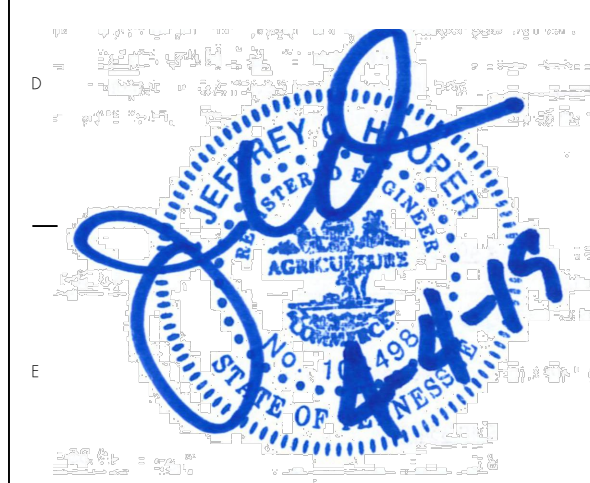


# THE REFUGE CENTER FOR COUNSELING

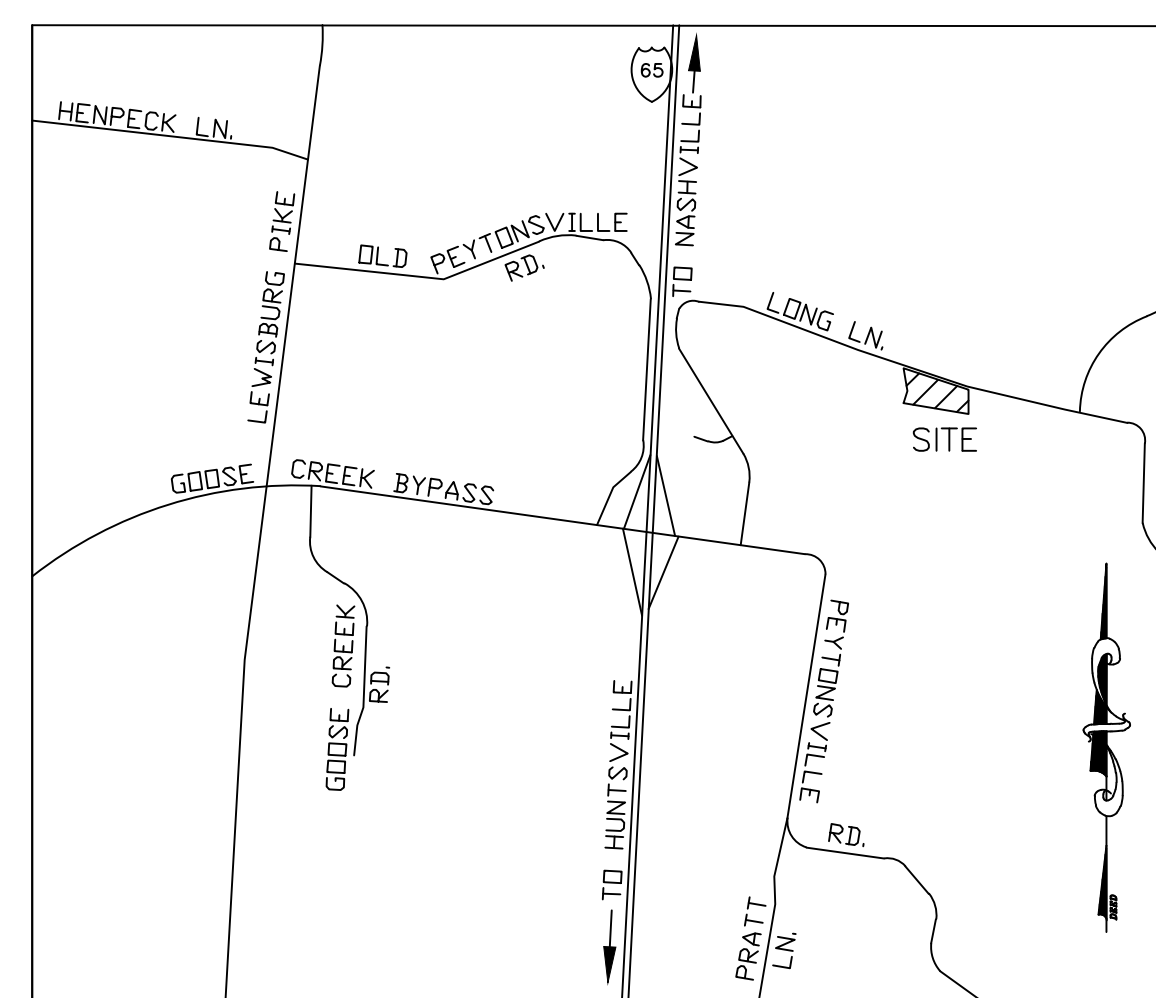
## MAP 106, PARCEL 179.04 LONG LANE WILLIAMSON COUNTY, TENNESSEE



SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES; SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

### Sheet List Table

Sheet Number	Sheet Title
C0.0	Cover Sheet
C1.0	Overall Existing Conditions Plan
C1.1	Tree Protection Plan
C2.0	Overall Development Plan
C3.0	Overall Grading and Drainage Plan
C3.1	Enlarged Grading and Drainage Plan
C4.0	Overall ROW and Access Plan
C5.0	Overall Utility Plan
EP1.0	Site Photometric Plan
EP2.0	Site Photometric Cutsheets
A1.0	Conceptual Floor Plans + Elevations
A1.1	Plan Features
EX1.0	Autoturn Exhibit: Fire
EX1.1	Autoturn Exhibit: Refuse



VICINITY MAP  
(NTS)

#### OWNER

THE REFUGE CENTER FOR COUNSELING  
103 FORREST CROSSING BLVD, SUITE 102  
FRANKLIN, TN 37064  
PHONE: 615-591-5262  
CONTACT: MS. AMY ALEXANDER  
EMAIL ADDRESS: amy.alexander@therefugecenter.org

#### ARCHITECT/APPLICANT

BAUER ASKEW ARCHITECTURE, PLLC  
1615 SIXTEENTH AVENUE SOUTH  
NASHVILLE, TENNESSEE 37212  
PHONE: 615-726-0047  
CONTACT: MR. JC ELDER, LEED AP BD+C  
EMAIL ADDRESS: jelder@baueraskewarchitecture.com

#### CIVIL ENGINEER

BARGE CAUTHEN & ASSOCIATES, INC.  
6606 CHARLOTTE PIKE, SUITE 210  
NASHVILLE, TENNESSEE 37209  
PHONE: 615-356-9911  
FAX: 615-352-6737  
CONTACT: MR. SETH SPARKMAN  
E-MAIL ADDRESS: ssparkman@bargecaughen.com

#### LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE  
324 LIBERTY PIKE, SUITE 145  
FRANKLIN, TN 37064  
PHONE: 615-975-5765  
CONTACT: MR. GREG GAMBLE  
EMAIL ADDRESS: greg.gamble@gdc-tn.com

#### MPE

I.C. THOMASSON ASSOCIATES, INC.  
2950 KRAFT DRIVE, SUITE 500  
NASHVILLE, TN 37204  
PHONE: 615-346-3400  
CONTACT: MR. KIRK JENNINGS  
EMAIL ADDRESS: kjennings@icthomasson.com

16005



THE REFUGE CENTER  
FOR COUNSELING

LONG LANE  
FRANKLIN, TN

REVISION DATE  
PUD RESUBMITTAL 04/04/19

COF# 6944

COVER SHEET

C0.0

04 APRIL 19  
PUD DEVELOPMENT PLAN SUBMITTAL  
www.baueraskewarchitecture.com

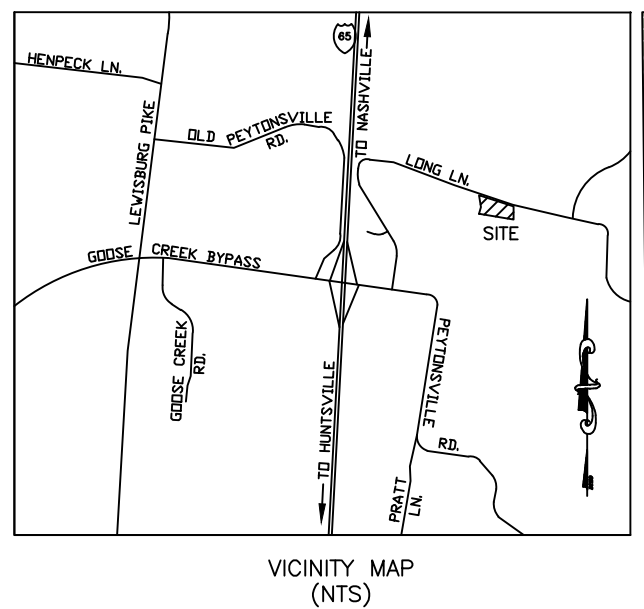
# CITY OF FRANKLIN, TENNESSEE

## April 04, 2019

# PUD Development Plan Resubmittal

MAP 106 PARCEL 179.04  
ZONED - MGA-1  
SITE AREA = 7.0 acres



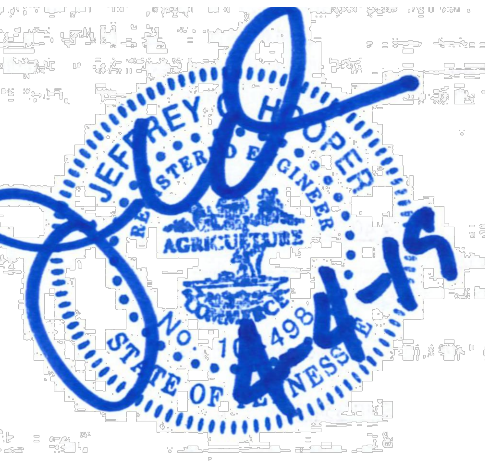


VICINITY MAP (NTS)



SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	YARD FRONTING ON ANY STREET: 50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

615  
T 726 0047  
F 726 4891  
615  
  
1615  
sixteenth  
avenue south  
  
nashville  
tennessee  
37212



16005



THE REFUGE CENTER  
FOR COUNSELING  
  
LONG LANE  
FRANKLIN, TN  
  
REVISION DATE  
PUD RESUBMITAL 04/04/19

COF# 6944  
  
OVERALL EXISTING  
CONDITIONS PLAN

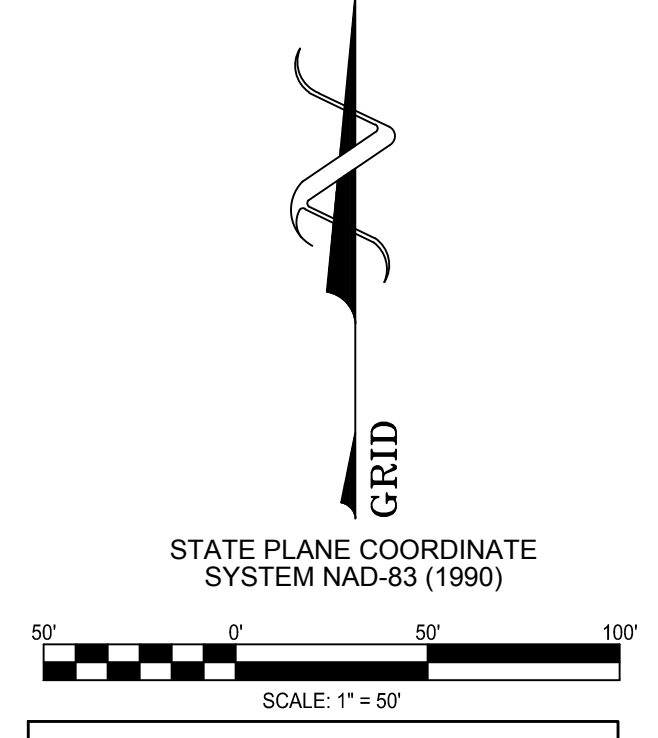
C1.0  
04 APRIL 19  
PUD DEVELOPMENT PLAN SUBMITTAL  
www.baueraskewarchitecture.com

**NOTE:**  
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

**STORMWATER NARRATIVE:**  
THE EXISTING SITE IS 7.0 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR A SMALL BARN/OUTBUILDING. THE PROPERTY IS BOUNDED ON THE NORTH BY LONG LANE, ON THE SOUTH BY PRIVATE ROAD, ON THE EAST BY WOODED LAND AND ON THE WEST BY A PRIVATE DRIVE. THE PROPERTY DRAINS TO THE EAST/NORTHEAST OVER SLOPES RANGING FROM 2% TO 20%. HYDROLOGIC SOILS TYPES ARE A, B, AND C.

SLOPES 14% TO 19% - [Hatched pattern]

SLOPES 20% AND GREATER - [Cross-hatched pattern]



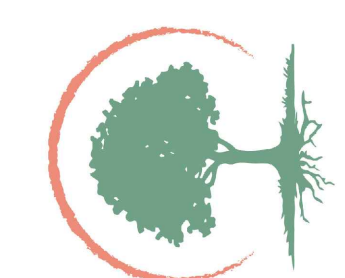
STATE PLANE COORDINATE  
SYSTEM NAD-83 (1990)

**MAP 106 PARCEL 179.04  
ZONED - MGA-1  
SITE AREA = 7.0 acres**



16005

The Refuge Center  
FOR COUNSELING



THE REFUGE CENTER  
FOR COUNSELING  
LONG LANE  
FRANKLIN, TN

REVISION DATE

TREE PROTECTION  
PLAN

**C1.10**

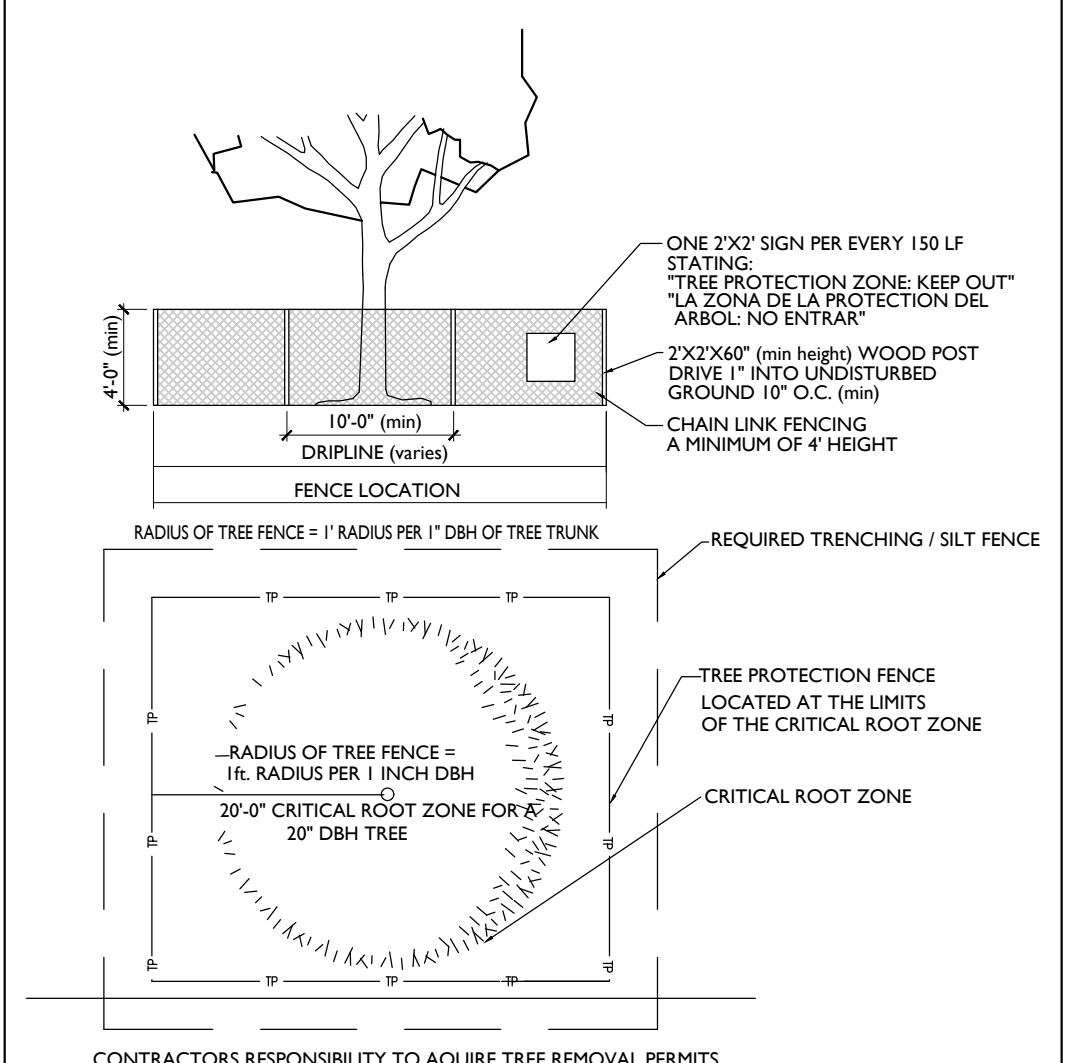
11 MARCH 19  
INITIAL SUBMITTAL

www.baueraskewarchitecture.com

**SITE DATA:**

PROJECT NAME: THE REFUGE CENTER FOR COUNSELING  
PROJECT NUMBER: 6844  
SUBDIVISION: N/A  
SITE ACREAGE: 7.00 AC  
ZONING: MGA-1  
PROPOSED ZONING: GO (PUD)  
APPLICABLE OVERLAYS: GCCO-4D  
OTHER APPLICABLE OVERLAYS: HHO  
DEVELOPMENT STANDARDS: CONVENTIONAL  
MINIMUM REQUIRED LSR: 30%, 2.1 AC  
PROVIDED LSR: 83%, 5.83 AC  
ORIGINAL CANOPY COVER: 239,131 SF, 78% OF TOTAL SITE  
PRESERVED CANOPY COVER: 172,759 SF  
SPECIMEN TREE REMOVAL: 391"

**TREE PROTECTION FENCING DETAIL**



**TREE PROTECTION NOTES:**

- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
- The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
- Any required excavation in or around the protection zone to accommodate underground services, footings, etc. shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
- The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
- Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



**KEY:**

- SPECIMEN TREE
- TREE REMOVAL AREA
- TREE PRESERVATION AREA

**SPECIMEN TREES**

NUMBER	TYPE	SIZE	STATUS	NUMBER	TYPE	SIZE	STATUS
7	LOCUST	24	REMOVED	31	OAK	24	Retained
8	MAPLE	24	REMOVED	32	ASH	24	Retained
9	MAPLE	25	REMOVED	33	ASH	28	Retained
10	MAPLE	26	REMOVED	34	OAK	26	Retained
11	LOCUST	32	REMOVED	35	OAK	36	Retained
12	OAK	26	REMOVED	36	ASH	26	Retained
13	OAK	24	REMOVED	37	ASH	24	Retained
14	LOCUST	24	REMOVED	38	ASH	24	Retained
15	OAK	32	REMOVED	39	OAK	26	Retained
16	OAK	48	REMOVED	40	OAK	24	Retained
17	LOCUST	30	REMOVED	41	ASH	25	Retained
18	OAK	26	Retained	42	ASH	24	Retained
19	ASH	24	Retained	43	OAK	28	Retained
20	ASH	26	Retained	44	ASH	24	Retained
21	OAK	36	REMOVED	45	ASH	24	Retained
22	OAK	40	REMOVED	46	ASH	24	Retained
23	ASH	24	Retained	47	ASH	24	Retained
24	ASH	24	Retained	48	OAK	24	Retained
25	ASH	24	Retained	49	OAK	24	Retained
26	OAK	26	Retained	50	OAK	24	Retained
27	OAK	30	Retained	51	OAK	24	Retained
28	OAK	24	Retained				
29	OAK	30	Retained				
30	ASH	30	Retained				

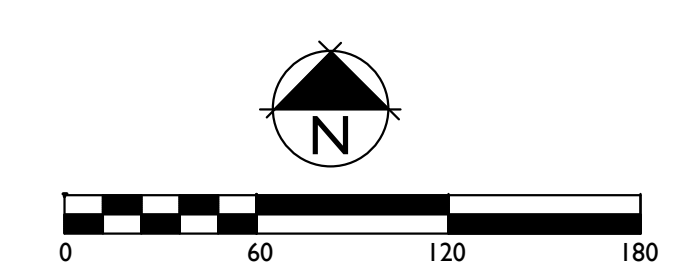
TOTAL SPECIMEN INCHES REMOVED: 391"  
TOTAL HEALTHY INCHES REMOVED: 391"  
REPLACEMENT REQUIRED: 782"

**TREE CANOPY RETENTION**

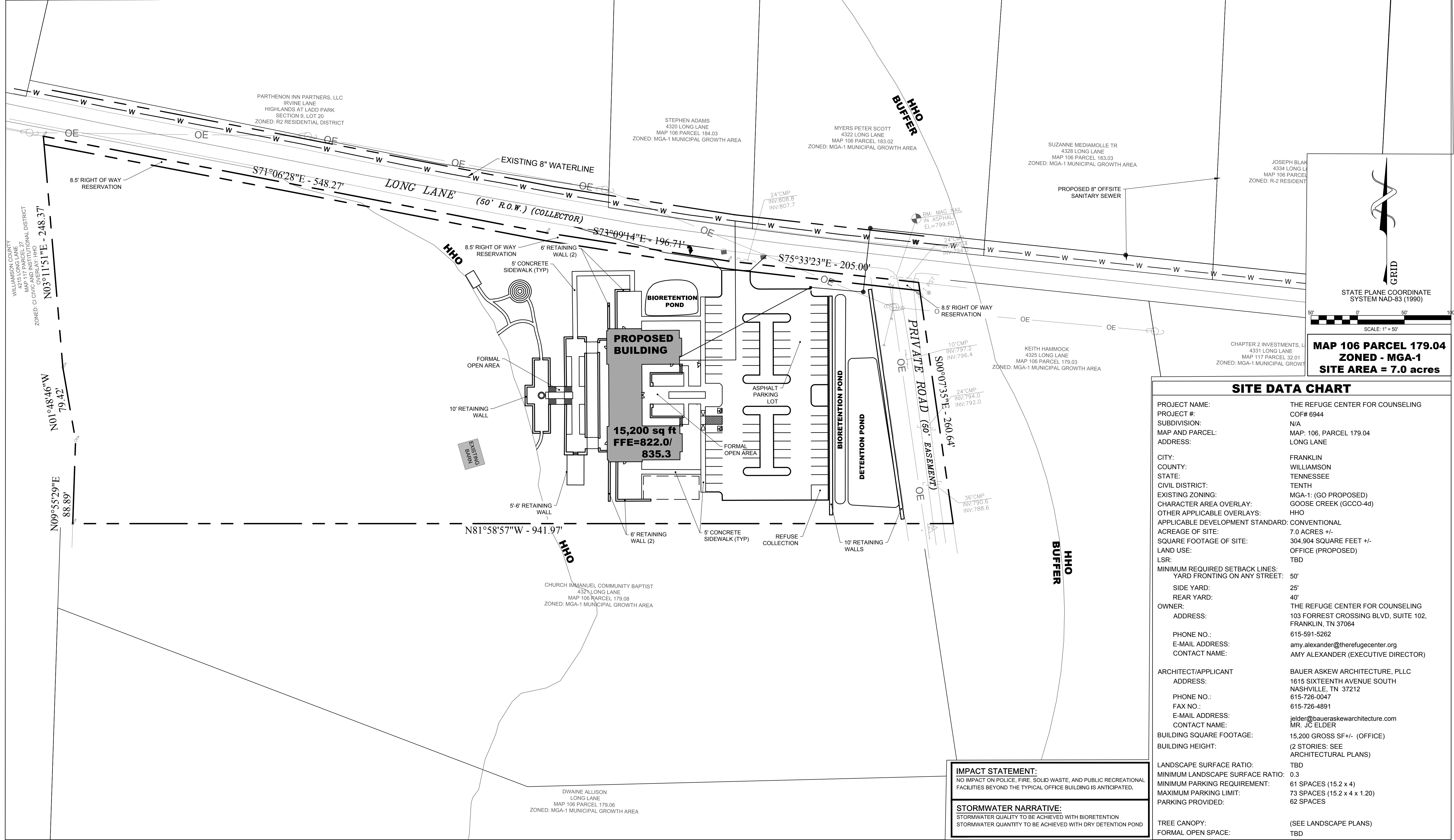
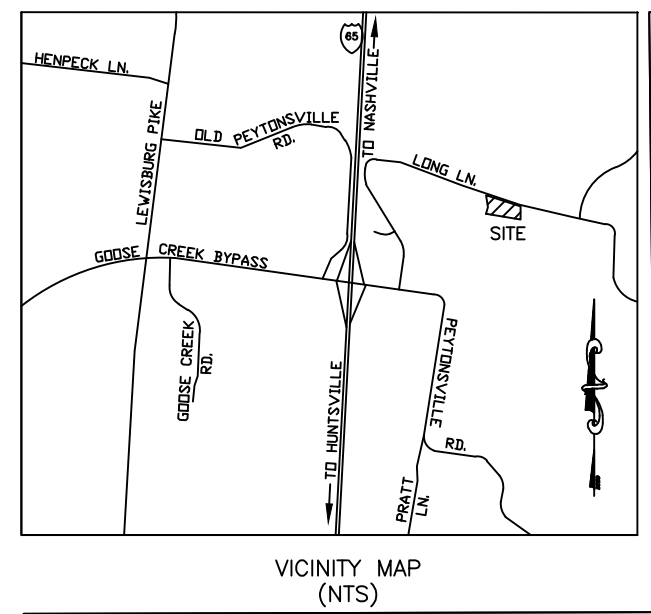
TREE CANOPY A	EXISTING	REMOVED	RETAINED
	239,131 SF	66,372 SF	172,759 SF
ACRES	5.49 AC	1.52 AC	3.97 AC

**TREE CANOPY DATA**

EXISTING TREE CANOPY: 239,131 SF  
239,131 SF/304,904 SF = 78% OF TOTAL SITE  
REQUIRED CANOPY PRESERVATION = 18% OF TOTAL CANOPY  
239,131 SF \* 18% = 43,044 SF (0.99 AC)  
PROVIDED CANOPY PRESERVED = 172,759 SF (72%) OF TOTAL EXISTING CANOPY



**GDC**  
GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE



SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1 (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH, NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

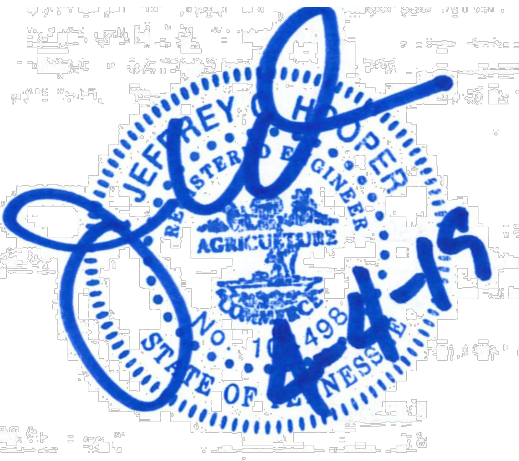
**IMPACT STATEMENT:**  
NO IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES BEYOND THE TYPICAL OFFICE BUILDING IS ANTICIPATED.

**STORMWATER NARRATIVE:**  
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION  
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

BAUER | ASKEW  
architecture, pllc

615  
726 0047  
726 4891  
615

1615  
sixteenth  
avenue south  
nashville  
tennessee  
37212



STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

SCALE: 1" = 50'

**MAP 106 PARCEL 179.04  
ZONED - MGA-1  
SITE AREA = 7.0 acres**

16005



THE REFUGE CENTER  
FOR COUNSELING

LONG LANE  
FRANKLIN, TN

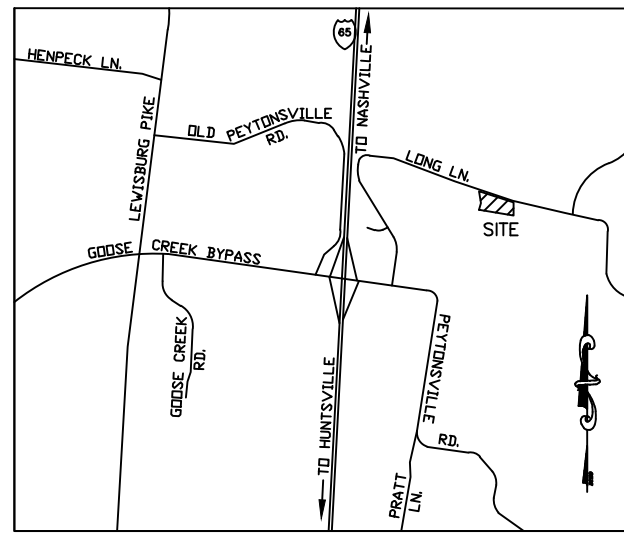
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PUD RESUBMITAL 04/04/19

COF# 6944

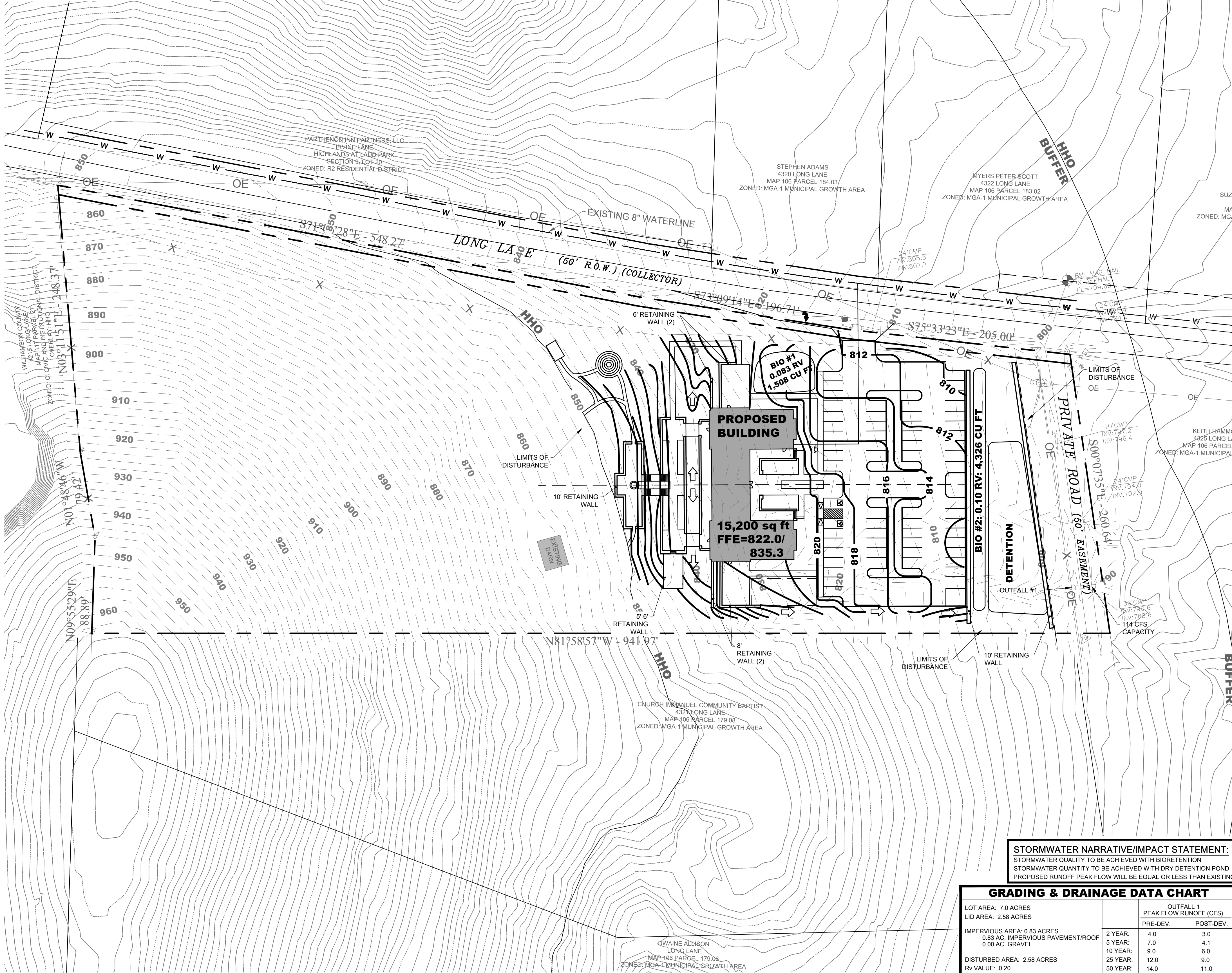
OVERALL  
DEVELOPMENT PLAN

**C2.0**

04 APRIL 19  
PUD DEVELOPMENT PLAN SUBMITTAL  
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VICINITY MAP (NTS)



**CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES**

- GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
- THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE FINAL INSPECTION OF THE PROJECT AFTER COMPLETION 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 ROADWAY SUB-GRADE, BASE STONE AND BINDER AND SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREET 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 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.

**GRADING AND DRAINAGE NOTES:**

- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
- CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
- ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
- IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
- ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
- NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
- COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
- COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
- UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
- ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
  - CONTOURS ON 1' INTERVALS
  - SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN BIORETENTION AREAS
  - SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
  - DELINEATION OF PERVIOUS PAVEMENT AREAS
  - PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
  - LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.

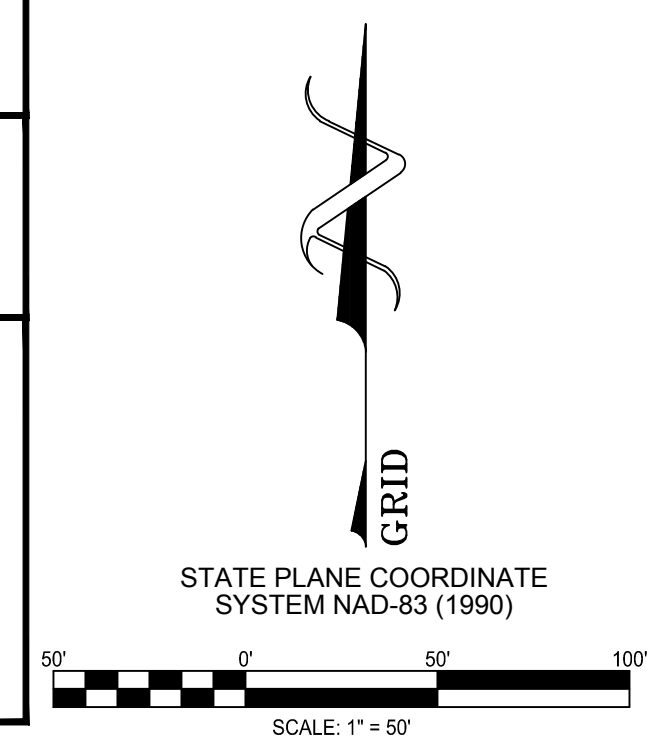
**FEDERAL COMPLIANCE NOTE:**  
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: [http://www.justice.gov/crt/housing/about\\_fairhousingact.htm](http://www.justice.gov/crt/housing/about_fairhousingact.htm)

**FEMA DATA FOR PROJECT LOCATION:**  
FEMA FLOOD ZONE: N/A  
FEMA MAP PANEL NUMBER: 47187C00355F  
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006  
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A  
DATUM = NAVD 1988

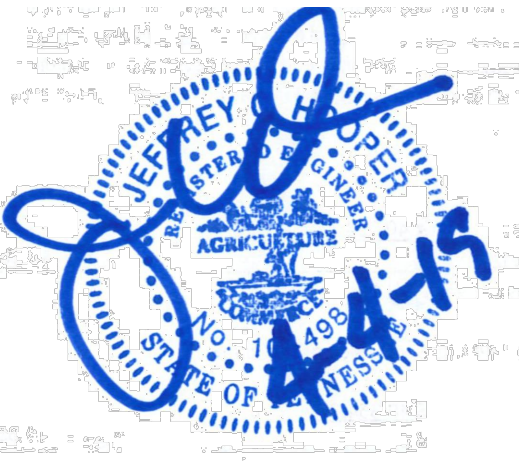
**STORMWATER NARRATIVE/IMPACT STATEMENT:**  
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION.  
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND.  
PROPOSED RUNOFF PEAK FLOW WILL BE EQUAL OR LESS THAN EXISTING.

GRADING & DRAINAGE DATA CHART		OUTFALL 1	
LOT AREA: 7.0 ACRES	LID AREA: 2.58 ACRES	PEAK FLOW RUNOFF (CFS)	
		PRE-DEV.	POST-DEV.
IMPERVIOUS AREA: 0.83 ACRES	0.83 AC. IMPERVIOUS PAVEMENT/ROOF	2 YEAR: 4.0	3.0
	0.00 AC. GRAVEL	5 YEAR: 7.0	4.1
		10 YEAR: 9.0	6.0
		25 YEAR: 12.0	9.0
DISTURBED AREA: 2.58 ACRES		50 YEAR: 14.0	11.0
Rv VALUE: 0.20		100 YEAR: 16.0	13.0

**ADA NOTES:**  
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.  
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ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 3% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.



**BAUER | ASKEW**  
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726 0047  
726 4891  
615  
1635  
sixteenth  
avenue south  
nashville  
tennessee  
37212

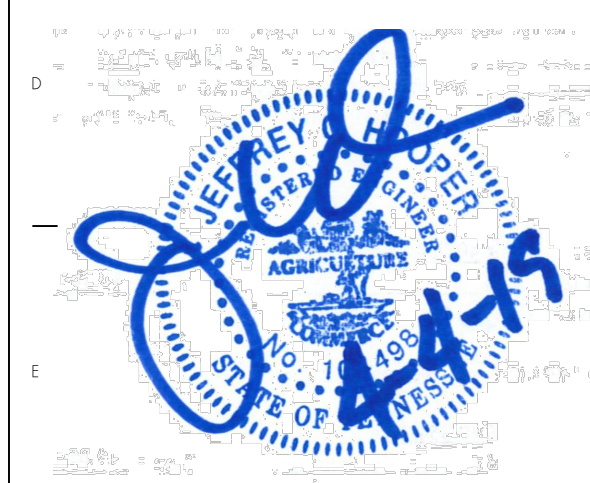


**16005**

The Refuge Center  
FOR COUNSELING

THE REFUGE CENTER  
FOR COUNSELING  
LONG LANE  
FRANKLIN, TN  
REVISION DATE  
PUD RESUBMITAL 04/04/19

COF# 6944  
OVERALL GRADING AND  
DRAINAGE PLAN  
**C3.0**  
04 APRIL 19  
PUD DEVELOPMENT PLAN SUBMITTAL  
[www.baueraskewarchitecture.com](http://www.baueraskewarchitecture.com)



**CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES**

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS ROADWAY SUB-GRADE, BASE STONE AND BINDER AND SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND 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.

**GRADING AND DRAINAGE NOTES:**

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDING WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
  - 17.1. CONTOURS ON 1' INTERVALS
  - 17.2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN BIORETENTION AREAS
  - 17.3. SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
  - 17.4. DELINEATION OF PERVIOUS PAVEMENT AREAS
  - 17.5. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
  - 17.6. LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.

**FEDERAL COMPLIANCE NOTE:**

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: [http://www.justice.gov/crt/housing/about\\_fairhousingact.htm](http://www.justice.gov/crt/housing/about_fairhousingact.htm)

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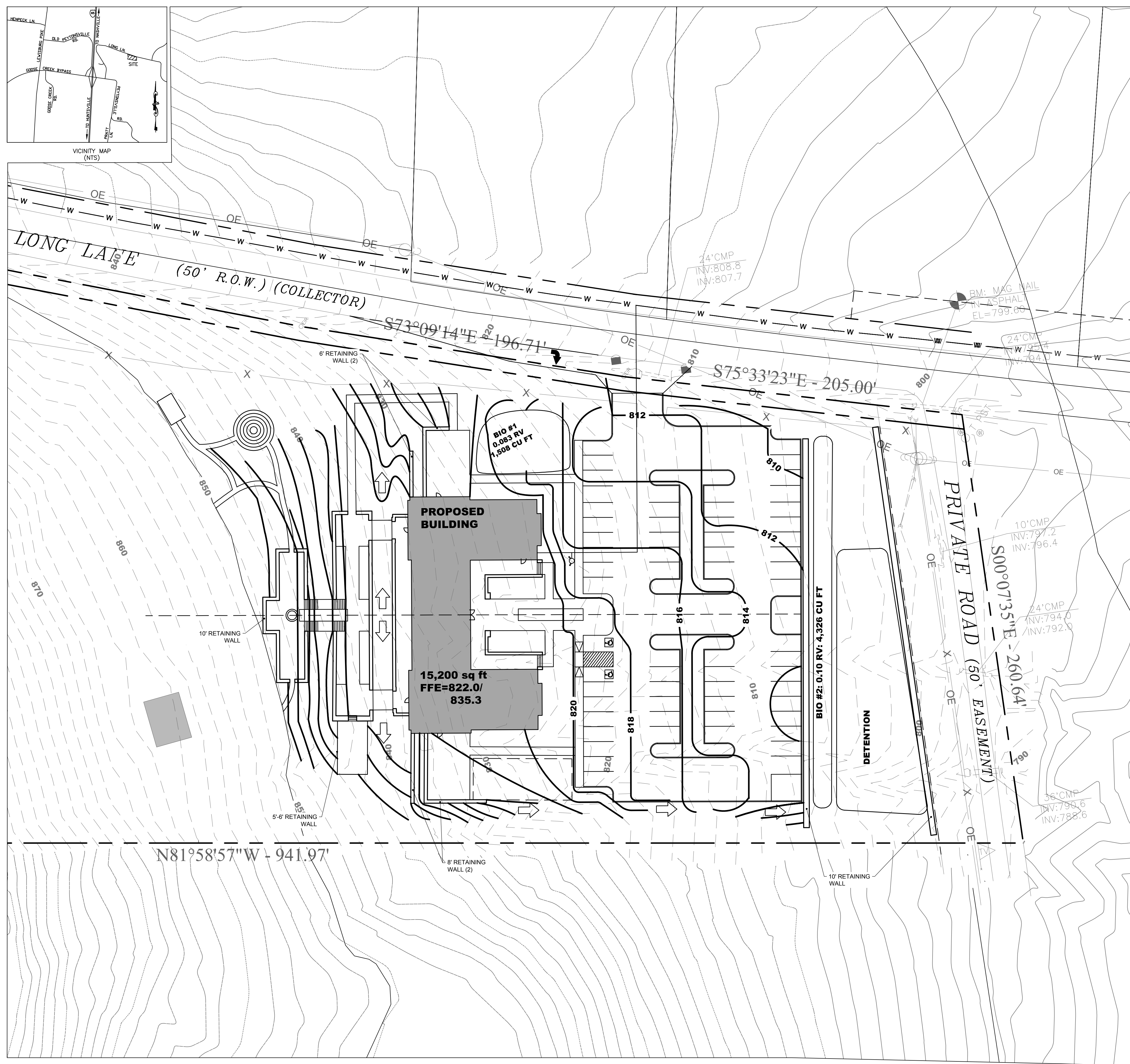
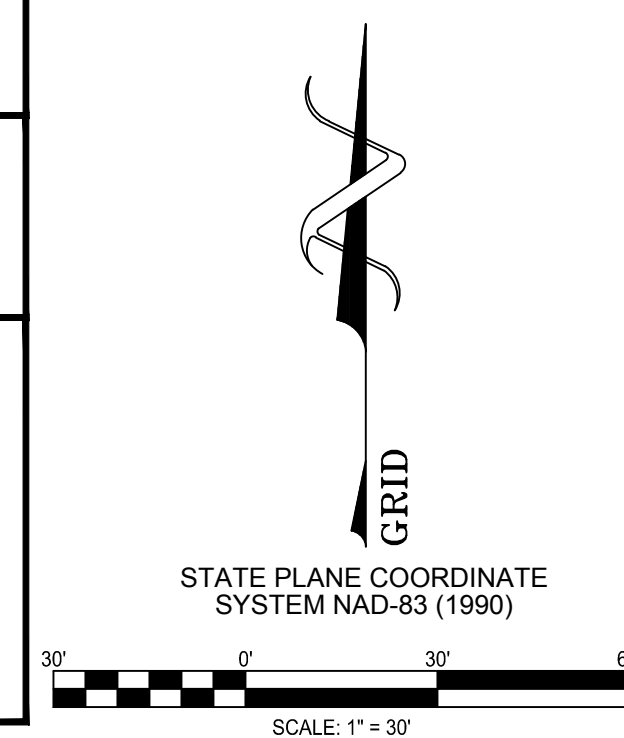
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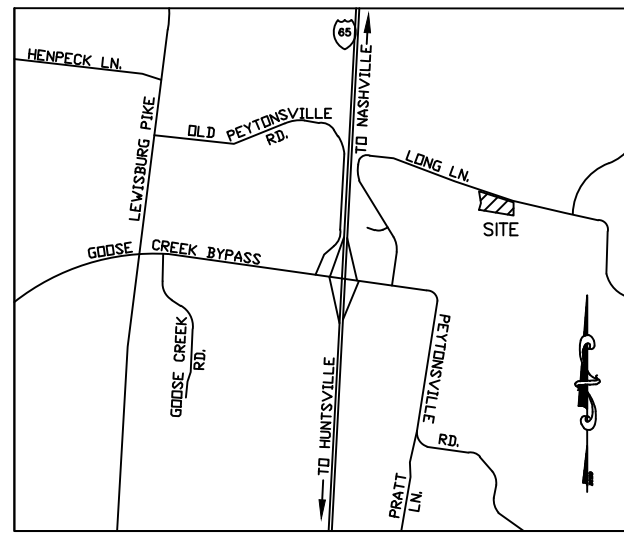


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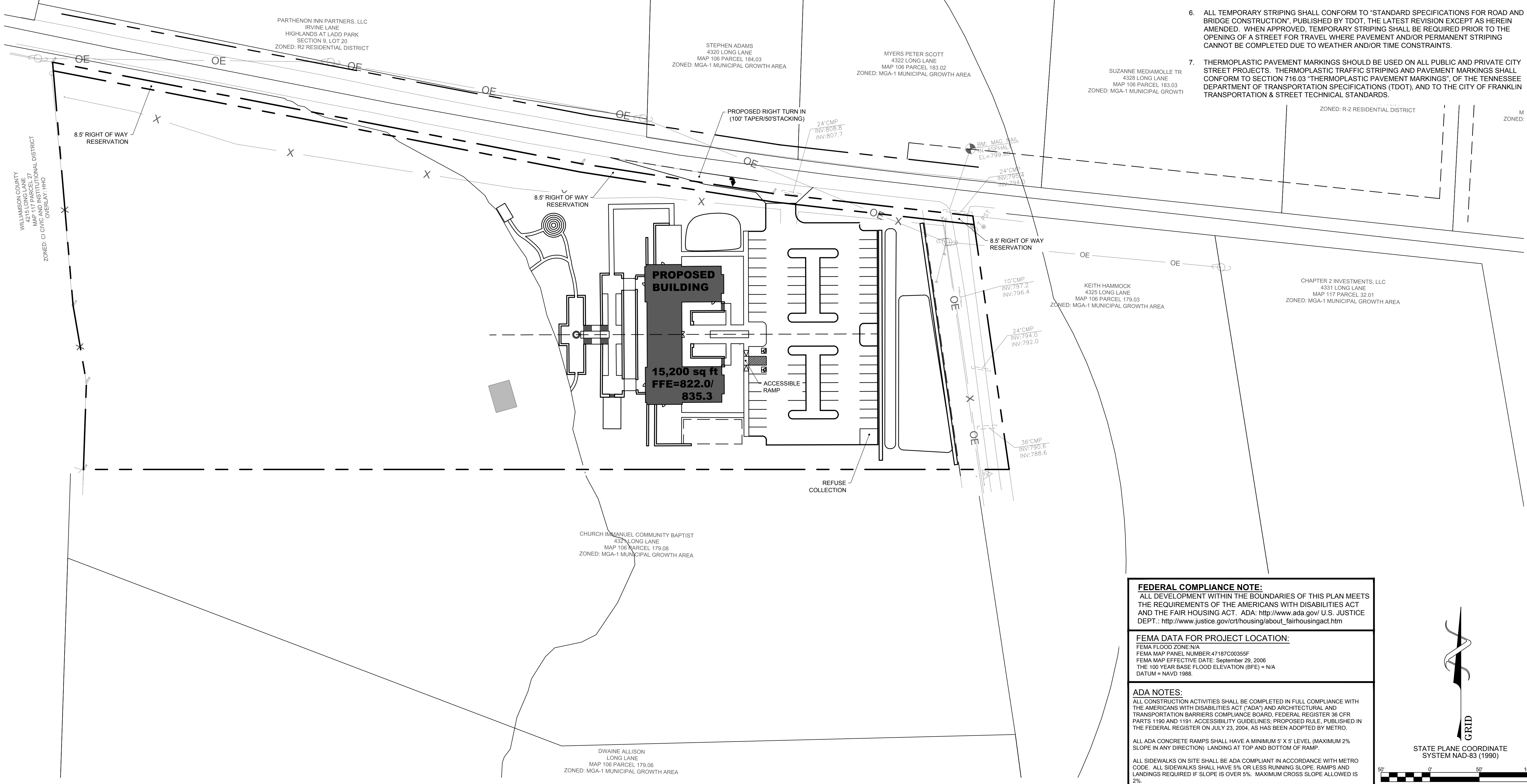
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ENLARGED GRADING  
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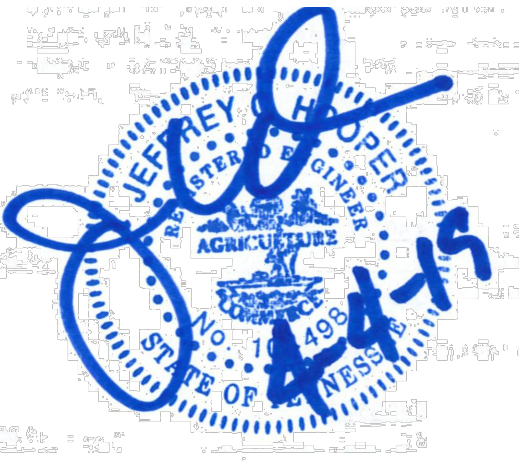
ACCESS MANAGEMENT	
MIN DISTANCE BETWEEN INTERSECTION :	N/A
MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION :	N/A
MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION :	1,175 ft. ALFRED-LADD RD.
DRIVEWAY WIDTH(TWO-WAY) :	24 ft.
DRIVEWAY APPROACH STREET CONFIGURATION :	RAMP
R.O.W. AND ACCESS DATA CHART	
DAILY TRIP GENERATION :	488 VEHICLES PER DAY
PEAK HOUR TRIP GENERATION :	49 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED :	NO, BUT PROVIDED.
CIRCULATION PLAN REQUIRED :	NO

IMPACT STATEMENT FROM THE TIS:  
 THE PROPOSED PROJECT WILL HAVE NEGLIGIBLE IMPACT ON THE TURNING MOVEMENT VOLUMES, LEVELS OF SERVICE, AVERAGE VEHICLE DELAYS, AND 95TH PERCENTILE VEHICLE QUEUES AT THE INTERSECTIONS WITHIN THE STUDY AREA. THEREFORE NO INFRASTRUCTURE IMPROVEMENTS ARE RECOMMENDED IN CONJUNCTION WITH THE PROPOSED PROJECT.



- 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.
  - ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
  - CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATION" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
  - AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS, IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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  - 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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 F 726.4891  
 615  
 1605  
 sixth avenue south  
 nashville  
 tennessee  
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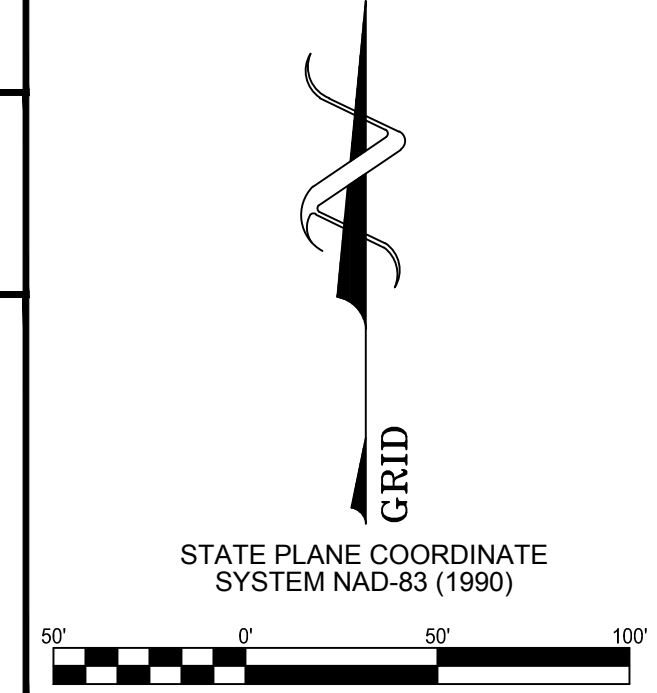
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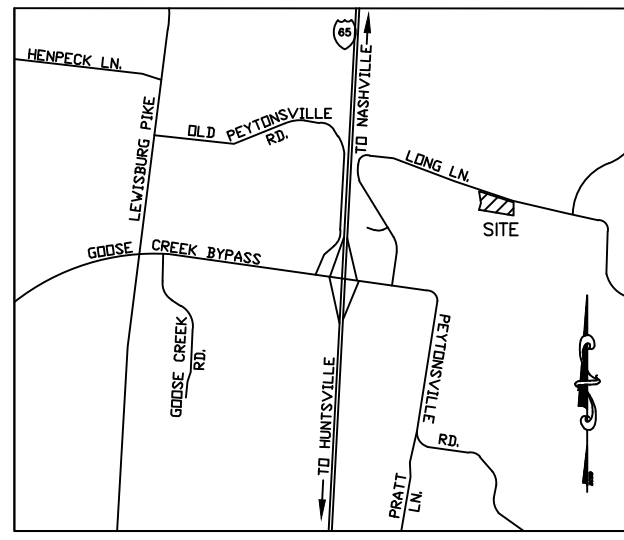
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2/12/2019 4:04:52 PM



VICINITY MAP (NTS)

**WATER & SEWER DATA CHART**

FACILITY TYPE: OFFICE  
 UNIT FLOW IN GPD: OFFICE USE  
 NUMBER OF UNITS: 5.7 SFU  
 TOTAL FLOW IN GPD: 2000 +/- GPD

**UTILITY PROVIDERS:**

**STREETS AND DRAINAGE**  
 CITY OF FRANKLIN  
 ENGINEERING DEPARTMENT  
 109 THIRD AVENUE SOUTH  
 FRANKLIN, TENNESSEE 37064  
 CONTACT: PAUL HOLZEN  
 615-791-3218

**WATER SYSTEM**  
 MICROFTON UTILITY DISTRICT  
 6333 ARNO ROAD  
 FRANKLIN, TENNESSEE 37064  
 CONTACT: BEN MCNEIL  
 615-794-4554

**SANITARY SEWER**  
 CITY OF FRANKLIN  
 DEPARTMENT OF WATER & SEWER  
 124 LUMBER DRIVE  
 FRANKLIN, TENNESSEE 37064  
 CONTACT: BEN MCNEIL  
 615-794-4554

**ELECTRIC**  
 MIDDLE TENNESSEE ELECTRIC  
 MEMBERSHIP CORPORATION  
 P. O. BOX 691709  
 FRANKLIN, TENNESSEE 37068  
 CONTACT: ERK HALE  
 615-595-4469

**CABLE**  
 COMCAST  
 2501 MCGAVOCK PIKE STE1206  
 NASHVILLE, TENNESSEE 37214  
 CONTACT: WHITNEY SCHRIMSHER  
 615-550-6855

ENON INN PARTNERS, LLC  
 IRVINE LANE  
 HILANDS AT LADD PARK  
 SECTION 9, LOT 20  
 R2 RESIDENTIAL DISTRICT

STEPHEN ADAMS  
 4323 LONG LANE  
 MAP 106 PARCEL 184.03  
 ZONED: MGA-1 MUNICIPAL GROWTH AREA

MYERS PETER SCOTT  
 4332 LONG LANE  
 MAP 106 PARCEL 183.02  
 ZONED: MGA-1 MUNICIPAL GROWTH AREA

SUZANNE MEDIAMOLLE TR  
 4328 LONG LANE  
 MAP 106 PARCEL 183.03  
 ZONED: MGA-1 MUNICIPAL GROWTH AREA

PROPST NASHVILLE, LLC  
 HIGHLANDS @ LADD PARK SEC 22  
 OPEN SPACE  
 MAP 106-B PARCEL 22  
 ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY  
 4334 LONG LANE  
 MAP 106 PARCEL 183.04  
 ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY  
 4338 LONG LANE  
 MAP 106 PARCEL 183.00  
 ZONED: R-2 RESIDENTIAL DISTRICT

10' MINIMUM SEPARATION  
 BETWEEN EXISTING WATER AND  
 PROPOSED SANITARY SEWER



EXISTING 8" WATERLINE  
 PROPOSED 30' PUBLIC UTILITY EASEMENT  
 LONG LANE (50' R.O.W.) (COLLECTOR)

06°28'E - 548.27'  
 573°09'14"E - 196.71'  
 575°33'23"E - 205.00'

24' CMP INV: 808.5  
 INV: 807.7

24' CMP INV: 799.0  
 INV: 799.0

24' CMP INV: 797.2  
 INV: 797.2

24' CMP INV: 794.0  
 INV: 792.0

30' CMP INV: 790.5  
 INV: 788.6

KEITH HAMMOCK  
 4325 LONG LANE  
 MAP 106 PARCEL 179.03  
 ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHAPTER 2 INVESTMENTS, LLC  
 4331 LONG LANE  
 MAP 117 PARCEL 32.01  
 ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHURCH IN MANUEL COMMUNITY BAPTIST  
 4324 LONG LANE  
 MAP 106 PARCEL 179.08  
 ZONED: MGA-1 MUNICIPAL GROWTH AREA

DWAIN ALLISON  
 LONG LANE  
 MAP 106 PARCEL 179.06  
 ZONED: MGA-1 MUNICIPAL GROWTH AREA

**THE CITY OF FRANKLIN WATER AND 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 ALDERMAN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND 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 JOB SITE AT ALL TIMES DURING CONSTRUCTION:
  - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
  - WATER AND 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, TENNESSEE FOLLOWING APPROVAL FROM 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. 8.

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 THE 100 YEAR BASE FLOOD ELEVATION (BFE) = XXX.XX  
 DATUM = NAVD 1988.

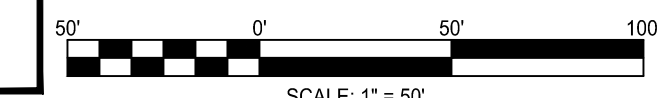
**ADA NOTES:**

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDINGS AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 3% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

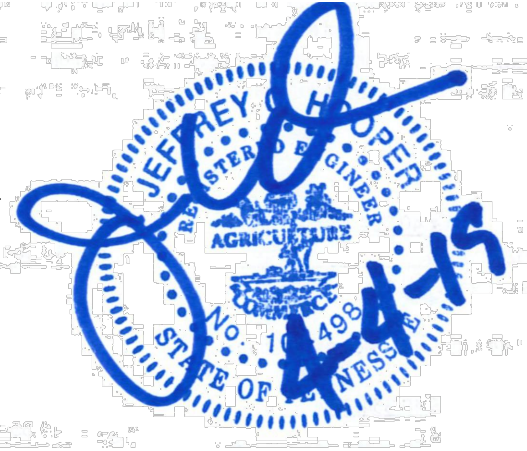
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)



SCALE: 1" = 50'

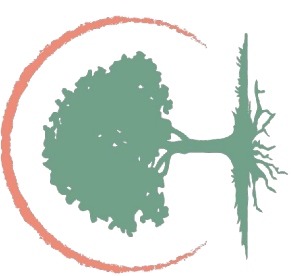
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LONG LANE  
 FRANKLIN, TN

REVISION DATE  
 PUD RESUBMITAL 04/04/19

COF# 6944

OVERALL UTILITY  
 PLAN

C5.0

04 APRIL 19

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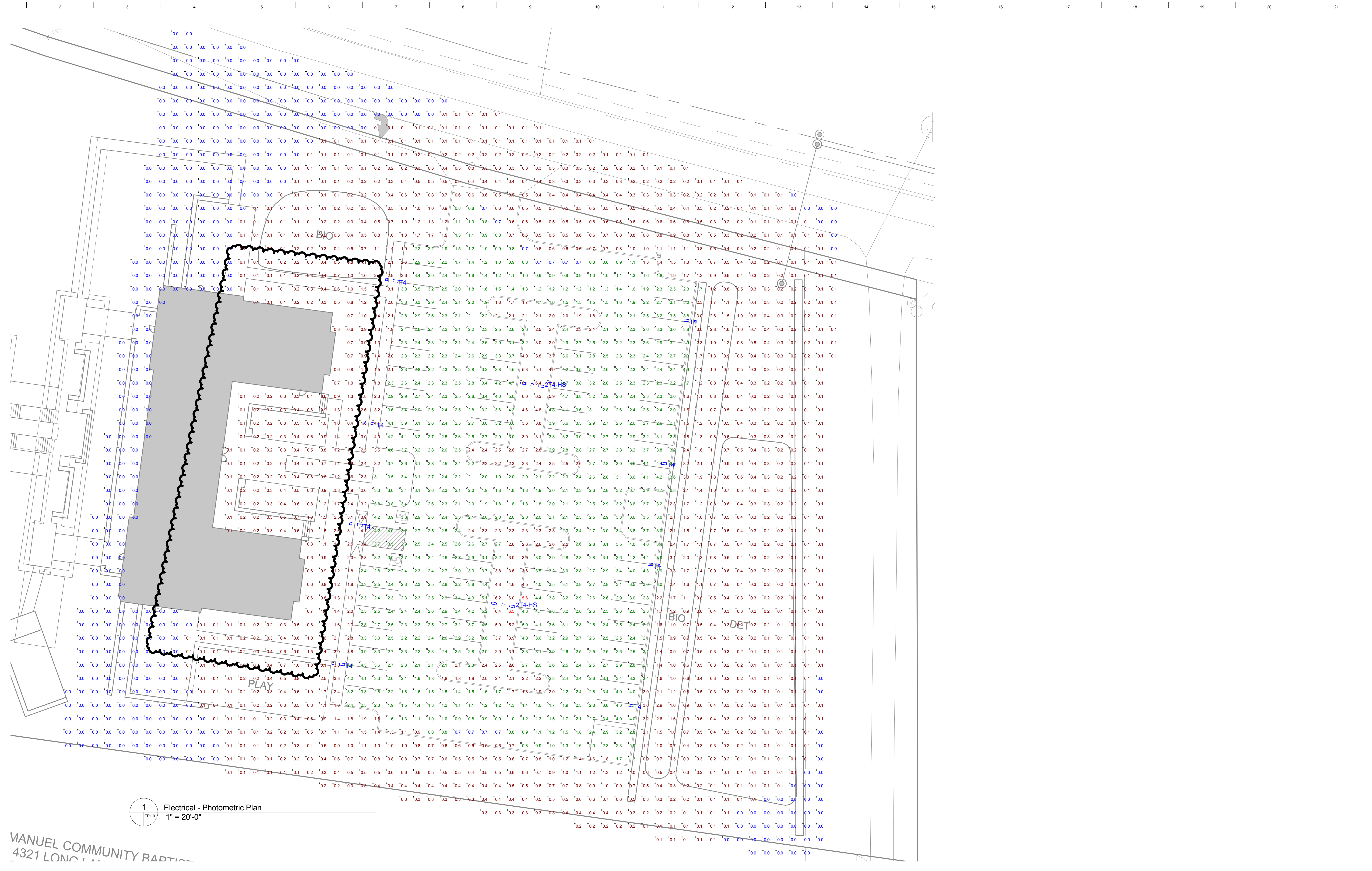
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FRANKLIN, TN  
REVISION DATE  
1 City Comments 4/04/2019

ELECTRICAL - SITE  
PHOTOMETRIC  
PLAN  
Sheet Number

EP1.0

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1  
EP1.0  
Electrical - Photometric Plan  
1" = 20'-0"

MANUEL COMMUNITY BAPTIST  
4321 LONG LANE

Statistics					Schedule													
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
Overall Site	+	1.1 fc	6.5 fc	0.0 fc	N/A	N/A	U	T4	8	Structura	LIN PT-SNGL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Single Head Area Light, T4 Optics, 18' pole (Structura BOL-RSQ). Per manufacturer recommendation, 40W variant IES file boosted by 2.SLLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV.IES	340.1394	2.5	95
Parking Lot	X	2.6 fc	5.6 fc	0.7 fc	8.0:1	3.7:1	□	2T4-HS	2	Structura, Inc., 19922 W 162nd St., Olathe, KS 66062	LIN PT-DBL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Twin Head Area Light, T4 Optics, House side shield, 18' pole (Structura BOL-RSQ). Per manufacturer recommendation, 40W variant IES file boosted by 2.SLLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV-HSS.IES	236	2.5	190

**Lineal LED Luminaire**

FIXTURE TYPE: \_\_\_\_\_  
PROJECT NAME: \_\_\_\_\_



Lineal mounted on Structura TR pole.



Lineal mounted on Structura TR pole.

**SPECIFICATIONS:**

**CONSTRUCTION:** Seamless aluminum housing comprised of 6005A-T6 extrusion and 6061-T6 end plates. Gasketed aluminum electrical access cover attached with captive stainless steel hardware and safety cable.

**ELECTRICAL:** Integral Class P universal voltage, dimmable constant current driver. 347 and 480V input available with step down transformer in pole. Luminaire is pre-wired with watertight 5 conductor 18 gauge SJEOOW whip. 10kA surge suppression is standard with optional external 20kA surge suppression.

**OPTICAL SYSTEM:** LED boards have solderless connections for field upgradability. Available in CCT of 3000K and 4000K, >80 CRI. Optics are UV resistant molded PMMA in type II and III distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

**CONTROLS:** Dimming through 0-10V input is standard. Available with integral motion sensor with photocell providing on/off and full light to dim control. Also available with wireless smart city control. See **SmartCity** control documentation for more information.

**FINISHES:** All aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structura's finish options for available colors.

**LISTINGS & RATINGS:** UL 1598 CSA listed, IP65 rating. Luminaire tested to IESNA LM-79 and LM-80 standards. Reported L70 > 50,000 hours. Calculated L70 > 100,000 hours. Bug rating: B1-U0-G1.

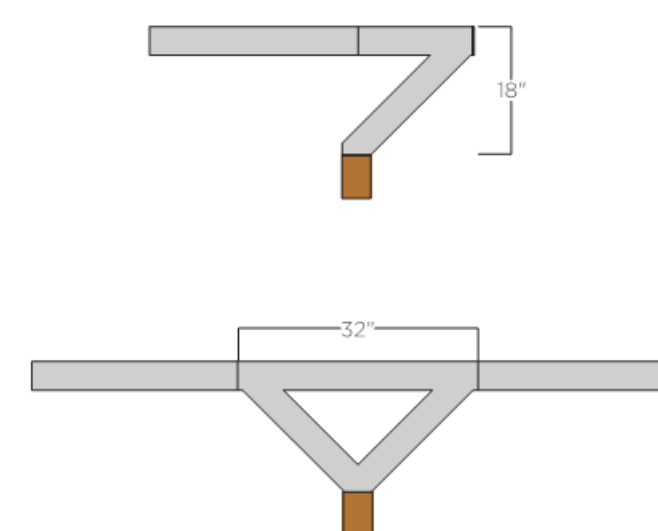
**WARRANTY:** 5-year warranty on LED and drivers.



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**Lineal Lineal Post Top Mounting Arm**

FIXTURE TYPE: \_\_\_\_\_  
PROJECT NAME: \_\_\_\_\_



Aluminum mounting arm designed to mount the Lineal luminaire to Structura wood poles.

**FEATURES:**

- Easy bolt plate mounting attachment
- Pole top connection with two different connection appearances and styles
- Smooth transition from luminaire® to mounting arm

**SPECIFICATIONS:**

**CONSTRUCTION:** Welded aluminum 6061-T6 extrusion and plates.

**FINISHES AND MATERIALS:** All metal parts are polyester powder coat painted.

**HARDWARE:** All fasteners are stainless steel.

**ELECTRICAL:** Electrical raceway through center of arm connecting to pole.

**ORDERING GUIDE:** EXAMPLE: LIN PT-SNGL



1	Series	2	Arm
LIN PT	Lineal Post Top	SNGL DBL	Single Double

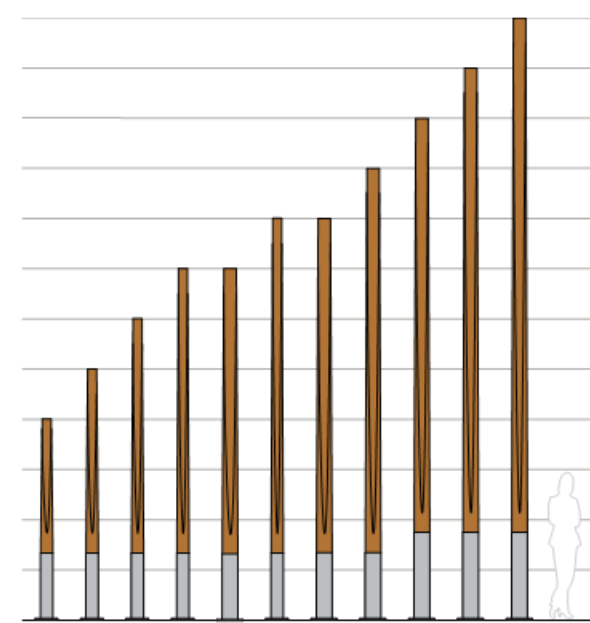
1. For use with Lineal M1075, M2150, and M3195

Product specification sheets subject to change.

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**Bol - RSQ 8' - 24' Round Tapered to Square Pole**

FIXTURE TYPE: \_\_\_\_\_  
PROJECT NAME: \_\_\_\_\_



Glulam solid wood and aluminum pole available in 8' - 24' lengths. Tenon adapters, slip filters and side bracket mounts are available for luminaire mounting.

**FEATURES:**

- Unique CNC machined, round cross section at the base tapering to square cross section at the pole's top.
- Solid glulam wood construction.
- Round extruded aluminum pole base with flush handhole cover held with countersunk stainless steel fasteners.

**SPECIFICATIONS:**

**HOUSING:** Solid wood pole is assembled through glulam construction and precision machined using CNC technology. The pole's cross section begins round at the base and tapers to a square cross section at the top. An electrical raceway is provided in the pole's center for wiring. Laminations measure no more than 2" in thickness. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to aluminum pole base welded to a 3/4" thick aluminum anchor bolt base. Anchor bolt kit includes (4) 3/4" hot dip galvanized anchor bolts and fasteners and ridged concrete pour template.



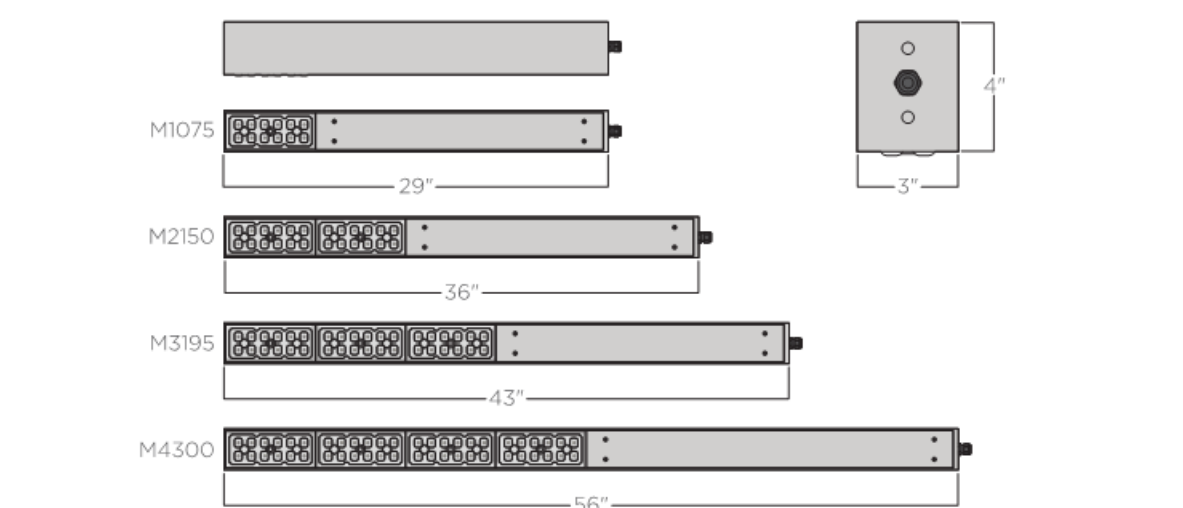
**FIXTURE MOUNTING:** Fixtures mount either by 2 3/8", 2 7/8", 3 1/2", or 4" diameter by 4" tall tenon or drill mount for arm brackets. Consult factory for other tenon sizes. Luminaires shall be provided by others.

**ELECTRICAL:** A 5/16" - 18 grounding point is provided on the aluminum pole base. Wireway access is provided through a NEC compliant handhole with a flush, gasketed cover plate.

**FINISHES AND MATERIALS:** Woods are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted.

**HARDWARE:** Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.

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	3000K				4000K					
mA	Lumen <sup>(1)</sup>	Wattage	CRI	Efficacy	Lumen <sup>(1)</sup>	Wattage	CRI	Efficacy	EPA	Weight
750	4081	40	>80	101.3	4407	40	>80	109.4	0.81ft <sup>2</sup>	12.5lbs.
1500	8162	76	>80	107.4	8856	76	>80	116.5	1.00ft <sup>2</sup>	14.2lbs.
1950	10611	95	>80	111.7	11508	95	>80	121.1	1.19ft <sup>2</sup>	16.2lbs.
3000	16324	152	>80	107.4	17671	152	>80	116.3	1.55ft <sup>2</sup>	20.7lbs.

**ORDERING GUIDE:** EXAMPLE: LIN-M2150-UNV-L30-3-CY-SP-WC-MS/L3-STD



1	Series	4	Color Temperature <sup>(2)</sup>	7	Mounting
LIN	Lineal	L30 L40	3000K 4000K	SP ST NA	Structura Pole <sup>(3)</sup> Square Steel Pole by Structural <sup>(4)</sup> Pole by Others
2	Output <sup>(2)</sup>	5	Distribution <sup>(5)</sup>	8	Options
M1075	750mA	2	Type II	WC	Wireless Control <sup>(6)</sup>
M2150	1500mA	3	Type III	MS/L*	Motion Sensor/Photocell <sup>(6)</sup>
M3195	1950mA	4	Type IV	SS	20kA Surge Suppressor <sup>(10)</sup>
M4300	3000mA	6	Metal Finish	HSS	House-Side Shield
3	Voltage	C*	See color options on finishes technical sheet	9	Special
UNV	120-277V	CSH	Custom Color	STD	Standard
347	347V <sup>(2)</sup>			MOD	Modified
480	480V <sup>(2)</sup>				

1. Lumen output based upon Type IV distribution.
2. Contact factory for alternative output options.
3. Step down transformer required and only available with Structura supplied pole.
4. Contact factory for other color temperature options.
5. Contact factory for other distribution options.
6. Structura pole specification sheet must be completed showing mounting locations and quantities as a separate item.
7. Specify steel pole on page 168 as separate item.
8. Synapse Wireless site gateway controller must be ordered separately. Please contact factory for design assistance.
9. Specialty coverage pattern (see page 157 for details).
10. 20kA surge suppressor is only available when pole is supplied by Structura. 10kA surge suppressor supplied as standard in the future.

Product specification sheets subject to change.

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THE REFUGE CENTER  
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ELECTRICAL - SITE  
PHOTOMETRIC  
CUTSHEETS

Sheet Number

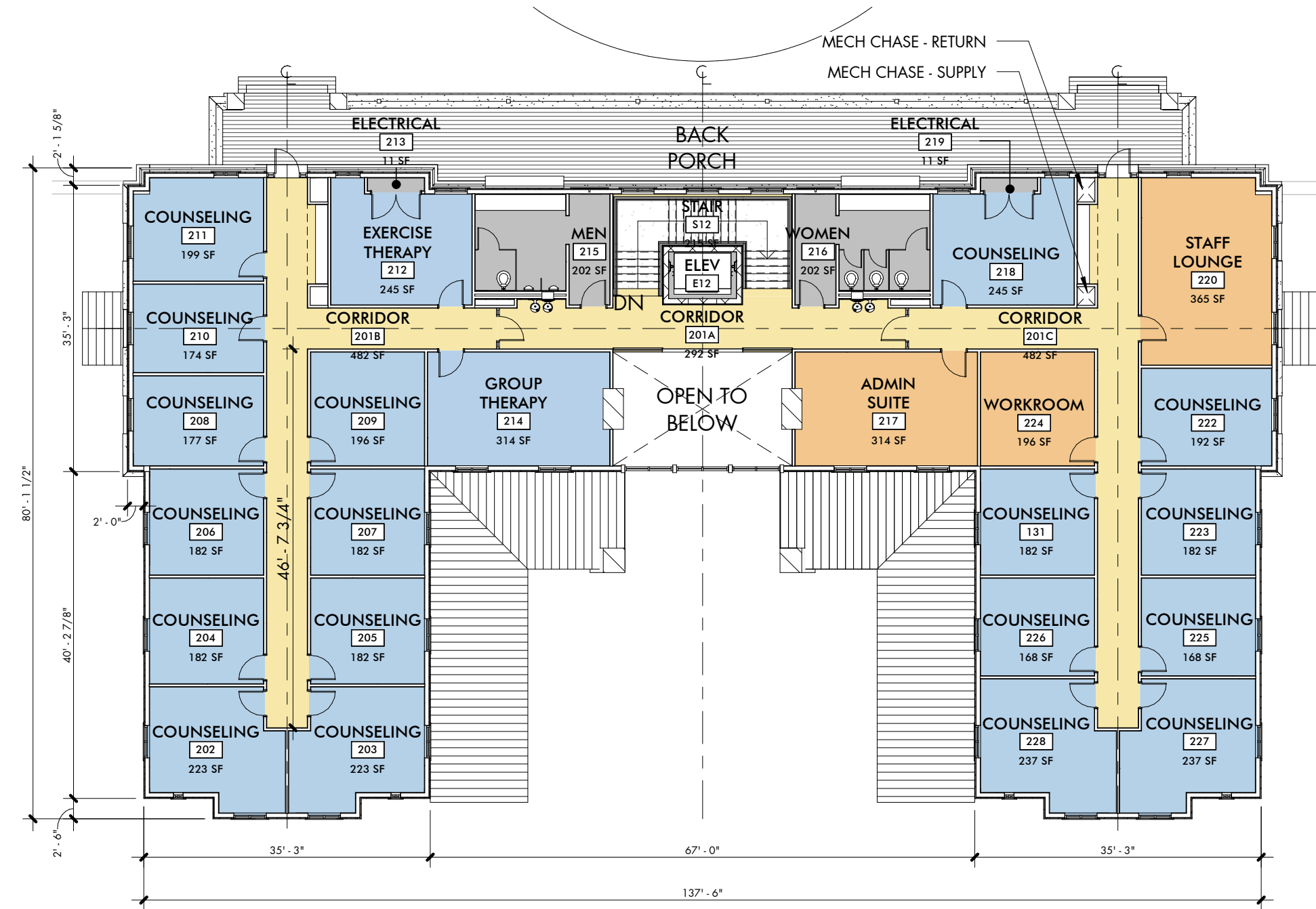
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01 FLOOR PLAN  
LEVEL 01



02 FLOOR PLAN  
LEVEL 02

Statement of Architectural Intent:

The Architectural Intent for the Refuge Center is to be a physical manifestation of the organization's mission and values, which is to be "a refuge from the storm and a shelter from the rain." The building itself is a 15,200 square foot 2-story lodge-like facility that is in keeping with the scale and design of single-family residential present along Long Lane. The intent for the project is to function as a transitional element from higher density development along the I-65 corridor and the existing Williamson County Agricultural Exposition Center on the West to low density development and single-family residential to the East and North.

Utilizing the natural topography of the land, the building will be nestled into the hillside around an entry courtyard to the East facing the parking area. The building will present as two-story from the Eastern approach and one-story from the Western approach due to the existing topography. A covered back porch to the West will take advantage of views to the HHO Conservation Overlay area. Views of the project will be obscured from neighboring properties by landscape buffers (i.e. berms, vegetation, existing tree line, etc.).

The site will include a number of outdoor amenities that are critical the Refuge Center's vision for the property, including walking trails, a prayer labyrinth, an open-air prayer chapel, picnic pavilion, water feature, fire pit, outdoor play structure, celebration and memorial gardens, as well as multiple informal contemplation spaces. Parking spaces are anticipated to be kept to the minimum required, broken into smaller parking 'trays' by landscaping, bioswales, etc.

The building will utilize a stone base along the perimeter of the building. Residential-type vertical board and batten siding will be used for a majority of the exterior walls with aluminum-clad wood windows to further articulate the residential and human scale for the project. The collection of gabled roof forms will be standing seam metal and are intended to break down the scale of the building into residential proportions.

Description of Design Concepts and Design Standards:

The project will be in compliance with the Regional Commerce Design Concept and the Goose Creek Character Overlay District. This is primarily achieved by the residential scale and aesthetic of the project and it's unique position as a transitional element between commercial and residential densities. The intended use as Professional Office is in compliance with the proposed Design Concepts and Standards. The building is sited to utilize natural topography and respond to the context of the surrounding natural environment, which also demonstrates compliance with the standards identified.

Preliminary Codes Analysis:

I. APPLICABLE CODES AND REGULATIONS  
Local (City of Franklin)

International Building Code (IBC)	2018
International Fuel Gas Code (IFGC)	2018
International Mechanical Code (IMC)	2018
International Plumbing Code (IPC)	2018
International Property Maintenance Code (IPMC)	2018
International Fire Code (IFC)	2018
International Energy Conservation Code (IECC)	2018
International Existing Building Code (IEBC)	2018
NFPA 101 Life Safety Code	2018
National Electric Code	2017
ICC A117.1 Access. and Useable Bldg and Facilities	2017

II. OCCUPANCY CLASSIFICATION

Project Type: New Construction  
Occupancy Type: Business (B)

III. CONSTRUCTION TYPE

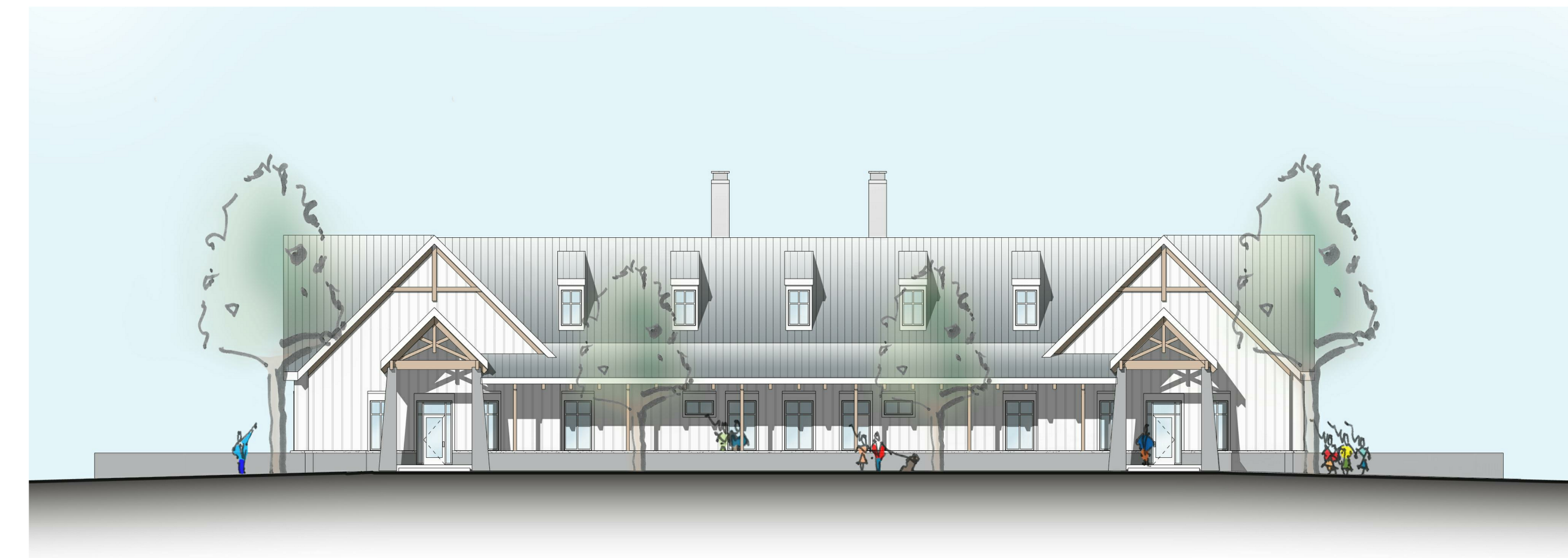
Construction Type: VB (Protected)

IV. AREA + HEIGHT CALCULATIONS

Maximum Allowable Height:	40 feet + 20 feet (Protected)
Actual Height:	38' - 6"
Maximum Allowable Stories:	2 + 1 (Protected)
Actual Stories:	2
Allowable Building Area per Floor:	9,000 sf
Actual Maximum Area per floor:	7,700 sf



03 BUILDING ELEVATION  
EAST ENTRY



05 BUILDING ELEVATION  
WEST HILLSIDE



04 BUILDING ELEVATION  
NORTH



06 BUILDING ELEVATION  
SOUTH

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CONCEPTUAL  
FLOOR PLANS +  
ELEVATIONS

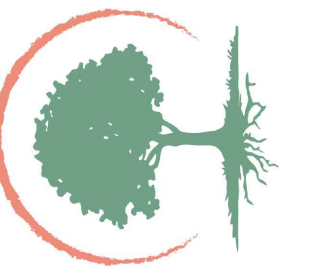
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PLAN  
FEATURES

A1.10

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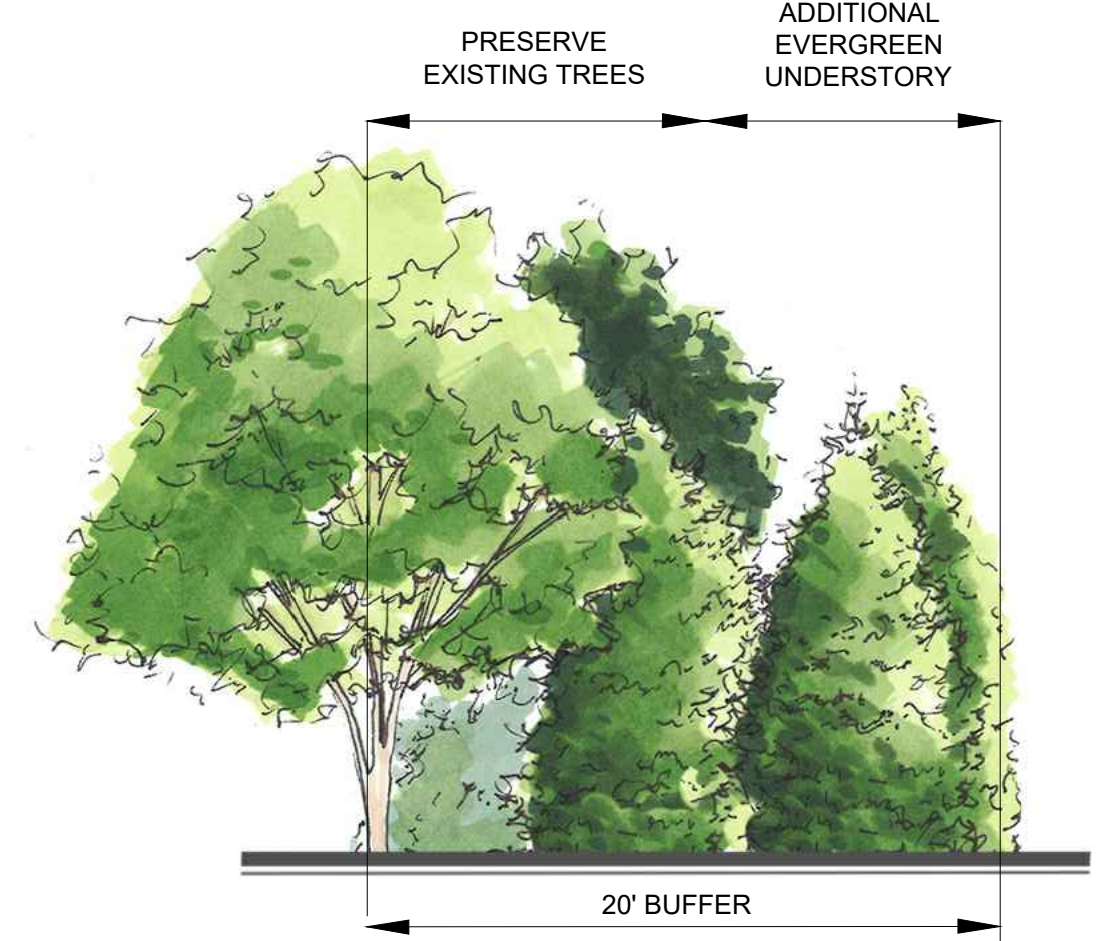
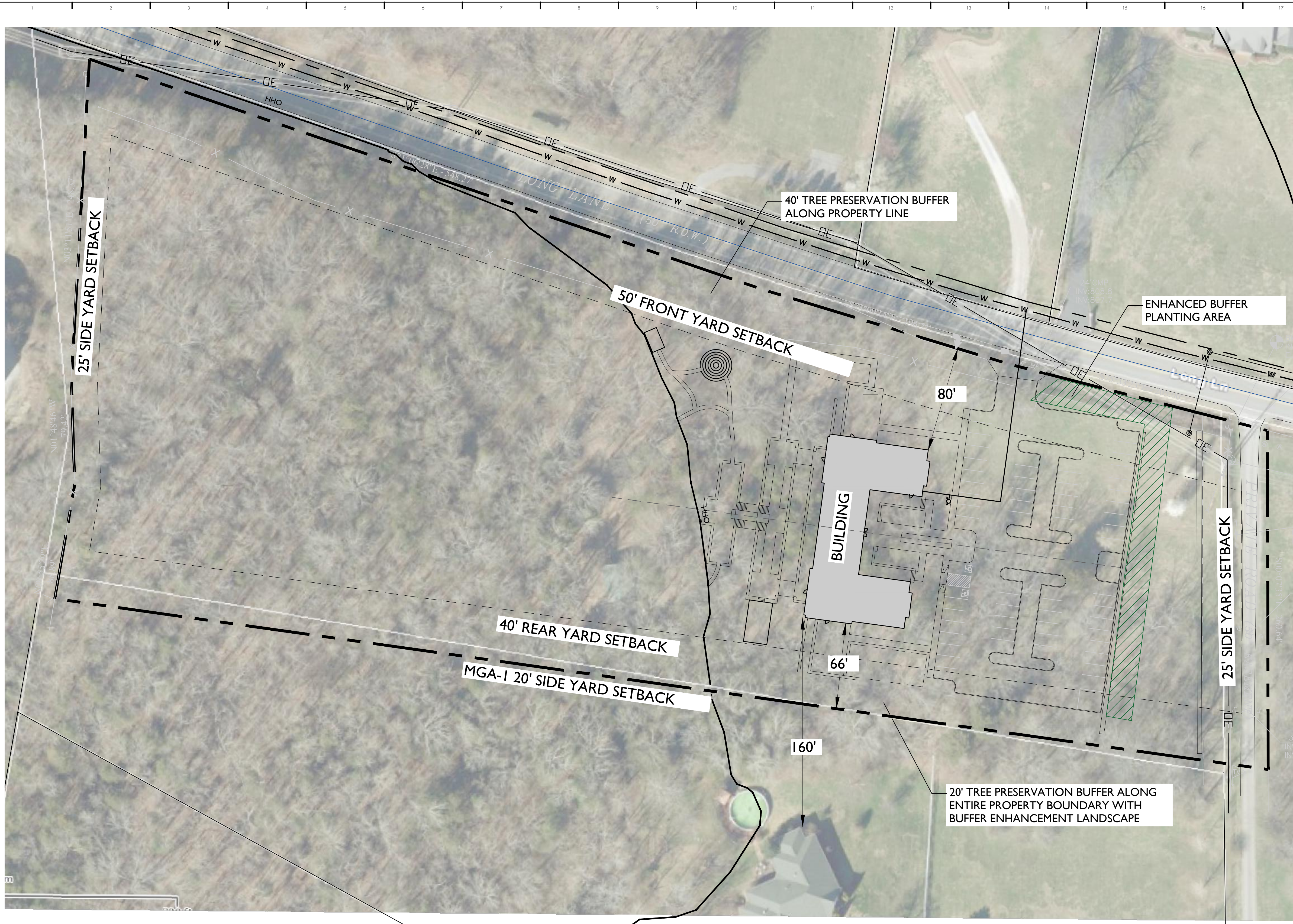
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**SITE DATA:**

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6944
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

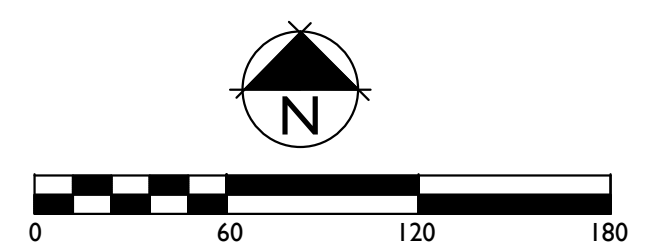
**PUD COMMITMENTS**

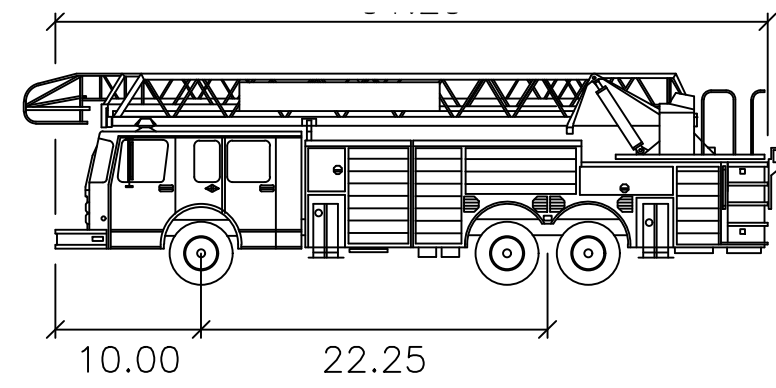
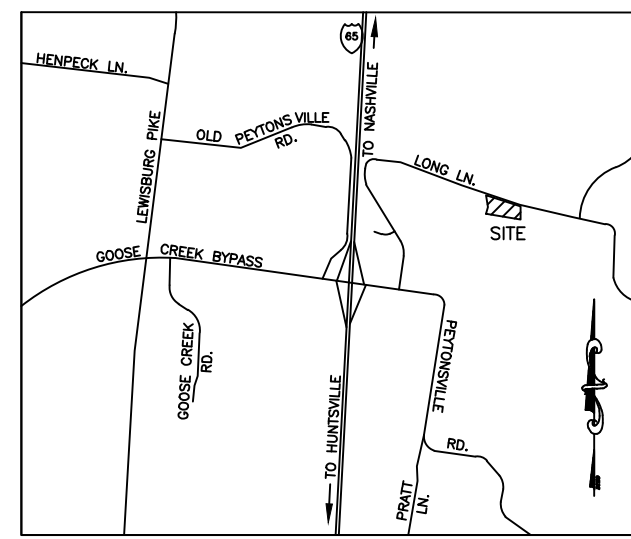
- BUILDING HEIGHT OF 2 STORIES
- BUILDING SETBACKS GREATER THAN REQUIRED FOR GENERAL OFFICE
- NIGHT SKY COMPLIANT (FULL CUT OFF) PARKING LOT LIGHTS
- TREE PRESERVATION BUFFERS ALONG THE PROPERTY BOUNDARY WHERE EXISTING TREES EXIST
- ADDITIONAL BUFFER PLANTING WHERE NECESSARY TO SCREEN PARKING AREAS
- ADDITION OF RIGHT TURN LANE ON LONG LANE
- NO OVERNIGHT STAYS
- NO PHARMACEUTICAL SALES



**20' REAR YARD BUFFER**

20' BUFFER PLANTINGS TO BE APPLIED ALONG SIDE THE PROPOSED BUILDING AND PARKING LOT AREA WHERE SCREENING NEEDS TO BE ENHANCED ADJACENT EXISTING RESIDENTIAL HOME.





T-2 SUTPHEN (SP100) - Franklin  
 INV: 808.8  
 Width: 8.66  
 Track: 8.00  
 Lock to Lock Time: 6.0  
 Steering Angle: 42.0

BM: MAG NAIL  
 IN ASPHALT  
 EL=799.60

24' CMP  
 INV: 795.4  
 INV: 794.0

10' CMP  
 INV: 797.2  
 INV: 796.4

24' CMP  
 INV: 794.0  
 INV: 792.0

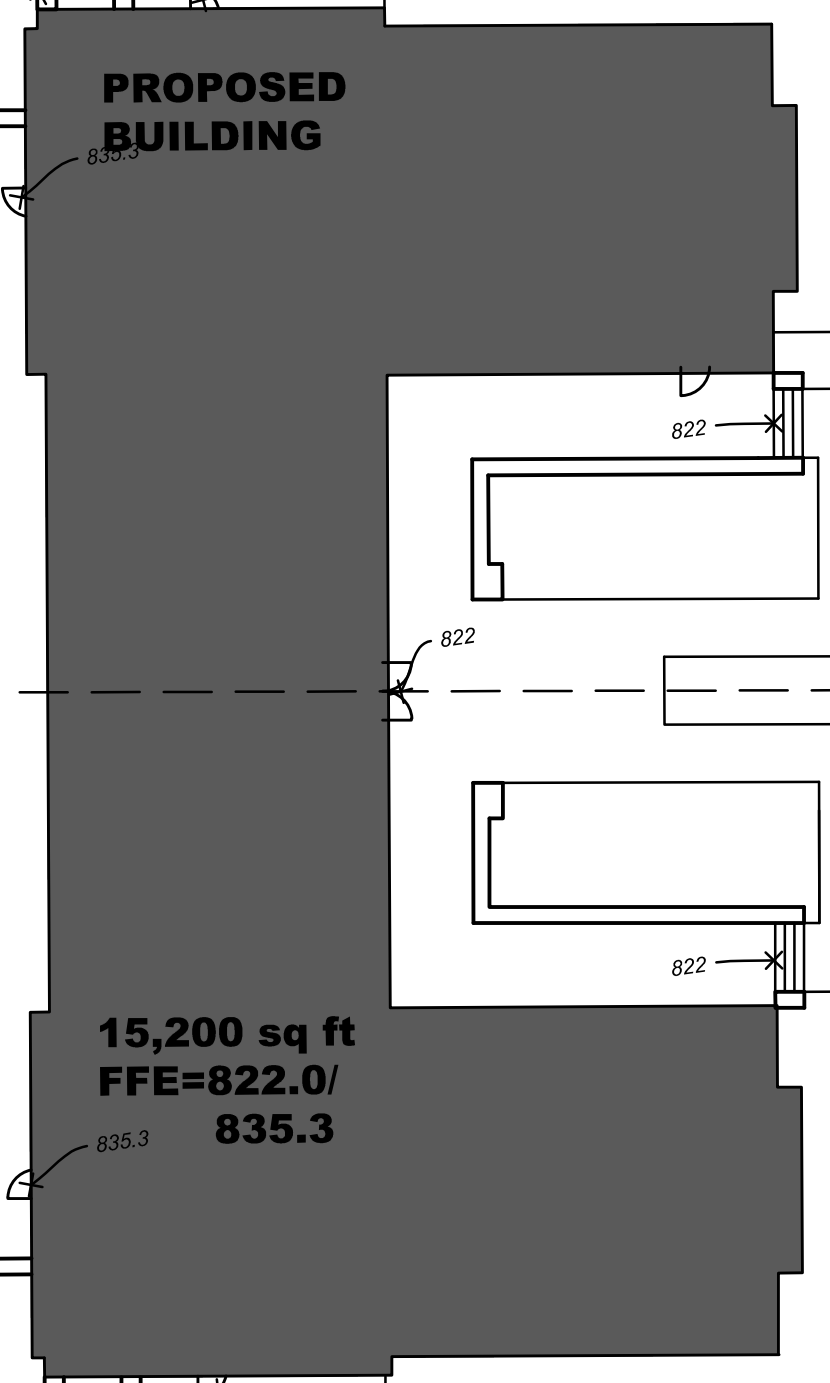
36' CMP  
 INV: 790.6  
 INV: 788.6

50' R.O.W. (COLLECTOR)  
 $S73^{\circ}09'14''E - 196.71'$

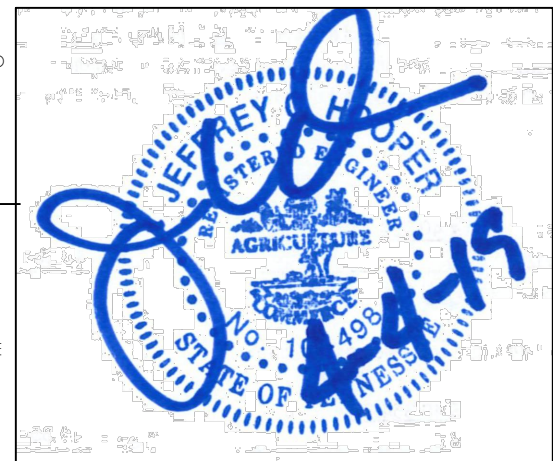
$S75^{\circ}33'23''E - 205.00'$

PRIVATE ROAD (50' EASEMENT)  
 $S00^{\circ}07'35''E - 260.64'$

$N81^{\circ}58'57''W - 941.97'$



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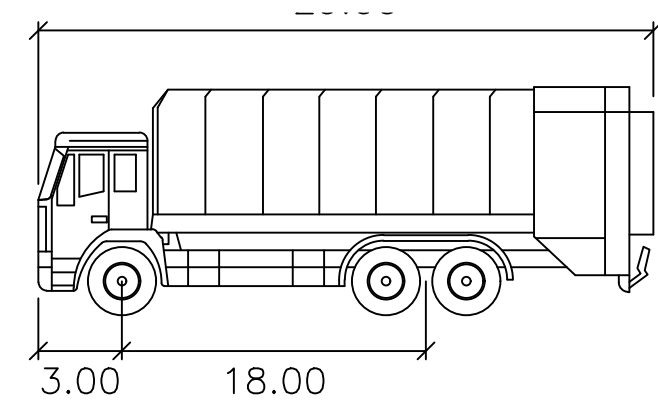
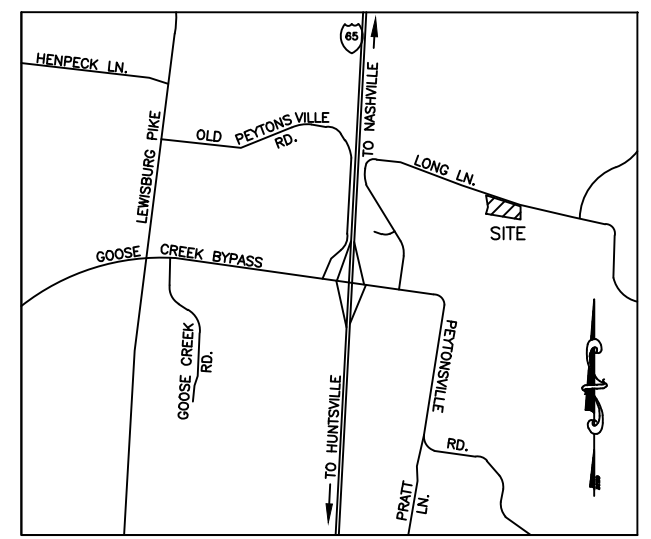


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 EXHIBIT  
**EX1.0**  
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compactor 3-Franklin  
 feet  
 Width : 8.00  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 40.0

BM: MAG NAIL  
 IN ASPHALT  
 EL=799.60

0' R.O.W.) (COLLECTOR)

S73°09'14"E - 196.71'

S75°33'23"E - 205.00'

PRIVATE ROAD (50' EASEMENT)  
 S00°07'35"E - 260.64'

N81°58'57"W - 941.97'

**PROPOSED BUILDING**  
 15,200 sq ft  
 FFE=822.0/  
 835.3

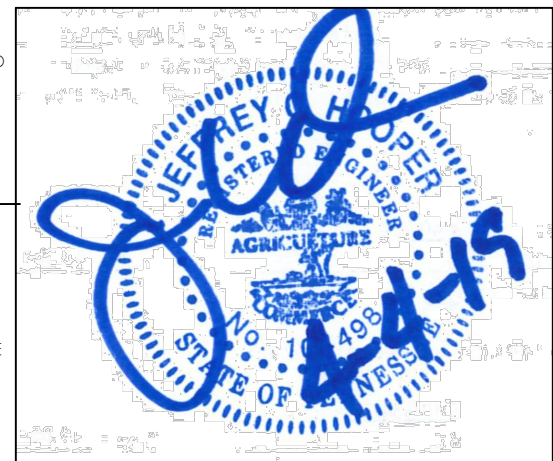
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BIO

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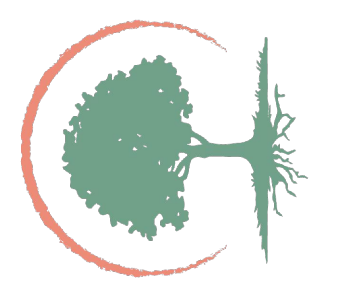
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