

**ORDINANCE 2019-02
AS AMENDED**

AN ORDINANCE TO REZONE 10.03 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO CIVIC-INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF EAST MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY, (FUTURE CITY PARK).

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

WHEREAS, the Civic-Institutional 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 2019-09, 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 General Commercial District to Civic-Institutional District:

PREMISES CONSIDERED	
Map-Parcel	Acres
p/o 062---02000	10.03
Total	10.03

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:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Eric S. Stuckey
City Administrator/Recorder

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

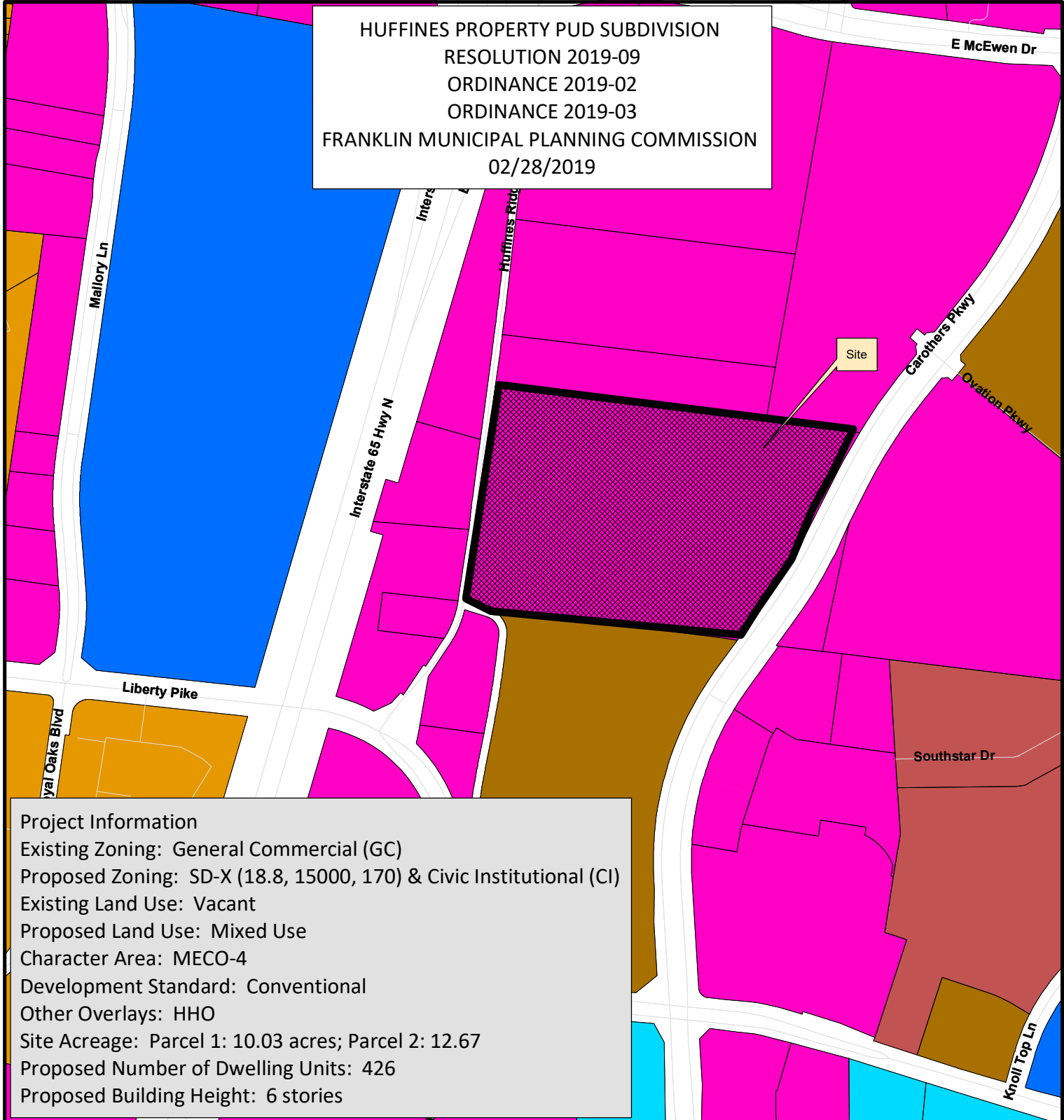
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

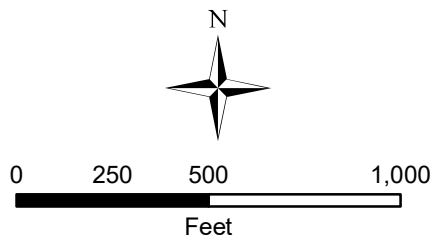
PASSED THIRD READING:

HUFFINES PROPERTY PUD SUBDIVISION
 RESOLUTION 2019-09
 ORDINANCE 2019-02
 ORDINANCE 2019-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 02/28/2019

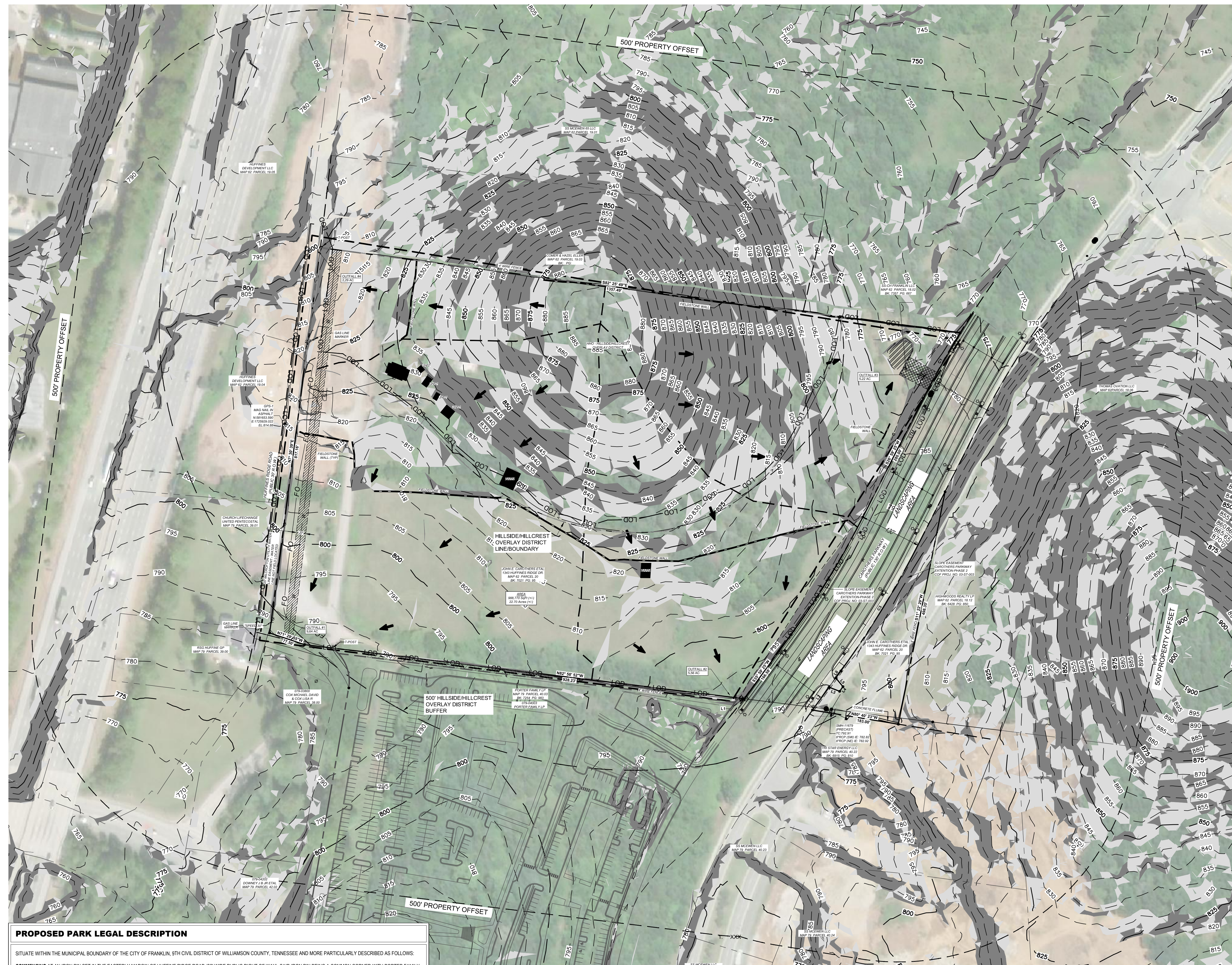


Project Information
 Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-X (18.8, 15000, 170) & Civic Institutional (CI)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: Parcel 1: 10.03 acres; Parcel 2: 12.67
 Proposed Number of Dwelling Units: 426
 Proposed Building Height: 6 stories

- | | |
|--|---------------------------------------|
| Legacy PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2019. All rights reserved.



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY GSD, INC. DATED SEPTEMBER 14, 2018. 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. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.
428 MULTI-FAMILY UNITS * 350 GPD = 149,000 GPD
150,000 SF OF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 493.43 SFUE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COF APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL. AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL, COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 10.06 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FIVE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. ALL OUTFALLS ARE EXISTING INLETS ALONG HUFFINES RIDGE ROAD OR CAROTHERS PARKWAY. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

LEGEND

	Benchmark		Gas Meter
	CSP Control Monument		Gas Valve
	Set 5/8" Diameter Iron Rebar with CESO Cap		Water Meter
	Found Property Corner		Water Valve
	Found Concrete ROW Monument		Fire Hydrant
	Property Line		Telephone Manhole
	Adjacent Property Line		Sewer Manhole
	Easement Line		Storm Drain Manhole
	Tree Line		Catch Basin
	Water Line		Power Pole
	Storm Line		Guy Wire
	Sewer Line		Sewer Clean-Out
	Gas Line		Utility Pull Box (Electro/Traffic/Comm)
	Overhead Electric Line		Light Pole
	P.U.D.E. Public Utility & Drainage Easement		M.B.S.L. Minimum Building Setback Line

PROPOSED PARK LEGAL DESCRIPTION

SITUATE WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF HUFFINES RIDGE ROAD (30' WIDE PUBLIC RIGHT OF WAY), SAID IRON PIN BEING A COMMON CORNER WITH PORTER FAMILY, LP, BOOK 7254 PAGE 983 AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWCT); THENCE WITH SAID EASTERLY MARGIN OF SAID HUFFINES RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 561.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WITH SAID EASTERLY MARGIN OF SAID HUFFINES RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 255.28 FEET TO A POST FOUND, SAID POST BEING A COMMON CORNER WITH COMER AND HAZEL ELLER (NO RECORDING INFORMATION AVAILABLE); THENCE LEAVING SAID EASTERLY MARGIN OF SAID HUFFINES RIDGE ROAD AND WITH THE SOUTHERLY LINE OF SAID COMER AND HAZEL ELLER AND SUBSEQUENTLY THE SOUTHERLY LINE OF SS-CH FRANKLIN, LLC, BOOK 7357 PAGE 667 (ROWCT), SOUTH 82°29'49" EAST A DISTANCE OF 1106.77 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY LINE OF SAID SS-CH AND THROUGH THE SUBJECT PROPERTY THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: 1) SOUTH 02°52'48" WEST A DISTANCE OF 44.07 FEET TO A POINT; THENCE 2) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 35.58 FEET, A CHORD BEARING OF SOUTH 12°27'45" WEST AND A CHORD LENGTH OF 35.35 FEET TO A POINT; THENCE 3) SOUTH 27°02'37" WEST A DISTANCE OF 182.25 FEET TO A POINT; THENCE 4) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 388.00 FEET, AN ARC LENGTH OF 172.78 FEET, A CHORD BEARING OF SOUTH 39°48'04" WEST AND A CHORD LENGTH OF 171.36 FEET TO A POINT; THENCE 5) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 647.81 FEET, AN ARC LENGTH OF 162.25 FEET, A CHORD BEARING OF SOUTH 64°16'19" WEST AND A CHORD LENGTH OF 181.89 FEET TO A POINT; THENCE 6) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 524.13 FEET, AN ARC LENGTH OF 341.89 FEET, A CHORD BEARING OF NORTH 78°16'31" WEST AND A CHORD LENGTH OF 326.85 FEET TO A POINT; THENCE 7) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 562.54 FEET, AN ARC LENGTH OF 167.79 FEET, A CHORD BEARING OF NORTH 50°35'41" WEST AND A CHORD LENGTH OF 167.17 FEET TO A POINT; THENCE 8) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 409.85 FEET, AN ARC LENGTH OF 79.15 FEET, A CHORD BEARING OF NORTH 37°42'22" WEST AND A CHORD LENGTH OF 79.83 FEET TO A POINT; THENCE 9) SOUTH 37°00'50" WEST A DISTANCE OF 34.77 FEET TO A POINT; THENCE 10) NORTH 52°59'10" WEST A DISTANCE OF 86.50 FEET TO A POINT; THENCE 11) NORTH 52°59'10" WEST A DISTANCE OF 97.56 FEET TO A POINT; THENCE 12) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 42.15 FEET, A CHORD BEARING OF NORTH 67°59'10" WEST AND A CHORD LENGTH OF 41.67 FEET TO A POINT; THENCE 13) NORTH 82°59'10" WEST A DISTANCE OF 14.04 FEET TO A POINT; THENCE 14) NORTH 82°29'21" WEST A DISTANCE OF 34.21 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 10.033 ACRES (437,856 SQUARE FEET), MORE OR LESS.

MAP + PARCEL	OWNER NAME	OWNER ADDRESS
079-03901	CHURCH LIFECHARGE UNITED PENTECOSTAL	1316 HUFFINES RIDGE DR, FRANKLIN, TN 37064
079-03900	RSO HUFFINE, CP	4117 HILLSBORO PK STE 103, NASHVILLE, TN 37215
062-01904	HUFFINES DEVELOPMENT LLC	2020 FIELDSTONE PKWY #900-97, FRANKLIN, TN 37069
062-01905	HUFFINES DEVELOPMENT LLC	2020 FIELDSTONE PKWY #900-97, FRANKLIN, TN 37069
062-01903	ELLER COMER R & ELLER HAZEL M	116 HAPPY HOLLOW RD, GOODLETTSVILLE, TN 37072
062-01981	SS MCEWEN 65 LLC	501 CORPORATE CENTRE DR #315, FRANKLIN, TN 37067
062-01812	HIGHWOODS REALTY LP	3100 SMOCKETREE CT #00, RALEIGH, NC 27604
062-01806	THOMAS OVATION LLC	45 ANSLEY DR, NEWNAN, GA 30263
062-01802	SS-CH FRANKLIN LLC	501 CORP CENTRE DR #315, FRANKLIN, TN 37067
079-03800	COX MICHAEL DAVID & COX LISA R	4012 LYNNWOOD CT, FRANKLIN, TN 37069
079-04202	DOWNEY J B JR ETAL	178 N ROYAL OAKS BLVD RES-2, FRANKLIN, TN 37067
079-04003	PORTER FAMILY LP	P O BOX 255, MARTIN, TN 38237
079-04020	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04024	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04023	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04022	TRI STAR ENERGY LLC	1740 ED TEMPLE BLVD, NASHVILLE, TN 37208

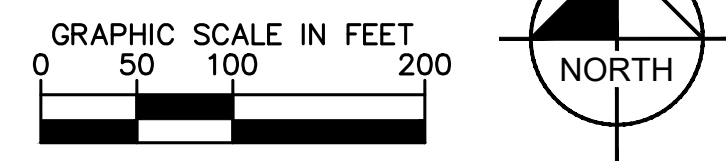
PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
2	MCEWEN DRIVE	MAJOR ARTERIAL	SHORT TERM
28	LIBERTY PIKE	MINOR ARTERIAL	MID TERM
33	NORTH ROYAL OAKS BLVD.	MAJOR ARTERIAL	MID TERM
37	MALLORY LANE	MAJOR ARTERIAL	MID TERM
40	I-65	FREEWAY	MID TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

SITE SLOPE TABLE

	14% - 19.99%
	20% and above



Issued: Dec. 10, 2018

Revision Date

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△	
△	
△	

OVERALL EXISTING CONDITIONS
C1.0
COF # 6876

TRACT A LEGAL DESCRIPTION

SITUATE WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF HUFFINE RIDGE ROAD (30' WIDE PUBLIC RIGHT OF WAY), SAID IRON PIN BEING A COMMON CORNER WITH PORTER FAMILY, LP, BOOK 7254 PAGE 983 AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWCT), THENCE WITH SAID EASTERLY MARGIN OF SAID HUFFINE RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 817.16 FEET TO A T-POST FOUND, SAID T-POST BEING A COMMON CORNER WITH COMER & HAZEL ELLER (NO RECORDING INFORMATION AVAILABLE); THENCE LEAVING SAID EASTERLY MARGIN OF SAID HUFFINE RIDGE ROAD AND WITH THE SOUTHERLY LINE OF SAID COMER & HAZEL ELLER AND SUBSEQUENTLY THE SOUTHERLY LINE OF SS-CH FRANKLIN, LLC, BOOK 7357 PAGE 667 (ROWCT), SOUTH 82°25'49" EAST A DISTANCE OF 1357.49 FEET TO AN IRON PIN FOUND, WITH "WILSON & ASSOCIATES" CAP IN THE WESTERLY MARGIN OF CAROTHERS PARKWAY (130' WIDE PUBLIC RIGHT OF WAY), THENCE WITH SAID WESTERLY MARGIN OF SAID CAROTHERS PARKWAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) A CURVE TURNING TO THE LEFT, A RADIUS OF 1972.02 FEET, AN ARC LENGTH OF 158.57 FEET, A CHORD BEARING OF SOUTH 29°17'38" WEST AND A CHORD LENGTH OF 158.53 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP, THENCE 2) SOUTH 26°59'25" WEST A DISTANCE OF 280.00 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP, THENCE 3) WITH A CURVE TURNING TO THE RIGHT, A RADIUS OF 1847.85 FEET, AN ARC LENGTH OF 290.28 FEET, A CHORD BEARING OF SOUTH 11°29'25" WEST AND A CHORD LENGTH OF 289.96 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP, THENCE 4) SOUTH 35°59'25" WEST A DISTANCE OF 168.58 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP, THENCE 5) NORTH 82°58'52" WEST A DISTANCE OF 3.74 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP, SAID IRON PIN BEING A COMMON CORNER WITH SAID PORTER FAMILY, LP, THENCE LEAVING SAID WESTERLY MARGIN OF SAID CAROTHERS PARKWAY AND WITH THE SOUTHERLY LINE OF SAID PORTER FAMILY, LP THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 82°58'52" WEST A DISTANCE OF 928.23 FEET TO A T-POST FOUND, THENCE 2) NORTH 71°29'25" WEST A DISTANCE OF 77.50 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 22.69 ACRES (989770 SQUARE FEET), MORE OR LESS.

REMAINDER OF PROPERTY LEGAL DESCRIPTION

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IMPACT STATEMENT

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ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

Issued: Dec. 10, 2018

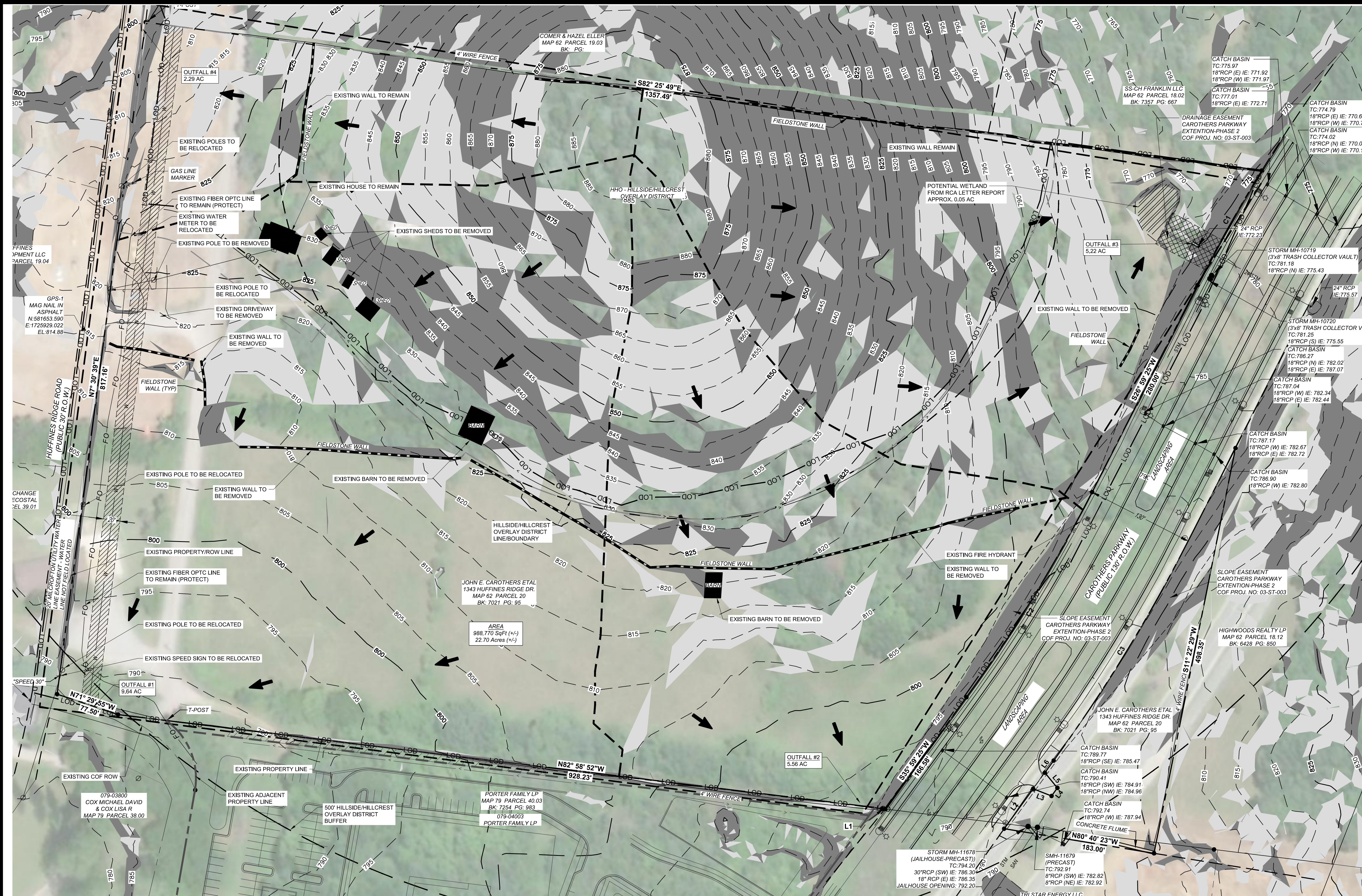
Revision Date

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△
△
△

ENLARGED EXISTING CONDITIONS

C1.1

COF # 6876



MAP + PARCEL	OWNER NAME	OWNER ADDRESS
079-03901	CHURCH LIFECHANGE UNITED PENTECOSTAL	1316 HUFFINES RIDGE DR, FRANKLIN, TN 37064
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062-01903	ELLER COMER & HAZEL ELLER	116 HAPPY HOLLOW RD, COOCHLETTSVILLE, TN 37072
062-01901	SS MCEWEN 65 LLC	501 CORPORATE CENTRE DR #315, FRANKLIN, TN 37067
062-01812	HIGHWOODS REALTY LP	3100 SMOKETREE CT 600, RALEIGH, NC 27604
062-01806	THOMAS OVATION LLC	45 ANSLEY DR, NEWMAN, GA 30263
062-01802	SS CH FRANKLIN, LLC	501 CORP CTR DR #215, FRANKLIN, TN 37067
079-03800	COX MICHAEL DAVID & COX LISAR	4012 LYNNWOOD CT, FRANKLIN, TN 37069
079-04202	DOWNNEY J B JR ETAL	179 N ROYAL OAKS BLVD #B-2, FRANKLIN, TN 37067
079-04003	PORTER FAMILY LP	P O BOX 269, MARTIN, TN 38237
079-04020	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04024	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04023	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04022	TRI STAR ENERGY LLC	1740 ED TEMPLE BLVD, NASHVILLE, TN 37208

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
2	MCEWEN DRIVE	MAJOR ARTERIAL	SHORT TERM
28	LIBERTY PIKE	MINOR ARTERIAL	MID TERM
33	NORTH ROYAL OAKS BLVD.	MAJOR ARTERIAL	MID TERM
37	MALLORY LANE	MAJOR ARTERIAL	MID TERM
40	I-65	FREEWAY	MID TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

Line #	Length	Direction
L1	3.74	N82° 58' 52"W
L2	59.49	N35° 59' 25"E
L3	23.77	S68° 36' 26"E
L4	12.00	N35° 59' 25"E
L5	23.77	N39° 24' 44"W
L6	18.01	N35° 59' 24"E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1972.02'	158.57'	158.53'	S29° 17' 38"W
C2	1847.85'	290.26'	289.96'	S31° 29' 25"W
C3	1977.91'	310.68'	310.36'	N31° 29' 25"E

SURVEY NOTES

- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
- BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CESCO, INC. DATED SEPTEMBER 14, 2018. 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.
- INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
- THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
- THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
OTHER APPLICABLE OVERLAYS: <td>MCO-4</td>	MCO-4
DEVELOPMENT STANDARD: <td>HMO BUFFER CONVENTIONAL/TRADITIONAL</td>	HMO BUFFER CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA: <td>22.70 ACRES</td>	22.70 ACRES

LEGEND

Benchmark	Gas Meter
GSP Control Monument	Gas Valve
Set 5/8" Diameter Iron Rebar with CESO Cap	Water Meter
Found Property Corner	Water Valve
Found Concrete ROW Monument	Fire Hydrant
Property Line	Telephone Manhole
Adjacent Property Line	Sewer Manhole
Easement Line	Storm Drain Manhole
Tree Line	Catch Basin
Water Line	Power Pole
Storm Line	Guy Wire
Sewer Line	Sewer Clean-Out
Gas Line	Utility Pull Box (Electric/Traffic/Comm.)
Overhead Electric Line	Light Pole
Public Utility & Drainage Easement	M.S.S.L. Minimum Building Setback Line

EXISTING TREE CANOPY NOTE

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS 14.5 AC, AND COVERS APPROXIMATELY 61 PERCENT OF THE SITE.

