

CITY OF FRANKLIN UNIFIED PRELIMINARY PLAT

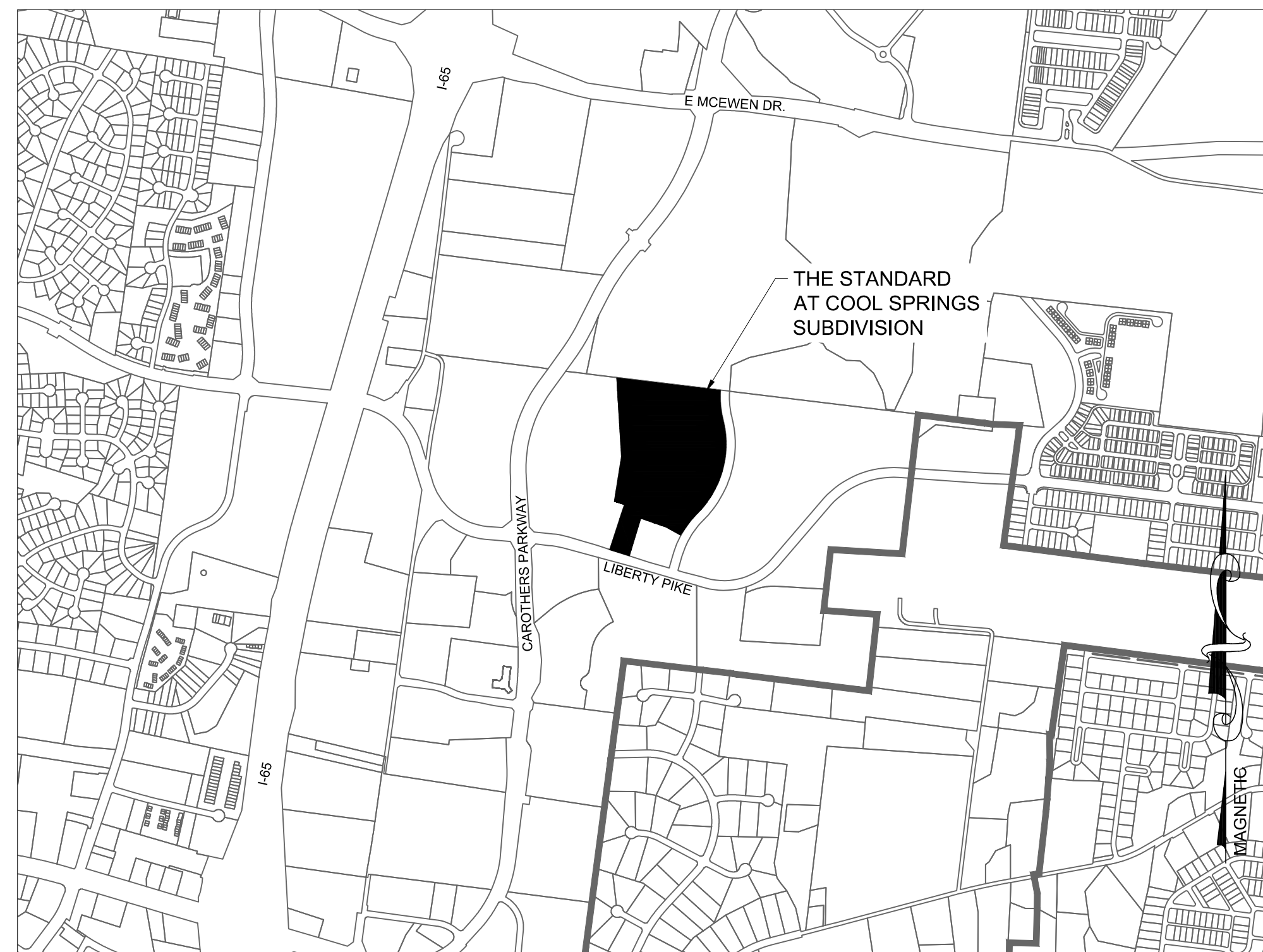
# THE STANDARD AT COOL SPRINGS

## LOTS 2-32

FRANKLIN, TENNESSEE

APRIL 9, 2018; MAY 2, 2018

COF PROJECT # 6689



VICINITY MAP  
1" = 1000'

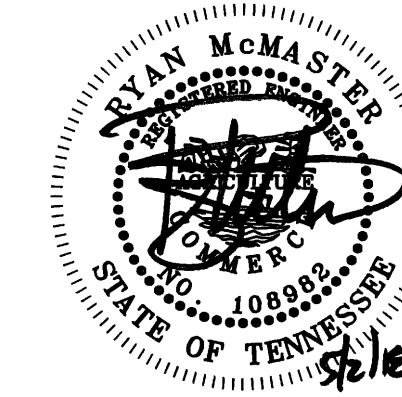
PREPARED BY:



214 Oceanside Drive, Nashville, TN 37204  
Main: 615.564.2701 | www.kimley-horn.com

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C5.0	OVERALL UTILITY PLAN
L1.0	TREE PRESERVATION PLAN

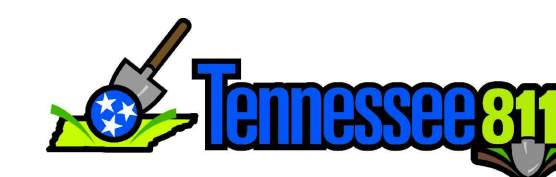


### UTILITY AND GOVERNING AGENCIES CONTACT LIST

<b>CITY OF FRANKLIN</b> 109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING CO-LEADER : JOSH KING 615-550-6977 ENGINEERING CO-LEADER : LANCE FITTRO 615-550-6676			
<b>WATER</b> MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	<b>GAS</b> ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	<b>TELEPHONE</b> AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	<b>ENGINEER</b> KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2876 CONTACT: RYAN McMASTER, P.E.
<b>ELECTRIC</b> MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	<b>SANITARY SEWER</b> CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: UTILITY INSPECTOR	<b>CABLE</b> COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	<b>SURVEYOR</b> BARGE WAGGONER SUMNER & CANNON 614 FOURTH AVENUE SOUTH NASHVILLE, TN 37210 PHONE: (615) 252-4397 CONTACT: BRAD THOMAS, RLS

### PLAN REVISIONS

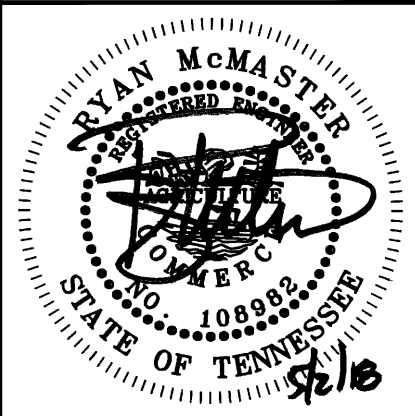
REVISION NO.	DATE	REMARKS



FILE NUMBER <b>118226000</b>	SHEET NUMBER <b>C0.0</b>	TOTAL SHEETS <b>6</b>
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UNIFIED PRELIMINARY PLAT  
**THE STANDARD  
 AT COOL SPRINGS**  
 LOTS 2-32  
 FRANKLIN, WILLIAMSON COUNTY TENNESSEE



DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	5/2/2018
KIMLEY-HORN PROJECT NO.:	118165000

EXISTING CONDITIONS PLAN
SHEET NUMBER
<b>C1.0</b>
COF# 6689



### OUTFALL A GRADING AND DRAINAGE CHART

PRE-DEV TOTAL SITE	
TOTAL AREA (ACRES)	24.74 ±
IMPERVIOUS AREA (ACRES)	0
DISTURBED AREA (ACRES)	0
2-YEAR STORM FLOW RATE	25.10 CFS
5-YEAR STORM FLOW RATE	39.50 CFS
10-YEAR STORM FLOW RATE	52.05 CFS
25-YEAR STORM FLOW RATE	70.78 CFS
50-YEAR STORM FLOW RATE	86.62 CFS
100-YEAR STORM FLOW RATE	103.12 CFS

LINE TABLE		
LINE	LENGTH	BEARING
L1	512.00'	N73°54'56.00"W
L2	303.30	S17°51'27.00"W
L3	178.80	N71°32'02.00"W
L4	88.89	N59°30'39.00"W
L5	859.91	S83°03'22.23"E
L6	649.42	N3°32'50.60"W
L7	371.89	N8°01'05.40"E
L8	37.21	N71°08'31.60"W
L9	390.62	N18°07'34.40"E
L10	94.99	S15°52'38.40"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	420.00'	88.13'	12°01'22"	44.23'
C2	787.50'	400.09'	29°06'33"	204.46'
C3	808.00'	834.96'	59°12'26"	459.08'
C4	780.00'	242.61'	17°49'17"	122.29'
C5	1400.00'	49.66'	2°01'57"	24.83'

**SURVEY NOTES**

- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, AND NAD 83 DATUM.
- BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY GARGE WAGGONER SUMNER & CANNON, INC. DATED MAY 20, 2015 AND PROPOSED KNOLL TOP LANE PLANS APPROVED BY THE CITY OF FRANKLIN ON FEBRUARY 16, 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.
- 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 NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X".

**STORMWATER NARRATIVE**

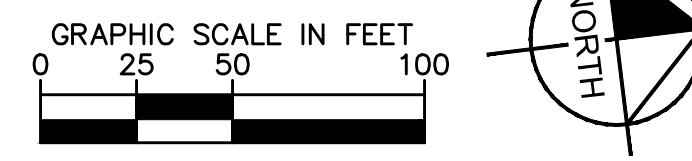
IN THE CURRENT CONDITION, DURING A STORM EVENT STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO WET DETENTION PONDS ON THE SOUTHERN PORTION OF THE SITE. ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO AN EXISTING OUTLET STRUCTURE AT THE SOUTHWEST CORNER OF THE SITE AT INVERT = 780.86.

**PLANNED ROADWAY NETWORK NOTE**

1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

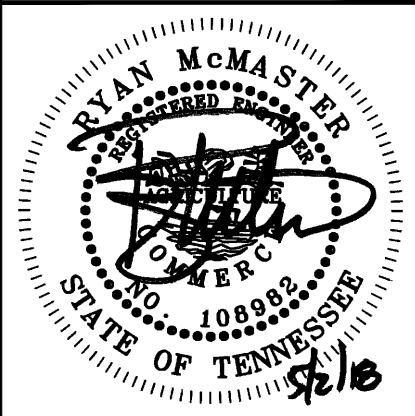
**SLOPE LEGEND**

EXISTING SLOPES	SHADE
14-19.99%	
20%+	



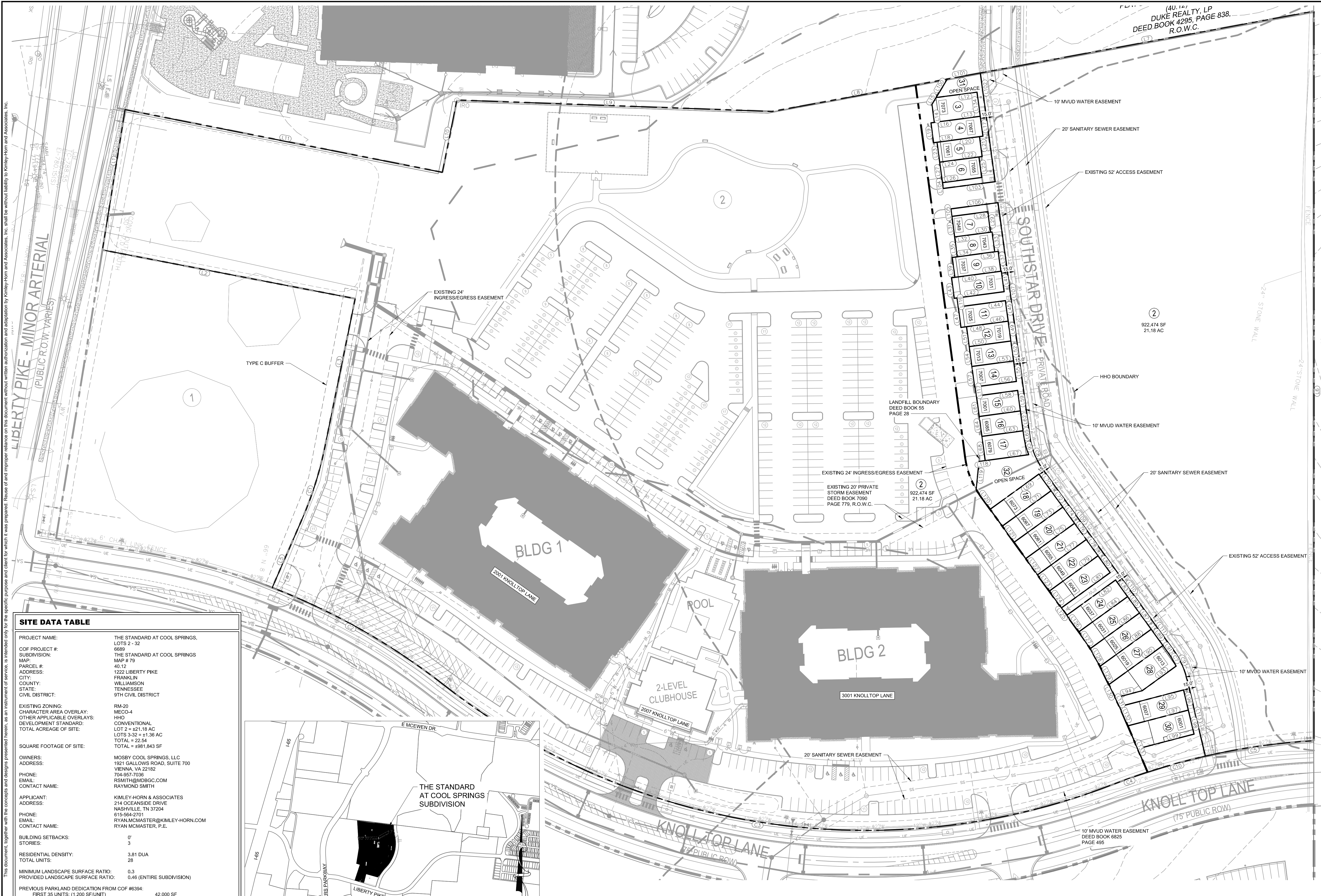
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UNIFIED PRELIMINARY PLAT  
**THE STANDARD  
 AT COOL SPRINGS**  
 LOTS 2-32  
 FRANKLIN, WILLIAMSON COUNTY TENNESSEE



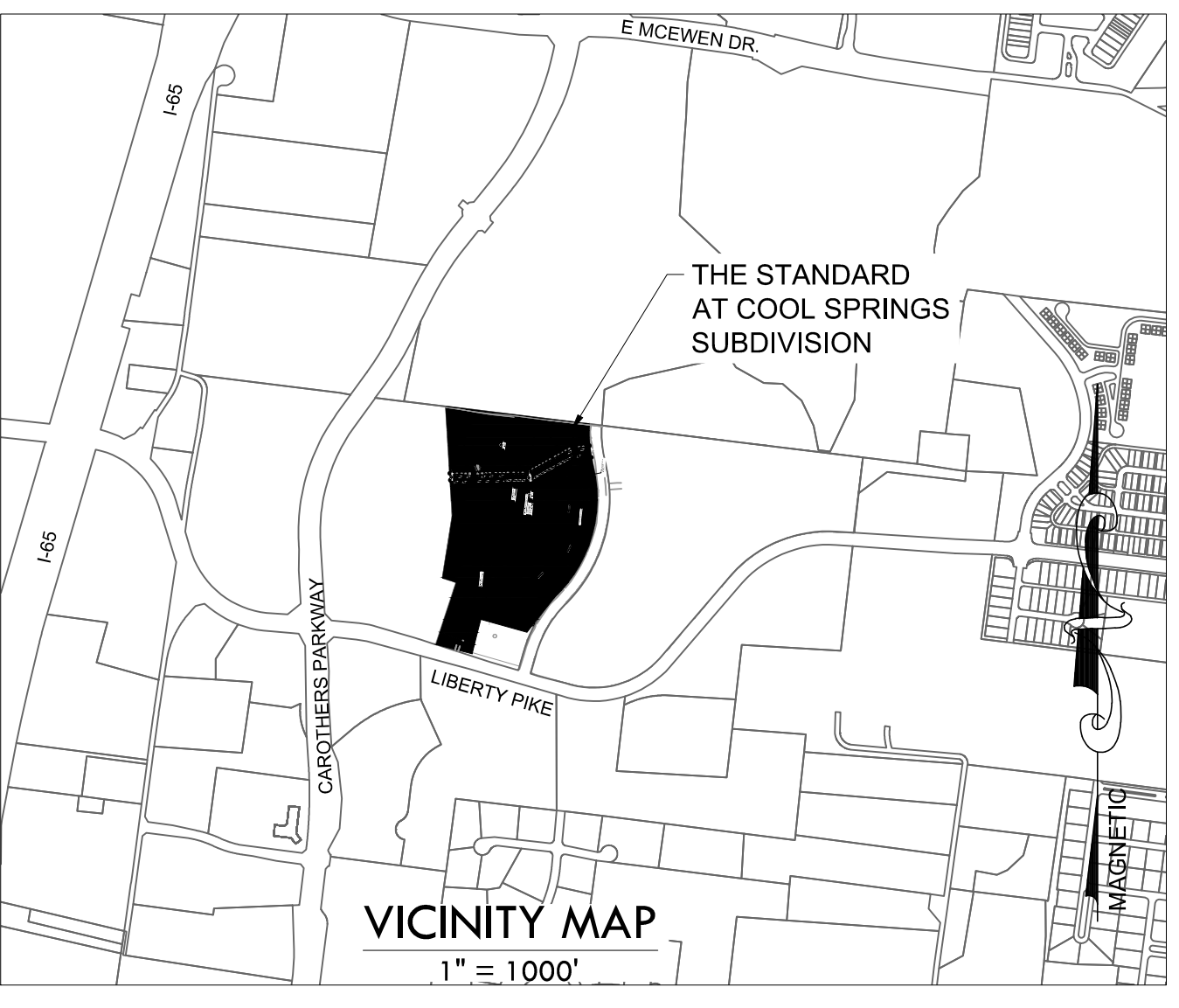
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	5/2/2018
KIMLEY-HORN PROJECT NO.	118165000

PRELIMINARY PLAT  
 SHEET NUMBER  
**C2.0**  
 CDF# 6689



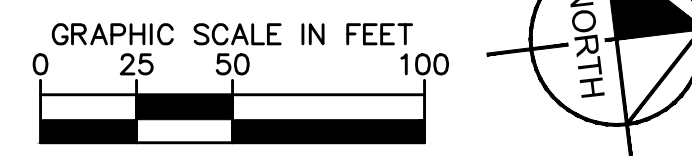
### SITE DATA TABLE

PROJECT NAME:	THE STANDARD AT COOL SPRINGS, LOTS 2 - 32
COF PROJECT #:	6689
SUBDIVISION:	THE STANDARD AT COOL SPRINGS
MAP:	MAP # 79
PARCEL #:	40.12
ADDRESS:	1222 LIBERTY PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	RM-20
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE OF SITE:	LOT 2 = ±21.18 AC LOTS 3-32 = ±1.36 AC TOTAL = 22.54
SQUARE FOOTAGE OF SITE:	TOTAL = ±981,843 SF
OWNERS:	MOSBY COOL SPRINGS, LLC
ADDRESS:	1921 GALLOWS ROAD, SUITE 700 VIENNA, VA 22182
PHONE:	704-957-7038
EMAIL:	RSMITH@MDBGC.COM
CONTACT NAME:	RAYMOND SMITH
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEANSIDE DRIVE NASHVILLE, TN 37204
PHONE:	615-564-2701
EMAIL:	RYAN.MCMMASTER@KIMLEY-HORN.COM
CONTACT NAME:	RYAN MCMMASTER, P.E.
BUILDING SETBACKS:	0'
STORIES:	3
RESIDENTIAL DENSITY:	3.81 DU/A
TOTAL UNITS:	28
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
PROVIDED LANDSCAPE SURFACE RATIO:	0.46 (ENTIRE SUBDIVISION)
PREVIOUS PARKLAND DEDICATION FROM COF #6394:	
FIRST 35 UNITS: (1,200 SF/UNIT)	42,000 SF
REMAINING 324 UNITS: (600 SF/UNIT)	194,400 SF
TOTAL PARKLAND DEDICATION:	236,400 SF
REVISED PARKLAND DEDICATION:	
FIRST 35 UNITS: (1,200 SF/UNIT)	42,000 SF
REMAINING 293 APARTMENT UNITS: (600 SF/UNIT)	175,800 SF
28 TOWNHOME UNITS: (600 SF/UNIT)	16,800 SF
TOTAL PARKLAND DEDICATION:	234,600 SF
DELTA:	(1,800 SF)
MINIMUM PARKLAND DEDICATION SHALL BE PROVIDED FOR A TOTAL OF 234,600 S.F.	
FEES-IN-LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO OBTAINING COA, UNLESS AN ALTERNATE APPROACH IS APPROVED BY BOA.	



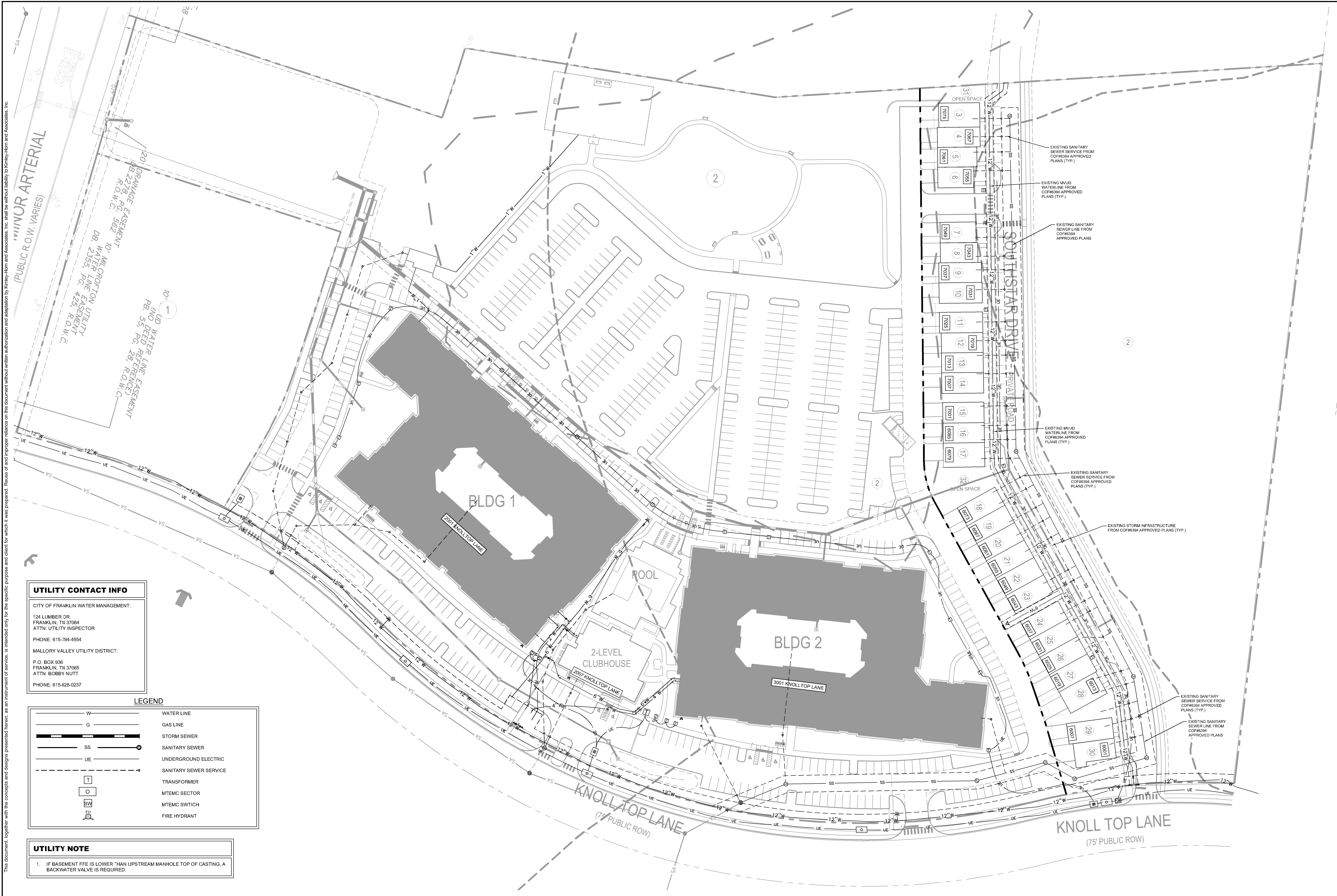
**NOTE**  
 SEE SHEET C2.1 FOR ALL NOTES, BOUNDARY INFORMATION, AND AREA DATA RELATED TO THIS PRELIMINARY PLAT.

**SOUTHSTAR DRIVE NOTE**  
 THE 52' ACCESS EASEMENT FOR THE PRIVATE STREET (SOUTHSTAR DRIVE) IS TO BE LOCATED WITHIN LOT 2 OF THIS UNIFIED DEVELOPMENT.

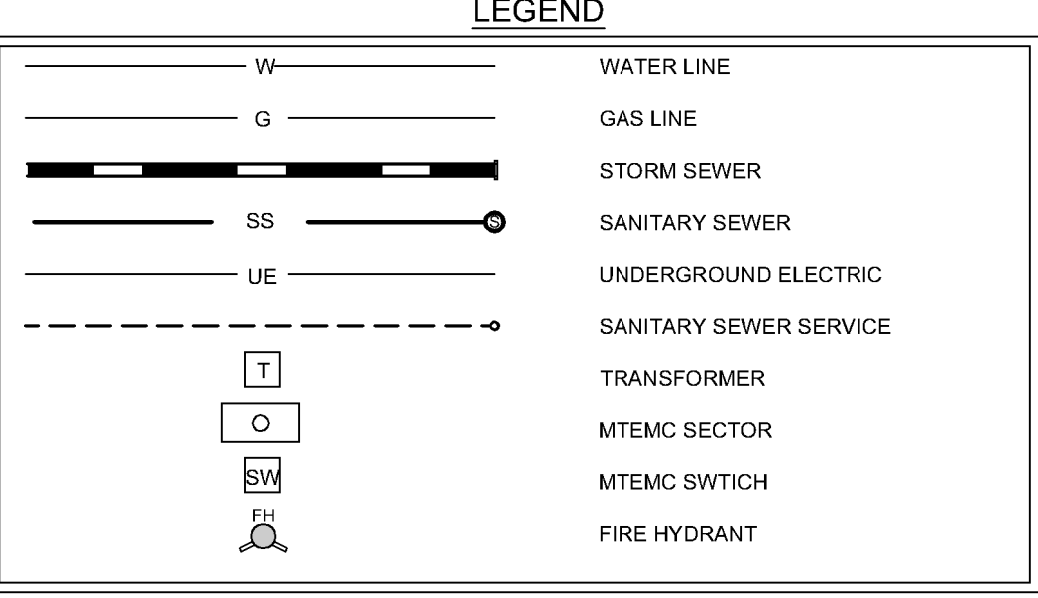




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**UTILITY CONTACT INFO**  
CITY OF FRANKLIN WATER MANAGEMENT:  
124 LUMBER DR.  
FRANKLIN, TN 37064  
ATTN: UTILITY INSPECTOR  
PHONE: 615-794-4554  
MALLORY VALLEY UTILITY DISTRICT:  
P.O. BOX 936  
FRANKLIN, TN 37065  
ATTN: BOBBY NUTT  
PHONE: 615-628-0237

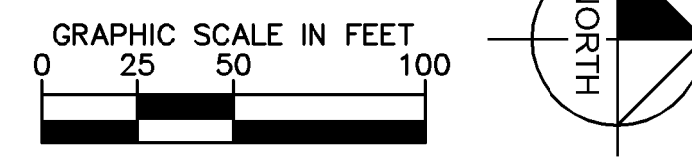


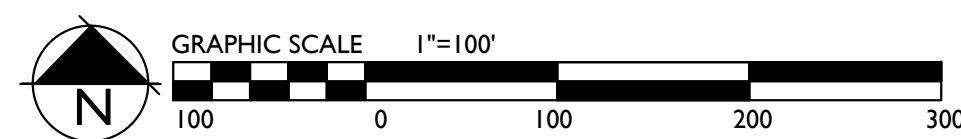
**UTILITY NOTE**  
1. IF BASEMENT FFE IS LOWER THAN UPSTREAM MANHOLE TOP OF CASTING, A BACKWATER VALVE IS REQUIRED.



NO.	REVISIONS	DATE	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
DATE: 5/2/2018  
KIMLEY-HORN PROJECT NO. 118165000





**SITE DATA:**

PROJECT NAME:	THE STANDARD AT COOL SPRINGS, LOTS 2-32
PROJECT NUMBER:	XXXX
SUBDIVISION:	THE STANDARD AT COOL SPRINGS
SITE ACREAGE:	22.51 AC
ZONING:	RM-20
APPLICABLE OVERLAYS:	MECO-4
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSA:	30%, 6.75 AC
PROVIDED LSA:	51%, 11.47 AC
ORIGINAL CANOPY COVER:	10.30 AC, 46% OF TOTAL SITE
PRESERVED CANOPY COVER:	4.47 AC, 45% OF ORIGINAL CANOPY
SPECIMEN TREE REMOVAL:	13 TREES, 238 HEALTHY INCHES DBH (REMOVED WITH APPROVED SITE PLAN COF# 6202)

**SPECIMEN TREES**

NUMBER	TYPE	SIZE-DBH	HEALTH	STATUS
1	OAK	24"	FAIR	REMOVED
2	CHERRY	24"	POOR	REMOVED
3	HACKBERRY	26"	FAIR	REMOVED
4	OAK	24"	FAIR	REMOVED
5	OAK, TWIN	38"	FAIR	REMOVED
6	OAK	24"	FAIR	REMOVED
7	SYCAMORE	40"	DEAD	REMOVED
8	HACKBERRY	24"	FAIR	REMOVED
9	CHERRY, SPLIT BASE	36"	POOR	REMOVED
10	OAK, TWIN	26"	FAIR	REMOVED
11	PINE	24"	FAIR	REMOVED
12	OAK	24"	FAIR	REMOVED
13	OAK	24"	DEAD	REMOVED

SPECIMEN TREE NOTES:  
 1. SPECIMEN TREES WERE REMOVED WITH APPROVED SITE PLAN, COF# 6202  
 2. THERE ARE NO ADDITIONAL REMOVED SPECIMEN TREES PROPOSED WITH THIS PRELIMINARY PLAN

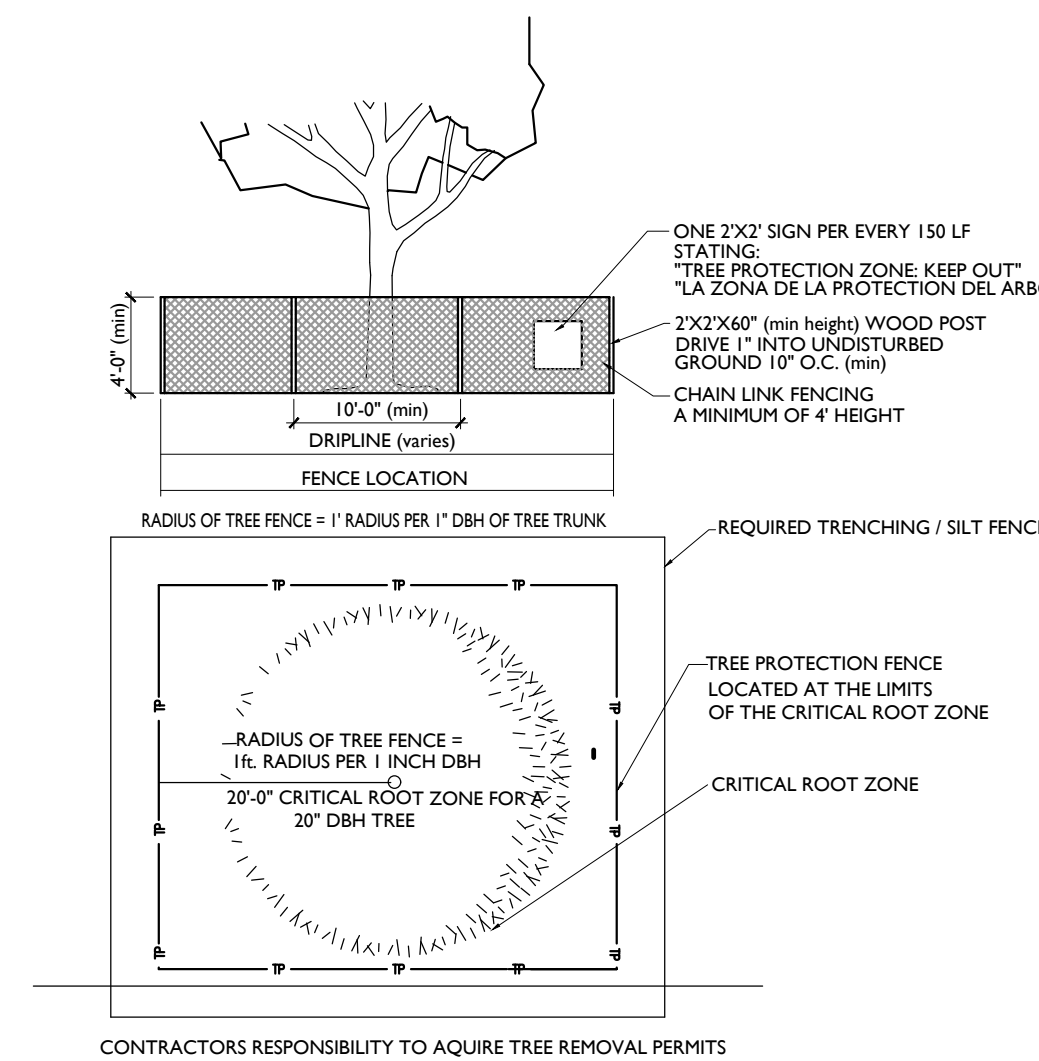
**TREE CANOPY RETENTION**

TREE CANOPY	EXISTING	REMOVED	RETAINED
A	325,314 SF	154,927 SF	170,387 SF
B	21,586 SF	21,586 SF	0 SF
C	81,031 SF	81,031 SF	0 SF
D	7,428 SF	676 SF	6,752 SF
E	8,457 SF	2,295 SF	6,162 SF
F	4,825 SF	4,825 SF	0 SF
<b>TOTAL SF</b>	<b>448,641 SF</b>	<b>265,340 SF</b>	<b>184,301 SF</b>
<b>TOTAL ACRES</b>	<b>10.30 AC</b>	<b>6.09 AC</b>	<b>4.23 AC</b>

TREE CANOPY DATA  
 EXISTING TREE CANOPY: 448,641 SF (46% OF TOTAL SITE)  
 TOTAL TREE CANOPY EXCLUDING ROW: 406,373  
 REQUIRED CANOPY PRESERVATION: 45% (182,868 SF / 4.19 AC)  
 PROVIDED TREE CANOPY PRESERVATION: 184,301 SF (45%)

**KEY:**

- SPECIMEN TREE
- TREE PRESERVATION AREA



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.

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

Landscape Architecture Provided by:  
 Gamble Design Collaborative, LLC  
 Greg Gamble, RLA  
 144 Southeast Parkway, Suite 200  
 Franklin, Tennessee 37064  
 615.975.5765  
 greggamble209@gmail.com



DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	
KIMLEY-HORN PROJECT NO.:	118165000

**TREE PRESERVATION  
 PLAN**  
 SHEET NUMBER  
**L1.0**