

PRELIMINARY PLAT FOR FRANKLIN SUMMIT



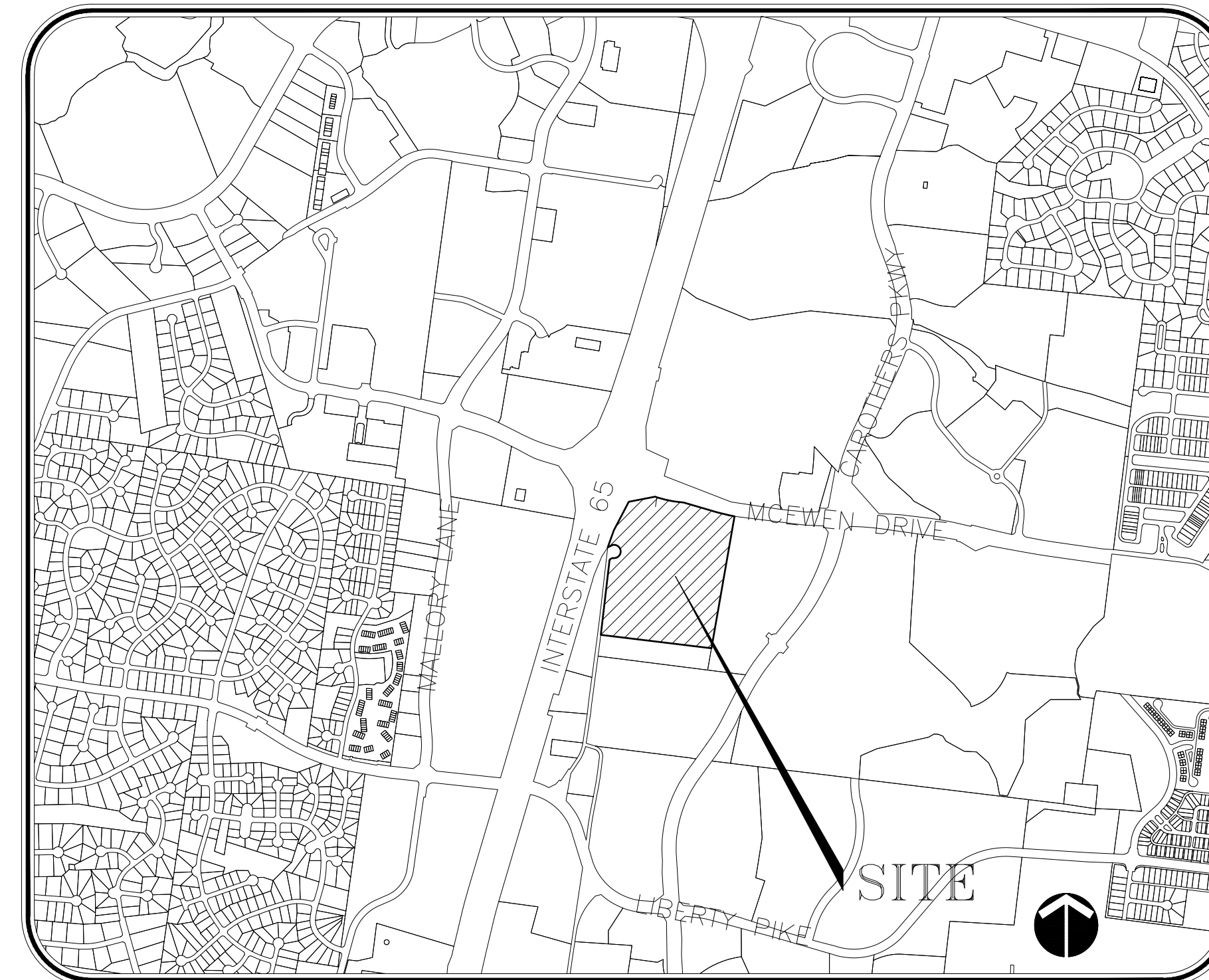
CONTACTS

OWNER/DEVELOPER

MR. RALPH KNAUSS
SOUTHSTAR, LLC
501 CORPORATE CENTRE DRIVE, SUITE 315
FRANKLIN, TENNESSEE 37067
(615) 472-8916
rknauss@southstarco.com

SURVEYOR

DOUGLAS BALL-CHANDLER
RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
dchandler@ragansmith.com



LOCATION MAP
N.T.S.

PURPOSE STATEMENT: THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PRELIMINARY LAYOUT FOR A 5 LOT SUBDIVISION AND DEPICT PRELIMINARY PLANNING OF ROADWAY CONNECTIVITY FOR FUTURE DEVELOPMENT.

CITY OF FRANKLIN
WILLIAMSON COUNTY,
TENNESSEE

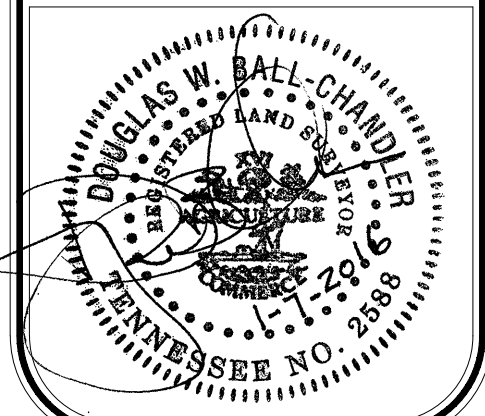
INDEX OF SHEETS

SHEET	DESCRIPTION
S0.0	COVER SHEET

CIVIL PLANS

S1.0	PROPOSED SITE LAYOUT
S1.1	EXISTING CONDITIONS
S1.2	SLOPE CONDITIONS

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LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE, TENNESSEE
P.O. BOX 18020
FRANKLIN, TENNESSEE 37067
(615) 244-8591
www.ragansmith.com



FRANKLIN SUMMIT



FOR
9TH CIVIL DISTRICT EAST MCEWEN DRIVE, FRANKLIN, TENNESSEE

JOB NO.	WK ORDER	APPROVED:	DATE:
12049	0193	DEC	NOVEMBER 9, 2015
		BKB	
		NTS	

REVISIONS

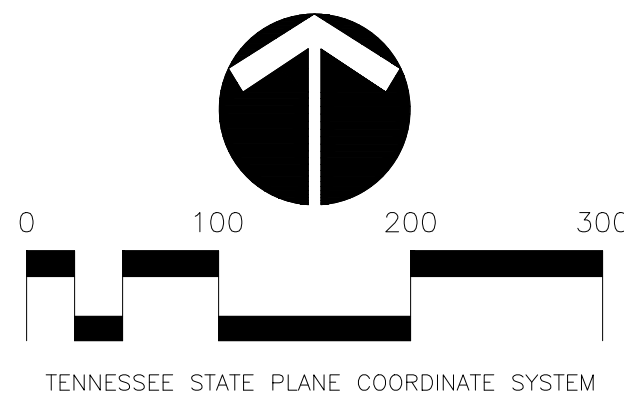
NO.	DATE	DESCRIPTION
1	1-07-15	(DBK) REV. PER CITY COMMENTS
2	10-03-15	(DBK) REV. PER CITY COMMENTS
3	10-03-15	(DBK) REV. PER CITY COMMENTS

COVER SHEET

S0.0

PROJECT NO.: COF NO. 5986
CITY OF FRANKLIN REZONING PROJECT #5834

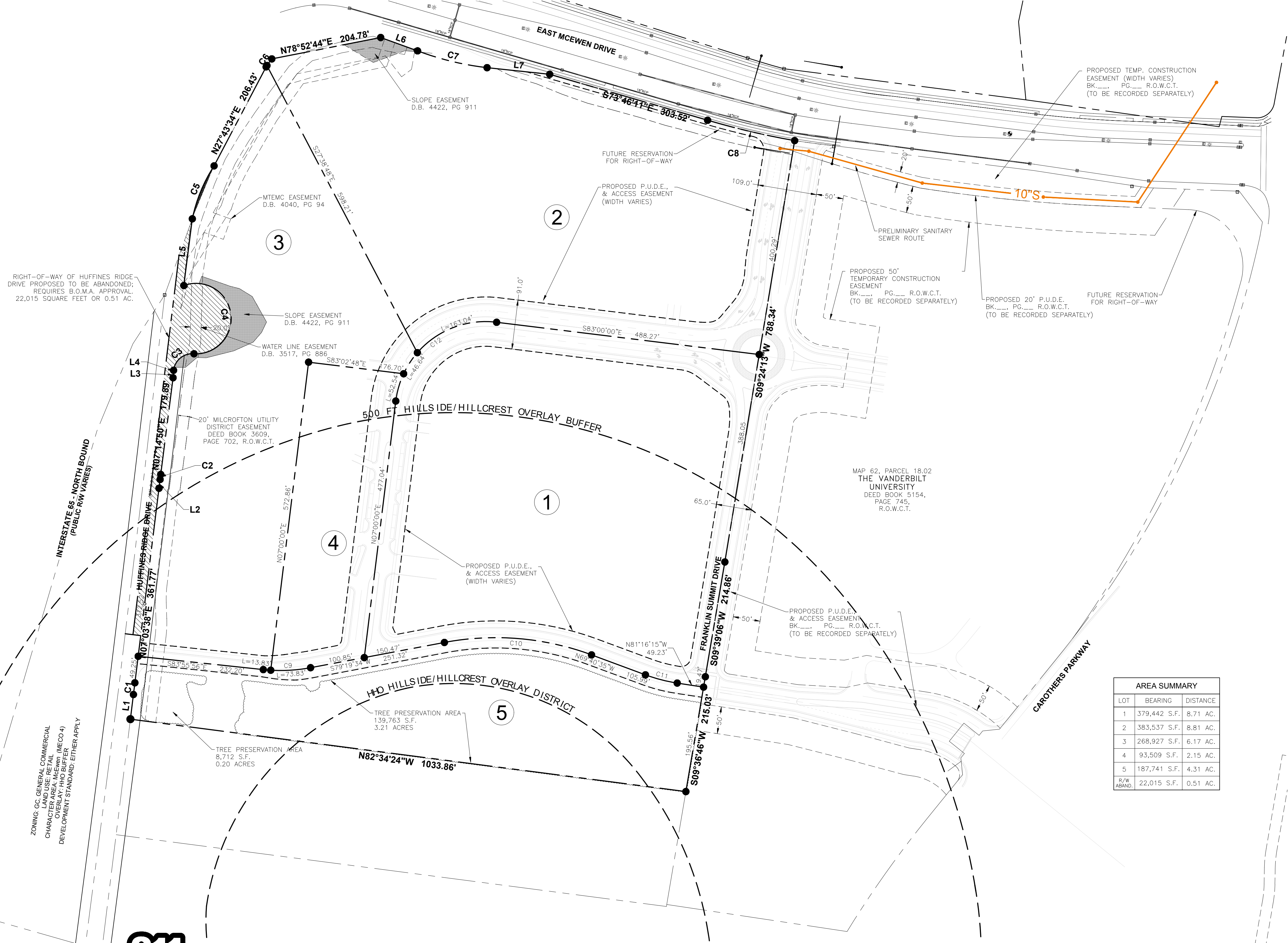




TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD 83 DATUM

FRANKLIN SUMMIT SITE CALCULATIONS																				
DEVELOPMENT	ZONED	TOTAL AC	% OF SITE	LSR REQ. (AC)	LSR PROVIDED (AC)	LSA REQ. (AC)	LSA PROVIDED (AC)	REPLACEMENT TREE REQ. (AC)	EX. TREE CANOPY (AC)	EX. TREE CANOPY PRESERVATION REQUIRED (AC)	EX. TREE CANOPY PRESERVATION MAINTAINED (AC)	FORMAL OPEN SPACE REQUIRED (AC)	FORMAL OPEN SPACE PROVIDED (AC)	CANOPY REQUIRED (AC)	UNDERSTORY REQUIRED (AC)	SHRUBS REQUIRED (EA)	FOS CANOPY REQUIRED (AC)	FOS UNDERSTORY REQUIRED (AC)	FOS SHRUB REQUIRED (EA)	
TOTAL SITE	GC	30.15	100.00%	0.3	0.13	9.05	3.92	1,748	18.07	0	3.25	3.41	1.51	1.51	2,118.88	542.64	2,480.64	90.6	13.59	75.5
LOT 1	GC	8.71	28.89%	0.3	0.00	2.61	0.00	589.21	-	0	0	0.51	0.51	714.22	182.91	836	30.6	4.59	26	
LOT 2	GC	8.81	29.22%	0.3	0.00	2.64	0.00	595.97	-	0	0	0.51	0.51	722.42	185.01	846	30.6	4.59	26	
LOT 3	GC	6.17	20.46%	0.3	0.00	1.85	0.00	417.38	-	0	0	0.36	0.36	505.94	129.57	592	21.6	3.24	18	
LOT 4	GC	2.15	7.13%	0.3	0.00	0.65	0.00	145.44	-	0	0	0.13	0.13	176.30	45.15	206	7.8	1.17	7	
LOT 5	GC	4.31	14.30%	0.3	0.91	1.29	3.92	N/A	-	3.25	3.41	**	0	*	*	*	*	*	*	
TOTAL SITE REMAINING	N/A	0.00	N/A	N/A	0.17	N/A	5.13	0	N/A	0.00	-0.16	N/A	0.00	N/A	N/A	N/A	N/A	N/A	N/A	

* TREE CALC REQUIREMENTS DO NOT APPLY TO TREE PRESERVATION AREAS, UNLESS TREE CALIPERS WITHIN THE TREE PRESERVATION AREA ARE BEING UTILIZED TO MEET OVERALL CALIPER REQUIREMENTS. THIS WOULD REQUIRE A TREE SURVEY. GENERALLY SPEAKING, A TREE SURVEY PROVES BENEFICIAL IN REDUCING THE OVERALL CALIPER REQUIREMENT FOR THE SITE.
 ** FORMAL OPEN SPACE REQUIREMENTS FOR LOT 5 ARE BEING ACCOUNTED FOR AS A PERCENTAGE WITHIN LOTS 1-4
 NOTE: THE PROPOSED ABANDONMENT OF HUFFINES RIDGE DRIVE IS NOT REFLECTED IN THIS TABLE AS IT HAS NOT BEEN APPROVED THROUGH B.O.M.A. AS OF THIS DATE.



AREA SUMMARY		
LOT	BEARING	DISTANCE
1	379,442 S.F.	8.71 AC.
2	383,537 S.F.	8.81 AC.
3	268,927 S.F.	6.17 AC.
4	93,509 S.F.	2.15 AC.
5	187,741 S.F.	4.31 AC.
TOTAL	2,210,556 S.F.	50.51 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°03'38"E	45.88'
L2	N07°14'50"E	16.40'
L3	N04°53'16"E	10.86'
L4	N00°27'09"E	2.91'
L5	N07°15'28"E	124.13'
L6	S70°03'53"E	72.40'
L7	S83°57'34"E	116.23'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E
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C4	65.00'	230.55'	203°13'25"	316.32	127.34'	N08°27'53"W
C5	283.50'	106.27'	21°28'42"	53.77	105.65'	N22°20'35"E
C6	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E
C7	541.16'	132.29'	14°00'23"	66.48	131.96'	S76°25'13"E
C8	1491.39'	165.04'	6°20'26"	82.61	164.96'	S76°50'02"E
C9	300.00'	87.66'	16°44'30"	44.14	87.35'	N87°41'49"E
C10	510.00'	275.92'	30°59'52"	141.42	272.56'	S85°10'30"E
C11	300.00'	60.71'	11°35'40"	30.46	60.61'	S75°28'25"E
C12	167.00'	262.32'	90°00'00"	167.00	236.17'	N52°00'00"E

SITE DATA:

PROPERTY INFORMATION:
 STREET ADDRESS: SOUTHEAST CORNER OF I-65 AND MCEWEN DR.
 CIVIL DISTRICT: 08
 TAX MAP: 062
 PARCEL: 18.01,19.01,19.02
 LOT SIZE: 30.15 AC. (1,313,156± S.F.)
 PROP. R/W ABANDONMENT: 0.51 AC. (22,015± S.F.) (NOT INCLUDED IN 30.15 AC.)
 HUFFINES RIDGE DR.
ZONING INFORMATION:
 EXISTING ZONING CLASSIFICATION: GC, GENERAL COMMERCIAL DISTRICT
 PROPOSED ZONING CLASSIFICATION: GC, GENERAL COMMERCIAL DISTRICT
 EXISTING ZONING OVERLAY: HHO, HHO BUFFER
 PROPOSED ZONING OVERLAY: HEIGHT OVERLAY DISTRICT
 CHARACTER AREA: MECO-4
 DEVELOPMENT STANDARDS: BOTH ARE APPLICABLE
 PROPOSED DEVELOPMENT STANDARDS: BOTH ARE APPLICABLE
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: OFFICE/COMMERCIAL

DRAINAGE BASIN:

TRIBUTARY OF SOUTH PRONG SPENCER CREEK
OWNER/DEVELOPER:
 SS MCEWEN 65 LLC
 SOUTHSTAR LLC
 501 CORPORATE CENTRE DRIVE
 SUITE 315
 FRANKLIN, TN 37067
 (615) 472-8916
PROJECT ENGINEER:
 BRAD SLAYDEN, P.E., V.P.
 RAGAN-SMITH & ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
 bsloydens@ragansmith.com

SURVEY INFORMATION:

BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES DATED 08/30/2013 AND 10/31/2012 AND BY KEVIN A EDMONSON ON 05/10/2007.

MINERAL RIGHTS NOTE:

ACCORDING TO A COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 125839, WITH A REVISED DATE OF AUGUST 24, 2012 AT 1:20 P.M., AND A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-608412-NAS, WITH AN EFFECTIVE DATE OF MAY 22, 2013 AT 7:30 A.M. THE COMPANIES MAKE NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF MINERAL RIGHTS.

STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER FOR THE SITE. DOMESTIC, FIRE AND IRRIGATION DEMAND CAN BE MET WITHIN THE DEVELOPMENT WITH PROPOSED EXTENSIONS OF WATER PER THE UTILITY DISTRICTS REQUIREMENTS. THIS WILL INCLUDE AN EXTENSION OF A 12" WATER LINE FROM MCEWEN THROUGH THE PROPOSED DEVELOPMENT TOWARD CAROTHERS PARKWAY.
2. SEWER FACILITIES: THE CITY OF FRANKLIN WILL BE THE SERVICE PROVIDER FOR THE DEVELOPMENT. CURRENTLY A 10" PUBLIC SEWER LINE HAS BEEN EXTENDED BY THE PINNACLE COMMONS DEVELOPMENT AT THE INTERSECTION OF CAROTHERS AND MCEWEN TO THE NORTHERN ROW OF MCEWEN. A TRI-PARTY AGREEMENT WILL THEN PROVIDE THE SEWER CROSSING OF MCEWEN WITH SERVICE EXTENSION TO THE DEVELOPMENT.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO REUSE WATER LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO PROVIDE AN EXTENSION.
4. STREET NETWORK: EAST MCEWEN DRIVE, LOCATED TO THE NORTH OF THE PROPERTY, IS CLASSIFIED AS A MAJOR ARTERIAL ROAD ON THE CURRENT MAJOR THOROUGHFARE PLAN. ALONG THE FRONTAGE OF EAST MCEWEN DRIVE WAS STUDIED AS PART OF THE INTEGRATED GROWTH PLAN IN MARCH OF 2013. HUFFINES RIDGE, LOCATED TO THE WEST OF THE PROPERTY, IS CLASSIFIED AS A LOCAL ROADWAY.
5. DRAINAGE FACILITIES: ON-SITE STORM WATER QUANTITY AND QUALITY WILL BE DESIGNED PER THE STORMWATER ORDINANCE IN EFFECT AT THE TIME OF DEVELOPMENT. PORTIONS OF THE SITE DRAIN WEST TOWARD HUFFINES RIDGE AND EAST TOWARD THE INTERSECTION OF CAROTHERS AND EAST MCEWEN.
6. POLICE, FIRE, & RECREATIONAL FACILITIES: THE SITE IS LOCATED AS FOLLOWS FROM POLICE, FIRE AND RECREATIONAL FACILITIES.
 POLICE: THE SITE IS LOCATED 5 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS.
 FIRE: THE SITE IS APPROXIMATELY 1.7 MILES FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD.
 RECREATION: THE SITE IS LOCATED 1.1 MILES FROM LIBERTY PARK AND ITS ASSOCIATED DOG PARK AND 4.6 MILES FROM PINKERTON PARK.
7. PROJECTED STUDENT POPULATION: DUE TO THE NATURE OF THE PROPOSED OFFICE AND RETAIL DEVELOPMENT, THE STUDENT POPULATION WILL NOT BE AFFECTED.
8. REFUSE STORAGE: A CENTRALIZED TRASH COLLECTION, RECYCLING AND STORAGE FACILITY WILL BE DESIGNED ON EACH PARCEL PROPOSED WITHIN THE DEVELOPMENT AND A PRIVATE PICK-UP SERVICE WILL BE UTILIZED.
9. RESTRICTIVE COVENANTS/EASEMENTS: THERE ARE CURRENTLY NO RESTRICTIVE COVENANTS FOR THIS PROPERTY. BASED ON AN ALTA SURVEY OF THE PROPERTY, VARIOUS EASEMENTS EXIST AROUND THE PERIMETER OF THE SITE.

STORMWATER NARRATIVE

UPON SITE DEVELOPMENT OF EACH PARCEL A STORMWATER MANAGEMENT PLAN WILL BE CREATED AND SUBMITTED FOR APPROVAL IN COMPLIANCE WITH THE CITY OF FRANKLIN STORMWATER ORDINANCE.

PARKING

ALL SURFACE AND GARAGE PARKING IS TO BE MUTUALLY SHARED FOR THE BENEFIT OF THE ENTIRE DEVELOPMENT. THIS SHARED PARKING TO BE FURTHER DEFINED IN FUTURE OWNERS ASSOCIATION DOCUMENTS.

HUFFINES RIDGE DR. ABANDONMENT NOTE:

RIGHT-OF-WAY FOR HUFFINES RIDGE DRIVE IS CURRENTLY IN THE PROCESS OF BEING ABANDONED APPROXIMATELY 40' NORTH OF THE INTERSECTION OF THE EXISTING HUFFINES RIDGE DRIVE AND THE PROPOSED EXTENSION OF HUFFINES RIDGE DRIVE AS SHOWN HEREON.

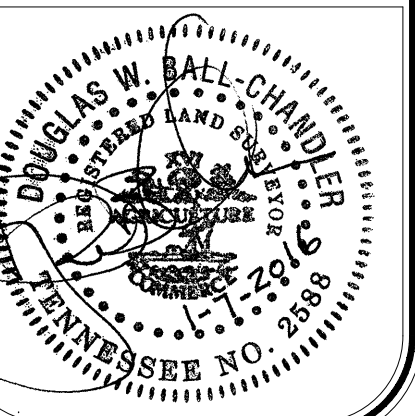
G:\2016\2713 SURVEY\2713 PREP\2713.DWG PLOTTED BY DOUGLAS BALL-CHANDLER ON: 11/20/16 10:03 AM. LAST UPDATED BY DBC ON: 11/20/16 3:21 PM



Know what's below.
Call before you dig.

TOTAL AREA = 1,313,156 SQUARE FEET OR 30.15 ACRES ±
 TOTAL LENGTH OF PROJECT BOUNDARIES = 4,634.31 FEET ±

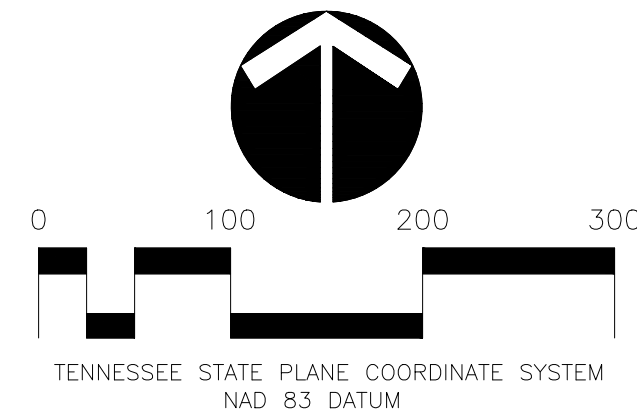
RAGAN-SMITH
 LAND PLANNERS • CIVIL ENGINEERS
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 CHATTANOOGA COUNTY, TENNESSEE
 100 BIRMINGHAM STREET
 NASHVILLE, TN 37203
 (615) 244-8591
 www.ragansmith.com



FRANKLIN SUMMIT
 FOR **SOUTHSTAR**
 9TH CIVIL DISTRICT EAST MCEWEN DRIVE, FRANKLIN, TENNESSEE

REVISIONS
 1-07-16 (DB) REV.
 10-03-15 (DB) REV.
 10-03-15 (DB) REV.
 PER CITY COMMENTS

WK ORDER: 12049 0193
 APPROVED: DBC
 DRAWN: BKB
 SCALE: 1" = 100'
 DATE: NOVEMBER 9, 2015
PROPOSED IMPROVEMENTS
S1.0



GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05".
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 471870222P, WITH AN REVISION DATE OF SEPTEMBER 23, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470206, PANEL NO. 212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0202-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 15,000.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



CURVE TABLE						
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L7	S83°57'34"E	116.23'

PROPERTY DESCRIPTION
 BEING A TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE, BEING PARCEL NUMBERS 18.01, 19.01, AND 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY TAX MAP NUMBER 62, BEING BOUNDED ON THE NORTH BY RIGHT-OF-WAY (R/W) OF EAST MCEWEN DRIVE (PUBLIC R/W VARIES), ON THE WEST BY RIGHT-OF-WAY (R/W) OF INTERSTATE 65 AND HUFFINS RIDGE DRIVE (PUBLIC R/W VARIES), ON THE SOUTH BY THE CORNER R. AND HAZEL M. ELLER PROPERTY OF RECORD IN DEED BOOK 301, PAGE 88, (R.O.W.C.T.), AND ON THE EAST BY THE VANDERBILT UNIVERSITY PROPERTY OF RECORD IN DEED BOOK 5154, PAGE 745 (R.O.W.C.T.) SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A POINT IN THE SOUTHERLY R/W MARGIN OF EAST MCEWEN DRIVE BEING THE NORTHWEST CORNER OF THE SAID VANDERBILT PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, LEAVING A NORTHING OF 583,305.35 AND AN EASTING OF 1,727,256.46 (NAD83); THENCE LEAVING THE SAID R/W MARGIN SOUTH 09 DEGREES 24 MINUTES 13 SECONDS WEST, 788.34 FEET TO A 1/2" IRON ROD (OLD); THENCE SOUTH 09 DEGREES 39 MINUTES 06 SECONDS WEST 214.86 FEET TO A 1/2" IRON ROD (OLD); THENCE SOUTH 09 DEGREES 36 MINUTES 46 SECONDS WEST, 215.03 FEET TO A 5/8" IRON ROD (OLD) BEING THE NORTHEAST CORNER OF THE SAID ELLER PROPERTY; THENCE LEAVING THE VANDERBILT PROPERTY WITH THE NORTHERLY LINE OF THE SAID ELLER PROPERTY NORTH 82 DEGREES 34 MINUTES 24 SECONDS WEST, 1033.86 FEET TO AN IRON ROD (OLD); THENCE SOUTH 09 DEGREES 36 MINUTES 46 SECONDS WEST, 215.03 FEET TO A 5/8" IRON ROD (OLD) BEING THE NORTHEAST CORNER OF THE SAID ELLER PROPERTY; THENCE LEAVING THE VANDERBILT PROPERTY WITH THE NORTHERLY LINE OF THE SAID ELLER PROPERTY GENERALLY WITH HUFFINS RIDGE ROAD THE FOLLOWING TEN CALLS: NORTH 07 DEGREES 03 MINUTES 38 SECONDS EAST, 45.88 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 2016.50 FEET, AN ARC LENGTH OF 21.84 FEET, A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 14 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 07 DEGREES 03 MINUTES 38 SECONDS EAST, 21.84 FEET TO A POINT; THENCE NORTH 07 DEGREES 03 MINUTES 38 SECONDS EAST, 361.77 FEET TO A POINT; THENCE NORTH 07 DEGREES 14 MINUTES 50 SECONDS EAST, 16.40 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 2016.50 FEET, AN ARC LENGTH OF 9.34 FEET, A CENTRAL ANGLE OF 00 DEGREES 15 MINUTES 55 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 07 DEGREES 14 MINUTES 50 SECONDS EAST, 9.34 FEET TO A POINT; THENCE NORTH 07 DEGREES 14 MINUTES 50 SECONDS EAST, 179.89 FEET TO A POINT; THENCE NORTH 04 DEGREES 58 MINUTES 50 SECONDS EAST, 10.86 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 09 SECONDS EAST, 2.91 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 53.59 FEET, A CENTRAL ANGLE OF 87 DEGREES 43 MINUTES 20 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 08 DEGREES 27 MINUTES 53 SECONDS WEST, 127.34 FEET TO A POINT IN THE EASTERLY R/W OF INTERSTATE 65; THENCE LEAVING HUFFINS RIDGE ROAD WITH THE R/W OF INTERSTATE 65 NORTH 07 DEGREES 15 MINUTES 28 SECONDS EAST, 124.13 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 283.50 FEET, AN ARC LENGTH OF 106.27 FEET, A CENTRAL ANGLE OF 21 DEGREES 28 MINUTES 42 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 22 DEGREES 20 MINUTES 35 SECONDS EAST, 105.65 FEET TO A POINT; THENCE NORTH 22 DEGREES 20 MINUTES 35 SECONDS EAST, 105.65 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 143.50 FEET, AN ARC LENGTH OF 18.10 FEET, A CENTRAL ANGLE OF 07 DEGREES 13 MINUTES 38 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 35 DEGREES 32 MINUTES 02 SECONDS EAST, 18.09 FEET TO A POINT; THENCE NORTH 78 DEGREES 52 MINUTES 44 SECONDS EAST, 204.78 FEET TO A POINT IN THE SOUTHERLY R/W OF THE SAID MCEWEN DRIVE; THENCE LEAVING INTERSTATE 65 WITH EAST MCEWEN DRIVE SOUTH 70 DEGREES 03 MINUTES 53 SECONDS EAST, 72.40 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 541.16 FEET, AN ARC LENGTH OF 132.29 FEET, A CENTRAL ANGLE OF 14 DEGREES 00 MINUTES 23 SECONDS, AND A CHORD BEARING AND LENGTH OF SOUTH 76 DEGREES 25 MINUTES 13 SECONDS EAST, 131.96 FEET TO A POINT; THENCE SOUTH 83 DEGREES 57 MINUTES 34 SECONDS EAST, 116.23 FEET TO A POINT; THENCE SOUTH 73 DEGREES 46 MINUTES 11 SECONDS EAST, 303.52 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 1491.39 FEET, AN ARC LENGTH OF 165.04 FEET, A CENTRAL ANGLE OF 06 DEGREES 20 MINUTES 26 SECONDS, AND A CHORD BEARING AND LENGTH OF SOUTH 76 DEGREES 50 MINUTES 02 SECONDS EAST, 164.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,313,156 SQUARE FEET OR 30.15 ACRES, MORE OR LESS.

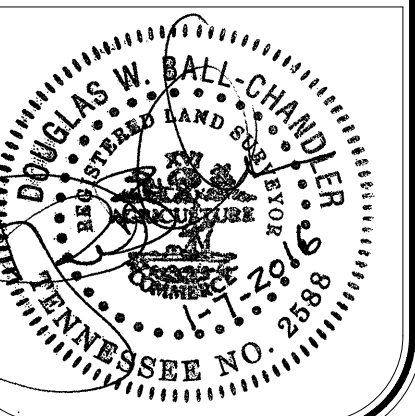
G:\2016\2713 SURVEY\2713 PREP\2713 PREP.DWG LAST UPDATED BY DBC ON 11/20/16 10:03 AM PLOTTED BY DOUGLAS BALL-CHANDLER ON 11/20/16 10:03 AM

TOTAL AREA = 1,313,156 SQUARE FEET OR 30.15 ACRES ±



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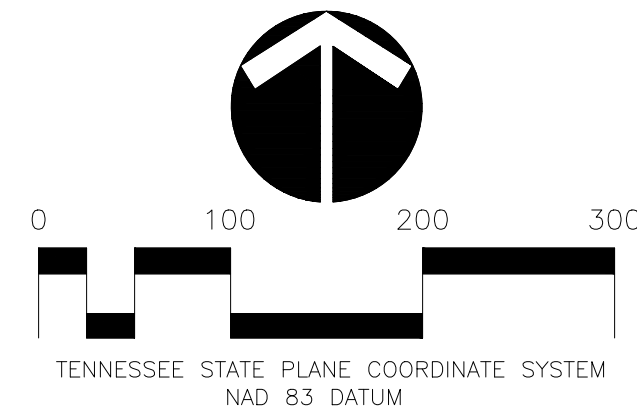


FRANKLIN SUMMIT
 FOR SOUTHSTAR
 9TH CIVIL DISTRICT EAST MCEWEN DRIVE, FRANKLIN, TENNESSEE

NO.	DATE	REVISIONS
1	11-07-16	(DBC) REV. PER COMMENTS
2	11-03-16	(DBC) REV. PER CITY COMMENTS

JOB NO.	12049
WK ORDER	0193
APPROVED:	DBC
DRAWN:	BKB
SCALE:	1" = 100'
DATE:	NOVEMBER 9, 2015

EXISTING CONDITIONS
S1.1



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E
C2	2016.50'	9.34'	0°15'55"	4.67	9.34'	N07°14'50"E
C3	35.00'	53.59'	87°43'20"	33.64	48.50'	N50°58'50"E
C4	65.00'	230.55'	203°13'25"	316.32	127.34'	N08°27'53"W
C5	283.50'	106.27'	21°28'42"	53.77	105.65'	N22°20'35"E
C6	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E
C7	541.16'	132.29'	14°00'23"	66.48	131.96'	S76°25'13"E
C8	1491.39'	165.04'	6°20'26"	82.61	164.96'	S76°50'02"E

LINE	BEARING	DISTANCE
L1	N07°03'38"E	45.88'
L2	N07°14'50"E	16.40'
L3	N04°53'16"E	10.86'
L4	N00°27'09"E	2.91'
L5	N07°15'28"E	124.13'
L6	S70°03'53"E	72.40'
L7	S83°57'34"E	116.23'

LEGEND

- SLOPE 20% OR GREATER
- SLOPE 14% TO 19.99%

RIGHT-OF-WAY OF HUFFINES RIDGE DRIVE PROPOSED TO BE ABANDONED; REQUIRES B.O.M.A. APPROVAL. 22,015 SQUARE FEET OR 0.51 AC.

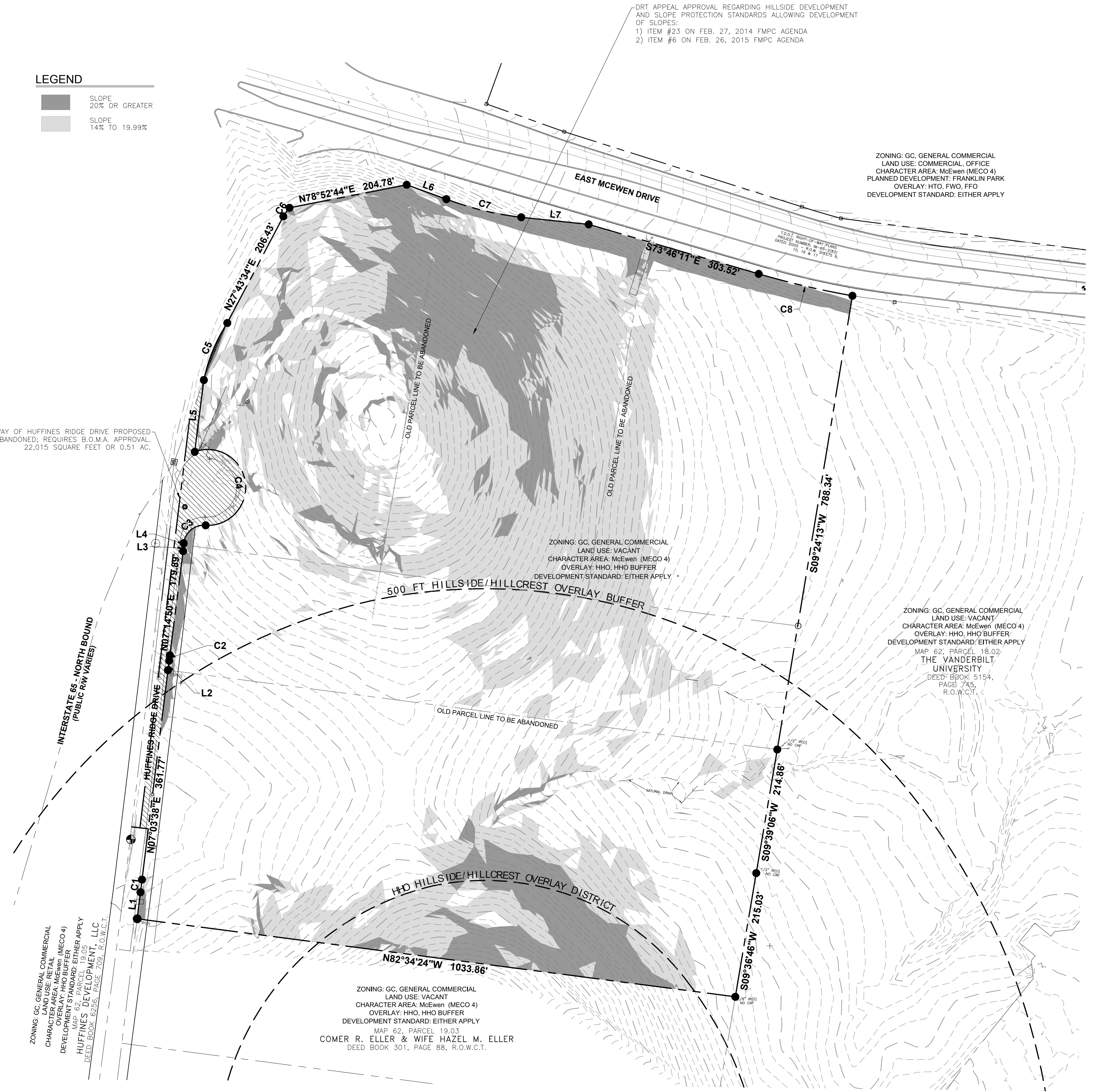
ZONING: GC, GENERAL COMMERCIAL
LAND USE: VACANT
CHARACTER AREA: McEWEN (MECO 4)
OVERLAY: HHO, HHO BUFFER
DEVELOPMENT STANDARD: EITHER APPLY
MAP 62, PARCEL 19.03
COMER R. ELLER & WIFE HAZEL M. ELLER
DEED BOOK 301, PAGE 88, R.O.W.C.T.

ZONING: GC, GENERAL COMMERCIAL
LAND USE: VACANT
CHARACTER AREA: McEWEN (MECO 4)
OVERLAY: HHO, HHO BUFFER
DEVELOPMENT STANDARD: EITHER APPLY
MAP 62, PARCEL 19.03
COMER R. ELLER & WIFE HAZEL M. ELLER
DEED BOOK 301, PAGE 88, R.O.W.C.T.

ZONING: GC, GENERAL COMMERCIAL
LAND USE: VACANT
CHARACTER AREA: McEWEN (MECO 4)
OVERLAY: HHO, HHO BUFFER
DEVELOPMENT STANDARD: EITHER APPLY

ZONING: GC, GENERAL COMMERCIAL
LAND USE: COMMERCIAL OFFICE
CHARACTER AREA: McEWEN (MECO 4)
PLANNED DEVELOPMENT: FRANKLIN PARK
OVERLAY: HTO, FWO, FFO
DEVELOPMENT STANDARD: EITHER APPLY

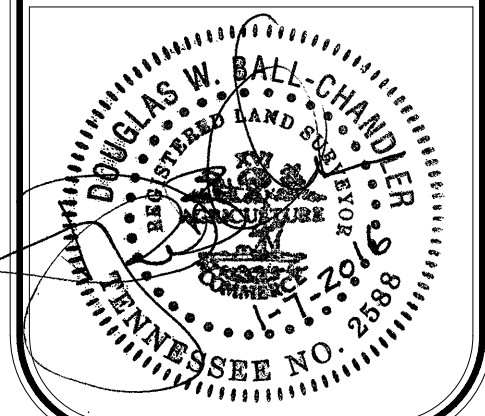
ZONING: GC, GENERAL COMMERCIAL
LAND USE: VACANT
CHARACTER AREA: McEWEN (MECO 4)
OVERLAY: HHO, HHO BUFFER
DEVELOPMENT STANDARD: EITHER APPLY
MAP 62, PARCEL 18.02
THE VANDERBILT UNIVERSITY
DEED BOOK 5154,
PAGE 745,
R.O.W.C.T.



DRT APPEAL APPROVAL REGARDING HILLSIDE DEVELOPMENT AND SLOPE PROTECTION STANDARDS ALLOWING DEVELOPMENT OF SLOPES:
1) ITEM #23 ON FEB. 27, 2014 FMPC AGENDA
2) ITEM #6 ON FEB. 26, 2015 FMPC AGENDA

G:\2014\2713 SURVEY\2713 PREP\2713 PREP.DWG
PLOTTED BY DOUGLAS BALL-CHANDLER ON: 1/20/16 10:03 AM LAST UPDATED BY DBC ON: 11/20/15 3:21 PM

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SLOPE CONDITIONS
S1.2