

Parish Presbyterian Church Development Plan

COF#6795

CONSTRUCTION OF NEW CHURCH

4150-4160 CLOVERCROFT ROAD

Map 80 Parcels 11.0 and 12.05

FRANKLIN, TN

MODIFICATIONS OF STANDARDS REQUESTS

5.3.6(4)(C)- BUILDING FACADES BASE AND CAP REQUIREMENT.
BECAUSE THE PROPOSED ARCHITECTURE IS AGRICULTURAL IN CHARACTER, THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS TO NOT BE REQUIRED TO HAVE A DEFINED BASE AND CAP.

5.3.7(A)(I)- BUILDING MATERIALS.
BECAUSE THE PROPOSED ARCHITECTURE IS AGRICULTURAL IN CHARACTER, THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS TO NOT BE REQUIRED TO HAVE A 75% MASONRY FACADE OR FOUNDATION

OWNER / APPLICANT:

PARISH PRESBYTERIAN CHURCH
NATHAN GEORGE
4150 CLOVERCROFT ROAD
FRANKLIN, TN 37064
CHURCH 615.574.1029 / CELL 615.944.8831
ngcmusic@mac.com

CONSULTANT:

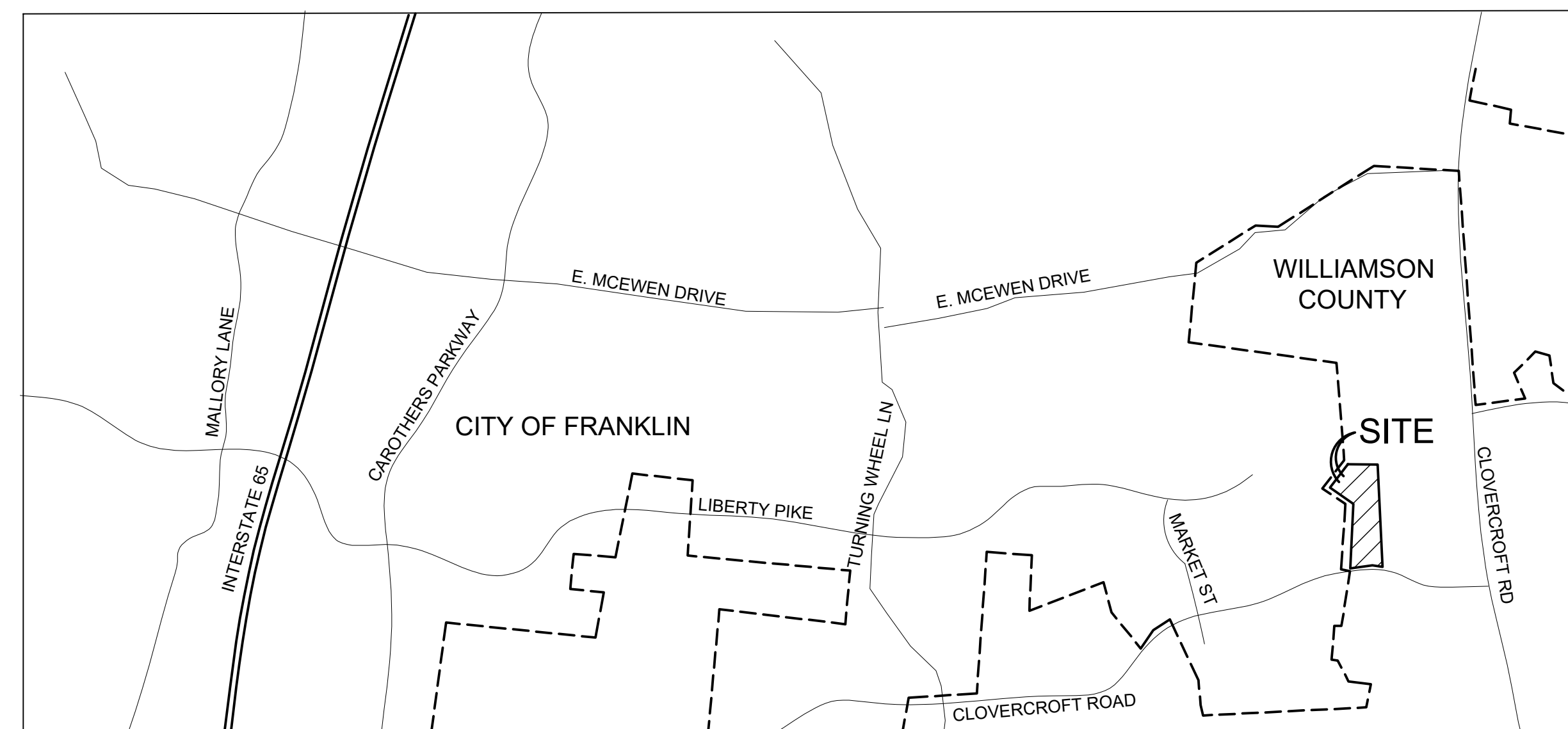
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
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CIVIL ENGINEER / SURVEYOR:

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NASHVILLE, TN 37217
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michael.ray@eli-llc.com

ARCHITECT:

DESIGN TANGENTS
JOHN(MIKE) GRAFFAM, AIA
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BRENTWOOD, TN 37027
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14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

INDEX OF SHEETS

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C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
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A2	ARCHITECTURAL ELEVATIONS
A3	ARCHITECTURAL ELEVATIONS

GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PROJECT NO. 14
greg.gamble@gdc-tn.com
615-975-5765





500' PROPERTY OWNER CHART

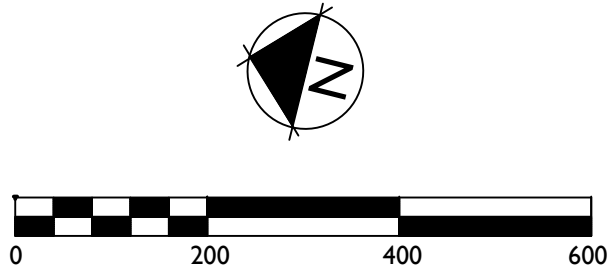
PARCEL_ID	PROP_STREE	OWNER	OWN_STREET	OWN_CITY	OWN_STATE	OWN_ZIP
080C D 02030 000 14080C	1004 GATEWICK CT	OLSON ERIC	1004 GATEWICK CT	FRANKLIN	TN	37067
080C D 02020 000 14080C	1008 GATEWICK CT	DIPASQUALE ANN ELIZABETH	1008 GATEWICK CT	FRANKLIN	TN	37067
080C D 03100 000 14080C	1010 GATEWICK CT	HAMMAN DAN M	1010 GATEWICK CT	FRANKLIN	TN	37067
080C D 02000 000 14080C	1011 GATEWICK CT	GRILLMAN ALAN	1011 GATEWICK CT	FRANKLIN	TN	37067
080C D 03000 000 14080C	1012 GATEWICK CT	STONE ROBERT B	1012 GATEWICK CT	FRANKLIN	TN	37067
080C D 02700 000 14080C	1013 GATEWICK CT	MAHN JASON	1013 GATEWICK CT	FRANKLIN	TN	37067
080C D 02800 000 14080C	1014 GATEWICK CT	ALAPATI SRI	1014 GATEWICK CT	FRANKLIN	TN	37067
080C D 02800 000 14080C	1015 GATEWICK CT	BHARADWAJ NARAYAN	1015 GATEWICK CT	FRANKLIN	TN	37067
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080C D 00700 000 14080C	1208 BONNHAVEN DR	ALLISON DAVID	1208 BONNHAVEN DR	FRANKLIN	TN	37067
080C D 00900 000 14080C	1212 BONNHAVEN DR	CLUGER ERIC L	1212 BONNHAVEN DR	FRANKLIN	TN	37067
080C D 00800 000 14080C	1214 BONNHAVEN DR	ZANE JESSE	1214 BONNHAVEN DR	FRANKLIN	TN	37067
080C D 00800 000 14080C	1217 BONNHAVEN DR	WILKINSON JAMES C	1217 BONNHAVEN DR	FRANKLIN	TN	37067
080C D 00700 000 14080C	1219 BONNHAVEN DR	SAPP BEN D	1219 BONNHAVEN DR	FRANKLIN	TN	37067
080C D 02400 000 14080C	1220 BONNHAVEN DR	BAPAT ABHUT VIJAY	1220 BONNHAVEN DR	FRANKLIN	TN	37067
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080C D 02000 000 14080C	1223 BONNHAVEN DR	MUTHURAJAN GOVINDASANKAR	1223 BONNHAVEN DR	FRANKLIN	TN	37067
080C C 00800 000 14080C	1256 HABERSHAM WAY	BISTROIT	1256 HABERSHAM WAY	FRANKLIN	TN	37067
080C C 00700 000 14080C	1257 HABERSHAM WAY	NICHOLS SONJA MCHELLE	1257 HABERSHAM WAY	FRANKLIN	TN	37067
080C C 00900 000 14080C	1259 HABERSHAM WAY	FUENTES JOSE L	1259 HABERSHAM WAY	FRANKLIN	TN	37067
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080C C 00400 000 14080C	1263 HABERSHAM WAY	REEDS LAURA L	1263 HABERSHAM WAY	FRANKLIN	TN	37067
080C C 00300 000 14080C	1265 HABERSHAM WAY	MOTYKA TRACY M	1265 HABERSHAM WAY	FRANKLIN	TN	37067
080C C 00200 000 14080C	1267 HABERSHAM WAY	DOIT RAM	1267 HABERSHAM WAY	FRANKLIN	TN	37067
080 01201 00014080	CLOVERCROFT RD	MONTAG MATTHEW	1400 BERNARD WAY	FRANKLIN	TN	37067
080C D 01800 000 14080C	2210 WOLFORD CIR	MEHTA SACHIN	1628 BARNSTABLE LN	BREVITYWOOD	TN	37027
080C D 03400 000 14080C	1225 BONNHAVEN DR	STONE ROBERT B	2006 CLARET CT	FRANKLIN	TN	37067
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080C D 00900 000 14080C	2204 WOLFORD CIR	BEDDELL EUGENIE A III	2204 WOLFORD CIR	FRANKLIN	TN	37067
080C D 01900 000 14080C	2211 WOLFORD CIR	RANCK JEREMY L	2211 WOLFORD CIR	FRANKLIN	TN	37067
080C D 01800 000 14080C	2216 WOLFORD CIR	MILUS MARTIN F	2216 WOLFORD CIR	FRANKLIN	TN	37067
080C D 01900 000 14080C	2217 WOLFORD CIR	NEEMA HIRANSHU	2217 WOLFORD CIR	FRANKLIN	TN	37067
080C D 02000 000 14080C	2219 WOLFORD CIR	ABDELWAHEB SHERIF	2219 WOLFORD CIR	FRANKLIN	TN	37067
080C D 01200 000 14080C	2220 WOLFORD CIR	BASKARADU ASHOK	2220 WOLFORD CIR	FRANKLIN	TN	37067
080C D 02100 000 14080C	2221 WOLFORD CIR	CHARNISHI WILLIAM JOSEPH	2221 WOLFORD CIR	FRANKLIN	TN	37067
080C D 02200 000 14080C	2223 WOLFORD CIR	ALUOTTO SALVATORE	2223 WOLFORD CIR	FRANKLIN	TN	37067
080C D 01100 000 14080C	2228 WOLFORD CIR	TURBEVILLE JORDAN D	2228 WOLFORD CIR	FRANKLIN	TN	37067
080C D 01300 000 14080C	2228 WOLFORD CIR	SOLDERS MICHAEL P	2228 WOLFORD CIR	FRANKLIN	TN	37067
080C D 01700 000 14080C	2213 WOLFORD CIR	NIGHTMAN TRUST	26 VIA LUCCA #5415	RYVIE	CA	92612
080F F 02800 000 14080F	AMELIA PARK DR	AMELIA PARK HOMEOWNERS ASSOC	370 MALLORY STA RD #600	FRANKLIN	TN	37067
080C D 02300 000 14080C	2228 WOLFORD CIR	NASHAR SYED ASAD	4106 CROWNE BROOK CIR	FRANKLIN	TN	37067-5667
080 01205 00014080	CLOVERCROFT RD	PARISH PCA INC	4150 CLOVERCROFT RD	FRANKLIN	TN	37067
080 01300 00014080	4158 CLOVERCROFT RD	OMEARA LAUREN JANTZ	4158 CLOVERCROFT RD	FRANKLIN	TN	37067
080 04500 00014080	4165 CLOVERCROFT RD	HERBERT FAMILY #1 LP	4165 CLOVERCROFT RD	FRANKLIN	TN	37067
080 01102 00014080	4172 CLOVERCROFT RD	MEYER JOHN RYAN	4172 CLOVERCROFT RD	FRANKLIN	TN	37067
080C D 01400 000 14080C	2212 WOLFORD CIR	BAWTER JANE G	4641 CHALMERS DR	NASHVILLE	TN	37215
080C D 02500 000 14080C	1222 BONNHAVEN DR	CUI YI	670 SAN ANTONIO RD	FALSO ALTO	CA	94306
080C D 01300 000 14080C	2214 WOLFORD CIR	BAUER JOSEPH J TR	912 CALB CT	FRANKLIN	TN	37067
080 01101 00014080	4150 CLOVERCROFT RD	PARISH PCA INC	PO BOX 1593	FRANKLIN	TN	37066

SITE DATA:

PROJECT NAME: PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
 PROJECT NUMBER: 6795
 SUBDIVISION: NA
 LOT NUMBER: NA
 ADDRESS: 4150-60 CLOVERCROFT ROAD
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH CIVIL DISTRICT
 MAP, GROUP, PARCEL NUMBERS: MAP 80, PARCELS 11.01 & 12.05
 EXISTING ZONING: CI CIVIC & INSTITUTIONAL
 CHARACTER AREA OVERLAY: TRACT 1 SWCO-2 TRACT 2 SWCO-4 CONVENTIONAL
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 TOTAL ACREAGE: 13.84 AC
 TOTAL SQUARE FOOTAGE: 602,830 SF
 MINIMUM REQUIRED SETBACKS:
 FRONT YARD: 20'
 SIDE YARD: 10'
 REAR YARD: 25'



PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REVISION 1
 Franklin, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

OVERALL EXISTING CONDITIONS

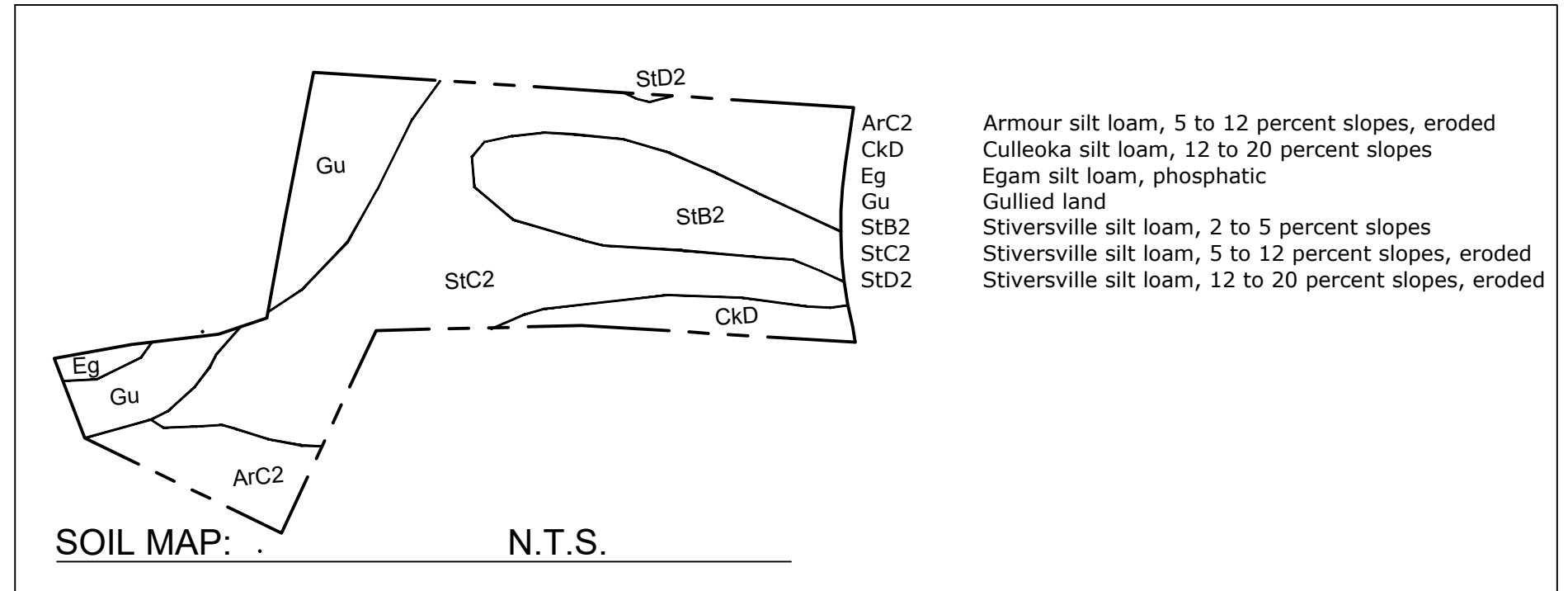
SHEET
C1.0
 COF # 6795



SITE DATA:

PROJECT NAME: PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
 PROJECT NUMBER: 6795
 SUBDIVISION: NA
 LOT NUMBER: NA
 ADDRESS: 4150-60 CLOVERCROFT ROAD
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH CIVIL DISTRICT
 MAP, GROUP, PARCEL NUMBERS: MAP 80, PARCELS 11.01 & 12.05
 EXISTING ZONING: CI CIVIC & INSTITUTIONAL
 CHARACTER AREA OVERLAY: TRACT 1 SWCO-2 TRACT 2 SWCO-4
 OTHER APPLICABLE OVERLAYS: HHO (HILLTOP OVERLAY)
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 TOTAL ACREAGE: 13.84 AC
 TOTAL SQUARE FOOTAGE: 602,830 SF
 MINIMUM REQUIRED SETBACKS:
 FRONT YARD: 20'
 SIDE YARD: 10'
 REAR YARD: 25'

**PARISH PRESBYTERIAN CHURCH
 DEVELOPMENT PLAN, REVISION 1**
 Franklin, Williamson County, Tennessee



TREE CANOPY DATA

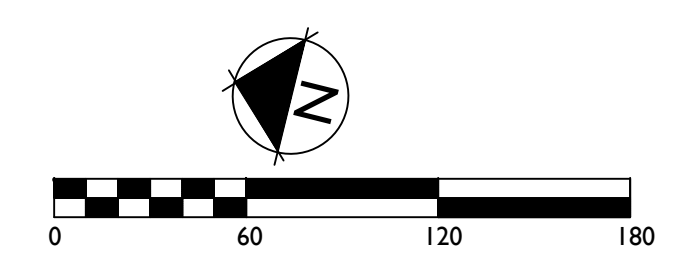
TREE AREA	EXISTING
TREE A:	142,523 SF
TREE B:	27,246 SF
TOTAL TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)	
REQUIRED CANOPY PRESERVATION = 24%	
REQUIRED PRESERVATION = 40,745 SF (0.94 AC)	

TREE CANOPY KEY:

	EXISTING TREE CANOPY
--	----------------------

EXISTING SLOPES:

	14% - 19%
	20% AND GREATER



Revision Date

△	_____
△	_____
△	_____
△	_____

SURVEY METHOD: FIELD RUN
 SURVEY DATE: OCTOBER 16, 2015
 SURVEY COMPANY: ENERGY, LAND, AND INFRASTRUCTURE

OVERALL EXISTING CONDITIONS



Revision	Date
△	
△	
△	
△	

SITE DATA:	
PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
PROJECT NUMBER:	6795
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 & 12.05
EXISTING ZONING:	C1 - CIVIC & INSTITUTIONAL
CHARACTER AREA OVERLAY:	TRACT 1 SWCO-2
OTHER APPLICABLE OVERLAY:	HNO BUFFER (HILLTOP OVERLAY)
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	13.84 AC
TOTAL SQUARE FOOTAGE:	602,830 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 20'	
SIDE YARD: 10'	
REAR YARD: 25'	
APPLICANT / OWNER:	
ADDRESS:	PARISH PCA 4150 CLOVERCROFT ROAD FRANKLIN, TN 37064
CONTACT:	MIKE MISEROCCHI
PLANNER/LANDSCAPE ARCHITECT:	
ADDRESS:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE #145 FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
PROJECT CHARACTERISTICS	
BUILDING SQUARE FOOTAGE:	EXISTING ASSEMBLY 3,696 SF 1 STORY
	PROPOSED CHAPEL 7,215 SF 1ST FLOOR
	CHAPEL 7,215 SF 2ND FLOOR
	SCHOOL 18,176 SF 1 STORY
	MULTI-USE 7,423 SF 1 STORY
	TOTAL 43,725 SF
	38 FEET (NOT INCLUDING TOWER)
BUILDING HEIGHT - 2 STORY	
LANDSCAPE SURFACE RATIO:	0.7
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE-USE BUFFER REQUIRED:	YES, TYPE B BUFFER TO NORTH
MINIMUM PARKING REQUIRED (400 SEATS):	1 SPACE / 3 SEATS = 133
EXISTING PARKING:	57 SPACES
PROPOSED PARKING:	106 SPACES
PARKING PROVIDED (TOTAL):	163 SPACES
BICYCLE PARKING (1/20 OF SPACES):	7 SPACES
EXISTING TREE CANOPY:	3.8 AC
PRESERVED TREE CANOPY:	1.9 AC
PARKLAND:	NA
OPEN SPACE:	
TOTAL REQUIRED: (5% OF 13.8 ACREAGE) = 68 AC OR 29,621 SF	
FORMAL: (100% OF REQUIRED) = 68 AC	
PROVIDED: = 84 AC OR 36,775 SF	
INFORMAL: NOT REQUIRED	

STATEMENT OF IMPACTS

BUILDING DESIGN
THE PROPOSED CHURCH CAMPUS IS OF TRADITIONAL DESIGN WHICH WILL COMPLEMENT THE EXISTING BUILDING. BECAUSE OF BUILDING PLACEMENT, MOST OF THE BUILDINGS WILL BE DIFFICULT TO SEE FROM MCKAY'S MILL OR CLOVERCROFT. BUILDINGS ARE MODELED AFTER RURAL HISTORIC CHURCHES AND RURAL OUT-BUILDINGS FROM THE TURN OF THE CENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXISTING BUILDING IS AN ADAPTED HUNTING LODGE IN GOOD CONDITION WHICH WILL EVENTUALLY HAVE INTERIOR AND EXTERIOR UPGRADES.

DRAINAGE FACILITIES
THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO BIORETENTION AREAS EVENTUALLY LEADING TO MAYERS CREEK.

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

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE SCHOOL, MULTIPURPOSE BUILDING, AND PARKING WILL COMPRISE THE FIRST PHASE. THE CHAPEL AND ADJACENT PARKING WILL BE A SECOND PHASE. PHASES MAY CHANGE DEPENDING ON FUND-RAISING CONTRIBUTIONS.

POLICE AND FIRE LOCATION
FRANKLIN FIRE DEPT STATION #6 - 2.7 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THIS SITE WILL NOT GENERATE STUDENTS, BUT, INSTEAD, IS PROJECTED TO PROVIDE EDUCATIONAL FACILITIES FOR 175 STUDENTS.

RECREATION FACILITIES
THE CHURCH IS PLANNED AS A CAMPUS WITH OPEN SPACE AT THE CORE. THE CHURCH ALSO ANTICIPATES CONNECTING TO THE MCKAY'S MILL OPEN SPACE AREA. THEY WILL PETITION THE HOMEOWNERS ASSOCIATION TO CONNECT FUTURE, ON-SITE TRAILS TO THOSE AT MCKAY'S MILL.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE. A DUMPSTER LOCATION HAS BEEN SHOWN ON THE PLAN AND THE CHURCH AND SCHOOL ANTICIPATE SHARING THIS FACILITY.

RESTRICTIVE COVENANTS
NONE. THE CHURCH WILL MAINTAIN THE PROPERTY.

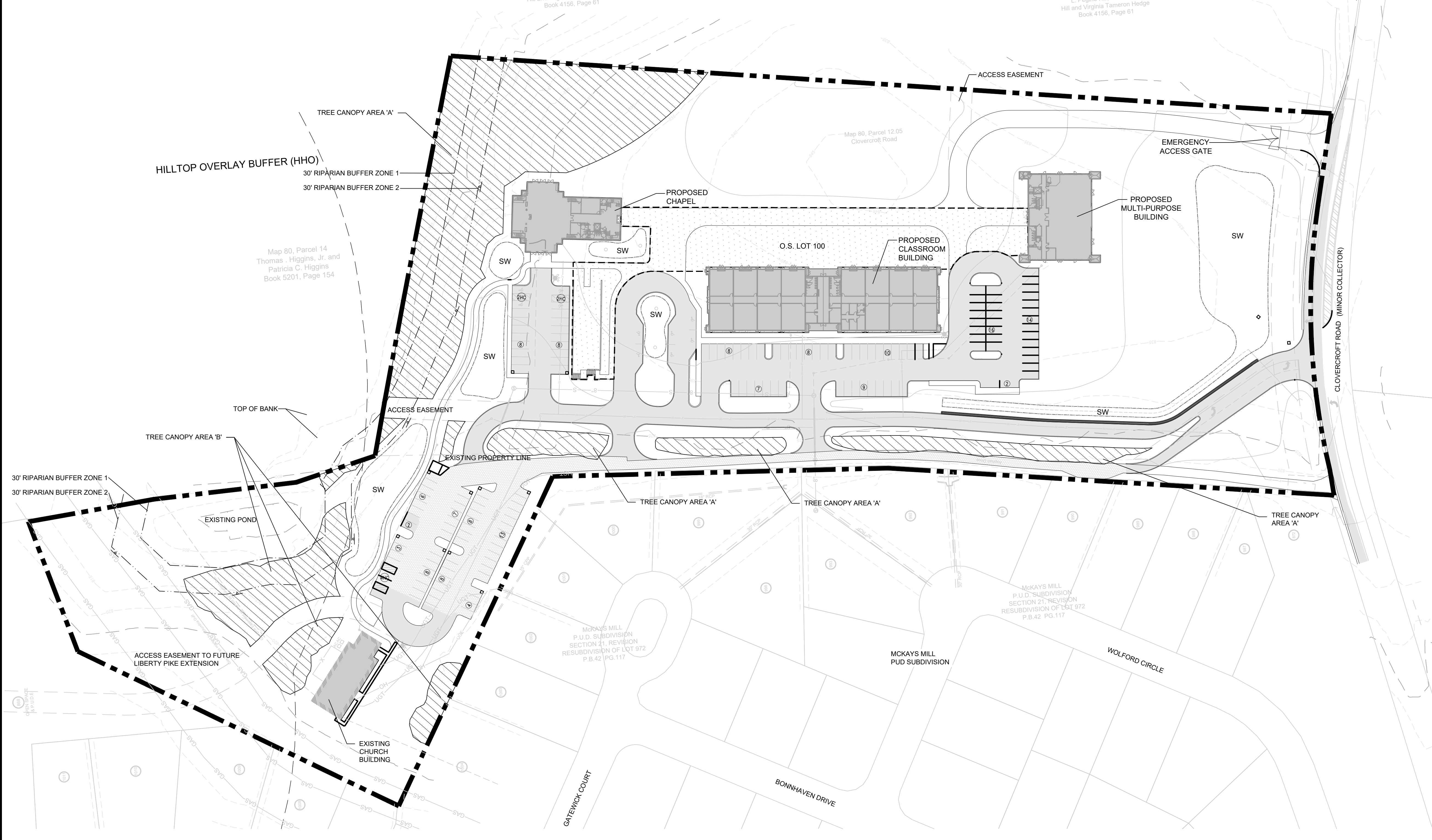
SEWER
CITY OF FRANKLIN SEWER SERVICE IS REQUESTED AS A PART OF THIS PROJECT. SEWER MAIN CONNECTIONS WILL BE MADE TO MCKAY'S MILL VIA EXISTING UTILITY EASEMENTS OR TO CLOVERCROFT ROAD. SEWER DEMAND IS SHOWN ON UTILITY DRAWINGS.

SITE DESIGN
SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH DESIGN TEAM HAS PRESERVED RURAL CHARACTER AND NATURAL FEATURES BY:
1) MAINTAINING LARGE TREE STANDS.
2) PROVIDING SPACE AROUND THE TREE FENCE ROWS TO PRESERVE THEM.
3) PLACING SEVERAL BIORETENTION AREAS INSTEAD OF 1 LARGE BIORETENTION AREA WHICH WOULD VISUALLY BREAK UP THE SITE.

TRAFFIC AND PARKING
THE CHURCH WILL BUILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY DRIVE HAS BEEN SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STUDY REPORT IS AVAILABLE TO CONCUR WITH ENTRY DRIVEWAY IMPROVEMENTS. TRAFFIC DEMAND IS SHOWN IN TRAFFIC STUDY AND ON R.O.W. AND ACCESS PLAN.

WATER
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. SITE WILL GAIN FIRE WATER SERVICE. WATER DEMAND AND FIRE HYDRANT DATA IS SHOWN ON UTILITY DRAWINGS. WATER SERVICE CURRENTLY VIA WELL. RECLAIMED WATER IS NOT AVAILABLE.

HYDRANT FIRE FLOW
THERE ARE NO HYDRANTS ON THE SITE AS PRESENTLY WATER SERVICE IS FROM A WELL. ONCE MILCROFTON APPROVES WHERE TO TAP, HYDRANT FLOWS WILL BE DEVELOPED.
WATER MAIN SIZE AND LOCATION
FLOW: X GPM
STATIC PRESSURE: X PSI
RESIDUAL PRESSURE: X PSI



OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
5% * 13.84 AC = 0.69 AC / 30,056 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA
OS 100	FORMAL	PLAZA	36,775 SF

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.83 AC / 36,416 SF (6.0%)

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

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

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE 'A'	142,523 SF	78,302 SF	64,221 SF
TREE 'B'	27,247 SF	9,101 SF	18,146 SF
TOTAL SF	169,770 SF	87,403 SF	82,367 SF
TOTAL ACRES	3.9 AC	2 AC	1.9 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 24%
REQUIRED PRESERVATION = 40,746 SF (0.94 AC)

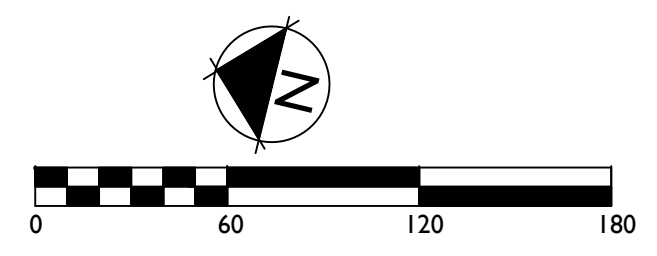
TOTAL CANOPY REMOVED: 87,403 SF (2 AC)
REMAINING TREE CANOPY TO BE PRESERVED: 82,367 SF (1.9 AC)
(48.5% OF ORIGINAL EXISTING CANOPY)

TREE CANOPY PRESERVATION AREA

EXISTING ASPHALT KEY:

EXISTING ASPHALT

PROPOSED ASPHALT



Grading & Drainage General Notes

- 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.
- 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.
- 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.
- Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface course 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.
- 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.
- 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.

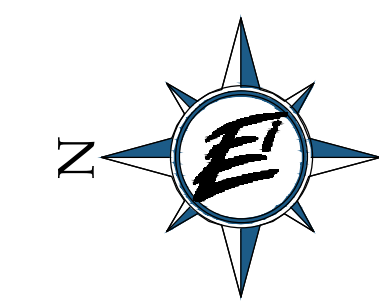
STATEMENT OF IMPACTS

The proposed development would add an additional 3.25 acres of impervious area.
 City of Franklin approved BMP's will be utilized to meet or exceed water quality requirements.
 The post-dev runoff flows and volumes from each of the basins will not exceed the pre-dev levels.

GDC
 GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
 1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
 OFFICE 615-383-6300 • WWW.ELI-LLC.COM
 ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

ELI



TN STATE PLANE COORD. ZONE 5301,
 FIPZONE 4100; NAD 83 DATUM
 GRAPHIC SCALE (IN FEET)
 1 inch = 60 ft.

Basin 4 (Southeast) Grading & Drainage Data Chart

- Site Area: 0.51 AC
- Additional Impervious Area: 0.03 AC
- Total Impervious Area: 0.03 AC
- Rv Value: 0.24
- CN: 81
- Tc: 5 MIN
- Peak Flow Runoff
- 2 year: 1.59 CFS
- 5 year: 2.16 CFS
- 10 year: 2.63 CFS
- 25 year: 3.29 CFS
- 50 year: 3.82 CFS
- 100 year: 4.38 CFS

Basin 1 (North) Grading & Drainage Data Chart

- Site Area: 6.10 AC
- Additional Impervious Area: 0.89 AC
- Total Impervious Area: 1.38 AC
- Rv Value: 0.32
- CN: 83
- CN (ADJUSTED): 78
- Tc: 12 MIN
- Peak Flow Runoff
- 2 year: 14.31 CFS
- 5 year: 20.04 CFS
- 10 year: 24.78 CFS
- 25 year: 31.59 CFS
- 50 year: 37.18 CFS
- 100 year: 42.97 CFS

Basin 3 (Southwest) Grading & Drainage Data Chart

- Site Area: 1.61 AC
- Additional Impervious Area: 0.07 AC
- Total Impervious Area: 0.28 AC
- Rv Value: 0.24
- CN: 83
- Tc: 5 MIN
- Peak Flow Runoff
- 2 year: 5.44 CFS
- 5 year: 7.26 CFS
- 10 year: 8.74 CFS
- 25 year: 10.83 CFS
- 50 year: 12.53 CFS
- 100 year: 14.27 CFS

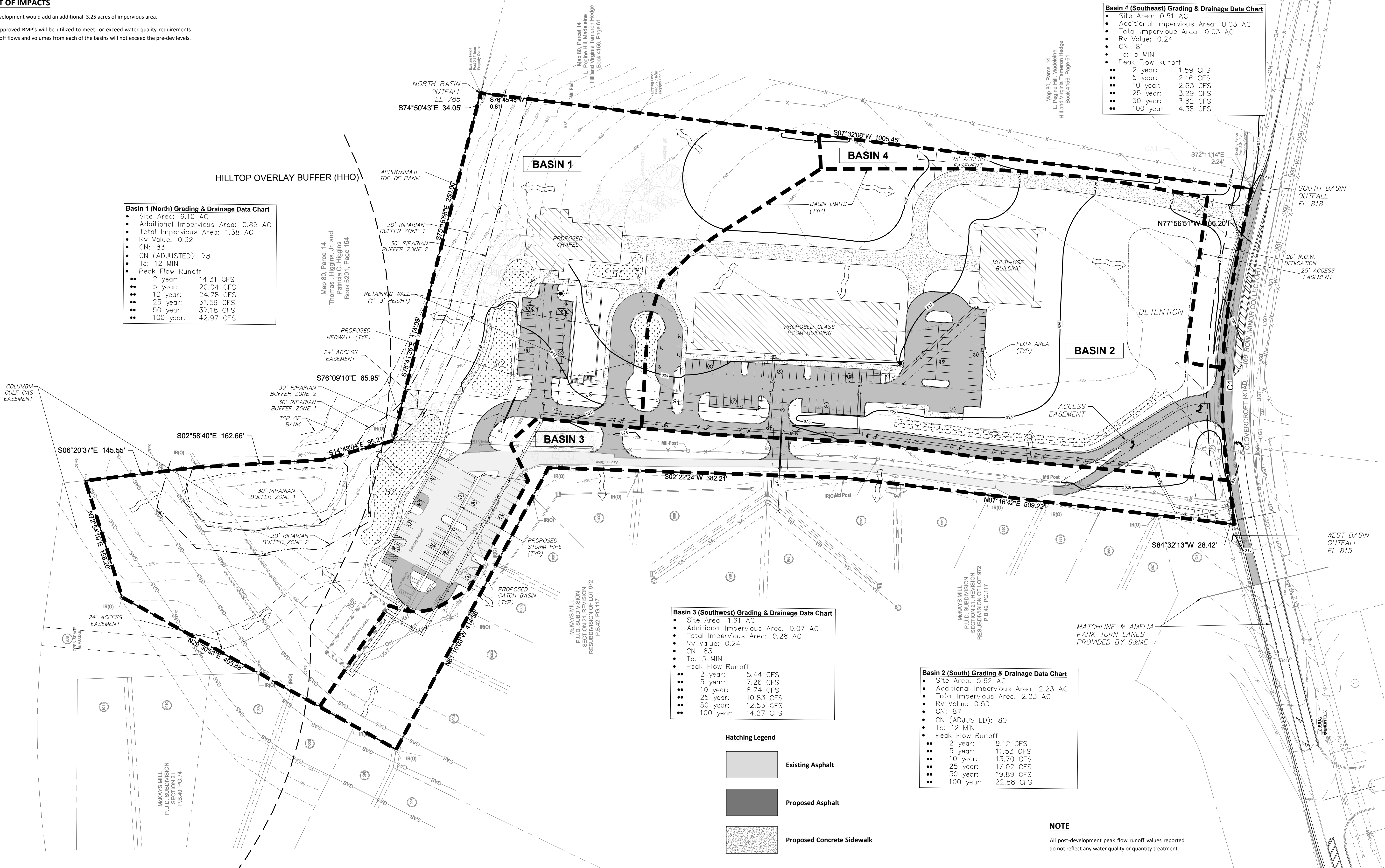
Basin 2 (South) Grading & Drainage Data Chart

- Site Area: 5.62 AC
- Additional Impervious Area: 2.23 AC
- Total Impervious Area: 2.23 AC
- Rv Value: 0.50
- CN: 87
- CN (ADJUSTED): 80
- Tc: 12 MIN
- Peak Flow Runoff
- 2 year: 9.12 CFS
- 5 year: 11.53 CFS
- 10 year: 13.70 CFS
- 25 year: 17.02 CFS
- 50 year: 19.89 CFS
- 100 year: 22.88 CFS

Hatching Legend

- Existing Asphalt
- Proposed Asphalt
- Proposed Concrete Sidewalk

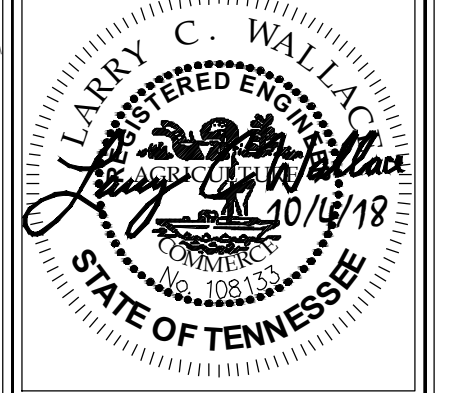
NOTE
 All post-development peak flow runoff values reported do not reflect any water quality or quantity treatment.



Filename: W:\15-11-1107_Parish_Presbyterian_Church\CAD\Production Drawings\Development Plan\Revision 1\C 3.0 Overall Grading & Drainage Plan.dwg
 Plotted: Thursday, October 04, 2018 4:16 pm
 By: clayw

**PARISH PRESBYTERIAN
 DEVELOPMENT PLAN
 REVISION 1**
 COF PROJECT # 6795
 MAP 80 PARCELS 11.01 & 12.05
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	10/4/18	Per City of Franklin Comments



Issue Date: August 13, 2018
 ELI Project No: 15-11-1107
 Drafted By: LCW
 Checked By: LCW

**OVERALL
 GRADING &
 DRAINAGE
 PLAN**

Sheet No.
C 3.0

Parish Presbyterian Church R.O.W. & Access Data Chart

Daily Trip Generation: N/A
 Peak Hour Trip Generation: 200 veh per hour
 Traffic Impact Study Required: no
 Circulation Plan Required: no

Design Parameters

Franklin Transportation Street Technical Standards Edition: 2014
 Design Vehicle: N/A - Private Drive
 Design Speed / Posted Speed: N/A - Private Drive
 Stopping Sight Distance: N/A - Private Drive
 Intersection/Driveway Sight Distance: N/A - Private Drive

Horizontal Alignment

Min. Centerline Radius: N/A - Private Drive
 Min. Tangent Between Curves/Intersections: N/A - Private Drive
 Min. Centerline Arc Length: N/A - Private Drive

Vertical Alignment

Min. / Max. Centerline Grade: N/A - Private Drive
 Max. Approach Centerline Grade: N/A - Private Drive
 Crest / Sag Curve K-Value: N/A - Private Drive

Access Management

Min. Distance Between Intersection: N/A - Private Drive
 Min. Distance Between high volume/alleys & Intersections: N/A - Private Drive
 Min. Distance between driveway & Intersections: N/A - Private Drive
 Driveway Width (two-way): 10 (existing)-16 (proposed) ft
 Driveway Approach Street Configuration: 25 ft Radius Return

Roadway Network Narrative

The existing private drive will continue to be used for two way traffic while the proposed entrance drive is being construction. No ROW Dedication will be necessary.

Roadway Impact Statement

This site will have negligible impact on Clovercroft Road and the neighboring streets except of Sundays before and after services. A Traffic Impact Study has been prepared detailing the peak trip generation and analyzing the need for a turn lane. The study found that a turn lane would only be warranted during the peak hours before and after services, but that entering volumes will operate acceptably even without a turn lane. The anticipated ADT is 434 vehicles.

Parking

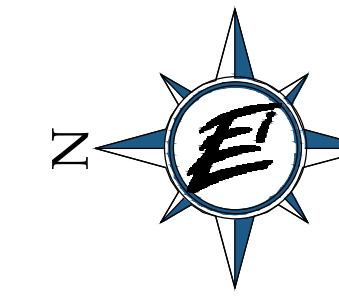
Provided Parking: 149 including 14 handicap spaces.

Refuse Collection & Service Areas

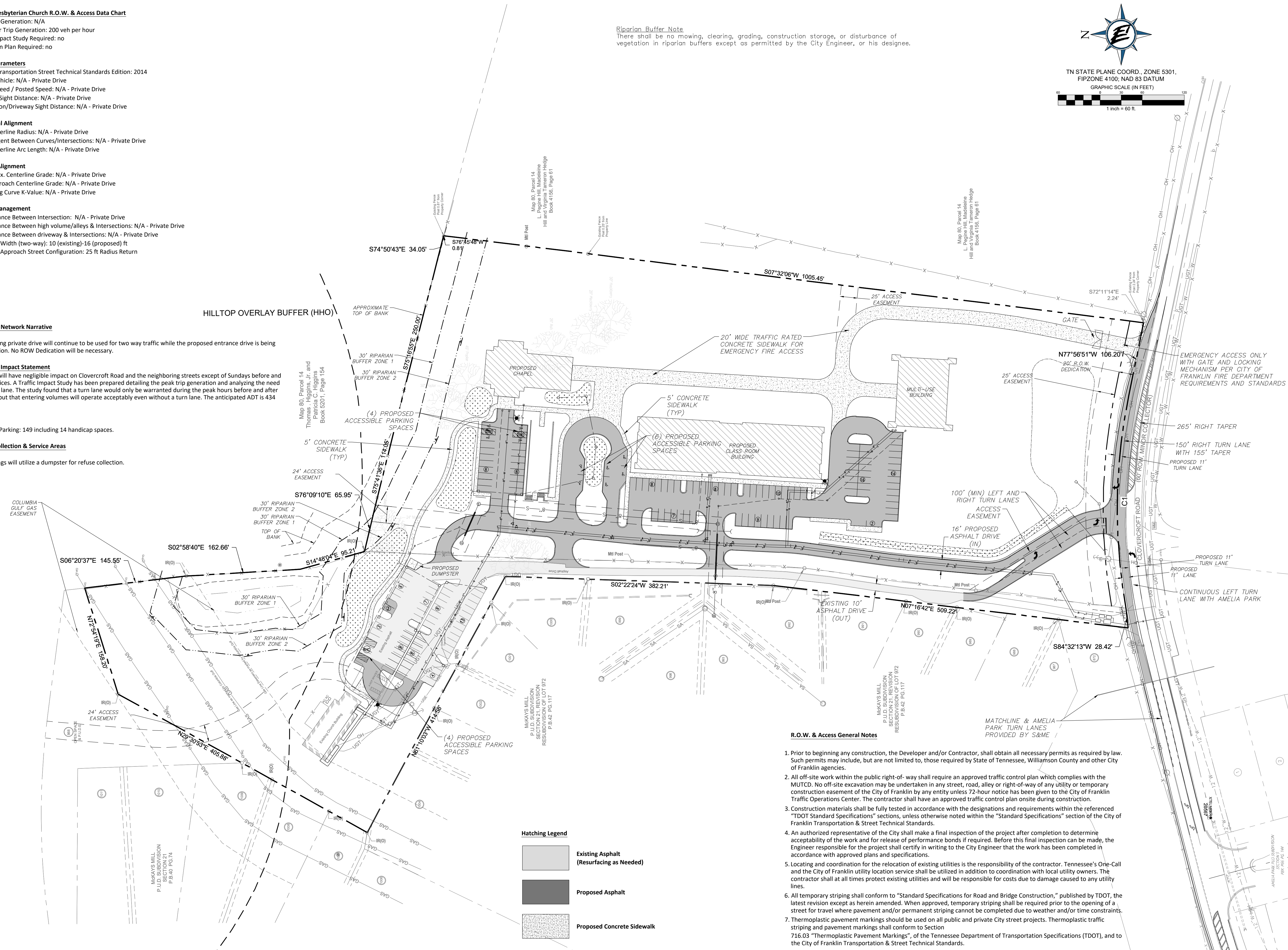
All buildings will utilize a dumpster for refuse collection.

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.



TN STATE PLANE COORD. ZONE 5301,
 FIPZONE 4100; NAD 83 DATUM
 GRAPHIC SCALE (IN FEET)
 1 inch = 60 ft.



Hatching Legend

	Existing Asphalt (Resurfacing as Needed)
	Proposed Asphalt
	Proposed Concrete Sidewalk

R.O.W. & Access General Notes

- 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.
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- 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.
- 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.
- 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.
- 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.

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**PARISH PRESBYTERIAN
 DEVELOPMENT PLAN
 REVISION 1**

COF PROJECT # 6795
 MAP 80 PARCELS 11.01 & 12.05
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
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 ELI Project No: 15-11-1107
 Drafted By: LCW
 Checked By: LCW

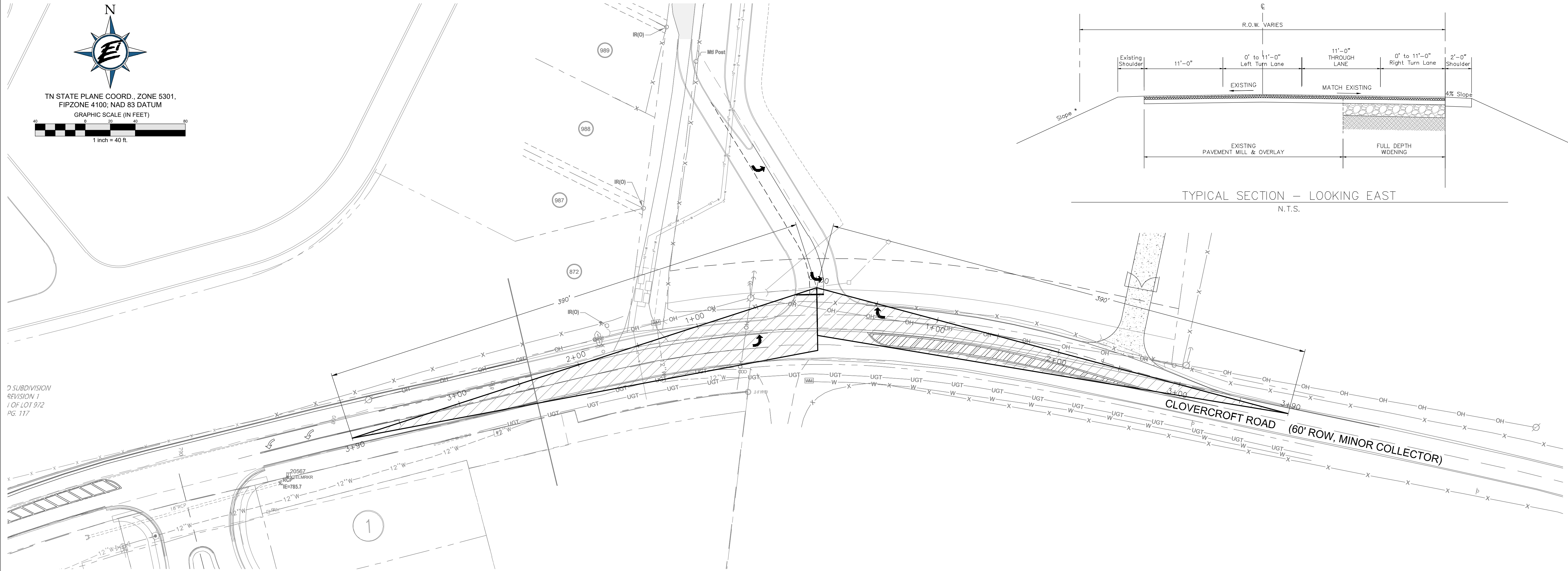
**OVERALL
 ROW &
 ACCESS
 PLAN**

Sheet No.
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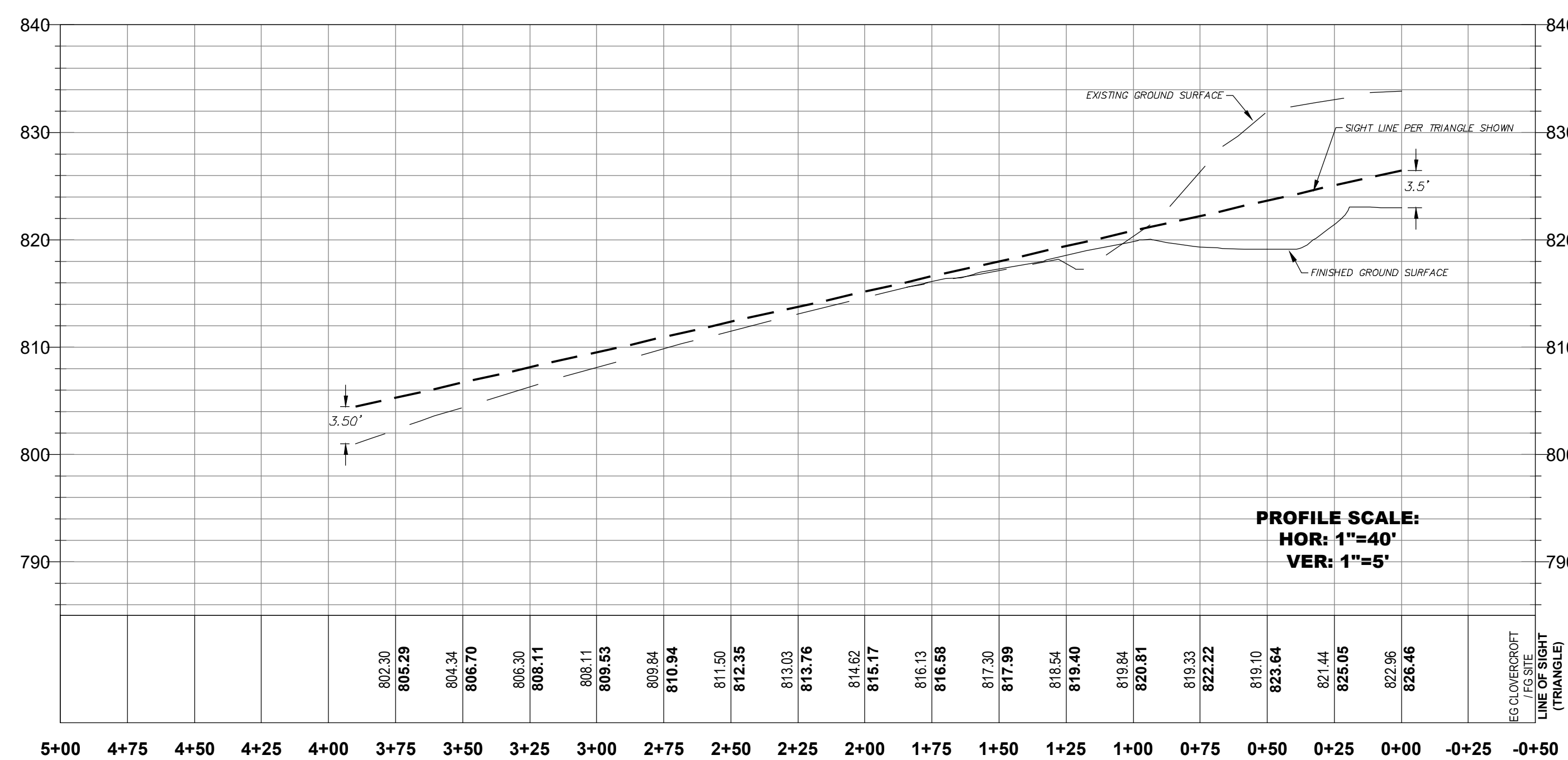
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 By: clojw



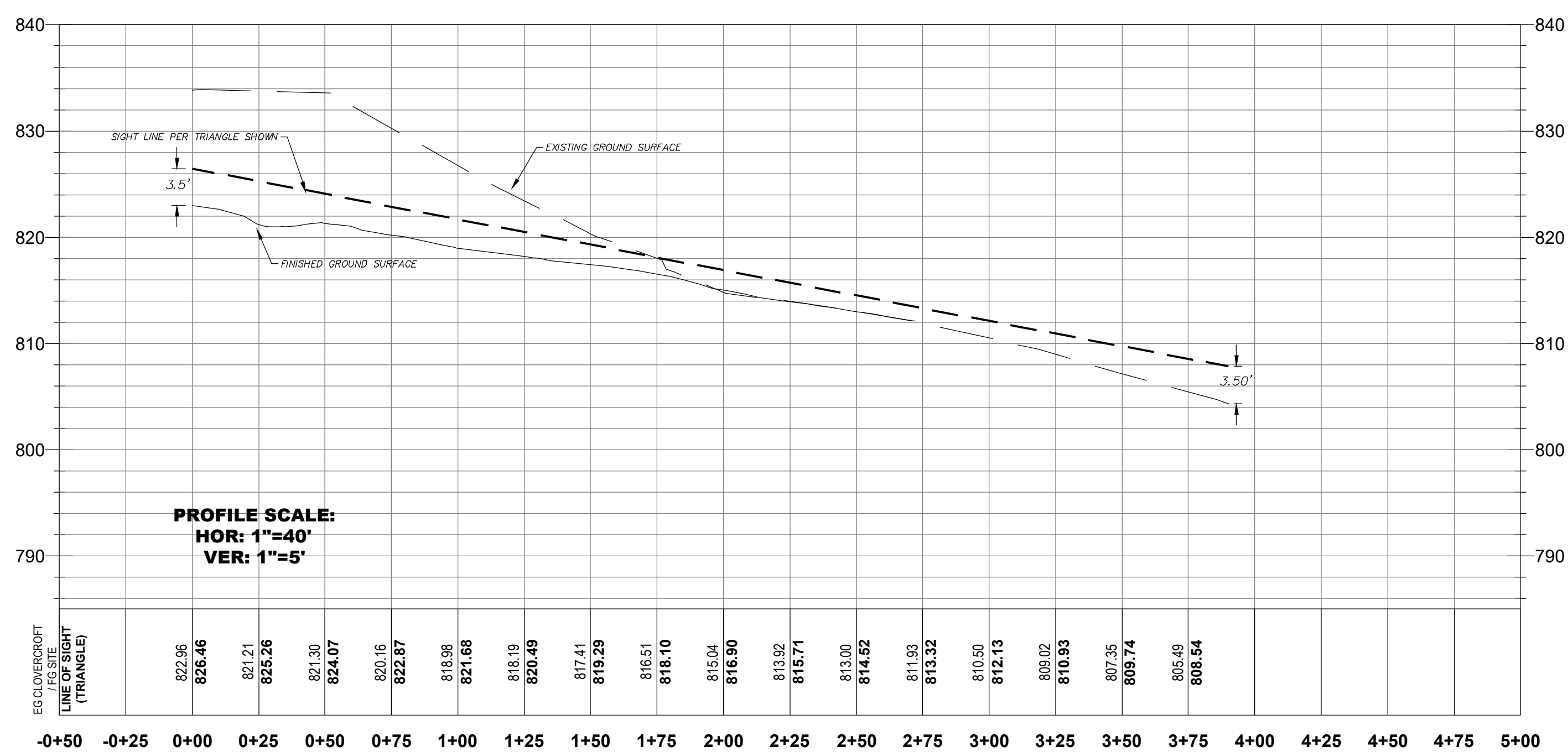
TN STATE PLANE COORD., ZONE 5301,
FIPZONE 4100; NAD 83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 40 ft.



SIGHT DISTANCE (WEST) PROFILE



SIGHT DISTANCE (EAST) PROFILE



HORIZONTAL SCALE
1" = 40'
VERTICAL SCALE
1" = 10'

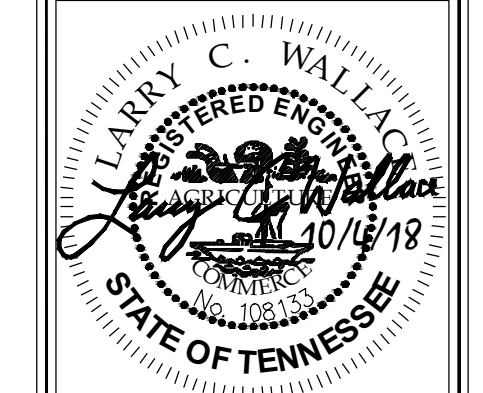
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Drafted By: LCW
Checked By: LCW

Sheet Title:
**SIGHT
DISTANCE
EXHIBIT**

Sheet No.
C 4.0B

Filename: W:\15-11-107_Parish_Presbyterian_Church\CAD\Production Drawings\Development Plan\Revision 1\C 4.0b Sight Distance Exhibit.dwg
Plotted: Thursday, October 04, 2018 4:18 pm
By: clay

Water & Sewer General Notes

- 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.
- 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.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- 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.
- 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.
- 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.
- 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.

Water & Sewer Data Chart

Facility Type: Church (Small)
 Unit Flow: 5 GPD per Sanctuary Seat (New Building)
 Number of Units: 410 (New Building)
 Flow: 2,050 GPD (New Building)
 Unit Flow: 5 GPD per Sanctuary Seat (Existing Building)
 Number of Units: 165
 Flow in GPD: 825 GPD

Facility Type: School

Unit Flow: 15 GPD per Pupil
 Number of Students: 175
 Flow: 2,625 GPD

Total Flow in GPD: 5,500 GPD

Utility Network Narrative

The existing building currently uses a well for its water source and septic for its sanitary sewer disposal. Water and sewer services will be provided through Milcrofton Utility District and the City of Franklin Sewer respectively to both buildings via this plan. Both buildings will be sprinkled.

Utility Providers

Electric
 MTEMC
 Gary Osburn
 (615) 595-4677

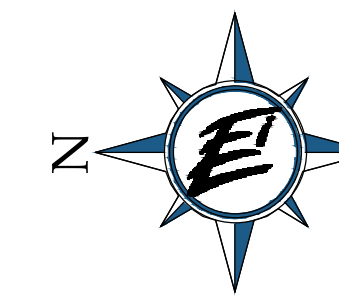
Natural Gas
 Atmos
 (615) 771-8300

Sewer
 City of Franklin Water & Sewer

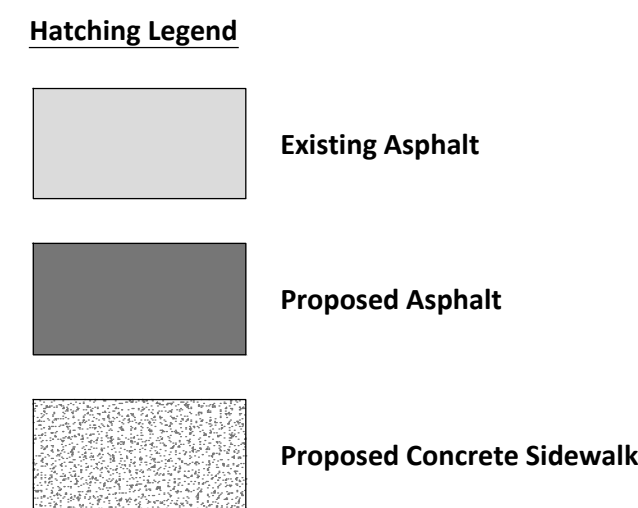
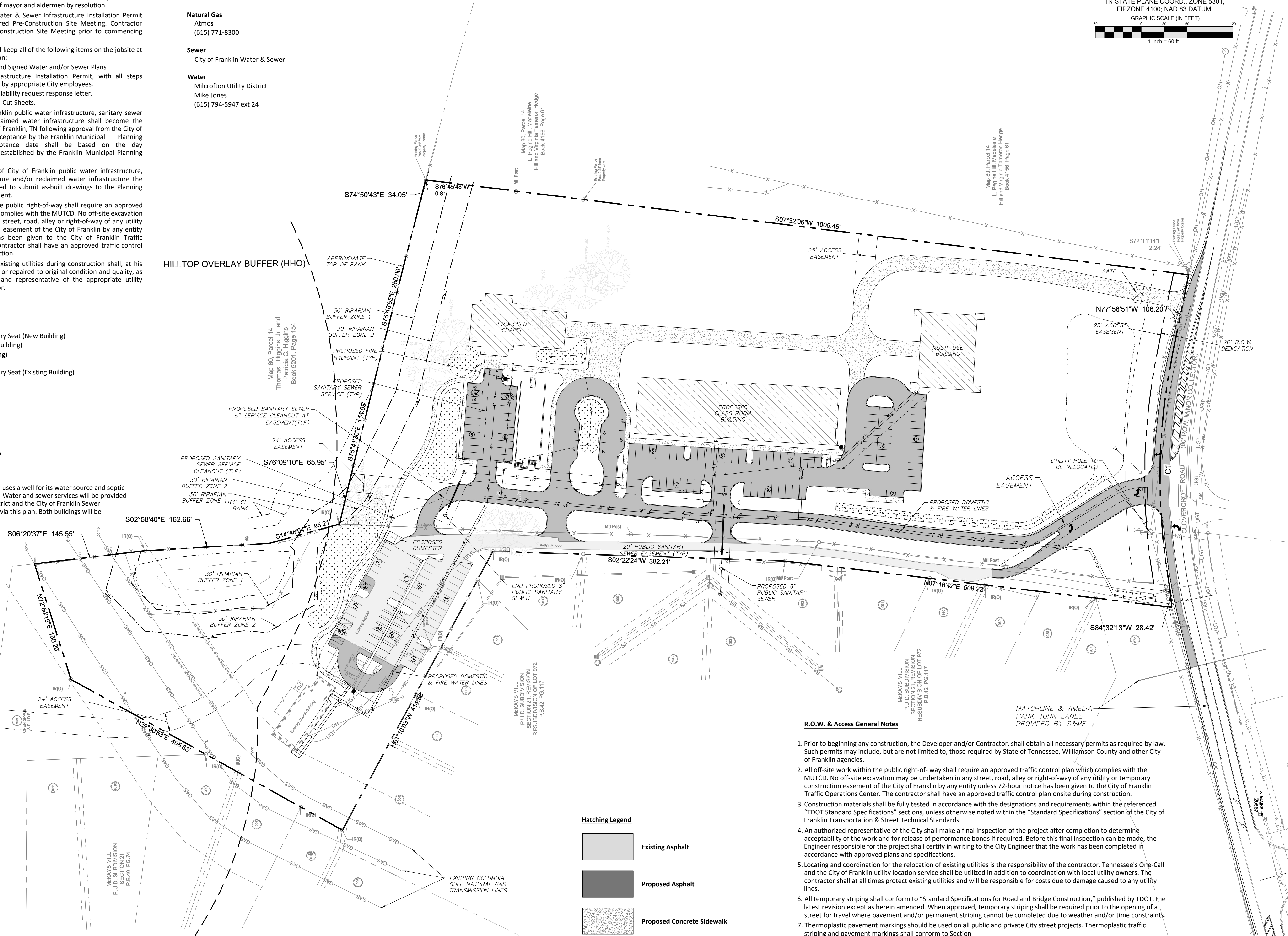
Water
 Milcrofton Utility District
 Mike Jones
 (615) 794-5947 ext 24

Riparian Buffer Note

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TN STATE PLANE COORD. ZONE 5301,
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Filename: W:\15-11-1107_Parish_Presbyterian Church\CAD\Production Drawings\Development Plan\Revision 1\C 5.0 Overall Utility Plan.dwg
 Plot Date: Thursday, October 04, 2018 4:18 pm
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**PARISH PRESBYTERIAN
 DEVELOPMENT PLAN
 REVISION 1**

COF PROJECT # 6795
 MAP 80 PARCELS 11.01 & 12.05
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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 Drafted By: LCW
 Checked By: LCW
 Sheet Title:

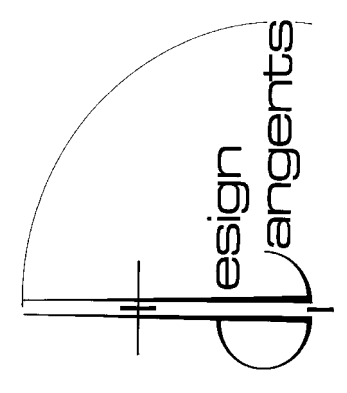
**OVERALL
 UTILITY
 PLAN**

Sheet No.
C 5.0

PARISH PRESBYTERIAN CHURCH

REVISIONS	

330 FRANKLIN ROAD, #135A-238
 BRENTWOOD, TENNESSEE 37027
 TELEPHONE: (615) 603-5236
 e-mail: designtangents@gmail.com



PARISH PRESBYTERIAN CHURCH
 4150 CLOVERCROFT ROAD
 FRANKLIN, TENNESSEE 37067

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 JMG
 CHECKED
 DATE
 10/02/18
 SCALE
 N.T.S.
 JOB NUMBER
 180601
 SHEET

T-1
 OF 03 SHEETS





FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

MULTIPURPOSE BUILDING ELEVATIONS

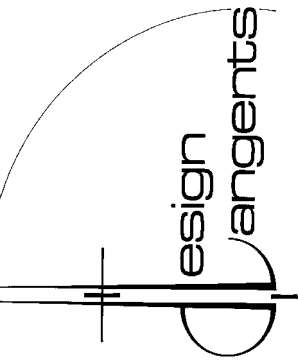


RIGHT ELEVATION

REVISIONS

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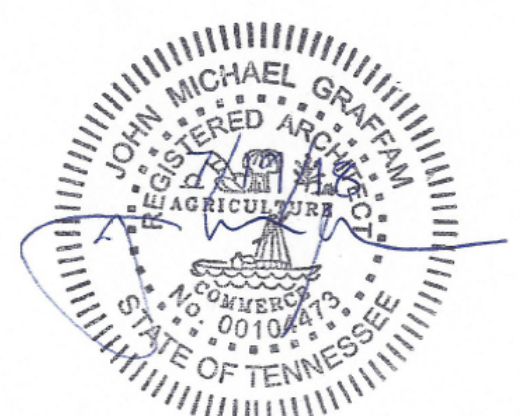
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FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



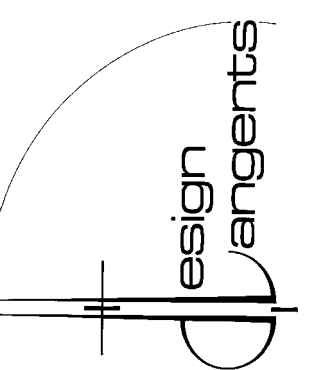
REAR ELEVATION

CLASSROOM BUILDING ELEVATIONS

REVISIONS

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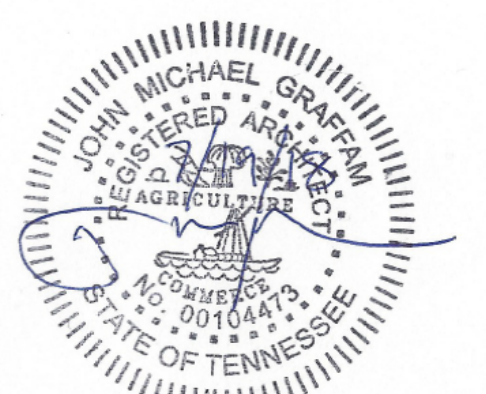
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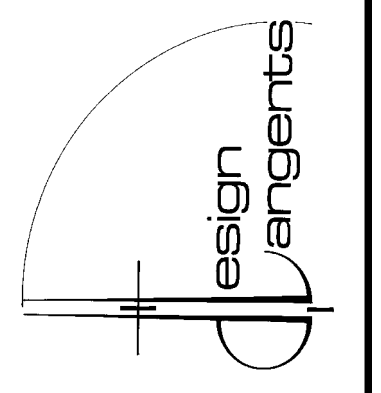
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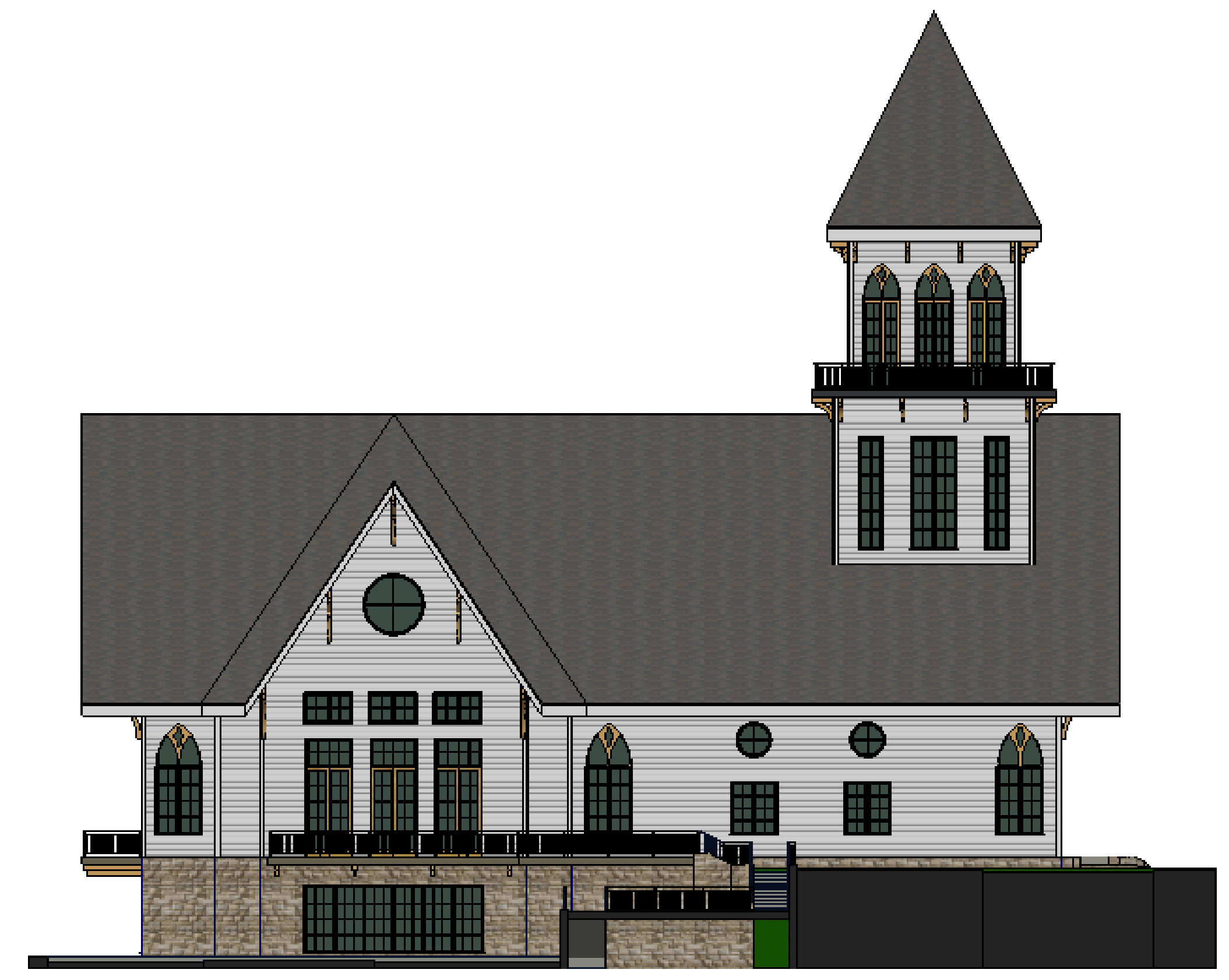
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 OF 03 SHEETS



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LEFT ELEVATION



REAR ELEVATION

CHAPEL ELEVATIONS



RIGHT ELEVATION

