

ENGINEERING DEPARTMENT

Paul Holzen
Director/City Engineer



Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

January 28, 2017

**HISTORIC
FRANKLIN
TENNESSEE**

Mr. Eddie Hood
Highway Superintendent
Williamson County Highway Department
302 Beasley Drive
Franklin, TN 37064

Dear Mr. Hood,

City of Franklin staff is requesting approval to annex a portion of Ridgeway Drive located in the City's Urban Growth Boundary. Attached is an exhibit and legal description for your review. Please provide us with written consent to move forward with this annexation. Final annexation shall be contingent upon approval from the City of Franklin Board of Mayor and Aldermen.

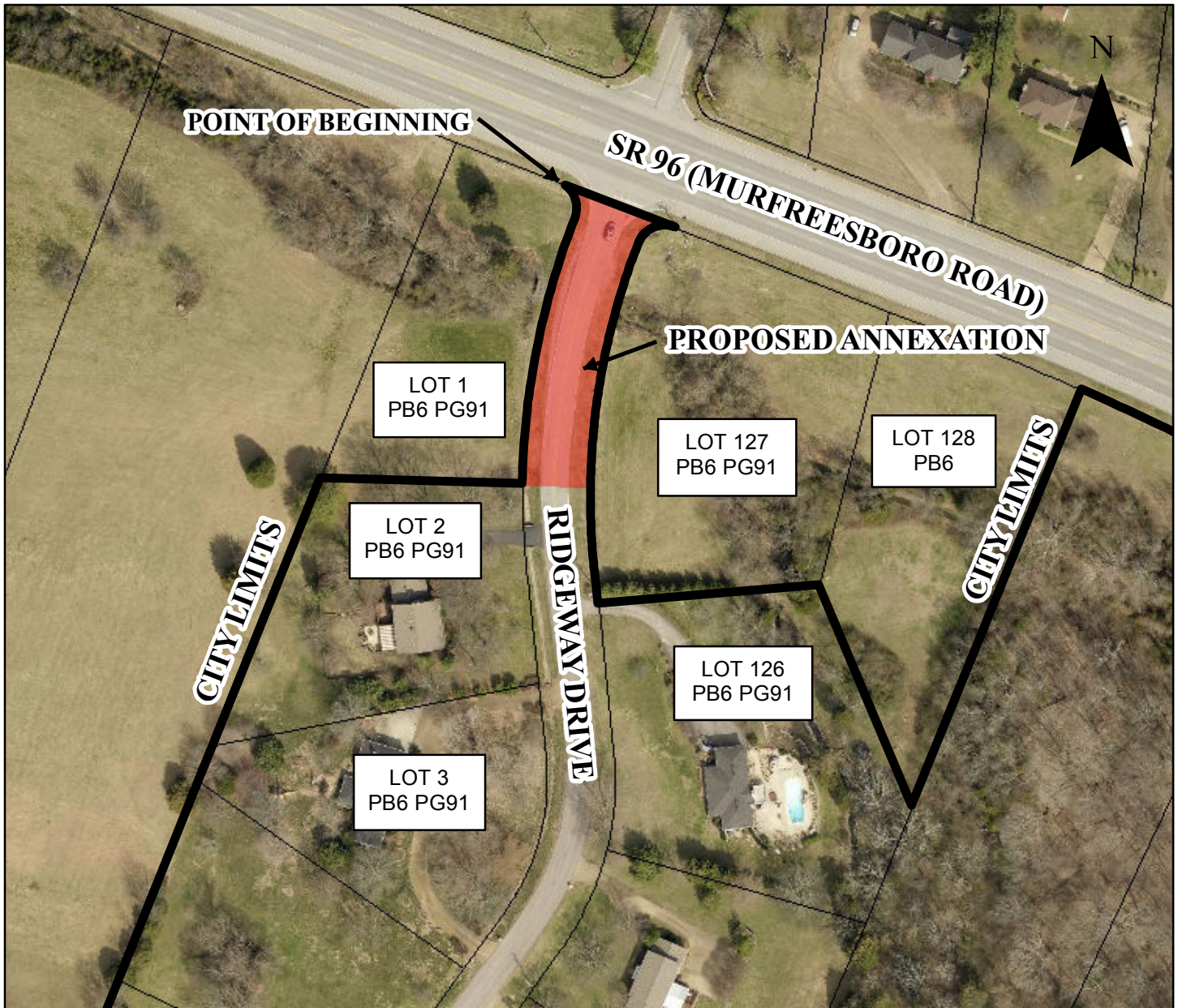
As you know the October Park Development is proposing to install an 8" sanitary sewer main down the centerline of Ridgeway Drive. We would request that the County require the developer to rebuild the entire street as shown on attached Exhibit B. Assuming you are in agreement, the City and County will work together to inspect this section of Ridgeway Drive until the annexation is finalized.

Please call me if you have any questions.

Very sincerely,

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

Paul Holzen
Director of Engineering
615-550-6679



Annexation Legal Description

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);

Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);

Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);

Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.

Revisions:
 REV 1 PER COF 4-01-2015
 REV 2 PER COF 5-07-2015
 REV 3 PER COF 6-26-2015
 REV 4 CHART 8-12-2015
 REV 5 PUDE 8-21-2015
 REV 6 ADDRESS 8-26-2015

TN STATE PLANE
 ZONE 5301, FIPZONE 4100
 (NAD 83 DATUM)

SCALE: 1" = 40'
 COORDINATES HAVE BEEN DATUM
 ADJUSTED BY A FACTOR OF 1.00006

Drawing Notes:
 COF# 5803

GDC
 GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE
 Date: MARCH 9, 2015

NOTES:

- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED APRIL 26, 2014. THE SURVEY WAS SUPPLEMENTED WITH DATA FROM CITY OF FRANKLIN GIS.
- TOTAL PROPERTY AREA = 11.88± AC
 TOTAL DISTURBED AREA = 5.5± AC
 IMPERVIOUS AREA = 1.3± AC (ROADWAY/SIDEWALK)
 IMPERVIOUS AREA = 2.0± AC (FULL BUILD-OUT OF EACH LOT AT 4500 SF PER LOT)
 TOTAL SITE IMPERVIOUS AREA = 3.3± AC.
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
- THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF FRANKLIN STANDARD SPECIFICATIONS.
- FOR TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SEE SHEET C1.02
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ZONING ORDINANCE.
- PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED BY A GEOTECHNICAL ENGINEER.
- PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF FRANKLIN TREE PROTECTION ORDINANCE.
- SUBJECT PROPERTY IS OUTSIDE THE 100-YEAR AND 500-YEAR FLOODPLAINS PER FEMA FLOOD INSURANCE RATE MAP #17187C0220F DATED SEPTEMBER 29, 2006.

SITE DATA CHART	
PROJECT NAME:	OCTOBER PARK SUBDIVISION
PROJECT #:	COF #5803
SUBDIVISION:	OCTOBER PARK
LOT NUMBER:	LOTS 1-19
ADDRESS:	1100 RIDGEWAY DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	14th
EXISTING ZONING AND CHARACTER OVERLAY:	SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT (SD-R 1.6)
CHARACTER AREA OVERLAY:	SWC0-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.88 ACRES
SQUARE FOOTAGE OF SITE:	517,412 S.F.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 1:	
DETACHED SINGLE FAMILY FRONT YARD:	15'
CORNER:	5'
SIDE YARD:	5'
REAR YARD:	VARIES WITH BUFFER TREATMENT
OWNER:	R. GLENN ADAMS
ADDRESS:	1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
PHONE NO.:	865.719.8644
E-MAIL ADDRESS:	seamon.scott17@gmail.com
CONTACT NAME:	SCOTT SEAMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO:	0.84
MINIMUM LANDSCAPE SURFACE RATIO:	0.40
MINIMUM PARKING REQUIRED:	2 PER UNIT
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY:	1.60 DU/A (19 UNITS)
EXISTING TREE CANOPY:	1.66 AC
PARKLAND:	0.52 AC
OPEN SPACE:	2.76 AC PROVIDED (23.22%) TOTAL REQUIRED: 1.79 AC (15% OF ACREAGE) TOTAL PROVIDED: 2.76 AC (23.22%) FORMAL: .70 AC (39.1% OF REQUIRED) REQUIRED: .59 AC (33%) PROVIDED: .70 AC (39.1%) INFORMAL PROVIDED: 2.06 AC

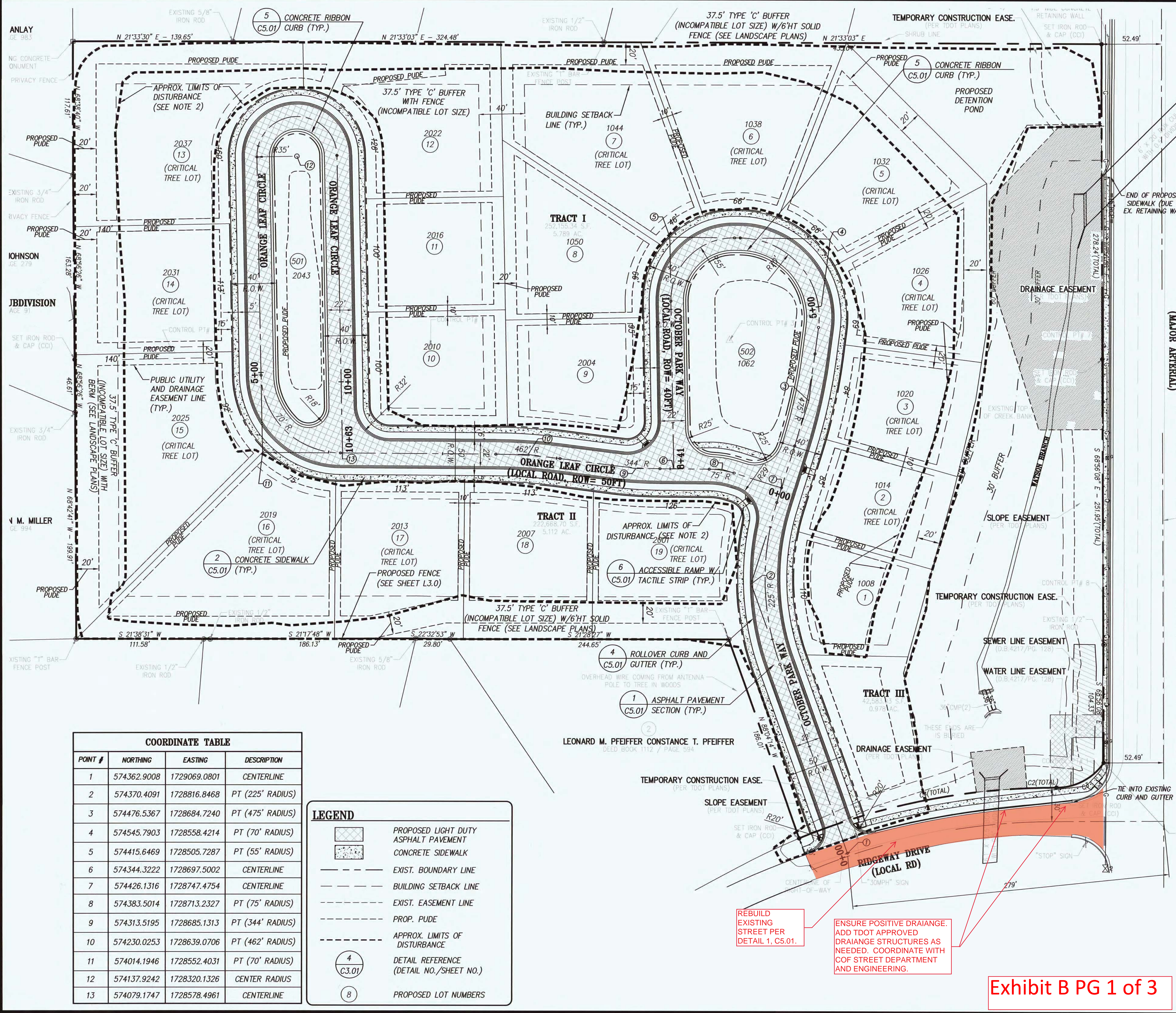
OCTOBER PARK
 Parcels 60.07, 60.01 on Map 79 and
 1.00 in Group B on Tax Map 79M
 Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 greggamble209@gmail.com
 615.975.5765

SITE LAYOUT PLAN

C1.01



COORDINATE TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	574362.9008	1729069.0801	CENTERLINE
2	574370.4091	1728816.8468	PT (225' RADIUS)
3	574476.5367	1728684.7240	PT (475' RADIUS)
4	574545.7903	1728558.4214	PT (70' RADIUS)
5	574415.6469	1728505.7287	PT (55' RADIUS)
6	574344.3222	1728697.5002	CENTERLINE
7	574426.1316	1728747.4754	CENTERLINE
8	574383.5014	1728713.2327	PT (75' RADIUS)
9	574313.5195	1728685.1313	PT (344' RADIUS)
10	574230.0253	1728639.0706	PT (462' RADIUS)
11	574014.1946	1728552.4031	PT (70' RADIUS)
12	574137.9242	1728320.1326	CENTER RADIUS
13	574079.1747	1728578.4961	CENTERLINE

LEGEND	
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	EXIST. BOUNDARY LINE
	BUILDING SETBACK LINE
	EXIST. EASEMENT LINE
	PROP. PUDE
	APPROX. LIMITS OF DISTURBANCE
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	PROPOSED LOT NUMBERS

CITY OF FRANKLIN
 ENGINEERING DEPT
 08/16/16
 This sheet is part of the
 APPROVED Site Plan Set.

CCI PROJECT #01119-0000
CANNON & CANNON INC
 CONSULTING ENGINEERS - FIELD SURVEYORS
 TEL 615.770.0010 | 1 Vantage Way, Ste C-210
 Nashville, TN 37228

Exhibit B PG 1 of 3

Gibi Soil Mapping, LLC
 John Gibi, LPSS
 2103 Donna Kaye Court
 Mount Juliet, TN 37122
 615-351-4512

April 7, 2015

Mr. Steve Bethel
 Vertex Development TN, LLC
 Sbethel.bethel@gmail.com

Re: Soils report for two bio-pond sites on the October Park PUD Subdivision

Dear Mr. Bethel,

On April 3, 2015, I evaluated the soil in two bio-pond sites for the proposed October Park Subdivision. The area to the back is approximately 2,000 square feet and the area toward Hwy 96 is approximately 5,000 square feet. I marked the boundary of the area tested with orange pin flags.

The geology is the Hermitage formation and the soil type is Stiversville. Stiversville is a loamy soil with depth to a soft weathered rock between 40 and 60 inches. These areas were tested to 48 inches without encountering weathered rock. The soil textures are silt loam, silty clay loam and loam. The soil is friable and has moderate, medium sub angular blocky structure.

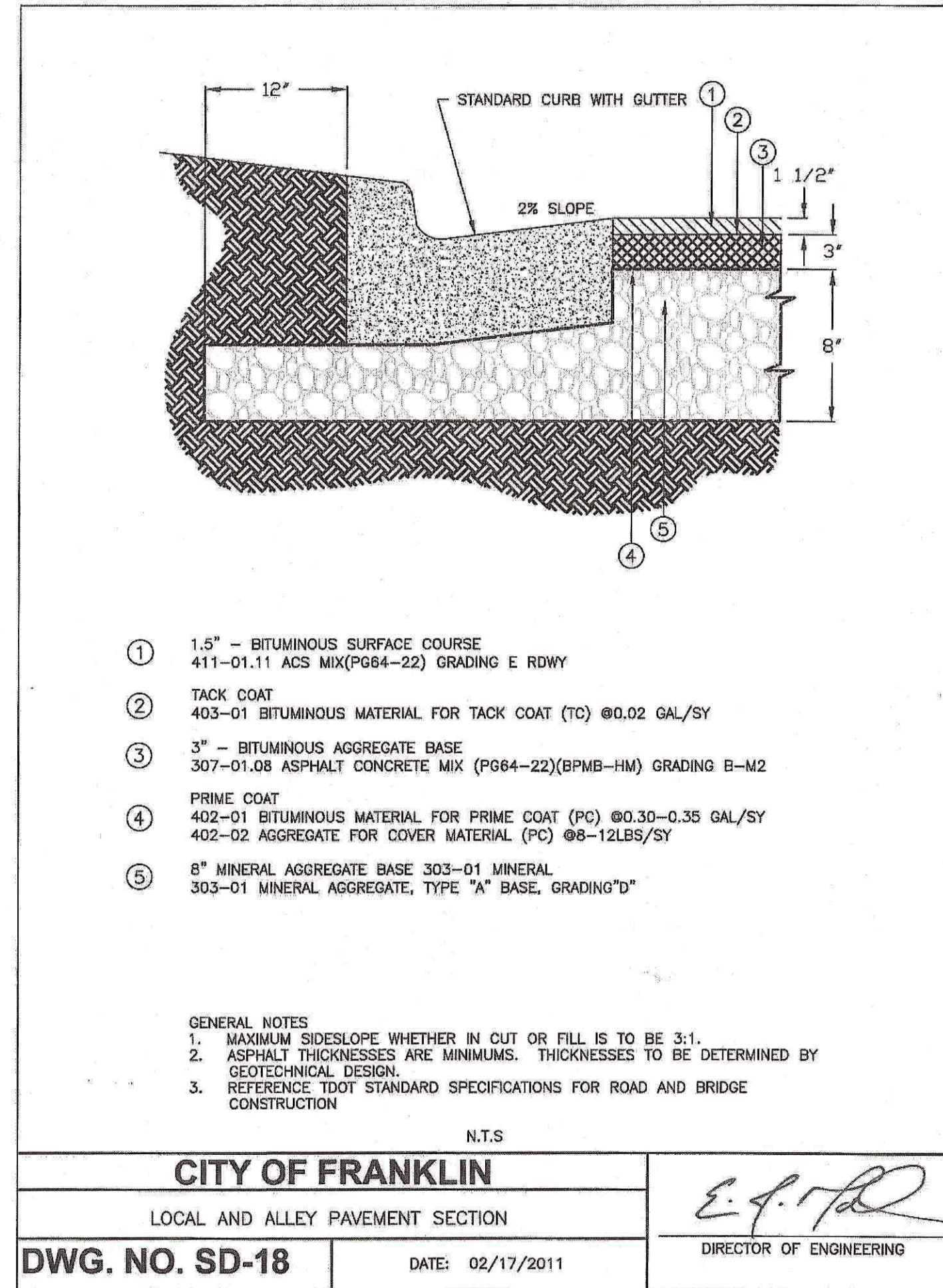
This soil would receive a 45 minute per inch rating if mapped for a conventional septic system.

I did not encounter restrictive clay, rock or a perched water table in these areas.

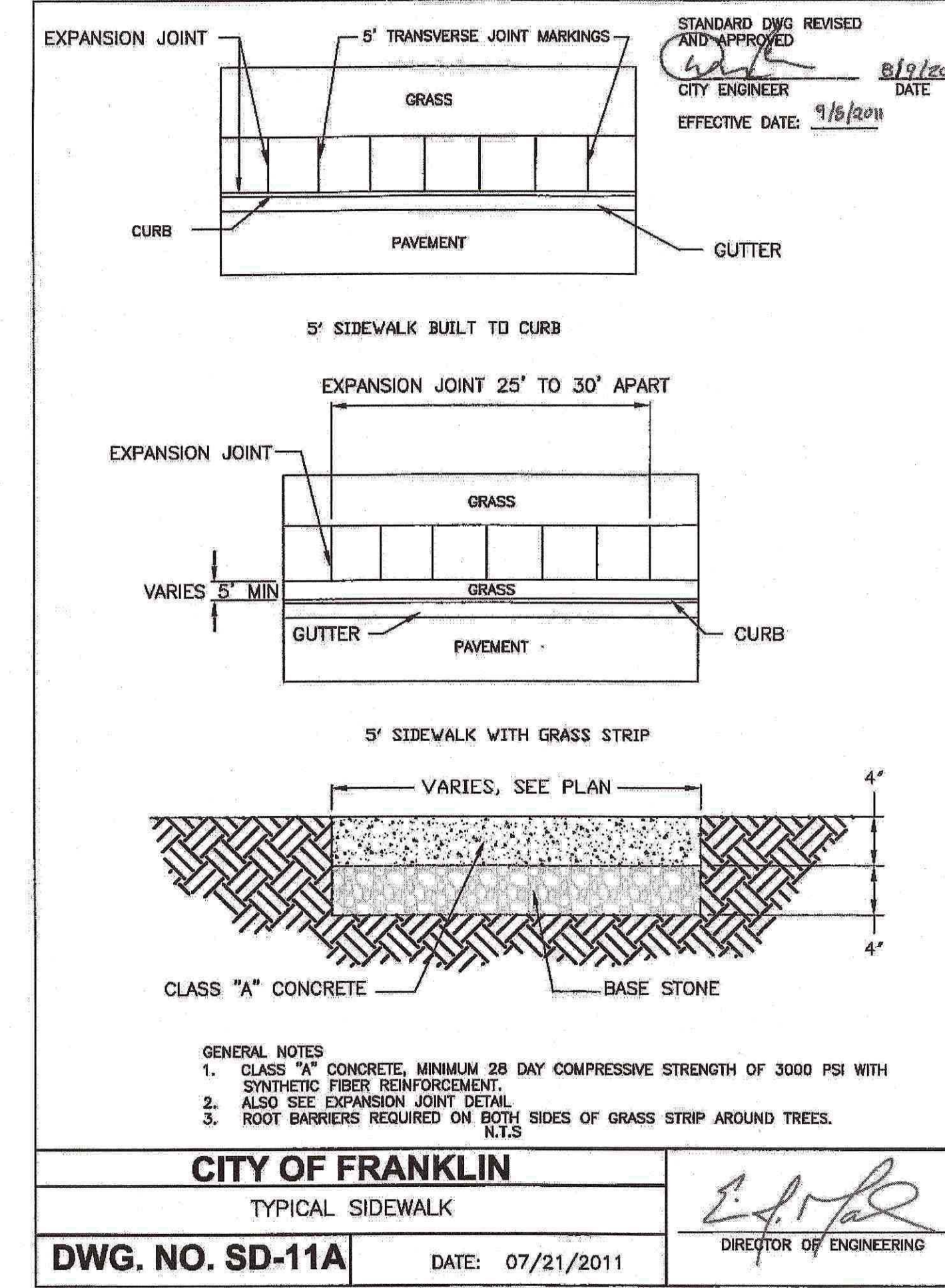
Sincerely,

John Gibi
 Soil consultant

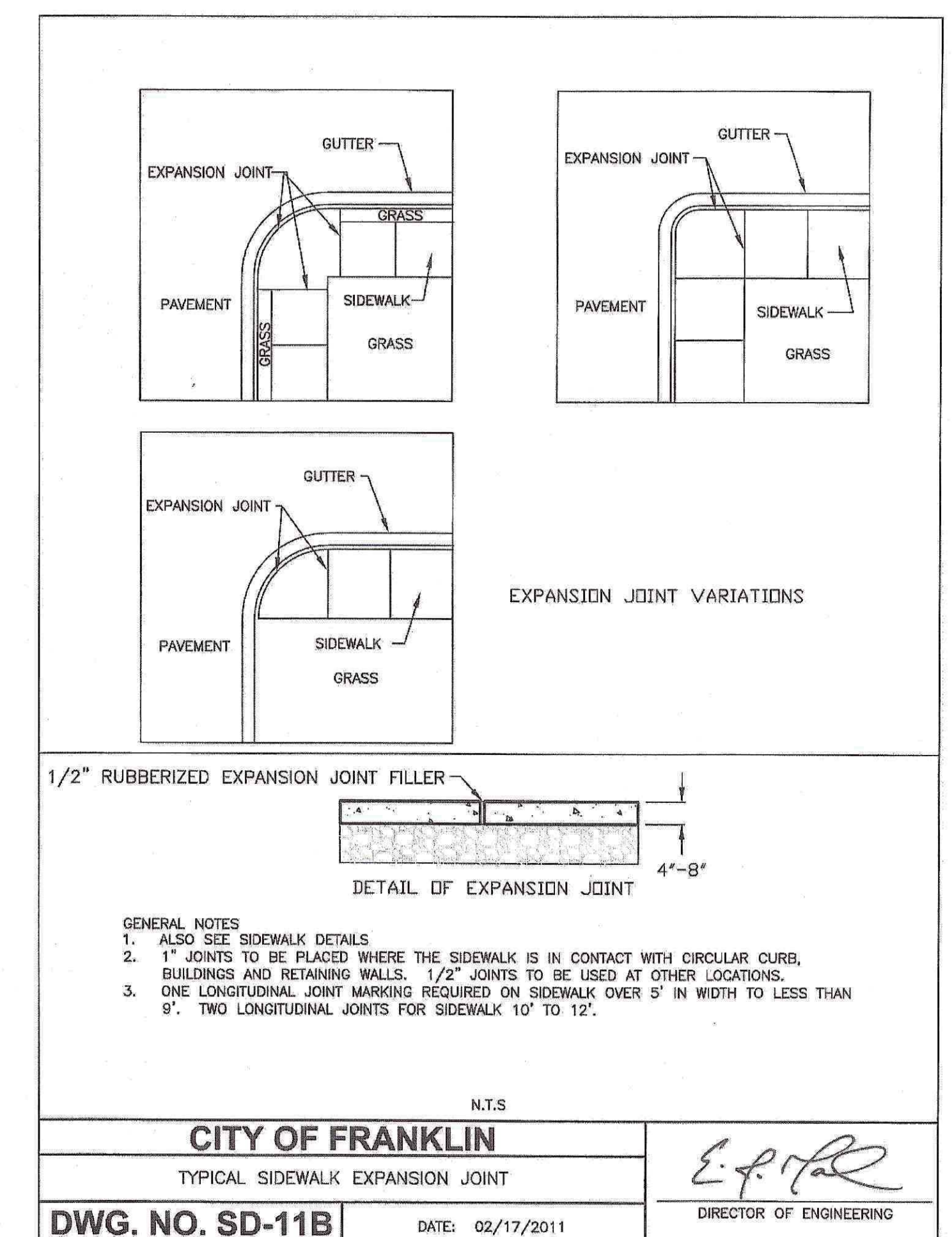
0 SOILS REPORT
 N.T.S.



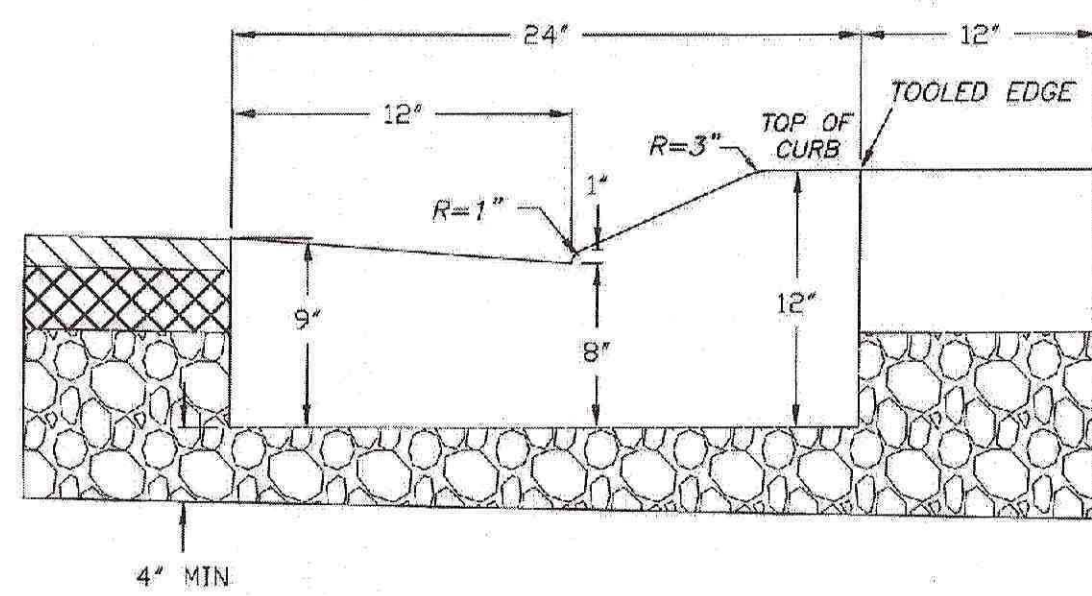
1 ASPHALT PAVEMENT SECTION
 C1.01 N.T.S.



2 TYPICAL SIDEWALK
 C1.01 N.T.S.



3 TYPICAL SIDEWALK EXPANSION JOINT
 C1.01 N.T.S.

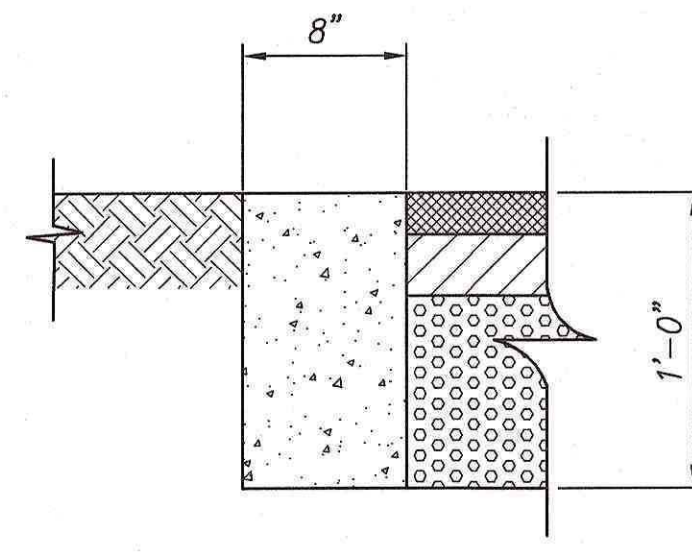


CROSS SECTIONAL VIEW

GENERAL NOTES
 1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONMENTAL PLATES R-3000C SURFACE MOUNT.
 2. CONCRETE TO BE 3000 PSI (MIN).

N.T.S.
CITY OF FRANKLIN
 ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY)
 DWG. NO. RP-3 EFFECTIVE DATE: 01/09/2015
 CITY ENGINEER DATE
 DIRECTOR OF ENGINEERING DATE

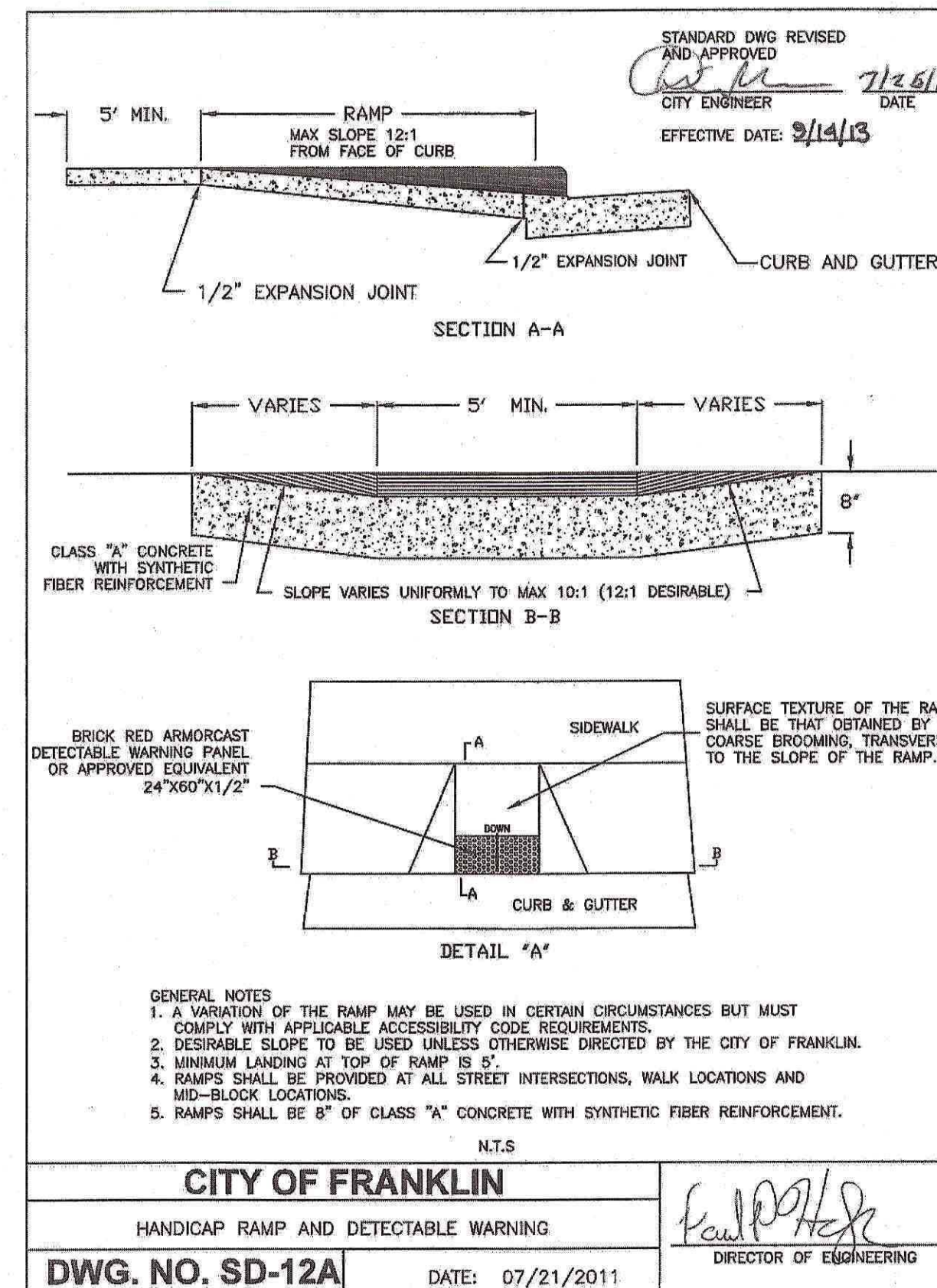
4 ROLLOVER CURB AND GUTTER
 C1.01 N.T.S.



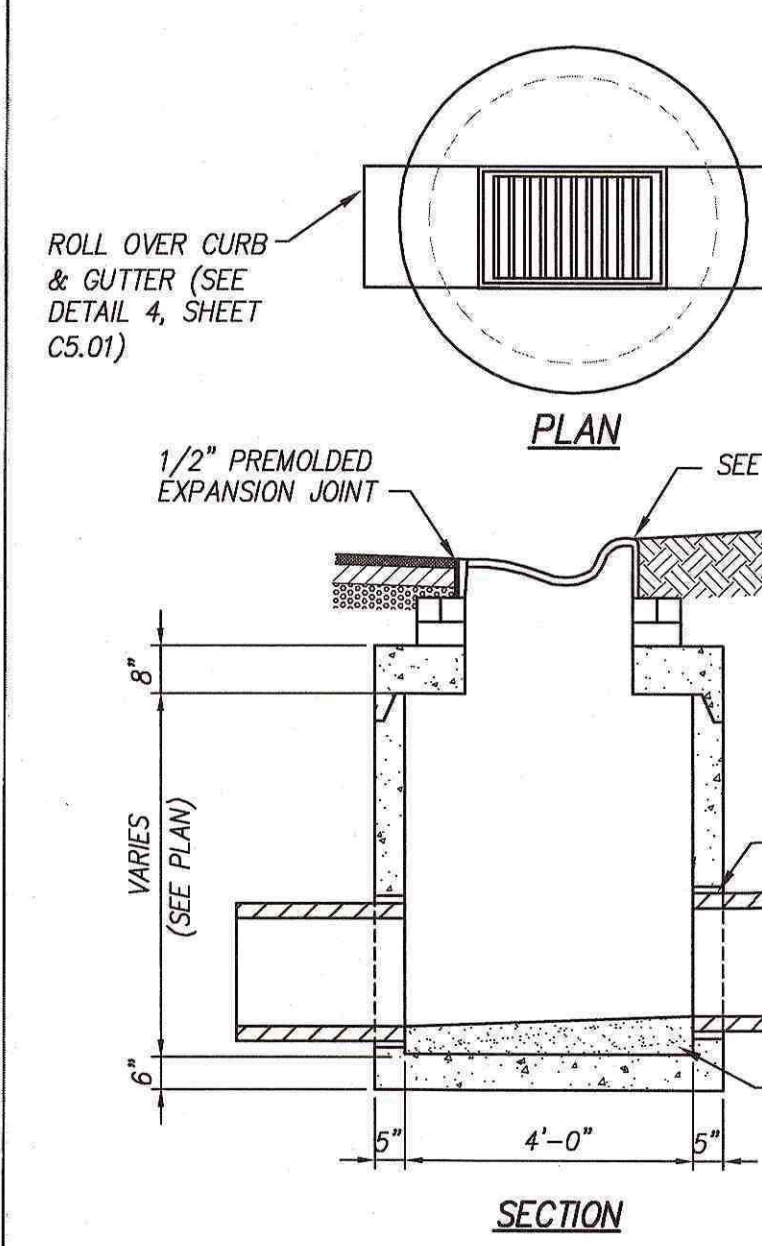
NOTES:

1. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' MAX. CENTERS, WITH 1/4" CONTRACTION JOINTS. EQUALLY SPACED AT 10' MAX. CENTERS BETWEEN EXPANSION JOINTS.
2. EXPANSION JOINT MATERIAL REQUIRED FOR GRASS MEDIANS.
3. EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.

5 CONCRETE RIBBON CURB
 N.T.S.

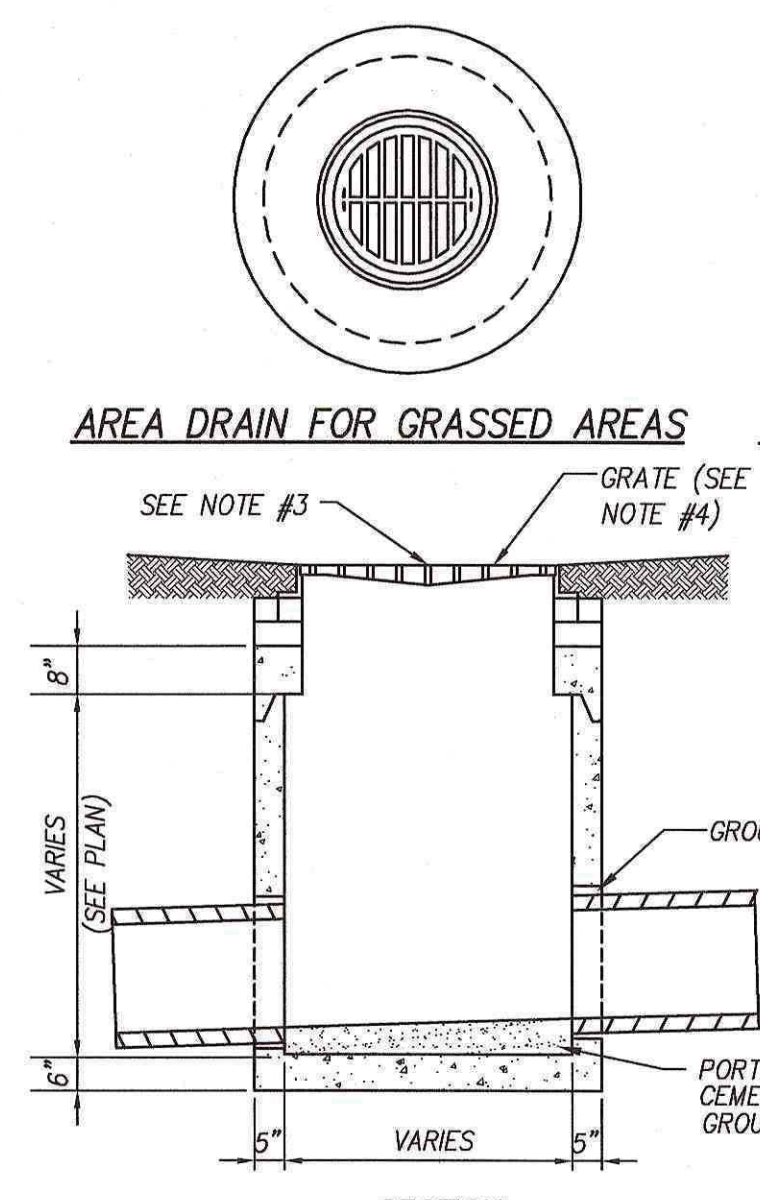


6 ACCESSIBLE RAMP
 C1.01 N.T.S.



7 SINGLE CATCH BASIN
 C3.02 N.T.S.

Exhibit B PG 2 of 3



8 AREA DRAIN
 C3.02 N.T.S.

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 WWW.CANNON-CANNON.COM | Nashville, TN 37228

C5.01

Revisions:
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 REV 2 PER COF 6-26-2015

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OCTOBER PARK
 Parcels 60.07, 60.01 on Map 79 and
 1.00 in Group B on Tax Map 79M
 Franklin, Williamson County, Tennessee



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 GREG GAMBLE
 gg@ggdmcd.com
 615.975.5765

CITY OF FRANKLIN
 ENGINEERING DEPT
 08/16/16
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SITE DETAILS

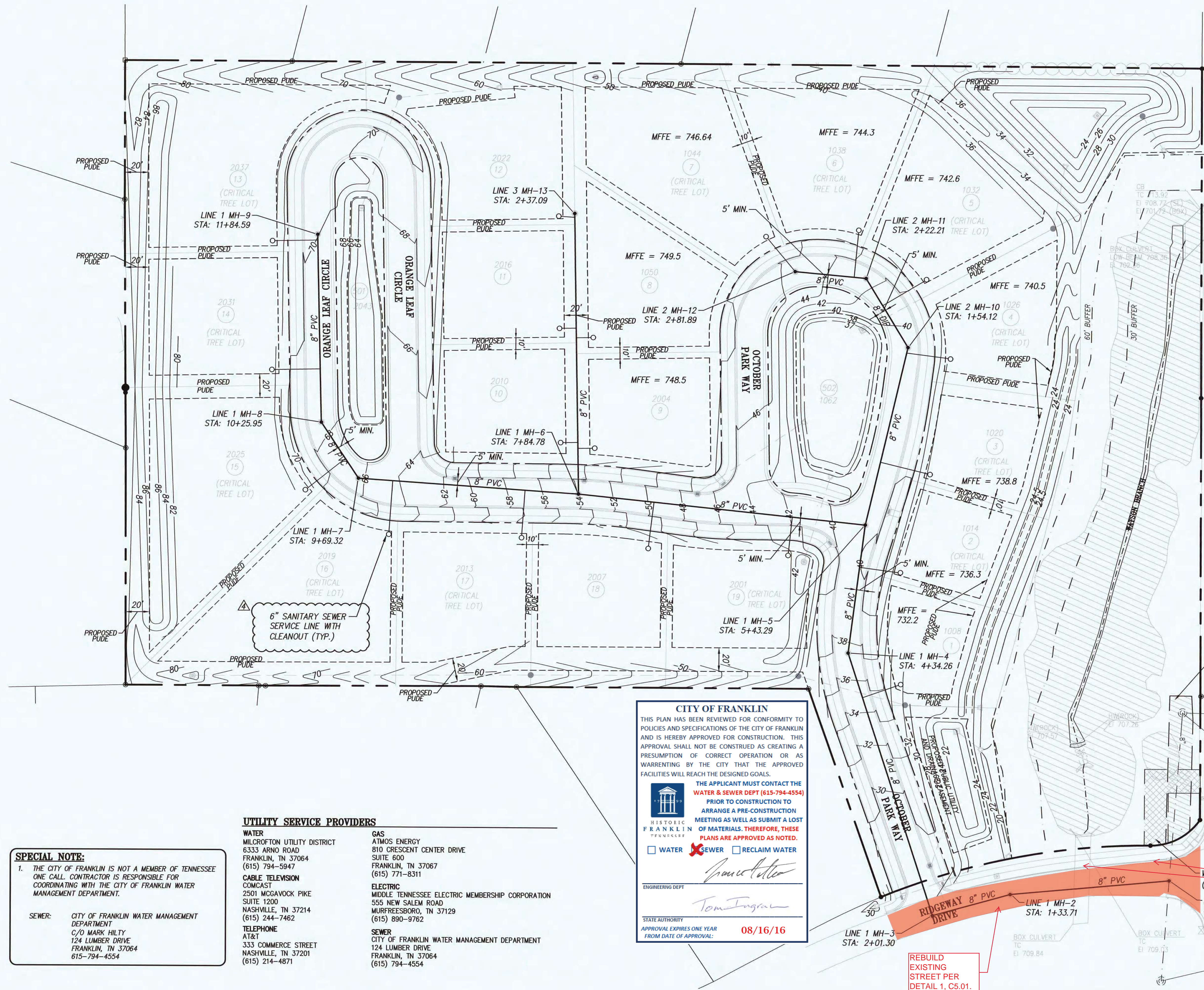
TN STATE PLANE
 ZONE 5301, FIPZONE 4100
 (NAD 83 DATUM)

0 40 80
 SCALE: 1" = 40'
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Revisions:
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 REV 2 PER COF 5-07-2015
 REV 3 PER COF 6-26-2015
 REV 4 PER COF 8-04-2015
 REV 5 ADDRESS 8-26-2015

Drawing Notes:
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- GENERAL UTILITIES NOTES:**
1. THE ANTICIPATED IMPACT TO WATER AND SEWER IS 19 SFU THROUGH 19 SINGLE FAMILY TAPS, OR APPROXIMATELY 6,650 GPD. NO IMPACT TO RECLAIMED WATER IS ANTICIPATED.
 2. FIRE HYDRANT PRESSURES PER MILCROFTON UTILITY. TESTING PERFORMED OCTOBER 15, 2014 AT 4076 MURFREESBORO PIKE.
 STATIC PRESSURE = 99± PSI
 RESIDUAL PRESSURE = 75± PSI
 3. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE APPROPRIATE UTILITY COMPANIES INVOLVED.
 4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
 5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
 6. THE STONE BEDDING AND BACKFILL SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
 7. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE UTILITIES BOARD STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
 8. ALL CONNECTIONS TO EXISTING SANITARY SEWER MAN HOLES SHALL BE CORE-N-SEAL.
 9. SEWER SERVICES ARE REQUIRED TO HAVE A BACKFLOW PREVENTER WHERE THE FINISH FLOOR ELEVATION IS LOWER THAN THE TOP OF CASTING OF THE UPSTREAM MANHOLE.
 10. EVERY HOUSE SHALL BE SERVED BY GRAVITY SEWER

LEGEND

— 8" PVC —	PROPOSED SANITARY SEWER LINE
○	PROPOSED SANITARY SEWER SERVICE LINE
●	PROPOSED SANITARY SEWER MANHOLE
MFFE	MINIMUM FINISH FLOOR ELEV FOR SANITARY SERVICE CONNECTION (SEE SPECIAL NOTE #4, U1.01)

CITY OF FRANKLIN
 ENGINEERING DEPT
 08/16/16
 HISTORIC FRANKLIN, TN
 APPROVED Site Plan Set.

~~THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE CITY OF FRANKLIN THAT THE APPROVED FACILITIES WILL REACH THE DESIGN GOALS. IN ADDITION, THE APPLICANT MUST CONTACT THE WATER AND SEWER DEPARTMENT PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING. THE APPLICANT SHALL SUBMIT A LIST OF MATERIALS.~~

APPROVED AS NOTED

BY: *Tom Ingram* ENGINEERING DEPT.
 BY: *Carlynn* CITY ENGINEER

08/28/15
 APPROVAL EXPIRES ONE YEAR AFTER DATE OF APPROVAL

CITY OF FRANKLIN

THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

THE APPLICANT MUST CONTACT THE WATER & SEWER DEPT (615-794-4554) PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING AS WELL AS SUBMIT A LIST OF MATERIALS. THEREFORE, THESE PLANS ARE APPROVED AS NOTED.

WATER SEWER RECLAIM WATER

BY: *Tom Ingram*
 ENGINEERING DEPT.

STATE AUTHORITY
 APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL: 08/16/16

UTILITY SERVICE PROVIDERS

WATER MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 (615) 794-5947	GAS ATMOS ENERGY 810 CRESCENT CENTER DRIVE SUITE 600 FRANKLIN, TN 37067 (615) 771-8311
CABLE TELEVISION COMCAST 2501 MCGAVOCK PIKE SUITE 1200 NASHVILLE, TN 37214 (615) 244-7462	ELECTRIC MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION 555 NEW SALEM ROAD MURFREESBORO, TN 37129 (615) 890-9762
TELEPHONE AT&T 333 COMMERCE STREET NASHVILLE, TN 37201 (615) 214-4871	SEWER CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT 124 LUMBER DRIVE FRANKLIN, TN 37064 (615) 794-4554

SPECIAL NOTE:

1. THE CITY OF FRANKLIN IS NOT A MEMBER OF TENNESSEE ONE CALL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.

SEWER: CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
 C/O MARK HILTY
 124 LUMBER DRIVE
 FRANKLIN, TN 37064
 615-794-4554

SEWER LINE EASEMENT (D.B. 4217/P.G. 128)

WATER LINE EASEMENT (D.B. 4217/P.G. 128)

ENSURE POSITIVE DRAINAGE. ADD TDOT APPROVED DRAINAGE STRUCTURES AS NEEDED. COORDINATE WITH COF STREET DEPARTMENT AND ENGINEERING.

REBUILD EXISTING STREET PER DETAIL 1, C5.01.

OCTOBER PARK
 Parcels 60.07, 60.01 on Map 79 and
 1.00 in Group B on Tax Map 79M
 Franklin, Williamson County, Tennessee



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 144 SOUTHEAST PARKWAY
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SANITARY SEWER PLAN

U1.02

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