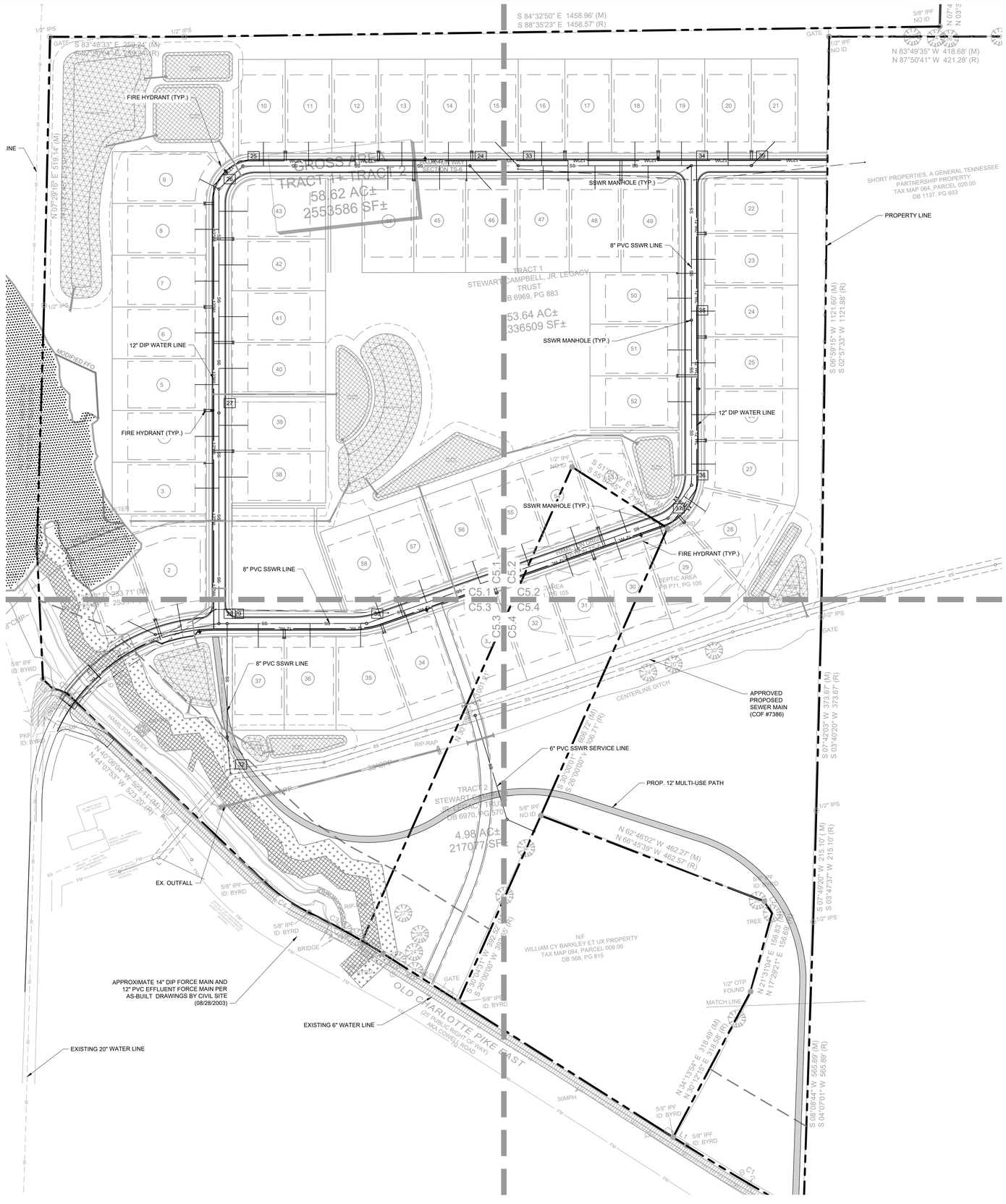
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SHEET
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UTILITY AGENCIES CONTACT LIST

WATER
H.B&T.S.
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 566-1291
CONTACT: TIM BYRAM

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

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: RYAN MCMASTER, P.E.

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

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: UTILITY INSPECTOR

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

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

UTILITY LAYOUT NOTE

ALL UTILITY LAYOUTS ARE CONCEPT DESIGN ONLY. DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SANITARY SEWER NOTE

THE APPLICANT IS RESPONSIBLE FOR ANY UPGRADES DETERMINED AT SITE PLAN STAGE TO THE EXISTING SANITARY PUMP STATION THAT SERVES THIS PROPERTY. SANITARY SEWER DEPTHS FOR THE INTERNAL NETWORK SERVING THE LOTS ARE ANTICIPATED TO BE DESIGNED AT MINIMAL DEPTH. THE SANITARY SEWER LINE TO THE NORTH MAY BE DEEPER AT CERTAIN LOCATIONS DUE TO THE STREAM CROSSING. THE DESIGN CURRENTLY ALLOWS FOR WIDER EASEMENTS IF DURING SP THEY ARE DETERMINED TO BE NEEDED.

PROPOSED UTILITIES NOTE

ALL PROPOSED UTILITIES TO MAINTAIN 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION.

PROPOSED METERS NOTE

ALL LOTS SHALL HAVE AN INDEPENDENT METER.

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FLOODWAY
- PROPOSED FLOODWAY FRINGE / 100 YR FLOODPLAIN
- EXISTING FLOODWAY FRINGE / 100 YR FLOODPLAIN
- DETENTION
- BIORETENTION
- 30' ZONE 1 BUFFER
- 30' ZONE 2 BUFFER

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
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IMPACT STATEMENT

WATER
WATER IS PROVIDED BY HB&TS VIA EXISTING 20" WATER MAIN THAT RUNS IN OLD CHARLOTTE PIKE. WATER AVAILABILITY REQUEST HAS BEEN PROVIDED BY HB&TS FOR 157 SINGLE FAMILY UNIT EQUIVALENTS.
157 UNITS X 350 GPD = 54,950 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA THE EXISTING WESTHAVEN SEWER LIFT STATION. CITY OF FRANKLIN IS CURRENTLY STUDYING THE SEWER BASIN FOR THE LIFT STATION AND RESULTS ARE PENDING.

RECLAIMED WATER LINE
NOT AVAILABLE TO THIS SITE.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, OLD CHARLOTTE PIKE EAST IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #8 - 1.0 MILES DRIVING DISTANCE
FRANKLIN POLICE DEPT - 3.9 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
WESTHAVEN GOLF CLUB - 1.3 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
157 HOMES X 0.64 STUDENTS = 101 PROJECTED STUDENTS

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

OVERALL UTILITY PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Main: 615.564.2701 | www.kimley-horn.com
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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

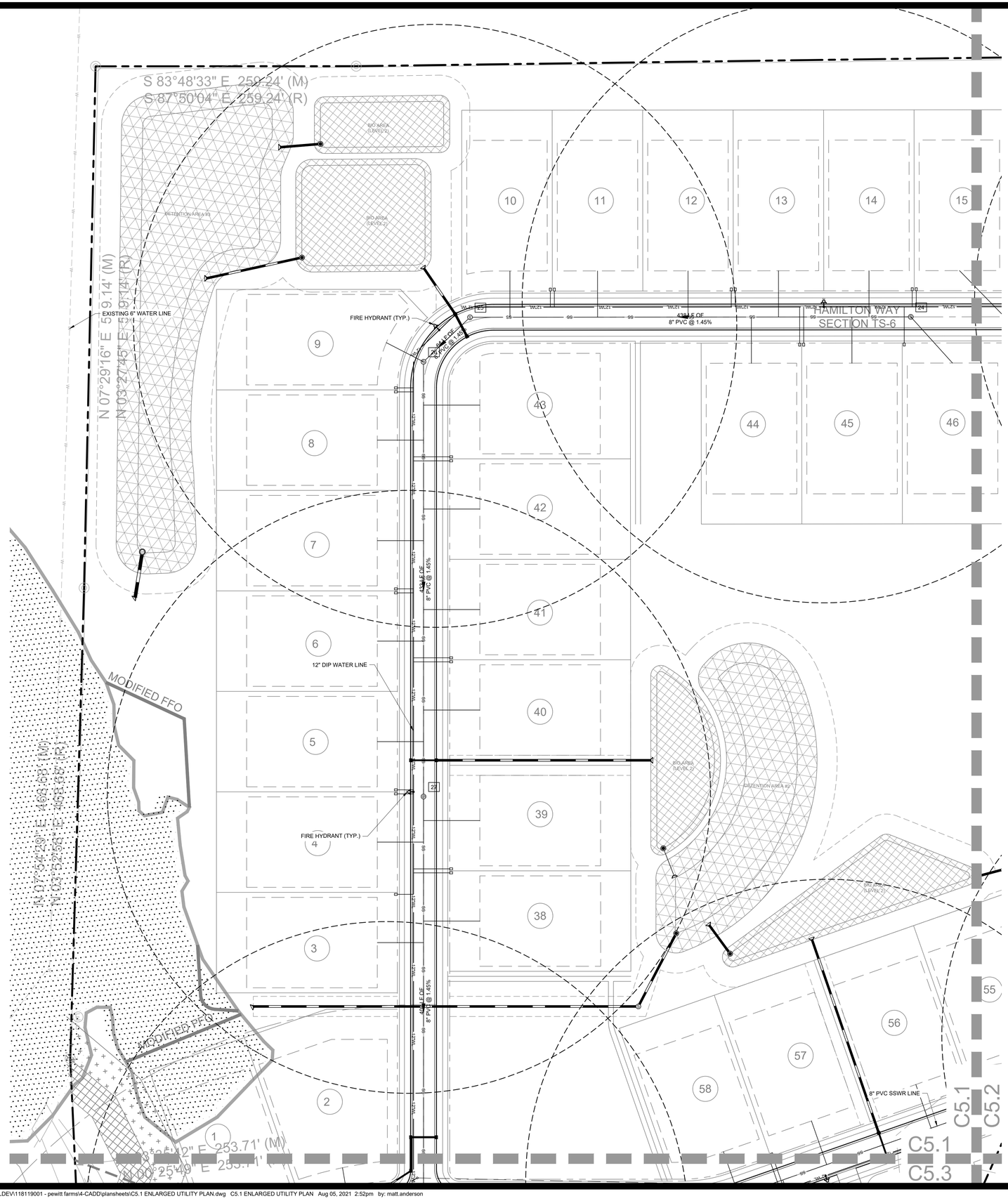
Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123648
STATE OF TENNESSEE
08/05/2021

Revision Date
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COF # 7591

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UTILITY PLAN KEYNOTE LEGEND

A	6" FIRE SERVICE
B	2" IRRIGATION METER
C	3" DOMESTIC SERVICE
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G	90° BEND
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FIRE FLOW TEST

FLOW TEST DATE: 06/03/2021
STATIC PRESSURE: 135 psi
RESIDUAL PRESSURE: 125 psi
FLOW: 1,663 GPM

TESTED BY TIM BYRAM H.B.&T.S. UTILITY DISTRICT

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GRAPHIC SCALE IN FEET
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NORTH

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

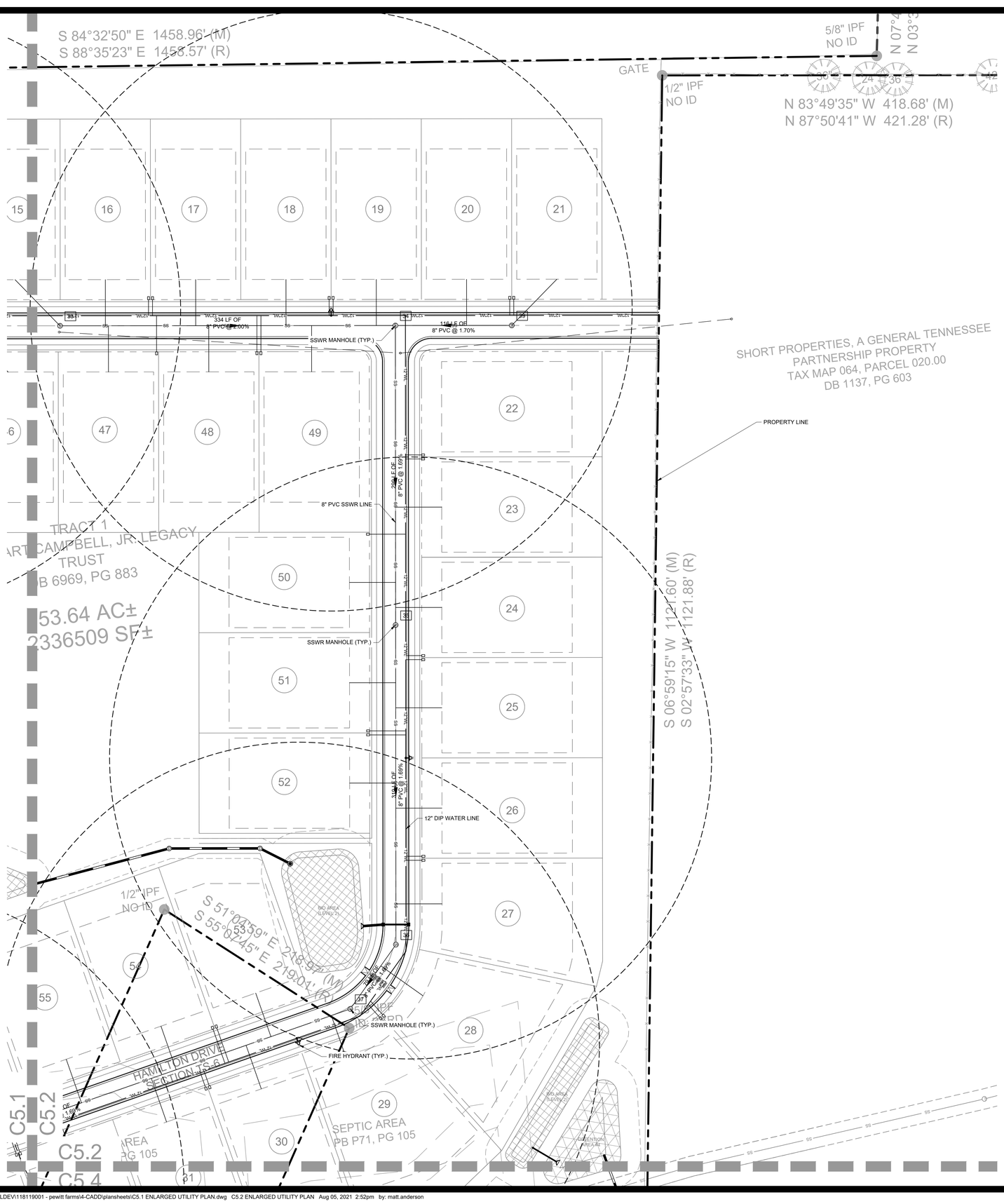
MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123845
STATE OF TENNESSEE
08/05/2021

Revision Date
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COF # 7591

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STATIC PRESSURE: 135 psi
RESIDUAL PRESSURE: 125 psi
FLOW: 1,663 GPM

TESTED BY TIM BYRAM H.B.&T.S. UTILITY DISTRICT

UTILITY CONTACTS

WATER	GAS	TELEPHONE
H.B&T.S. 505 DOWNS BLVD FRANKLIN, TN 37064 PHONE: (615) 566-1291 CONTACT: TIM BYRAM	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED UTILITY PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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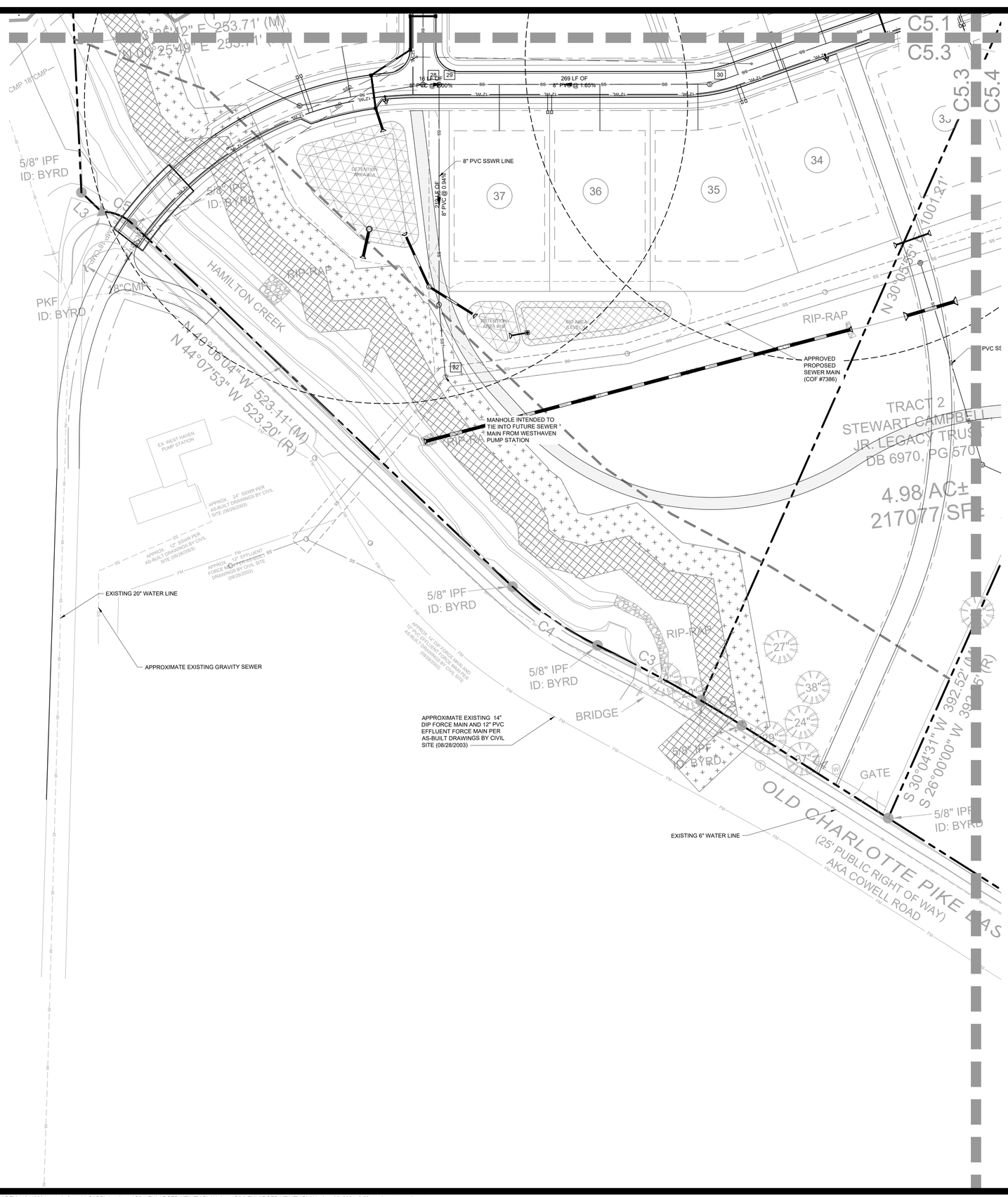
HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MATTHEW T. ANDERSON
REGISTERED ENGINEER
Matthew T. Anderson
NO. 123648
STATE OF TENNESSEE
08/05/2021

Revision Date
1 _____
2 _____
3 _____
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SHEET
C5.2
COF # 7591



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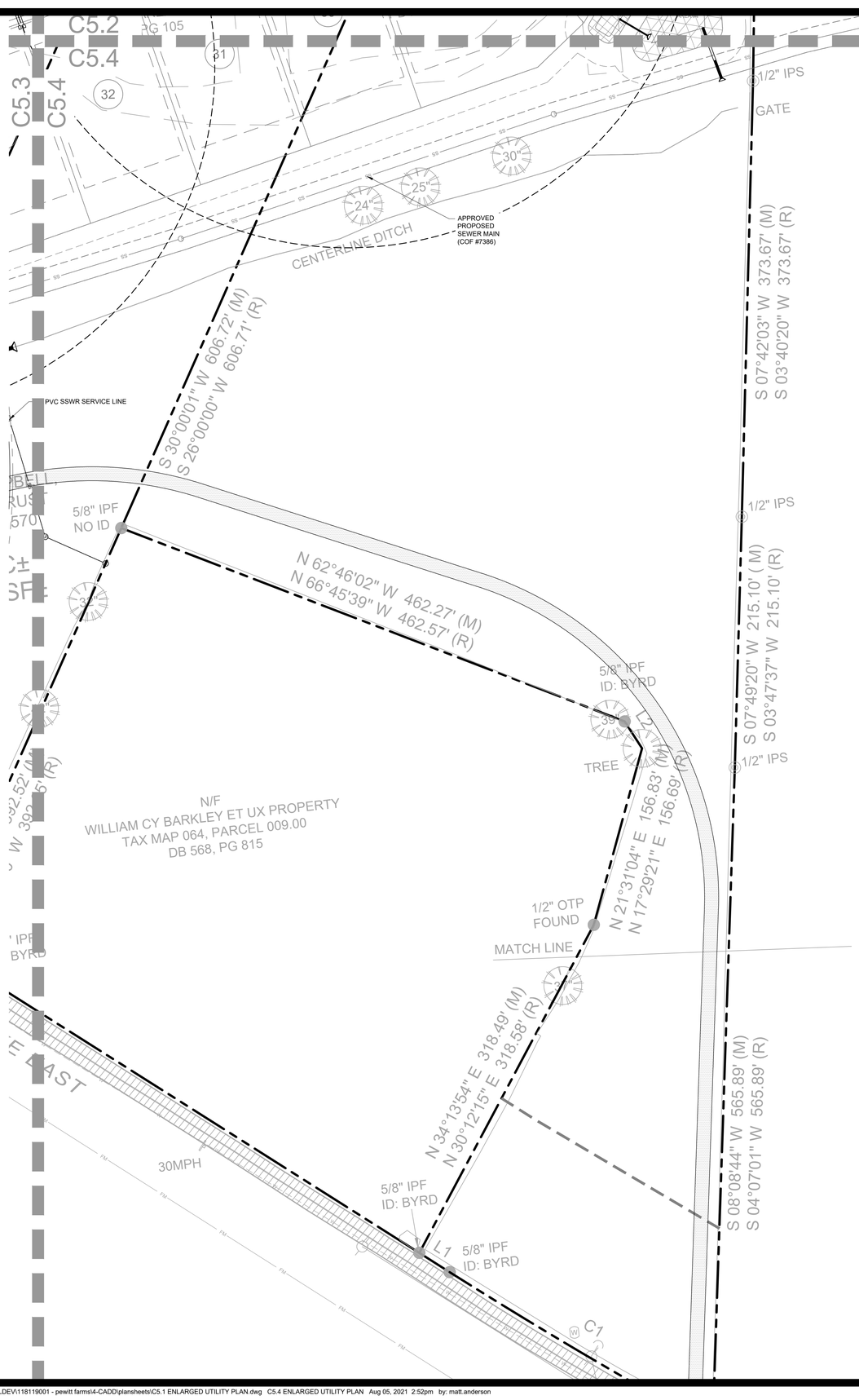
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X	ELECTRICAL GENERATOR (SEE MEP PLANS FOR DETAILS)

UTILITY NOTES

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

FIRE FLOW TEST

FLOW TEST DATE: 06/03/2021
STATIC PRESSURE: 135 psi
RESIDUAL PRESSURE: 125 psi
FLOW: 1,663 GPM

TESTED BY TIM BYRAM H.B.&T.S. UTILITY DISTRICT

UTILITY CONTACTS

WATER	GAS	TELEPHONE
H.B&T.S. 505 DOWNS BLVD FRANKLIN, TN 37064 PHONE: (615) 566-1291 CONTACT: TIM BYRAM	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

ENLARGED UTILITY PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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HAMILTON PUD SUBDIVISION DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

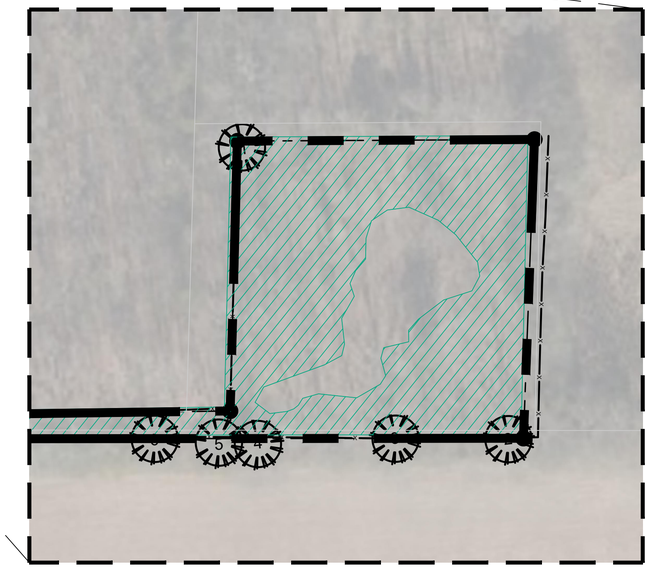
MATTHEW T. ANDERSON
REGISTERED ENGINEER
No. 123868
STATE OF TENNESSEE
07/07/2021

Revision Date
1 _____
2 _____
3 _____
4 _____

SHEET
C5.4
COF # 7591

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





SPECIMEN TREE CHART

KEY #	DIAM."
1	36
2	35
3	42
4	36
5	24
6	36
7	30
8	25
9	24
10	39
11	24
12	37
13	32
14	42
15	37
16	29
17	24
18	38
19	27
20	29
21	42

SPECIMEN TREES

TOTAL SPECIMEN INCHES:	688"
SPECIMEN INCHES REMOVED:	0"
REQUIRED REPLACEMENT:	0"

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,553,487 SF (58.62 AC)

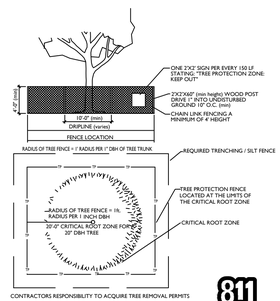
EXISTING TREE CANOPY	PRESERVED TREE CANOPY
159,507 SF (3.66 AC)	138,708 SF (3.18 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	159,507 SF; 3.66 AC (6.2% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (86,133 SF; 1.98 AC)
PROVIDED CANOPY PRESERVATION:	138,708 SF; 3.18 AC (161% OF REQUIRED)

KEY

- REMOVED CANOPY
- PRESERVED CANOPY
- SPECIMEN TREES



TREE PROTECTION FENCING DETAIL NTS

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

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 12/05/21

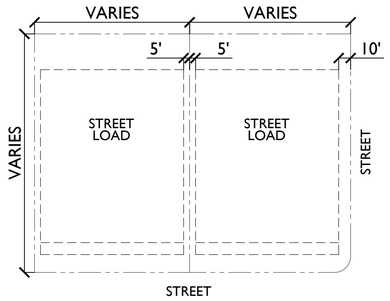
Revision Date

TREE PRESERVATION

SHEET

LI.0

COF # 7591



FRONT SETBACK (MAIN STRUCTURE): 15'
REAR SETBACK (MAIN STRUCTURE): 30'
SIDE SETBACK (MAIN STRUCTURE): 5'
SIDE STREET SETBACK (MAIN STRUCTURE): 10'

1 / A1.0 SINGLE FAMILY - DETACHED - FRONT LOADED
LOT DIAGRAM & ELEVATION N.T.S.



2 / A1.0 90'-100' - SINGLE FAMILY - DETACHED - FRONT LOADED
LOT DIAGRAM & ELEVATION N.T.S.



3 / A1.0 STREETSCAPE RENDERING
PERSPECTIVE N.T.S.

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HAMILTON PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
ARCHITECT
12.06.21

Revision Date
△
△
△
△

ARCHITECTURE

SHEET
A1.0

COF # 7591

City of Franklin

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

File #: 21-02509

DATE: October 15, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Cadet Homes Subdivision, Final Plat, Revision 1 (Resubdivison Of Lot 4), Creating 2 Single-Family Residential Lots, 1 Open Space Lot, And Establishing Easements, On 0.68 Acres, Located At 105 Cadet Lane. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7663
Applicant: Nellie Crutcher
Owner: Nellie Crutcher

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to subdivide Lot 4 of the Cadet Homes Subdivision into two single-family residential lots. The parcel increased over time to 0.68 acres after former ROW was abandoned by the City and deeded over to the adjacent property owners. The new lot sizes are contextual with the established neighborhood and meet the requirements for the R-4 Zoning District. With this plat revision the small of amount of FFO on the property is being placed in an open space lot rendering it non-buildable. There is a small area in the supplied exhibit that does not exactly match up with the former ROW as described in the deed. The applicant must review, verify and revise the deed as needed prior to final approval of the plat.

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.

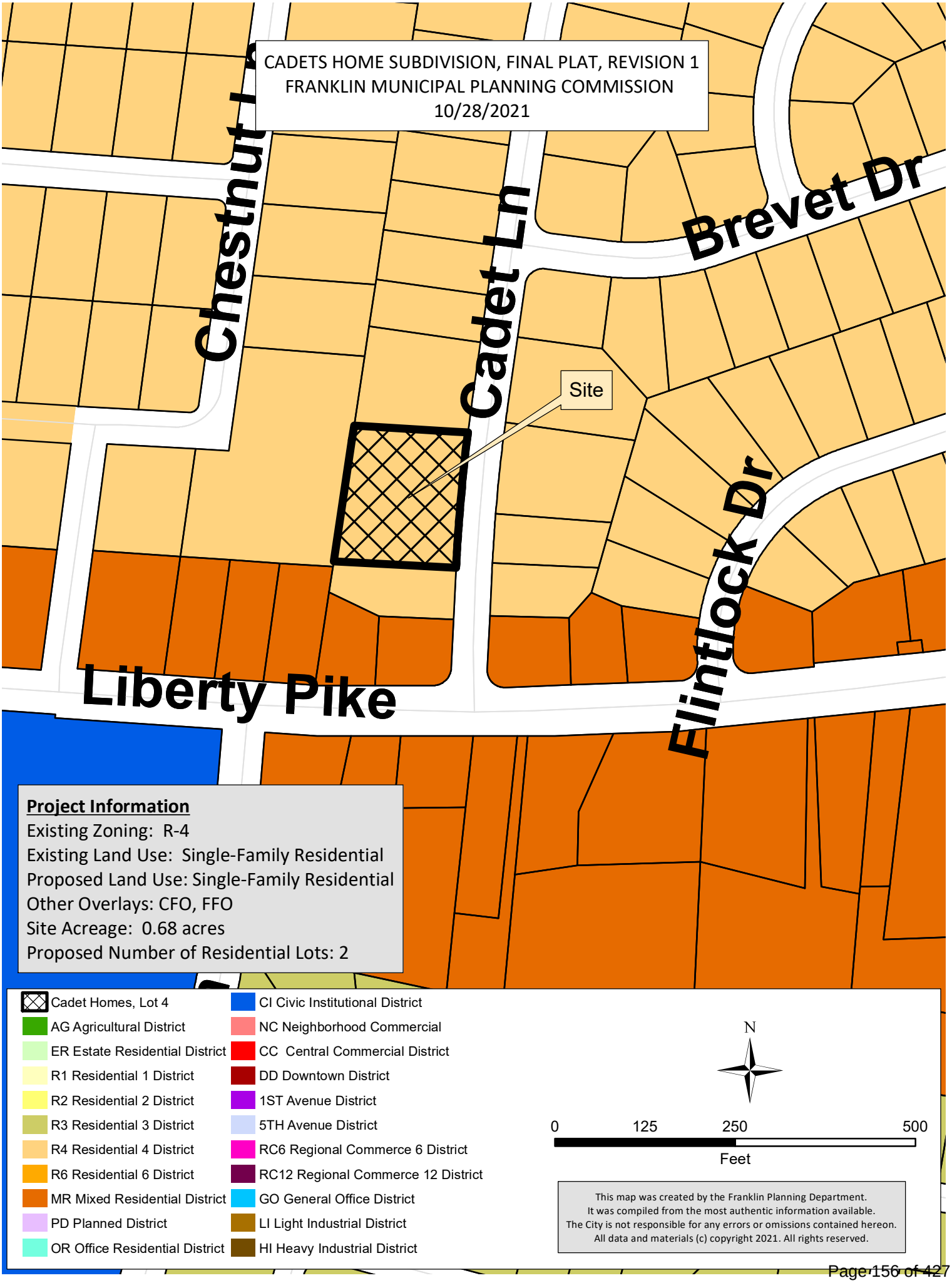
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Cadet Homes Subdivision Final Plat.


CADETS HOME SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
Chestnut
Cadet Ln
Brevet Dr
Site
Flintlock Dr
Liberty Pike
Project Information
Existing Zoning: R-4
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family Residential
Other Overlays: CFO, FFO
Site Acreage: 0.68 acres
Proposed Number of Residential Lots: 2
Cadet Homes, Lot 4
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 2021. All rights reserved.

COF no: 7663

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. C. Final Plat

lance.fittro@franklintn.gov With Lot 4B now being designated as Lot 199, Applicant shall revise General Note 7 to correct the lot reference:

7. Open space Lot shall be a Public Utility, Drainage, and Access Easements and shall be maintained by the property owner(s) of Lot 4B.

[Edited By Lance Fittro]

Performance Agreement and Surety

General Issues

21. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
III. Public Sidewalk:	$9,000

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

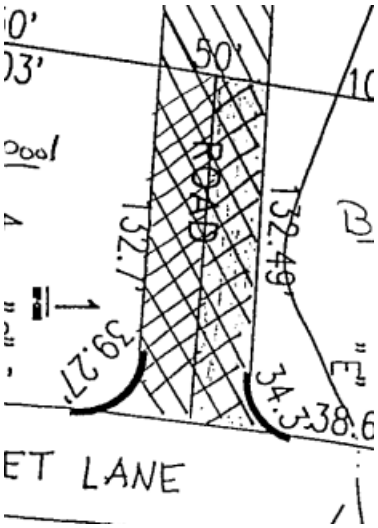
Line Items (For Reference Only:)		
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	925	SF

Planning

General Issues

22. ROW abandonment

joseph.bryan@franklintn.gov	The exhibit shown does not match the description of their portion of the abandoned ROW. Namely the flared portion of the intersection on the neighboring northern property. Applicant shall review and revise accordingly prior to final approval of the plat.

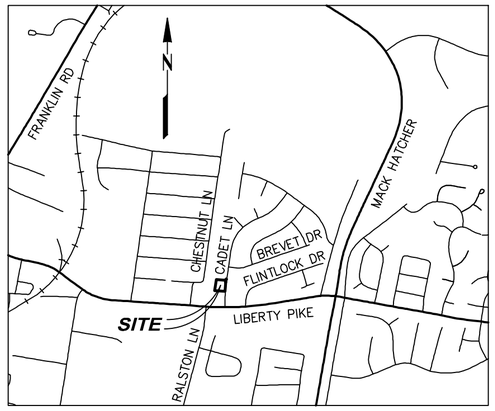


Zoning

General Issues

8. Address

lori.jarosz@franklintn.gov	Yes, the addresses are required to be on all plans submitted to the City of Franklin. [Edited By Lori Jarosz]



VICINITY MAP
Not to Scale

OWNER/DEVELOPER

Tina Crutcher
105 Cadet Lane
Franklin, TN 37064

SURVEYOR

Kenneth R. Shreeve, PLS, CFS
TWM, Inc.
504 Autumn Springs Court, Suite B-14
Franklin, TN 37067
615-814-7414

SITE DATA

Total Acreage: 29,604 SQ. FT. OR 0.679 Acres
Total # of Lots: 3

PURPOSE OF PLAT

To subdivide Lot 4 into two residential lots and one Open Space lot, and dedicate and abandon easements as shown.

PROPERTY MAP REFERENCE

Subject property is Parcel Number 001.00 as shown on Williamson County Property Map 062P, Group C.

DEED REFERENCE

Being the same property conveyed to Nellie Christine Crutcher (formerly Vanderpool) by Final Judgement of Divorce of record in Book 8608, page 481, Register's Office for Williamson County, Tennessee.

VOID, VACATE & SUPERSEDE NOTE

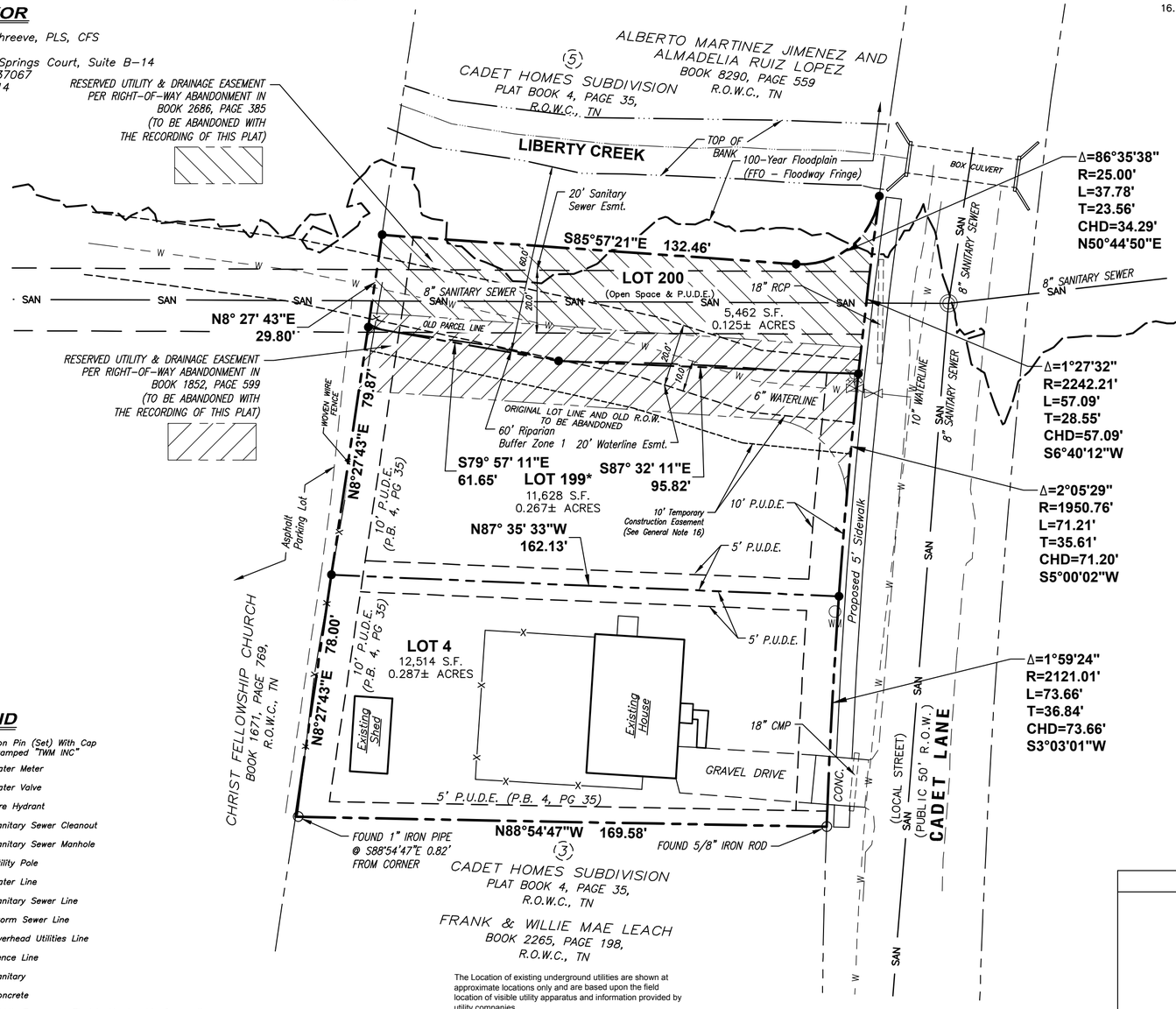
The recording of this plat voids, vacates, and supersedes the recording of Lot 4 as shown on the final plat entitled, "Cadet Homes Subdivision" of record in Plat Book 4, Page 35, Register's Office for Williamson County, Tennessee.

STORMWATER NOTE

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

GENERAL NOTES

1. Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. (Zone 5301, Fipszone 4100, NAD 83)
2. Current Zoning: R-4 Residential
   Applicable Overlays:
   CFO (Central Franklin Overlay)
   FFO (Floodway Fringe Overlay)
3. This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
4. By scaled map location and graphic plotting only, this property lies within Flood Zones "AE" and "X(Other Areas)", as designated on current Federal Emergency Management Agency Map No. 47187C0211G with an effective date of December 22, 2016, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0211 Suffix G, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "AE" under "Special Flood Hazard Areas (SFHAs) Subject to Inundation by the 1% Annual Chance Flood" as having base flood elevations determined (referenced hereon as 100-Year Floodplain). Said map defines Zone "X-Other Areas" under "Other Areas" as areas determined to be outside the 0.2% chance floodplain.
5. All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.
6. Sidewalks and trails outside of public right of way shall be public access easements and shall be maintained by the property owner(s) or HOA.
7. Open space Lot shall be a Public Utility, Drainage, and Access Easements and shall be maintained by the property owner(s) of Lot 4B.
8. 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.
9. 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.
10. 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.
11. 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.
12. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
13. 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.
14. To the best of my knowledge, mineral rights belong to the owner of record shown hereon.
15. Future Dwellings shall comply with the Parkland Impact ordinance as described in the TITLE 25, CHAPTER 4 of the City of Franklin Municipal Code if being sold or not.
16. 10' Temporary Construction Easement to be abandoned at the earlier of the date of completion of the City of Franklin Water and Sewer Line repair project or 18 months after the recording of this plat.



LEGEND

●	Iron Pin (Set) With Cap Stamped "TWM INC"
WM	Water Meter
WV	Water Valve
FH	Fire Hydrant
CO	Sanitary Sewer Cleanout
SS	Sanitary Sewer Manhole
UP	Utility Pole
—W—	Water Line
—SAN—	Sanitary Sewer Line
—STM—	Storm Sewer Line
—OHE—	Overhead Utilities Line
—X—	Fence Line
SAN.	Sanitary
CONC.	Concrete
M.T.E.M.C.	Middle Tennessee Electric Membership Corporation
R.O.W.C.	Register's Office for Williamson County
FFO	Floodway Fringe Overlay
*	Denotes Critical Lot for Public Utilities

The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

CALL BEFORE YOU DIG - DRILL - BLAST - BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

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 8608, Page 481, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book ____, Page ____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page ____, R.O.W.C.

_____, 20___ _____
Date Owner(s)

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 _____ day of _____, 20____.

10/07, 20 21 Kenneth R Shreeve
Date Kenneth R. Shreeve, PLS, CFS

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:
1. *The sewer systems designated in Cadet Homes Subdivision, Final Plat, Revision 1, Resubdivision of Lot 4 have been installed in accordance with City specifications, or*
2. *A performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.*

_____, 20___ _____
Date Director Water Management Department, City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:
1. *The water systems designated in Cadet Homes Subdivision, Final Plat, Revision 1, Resubdivision of Lot 4 have been installed in accordance with City specifications, or*
2. *A performance agreement and surety in the amount of $_____ for the water system has been posted with Mallory Valley Utility District, to assure completion of such systems.*

_____, 20___ _____
Date Director Water Management Department, City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I hereby certify that:
1. *The streets, drainage, sidewalks, and green infrastructure designated in Cadet Homes Subdivision, Final Plat, Revision 1, Resubdivision of Lot 4 have been installed in accordance with City specifications, or*
2. *A performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such systems.*

_____, 20___ _____
Date Director, Streets Department, City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

_____, 20___ _____
Date Secretary, Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

_____, 20___ _____
Date Williamson County Emergency Management Agency

_____, 20___ _____
Date Williamson County Emergency Management Agency

MTEMC SIGNATURE

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

_____, 20___ _____
Date Middle Tennessee Electric Membership Corporation

Revised 10-07-2021 Per Staff Comments.

RECORDERS INFORMATION

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2298
10/07/2021

Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
504 Autumn Springs Ct., Ste. B-14
Franklin, TN 37067
(615) 814-7414

FINAL SUBDIVISION PLAT

City of Franklin Project #: 7663

CADET HOMES SUBDIVISION FINAL PLAT REVISION 1 (RESUBDIVISION OF LOT 4)

9TH CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

ACRES OF NEW STREETS: N/A	FEET OF NEW STREETS: N/A
PREPARED FOR: NELLIE CRUTCHER, 105 CADET LANE, FRANKLIN, TN 37064	PROJECT #: 210701
	DATE: September 13, 2021
	SCALE: 1" = 30' / SHEET 1 of 1

U:\2021\210701\ CADD - DWG\4.6 Surv\210701-Cadet Subd - Resub Lot 4.dwg Plotted By: kshreeve

City of Franklin

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

File #: 21-02497

DATE: October 12, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

The Highlands At Ladd Park PUD Subdivision, Final Plat, Section 42, Creating 8 Single-Family Residential Lots, 1 Open Space Lot, And Dedication Right-Of-Way, On 3.024 Acres, Located At The Intersection Of Alfred Ladd Road And Long Lane. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7675
Applicant:David Reagan,HFR Design, Inc.
Owner:Jason Phillips, Philips Builders, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create eight new single-family residential lots. The existing zoning is Planned Development (PD) District. The proposed plat has an approved Development Plan and Site Plan which match the proposed final plat. The site plan that matches the proposed lot configuration was approved in May 2021.

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). 2. 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.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

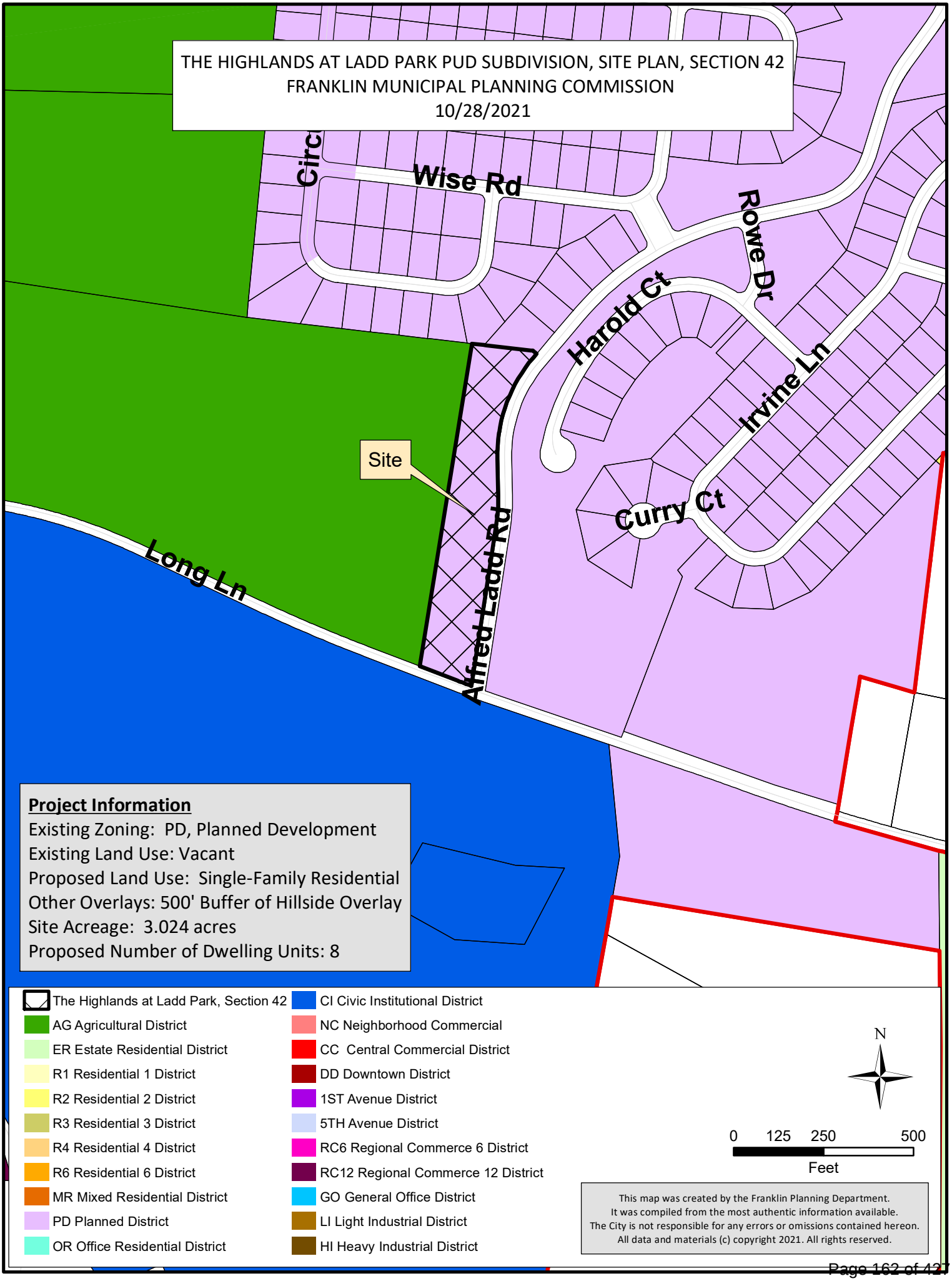
4. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of The Highlands at Ladd Park PUD Subdivision, Final Plat, Section 42. The conditions are attached to this staff report.


THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SITE PLAN, SECTION 42
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
Wise Rd
Rowe Dr
Harold Ct
Irvine Ln
Curry Ct
Site
Alfred Ladd Rd
Long Ln
Project Information
Existing Zoning: PD, Planned Development
Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential
Other Overlays: 500' Buffer of Hillside Overlay
Site Acreage: 3.024 acres
Proposed Number of Dwelling Units: 8
The Highlands at Ladd Park, Section 42
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7675

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

FIRE--Planning

General Issues

20. Hydrants

curt.edelmann@franklintn.gov Plat shall show hydrants. The plat shows the hydrant in front of Lot 1285 but the ones in front of lots 78 and 1282 are not shown.

Performance Agreement and Surety

General Issues

13. Engineering Sureties

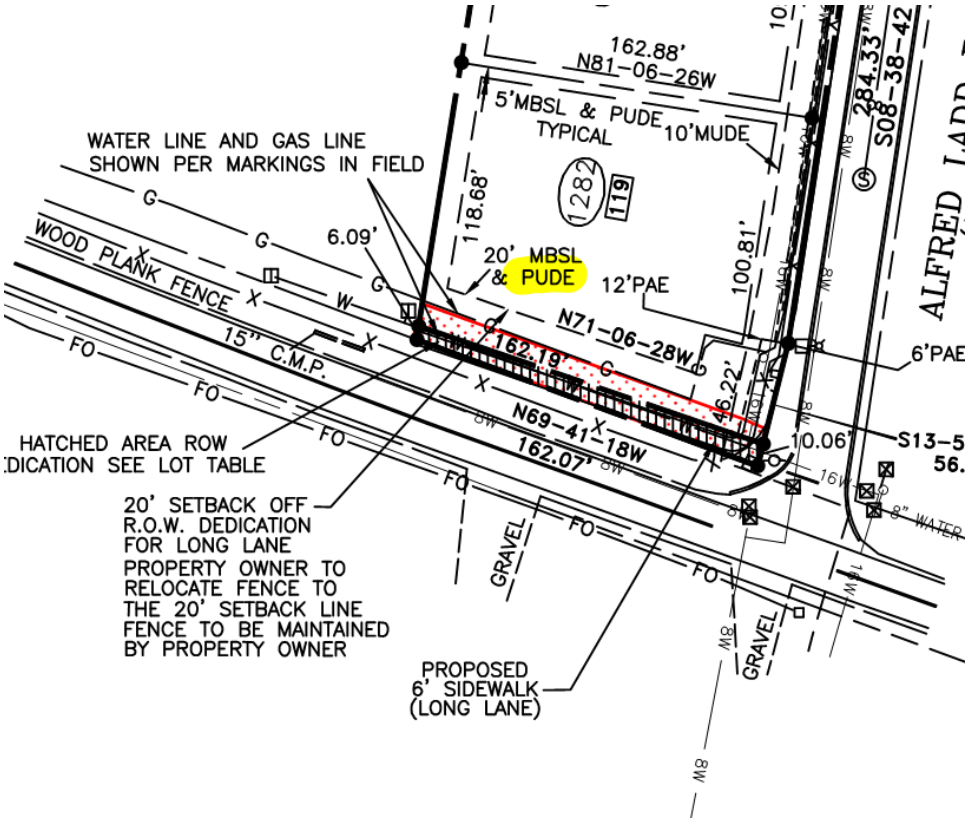
kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7496 (Highlands at Ladd Park PUD Subdivision, Site Plan, Section 42)** shall be transferred to this final plat as a condition of approval.

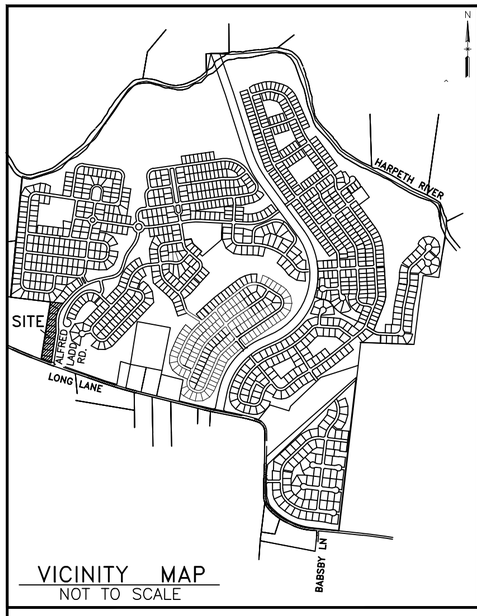
Water/Sewer

General Issues

1. Water

ben.mcneil@franklintn.gov The applicant shall clarify that the area marked as 20' PUDE is for the gas and water line. The marks shall be clear and if this is not for the gas and water, the minimum easement shall be shown for water alignment.





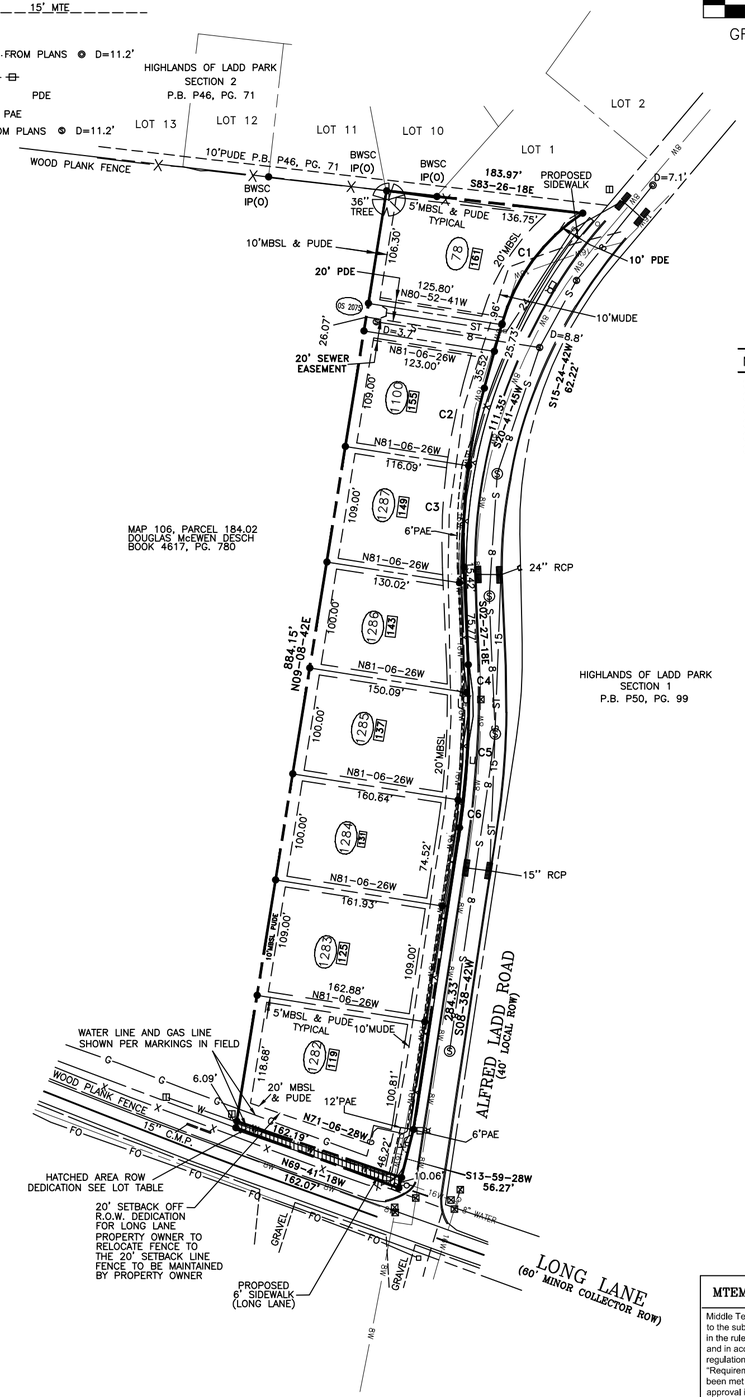
VICINITY MAP
NOT TO SCALE

LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- CURB INLET
- EXISTING MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT — ST
- STREET ADDRESS — 161
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT — PUDE
- PROPOSED 8" WATER LINE — 8 — W
- PROPOSED 8" SEWER LINE — S — 8
- PROPOSED 18" STORM LINE — ST — 18
- SANITARY SEWER EASEMENT — 20' SSE
- MIILCROFTON EASEMENT SEE NOTES 12 & 17 — MUDE
- PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT — PUDAE
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTES 12 & 17 — 15' MTE
- EXISTING MANHOLE WITH DEPTH TAKEN FROM PLANS — D=11.2'
- UTILITY POLE
- PUBLIC DRAINAGE EASEMENT TYPICAL — PDE
- PUBLIC ACCESS EASEMENT TYPICAL — PAE
- PROPOSED MANHOLE DEPTH TAKEN FROM PLANS — D=11.2'

ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

100 0 50 100 200
GRAPHIC SCALE – 1" = 100'



MAP 106, PARCEL 184.02
DOUGLAS McEWEN DESCH
BOOK 4617, PG. 780

HIGHLANDS OF LADD PARK
SECTION 1
P.B. P50, PG. 99

HATCHED AREA ROW DEDICATION SEE LOT TABLE

20' SETBACK OFF R.O.W. DEDICATION FOR LONG LANE PROPERTY OWNER TO RELOCATE FENCE TO THE 20' SETBACK LINE FENCE TO BE MAINTAINED BY PROPERTY OWNER

PROPOSED 6' SIDEWALK (LONG LANE)

WATER LINE AND GAS LINE SHOWN PER MARKINGS IN FIELD

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 8 NEW RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND DEDICATE EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 42.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F DATED: 9-29-06.
5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
7) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8) 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.
9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
10) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND BEING PORTION OF PARCEL 184.04.
11) THIS PROPERTY IS ZONED PD PLANNED DEVELOPMENT, SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT. GCCO-6 OVERLAY AND 500' HILLSIDE OVERLAY.
12) ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
13) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
14) ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
17) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
19) 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.
20) NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
21) 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 NE 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 REPARING 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 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.
22) 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 ONGEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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 untill otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is perscribed by the restrictive covenants as of record in Book_____, Page_____, R.O.W.C., Tennessee, running with the title to the property
I (We) further certify that there are no leins on this property, except as follows:
Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____
PHILLIP BUILDERS, LLC, JASON PHILLIPS, PRESIDENT
OWNER OF MAP 106, PARCEL 184.04 BOOK 8539, PG. 602

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 plot correctly represents a survey made under my supervision on the _____ day of _____, 20____

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 42, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department, City of Franklin, Tennessee (Where applicable) — Date

(3) a performance bond in the amount of $_____ for the on site water system and/or $_____ for off-site water system has been posted with the City of Franklin Water Dept. to assure completion of such systems.

Director, Water Management Dept. — Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 42 have been installed in accordance with City specifications, or
amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission — Date

CURVE DATA

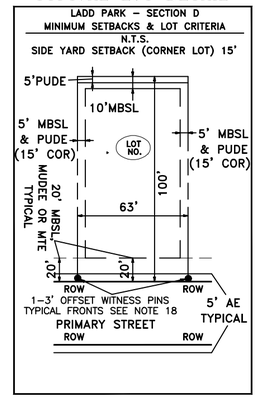
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	41-28-41	180.00'	68.16'	130.31'	127.48'	S36-08-42W
C2	07-50-05	540.00'	36.98'	73.84'	73.78'	S11-29-45W
C3	10-02-07	540.00'	47.41'	94.58'	94.46'	S02-33-39W
C4	01-54-28	785.00'	13.07'	26.14'	26.14'	S01-30-21W
C5	07-20-28	785.00'	50.36'	100.58'	100.51'	S03-07-07W
C6	01-51-38	785.00'	12.75'	25.49'	25.49'	S07-43-10W

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	
78	15,951.94	0.366	4
1100	12,878.65	0.296	4
1287	13,219.13	0.303	4
1286	14,023.67	0.322	4
1285	15,644.47	0.359	4
1284	16,145.48	0.371	4
1283	17,701.78	0.406	4
1282	21,660.95	0.497	4
OS2075	3,212.40	0.074	
ROW DEDICATION	1,296.97	0.030	
TOTAL	131,735.64	3.024	

TYPICAL LOT DETAIL



MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

COF PROJECT # (7675)

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT

SECTION 42

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 3.024 TOTAL LOTS: 9
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 09-13-2021

PREPARED BY:
HFR DESIGN
214 Centerview Drive Suite 300, Brentwood, TN 37027
615.370.8530
615.370.8500
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com

SITE ADDRESS:
LONG LANE
FRANKLIN, TN 37064
SITE INFORMATION:
MAP 106, PARCEL 184.04
PHILLIP BUILDERS, LLC
BOOK 8539, PG. 602
PH. 615-405-5248
EMAIL: jason@phillipsbuilders.com

WOLD/HFR PROJECT NO. 217578

City of Franklin

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

File #: 21-02508

DATE: October 15, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Villages At Southbrooke PUD Subdivision, Final Plat, Section 3, Creating 41 Residential Lots And 5 Open Space Lots, On 31.55 Acres, Located South Of Stream Valley Boulevard And East Of Lewisburg Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7671
Applicant: JP Mitra, Wilson & Associates
Owner: Southbrooke, LLC, Mike Ford, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this final plat is to create 41 residential lots and 5 open space lots as part of Section 3 of the Villages at Southbrooke PUD Subdivision. The property consists of 31.55 acres and the plat is consistent with the approved development plan for Villages At Southbrooke PUD. The development plan for Villages At Southbrooke PUD Subdivision was approved in March 2020 and the site plan for Section 3 of the development is conditionally approved as part of the current administrative agenda.

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

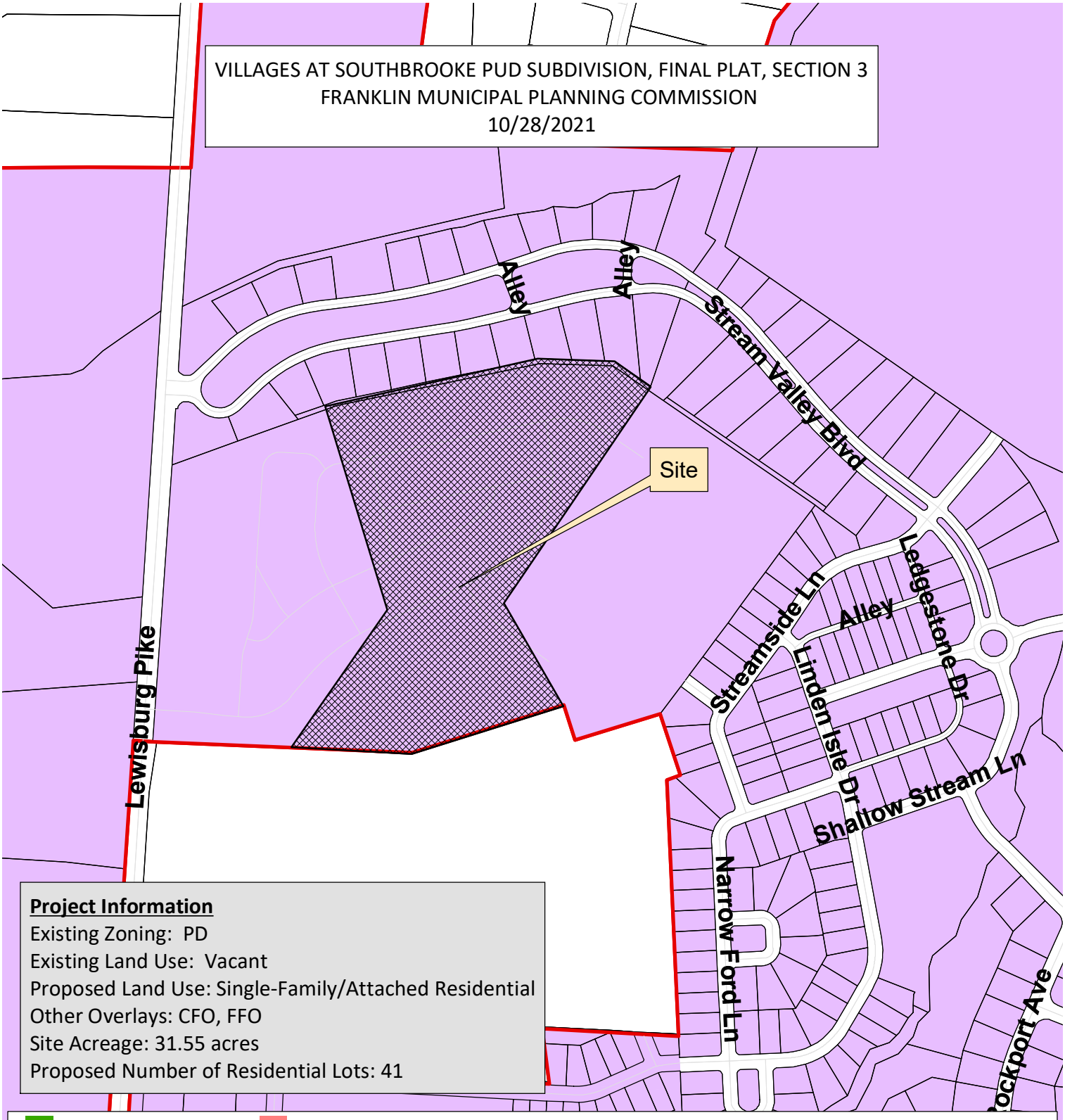
Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Villages at Southbrooke PUD Section 3 Final Plat.


VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, FINAL PLAT, SECTION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
Alley
Alley
Stream Valley Blvd
Site
Lewisburg Pike
Streamside Ln
Alley
Ledgestone Dr
Linden Isle Dr
Shallow Stream Ln
Narrow Ford Ln
Project Information
Existing Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: CFO, FFO
Site Acreage: 31.55 acres
Proposed Number of Residential Lots: 41
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7671

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. Easements

joe.marlo@franklintn.gov *Comment to remain open until complete.*

Applicant shall label existing easements with the deed/plat reference (book and page), including those created by the associated final plat in COF 7577.

9. Final Plat Notes

joe.marlo@franklintn.gov *Comment to remain open until complete.*

Applicant shall reference the deed book and page of the final plat that is being voided/vacated (Final Plat Note #3) once it has been recorded by the county. Final plat to be voided/vacated is that associated with COF 7577.

3. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE PREVIOUS RECORDING OF LOT 2001 SHOWN ON THE FINAL PLAT ENTITLED "VILLAGES AT SOUTHBROOK FINAL PLAT SECTION 1" AS RECORDED IN PLAT BOOK XXX, PAGE XXX, R.O.W.C. (RECORDING INFORMATION TO BE FILLED IN WHEN SECTION 1 FINAL PLAT (COF 7577) HAS BEEN RECORDED).

11. No Grayscale

joe.marlo@franklintn.gov *Comment primarily addressed, however match lines are still shown in grayscale.*

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale, "screened," or "shaded back" line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.



12. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

Parks

General Issues

16. Parkland Impact Fee

kevinl@franklintn.gov

25% of total development count plus 39 units on the first phase has been received 9-22-21.

What is due at this point is 41 units x at the pro-rated amount of $3,228 =$132,348.

$132,348 is due at this time for Phase 3 of 41 units.

Applicant shall correct the items in Yellow below to match the correct amount needed for this phase.

Fees shall be due before this plat can be recorded. "Failed" will be the comment until fees have been received.

I have supplied the new Parkland Invoice.

Please contact Doug Bright for an appointment in BNS to make payment.
***Applicant shall bring the Parkland Invoice with the payment.**
doug.bright@franklintn.gov 615-550-6632

20. ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
21. PARKLAND REQUIREMENTS:
    a. 205 UNITS X $4,304 = $882,320
    b. 25% OF THE TOTAL PROJECT IS DUE AT THE PLAT WHICH IS $220,580 IS NON-REIMBURSABLE AND SHALL REMAIN IN QUAD 2
    c. 41 LOTS ARE BEING CREATED WITH THIS INITIAL PLAT AT PRO-RATED RATIO OF $3,228 EACH = $125,892
    d. $220,580 + $125,892 = $346,472 NEEDED BEFORE PLAT CAN BE APPROVED AND FILED.
22. APPLICANT MAY BE REIMBURSED FOR 25% OR UP TO $220,580 OF THE PRIVATE PARKLAND CONSTRUCTION FOR AMENITIES LABELED IN THE PARKLAND AGREEMENT. THIS IS NOT FOR ANY OTHER CONSTRUCTION OUTSIDE THE LIMITS OF PARKLAND RELATED AREAS OR AS SHOWN IN THE PARKLAND IMPACT AGREEMENT OR REFERRING EXHIBITS.
23. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts, from the associated Site Plan COF 7672 (Villages of Southbrooke PUD Subdivision, Site Plan, Section 3):	
I. City Water:	$ -
II. City Sewer:	**$231,000**
III. Public Sidewalk:	**$427,000**
IV. City Streets:	**$1,155,000**
V. Private Streets (Including Shared Access):	$ -
VI. Street Access	**$10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$323,000**
XI. Green Infrastructure:	$ -

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)		
8" MAIN	1404	LF
4' MANHOLES	7	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	36079	SF
MULTI-USE PATH - ASPHALT (1.5" SURFACE, 3" BINDER, 4" BASE)	9858	SF
HANDICAP RAMP AND DETECTABLE WARNING	14	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	11358	SY
CONCRETE CURB	3656	LF
CONCRETE CURB AND GUTTER	4546	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SIGNS/STRIPING/ETC	0.05	OF TOTAL
(ANY NEW OR MODIFIED CONNECTIONS TO EXISTING PUBLIC OR PRIVATE STREETS)	1	EA
15" RCP CULVERT	1227	LF
18" RCP CULVERT	882	LF
24" RCP CULVERT	367	LF
HEADWALLS (Concrete Volume)	6.3	CY
SINGLE INLET/JUNCTION BOX	33	EA
DOUBLE INLET	5	EA

Planning

General Issues

18. Section 2

joseph.bryan@franklintn.gov	Applicant shall remove the area for section 2 from the plat to prevent a future revision to the Section 3 plat. Applicant shall revise the acreage and site data accordingly.

Preservation/HZC

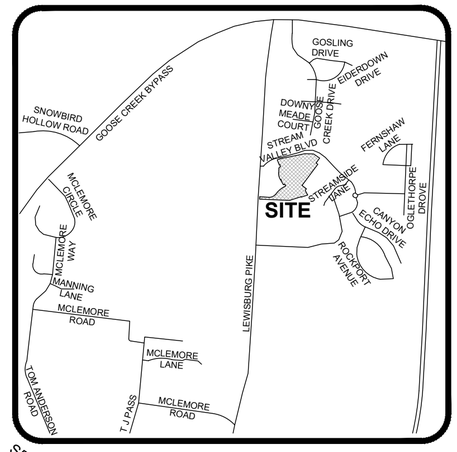
General Issues

17. Historic Preservation Buffer

amanda.rose@franklintn.gov	The applicant shall include the required Historic Preservation Buffer on the plat, including the width at various location, and include it as a plat note.

LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	ADDRESSES	1234	CENTERLINE
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	HANDICAP SPACE		FENCE
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	SANITARY SEWER	8" SA	WATER FEATURE
CONTROL POINT FOUND	CURB INLET	GAS METER	WATER	4" W	TREE LINE
CONTROL POINT SET	STORM MH	GAS VALVE	UNDERGROUND ELEC	UGE	GREEN INFRA. ESMT.
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	OVERHEAD ELEC	OHE	POND
WATER METER	ELECTRIC MH	SIDEWALK	GAS	4" G	R.O.W. RIGHT OF WAY
WATER VALVE	LIGHT POLE	MIN. BUIDLING SETBACK M.B.S.L	COMMUNICATIONS	COM	PVMT. EDGE OF PAVEMENT



VICINITY MAP
NOT TO SCALE

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

VILLAGES AT SOUTHBROOKE

SECTION 3

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI AGRICULTURE COMMERCE
TENNESSEE NO. 2302

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	31.549	TOTAL NO. OF LOTS:	47
ACRES NEW RD/ST:	3.359 (ROW)	L.F. OF NEW RD/ST:	3699.18
ACRES OPEN SPACE:	10.204	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	10/07/2021

WA PROJECT NO. 18-1022 COF PROJECT NO. 7671 SHEET 1 0F 5

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SO	COMMUNICATION BOX	C	HANDICAP SPACE		FENCE	X
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	GREEN INFRA. ESMT.	
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	POND	
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	R.O.W.	RIGHT OF WAY
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM	PVMT.	EDGE OF PAVEMENT

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS CREATING 41 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND 1 LOT FOR REMAINING LAND TO BE DEVELOPED.
2. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 19.01 ON PROPERTY TAX MAP 117 IN THE 10TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE PREVIOUS RECORDING OF LOT 2001 SHOWN ON THE FINAL PLAT ENTITLED "VILLAGES AT SOUTHBROOK FINAL PLAT SECTION 1" AS RECORDED IN PLAT BOOK XXX, PAGE XXX, R.O.W.C. (RECORDING INFORMATION TO BE FILLED IN WHEN SECTION 1 FINAL PLAT (COF 7577) HAS BEEN RECORDED).
4. ZONING: (PD) PLANNED DISTRICT.
   - BUILDING TYPES: ALLEY LOADED (SMALL LOTS)
   - LOT WIDTHS: 34', 41', 56', & 60'
   - SETBACKS
     - FRONT: 15'
     - REAR: 5'
     - SIDE: 5'
     - STREET SIDE: 10'
     - ALLEY SIDE: 10'
   - BUILDING TYPES: STREET LOADED (LARGE LOTS)
   - LOT WIDTHS: 65', 85', & 100-125'
   - SETBACKS
     - FRONT: 15'
     - REAR: 20'
     - SIDE: 5'
     - STREET SIDE: 10'
     - ALLEY SIDE: 10'
   - BUILDING TYPES: TOWNHOMES (ATTACHED PRODUCT LOTS)
   - LOT WIDTHS: 20' & 24'
   - SETBACKS
     - FRONT: 15'
     - REAR: 5' (18' FOR PARKING)
     - SIDE: 5'
     - STREET SIDE: 10'
     - ALLEY SIDE: 10'
5. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN OTHER AREAS ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0355F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
8. 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.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
10. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
11. AT ALL TEMPORARY TURNAROUNDS AND STREET STUBS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOME OWNERS'S ASSOCIATION.
13. 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.
14. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. 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 HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
16. MINERAL RIGHTS ARE TO BE HELD BY SOUTHBROOKE, LLC.
17. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
18. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
19. LOTS WITH AN * (ASTERISK) ARE DESIGNATED AS CRITICAL LOTS FOR SIGHT DISTANCE. THESE LOTS WILL REQUIRE VERIFICATION OF SIGHT DISTANCE WITH RESPECT TO THE BUILDING PLACEMENT ON THE LOTS WITH THE BUILDING PERMIT SUBMITTAL.
20. ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
21. PARKLAND REQUIREMENTS:
    a. 205 UNITS X $4,304 = $882,320
    b. 25% OF THE TOTAL PROJECT IS DUE AT THE PLAT WHICH IS NON-REIMBURSABLE AND SHALL REMAIN IN QUAD 2 — $220,580 IS
    c. 41 LOTS ARE BEING CREATED WITH THIS INITIAL PLAT AT $3,228 EACH = $125,892 — PRO-RATED RATIO OF
    d. $220,580 + $125,892 = $346,472 NEEDED BEFORE PLAT CAN BE APPROVED AND FILED.
22. APPLICANT MAY BE REIMBURSED FOR 25% OR UP TO $220,580 OF THE PRIVATE PARKLAND CONSTRUCTION FOR AMENITIES LABELED IN THE PARKLAND AGREEMENT. THIS IS NOT FOR ANY OTHER CONSTRUCTION OUTSIDE THE LIMITS OF PARKLAND RELATED AREAS OR AS SHOWN IN THE PARKLAND IMPACT AGREEMENT OR REFERRING EXHIBITS.
23. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

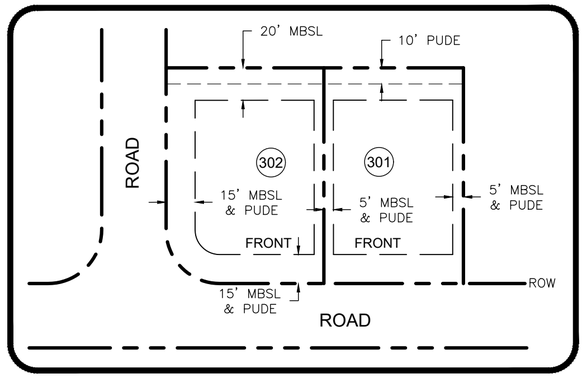
Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
121	14651.70'	0.336
122	13500.00'	0.310
123	13500.00'	0.310
124	13500.00'	0.310
125	13500.00'	0.310
126	13500.00'	0.310
127	13863.25'	0.318
128	15351.99'	0.352
129	7687.93'	0.176
130	5330.00'	0.122
131	5330.00'	0.122
132	5330.00'	0.122
133	5330.00'	0.122
134	4420.00'	0.101
135	4420.00'	0.101
136	4420.00'	0.101
137	5330.00'	0.122
138	5330.00'	0.122
139	5330.00'	0.122
140	7675.00'	0.176
141	10723.09'	0.246

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
142	3824.61'	0.088
143	3983.04'	0.091
144	7159.76'	0.164
145	7461.77'	0.171
146	4414.33'	0.101
147	4411.50'	0.101
148	9198.45'	0.211
149	7215.53'	0.166
150	5329.97'	0.122
151	5329.92'	0.122
152	5329.88'	0.122
153	4419.86'	0.101
154	4419.83'	0.101
155	5329.76'	0.122
156	5329.71'	0.122
157	6629.58'	0.152
158	7439.76'	0.171
159	7534.25'	0.173
160	6712.42'	0.154
161	12243.35'	0.281
2002	471746.88'	10.830

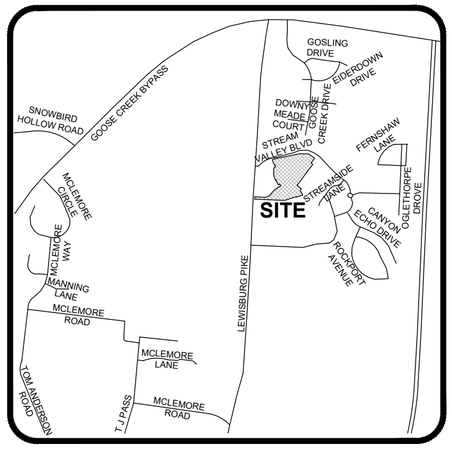
Parcel Line Table		
Line #	Length	Direction
L1	87.18'	N70°29'37"E
L2	107.92'	N17°48'26"W
L3	9.95'	N20°37'49"W
L4	63.06'	N1°37'53"E
L5	55.67'	N39°25'15"E
L6	52.00'	N24°22'28"W
L7	113.65'	N29°57'28"W
L8	22.00'	N27°12'46"W
L9	12.33'	N29°57'28"W
L10	15.29'	N3°43'21"E
L11	24.89'	N3°43'21"E
L12	24.89'	N3°43'21"E
L13	40.98'	N3°43'21"E
L14	52.00'	N11°39'23"W
L15	127.09'	N21°37'58"W
L16	15.01'	N21°37'58"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	190.37'	201.00'	54° 15' 57"	N66° 33' 13"E	183.33'
C2	285.39'	624.00'	26° 12' 17"	N52° 31' 23"E	282.91'
C3	27.13'	676.00'	2° 17' 57"	S64° 28' 34"W	27.13'
C4	20.43'	13.50'	86° 42' 57"	N73° 18' 57"W	18.54'
C5	13.14'	23.00'	32° 44' 42"	N46° 24' 53"E	12.97'
C6	3.17'	828.00'	0° 13' 10"	S62° 40' 39"W	3.17'
C7	11.03'	23.00'	27° 28' 28"	S76° 18' 18"W	10.92'
C8	58.87'	298.00'	11° 19' 10"	N24° 17' 53"W	58.78'
C9	24.09'	298.00'	4° 37' 52"	N16° 19' 23"W	24.08'
C10	24.01'	298.00'	4° 36' 56"	N11° 41' 58"W	24.00'
C11	41.28'	298.00'	7° 56' 10"	N5° 25' 25"W	41.24'
C12	26.93'	298.00'	5° 10' 41"	N1° 08' 01"E	26.92'
C13	63.82'	49.00'	74° 37' 16"	N41° 01' 59"E	59.40'
C14	19.41'	101.00'	11° 00' 45"	S72° 50' 14"W	19.38'

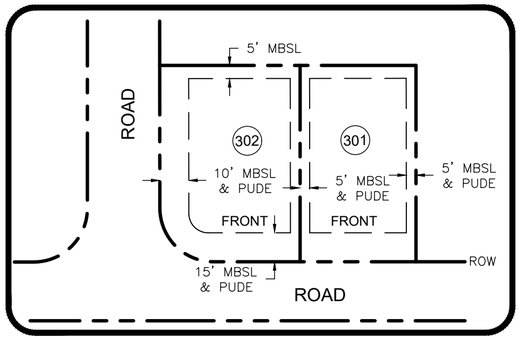
Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	47627.27'	1.093
O.S. 2	93697.20'	2.151
O.S. 3	271549.82'	6.234
O.S. 4	3769.73'	0.087
O.S. 5	27822.53'	0.639



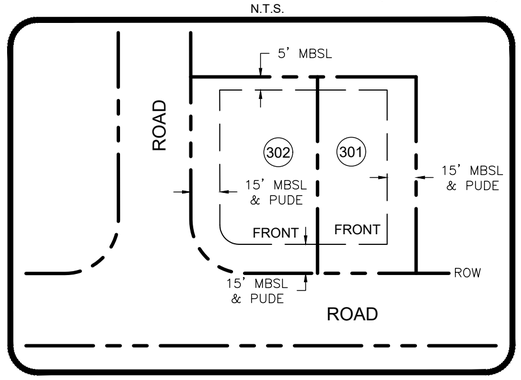
TYPICAL LOT LAYOUT- STREET LOADED (LARGE LOTS)
N.T.S.



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT- ALLEY LOADED (SMALL LOTS)
N.T.S.



TYPICAL LOT LAYOUT- TOWNHOMES (ATTACHED PRODUCT)
N.T.S.

VILLAGES AT SOUTHBROOKE

SECTION 3

OWNER/SUBDIVIDER:
SOUTHBROOKE, LLC
554 FRANKLIN ROAD
SUITE 300, FRANKLIN, TN 37069

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 APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, SECTION 3, 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 28TH DAY OF MAY, 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

JOEY C. WILSON II REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

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 1462, PAGE 840, 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 VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, SECTION 3, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, SECTION 3, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____DAY OF _____, 20___, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

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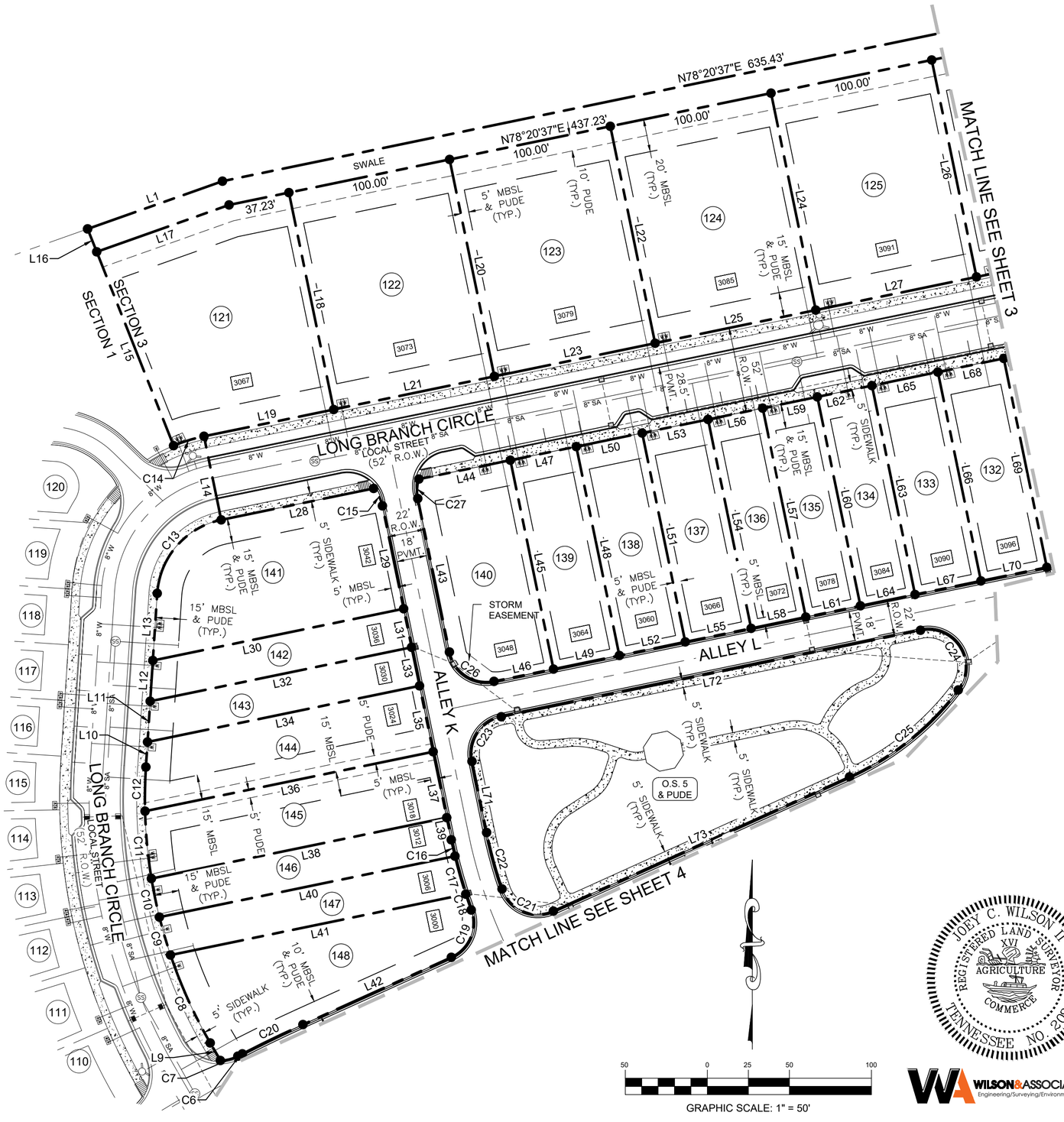
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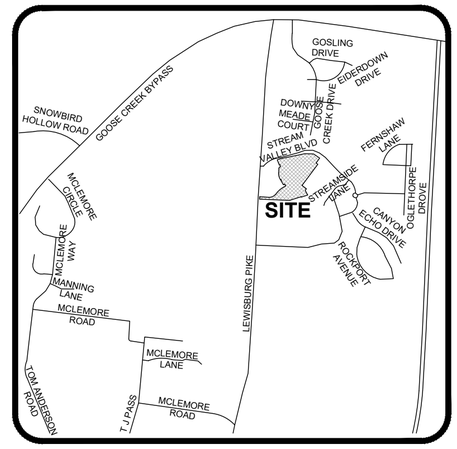
FINAL SUBDIVISION PLAT

FRANKLIN - WILIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	31.549	TOTAL NO. OF LOTS:	47
ACRES NEW RD/ST:	3.359 (ROW)	L.F. OF NEW RD/ST:	3699.18
ACRES OPEN SPACE:	10.204	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	10/07/2021

WA PROJECT NO. 18-1022 COF PROJECT NO. 7671 SHEET 2 0F 5





VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L1	87.18'	N70°29'37"E
L9	12.33'	N29°57'28"W
L10	15.29'	N3°43'21"E
L11	24.89'	N3°43'21"E
L12	24.89'	N3°43'21"E
L13	40.98'	N3°43'21"E
L14	52.00'	N11°39'23"W
L15	127.09'	N21°37'58"W
L16	15.01'	N21°37'58"W
L17	85.59'	S70°29'37"W
L18	135.00'	S11°39'23"E
L19	80.71'	N78°20'37"E
L20	135.00'	S11°39'23"E
L21	100.00'	N78°20'37"E
L22	135.00'	S11°39'23"E
L23	100.00'	N78°20'37"E
L24	135.00'	S11°39'23"E
L25	100.00'	N78°20'37"E
L26	135.00'	S11°39'23"E
L27	100.00'	N78°20'37"E
L28	94.86'	S78°20'37"W
L29	64.02'	N11°39'23"W
L30	156.06'	S78°20'37"W
L31	24.00'	N11°39'23"W
L32	162.66'	S78°20'37"W
L33	24.00'	N11°39'23"W
L34	169.26'	S78°20'37"W
L35	41.00'	N11°39'23"W
L36	179.28'	S78°20'37"W
L37	41.00'	N11°39'23"W
L38	183.75'	S78°20'37"W
L39	13.77'	N11°39'23"W
L40	183.91'	S78°20'37"W

Parcel Line Table		
Line #	Length	Direction
L41	183.71'	S78°20'37"W
L42	99.30'	N65°37'32"E
L43	95.50'	S11°39'23"E
L44	56.92'	S78°20'37"W
L45	130.00'	S11°39'23"E
L46	37.00'	N78°20'37"E
L47	41.00'	S78°20'37"W
L48	130.00'	S11°39'23"E
L49	41.00'	N78°20'37"E
L50	41.00'	S78°20'37"W
L51	130.00'	S11°39'23"E
L52	41.00'	N78°20'37"E
L53	41.00'	S78°20'37"W
L54	130.00'	S11°39'23"E
L55	41.00'	N78°20'37"E
L56	34.00'	S78°20'37"W
L57	130.00'	S11°39'23"E
L58	34.00'	N78°20'37"E
L59	34.00'	S78°20'37"W
L60	130.00'	S11°39'23"E
L61	34.00'	N78°20'37"E
L62	34.00'	S78°20'37"W
L63	130.00'	S11°39'23"E
L64	34.00'	N78°20'37"E
L65	41.00'	S78°20'37"W
L66	130.00'	S11°39'23"E
L67	41.00'	N78°20'37"E
L68	41.00'	S78°20'37"W
L69	130.00'	S11°39'23"E
L70	41.00'	N78°20'37"E
L71	44.29'	S11°39'23"E
L72	260.86'	S78°20'37"W
L73	198.16'	N65°37'32"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	3.17'	828.00'	0° 13' 10"	S62° 40' 39"W	3.17'
C7	11.03'	23.00'	27° 28' 28"	S76° 18' 18"W	10.92'
C8	58.87'	298.00'	11° 19' 10"	N24° 17' 53"W	58.78'
C9	24.09'	298.00'	4° 37' 52"	N16° 19' 23"W	24.08'
C10	24.01'	298.00'	4° 36' 56"	N11° 41' 58"W	24.00'
C11	41.28'	298.00'	7° 56' 10"	N5° 25' 25"W	41.24'
C12	26.93'	298.00'	5° 10' 41"	N1° 08' 01"E	26.92'
C13	63.82'	49.00'	74° 37' 16"	N41° 01' 59"E	59.40'
C14	19.41'	101.00'	11° 00' 45"	S72° 50' 14"W	19.38'
C15	12.04'	23.00'	30° 00' 00"	N26° 39' 23"W	11.91'
C16	10.23'	304.00'	1° 55' 43"	N12° 37' 14"W	10.23'
C17	24.07'	304.00'	4° 32' 12"	N15° 51' 12"W	24.06'
C18	10.23'	304.00'	1° 55' 40"	N19° 05' 08"W	10.23'
C19	34.39'	23.00'	85° 40' 30"	N22° 47' 17"E	31.28'
C20	41.02'	828.00'	2° 50' 18"	N64° 12' 23"E	41.01'
C21	38.32'	23.00'	95° 27' 49"	S66° 38' 33"E	34.04'
C22	35.71'	282.00'	7° 15' 16"	S15° 17' 01"E	35.68'
C23	36.13'	23.00'	90° 00' 00"	S33° 20' 37"W	32.53'
C24	55.69'	23.00'	138° 43' 21"	N32° 17' 43"W	43.05'
C25	85.73'	172.00'	28° 33' 34"	N51° 20' 45"E	84.85'
C26	36.13'	23.00'	90° 00' 00"	S56° 39' 23"E	32.53'
C27	12.04'	23.00'	30° 00' 01"	S3° 20' 36"W	11.91'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

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VILLAGES AT SOUTHBROOKE

SECTION 3

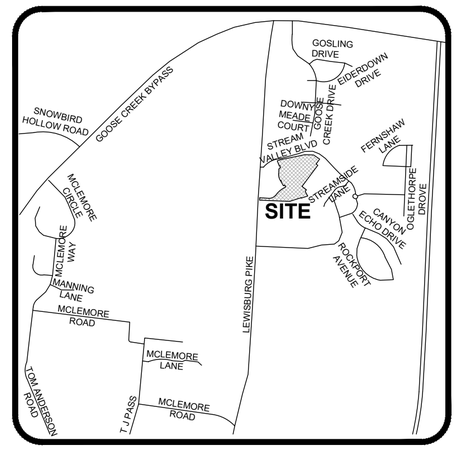
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SCALE:	1" = 50'	DATE:	10/07/2021

WA PROJECT NO. 18-1022 COF PROJECT NO. 7671 SHEET 3 0F 5





VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C28	12.84'	251.00'	2° 55' 52"	N79° 48' 33"E	12.84'
C29	94.97'	251.00'	21° 40' 42"	S87° 53' 10"E	94.40'
C30	94.54'	251.00'	21° 34' 48"	S66° 15' 25"E	93.98'
C31	21.21'	13.50'	90° 00' 00"	N56° 39' 23"W	19.09'
C32	66.74'	324.00'	11° 48' 10"	N5° 45' 18"W	66.63'
C33	10.84'	23.00'	27° 00' 20"	N70° 26' 55"E	10.74'
C34	15.76'	161.00'	5° 36' 28"	N81° 08' 51"E	15.75'
C35	23.25'	13.50'	98° 39' 33"	S37° 40' 23"W	20.48'
C36	130.35'	199.00'	37° 31' 49"	N74° 13' 56"W	128.03'
C37	507.16'	376.00'	77° 16' 55"	S26° 59' 05"W	469.58'
C38	26.88'	23.00'	66° 58' 03"	S44° 51' 36"W	25.38'
C39	20.27'	23.01'	50° 28' 17"	N76° 11' 53"W	19.62'
C40	133.18'	324.00'	23° 33' 05"	N17° 36' 56"E	132.24'
C41	64.59'	324.00'	11° 25' 21"	N35° 06' 09"E	64.49'
C42	38.68'	194.00'	11° 25' 21"	S35° 06' 09"W	38.61'
C43	13.47'	194.00'	3° 58' 44"	S27° 24' 07"W	13.47'
C44	16.17'	66.00'	14° 02' 11"	S18° 23' 40"W	16.13'

Parcel Line Table		
Line #	Length	Direction
L74	135.00'	S11°39'23"E
L75	100.00'	N78°20'37"E
L76	11.11'	N88°11'23"W
L77	132.93'	S8°38'24"E
L78	86.38'	N78°20'37"E
L79	144.34'	N88°11'23"W
L80	133.74'	N12°56'47"E
L81	156.57'	S35°19'10"W
L82	92.47'	S55°28'01"E
L83	53.16'	S55°28'01"E
L84	52.04'	S36°38'35"W
L85	41.00'	S78°20'37"W
L86	130.00'	S11°39'23"E
L87	41.00'	N78°20'37"E
L88	41.00'	S78°20'37"W
L89	130.00'	S11°39'23"E
L90	41.00'	N78°20'37"E
L91	47.07'	S78°20'37"W
L92	49.52'	N11°39'23"W
L93	27.34'	N78°20'37"E
L94	107.26'	S78°20'37"W
L95	130.00'	S60°36'31"E
L96	130.00'	S49°11'10"E
L97	47.41'	S11°39'23"E
L98	143.71'	N55°28'01"W

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

VILLAGES AT SOUTHBROOKE

SECTION 3

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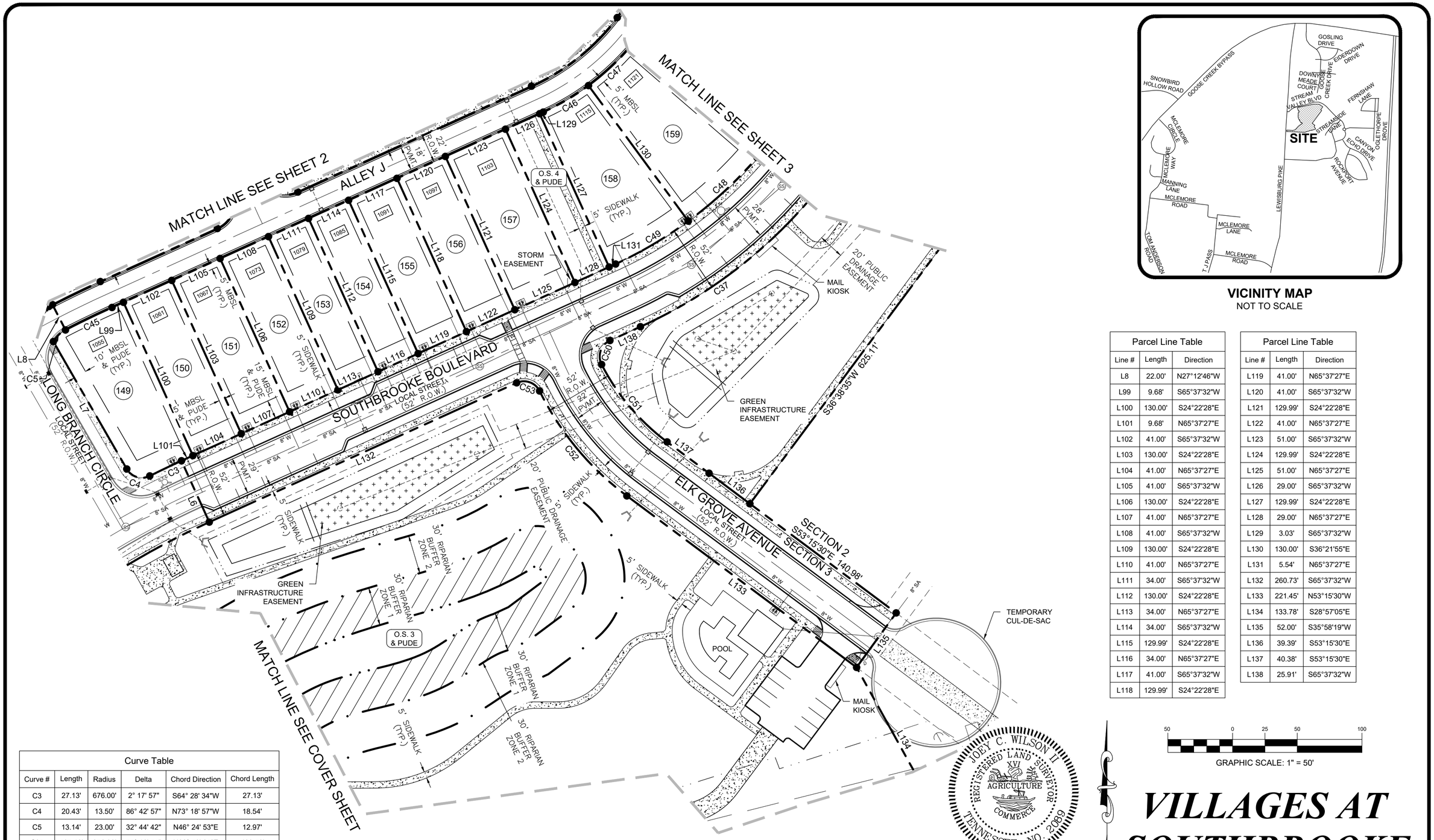
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FINAL SUBDIVISION PLAT

FRANKLIN - WILIAMSON COUNTY - TENNESSEE

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SCALE:	1" = 50'	DATE:	10/07/2021

WA PROJECT NO. 18-1022 COF PROJECT NO. 7671 SHEET 4 0F 5



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L8	22.00'	N27°12'46"W
L99	9.68'	S65°37'32"W
L100	130.00'	S24°22'28"E
L101	9.68'	N65°37'27"E
L102	41.00'	S65°37'32"W
L103	130.00'	S24°22'28"E
L104	41.00'	N65°37'27"E
L105	41.00'	S65°37'32"W
L106	130.00'	S24°22'28"E
L107	41.00'	N65°37'27"E
L108	41.00'	S65°37'32"W
L109	130.00'	S24°22'28"E
L110	41.00'	N65°37'27"E
L111	34.00'	S65°37'32"W
L112	130.00'	S24°22'28"E
L113	34.00'	N65°37'27"E
L114	34.00'	S65°37'32"W
L115	129.99'	S24°22'28"E
L116	34.00'	N65°37'27"E
L117	41.00'	S65°37'32"W
L118	129.99'	S24°22'28"E

Parcel Line Table		
Line #	Length	Direction
L119	41.00'	N65°37'27"E
L120	41.00'	S65°37'32"W
L121	129.99'	S24°22'28"E
L122	41.00'	N65°37'27"E
L123	51.00'	S65°37'32"W
L124	129.99'	S24°22'28"E
L125	51.00'	N65°37'27"E
L126	29.00'	S65°37'32"W
L127	129.99'	S24°22'28"E
L128	29.00'	N65°37'27"E
L129	3.03'	S65°37'32"W
L130	130.00'	S36°21'55"E
L131	5.54'	N65°37'27"E
L132	260.73'	S65°37'32"W
L133	221.45'	N53°15'30"W
L134	133.78'	S28°57'05"E
L135	52.00'	S35°58'19"W
L136	39.39'	S53°15'30"E
L137	40.38'	S53°15'30"E
L138	25.91'	S65°37'32"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	27.13'	676.00'	2° 17' 57"	S64° 28' 34"W	27.13'
C4	20.43'	13.50'	86° 42' 57"	N73° 18' 57"W	18.54'
C5	13.14'	23.00'	32° 44' 42"	N46° 24' 53"E	12.97'
C37	507.16'	376.00'	77° 16' 55"	N26° 59' 05"E	469.58'
C45	39.93'	806.00'	2° 50' 18"	S64° 12' 23"W	39.92'
C46	40.60'	194.00'	11° 59' 27"	S59° 37' 49"W	40.53'
C47	43.41'	194.00'	12° 49' 15"	S47° 13' 27"W	43.32'
C48	72.50'	324.00'	12° 49' 15"	N47° 13' 27"E	72.35'
C49	65.29'	324.00'	11° 32' 45"	N59° 24' 28"E	65.18'
C50	21.88'	13.50'	92° 50' 36"	S19° 12' 14"W	19.56'
C51	79.08'	174.00'	26° 02' 25"	S40° 14' 17"E	78.40'
C52	106.42'	226.00'	26° 58' 43"	N39° 46' 08"W	105.44'
C53	20.76'	13.50'	88° 05' 42"	N70° 19' 37"W	18.77'

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

VILLAGES AT SOUTHBROOKE

SECTION 3

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FINAL SUBDIVISION PLAT

FRANKLIN - WILIAMSON COUNTY - TENNESSEE

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DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	10/07/2021

WA PROJECT NO. 18-1022 COF PROJECT NO. 7671 SHEET 5 0F 5

City of Franklin

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

File #: 21-02502

DATE: October 13, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 60, Creating 47 Single-Family Residential Lots, 5 Open Space Lots, And Dedication Right-Of-Way, On 23.520 Acres, Located At The Intersection Of Conar Street And Congress Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7680
Applicant: JP Mitra, Williams and Associates, P.C.
Owner: Craig Yerian, Westhaven Partners, LLC

BACKGROUND/STAFF COMMENTS:
This final plat creates 47 single-family residential lots, five open space lots, and reserves/dedicates right-of-way within the Westhaven PUD Subdivision. The corresponding site plan was approved on the April 2021 Administrative agenda, and both the final plat and the site plan are consistent with the development plan.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). 2. 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.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.
4. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in

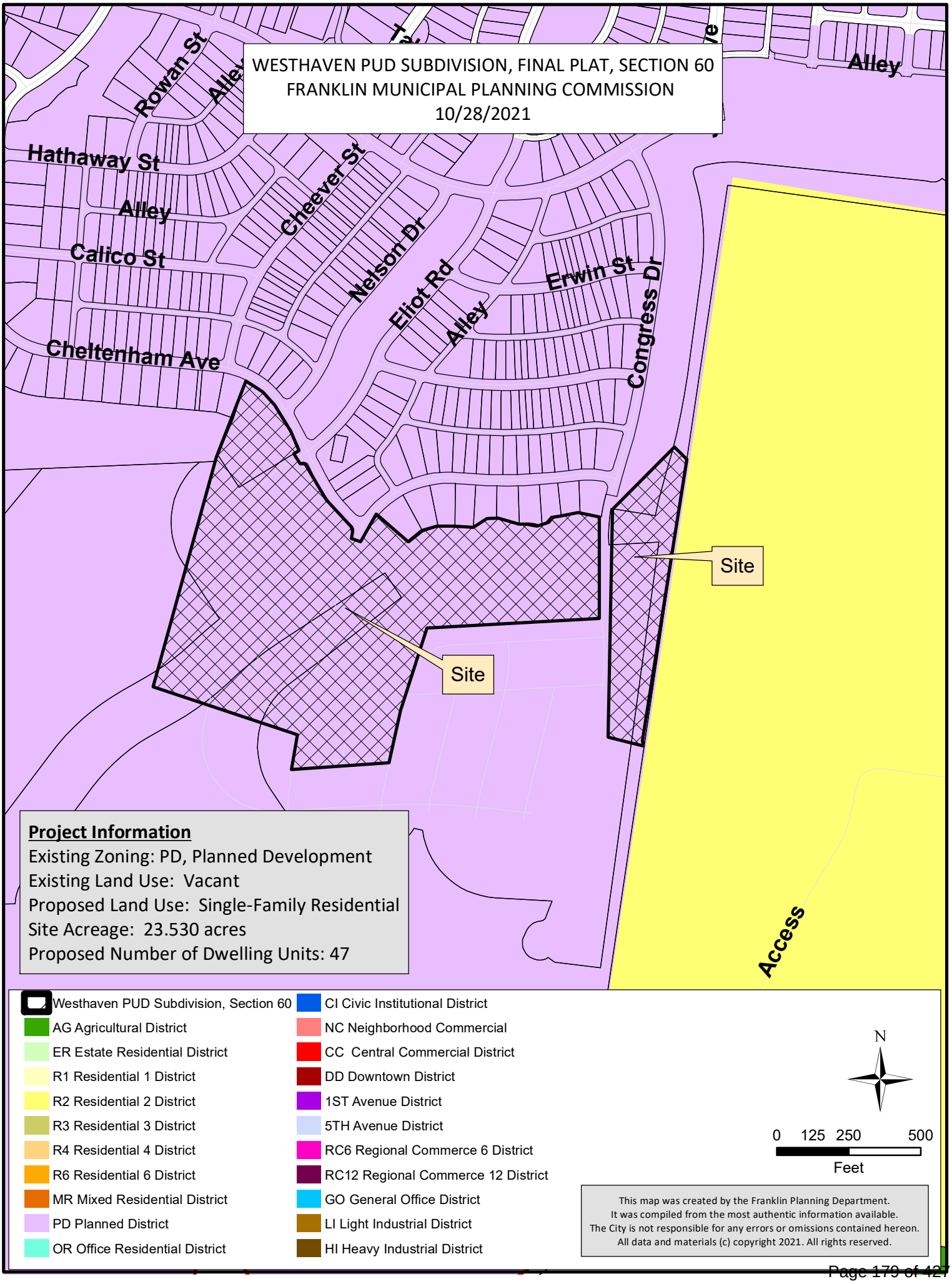
Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 60. The conditions are attached to this staff report.


WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 60
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
Rowan St
Alley
Alley
Hathaway St
Alley
Calico St
Cheever St
Nelson Dr
Eliot Rd
Alley
Erwin St
Congress Dr
Cheltenham Ave
Site
Site
Access
Project Information
Existing Zoning: PD, Planned Development
Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential
Site Acreage: 23.530 acres
Proposed Number of Dwelling Units: 47
Westhaven PUD Subdivision, Section 60
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7680

CONDITIONS OF APPROVAL:

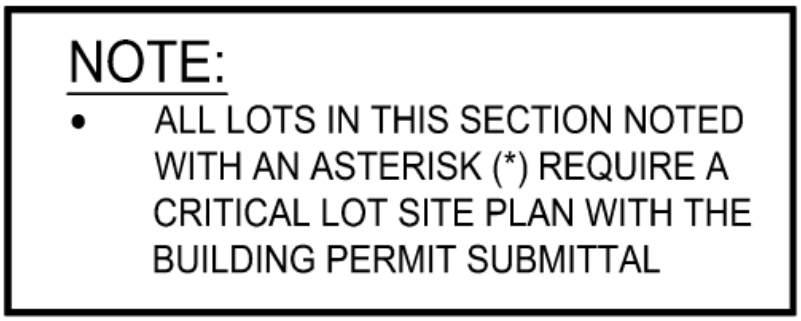
Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

19. C. Final Plat

lance.fittro@franklintn.gov This is a new comment that was overlooked on the previous submittal:
Applicant shall provide a clarification on the plat of the meaning of the asterisk designation shown on some lots, as was indicated on the approved site plan:



Performance Agreement and Surety

General Issues

11. Engineering Sureties

kevin.long@franklintn.gov **Sureties replace the amounts previously assigned to Site Plan COF# 7476 (Westhaven PUD Subdivision, Site Plan, Section 60) to remove EPSC surety previously posted with COF# 7477 (Westhaven PUD Subdivision, Site Plan, South Mass Grading).**

Applicant shall post sureties in the following amounts:	
I. City Water:	$ -
II. City Sewer:	**$330,000**
III. Public Sidewalk:	**$218,000**
IV. City Streets:	**$904,000**
V. Private Streets (Including Shared Access):	$ -
VI. Street Access	$ -
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$494,000**
XI. Green Infrastructure:	**$216,000**

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.*

Planning

General Issues

6. Purpose statement

chelsea.randolph@franklintn.gov Applicant shall denote the type of lot an how many within the purpose statement. This should include townhome/cottage and house.

Stormwater

General Issues

9. Plats

jeff.willoughby@franklintn.gov

Label all water resource by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

Label differing riparian buffer widths. I.e. grandfathered 25' buffer, averaged buffer, mitigation areas, etc.

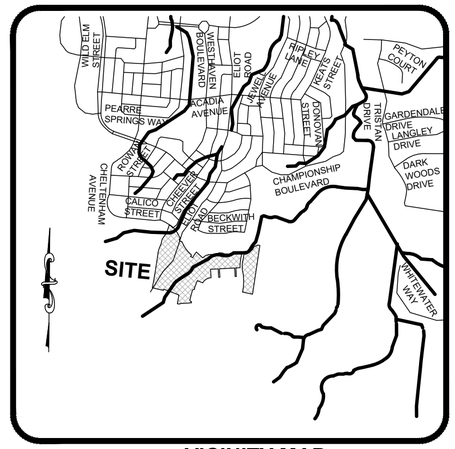
[Ver. 2] [Edited By Jeff Willoughby] Reply

LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	HANDICAP SPACE		FENCE	X
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND	CURB INLET	GAS METER	WATER	4" W	TREE LINE	
CONTROL POINT SET	STORM MH	GAS VALVE	UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	ELECTRIC MH	SIDEWALK	GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE	LIGHT POLE	MIN. BUIDLING SETBACK M.B.S.L	COMMUNICATIONS	COM		

NOTE:

HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.



VICINITY MAP
NOT TO SCALE

TYPICAL LOT LAYOUT
N.T.S.

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, FINAL PLAT, SECTION 60

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	23.530	TOTAL NO. OF LOTS:	52
ACRES NEW RD/ST:	2.829 (ROW)	L.F. OF NEW RD/ST:	3986.99
ACRES OPEN SPACE:	13.054	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	10/06/2021

WA PROJECT NO. 20-1478 COF PROJECT NO. 7680 SHEET 1 0F 4

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 47 RESIDENTIAL LOTS (LOTS 2320-2366) AND 5 OPEN SPACES.
2. SUBJECT PROPERTY IS SHOWN AS SECTION 60 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 1.16 ON PROPERTY MAP 77.
4. ZONING: PLANNED DEVELOPMENT (2.26)
5. ACCORDING TO THE WESTHAVEN PATTERN BOOK, THE FOLLOWING BUILDING TYPES WOULD BE PERMITTED IN THE T4 TRANSECT ZONE - SIDEYARD HOUSE, COTTAGE, OR HOUSE.
   MINIMUM SETBACK REQUIREMENTS (SECTION 60 LOTS):
   FRONT YARD - 25'
   REAR YARD - 5'
   SIDE YARD - 5' (MIN. 10' BETWEEN BUILDINGS)
   (MINIMUM 0' BETWEEN TOWNHOME UNITS)

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

   REAR YARD/ALLEY SETBACK - 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

   REAR YARD/NON-ALLEY SETBACK - 5' MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK AND ANCILLARY BUILDINGS)

6. ALL LOTS IN SECTION 60 FALL IN THE T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 4) AND PATTERN BOOK, REVISED 05/08/07.
7. SECTION 60 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDEYARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

   DWELLING UNIT LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY APARTMENTS:
   MINIMUM.....1,000 S.F.
   MAXIMUM.....10,000 S.F.
   MAXIMUM BUILDING HEIGHTS....2 STORIES

8. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
9. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187CO190F, REVISION DATE SEPTEMBER 29, 2006.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
12. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
13. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
14. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
15. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
19. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
20. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
21. STREET ADDRESS NUMBERS ARE ASSIGNED TO THE FOLLOWING STREET NAMES:
    * 600, 606, 612, 618, 624, 630, 636, 637, 642, 643, 648, 649 TO DANNY LANE
    * 1901, 1907, 1913, 1919, 1925, 1931, 1937, 1943, 1949, 1955 TO ELIOT ROAD
    * 1001, 1007 TO LITTLETON WAY
    * 1025, 1101, 1105, 1111, 1117, 1121, 1127, 1133, 1139 TO CHELTENHAM AVENUE
    * 992, 998, 1001, 1002, 1007, 1008, 1013, 1014, 1019, 1020, 1025, 1026, 1031, 1032, 1037, 1038, 1044, 2000 TO CONAR STREET
22. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
23. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
24. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
25. REQUIRED EXTERIOR PARKING:
    A. SINGLE FAMILY DETACHED RESIDENCE
       2 SPACES REQUIRED EXCEPT ON STREET CORNER LOTS. SPACES MUST BE ON THE SAME LOT AS THE RESIDENCE. SPACES SHALL BE A MINIMUM OF 18' WIDE BY 22' DEEP PAVED AREA (AS MEASURED FROM THE FACE OF THE ALLEY CURB). PARKING AREA MAY BE GARAGE APRON OR A SEPARATE PARKING PAD.
26. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.
27. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
28. 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.
29. 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.

Parcel Line Table

Line #	Length	Direction
L1	56.26'	S33°16'54"E
L2	72.40'	S26°44'40"E
L3	6.56'	S57°49'00"W
L4	38.50'	S30°45'31"E
L5	50.33'	S26°44'40"E
L6	38.50'	S67°08'02"E
L7	144.60'	S47°36'12"E
L8	60.40'	N52°39'08"E
L9	55.80'	N69°50'16"E
L10	58.53'	N86°59'28"E
L11	64.82'	S85°35'00"E
L12	7.46'	N90°00'00"E
L13	55.74'	N55°42'37"E
L14	54.45'	S87°26'42"E
L15	30.70'	S69°42'42"E
L16	22.97'	S75°52'31"E
L17	31.64'	N88°30'11"E
L18	45.03'	S77°32'15"E
L19	29.72'	N73°41'37"E

Parcel Line Table

Line #	Length	Direction
L20	23.68'	N42°12'41"E
L21	84.00'	N77°59'19"E
L22	39.03'	S85°43'22"E
L23	41.78'	S77°50'04"E
L24	136.49'	S9°22'31"W
L25	70.51'	S87°00'16"W
L26	20.00'	S87°00'16"W
L27	20.00'	S87°00'16"W
L28	130.00'	S87°00'16"W
L29	2.07'	S87°00'17"W
L30	99.94'	N68°58'06"W
L31	137.00'	S21°01'54"W
L32	5.23'	S68°58'06"E
L33	22.00'	S21°01'54"W
L34	22.00'	S3°32'10"E
L35	2.06'	S8°51'27"W
L36	38.50'	N81°10'21"W
L37	250.35'	S68°58'06"E
L38	5.70'	N12°46'30"E

Parcel Line Table

Line #	Length	Direction
L39	38.50'	N77°10'50"W
L40	74.83'	N8°50'03"E
L41	75.00'	N8°49'58"E
L42	75.00'	N8°49'58"E
L43	65.00'	N8°55'28"E
L44	68.64'	N8°51'38"E
L45	19.25'	N8°51'38"E
L46	98.40'	N13°22'32"E
L47	142.38'	N33°27'19"E
L48	137.92'	N18°26'42"E
L49	12.05'	N10°04'18"E
L50	132.76'	N10°04'18"E
L51	21.62'	S61°11'30"E
L52	26.46'	N80°47'08"E
L53	111.74'	N55°33'10"E
L54	62.97'	N31°31'22"E
L55	62.54'	N64°09'15"E
L56	40.33'	S84°11'37"E
L57	60.73'	S8°30'40"W

NOTE:

HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.

OWNER/SUBDIVIDER: WESTHAVEN PARTNERS, LLC

OWNERS/PARTNERS WITH 5% INTEREST OR MORE:

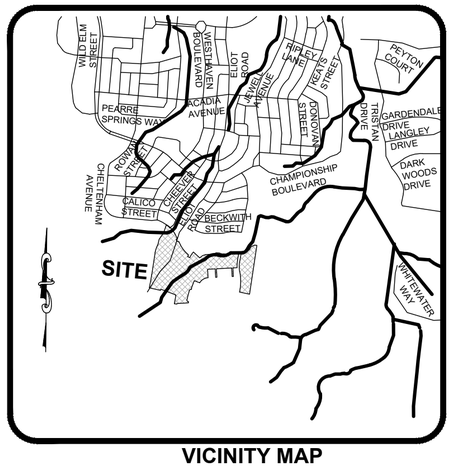
WESTHAVEN PARTNERS,LLC C/O TIM DOWNEY - TIM.DOWNEY@SOUTHERNLAND.COM 3990 HILLSBORO PIKE, SUITE 400 NASHVILLE, TN 37215 (615) 778-3150	
H. RHODES HART 612 10TH AVE, NORTH NASHVILLE, TN 37203 (615) 259-4222	FRANK MASTRAPASQUA 814 CHURCH STREET, #300 NASHVILLE, TN 37203 (615) 244-8400
PPMC LIMITED PARTNERSHIP C/O PETE SERODINO P.O. BOX 4539 CHATTANOOGA, TN 37405 (423) 266-1855	SPRINGLAKE, G.P. C/O RON PACE 95 WHITE BRIDGE ROAD, #504 NASHVILLE, TN 37205 (615) 352-9600
MONICA SMILEY 1417 HERITAGE LANDING DRIVE CHATTANOOGA, TN 37405 (423) 266-1070	FRANK J.B. VARALLO RONE-REGENCY JEWELERS BRAINERD VILLAGE CHATTANOOGA, TN 37411 (423) 894-1188

Parcel Area Table

Parcel #	Area (SF)	Area (AC)
2320	11003.54'	0.253
2321	10553.05'	0.242
2322	9937.52'	0.228
2323	9752.36'	0.224
2324	11254.08'	0.258
2325	11251.54'	0.258
2326	11278.60'	0.259
2327	11346.68'	0.260
2328	11395.44'	0.262
2329	11459.47'	0.263
2330	9388.18'	0.216
2331	6302.14'	0.145
2332	6302.14'	0.145
2333	6302.14'	0.145
2334	6302.14'	0.145
2335	6302.14'	0.145
2336	8150.99'	0.187
2337	7258.21'	0.167
2338	4455.00'	0.102
2339	4455.00'	0.102
2340	4455.00'	0.102
2341	4455.00'	0.102
2342	4455.00'	0.102
2343	4455.00'	0.102

Parcel Area Table

Parcel #	Area (SF)	Area (AC)
2344	4455.00'	0.102
2345	7649.15'	0.176
2346	6321.51'	0.145
2347	4455.00'	0.102
2348	5245.33'	0.120
2349	8063.79'	0.185
2350	5535.00'	0.127
2351	5535.00'	0.127
2352	6210.14'	0.143
2353	6210.14'	0.143
2354	7930.63'	0.182
2355	6181.18'	0.142
2356	7122.00'	0.163
2357	8434.86'	0.194
2358	5615.87'	0.129
2359	4634.93'	0.106
2360	4571.50'	0.105
2361	4526.18'	0.104
2362	7162.49'	0.164
2363	8136.75'	0.187
2364	5617.00'	0.129
2365	5617.00'	0.129
2366	5617.00'	0.129



VICINITY MAP
NOT TO SCALE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	146.29'	280.75'	29° 51' 15"	S48° 12' 31"E	144.64'
C2	19.39'	159.69'	6° 57' 23"	S29° 48' 16"E	19.38'
C3	29.43'	20.00'	84° 18' 28"	S15° 24' 35"W	26.84'
C4	33.27'	20.00'	95° 19' 13"	S74° 23' 47"E	29.57'
C5	209.69'	530.65'	22° 38' 28"	S38° 03' 29"E	208.33'
C6	26.11'	19.77'	75° 39' 27"	S11° 32' 49"E	24.25'
C7	18.36'	272.28'	3° 51' 51"	S24° 21' 10"W	18.36'
C8	112.35'	330.75'	19° 27' 42"	N32° 39' 58"E	111.81'
C9	123.10'	670.26'	10° 31' 24"	S3° 51' 09"W	122.93'
C10	56.08'	849.75'	3° 46' 52"	N10° 29' 36"E	56.07'
C11	288.60'	849.75'	19° 27' 34"	N1° 07' 37"W	287.22'
C12	175.60'	480.75'	20° 55' 43"	N0° 23' 33"W	174.63'
C13	123.10'	670.26'	10° 31' 24"	S3° 51' 09"W	122.93'
C14	169.16'	171.29'	56° 35' 02"	S58° 20' 25"W	162.37'
C15	36.25'	22.08'	94° 04' 47"	S63° 44' 58"W	32.31'
C16	168.91'	2305.01'	4° 11' 55"	S14° 29' 20"W	168.88'
C17	40.47'	22.00'	105° 23' 47"	S40° 50' 13"E	35.00'
C18	13.54'	10.00'	77° 35' 05"	S47° 40' 33"W	12.53'
C19	138.91'	2010.75'	3° 57' 29"	S10° 48' 25"W	138.88'
C20	28.54'	20.00'	81° 45' 15"	S28° 05' 28"E	26.18'
C21	34.32'	20.00'	98° 18' 26"	N61° 52' 41"E	30.26'
C22	74.58'	3064.92'	1° 23' 39"	N12° 07' 41"E	74.58'
C23	74.16'	3064.92'	1° 23' 11"	N10° 44' 16"E	74.15'
C24	74.43'	2794.77'	1° 31' 33"	N9° 20' 56"E	74.43'
C25	59.06'	515.27'	6° 34' 01"	N13° 58' 18"E	59.02'
C26	83.78'	515.27'	9° 18' 57"	N21° 54' 44"E	83.69'

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 60 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 SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____

CITY OF FRANKLIN _____ DATE _____

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION _____ DATE _____

Open Space Area Table

Parcel #	Area (SF)	Area (AC)
O.S. 5099	11579.64'	0.266
O.S. 5100	40280.41'	0.925
O.S. 5101	284038.90'	6.521
O.S. 5102	71278.14'	1.636
O.S. 5105	161451.12'	3.706

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 2269, PAGE 345, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK_____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK_____, PAGE_____, R.O.W.C.

SIGNATURE OF OWNER _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT :

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 60 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 60 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

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SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, FINAL PLAT, SECTION 60

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	23.530	TOTAL NO. OF LOTS:	52
ACRES NEW RD/ST:	2.829 (ROW)	L.F. OF NEW RD/ST:	3986.99
ACRES OPEN SPACE:	13.054	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	10/06/2021

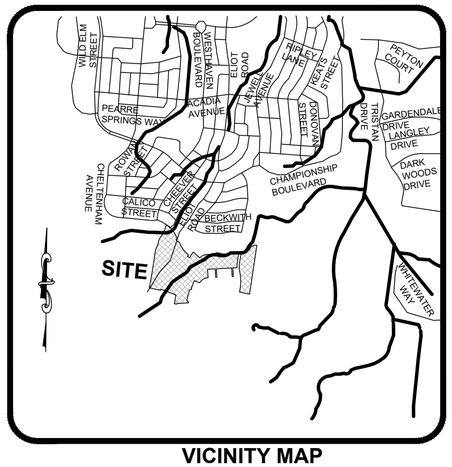
WA PROJECT NO. 20-1478 COF PROJECT NO. 7680 SHEET 2 0F 4

MATCH LINE SEE COVER

NOTE:

HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.

GRAPHIC SCALE: 1" = 50'



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L90	33.00'	N68°58'06"W
L91	135.00'	S21°01'54"W
L92	33.00'	S68°58'06"E
L93	33.00'	N68°58'06"W
L94	135.00'	S21°01'54"W
L95	33.00'	S68°58'06"E
L96	33.00'	N68°58'06"W
L97	135.00'	S21°01'54"W
L98	33.00'	S68°58'06"E
L99	33.00'	N68°58'06"W
L100	135.00'	S21°01'54"W

Parcel Line Table		
Line #	Length	Direction
L101	33.00'	S68°58'06"E
L102	33.00'	N68°58'06"W
L103	135.00'	S21°01'54"W
L104	33.00'	S68°58'06"E
L105	33.00'	N68°58'06"W
L106	135.00'	S21°01'54"W
L107	33.00'	S68°58'06"E
L108	33.00'	N68°58'06"W
L109	135.00'	S21°01'54"W
L110	33.00'	S68°58'06"E
L111	40.36'	N68°58'06"W

Parcel Line Table		
Line #	Length	Direction
L112	104.55'	N16°47'31"E
L113	38.12'	S68°58'06"E
L114	303.98'	S16°47'31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	29.43'	20.00'	84° 18' 28"	S15° 24' 35"W	26.84'
C4	33.27'	20.00'	95° 19' 13"	S74° 23' 47"E	29.57'
C5	209.69'	530.65'	22° 38' 28"	S38° 03' 29"E	208.33'
C6	26.11'	19.77'	75° 39' 27"	S11° 32' 49"E	24.25'
C7	18.36'	272.28'	3° 51' 51"	S24° 21' 10"W	18.36'
C8	112.35'	330.75'	19° 27' 42"	N32° 39' 58"E	111.81'
C25	59.06'	515.27'	6° 34' 01"	N13° 58' 18"E	59.02'
C26	83.78'	515.27'	9° 18' 57"	N21° 54' 44"E	83.69'
C27	192.00'	365.27'	30° 07' 01"	S44° 10' 56"W	189.80'
C28	58.72'	365.25'	9° 12' 40"	S24° 31' 03"W	58.66'
C29	60.84'	365.25'	9° 32' 37"	S15° 08' 24"W	60.77'
C30	9.61'	365.25'	1° 30' 28"	S9° 36' 52"W	9.61'
C31	163.75'	326.76'	28° 42' 48"	S44° 53' 03"W	162.04'
C32	9.33'	367.90'	1° 27' 08"	N22° 12' 56"E	9.33'
C33	30.22'	367.90'	4° 42' 22"	N19° 08' 10"E	30.21'
C34	16.45'	10.00'	94° 12' 51"	N63° 54' 43"E	14.66'
C35	13.58'	10.00'	77° 47' 51"	S30° 03' 14"E	12.56'
C36	123.56'	326.76'	21° 39' 58"	S19° 41' 39"W	122.83'
C37	17.83'	10.00'	102° 10' 16"	S59° 56' 46"W	15.56'
C38	14.97'	10.00'	85° 45' 37"	N26° 05' 17"W	13.61'
C39	32.90'	20.00'	94° 14' 23"	N63° 54' 43"E	29.31'
C40	27.17'	20.00'	77° 48' 47"	S30° 03' 14"E	25.13'
C41	6.68'	330.75'	1° 09' 24"	S22° 21' 25"W	6.68'
C42	28.79'	329.21'	5° 00' 35"	S19° 17' 07"W	28.78'

MATCH LINE SEE SHEET 3

Parcel Line Table		
Line #	Length	Direction
L3	6.56'	S57°49'00"W
L4	38.50'	S30°45'31"E
L5	50.33'	S26°44'40"E
L6	38.50'	S67°08'02"E
L7	144.60'	S47°36'12"E
L41	75.00'	N8°49'58"E
L42	75.00'	N8°49'58"E
L43	65.00'	N8°55'28"E
L44	68.64'	N8°51'38"E
L45	19.25'	N8°51'38"E
L46	98.40'	N13°22'32"E

Parcel Line Table		
Line #	Length	Direction
L47	142.38'	N33°27'19"E
L58	48.27'	S59°14'32"W
L59	155.83'	N63°25'46"W
L60	153.16'	N72°44'43"W
L61	150.20'	N79°20'12"W
L62	54.24'	S8°51'38"W
L63	150.00'	N81°10'02"W
L64	65.00'	S8°51'38"W
L65	150.07'	N81°10'02"W
L66	75.00'	S8°51'38"W
L67	150.04'	N81°10'02"W

Parcel Line Table		
Line #	Length	Direction
L68	75.00'	S8°51'24"W
L69	150.00'	N81°10'02"W
L70	48.27'	S59°14'32"W
L71	137.00'	S21°01'54"W
L72	52.87'	S68°58'06"E
L73	6.46'	S8°51'38"W
L74	137.00'	S21°01'54"W
L75	46.00'	S68°58'06"E
L76	137.00'	S21°01'54"W
L77	46.00'	S68°58'06"E
L78	137.00'	S21°01'54"W

Parcel Line Table		
Line #	Length	Direction
L79	46.00'	S68°58'06"E
L80	137.00'	S21°01'54"W
L81	46.00'	S68°58'06"E
L82	137.00'	S21°01'54"W
L83	46.00'	S68°58'06"E
L84	96.33'	N16°47'31"E
L85	53.90'	S68°58'06"E
L86	59.47'	N68°58'06"W
L87	135.00'	S21°01'54"W
L88	26.59'	S68°58'06"E
L89	109.57'	S8°51'38"W

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

SOUTHERN LAND COMPANY
WESTHAVEN
PUD-SUBDIVISION, FINAL PLAT, SECTION 60

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FINAL SUBDIVISION PLAT

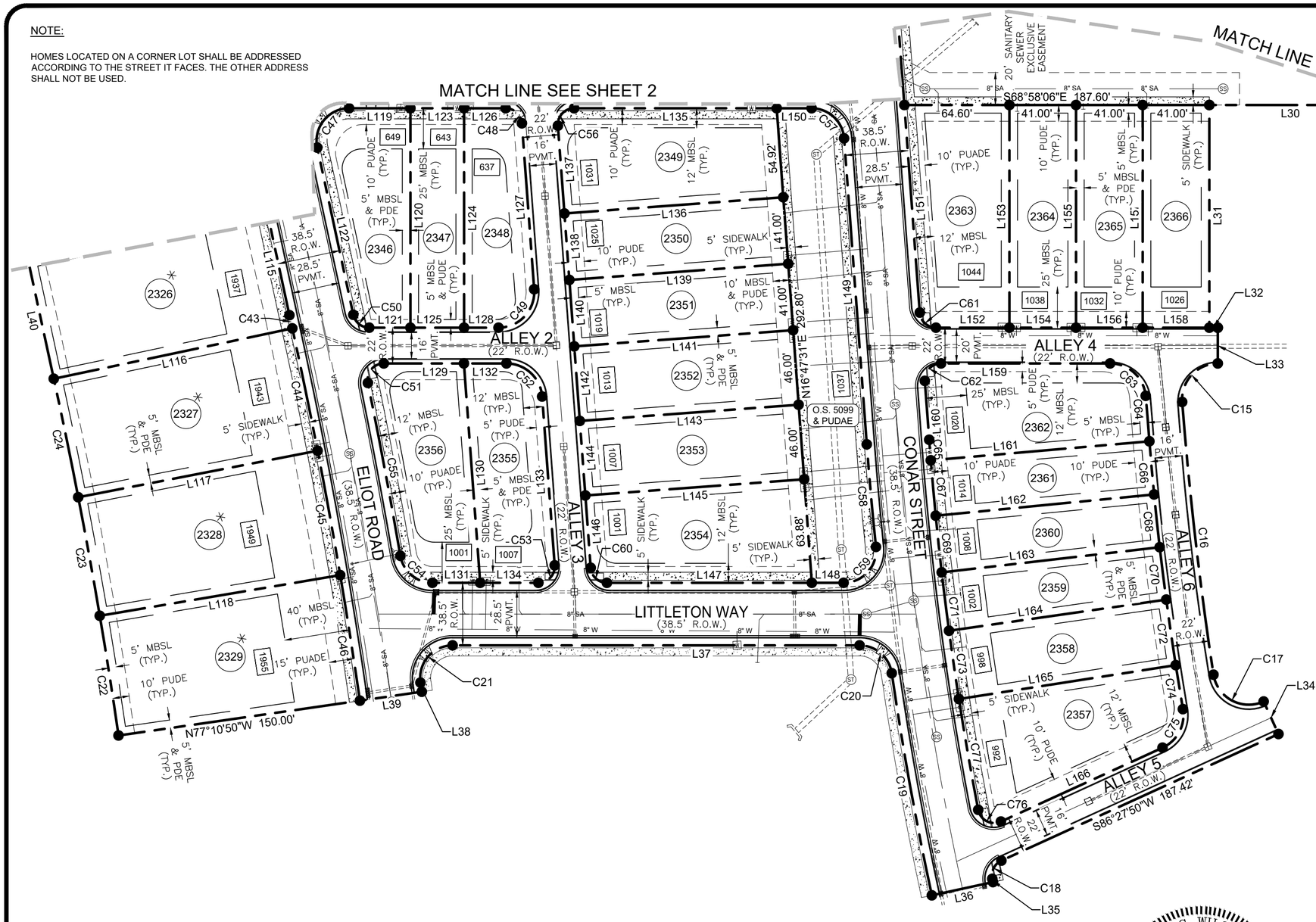
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

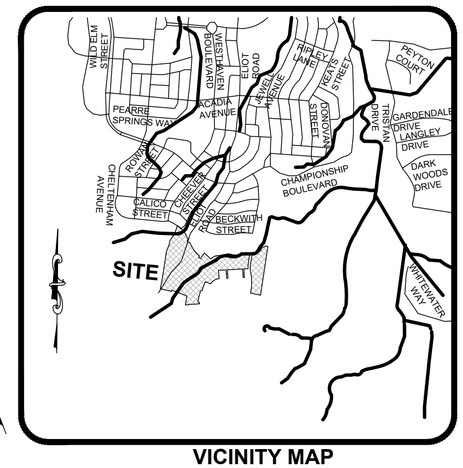
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DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	10/06/2021

WA PROJECT NO. 20-1478 COF PROJECT NO. 7680 SHEET 3 0F 4

NOTE:

HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.





VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L30	99.94'	N68°58'06"W
L31	137.00'	S21°01'54"W
L32	5.23'	S68°58'06"E
L33	22.00'	S21°01'54"W
L34	22.00'	S3°32'10"E
L35	2.06'	S8°51'27"W
L36	38.50'	N81°10'21"W
L37	250.35'	S68°58'06"E
L38	5.70'	N12°46'30"E
L39	38.50'	N77°10'50"W
L40	74.83'	N8°50'03"E
L115	67.26'	S8°51'53"W
L116	150.00'	N80°53'12"W
L117	150.00'	N79°57'19"W
L118	150.00'	N78°34'08"W
L119	37.73'	S68°58'06"E
L120	135.00'	S21°01'54"W
L121	25.32'	N68°58'06"W
L122	105.26'	N8°51'38"E
L123	33.00'	S68°58'06"E
L124	135.00'	S21°01'54"W

Parcel Line Table		
Line #	Length	Direction
L125	33.00'	N68°58'06"W
L126	25.61'	S68°58'06"E
L127	102.39'	S16°47'31"W
L128	21.21'	N68°58'06"W
L129	49.28'	S68°58'06"E
L130	135.37'	S16°47'31"W
L131	29.37'	N68°58'06"W
L132	26.19'	S68°58'06"E
L133	104.17'	S16°47'31"W
L134	35.85'	N68°58'06"W
L135	124.60'	S68°58'06"E
L136	135.00'	N73°12'29"W
L137	54.16'	N16°47'31"E
L138	41.00'	N16°47'31"E
L139	135.00'	N73°12'29"W
L140	41.00'	N16°47'31"E
L141	135.00'	N73°12'29"W
L142	46.00'	N16°47'31"E
L143	135.00'	N73°12'29"W
L144	46.00'	N16°47'31"E
L145	135.00'	N73°12'29"W

Parcel Line Table		
Line #	Length	Direction
L146	44.59'	N16°47'31"E
L147	126.08'	N68°58'06"W
L148	19.55'	S68°58'06"E
L149	188.79'	N16°47'31"E
L150	21.54'	N68°58'06"W
L151	128.09'	N16°47'31"E
L152	45.16'	N68°58'06"W
L153	137.00'	N21°01'54"E
L154	41.00'	N68°58'06"W
L155	137.00'	N21°01'54"E
L156	41.00'	N68°58'06"W
L157	137.00'	N21°01'54"E
L158	41.00'	N68°58'06"W
L159	104.01'	S68°58'06"E
L160	36.33'	N16°47'31"E
L161	135.00'	S73°56'03"E
L162	135.00'	S74°32'22"E
L163	135.00'	S75°33'29"E
L164	135.00'	S77°07'57"E
L165	135.00'	S77°50'32"E
L166	109.32'	S86°27'50"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	36.25'	22.08'	94° 04' 47"	S63° 44' 58"W	32.31'
C16	168.91'	2305.01'	4° 11' 55"	S14° 29' 20"W	168.88'
C17	40.47'	22.00'	105° 23' 47"	S40° 50' 13"E	35.00'
C18	13.54'	10.00'	77° 35' 05"	S47° 40' 33"W	12.53'
C19	138.91'	2010.75'	3° 57' 29"	S10° 48' 25"W	138.88'
C20	28.54'	20.00'	81° 45' 15"	S28° 05' 28"E	26.18'
C21	34.32'	20.00'	98° 18' 26"	N61° 52' 41"E	30.26'
C22	74.58'	3064.92'	1° 23' 39"	N12° 07' 41"E	74.58'
C23	74.16'	3064.92'	1° 23' 11"	N10° 44' 16"E	74.15'
C24	74.43'	2794.77'	1° 31' 33"	N9° 20' 56"E	74.43'
C43	8.30'	313.27'	1° 31' 04"	S8° 36' 03"W	8.30'
C44	76.87'	3226.86'	1° 21' 54"	S9° 21' 35"W	76.87'
C45	77.78'	3214.92'	1° 23' 11"	S10° 44' 16"W	77.78'
C46	78.21'	3214.92'	1° 23' 38"	S12° 07' 41"W	78.21'
C47	35.66'	20.00'	102° 09' 35"	N59° 56' 46"E	31.12'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C48	14.97'	10.00'	85° 45' 37"	S26° 05' 17"E	13.61'
C49	36.19'	22.00'	94° 14' 23"	S63° 54' 43"W	32.24'
C50	13.58'	10.00'	77° 47' 51"	N30° 03' 14"W	12.56'
C51	17.73'	10.00'	101° 36' 16"	N60° 13' 46"E	15.50'
C52	32.93'	22.00'	85° 45' 37"	S26° 05' 17"E	29.94'
C53	16.45'	10.00'	94° 12' 51"	S63° 54' 43"W	14.66'
C54	28.03'	20.00'	80° 18' 06"	N28° 49' 03"W	25.79'
C55	108.23'	3253.42'	1° 54' 22"	N10° 22' 49"E	108.22'
C56	16.45'	10.00'	94° 12' 51"	N63° 54' 43"E	14.66'
C57	29.94'	20.00'	85° 45' 37"	N26° 05' 17"W	27.22'
C58	63.37'	2010.75'	1° 48' 20"	N15° 55' 15"E	63.36'
C59	33.51'	20.00'	96° 00' 04"	N63° 01' 30"E	29.73'
C60	14.97'	10.00'	85° 45' 37"	N26° 05' 17"W	13.61'
C61	14.97'	10.00'	85° 45' 37"	N26° 05' 17"W	13.61'
C62	16.45'	10.00'	94° 12' 51"	N63° 54' 43"E	14.66'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C63	32.50'	22.00'	84° 38' 11"	S26° 39' 01"E	29.62'
C64	28.08'	1542.70'	1° 02' 34"	S16° 24' 15"W	28.07'
C65	12.68'	1973.78'	0° 22' 05"	N16° 38' 21"E	12.68'
C66	32.81'	1860.21'	1° 00' 39"	S15° 58' 20"W	32.81'
C67	34.24'	1973.78'	0° 59' 38"	N15° 57' 29"E	34.24'
C68	32.66'	1860.21'	1° 00' 22"	S14° 57' 05"W	32.66'
C69	35.06'	1970.21'	1° 01' 11"	N14° 57' 05"E	35.06'
C70	32.48'	1860.21'	1° 00' 01"	S13° 56' 08"W	32.48'
C71	36.19'	1943.57'	1° 04' 01"	N13° 54' 29"E	36.19'
C72	40.76'	1852.56'	1° 15' 39"	S12° 47' 37"W	40.76'
C73	42.44'	2049.04'	1° 11' 12"	N12° 46' 53"E	42.44'
C74	27.43'	1866.25'	0° 50' 31"	S11° 43' 49"W	27.43'
C75	28.86'	22.00'	75° 09' 41"	S48° 53' 00"W	26.83'
C76	18.09'	10.00'	103° 39' 34"	N41° 41' 41"W	15.73'
C77	69.24'	1917.40'	2° 04' 09"	N11° 09' 07"E	69.24'



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, FINAL PLAT, SECTION 60

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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ACRES NEW RD/ST:	2.829 (ROW)	L.F. OF NEW RD/ST:	3986.99
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DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	10/06/2021

WA PROJECT NO. 20-1478 COF PROJECT NO. 7680 SHEET 4 0F 4

City of Franklin

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

File #: 21-02503

DATE: October 13, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 61, Creating 62 Single-Family Residential Lots, 1 Open Space Lot, And Dedication Right-Of-Way, On 14.811 Acres, Located At The Intersection Of Eliot Road And William Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7681
Applicant: JP Mitra, Williams and Associates, P.C.
Owner: Craig Yerian, Westhaven Partners, LLC

BACKGROUND/STAFF COMMENTS:
This final plat creates 62 single-family residential lots, one open space lot, and reserves/dedicates right-of-way within the Westhaven PUD Subdivision. The corresponding site plan was approved on the July 2021 Administrative agenda, and both the final plat and the site plan are consistent with the development plan.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). 2. 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.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.
4. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in

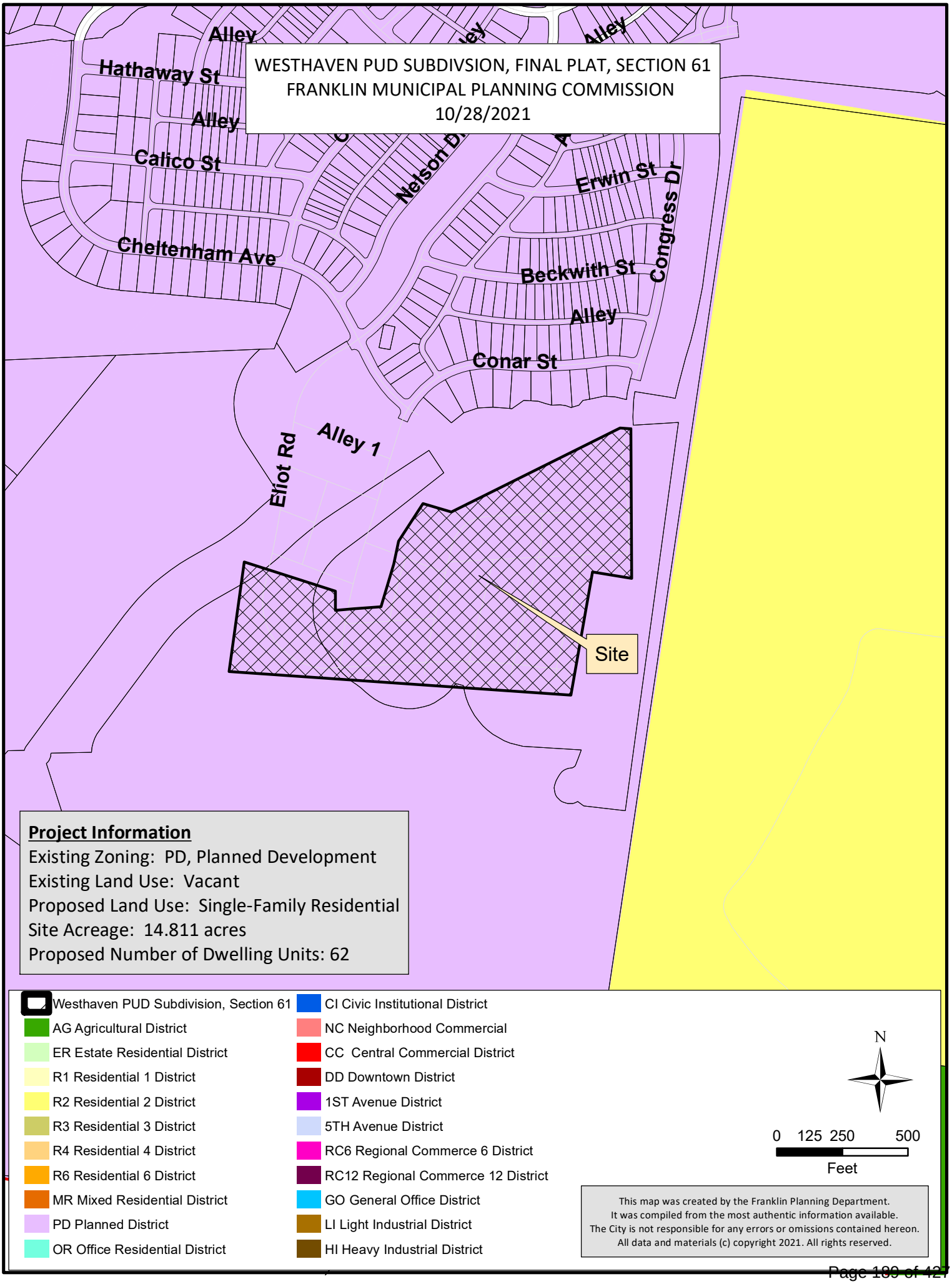
Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 61. The conditions are attached to this staff report.


WESTHAVEN PUD SUBDIVSION, FINAL PLAT, SECTION 61
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
Alley
Hathaway St
Alley
Calico St
Nelson Dr
Erwin St
Congress Dr
Cheltenham Ave
Beckwith St
Alley
Conar St
Eliot Rd
Alley 1
Site
Project Information
Existing Zoning: PD, Planned Development
Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential
Site Acreage: 14.811 acres
Proposed Number of Dwelling Units: 62
Westhaven PUD Subdivision, Section 61
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7681

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 7593 (Westhaven PUD Subdivision, Site Plan, Section 61)** shall be transferred to this final plat as a condition of approval.

Planning

General Issues

5. Purpose statement

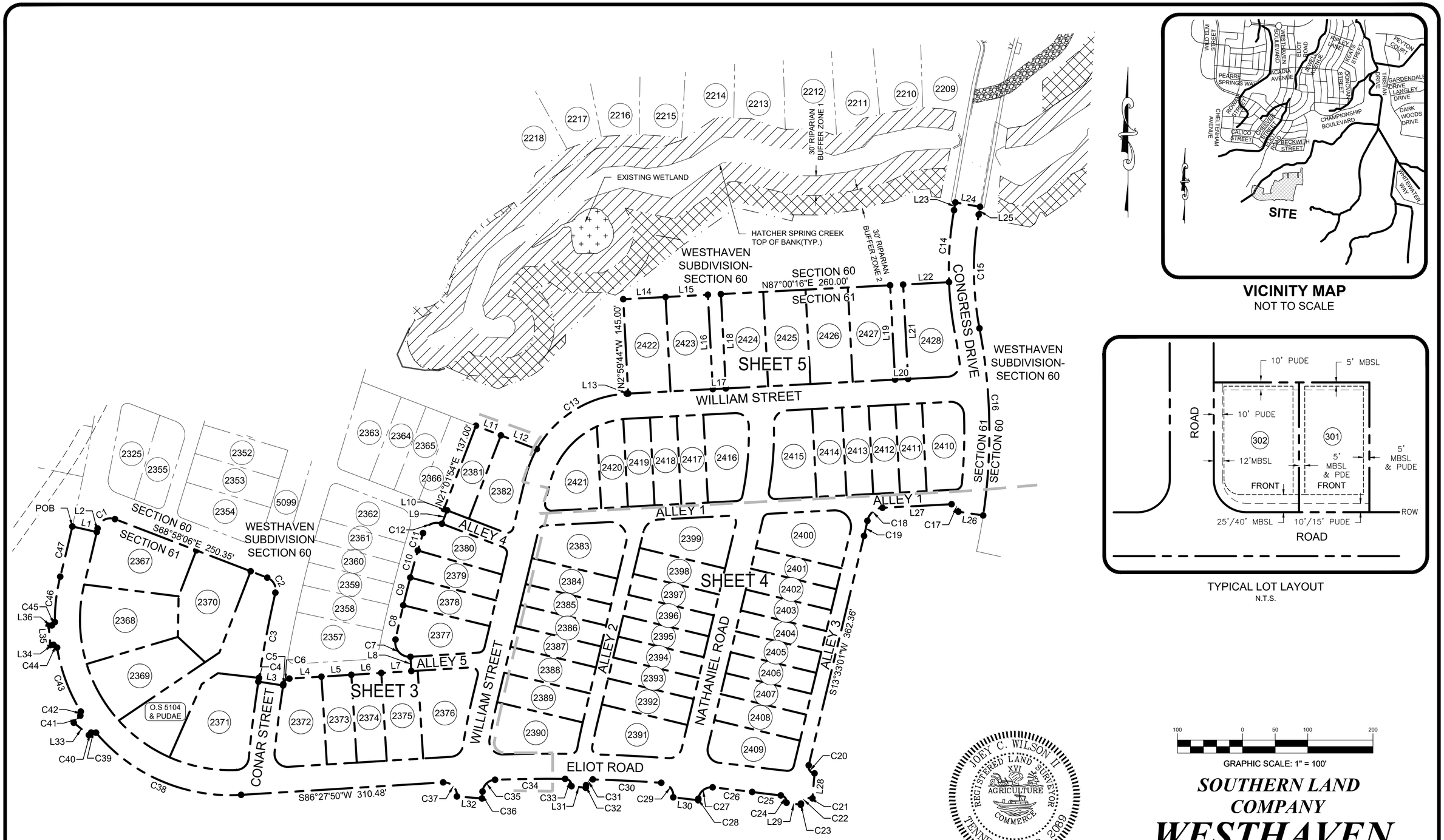
chelsea.randolph@franklintn.gov	Applicant shall denote the type of lot an how many within the purpose statement. This should include townhome/cottage and house.

Stormwater

General Issues

7. Plats

jeff.willoughby@franklintn.gov	Label all water resource by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark. • For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1. • For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2. • Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1" • Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width. • Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width. Label differing riparian buffer widths. I.e. grandfathered 25' buffer, averaged buffer, mitigation areas, etc.



VICINITY MAP
NOT TO SCALE

TYPICAL LOT LAYOUT
N.T.S.

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.		P.U.D.E.		BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234			CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	HANDICAP SPACE				FENCE	X
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER		8" SA		WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER		4" W		TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC		UGE		R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC		OHE		PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS		4" G		PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUIDLING SETBACK	M.B.S.L	COMMUNICATIONS		COM			

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

100 0 50 100 200
GRAPHIC SCALE: 1" = 100'

SOUTHERN LAND COMPANY

WESTHAVEN

PUD SUB-DIVISION
FINAL PLAT, SECTION 61

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	14.811	TOTAL NO. OF LOTS:	63
ACRES NEW RD/ST:	4.228 (ROW)	L.F. OF NEW RD/ST:	5941.57
ACRES OPEN SPACE:	0.405	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	10/06/2021

WA PROJECT NO. 20-1478 COF PROJECT NO. 7681 SHEET 1 0F 5

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 62 RESIDENTIAL LOTS (LOTS 2367-2428) AND 1 OPEN SPACE.
2. SUBJECT PROPERTY IS SHOWN AS SECTION 61 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 1.16 ON PROPERTY MAP 77.
4. ZONING: PLANNED DEVELOPMENT (2.26)
5. ACCORDING TO THE WESTHAVEN PATTERN BOOK, THE FOLLOWING BUILDING TYPES WOULD BE PERMITTED IN THE T4 TRANSECT ZONE - SIDEYARD HOUSE, COTTAGE, OR HOUSE.
   MINIMUM SETBACK REQUIREMENTS (SECTION 61 LOTS):
   FRONT YARD - 10'
   SIDE YARD - 5' (MIN. 10' BETWEEN BUILDINGS)
   (MINIMUM 0' BETWEEN TOWNHOME UNITS)

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

   REAR YARD/ALLEY SETBACK - 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

   REAR YARD/NON-ALLEY SETBACK - 5' MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK AND ANCILLARY BUILDINGS)

6. ALL LOTS IN SECTION 61 FALL IN THE T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 4) AND PATTERN BOOK, REVISED 05/08/07.
7. SECTION 61 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDEYARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

   DWELLING UNIT LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY APARTMENTS:
   MINIMUM.....1,000 S.F.
   MAXIMUM.....10,000 S.F.
   MAXIMUM BUILDING HEIGHTS....2 STORIES

8. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
9. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187CO190F, REVISION DATE SEPTEMBER 29, 2006.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
12. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
13. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
14. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
15. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
19. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
20. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
21. STREET ADDRESS NUMBERS ARE ASSIGNED TO THE FOLLOWING STREET NAMES:
    * 1022, 1024 TO CONAR STREET
    * 2002, 2008, 2014, 2020, 2026, 3000, 3008, 3016, 3024, 3030 TO ELIOT ROAD
    * 1000, 1001, 1006, 1007, 1012, 1013, 1018, 1019, 1024, 1025, 1030, 1031, 1036, 1037, 1043, 1049, 1055, 1061, 1067, 2000, 2001, 2007, 2008, 2013, 2014, 2019, 2020, 2025, 2031, 2037, 2043 TO WILLIAM STREET
    * 2000, 2001, 2006, 2007, 2012, 2013, 2018, 2019, 2024, 2025, 2030, 2031, 2036, 2037, 2042, 2043, 2048, 2049, 2055 TO NATHANIEL ROAD
22. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
23. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
24. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
25. REQUIRED EXTERIOR PARKING:
    A. SINGLE FAMILY DETACHED RESIDENCE
       2 SPACES REQUIRED EXCEPT ON STREET CORNER LOTS. SPACES MUST BE ON THE SAME LOT AS THE RESIDENCE. SPACES SHALL BE A MINIMUM OF 18' WIDE BY 22' DEEP PAVED AREA (AS MEASURED FROM THE FACE OF THE ALLEY CURB). PARKING AREA MAY BE GARAGE APRON OR A SEPARATE PARKING PAD.
26. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.
27. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
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.

Parcel Line Table		
Line #	Length	Direction
L1	38.50'	S77°10'50"E
L2	5.72'	N12°46'30"E
L3	38.50'	S81°10'21"E
L4	49.26'	N86°27'50"E
L5	46.00'	N86°27'50"E
L6	46.00'	N86°27'50"E
L7	46.16'	N86°27'50"E
L8	22.00'	N3°32'10"W
L9	22.00'	N21°01'10"E
L10	5.23'	N68°58'06"W
L11	41.00'	S68°58'06"E
L12	58.94'	S68°58'06"E
L13	2.07'	N87°00'16"E
L14	65.00'	N87°00'16"E
L15	65.00'	N87°00'16"E
L16	145.00'	S2°59'44"E
L17	20.00'	N87°00'16"E
L18	145.00'	N2°59'44"W

Parcel Line Table		
Line #	Length	Direction
L19	145.00'	S2°59'44"E
L20	20.00'	N87°00'16"E
L21	145.00'	N2°59'44"W
L22	70.52'	N87°00'16"E
L23	12.05'	N10°04'18"E
L24	38.50'	S79°55'42"E
L25	12.05'	S10°04'18"W
L26	38.50'	N81°23'50"W
L27	106.11'	S87°00'16"W
L28	38.50'	S4°39'05"W
L29	22.00'	N82°01'11"W
L30	38.50'	N83°20'15"W
L31	22.00'	N83°24'40"W
L32	38.50'	N85°25'38"W
L33	30.00'	N50°45'56"W
L34	4.80'	S84°38'25"W
L35	30.00'	N5°21'35"W
L36	5.10'	N84°38'25"E

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2367	13874.59'	0.319
2368	13817.91'	0.317
2369	11901.59'	0.273
2370	12085.18'	0.277
2371	14348.04'	0.329
2372	9422.40'	0.216
2373	6210.14'	0.143
2374	6210.12'	0.143
2375	7560.15'	0.174
2376	10143.01'	0.233
2377	8246.09'	0.189
2378	5753.56'	0.132
2379	5666.41'	0.130
2380	5981.93'	0.137
2381	5617.00'	0.129
2382	8464.88'	0.194

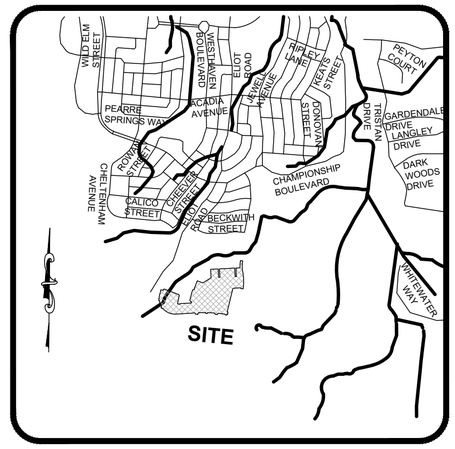
Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2383	9335.12'	0.214
2384	5535.00'	0.127
2385	4455.00'	0.102
2386	4455.00'	0.102
2387	4455.00'	0.102
2388	5535.00'	0.127
2389	6236.44'	0.143
2390	8671.72'	0.199
2391	8741.09'	0.201
2392	5535.00'	0.127
2393	4455.00'	0.102
2394	4455.00'	0.102
2395	4455.00'	0.102
2396	4455.00'	0.102
2397	4455.00'	0.102
2398	5535.00'	0.127

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2399	8519.25'	0.196
2400	9631.50'	0.221
2401	4455.00'	0.102
2402	4455.00'	0.102
2403	4455.00'	0.102
2404	4455.00'	0.102
2405	4455.00'	0.102
2406	4455.00'	0.102
2407	4455.00'	0.102
2408	5535.00'	0.127
2409	7534.16'	0.173
2410	8039.91'	0.185
2411	5535.00'	0.127
2412	5535.00'	0.127
2413	5535.00'	0.127
2414	6210.00'	0.143

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2415	8596.38'	0.197
2416	8467.88'	0.194
2417	5535.00'	0.127
2418	5535.00'	0.127
2419	5534.46'	0.127
2420	5386.79'	0.124
2421	7637.92'	0.175
2422	9425.00'	0.216
2423	9425.00'	0.216
2424	9425.00'	0.216
2425	9425.00'	0.216
2426	9425.00'	0.216
2427	9425.00'	0.216
2428	10799.97'	0.248

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.30'	20.00'	98° 15' 24"	N61° 54' 12"E	30.25'
C2	28.50'	20.00'	81° 38' 33"	S28° 08' 49"E	26.15'
C3	133.16'	2010.76'	3° 47' 40"	S10° 53' 23"W	133.14'
C4	5.78'	2010.76'	0° 09' 53"	S8° 54' 37"W	5.78'
C5	2.05'	1974.96'	0° 03' 34"	N8° 51' 20"E	2.05'
C6	13.54'	10.00'	77° 34' 36"	N47° 40' 32"E	12.53'
C7	40.47'	22.00'	105° 23' 51"	N40° 50' 13"W	35.00'
C8	53.93'	1873.33'	1° 38' 58"	N12° 43' 50"E	53.93'
C9	43.90'	1873.33'	1° 20' 34"	N14° 13' 36"E	43.90'
C10	43.08'	1873.33'	1° 19' 04"	N15° 33' 25"E	43.08'
C11	27.86'	1873.33'	0° 51' 08"	N16° 38' 31"E	27.86'
C12	36.46'	22.00'	94° 58' 02"	N63° 32' 53"E	32.43'
C13	169.34'	169.25'	57° 19' 36"	N58° 20' 21"E	162.37'
C14	110.99'	519.25'	12° 14' 50"	N3° 56' 54"E	110.78'
C15	175.60'	480.75'	20° 55' 43"	S0° 23' 33"E	174.63'
C16	288.60'	849.75'	19° 27' 34"	S1° 07' 37"E	287.22'
C17	17.73'	10.00'	101° 35' 53"	N42° 11' 47"W	15.50'
C18	32.92'	25.00'	75° 27' 25"	S49° 16' 34"W	30.60'
C19	23.64'	676.25'	2° 00' 10"	S12° 32' 56"W	23.64'
C20	17.26'	10.00'	98° 53' 56"	S35° 53' 57"E	15.20'
C21	6.99'	1911.02'	0° 12' 34"	N85° 14' 37"W	6.99'
C22	15.13'	10.00'	86° 39' 51"	S51° 31' 44"W	13.72'
C23	1.87'	493.25'	0° 13' 00"	S8° 05' 19"W	1.87'
C24	16.03'	10.00'	91° 51' 54"	N37° 57' 09"W	14.37'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	44.25'	1911.02'	1° 19' 36"	N83° 13' 18"W	44.24'
C26	61.03'	2401.61'	1° 27' 22"	N83° 17' 11"W	61.03'
C27	31.11'	20.00'	89° 07' 15"	S51° 25' 30"W	28.07'
C28	2.29'	650.25'	0° 12' 07"	S6° 45' 49"W	2.29'
C29	32.31'	20.00'	92° 33' 59"	N39° 37' 15"W	28.91'
C30	105.23'	2401.61'	2° 30' 37"	N87° 09' 33"W	105.22'
C31	14.78'	10.00'	84° 42' 41"	S49° 13' 48"W	13.47'
C32	4.10'	823.75'	0° 17' 07"	S6° 43' 54"W	4.10'
C33	16.76'	10.00'	96° 00' 52"	N41° 25' 06"W	14.86'
C34	107.53'	2401.61'	2° 33' 55"	S89° 17' 31"W	107.52'
C35	28.91'	20.00'	82° 49' 16"	S46° 35' 55"W	26.46'
C36	10.53'	980.75'	0° 36' 55"	S4° 52' 49"W	10.53'
C37	34.25'	20.00'	98° 06' 32"	N44° 28' 54"W	30.21'
C38	251.33'	269.25'	53° 28' 56"	N66° 47' 42"W	242.30'
C39	8.53'	5.00'	97° 45' 58"	N88° 56' 12"W	7.53'
C40	5.13'	99.88'	2° 56' 45"	S40° 42' 26"W	5.13'
C41	14.82'	129.88'	6° 32' 24"	N42° 30' 16"E	14.82'
C42	6.75'	5.00'	77° 20' 00"	N7° 06' 28"E	6.25'
C43	105.44'	269.25'	22° 26' 18"	N20° 20' 23"W	104.77'
C44	7.53'	5.00'	86° 14' 22"	N52° 14' 24"W	6.84'
C45	7.45'	5.00'	85° 23' 47"	N41° 56' 31"E	6.78'
C46	70.45'	269.25'	14° 59' 31"	N6° 44' 24"E	70.25'
C47	79.17'	3214.92'	1° 24' 40"	N13° 31' 50"E	79.17'



VICINITY MAP
NOT TO SCALE

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 5104	17641.63'	0.405

OWNER/SUBDIVIDER: WESTHAVEN PARTNERS, LLC
OWNERS/PARTNERS WITH 5% INTEREST OR MORE:

WESTHAVEN PARTNERS,LLC C/O TIM DOWNEY - TIM.DOWNEY@SOUTHERNLAND.COM 3990 HILLSBORO PIKE, SUITE 400 NASHVILLE, TN 37215 (615) 778-3150	
H. RHODES HART 612 10TH AVE, NORTH NASHVILLE, TN 37203 (615) 259-4222	FRANK MASTRAPASQUA 814 CHURCH STREET, #300 NASHVILLE, TN 37203 (615) 244-8400
PPMC LIMITED PARTNERSHIP C/O PETE SERODINO P.O. BOX 4539 CHATTANOOGA, TN 37405 (423) 266-1855	SPRINGLAKE, G.P. C/O RON PACE 95 WHITE BRIDGE ROAD, #504 NASHVILLE, TN 37205 (615) 352-9600
MONICA SMILEY 1417 HERITAGE LANDING DRIVE CHATTANOOGA, TN 37405 (423) 266-1070	FRANK J.B. VARALLO RONE-REGENCY JEWELERS BRAINERD VILLAGE CHATTANOOGA, TN 37411 (423) 894-1188

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 61 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 SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____

CITY OF FRANKLIN _____ DATE _____

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION _____ DATE _____

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY
WESTHAVEN
PUD SUB-DIVISION
FINAL PLAT, SECTION 61

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 2269, PAGE 345, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK_____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK_____, PAGE_____, R.O.W.C.

SIGNATURE OF OWNER _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT :

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 61 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____FOR DRAINAGE, AND $_____FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 61 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

FINAL SUBDIVISION PLAT

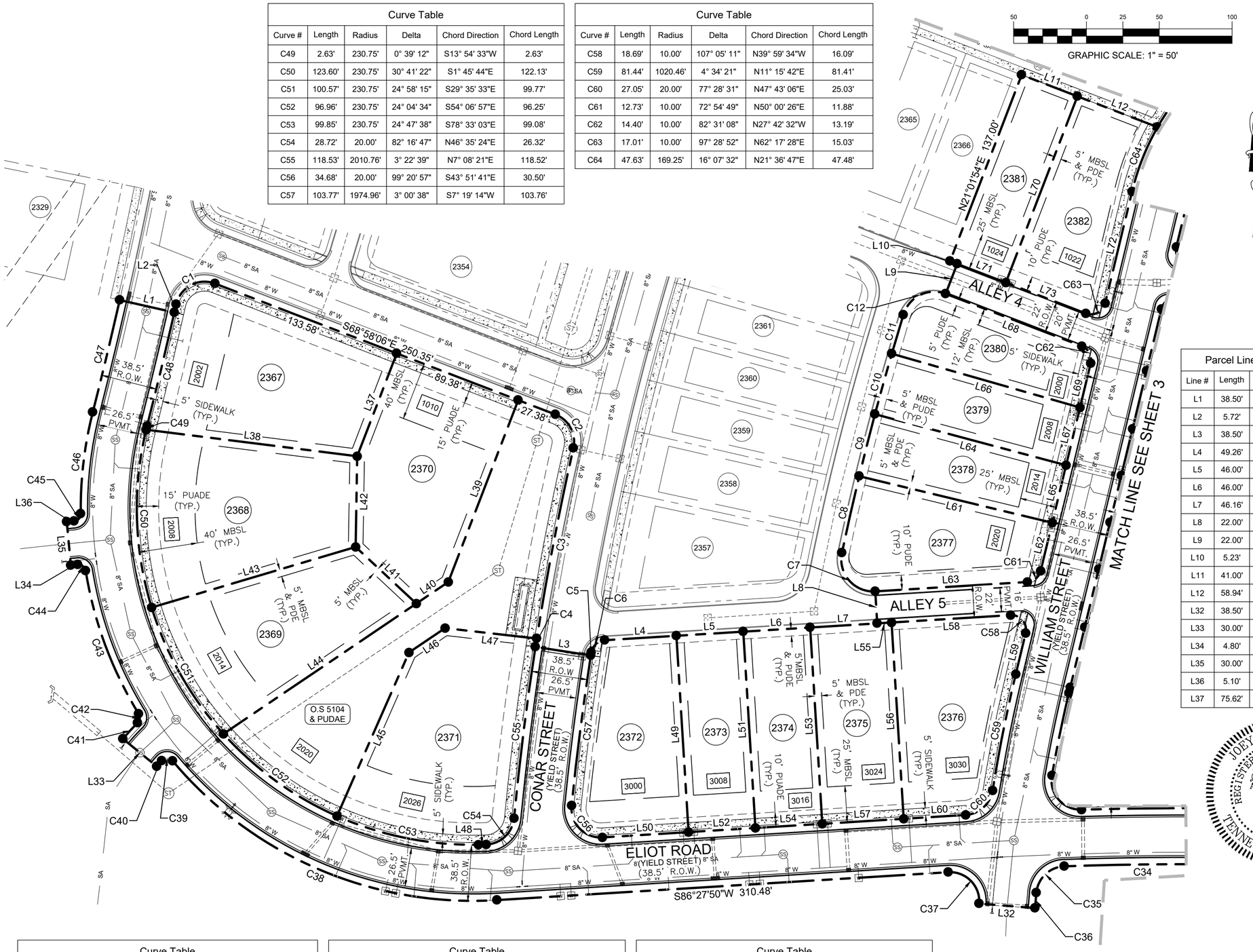
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

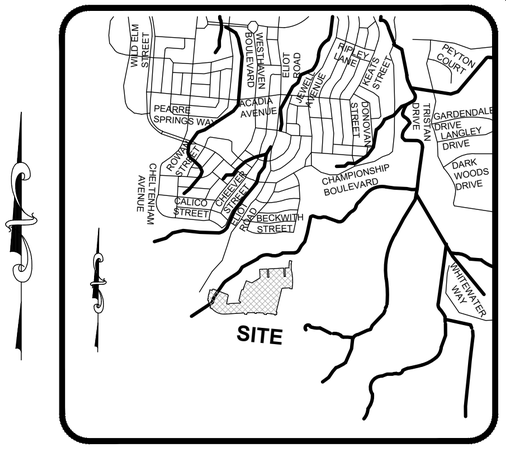
TOTAL ACRES:	14.811	TOTAL NO. OF LOTS:	63
ACRES NEW RD/ST:	4.228 (ROW)	L.F. OF NEW RD/ST:	5941.57
ACRES OPEN SPACE:	0.405	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	10/06/2021

WA PROJECT NO. 20-1478 COF PROJECT NO. 7681 SHEET 2 0F 5

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C49	2.63'	230.75'	0° 39' 12"	S13° 54' 33"W	2.63'
C50	123.60'	230.75'	30° 41' 22"	S1° 45' 44"E	122.13'
C51	100.57'	230.75'	24° 58' 15"	S29° 35' 33"E	99.77'
C52	96.96'	230.75'	24° 04' 34"	S54° 06' 57"E	96.25'
C53	99.85'	230.75'	24° 47' 38"	S78° 33' 03"E	99.08'
C54	28.72'	20.00'	82° 16' 47"	N46° 35' 24"E	26.32'
C55	118.53'	2010.76'	3° 22' 39"	N7° 08' 21"E	118.52'
C56	34.68'	20.00'	99° 20' 57"	S43° 51' 41"E	30.50'
C57	103.77'	1974.96'	3° 00' 38"	S7° 19' 14"W	103.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C58	18.69'	10.00'	107° 05' 11"	N39° 59' 34"W	16.09'
C59	81.44'	1020.46'	4° 34' 21"	N11° 15' 42"E	81.41'
C60	27.05'	20.00'	77° 28' 31"	N47° 43' 06"E	25.03'
C61	12.73'	10.00'	72° 54' 49"	N50° 00' 26"E	11.88'
C62	14.40'	10.00'	82° 31' 08"	N27° 42' 32"W	13.19'
C63	17.01'	10.00'	97° 28' 52"	N62° 17' 28"E	15.03'
C64	47.63'	169.25'	16° 07' 32"	N21° 36' 47"E	47.48'





VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L1	38.50'	S77°10'50"E
L2	5.72'	N12°46'30"E
L3	38.50'	S81°10'21"E
L4	49.26'	N86°27'50"E
L5	46.00'	N86°27'50"E
L6	46.00'	N86°27'50"E
L7	46.16'	N86°27'50"E
L8	22.00'	N3°32'10"W
L9	22.00'	N21°01'10"E
L10	5.23'	N68°58'06"W
L11	41.00'	S68°58'06"E
L12	58.94'	S68°58'06"E
L32	38.50'	N85°25'38"W
L33	30.00'	N50°45'56"W
L34	4.80'	S84°38'25"W
L35	30.00'	N5°21'35"W
L36	5.10'	N84°38'25"E
L37	75.62'	S21°01'54"W

Parcel Line Table		
Line #	Length	Direction
L38	146.02'	S82°49'22"E
L39	133.72'	N21°01'54"E
L40	26.52'	N55°58'12"E
L41	56.99'	S46°57'51"E
L42	62.27'	S0°58'15"W
L43	146.10'	N73°28'12"E
L44	159.81'	N55°58'12"E
L45	122.69'	N23°45'38"E
L46	29.93'	N55°58'12"E
L47	63.34'	S83°30'10"E
L48	5.33'	N88°23'28"E
L49	135.00'	N3°32'10"W
L50	59.28'	N86°27'50"E
L51	135.00'	N3°32'10"W
L52	46.00'	N86°27'50"E
L53	135.00'	N3°32'10"W
L54	46.00'	N86°27'50"E
L55	9.85'	S86°27'50"W

Parcel Line Table		
Line #	Length	Direction
L56	135.00'	N3°32'10"W
L57	56.00'	N86°27'50"E
L58	81.89'	S86°27'50"W
L59	28.96'	N13°33'01"E
L60	42.62'	N86°27'50"E
L61	136.32'	N76°26'09"W
L62	33.96'	N13°33'01"E
L63	104.65'	N86°27'50"E
L64	135.84'	N75°03'00"W
L65	40.61'	N13°33'01"E
L66	134.41'	N74°03'22"W
L67	40.76'	N13°33'01"E
L68	100.10'	N68°58'06"W
L69	31.34'	N13°33'01"E
L70	137.00'	N21°01'54"E
L71	35.77'	S68°58'06"E
L72	78.90'	N13°33'01"E
L73	58.82'	S68°58'06"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.30'	20.00'	98° 15' 24"	N61° 54' 12"E	30.25'
C2	28.50'	20.00'	81° 38' 33"	S28° 08' 49"E	26.15'
C3	133.16'	2010.76'	3° 47' 40"	S10° 53' 23"W	133.14'
C4	5.78'	2010.76'	0° 09' 53"	S8° 54' 37"W	5.78'
C5	2.05'	1974.96'	0° 03' 34"	N8° 51' 20"E	2.05'
C6	13.54'	10.00'	77° 34' 36"	N47° 40' 32"E	12.53'
C7	40.47'	22.00'	105° 23' 51"	N40° 50' 13"W	35.00'
C8	53.93'	1873.33'	1° 38' 58"	N12° 43' 50"E	53.93'
C9	43.90'	1873.33'	1° 20' 34"	N14° 13' 36"E	43.90'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	43.08'	1873.33'	1° 19' 04"	N15° 33' 25"E	43.08'
C11	27.86'	1873.33'	0° 51' 08"	N16° 38' 31"E	27.86'
C12	36.46'	22.00'	94° 58' 02"	N63° 32' 53"E	32.43'
C34	107.53'	2401.61'	2° 33' 55"	S89° 17' 31"W	107.52'
C35	28.91'	20.00'	82° 49' 16"	S46° 35' 55"W	26.46'
C36	10.53'	980.75'	0° 36' 55"	S4° 52' 49"W	10.53'
C37	34.25'	20.00'	98° 06' 32"	N44° 28' 54"W	30.21'
C38	251.33'	269.25'	53° 28' 56"	N66° 47' 42"W	242.30'
C39	8.53'	5.00'	97° 45' 58"	N88° 56' 12"W	7.53'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	5.13'	99.88'	2° 56' 45"	S40° 42' 26"W	5.13'
C41	14.82'	129.88'	6° 32' 24"	N42° 30' 16"E	14.82'
C42	6.75'	5.00'	77° 20' 00"	N7° 06' 28"E	6.25'
C43	105.44'	269.25'	22° 26' 18"	N20° 20' 23"W	104.77'
C44	7.53'	5.00'	86° 14' 22"	N52° 14' 24"W	6.84'
C45	7.45'	5.00'	85° 23' 47"	N41° 56' 31"E	6.78'
C46	70.45'	269.25'	14° 59' 31"	N6° 44' 24"E	70.25'
C47	79.17'	3214.92'	1° 24' 40"	N13° 31' 50"E	79.17'
C48	80.12'	3266.22'	1° 24' 20"	S13° 31' 49"W	80.12'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

PUD SUB-DIVISION
FINAL PLAT, SECTION 61

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

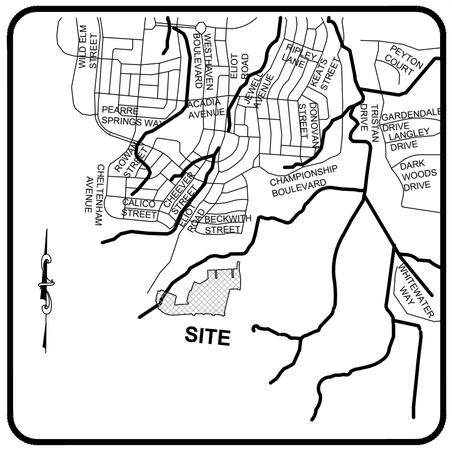
TOTAL ACRES:	14.811	TOTAL NO. OF LOTS:	63
ACRES NEW RD/ST:	4.228 (ROW)	L.F. OF NEW RD/ST:	5941.57
ACRES OPEN SPACE:	0.405	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	10/06/2021

WA PROJECT NO. 20-1478 COF PROJECT NO. 7681 SHEET 3 0F 5

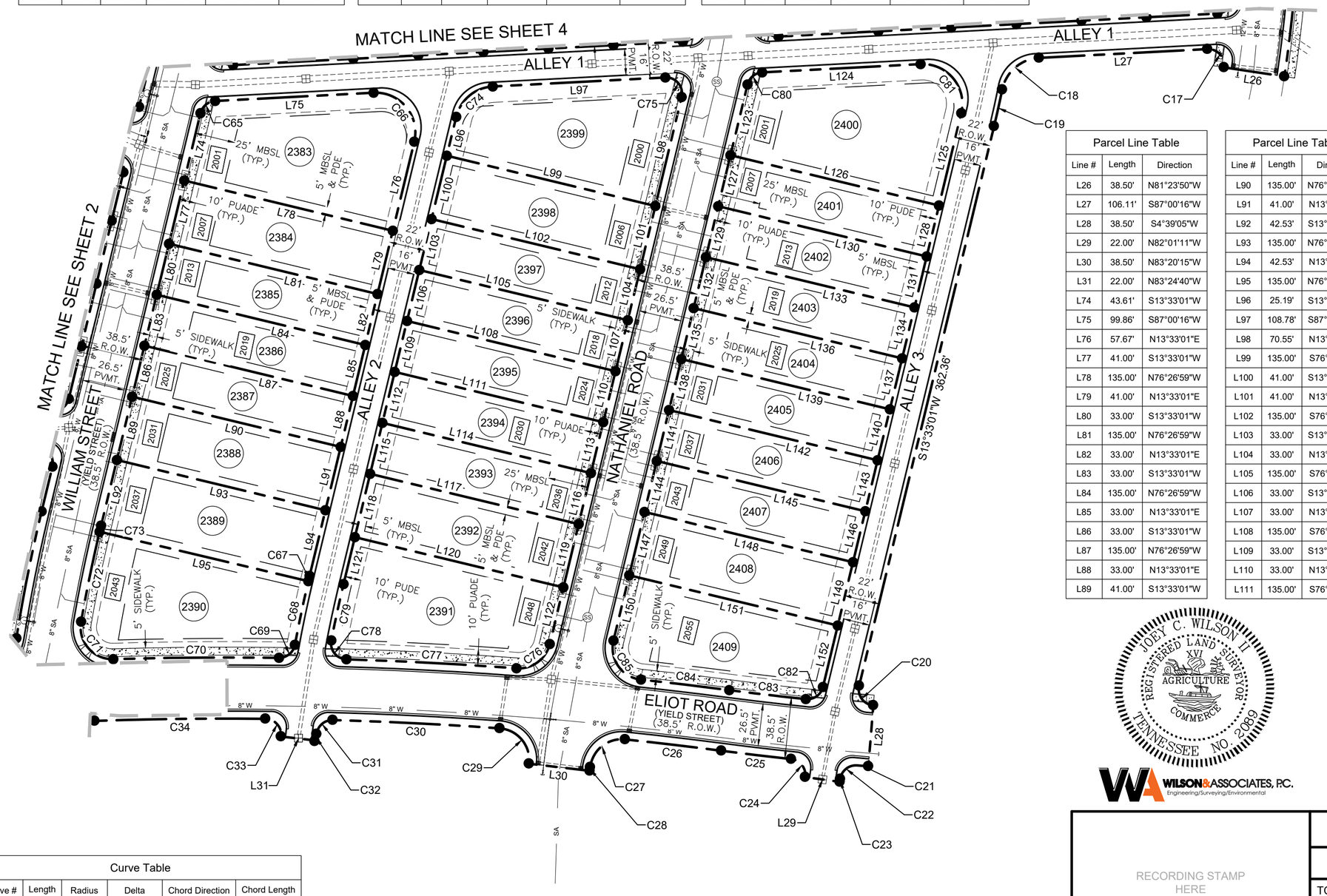
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	17.73'	10.00'	101° 35' 53"	N42° 11' 47"W	15.50'
C18	32.92'	25.00'	75° 27' 25"	S49° 16' 34"W	30.60'
C19	23.64'	676.25'	2° 00' 10"	S12° 32' 56"W	23.64'
C20	17.26'	10.00'	98° 53' 56"	S35° 53' 57"E	15.20'
C21	6.99'	1911.02'	0° 12' 34"	N85° 14' 37"W	6.99'
C22	15.13'	10.00'	86° 39' 51"	S51° 31' 44"W	13.72'
C23	1.87'	493.25'	0° 13' 00"	S8° 05' 19"W	1.87'
C24	16.03'	10.00'	91° 51' 54"	N37° 57' 09"W	14.37'
C25	44.25'	1911.02'	1° 19' 36"	N83° 13' 18"W	44.24'
C26	61.03'	2401.61'	1° 27' 22"	N83° 17' 11"W	61.03'
C27	31.11'	20.00'	89° 07' 15"	S51° 25' 30"W	28.07'
C28	2.29'	650.25'	0° 12' 07"	S6° 45' 49"W	2.29'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	32.31'	20.00'	92° 33' 59"	N39° 37' 15"W	28.91'
C30	105.23'	2401.61'	2° 30' 37"	N87° 09' 33"W	105.22'
C31	14.78'	10.00'	84° 42' 41"	S49° 13' 48"W	13.47'
C32	4.10'	823.75'	0° 17' 07"	S6° 43' 54"W	4.10'
C33	16.76'	10.00'	96° 00' 52"	N41° 25' 06"W	14.86'
C34	107.53'	2401.61'	2° 33' 55"	S89° 17' 31"W	107.52'
C65	12.82'	10.00'	73° 27' 15"	S50° 16' 39"W	11.96'
C66	46.49'	25.00'	106° 32' 13"	N39° 43' 21"W	40.07'
C67	3.40'	848.58'	0° 13' 46"	N13° 25' 51"E	3.40'
C68	40.98'	848.58'	2° 46' 01"	N11° 55' 57"E	40.98'
C69	14.03'	10.02'	80° 13' 18"	N50° 44' 44"E	12.91'
C70	104.30'	2440.11'	2° 26' 57"	N89° 32' 28"E	104.29'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C71	35.63'	20.00'	102° 04' 59"	S40° 38' 30"E	31.10'
C72	57.79'	981.96'	3° 22' 19"	S11° 37' 54"W	57.78'
C73	3.94'	981.96'	0° 13' 48"	S13° 25' 58"W	3.94'
C74	32.05'	25.00'	73° 26' 27"	S50° 16' 39"W	29.90'
C75	18.60'	10.00'	106° 32' 45"	N39° 43' 21"W	16.03'
C76	28.18'	20.00'	80° 43' 45"	N53° 54' 54"E	25.91'
C77	107.20'	2440.11'	2° 31' 02"	S86° 58' 44"E	107.20'
C78	17.33'	10.00'	99° 15' 54"	S38° 36' 18"E	15.24'
C79	36.27'	827.43'	2° 30' 42"	S12° 17' 20"W	36.27'
C80	12.82'	10.00'	73° 25' 13"	S50° 16' 39"W	11.96'
C81	46.49'	25.00'	106° 32' 13"	N39° 43' 21"W	40.07'
C82	14.38'	10.00'	82° 24' 24"	N54° 45' 13"E	13.17'



VICINITY MAP
NOT TO SCALE



Parcel Line Table		
Line #	Length	Direction
L26	38.50'	N81°23'50"W
L27	106.11'	S87°00'16"W
L28	38.50'	S4°39'05"W
L29	22.00'	N82°01'11"W
L30	38.50'	N83°20'15"W
L31	22.00'	N83°24'40"W
L74	43.61'	S13°33'01"W
L75	99.86'	S87°00'16"W
L76	57.67'	N13°33'01"E
L77	41.00'	S13°33'01"W
L78	135.00'	N76°26'59"W
L79	41.00'	N13°33'01"E
L80	33.00'	S13°33'01"W
L81	135.00'	N76°26'59"W
L82	33.00'	N13°33'01"E
L83	33.00'	S13°33'01"W
L84	135.00'	N76°26'59"W
L85	33.00'	N13°33'01"E
L86	33.00'	S13°33'01"W
L87	135.00'	N76°26'59"W
L88	33.00'	N13°33'01"E
L89	41.00'	S13°33'01"W

Parcel Line Table		
Line #	Length	Direction
L90	135.00'	N76°26'59"W
L91	41.00'	N13°33'01"E
L92	42.53'	S13°33'01"W
L93	135.00'	N76°26'59"W
L94	42.53'	N13°33'01"E
L95	135.00'	N76°40'47"W
L96	25.19'	S13°33'01"W
L97	108.78'	S87°00'16"W
L98	70.55'	N13°33'01"E
L99	135.00'	S76°26'59"E
L100	41.00'	S13°33'01"W
L101	41.00'	N13°33'01"E
L102	135.00'	S76°26'59"E
L103	33.00'	S13°33'01"W
L104	33.00'	N13°33'01"E
L105	135.00'	S76°26'59"E
L106	33.00'	S13°33'01"W
L107	33.00'	N13°33'01"E
L108	135.00'	S76°26'59"E
L109	33.00'	S13°33'01"W
L110	33.00'	N13°33'01"E
L111	135.00'	S76°26'59"E

Parcel Line Table		
Line #	Length	Direction
L112	33.00'	S13°33'01"W
L113	33.00'	N13°33'01"E
L114	135.00'	S76°26'59"E
L115	33.00'	S13°33'01"W
L116	33.00'	N13°33'01"E
L117	135.00'	S76°26'59"E
L118	41.00'	S13°33'01"W
L119	41.00'	N13°33'01"E
L120	135.00'	S76°26'59"E
L121	30.40'	S13°33'01"W
L122	36.68'	N13°33'01"E
L123	45.81'	S13°33'01"W
L124	99.86'	S87°00'16"W
L125	59.87'	N13°33'01"E
L126	135.00'	S76°26'59"E
L127	33.00'	S13°33'01"W
L128	33.00'	N13°33'01"E
L129	33.00'	S13°33'01"W
L130	135.00'	N76°26'59"W
L131	33.00'	N13°33'01"E
L132	33.00'	S13°33'01"W
L133	135.00'	N76°26'59"W

Parcel Line Table		
Line #	Length	Direction
L134	33.00'	N13°33'01"E
L135	33.00'	S13°33'01"W
L136	135.00'	N76°26'59"W
L137	33.00'	N13°33'01"E
L138	33.00'	S13°33'01"W
L139	135.00'	N76°26'59"W
L140	33.00'	N13°33'01"E
L141	33.00'	S13°33'01"W
L142	135.00'	N76°26'59"W
L143	33.00'	N13°33'01"E
L144	33.00'	S13°33'01"W
L145	135.00'	N76°26'59"W
L146	33.00'	N13°33'01"E
L147	41.00'	S13°33'01"W
L148	135.00'	N76°26'59"W
L149	41.00'	N13°33'01"E
L150	42.28'	S13°33'01"W
L151	135.00'	N76°26'59"W
L152	39.82'	N13°33'01"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C83	48.52'	1872.52'	1° 29' 04"	S83° 18' 02"E	48.51'
C84	55.96'	2440.11'	1° 18' 50"	S83° 12' 55"E	55.96'
C85	34.01'	20.00'	97° 25' 00"	S35° 09' 50"E	30.06'

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY
WESTHAVEN
PUD SUB-DIVISION
FINAL PLAT, SECTION 61

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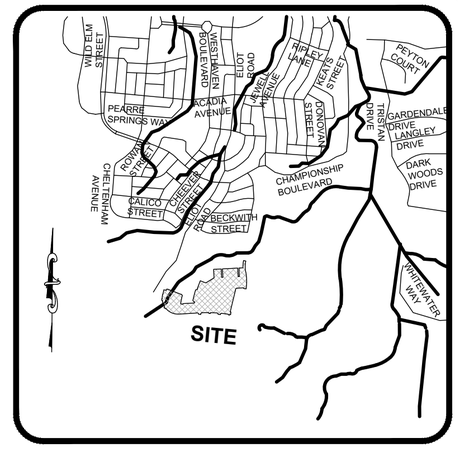
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	14.811	TOTAL NO. OF LOTS:	63
ACRES NEW RD/ST:	4.228 (ROW)	L.F. OF NEW RD/ST:	5941.57
ACRES OPEN SPACE:	0.405	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	10/06/2021

WA PROJECT NO. 20-1478 COF PROJECT NO. 7681 SHEET 4 0F 5





VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	169.34'	169.25'	57° 19' 36"	N58° 20' 21"E	162.37'
C14	110.99'	519.25'	12° 14' 50"	N3° 56' 54"E	110.78'
C15	175.60'	480.75'	20° 55' 43"	S0° 23' 33"E	174.63'
C16	288.60'	849.75'	19° 27' 34"	S1° 07' 37"E	287.22'
C86	78.68'	519.25'	8° 40' 53"	N6° 30' 58"W	78.60'
C87	45.20'	811.25'	3° 11' 31"	N9° 15' 39"W	45.19'
C88	33.05'	20.00'	94° 40' 10"	N39° 40' 12"E	29.41'
C89	18.60'	10.00'	106° 32' 45"	S39° 43' 21"E	16.03'
C90	117.92'	130.75'	51° 40' 20"	S39° 23' 11"W	113.96'
C91	42.18'	130.75'	18° 29' 08"	S74° 27' 55"W	42.00'
C92	7.52'	130.75'	3° 17' 50"	S85° 21' 24"W	7.52'
C93	32.03'	20.00'	91° 45' 08"	N47° 07' 10"W	28.71'
C94	108.25'	480.83'	12° 53' 57"	N5° 12' 29"E	108.02'
C95	13.15'	10.00'	75° 20' 49"	N49° 19' 52"E	12.22'
C96	17.98'	10.00'	102° 58' 51"	S41° 29' 37"E	15.65'
C97	104.28'	519.44'	11° 30' 08"	S4° 15' 18"W	104.10'
C98	30.89'	20.00'	88° 29' 22"	S42° 45' 11"W	27.91'
C99	31.77'	20.00'	91° 00' 25"	N47° 29' 07"W	28.53'
C100	106.58'	810.59'	7° 32' 00"	N1° 47' 18"E	106.50'
C101	14.22'	10.00'	81° 25' 21"	N46° 16' 42"E	13.05'

Parcel Line Table		
Line #	Length	Direction
L194	41.00'	N87°00'16"E
L195	43.48'	S87°00'16"W
L196	44.70'	N87°00'16"E

Parcel Line Table		
Line #	Length	Direction
L13	2.07'	N87°00'16"E
L14	65.00'	N87°00'16"E
L15	65.00'	N87°00'16"E
L16	145.00'	S2°59'44"E
L17	20.00'	N87°00'16"E
L18	145.00'	N2°59'44"W
L19	145.00'	S2°59'44"E
L20	20.00'	N87°00'16"E
L21	145.00'	N2°59'44"W

Parcel Line Table		
Line #	Length	Direction
L22	70.52'	N87°00'16"E
L23	12.05'	N10°04'18"E
L24	38.50'	S79°55'42"E
L25	12.05'	S10°04'18"W
L153	145.00'	N2°59'44"W
L154	65.00'	N87°00'16"E
L155	65.00'	N87°00'16"E
L156	145.00'	N2°59'44"W
L157	65.00'	N87°00'16"E

Parcel Line Table		
Line #	Length	Direction
L158	145.00'	N2°59'44"W
L159	65.00'	N87°00'16"E
L160	145.00'	N2°59'44"W
L161	65.00'	N87°00'16"E
L162	65.00'	N87°00'16"E
L163	60.34'	N87°00'16"E
L164	29.87'	S13°33'01"W
L165	125.66'	N2°59'44"W
L166	75.74'	N87°00'16"E

Parcel Line Table		
Line #	Length	Direction
L167	134.78'	N2°59'44"W
L168	41.00'	N87°00'16"E
L169	33.48'	S87°00'16"W
L170	135.00'	N2°59'44"W
L171	41.00'	N87°00'16"E
L172	41.00'	S87°00'16"W
L173	135.00'	N2°59'44"W
L174	41.00'	N87°00'16"E
L175	41.00'	S87°00'16"W

Parcel Line Table		
Line #	Length	Direction
L176	135.00'	N2°59'44"W
L177	41.00'	N87°00'16"E
L178	48.84'	S87°00'16"W
L179	43.74'	N87°00'16"E
L180	39.58'	S87°00'16"W
L181	135.00'	N2°59'44"W
L182	62.97'	N87°00'16"E
L183	46.00'	S87°00'16"W
L184	135.00'	N2°59'44"W

Parcel Line Table		
Line #	Length	Direction
L185	46.00'	N87°00'16"E
L186	41.00'	S87°00'16"W
L187	135.00'	N2°59'44"W
L188	41.00'	N87°00'16"E
L189	41.00'	S87°00'16"W
L190	135.00'	N2°59'44"W
L191	41.00'	N87°00'16"E
L192	41.00'	S87°00'16"W
L193	135.00'	N2°59'44"W

50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
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TENNESSEE NO. 2089

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SOUTHERN LAND COMPANY

WESTHAVEN

PUD SUB-DIVISION FINAL PLAT, SECTION 61

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	10/06/2021

WA PROJECT NO. 20-1478 COF PROJECT NO. 7681 SHEET 5 0F 5

City of Franklin

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

File #: 21-02504

DATE: October 13, 2021

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Williamson County Medical Center Subdivision, Site Plan, Revision 3, Constructing A 155,275 Square Foot Addition To The Existing 530,742 Square Foot Williamson County Medical Center Campus, On 39.82 Acres, Located South Of The Intersection Of Liberty Pike And Edward Curd Lane. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7684
Applicant: Brian Martin, Smith Seckman Reid, Inc.
Owner: Scott Gentry, Williamson Medical Center

BACKGROUND/STAFF COMMENTS:
This site plan proposes the construction of two additions to the existing Williamson County Medical Center at the intersection of Liberty Pike and Edward Curd Lane. The proposed addition is for a total of 155,275 square-feet; 141,552 square-foot addition to the West tower and 13,723 square-foot addition to the adult emergency department. The zoning will be Regional Commerce (RC12) District, under pending legislation, and all the proposed uses are allowed within the zoning. The applicant has requested their application be reviewed under the zoning ordinance that is currently in the approval process initiated by City staff. As of October 12, 2021, this ordinance is considered pending legislation. The proposed site plan is being placed on this agenda in accordance with Chapter 20.12.2 C11. This chapter and section states that site plans shall be submitted for approval by the FMPC if the application includes a use classified as civic and institutional per Subsection 5.1.3, Permitted Principal Uses by Zoning District.

PROCEDURAL REQUIREMENTS:

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.

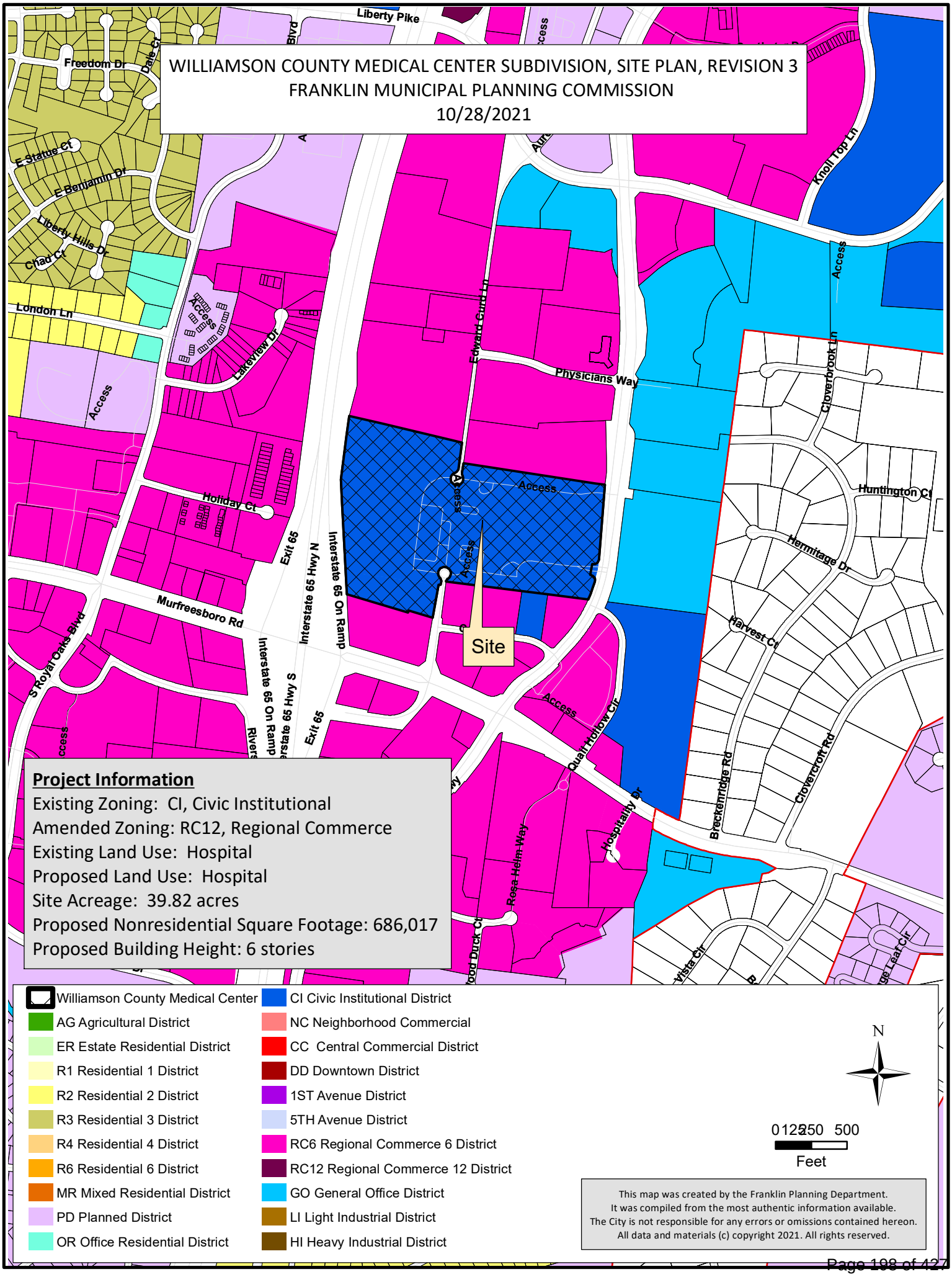
Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve, with conditions, the Williamson County Medical Center Subdivision, Site Plan. The conditions of approval are attached to this staff report.


WILLIAMSON COUNTY MEDICAL CENTER SUBDIVISION, SITE PLAN, REVISION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/28/2021
Liberty Pike
Freedom Dr
Dale Ct
E Statue Ct
E Benjamin Dr
Liberty Hills Dr
Chad Ct
London Ln
Access
Lakeview Dr
Edward Curd Ln
Physicians Way
Knoll Top Ln
Cloverbrook Ln
Huntington Ct
Hermitage Dr
Harvest Ct
Holiday Ct
Exit 65
Interstate 65 Hwy N
Interstate 65 On Ramp
Interstate 65 Hwy S
Murfreesboro Rd
S Royal Oaks Blvd
Site
Quail Hollow Cir
Hospitality Dr
Rosa Helm Way
Brecken ridge Rd
Clovercroft Rd
Vista Cir
Project Information
Existing Zoning: CI, Civic Institutional
Amended Zoning: RC12, Regional Commerce
Existing Land Use: Hospital
Proposed Land Use: Hospital
Site Acreage: 39.82 acres
Proposed Nonresidential Square Footage: 686,017
Proposed Building Height: 6 stories
Williamson County Medical Center
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 2021. All rights reserved.

COF no: 7684

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

22. J. Stormwater Managment Plan

lance.fittro@franklintn.gov

The previous comment has not been fully-addressed: "*Applicant shall clarify which portions of the redevelopment areas drain to which existing stormwater management features for detention and/or treatment of stormwater runoff, and provide evaluation of these existing features as necessary to verify their adequacy for the proposed redevelopment. The provided stormwater narrative indicates an increase in impervious area for the proposed redevelopment, but does not evaluate the existing detention for the site.*"

The provided stormwater analysis continues to indicate a slight increase in stormwater runoff from the site, and relies upon re-evaluation of the original design for Pond #3 for meeting stormwater quality without providing necessary information for the existing volume of this pond.

In order to account for the increase in stormwater runoff proposed, and ensure adequate treatment of stormwater per the original design, applicant shall:

- Provide evaluation of the runoff coefficient for the proposed development utilizing Type D soils rather than the less-conservative Type A soils utilized for the re-evaluation
- Provide calculation of the required live pool volume utilizing this more-conservative runoff coefficient according to the previous BMP design methodology
- Provide current as-built information for the existing dry pond to verify the live pool volume that the pond currently provides
- In the event that there is any shortfall in pond volume, provide consruction/grading information showing the additional pond volume to be provided with this project
- Document with notes on the plans that any future redevelopment within the Pond 3 drainage basin shall be required to provide additional stormwater treatment / detention to current standards in conjunction with the future development

Performance Agreement and Surety

General Issues

34. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	**$17,000**
II. City Sewer:	$ -
III. Public Sidewalk:	$ -
IV. City Streets:	$ -
V. Private Streets (Including Shared Access):	$ -
VI. Street Access	$ -
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$77,000**
XI. Green Infrastructure:	**$28,000**

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)		
6" MAIN	128	LF
FIRE HYDRANT	1	EA
15" RCP CULVERT	415	LF
SINGLE INLET/JUNCTION BOX	11	EA
SPECIAL ITEM 02	2	EA
SPECIAL ITEM 01 (WATER QUALITY UNIT, ETC.)	1	EA

[Edited By Kevin Long]

38. Landscape

jason.arnold@franklintn.gov Landscape surety $77,000

Planning

General Issues

1. Project name

chelsea.randolph@franklintn.gov Applicant shall remove "(Expansions and Modernizations)" from the title and show the title below:

Williamson County Medical Center Subdivision, Site Plan, Revision 3

[Edited By Chelsea Randolph]

Stormwater

General Issues

31. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov

QLP fee of $250 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff.

- Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.
- Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012)

39. Tire wash note

Doug.Noonan@franklintn.gov

From notes on initial EPSC plan:

4. A WATER TAP SHALL BE INSTALLED AT THE CONSTRUCTION EXIT AND SPRAY DOWN HOSE PROVIDED FOR WASH DOWN OF TRUCKS BEFORE EXITING THE CONSTRUCTION SITE.

How is this wash water being treated?

40. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov

*****PLEASE NOTE*** The LTMP form has been revised to one page and is located at the new link noted below. Please ensure you are filling out this revised form with your LTMP submittal.**

Include a Long Term Maintenance Plan (LTMP) for stormwater features located within this site/section. Applicant shall Include **ALL** of the following.

1. Stormwater Infrastructure and BMP exhibit sheet. This shall be a simplified site layout sheet with all stormwater management features clearly called out and highlighted. **Do not use a plans sheet as these are far more complicated than what owners or property managers can typically understand and read. Keep these visually simple.** Do not use color shading to depict features or areas as these documents are recorded with the County in black and white. Include riparian buffer limits and label, if applicable. Provide note: This exhibit may not include or highlight the most current SCM locations and details onsite as site plan details can often change through later submittals after recording of the initial LTMP. Please reference the most current approved site plan with the City if the features shown on this exhibit appear to deviate from what is shown.
2. Completed Long Term Maintenance Form
3. Site narrative and maintenance narrative
4. City of Franklin BMP Inspection and Maintenance Checklist forms
5. Any applicable landscape sheets for stormwater BMP's or riparian areas
6. BMP Inspection and Maintenance Provides list.
   https://www.franklintn.gov/home/showpublisheddocument?id=30568

Long Term Maintenance Form:
https://www.franklintn.gov/home/showpublisheddocument?id=24501

A good example of a completed and approved LTMP:
https://www.franklintn.gov/home/showdocument?id=26091

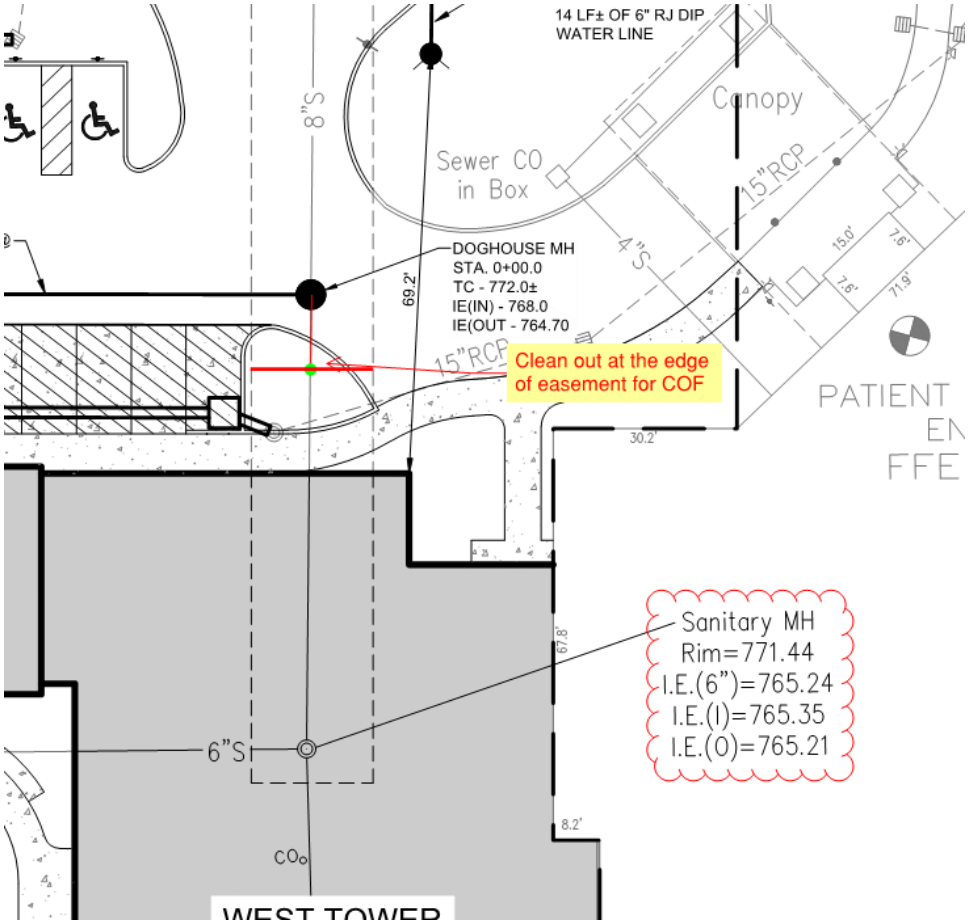
City of Franklin BMP Inspection Sheets:
https://www.franklintn.gov/government/departments-a-j/engineering/stormwater/construction-development/bmp-inspection-maintenance-checklist

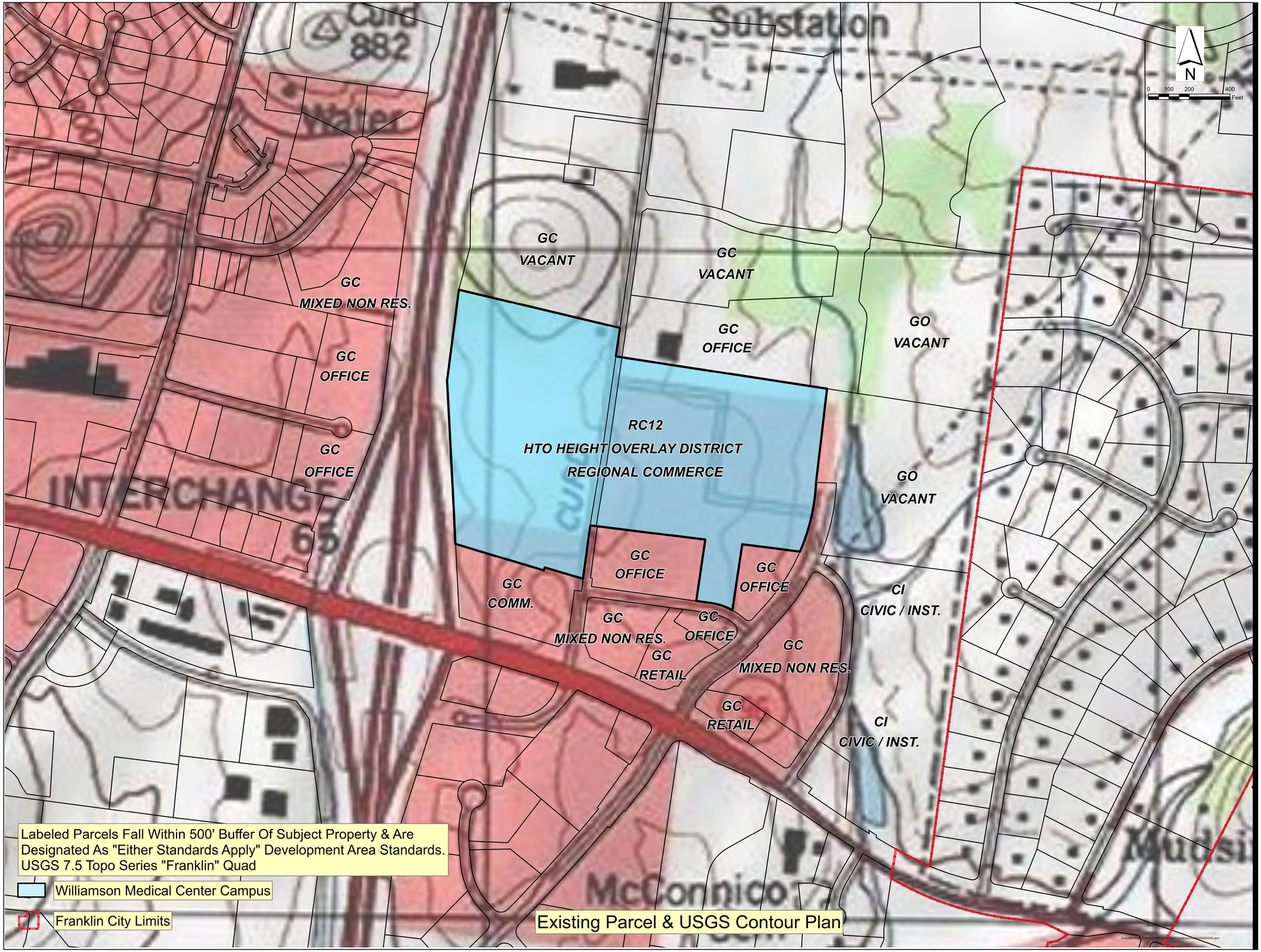
Water/Sewer

General Issues

6. Sanitary sewer

ben.mcneil@franklintn.gov	The applicant shall add a cleanout at 10' from the manhole the easement will be revised to be at the cleanout location. The sanitary sewer shall be revised to show cleanout at edge of easement.





Smith Seckman Reid, Inc.
2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
FAX: (615) 386-8469
www.ssr-inc.com
SSR Project #: 21410030

Seals

BRIAN L. MARTIN
REGISTERED ENGINEER
No. 107384
STATE OF TENNESSEE

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

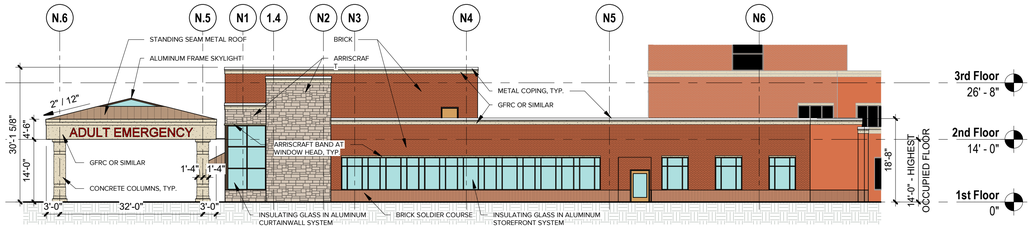
Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	7684
Drawn By	DWN
Checked By	ATJ

Drawing Title

EXISTING PARCEL & USGS CONTOUR PLAN

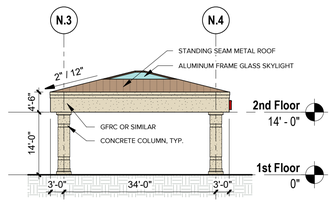
Sheet Number

C1.2



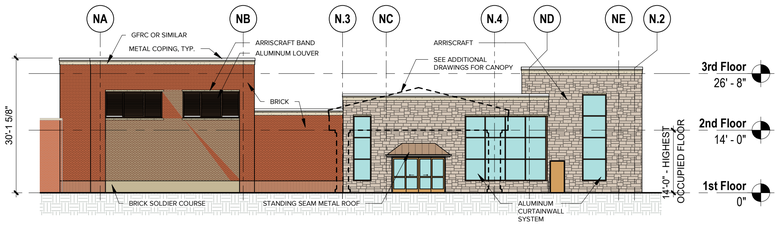
1 SOUTH ELEVATION - MURFREESBORO ROAD

SCALE: 1/16" = 1'-0"



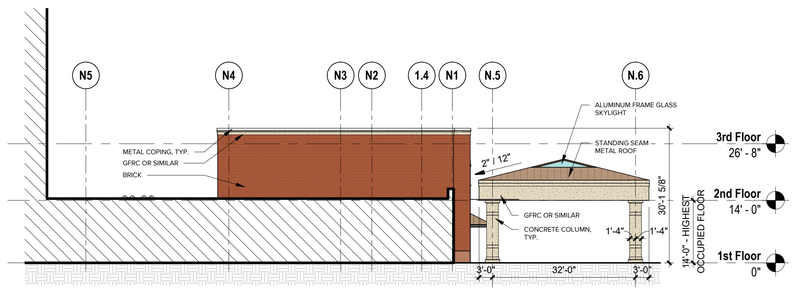
2 WEST CANOPY ELEVATION

SCALE: 1/16" = 1'-0"



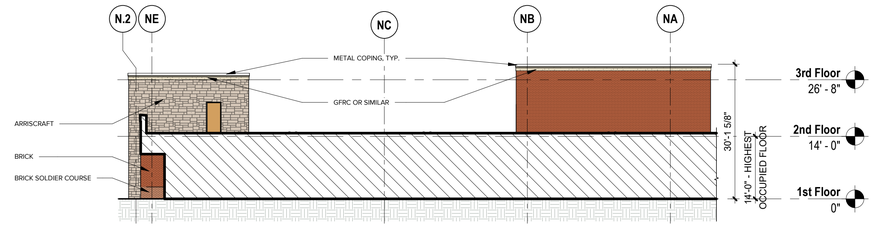
3 WEST ELEVATION - I-65

SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION - PHYSICIANS WAY

SCALE: 1/16" = 1'-0"



5 EAST ELEVATION - CAROTHERS PKWY

SCALE: 1/16" = 1'-0"

ED - EXTERIOR MATERIALS

Type Image	Material	Area	Percentage of Wall
	ARRISCRAFT	2,245 SF	22%
	BRICK	6,492 SF	65%
	GLAZING	1,262 SF	13%
		9,999 SF	100%

PROPOSED EXTERIOR MATERIALS:

- FACE BRICK - COLORS TO MATCH EXISTING
- ARRISCRAFT - COLOR TO MATCH EXISTING
- GFRC FASCIA / SOFFIT AT CANOPY TO MATCH EXISTING
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Seals



WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

FRANKLIN, TN

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No	7684
Drawn By WS	Checked By DS

Drawing Title

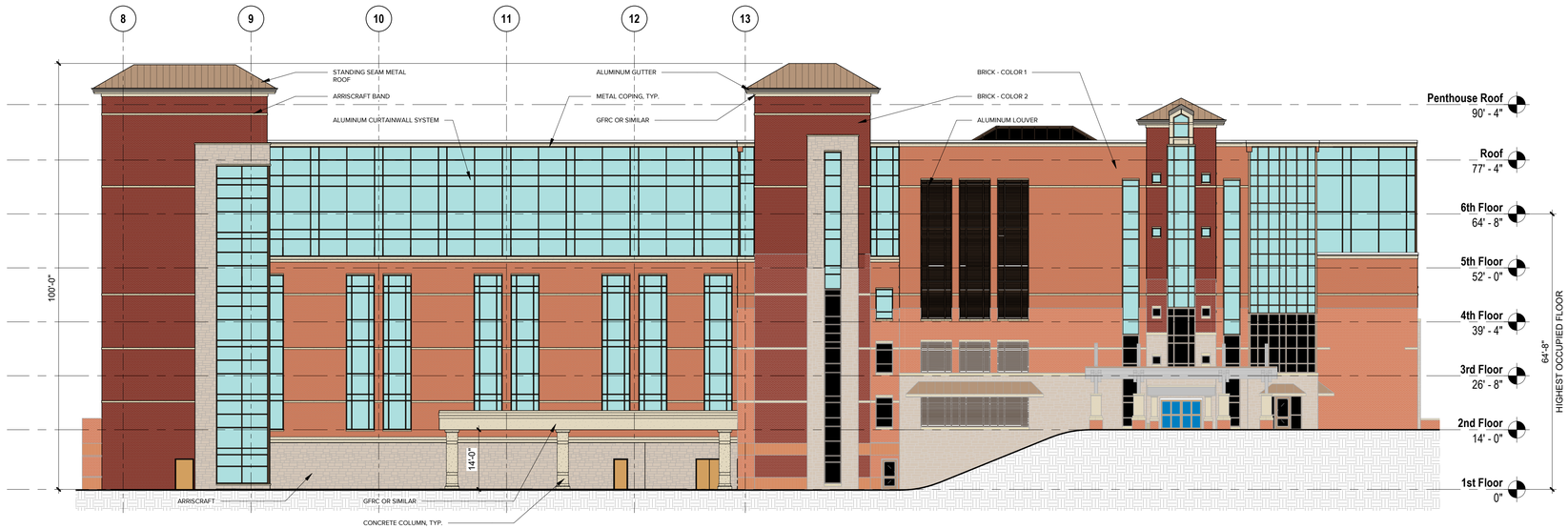
EXTERIOR ELEVATIONS

Sheet Number

A1.0

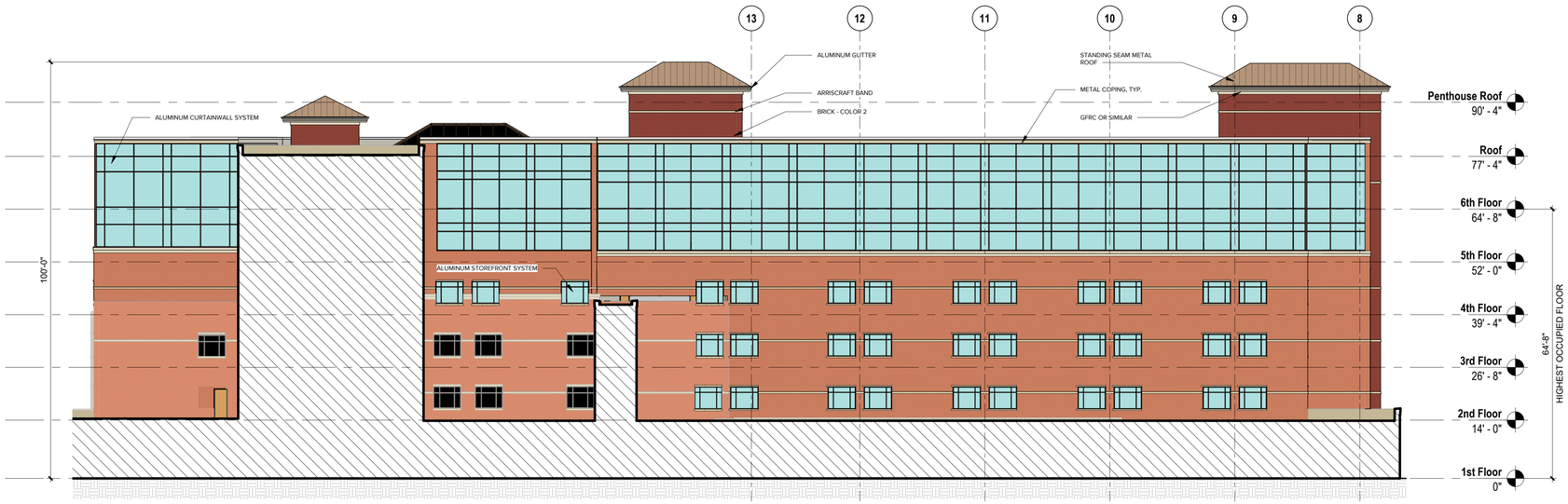
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GRAPHIC SCALE: 1/16" = 1'-0" 32' 16' 8' 4' 0
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GRAPHIC SCALE: 1/8" = 1'-0" 16' 8' 4' 0
GRAPHIC SCALE: 3/16" = 1'-0" 12' 8' 4' 0
GRAPHIC SCALE: 1/4" = 1'-0" 8' 4' 2' 0
GRAPHIC SCALE: 3/8" = 1'-0" 6' 4' 2' 0
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GRAPHIC SCALE: 3/4" = 1'-0" 3' 2' 1' 0
GRAPHIC SCALE: 1" = 1'-0" 2' 1' 6" 3" 0

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1 WEST ELEVATION - I-65

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - CAROTHERS PKWY

SCALE: 1/16" = 1'-0"

WEST TOWER - EXTERIOR MATERIALS

Type Image	Material	Area	Percentage of Wall
	ARRISCRAFT	4,019 SF	6%
	BRICK	27,353 SF	43%
	GLAZING	32,867 SF	51%
		64,239 SF	100%

PROPOSED EXTERIOR MATERIALS:

- FACE BRIK - 2 COLORS TO MATCH EXISTING
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9.13.2021

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

FRANKLIN, TN

DOCUMENT CHANGES

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Drawn By WS	Checked By DS

Drawing Title

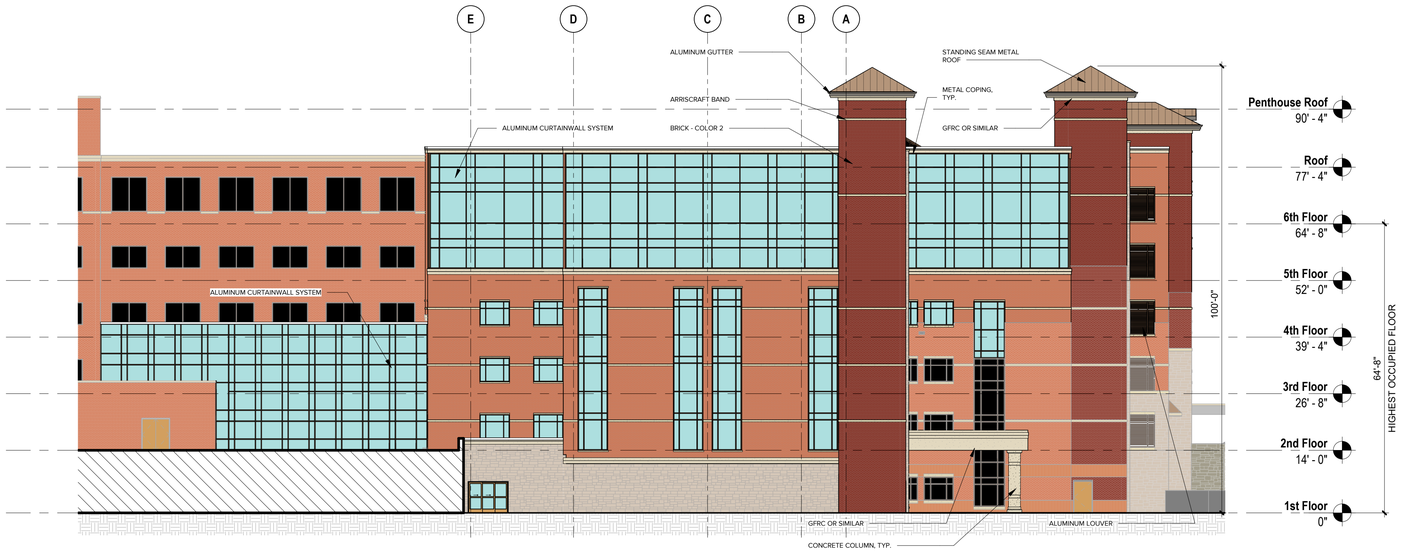
EXTERIOR ELEVATIONS

Sheet Number

A1.1

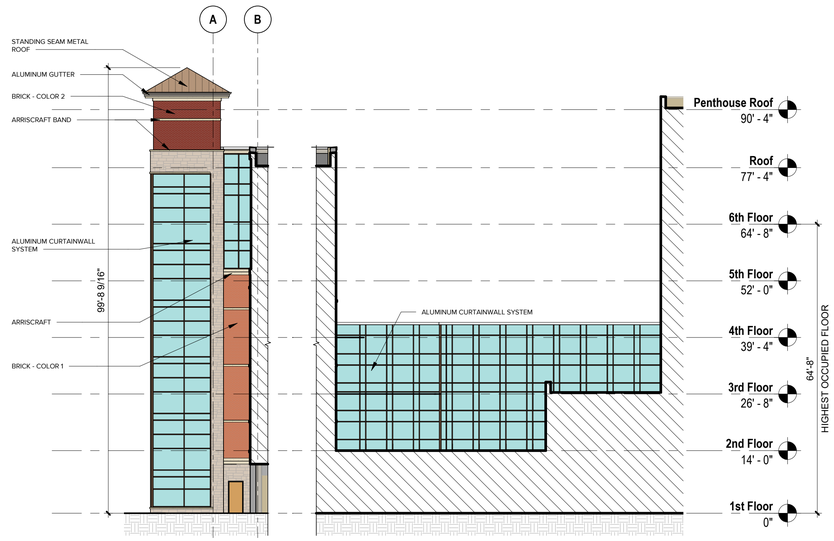
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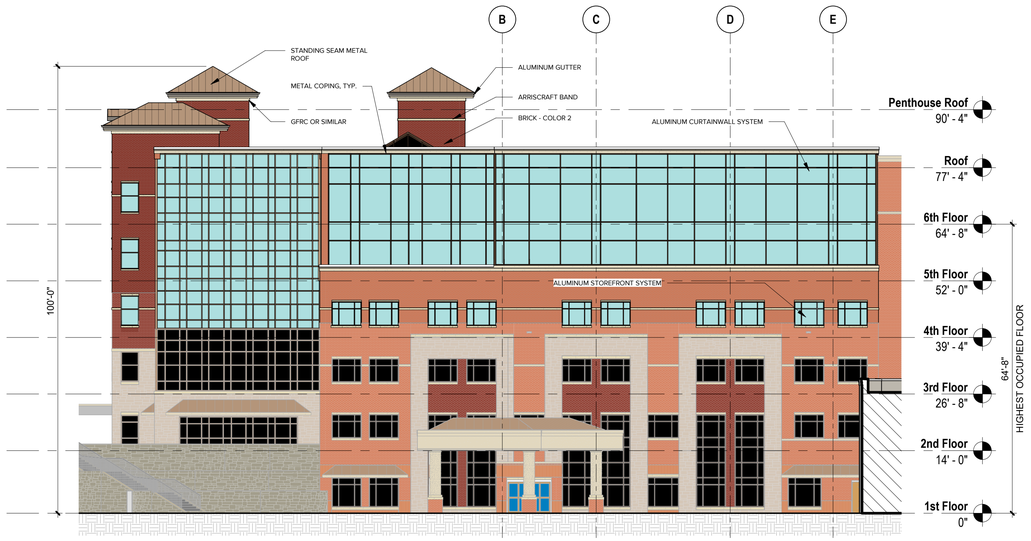
1 NORTH ELEVATION - PHYSICIANS WAY

SCALE: 1/16" = 1'-0"



2 PARTIAL SOUTH ELEVATION - MURFREESBORO ROAD

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION - MURFREESBORO ROAD

SCALE: 1/16" = 1'-0"

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9.13.2021

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

FRANKLIN, TN

DOCUMENT CHANGES

Description	Date
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Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No	7684
Drawn By WS	Checked By DS

Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

A1.2

GRAPHIC SCALE: 1" = 1'-0" 0 1' 2' 3' 6' 1'
GRAPHIC SCALE: 3/4" = 1'-0" 0 1' 2' 3'
GRAPHIC SCALE: 1/2" = 1'-0" 0 6" 1' 2' 4'
GRAPHIC SCALE: 3/8" = 1'-0" 0 2' 4' 6'
GRAPHIC SCALE: 1/4" = 1'-0" 0 1' 2' 4' 8'
GRAPHIC SCALE: 3/16" = 1'-0" 0 4' 8' 12'
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GRAPHIC SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'
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10/5/2021 2:46:52 PM BIM 360:\Williamson Medical Center\21095500_WMC-West Tower Replacement Beds.rvt

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L0.02	TREE PRESERVATION AND REMOVAL PLAN
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A1.2	EXTERIOR ELEVATIONS
E0.2	ELECTRICAL SITE LIGHTING PHOTOMETRIC CALCULATIONS

Site Plan Submittal

Williamson County Medical Center Site Plan, Section 1, Revision 3

(Expansions and Modernizations)

COF Project No. 7684

4321 Carothers Parkway, Franklin, TN 37069

Issue Date: September 13, 2021

Resubmittal Date: October 07, 2021

Williamson Medical Center Campus - Building Square Footages

BUILDING	SQUARE FOOTAGE	STATUS
Williamson Medical Center	238,891	Existing
Modernization West Tower	***141,552***	***Proposed***
ED Addition	***13,723***	***Proposed***
Maintenance Office / Power House	11,070	Existing
Central Energy Plant	4,669	Existing
EMS building	5,600	Existing
Medical Office Building	127,497	Existing
Bone & Joint Clinic	122,000	Existing
Outpatient Services	8,595	Existing
Lakeview Medical Office Building	12,000	Existing
Hazardous Materials Building	420	Existing
TOTAL BUILDING SQUARE FOOTAGES	**530,742**	**Existing**
	686,017	**Proposed**

Williamson Medical Esitmated Trip Generation Rates

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Units	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Existing Hospital 610	KSF[2]	16.50	1.14	42%	58%	KSF[2]	392.0	6,468	447	188	259
Existing Hospital 610	Beds	11.81	1.31	36%	64%	Beds	203.0	2,397	266	96	170
							Existing Average:	4433	356	142	215
Bone & Joint Clinic 630	KSF[2]	31.45	5.18	42%	58%	KSF[2]	122.0	3,837	632	265	367
							Existing Average:	3837	632	265	367
							Existing Average Sum:	8270	988	407	581
New Hospital 610	***KSF[2]***	***16.50***	***1.14***	***42%***	***58%***	***KSF[2]***	***155.0***	***2,558***	***177***	***74***	***102***
New Hospital 610*	***Beds***	***11.81***	***1.31***	***36%***	***64%***	***Beds***	***1.0***	***12***	***1***	***1***	***1***
							Proposed Average for New Build Out (No Bed Increase):	***1285***	***89***	***38***	***52***
							Increase in Trips Based upon Average*		***14%***	***14%***	***14%***
							Increase In Trips Based upon Increase in Beds (most common practice)		***<1%***	***<1%***	***<1%***

These numbers are primarily based on the 8th Edition of the ITE Trip Generation Report.

KSF[2] Units of 1,000 square feet
AM shifts are anticipated to be opposite of In/Out Numbers of PM
Information in table borrowed from Florida DOT Trip Generation Spreadsheet

**** Any Future increase in bed counts to be addressed under separate project.***
***** Improvements included in Bone & Joint Clinic are adequate to accomadate project.***

SITE DATA PLAN

Development: Williamson County Medical Center Site Plan, Section 1, Revision 1 (Additions and Renovations)
Tax Map 79-K, Group 'A', Parcel 48.01
Address: 4321 Carothers Parkway
City: Franklin
County: Williamson
State: Tennessee
Civil District: Ninth
Site Zoning: RC12 (Regional Commercial)
Flood Zone Zone X
Acreage of Site: 39.82 ac.
Square Footage of Site: 1,734,580 sq. ft.
Minimum Required Setback Lines:
- Front Yard for Collector and Local Streets or Internal Drives: 5 ft. min. to 30 ft. max.
- Front Yard for Arterial Streets: 20 ft. min. to 85 ft. max.
- Side Yard: 15 ft. min.
- Rear Yard: 25 ft. min.

Owner: Williamson Medical Center
- Address: P.O. Box 1800, Franklin, TN, 37064
- Telephone Number: (615) 435-5440
- Contact: Scott Gentry
- Email: sgentry@wmed.org

Applicant: Smith Seckman Reid, Inc.
- Address: 2995 Sidco Drive, Nashville, TN, 37204
- Telephone Number: (615) 383-1113
- Fax Number: (615) 386-8469
- Contact: Andrew Johnson, P.E.

Proposed Building Height:
- ED Building - 14'0" 1-Story (with Unoccupied Penthouse)
- West Tower - 64'8" 6-Stories (to Highest Occupied Floor)

Proposed ED New Construction - 13,723 sf
West Tower New Construction - 141,552 sf

Landscape Surface Ratio Req'd : 14,775 sf (15%)
Landscape Surface Ratio Provided : 23,162 sf (0.53 ac.)

Total Site Canopy Coverage: 9,686 (0.22 ac.) or 9%
Minimum Req'd Canopy Retention: 2,503 sf (0.06 acres)
(26% of Site Canopy Coverage)
Total Site Canopy to Remain: 3,236 sf (0.07 Acres) or 33%

No Buffer Required Per Table 5-6

Total Open Space Set Aside Req'd: 0.11 Acres
(Conventional: 5% of Gross Dev. Size (2.3 x .05)
Total Open Space Set Aside Provided: 6,573 sf (0.15 Acres)
Total Formal Open Space Req'd: 4,925 sf (0.11 Acres)
(Conventional: 100% Set Aside)
Percent Hardscape (includes Sidewalk, Curb, Road, Play Pad, and Walls) 47%

Campus Parking Information

	ITE Unit[1]	Variable	Req'd	Provided	Surplus
Williamson Medical Center	4.72 spaces/bed	204	963		
Medical Office/ Clinic	3.53/1000 SF	259	915		
EXISTING TOTALS			**1864**	**1975[2]**	
Existing Campus Parking Removed				**45**	
Proposed Campus Parking Added				**58**	
PROPOSED TOTALS			**1864**	**1988[2]**	**124**

1: Based upon Institute of Transportation Engineers Parking Generation 3rd Edition (Established in previous Campus expansions)
2: 6.2% Campus Surplus provided
Handicap Parking Spaces Provided: Zero Net Gain

PROJECT IMPACT STATEMENT

1. EXPANSION AND MODERNIZATION OF THE EXISTING ADULT EMERGENCY DEPARTMENT (ED). THE EXISTING ADULT ED REQUIRES ADDED EXAM ROOMS AND PROGRAM SPACE TO BETTER ACCOMMODATE PATIENT TREATMENT, FAMILY WAITING AND STAFF SUPPORT. THIS WILL FACILITATE IMPROVED TREATMENT TIMES AND PATIENT SERVICES.

2. EXPANSION OF THE EXISTING WEST TOWER WILL BE ABOVE AND NORTHWARD OF THIS EXISTING 3-STORY WING. THE ADDITION WILL HOUSE 123 REPLACEMENT BEDS FROM THE ORIGINAL 1982 BED TOWER, 10 EXISTING PEDIATRIC BEDS AND 22 NON-LICENSED OBSERVATION BEDS. THE VACATED BEDS IN EXISTING TOWER WILL BE CLOSED OR RE-PURPOSED FOR SUPPORT SERVICES, OB AND NICU RENOVATIONS.

JAMES TODD ROBINSON — REGISTERED — AGRICULTURE — No. 20971 — STATE OF TENNESSEE — 9.13.2021

BRIAN L. MARTIN — REGISTERED — No. 102384 — STATE OF TENNESSEE — 9-13-21

CHRISTOPHER W. BARKLEY — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE No. 3987 — 9.13.2021

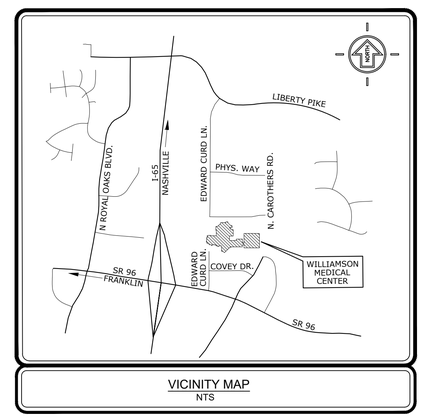
JAMES C. SEABURN — REGISTERED — AGRICULTURE — No. 1001460 — STATE OF TENNESSEE — 9/13/2021

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richard l. miller, architect
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www.ssr-inc.com

HDLA LANDSCAPE ARCHITECTS
507 Main Street, Nashville, TN 37206
T. 615.327.4447 www.hodgsondouglas.com

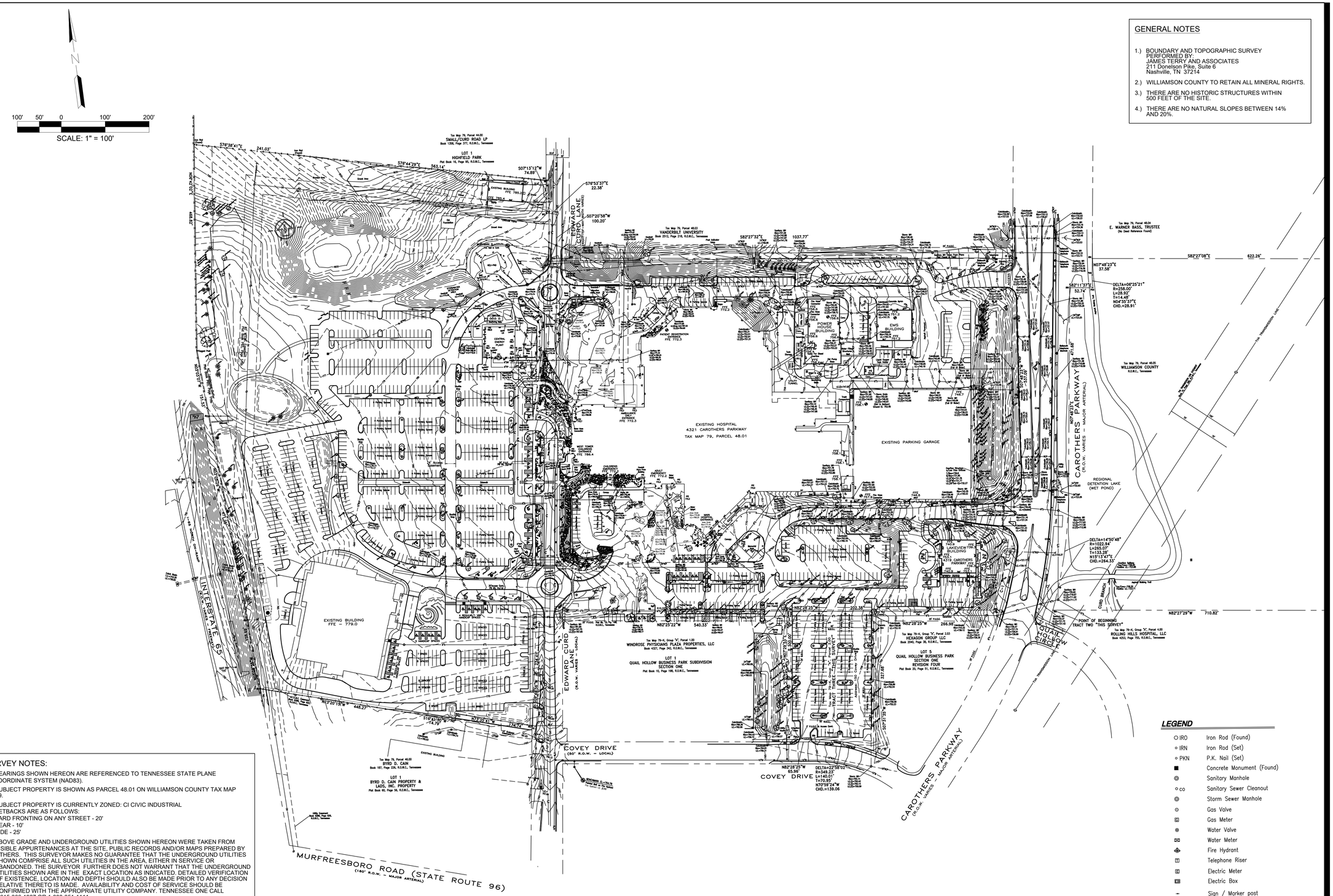
enterprise solutions
Connecting you to what's next.
1300 FORT NEGLEY BLVD
NASHVILLE, TN 37203
OFFICE 615.350.7270
FAX 615.350.7242

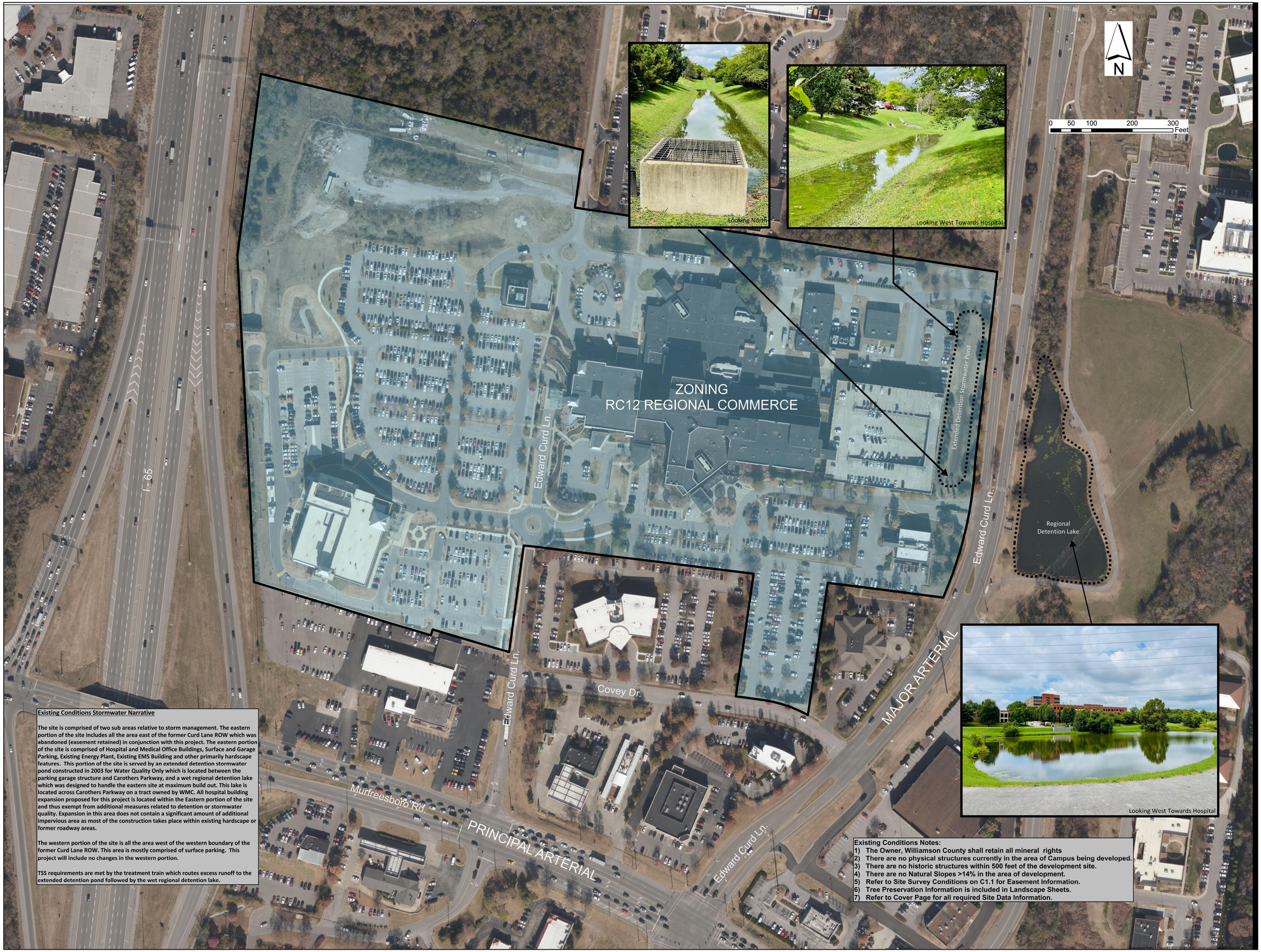


VICINITY MAP
NTS

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T:\Team41\2021\21410030\Constructs\Civil\Sheets\G0.0 COVER.dwg
10/5/2021 10:26:26 PM


N
100' 50' 0 100' 200'
SCALE: 1" = 100'
GENERAL NOTES
1.) BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY: JAMES TERRY AND ASSOCIATES 211 Donelson Pike, Suite 6 Nashville, TN 37214
2.) WILLIAMSON COUNTY TO RETAIN ALL MINERAL RIGHTS.
3.) THERE ARE NO HISTORIC STRUCTURES WITHIN 500 FEET OF THE SITE.
4.) THERE ARE NO NATURAL SLOPES BETWEEN 14% AND 20%.
EXISTING HOSPITAL
4321 CAROTHERS PARKWAY
TAX MAP 79, PARCEL 48.01
EXISTING PARKING GARAGE
EXISTING BUILDING
FFE = 779.0
EDWARD CURD LANE
(R.O.W. VARIES - LOCAL)
COVEY DRIVE
(50' R.O.W. - LOCAL)
CAROTHERS PARKWAY
(R.O.W. VARIES - MAJOR ARTERIAL)
INTERSTATE 65
(R.O.W. VARIES - FREEWAY)
MURFREESBORO ROAD (STATE ROUTE 96)
(160' R.O.W. - MAJOR ARTERIAL)
REGIONAL DETENTION LAKE (WET POND)
POINT OF BEGINNING TRACT TWO "THIS SURVEY"
ROLLING HILLS HOSPITAL, LLC
Book 4253, Page 753, R.O.W.C., Tennessee
WINDROSE PHYSICIANS PLAZA PROPERTIES, LLC
Book 4327, Page 342, R.O.W.C., Tennessee
LOT 1
QUAIL HOLLOW BUSINESS PARK SUBDIVISION SECTION ONE.
Plot Book 10, Page 196, R.O.W.C., Tennessee
LOT 5
QUAIL HOLLOW BUSINESS PARK SECTION ONE REVISION FOUR
Plot Book 25, Page 51, R.O.W.C., Tennessee
HEXAGON GROUP LLC
Book 3940, Page 36, R.O.W.C., Tennessee
VANDERBILT UNIVERSITY
Book 2512, Page 218, R.O.W.C., Tennessee
E. WARNER BASS, TRUSTEE
(By Deed Reference Found)
WILLIAMSON COUNTY
R.O.W.C., Tennessee
SMALL/CURD ROAD LP
Book 1358, Page 377, R.O.W.C., Tennessee
LOT 1
HIGHFIELD PARK
Plot Book 16, Page 95, R.O.W.C., Tennessee
BYRD D. CAIN
Book 197, Page 226, R.O.W.C., Tennessee
LOT 1
BYRD D. CAIN PROPERTY & LADS, INC. PROPERTY
Plot Book 60, Page 56, R.O.W.C., Tennessee
N82°25'22"W 540.33'
N82°23'25"W 522.38'
N82°28'25"W 266.98'
N82°27'29"W 710.82'
S82°27'32"E 1037.77'
S82°27'08"E 622.26'
S76°38'41"E 241.03'
S76°44'29"E 563.14'
S07°13'15"W 74.89'
S76°53'37"E 22.38'
S07°20'58"W 100.20'
N07°46'23"E 37.58'
S82°11'37"E 52.74'
DELTA=06°25'21"
R=258.00'
L=28.92'
T=14.48'
N04°35'37"E
CHD.=28.91'
DELTA=14°50'48"
R=1022.94'
L=265.07'
T=133.28'
N15°12'47"E
CHD.=264.33'
N12°20'15"W 448.27'
S16°41'50"E 4.79'
N73°35'41"W 174.74'
N82°28'25"W 65.96'
DELTA=23°58'02"
R=349.23'
L=146.01'
T=73.85'
N70°59'24"W
CHD.=139.06
S07°31'35"W 327.68'
N07°46'23"E 471.68'
N07°46'23"E 151.53'
N07°46'23"E 151.53'
N07°46'23"E 151.53



Existing Conditions Stormwater Narrative

The site is comprised of two sub areas relative to storm management. The eastern portion of the site includes all the area east of the former Curd Lane ROW which was abandoned (easement retained) in conjunction with this project. The eastern portion of the site is comprised of Hospital and Medical Office Buildings, Surface and Garage Parking, Existing Energy Plant, Existing EMS Building and other primarily hardscape features. This portion of the site is served by an extended detention stormwater pond constructed in 2003 for Water Quality Only which is located between the parking garage structure and Carothers Parkway, and a wet regional detention lake which was designed to handle the eastern site at maximum build out. This lake is located across Carothers Parkway on a tract owned by WMC. All hospital building expansion proposed for this project is located within the Eastern portion of the site and thus exempt from additional measures related to detention or stormwater quality. Expansion in this area does not contain a significant amount of additional impervious area as most of the construction takes place within existing hardscape or former roadway areas.

The western portion of the site is all the area west of the western boundary of the former Curd Lane ROW. This area is mostly comprised of surface parking. This project will include no changes in the western portion.

TSS requirements are met by the treatment train which routes excess runoff to the extended detention pond followed by the wet regional detention lake.

Existing Conditions Notes:

1) The Owner, Williamson County shall retain all mineral rights
2) There are no physical structures currently in the area of Campus being developed.
3) There are no historic structures within 500 feet of the development site.
4) There are no Natural Slopes >14% in the area of development.
5) Refer to Site Survey Conditions on C1.1 for Easement Information.
6) Tree Preservation Information is included in Landscape Sheets.
7) Refer to Cover Page for all required Site Data Information.

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Seals

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STATE OF TENNESSEE

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
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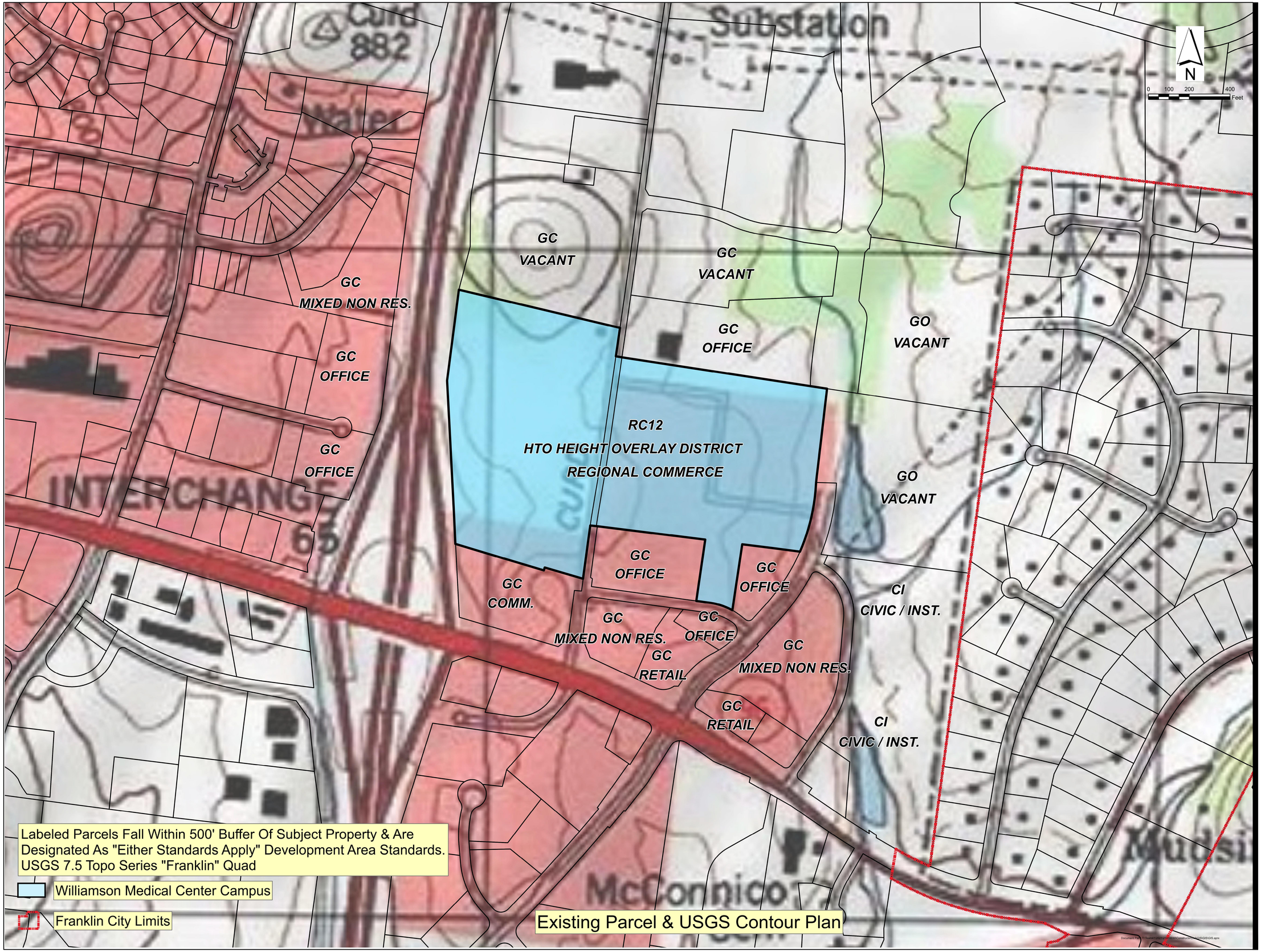
Issue Description	SITE PLAN SUBMITTAL
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Drawing Title

OVERALL EXISTING CONDITIONS PLAN

Sheet Number

C1.1



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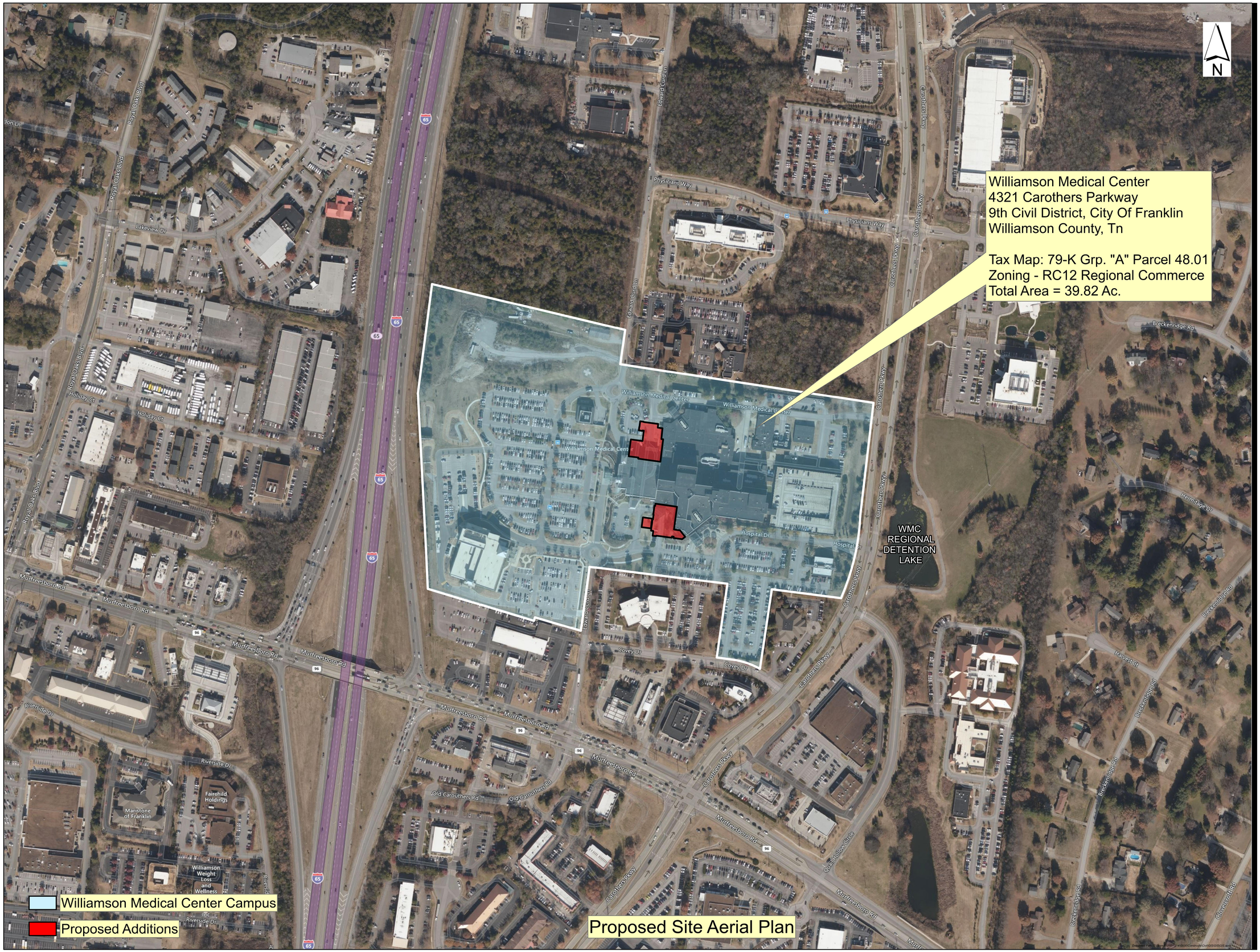
Issue Description	SITE PLAN SUBMITTAL
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COF Project No.	7684
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Drawing Title

EXISTING PARCEL & USGS CONTOUR PLAN

Sheet Number

C1.2



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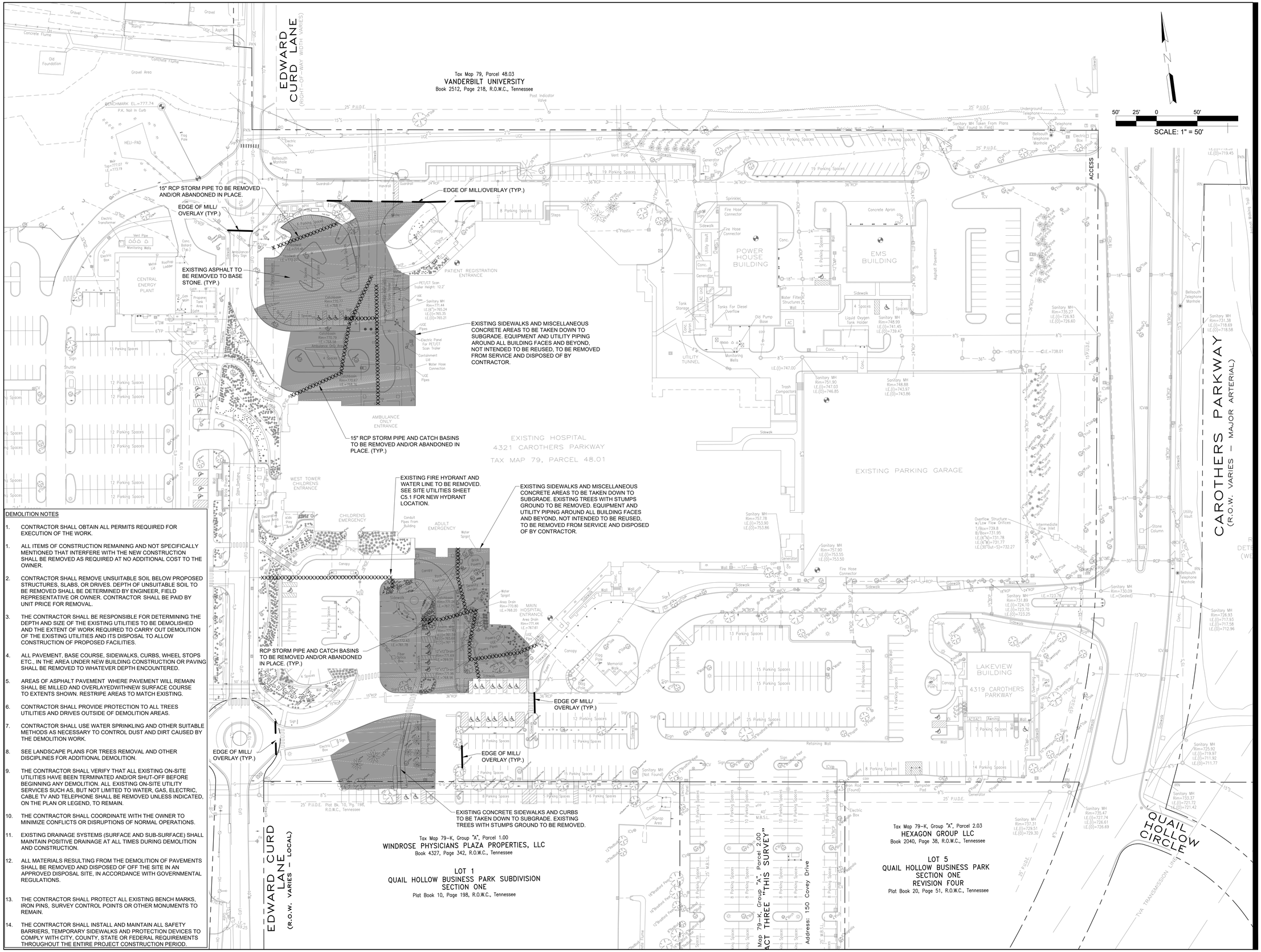
Issue Description	SITE PLAN SUBMITTAL
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PROPOSED SITE AERIAL PLAN

Sheet Number

C1.3



DEMOLITION NOTES

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
1. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL REMOVE UNSUITABLE SOIL BELOW PROPOSED STRUCTURES, SLABS, OR DRIVES. DEPTH OF UNSUITABLE SOIL TO BE REMOVED SHALL BE DETERMINED BY ENGINEER, FIELD REPRESENTATIVE OR OWNER. CONTRACTOR SHALL BE PAID BY UNIT PRICE FOR REMOVAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE DEPTH AND SIZE OF THE EXISTING UTILITIES TO BE DEMOLISHED AND THE EXTENT OF WORK REQUIRED TO CARRY OUT DEMOLITION OF THE EXISTING UTILITIES AND ITS DISPOSAL TO ALLOW CONSTRUCTION OF PROPOSED FACILITIES.
4. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, WHEEL STOPS ETC., IN THE AREA UNDER NEW BUILDING CONSTRUCTION OR PAVING SHALL BE REMOVED TO WHATEVER DEPTH ENCOUNTERED.
5. AREAS OF ASPHALT PAVEMENT WHERE PAVEMENT WILL REMAIN SHALL BE MILLED AND OVERLAYEDWITHNEW SURFACE COURSE TO EXTENTS SHOWN. RESTRIPE AREAS TO MATCH EXISTING.
6. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL TREES UTILITIES AND DRIVES OUTSIDE OF DEMOLITION AREAS.
7. CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
8. SEE LANDSCAPE PLANS FOR TREES REMOVAL AND OTHER DISCIPLINES FOR ADDITIONAL DEMOLITION.
9. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING ON-SITE UTILITIES HAVE BEEN TERMINATED AND/OR SHUT-OFF BEFORE BEGINNING ANY DEMOLITION. ALL EXISTING ON-SITE UTILITY SERVICES SUCH AS, BUT NOT LIMITED TO WATER, GAS, ELECTRIC, CABLE TV AND TELEPHONE SHALL BE REMOVED UNLESS INDICATED, ON THE PLAN OR LEGEND, TO REMAIN.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO MINIMIZE CONFLICTS OR DISRUPTIONS OF NORMAL OPERATIONS.
11. EXISTING DRAINAGE SYSTEMS (SURFACE AND SUB-SURFACE) SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
12. ALL MATERIALS RESULTING FROM THE DEMOLITION OF PAVEMENTS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE IN AN APPROVED DISPOSAL SITE, IN ACCORDANCE WITH GOVERNMENTAL REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT ALL EXISTING BENCH MARKS, IRON PINS, SURVEY CONTROL POINTS OR OTHER MONUMENTS TO REMAIN.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SAFETY BARRIERS, TEMPORARY SIDEWALKS AND PROTECTION DEVICES TO COMPLY WITH CITY, COUNTY, STATE OR FEDERAL REQUIREMENTS THROUGHOUT THE ENTIRE PROJECT CONSTRUCTION PERIOD.

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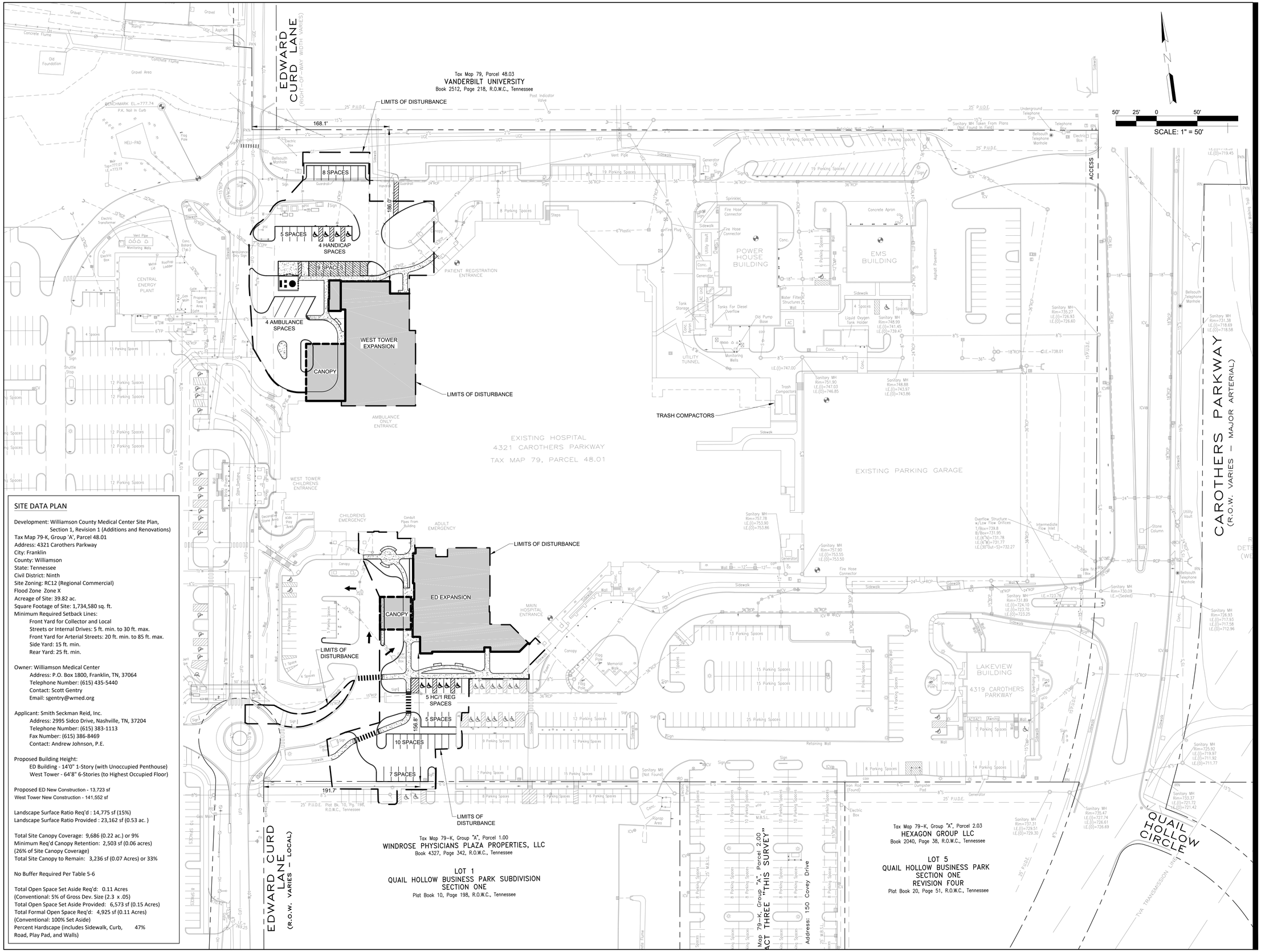
Issue Description	SITE PLAN SUBMITTAL
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SITE DEMOLITION PLAN

Sheet Number

C1.4



SITE DATA PLAN

Development: Williamson County Medical Center Site Plan, Section 1, Revision 1 (Additions and Renovations)
Tax Map 79-K, Group 'A', Parcel 48.01
Address: 4321 Carothers Parkway
City: Franklin
County: Williamson
State: Tennessee
Civil District: Ninth
Site Zoning: RC12 (Regional Commercial)
Flood Zone: Zone X
Acreage of Site: 39.82 ac.
Square Footage of Site: 1,734,580 sq. ft.
Minimum Required Setback Lines:
- Front Yard for Collector and Local Streets or Internal Drives: 5 ft. min. to 30 ft. max.
- Front Yard for Arterial Streets: 20 ft. min. to 85 ft. max.
- Side Yard: 15 ft. min.
- Rear Yard: 25 ft. min.

Owner: Williamson Medical Center
- Address: P.O. Box 1800, Franklin, TN, 37064
- Telephone Number: (615) 435-5440
- Contact: Scott Gentry
- Email: sgentry@wmed.org

Applicant: Smith Seckman Reid, Inc.
- Address: 2995 Sidco Drive, Nashville, TN, 37204
- Telephone Number: (615) 383-1113
- Fax Number: (615) 386-8469
- Contact: Andrew Johnson, P.E.

Proposed Building Height:
- ED Building - 14'0" 1-Story (with Unoccupied Penthouse)
- West Tower - 64'8" 6-Stories (to Highest Occupied Floor)

Proposed ED New Construction - 13,723 sf
West Tower New Construction - 141,552 sf

Landscape Surface Ratio Req'd : 14,775 sf (15%)
Landscape Surface Ratio Provided : 23,162 sf (0.53 ac.)

Total Site Canopy Coverage: 9,686 (0.22 ac.) or 9%
Minimum Req'd Canopy Retention: 2,503 sf (0.06 acres)
(26% of Site Canopy Coverage)
Total Site Canopy to Remain: 3,236 sf (0.07 Acres) or 33%

No Buffer Required Per Table 5-6

Total Open Space Set Aside Req'd: 0.11 Acres
(Conventional: 5% of Gross Dev. Size (2.3 x .05)
Total Open Space Set Aside Provided: 6,573 sf (0.15 Acres)
Total Formal Open Space Req'd: 4,925 sf (0.11 Acres)
(Conventional: 100% Set Aside)
Percent Hardscape (includes Sidewalk, Curb, Road, Play Pad, and Walls) 47%

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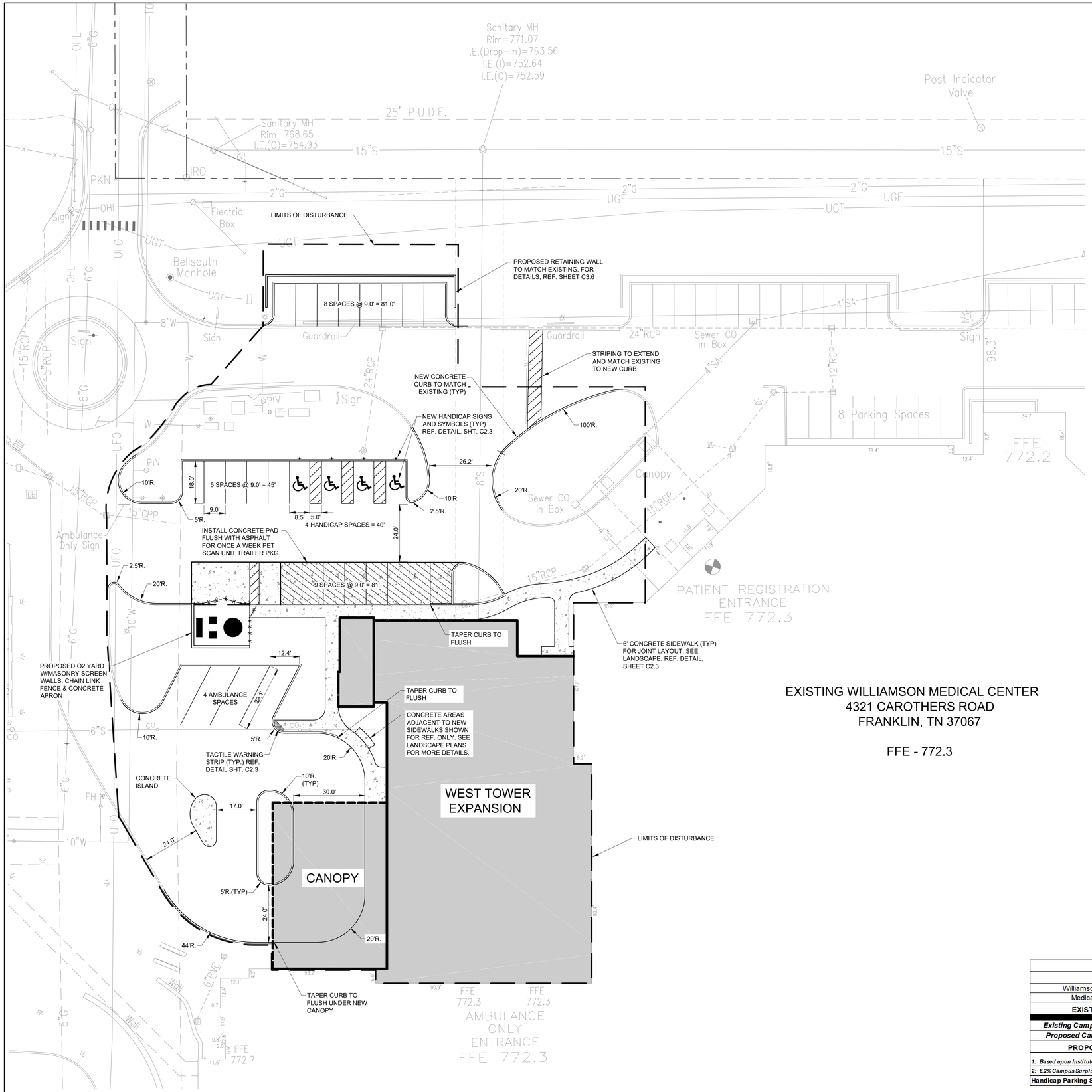
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Drawing Title

OVERALL SITE PLAN

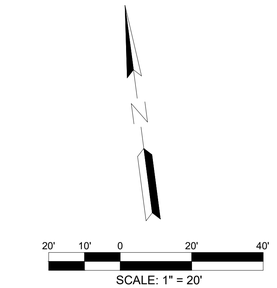
Sheet Number

C2.0



EXISTING WILLIAMSON MEDICAL CENTER
4321 CAROTHERS ROAD
FRANKLIN, TN 37067

FFE - 772.3



SITE LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- NEW BUILDING AREA
- LIMITS OF DISTURBANCE
- NEW CONCRETE CURB
- PROPOSED CHAIN LINK FENCE
- PAINTED HANDICAP SYMBOL
- HANDICAP PARKING SIGN

Campus Parking Information

	ITE Unit[1]	Variable	Req'd	Provided	Surplus
Williamson Medical Center	4.72 spaces/bed	204	963		
Medical Office/ Clinic	3.53/1000 SF	259	915		
EXISTING TOTALS			**1864**	**1975** [2]	
Existing Campus Parking Removed				**45**	
Proposed Campus Parking Added				**58**	
PROPOSED TOTALS			**1864**	**1988** [2]	**124**

1: Based upon Institute of Transportation Engineers Parking Generation 3rd Edition (Established in previous Campus expansions)
2: 6.2% Campus Surplus provided
Handicap Parking Spaces Provided: Zero Net Gain

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Drawing Title

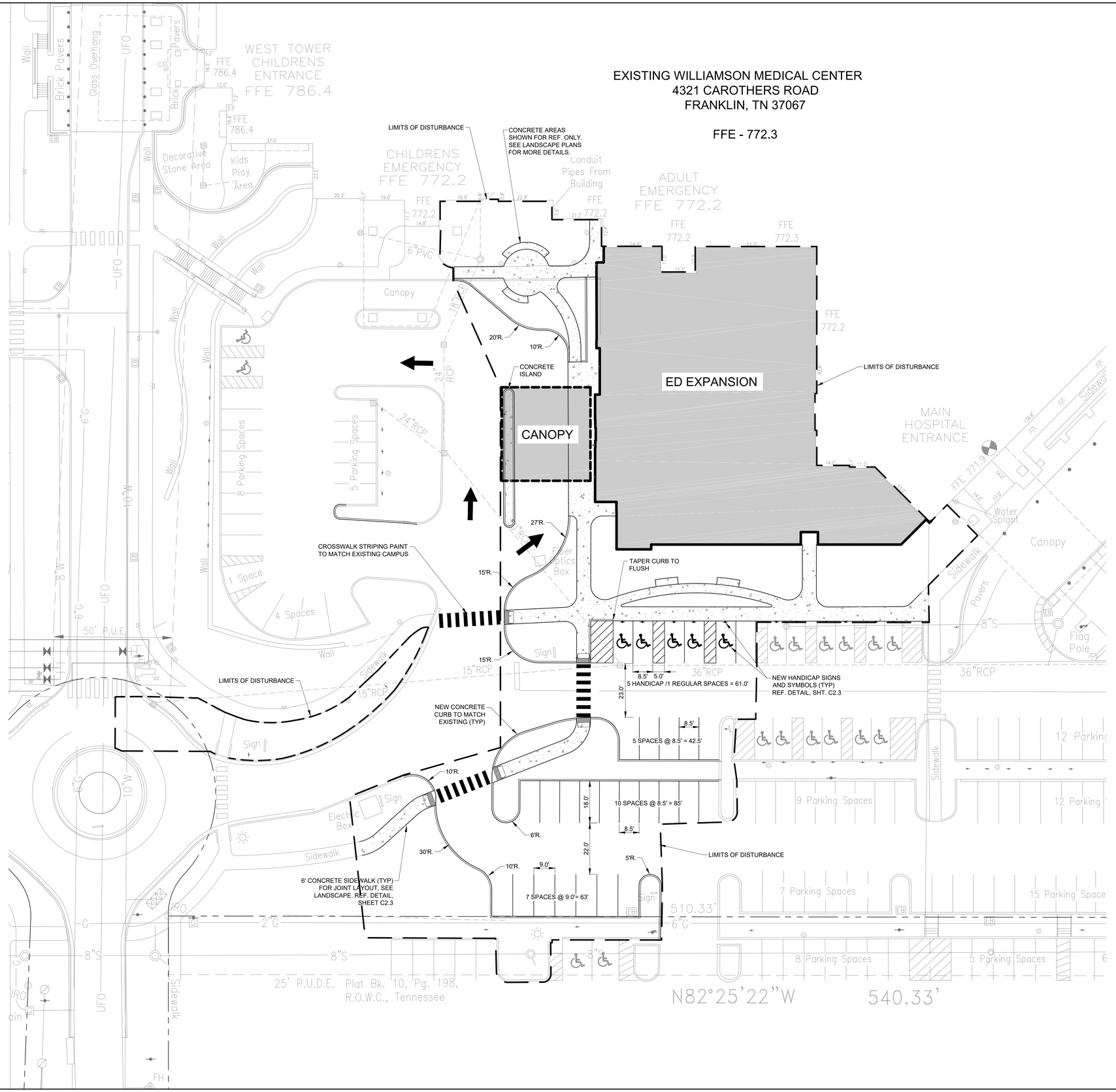
ENLARGED SITE PLAN NORTH

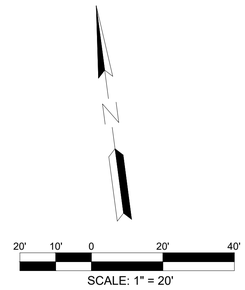
Sheet Number

C2.1

EXISTING WILLIAMSON MEDICAL CENTER
4321 CAROTHERS ROAD
FRANKLIN, TN 37067

FFE - 772.3





SITE LEGEND

- NEW ASPHALT PAVEMENT
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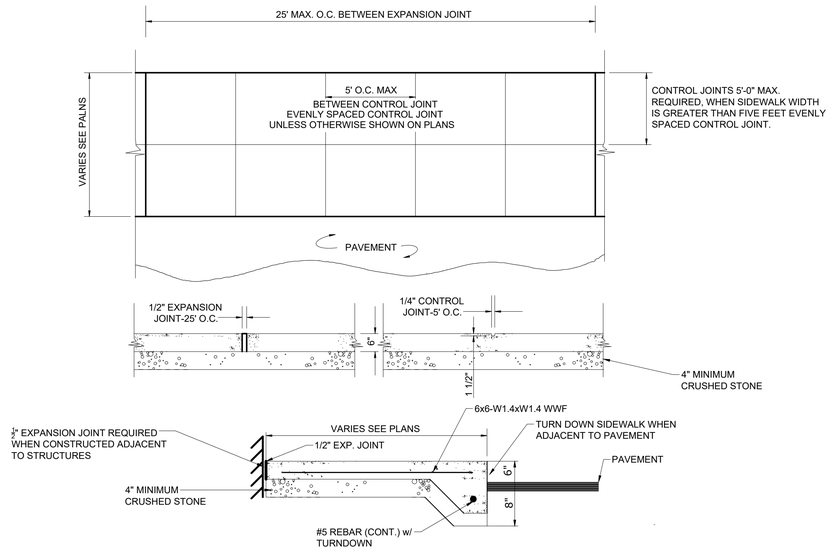
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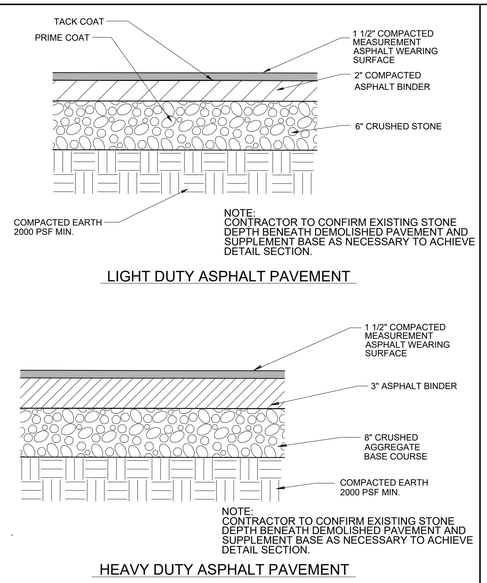
ENLARGED SITE PLAN SOUTH

Sheet Number

C2.2



SIDEWALK JOINT DETAIL | 01

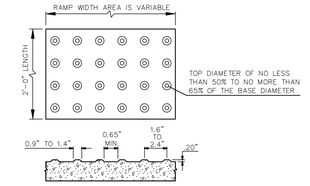


LIGHT DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

TYPICAL ASPHALT PAVEMENT DETAILS | 03

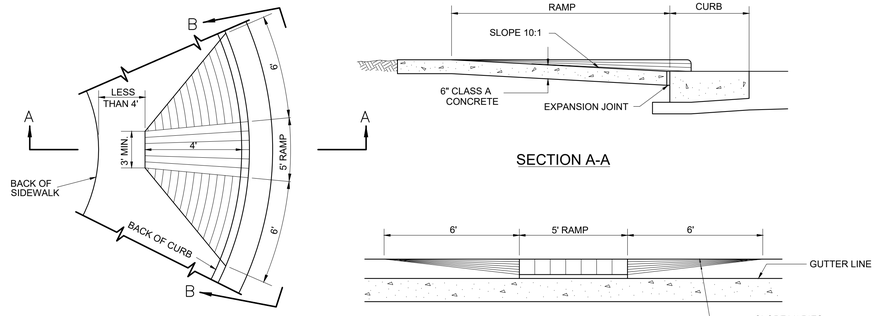
NOTE:
DETAILS ON THIS SHEET ARE CITY OF FRANKLIN ENGINEERING DEPARTMENT STANDARD DETAILS. THIS SHEET INCLUDES DETAILS ANTICIPATED FOR THE PROPOSED CONSTRUCTION BUT MAY NOT BE ALL INCLUSIVE. ADDITIONAL DETAILS ARE AVAILABLE THROUGH COF ENGINEERING DEPARTMENT.



DETECTABLE WARNING DOMES

NOTES:
1. DETECTABLE WARNING DOMES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. DETECTABLE WARNING DOMES WILL CONTRAST VISIBILITY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.

TACTILE WARNING STRIPS | 03

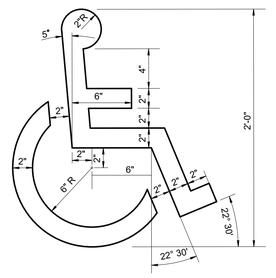


PLAN VIEW

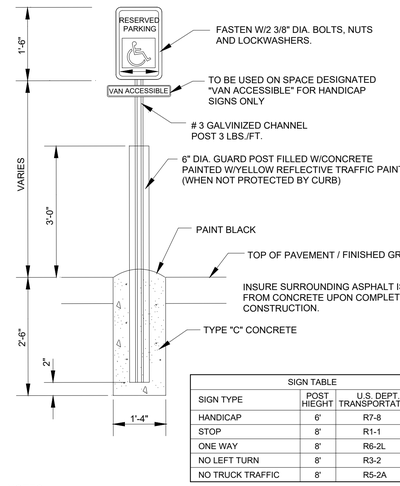
SECTION A-A

SECTION B-B

HANDICAP RAMP | 04



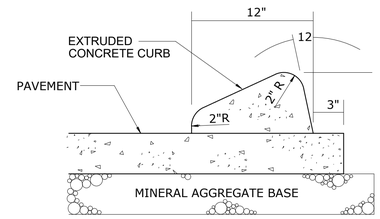
HANDICAP SYMBOL DETAIL | 05



SIGN TABLE		
SIGN TYPE	POST HIEGHT	U.S. DEPT. OF TRANSPORTATION NO.
HANDICAP	6'	R7-8
STOP	8'	R1-1
ONE WAY	8'	R6-2L
NO LEFT TURN	8'	R3-2
NO TRUCK TRAFFIC	8'	R5-2A

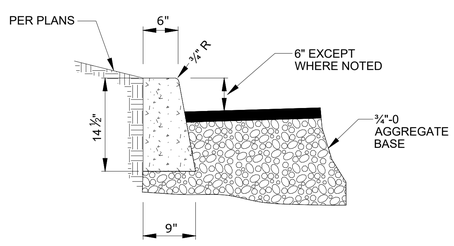
NOTES:
1. SIGNS SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO OBTAIN GUIDANCE FROM ENGINEER FOR OTHER SIGNS NOT LISTED.

HANDICAP SIGN DETAIL | 06

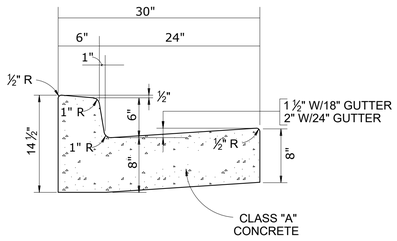


NOTE:
EXTRUDED CONCRETE CURB PLACED ON BITUMINOUS (BINDER) COURSE FOR HEAVY DUTY AREAS AND ON STONE BASE FOR LIGHT DUTY AREAS. ASPHALT SURFACE COURSE TO BE PLACED IN FRONT OF CURB.

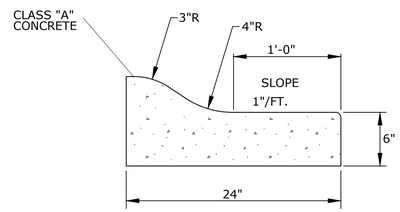
EXTRUDED CONCRETE CURB | 07



CONCRETE POST CURB | 08



TYPICAL CURB & GUTTER | 09



ROLLED TYPE CURB & GUTTER | 10

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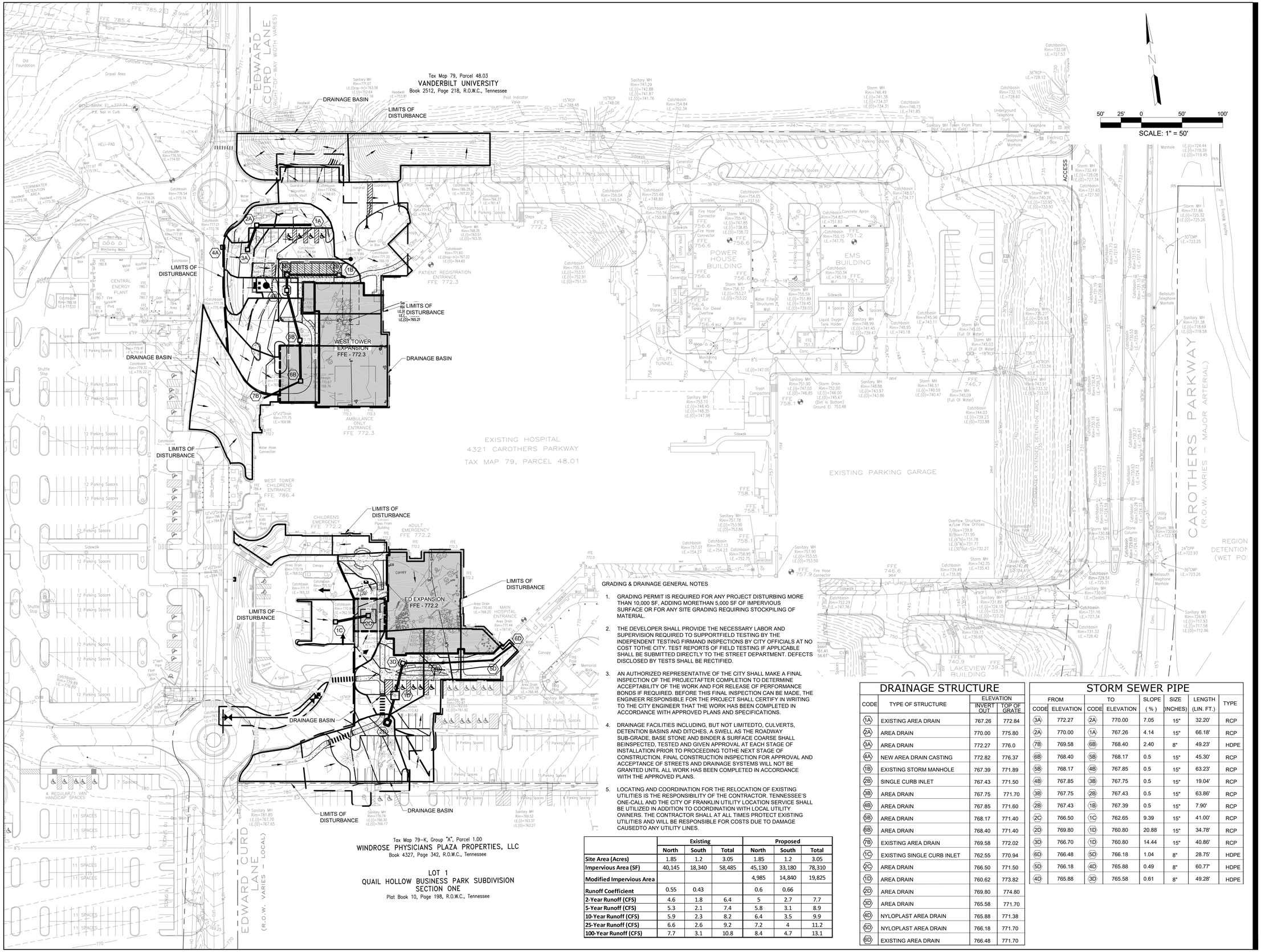
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Drawing Title

SITE DETAILS

Sheet Number

C2.3



GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORETHAN 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 SUPPORTFIELD TESTING BY THE INDEPENDENT TESTING FIRMAND INSPECTIONS BY CITY OFFICIALS AT NO COST TOTHE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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	Existing			Proposed		
	North	South	Total	North	South	Total
Site Area (Acres)	1.85	1.2	3.05	1.85	1.2	3.05
Impervious Area (SF)	40,145	18,340	58,485	45,130	33,180	78,310
Modified Impervious Area				4,985	14,840	19,825
Runoff Coefficient	0.55	0.43		0.6	0.66	
2-Year Runoff (CFS)	4.6	1.8	6.4	5	2.7	7.7
5-Year Runoff (CFS)	5.3	2.1	7.4	5.8	3.1	8.9
10-Year Runoff (CFS)	5.9	2.3	8.2	6.4	3.5	9.9
25-Year Runoff (CFS)	6.6	2.6	9.2	7.2	4	11.2
100-Year Runoff (CFS)	7.7	3.1	10.8	8.4	4.7	13.1

DRAINAGE STRUCTURE

CODE	TYPE OF STRUCTURE	ELEVATION	
		INVERT OUT	TOP OF GRATE
1A	EXISTING AREA DRAIN	767.26	772.84
2A	AREA DRAIN	770.00	775.80
3A	AREA DRAIN	772.27	776.0
4A	NEW AREA DRAIN CASTING	772.82	776.37
1B	EXISTING STORM MANHOLE	767.39	771.89
2B	SINGLE CURB INLET	767.43	771.50
3B	AREA DRAIN	767.75	771.70
4B	AREA DRAIN	767.85	771.60
5B	AREA DRAIN	768.17	771.40
6B	AREA DRAIN	768.40	771.40
7B	EXISTING AREA DRAIN	769.58	772.02
1C	EXISTING SINGLE CURB INLET	762.55	770.94
2C	AREA DRAIN	766.50	771.50
1D	AREA DRAIN	760.62	773.82
2D	AREA DRAIN	769.80	774.80
3D	AREA DRAIN	765.58	771.70
4D	NYLOPLAST AREA DRAIN	765.88	771.38
5D	NYLOPLAST AREA DRAIN	766.18	771.70
6D	EXISTING AREA DRAIN	766.48	771.70

STORM SEWER PIPE

FROM		TO		SLOPE	SIZE	LENGTH	TYPE
CODE	ELEVATION	CODE	ELEVATION	(%)	(INCHES)	(LIN. FT.)	
3A	772.27	2A	770.00	7.05	15"	32.20'	RCP
2A	770.00	1A	767.26	4.14	15"	66.18'	RCP
7B	769.58	6B	768.40	2.40	8"	49.23'	HDPE
6B	768.40	5B	768.17	0.5	15"	45.30'	RCP
5B	768.17	4B	767.85	0.5	15"	63.23'	RCP
4B	767.85	3B	767.75	0.5	15"	19.04'	RCP
3B	767.75	2B	767.43	0.5	15"	63.86'	RCP
2B	767.43	1B	767.39	0.5	15"	7.90'	RCP
2C	766.50	1C	762.65	9.39	15"	41.00'	RCP
2D	769.80	1D	760.80	20.88	15"	34.78'	RCP
3D	766.70	1D	760.80	14.44	15"	40.86'	RCP
6D	766.48	5D	766.18	1.04	8"	28.75'	HDPE
5D	766.18	4D	765.88	0.49	8"	60.77'	HDPE
4D	765.88	3D	765.58	0.61	8"	49.28'	HDPE

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Seals

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REGISTERED ENGINEER
No. 107384
STATE OF TENNESSEE

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
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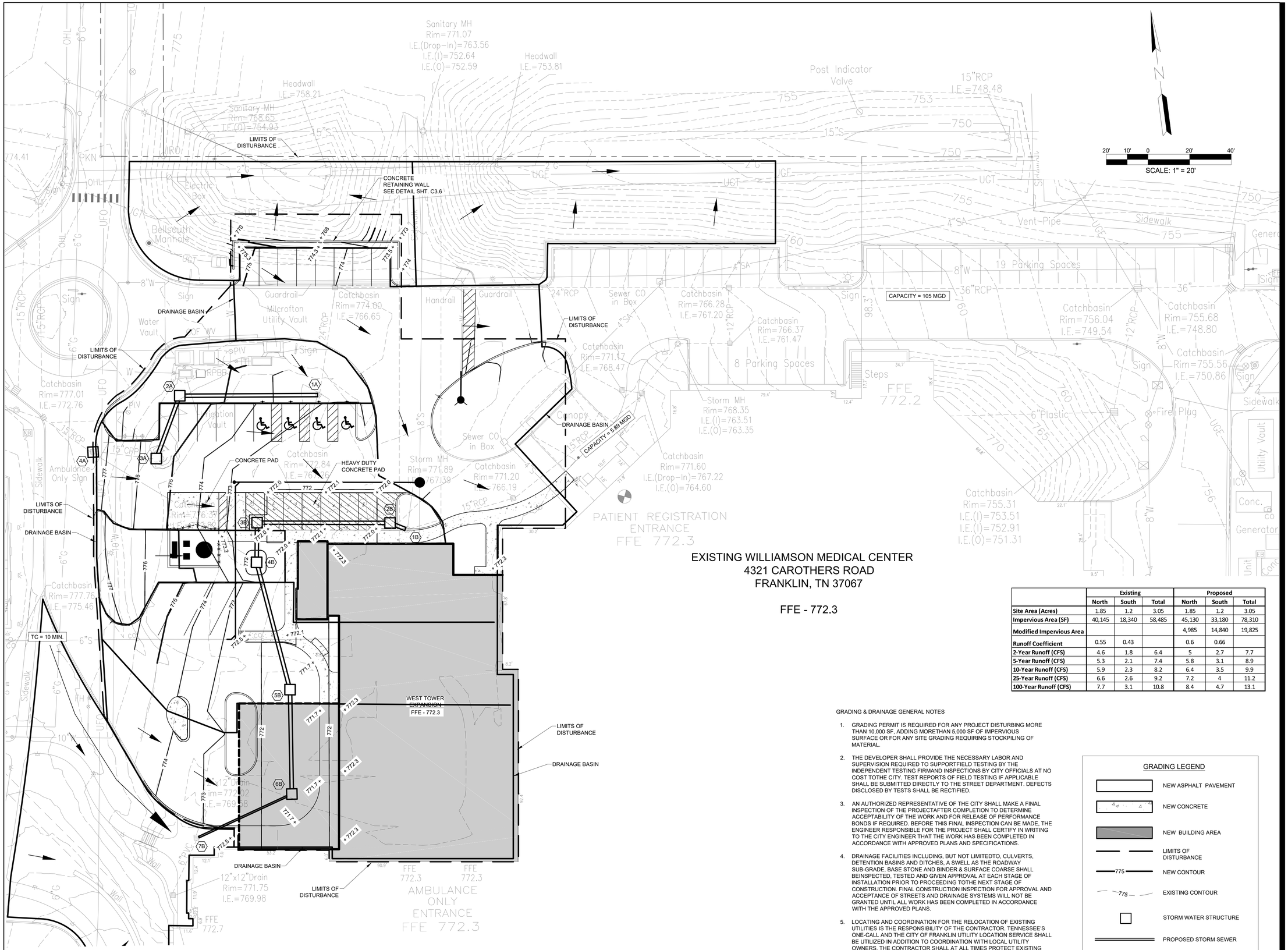
Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	7684
Drawn By DWN	Checked By ATJ

Drawing Title

OVERALL GRADING & DRAINAGE PLAN

Sheet Number

C3.0



EXISTING WILLIAMSON MEDICAL CENTER
4321 CAROTHERS ROAD
FRANKLIN, TN 37067

FFE - 772.3

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GRADING LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- NEW BUILDING AREA
- LIMITS OF DISTURBANCE
- 775 NEW CONTOUR
- 775 EXISTING CONTOUR
- STORM WATER STRUCTURE
- PROPOSED STORM SEWER

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Seals

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WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Medical Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

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COF Project No.	7684
Drawn By	DWN
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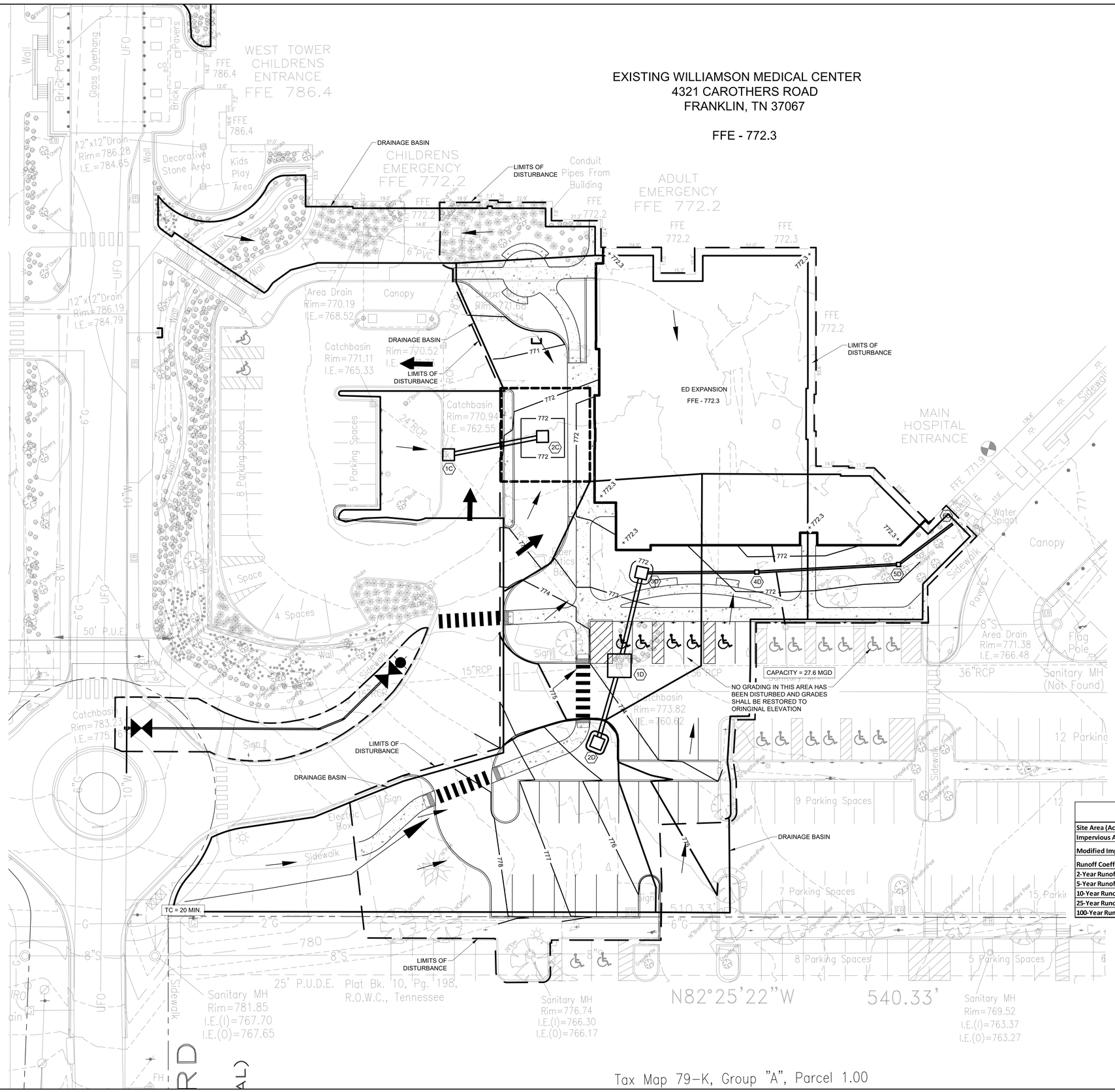
ENLARGED SITE GRADING & DRAINAGE PLAN NORTH

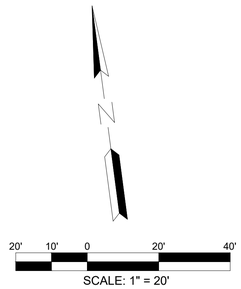
Sheet Number

C3.1

EXISTING WILLIAMSON MEDICAL CENTER
4321 CAROTHERS ROAD
FRANKLIN, TN 37067

FFE - 772.3





GRADING LEGEND

- NEW ASPHALT PAVEMENT
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Seals

BRIAN L. MARTIN REGISTERED ENGINEER No. 107384 STATE OF TENNESSEE

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

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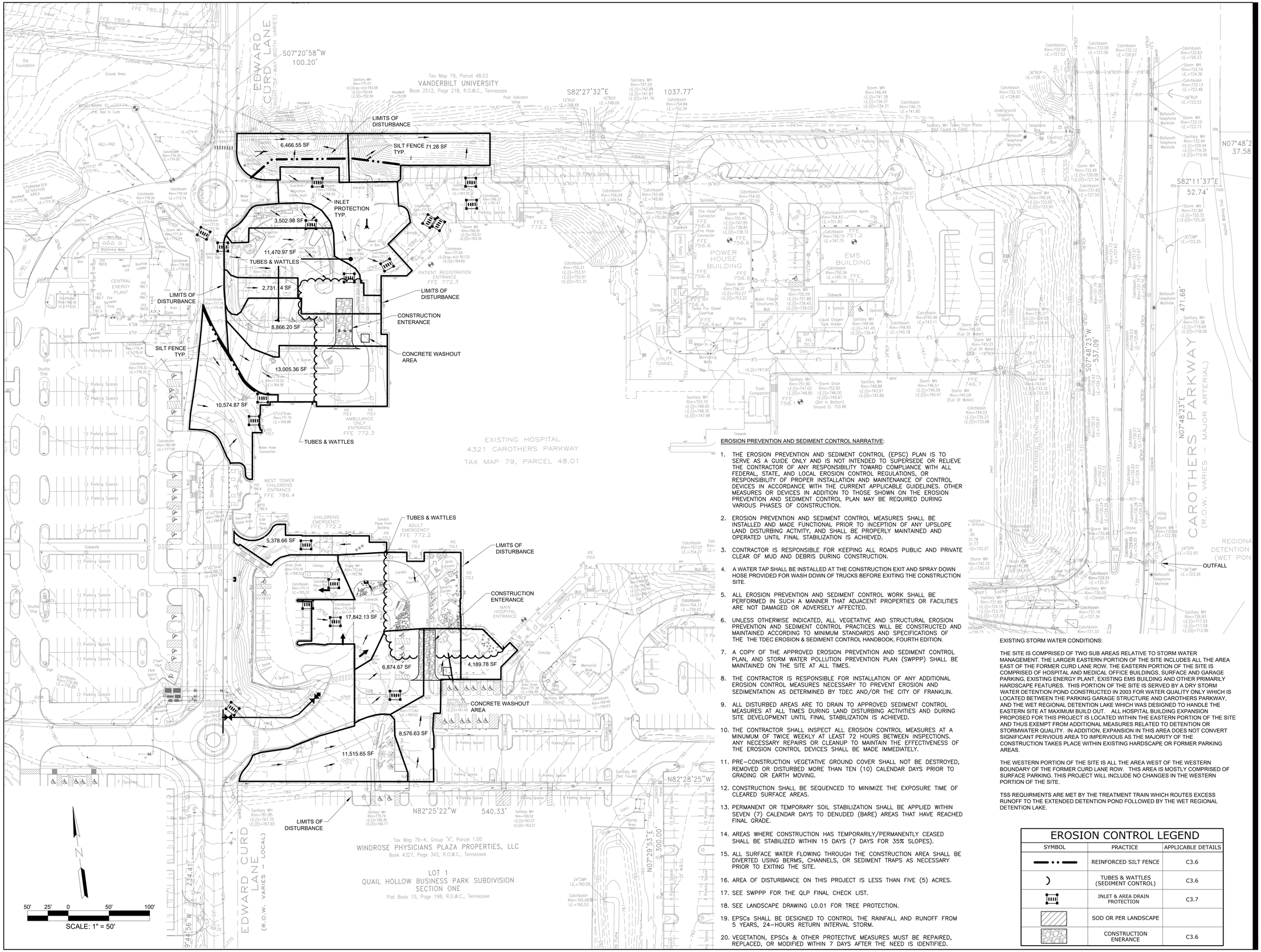
Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	7684
Drawn By DWN	Checked By ATJ

Drawing Title

ENLARGED SITE GRADING & DRAINAGE PLAN SOUTH

Sheet Number

C3.2



EROSION PREVENTION AND SEDIMENT CONTROL NARRATIVE:

1. THE EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN IS TO SERVE AS A GUIDE ONLY AND IS NOT INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TOWARD COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL EROSION CONTROL REGULATIONS, OR RESPONSIBILITY OF PROPER INSTALLATION AND MAINTENANCE OF CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT APPLICABLE GUIDELINES. OTHER MEASURES OR DEVICES IN ADDITION TO THOSE SHOWN ON THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION.
2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MADE FUNCTIONAL PRIOR TO INCEPTION OF ANY UPSLOPE LAND DISTURBING ACTIVITY, AND SHALL BE PROPERLY MAINTAINED AND OPERATED UNTIL FINAL STABILIZATION IS ACHIEVED.
3. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ROADS PUBLIC AND PRIVATE CLEAR OF MUD AND DEBRIS DURING CONSTRUCTION.
4. A WATER TAP SHALL BE INSTALLED AT THE CONSTRUCTION EXIT AND SPRAY DOWN HOSE PROVIDED FOR WASH DOWN OF TRUCKS BEFORE EXITING THE CONSTRUCTION SITE.
5. ALL EROSION PREVENTION AND SEDIMENT CONTROL WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES OR FACILITIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
6. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE THE TDEC EROSION & SEDIMENT CONTROL HANDBOOK, FOURTH EDITION.
7. A COPY OF THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY TDEC AND/OR THE CITY OF FRANKLIN.
9. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
10. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT A MINUMUM OF TWICE WEEKLY AT LEAST 72 HOURS BETWEEN INSPECTIONS. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
11. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN TEN (10) CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING.
12. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREAS.
13. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) CALENDAR DAYS TO DENUDED (BARE) AREAS THAT HAVE REACHED FINAL GRADE.
14. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR 35% SLOPES).
15. ALL SURFACE WATER FLOWING THROUGH THE CONSTRUCTION AREA SHALL BE DIVERTED USING BERMS, CHANNELS, OR SEDIMENT TRAPS AS NECESSARY PRIOR TO EXITING THE SITE.
16. AREA OF DISTURBANCE ON THIS PROJECT IS LESS THAN FIVE (5) ACRES.
17. SEE SWPPP FOR THE QLP FINAL CHECK LIST.
18. SEE LANDSCAPE DRAWING L0.01 FOR TREE PROTECTION.
19. EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM 5 YEARS, 24-HOURS RETURN INTERVAL STORM.
20. VEGETATION, EPSCs & OTHER PROTECTIVE MEASURES MUST BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED.

EXISTING STORM WATER CONDITIONS:

THE SITE IS COMPRISED OF TWO SUB AREAS RELATIVE TO STORM WATER MANAGEMENT. THE LARGER EASTERN PORTION OF THE SITE INCLUDES ALL THE AREA EAST OF THE FORMER CURD LANE ROW. THE EASTERN PORTION OF THE SITE IS COMPRISED OF HOSPITAL AND MEDICAL OFFICE BUILDINGS, SURFACE AND GARAGE PARKING, EXISTING ENERGY PLANT, EXISTING EMS BUILDING AND OTHER PRIMARILY HARDSCAPE FEATURES. THIS PORTION OF THE SITE IS SERVED BY A DRY STORM WATER DETENTION POND CONSTRUCTED IN 2003 FOR WATER QUALITY ONLY WHICH IS LOCATED BETWEEN THE PARKING GARAGE STRUCTURE AND CAROTHERS PARKWAY, AND THE WET REGIONAL DETENTION LAKE WHICH WAS DESIGNED TO HANDLE THE EASTERN SITE AT MAXIMUM BUILD OUT. ALL HOSPITAL BUILDING EXPANSION PROPOSED FOR THIS PROJECT IS LOCATED WITHIN THE EASTERN PORTION OF THE SITE AND THUS EXEMPT FROM ADDITIONAL MEASURES RELATED TO DETENTION OR STORMWATER QUALITY. IN ADDITION, EXPANSION IN THIS AREA DOES NOT CONVERT SIGNIFICANT PERVIOUS AREA TO IMPERVIOUS AS THE MAJORITY OF THE CONSTRUCTION TAKES PLACE WITHIN EXISTING HARDSCAPE OR FORMER PARKING AREAS.

THE WESTERN PORTION OF THE SITE IS ALL THE AREA WEST OF THE WESTERN BOUNDARY OF THE FORMER CURD LANE ROW. THIS AREA IS MOSTLY COMPRISED OF SURFACE PARKING. THIS PROJECT WILL INCLUDE NO CHANGES IN THE WESTERN PORTION OF THE SITE.

TSS REQUIRMENTS ARE MET BY THE TREATMENT TRAIN WHICH ROUTES EXCESS RUNOFF TO THE EXTENDED DETENTION POND FOLLOWED BY THE WET REGIONAL DETENTION LAKE.

EROSION CONTROL LEGEND

SYMBOL	PRACTICE	APPLICABLE DETAILS
	REINFORCED SILT FENCE	C3.6
	TUBES & WATTLES (SEDIMENT CONTROL)	C3.6
	INLET & AREA DRAIN PROTECTION	C3.7
	SOD OR PER LANDSCAPE	
	CONSTRUCTION ENERANCE	C3.6

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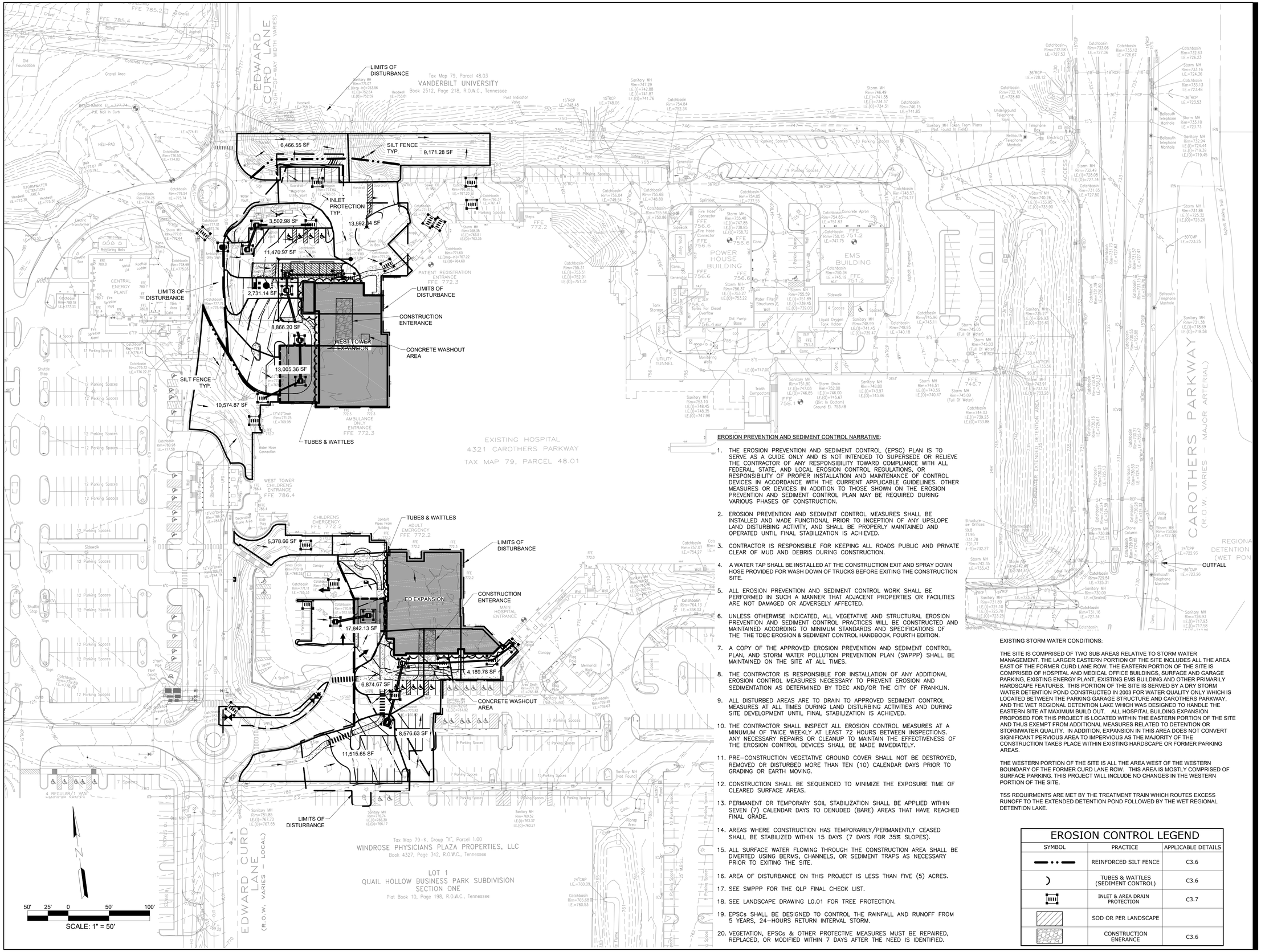
Issue Description	SITE PLAN SUBMITTAL
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Drawing Title

INITIAL EPSC PLAN

Sheet Number

C3.3



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9. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
10. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT A MINUMUM OF TWICE WEEKLY AT LEAST 72 HOURS BETWEEN INSPECTIONS. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
11. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN TEN (10) CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING.
12. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREAS.
13. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) CALENDAR DAYS TO DENUDED (BARE) AREAS THAT HAVE REACHED FINAL GRADE.
14. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR 33% SLOPES).
15. ALL SURFACE WATER FLOWING THROUGH THE CONSTRUCTION AREA SHALL BE DIVERTED USING BERMS, CHANNELS, OR SEDIMENT TRAPS AS NECESSARY PRIOR TO EXITING THE SITE.
16. AREA OF DISTURBANCE ON THIS PROJECT IS LESS THAN FIVE (5) ACRES.
17. SEE SWPPP FOR THE QLP FINAL CHECK LIST.
18. SEE LANDSCAPE DRAWING L0.01 FOR TREE PROTECTION.
19. EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM 5 YEARS, 24-HOURS RETURN INTERVAL STORM.
20. VEGETATION, EPSCs & OTHER PROTECTIVE MEASURES MUST BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED.

EXISTING STORM WATER CONDITIONS:

THE SITE IS COMPRISED OF TWO SUB AREAS RELATIVE TO STORM WATER MANAGEMENT. THE LARGER EASTERN PORTION OF THE SITE INCLUDES ALL THE AREA EAST OF THE FORMER CURD LANE ROW. THE EASTERN PORTION OF THE SITE IS COMPRISED OF HOSPITAL AND MEDICAL OFFICE BUILDINGS, SURFACE AND GARAGE PARKING, EXISTING ENERGY PLANT, EXISTING EMS BUILDING AND OTHER PRIMARILY HARDSCAPE FEATURES. THIS PORTION OF THE SITE IS SERVED BY A DRY STORM WATER DETENTION POND CONSTRUCTED IN 2003 FOR WATER QUALITY ONLY WHICH IS LOCATED BETWEEN THE PARKING GARAGE STRUCTURE AND CAROTHERS PARKWAY, AND THE WET REGIONAL DETENTION LAKE WHICH WAS DESIGNED TO HANDLE THE EASTERN SITE AT MAXIMUM BUILD OUT. ALL HOSPITAL BUILDING EXPANSION PROPOSED FOR THIS PROJECT IS LOCATED WITHIN THE EASTERN PORTION OF THE SITE AND THUS EXEMPT FROM ADDITIONAL MEASURES RELATED TO DETENTION OR STORMWATER QUALITY. IN ADDITION, EXPANSION IN THIS AREA DOES NOT CONVERT SIGNIFICANT PERVIOUS AREA TO IMPERVIOUS AS THE MAJORITY OF THE CONSTRUCTION TAKES PLACE WITHIN EXISTING HARDSCAPE OR FORMER PARKING AREAS.

THE WESTERN PORTION OF THE SITE IS ALL THE AREA WEST OF THE WESTERN BOUNDARY OF THE FORMER CURD LANE ROW. THIS AREA IS MOSTLY COMPRISED OF SURFACE PARKING. THIS PROJECT WILL INCLUDE NO CHANGES IN THE WESTERN PORTION OF THE SITE.

TSS REQUIRMENTS ARE MET BY THE TREATMENT TRAIN WHICH ROUTES EXCESS RUNOFF TO THE EXTENDED DETENTION POND FOLLOWED BY THE WET REGIONAL DETENTION LAKE.

EROSION CONTROL LEGEND

SYMBOL	PRACTICE	APPLICABLE DETAILS
	REINFORCED SILT FENCE	C3.6
	TUBES & WATTLES (SEDIMENT CONTROL)	C3.6
	INLET & AREA DRAIN PROTECTION	C3.7
	SOD OR PER LANDSCAPE	
	CONSTRUCTION ENERANCE	C3.6

Smith Seckman Reid, Inc.
2995 Sidco Drive
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www.ssr-inc.com
SSR Project #: 21410030

Seals

BRIAN L. MARTIN
REGISTERED ENGINEER
No. 107384
STATE OF TENNESSEE

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

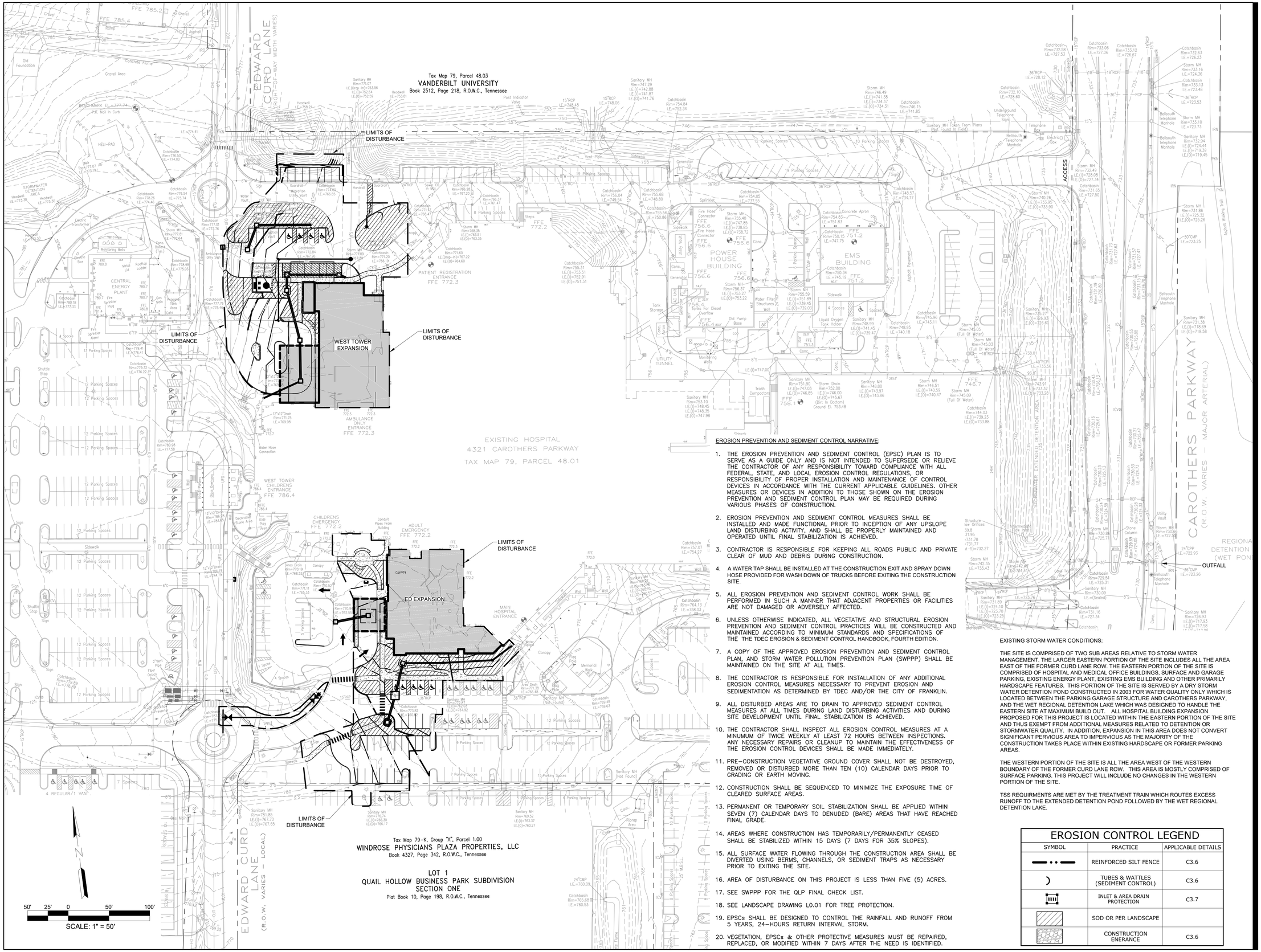
Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	7684
Drawn By DWN	Checked By ATJ

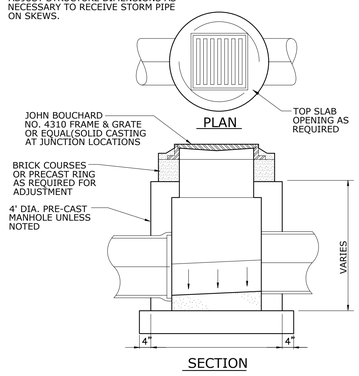
Drawing Title

INTERIM EPSC PLAN

Sheet Number

C3.4

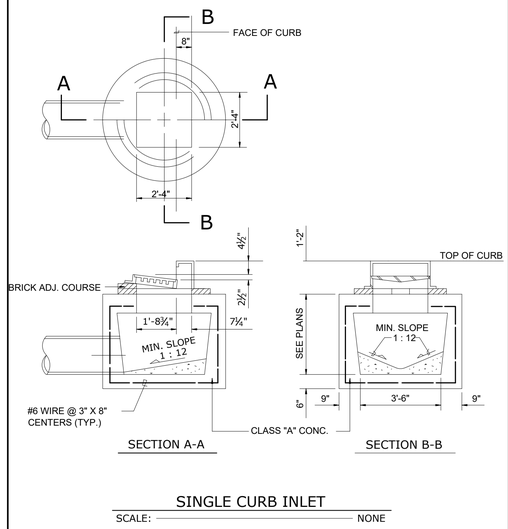

LIMITS OF DISTURBANCE
WEST TOWER EXPANSION
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
ED EXPANSION
LIMITS OF DISTURBANCE
EDWARD CURD LANE (RIGHT-OF-WAY WIDTH VARIES)
CAROTHERS PARKWAY (R.O.W. VARIES - MAJOR ARTERIAL)
EDWARD CURD LANE (R.O.W. VARIES - LOCAL)
Tax Map 79, Parcel 48.03
VANDERBILT UNIVERSITY
Book 2512, Page 218, R.O.W.C., Tennessee
EXISTING HOSPITAL
4321 CAROTHERS PARKWAY
TAX MAP 79, PARCEL 48.01
Tax Map 79-K, Group "A", Parcel 1.00
WINDROSE PHYSICIANS PLAZA PROPERTIES, LLC
Book 4327, Page 342, R.O.W.C., Tennessee
LOT 1
QUAIL HOLLOW BUSINESS PARK SUBDIVISION
SECTION ONE
Plat Book 10, Page 198, R.O.W.C., Tennessee
POWER HOUSE BUILDING
EMS BUILDING
CENTRAL ENERGY PLANT
HELI-PAD
PATIENT REGISTRATION ENTRANCE FFE 772.3
AMBULANCE ONLY ENTRANCE FFE 772.3
WEST TOWER CHILDRENS ENTRANCE FFE 786.4
CHILDRENS EMERGENCY FFE 772.2
ADULT EMERGENCY FFE 772.2
MAIN HOSPITAL ENTRANCE
STORMWATER DETENTION AREA
REGIONAL DETENTION (WET POND)
OUTFALL
ACCESS
UTILITY TUNNEL
Tank Storage
Trash Compactor
Old Pump Base
Liquid Oxygen Tank Holder
Generator
Sidewalk
Parking Spaces
Storm MH
Catchbasin
Sanitary MH
Water Line
Gas Line
Underground Telephone
Bellsouth Telephone Manhole
Electric Box
Fire Hydrant
Fire Hose Connector
Fire Pump
Monitoring Wells
Ambulance Only Sign
Shuttle Stop
Fiber Optic Box
Decorative Stone Arch
Flag Pole
Memorial Walk
Riprap Area
Water Hose Connection
Structure Flow Orifices
Manmade Pond (Wet)
Stone Column
Utility Vault
Concrete Apron
Asphalt Pavement
Asphalt Walking Trail
Gravel Area
Old Foundation
Concrete Flume
Vent-Pipe
Post Indicator Valve
Sprinkler
Canopy
Guardrail
Handrail
Water Vault
Electric Transformer
Underground Sign
Telephone Box
Sanitary MH Taken From Plans (Not Found in Field)
Sanitary MH (Not Found)
Storm MH (Full Of Water)
Storm MH (Sealed)
Catchbasin Rim=732.58 I.E.=727.53
Catchbasin Rim=733.06 I.E.=727.06
Catchbasin Rim=733.12 I.E.=726.67
Catchbasin Rim=732.10 I.E.=728.60
Catchbasin Rim=746.15 I.E.=741.85
Storm MH Rim=746.49 I.E.(I)=741.38 I.E.(I)=734.37 I.E.(O)=734.31
Catchbasin Rim=732.63 I.E.=726.23
Storm MH Rim=733.16 I.E.=724.36
Catchbasin Rim=733.13 I.E.=723.48
Storm MH Rim=733.10 I.E.=723.73
Sanitary MH Rim=732.94 I.E.(I)=724.44 I.E.(I)=719.39 I.E.(O)=719.45
Storm MH Rim=732.49 I.E.(I)=728.08 I.E.(O)=727.34
Catchbasin Rim=731.65 I.E.=727.50
Storm MH Rim=740.26 I.E.(I)=733.96 I.E.(O)=733.90
Storm MH Rim=731.86 I.E.(I)=725.32 I.E.(O)=725.26
Catchbasin Rim=731.63 I.E.=727.63
Storm MH Rim=736.27 I.E.(I)=726.93 I.E.(O)=726.60
Catchbasin Rim=733.53 I.E.=729.89
Catchbasin Rim=731.63 I.E.=727.47
Catchbasin Rim=733.56 I.E.=726.13
Catchbasin Rim=730.23 I.E.=725.13
Catchbasin Rim=730.28 I.E.=724.03
Catchbasin Rim=729.51 I.E.=725.31
Sanitary MH Rim=730.09 I.E.(=Sealed)
Catchbasin Rim=731.16 I.E.=727.34
Sanitary MH Rim=726.93 I.E.(I)=717.93 I.E.(O)=717.58
Catchbasin Rim=771.07 I.E.=763.56 I.E.(O)=752.64 I.E.(O)=752.59
Catchbasin Rim=776.50 I.E.=774.00
Catchbasin Rim=776.54 I.E.=773.74
Catchbasin Rim=778.26 I.E.=774.46
Catchbasin Rim=778.06 I.E.=775.03
Catchbasin Rim=777.76 I.E.=775.46
Catchbasin Rim=779.32 I.E.=776.22
Catchbasin Rim=780.98 I.E.=777.58
Catchbasin Rim=771.00 I.E.=766.65
Catchbasin Rim=771.11 I.E.=765.33
Catchbasin Rim=770.98 I.E.=762.55
Catchbasin Rim=766.28 I.E.=761.20
Catchbasin Rim=766.37 I.E.=761.47
Catchbasin Rim=771.61 I.E.=768.47
Catchbasin Rim=771.60 I.E.(Drop-In)=767.22 I.E.(O)=764.60
Catchbasin Rim=771.20 I.E.=766.19
Catchbasin Rim=755.68 I.E.=745.80
Catchbasin Rim=755.56 I.E.=750.86
Catchbasin Rim=754.05 I.E.=737.55
Catchbasin Rim=754.83 I.E.=751.83
Catchbasin Rim=750.15 I.E.=747.75
Catchbasin Rim=750.34 I.E.=745.19 I.E.=
Catchbasin Rim=748.57 I.E.=734.77
Catchbasin Rim=748.95 I.E.=740.18
Catchbasin Rim=746.51 I.E.=743.11
Catchbasin Rim=745.96 I.E.=743.11
Catchbasin Rim=744.03 I.E.(I)=739.23 I.E.(O)=733.88
Catchbasin Rim=757.07 I.E.=754.27
Catchbasin Rim=764.13 I.E.=758.03
Catchbasin Rim=769.48 I.E.=759.63
Catchbasin Rim=755.31 I.E.(I)=753.51 I.E.(O)=752.91 I.E.(O)=751.31
Catchbasin Rim=754.04 I.E.=749.54
Catchbasin Rim=754.84 I.E.=752.34
Storm MH Rim=747.29 I.E.(I)=742.88 I.E.(I)=741.87 I.E.(O)=741.76
Storm MH Rim=771.07 I.E.(Drop-In)=763.56 I.E.(O)=752.64
Storm MH Rim=771.81 I.E.=762.64
Storm MH Rim=768.35 I.E.(I)=765.55 I.E.(O)=763.55
Storm MH Rim=779.89 I.E.=773.89
Storm MH Rim=755.40 I.E.(I)=747.85 I.E.(I)=738.85 I.E.(O)=738.72
Storm MH Rim=756.37 I.E.(I)=753.27 I.E.(O)=753.22
Storm MH Rim=755.59 I.E.(I)=751.89 I.E.(I)=739.45 I.E.(O)=739.03
Storm MH Rim=748.99 I.E.(I)=741.45 I.E.(O)=739.47
Storm MH Rim=745.05 (Full Of Water)
Storm MH Rim=745.03 (Full Of Water)
Storm MH Rim=745.09 (Full Of Water)
Sanitary MH Rim=753.10 I.E.(I)=748.45 I.E.(O)=748.35 I.E.(O)=747.98
Storm Drain Rim=752.00 I.E.(I)=746.00 I.E.(O)=745.67 (Dirt In Bottom) Ground El. 753.48
Sanitary MH Rim=748.88 I.E.(I)=743.97 I.E.(O)=743.86
Sanitary MH Rim=751.90 I.E.(I)=747.03 I.E.(O)=746.85
Sanitary MH Rim=768.52 I.E.(I)=763.37 I.E.(O)=763.27
Sanitary MH Rim=776.74 I.E.(I)=767.70 I.E.(O)=766.30 I.E.(O)=766.17
Sanitary MH Rim=781.85 I.E.(I)=770.70 I.E.(O)=767.65
Catchbasin Rim=765.68 I.E.=760.53
Catchbasin Rim=760.09
24"CMP
36"CMP I.E.=723.26
24"CPP I.E.=722.93
12"x12"Drain Rim=771.75 I.E.=769.98
12"x12"Drain Rim=786.28 I.E.=784.67
12"x12"Drain Rim=786.28 I.E.=784.78
Storm Manhole
Storm Drain
Sanitary Sewer
Water Line
Gas Line
Underground Electric
Underground Telephone
Overhead Utility
Fiber Optic
Gravel
Asphalt
Concrete
Sidewalk
Curb & Gutter
Guardrail
Handrail
Canopy
Flag Pole
Memorial Walk
Riprap Area
Decorative Stone Arch
Water Hose Connection
Fire Hydrant
Fire Hose Connector
Fire Pump
Monitoring Wells
Ambulance Only Sign
Shuttle Stop
Fiber Optic Box
Sprinkler
Post Indicator Valve
Vent-Pipe
Underground Sign
Telephone Box
Electric Box
Electric Transformer
Water Vault
Utility Vault
Stone Column
Manmade Pond (Wet)
Structure Flow Orifices
Asphalt Walking Trail
Gravel Area
Old Foundation
Concrete Flume
Concrete Apron
Asphalt Pavement
Sanitary MH Taken From Plans (Not Found in Field)
Sanitary MH (Not Found)
Storm MH (Full Of Water)
Storm MH (Sealed)
Bellsouth Telephone Manhole
Electric Box
Underground Sign
Telephone Box



AREA DRAIN DETAIL

SCALE: NONE

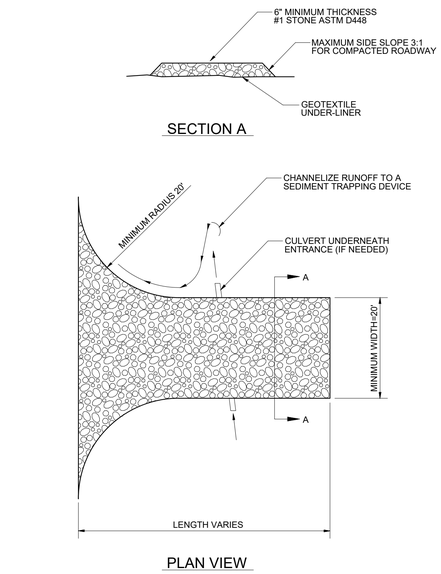
AREA DRAIN DETAIL	01



SINGLE CURB INLET

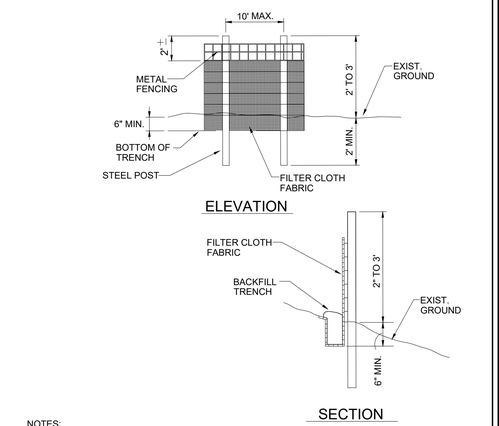
SCALE: NONE

SINGLE CURB INLET	02



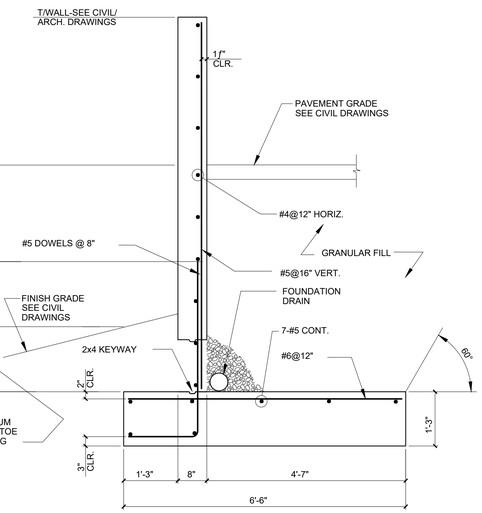
PLAN VIEW

CONSTRUCTION ENTRANCE DETAIL	03

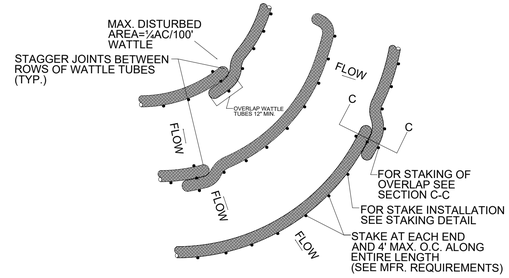


NOTES:
1) EXCAVATE A 6"x6" TRENCH FOR TOE OF SILT FENCE BURIAL.
2) INSTALL STEEL POST 10' CENTER TO CENTER (MAX). DRIVE POST INTO THE GROUND AT LEAST 2' DEEP.
3) SECURELY ATTACH THE METAL FENCE TO THE STEEL POST.
4) USE HOG RINGS (OR EQUIVALENT) TO SECURE THE SILT FENCE TO THE METAL FENCE.
5) BURY THE TOE OF THE SILT FENCE WITH THE PREVIOUSLY EXCAVATED MATERIAL AND TAMP IN PLACE TO SECURE THE TOE OF THE FENCE.
6) INSPECT THE INSTALLATION ON A REGULAR BASIS AND MAKE REPAIRS AS NEEDED.

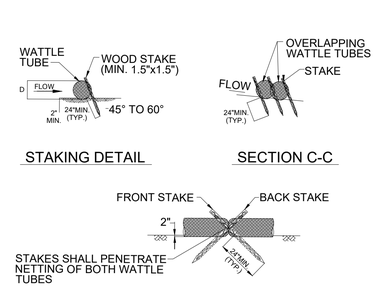
REINFORCED TEMPORARY SILT FENCE	04



RETAINING WALL SECTION AT PARKING DETAIL	05



PLAN VIEW FOR SLOPE APPLICATION



JOINT STAKING DETAIL

SEDIMENT TUBES DETAIL	06

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www.ssr-inc.com
SSR Project #: 21410030

Seals



WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	7684
Drawn By: DWN	Checked By: ATJ

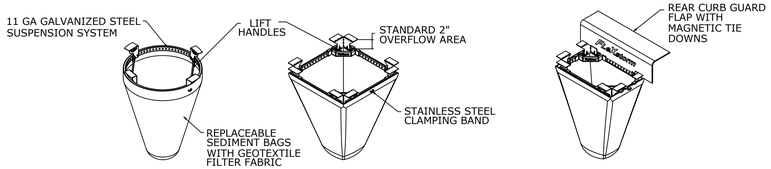
Drawing Title

GRADING, DRAINAGE & EPSC DETAILS

Sheet Number

C3.6

10/7/2021 11:37:04 AM T:\Team41\2021\21410030\Constructs\Civil\Sheets\C3.6 GRADING, DRAINAGE & EPSC DETAILS.dwg



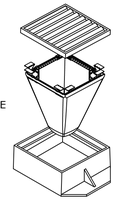
TYPICAL ROUND INLET FILTER | TYPICAL RECTANGULAR INLET FILTER | COMBINATION INLET FILTER FOR CURB HOODS

INSTALLATION:

1.) REMOVE GRATE

2.) DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE

3.) REPLACE GRATE



GENERAL NOTES:

1.) ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.

2.) UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.

3.) FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

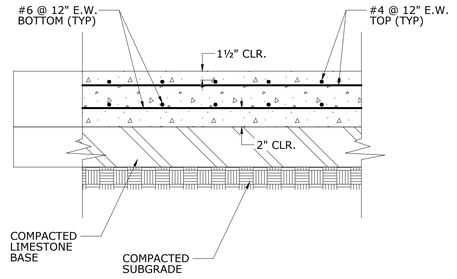
PROJECT SPECIFIC NOTES

1.) CONTRACTOR TO INSTALL DROP BAG INLET PROTECTION W/OVERFLOW PORTS AT ALL LOW LYING CATCH BASINS OR AREA DRAINS IN THE PROJECT AREA INCLUDING THOSE WITHIN CITY OF FRANKLIN STREETS.

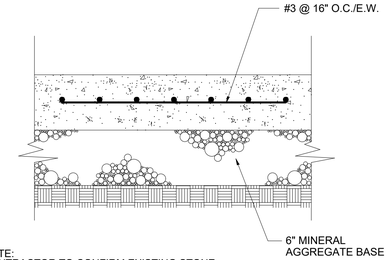
2.) CONTRACTOR SHALL IDENTIFY FRAME AND STYLE FOR EACH SPECIFIC CATCHMENT AND SUBMIT TO ENGINEER FOR APPROVAL.

3.) CONTRACTOR MAY USE MANUFACTURED INLET PROTECTION PRODUCTS SUCH AS FLEXSTORM CATCH IT INLET FILTERS OR EQUAL.

DROP FILTER BAG FOR INLET PROTECTION DETAIL | 07

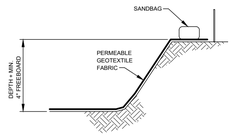


MOBILE P.E.T. UNIT SUPPORT SLAB | 08

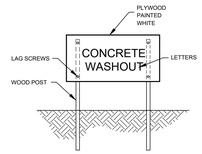


NOTE:
CONTRACTOR TO CONFIRM EXISTING STONE DEPTH BENEATH DEMOLISHED PAVEMENT AND SUPPLEMENT BASE AS NECESSARY TO ACHIEVE DETAIL SECTION.

CONCRETE PAVING DETAIL | 09



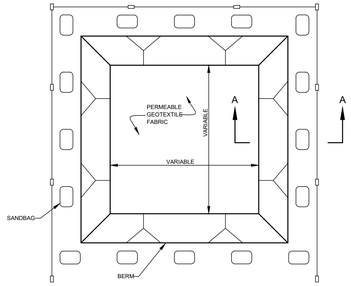
SECTION A-A
NOT TO SCALE



CONCRETE WASHOUT
SIGN (OR EQUIVALENT)



SECTION B-B
NOT TO SCALE

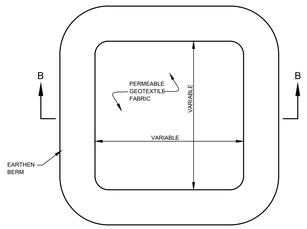


PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"

NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
3. SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFTY FENCING OR OTHER APPROVED METHOD.
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT HEIGHT.



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE"
WITH EATHERN BERMS

CONCRETE WASHOUT AREA DETAIL | 10 | 11 | 12

Smith Seckman Reid, Inc.
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SSR Project #: 21410030

Seals



WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	7684
Drawn By: DWN	Checked By: ATJ

Drawing Title

GRADING. DRAINAGE & EPSC DETAILS

Sheet Number

C3.7

SITE GRADING & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL REFERENCE CITY OF FRANKLIN BMP MANUAL FOR ALL GRADING AND EROSION CONTROL WORK.
2. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 10 ACRES. NPDES NOTICE OF COVERAGE IS REQUIRED FOR CONSTRUCTION STORMWATER.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN ON FEMA FLOOD PANEL FOR THE SITE.
4. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
5. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. SEE LANDSCAPE DRAWINGS.
6. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING
7. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED WHEN CAPACITY HAS BEEN REDUCED 33%.
8. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE THEY ARE NO LONGER NEEDED.
9. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
11. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
12. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
13. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. MINOR GRADE ADJUSTMENTS MAY BE REQUIRED. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
14. THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
15. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
16. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
17. MINIMUM GRADE ON EXPOSED ASPHALT OR CONCRETE PAVING SHALL BE 1.0% UNLESS SPECIFICALLY NOTED OR SPOT ELEVATIONS SHOW DIFFERENTLY.
18. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
19. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
20. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS OR OTHER MEASURES MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
21. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
22. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC. INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
23. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES. REFER TO LANDSCAPE DRAWINGS.
24. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
25. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DRAWINGS. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES AND SHALL BE FLUSH WITH SURROUNDING SURFACE AND NOT RATTLE.
26. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
27. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND LANDSCAPE ARCHITECT.
28. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE ACCEPTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
29. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III.
30. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
31. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
32. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED AND SURROUND WITH SILT FENCE SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
33. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
34. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARL MATERIAL ARE NOT AVAILABLE ON SITE.
35. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A GRADING PERMIT. SEE LANDSCAPE DRAWINGS.

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WILLIAMSON COUNTY MEDICAL CENTER
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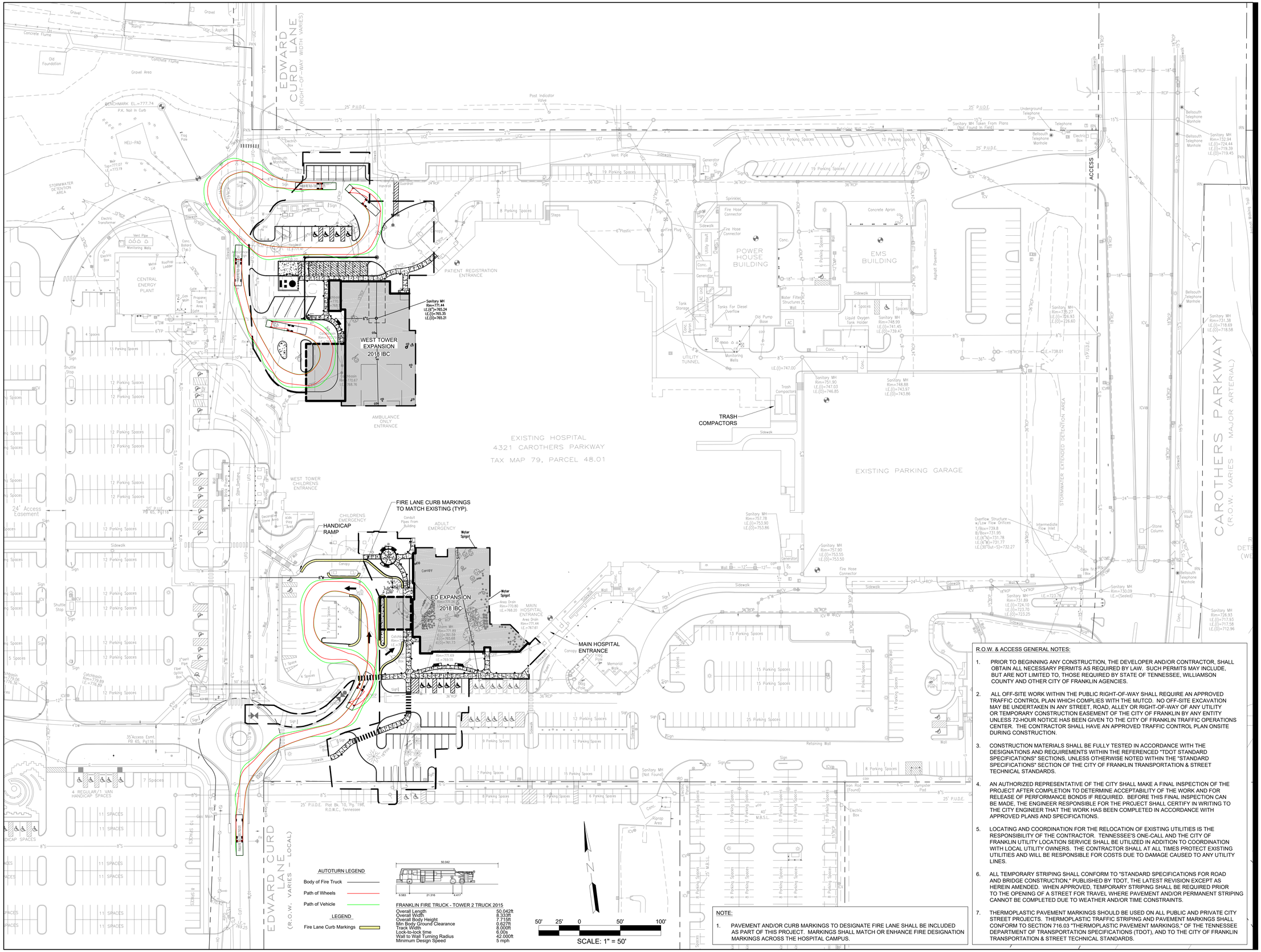
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Checked By	ATJ

Drawing Title

GRADING AND DRAINAGE NOTES

Sheet Number

C3.8



R.O.W. & ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS," OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

NOTE:

1. PAVEMENT AND/OR CURB MARKINGS TO DESIGNATE FIRE LANE SHALL BE INCLUDED AS PART OF THIS PROJECT. MARKINGS SHALL MATCH OR ENHANCE FIRE DESIGNATION MARKINGS ACROSS THE HOSPITAL CAMPUS.

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Seals

BRIAN L. MARTIN
REGISTERED ENGINEER
No. 107384
STATE OF TENNESSEE

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson Medical Center

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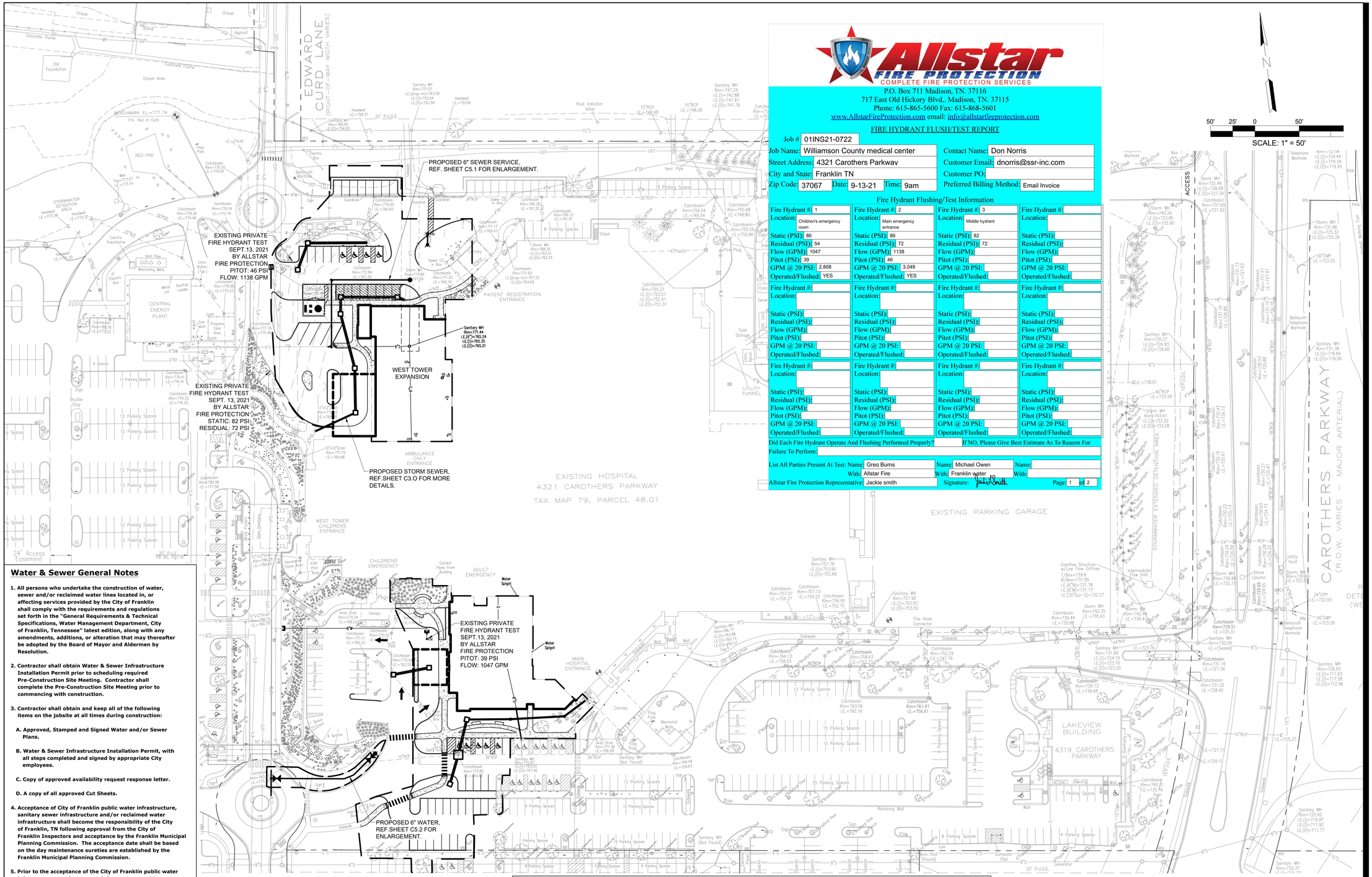
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Drawn By	DWN	Checked By	ATJ

Drawing Title

OVERALL ROW & ACCESS PLAN

Sheet Number

C4.0



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 the 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 on-site during construction.**

7. **Any damages caused to existMMing 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. **Two hydrant flow test to be performed before Site Plan Submittal.**

UTILITY CONTACTS

FRANKLIN WATER
MANAGEMENT DEPT.
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: BEN McNEIL

AT&T
PHONE: (615)595-7816
CONTACT: DAVID TUTTEROW

MIDDLE TENNESSEE ELECTRIC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: (615)465-5602
CONTACT: BRAD BRANDON

ATMOS GAS
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615)794-2596
CONTACT: RON MYATT

COMCAST
2501 McGAVOCK PIKE
NASHVILLE, TN 37214
PHONE: (615)440-2920
CONTACT: PAULA BROOKS

UTILITY IMPACT STATEMENTS

WATER
THE PROPOSED EXPANSION AT BOTH THE NORTHERN AND SOUTHERN PROJECT SITES WILL BE FED FROM EXISTING PLUMBING LINES THROUGHOUT THE MEDICAL CENTER. NO NEW TAPS ARE ANTICIPATED IN THIS PROJECT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER INFRASTRUCTURE.

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

GAS
GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG EDWARD CURD LANE.

STORMWATER
THIS PORTION OF THE SITE IS SERVED BY A DRY EXTENDED STORMWATER DETENTION POND CONSTRUCTED IN 2003 FOR WATER QUALITY ONLY WHICH IS LOCATED BETWEEN THE PARKING GARAGE STRUCTURE AND CAROTHERS PARKWAY, AND THE WET REGIONAL DETENTION LAKE WHICH WAS DESIGNED TO HANDLE THE EASTERN SITE AT MAXIMUM BUILD OUT.

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

SOLID WASTE COLLECTION
SOLID WASTE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN.

Water & Sewer Data Chart

Facility Type: Hospital
Unit Flow in GPD: 300 GPD per Bed
Number of Units: 202
Total Flow in GPD: 60,600 GPD

UTILTY LEGEND

PROPOSED SANITARY SEWER	8"
PROPOSED DOMESTIC WATER	4"DW
PROPOSED FIRE PROTECTION	8"FP
PROPOSED GAS	GAS
EXISTING SANITARY SEWER	
EXISTING WATER	10"W
EXISTING GAS	6"G
EXISTING FIBER OPTIC	UFO
EXISTING OVERHEAD POWER	OH
LIMITS OF DISTURBANCE	
FIRE HYDRANT	
EASEMENT LINE	

Allstar FIRE PROTECTION
COMPLETE FIRE PROTECTION SERVICES

P.O. Box 711 Madison, TN. 37116
717 East Old Hickory Blvd., Madison, TN. 37115
Phone: 615-865-5600 Fax: 615-868-5601
www.AllstarFireProtection.com email: info@allstarfireprotection.com

FIRE HYDRANT FLUSH/TEST REPORT

Job #: 01INS21-0722
Job Name: Williamson County medical center
Street Address: 4321 Carothers Parkway
City and State: Franklin TN
Zip Code: 37067 Date: 9-13-21 Time: 9am
Contact Name: Don Norris
Customer Email: dnorris@ssr-inc.com
Customer PO:
Preferred Billing Method: Email Invoice

Fire Hydrant Flushing/Test Information

Fire Hydrant #: 1	Fire Hydrant #: 2	Fire Hydrant #: 3	Fire Hydrant #:
Location: Children's emergency room	Location: Main emergency entrance	Location: Middle hydrant	Location:
Static (PSI): 86	Static (PSI): 86	Static (PSI): 82	Static (PSI):
Residual (PSI): 54	Residual (PSI): 72	Residual (PSI): 72	Residual (PSI):
Flow (GPM): 1047	Flow (GPM): 1138	Flow (GPM):	Flow (GPM):
Pitot (PSI): 39	Pitot (PSI): 46	Pitot (PSI):	Pitot (PSI):
GPM @ 20 PSI: 2,808	GPM @ 20 PSI: 3,049	GPM @ 20 PSI:	GPM @ 20 PSI:
Operated/Flushed: YES	Operated/Flushed: YES	Operated/Flushed:	Operated/Flushed:
Fire Hydrant #:	Fire Hydrant #:	Fire Hydrant #:	Fire Hydrant #:
Location:	Location:	Location:	Location:
Static (PSI):	Static (PSI):	Static (PSI):	Static (PSI):
Residual (PSI):	Residual (PSI):	Residual (PSI):	Residual (PSI):
Flow (GPM):	Flow (GPM):	Flow (GPM):	Flow (GPM):
Pitot (PSI):	Pitot (PSI):	Pitot (PSI):	Pitot (PSI):
GPM @ 20 PSI:	GPM @ 20 PSI:	GPM @ 20 PSI:	GPM @ 20 PSI:
Operated/Flushed:	Operated/Flushed:	Operated/Flushed:	Operated/Flushed:
Fire Hydrant #:	Fire Hydrant #:	Fire Hydrant #:	Fire Hydrant #:
Location:	Location:	Location:	Location:
Static (PSI):	Static (PSI):	Static (PSI):	Static (PSI):
Residual (PSI):	Residual (PSI):	Residual (PSI):	Residual (PSI):
Flow (GPM):	Flow (GPM):	Flow (GPM):	Flow (GPM):
Pitot (PSI):	Pitot (PSI):	Pitot (PSI):	Pitot (PSI):
GPM @ 20 PSI:	GPM @ 20 PSI:	GPM @ 20 PSI:	GPM @ 20 PSI:
Operated/Flushed:	Operated/Flushed:	Operated/Flushed:	Operated/Flushed:

Did Each Fire Hydrant Operate And Flushing Performed Properly? If NO, Please Give Best Estimate As To Reason For Failure To Perform:

List All Parties Present At Test: Name: Greg Burns With: Allstar Fire | Name: Michael Owen With: Franklin water | Name: With:
Allstar Fire Protection Representative: Jackie smith Signature: Jackie Smith Page: 1 of 2

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BRIAN L. MARTIN — REGISTERED ENGINEER — No. 107384 — STATE OF TENNESSEE

WILLIAMSON COUNTY MEDICAL CENTER
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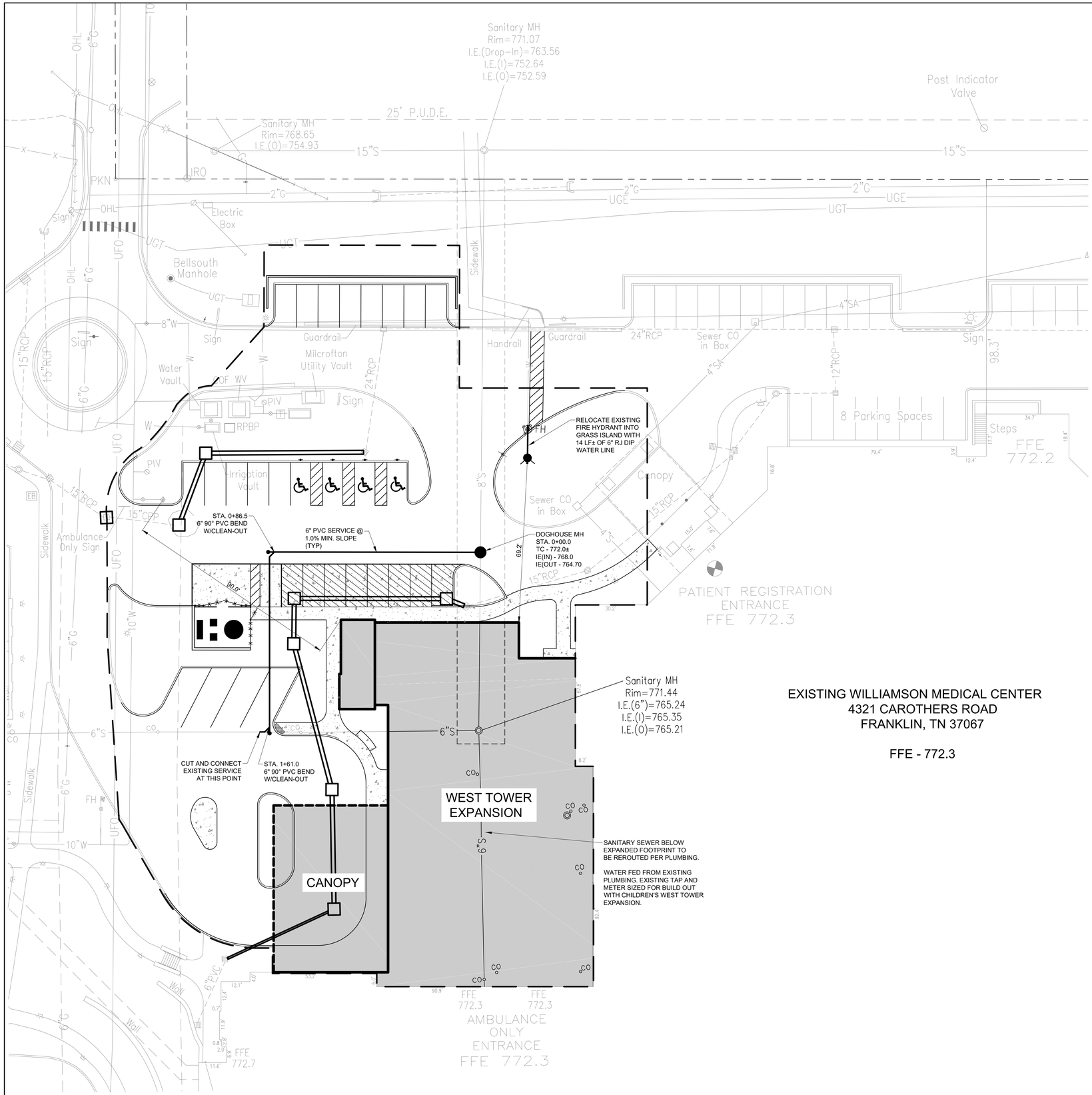
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Drawing Title

OVERALL SITE UTILITY PLAN

Sheet Number

C5.0



EXISTING WILLIAMSON MEDICAL CENTER
4321 CAROTHERS ROAD
FRANKLIN, TN 37067

FFE - 772.3

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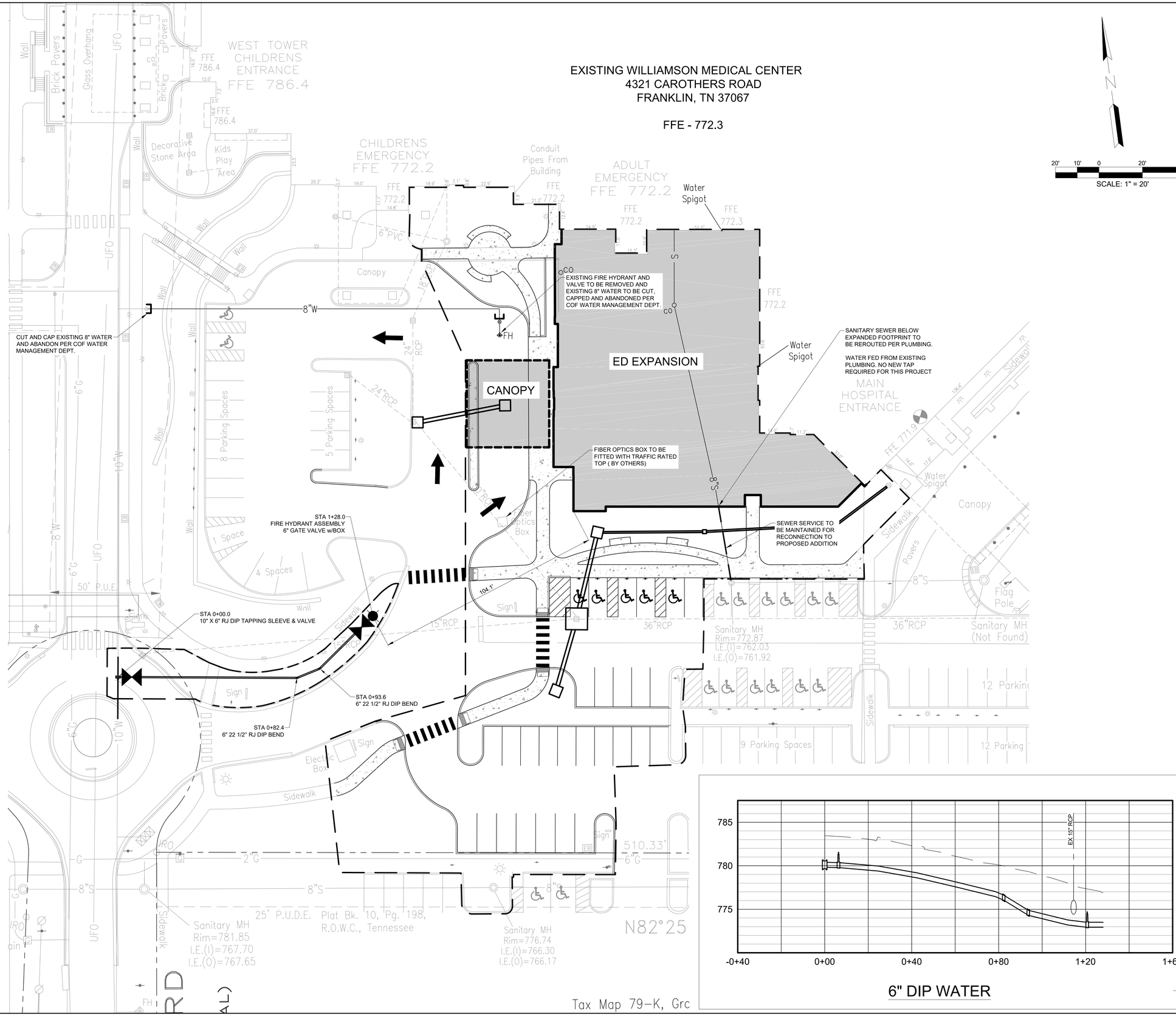
ENLARGED SITE UTILITY PLAN NORTH

Sheet Number

C5.1

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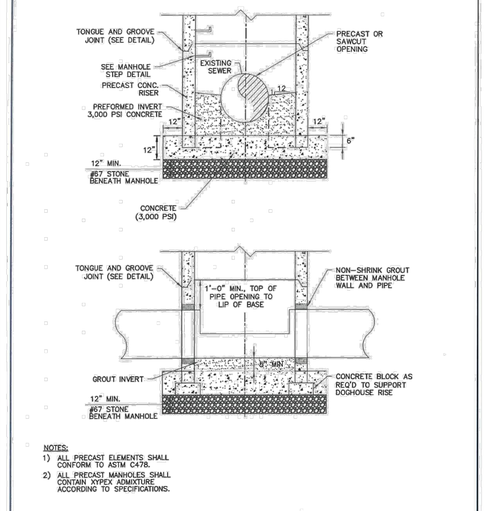
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Drawn By DWN	Checked By ATJ

Drawing Title

ENLARGED SITE UTILITY PLAN SOUTH

Sheet Number

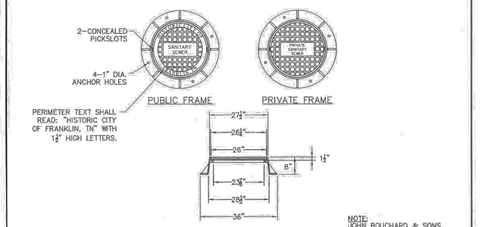
C5.2



NOTES:
1) ALL PRECAST ELEMENTS SHALL CONFORM TO ASTM C478.
2) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE ACCORDING TO SPECIFICATIONS.

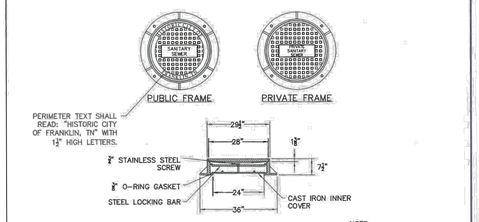
DOGHOUSE MANHOLE OVER EXISTING SEWER — DWG. NO. WW-8

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



NOTE: JOHN BOUCHARD & SONS CASTING #1152 MODIFIED OR APPROVED EQUAL.

STANDARD

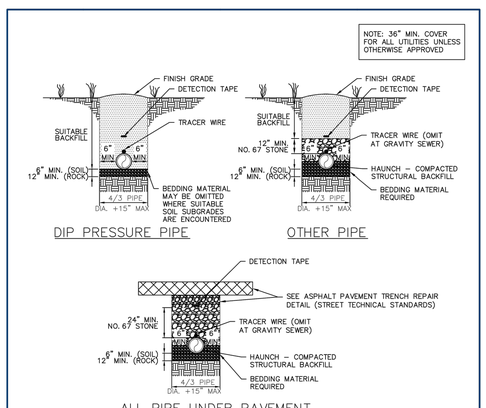


NOTE: JOHN BOUCHARD & SONS CASTING #1123 MODIFIED OR APPROVED EQUAL.

WATERTIGHT

MANHOLE FRAME AND COVER — DWG. NO. WW-3

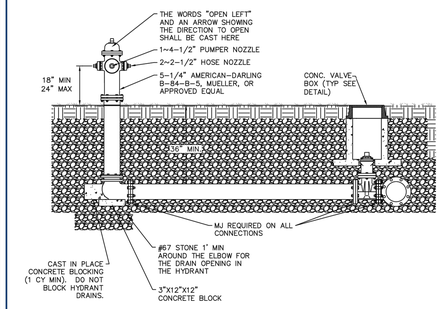
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'-0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

UTILITY BEDDING AND BACKFILL DETAIL — DWG. NO. G-8

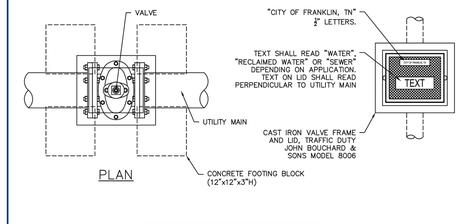
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

FIRE HYDRANT SETTING — DWG. NO. W-9

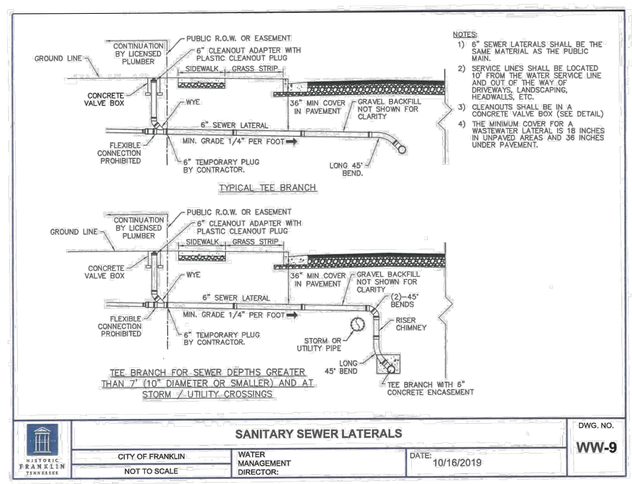
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



NOTES:
1) FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN.
2) CONCRETE SHALL BE 4,000 PSI @ 28 DAYS REINFORCED WITH WELDED WIRE MESH.
3) STRUCTURE SHALL CONFORM TO ASTM C858.

CONCRETE VALVE BOX — DWG. NO. G-2

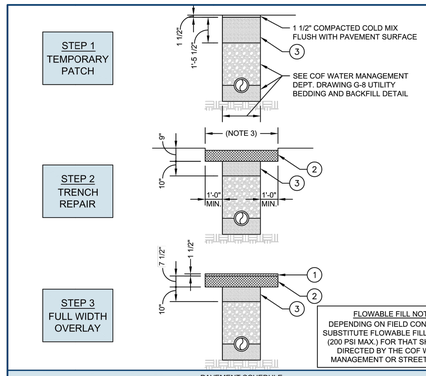
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



NOTES:
1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED 10' FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

SANITARY SEWER LATERALS — DWG. NO. WW-9

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		



PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE 411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6") 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. REPAIR OF ASPHALT PARKING LOTS AND DRIVE AISLES SHOWN. REPAIR OF CONCRETE SURFACES SHALL USE IN-KIND CONCRETE SURFACE COURSE (6" MIN. THICK, 3,000 PSI MIN.) INSTEAD OF BITUMINOUS MATERIALS SHOWN.

ASPHALT PAVEMENT TRENCH REPAIR PARKING LOT AND DRIVE AISLE — DWG. NO. RD-5

CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021
NOT TO SCALE		

Smith Seckman Reid, Inc.
2005 Sidco Drive
Nashville, TN 37204
(615) 383-1113
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www.ssr-inc.com
SSR Project #: 21410030

Seals



WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	7684
Drawn By	DWN
Checked By	ATJ

Drawing Title

SITE UTILITY DETAILS

Sheet Number

C5.3

PT. #	TREE SPECIES	CAL. INCHES	
1	Dogwood	4"	Saved
2	Dogwood	4"	Removed
3	Dogwood	4"	Saved
4	Cherry	6"	Removed
5	Cherry	10"	Saved
6	Fruit	4"	Saved
7	Cherry	10"	Saved
8	Sugar Maple	24"	Saved
9	Cherry	14"	Saved
10	Maple	8"	Saved
11	Oak	6"	Removed
12	Oak	6"	Removed
13	Oak	4"	Removed
14	Oak	8"	Removed
15	Dogwood	6"	Removed
16	Dogwood	6"	Removed
17	Holly	8"	Saved
18	Birch	4"	Saved
19	Birch	4"	Saved
20	Ginkgo	12"	Saved
21	Ginkgo	12"	Removed
22	Fir	6"	Removed
23	Ginkgo	6"	Removed
24	Birch	6"	Removed
25	Ginkgo	4"	Removed
26	Birch	8"	Removed
27	Ginkgo	6"	Removed
28	Birch	4"	Removed
29	Crepemyrtle	4"	Removed
30	Crepemyrtle	4"	Removed
31	Crepemyrtle	4"	Removed
32	Crepemyrtle	12"	Removed
33	Crepemyrtle	12"	Removed
34	Crepemyrtle	12"	Removed
35	Crepemyrtle	12"	Removed
36	Crepemyrtle	12"	Removed
37	Crepemyrtle	12"	Removed
38	Birch	14"	Removed
39	Crepemyrtle	4"	Removed
40	Crepemyrtle	4"	Saved
41	Crepemyrtle	4"	Saved
42	Crepemyrtle	4"	Saved
43	Crepemyrtle	4"	Saved
44	Crepemyrtle	4"	Saved
45	Crepemyrtle	4"	Saved
46	Crepemyrtle	4"	Saved
47	Crepemyrtle	4"	Saved
48	Birch	14"	Saved
49	Birch	12"	Removed
50	Oak	12"	Saved
51	Bradford Pear	10"	Saved
52	Bradford Pear	12"	Saved
53	Pine	12"	Saved
54	Pine	12"	Removed
55	Pine	12"	Removed
56	Pine	12"	Removed
57	Pine	12"	Removed
58	Elm	6"	Removed
59	Pine	18"	Removed
60	Pine	16"	Saved

SITE CLASSIFICATION

SITE ZONING:	REGIONAL COMMERCE 12 DISTRICT (RC12)
LANDSCAPE SURFACE RATIO REQ'D:	14,775 SF (15%)
LANDSCAPE SURFACE RATIO PROVIDED:	23,162 SF (.53 ACRES)

TREE PROTECTION ZONE

SITE AREA:	69,184 SF (1.57 ACRES)
BUILDING AREA:	29,316 SF (0.67 ACRES)
TOTAL SITE AREA:	98,500 SF (2.3 ACRES)

TREE CANOPY RETENTION

TOTAL SITE CANOPY COVERAGE:	9,686 SF (.22 ACRES) OR 9%
MINIMUM REQ'D CANOPY RETENTION: (26% OF SITE CANOPY COVERAGE)	2,503 SF (.06 ACRES)
TOTAL SITE CANOPY TO REMAIN:	3,236 SF (.07 ACRES) OR 33%

SITE LANDSCAPE REQUIREMENTS

LANDSCAPE TREES:	Qty.	Provided Proposed	Total	Total Cal. Inches
Existing Trees >14" (68" x 1.25):	4			85"
Existing Trees to Remain:	10			94"
3" cal. Proposed Canopy Trees:		4		12"
ACI of Provided Canopy Trees:				191"
ACI of Canopy Trees Required (2.3 x 82):				188.6"
Existing Understory Trees to Remain	12			52"
2"cal. Proposed Understory Trees:				
ACI of Provided Understory Trees:				52"
ACI of Understory Trees Required (2.3 x 21):				48.3"

BUFFER REQUIREMENTS

NOT BUFFER REQUIRED PER TABLE 5-6

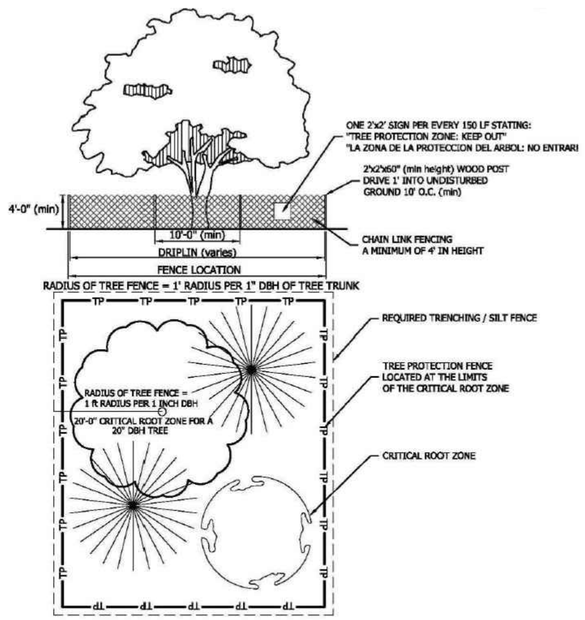
OPEN SPACE REQUIREMENTS

TOTAL OPEN SPACE SET ASIDE REQ'D: (CONVENTIONAL: 5% OF GROSS DEV. SIZE (2.3 x .05))	.11 ACRES
TOTAL OPEN SPACE SET ASIDE PROVIDED:	(6,573 SQ FT) 0.15 ACRES
TOTAL FORMAL OPEN SPACE REQ'D: (CONVENTIONAL: 100% OF SET ASIDE)	(4,925 SQ FT) .11 ACRES
PERCENT HARDSCAPE (INCLUDES SIDEWALK, CURB, ROAD, PLAY PAD, AND WALLS)	47%

NOTES:
TREE CANOPY AREA CALCULATED FROM AERIAL IMAGE. TREE CALIPER INCHES TAKEN FROM OFFICIAL SITE SURVEY; REF. CIVIL.

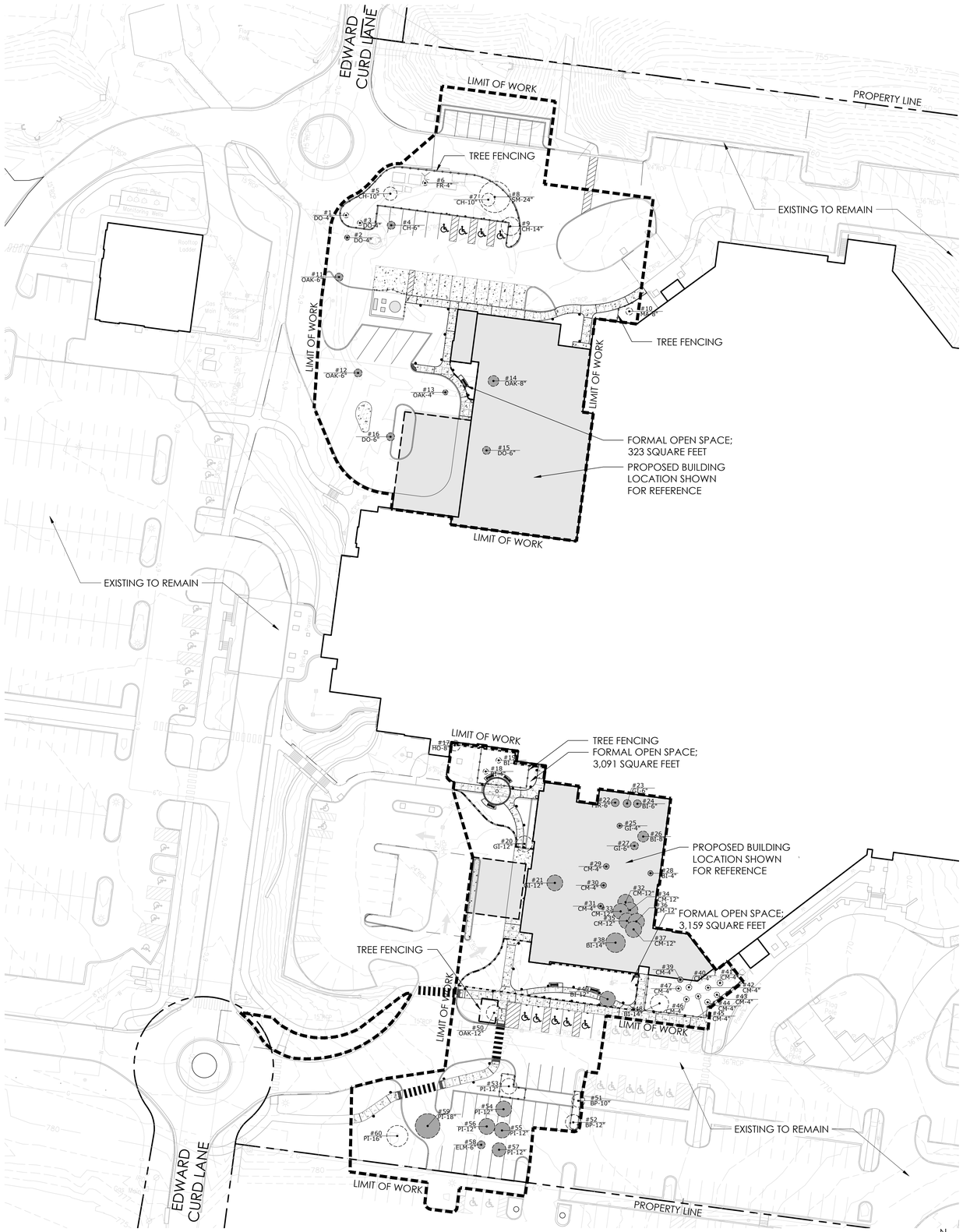
LEGEND

- TREES TO REMAIN
- TREES TO REMOVED
- LIMIT OF WORK
- FORMAL OPEN SPACE
- TREE PROTECTION FENCING



2 CITY STANDARD TREE PROTECTION DETAIL

NTS



1 TREE PRESERVATION AND REMOVAL PLAN

Smith Seckman Reid, Inc.
2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
FAX: (615) 386-8469
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WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

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DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	212124
Drawn By GH, MP	Checked By CB

Drawing Title

LANDSCAPE PLAN

Sheet Number

L0.01

TREE CANOPY RETENTION	
TOTAL SITE CANOPY COVERAGE:	9,686 SF (.22 ACRES) OR 9%
MINIMUM REQ'D CANOPY RETENTION: (26% OF SITE CANOPY COVERAGE)	2,503 SF (.06 ACRES)
TOTAL SITE CANOPY TO REMAIN:	3,236 SF (.07 ACRES) OR 33%

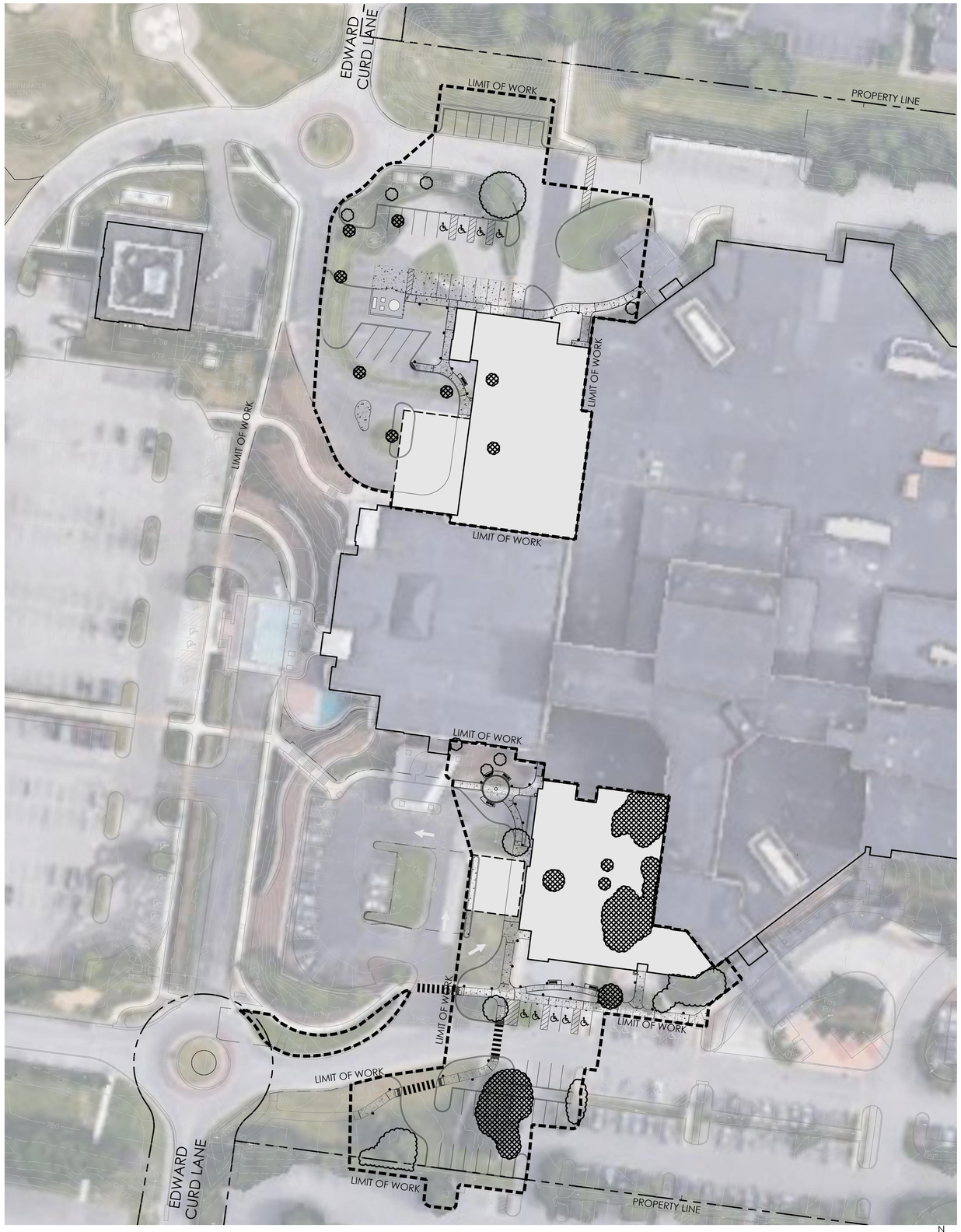
NOTES:
TREE CANOPY AREA CALCULATED FROM AERIAL IMAGE. TREE CALIPER INCHES TAKEN FROM OFFICIAL SITE SURVEY; REF. CIVIL.

LEGEND

TREE CANOPY TO REMAIN

TREE CANOPY TO BE REMOVED

NOTE:
REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM



1 TREE CANOPY COVER

0 20 40 80 120

N

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CHRISTOPHER W. BANKS REGISTERED ARCHITECT 09/13/2021 TENNESSEE LANDSCAPE ARCHITECT

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

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DOCUMENT CHANGES

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COF Project No.	212124
Drawn By	GH, MP
Checked By	CB

Drawing Title

TREE PRESERVATION AND REMOVAL PLAN

Sheet Number

L0.02

GENERAL NOTES

1. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

2. THE CONTRACTOR BARES ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, WALKS AND CURBS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO BEFORE MENTIONED INFRASTRUCTURE THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. HODGSON AND DOUGLAS ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.

3. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNERS SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

4. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT AND STAKED FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.

5. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY HODGSON AND DOUGLAS ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

6. EASEMENTS, BUILDING SETBACKS, CURB AND GUTTER AND UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO HODGSON AND DOUGLAS BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

7. CONTRACTOR TO REFER TO STRUCTURAL DRAWINGS FOR ALL SITE CONCRETE DETAILS AND MIXES.

8. CONTRACTOR TO VERIFY THAT A MIN. DEPTH OF 12" OF SPECIFIED TOPSOIL MIX PROVIDED FOR ALL PROPOSED PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

LAYOUT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, GIVING NOTICES, AND PAYING FEES. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING CODES AND ORDINANCES RELATING TO THIS CONSTRUCTION PROJECT.

2. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

3. WHERE PLAN DETAILS DIFFER FROM CITY STANDARDS, THE LATTER SHALL BE SUBSTITUTED IF APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

4. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WORK.

5. NO SUBSTITUTIONS OF ANY MATERIALS SHALL BE ALLOWED WITHOUT WRITTEN CONSENT OF LANDSCAPE ARCHITECT.

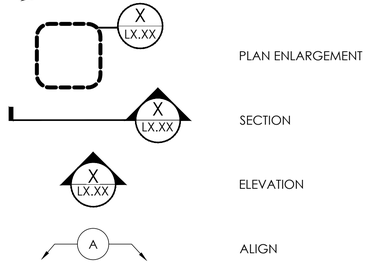
6. PROVIDE VERTICAL EXPANSION JOINTS WHERE ALL PAVEMENT ABUTS WALLS OR OTHER VERTICAL SURFACES (TYP.).

7. CONTRACTOR TO LAYOUT ALL **PROPOSED WALKS, STEPS, PAVERS, WALLS, FENCING, HANDRAILS AND LIGHTING** AND RECEIVE LANDSCAPE ARCHITECTS APPROVAL PRIOR TO CONSTRUCTION.

ABBREVIATIONS

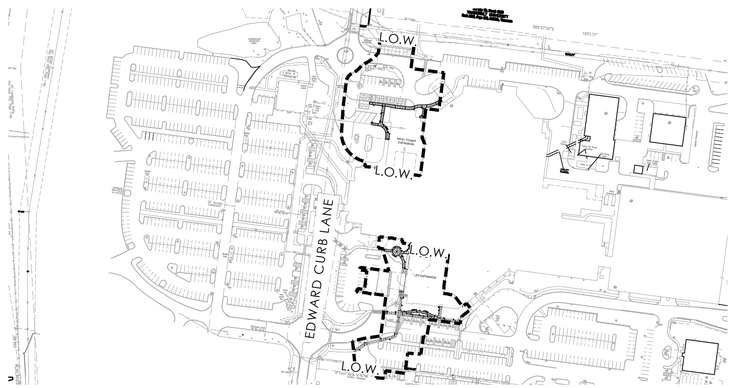
+ X.XX	PROPOSED SPOT GRADE
+ TW	TOP OF WALL
+ BW	BOTTOM OF WALL
+ TS	TOP OF STEP
+ BS	BOTTOM OF STEP
+ TC	TOP OF CURB
+ BC	BOTTOM OF CURB
+ TD	TOP OF DRAIN
+ FFE	FINISH FLOOR ELEVATION
+ LA	LANDSCAPE AREA

SYMBOLS LEGEND



MATCHLINE
CENTERLINE
LIMIT OF WORK
EXPANSION JOINT
CONTROL JOINT
BREAK LINE
POINT OF BEGINNING
CALLOUT
MATERIAL CALLOUT
PLAN ENLARGEMENT
SECTION
ELEVATION
ALIGN

KEY MAP



N.T.S.

MATERIAL LEGEND

CONCRETE

(PC-1) CONCRETE PAVING
(REF. CIVIL FOR CITY STANDARD DETAIL)
COLOR: TO MATCH CAMPUS STANDARD
FINISH: TO MATCH CAMPUS STANDARD
EXPANSION JOINTING: 30' O.C. MAX. (TYP.); REF. PLANS. 3/8" FIBERBOARD EXP. JOINT, CAULK TO MATCH CONCRETE.
CONTROL JOINTING: REF. PLANS FOR LAYOUT. SAWCUT $\frac{1}{4}$ DEPTH OF CONCRETE.

(PC-2) CONCRETE PAVERS
MANUFACTURER: TO MATCH WOMEN AND CHILDREN'S ADDITION
COLOR: TO MATCH WOMEN AND CHILDREN'S ADDITION
FINISH: TO MATCH WOMEN AND CHILDREN'S ADDITION
SIZE: TO MATCH WOMEN AND CHILDREN'S ADDITION
PATTERN: TO MATCH WOMEN AND CHILDREN'S ADDITION
INSTALLATION: REF. MANUFACTURER'S SPECIFICATIONS

LIGHTING

(L-1) LIGHTED BOLLARD
MANUFACTURER: BEGA
MODEL: 8619 LED
FINISH: BLACK
TEMPERATURE: 3000K
INSTALLATION: REF. MANUFACTURER SPECIFICATIONS
NOTE: REF. MANUFACTURER SPECS.

AMENITIES

(A-1) AUSTIN FREE STANDING, SURFACE MOUNT BENCH
MANUFACTURER: LANDSCAPE FORMS
MODEL: AUSTIN BENCH - BACK WITH END ARMS
COLOR: TO MATCH CAMPUS STANDARD
SIZE: 24" X 72" X 33"
SUPPLIER: LANDSCAPE FORMS
INSTALLATION: REF. MANUFACTURER'S SPECS.

(A-2) TRASH RECEPTACLE
MANUFACTURER: LANDSCAPE FORMS
MODEL: PARC VUE LITTER - SIDE OPENING LID, URN SHAPED LINER
COLOR: TO MATCH CAMPUS STANDARD
SIZE: 23" X 43", 30 GAL.
INSTALLATION: REF. MANUFACTURER'S SPECS.

MOCK-UP

CONTRACTOR SHALL PREPARE/ PROVIDE 3x3 SQUARE MOCK-UP'S FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

1. PC-1, CONCRETE PAVING
2. PC-2, CONCRETE PATTERN

ENG. SHOP DWGS AND SUBMITTALS

CONTRACTOR SHALL PREPARE/ PROVIDE SHOP DRAWINGS AND CUT SHEETS FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

1. ALL PC-SERIES
2. L-1
3. ALL

SAMPLES

CONTRACTOR SHALL PREPARE/ PROVIDE SAMPLES FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

1. CONCRETE JOINT CAULK COLOR
2. PC-2

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2995 Sidco Drive
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Seals



WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
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Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
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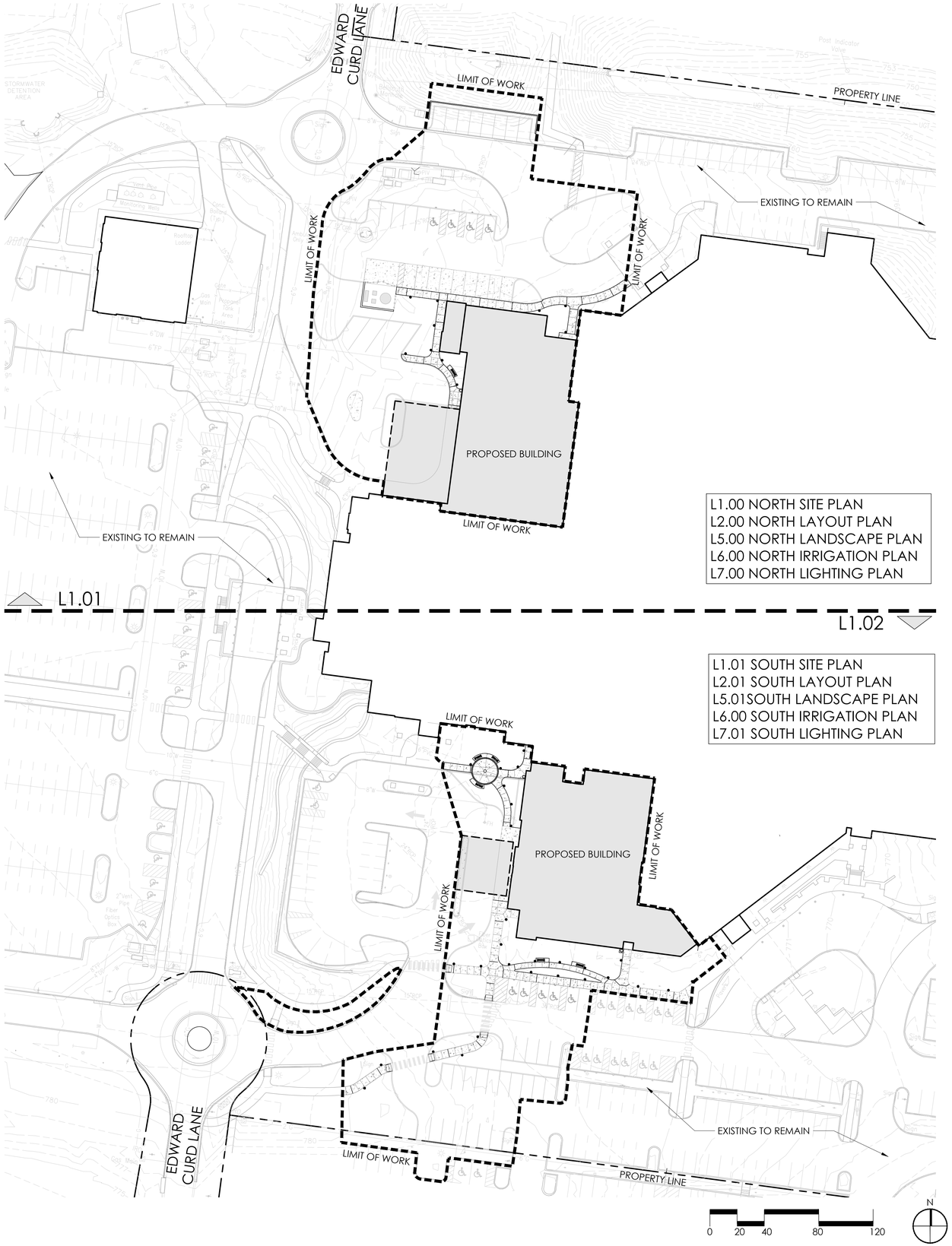
Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	212124
Drawn By GH, MP	Checked By CB

Drawing Title

MATERIALS LEGEND

Sheet Number

L0.10



L1.00 NORTH SITE PLAN
L2.00 NORTH LAYOUT PLAN
L5.00 NORTH LANDSCAPE PLAN
L6.00 NORTH IRRIGATION PLAN
L7.00 NORTH LIGHTING PLAN

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WILLIAMSON COUNTY MEDICAL CENTER
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Franklin, TN

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DOCUMENT CHANGES

Description	Date
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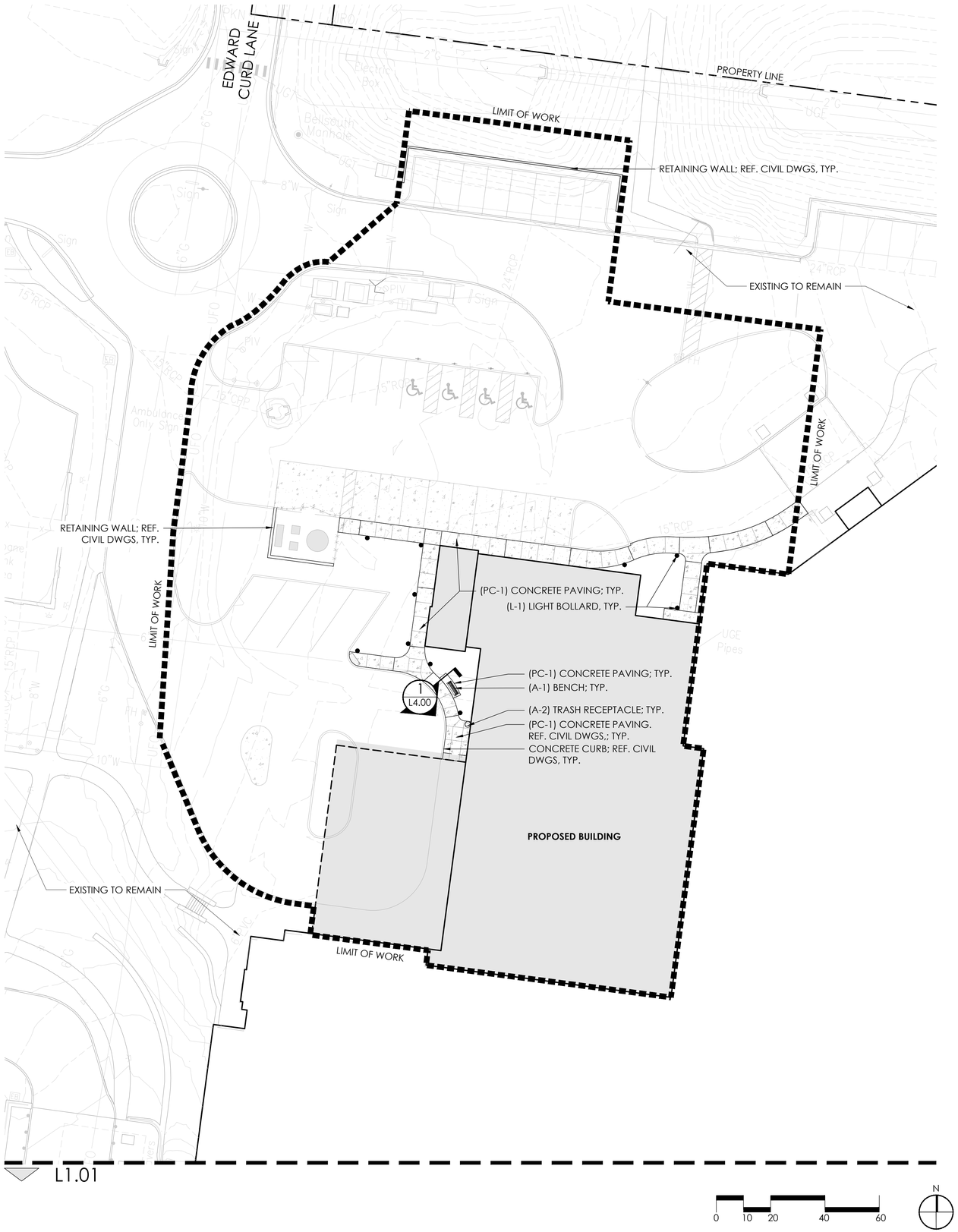
Issue Description	SITE PLAN SUBMITTAL
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Drawing Title

OVERALL SITE PLAN

Sheet Number

L0.11



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CHRISTOPHER W. BANKS REGISTERED LANDSCAPE ARCHITECT 09/13/2021

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NORTH SITE PLAN

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L1.00



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CHRISTOPHER W. BANKS REGISTERED ARCHITECT 09/13/2021
LANDSCAPE ARCHITECT

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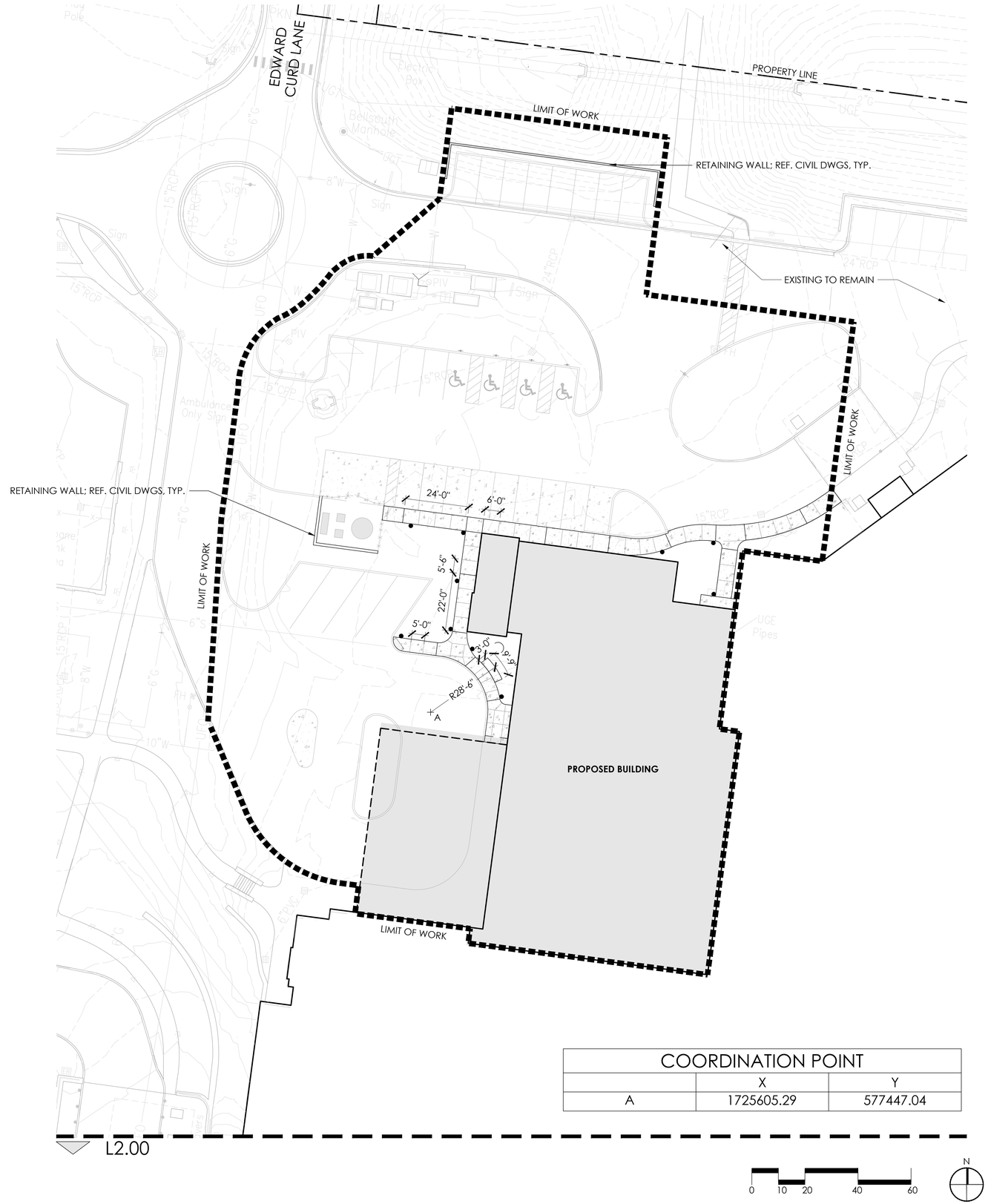
Issue Description	SITE PLAN SUBMITTAL
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SOUTH SITE PLAN

Sheet Number

L1.01



COORDINATION POINT		
	X	Y
A	1725605.29	577447.04

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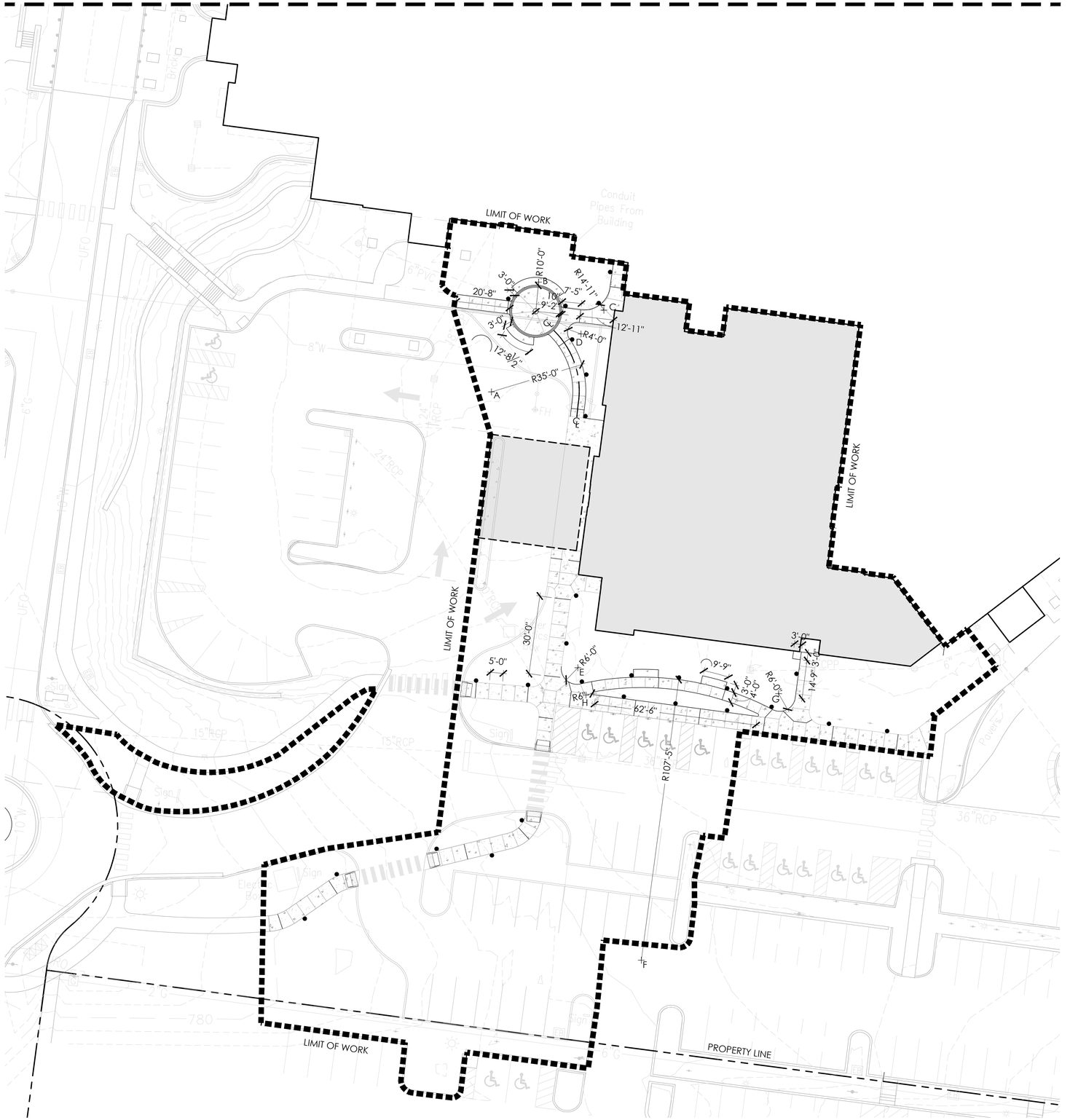
Drawing Title

NORTH LAYOUT PLAN

Sheet Number

L2.00

L2.01



COORDINATION POINT		
	X	Y
A	1725644.39	577135.38
B	1725642.45	577179.09
C	1725669.83	577170.70
D	1725663.19	577150.01
E	1725661.11	577027.93
F	1725691.15	576986.12
G	1725731.96	577017.63
H	1725657.29	577012.22

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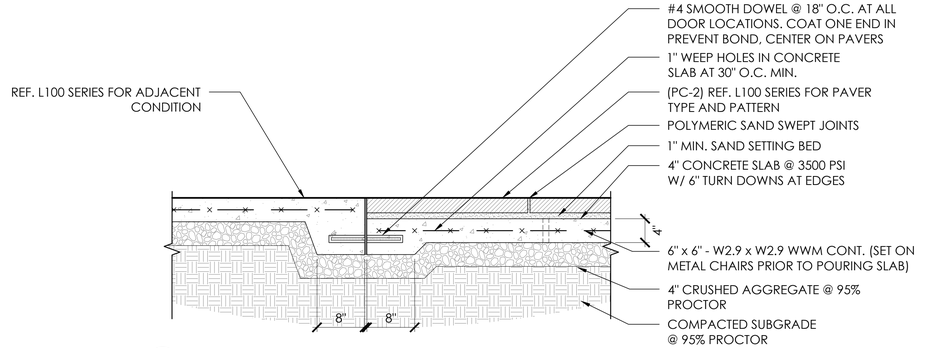
SOUTH LAYOUT PLAN

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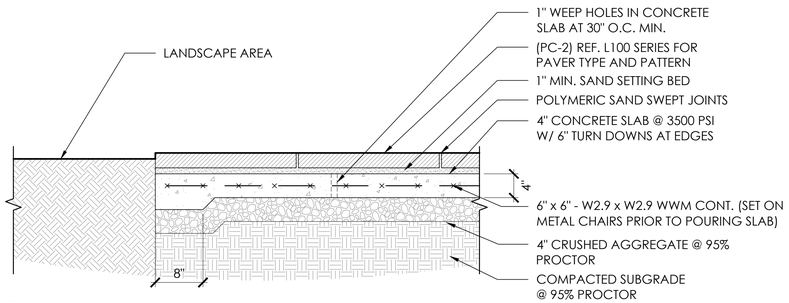
L2.01

PAVER NOTES:
1. CONTRACTOR TO SUBMIT PAVER SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION
2. CONTRACTOR TO PROVIDE PAVER LAYOUT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

CONCRETE PAVING NOTES:
1. ALL WALKS TO HAVE 1% MIN. - 2% MAX CROSS SLOPE
2. REF. PLANS FOR WALK WIDTH, JOINTING AND ADJACENT CONDITIONS
3. RUNNING SLOPES NOT TO EXCEED 5% UNLESS OTHERWISE NOTED ON PLANS. REF. CIVIL DRAWINGS FOR FINISH GRADES

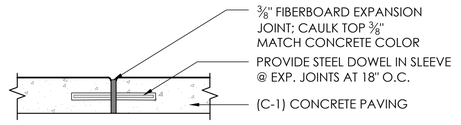


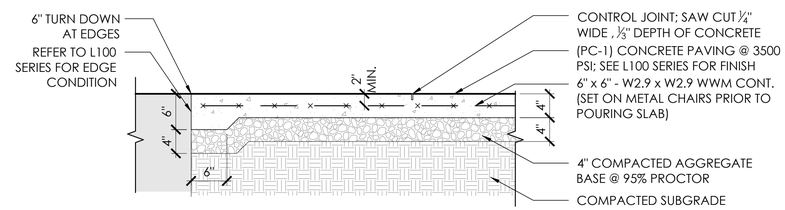
3 PAVERS AT HARDSCAPE - SECTION



2 PAVERS AT LANDSCAPE

TYPICAL EXPANSION JOINT





1 TYPICAL CONCRETE PAVING AND EXP. JOINT - SECTIONS

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SITE DETAILS

Sheet Number

L4.00

SITE CLASSIFICATION

SITE ZONING:	REGIONAL COMMERCE 12 DISTRICT (RC12)
LANDSCAPE SURFACE RATIO REQ'D:	14,775 SF (15%)
LANDSCAPE SURFACE RATIO PROVIDED:	23,162 SF (.53 ACRES)

TREE PROTECTION ZONE

SITE AREA:	69,184 SF (1.57 ACRES)
BUILDING AREA:	29,316 SF (0.67 ACRES)
TOTAL SITE AREA:	98,500 SF (2.3 ACRES)

TREE CANOPY RETENTION

TOTAL SITE CANOPY COVERAGE:	9,686 SF (.22 ACRES) OR 9%
MINIMUM REQ'D CANOPY RETENTION: (26% OF SITE CANOPY COVERAGE)	2,503 SF (.06 ACRES)
TOTAL SITE CANOPY TO REMAIN:	3,236 SF (.07 ACRES) OR 33%

SITE LANDSCAPE REQUIREMENTS

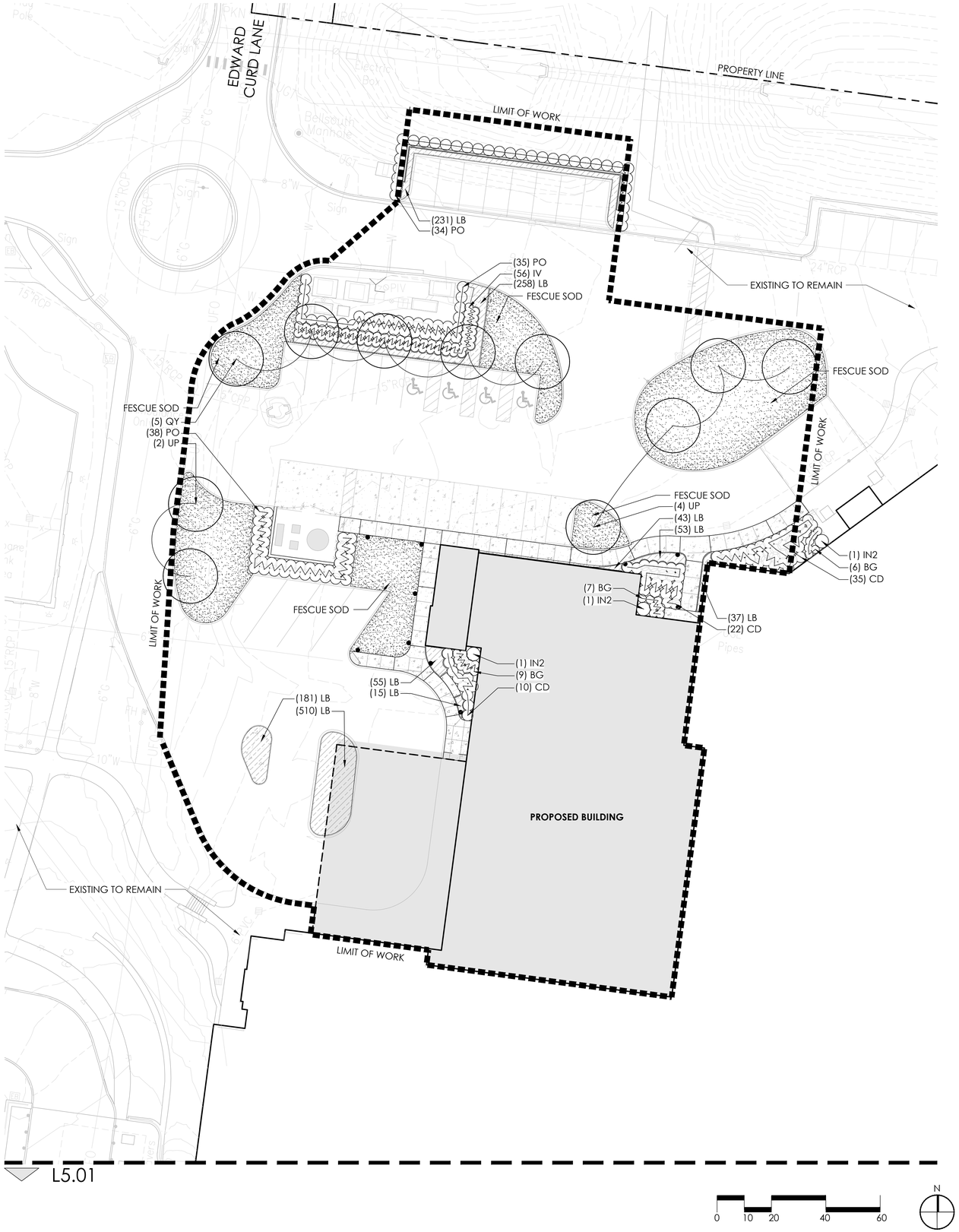
LANDSCAPE TREES:	Qty.	Provided Proposed	Total	Total Cal. Inches
Existing Trees >14" (68" x 1.25):	4			85"
Existing Trees to Remain:	10			94"
3" cal. Proposed Canopy Trees:		4		12"
ACI of Provided Canopy Trees:				191"
ACI of Canopy Trees Required (2.3 x 82):				188.6"
Existing Understory Trees to Remain	12			52"
2"cal. Proposed Understory Trees:				
ACI of Provided Understory Trees:				52"
ACI of Understory Trees Required (2.3 x 21):				48.3"

BUFFER REQUIREMENTS

NOT BUFFER REQUIRED PER TABLE 5-6

OPEN SPACE REQUIREMENTS

TOTAL OPEN SPACE SET ASIDE REQ'D: (CONVENTIONAL: 5% OF GROSS DEV. SIZE (2.3 x .05))	.11 ACRES
TOTAL OPEN SPACE SET ASIDE PROVIDED:	(6,573 SQ FT) 0.15 ACRES
TOTAL FORMAL OPEN SPACE REQ'D: (CONVENTIONAL: 100% OF SET ASIDE)	(4,925 SQ FT) .11 ACRES
PERCENT HARDSCAPE (INCLUDES SIDEWALK, CURB, ROAD, PLAY PAD, AND WALLS)	47%



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NORTH LANDSCAPE PLAN

Sheet Number

L5.00

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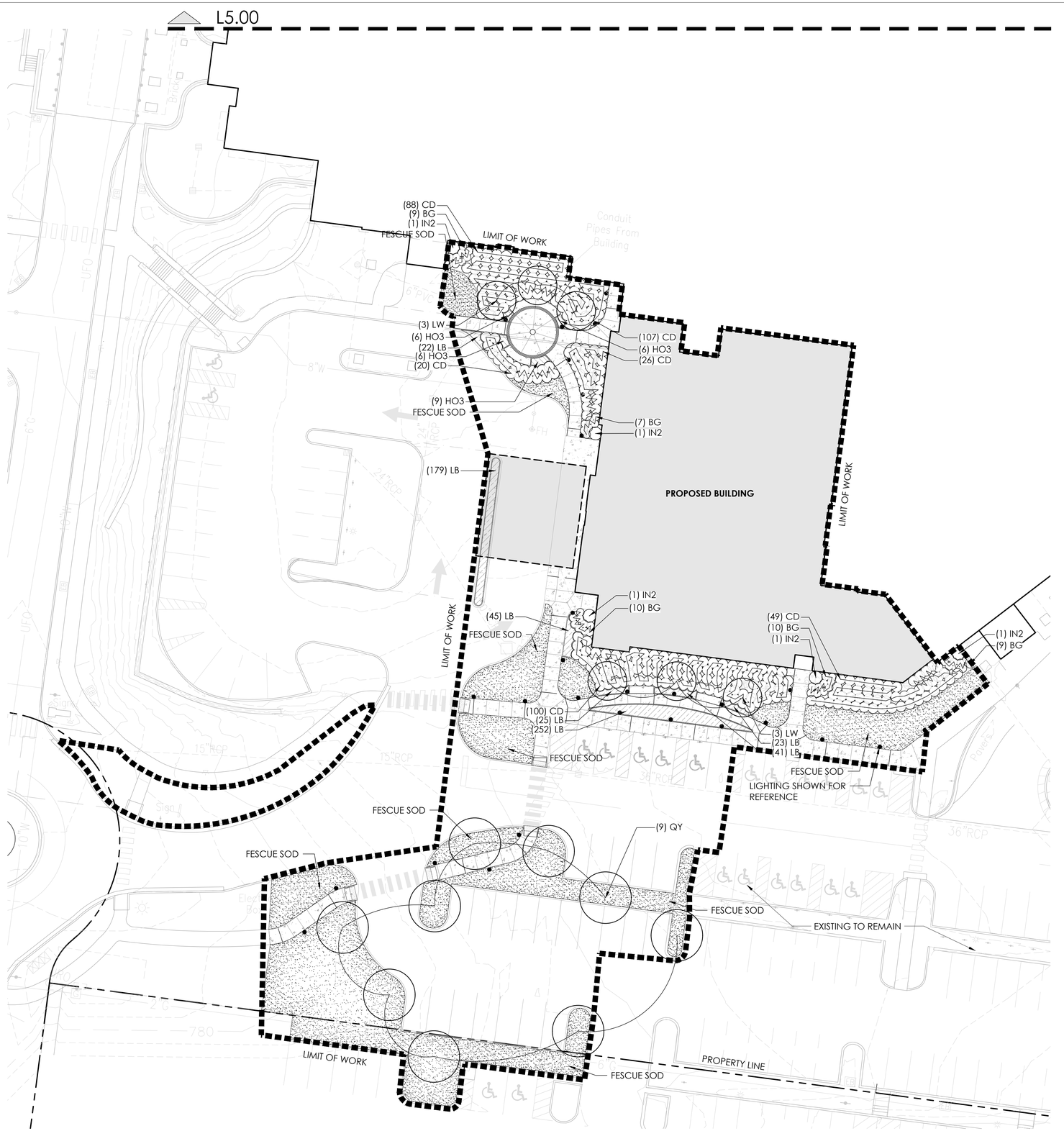
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Drawing Title

SOUTH LANDSCAPE PLAN

Sheet Number

L5.01

PLANTING NOTES

1. TREAT ALL GROUNDCOVER BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
2. ALL PLANT BEDS TO BE NEATLY LAID IN WITH 3" DEEP TRENCH EDGING BORDER.
3. ALL GROUNDCOVER AND PLANT BEDS SHALL MEET LANDSCAPE ARCHITECT'S SPECIFICATIONS. FINAL GRADES FOR ALL PLANT BEDS SHALL BE 1" BELOW EDGE OF WALK OR CURBING SO THAT WHEN 3" OF MULCH IS ADDED THE MULCH WILL BE 2" ABOVE THE WALKS. TAPER MULCH DOWN TO EDGE OF WALK OR CURB.
4. ALL AREAS WITHIN PLANT BEDS TO BE MULCHED WITH 3" DEEP LAYER OF DECOMPOSED SHREDDED PINE BARK OR DECORATIVE GRAVEL. MULCH TO BE "FOREST FLOOR" (1/2"-1 1/2" SIZE) BY AGUINAGA GREEN. REFER TO L1.00 SERIES PLANS FOR LOCATION AND SIZE OF DECORATIVE GRAVEL.
5. ALL TREES OF A SIMILAR SPECIES TO BE MATCHED IN SIZE AND UNIFORMITY.
6. CONTRACTOR TO WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. WARRANTY TO INCLUDE ALL DEFECTS INCLUDING DEATH OR UNSATISFACTORY GROWTH; EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS UNTIL TIME OF FINAL ACCEPTANCE.
8. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM A MINIMUM OF 6 SUPPLIERS TO LANDSCAPE ARCHITECT, TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL PRIOR TO FINAL BID DATE.
10. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR; SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD.
11. DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE.
12. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
13. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
14. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTINGS BY PRUNING, WATERING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
15. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.
16. ANY AND ALL QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
17. LOCATIONS OF ALL PLANT BEDS AND TREES TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
18. SCARIFY ALL TREE PITS BEFORE PLANTING. VERIFY THAT ALL TREE PITS ADEQUATELY DRAIN BEFORE PLANTING TREES.
19. IF ROCK IS ENCOUNTERED, CONTRACTOR TO REMOVE ROCK AND PROVIDE DRAINAGE AWAY FROM EACH TREE PIT.
20. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
21. PROVIDE TRUE RADII FOR THE LAYOUT OF ALL PLANT BEDS.
22. REFER TO PROJECT MANUAL REGARDING TREE FERTILIZATION AND PRUNING.
23. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH FULLY AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM TO CONNECT WITH EXISTING SYSTEM ON SITE. REFER TO IRRIGATION PLANS, L6.00 SERIES.
24. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO THE FAILURE TO GIVE SUCH NOTIFICATION PRIOR TO BEGINNING WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
26. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES AND OUT OF DRAINAGE FLOW LINES AND THREE (3) FEET FROM SPRAY HEADS. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR A DECISION ON TREE PLACEMENT.
27. INSTALL ROOT BARRIER IF CENTER OF TREE TRUNK IS WITHIN 5' OF ANY CURBS OR SIDEWALKS.
28. DO NOT PLANT ON TOP OF TREE ROOTBALLS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
29. CONTRACTOR SHALL SUBMIT FOR APPROVAL, PHOTOS OF ALL BOXED TREES AND SHRUB, GROUNDCOVER, AND VINES. SEE SPECIFICATIONS FOR FURTHER DETAIL.
30. LANDSCAPE ARCHITECT SHALL HAVE THE OPPORTUNITY TO INSPECT ALL PLANT MATERIALS AT THE JOB SITE PRIOR TO PLANTING.
31. UPON COMPLETION OF PLANTING, THE CONTRACTOR SHALL ARRANGE FOR A SUBSTANTIAL COMPLETION INSPECTION BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL CORRECT ANY DISCREPANCIES FOUND PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.

SOILS ANALYSIS NOTE

1. PRIOR TO PLANTING, PERFORM AGRONOMIC SOIL TESTING AND SOIL AMENDMENTS PER RECOMMENDATION BY SOIL LABORATORIES; REFER TO NOTES BELOW AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE SOIL SAMPLES TAKEN FROM (3) AREAS WITHIN THE WHOLE SITE - COURTYARD, FITNESS CORRIDOR, PERIMETER STREETSCAPE.
2. THE SAMPLES SHALL BE TESTED BY A LICENSED SOILS LABORATORY, FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, N-P-K, PH, EC, SOIL TEXTURE (SILT, CLAY, SAND) AND SOIL PREPARATION RECOMMENDATIONS. THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BECOME PART OF THE LANDSCAPE PLANS AND INCORPORATED INTO THE LANDSCAPE PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.

EXISTING PLANTING NOTES

1. BEFORE THE DEMOLITION AND REMOVAL OR ANY EXISTING TREES, THE CONTRACTOR SHALL WALK THE SITE WITH CLIENT AND LANDSCAPE ARCHITECT TO VERIFY ALL THE TREES TO BE PROTECTED IN PLACE OR TO BE REMOVED FAILURE TO CALL FOR SAID MEETING IMPLIES ACCEPTANCE BY THE CONTRACTOR OF TREES TO BE PRESERVED IN THEIR EXISTING CONDITION AS WELL AS ANY LIABILITY FOR REMOVING TREES THAT WERE TO BE DESIGNATED "PROTECT IN PLACE".

2. WHERE DEMOLITION WILL BE PERFORMED NEAR EXISTING TREE TO REMAIN - CONTRACTOR TO UTILIZE AGENCY AND INDUSTRY STANDARDS FOR PROTECTION MEASURES, TO CLEARANCE, ETC.

3. REMOVE ALL EXISTING TURF, SHRUBS, TREES, AND IRRIGATION WITHIN PROPOSED PLANTING AREAS (UNLESS OTHERWISE NOTED). GRIND AND REMOVE TREE ROOT SYSTEMS. ALL AREAS OUTSIDE LIMIT OF WORK ARE TO BE PROTECTED IN PLACE.

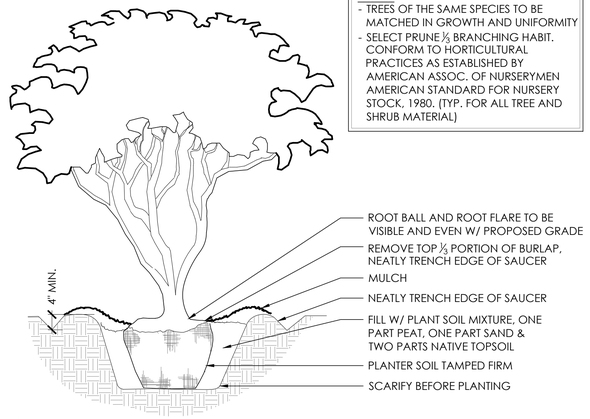
4. CONTRACTOR TO REPAIR AND/OR REPLACE ALL EXISTING PLANTING, IRRIGATION OR HARDSCAPE ELEMENTS (PAVING, WALLS, STAIR, SIGNAGE, ETC) DAMAGE OUTSIDE THE LIMIT OF LANDSCAPE WORK NOTED AS PROTECT IN PLACE, OR ON ADJACENT PROPERTIES TO SATISFACTION OF THE OWNER OR OWNER'S REPRESENTATION AT NO COST TO THE OWNER.

5. CONTRACTOR SHALL PROTECT ALL TREES THAT ARE DESIGNATED "PROTECT IN PLACE", IF A TREE WITH THIS DESIGNATION IS DAMAGED OR REMOVED, THE CONTRACTOR SHALL REPLACE THE TREE WITH THE SAME SIZE AND SPECIES OF TREE. IF THE SAME SIZE AND SPECIES IS NOT TO BE FOUND THE OWNER'S REPRESENTATIVE SHALL HAVE THE TREE APPRAISED FOR IT'S VALUE PRIOR TO REMOVAL AND THE CONTRACTOR SHALL OWE THE OWNER OF THE PROJECT THE AMOUNT OF THE APPRAISAL PER REMOVED TREE.

6. CONTRACTOR SHALL MAINTAIN ALL EXISTING PLANT MATERIALS NOT INDICATED TO BE REMOVED DURING THE ENTIRE COURSE OF CONSTRUCTION AND MAINTENANCE.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT/ CAL.	HEIGHT	SPREAD	SPACING		REMARKS
LW	6	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	B&B - 2.5"	8`- 10`	6`- 8`	Per Plans		One cane must be 2" cal., Matched, Full Crown
QY	14	Quercus lyrata 'Hightower'	Hightower Oak	B&B - 3"	10`- 12`	6`- 8`	Per Plans		Matched, Full Crown
UP	6	Ulmus americana 'Princeton'	Princeton American Elm	B&B - 3"	10`- 12`	4`- 6`	Per Plans		Matched, Full Crown
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT/ CAL.	HEIGHT	SPREAD	SPACING		
BG	67	Buxus x 'Green Velvet'	Green Velvet Boxwood	Ref. Size	36"	36"	36" o.c.		Dense, full, matched
CD	371	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew	Ref. Size	48"	48"	48" o.c.		Well branched, dense, matched
IN2	8	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	Ref. Size	48"+	48" +	60" o.c.		Well branched, dense, matched
IV	56	Itea virginica 'Little Henry'	Little Henry Sweetspire	Ref. Size	36"	36"	36" o.c.		Dense, full. well branched
PO	107	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	Ref. Size	30"	30"	48" o.c.		Full, well branched
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT/ CAL.	HEIGHT	SPREAD	SPACING		
	14,088 sf	Fescue Sod	Drought Tolerant Fescue Blend	SOD					
HO3	27	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 Gal.	12"	24"	18 o.c.		Full, Well Rooted
LB	1,970	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 Gal.	12"	12"	12" o.c.		Full, Well Rooted

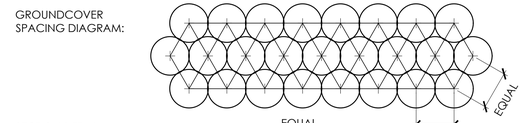


NOTES:
- TREES OF THE SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY
- SELECT PRUNE ⅓ BRANCHING HABIT. CONFORM TO HORTICULTURAL PRACTICES AS ESTABLISHED BY AMERICAN ASSOC. OF NURSERYMEN AMERICAN STANDARD FOR NURSERY STOCK, 1980. (TYP. FOR ALL TREE AND SHRUB MATERIAL)

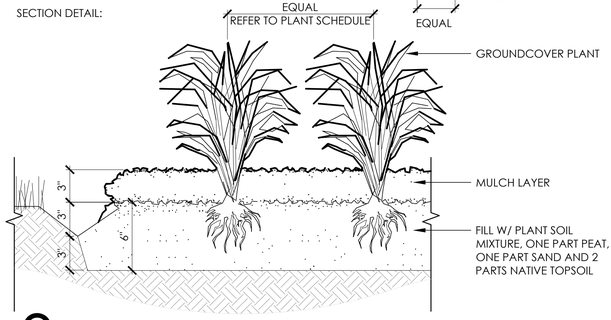
4 ORNAMENTAL TREE PLANTING

NOT TO SCALE

GROUNDCOVER SPACING DIAGRAM:

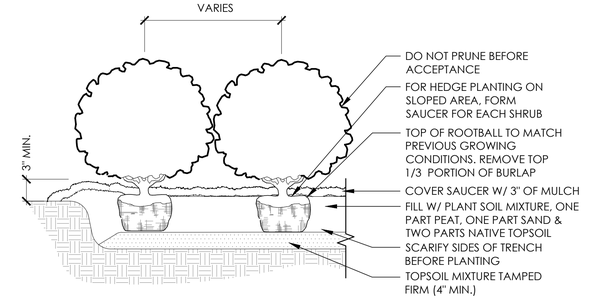


SECTION DETAIL:



3 GROUNDCOVER PLANTING

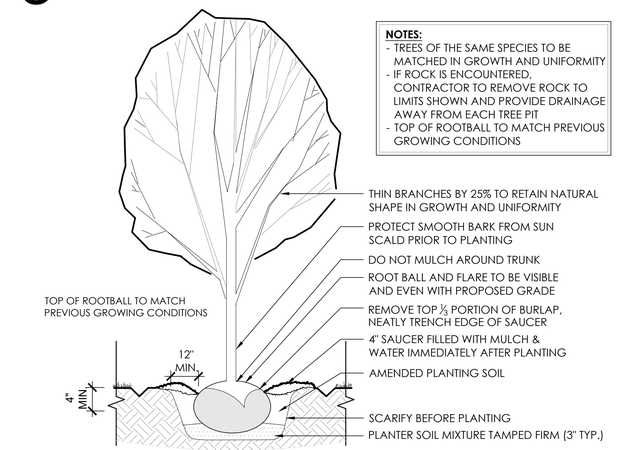
NOT TO SCALE



2 SHRUB PLANTING

NOT TO SCALE

NOTES:
- TREES OF THE SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY
- IF ROCK IS ENCOUNTERED, CONTRACTOR TO REMOVE ROCK TO LIMITS SHOWN AND PROVIDE DRAINAGE AWAY FROM EACH TREE PIT
- TOP OF ROOTBALL TO MATCH PREVIOUS GROWING CONDITIONS



1 TREE PLANTING

NOT TO SCALE

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SSR Project #: 21410030

Seals



WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	212124
Drawn By GH, MP	Checked By CB

Drawing Title

LANDSCAPE NOTES AND DETAILS

Sheet Number

L5.02

IRRIGATION LEGEND

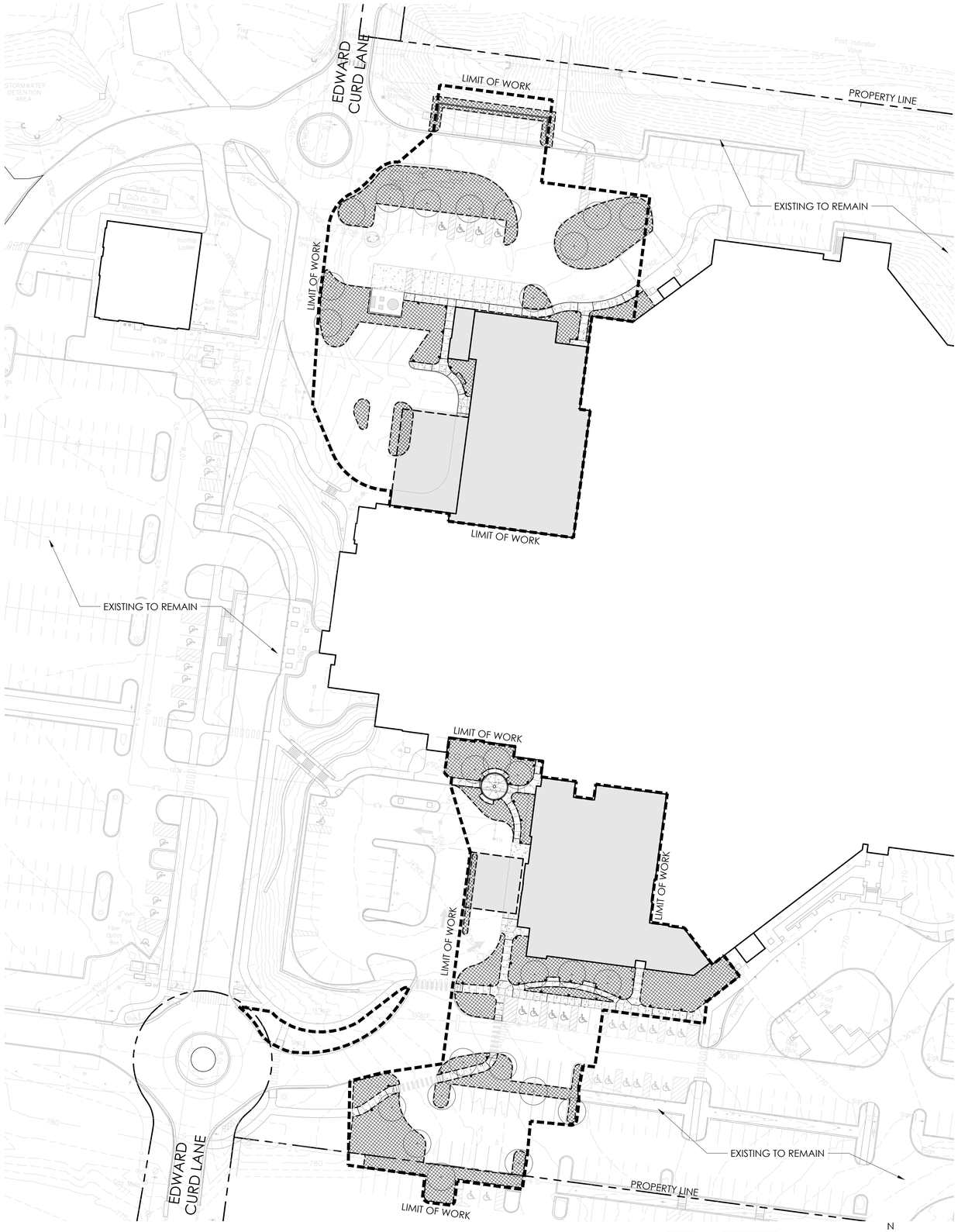
EXTENT OF DESIGN BUILD IRRIGATION

PROPOSED TREE
-TREES ARE TO BE IRRIGATED WITH TWO BUBBLERS PER tree

NOTE:

1. CONTRACTOR TO PROVIDE FULL SHOP DRAWINGS PER SPECIFICATIONS FOR DESIGN BUILD IRRIGATION FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REFER TO DESIGN BUILD IRRIGATION SPECIFICATION AND NOTES ON SHEET L6.02.
2. REFER TO L5.00 SERIES, LANDSCAPE PLANS, FOR SPECIFIC PLANT TYPES AND LOCATIONS.
3. COORDINATE SITE WATER CONNECTIONS WITH PROJECT CIVIL, M.E.P. ENGINEERS, AND CONTRACTOR.
4. PROVIDE SEPARATE IRRIGATION ZONES FOR TREES, SHRUBS, AND SOD.

NOTE:
CONTRACTOR TO VERIFY TIE IN TO EXISTING IRRIGATION SYSTEM. COORDINATE WITH WCMC PLANT OPERATIONS, 615.435.5439.



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SSR Project #: 21410030

Seals

CHRISTOPHER W. BANKS REGISTERED LANDSCAPE ARCHITECT TENNESSEE 09/13/2021

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

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Drawn By	GH, MP
Checked By	CB

Drawing Title

EXTENT OF IRRIGATION PLAN

Sheet Number

L6.00

NOTE:
CONTRACTOR TO VERIFY TIE IN TO EXISTING IRRIGATION SYSTEM. COORDINATE WITH WCMC PLANT OPERATIONS, 615.435.5439.

CONTRACTOR IS RESPONSIBLE FOR ALL PLAN APPROVALS & PERMITS

DESIGN BUILD GENERAL IRRIGATION NOTES

1) SITE TO BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM DESIGNED AND INSTALLED BY A LICENSED IRRIGATION CONTRACTOR IN ACCORDANCE TO STATE LAW. ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.

2) ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS, REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS AND UNDERGROUND UTILITIES

3) ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK. WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.

4) THE CONTRACTOR SHALL PREPARE A DESIGN HARD COPY DRAWINGS ON REPRODUCIBLE PAPER SHOWING ALL IRRIGATION INSTALLATION. A HARDCOPY OF THE ORIGINAL LANDSCAPE PLAN MAYBE OBTAINED FROM THE DESIGNER. THE DRAWING SHALL LOCATE ALL MAINLINE VALVES AND HEADS BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. PLEASE SHOW WIRE DIRECTION. PROVIDE DESIGN DRAWINGS FOR DESIGNER APPROVAL.

5) MAKE USE OF EXISTING POWER SUPPLY PROVIDED BY GENERAL CONTRACTOR.

6) FLUSH ALL LINES.

7) CONDUCT AN INSPECTION OF THE SYSTEM IN OPERATION WITH THE DESIGNER.

8) THE CONTRACTOR IS RESPONSIBLE FOR WINTERIZING THE SYSTEM THE FIRST YEAR OF INSTALLATION. DURING THE WINTERIZATION OF THE SYSTEM, THE CONTRACTOR WILL SHOW THE OWNER'S DESIGNATED REPRESENTATIVE THE PROPER PROCEDURES FOR WINTERIZING THE SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR RESTARTING THE SYSTEM IN THE SPRING OF THE FOLLOWING YEAR.

9) CONTRACTOR TO GUARANTEE IRRIGATION SYSTEM, EQUIPMENT AND WORKMANSHIP FOR 1 YEAR FROM SUBSTANTIAL COMPLETION.

10) ANY ADDITIONAL NEEDED SLEEVES WILL BE PROVIDED BY THE DESIGN BUILD CONTRACTOR.

11) COORDINATE LOCATION OF CONTROLLER WITH GENERAL CONTRACTOR, ELECTRICAL ENGINEER, AND OWNER.

12) COORDINATE SITE WATER CONNECTIONS AND BACKFLOW PREVENTOR WITH GENERAL CONTRACTOR PROJECT CIVIL, M.E.P. ENGINEERS, AND LANDSCAPE ARCHITECT.

13) CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING SITE UTILITIES PRIOR TO COMMENCING WITH WORK. CONTRACTOR RESPONSIBLE FOR DAMAGE CAUSED DURING CONSTRUCTION TO ANY SITE UTILITIES AND SITE FEATURES.

14) CONTRACTOR TO PROVIDE FULL SHOP DRAWINGS PER SPECIFICATIONS FOR DESIGN BUILD IRRIGATION FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

15) REFER TO L5.00 LANDSCAPE PLANS FOR SPECIFIC PLANT TYPES AND LOCATIONS.

DESIGN BUILD IRRIGATION SYSTEM NOTES

1) CONTRACTOR TO DESIGN SYSTEM BASED ON AVAILABLE WATER PRESSURE AT THE SITE. PRESSURE TEST SYSTEM AND SUBMIT TO OWNER.

2) CONTRACTOR TO PROVIDE AND INSTALL IRRIGATION METER, CONTROLLER(S), RAIN SENSOR(S), AND ALL OTHER NECESSARY EQUIPMENT FOR A FULLY OPERATIONAL SYSTEM

3) CONTRACTOR TO PROVIDE BACKFLOW PREVENTER, METER, AND ALL EQUIPMENT, CONDUIT, WIRING, INCIDENTALS, AND APPURTENANCES TO POWER AND OPERATE IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE A FULLY OPERATIONAL SYSTEM.

4) ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE AREAS WHERE LOCATED AND SHALL BE INSTALLED TO THE PROPER HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCE FROM ALL HARD-SCAPING, TO MINIMIZE WATER OVER SPRAY ON IMPERVIOUS AREAS. ALL HEADS SHALL BE MOUNTED WITH POLY PIPE WITH BARBED ELBOWS.

5) TREES AS INDICATED ON THE PLANS ARE TO BE IRRIGATED WITH TWO BUBBLERS PER PLANT.

6) PROVIDE SEPARATE IRRIGATION ZONES FOR TREES, SHRUBS, AND SOD.

7) IRRIGATION SUBCONTRACTOR TO SIZE SLEEVES PER DESIGN BUILD IRRIGATION SYSTEM AND DEVELOP FINAL SLEEVING PLAN FOR APPROVAL BY LANDSCAPE ARCHITECT

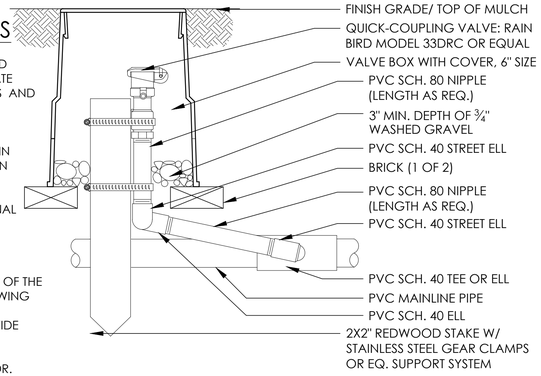
8) CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHEREVER POSSIBLE. LOW VOLT AGE WIRING SHALL BE UF"14 PVC JACKETED, SINGLE CONDUCTOR CABLE. USE RED WIRES FOR 'HOT' AND WHITE FOR VALVE COMMON. WIRES SHALL BE INSTALLED WITH ADEQUATE SLACK AND SURGE/EXPANSION LOOPS, AND SHALL BE SPLICED ONLY IN VALVE BOXES, USING 3-1.4 DIRECT BURY CDBY> WIRE CONNECTORS.

9) ALL PIPING AND WIRE PASSING UNDER PAVED AREAS SHALL BE SLEEVED WITH SCH 40 PVC PIPE. SIZED A MINIMUM OF TWO NOMINAL SIZES LARGER THAN CONTAINED PIPE. ALL SLEEVING SHALL BE PROVIDED.

10) ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

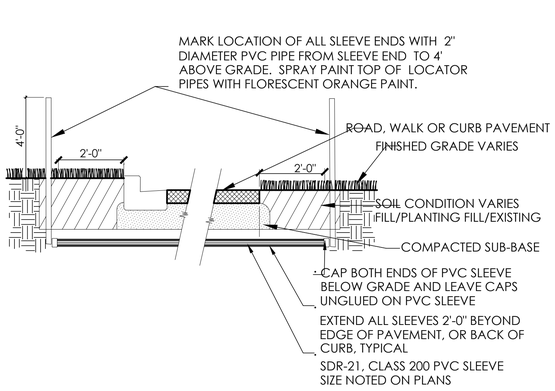
11) PROVIDE A MINIMUM OF 8" OF COVER OVER LATERAL PIPING.PROVIDE A MINIMUM OF 12" OF COVER OVER MAINLINE PIPING,

12) LATERAL LINES SHALL BE CLASS 200 PVC. SEE PLAN FOR SIZES. MAIN LINE PIPE SHALL BE CLASS 200 PVC. SEE PLAN FOR SIZES.



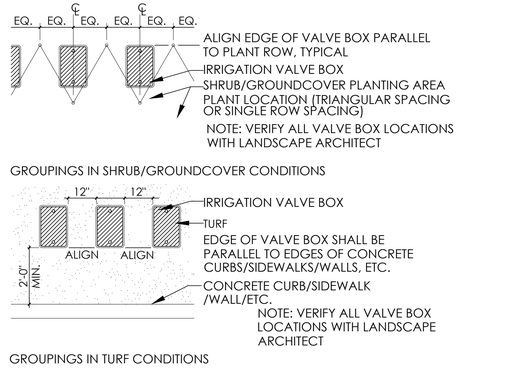
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

9 QUICK COUPLING VALVE
NOT TO SCALE

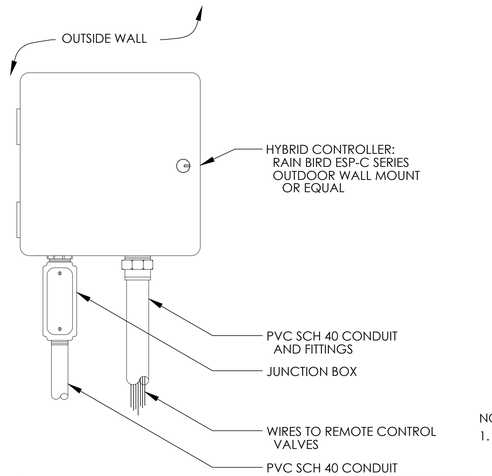


NOTE: PROVIDE AN AS-INSTALLED IRRIGATION SLEEVE PLAN. INDICATE THE ROAD STATION OF EACH IRRIGATION SLEEVE LOCATION UNDER ROADWAYS.

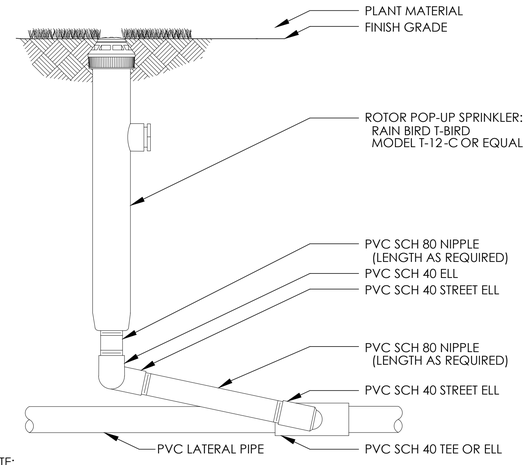
8 SLEEVES UNDER WALK/ ROAD
NOT TO SCALE



7 VALVE BOX GROUPINGS
NOT TO SCALE

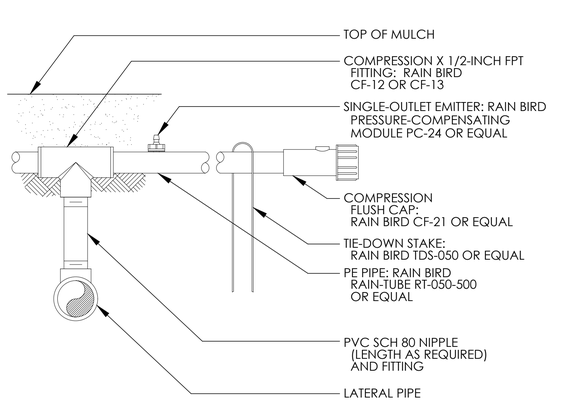


6 HYBRID CONTROLLER
NOT TO SCALE



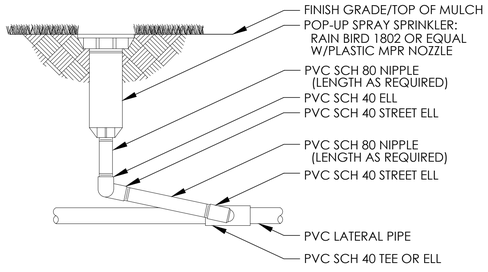
NOTE:
1. A SWING PIPE ASSEMBLY MAY BE USED WITH FLOWS LESS THAN 4 GPM.

5 ROTOR POP-UP SPRINKLER
NOT TO SCALE

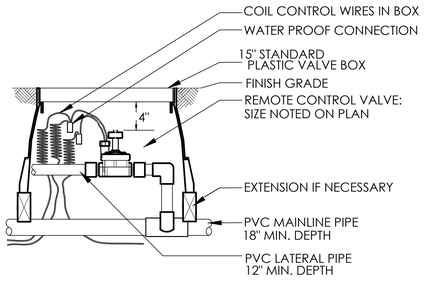


NOTE:
XERI-TUBE AND RAIN TUBE OR EQUAL.
1. USE RAIN BIRD BUG GUN MODEL EMA-8G TO INSERT EMITTER DIRECTLY INTO

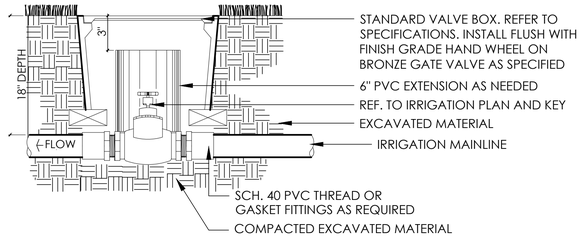
4 PVC TO PIPE CONNECTION
NOT TO SCALE



3 POP-UP SPRAY SPRINKLER
NOT TO SCALE



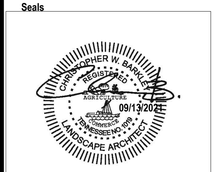
2 REMOTE TO PIPE CONNECTION
NOT TO SCALE



1 ISOLATION VALVE
NOT TO SCALE

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Seals



WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

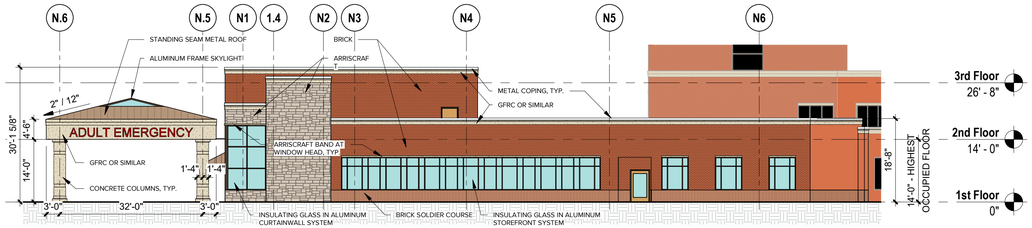
Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No.	212124
Drawn By GH, MP	Checked By CB

Drawing Title

EXTENT OF IRRIGATION NOTES AND DETAILS

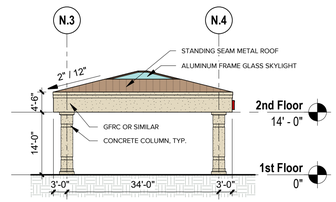
Sheet Number

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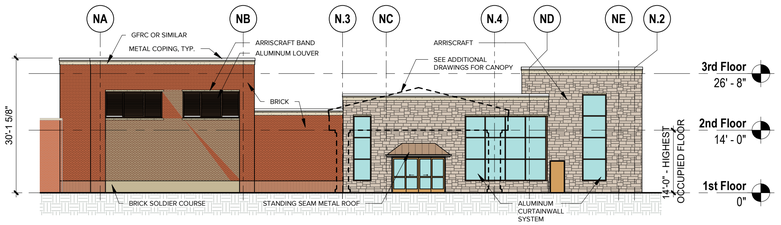
1 SOUTH ELEVATION - MURFREESBORO ROAD

SCALE: 1/16" = 1'-0"



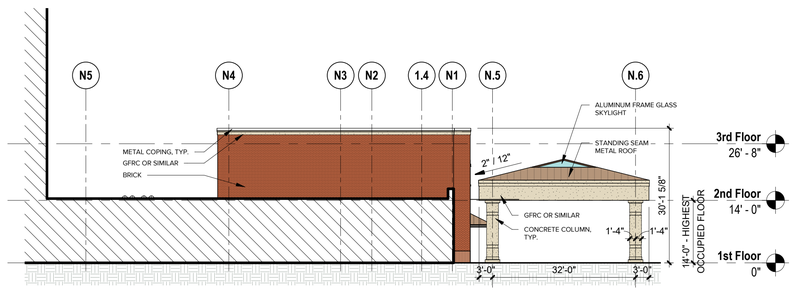
2 WEST CANOPY ELEVATION

SCALE: 1/16" = 1'-0"



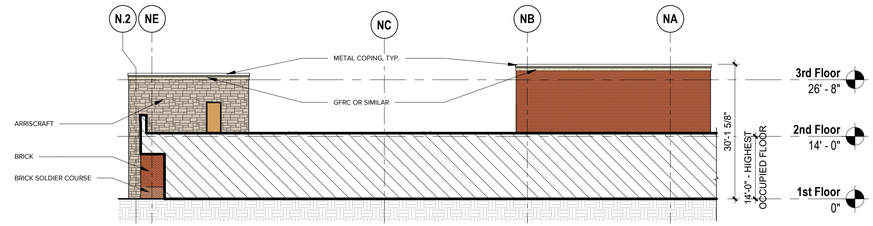
3 WEST ELEVATION - I-65

SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION - PHYSICIANS WAY

SCALE: 1/16" = 1'-0"



5 EAST ELEVATION - CAROTHERS PKWY

SCALE: 1/16" = 1'-0"

ED - EXTERIOR MATERIALS

Type Image	Material	Area	Percentage of Wall
	ARRISCRAFT	2,245 SF	22%
	BRICK	6,492 SF	65%
	GLAZING	1,262 SF	13%
		9,999 SF	100%

PROPOSED EXTERIOR MATERIALS:

- FACE BRICK - COLORS TO MATCH EXISTING
- ARRISCRAFT - COLOR TO MATCH EXISTING
- GFRC FASCIA / SOFFIT AT CANOPY TO MATCH EXISTING
- CONCRETE COLUMNS - PAINTED TO MATCH GFRC
- PRE-FINISHED ALUMINUM STOREFRONT / CURTAINWALL SYSTEM TO MATCH EXISTING
- PRE-FINISHED STANDING SEAM METAL ROOF TO MATCH EXISTING
- HOLLOW METAL DOORS - PAINTED TO MATCH STOREFRONT / CURTAINWALL
- PRE-FINISHED ALUMINUM LOUVER SYSTEM TO MATCH EXISTING

NOTE:

PROPOSED BUILDING PARAPET WALLS DESIGNED TO COMPLETELY SCREEN ROOFTOP MECHANICAL EQUIPMENT FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

NOTE:

THESE ELVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

ESa
Earl Swensson Associates, Inc.
1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-329-9445

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Seals

JAMES TODD ROBINSON REGISTERED LANDSCAPE ARCHITECT AGRICULTURE CITY CONSULTANT No. 2097A STATE OF TENNESSEE
9.13.2021

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

FRANKLIN, TN

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

Issue Description	SITE PLAN SUBMITTAL		
Original Issue Date	09.13.21		
COF Project No	7684		
Drawn By	WS	Checked By	DS

Drawing Title

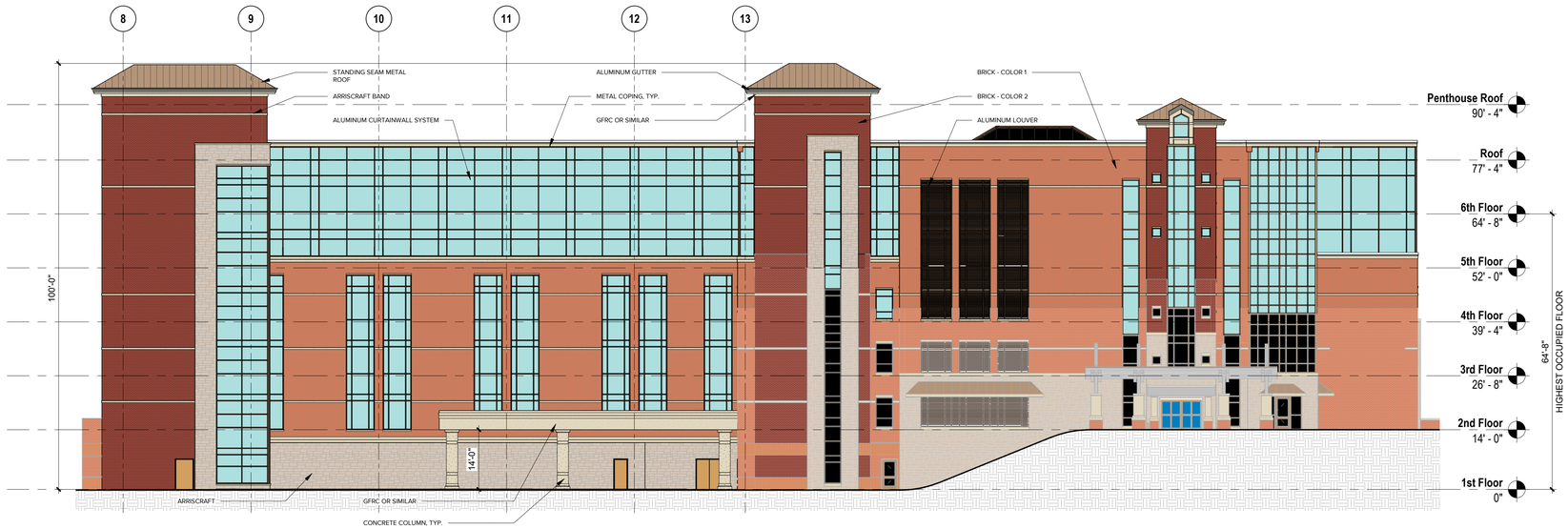
EXTERIOR ELEVATIONS

Sheet Number

A1.0

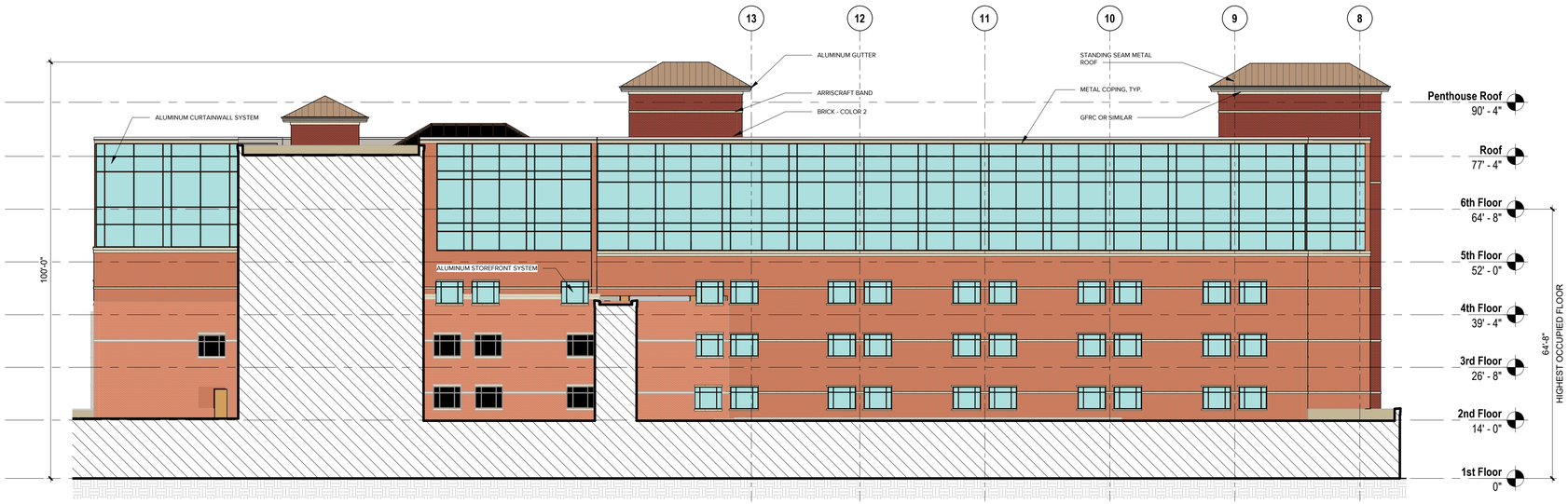
GRAPHIC SCALE: 1/32" = 1'-0" 0 8' 16' 32' 64'
GRAPHIC SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'
GRAPHIC SCALE: 3/32" = 1'-0" 0 8' 16' 24'
GRAPHIC SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16'
GRAPHIC SCALE: 3/16" = 1'-0" 0 4' 8' 12'
GRAPHIC SCALE: 1/4" = 1'-0" 0 2' 4' 8'
GRAPHIC SCALE: 3/8" = 1'-0" 0 2' 4' 6'
GRAPHIC SCALE: 1/2" = 1'-0" 0 1' 2' 4'
GRAPHIC SCALE: 3/4" = 1'-0" 0 1' 2' 3'
GRAPHIC SCALE: 1" = 1'-0" 0 1' 2' 6'

10/5/2021 2:46:01 PM BIM 360://Williamson Medical Center/1919700_WMC-Adult ED Expansion.rvt



1 WEST ELEVATION - I-65

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - CAROTHERS PKWY

SCALE: 1/16" = 1'-0"

WEST TOWER - EXTERIOR MATERIALS

Type Image	Material	Area	Percentage of Wall
	ARRISCRAFT	4,019 SF	6%
	BRICK	27,353 SF	43%
	GLAZING	32,867 SF	51%
		64,239 SF	100%

PROPOSED EXTERIOR MATERIALS:

- FACE BRIK - 2 COLORS TO MATCH EXISTING
- ARRISCRAFT - COLOR TO MATCH EXISTING
- GFRC FASCIA / SOFFIT AT CANOPY TO MATCH EXSITING
- CONCRETE COLUMNS - PAINTED TO MATCH GFRC
- PRE-FINISHED ALUMINUM STOREFRONT / CURTAINWALL SYSTEM TO MATCH EXISTING
- PRE-FINISHED STANDING SEAM METAL ROOF TO MATCH EXISTING
- HOLLOW METAL DOORS PAINTED TO MATCH STOREFRONT / CURTAINWALL
- PRE-FINISHED ALUMINUM LOUVER SYSTEM TO MATCH EXISTING

NOTE:

PROPOSED BUILDING PARAPET WALLS DESIGNED TO COMPLETELY SCREEN ROOFTOP MECHANICAL EQUIPMENT FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

NOTE:

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENT OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

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1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-329-9445

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JAMES TODD ROBINSON REGISTERED LANDSCAPE ARCHITECT AGRICULTURE COMMERCE CONSERVATION No. 2097A STATE OF TENNESSEE
9.13.2021

WILLIAMSON COUNTY MEDICAL CENTER
SITE PLAN, SECTION 1, REVISION 3
(Expansions and Modernizations)

FRANKLIN, TN

DOCUMENT CHANGES

Description	Date
SITE PLAN RESUBMITTAL	10.07.21

Issue Description	SITE PLAN SUBMITTAL
Original Issue Date	09.13.21
COF Project No	7684
Drawn By WS	Checked By DS

Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

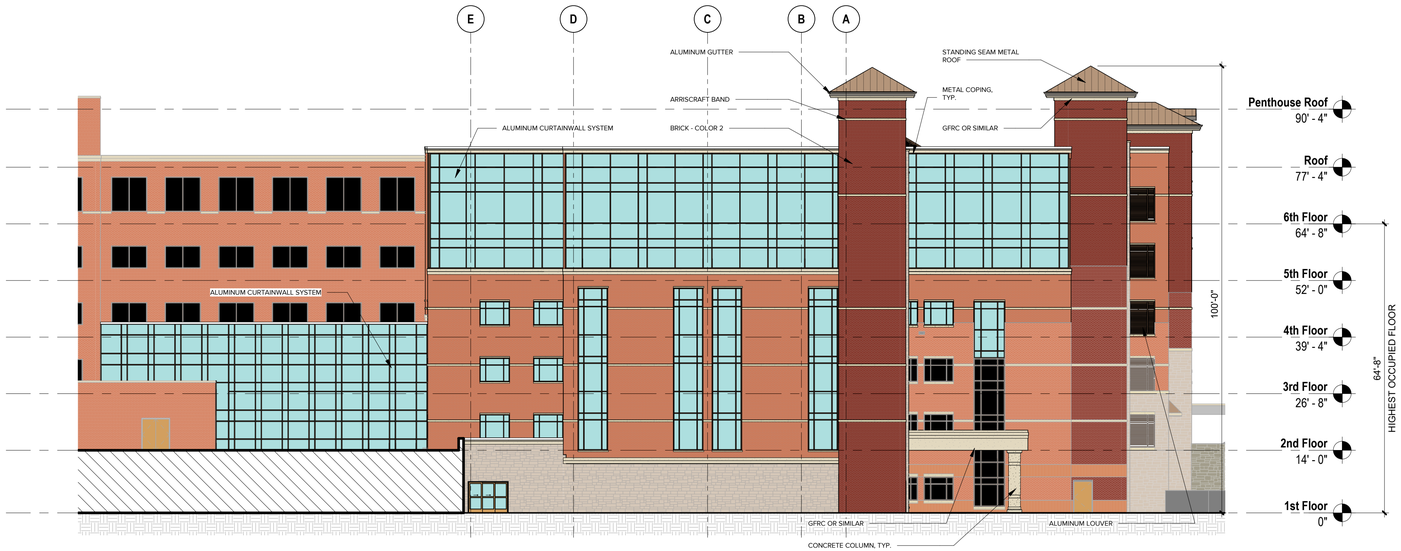
A1.1

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GRAPHIC SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'
GRAPHIC SCALE: 3/32" = 1'-0" 0 8' 16' 24'
GRAPHIC SCALE: 1/8" = 1'-0" 0 4' 8' 16'
GRAPHIC SCALE: 3/16" = 1'-0" 0 4' 8' 12'
GRAPHIC SCALE: 1/4" = 1'-0" 0 2' 4' 8'
GRAPHIC SCALE: 1" = 1'-0" 0 1' 2' 4'
GRAPHIC SCALE: 3/8" = 1'-0" 0 2' 4' 6'
GRAPHIC SCALE: 1/2" = 1'-0" 0 1' 2' 4'
GRAPHIC SCALE: 3/4" = 1'-0" 0 1' 2' 3'
GRAPHIC SCALE: 1" = 1'-0" 0 1' 2'

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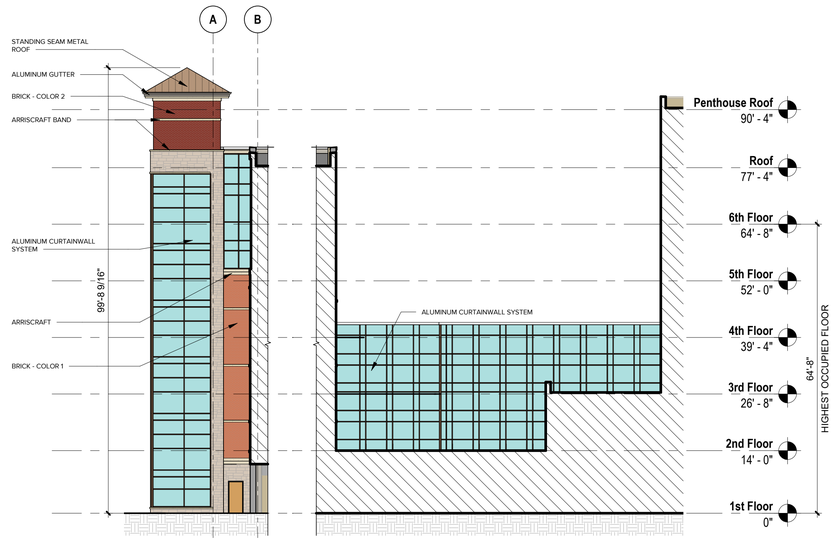
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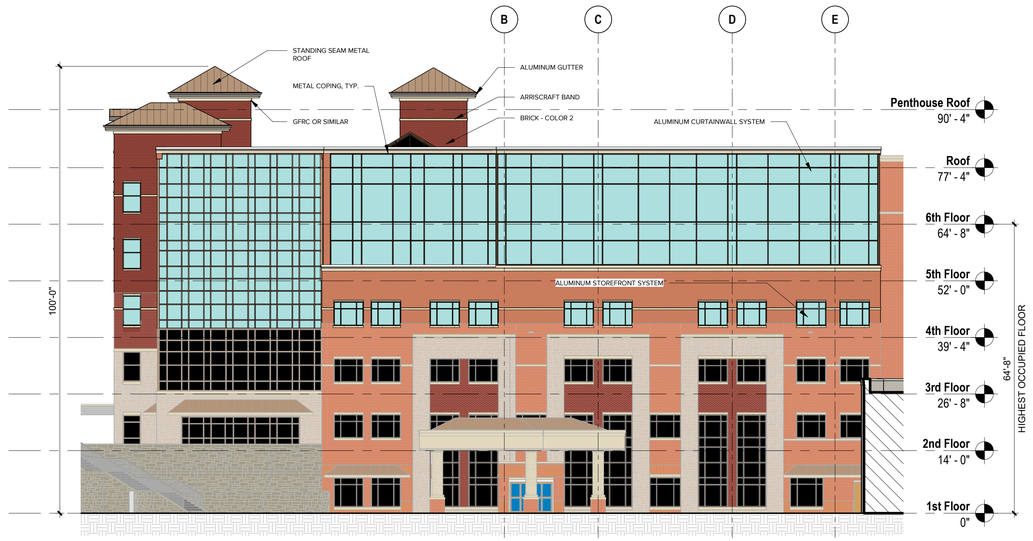
1 NORTH ELEVATION - PHYSICIANS WAY

SCALE: 1/16" = 1'-0"



2 PARTIAL SOUTH ELEVATION - MURFREESBORO ROAD

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION - MURFREESBORO ROAD

SCALE: 1/16" = 1'-0"

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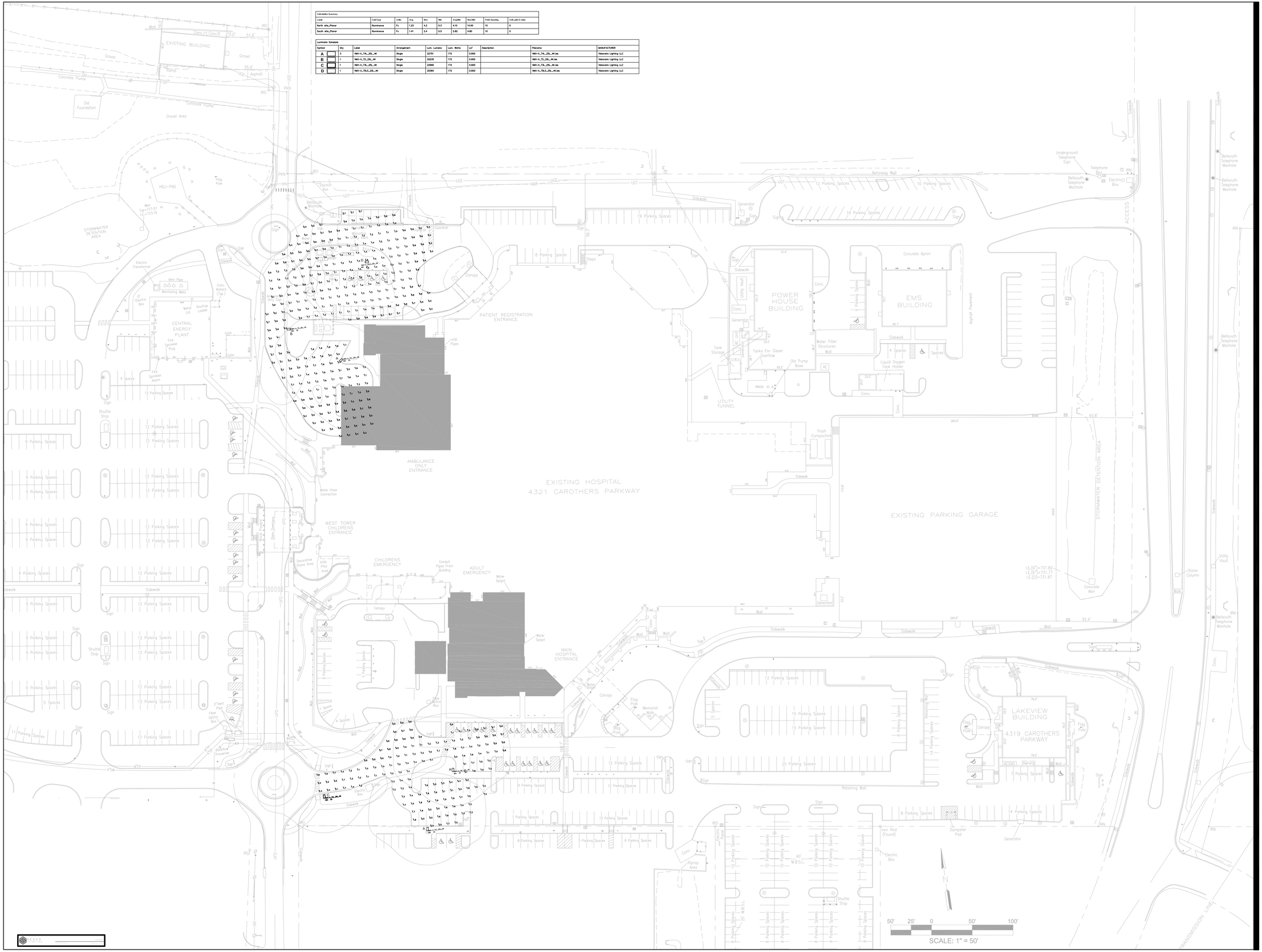
EXTERIOR ELEVATIONS

Sheet Number

A1.2

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Point Spacing	Calc grid Z value	
North site_Planar	Illuminance	Fc	1.23	4.2	0.3	4.10	14.00	10	0	
South site_Planar	Illuminance	Fc	1.41	2.4	0.5	2.82	4.80	10	0	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Filename	MANUFACTURER
A	3	WAY-L_74_.25L_.4K	Single	22791	172	0.900		WAY-L_74_.25L_.4K.ies	Visionaire Lighting LLC
B	1	WAY-L_72_.25L_.4K	Single	25235	172	0.900		WAY-L_72_.25L_.4K.ies	Visionaire Lighting LLC
C	1	WAY-L_73_.25L_.4K	Single	23990	172	0.900		WAY-L_73_.25L_.4K.ies	Visionaire Lighting LLC
D	1	WAY-L_75.5_.25L_.4K	Single	25360	172	0.900		WAY-L_75.5_.25L_.4K.ies	Visionaire Lighting LLC


EXISTING BUILDING
HELI-PAD
STORMWATER DETENTION AREA
CENTRAL ENERGY PLANT
PATIENT REGISTRATION ENTRANCE
POWER HOUSE BUILDING
EMS BUILDING
UTILITY TUNNEL
AMBULANCE ONLY ENTRANCE
EXISTING HOSPITAL
4321 CAROTHERS PARKWAY
EXISTING PARKING GARAGE
WEST TOWER CHILDRENS ENTRANCE
CHILDRENS EMERGENCY
ADULT EMERGENCY
MAIN HOSPITAL ENTRANCE
LAKEVIEW BUILDING
4319 CAROTHERS PARKWAY
Refaining Wall
Concrete Apron
Asphalt Pavement
Tanks For Diesel Overflow
Water Filter Structures Wall
Liquid Oxygen Tank Holder
Old Pump Base
Trash Compactors
Dumpster Pad
Generator
Concrete Weir
Underground Telephone Sign
Telephone Box
Bellsouth Telephone Manhole
Electric Box
Utility Vault
Stone Column
Flag Pole
Memorial Walk
Canopy
Steps
Sidewalk
Retaining Wall
Shuttle Stop
Water Hose Connection
Kids Play Area
Decorative Stone Area
Water Spigot
Conduit Pipes From Building
Riprap Area
Iron Rod (Found)
Concrete Flume
Gravel Area
Old Foundation
Ramp
Gravel
Asphalt
Vent Pipe Monitoring Wells
Metal Lid
Rooftop Ladder
Fire Sprinkler Plug
Fire Sprinkler Alarm
Electric Transformer
Gate
Conc. Bollard (Typ.)
Sign
Light
Guardrail
Generator
Water Filter Structures
Tank Storage
Old Pump Base
Trash Compactors
Dumpster Pad
Iron Rod (Found)
Electric Box
Shuttle Stop
Water Hose Connection
Kids Play Area
Decorative Stone Area
Water Spigot
Conduit Pipes From Building
Riprap Area

City of Franklin

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

File #: 21-02161

DATE: September 9, 2021

TO: Franklin Municipal Planning Commission

FROM: Paul Holzen, Director of Engineering
Jimmy Wiseman, Asst. Director of Engineering

SUBJECT:

Consideration Of Resolution 2021-113: A Resolution To Adopt An Amendment (#4) To The 2016 Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In Various Locations Of The City Of Franklin, TN. (PUBLIC HEARING)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning updates to the Comprehensive Transportation Network Plan.

BACKGROUND/STAFF COMMENTS:

Over the past month, city staff has worked to update the Comprehensive Transportation Network Plan. Below is a summary of the proposed changes:

- The roadway network in the West Harpeth area has been updated based on feedback from property owners and developers. In late 2020/early 2021, property owners provided city staff with proposed densities and proposed a network of high-volume roadways. This additional information has allowed staff to update the planned roadway network in the West Harpeth area. Specifically, staff removed two minor collector roadways and changed the classification of Old Charlette Pike East from a minor collector to a local roadway.
- The roadway network in the Seward Hall area has been updated based on feedback from property owners and developers. Specifically, staff revised the Market Street proposed alignment and its connection with North Chapel Road. These proposed changes will allow future development to build Market Street while reducing impacts to adjacent property owners.
- City staff has updated the typical section within the Cool Springs area based on the final recommendations associated with the Cool Springs Transportation Network Study. The existing transportation facilities in the Cool Springs area reflect a more suburban development pattern with a focus on personal vehicles. As redevelopment continues and densities increase in the Cool Springs area, the study recommended that we revise our standard cross sections to accommodate various forms of travel that are commonly seen in a more urban environment. Specifically, staff increased the minimum sidewalk width from 6’ to 8’ in the Cool Springs area.

- Liberty Pike (Turning Wheel Lane - Wilson Pike) was reclassified from a minor arterial to a Minor Collector. It is not feasible to widen Liberty Pike through McKay's Mill to a 5 lane or median divided roadway.
- Project sheets have been updated to include estimated right-of-way width, cost, pedestrian improvements, etc.

FINANCIAL IMPACT:

No Financial Impact.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve Resolution 2021-113.

RESOLUTION 2021-113

A RESOLUTION TO ADOPT AMENDMENT 4 TO THE COMPREHENSIVE TRANSPORTATION NETWORK PLAN (MAJOR THOROUGHFARE PLAN)

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 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, with development potential in the southeast part of the city, Staff has completed some preliminary transportation planning to help guide future development should these areas be annexed into the City of Franklin, TN; and

WHEREAS, City staff has updated the proposed roadway network in the West Harpeth Area based on feedback and proposed development densities provided to the City of Franklin from existing property owners and developers; and

WHEREAS, City staff has updated the proposed roadway network in the Seward Hall Area based on feedback and proposed development densities provided to the City of Franklin from existing property owners and developers; and

WHEREAS, City staff has updated the Comprehensive Transportation Network Plan based on the final recommendations associated with the Cool Springs Transportation Study completed in the Spring of 2021; and

WHEREAS, the FMPC finds that it is in the best interest of the City of Franklin to adopt Amendment 4 to the 2016 Comprehensive Transportation Network Plan (Major Thoroughfare Plan).

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN MUNICIPAL PLANNING COMMISSION, TENNESSEE, AS FOLLOWS: Amendment 4 to the Comprehensive Transportation Network Plan (Major Thoroughfare Plan) is hereby adopted as recommended by the City of Franklin Board of Mayor and Aldermen, along with the accompanying maps and proposed projects listing as shown on Exhibit A.

IT IS SO RESOLVED AND DONE on this_____day of_____, 2021.

ATTEST:

By:_____
Emily Hunter
Planning Director

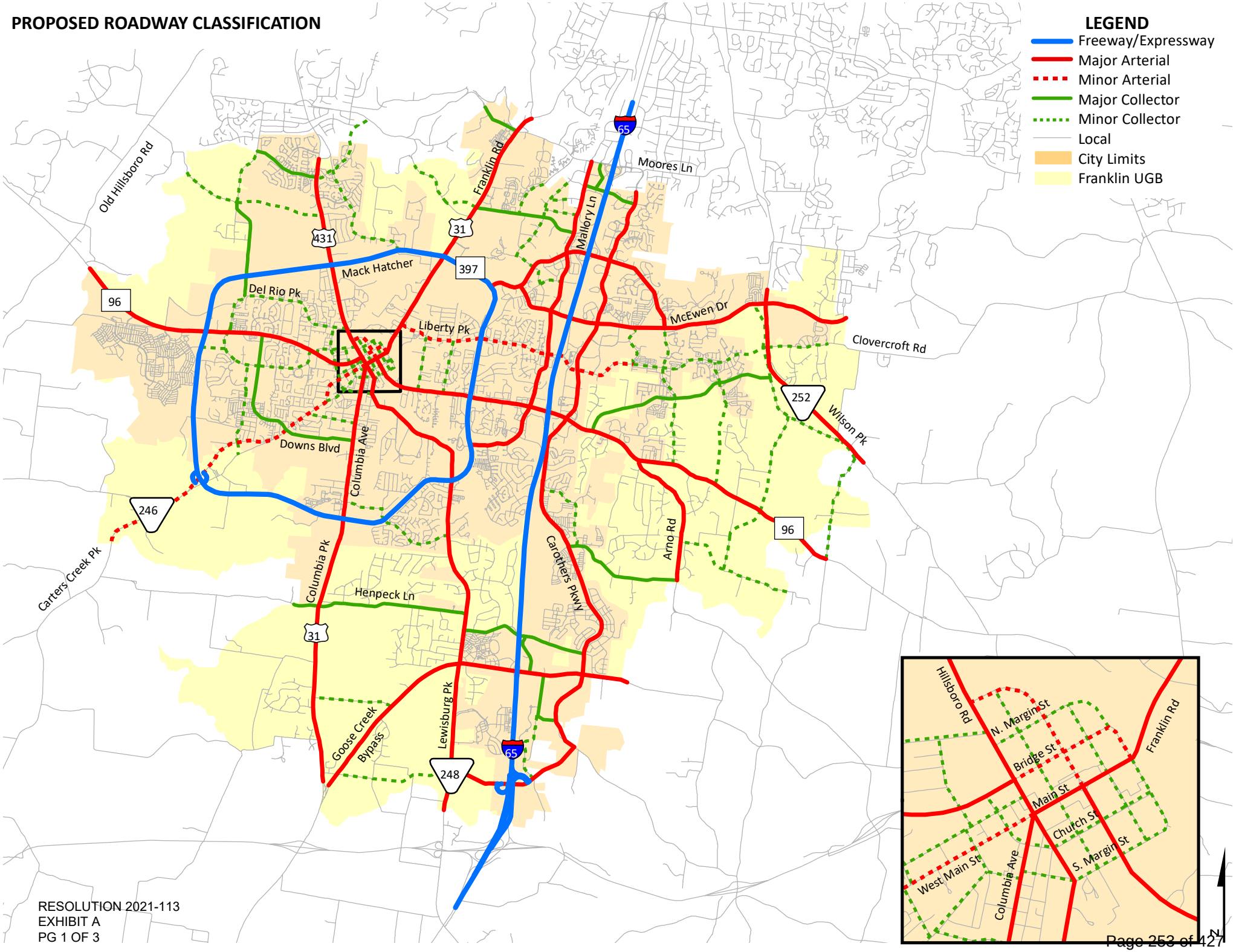
FRANKLIN MUNICIPAL PLANNING COMMISSION:

By:_____
Mike Hathaway
Franklin Municipal Planning Commission Chair

Approved as to Form:

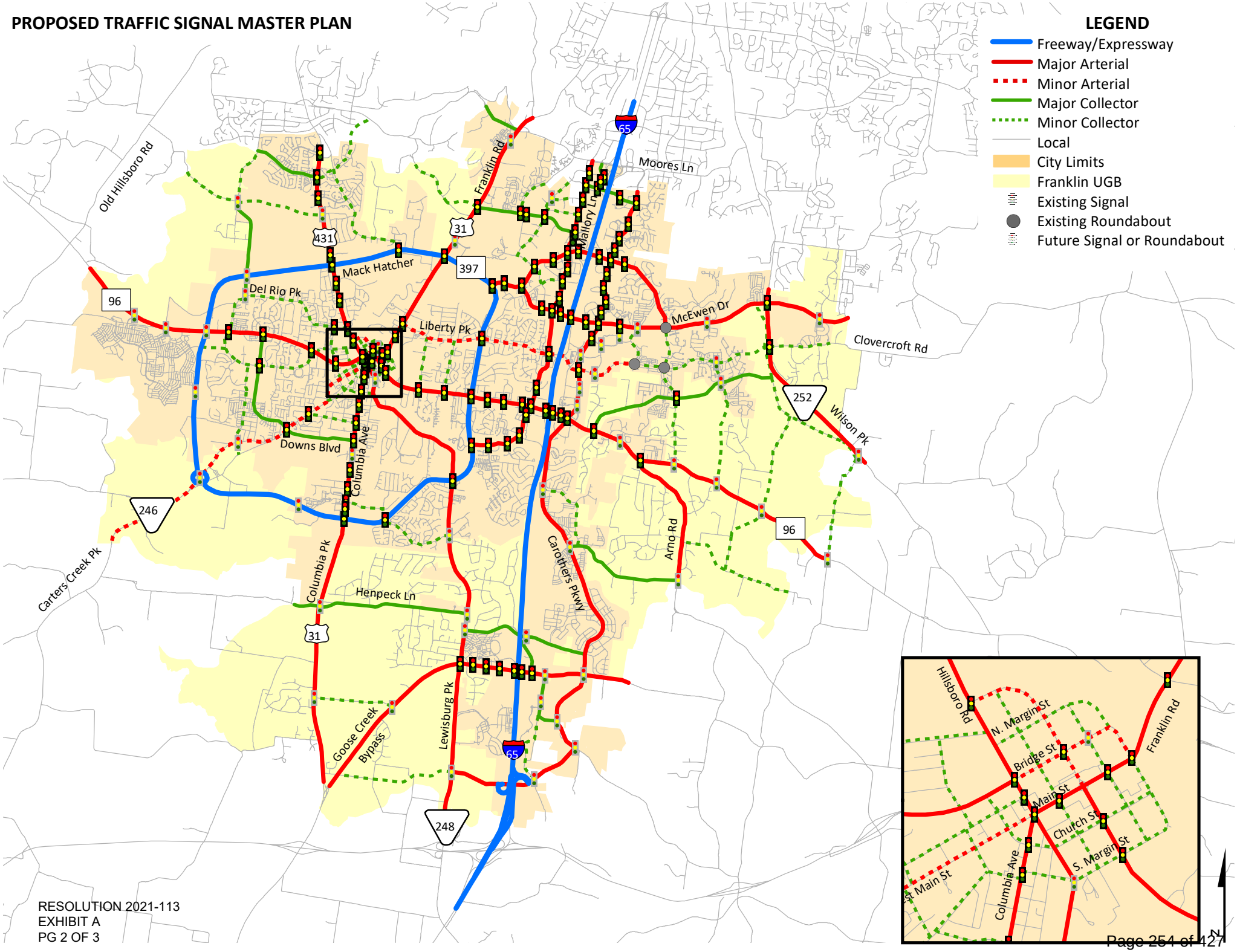
By: _____
Shauna R. Billingsley, City Attorney

Law Dept. approved 06.21.21



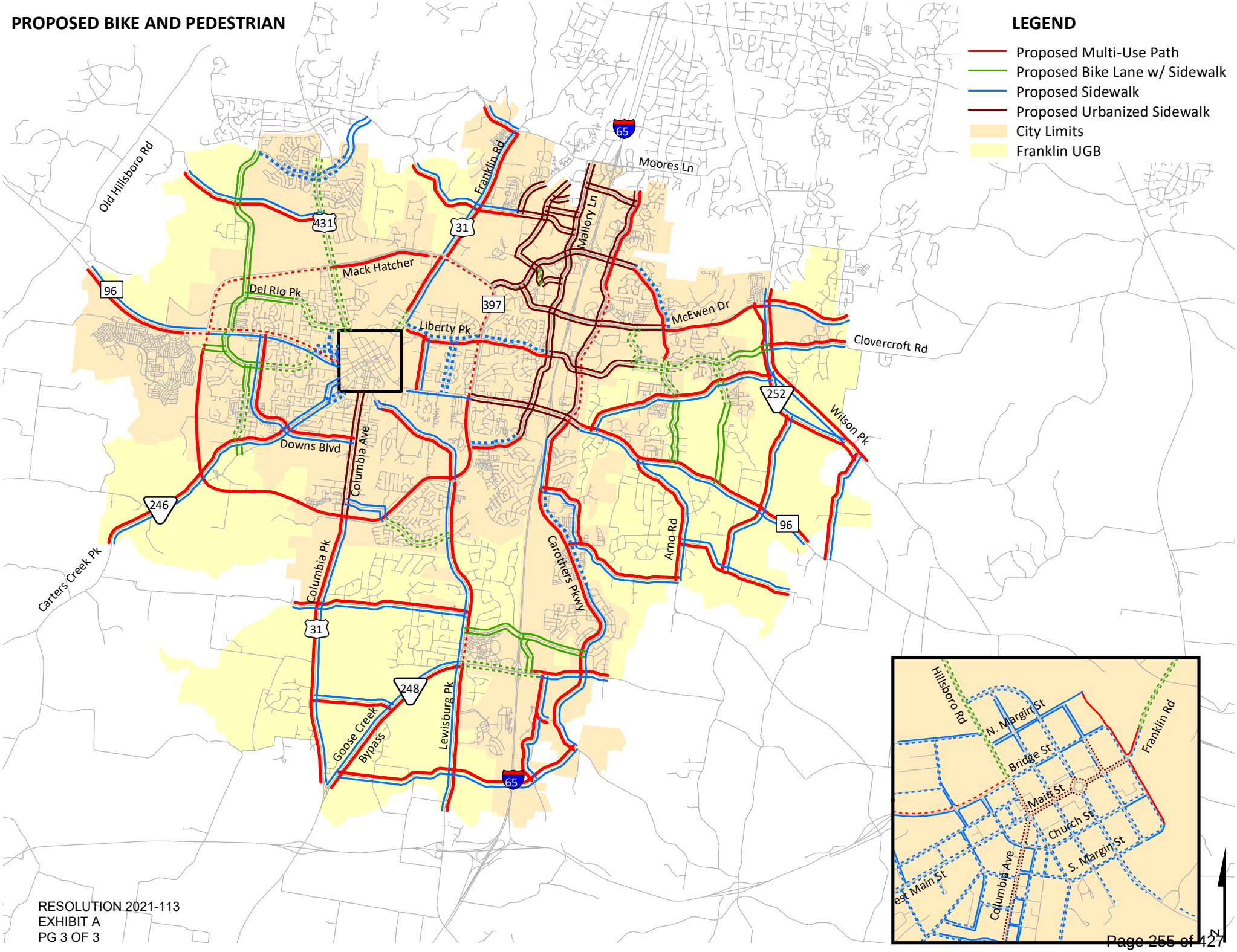
RESOLUTION 2021-113
EXHIBIT A
PG 1 OF 3

PROPOSED TRAFFIC SIGNAL MASTER PLAN



RESOLUTION 2021-113
EXHIBIT A
PG 2 OF 3

PROPOSED BIKE AND PEDESTRIAN



RESOLUTION 2021-113
EXHIBIT A
PG 3 OF 3



CONNECT FRANKLIN

A COMPREHENSIVE TRANSPORTATION NETWORK PLAN

AMENDED AUGUST 2021

HISTORIC FRANKLIN TENNESSEE



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ACKNOWLEDGMENTS

The *Connect Franklin: A Comprehensive Transportation Network Plan* would not have been possible without the tremendous input, feedback, and expertise of the City of Franklin leadership and staff. We would also like to give a special thank you to the many residents who generously devoted their time and thoughts in the hopes of building a stronger and more vibrant community.

Consultant Team

CHA design/construction solutions
www.chacompanies.com

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3. Streets Element **15**
4. Bicycle and Pedestrian **41**
5. Implementation **53**
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1 INTRODUCTION

The City of Franklin embarked on the update of their 2010 Major Thoroughfare Plan into a Comprehensive Transportation Network Plan (CTNP). The plan was started in 2014, when the City hired a consultant to update the plan. The City desired a completely comprehensive transportation plan that included not only roadway components, but bicycle and pedestrian facilities, and linkages with land use.

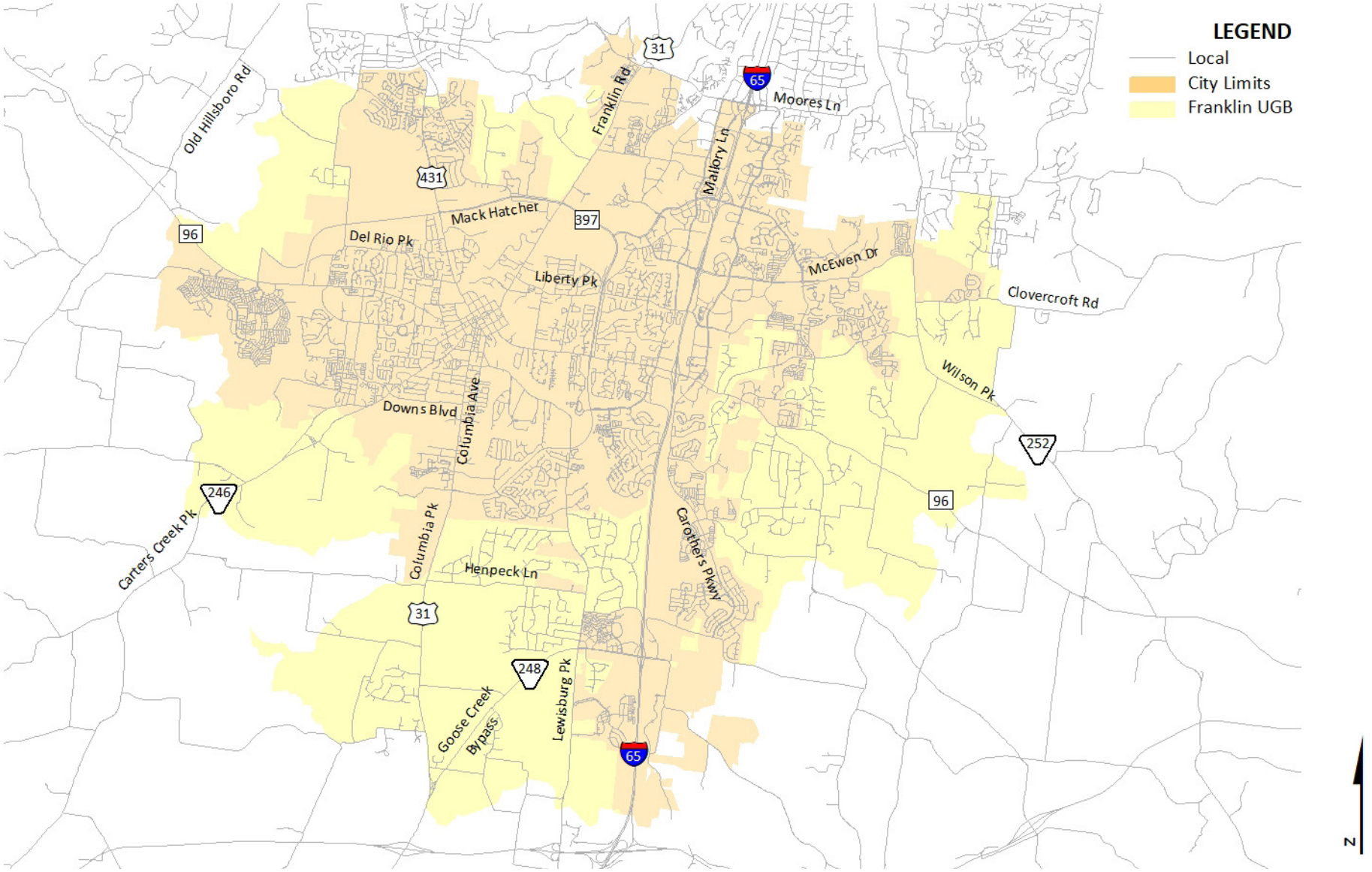
The City of Franklin is the ninth largest and the fastest growing city in the State of Tennessee with approximately 83,097 people in 2019. The City is expected to continue this fast-paced growth over the next several years with an estimated population of approximately 134,000 people in 2040. This growth will have a significant impact on the entire transportation network. The City recognizes that they do not have the revenue to build out the entire roadway system and therefore need to look at alternatives in the development of sites, as well as other non-vehicular options.

The 2040 CTNP provides a responsible guide for maintaining and improving the current transportation system and identifies priority transportation investments. The recommended investments in this plan total approximately 1.9 Billion dollars (in current dollars). The investment priorities in the 2040 CTNP are based on conservative estimates of construction over the next twenty-five years. The projects have been allocated by priority, including short, medium and long term.

STUDY AREA

The City of Franklin is the County seat of Williamson County and is located approximately 15 miles south of Nashville, TN. The City covers an approximately area of 41 square miles, and serves a population of 83,097, according to the US Census Bureau. The Urban Growth Boundary (UGB) includes an additional 34 square miles. Both the City limits and UGB are depicted on Figure 1.1 on the following page.

FIGURE 1.1: STUDY AREA MAP



CITY OF FRANKLIN VISION

The City of Franklin established its vision through a 2013 strategic plan process for the city called Franklin*Forward*. The following paragraph is the vision of the community:

Franklin will continually strive to be a community of choice for individuals, families, and businesses to grow and prosper though an excellent quality of life supported by exceptional, responsive and cost-effective city services. Our public service values include transparency in stewardship of public resources, accountability and integrity and emphasis on results that improve the community.

The City has four key strategic themes:

- A safe, clean and livable city

  Having a safe, clean, and livable city is a primary requisite for our citizens, and they are supportive of the means necessary to assure the idyllic, yet progressive character of Franklin. Residents want to live healthier, sustainable lives and will support services that deliver high standards. Franklin takes pride in the professionalism and quality of our police, fire, and emergency response teams. We understand the importance of code enforcement as a means of precluding declining and unsafe neighborhoods and business districts. The City recognizes its role as a steward of the environment as we deliver essential services while preserving the natural beauty of the community

- An effective and fiscally sound city government providing high-quality service

  Franklin citizens have high expectations for their government. As the city continues to grow, it must remain vigilant in the prudent management of taxpayer funds by continuously working to improve the quality, efficiency, and cost effectiveness of services demanded by its citizens. The pace of technological change and innovation in our world is accelerating, and the City depends on the expertise and creativity of its employees to integrate new ideas and tools that will improve service delivery and operational efficiency while maintaining the sense of personal touch our citizens have come to expect. The City of Franklin understands that in this era of rapid change, the need for knowledgeable, active, and engaged employees is greater than ever. Building and retaining a skilled, adaptable, and diverse workforce requires the City to recruit qualified employees and provide competitive salaries and benefits along with opportunities for ongoing training and professional development in order to meet future needs. Employees will be encouraged to become adaptable, take initiative and keep their skills current through organization-wide initiatives and individual development. They will also need to continue to build their ability to serve our increasingly diverse community.

- Quality of life experiences

  Franklin citizens are proud of their community. They want it to remain among the best places to live in the United States–a place envied for its engaging quality of life. People are invested in their neighborhoods as well as in the city. They willingly volunteer, participate, and support the many activities, recreational pursuits, and special events that bring them together as a community. Franklin's rapidly growing and increasingly diverse population, both in age and ethnicity, is both a strength as well as a challenge to the vision of our city. Our citizens understand the importance of ensuring that everyone who works within our community is able to live within our community. A critical part of sustaining our unique sense of inclusiveness is ensuring that a range of housing options is available for varying income and demographic groups. As our boundaries expand, the efficient and effective varieties of land uses–residential, commercial, open space, and institutional–are critical components for sustaining our vibrant community. Our citizens are concerned that traffic congestion is increasing everywhere–on major streets and in neighborhoods. They would like a functional transportation system, more bicycle

and pedestrian connections between residential neighborhoods and shopping districts or employment centers, and better transit options, not only within the city but connecting the greater metropolitan region.

- Sustainable growth and economic prosperity.

  Franklin has a heritage of economic stability, defying many of the struggles faced in other communities and the nation. This heritage is a result of a dedication to sustainable growth through thoughtful public policy decisions and well-managed developments. The community values the diversity of high-quality and high-worth places–the mix of suburban and downtown shopping districts that serve the community's needs and are magnets for out-of-town visitors; a vibrant corporate and office environment that is the home to industry-leading businesses of all sizes; well-designed and maintained parks and recreational gathering places that also focus on historical, cultural, or natural attributes; and opportunities to pursue a wide range of activities without leaving the community. City leaders also understand the importance of having a self-sustaining economic engine that through collaboration and partnership with both private and public entities supports efforts that attract, retain, and create quality jobs to ensure a diverse economic base, a resilient and growing tax base, and thriving neighborhoods.

A series of goals has been established to guide the City's progress as a community. Specific, measurable objectives have also been identified that help the City staff measure performance and gauge success. Together, the strategic plan, goals and objectives bring added focus to the City's work and to the direction provided in the budget process.



Maintaining the high quality of life already established in Franklin will require continued investment in the transportation system.

PURPOSE OF THE COMPREHENSIVE TRANSPORTATION NETWORK PLAN

The City of Franklin's Comprehensive Transportation Network Plan contains recommendations for the City of Franklin and its Urban Growth Boundary (UGB) through 2040. This plan is to be used as a tool to help evaluate and ensure that the future projects are prioritized with available resources based on the direction of future growth and redevelopment.

Franklin will have a diverse transportation network that promotes, provides, and supports safe and efficient mobility choices for all, including driving, public transit, walking, and biking. This plan addresses multi-modal access and availability within those boundaries and linked transportation and land uses in an area wide transit framework that

includes both expanded transit and bicycle and pedestrian facilities. The transportation goals include:

- Improve mobility, accessibility and transportation alternatives to provide for the safe and efficient movement of people and goods;
- Safe, efficient and convenient movement of people and goods within the City and its UGB by integrating land uses, circulation routes and transportation facilities;
- Implement industry accepted best practices in transportation planning and transit oriented planning and ensure they are in conformance with the Regional Travel Demand Model developed by the Nashville Area Metropolitan Planning Organization (MPO); and
- Implement a smart growth policy that promotes sustainable economic development, maintains the character throughout the city, and improves health and safety by increasing the amount of recreation and open space.

The City of Franklin recognizes the importance of strengthening the community through improved traffic flow, transportation network connections, transit, and pedestrian and bicycle facilities. Increased function and efficiency within an improved and sustainable environment can encourage the use of non-automotive modes, promote economic development and reduce the need for costly roadway expansion.

PLAN ORGANIZATION

Chapter 1: Introduction focuses on setting the stage for the plan. It sets the context, provides the vision of the City, and explains the purpose of the Comprehensive Transportation Network Plan.

Chapter 2: Public Involvement summarizes the transportation public engagement process.

Chapter 3: Streets is the main chapter that focuses on the vehicular transportation element of the entire city. It discusses the existing roadway network, the results of the traffic demand model and summarizes the proposed projects and local street plans for Carters Creek Pike and Old Carters Creek Pike, Wilson Pike and Columbia Road.

Chapter 4: Bicycle and Pedestrian focuses on the non-vehicular aspect of the City's transportation network. The chapter focuses on how the City can increase and enhance its bicycle and pedestrian network. Discussion includes the types of facilities, existing conditions, deficiencies, proposed facilities and design suggestions.

Chapter 5: Implementation discusses how the City is to implement the plan. It provides for the next immediate actions including adoption, interpretation, monitoring and updating the plan, plan amendment process, fiscal considerations, project prioritization and policy recommendations.

1 INTRODUCTION

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2 PUBLIC INVOLVEMENT

The best community planning efforts are those that have life long after the plan has been adopted. Community endorsement does not happen without a strategy to identify, involve and energize stakeholders. To ensure that the Franklin Comprehensive Transportation Network Plan considered issues important to City residents, three public involvement efforts were employed to gather community feedback. One-on-one stakeholder interviews, public workshops, and online citizen engagement were facilitated to assist in identifying the strengths, weaknesses and opportunities related to Franklin's transportation system.

STAKEHOLDER INTERVIEWS

One-on-one interviews were conducted with the members of the Franklin Board of Mayor and Aldermen (BOMA). Four of the eight Alderman serve as an elected representative of one of the four City wards; the other four Aldermen are elected at-large. By interviewing each Alderman, the representative needs of each section of the community was heard.

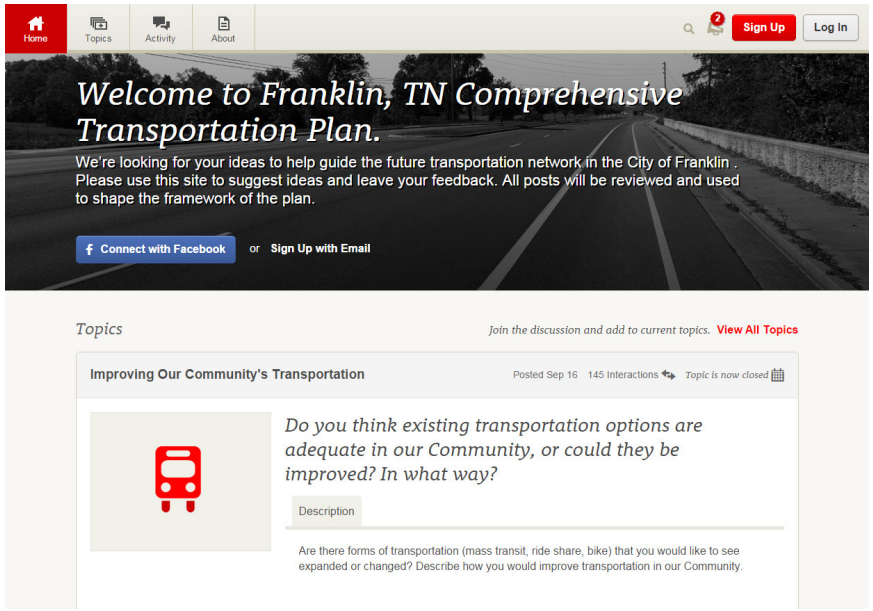


Attendees of the Community Workshop, held on October 22, 2014, participated in issue identification and visioning exercises.

2 PUBLIC INVOLVEMENT

Additionally, Dr. Ken Moore, Mayor of Franklin, was interviewed during this process.

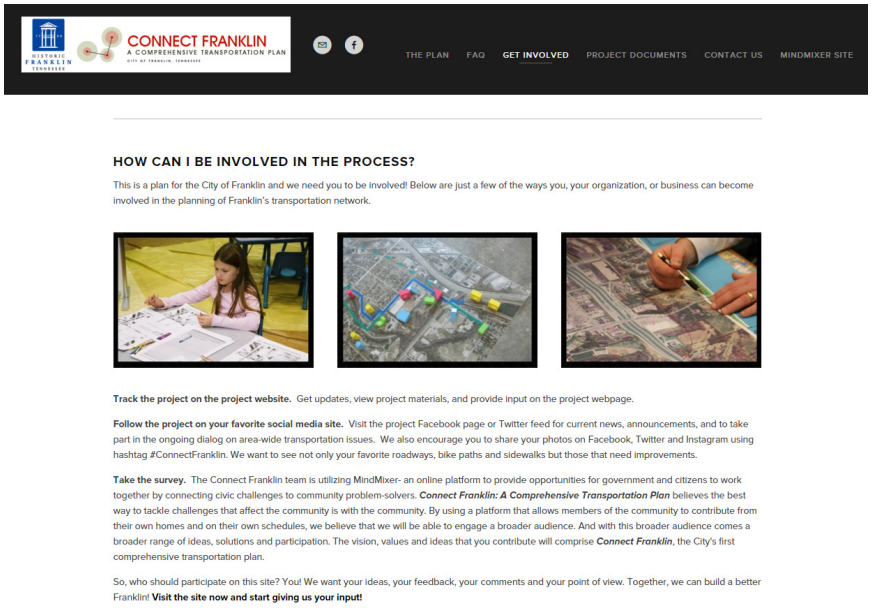
The stakeholder interviews were used to gather information on land use, growth, transit systems, bicycle and pedestrian amenities, roadway infrastructure and future transportation projects. Interviews were held in May and June of 2014. Each stakeholder meeting lasted approximately 45 minutes and was conducted with a conversational format in order to gather information. Interviews were recorded, summarized and presented to City staff and to the general public to help enhance decisions based on community input. A written summary was provided to the public via the online discussion forum.



The MindMixer social media platform allowed for on-going feedback using a discussion forum and series of facilitated questions.

WEBSITE & SOCIAL MEDIA

As part of the planning process, the City hosted an Online Discussion Forum using the MindMixer platform to identify community needs and innovative approaches to improve Franklin's transportation network in a comprehensive way. The forum was created using a static project website which housed general project information, documents and contact information, and an interactive online portal that allowed for participant engagement. This ongoing, "24/7" dialogue helped to guide the plan's findings and recommendations by soliciting input from citizens who do not typically attend or voice opinions at traditional public meetings. Approximately 140 citizens participated on the website creating over 800 interactions and over 6,000 unique page views. This forum also complemented other engagement activities, including Facebook and



The project website included information about the plan process, draft documents, and links to the MindMixer and other social media pages.



The cross section exercise asked residents to design their ideal street given a limited right-of-way width.

Twitter, by providing an outlet to continue ongoing conversations. The interactive site was organized as a series of question prompts, introduced at various points during the planning process.

COMMUNITY WORKSHOP

One public workshop was held for residents to participate in helping shape the overall vision and plan. The meeting was advertised throughout the community by utilizing a city-wide press release, targeted email invitations and the City's social media sites.

The public workshop was conducted on Wednesday October 22, 2014 at Franklin City Hall. This public workshop was an opportunity for City staff, residents and visitors to review the existing condition information gathered to date, comment on the preliminary population and employment projections and help identify areas of concern regarding the transportation and multi-modal networks. Multiple stations were available to both display information and gather feedback and suggestions from meeting attendees. Following the public workshop, the information and participation exercises were posted to the project's Online Discussion Forum in an effort to gain additional comments, suggestions and ideas.



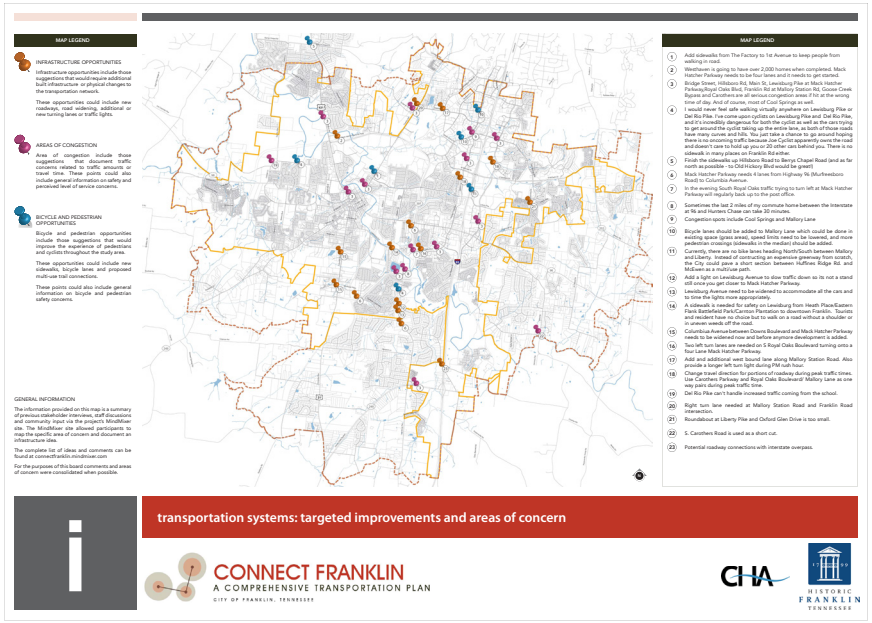
Attendees could sign up and create a MindMixer account at the workshop.

2 PUBLIC INVOLVEMENT

PUBLIC PERCEPTIONS

Together, the three outreach strategies provided a unique interpretation of the City's transportation network, the desired future amenities and the characteristics that Franklin residents associate with the city itself. The residents of Franklin agree that the current street network does not meet the existing or future transportation demands of the city. Many of the concerns, which were brought-up by the residents on the MindMixer site, had to deal with current congestion problems seen on many of the main thoroughfares. Many residents believe that these congestion problems exist as a result of the infrastructure in Franklin failing to grow as quickly as new development. Along with these areas of congestion, residents expressed concern about limited connectivity between neighborhoods and local areas of interest. Many neighborhood streets do not provide adequate connectivity, and many neighborhoods have a singular entry/exit road for the entire development. Along with connectivity at a neighborhood level, the residents were able to identify areas of opportunity for new road infrastructure, new traffic signals, additional turn lanes and road widening projects.

To further promote the exceptional quality of life that currently exists in the City of Franklin, many residents are in favor of building and further developing bicycle and pedestrian infrastructure. The residents of Franklin are aware of the positive effects that come from investing in alternative modes of transportation in their community. Although a large portion of Franklin's residents are advocates for bicycle infrastructure, the general consensus among residents is that the existing congestion problems on the main thoroughfares need to have a higher priority than new bike infrastructure. Residents also stated that they did not want to implement bicycle infrastructure that would further increase congestion on roads by removing needed vehicular lanes. Many residents have also expressed their desire to have recreational trails that connect neighborhoods and major economic, cultural, and political nodes throughout the city. When this bicycle and pedestrian infrastructure is developed, residents have advocated that safety and aesthetic factors be considered to ensure a safe and beautiful bicycle and pedestrian system.



A summary of comments gathered to date was presented at the Community Workshop with the opportunity for additional input.

The residents of Franklin, when surveyed, had some great ideas for viable mass transit in their community. Along with bicycle and pedestrian infrastructure improvements, there is still room for more transit options to further alleviate congestion on the roads and to give residents an alternative mode of transportation. Several residents suggested that the City utilize and further expand on the existing regional transit system. A number of residents voiced their skepticism about a large scale transit system being implemented in their community. To counter their skepticism, many residents suggested alternatives to a larger transit system. Most of these alternatives were various shuttle bus routes that could transport individuals throughout the community.

RESOLUTION 2021-113

A RESOLUTION TO ADOPT AMENDMENT 4 TO THE COMPREHENSIVE TRANSPORTATION NETWORK PLAN (MAJOR THOROUGHFARE PLAN)

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 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, with development potential in the southeast part of the city, Staff has completed some preliminary transportation planning to help guide future development should these areas be annexed into the City of Franklin, TN; and

WHEREAS, City staff has updated the proposed roadway network in the West Harpeth Area based on feedback and proposed development densities provided to the City of Franklin from existing property owners and developers; and

WHEREAS, City staff has updated the proposed roadway network in the Seward Hall Area based on feedback and proposed development densities provided to the City of Franklin from existing property owners and developers; and

WHEREAS, City staff has updated the Comprehensive Transportation Network Plan based on the final recommendations associated with the Cool Springs Transportation Study completed in the Spring of 2021; and

WHEREAS, the FMPC finds that it is in the best interest of the City of Franklin to adopt Amendment 4 to the 2016 Comprehensive Transportation Network Plan (Major Thoroughfare Plan).

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN MUNICIPAL PLANNING COMMISSION, TENNESSEE, AS FOLLOWS: Amendment 4 to the Comprehensive Transportation Network Plan (Major Thoroughfare Plan) is hereby adopted as recommended by the City of Franklin Board of Mayor and Aldermen, along with the accompanying maps and proposed projects listing as shown on Exhibit A.

IT IS SO RESOLVED AND DONE on this_____day of_____, 2021.

ATTEST:

By:_____
Emily Hunter
Planning Director

FRANKLIN MUNICIPAL PLANNING COMMISSION:

By:_____
Roger Lindsey
Franklin Municipal Planning Commission Chair

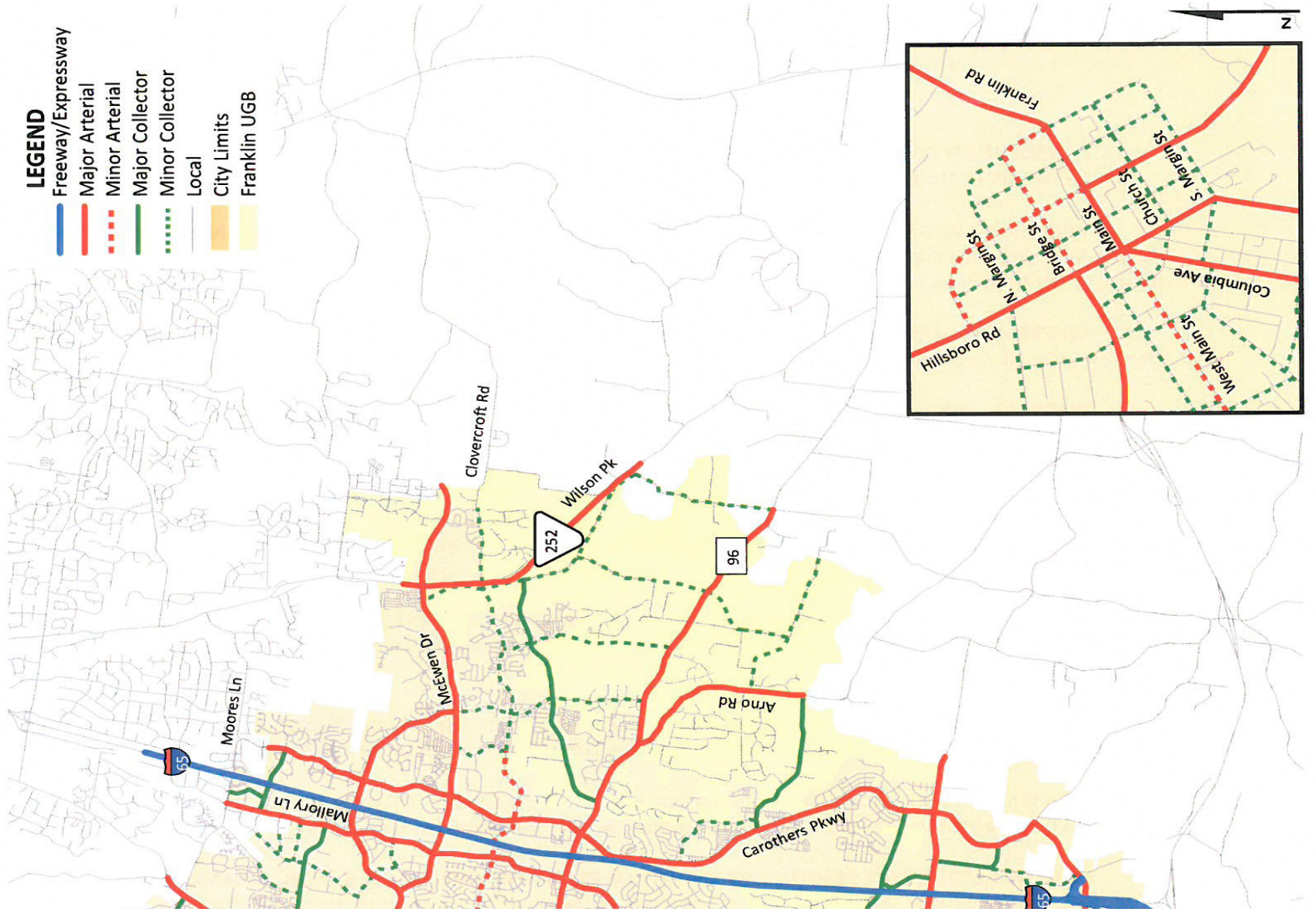
Approved as to Form:

By: _____
Shauna R. Billingsley, City Attorney

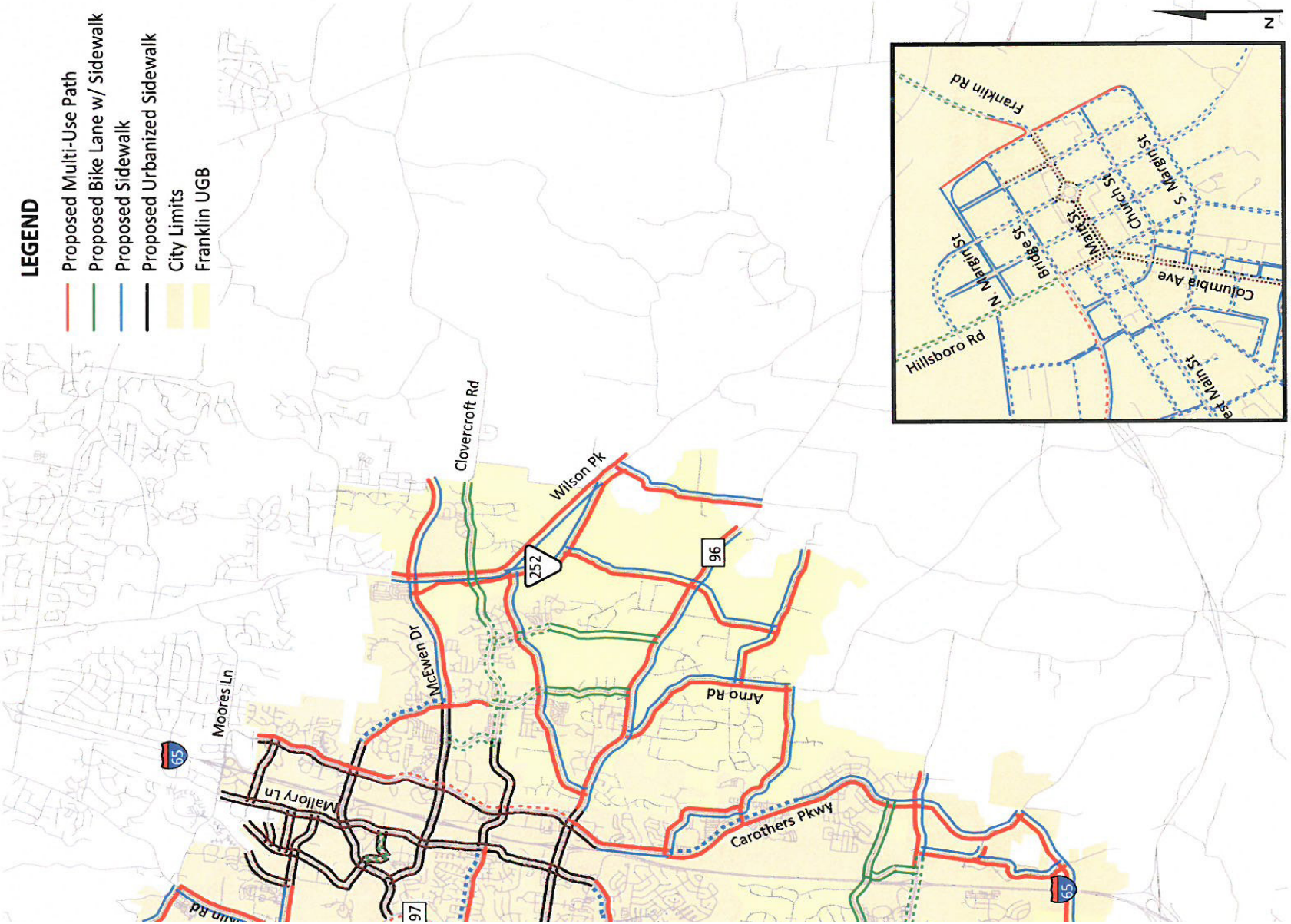
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Law Dept. approved (3) 07.02.21

2 PUBLIC INVOLVEMENT




LEGEND
Freeway/Expressway
Major Arterial
Minor Arterial
Major Collector
Minor Collector
Local
City Limits
Franklin UGB
Existing Signal
Existing Roundabout
Future Signal or Roundabout
N
Franklin Rd
S. Margin St
Church St
Main St
Bridge St
N. Margin St
Columbia Ave
Hillsboro Rd
Main St
Clovercroft Rd
Wilson Pk
252
96
McEwen Dr
Moores Ln
Arno Rd
65
Mallory Ln
Carothers Pkwy


LEGEND
Proposed Multi-Use Path
Proposed Bike Lane w/ Sidewalk
Proposed Sidewalk
Proposed Urbanized Sidewalk
City Limits
Franklin UGB
N
Franklin Rd
S. Margin St
Chuckh St
Main St
Bridge St
N. Margin St
Columbia Ave
Hillsboro Rd
E. Main St
Clovercroft Rd
Wilson Pk
252
96
McEwen Dr
Moores Ln
Mallory Ln
Arno Rd
Carothers Pkwy
65
97

3 STREETS ELEMENT

In order to determine an accurate baseline for traffic operations within the study area, a detailed traffic inventory was conducted. The analysis included an inventory of the study area's roadways to determine functional classification, number of lanes, approximate lane widths, overall right-of-way width and availability for future facility expansion. In addition to the physical inventory and analysis conducted for the City's vehicular network, a series of public engagement tools were utilized to determine areas of concern by City leaders, residents and visitors. Together, the existing conditions data and qualitative analysis was used to create a benchmark for the base year of 2015.

EXISTING ROADWAY NETWORK

FUNCTIONAL CLASSIFICATION

The existing transportation facilities in the Franklin study area are each classified according to the amount of access and mobility the roadway provides. These classifications primarily provide different levels of emphasis in regard to traffic movement versus direct access to property. Listed below are the primary roadway classifications used in the study area. Figure 3.1 depicts the existing functional classification network.

Freeways and Expressways

Such streets are used to handle high traffic speeds and volumes. These street classifications emphasize traffic movement while restricting private access to adjacent land. All freeways and expressways in the City are anticipated to be owned and designed by the Tennessee Department of Transportation (TDOT). Interstate 65 functions as the only freeway in the study area.

Arterial Streets

Arterial streets are intended to primarily serve moderate to high traffic speeds and volumes within and through the City. Arterial streets may provide some access to abutting property, but only as it is incidental to the primary functional responsibility of travel service for major traffic movements. Arterial streets are classified as either Major Arterials or Minor Arterials depending upon expected traffic usage and adjoining property access.

3 STREETS ELEMENT

Collector Streets
Collector streets are intended to primarily serve slow to moderate traffic speeds and volumes and to distribute traffic from the arterials throughout the City to other collectors and arterials and some access to abutting properties and local streets. Collector streets should provide both land access service, traffic circulation and connectivity to other arterial and collector roadways. Collector streets will be classified as either Major Collectors or Minor Collectors depending upon expected traffic usage and adjoining property access. Major Collector streets may have limited access to maintain the street's ability to achieve a safer and efficient traffic flow.

Local Streets
Local streets are intended to primarily serve slow speeds and provide access to abutting lands and connections to the higher street classifications. Local streets are to be planned so that future urban expansion will not require the conversion of local streets to collector or arterial streets. Local streets may be commercial/industrial or residential depending upon the type and extent of the development they serve.



East McEwen Drive is an example of a Major Arterial Street.

Currently, the City uses the above roadway classifications as an organizing element for the application of typical street features and amenities. The existing *Franklin Transportation & Street Technical Standards* document illustrates the application of traditional roadway amenities such as right of way, travel lanes, median width, and bicycle and pedestrian amenities by roadway classification. These typical cross sections are then used as a guide for roadway planning.

DEFICIENCIES AND CAPACITY ANALYSIS

Understanding the role each street plays in the overall transportation system allows for an evaluation of those that are deficient in fulfilling their intended function. Population and employment numbers, commuting patterns, and functional classification all have an impact on traffic volumes and subsequent levels of service (LOS). A LOS system is used to characterize those driving conditions that motorists routinely experience and recognize; it measures traffic conditions and motorists' perceptions. The individual LOS is described by factors such as speed and travel time, freedom to maneuver, traffic interruptions, and driver comfort and convenience. For this plan, LOS was documented using a travel demand model approach, as well as a series of public engagement techniques aimed at identifying areas that lack connectivity, areas of increased congestion and areas that pose safety concerns.

When surveyed, City leaders and residents agree that the current transportation network does not meet the existing needs nor will it meet the future transportation demands currently projected for the City. Through facilitated discussions, interviews and online engagement, a perceived transportation issues map was developed that identified

specific areas of concern as well as areas of opportunity for future infrastructure development.

In order to corroborate the findings from the community, perform a more detailed analysis of the current situation, and project future conditions, a series of LOS maps were created using the project's travel demand model.

The maps utilize six LOS categories which are commonly defined by a letter designation from "A" to "F," similar to a report card, with LOS "A" representing the best operating conditions and LOS "F" depicting the worst.

"A" is the best operating condition with a free flow in which there is little or no restriction on speed or maneuverability. At intersections, there is little or no delay.

"B" represents a condition of stable traffic flow, but speeds are slower. Short traffic delays occur at intersections.

"C" is still a condition of stable flow, but most drivers are less able to drive at the speeds at which they feel comfortable, and find it difficult to change lanes or pass other vehicles. Intersections experience average traffic delays.

"D" approaches unstable flow. Operating speeds are tolerable to the driver, but are subject to considerable and sudden variation. Freedom to maneuver is limited and driving comfort is low, as the probability of accidents has increased. Long traffic delays are experienced at intersections.

"E" represents a maximum roadway capacity for vehicles. Traffic is unstable, speeds and ease of driving fluctuate, and drivers have little ability to select speed or maneuverability. Driving comfort is low and accident potential high. Vehicles are close together and speeds can fluctuate quickly. Very long traffic delays are experienced at intersections.

"F" is the worst operating condition. Speed and rate of traffic flow may drop to zero for short time periods. Extreme delays are experienced at intersections. This may cause severe congestion, affecting other adjacent roadways.

TRAVEL DEMAND MODEL

The City of Franklin's new Travel Demand Model is essentially a more detailed version of the Nashville Area Metropolitan Planning Organization's (NAMPO's) regional travel demand model (TDM) within the City Limits. The extra detail is attributed to the inclusion of smaller, sub-regional city roads, and the addition of the future projects not currently identified in NAMPO's 2040 regional model.

Using the NAMPO's travel demand model as a base for Franklin's model also allows the City to achieve an improved connection to the regional model; and provides for streamlined incorporation of the City's projects into the federally adopted regional travel model.

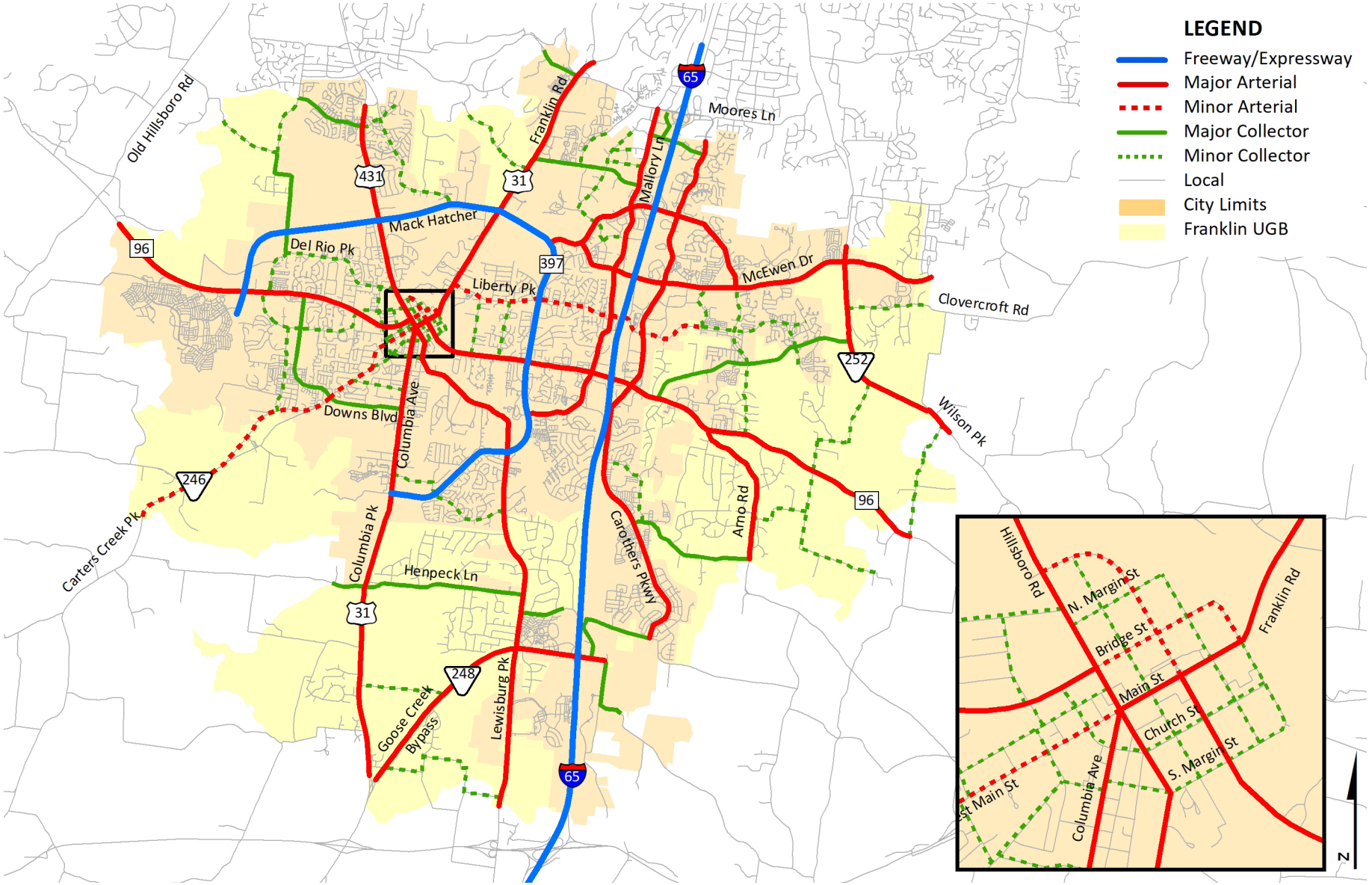
The NAMPO 2040 regional model began development in the summer of 2013 and will be one of the tools used to update the MPO's 2040 Regional Transportation Plan. The model will also be used to support many of the MPO's sub-regional studies and other planning initiatives. As is usually the case with model updates, the MPO's model contains a variety of new features when compared to previous versions. Not only does it include a new graphic user interface, the model also includes the following enhancements:

- An all-road network;
- A population synthesizer;
- A vehicle-ownership model;
- New trip purposes;
- An integrated mode-choice model;
- A destination-choice model for passenger trips;
- A freight model

3 STREETS ELEMENT

It should be noted that at the time the City's Comprehensive Network Transportation Plan commenced, MPO staff was still making final touches to their model. Therefore, the model version used for this study (May, 2014), may not be the most current version. For a more comprehensive description of NAMPO's model enhancements, refer to the Travel Demand Model Development and User's Manual - which can be obtained by contacting Nashville MPO staff.

FIGURE 3.1: EXISTING FUNCTIONAL CLASSIFICATION



3 STREETS ELEMENT

RECOMMENDED IMPROVEMENTS

The following sections identify roadway improvements recommended in the short, medium, and long term. For the purposed of this plan, the timeframes are established as:

Short Term – Proposed for Completion by 2030

Medium Term – Proposed for Completion by 2035

Long Term – Proposed for Completion by 2040

These improvements are recommended as a result of discussions with City staff, input gathered from the public engagement process, existing conditions data, and analysis of the traffic model. The projects are meant to address existing traffic deficiencies in the short term and additional traffic volumes as a result of continued population and employment growth within the City of Franklin Urban Growth Boundary.

A summary table is included for each timeframe, short, medium, and long, respectively that includes the roadway, project extents, and segment length. Some streets are separated into one or more pieces that would be undertaken individually. Additionally, some streets may be improved or initially built to one design in the short term and upgraded as an additional project in the medium or long term. Planning level cost estimates as well as additional project details such as functional classification and the inclusion of bicycle and pedestrian facilities are included for each project in Appendix 1: Project Sheets.

FIGURE 3.2: PROPOSED ROADWAY PROJECTS REFERENCE MAP (SHORT, MEDIUM, AND LONG TERM)

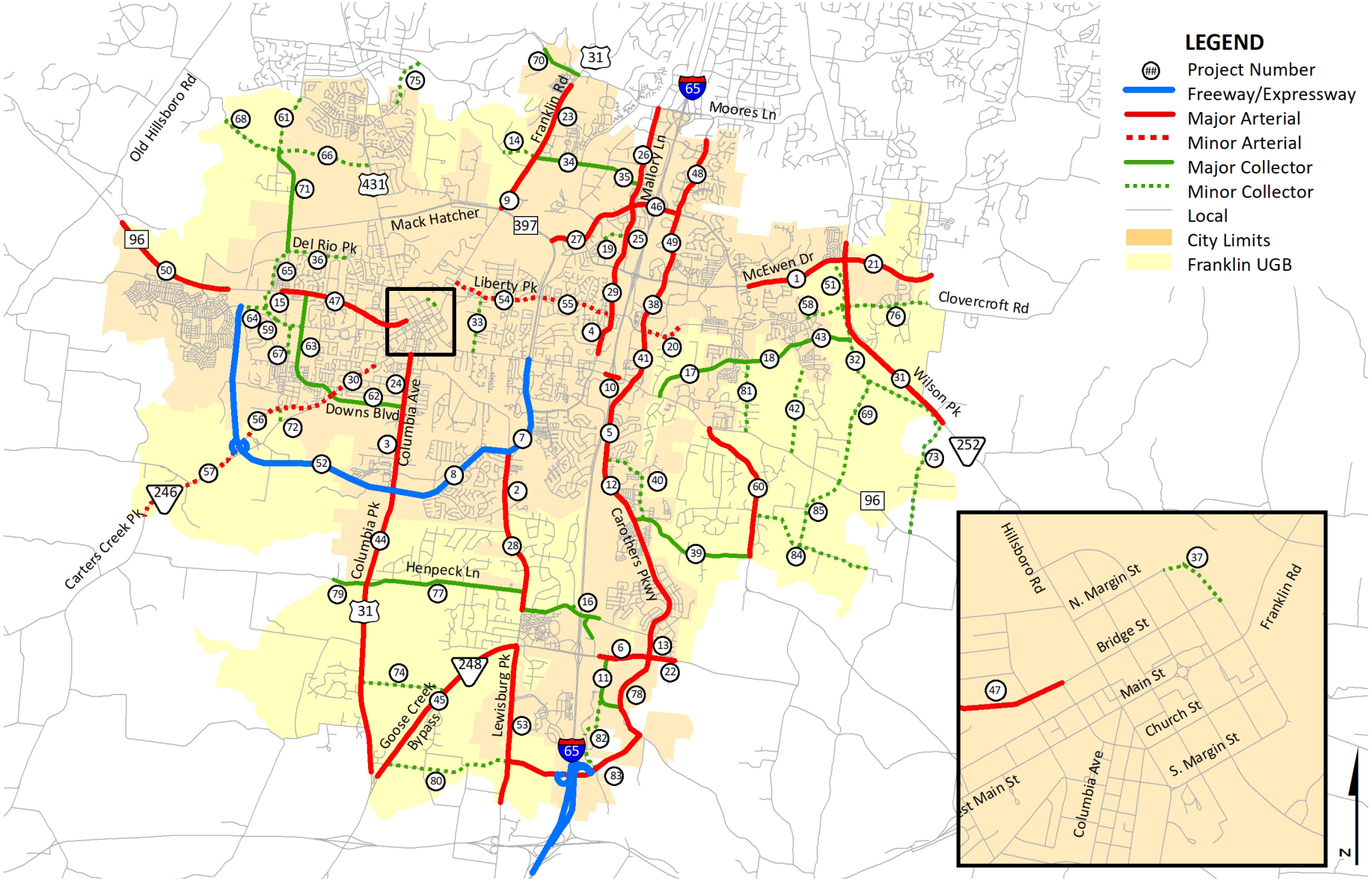


TABLE 3.1: 2030 (SHORT TERM) PROPOSED PROJECTS

Project Number	Roadway	To	From	Length (Miles)
1	East McEwen Drive	Wilson Pike (SR-252)	Cool Springs Boulevard	1.38
2	Lewisburg Pike (SR-106/US-431)	Holly Hill Drive	Mack Hatcher Parkway (SR-397)	0.86
3	Columbia Avenue (SR-6/US-31)	Mack Hatcher Parkway (SR-397)	Downs Boulevard	1.15
4	North Royal Oaks Boulevard	Lakeview Drive	Liberty Pike	0.60
5	Carothers Parkway	South Carothers Road	Murfreesboro Road (SR-96)	1.14
6	Goose Creek Bypass (SR-248) Extension	Carothers Parkway (Future Extension)	Existing Peytonsville Road	0.68
7	Mack Hatcher Parkway (SR-397)	Polk Place Drive	Murfreesboro Road (SR-96)	1.74
8	Mack Hatcher Parkway (SR-397)	Polk Place Drive	Columbia Avenue (SR-6/US-31)	1.46
9	Franklin Road (SR-6/US-31)	Mack Hatcher Parkway (SR-397)	Mallory Station	0.84
10	Murfreesboro Road (SR-96)	Eastern I-65 Ramp	Western I-65 Ramp	0.25
11	Peytonsville Road	Carothers Parkway (Future Exension)	Goose Creek Bypass (SR-248) (Future Extension)	0.87
12	Carothers Parkway	Long Lane	South Carothers Road	2.73
13	Carothers Parkway	Goose Creek Bypass (SR-248) (Future Extension)	Long Lane	0.31
14	South Berrys Chapel Road Realignment	Mallory Station Road	South Berrys Chapel Road	0.47
15	Boyd Mill Avenue	Franklin Green Parkway	Highway 96 West (SR-96W)	0.48
16	Long Lane Overpass	Long Lane	Lewisburg PIke (SR-106/US-431)	0.88
17	Clovercroft Road	Oxford Glen Drive	Murfreesboro Road (SR-96)	1.40
18	Clovercroft Road	Market Street	Oxford Glen Drive	0.72
19	Jordan Road	Mallory Lane	Aspen Grove Drive	0.32
20	Liberty Pike	Carothers Parkway	Columbia State Community College	0.50

TABLE 3.2: 2035 (MEDIUM TERM) PROPOSED PROJECTS

Project Number	Roadway	To	From	Length (Miles)
21	East McEwen Drive	Eastern City Limits	Wilson Pike (SR-252)	1.25
22	Goose Creek Bypass (SR-248) Extension	Long Lane	Carothers Parkway (Future Extension)	0.36
23	Franklin Road (SR-6/US-31)	Mallory Station	Davenport Blvd	1.10
24	Columbia Avenue (SR-6/US-31)	Downs Boulevard	Fowlkes Street	0.73
25	Mallory Lane	West McEwen Drive	Mallory Station Road	1.22
26	Mallory Lane	Mallory Station Road	Moores Lane (SR-441)	1.08
27	Cool Springs Boulevard	Mallory Lane	Mack Hatcher Parkway (SR-397)	1.31
28	Lewisburg Pike (SR-106/US-431)	Old Peytonsville Road	Holly Hill Drive	1.37
29	Mallory Lane	Liberty Pike	West McEwen Drive	0.64
30	West Main Street (SR-246)	Downs Boulevard	Natchez Street	0.72
31	Wilson Pike (SR-252) Realignment	Trinity Road	East McEwen Drive	2.98
32	(Old/Existing) Wilson Pike	Trinity Road	Liberty Pike (Future Extension)	2.29
33	Eddy Lane	Murfreesboro Road (SR-96 Liberty Pike	Liberty Pike	0.78
34	Mallory Station Road	Seaboard Lane	Franklin Road (SR-6/US-31)	0.99
35	Mallory Station Road	Mallory Lane	Seaboard Lane	0.52
36	Del Rio Pike	Poplar Grove Elementary School	Carlisle Lane	0.81
37	1st Avenue North	Bridge Street	North Margin Street	0.17
38	Carothers Parkway	Liberty Pike	East McEwen Drive	0.76
39	South Carothers Road	Arno Road	Carothers Parkway	1.79
40	South Carothers Road	South Carothers Road / Longpoint Way	Carothers Parkway	1.16
41	Carothers Parkway	Murfreesboro Road (SR-96)	Liberty Pike	0.75
42	Market Street Extension	Murfreesboro Road (SR-96)	Amelia Park Subdivision	1.17
43	Clovercroft Road	(Old/Existing) Wilson Pike	Market Street	0.77

TABLE 3.3: 2040 (LONG TERM) PROPOSED PROJECTS

Project Number	Roadway	To	From	Length (Miles)
44	Columbia Pike (SR-6/US-31)	Goose Creek Bypass (SR-248)	Mack Hatcher Parkway (SR-397)	3.89
45	Goose Creek Bypass (SR-248)	Columbia Pike (SR-6/US-31)	Lewisburg Pike (SR-106/US-431)	2.66
46	Cool Springs Boulevard	Carothers Parkway	Mallory Lane	0.63
47	Highway 96 West (SR-96W)	7th Avenue North	Carlisle Lane	1.80
48	Carothers Parkway	Cool Springs Boulevard	Bakers Bridge Avenue	1.11
49	Carothers Parkway	East McEwen Drive	Cool Springs Boulevard	0.96
50	Highway 96 West (SR-96W)	Mack Hatcher Parkway (SR-397)	WEstern UGB	1.79
51	(Old/Existing) Wilson Pike Extension	Liberty Pike Extension	East McEwen Drive	0.71
52	Mack Hatcher Parkway (SR-397)	Columbia Avenue (SR-6/US-31)	Highway 96 West (SR-96W)	4.17
53	Lewisburg Pike (SR-106/US-431)	Goose Creek Bypass (SR-248)	McLemore Road	2.13
54	Liberty Pike	Mack Hatcher Parkway (SR-397)	Franklin Road (SR-6/US-31)	1.20
55	Liberty Pike	Mallory Lane	Mack Hatcher Parkway (SR-397)	0.97
56	Carters Creek Pike (SR-246)	Mack Hatcher Parkway (SR-397) (Future SW Quadrant)	Downs Boulevard	1.54
57	Carters Creek Pike (SR-246)	Southwest Urban Growth Boundary	Mack Hatcher Parkway (SR-397) (Future SW Quadrant)	1.66
58	Liberty Pike Extension	Wilson Pike (SR-252)	Terminus of Existing Liberty Pike	0.60
59	Boyd Mill Avenue	Franklin Green Parkway	Downs Boulevard	0.38
60	Arno Road	South Carothers Road	Murfreesboro Road (SR-96)	2.04
61	Cotton Lane	Del Rio Pike	Fieldstone Parkway	0.84
62	Downs Boulevard	West Main Street (SR-246)	Columbia Avenue (SR-6/US-31)	1.01
63	Downs Boulevard	Murfreesboro Road (SR-96)	West Main Street (SR-246)	1.70
64	Boyd Mill Avenue Connector	Mack Hatcher Parkway (SR-397)	Boyd Mill Avenue	0.34
65	Carlisle Lane / Del Rio Pike	Stone Mill Lane	Mack Hatcher Parkway (SR-397)	0.55
66	New Roadway	Cotton Lane	Hillsboro Road (SR-106/US-431)	1.27
67	Horton Lane	North of Willowsprings Blvd.	Boyd Mill Avenue	0.4
68	Del Rio Pike	Western UGB	Cotton Lane	0.88

TABLE 3.3: 2040 (LONG TERM) PROPOSED PROJECTS, CONTINUED

Project Number	Roadway	To	From	Length (Miles)
69	North Chapel Road	Murfreesboro Road (SR-96)	Wilson Pike (SR-252)	1.49
70	Lynnwood Way	Northwest Urban Growth Boundary	Franklin Road (SR-6/US-431)	0.61
71	Del Rio Pike	Mack Hatcher Parkway (SR-397)	Cotton Lane	1.45
72	Horton Lane Extension	Old Carters Creek Plke (SR-246)	West Main Street (SR-246)	0.17
73	Trinity Road	Murfreesboro Road (SR-96)	Wilson Pike (SR-252)	1.64
74	Snowbird Hollow Road	Goose Creek Bypass (SR-248)	Columbia Pike (SR-6/US-31)	1.26
75	Fieldstone Parkway Extension	South Berrys Chapel Road	Bexley Park Drive	0.71
76	Clovercroft Road	Eastern City Limits	Wilson Pike (SR-252)	1.11
77	Henpeck Lane	Lewisburg Pike (SR-106/US-431)	Columbia Pike (SR-6/US-431)	2.16
78	Carothers Parkway (South Extension)	Goose Creek Bypass (SR-248) (Future Extension)	Peytonsville Road	1.32
79	Coleman Road	Columbia Pike (SR-6/US-31)	Western Urban Growth Boundary	0.47
80	McLemore Road	Lewisburg Pike (SR-106/US-431)	Goose Creek Bypass (SR-248)	1.71
81	Oxford Glen Drive	Murfeesboro Road (SR-96)	Clovercroft Road	0.97
82	Pratt Lane Improvements	New Roadway (Project 83)	Peytonsville Road	0.54
83	New Roadway	Peytonsville Road	Lewisburg Plke (SR-106/US-431)	2.03
84	Pate Road	Trinity Road	Eastern UGB	1.84
85	North Chapel Road	Pate Road (Future Alignment)	Murfreesboro Road (SR-96_	1.1

FIGURE 3.3: PROPOSED ROADWAY CLASSIFICATION

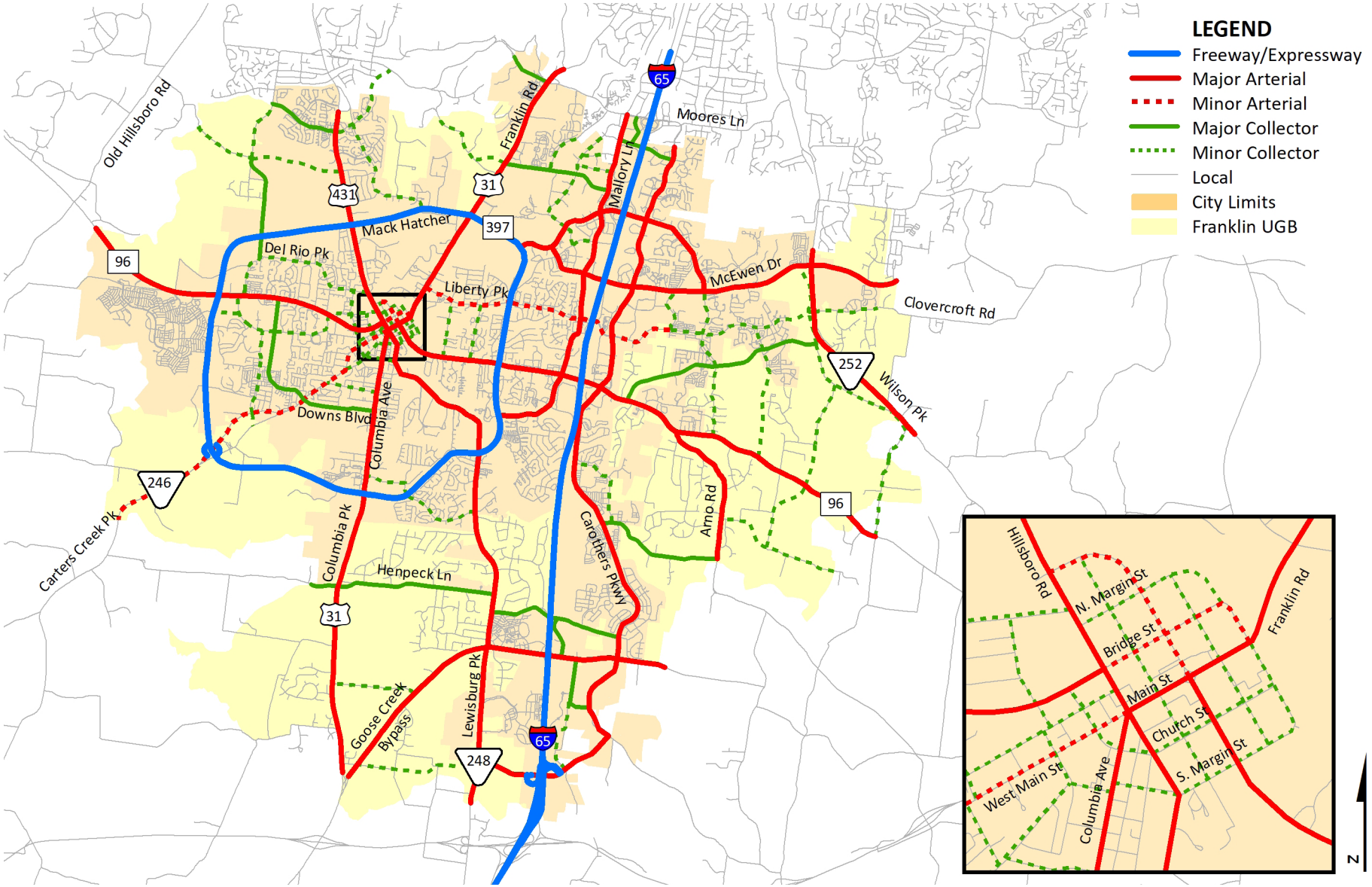
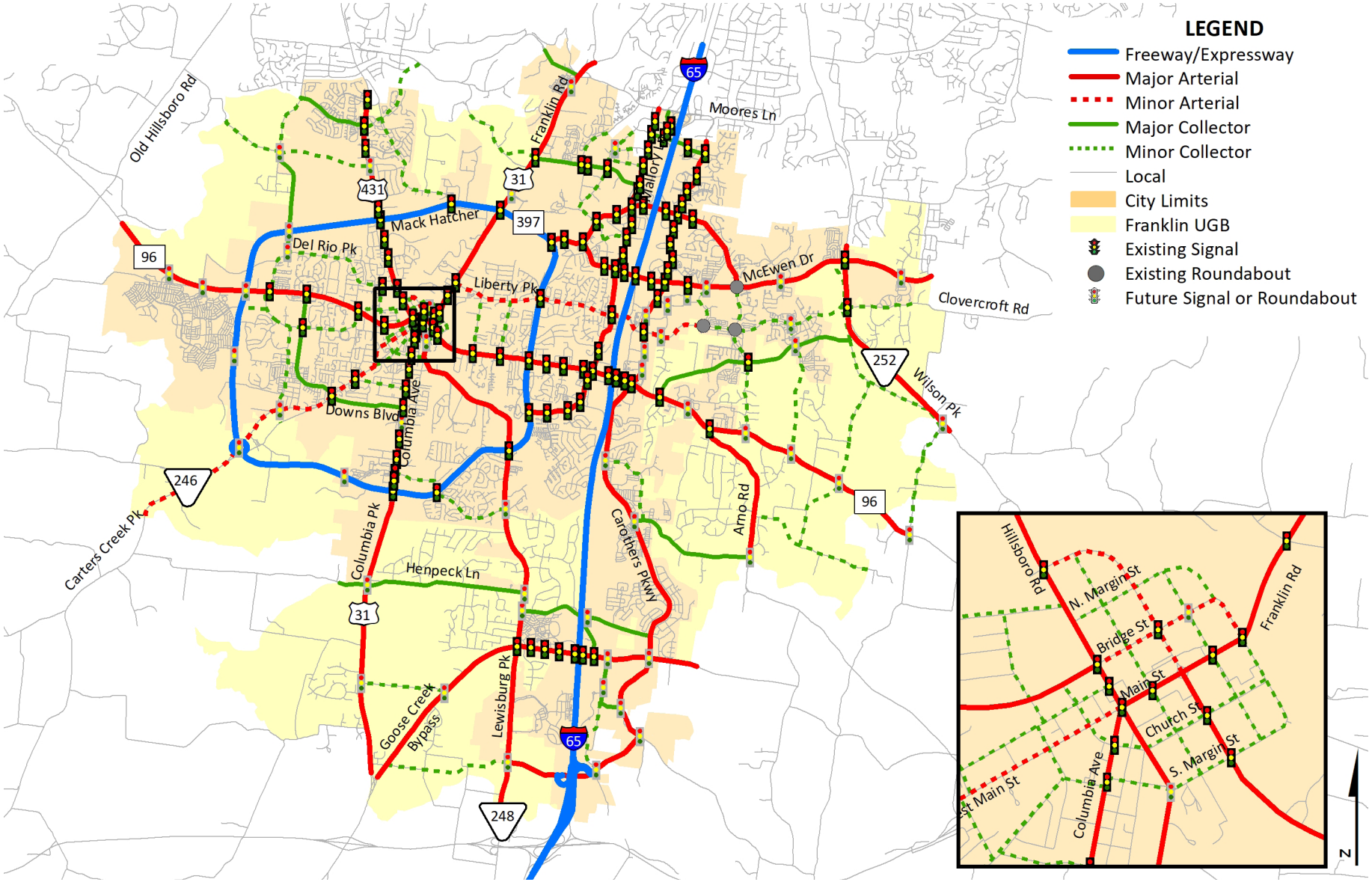


FIGURE 3.4: PROPOSED TRAFFIC SIGNAL MASTER PLAN



3 STREETS ELEMENT

TYPICAL SECTIONS

Cross section designs for roadways vary according to the desired capacity and level of service, bicycle and pedestrian facilities, and other design elements such as medians, turn lanes, and landscape plantings. However, universal standards for the design of every thoroughfare are not practical as each roadway section must be individually analyzed and its cross section determined based on existing conditions and available right-of-way. Adequate right-of-way shall be protected or acquired for along all roadways to accomidate future growth of the City. The project summary sheets, located in appendix A1, the Franklin Transportation & Street Technical Standards and any recent studies should be used as a guide for determining proposed number of lanes, lane widths, right-of-way width, and size/location of pedestrian facilities for all proposed projects. The final determination shall be made by the City of Franklin Department Review Team and approved by the Board of Mayor and Aldermen.

LOCAL NETWORK PLANS

During the planning process, several areas of the City were repeatedly mentioned as having traffic safety concerns. These non-capacity issues are addressed in more detail below. Solutions to the Wilson Pile one-lane tunnels and the Carters Creek Pike and Old Carters Creek Pike intersections are included in the recommended project lists. The Columbia Avenue Local Network plan is not included in the recommended project list because it involves the construction or improvement of all local roads that were below the scale of the TDM model.

WILSON PIKE ONE-LANE TUNNELS

Projects 31, 32 and 51

The Wilson Pike Local Network Plan involves improvements to Wilson Pike (TN 252), which is located in the far eastern portion of Franklin. This section of Wilson Pike parallels a CSX railroad line; however in two locations a one-lane tunnel under the railroad is utilized for Wilson Pike traffic. This situation is not ideal from an operations or safety standpoint, and will only worsen as development continues to push east away from the center of Franklin.

The proposed solution is to construct a new roadway between the two tunnels, eliminating the need for the tunnels completely. This new roadway (Project 31) would extend approximately 1.38 miles and should be constructed immediately adjacent to the railroad right-of-way to avoid remnant parcels. The initial construction would be a two-lane roadway, although future widening to four lanes should be expected and potentially considered during right-of-way purchasing.

In addition to the new roadway, two other projects are proposed to connect the existing network to the new Wilson Pike location. Project 51 would extend existing Wilson Pike west of the railroad tracks to the north to intersect with Liberty Pike Extension and East McEwen Drive. Project 32 would extend existing Wilson Pike west of the railroad tracks to the south to intersect Trinity Road south of the existing railroad crossing. Both segments would be two lane roadways.

FIGURE 3.5: WILSON PIKE LOCAL NETWORK PLAN

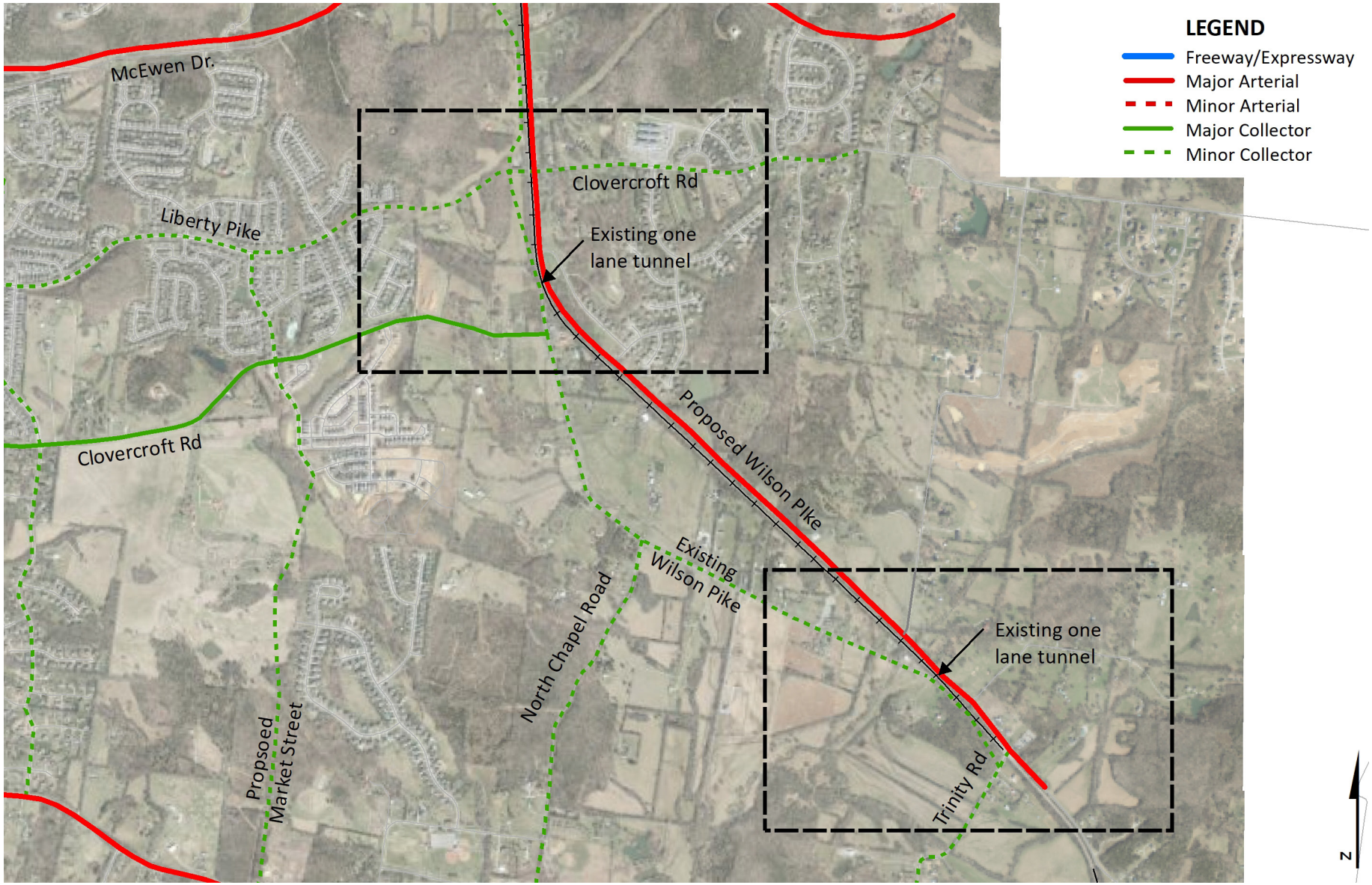


FIGURE 3.6: WILSON PIKE DETAIL 1

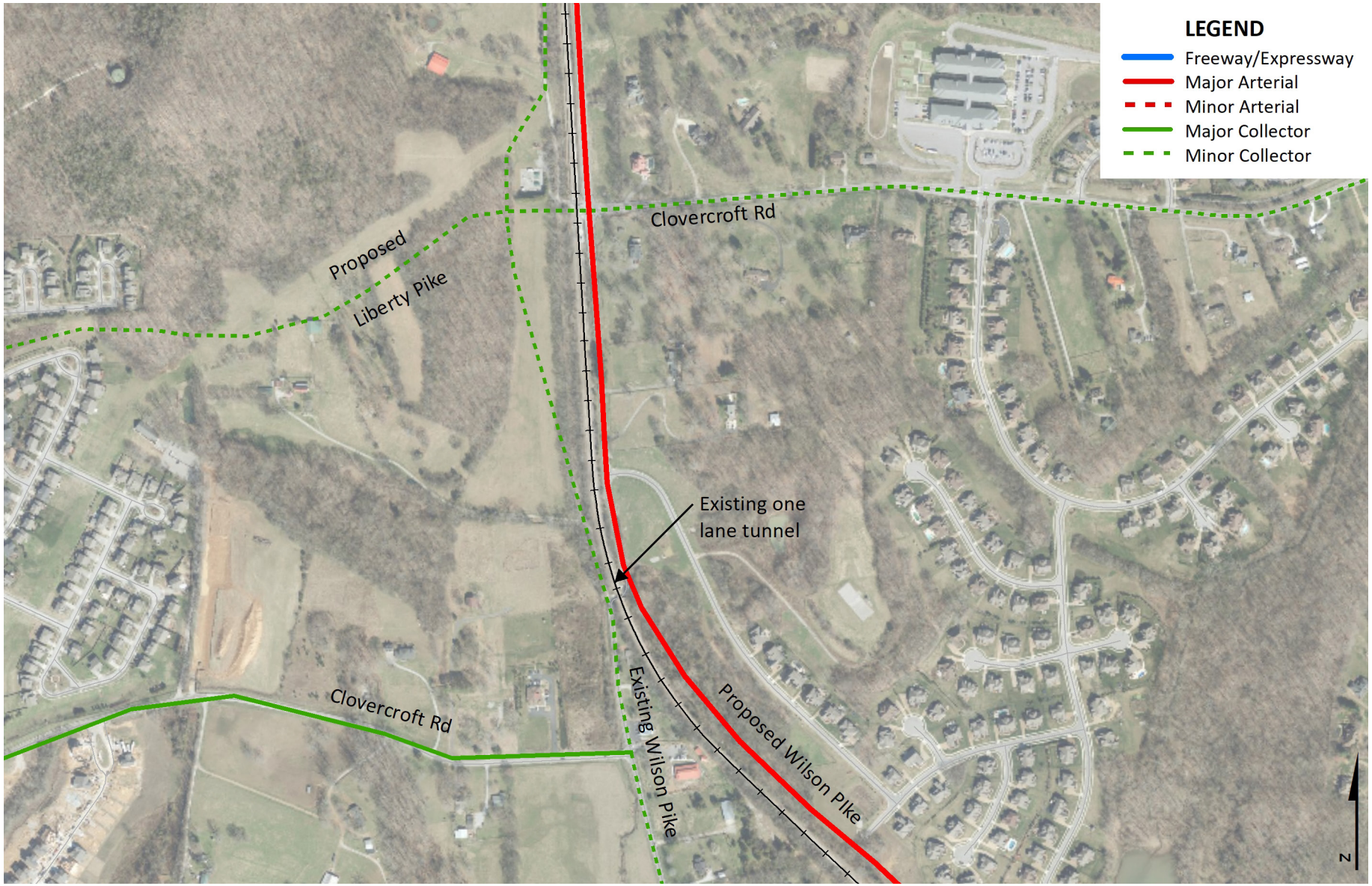


FIGURE 3.7: WILSON PIKE DETAIL 2



3 STREETS ELEMENT

COLUMBIA AVENUE LOCAL NETWORK PLAN

Along Columbia Avenue between Downs Boulevard and Mack Hatcher Parkway, several local roadways exist that only enter onto Columbia Avenue. These roadways intersect relatively closely to each other, creating safety issues with vehicles turning from the side streets to Columbia Avenue. Additionally, the traffic volumes along Columbia Avenue create operational issues for these side streets during peak hours.

In order to improve operations through the corridor, it is proposed to construct a network of local roadways paralleling Columbia Avenue, connecting the existing local roadways and creating additional access points to the network other than Columbia Avenue. These roadways can be constructed as development and redevelopment occurs in the area, or individual roadways can be constructed to ease congestion issues as needs arise. For instance, the Century Court intersection with Columbia Avenue is signalized, while the parallel Beasley Drive is stop-controlled. Constructing a short access drive between these two roadways would allow vehicles from Beasley Drive to safely and efficiently exit the area via the signal at Century Court.

FIGURE 3.8: COLUMBIA AVENUE LOCAL NETWORK PLAN



3 STREETS ELEMENT

CARTERS CREEK PIKE AND OLD CARTERS CREEK PIKE

The Carters Creek Local Network Plan involves improvements to two intersections along Carters Creek Pike at Old Carters Creek Pike , which is located in the far southwestern portion of Franklin. The two roadways have a very acute angle of intersection, limiting sight distance and causing safety concerns for motorists.

The proposed solution is to construct a new roadway between the two roadways, connecting from Old Carters Creek Pike to Carters Creek Pike at Horton Lane. This new roadway would only extend approximately 1000 feet, but would also include a cul-de-sac at the eastern intersection between the two Carters Creek Pikes as well as the removal of a segment of Old Carters Creek Pike.

In addition to the new roadway and eastern cul-de-sac, an additional project would construct a cul-de-sac at the western intersection between Carters Creek Pike and Old Carters Creek Pike. This project does not have to be tied to the eastern intersection improvements, but should be completed within a reasonably short timeframe for route continuity and driver expectation.

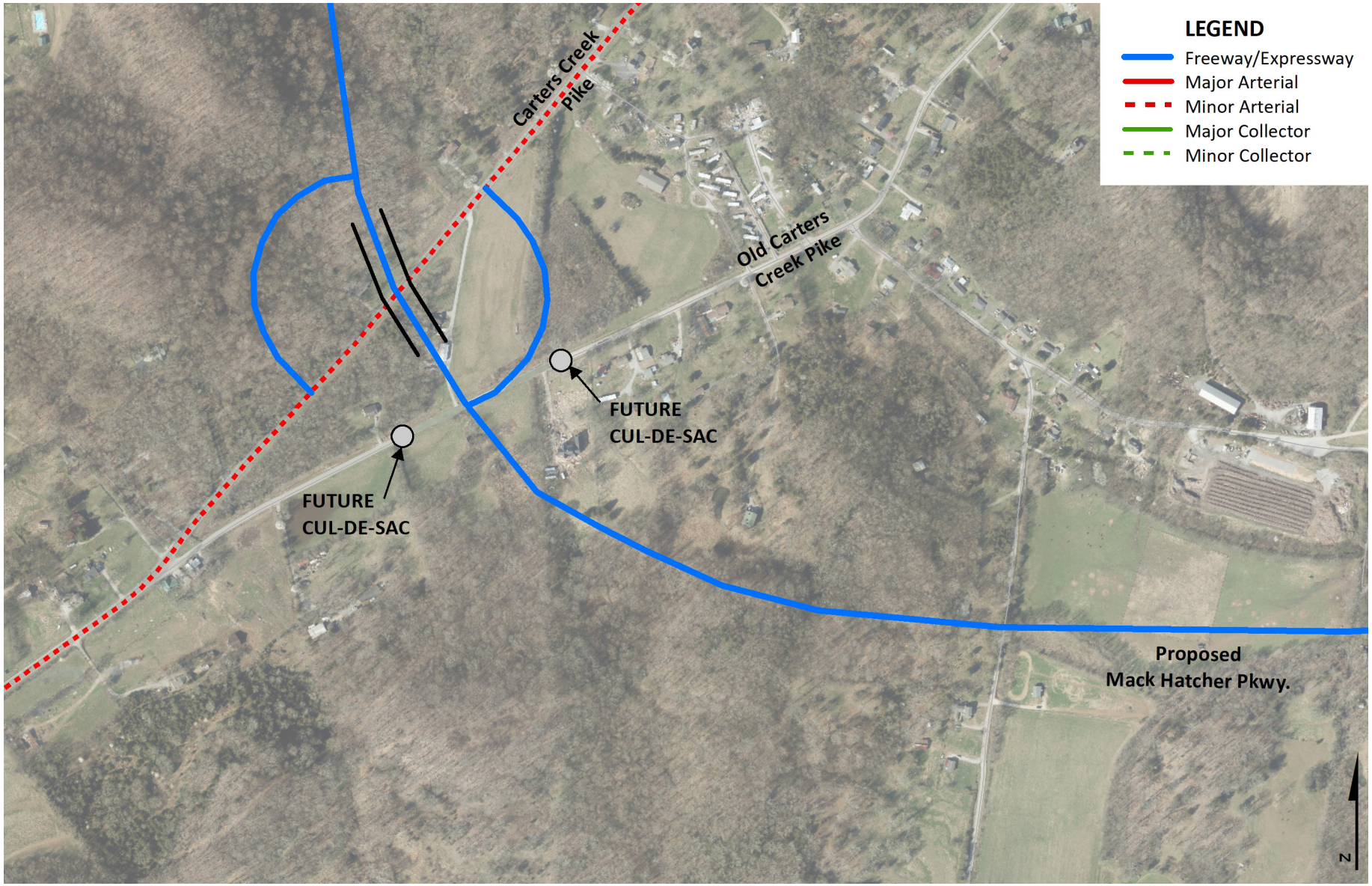
FIGURE 3.9: CARTERS CREEK PIKE AND OLD CARTERS CREEK PIKE LOCAL NETWORK PLAN



FIGURE 3.10: CARTERS CREEK PIKE AND OLD CARTERS CREEK PIKE DETAIL 1



FIGURE 3.11: CARTERS CREEK PIKE AND OLD CARTERS CREEK PIKE DETAIL 2



3 STREETS ELEMENT

WEST HARPETH AREA LOCAL NETWORK PLAN

In late 2020 and early 2021, City of Franklin staff hosted multiple meetings with both elected officials, development consultants and property owners in the West Harpeth Area. The purpose of the meetings was to evaluate development potential and required infrastructure. Figure 3.12 shows the projected development densities in the West Harpeth Area. This information was provided by the property owners and their development consultants.

Recognizing the need for connectivity, the property owners proposed a network of high volume roadways. These roadways are conceptual and shown for potential connectivity and planning. Final layout and location shall be determined by city staff with FMPC and/or BOMA approval. These high volume local roadways can be constructed as development occurs in the area.

Most of the existing roadways within the West Harpeth Area are rural and require major upgrades as development occurs in the area. As properties develop in the West Harpeth Area, it will be necessary for development to upgrade these existing roadways to meet city standards. These roadways generally include S.R. 96 West, Old Charlotte Pike E., Del Rio Pike, Carlisle Ln. and Cotton Ln.

FIGURE 3.12: WEST HARPETH AREA - DENSITY PROJECTIONS

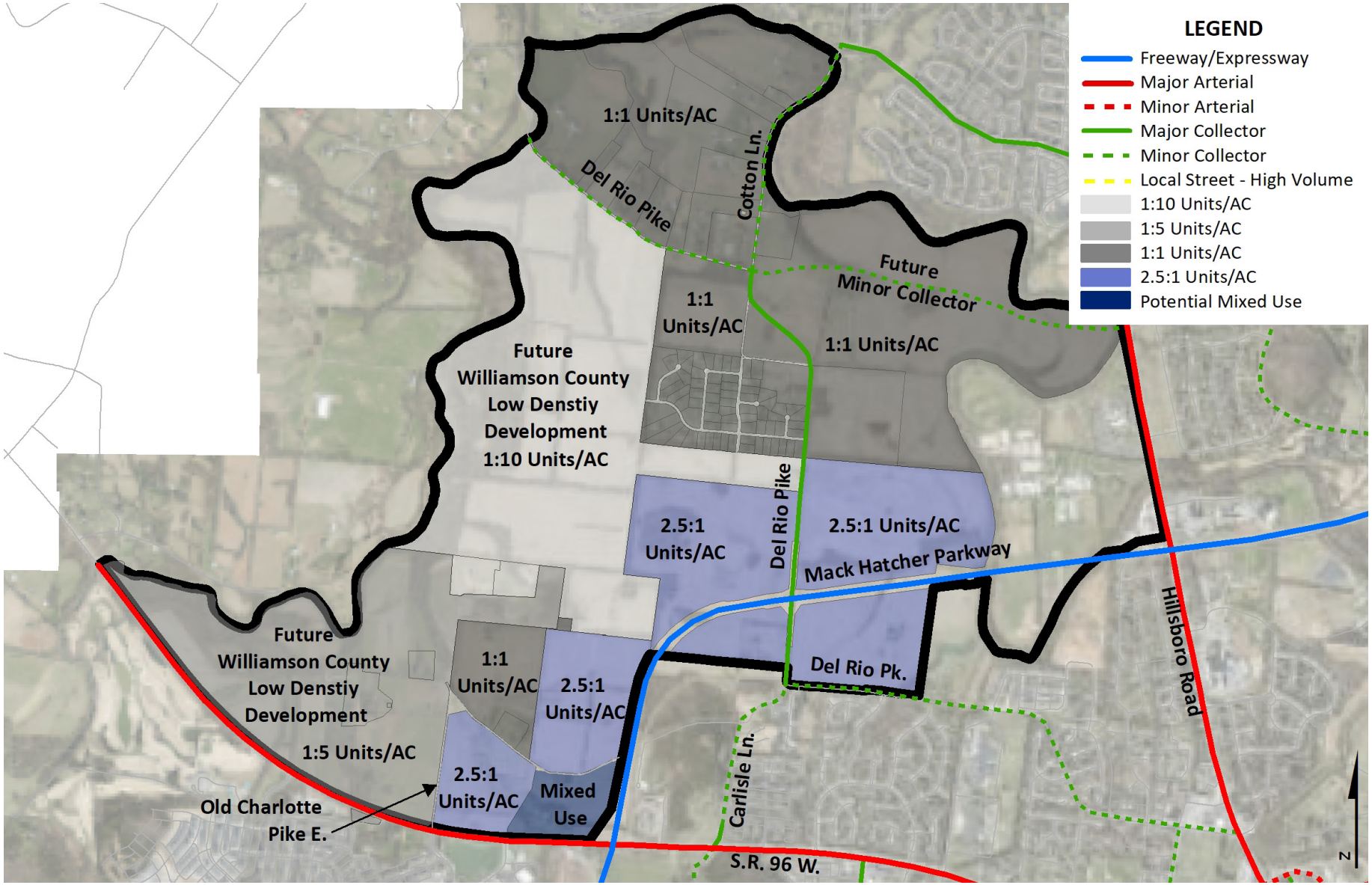
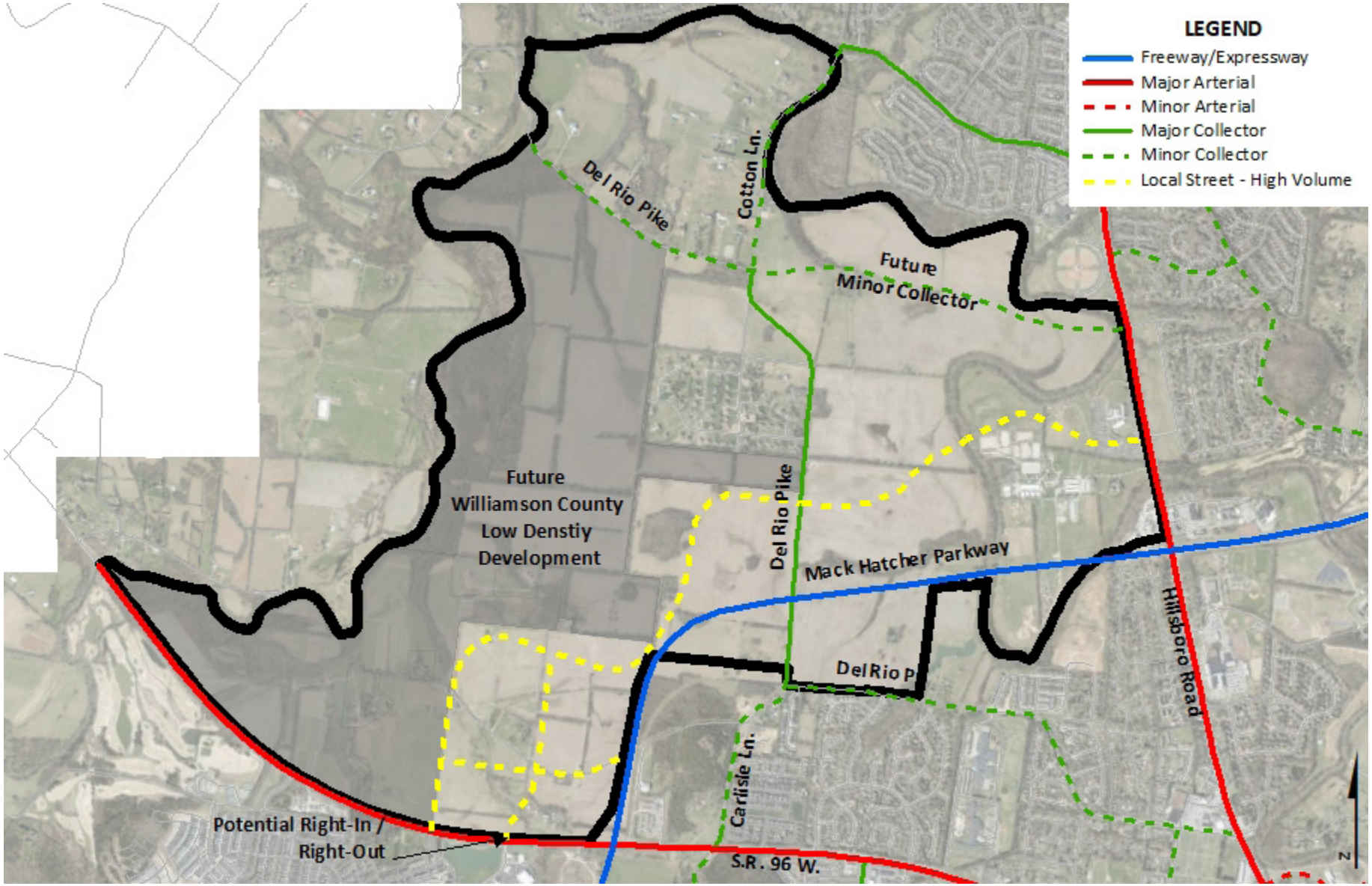


FIGURE 3.13: WEST HARPETH AREA - PROPOSED ROADWAY NETWORK



4 BICYCLE AND PEDESTRIAN

Bicycling and walking are not merely a health or recreational activity, but rather a lifestyle choice. Bicycling and walking are self-powered options that provide a real alternative for transportation needs. Although current transportation planning focuses primarily on motor vehicles, incorporating alternative means of transportation, particularly bicycling and pedestrian traffic, has the potential to improve the City's transportation system for all users.

Based on the desire to increase connectivity and to create more walkable developments, the City is gaining momentum in working with developers to create more destinations for walking and biking such as Ovation, Westhaven, Berry Farms, Historic Downtown Franklin and The Factory. As the City continues to invest in bike lanes and multi-use paths, the opportunity exists for all residents to take better advantage of this bicycle-pedestrian network as a mode of travel to and from various destinations in the City.

FIVE E'S OF BICYCLE & PEDESTRIAN PLANNING

The collective projects and programs recommended for Franklin can be grouped into one or more of the following interrelated components.

Engineering: Engineering refers to the network of pathways that must be planned, designed, and constructed.

Education: Once the pathways are in place, cyclists and pedestrians must be made aware of the location and proper use of designated facilities as well as the destinations they connect.

Encouragement: People need to be encouraged to bicycle and walk to validate public investment and reap the benefits described above.

Enforcement: To ensure safety of all users and the long-term sustainability of the bicycle and pedestrian system, the formal and informal "rules of the road" must be enforced.

Evaluation: A regular review of the bicycle and pedestrian network

4 BICYCLE AND PEDESTRIAN

should include an assessment of cycling and walking activity, safety analysis, and ways the community continues to work to improve these numbers.

TYPES OF BICYCLE AND PEDESTRIAN FACILITIES

As roads become more congested, elected officials and City staff seek better ways to move people from place to place. Because roads cannot be expanded infinitely, facilities such as bikeways, sidewalks, and transit are important to foster multi-modal transportation options.

A combination of bicycle and pedestrian facility types are recommended to create a complete system that accommodates users of all ages, skill levels, and abilities. These facilities, along with sample pictures and design recommendations, are defined on the following pages. It is important to note that best practices and design specifications change over time, and current minimum and/or recommended standards may change in the future. In all cases, the final design of each segment of a facility will vary based on site conditions and constraints. These guidelines are tools, and the application of these recommendations requires the judgment of a qualified design professional. Even when the specific guideline cannot be fully met, the Engineering Department or designer should attempt to find a solution that best meets the vision, goals, and objectives of this plan. All designs should be consistent with American Association of State Highway and Transportation Officials (AASHTO), Tennessee Department of Transportation (TDOT), and the Manual on Uniform Traffic Control Devices (MUTCD) standards.



Existing bicycle lane on Hillsboro Road.

The following is a list of references and sources used to develop the design recommendations for the City of Franklin. These documents provide a greater detail of information, and most are updated regularly to reflect current best practice.

- Guide for the Development of Bicycle Facilities, Fourth Edition. 2012. American Association of State Highway and Transportation Officials, Washington, DC.
- Guide for the Planning, Design, and Operation of Pedestrian Facilities, First Edition. 2004. American Association of State Highway and Transportation Officials, Washington, DC.
- NACTO Urban Bikeway Design Guide, Second Edition. 2014. National Association of City Transportation Officials, Washington DC.
- Designing Walkable Urban Thoroughfares: A Context Sensitive Approach. 2010. Institute of Transportation Engineers, Washington DC.
- Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition with Revisions 1 and 2. U.S. Department of Transportation, Federal Highway Administration, Washington, DC.
- 2010 ADA Standards for Accessible Design. United States Department of Justice.



New sidewalks are recommended to be a minimum of 6 feet wide.

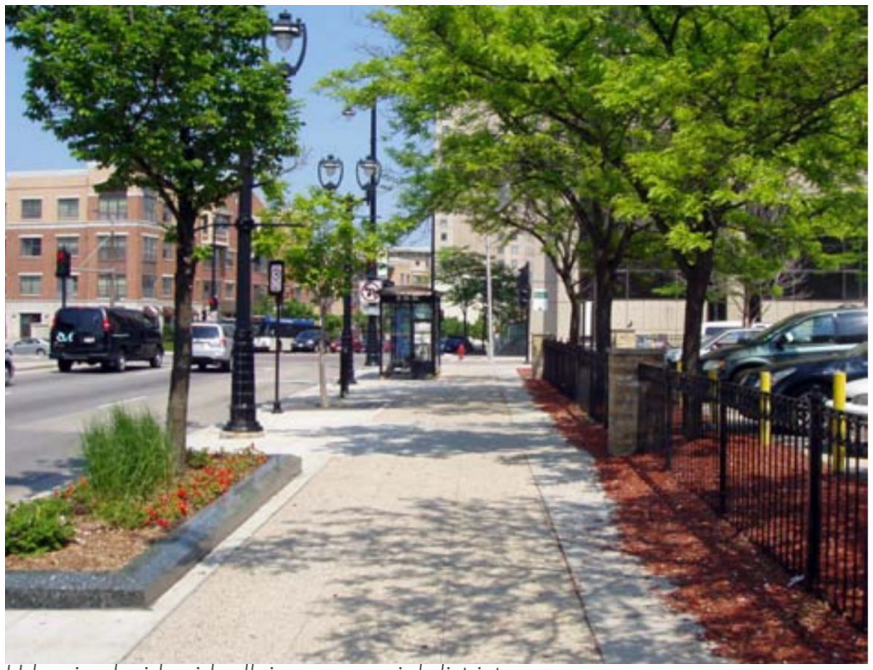
SIDEWALKS

Sidewalks are the backbone of the pedestrian network. They are the most common pedestrian facility in both urban and suburban settings. They are typically constructed out of concrete and range from five to eight feet in width. Sidewalks are most commonly located within the public right-of-way between the roadway edge and the property line and are grade separated from the adjacent roadway with a curb. Current best practices recommend sidewalks be a minimum of 6 feet wide. Sidewalks should include curb ramps, appropriate intersection and mid-block crossing treatments and safety enhancements such as raised crosswalks, pedestrian refuge islands and curb extensions to allow for safe and convenient roadway crossing for pedestrians.

Design Recommendations:

- Sidewalks should be accessible to all users and designed according to ADA standards.
- Two people should be able to walk side-by-side or pass each other comfortably.
- Sidewalks should be obstruction free. Common obstructions include sign posts, utility and signal poles, mailboxes, fire hydrants, and street furniture.
- Sidewalks should be graded to prevent standing water.
- Sidewalk users should feel secure and safe from of adjacent vehicular traffic.
- Where parking is present next to a sidewalk, additional width may be necessary to mitigate the effects of vehicle encroachment.
- The sidewalk surface should be smooth and continuous.
- Decorative concrete and pavers can be used to improve aesthetics and increase visibility at conflict points.
- Landscape planting strips and street trees should be included where possible to provide a buffer between the sidewalk and adjacent travel lanes.

4 BICYCLE AND PEDESTRIAN



Urbanized wide sidealk in commercial district

URBANIZED SIDEWALK

Urbanized sidewalks shall be required in downtown / commercialized areas of the City and shall include an 8' min pedestrian through zone. The pedestrian zone shall be obstruction free. In addition to the pedestrian through zone, it shall include a 6' minimum street furnishing/ green zone between the curb and the pedestrian through zone. This area can be used for street furniture, trees, planters, poles, fire hydrants and other items that are not allowed to protrude into the pedestrian through zone.



Buffered bike lane on Goose Creek Bypass (SR-248)

BIKEWAYS

Bikeways are the portion of a roadway that has been designated by striping and pavement markings for the exclusive use of bicyclists. Conventionally, a bike lane is located along the outside of the travel lane, between the travel lane and the curb or parking lane. Bike lanes allow cyclists to ride at a comfortable speed without interfering with automobile traffic. Bike lanes help make drivers aware of bicyclists' right to the street and facilitate predictable behavior and movements between cyclists and motorists.

Where space allows or higher vehicle travel speeds are present, buffered bike lanes provide an additional buffer space separating the bicycle lane from the adjacent travel or parking lane. Bikeways should include appropriate intersection and mid-block crossing treatments

to allow for safe and convenient roadway crossing for cyclists. The preferred type of on-street facility depends on the roadway classification and characteristics. Several types of on-street facilities can be used in conjunction with each other to create a well-developed bicycle network.

Design Recommendations:

- The minimum recommended bike lane width is 5 feet.
- Bicycle lane word and/or symbol and arrow markings should be used to define the bike lane.
- A solid, 6-inch white lane line should be used to separate the vehicle travel lane from the bike lane.
- Through bike lanes should not be positioned to the right of a right turn lane.
- When placed next to parking, a solid, 4-inch white lane line should be used to distinguish the bike lane from the parking lane.
- Bicycle-friendly drainage inlets and utility covers should be used if they encroach into the bike lane.
- Lane striping should be dashed and the bike lane painted to enhance visibility through high traffic merging areas.
- "Bike Lane" signs should be posted prior to the beginning of a marked bike lane.
- For buffered bicycle lanes, the buffer should be at least 2 feet wide.

MULTI-USE PATHS

Multi-use paths are paved pathways that are designed to accommodate pedestrians, cyclists and other non-motorized activities, such as skateboarding or roller blading. Like sidewalks, multi-use paths are typically located within the public right-of-way and should be buffered from the adjacent travel lanes with a landscape strip and/or vertical separation (i.e. curb).

Where multi-use pathways are adjacent to the roadway, appropriate buffer space should be provided in accordance with applicable Federal, State, and local guidelines. Where multi-use paths cross a roadway, they should include appropriate intersection or mid-block crossing treatments to allow for safe and convenient roadway crossing for users of the paths.



Multi-use paths accommodate both pedestrians and bicycles.

Special consideration must be given to multi-use path design because they can result in situations where a portion of the bicycle traffic may ride against the flow of automobile traffic. Despite possible conflicts created by contra-flow bicycle traffic, multi-use paths are recommended as part of Franklin's system to provide facilities for cyclists who may not be comfortable using on-road facilities. It should also be noted that the presence of a multi-use path does not prevent any user from riding in the travel lanes. Multi-use paths are recommended in situations where

4 BICYCLE AND PEDESTRIAN

one or more of the following may exist:

- The adjacent roadway has high traffic volumes or high vehicular speeds.
- Bicycle and pedestrian use is expected to be high.
- The side path is used to connect other facilities primary facilities.
- The side path can be designed with few roadway and driveway crossings.
- The side path can be terminated with safe transition to another path or on-street facility.

EXISTING FACILITIES

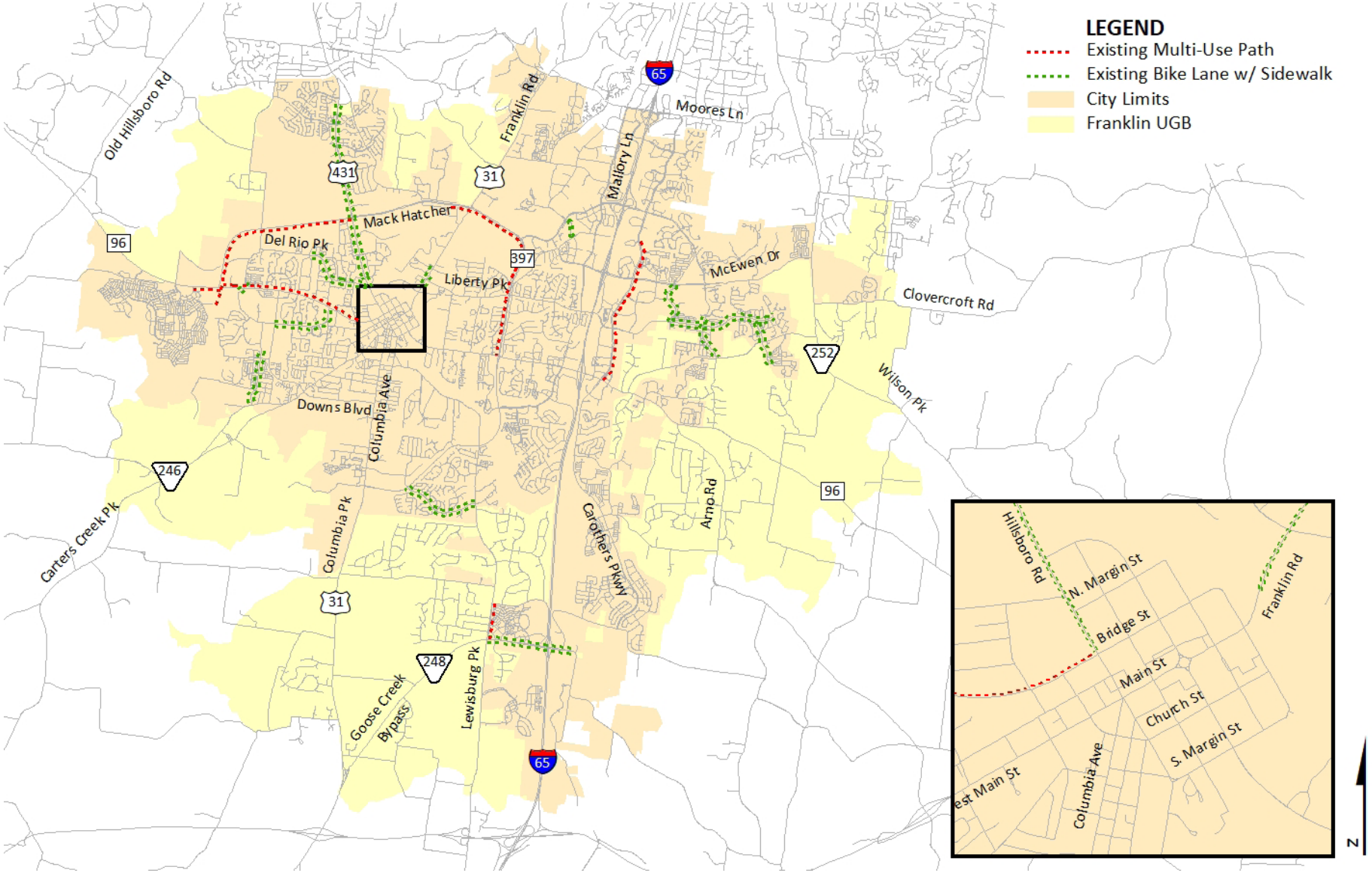
The assessment of existing walkway, bikeway, and multi-use path facilities was conducted using two primary sources of information. The first set of information reviewed was the Greenways and Trails Master Plan (GTMP) that was completed in 2015 for the City of Franklin Parks and Recreation Department. The second set of information reviewed was existing facilities and proposed project information provided by staff and Franklin's GIS system. The proposed project information in particular was reviewed for concurrency between the GTMP and CNTP. The focus of the assessment was to provide a set of projects that close gaps in the proposed bikeway and walkway network and ensure consistency in project development between the CNTP and the GTMP.

The GTMP focused mainly on off-street facilities but does include some on-street facilities, such as on-street bikeways and multi-use paths adjacent to roadways. The assessment included a review of the GTMP to identify on-street facilities and, where needed, to include them for programming in the CNTP.

The CNTP focuses exclusively on roadways and on-street improvements, such as intersection enhancements. The existing on-street network of walkways, bikeways, and multi-use paths was reviewed using GIS data as well as data from the GTMP to assess the on-street walkway and bikeway network.

Bicycle and pedestrian networks are slowly becoming an integral component of Franklin's transportations system, because they provide multiple benefits such as improved public health, increased safety, greater quality of life and access to employment and recreation opportunities.

FIGURE 4.1: EXISTING BIKE LANES AND MULTI-USE PATHS



4 BICYCLE AND PEDESTRIAN

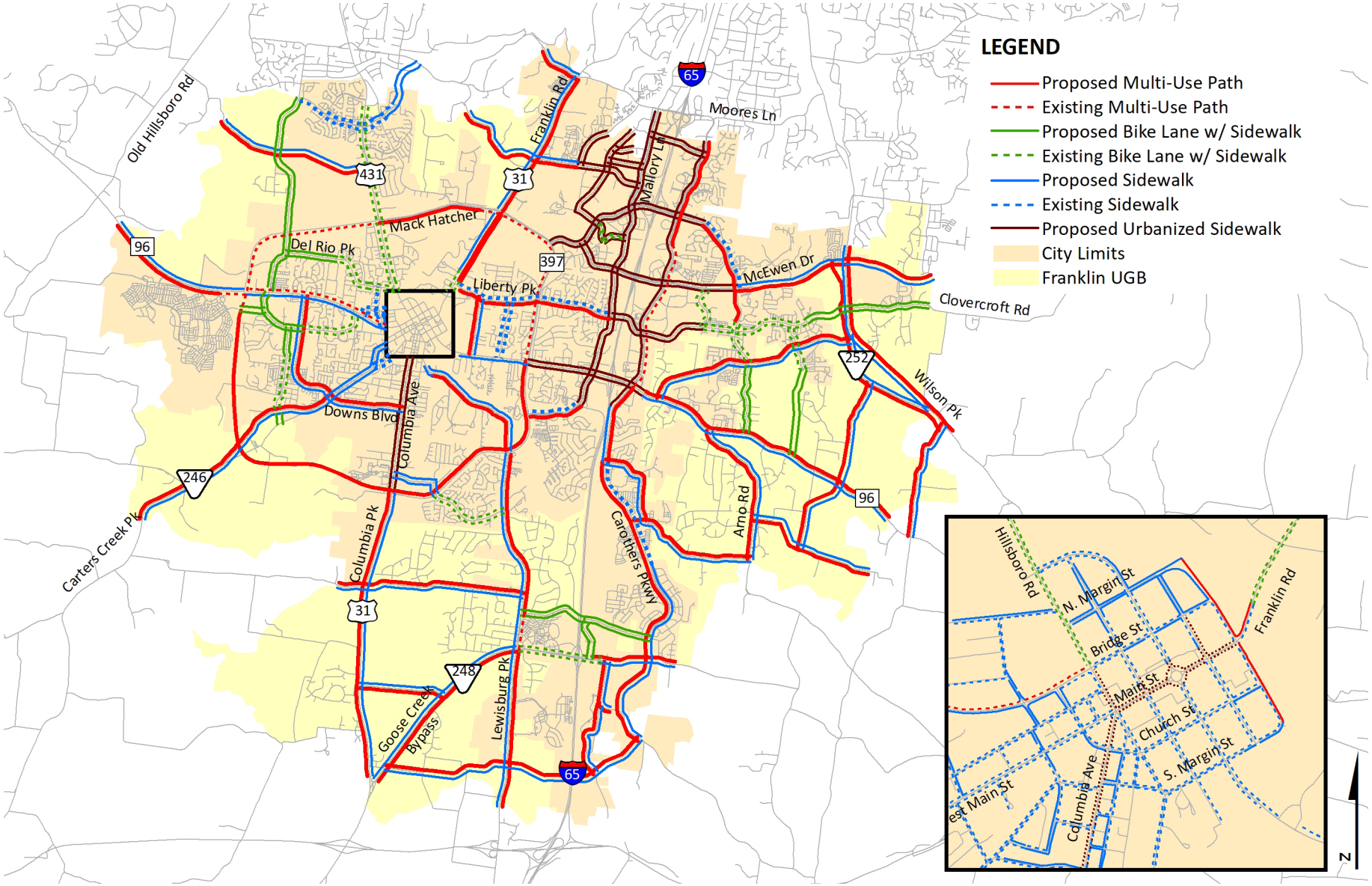
PROPOSED FACILITIES

Based on the assessment of available information, City staff identified the appropriate bicycle and pedestrian improvements on all major roadways throughout the City. When completed, these projects will provide a complete and connected network for people to walk and bike along major roadways in Franklin.

The map on the following page presents the recommended bicycle and pedestrian network for the City of Franklin. This map is not meant to be static, rather it should evolve over time as land uses and conditions change. Every transportation project and new development should be evaluated for bicycle and pedestrian, with operations and facilities designed and constructed as appropriate.

"Share the Road" signage along a bicycle route.

FIGURE 4.2: PROPOSED BIKE AND PEDESTRIAN

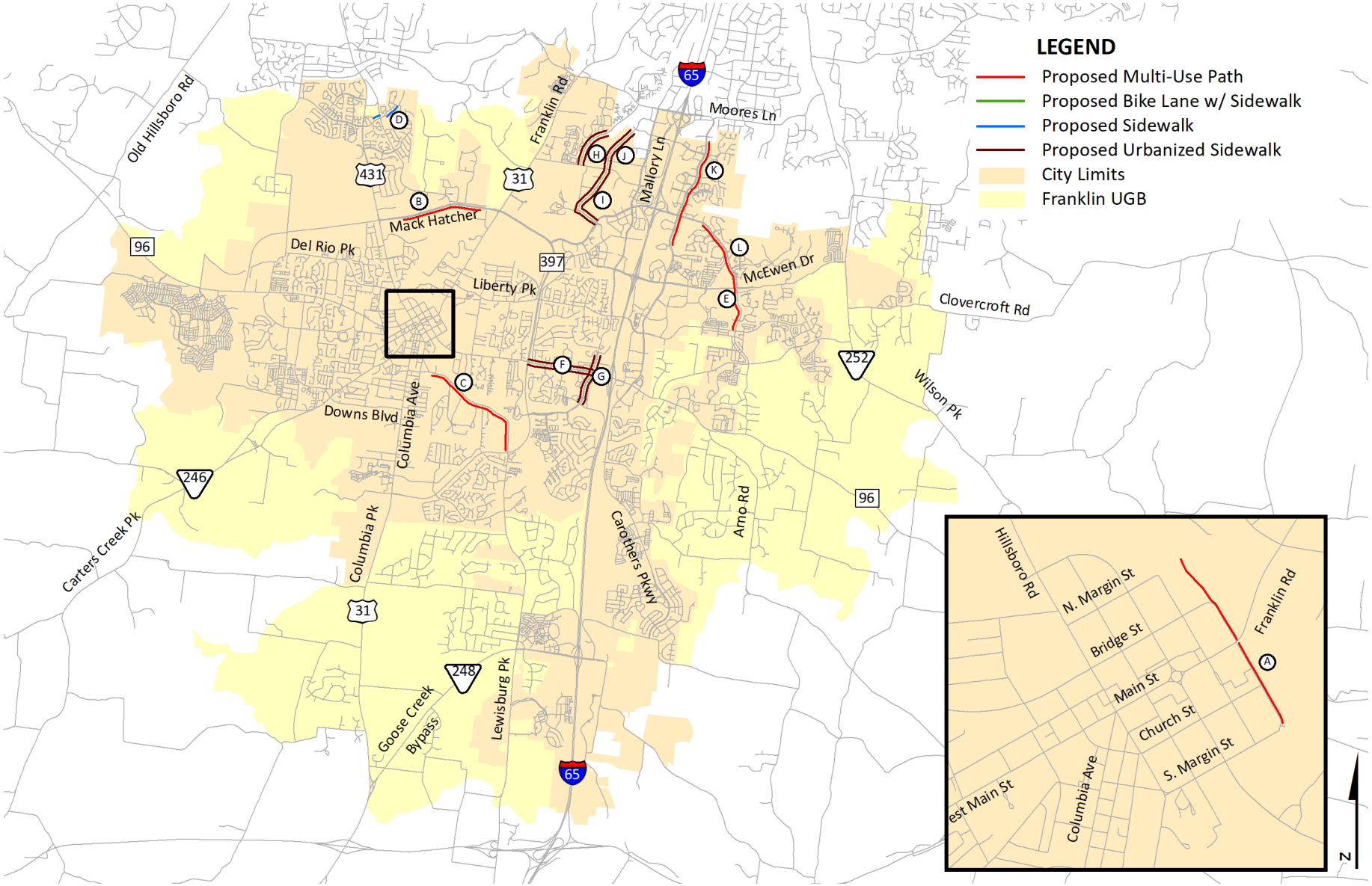


4 BICYCLE AND PEDESTRIAN

RECOMMENDED PROJECTS

The following map and table identify bicycle and pedestrian improvements recommended in the short, medium, and long term. These projects are identified separately from the roadway recommendation in Chapter 3, because they have the ability to move forward as stand alone projects and don't necessary require a larger roadway project that may include curb and gutter, storm drainage and major utility relocations.

FIGURE 4.3: PROPOSED BICYCLE AND PEDESTRIAN PROJECTS



4 BICYCLE AND PEDESTRIAN

TABLE 4.1: PROPOSED BICYCLE AND PEDESTRIAN PROJECTS

	Project Number	Roadway	From	To	Length (Miles)
SHORT	A	1st Ave North and South	South Margin Street	Bridge Street	0.38
	B	Lewisburg Plke (SR-106/US-431)	Mack Hatcher Parkway (SR-397)	East Fowlkes Street	1.89
	C	Mack Hatcher Parkway (SR-397)	Daniel McMahon Lane	East of Hillsboro Road (SR-106/US-431)	1.20
	D	Fieldstone Parkway	Spencer Creek Road	Bexley Park Drive	0.38
	E	Oxford Glen Drive	Liberty Pike	East McEwen Drive	0.50
MEDIUM	F	Murfreesboro Road (SR-96)	Mack Hatcher Parkway (SR-397)	Interstate 65	2.27
	G	North / South Royal Oaks Boulevard	Oak Meadow Drive	Holiday Court	1.52
	H	General George Patton Drive	Mallory Station Road	Northern City LImits	1.52
	I	Aspen Grove / Seaboard Lane	Cool Springs Boulevard	Mallory Station Road	2.08
	J	Seaboard Lane	Mallory Station Road	Northern City Limits	1.33
LONG	K	Carothers Parkway	South of Cool Springs Boulevard	Northern City LImits	1.61
	L	Cool Springs Boulevard	Billingsly Court	East McEwen Drive	1.04

+

5 IMPLEMENTATION

Compared to implementation, preparing the Comprehensive Transportation Network Plan is relatively uncomplicated. The real challenge comes in translating a plan's vision, goals, and recommendations into the day-to-day operations and actions of City government. The main purpose of the City of Franklin's Transportation Plan Update is to implement its recommendations.

When the City determines how to implement the CTNP's recommendations, it is important to continuously consider the integrity of the planning process, the community's values, the City's resources and the importance of a particular project in the overall transportation vision. A plan is a community's future. It is the collective will and roadmap for the future. It is a community's duty is to find ways to give it life that keep it true to the vision and maintain its integrity.

The CTNP is comprehensive for a reason – because everything in a living community is interconnected – and it must be implemented in a way that treats its components as part of a whole. The plan takes great care to provide recommendations within the context of that basic reality.

With these thoughts in mind, this chapter is meant to help the community adopt, implement and update the CTNP and make it available to the public.

ADOPTION

The City must prepare a resolution to adopt its transportation plan to ensure that it promotes the public health, safety, morals and convenience, and for the sake of efficiency and economy. Historically, the City of Franklin Board of Mayor and Alderman (BOMA) has approved a resolution recommending approval of the Transportation Plan to the Franklin Municipal Planning Commission. The Franklin Municipal Planning Commission then holds a public hearing and passes a resoultion adopting the Transportation Plan. The approved Transportation Plan then needs to be recorded at the County Register of Deeds office. If residents are actively involved throughout the planning process, the public hearing should go smoothly. Using a resolution,

5 IMPLEMENTATION

the local government formally adopts the plan – by a simple majority vote. The procedures for adopting a plan are described in Tennessee Code Annotated, Title 13, Chapter 4, Part 2, and Section 13-4-202 (TCA 13.4.2.13-4-202). Even with a well-designed planning process, a community may lack consensus on certain issues or, in the worst case, may not have enough support to adopt a plan. In that case, the City may choose:

- Setup a committee to work through the remaining issues. The committee should have balanced representation from all sides of the issues in dispute and a definite timeline for reporting its recommendations.
- Recommend further study of the issues with a clear timeline. Through additional study, participants may discover new information that will help them develop a consensus.
- If the community is extremely divided on an issue, it may be necessary to bring in a professional facilitator or a mediator to help it find a solution. Sometimes a community must make tough choices and move on.

INTERPRETATION

The CTNP should serve as Franklin's guide for public and private transportation project development throughout the City. The long range goals, objectives, and recommendations, along with the supporting maps, are intended to guide decisions towards Franklin's collective vision of the future. Members of City staff, Franklin Municipal Planning Commission (FMPC) and the Board of Mayor and Aldermen (BOMA) should interpret the goals, objectives and recommendations as long-term and deliberately broad vision. The FMPC and the BOMA should keep in mind that this plan reflects the community's values. City officials cannot expect to control all circumstances. However, the spirit of this plan should be adhered to in order to ensure that the community's values are maintained. The project listing, on the other hand, is intended to direct the day-to-day decisions concerning more specific and task oriented activities. Each time the BOMA reviews the transportation priorities, they should interpret the project list by saying, "given our long-term goals and changing community conditions, these are the projects that we want to complete in the short-term and long-term, and this is how we plan to accomplish them." Interpreting the plan in this way will enable the members of both the FMPC and the BOMA to justify their decisions regarding proposed development or redevelopment in Franklin, as it relates to the transportation component of the project.

When a new annexation, rezoning, planned unit development (PUD), subdivision or site plan review request is filed with the Planning & Sustainability Department, City staff should review and evaluate the application against the Land Use Plan, the CNTP, and the City's ordinances to provide a staff report, with a formal recommendation, to the FMPC regarding its findings.

CAPITAL IMPROVEMENT PLAN

The CTNP covers a broad variety of issues and subject matters and includes both policy decisions and projects. In order to implement the plan and projects, the City should continue to complete a Capital Investment Plan (CIP). The CIP is a planning document that covers a timeframe of five to ten years, is updated annually and implements the CTNP by providing the necessary funding for short-range infrastructure and capital investment projects. The document provides guidance and planning for capital improvements throughout the city and allocates financial resources to various community needs and requests. The document states the BOMA's prioritization of the financial resources available for capital project spending by identifying which projects should be included, when they should be constructed and how they will be financed.

In order to update the City's CIP, the Engineering Department should

update the current CIP with the projects listed in the CTNP. The CIP represents the City's tentative commitment to comply with the plan, unless circumstances or priorities change in the future. The commitment is more certain in the first year of the CIP and becomes increasingly more tenuous in subsequent years. Nevertheless, the CIP should be used as the City's present plan and priority over the next five to ten years.

Once the CIP is updated with the information contained in the approved CTNP, City staff should prioritize the projects and develop a rolling strategy for moving these items forward. This information should be shared with and approved by the BOMA, since they are responsible for the City's budget. It will be important that this is completed prior to City budgeting time in order to ensure adequate funding is in place. Even though the CIP is a planning document, it should not be an automatic authorization of the construction of projects, due to the procurement process and the allocation of resources.

MONITORING & UPDATE

A planning process does not have a defined beginning and end. It is an on-going process that responds to new information and circumstances and incorporates changing conditions into decisions. Circumstances that may change include physical conditions of infrastructure, economic climate, the natural environment, and social and community goals.

Once the plan is adopted, it will need to be revised from time to time to ensure that it stays consistent and relevant to current conditions. It is best that the City continue in the same partnership manner it has to undertake the creation of this plan.

Periodically and prior to preparing the annual City operating budget, City staff should undertake an assessment that documents the impacts of the project implementation activities. This could be accomplished with preparing the update to that year's CIP.

A major transportation plan update for a community like Franklin should occur approximately every 5 years, or sooner, depending on the conditions within the community. The purpose of the plan update is to re-evaluate the goals, policies, and projects contained within this plan (noting those to change and those to remove), and to develop new policies, if necessary, to make sure that this plan is effective. Additionally, it will be necessary to update the travel demand model, especially when significant development changes occur.

The plan update process is further described in the next section.

PLAN AMENDMENT PROCESS

Due to funding requirements, it is important to keep the CTNP current. Plan amendments should be considered when the overall vision and goals still remain, but changes in projects and policies are needed. This process should be undertaken when changes are needed due to specific redevelopment, or modifications to a specific road segment. An amendment should be considered only when it will not change the overall vision or goals. The amendment would be in accordance to TCA 13.4.2.13-4-202 series and occur as follows:

- The Board of Mayor and Aldermen would approve a resolution recommding approval of any amendments to the FMPC.
- The FMPC would give notice for a public hearing for an amendment to the CTNP in accordance with TCA.
- The FMPC would approve a resolution adopting the plan.
- Amendments shall be recorded at the County Register of Deeds Office.

FISCAL CONSIDERATIONS

The implementation of the CTNP will require the City's financial commitment and support to carry out the policies and achieve the

5 IMPLEMENTATION

vision and goals set forth herein. These financial commitments should include existing programs and policies the City currently has in place. Although it is the City's intent to administer this plan with the current financial resources available, monies may need to be set aside in future budgets to carry out some of the recommended actions. The adoption of the CTNP does not authorize expenditures for its implementation. The BOMA, in accordance with State statutes and City policies, may authorize the financial resources to implement the plan.

In some cases, funding may be available from outside sources. When opportunities become available and make sense financially, the City should seek these funds through Federal, State or local grants, loans and other financial resources. In order to take advantage of these resources, it is important for the City to keep their plan and CIP updated.

PROJECT PRIORITIZATION

This plan is a 20 year document. Therefore, not all of the recommendations can and should be implemented at one time. The purpose of this section is to summarize the projects and policy recommendations.

During this process, the projects were broken into three time frames; short term (0 to 5 years), medium term (5 to 15 years), and long term (15 to 20 years). In the appendix, project sheets have been developed that highlight each project identified in this plan. The project sheets provide an overview of the identified project. There are three sections that contain key information about the project including project overview, project character, and project specifics. The project overview includes the overall cost, time frame and project driver. The project character includes functional classification, segment length, existing lanes, proposed lanes and right-of-way acquisition. Finally, project specifics include all the pertinent information about the project including lane width, median, center turn lane, curb and gutter, parking, pedestrian facility, bicycle facility, bicycle route and transit facility. All of the project cut sheets are located in the appendix.

POLICY RECOMMENDATIONS

The following proposed policy changes should serve as guidance to City staff when reviewing development plans against the recommendations of this plan. In general, any development plans should adhere to the following transportation policy recommendations. Additionally, these policies should be used in updating the City's zoning and subdivision control ordinance.

CONTROLLED ACCESS

In a traditional, unmanaged development pattern, each development requests its own curb cuts to access an adjacent roadway. The amount of entry and exit points often creates congestion on the roadway as people are constantly attempting to turn into or out of an adjacent property. Franklin has seen these issues in many places throughout the City. Implementing controlled access will limit the number of entry and exit points onto major arterials and collectors, which will smooth traffic flow, reduce the number of accidents, and provide for safer intersections that can often be stop controlled, signalized or managed with roundabouts in appropriate locations. This strategy can also include the use of "right in, right out" access points. A desirable alternative to the many different curb cuts on these arterials and collectors would be to group these multiple access points into single entrances that would serve many buildings. In some cases, this may include combining existing entrances and/or encouraging new businesses to use existing curb cuts. With special signage and landscaping, this initiative could enhance the character of the corridors while improving traffic flow and easing access to properties. Removal of these conflict points reduces the number of accidents at an intersection by preventing motorists from unsafe maneuvers in order to turn left while also reducing the traffic volume at major intersections by providing a second point of entry. The City of Franklin should adopt an access control strategy in order to

maximize the use of its existing roadway system while also enhancing the safety of the City.

What Is Access Management?

Access management is the systematic control of the location, spacing, design, and operation of driveways, median openings, interchanges, and street connections to a roadway. It also involves roadway design applications, such as median treatments and auxiliary lanes, and the appropriate spacing of traffic signals (Access Management Manual, Transportation Research Board, 2003).

Definition & Purpose of Access Management

The purpose of access management is to provide vehicular access to land development in a manner that preserves the safety and efficiency of the transportation system (Access Management Manual, Transportation Research Board, 2003). Access management plays a critical role in the establishment of a well-functioning roadway, and is especially important when building new roads.

Access management involves the physical layout, operations and institutional control of a roadway. The City should continue a proactive approach to access management by incorporating these concepts from the beginning of project development. Unfortunately, that is not always the case. In fact, it is typical for access management to be considered only when problems occur on an existing roadway. By that time, the most effective strategies are difficult, if not impossible, to implement.

The City has an opportunity with the number of new roadways to ensure that access management principles can be applied as the roadway is being designed. This represents an enormous opportunity for developing an access management plan that will best suit the needs of the roadway without the constraints of an existing roadway.

However, there are still many existing roadways in the City. Each time new development is proposed, the Engineering staff should provide recommendations to the Planning and Sustainability Department regarding the type of access management.

Four fundamental elements of access management drive virtually all decisions regarding project design. They are as follows:

- Functional Classification
- Location / Alignment
- Roadway Cross Section
- Access Locations and Control

The relationship of each of these key elements to the access management plan is reviewed in the following sections, followed by a section describing implementation strategies.

Functional Classification

Functional classification refers to a roadway's primary purpose. With the exception of fully controlled access freeway facilities, all roadways serve some combination of through travel and access to property. Roadways that are primarily intended for traffic service (typically for longer trips) are referred to as arterials. Those intended primarily for access to abutting land use are local streets. Collector roadways link local streets with arterials and often serve balanced demands for travel and access to property.

In many ways, the functional classification system for a network of roadways is analogous to a tree, with the arterials serving as the trunk, the collectors serving as the branches, and local streets serving as the twigs that tie directly with the leaves (representing individual land parcels).

Identifying the functional classification of a roadway is an important step in development because it drives many decisions regarding the physical needs of the facility, including lane requirements, appropriate design standards, cross section elements, right-of-way,

and access management components. Functional classification should be defined in the context of the overall roadway network to provide a balanced system that meets both travel and access requirements.

Location / Alignment

Once the functional classification of a roadway is identified, the next defining element is its location and alignment. The location and alignment of the roadway is important because it determines access to various properties. As the City determines re-alignments of existing roadways and alignments of new roadways it is important to consider how it meets up with existing roadways, provides access to parcels and the incorporation of other non-vehicular options.

Cross Section

The cross section establishes the right-of-way width necessary to accommodate the roadway and all of its associated features. These features include the number of travel and auxiliary lanes, pavement edge treatments/ drainage, pedestrian features, utilities, landscape/ buffers, and space for future expansion (as appropriate). All of these features must be considered in establishing the overall right-of-way for the roadway.

Access Control

The fourth major item to consider in initial development is access control. It is just as important to effective operations as the location and cross section of the roadway. As with alignment and cross section, access control is a significant engineering factor in facility design. More importantly, access control is a regulatory issue that requires coordination among departments and continual vigilance to insure that overall roadway operations are not compromised.

There are a number of design factors to consider with respect to access control, including the following: traffic signal spacing, driveway layouts and design, driveway offsets and spacing, and shared access opportunities. The relationship of these design factors to access control is presented in the following sections.

Traffic Signal Spacing:

Unless a decision is made to provide full access control, signalized intersections are likely to determine the level of service and quality of overall roadway operations. At an isolated intersection, the level of service of a roadway is determined directly by the traffic signal. Where intersections are spaced a mile apart or less, roadway capacity is determined by how well the traffic signals operate as a system.

The coordination of adjacent traffic signals is straightforward in concept. The signals must operate on the same cycle length, with offsets timed to match the arrival of vehicles from the upstream intersection. Cycle length is the total time allocated to all signal phases. Offsets are the points in time during the cycle that each phase changes. Pre-timed traffic signals repeat a cycle of a set length with fixed offsets, and the relationship between intersections is maintained through each cycle. More sophisticated systems may vary the cycle length, but for a given travel speed, the relationship between offsets of adjacent intersections is held constant to maintain progressive flow.

The coordination of traffic signals is easy on a one-way street. Timing patterns are developed to provide a "band" of green time based on a specific travel speed. Signal coordination becomes more complex for two-way operations since the optimal pattern in one direction may not work in the other direction. Generally, two-way progression can only be established where signalized intersections are evenly spaced. In fact, irregular spacing of intersections can make two-way progression mathematically

impossible. For that reason, identifying major intersections or entry points to optimize traffic signal operations may be the most important access strategy of all in early planning for arterial roadways.

Driveway Location and Design:

In order to maintain the integrity of overall operations of a roadway, signalized access points should be allowed only at locations that fit with optimal spacing of traffic signals for progression. If other access points are allowed, crossing of the median should not be allowed and they should not be signalized. In most cases, major developments should only be allowed to access the major arterial or collector at intersections at appropriate locations within the traffic signal system.

Permitting Requirements/ Development Issues: Driveway design standards should be adopted that provide appropriate tapers to accommodate the vehicles being served. Acceleration and deceleration lanes may be desirable at some locations, as indicated in traffic impact studies for specific developments.

ENCOURAGE CROSS EASEMENTS BETWEEN PARKING LOTS

Grouping entrances provides access from one business to another without the use of the main roadway. There are many areas in Cool Springs that do not have access between businesses. They are served by an excessive number of curb cuts. Typically, parking lots have been created for each of these businesses and individual curb cuts have been provided. The connection of parking lots and the creation of frontage roads (where feasible) and the internal connection of parking lots would maintain access between properties while enhancing the flow of traffic.

MANAGE BUSINESS SIGNAGE

Excess signage along arterials is a major problem in many communities. While signage is the primary means for a business to promote itself and serves as wayfinding for the motorist, often the number, size and style of signage can distract and mesmerize motorists traveling down a corridor and negatively impact the identity of an area. To positively impact the character in an area, a desired style and look should be established, as demonstrated in the identity recommendations outlined earlier in this chapter. By establishing a unique identity, standards can be implemented that regulate height, size, style and arrangement of signage. This would enhance the visual aesthetics of the corridors, provide clear direction for motorists, and provide a unifying element for varying land uses.

INCREASE OF SIDEWALKS/MULTI-USE PATHS

The addition of sidewalks and/or multi-use paths along arterial, collector and local roadways would encourage pedestrian and bicycle movement within neighborhoods and subdivisions. These could be used as a secondary layer of pedestrian pathway management, providing the ability to travel from a neighborhood to an activity center without the safety issues associated with the use of heavily traveled roadways. All new subdivisions as well as major commercial, office and industrial centers should be required to install sidewalks or paths that will interconnect into the proposed pathway, trail and greenway network. This should be accomplished through the zoning and subdivision ordinances.

INSTITUTE TRAFFIC CALMING MEASURES

5 IMPLEMENTATION

Traffic calming measures should be analyzed and applied to neighborhood or subdivision streets as warranted. Measures could include speed bumps, roundabouts, medians, textured pavements, rumble strips, raised crosswalks, and other special features. Traffic calming measures could help retain the residential nature of neighborhood streets by discouraging high operating speeds and non-local traffic.

IMPROVE CONNECTIONS/ACCESS

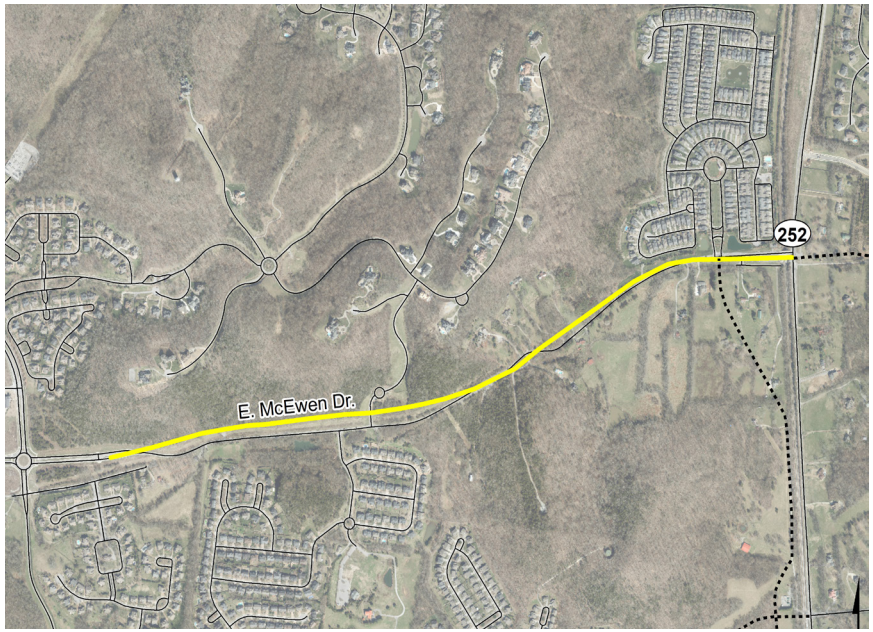
One of the traffic issues within Franklin has been the lack of connections between subdivisions, which causes increased congestion. The design of residential subdivisions has changed over the years. The size of lots, styles of houses, right-of-way configurations, and community amenities have been a function of subdivision regulations and the zoning ordinance. Curb cuts for newer subdivisions should align with those of older, adjacent developments where feasible and subdivisions should connect. Neighborhood streets should be extended to intersect with other local streets to improve neighborhood connections and access, and those streets should align with one another. This will be especially important in the northwestern, southern and far eastern areas of the City where a significant amount of residential development is projected for the future.

A1 PROJECT SHEETS

1 EAST MCEWEN DRIVE

COOL SPRINGS BOULEVARD TO WILSON PIKE (SR-252)

This project is a widening of East McEwen Drive from Cools Springs Boulevard to Wilson Pike (SR-252). The widening of this road from 2 to 4 lanes is necessary to handle the increased traffic from the Cool Springs Area.



PROJECT OVERVIEW	
OVERALL COST:	$37,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.38 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
	6′ Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

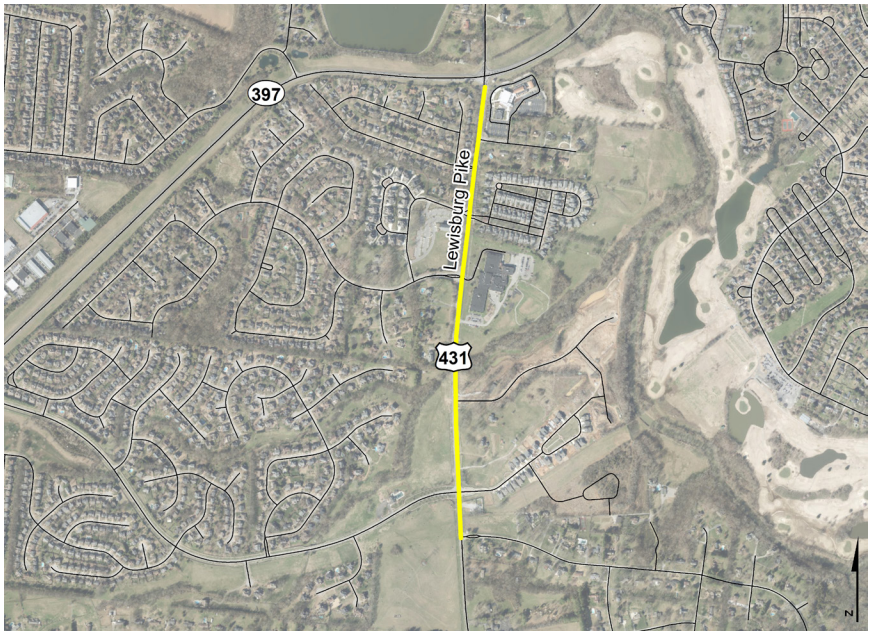
LEWISBURG PIKE (SR-106/US-431)

HOLLY HILL DRIVE TO MACK HATCHER PARKWAY (SR-397)

2

PROJECT OVERVIEW	
OVERALL COST:	$15,000,000
TIME FRAME:	Short
PROJECT DRIVER:	TDOT / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.86 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Multi-Use Path w/ 6′ Green Furnishing Zone (East Side)
	6′ Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

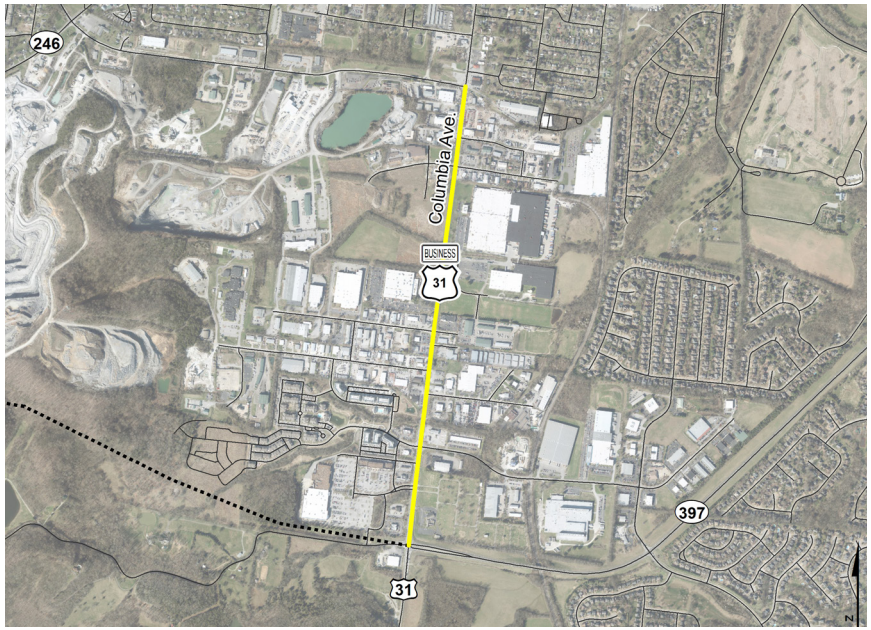
The project is a widening from 2 lanes to 4 lanes along Lewisburg Pike from Mack Hatcher Parkway (SR-397) to Holly Hill Drive. The widening of this roadway is necessary to continue to support access to Mack Hatcher from surrounding neighborhoods.



3 COLUMBIA AVENUE (SR-6/US-31)

MACK HATCHER PARKWAY (SR-397) TO DOWNS BOULEVARD

Columbia Avenue (SR-6/US-31) is proposed to be widened from 2-3 lanes to 5 lanes from Downs Boulevard to Mack Hatcher Parkway (SR-397). This projects provides a key link from the south side of Franklin into the Downtown. This area accesses heavy commercial and manufacturing areas within the City and the road must be able to handle truck traffic.



PROJECT OVERVIEW	
OVERALL COST:	$27,000,000
TIME FRAME:	Short
PROJECT DRIVER:	TDOT / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.15 miles
EXISTING LANES:	2-3
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	97 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8' Min Sidewalk W/ 6' Furnishing Zone (East Side)
	8' Min Sidewalk W/ 6' Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

NORTH ROYAL OAKS BOULEVARD 4

LAKEVIEW DRIVE TO LIBERTY PIKE

Royals Oaks Boulevard is a major arterial roadway within the City. It runs parallel to I-65 and provides critical access onto I-65 from Murfreesboro Road (SR-96W) and McEwen Drive. The roadway is to be widened from 2 to 4 lanes from Liberty Pike to Lakeview Drive.

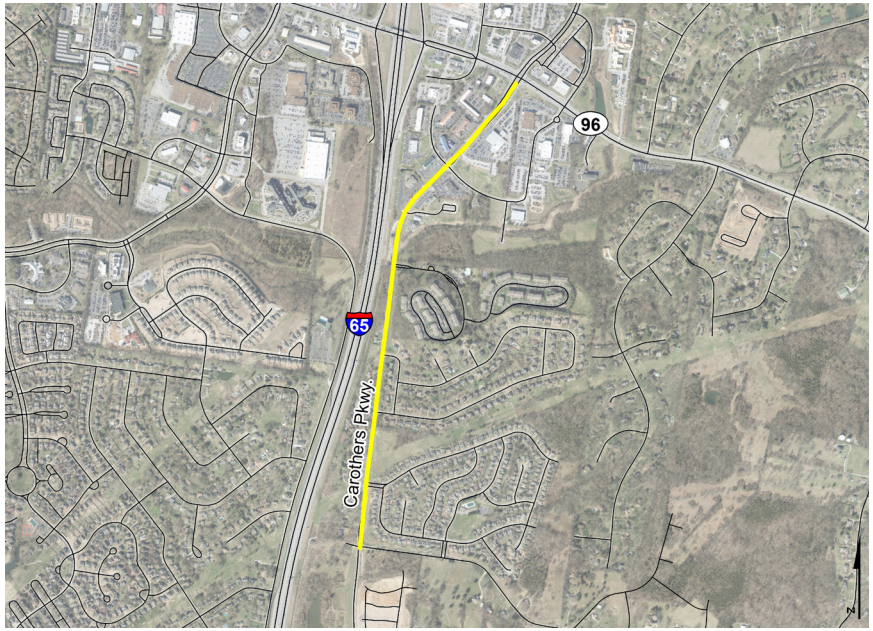
PROJECT OVERVIEW	
OVERALL COST:	$16,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.60 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	121 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8′ Min Sidewalk W/ 6′ Furnishing Zone (East Side)
	8′ Min Sidewalk W/ 6′ Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)



5 CAROTHERS PARKWAY

SOUTH CAROTHERS ROAD TO MURFREESBORO ROAD (SR-96)

This project is a widening of Carothers Parkway from Murfreesboro Road (SR-96W) to South Carothers Road. The widening takes the road from 2 to 4 lanes. The widening of Carothers Parkway provides greater north-south access that parallels I-65. There are existing neighborhoods, retail and office that is well served by the widening.



PROJECT OVERVIEW	
OVERALL COST:	$25,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.14 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	134 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8′ Min Sidewalk W/ 6′ Furnishing Zone (East Side) 12′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	8′ Min Sidewalk W/ 6′ Furnishing Zone (West Side) 6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

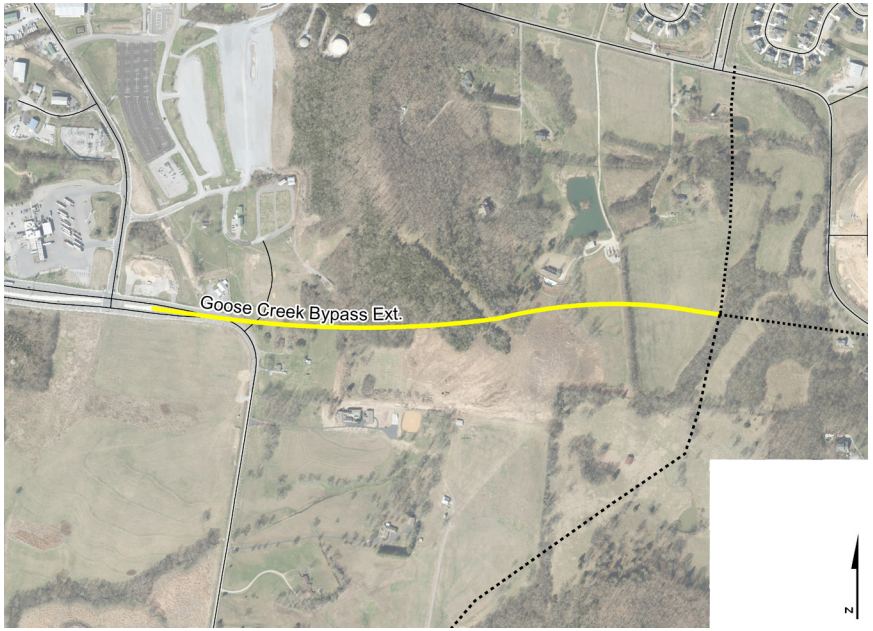
GOOSE CREEK BYPASS (SR-248) EXTENSION

CAROTHERS PARKWAY (FUTURE EXTENSION) TO EXISTING PEYTONSVILLE ROAD

6

PROJECT OVERVIEW	
OVERALL COST:	$17,000,000
TIME FRAME:	Short
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.68 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

This project is a new 4 lane road. It is an extension of the Goose Creek Bypass (SR-248) from Carothers Parkway (Future Extension) to Existing Peytonsville Road. The project would complete a connection between two major arterials. This connection is important to provide additional east-west access with the development of new residential in the southeast quadrant of the City.



7 MACK HATCHER PARKWAY (SR-397)

POLK PLACE DRIVE TO MURFREESBORO ROAD (SR-96)

This project is a widening from 2 to 4 lanes on Mack Hatcher Parkway (SR-397) from Murfreesboro Road (SR-96) to Polk Place Drive. The segment on the southeast side of downtown is a heavily travelled corridor due to its connection to Murfreesboro and Royal Oaks Boulevard and adjacent neighborhoods.



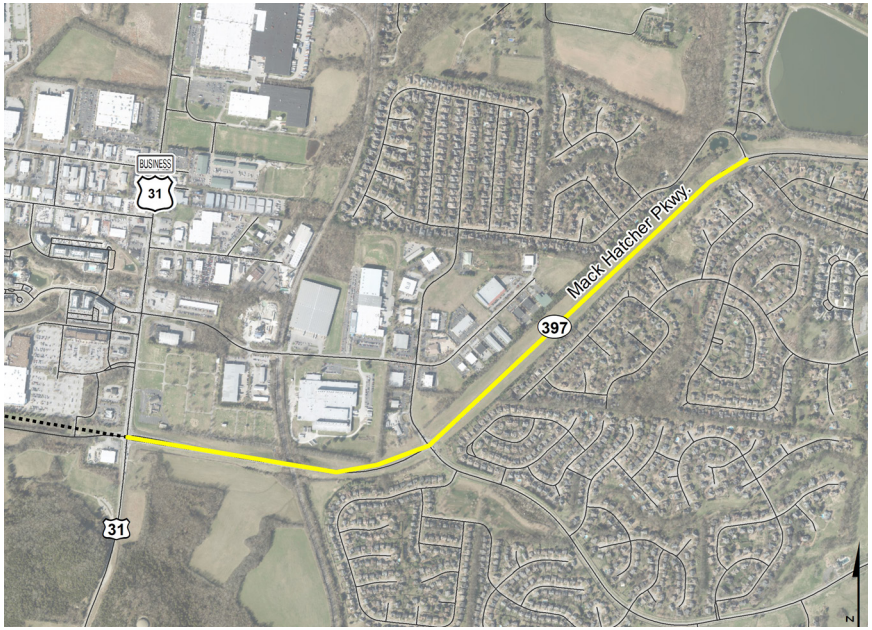
PROJECT OVERVIEW	
OVERALL COST:	$44,000,000
TIME FRAME:	Short
PROJECT DRIVER:	TDOT
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Expressway
SEGMENT LENGTH:	1.74 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	250 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	Prohibited
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green Zone (West Side)
TRANSIT STOPS	Prohibited

MACK HATCHER PARKWAY (SR-397)
POLK PLACE DRIVE TO COLUMBIA AVENUE (SR-6/US-31)

8

PROJECT OVERVIEW	
OVERALL COST:	$21,000,000
TIME FRAME:	Short
PROJECT DRIVER:	TDOT
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Expressway
SEGMENT LENGTH:	1.46 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	250 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	Prohibited
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green Zone (North Side)
TRANSIT STOPS	Prohibited

The project is the widening of Mack Hatcher Parkway (SR-397) from 2 to 4 lanes from Columbia Avenue (SR-6/US-31) to Polk Place Drive. This south section is an important east-west connection between Columbia Pike and Lewisburg Pike. It provide access to residential areas.



9 FRANKLIN ROAD (SR-6/US-31)

MACK HATCHER PARKWAY (SR-397) TO MALLORY STATION ROAD

Major arterial widening of Franklin Road (SR-6/US-31) from Mallory Station to Mack Hatcher (SR-397). This road will be widen from 2 to 4 lanes.



PROJECT OVERVIEW	
OVERALL COST:	$15,000,000
TIME FRAME:	Short
PROJECT DRIVER:	TDOT/City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.84 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

MURFREESBORO ROAD (SR-96) 10
EASTERN I-65 RAMP TO WESTERN I-65 RAMP

This project is a TDOT lead project of the widening of the bridge to 10 lanes. This widening is Murfreesboro Road (SR-96) from the Western I-65 ramp to the Eastern I-65 ramp. This intersection is a key intersection to move residents and employees onto the interstate system to go to north to Nashville or south to Spring Hill.

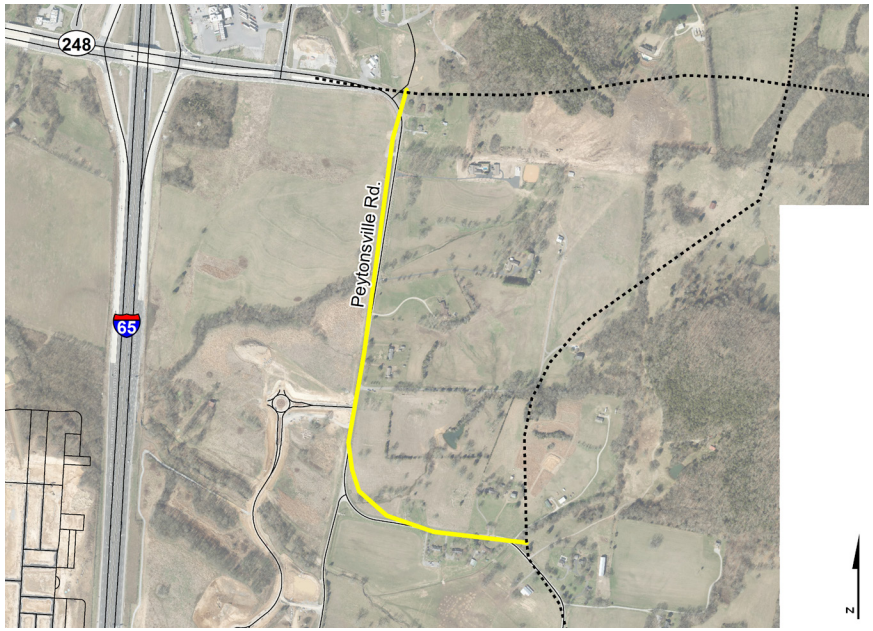
PROJECT OVERVIEW	
OVERALL COST:	$51,000,000
TIME FRAME:	Short
PROJECT DRIVER:	TDOT
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.25 miles
EXISTING LANES:	6
PROPOSED TRAVEL LANES:	10
PROPOSED RIGHT OF WAY:	250 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8′ Min Sidewalk w/ 6′ Furnishing Zone (South Side)
	8′ Min Sidewalk w/ 6′ Furnishing Zone (North Side)
TRANSIT STOPS	Prohibited



11 PEYTONSVILLE ROAD

CAROTHERS PARKWAY (FUTURE EXTENSION) TO GOOSE CREEK BYPASS (SR-248)

This project is to bring Peytonsville Road up to the City's current standards. This would be from the Goose Creek Bypass future extension (SR-248) to future Carothers Parkway. It is anticipated that there will be future mixed use growth in this area and a road to City standards is needed to handle the traffic.



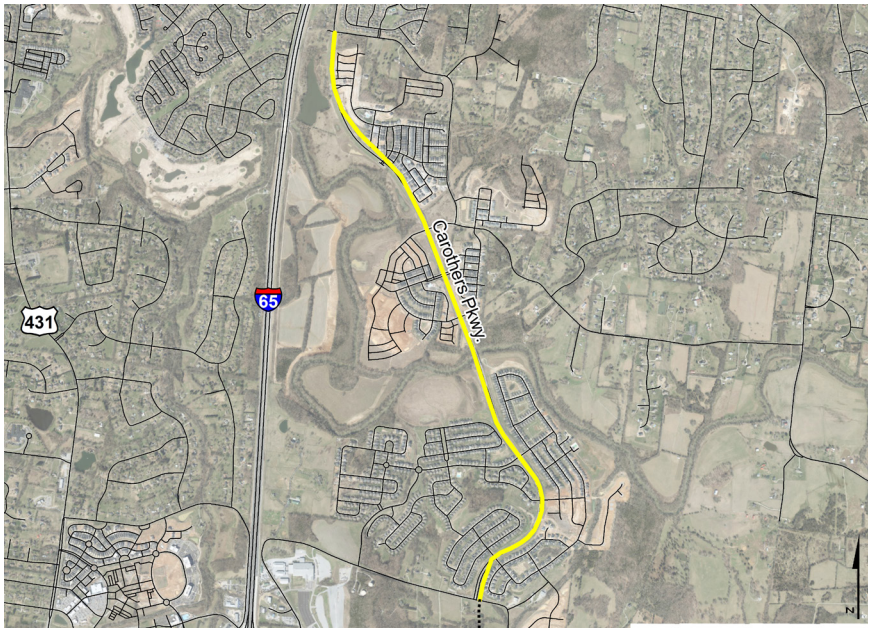
PROJECT OVERVIEW	
OVERALL COST:	$20,000,000
TIME FRAME:	Short
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	0.87 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	122 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (East Side)
	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

CAROTHERS PARKWAY
LONG LANE TO SOUTH CAROTHERS ROAD

12

Carothers Parkway a major arterial, will be widening from 2 to 4 lanes from South Carothers Road to Long Lane. This road is typically used for residents living in the area to get to other parts of the City without using the interstate. In the future, more residential development is expected and with the improvements in other areas of Carothers, a widening will be necessary.

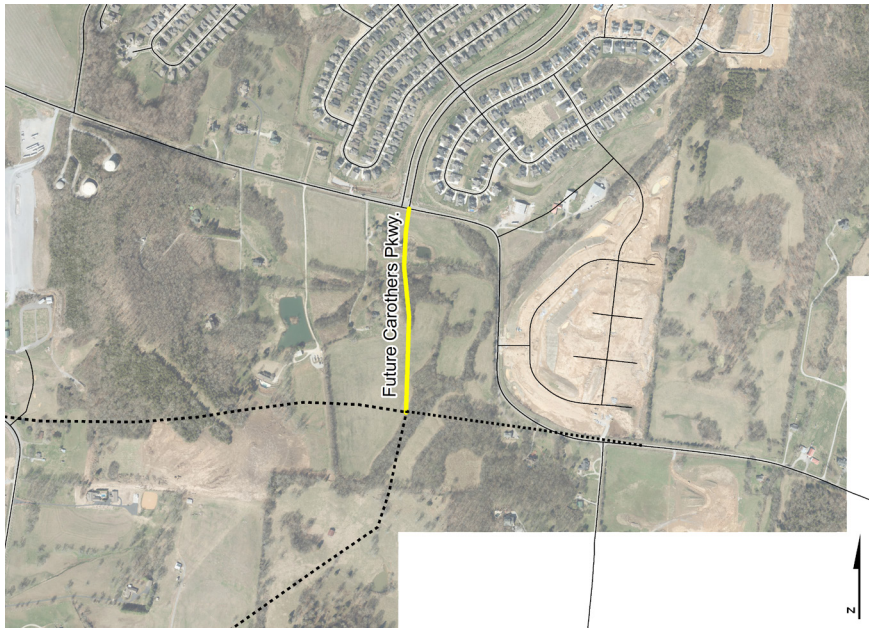
PROJECT OVERVIEW	
OVERALL COST:	$25,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	2.73 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)



13 CAROTHERS PARKWAY

GOOSE CREEK BYPASS (SR-248) (FUTURE EXTENSION) TO LONG LANE

A new road is proposed on Carothers Parkway, a major arterial. The new road would connect Long Lane to the future extension of Goose Creek Bypass (SR-248) and would be a 4 lane road. This improvement is critical to the north/south connection along Carothers Parkway to allow travels to cross the entire east side of the City without having to use I-65.



PROJECT OVERVIEW	
OVERALL COST:	$8,000,000
TIME FRAME:	Short
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.31 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

SOUTH BERRYS CHAPEL ROAD REALIGNMENT 14

MALLORY STATION ROAD TO SOUTH BERRYS CHAPEL ROAD

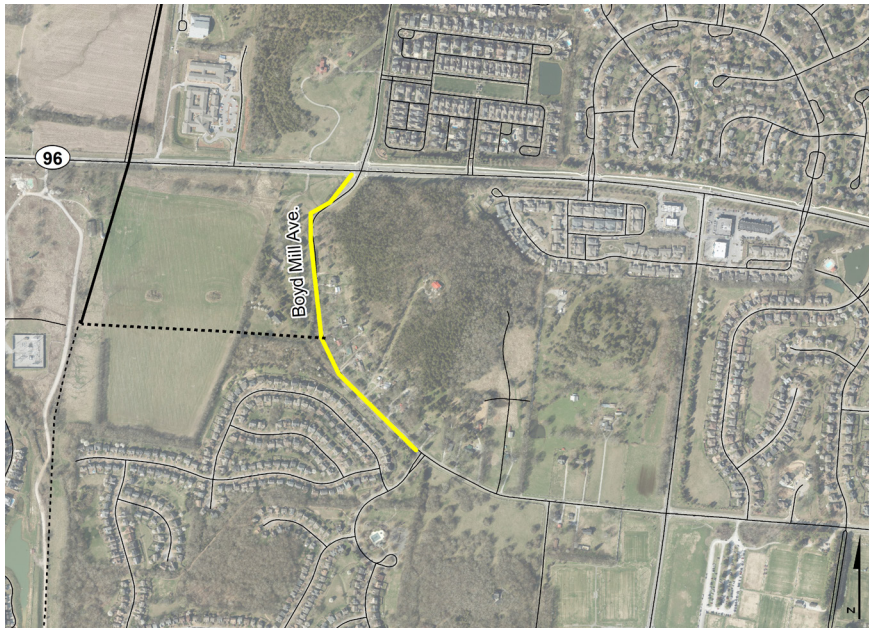
PROJECT OVERVIEW	
OVERALL COST:	$8,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.47 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

This project is a realignment at the intersection of South Berry's Chapel Road and Mallory Station Road. South Berry's Chapel is a minor collector. This alignment will cut down on cross traffic left hand turns onto S. Berry's Chapel Road and ease congestion out of the City.



15 BOYD MILL AVENUE
FRANKLIN GREEN PARKWAY TO HIGHWAY 96 WEST (SR-96W)

Boyd Mill Avenue is a minor collector that needs to be upgraded to City standards. The upgrade will occur from Highway 96 West (SR-96W) and Franklin Green Parkway. Boyd Mill is a key residential roadway that moves residents from their neighborhood to Highway 96 so they can access the larger network and get through the City or to the interstate.



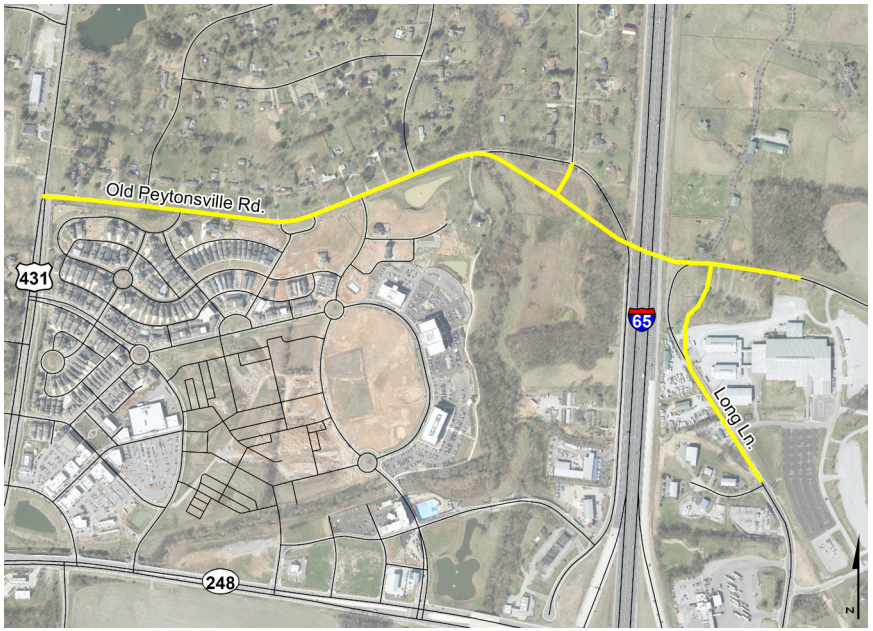
PROJECT OVERVIEW	
OVERALL COST:	$5,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.48 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (Wast Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

LONG LANE OVERPASS 16

LONG LANE TO LEWISBURG PIKE (SR-106/US-431)

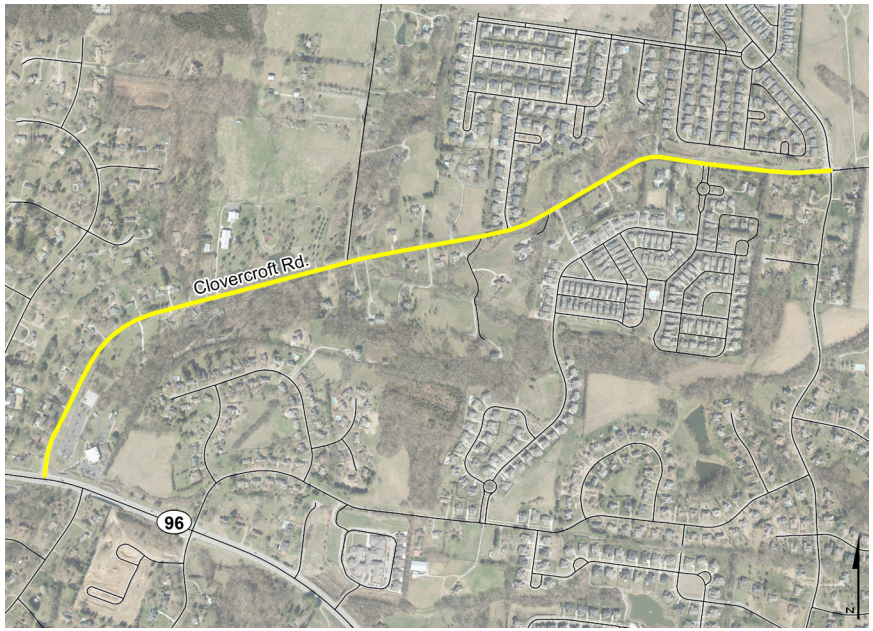
PROJECT OVERVIEW	
OVERALL COST:	$32,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	0.88 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

This project is a creation of a new overpass from Old Peytonsville Road to Long Lane. This project would provide another access point across the interstate south of the City. This would allow easier access from the west side to the east side of the City. This will be especially important as this area develops out with more mixed use development.



17 CLOVERCROFT ROAD
OXFORD GLEN DRIVE TO MURFREESBORO ROAD (SR-96)

Clovercroft Road is proposed to be upgraded to City standards from Murfreesboro Road (SR-96) to Oxford Glen Drive. This is a key section of road that connects neighborhoods to Murfreesboro Road and to Oxford Glen which provides connects into the Cool Springs area.



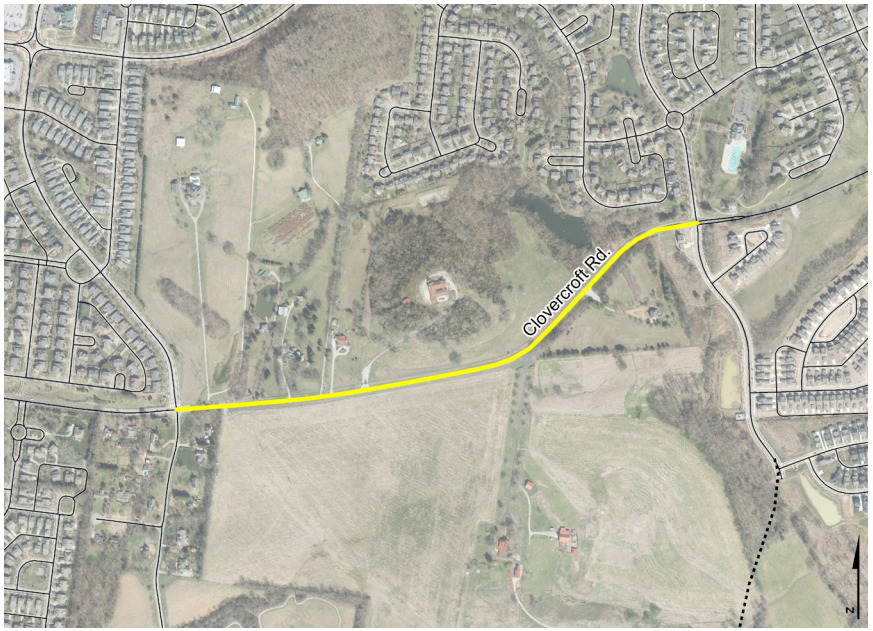
PROJECT OVERVIEW	
OVERALL COST:	$26,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	1.40 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

CLOVERCROFT ROAD
MARKET STREET TO OXFORD GLEN DRIVE

18

Major collector, Clovercroft Road will be upgraded to City standards from Oxford Glen Drive to Market Street. This road serves a relatively undeveloped area to the south. With future development over time, this roadway will need to be upgraded to City standards to provide the pedestrian amenities for future development.

PROJECT OVERVIEW	
OVERALL COST:	$10,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	0.72 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)



19 JORDAN ROAD
MALLORY LANE TO ASPEN GROVE DRIVE

Jordon Road, a minor collector will be widened from 2 to 3 lanes from Aspen Grove Drive to Mallory Lane. A turn lane is needed to help the flow of traffic with retail development and intensity in this area.



PROJECT OVERVIEW	
OVERALL COST:	$3,000000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.32 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	83 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8′ Min Sidewalk w/ 6′ Furnishing Zone (South Side)
	8′ Min Sidewalk w/ 6′ Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

LIBERTY PIKE 20

CAROTHERS PARKWAY TO COLUMBIA STATE COMMUNITY COLLEGE

PROJECT OVERVIEW	
OVERALL COST:	$10,000,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Arterial
SEGMENT LENGTH:	0.50 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	136 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8′ Min Sidewalk w/ 6′ Furnishing Zone (South Side)
	8′ Min Sidewalk w/ 6′ Furnishing Zone (South Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)

This project is the widening of Liberty Pike from 2 to 4 lanes. This minor arterial will be widened from Carothers Parkway to Columbia State Community College. This is a key connection point to both Carothers Parkway which can be taken to either McEwen or Murfreesboro Road to access I-65. This roadway also connects under I-65 for access to the west side of the City.



21 EAST MCEWEN DRIVE

EASTERN CITY LIMITS TO WILSON PIKE (SR-252)

Creation of a new major arterial from Wilson Pike (SR-252) to the Eastern City Limits. East McEwen Drive will be a 2 lane roadway. This new roadway provides a critical east-west access point from the eastern side of the County into Franklin.



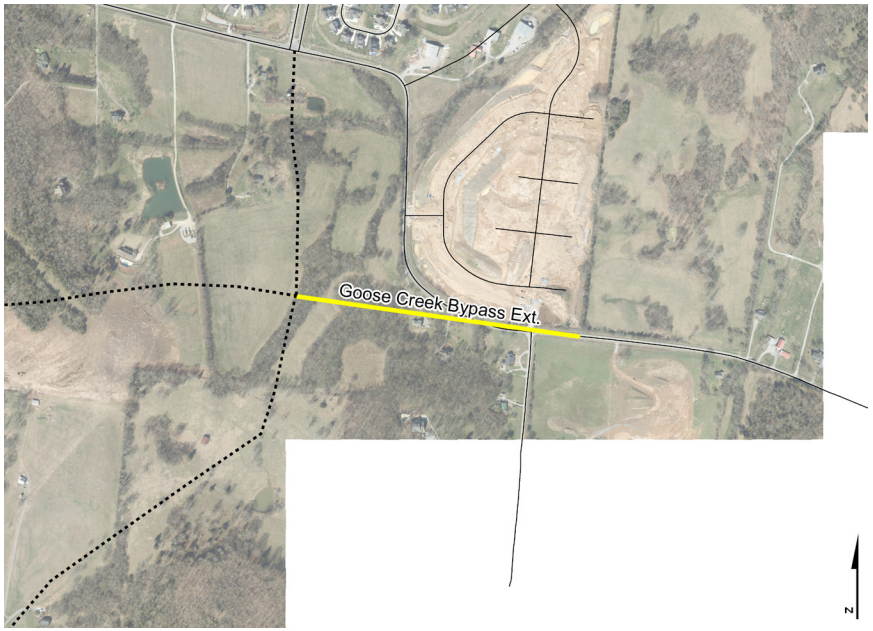
PROJECT OVERVIEW	
OVERALL COST:	$22,500,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin / City of Brentwood
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.25 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

GOOSE CREEK BYPASS (SR-248) EXTENSION
LONG LANE TO CAROTHERS PARKWAY (FUTURE EXTENSION)

22

PROJECT OVERVIEW	
OVERALL COST:	$8,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.36 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

The Goose Creek Bypass (SR-248) is an extension from the future extension of Carothers Parkway to Long Lane. This major arterial will be a 4 lane roadway. This small segment helps to finish out the transportation network on the southeast side of the City. This area has been identified for future mixed use growth in the City.



23 FRANKLIN ROAD (SR-6/US-31)
MALLORY STATION ROAD TO DAVENPORT BLVD

Widening of Franklin Road (SR-6/US-31) from 2 to 4 lanes from Davenport Boulevard to Mallory Station. Franklin Road is a major arterial and is a critical roadway to move traffic into and out of the City. Because of this heavy traffic, the improvement is needed.



PROJECT OVERVIEW	
OVERALL COST:	$21,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	TDOT / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.10 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

COLUMBIA AVENUE (SR-6/US-31)
DOWNS BOULEVARD TO FOWLKES STREET

24

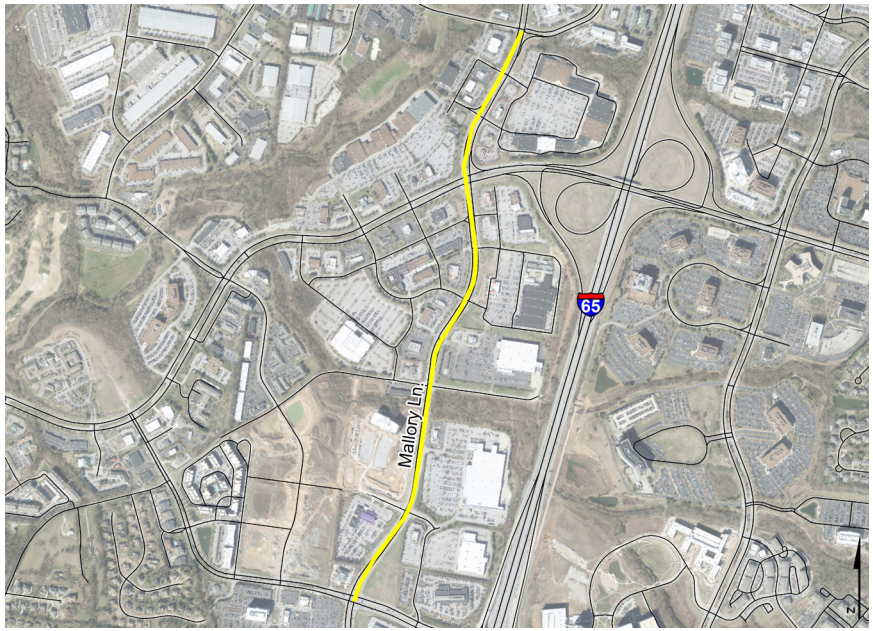
PROJECT OVERVIEW	
OVERALL COST:	$9,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.73 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	73 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8' Min Sidewalk w/ 6' Furnishing Zone (East Side)
	8' Min Sidewalk w/ 6' Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Columbia Avenue (SR-6/US31), a major arterial will be widened from 2 to 3 lanes from Fowlkes Street to Downs Boulevard. This roadway is an important part of the Downtown grid network. Columbia Avenue is one of the major corridors used to get downtown so it carries both car and truck traffic.



25 MALLORY LANE
WEST MCEWEN DRIVE TO MALLORY STATION ROAD

Mallory Lane is a key east-west connector that runs parallel to I-65. It is an economic corridor connecting residents and employees to retail, services and jobs. Mallory Lane is proposed to be widened from 4 to 6 lanes. The widening on this major arterial would occur between Mallory Station Road and West McEwen Drive.



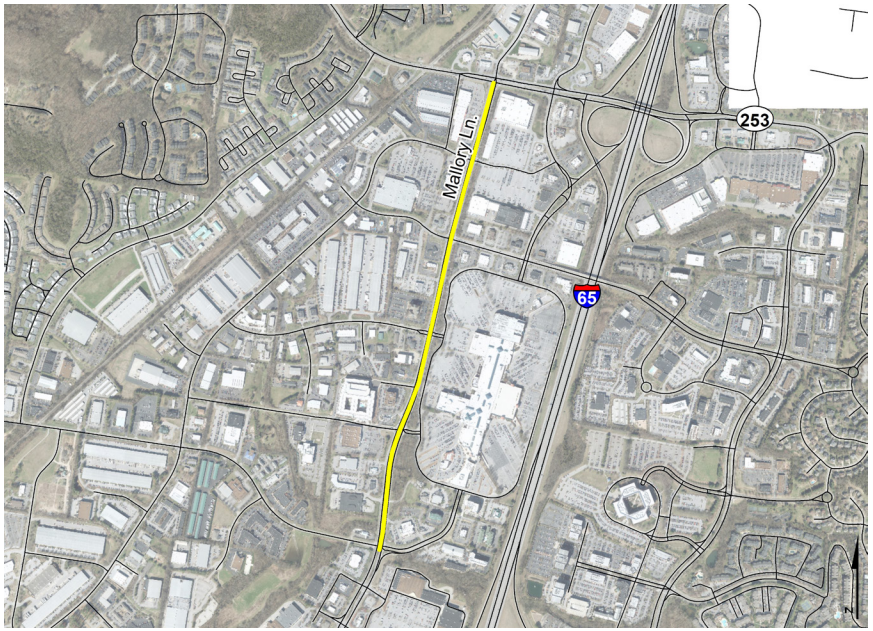
PROJECT OVERVIEW	
OVERALL COST:	$30,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.22 miles
EXISTING LANES:	4
PROPOSED TRAVEL LANES:	6
PROPOSED RIGHT OF WAY:	154 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8′ Min Sidewalk w/ 6′ Furnishing Zone (East Side)
	8′ Min Sidewalk w/ 6′ Furnishing Zone (West Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)

MALLORY LANE 26

MALLORY STATION ROAD TO MOORES LANE (SR-441)

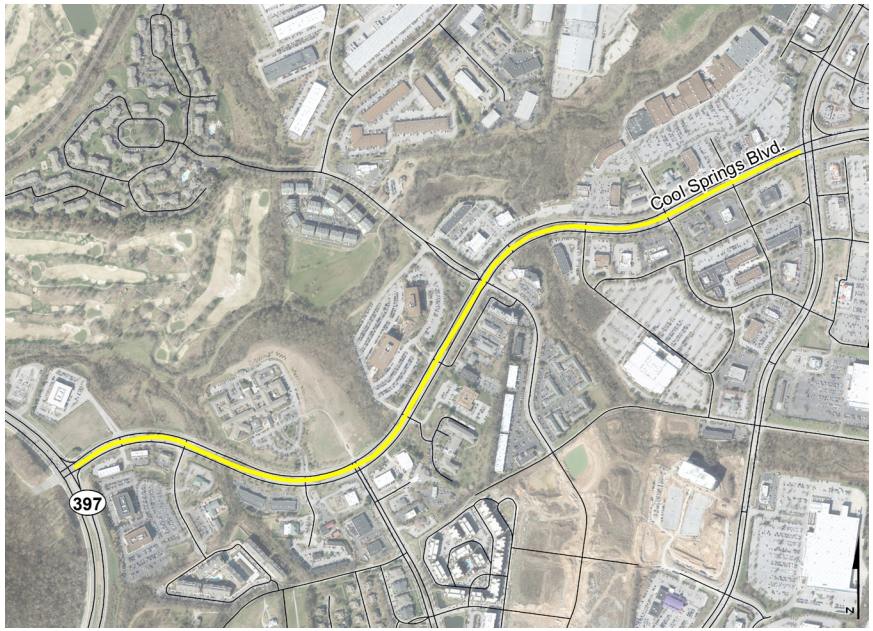
PROJECT OVERVIEW	
OVERALL COST:	$27,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.08 miles
EXISTING LANES:	4
PROPOSED TRAVEL LANES:	6
PROPOSED RIGHT OF WAY:	154 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8′ Min Sidewalk w/ 6′ Furnishing Zone (East Side)
	8′ Min Sidewalk w/ 6′ Furnishing Zone (West Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)

This project is a continuation of project number 27. This would widen the northern portion of Mallory Lane to 6 lanes from Mallory Station Road to Moores Lane (SR-441). This major arterial provides access to Cool Springs Galleria and other adjacent retail shops and services. This is a heavily traveled roadway from people outside of Franklin in addition to the residents.



27 COOL SPRINGS BOULEVARD
MALLORY LANE TO MACK HATCHER PARKWAY (SR-397)

Cool Springs Boulevard is a major arterial that moves traffic into the City's retail and employment center. Therefore, as traffic has continued to increase, widening of the road from 4 to 6 lanes from Mack Hatcher Parkway (SR-397) to Mallory Lane is necessary to handle the increased traffic.

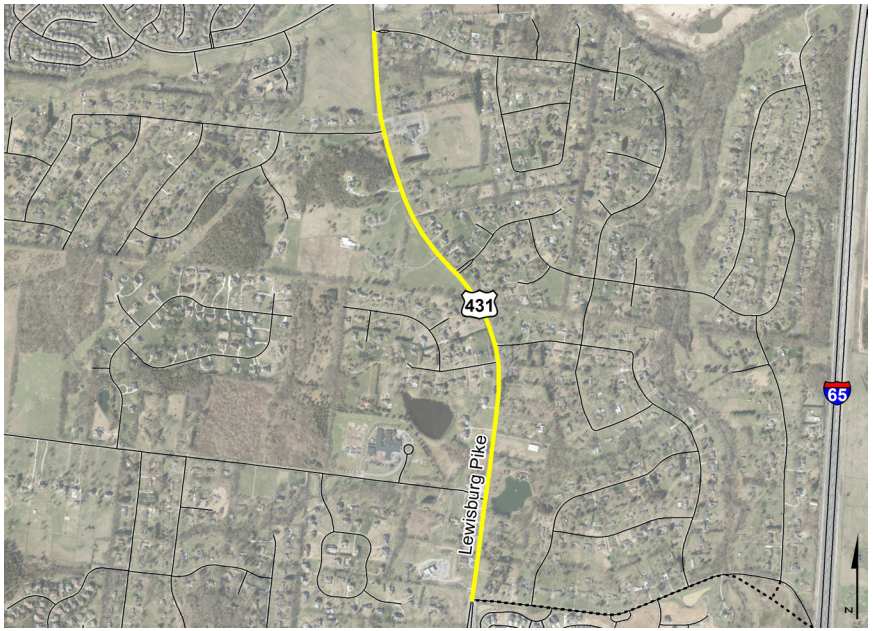


PROJECT OVERVIEW	
OVERALL COST:	$32,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.31 miles
EXISTING LANES:	4
PROPOSED TRAVEL LANES:	6
PROPOSED RIGHT OF WAY:	154 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8' Min Sidewalk w/ 6' Furnishing Zone (East Side)
	8' Min Sidewalk w/ 6' Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

LEWISBURG PIKE (SR-106/US-431) 28
OLD PEYTONSVILLE ROAD TO HOLLY HILL DRIVE

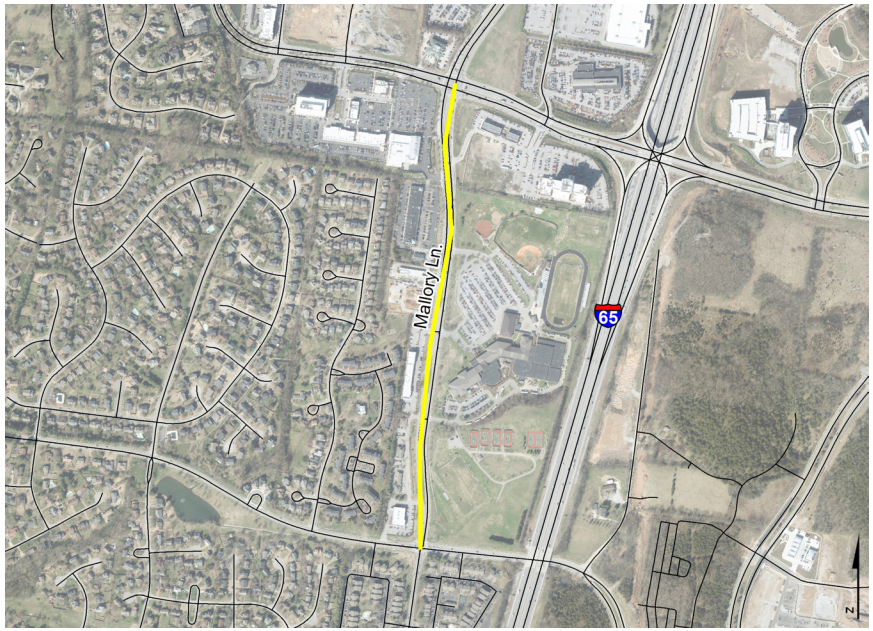
PROJECT OVERVIEW	
OVERALL COST:	$31,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	TDOT / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.37 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

This project is the widening of major arterial, Lewisburg Pike (SR-106/US-431) from 2 to 4 lanes from Old Peytonsville Road to Holly Hill Drive. Lewisburg Pike is the other major north-south corridor that travelers use to access the downtown and retail and jobs in the Cool Springs Area. As the south continues to develop out with residential, this will be a key corridor.



29 MALLORY LANE
LIBERTY PIKE TO WEST MCEWEN DRIVE

Mallory Lane is a major arterial carrying traffic from residential areas south into the Cools Springs Area on the west side of I-65. The road will be widened from 2 to 4 lanes.



PROJECT OVERVIEW	
OVERALL COST:	$16,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.64 miles
EXISTING LANES:	4
PROPOSED TRAVEL LANES:	6
PROPOSED RIGHT OF WAY:	154 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8′ Min Sidewalk w/ 6′ Furnishing Zone (East Side)
	8′ Min Sidewalk w/ 6′ Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

WEST MAIN STREET (SR-246)
DOWNS BOULEVARD TO NATCHEZ STREET

30

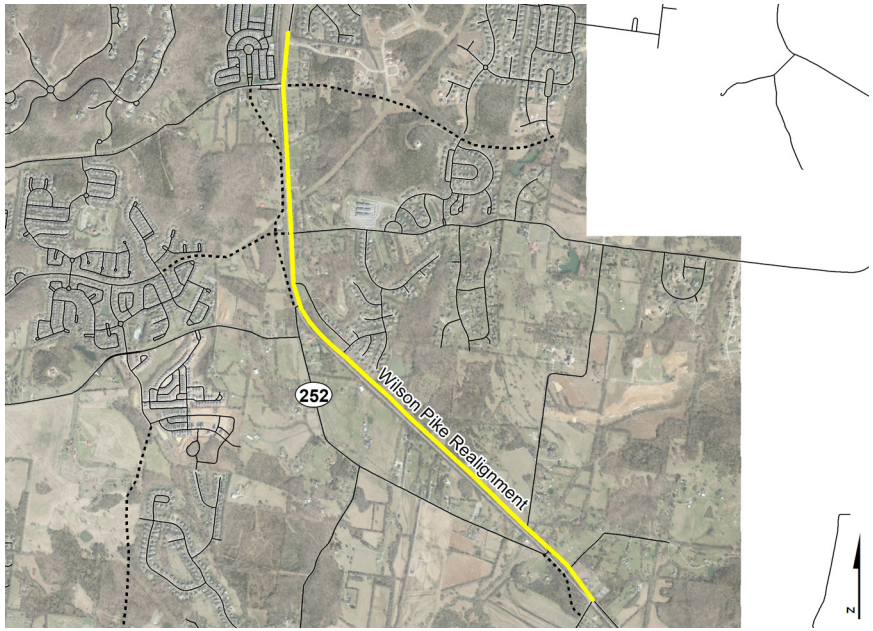
West Main street is a heavy commercial and industrial corridor on the southwest side of the City. This minor arterial contains heavy truck traffic and vehicles. The road will be widen to 3 lanes to add a turn lane to help the flow of traffic.

PROJECT OVERVIEW	
OVERALL COST:	$10,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Arterial
SEGMENT LENGTH:	0.72 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	69 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)



31 WILSON PIKE (SR-252) REALIGNMENT
TRINITY ROAD TO EAST MCEWEN DRIVE

TDOT has a plan for a new Wilson Pike Road between East McEwen Drive and Trinity Road. This would be a new two lane road that would address the issues of the two one-lane viaduct entrances on each end of Wilson Pike.

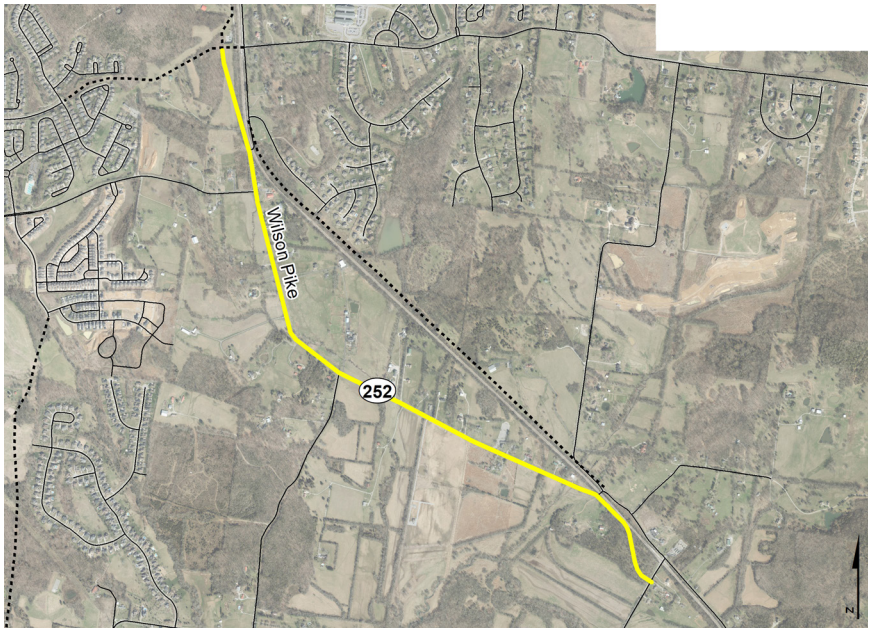


PROJECT OVERVIEW	
OVERALL COST:	$66,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	TDOT
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	2.98 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

(OLD/EXISTING) WILSON PIKE
TRINITY ROAD TO LIBERTY PIKE (FUTURE EXTENSION) 32

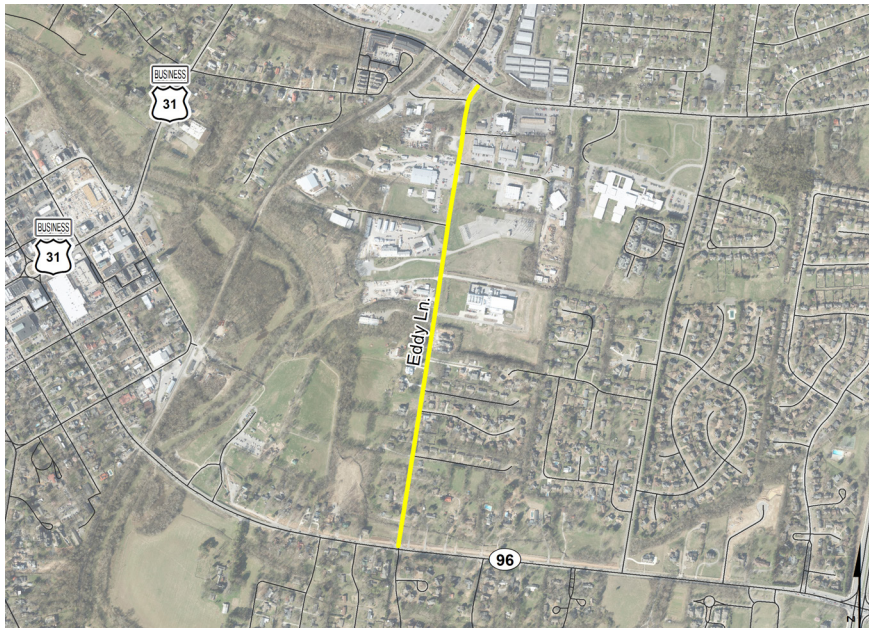
PROJECT OVERVIEW	
OVERALL COST:	$29,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	2.29 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

This project would enhance connections on the west side of the railroad tracks. This is a City of Franklin led projects where a future extension of Liberty Pike would be created to tie into and connect both Clovercroft Road, North Chapel Road and Trinity Road, utilizing existing road networks. This would be a 3 lane roadway.



33 EDDY LANE
MURFREESBORO ROAD (SR-96) TO LIBERTY PIKE

This widening project will help to enhance connections between Liberty Pike and Murfreesboro Road moving residential out to arterial roads that can handle and move the traffic. This would be a widening from 2 to 3 lanes to help the flow of traffic on Eddy Lane.



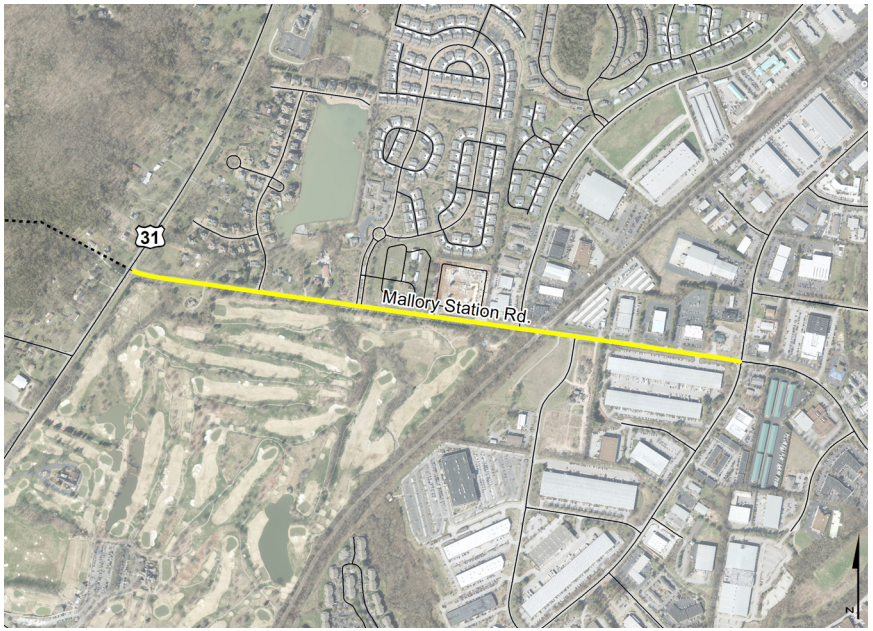
PROJECT OVERVIEW	
OVERALL COST:	$10,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.78 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

MALLORY STATION ROAD 34

SEABOARD LANE TO FRANKLIN ROAD (SR-6/US-31)

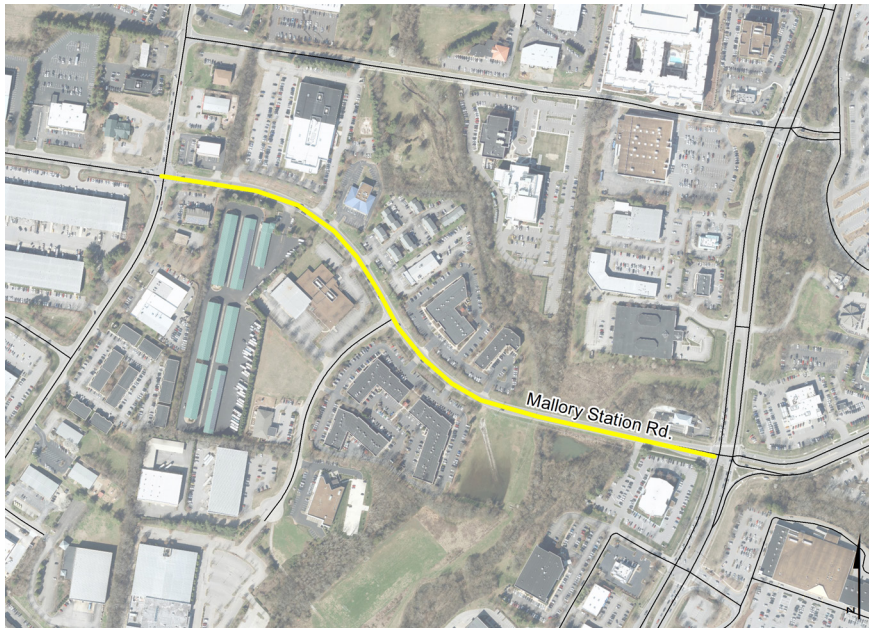
PROJECT OVERVIEW	
OVERALL COST:	$19,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	0.99 miles
EXISTING LANES:	3
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side) 8′ Min Sidewalk w/ 6′ Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side) 8′ Min Sidewalk w/ 6′ Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Mallory Station road will be widened to 4 lanes between Franklin Road and Seaboard Lane. This major collector provides a key connection to Franklin Road to access the Downtown or travel to the north to Brentwood. Mallory Station Road is a main commercial corridor that leads to the Cool Springs Area.



35 MALLORY STATION ROAD
MALLORY LANE TO SEABOARD LANE

Project 37 is a companion project to project 36. This improvement will complete the widening of Mallory Station Road to 4 lanes from Seaboard Lane to Mallory Lane. Mallory Station Road is a key connection from the Cool Springs Galleria west to travel to the downtown via Franklin Road or to travel to Brentwood using the local network.



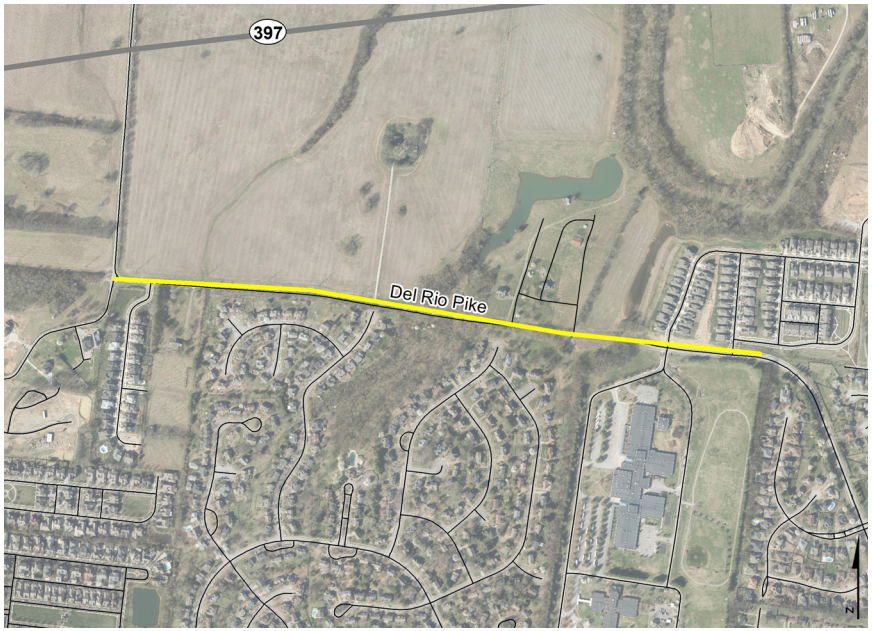
PROJECT OVERVIEW	
OVERALL COST:	$12,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	0.52 miles
EXISTING LANES:	3
PROPOSED TRAVEL LANES:	5 (4 w/ TWLTL)
PROPOSED RIGHT OF WAY:	97 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8′ Min Sidewalk w/ 6′ Furnishing Zone (South Side)
	8′ Min Sidewalk w/ 6′ Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

DEL RIO PIKE 36

POPLAR GROVE ELEMENTARY SCHOOL TO CARLISLE LANE

PROJECT OVERVIEW	
OVERALL COST:	$10,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.81 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Del Rio Pike is proposed to be upgraded to current standards between Carlisle Lane and Poplar Grove Elementary School. This will include upgrading the pedestrian network to connect the nearby neighborhoods to the school.



37 1ST AVENUE NORTH EXTENSION
BRIDGE STREET TO NORTH MARGIN STREET

This project is an improvement to the Downtown core of Franklin. This would be the creation of a new 2 lane road to connect 1st Avenue North between Bridge Street and North Margin Street. This road will complete the Downtown network and will provide another option to maneuver around the Downtown.

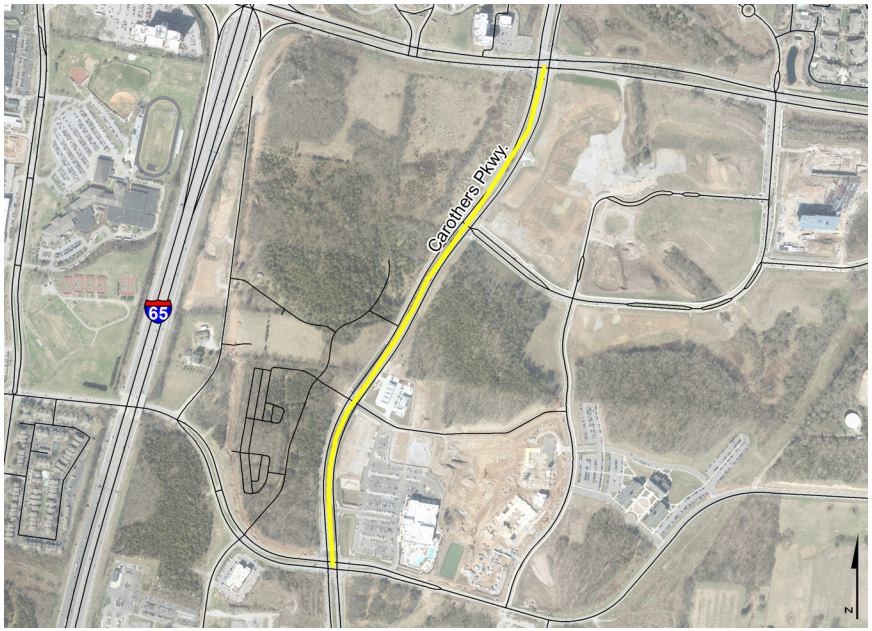


PROJECT OVERVIEW	
OVERALL COST:	$3,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.17 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	69 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Trail w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

CAROTHERS PARKWAY
LIBERTY PIKE TO EAST MCEWEN DRIVE 38

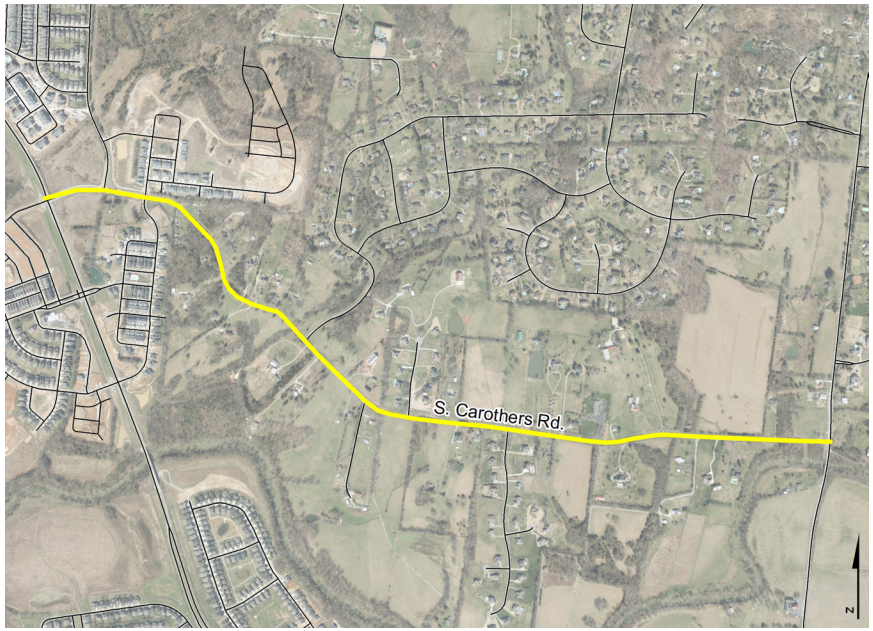
Carothers Parkway, a major arterial, will be widened to 6 lanes between Liberty Pike and East McEwen Drive. Carothers Parkway is a major arterial that moves people from the south areas of the City into the employment areas. There is still some land to develop in this area and it is projected to be employment uses.

PROJECT OVERVIEW	
OVERALL COST:	$17,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.76 miles
EXISTING LANES:	4
PROPOSED TRAVEL LANES:	6
PROPOSED RIGHT OF WAY:	158 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (East Side)
	8′ Min Sidewalk w/ 6′ Furnishing Zone (West Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)



39 SOUTH CAROTHERS ROAD
ARNO ROAD TO CAROTHERS PARKWAY

South Carothers Road will be upgraded to City standards. This roadway is a connection between Carothers Parkway and Arno Road. This upgrade will help the flow of increased traffic from Carothers to the east.



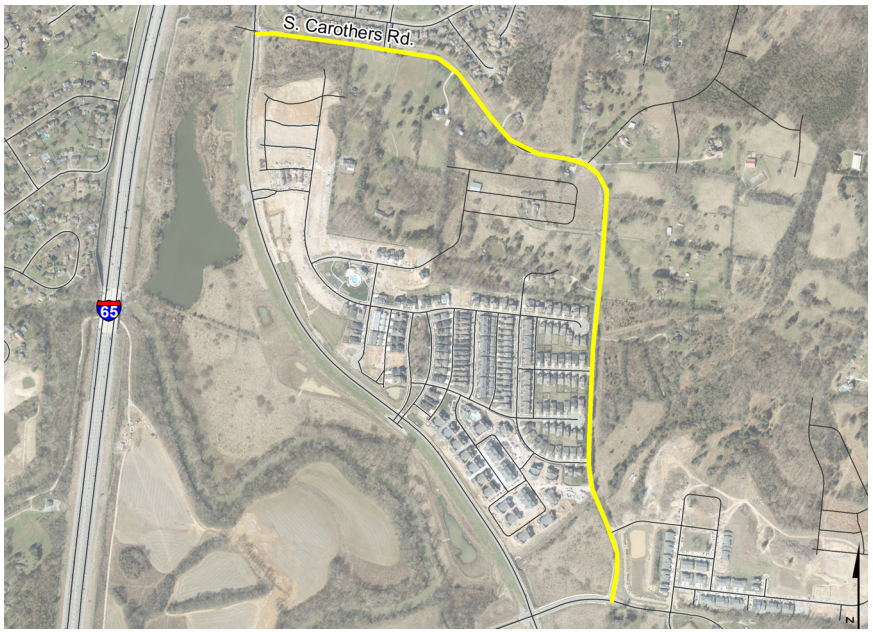
PROJECT OVERVIEW	
OVERALL COST:	$34,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	1.79 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	122 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (South Side)
	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

SOUTH CAROTHERS ROAD

SOUTH CAROTHERS ROAD / LONGPOINT WAY TO CAROTHERS PARKWAY

40

PROJECT OVERVIEW	
OVERALL COST:	$15,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.16 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (East Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)



41 CAROTHERS PARKWAY
MURFREESBORO ROAD (SR-96) TO LIBERTY PIKE

Carothers Parkway will be widened to 6 lanes from Murfreesboro Road to Liberty Pike. Carothers Parkway is a major arterial that runs parallel to I-65 and provides access from the north side of the City to the south side. The City will have upgraded the majority of this road by 2040 in order to handle the increased traffic along this corridor.



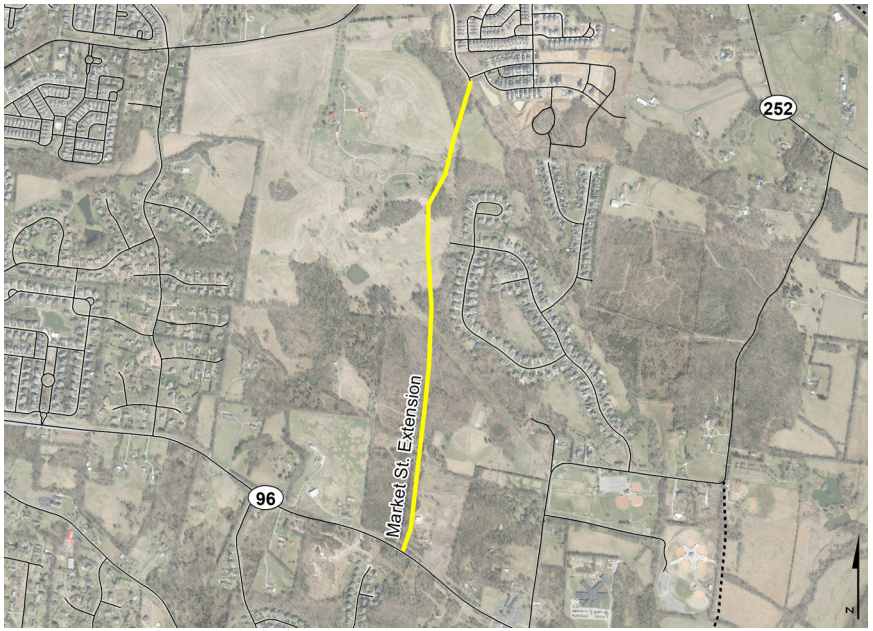
PROJECT OVERVIEW	
OVERALL COST:	$18,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.75 miles
EXISTING LANES:	4
PROPOSED TRAVEL LANES:	6
PROPOSED RIGHT OF WAY:	134 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (East Side)
	8′ Min Sidewalk w/ 6′ Furnishing Zone (West Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)

MARKET STREET EXTENSION
MURFREESBORO ROAD (SR-96) TO AMELIA PARK SUBDIVISION

42

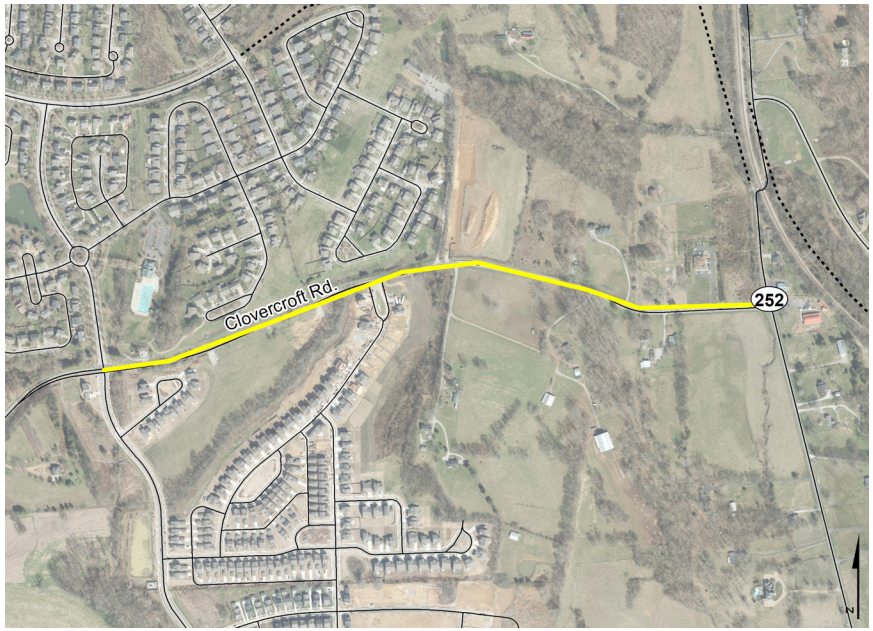
PROJECT OVERVIEW	
OVERALL COST:	$17,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	Development
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.17 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

This project is a new 2 lane road to connect Amelia Park Subdivision and the future extension of North Chapel Road will be driven by development in the area. This connection will provide access to land that is currently not developed and proposed to be additional neighborhoods in the future.



43 CLOVERCROFT ROAD
(OLD/EXISTING) WILSON PIKE TO MARKET STREET

Clovercroft, a major collector, will be upgraded to City standards from Market Street to Old/Existing connection of Wilson Pike. This roadway needs to be upgraded due to future residential development in the area proposed for the future.



PROJECT OVERVIEW	
OVERALL COST:	$11,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	0.77 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

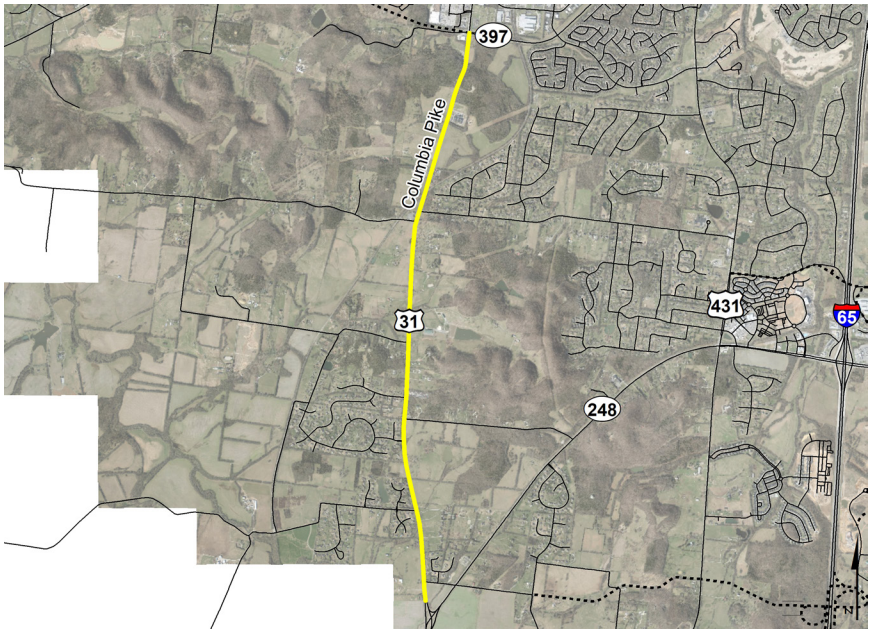
COLUMBIA PIKE (SR-6/US-31)

GOOSE CREEK BYPASS (SR-248) TO MACK HATCHER PARKWAY (SR-397)

44

PROJECT OVERVIEW	
OVERALL COST:	$64,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	TDOT
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	3.89 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (East Side)
	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Columbia Pike, a major arterial, will be widened to 4 lanes from Mack Hatcher Parkway (SR-397) to Goose Creek Bypass (SR-248). Columbia Pike is one of two major north-south corridors that provide access into the south side of Downtown and the southwest side of the City. The



45 GOOSE CREEK BYPASS (SR-248)

COLUMBIA PIKE (SR-6/US-31) TO LEWISBURG PIKE (SR-106/US-431)

Goose Creek Bypass (SR-248) a key east-west connection will be widened to 4 lanes. This improvement will occur from Columbia Pike (SR-6/US-31) to Lewisburg Pike (SR-106-US 431). This widening will support the future proposed residential development in the southern part of the City.



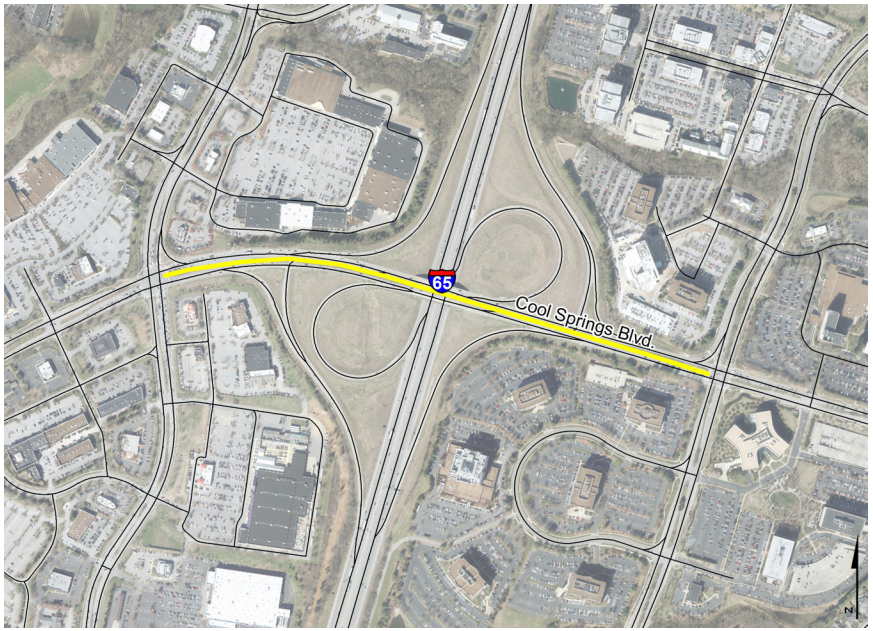
PROJECT OVERVIEW	
OVERALL COST:	$43,000,000
TIME FRAME:	Long
PROJECT DRIVER:	TDOT
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	2.66 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

COOL SPRINGS BOULEVARD
CAROTHERS PARKWAY TO MALLORY LANE

46

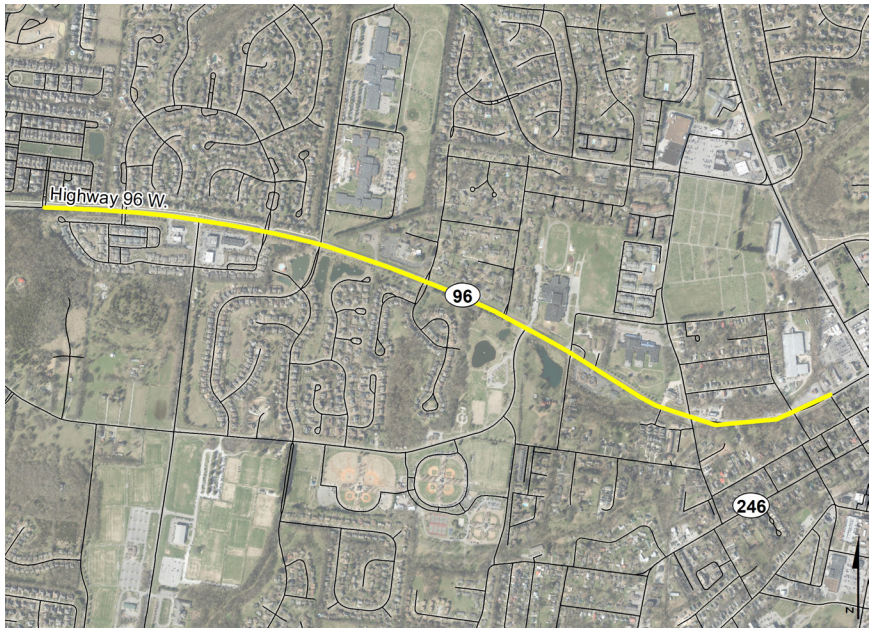
Widening of Cool Springs Boulevard from Mallory Lane to Carothers Parkway. This major arterial will be widened from 4 to 10 lanes. Cool Springs Boulevard is a key corridor that connects higher density residential to jobs and retail areas. This area is heavily traveled from Carothers Parkway to Mallory Lane as well as off of I-65.

PROJECT OVERVIEW	
OVERALL COST:	$20,000,000
TIME FRAME:	Long
PROJECT DRIVER:	TDOT / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.63 miles
EXISTING LANES:	4-6
PROPOSED TRAVEL LANES:	6-10
PROPOSED RIGHT OF WAY:	158 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	8' Min Sidewalk w/ 6' Furnishing Zone (South Side)
	8' Min Sidewalk w/ 6' Furnishing Zone (North Side)
TRANSIT STOPS	Prohibited



47 HIGHWAY 96 WEST (SR-96W)
7TH AVENUE NORTH TO CARLISLE LANE

Highway 96 West (SR-96W) from Carlisle Lane to 7th Avenue North will be widened to 4 lanes. This major arterial traverses from the west side neighborhoods into the Downtown. As the west side of the City continues to develop with residential, this corridor will continue to be heavily traveled.



PROJECT OVERVIEW	
OVERALL COST:	$28,000,000
TIME FRAME:	Long
PROJECT DRIVER:	TDOT/City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.80 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

CAROTHERS PARKWAY
COOL SPRINGS BOULEVARD TO BAKERS BRIDGE AVENUE

48

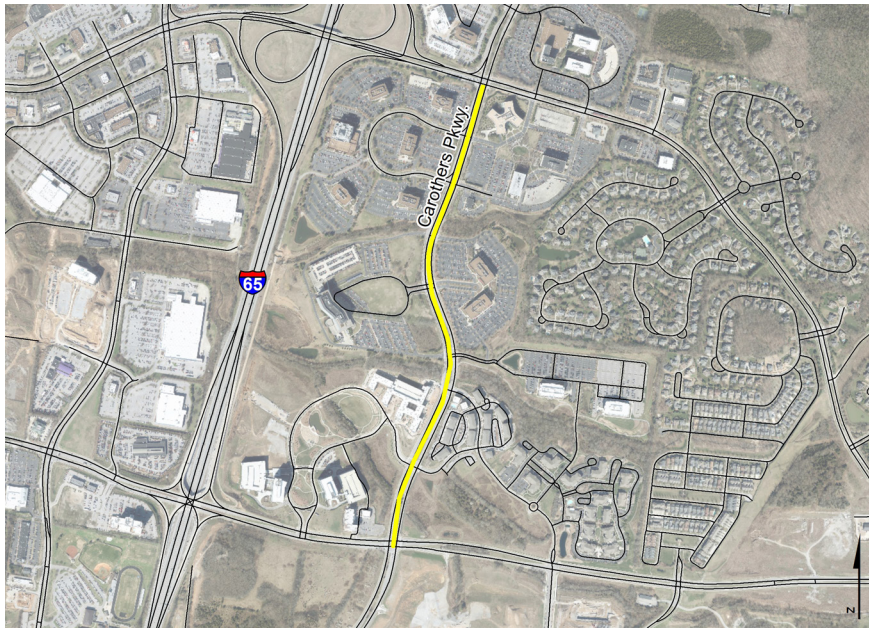
PROJECT OVERVIEW	
OVERALL COST:	$28,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.11 miles
EXISTING LANES:	4
PROPOSED TRAVEL LANES:	6
PROPOSED RIGHT OF WAY:	158 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (East Side)
	8' Min Sidewalk w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)

The section of Carothers Parkway will be widened to 6 lanes similar to other segments of Carothers Parkway. This section of the major arterial will be widened from Bakers Bridge Avenue to Cool Springs Boulevard. This is a key north-south corridor that accesses the employment areas within the City. This area still has room to have increased density for both employment and retail uses. Therefore, the LOS will not improve drastically without some form of mass transit.



49 CAROTHERS PARKWAY
EAST MCEWEN DRIVE TO COOL SPRINGS BOULEVARD

This section of Carothers will also be widened from 4 to 6 lanes from Cool Springs Boulevard to East McEwen Drive. This is a key north-south corridor that accesses the employment areas within the City. This drastic change is due to the increased density and type of development in this area and its location between two major intersections to access I-65. The staff will need to review future recommendations prior to 2040 as development occurs. Mass transit in this area could also positively impact this LOS.

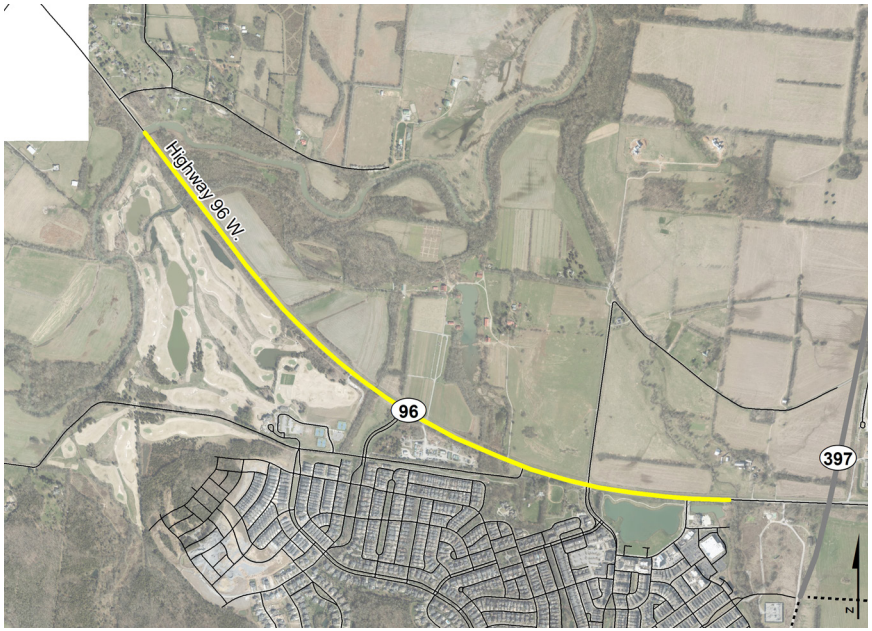


PROJECT OVERVIEW	
OVERALL COST:	$24,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.96 miles
EXISTING LANES:	4
PROPOSED TRAVEL LANES:	6
PROPOSED RIGHT OF WAY:	158 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (East Side)
	8′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)

HIGHWAY 96 WEST (SR-96W) 50
MACK HATCHER PARKWAY (SR-397) TO WESTERN UGB

PROJECT OVERVIEW	
OVERALL COST:	$30,000,000
TIME FRAME:	Long
PROJECT DRIVER:	TDOT/City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.79 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Highway 96 West (SR-96W) will be widened to 4 lanes from the western UGB to Mack Hatcher Parkway (SR-397). This section takes vehicular traffic out to the Westhaven development and out of the City's jurisdiction. There will be significant traffic as Westhaven continues to develop and other mixed use or residential development occurs in the northwest quadrant of the City.



51 (OLD/EXISTING) WILSON PIKE EXTENSION
LIBERTY PIKE EXTENSION TO EAST MCEWEN DRIVE

Old/Existing Wilson Pike Extension will be widened with an additional lane from 2 to 3 lanes. This minor collector will be widened from Liberty Pike Extension to East McEwen Drive. This section needs to be upgraded due to the changes in Wilson Pike to eliminate the two single lane bridges on this road way. With improved access Wilson Pike will be traveled more frequently and require a widening to this segment.



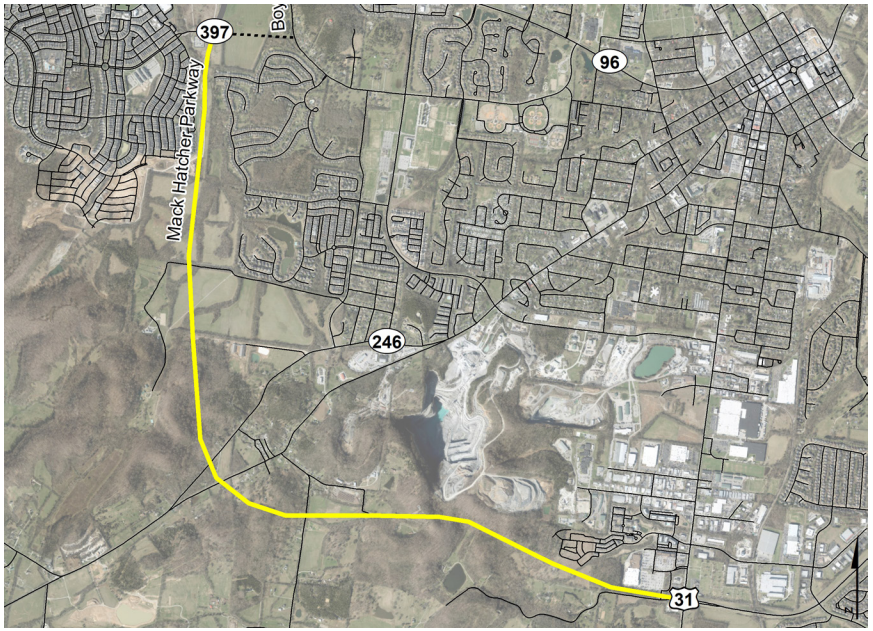
PROJECT OVERVIEW	
OVERALL COST:	$9,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.71 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (East Side)
	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

MACK HATCHER PARKWAY (SR-397)
COLUMBIA AVENUE (SR-6/US-31) TO HIGHWAY 96 WEST (SR-96W)

52

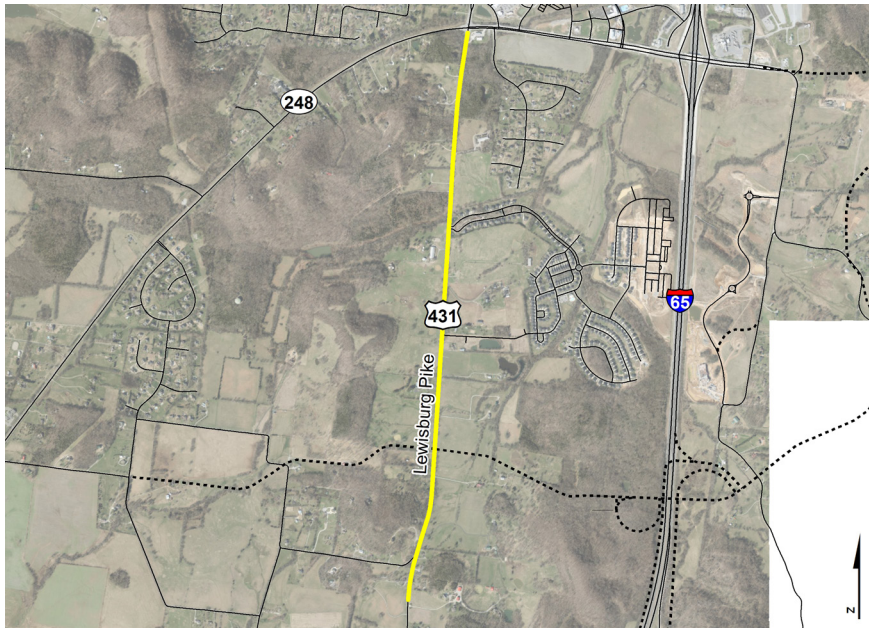
PROJECT OVERVIEW	
OVERALL COST:	$100,000,000
TIME FRAME:	Long
PROJECT DRIVER:	TDOT
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Expressway
SEGMENT LENGTH:	4.17 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	250 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (North/East Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

The southwest quadrant of Mack Hatcher Parkway (SR-397) from Highway 96 West (SR-96W) to Columbia Avenue (SR-6/US-31) will be constructed with a new 4 lane road. This will be the final piece of the loop road around the City.



53 LEWISBURG PIKE (SR-106/US-431)
GOOSE CREEK BYPASS (SR-248) TO MCLEMORE ROAD

Lewisburg Pike (SR-106/US-431) will be widened to 4 lanes from Goose Creek Bypass (SR-248) to McLemore Road. This major arterial is a key north-south connector that provides an alternative to move people south of the City on a local network instead of the interstate.



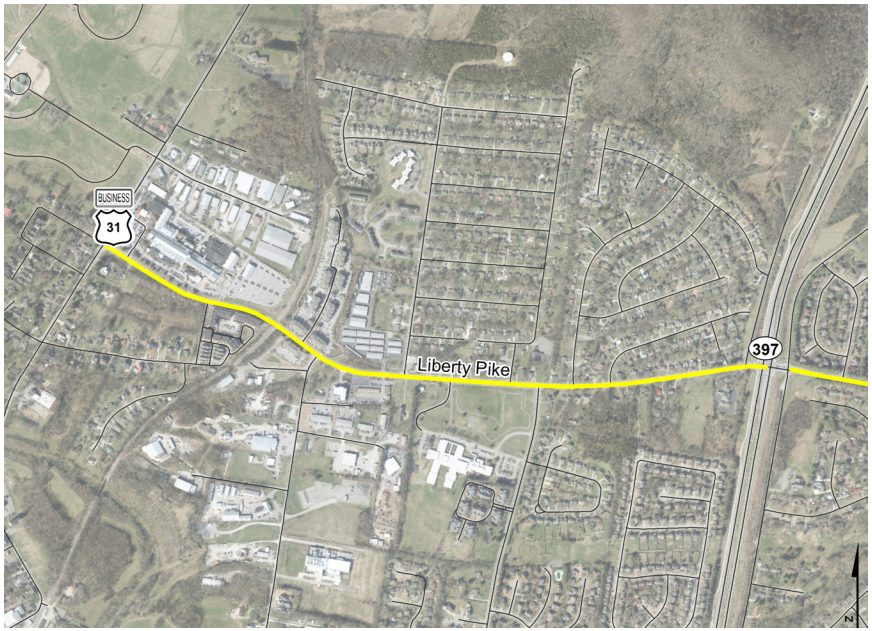
PROJECT OVERVIEW	
OVERALL COST:	$44,000,000
TIME FRAME:	Long
PROJECT DRIVER:	TDOT/City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	2.13 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

LIBERTY PIKE
MACK HATCHER PARKWAY (SR-397) TO FRANKLIN ROAD (SR-6/US-31)

54

PROJECT OVERVIEW	
OVERALL COST:	$20,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Arterial
SEGMENT LENGTH:	1.20 miles
EXISTING LANES:	3
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)

Liberty Pike will be widened from 3 to 4 lanes from Franklin Road (SR-6/US-31) to Mack Hatcher Parkway (SR-397). This minor arterial provides east-west access right outside the downtown core to Mack Hatcher and therefore is heavily used.



55 LIBERTY PIKE
MALLORY LANE TO MACK HATCHER PARKWAY (SR-397)

Liberty Pike will be widened from 3 to 4 lanes from Mack Hatcher Parkway (SR-397) to Mallory Lane. This minor arterial provides access from the core to several neighborhoods located just to the northwest of the downtown. This road also provide access under I-65 to get to the Cools Springs shopping and employment areas.



PROJECT OVERVIEW	
OVERALL COST:	$16,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Arterial
SEGMENT LENGTH:	0.97 miles
EXISTING LANES:	3
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)

CARTERS CREEK PIKE (SR-246)

MACK HATCHER PARKWAY (SR-397) (FUTURE SW QUADRANT) TO DOWNS BOULEVARD

56

PROJECT OVERVIEW	
OVERALL COST:	$30,000,000
TIME FRAME:	Long
PROJECT DRIVER:	TDOT/City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Arterial
SEGMENT LENGTH:	1.54 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	128 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Required (Coordinate with Franklin Transit)

Carters Creek Pike (SR-246) will be widened from 2 to 4 lanes to help the flow of traffic out of Franklin along this minor arterial. The widening will happen from Mack Hatcher Parkway (SR-397) to Downs Boulevard.



57 CARTERS CREEK PIKE (SR-246)

SOUTHWEST URBAN GROWTH BOUNDARY TO MACK HATCHER PARKWAY (SR-397) (FUTURE SW QUADRANT)

Carters Creek Pike (SR-246) will be widened from Mack Hatcher Parkway (SR-397) to Southwest Urban Growth Boundary to help the flow of traffic in the southwest area of the City.



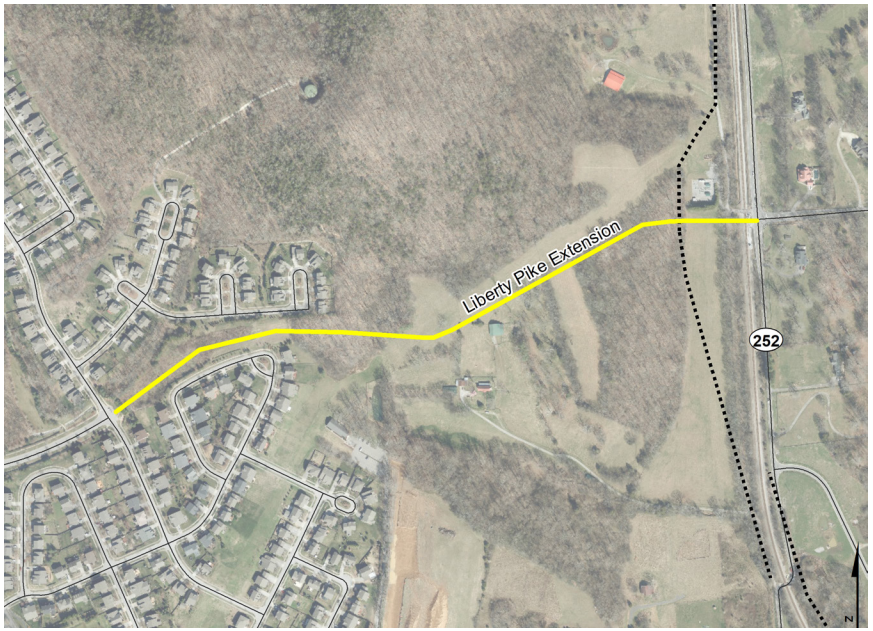
PROJECT OVERVIEW	
OVERALL COST:	$32,000,000
TIME FRAME:	Long
PROJECT DRIVER:	TDOT/City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Arterial
SEGMENT LENGTH:	1.66 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	128 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

LIBERTY PIKE EXTENSION 58

WILSON PIKE (SR-252) TO TERMINUS OF EXISTING LIBERTY PIKE

PROJECT OVERVIEW	
OVERALL COST:	$10,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.60 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5' Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (South Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

This project is the creation of a new 2 lane roadway extending Liberty Pike from the Terminus of existing Liberty Pike to Wilson Pike (SR-252). This is an important connector in order to complete and connect the improvements to Wilson Pike. This new road would provide another completed western route from I-65 to the east.



59 BOYD MILL AVENUE
FRANKLIN GREEN PARKWAY TO DOWNS BOULEVARD

Boyd Mill Avenue will be upgraded to City standards from Franklin Green Parkway to Downs Boulevard. The upgrade of this road would be a continuation of the upgraded Boyd Mill Ave from Highway 96 West to Downs Blulevards.



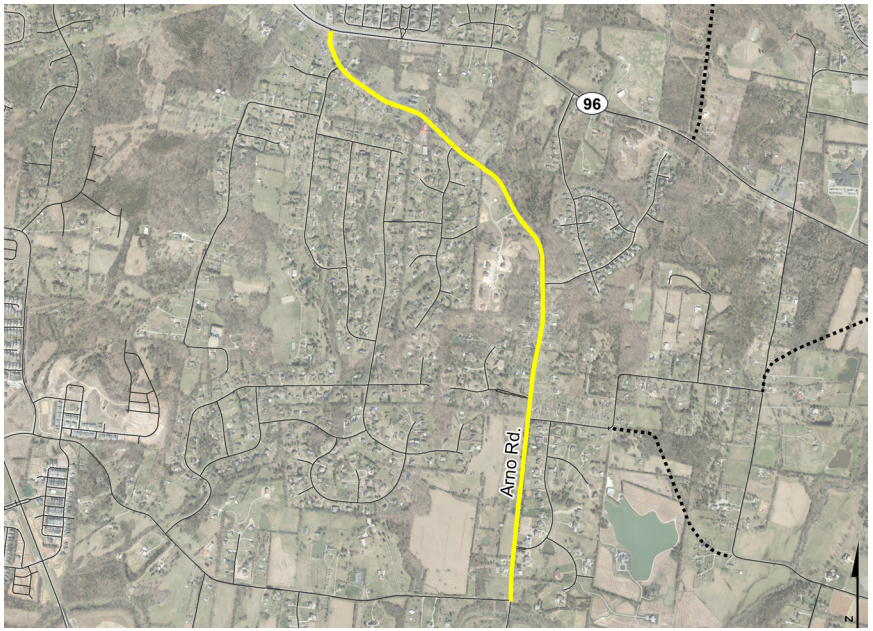
PROJECT OVERVIEW	
OVERALL COST:	$4,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.38 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

ARNO ROAD
SOUTH CAROTHERS ROAD TO MURFREESBORO ROAD (SR-96)

60

PROJECT OVERVIEW	
OVERALL COST:	$43,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	2.04 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	Non Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Widening of major arterial Arno Road. The widening will be from 2 to 4 lanes from Murfreesboro Road (SR-96) to South Carothers Road. Arno Road is a direct connections from Murfreesboro Road to South Carothers.



61 COTTON LANE
DEL RIO PIKE TO FIELDSTONE PARKWAY

Cotton Lane will be upgraded to current standards. This upgrade will occur between Fieldstone Parkway and Del Rio Pike. This road needs to be upgraded because of improvements that will be made to Del Rio Pike as well as new connector road from the west creating a new intersection at Del Rio Pike and Cotton Lane.



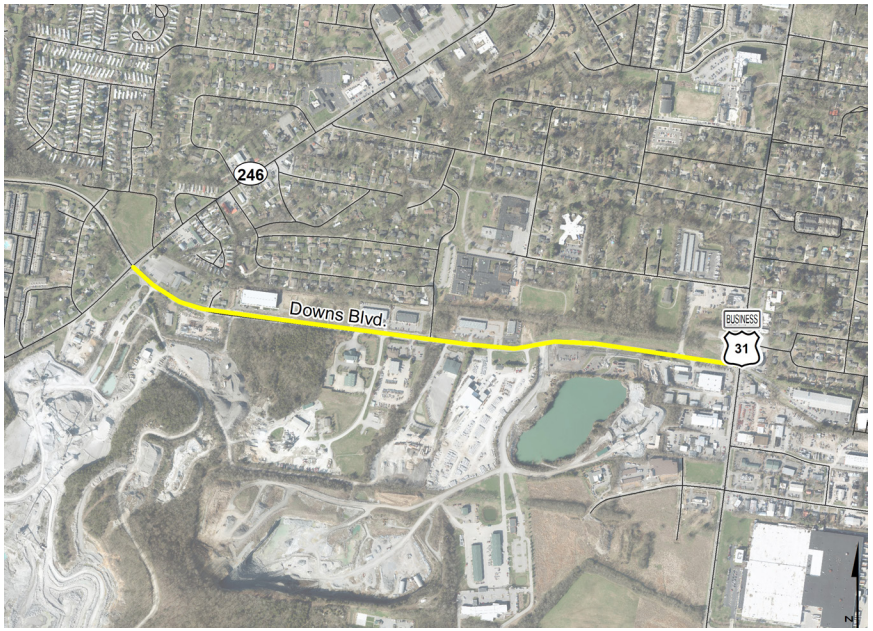
PROJECT OVERVIEW	
OVERALL COST:	$9,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.84 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

DOWNS BOULEVARD 62

WEST MAIN STREET (SR-246) TO COLUMBIA AVENUE (SR-6/US-31)

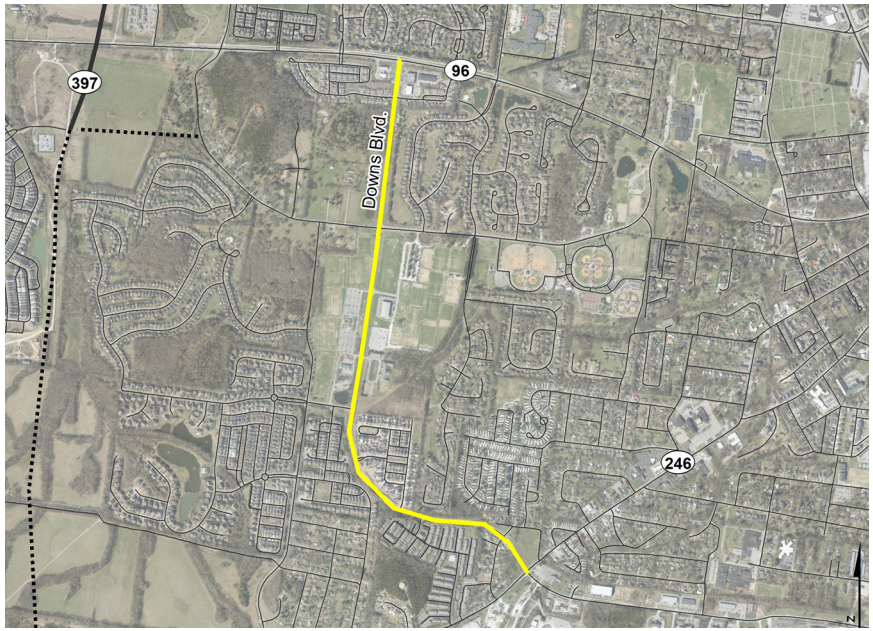
PROJECT OVERVIEW	
OVERALL COST:	$16,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	1.01 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (South Side)
	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (NorthSide)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Downs Boulevard will be widened from West Main Street (SR-246) to Columbia Avenue (SR-6/US-31). This roadway will be widened from 2 to 4 lanes. Downs Boulevard is a key connector between W Main Street and Columbia Avenue.



63 DOWNS BOULEVARD
MURFREESBORO ROAD (SR-96) TO WEST MAIN STREET (SR-246)

This project is a widening of Downs Boulevard from 2 lanes to 4 lanes. This roadway will be upgraded from Murfreesboro Road (SR-96) to West Main Street (SR-246). Downs Boulevard carries significant residential and commercial traffic to Highway 96 West and Columbia Ave.



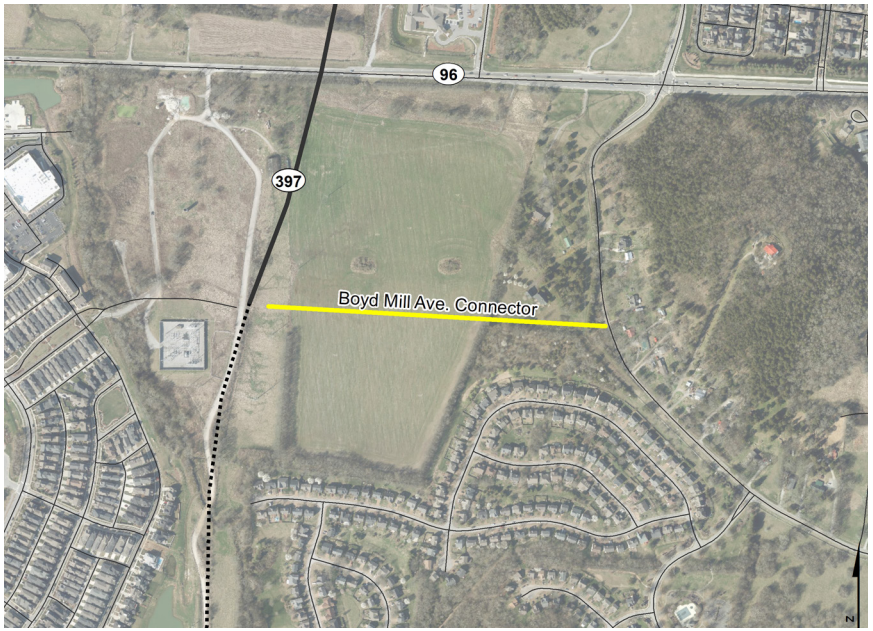
PROJECT OVERVIEW	
OVERALL COST:	$27,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	1.70 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (South Side)
	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (NorthSide)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

BOYD MILL AVENUE CONNECTOR 64

MACK HATCHER PARKWAY (SR-397) TO BOYD MILL AVENUE

PROJECT OVERVIEW	
OVERALL COST:	$3,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.34 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5' Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (South Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

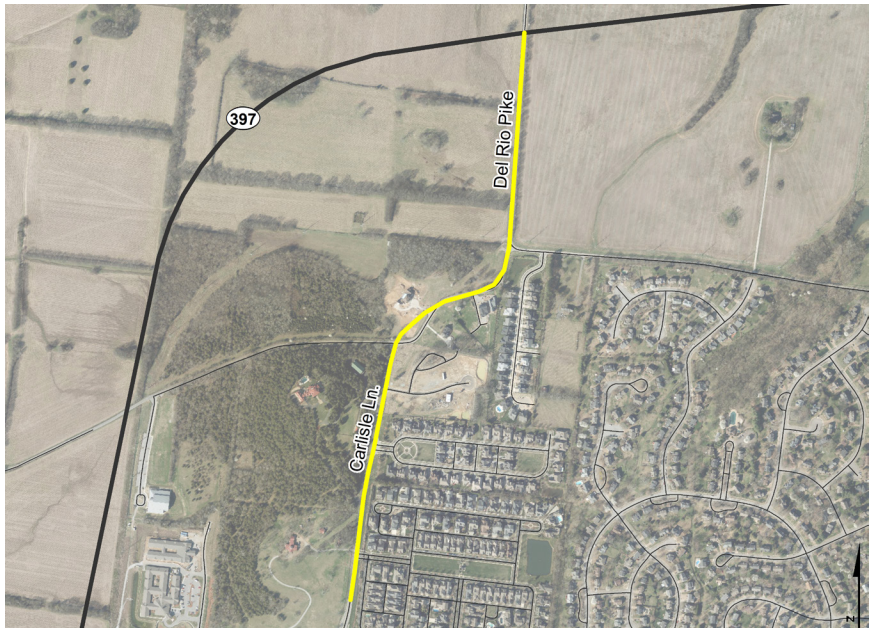
A new 2 lane road for Boyd Mill Avenue Connector, a minor collector will be constructed to help with traffic from residential neighborhoods accessing Boyd Mill Avenue and potentially Mack Hatcher. The new road will start at Mack Hatcher Parkway (SR-397) and end at Boyd Mill Avenue.



65 CARLISLE LANE/DEL RIO PIKE

STONE MILL LANE TO MACK HATCHER PARKWAY (SR-397)

This is an upgrade to an existing 2 lane roadway. This new road will start at Mack Hatcher Parwkay (SR-397) and end at Stone Mill Lane. This road provides an additional connection for several neighborhoods to access Highway 96 West.

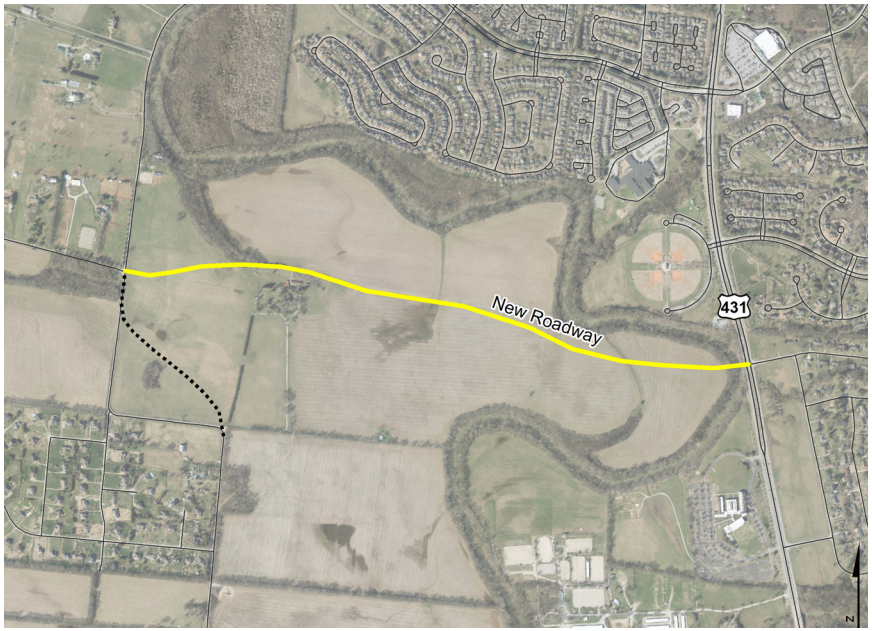


PROJECT OVERVIEW	
OVERALL COST:	$8,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.55 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

NEW ROADWAY
COTTON LANE TO HILLSBORO ROAD (SR-106/US-431) 66

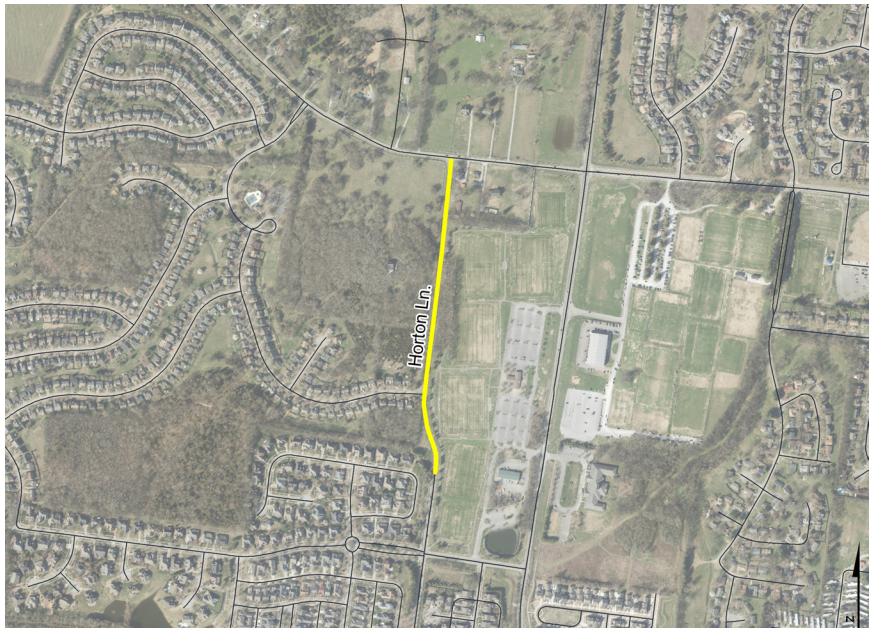
PROJECT OVERVIEW	
OVERALL COST:	$35,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.27miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	Not Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (South Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

This project is a new roadway for a yet to be named road. The 2 lane road will start at Cotton Lane and end at Hillsboro Road (SR-106/ US-431). This road provides a key connection in the very northwest quadrant to be constructed as the area builds out. This will be an east-west road that connects several north-south roads.



67 HORTON LANE
NORTH OF WILLOWSPRINGS BLVD TO BOYD MILL AVENUE

Horton Lane will be upgraded to City standards between Boyd Mill Avenue and North of Willowsprings Blvd. This roadway provides several residential neighborhoods a north-south connection for the neighborhoods west of Columbia Avenue and to the east of future Mack Hatcher.



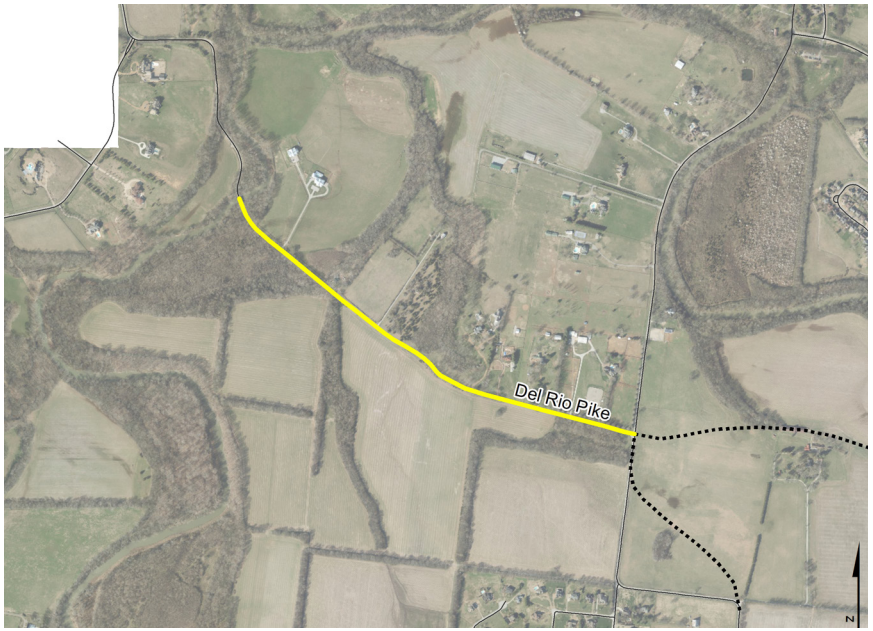
PROJECT OVERVIEW	
OVERALL COST:	$7,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.4 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5' Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (East Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

DEL RIO PIKE
WESTERN UGB TO COTTON LANE

68

Del Rio Pike will be upgraded to City standards between the western UGB to Cotton Lane.

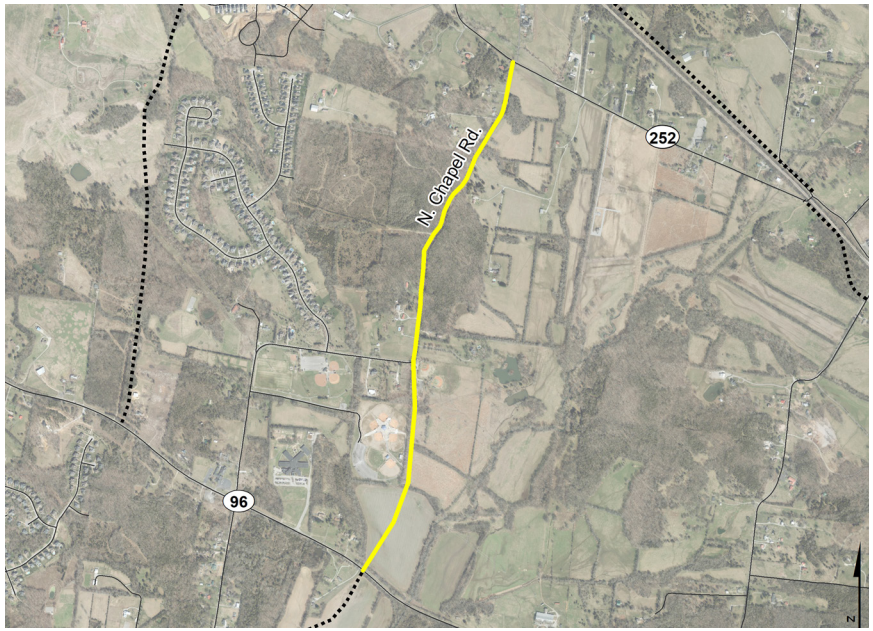
PROJECT OVERVIEW	
OVERALL COST:	$9,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.88 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)



69 NORTH CHAPEL ROAD

MURFREESBORO ROAD (SR-96) TO WILSON PIKE (SR-252)

To complete the transportation network in this area and support future residential development a new minor collector will be required. This would be an extension of the existing North Chapel Road. This new road would start at Murfreesboro Road (SR-96) to Wilson Pike (SR-252).



PROJECT OVERVIEW	
OVERALL COST:	$18,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.49 miles
EXISTING LANES:	0-2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

LYNNWOOD WAY 70

NORTHWEST URBAN GROWTH BOUNDARY TO FRANKLIN ROAD (SR-6/US-431)

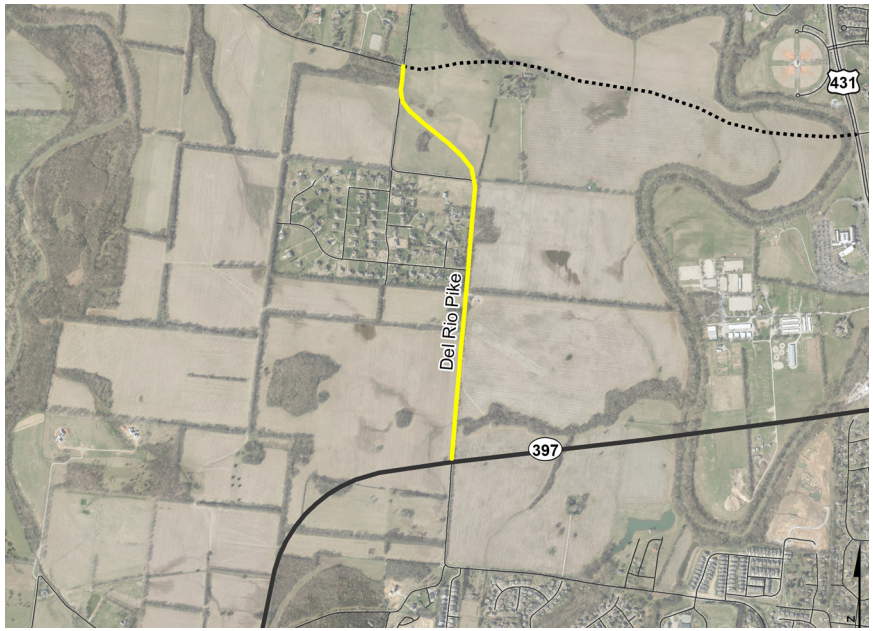
PROJECT OVERVIEW	
OVERALL COST:	$9,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	0.61 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Lynnwood Way will be widened to 4 lanes from the northwest urban growth boundary to Franklin Road (SR-6/US-431).



71 DEL RIO PIKE
MACK HATCHER PARKWAY (SR-397) TO COTTON LANE

A new Del Rio Pike road extension will be constructed. This roadway will be a 4 lane road from Carlisle Lane to Cotton Lane. This new road will complete the transportation network in the northwest quadrant that will have increased development in the area.



PROJECT OVERVIEW	
OVERALL COST:	$29,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	1.45 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	126 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required for Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

HORTON LANE EXTENSION 72

OLD CARTERS CREEK PIKE TO WEST MAIN STREET (SR-246)

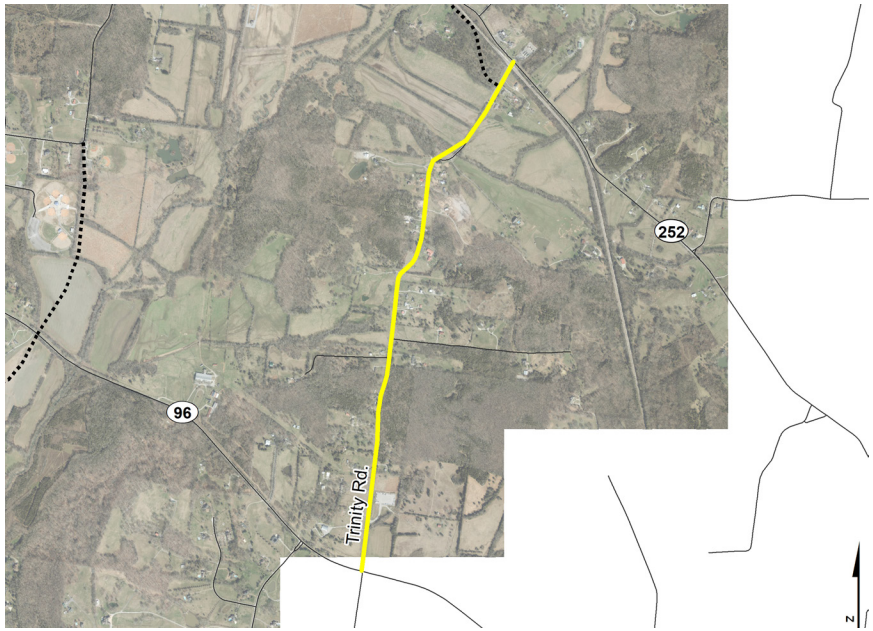
PROJECT OVERVIEW	
OVERALL COST:	$2,500,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.17 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5' Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (East Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Horton Lane Extension is a new 2 lane roadway. The new road will start at Carter's Creek Pike (SR-246) to Old Carter's Creek Pike. This new road adds another north-south collector on the west side of the City. This will provide access to land in the City that has the potential for future development.



73 TRINITY ROAD
MURFREESBORO ROAD (SR-96) TO WILSON PIKE (SR-252)

Trinity Road will be upgraded to City Standards from Wilson Pike (SR-252) to Murfreesboro Road (SR-96). This road will see increased traffic because other roads connecting into Trinity Road are either being widened or upgraded to City standards.



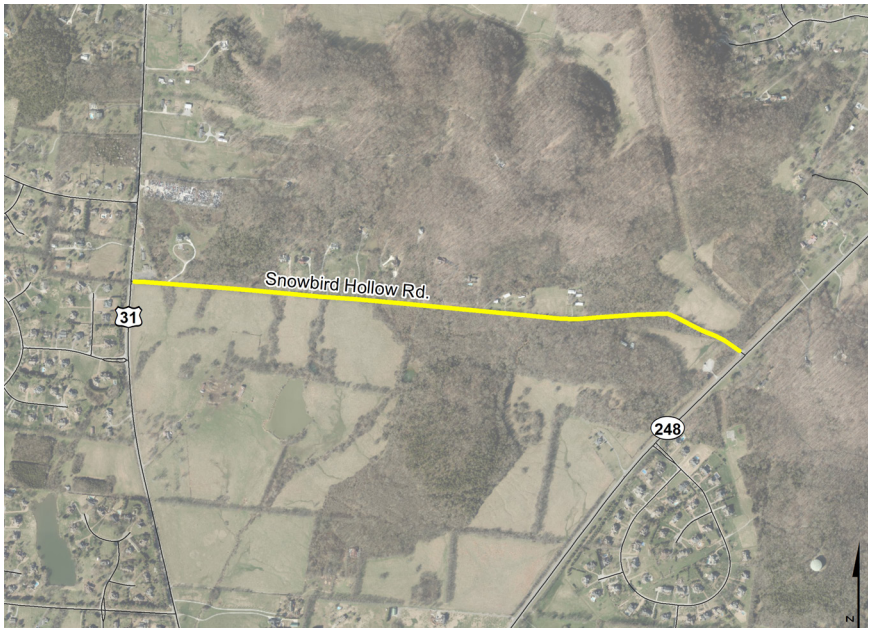
PROJECT OVERVIEW	
OVERALL COST:	$15,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.64 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

SNOWBIRD HOLLOW ROAD 74

GOOSE CREEK BYPASS (SR-248) TO COLUMBIA PIKE (SR-6/US-31)

PROJECT OVERVIEW	
OVERALL COST:	$16,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.26 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Snowbird Hollow Road, a Minor Collector, will be upgraded to City standards from Columbia Pike (SR-6/US-31) to Goose Creek Bypass (SR-248). This road will see increased traffic due to future residential growth in the area, therefore upgrading this road is necessary.



75 FIELDSTONE PARKWAY EXTENSION
SOUTH BERRYS CHAPEL ROAD TO BEXLEY PARK DRIVE

Fieldstone Extension Parkway, which is a Minor Collector, will be extended as a 2 lane roadway from South Berry's Chapel to Bexley Park Drive. This extension will provide another connection to South Berrys Chapel Road for resident to access the northern reaches of the transportation network.



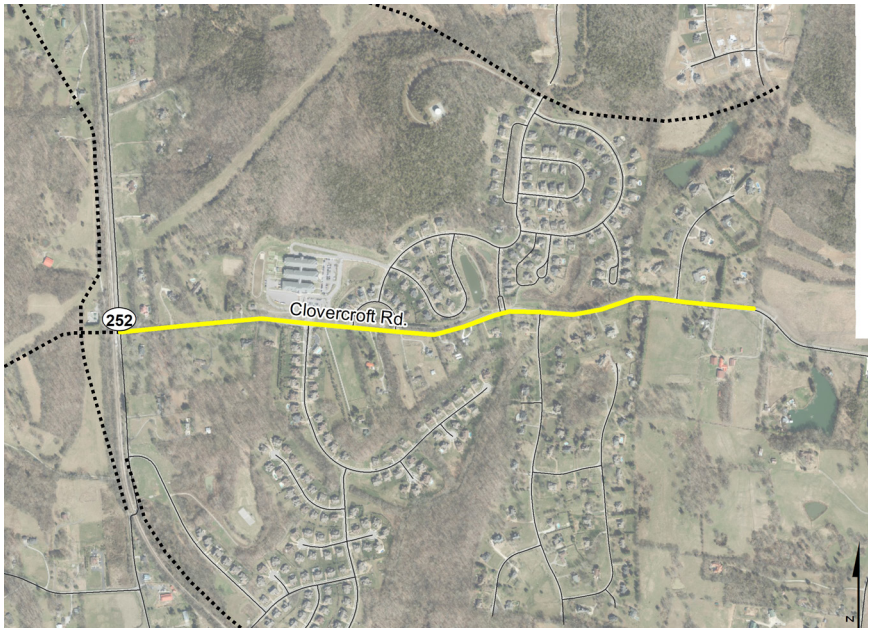
PROJECT OVERVIEW	
OVERALL COST:	$12,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.71 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	69 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (East Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

CLOVERCROFT ROAD 76

EASTERN CITY LIMITS TO WILSON PIKE (SR-252)

Clovercroft Road will be increased to 3 lanes from Wilson Pike (SR-252) to the Eastern City limits. This minor collector serves as key east-west connection into and out of the City.

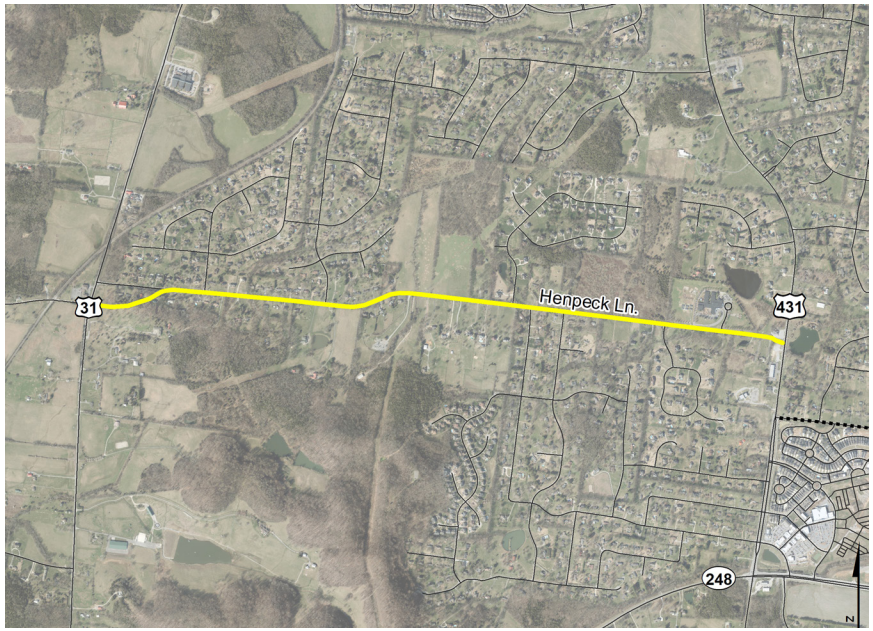
PROJECT OVERVIEW	
OVERALL COST:	$19,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.11 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5' Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (South Side)
	6' Min Sidewalk w/ 6' Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)



77 HENPECK LANE

LEWISBURG PIKE (SR-106/US-431) TO COLUMBIA PIKE (SR-6/US-431)

Henpeck Lane from Lewisburg Pike (SR-106/US-431) to Columbia Pike (SR-6/US-31) should be upgraded to City standards in order to connect existing neighborhoods and to the larger pedestrian network.



PROJECT OVERVIEW	
OVERALL COST:	$28,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	2.16 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

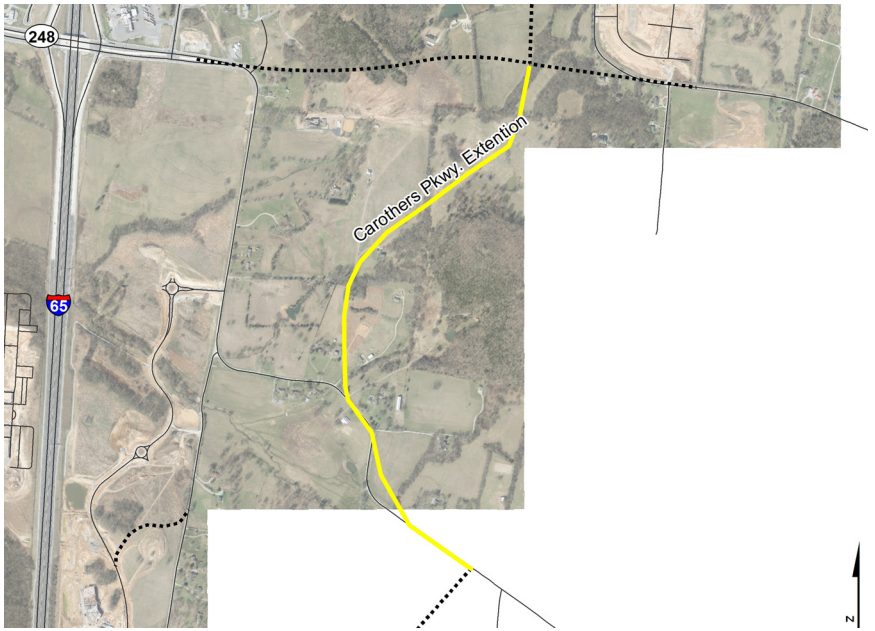
CAROTHERS PARKWAY (SOUTH EXTENSION)

GOOSE CREEK BYPASS (SR-248) (FUTURE EXTENSION) TO PEYTONSVILLE ROAD

78

PROJECT OVERVIEW	
OVERALL COST:	$33,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	1.32 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	4
PROPOSED RIGHT OF WAY:	132 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (East Side)
	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

Carothers Parkway (South Extention), a new 4 lane road, from Goose Creek Bypass (SR-248) (future extension) to Peytonsville Road. This roadway is a key connection of this southeast quadrant transportation network.



79 COLEMAN ROAD
COLUMBIA PIKE (SR-6/US-31) TO WESTERN URBAN GROWTH BOUNDARY

This project includes upgrades to Coleman Road from Columbia Pike (SR-6/US-31) to the Western Urban Growth Boundary to City standards and adding a proposed multi-use path. With Henpeck Lane being upgraded, this small section needs to be upgraded.



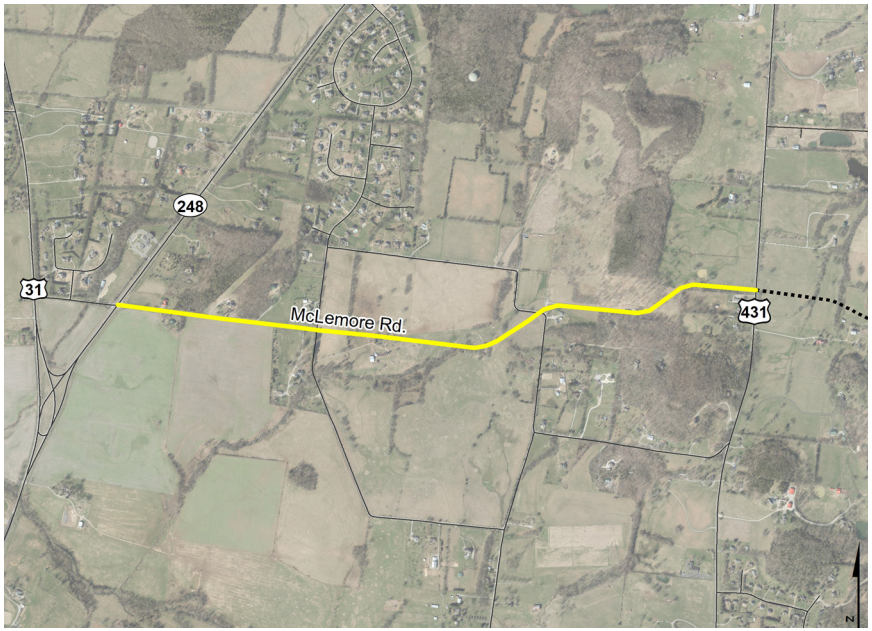
PROJECT OVERVIEW	
OVERALL COST:	$5,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	0.47 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

MCLEMORE ROAD 80

LEWISBURG PIKE (SR-106/US-431) TO GOOSE CREEK BYPASS (SR-248)

PROJECT OVERVIEW	
OVERALL COST:	$18,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.71 miles
EXISTING LANES:	0-2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6' Min Sidewalk w/ 6' Green or Furnishing Zone (South Side)
	12' Min Multi-Use Path w/ 6' Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

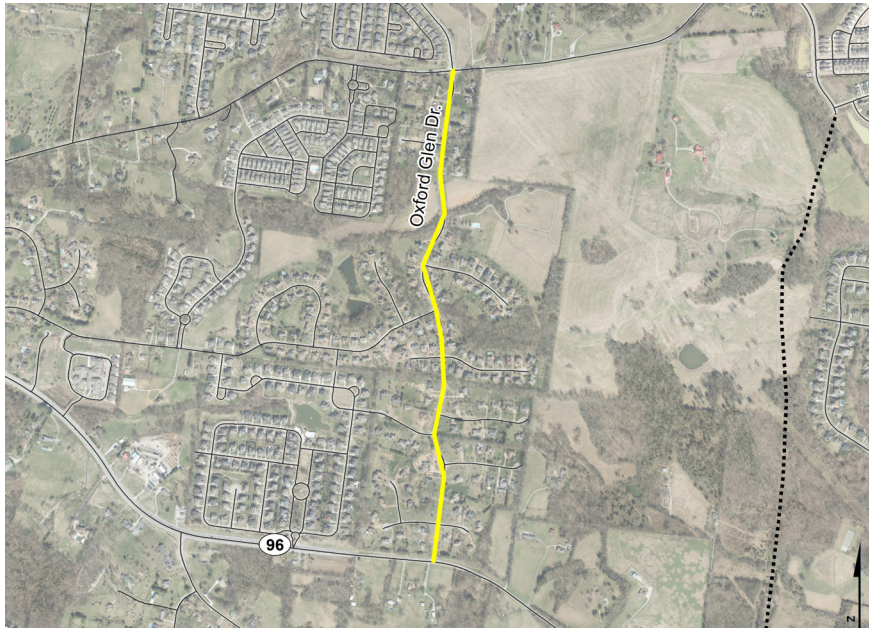
A new 2 lane road, McLemore Road, will be constructed from Goose Creek Bypass (SR-248) to Lewisburg Pike (SR-106/US431). The minor collector provides a valuable connection between Columbia Pike and Lewisburg Pike in the south part of the City.



81 OXFORD GLEN DRIVE

MURFEESBORO ROAD (SR-96)TO CLOVERCROFT ROAD

Oxford Glen Drive, a minor collector, will be upgraded to City standards from Clovercroft Road to Murfreesboro Road (SR-96). This upgrade will support traffic flow and allow pedestrian connections between the many neighborhoods accessing this road.



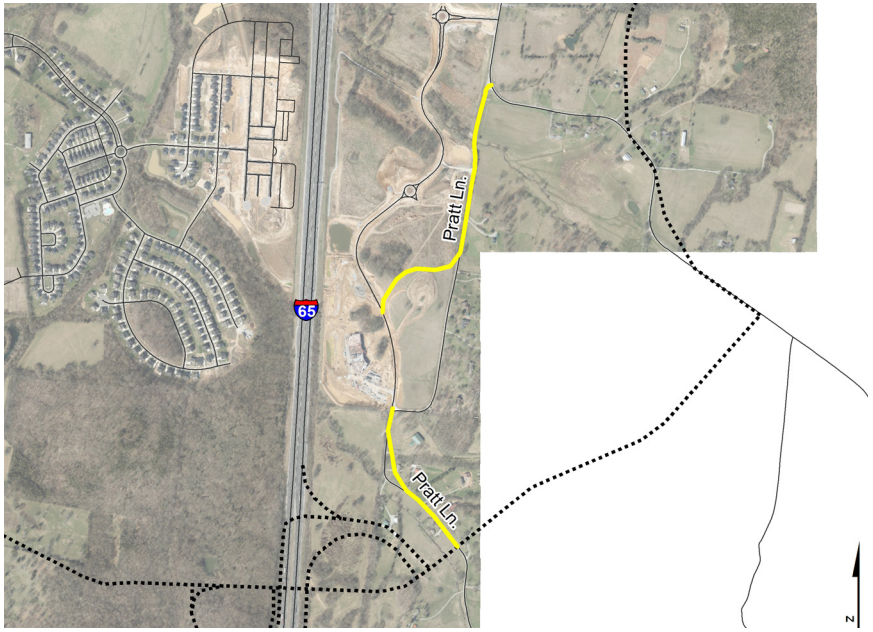
PROJECT OVERVIEW	
OVERALL COST:	$8,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.97 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	79 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	5′ Bike Lanes Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

PRATT LANE IMPROVEMENTS
NEW ROADWAY (PROJECT 83) TO PEYTONSVILLE ROAD

82

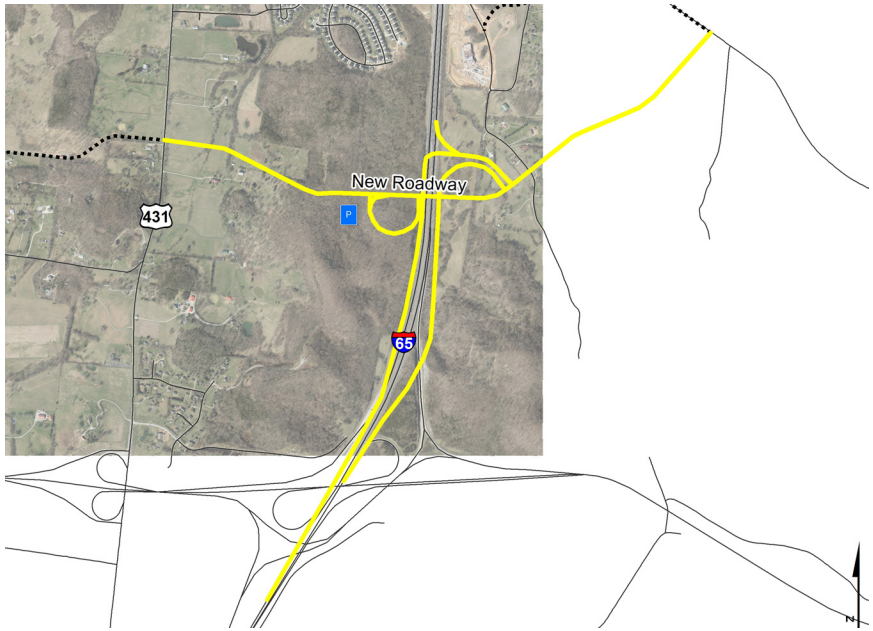
PROJECT OVERVIEW	
OVERALL COST:	$7,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.54 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

This project includes the extension of Reams Fleming Blvd to Project 83. Currently Pratt Lane is a long dead-end street with limited ability to provide redundant transportation network connections. This Project and Project 83 would provide that redundant access and regional connectivity.



83 NEW ROADWAY
PEYTONSVILLE RD TO LEWISBURG PIKE (SR-106/US-431)

This project includes an I-65 overpass and the necessary connectivity between land east and west of I-65. As annexation happens in this area we should strongly evaluate the need for an additional interchange and the possibility of a future park and ride lot / transit hub to provide service for the area. This area should be further evaluated prior to development and entitlement of land. The project cost does not include the necessary improvements for the interchange or park and ride lot.



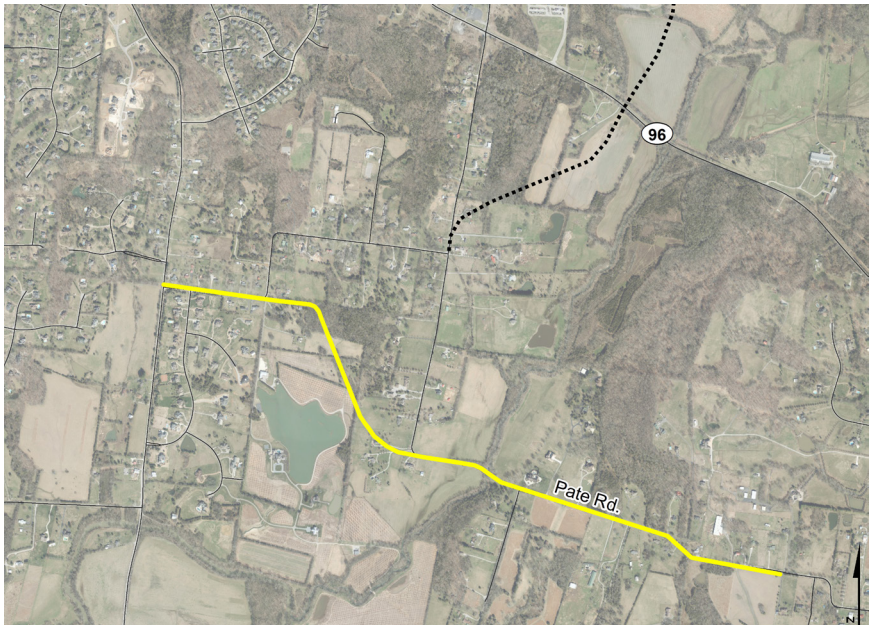
PROJECT OVERVIEW	
OVERALL COST:	$45,000,000
TIME FRAME:	Long
PROJECT DRIVER:	TDOT / Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	2.03 miles
EXISTING LANES:	0
PROPOSED TRAVEL LANES:	4-10
PROPOSED RIGHT OF WAY:	158 feet
PROJECT SPECIFICS	
MEDIAN:	Median Required For Access Control
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Prohibited
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (South Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

PATE ROAD
TRINITY ROADY TO EASTERN UGB

84

This project will be driven by development and will improve the alignment and number of lanes associated with Pate Road.

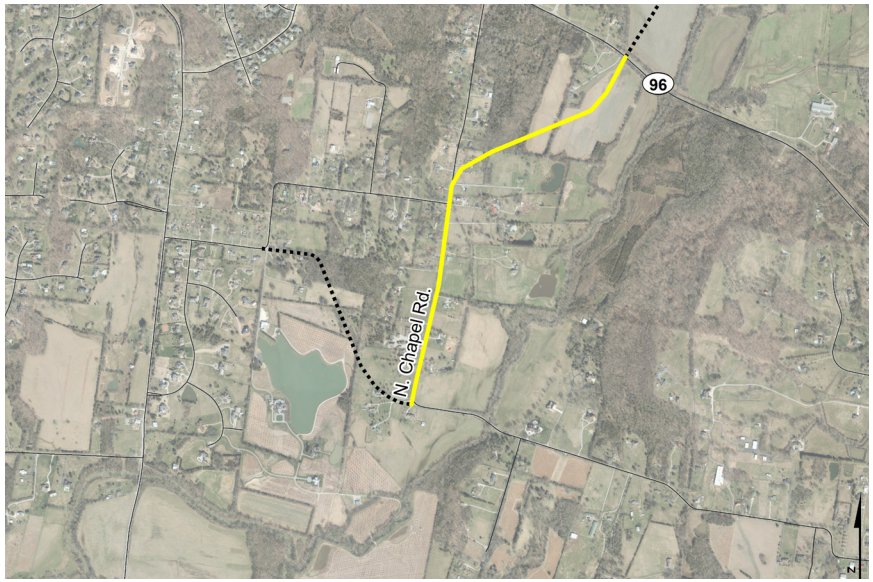
PROJECT OVERVIEW	
OVERALL COST:	$17,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.84 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (South Side)
	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (North Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)



85 NORTH CHAPEL ROAD

PATE ROAD (FUTURE ALIGNMENT) TO MURFREESBORO ROAD (SR-96)

This project will be driven by development and will improve the alignment and number of lanes associated with North Chapel Road.



PROJECT OVERVIEW	
OVERALL COST:	$20,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.1 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	75 feet
PROJECT SPECIFICS	
MEDIAN:	Not Required
CURB & GUTTER:	Yes
ON STREET PARALLEL PARKING:	Allowed
ON STREET BICYCLE FACILITY	None Required
RECOMMENDED SIDE STREET PROJECT ELEMENTS	
PEDESTRIAN TRAVELWAY	6′ Min Sidewalk w/ 6′ Green or Furnishing Zone (East Side)
	12′ Min Multi-Use Path w/ 6′ Green or Furnishing Zone (West Side)
TRANSIT STOPS	Allowed (Verify Need with Franklin Transit)

1ST AVENUE
SOUTH MARGIN STREET TO BRIDGE STREET

A

This project would connect Pinkerton Park, Historic downtown Franklin and Bicentennial Park. Construction includes a 12′ wide multi-use trail on the east side of 1st Ave.

PROJECT OVERVIEW	
OVERALL COST:	$4,000,000
TIME FRAME:	Short
PROJECT DRIVER:	Development / City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Arterial/Collector
OVERALL SIDEWALK LENGTH:	0.38 miles
SIDEWALK WIDTH	12′ Min (East Side)
FURNISHING /GREEN ZONE WIDTH	6′ Min



B LEWISBURG PIKE

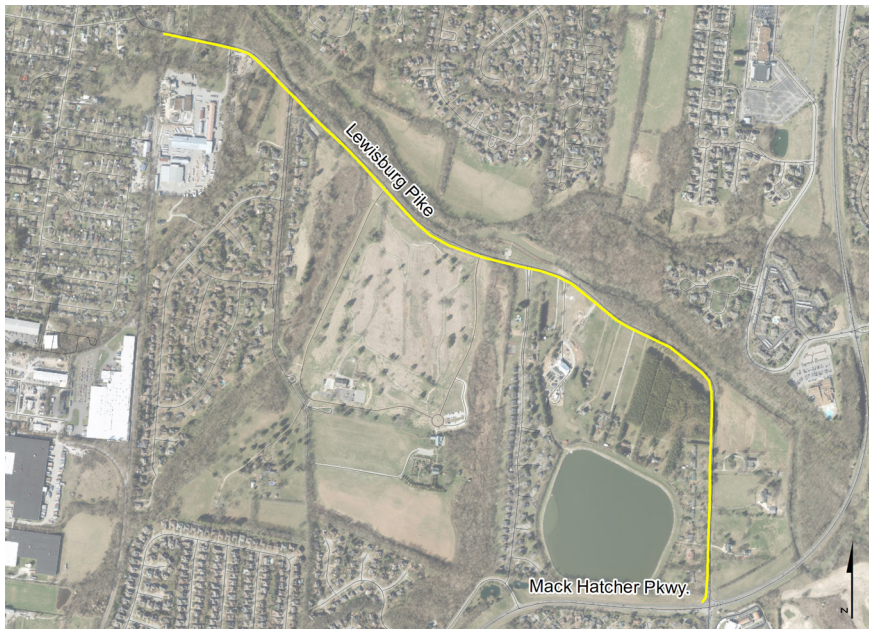
MACK HATCHER PARKWAY (SR-397) TO EAST FOWLKES STREET

Bicycle / Pedestrian Improvement Only

This project will construct an open ditch multi-use trail from West of the Rail Road Tracks to Mack Hatcher Parkway. This trail system will eventually connect into the proposed trail system associated with Mack Hatcher Parkway and Lewisburg Pike.

PROJECT OVERVIEW	
OVERALL COST:	$7,500,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
OVERALL SIDEWALK LENGTH:	1.89 miles
SIDEWALK WIDTH	12′ Min (South Side)
FURNISHING /GREEN ZONE WIDTH	6′ Min



MACK HATCHER PARKWAY (SR-397)

DANIEL MCMAHON LANE TO EAST OF HILLSBORO RD (SR-106/US-431))

C

PROJECT OVERVIEW	
OVERALL COST:	$4,200,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Expressway
OVERALL SIDEWALK LENGTH:	1.2 miles
SIDEWALK WIDTH	12′ Min (South Side)
FURNISHING /GREEN ZONE WIDTH	6′ Min

The Mack Hatcher Parkway (SR-397) has been designed with a multi-use path on the south side of the road. A multi-use path exists from Franklin Road to Daniel McMahon Lane. In order to complete this pedestrian network so there is a complete network around this major corridor, the completion of a multi-use path from Hillsboro Road to Daniel McMahon Lane is necessary.



D FIELDSTONE PARKWAY
SPENCER CREEK ROAD TO BEXLEY PARK DRIVE

Bicycle / Pedestrian Improvement Only

This project will fill in existing sidewalk gaps along Fieldstone Parkway.

PROJECT OVERVIEW	
OVERALL COST:	$200,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
OVERALL SIDEWALK LENGTH:	0.38 miles
SIDEWALK WIDTH	5’ Min (Both Sides of Roadway)
FURNISHING /GREEN ZONE WIDTH	6’ Min



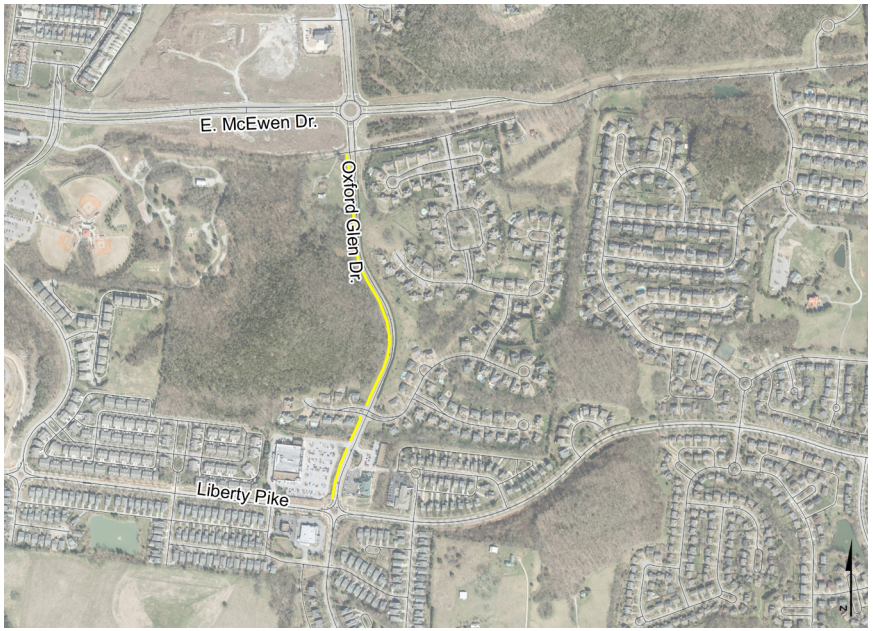
OXFORD GLEN DRIVE
LIBERTY PIKE TO EAST MCEWEN DRIVE

E

This project will construct a 12′ wide Multi-Use Trail on the West side of Oxford Glen Drive.

PROJECT OVERVIEW	
OVERALL COST:	$500,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
OVERALL SIDEWALK LENGTH:	0.50 miles
SIDEWALK WIDTH	12′ Min (West Side)
FURNISHING /GREEN ZONE WIDTH	6′ Min



F MURFREESBORO ROAD (SR-96)
MACK HATCHER PARKWAY (SR-397) TO INTERSTATE 65

Bicycle / Pedestrian Improvement Only

This project includes the construction of an 8′ wide urbanized sidewalks with a 6′ green / furnishing zone along the roadway. The improvement should be on both the north and south side of the roadway.

PROJECT OVERVIEW	
OVERALL COST:	$4,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	Development / City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
OVERALL SIDEWALK LENGTH:	2.27 miles
SIDEWALK WIDTH	8′ Min (Both Sides of Roadway)
FURNISHING /GREEN ZONE WIDTH	6′ Min



NORTH/SOUTH ROYAL OAKS BOULEVARD

OAK MEADOW DRIVE TO HOLIDAY COURT

G

PROJECT OVERVIEW	
OVERALL COST:	$2,500,000
TIME FRAME:	Medium
PROJECT DRIVER:	Development / City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
OVERALL SIDEWALK LENGTH:	1.52 miles
SIDEWALK WIDTH	8′ Min (Both Sides of Roadway)
FURNISHING /GREEN ZONE WIDTH	6′ Min

This project includes the construction of an 8′ wide urbanized sidewalks with a 6′ green / furnishing zone along the roadway. The improvement should be on both the east and west side of the roadway.



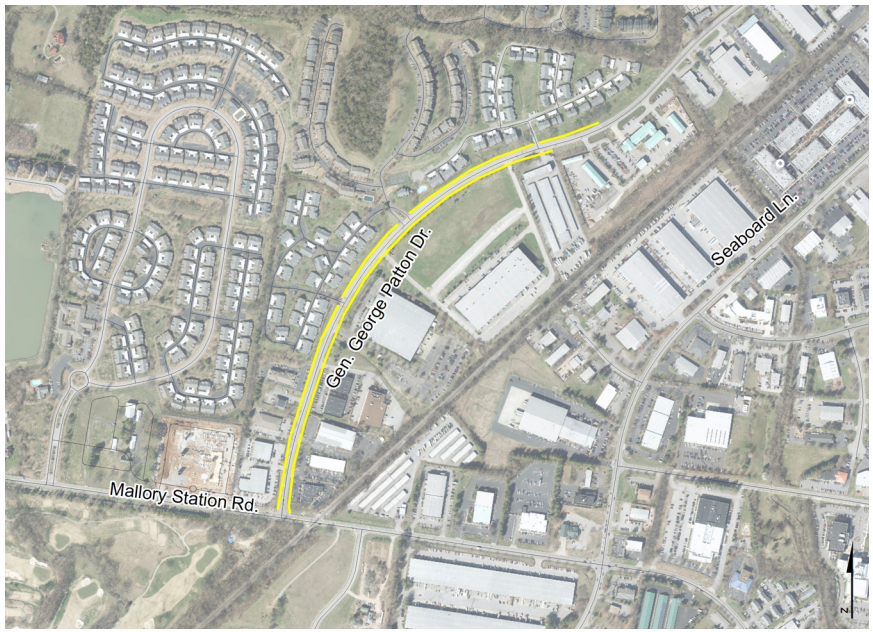
H GENERAL GEORGE PATTON DRIVE
MALLORY STATION ROAD TO NORTHERN CITY LIMITS

Bicycle / Pedestrian Improvement Only

This project includes the construction of an 8′ wide urbanized sidewalks with a 6′ green / furnishing zone along the roadway. The improvement should be on both the east and west side of the roadway.

PROJECT OVERVIEW	
OVERALL COST:	$2,200,000
TIME FRAME:	Medium
PROJECT DRIVER:	Development / City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
OVERALL SIDEWALK LENGTH:	1.52 miles
SIDEWALK WIDTH	8′ Min (Both Sides of Roadway)
FURNISHING /GREEN ZONE WIDTH	6′ Min



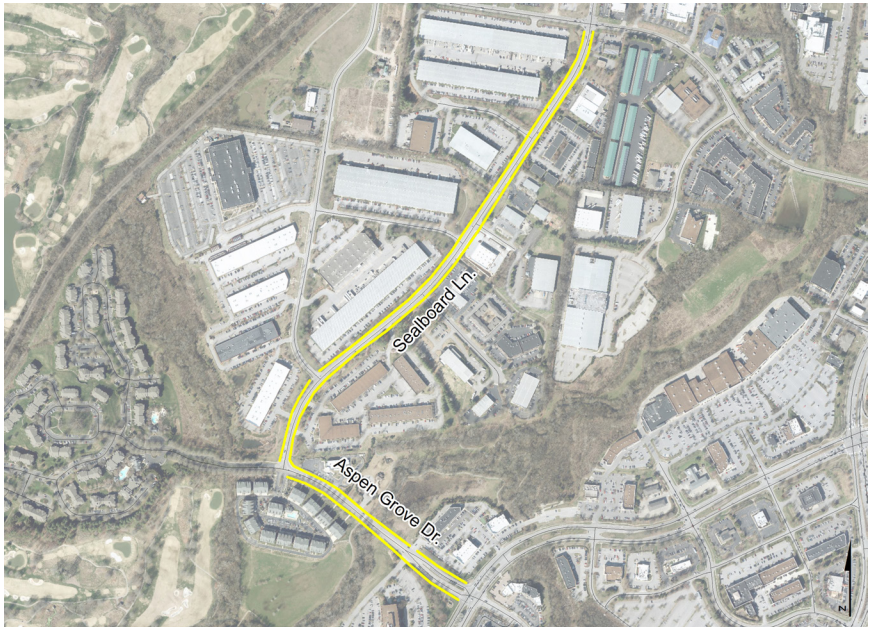
ASPEN GROVE DRIVE AND SEABOARD LANE

COOL SPRINGS BLVD TO MALLORY STATION ROAD

PROJECT OVERVIEW	
OVERALL COST:	$3,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	Development / City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
OVERALL SIDEWALK LENGTH:	2.08 miles
SIDEWALK WIDTH	8′ Min (Both Sides of Roadway)
FURNISHING /GREEN ZONE WIDTH	6′ Min

This project includes the construction of an 8′ wide urbanized sidewalks with a 6′ green / furnishing zone along the roadway. The improvement should be on both sides of the roadway.



J SEABOARD LANE

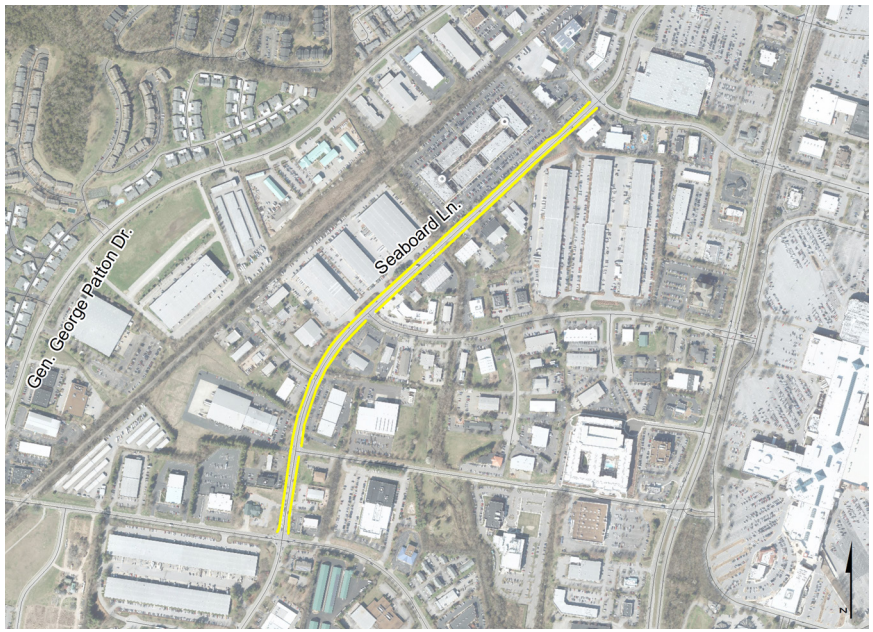
MALLORY STATION ROAD TO NORTHERN CITY LIMITS

Bicycle / Pedestrian Improvement Only

This project includes the construction of an 8′ wide urbanized sidewalks with a 6′ green / furnishing zone along the roadway. The improvement should be on both sides of the roadway.

PROJECT OVERVIEW	
OVERALL COST:	$2,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	Development / City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
OVERALL SIDEWALK LENGTH:	1.33 miles
SIDEWALK WIDTH	8′ Min (Both Sides of Roadway)
FURNISHING /GREEN ZONE WIDTH	6′ Min



CAROTHERS PARKWAY K

SOUTH OF COOL SPRINGS BOULEVARD TO NORTHERN CITY LIMITS

PROJECT OVERVIEW	
OVERALL COST:	$4,500,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
OVERALL SIDEWALK LENGTH:	1.61 miles
SIDEWALK WIDTH	12′ Min (East Side)
FURNISHING /GREEN ZONE WIDTH	6′ Min

This project would add onto the existing 5′ sidewalk and convert the sidewalk into a 12′ wide multiuse trail. The trail shall be on the east side of Carothers Parkway.



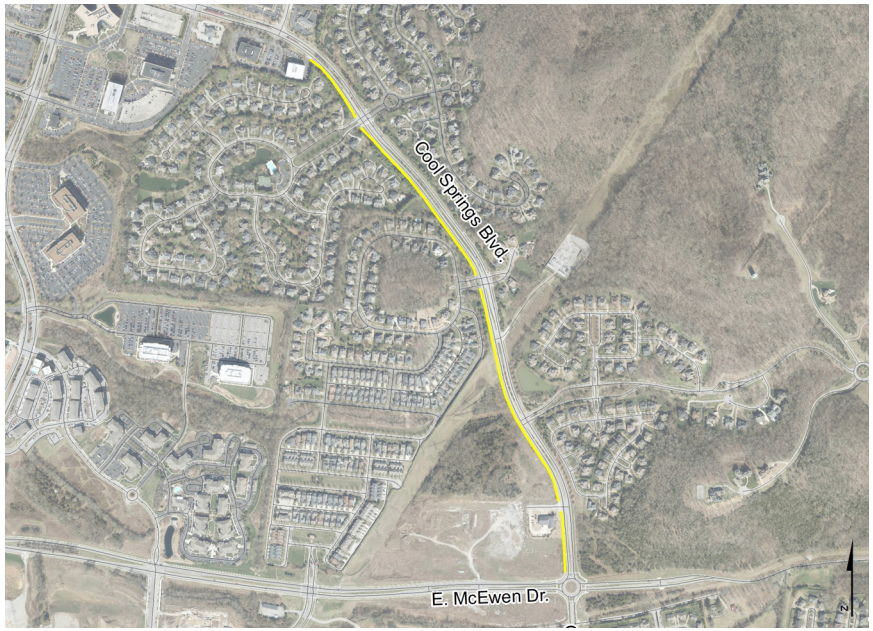
L COOL SPRINGS BLVD
BILLINGSLY COURT TO EAST MCEWEN DRIVE

Bicycle / Pedestrian Improvement Only

This project would add onto the existing 5′ sidewalk and convert the sidewalk into a 12′ wide multi-use trail. The Trail shall be on the west side of Cool Springs Blvd.

PROJECT OVERVIEW	
OVERALL COST:	$3,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development / City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
OVERALL SIDEWALK LENGTH:	1.04 miles
SIDEWALK WIDTH	12′ Min (West Side)
FURNISHING /GREEN ZONE WIDTH	6′ Min



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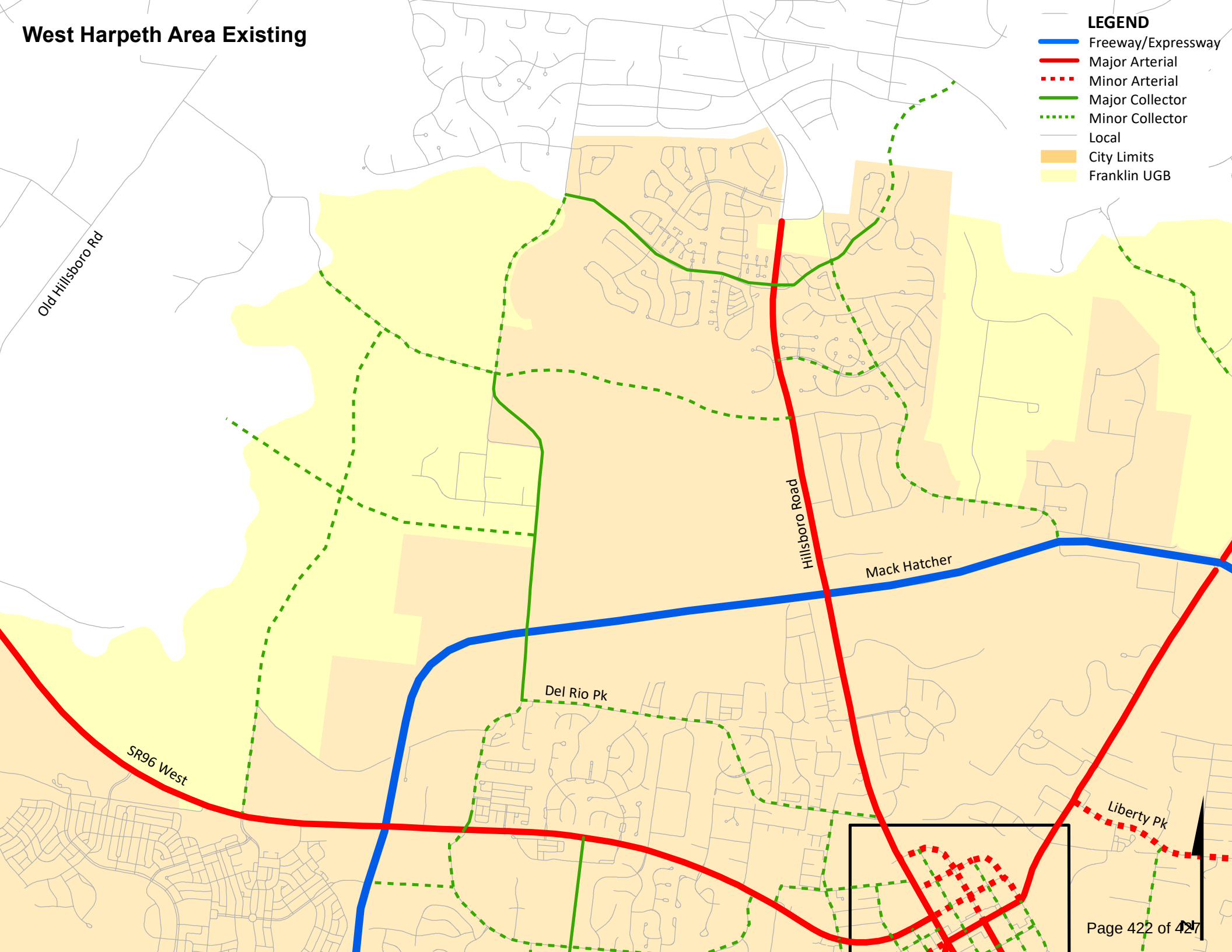

West Harpeth Area Existing
LEGEND
Freeway/Expressway
Major Arterial
Minor Arterial
Major Collector
Minor Collector
Local
City Limits
Franklin UGB
Old Hillsboro Rd
Hillsboro Road
Mack Hatcher
Del Rio Pk
SR96 West
Liberty Pk

FIGURE 3.12: WEST HARPETH AREA - DENSITY PROJECTIONS

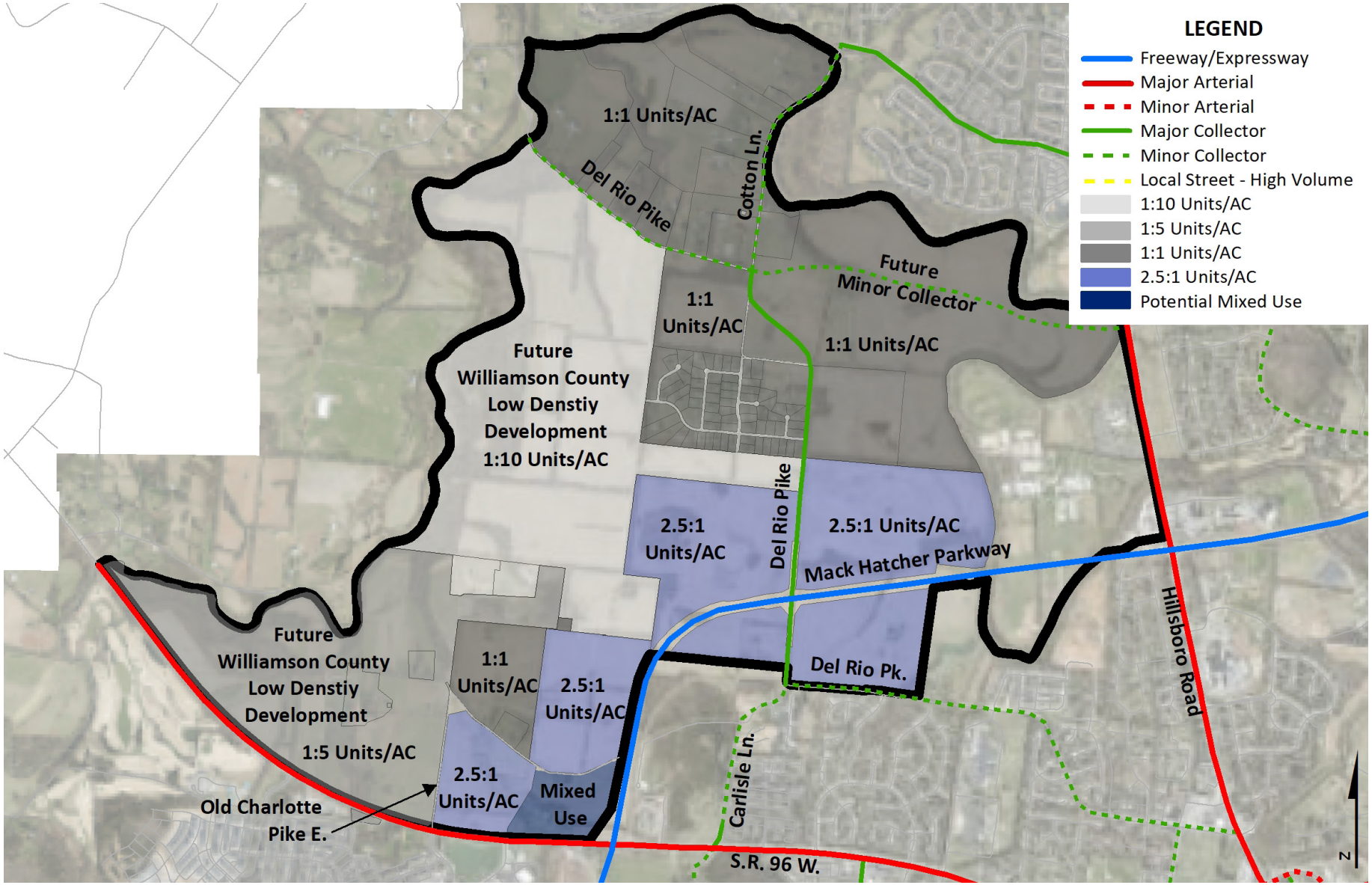
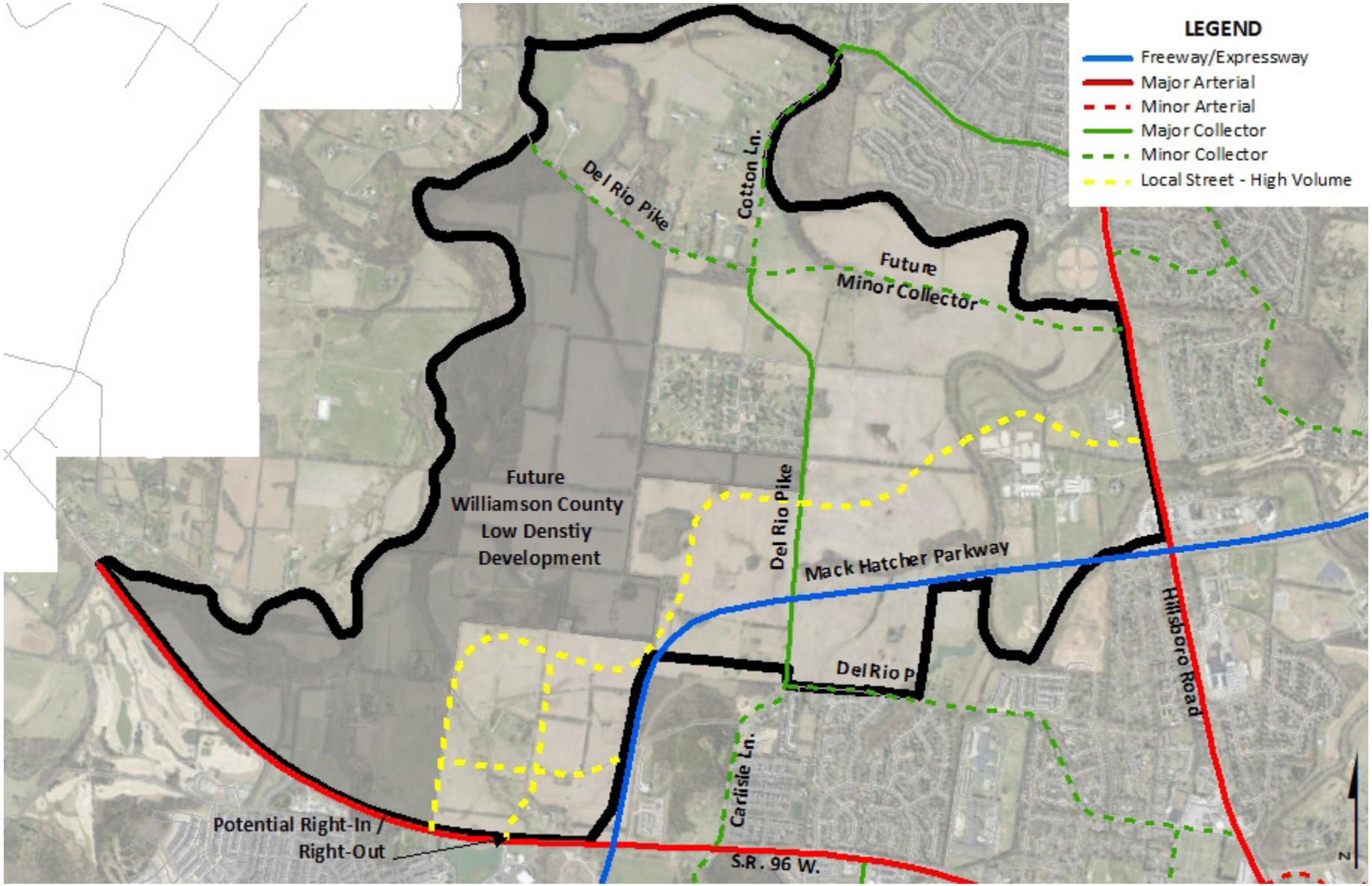
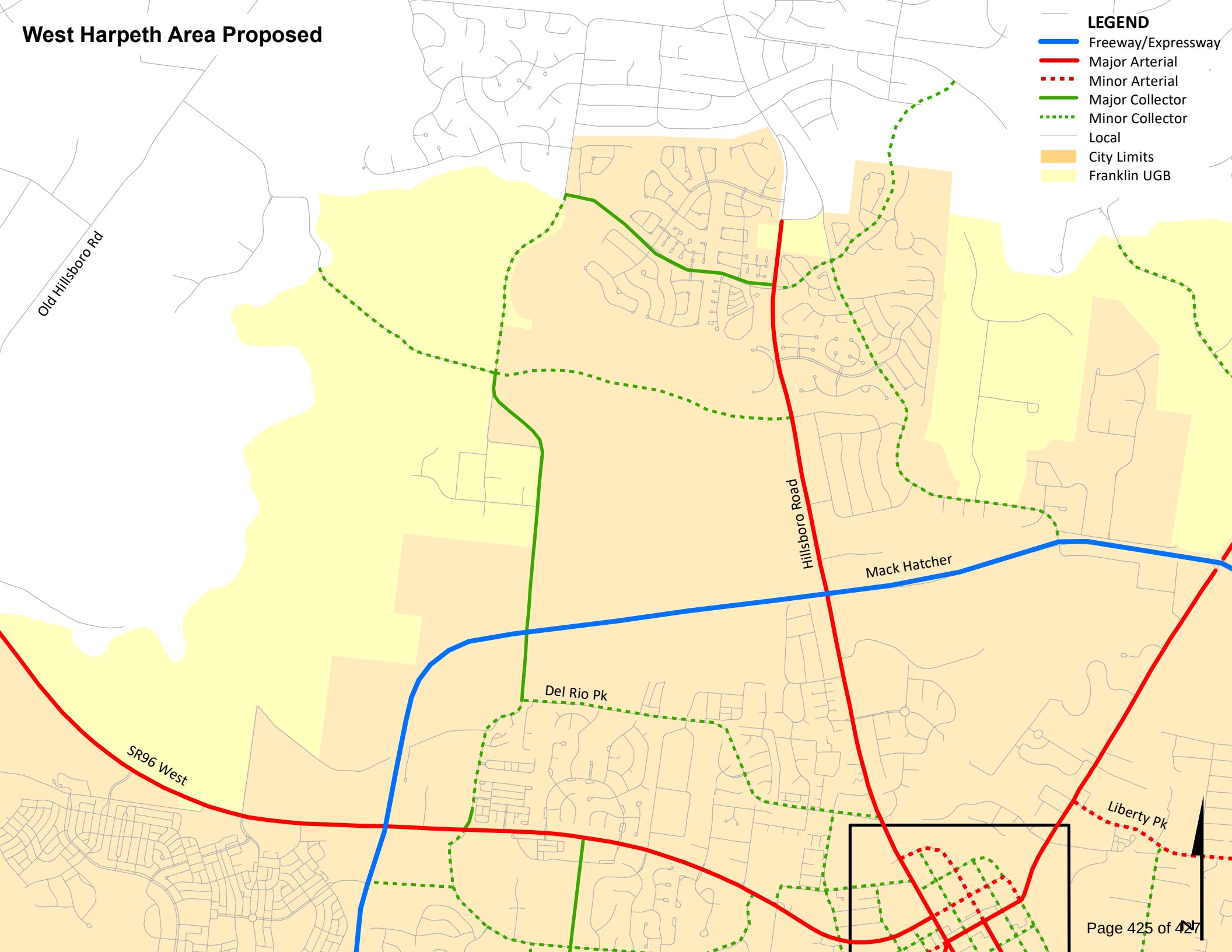
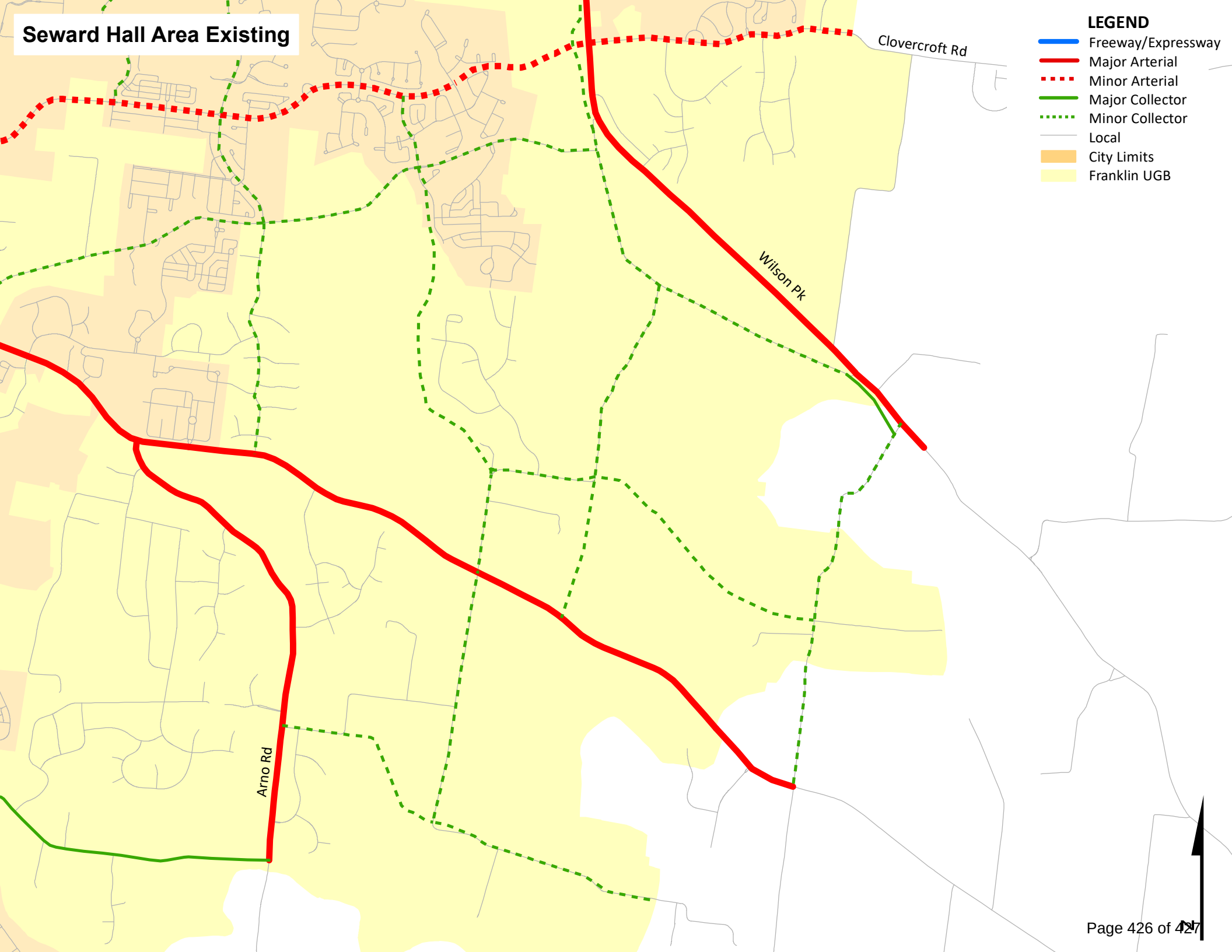
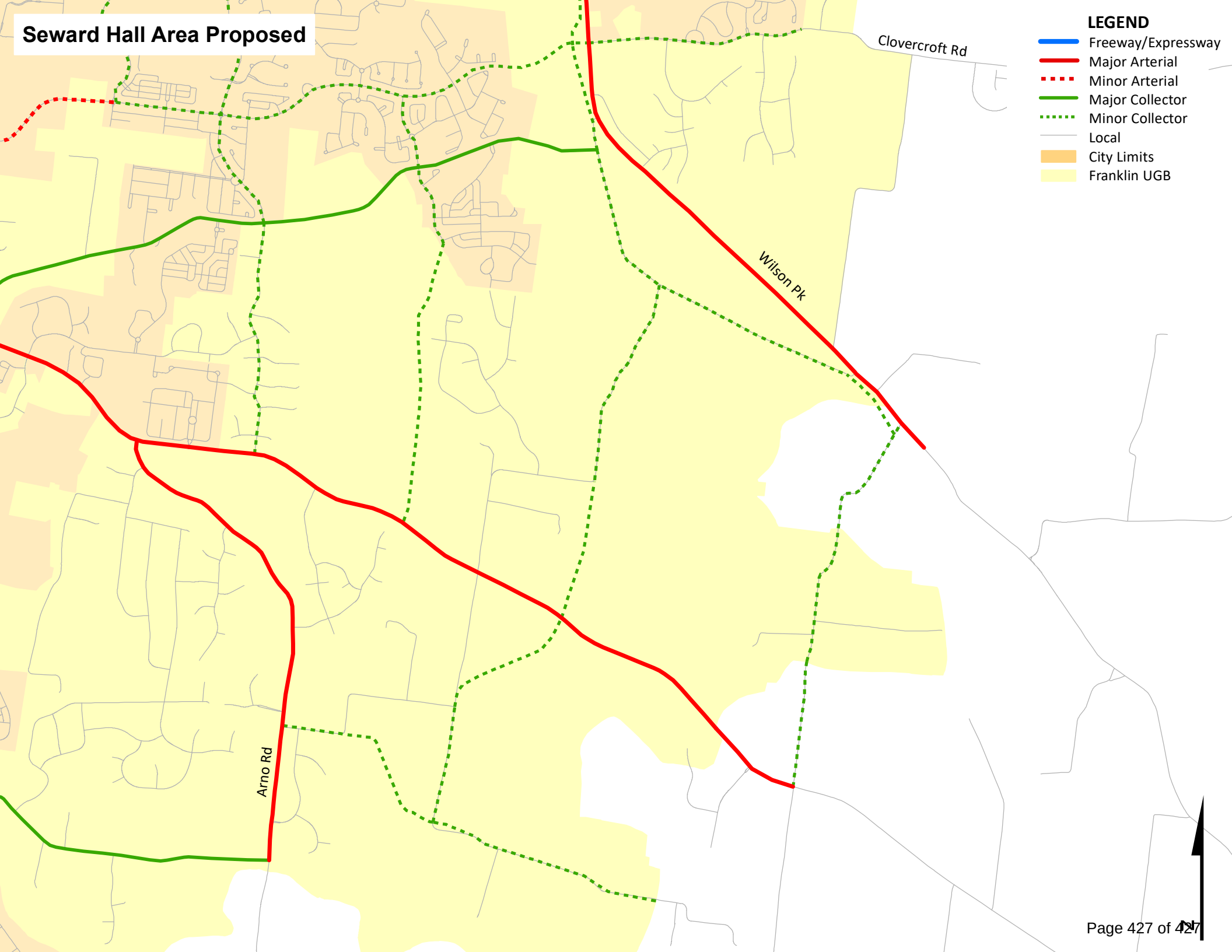


FIGURE 3.13: WEST HARPETH AREA - PROPOSED ROADWAY NETWORK




West Harpeth Area Proposed
LEGEND
Freeway/Expressway
Major Arterial
Minor Arterial
Major Collector
Minor Collector
Local
City Limits
Franklin UGB
Old Hillsboro Rd
Hillsboro Road
Mack Hatcher
Del Rio Pk
SR96 West
Liberty Pk


Seward Hall Area Existing
LEGEND
Freeway/Expressway
Major Arterial
Minor Arterial
Major Collector
Minor Collector
Local
City Limits
Franklin UGB
Clovercroft Rd
Wilson Pk
Arno Rd


Seward Hall Area Proposed
LEGEND
Freeway/Expressway
Major Arterial
Minor Arterial
Major Collector
Minor Collector
Local
City Limits
Franklin UGB
Clovercroft Rd
Wilson Pk
Arno Rd