

listen • think • create

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

b3studio inc.
1587 malloy lane, suite 175 | brentwood, tn 37027 | www.b3studio.com

consultants:

project:

branch creek crossing

mixed-use development | 36,000 sq ft office & 48 unit condo tax map 53 & parcels 75.00 & 75.01 | franklin, tn 37069

revisions:



date: 10 november 2014
project no.: a14025.00

exterior elevations

a400



1 front elevation
1/8" = 1'-0"



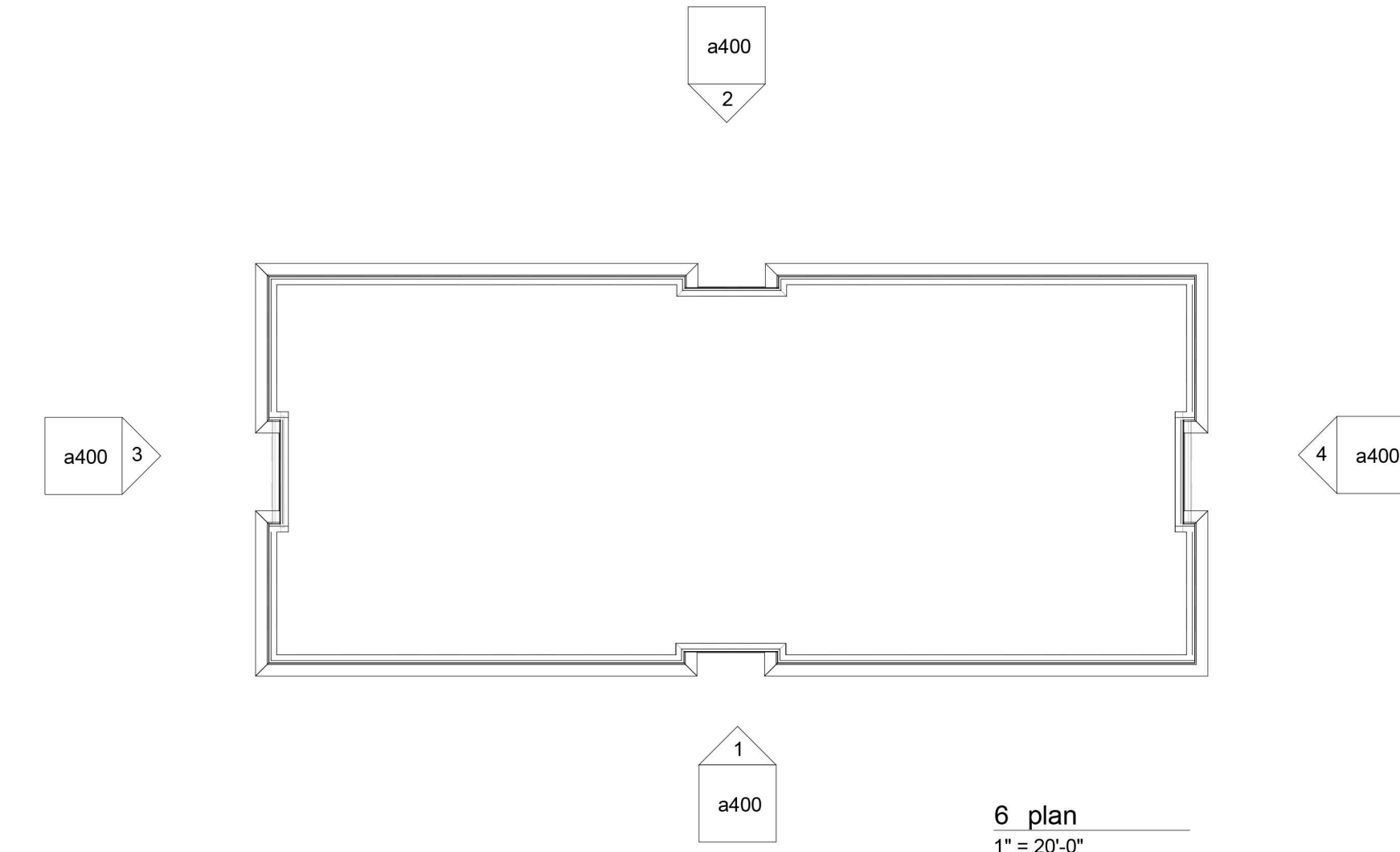
2 rear elevation
1/8" = 1'-0"



3 left elevation
1/8" = 1'-0"



4 right elevation
1/8" = 1'-0"



zone 4 - building requirements

ROOFS	
- INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE	
- METAL FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS	
- UNHEATED SLABS	NR
	NR (No Requirement)
OPAQUE DOORS	
- SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL	
- U-FACTOR	U - 0.40

material legend

	BRICK - TEXAS (ACME)
	BRICK - OLDE WORLD (ACME)
	BRICK - PALOMA GRAY (ACME)
	CUSTOM CAST STONE - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)
	FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)

planning commission note

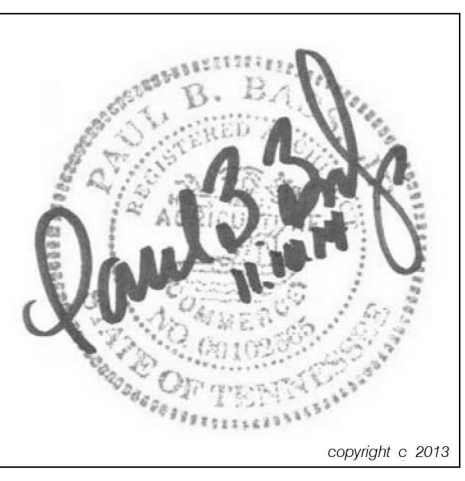
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: 4692

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.



5 3D View front of building



listen • think • create

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.



1 front elevation
1/16" = 1'-0"



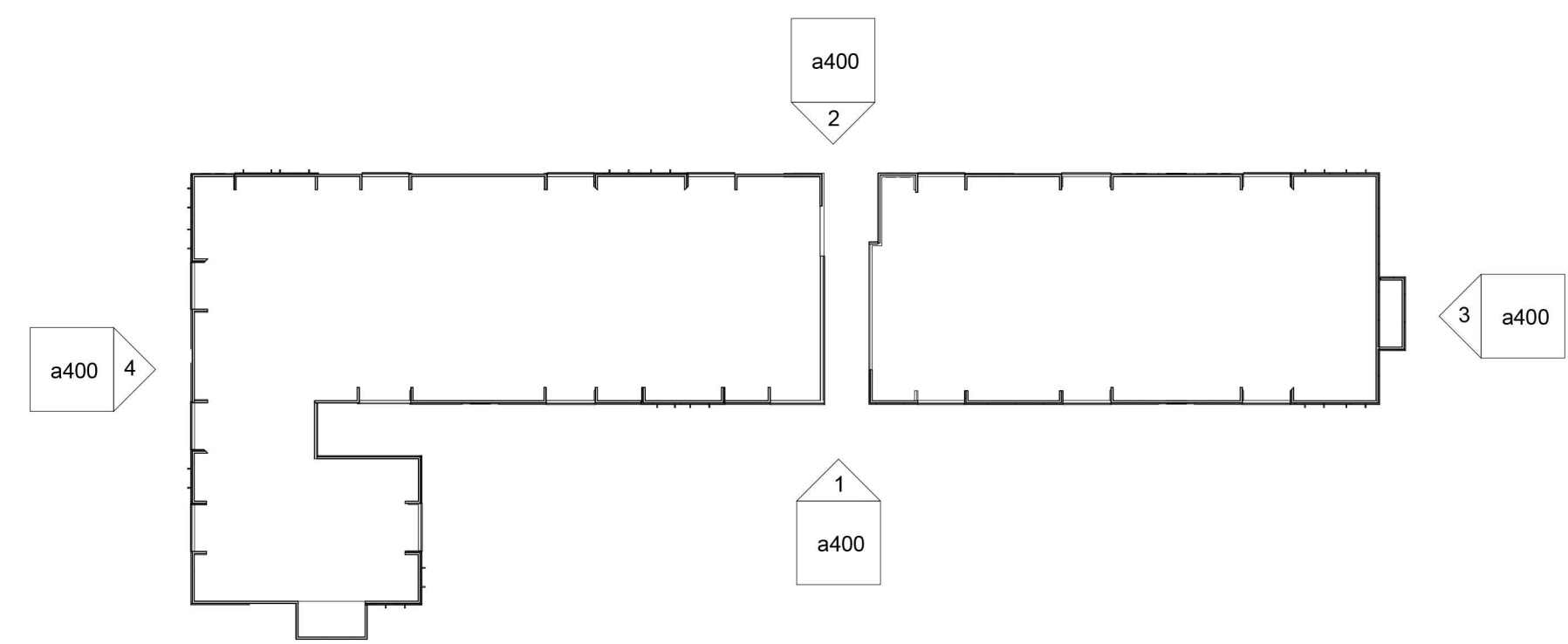
2 rear elevation
1/16" = 1'-0"



3 right elevation
1/16" = 1'-0"



4 left elevation
1/16" = 1'-0"



5 plan
1" = 50'-0"

zone 4 - building requirements

ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE - WOOD FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS - UNHEATED SLABS	NR NR (No Requirement)
OPAQUE DOORS - SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL - U-FACTOR	U - 0.40
---	----------

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO. 4692

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

material legend

- BRICK - TEXAS (ACME BRICK)
- BRICK - OLDE WORLD (ACME BRICK)
- BRICK - PALOMA GRAY (ACME BRICK)
- CUSTOM CAST STONE LIGHT BUFF SMOOTH
- FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)

b3studio inc.
 1587 malloy lane, suite 175 || brennwood, tn 37027 || www.b3studio.com

consultants:
project:

branch creek crossing
 mixed-use development || 36,000 sf office & 48 unit condo
 tax map 53 & parcels 75.00 & 75.01 || franklin, tn 37069



6 3D View front of building

revisions:

 date: 10 november 2014
 project no.: a14025.00

exterior elevations

a400

PARKING RATIO (BASED ON RESIDENCE UNITS)				
RESIDENCE	UNITS OF BUILDING	REQUIRED PARKING	PROPOSED PARKING	REQUIRED RATIO
ONE BEDROOM UNITS	9	14	14	1.5 SPACE/1 BED UNIT
TWO BEDROOM UNITS	18	45	45	2.5 SPACE/2 BED UNIT
THREE BEDROOM UNITS	21	63	63	3 SPACE/3 BED UNIT
TOTAL	48	122	122	

PARKING RATIO (BASED ON SQFT OF OFFICE)				
OFFICE	SO OF BUILDING TOTAL	REQUIRED PARKING	PROPOSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE PARKING (RESIDENCE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

ACCESSIBLE PARKING (OFFICE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

RESIDENTIAL UNITS	
RESIDENCE	UNITS OF BUILDING
ONE BEDROOM UNITS	9
TWO BEDROOM UNITS	18
THREE BEDROOM UNITS	21
TOTAL	48

OFFICE BUILDINGS	
OFFICE	SO OF BUILDING TOTAL
BUILDING NORTH	18,240
BUILDING SOUTH	18,240
TOTAL	36,480

- STATEMENT OF IMPACTS**
- WATER FACILITIES: TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY VALLEY DISTRICT INDICATE THAT THE RESIDENTIAL HEADLINE PRESSURE WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
 - SEWER FACILITIES: A PROPOSED 8 INCH SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OFFICE BUILDING. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8 INCH SANITARY SEWER MAIN.
 - RECYCLED WATER FACILITIES: NONE WITHIN THE DEVELOPMENT.
 - DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY SUPPLIED.
 - DRAINAGE FACILITIES: STORMWATER IS DESIGNED TO MEET THE PERKS REVIEW AND WATER QUANTITY REQUIREMENTS FOR THE CITY OF FRANKLIN.
 - POLICE: 900 COLUMBIA AVENUE (4.2 MILES (11 MINUTES))
 - STATE HIGHWAY 31 (MALLORY STATION) (3.2 MILES (8 MINUTES))
 - RECREATIONAL FACILITY: DRY BRANCH WETLANDS (0.5 MILES (1 MINUTE))
 - RESTRICTIONS: DEVELOPMENT WILL PROVIDE TRASH CORALS FOR THE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. COLLECTION SCHEDULE WILL BE AS SCHEDULED BY GARAGE COLLECTION COMPANY.
 - RESTRICTIONS: CONTRACTS, ARCHITECTURAL CONTROLS, GRANTS OF EASEMENTS FOR UTILITIES. THE DEVELOPMENT HAS BEEN DESIGNED TO COMPLIMENT THE ADJACENT GATEWAY VILLAGE DEVELOPMENT. THE DEVELOPMENT WILL FOLLOW THE TRADITIONAL DESIGN STANDARDS. TRADITIONAL FEATURES INCLUDE THE 75 INCOMPATIBLE USE BUFFER ALONG THE SOUTHERN BOUNDARY LINE. THE DEVELOPMENT WILL BE PROVIDING UTILITY EASEMENTS FOR SANITARY SEWER AND WATER MAIN EXTENSIONS AND THE ASSOCIATED GRADING.
 - WILLIAMSON COUNTY SCHOOL SYSTEM: WILSON GROVE ELEMENTARY SCHOOL, BRENTWOOD MIDDLE SCHOOL, BRENTWOOD HIGH SCHOOL.
 - PARKING: PHASE 1 - 18,240 NORTH OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING. PHASE 2 - 18,240 SOUTH OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING. PHASE 3 - 18,240 SQUARE FEET SOUTHERN OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING. PHASE 4 - 18,240 CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, AND LANDSCAPING. ELECTRIC UTILITIES AND LANDSCAPING.
 - FRANKLIN ROAD IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL. THIS CLASSIFICATION IS IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORE'S LAKE IS A ROUTE 441 IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORE'S LAKE IS A ROUTE 441 IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. TRANSPORTATION (TPO) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AT THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GATEWAY DEVELOPMENT.
 - THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT.
 - PHASE 1: BRANCH CREEK CROSSING DEVELOPMENT. RESTRICTIONS: THE EXISTING SOUTHERN BRANCH CREEK AND ASSOCIATED CHANNELIZED AREA TO PROVIDE A LEFT TURN INTO THE PROPOSED DEVELOPMENT. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 100 FEET OF STORAGE. ALSO, BRANCH CREEK CROSSING ACCESS WITH DAVENPORT BOULEVARD AT THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. THE BRANCH CREEK CROSSING ACCESS SHOULD INCLUDE ONE (1) SHARED THROUGH LEFT TURN LANE AND ONE (1) SHARED THROUGH RIGHT TURN LANE. CONSTRUCT A TWELVE (12) FOOT WIDE RIGHT TURN LANE WITH A TWO (2) FOOT SHOULDER ON NORTHBOND FRANKLIN ROAD. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 100 FEET OF STORAGE AND 100 FEET OF PARKING. THE PROPOSED RIGHT TURN LANE SHOULD BE DESIGNED TO ALLOW FOR THE ADDITIONAL NORTHBOND THROUGH LANE PROPOSED IN THE FRANKLIN ROAD WIDENING PROJECT.
 - RESTRICTIONS: DAVENPORT BOULEVARD TO INCLUDE ONE (1) RIGHT TURN LANE AND ONE (1) SHARED THROUGH LEFT TURN LANE. INSTALL A TEN (10) FOOT MULTIPATH WITH A MINIMUM SIX (6) FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND THE MULTIPATH PATH.
 - INSTALL ADA COMPLIANT HANDICAP RAMP AND A CROSSWALK WHERE THE MULTIPATH CROSSED THE PROPOSED BRANCH CREEK CROSSING.
 - PHASE 2: BRANCH CREEK CROSSING AND GATEWAY DEVELOPMENTS. INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD APPROXIMATELY BRANCH CREEK CROSSING ACCESS POINT OF THE PROPOSED DEVELOPMENT TO THE GATEWAY DEVELOPMENT. THE SIGNAL SHALL BE SYNCHRONIZED WITH THE EXISTING SIGNALS AT THE INTERSECTION OF FRANKLIN ROAD AND MOORE'S LAKE/SPRINGWOOD WAY. THE SIGNAL SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE FRANKLIN ROAD WIDENING PROJECT.
 - PHASE 3: FUTURE FOOT BRANCH CREEK AND GATEWAY DEVELOPMENTS. FRANKLIN ROAD WILL BE WIDENED TO INCLUDE TWO (2) THROUGH LANES IN EACH DIRECTION AND ONE (1) CENTER TURN LEFT TURN LANE IN EACH DIRECTION. THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD/BRANCH CREEK CROSSING ACCESS WILL NEED TO BE MODIFIED TO ACCOMMODATE TWO (2) THROUGH LANES IN EACH DIRECTION.
 - MODIFICATION OF STANDARDS REQUIRED:
 - CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.3.4 AND TABLE 3A REQUIRES A FRONT YARD SETBACK FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE TO BE 15 FEET FOR A RESIDENTIAL DEVELOPMENT IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARDS REQUIRED IS A 75 FOOT SETBACK FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
 - CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.3.4 (A) REQUIRES NO OFF-STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTAGE FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARDS REQUIRED IS A 15 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTAGE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
 - CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.3.4 (A) REQUIRES OFF-STREET PARKING AREAS TO NOT OCCUPY MORE THAN 30 PERCENT OF THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARDS REQUIRED IS THE OFF-STREET PARKING AREA TO OCCUPY 75 PERCENT OF THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA AS WELL AS THE STREAM BUFFER.
 - REQUEST FOR PARKING IN LIEU OF FOR DESIGNATION OF PARKS.

TAX MAP 53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C., TN
RESIDENTIAL DISTRICT (R-1)
RELIGIOUS USE

OPEN SPACE
TOTAL AREA - 12.26 ACRES = 64.11%

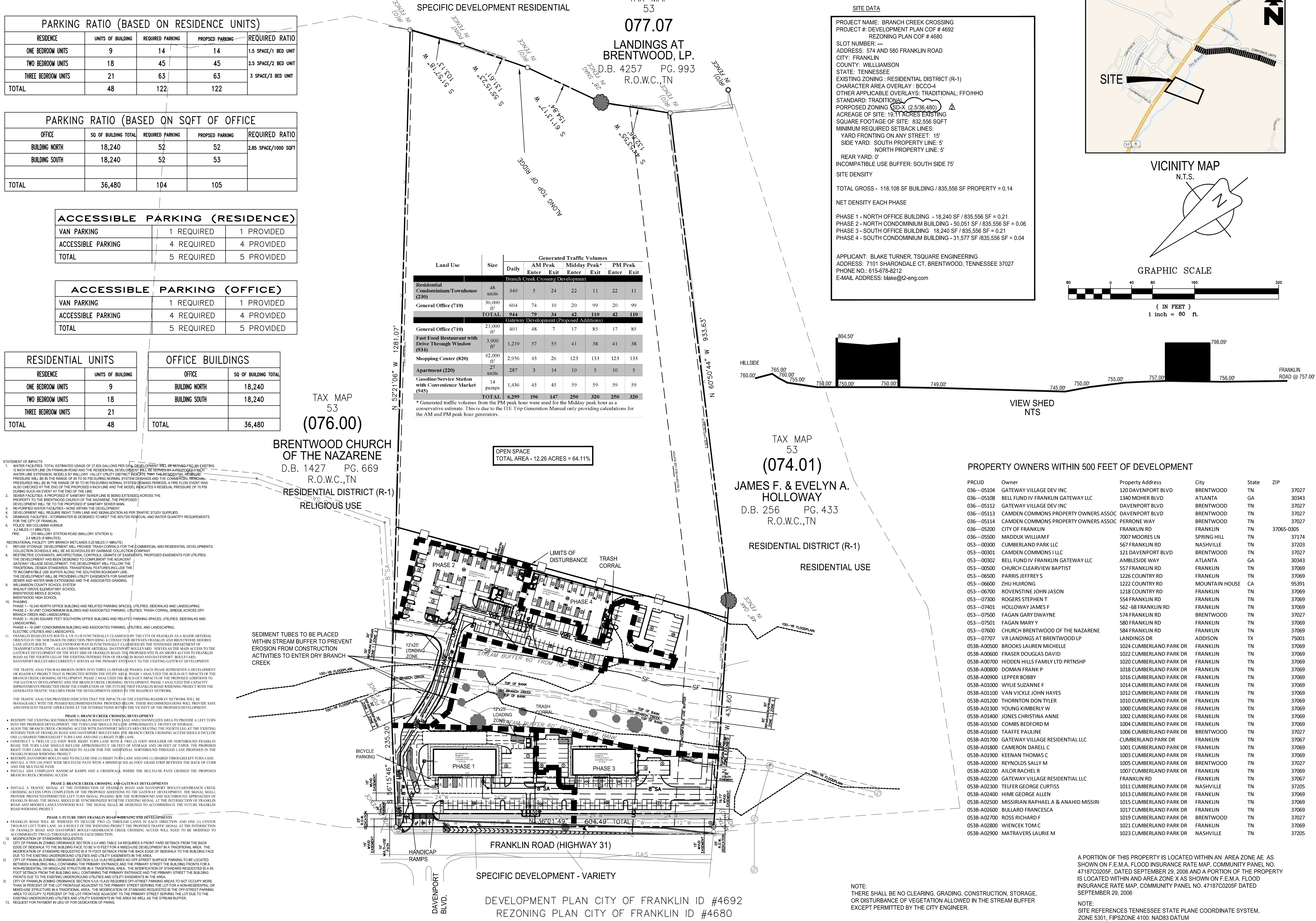
TAX MAP 53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C., TN
RESIDENTIAL DISTRICT (R-1)
RESIDENTIAL USE

PROPERTY OWNERS WITHIN 500 FEET OF DEVELOPMENT

PRCLID	Owner	Property Address	City	State	ZIP
036-05104	GATEWAY VILLAGE DEV INC	120 DAVENPORT BLVD	BRENTWOOD	TN	37027
036-05108	BELL FUND IV FRANKLIN GATEWAY LLC	1340 MOHER BLVD	ATLANTA	GA	30343
036-05112	GATEWAY VILLAGE DEV INC	DAVENPORT BLVD	BRENTWOOD	TN	37027
036-05113	CAMDEN COMMONS PROPERTY OWNERS ASSOC	DAVENPORT BLVD	BRENTWOOD	TN	37027
036-05114	CAMDEN COMMONS PROPERTY OWNERS ASSOC	PERRONE WAY	BRENTWOOD	TN	37027
036-05200	CITY OF FRANKLIN	FRANKLIN RD	FRANKLIN	TN	37065-0305
036-05200	MADDUX WILLIAM F	7007 MOORES LN	SPRING HILL	TN	37174
053-00300	CUMBERLAND PARK LLC	567 FRANKLIN RD	NASHVILLE	TN	37203
053-00301	CAMDEN COMMONS LLC	121 DAVENPORT BLVD	BRENTWOOD	TN	37027
053-00302	BELL FUND IV FRANKLIN GATEWAY LLC	AMBLESIDE WAY	ATLANTA	GA	30343
053-00500	CHURCH CLEARVIEW BAPTIST	1226 COUNTRY RD	FRANKLIN	TN	37069
053-06500	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069
053-06600	ZHU HUIRONG	1222 COUNTRY RD	MOUNTAIN HOUSE	CA	95391
053-06700	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069
053-07300	ROGERS STEPHEN T	554 FRANKLIN RD	FRANKLIN	TN	37069
053-07401	HOLLOWAY JAMES F	562-68 FRANKLIN RD	FRANKLIN	TN	37069
053-07500	FAGAN GARY DWAYNE	574 FRANKLIN RD	BRENTWOOD	TN	37027
053-07501	FAGAN MARY Y	580 FRANKLIN RD	FRANKLIN	TN	37069
053-07600	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069
053-07707	VR LANDINGS AT BRENTWOOD LP	LANDINGS DR	ADDISON	TX	75001
053B-A00500	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00600	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00700	HIDDEN HILLS FAMILY LTD PRTNSHP	1020 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00800	DOMAN FRANK P	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00900	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01000	WYLIE SUZANNE F	1014 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01100	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01200	THORNTON DON TYLER	1010 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01300	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01400	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01500	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01600	TAAFFE PAULINE	1006 CUMBERLAND PARK DR	BRENTWOOD	TN	37027
053B-A01700	GATEWAY VILLAGE RESIDENTIAL LLC	CUMBERLAND PARK DR	FRANKLIN	TN	37067
053B-A01800	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01900	KEENAM THOMAS C	1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02000	REYNOLDS SALLY M	1005 CUMBERLAND PARK DR	BRENTWOOD	TN	37027
053B-A02100	AILOR RACHEL R	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02200	GATEWAY VILLAGE RESIDENTIAL LLC	FRANKLIN RD	FRANKLIN	TN	37067
053B-A02300	TELFER GEORGE CURTIS	1011 CUMBERLAND PARK DR	NASHVILLE	TN	37205
053B-A02400	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02500	MISSIRIAN RAPHAEL A & ANAH MISSIRI	1015 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02600	BULLARD FRANCISCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02700	ROSS RICHARD F	1019 CUMBERLAND PARK DR	BRENTWOOD	TN	37027
053B-A02800	WIENCK TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02900	MATRAVERS LAURIE M	1023 CUMBERLAND PARK DR	NASHVILLE	TN	37205

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NO. 47182C0205, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NO. 47182C0205 DATED SEPTEMBER 29, 2006

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.



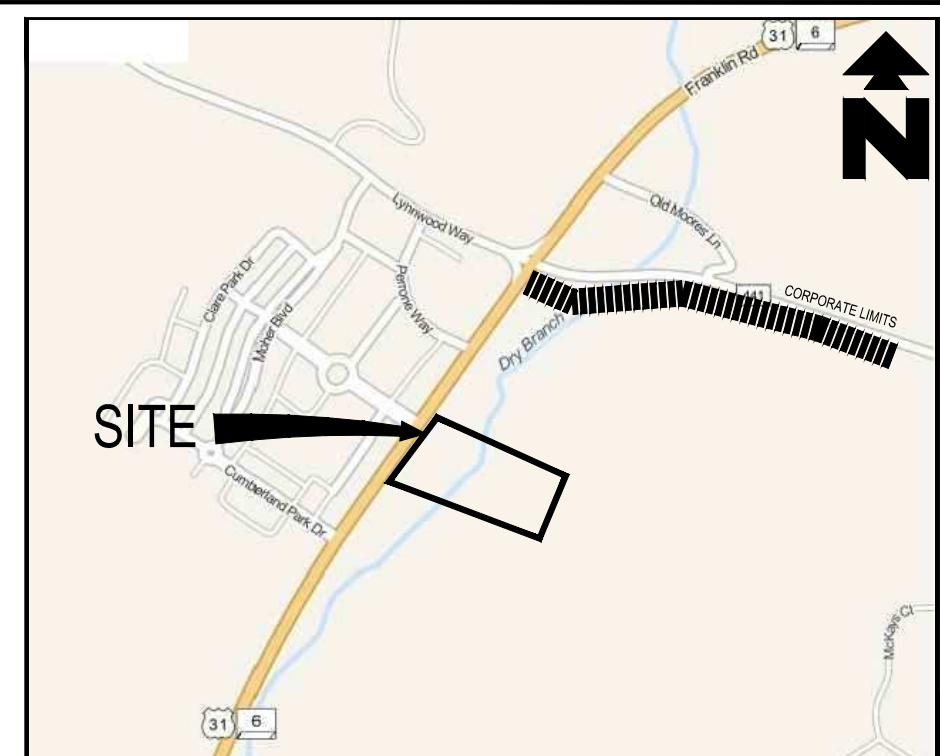
SITE DATA

PROJECT NAME: BRANCH CREEK CROSSING
PROJECT #: DEVELOPMENT PLAN COF # 4692
REZONING PLAN COF # 4680

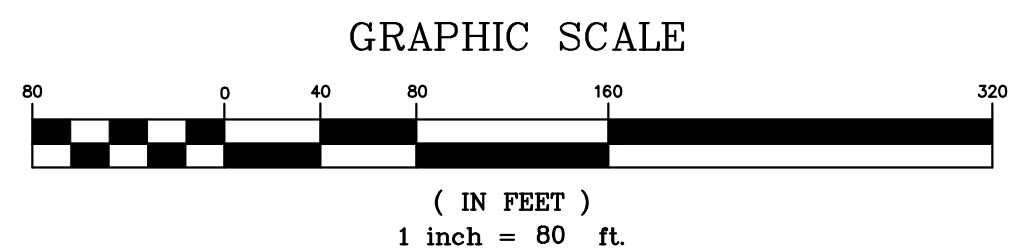
SLOT NUMBER: —
ADDRESS: 574 AND 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
EXISTING ZONING: RESIDENTIAL DISTRICT (R-1)
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: TRADITIONAL; FFO/HHO
STANDARD: TRADITIONAL
PROPOSED ZONING (SDX) (2,536.480)
ACREAGE OF SITE: 19.11 ACRES EXISTING
SQUARE FOOTAGE OF SITE: 832,556 SQFT
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 15'
SIDE YARD: SOUTH PROPERTY LINE: 5'
NORTH PROPERTY LINE: 5'
REAR YARD: 0'
INCOMPATIBLE USE BUFFER: SOUTH SIDE 75'

SITE DENSITY
TOTAL GROSS - 118,108 SF BUILDING / 835,556 SF PROPERTY = 0.14
NET DENSITY EACH PHASE
PHASE 1 - NORTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 2 - NORTH CONDOMINIUM BUILDING - 50,051 SF / 835,556 SF = 0.06
PHASE 3 - SOUTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 4 - SOUTH CONDOMINIUM BUILDING - 31,577 SF / 835,556 SF = 0.04

APPLICANT: BLAKE TURNER, TSQUARE ENGINEERING
ADDRESS: 7101 SHARONDALE CT. BRENTWOOD, TENNESSEE 37027
PHONE NO.: 615-678-8212
E-MAIL ADDRESS: blake@t2-eng.com



VICINITY MAP
N.T.S.



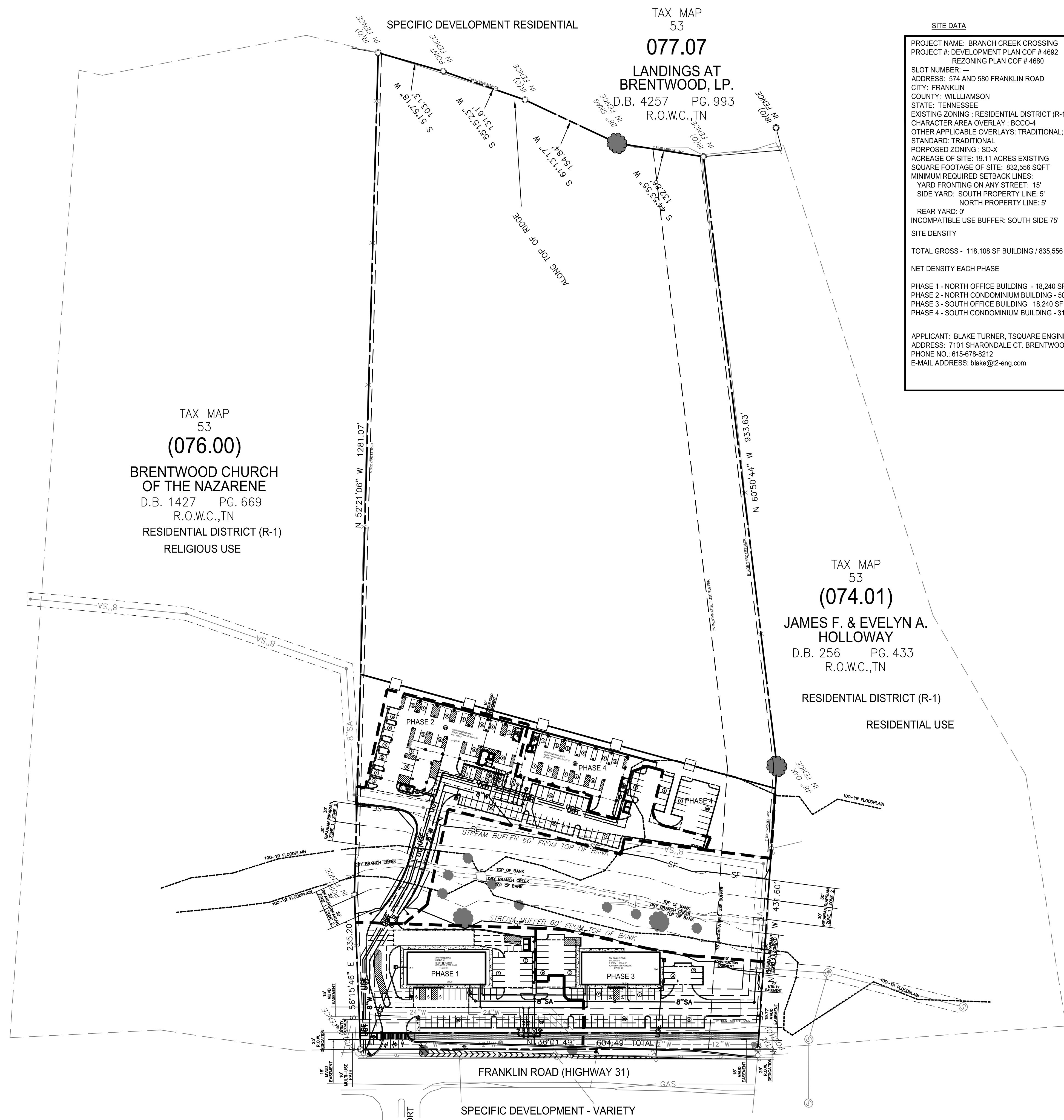
T2 SQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

NO.	DATE	REVISIONS	
		REVISION PER PLANNING COMMISSION COMMENTS	REVISION PER PLANNING COMMISSION COMMENTS
1	11-06-2014		
2	12-04-14		

DATE: 05-20-2014
SCALE: 1" = 80'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
SITE DEVELOPMENT PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061
SHEET NUMBER
C-1.0

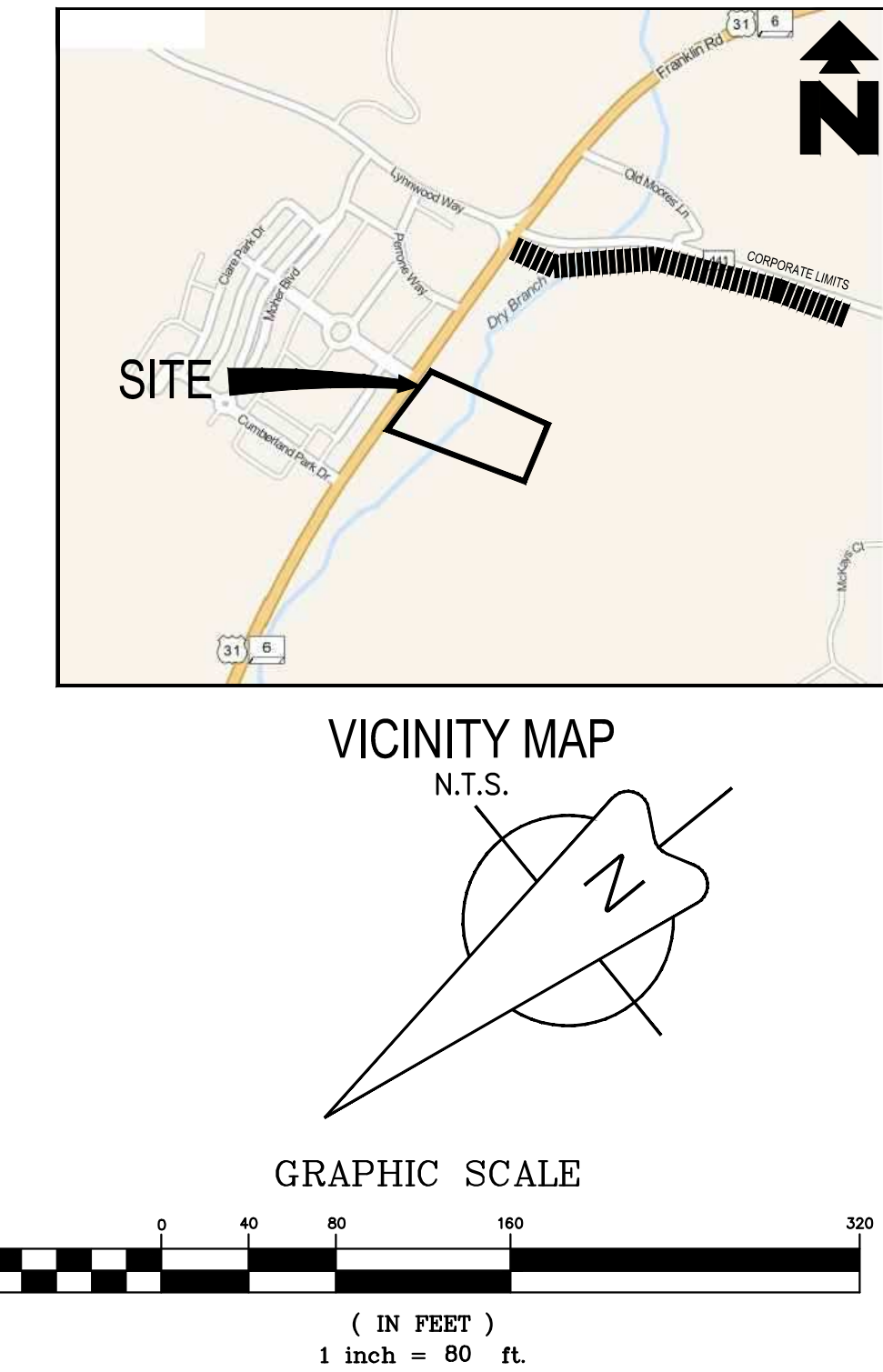


TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
RELIGIOUS USE

TAX MAP
53
077.07
LANDINGS AT
BRENTWOOD, LP.
D.B. 4257 PG. 993
R.O.W.C.,TN

SITE DATA
PROJECT NAME: BRANCH CREEK CROSSING
PROJECT #: DEVELOPMENT PLAN COF # 4692
REZONING PLAN COF # 4680
SLOT NUMBER: —
ADDRESS: 574 AND 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
EXISTING ZONING: RESIDENTIAL DISTRICT (R-1)
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: TRADITIONAL; FFO/HHO
STANDARD: TRADITIONAL
PROPOSED ZONING: SD-X
ACREAGE OF SITE: 19.11 ACRES EXISTING
SQUARE FOOTAGE OF SITE: 832,556 SQFT
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 15'
SIDE YARD: SOUTH PROPERTY LINE: 5'
NORTH PROPERTY LINE: 5'
REAR YARD: 0'
INCOMPATIBLE USE BUFFER: SOUTH SIDE 75'
SITE DENSITY
TOTAL GROSS - 118,108 SF BUILDING / 835,556 SF PROPERTY = 0.14
NET DENSITY EACH PHASE
PHASE 1 - NORTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 2 - NORTH CONDOMINIUM BUILDING - 50,051 SF / 835,556 SF = 0.06
PHASE 3 - SOUTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 4 - SOUTH CONDOMINIUM BUILDING - 31,577 SF / 835,556 SF = 0.04
APPLICANT: BLAKE TURNER, TSQUARE ENGINEERING
ADDRESS: 7101 SHARONDALE CT. BRENTWOOD, TENNESSEE 37027
PHONE NO.: 615-678-8212
E-MAIL ADDRESS: blake@t2-eng.com

TAX MAP
53
(074.01)
JAMES F. & EVELYN A.
HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
RESIDENTIAL USE



NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE,
OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER
EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006
NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83 DATUM



T2 TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

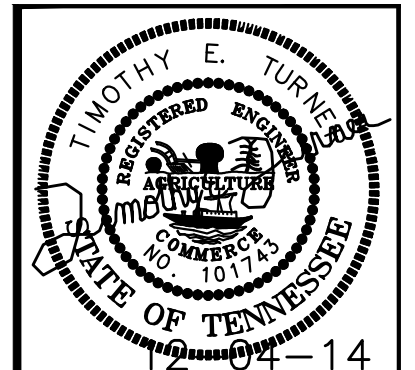
NO.	DATE	REVISIONS
A	11-10-2013	REVISED PER PLANNING COMMISSION COMMENTS
A	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05-20-2014
SCALE: 1" = 80'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
SITE PHASING PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061
SHEET NUMBER
C-1.1

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680



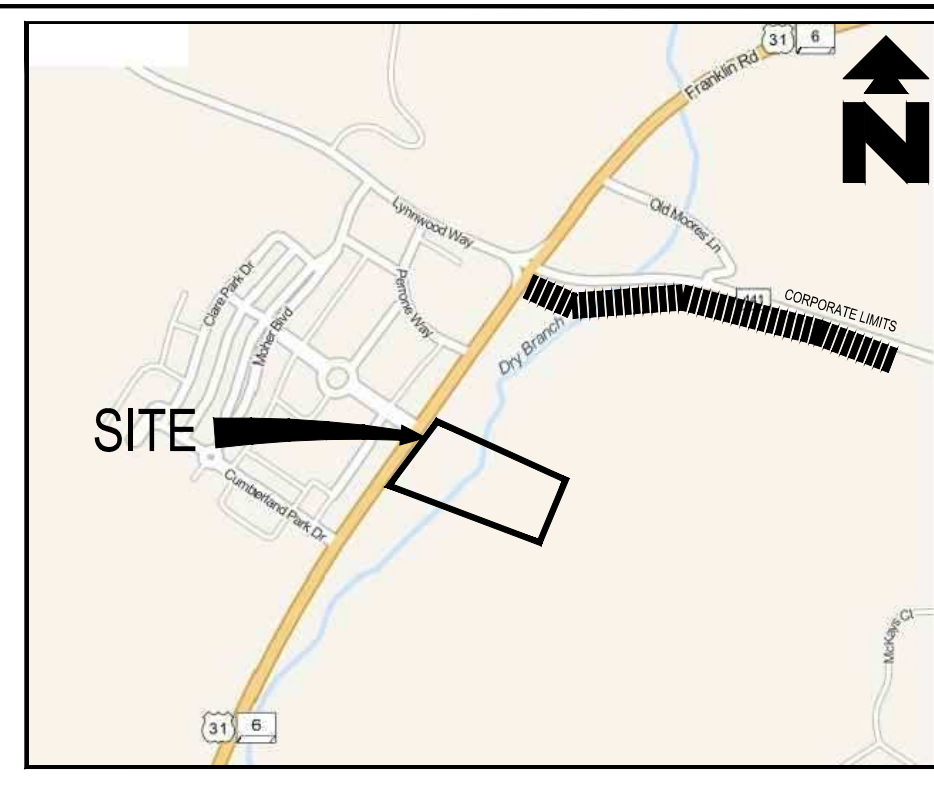
T2 SQUARE ENGINEERING
 Consulting Civil Engineering
 7101 Sherondale Ct. * Brentwood, TN 37027 * (615) 953-2998
 tim@t2-eng.com



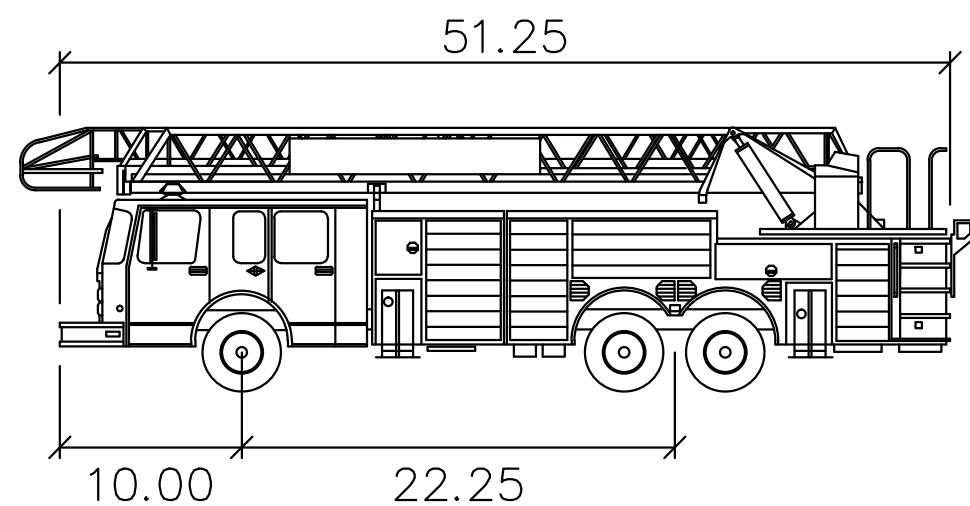
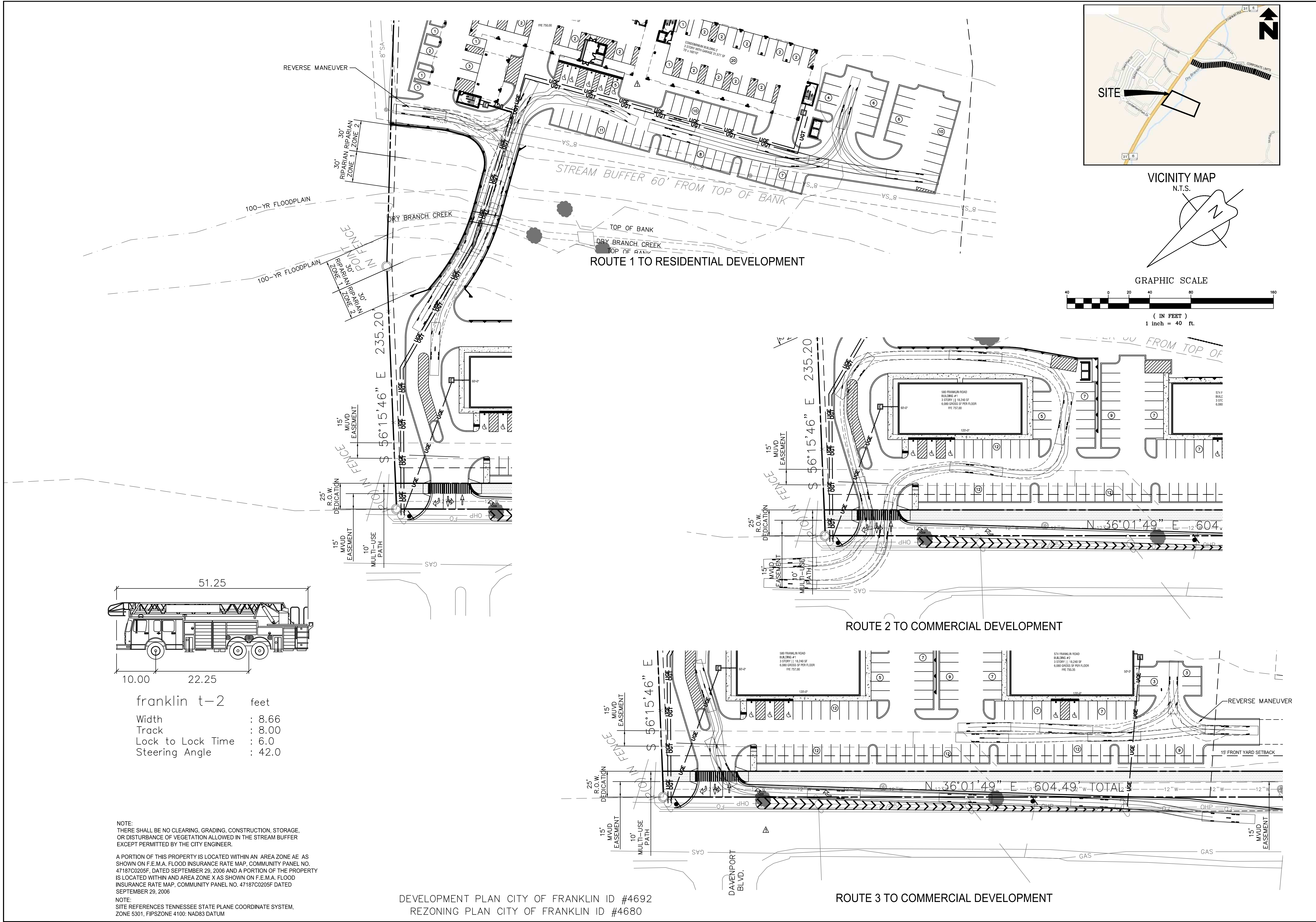
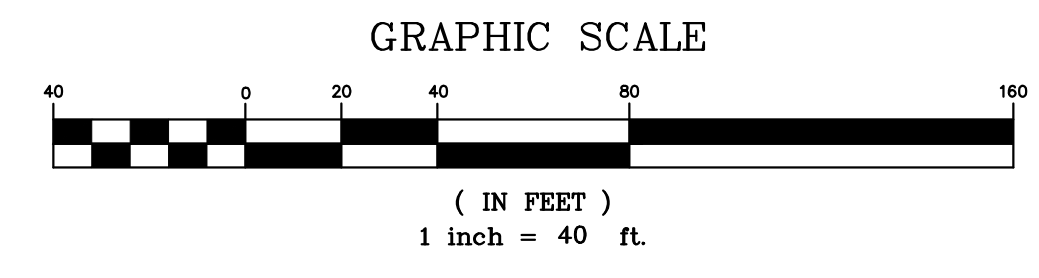
NO.	DATE	REVISIONS
1	11-10-2013	REISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REISED PER PLANNING COMMISSION COMMENTS

BRANCH CREEK CROSSING
 EMERGENCY VEHICLE PLAN
 HIGHWAY 31 AND DAVENPORT
 MAP 53 AND PARCELS 75.00 & 75.01
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061
 SHEET NUMBER
C-4.0



VICINITY MAP
 N.T.S.



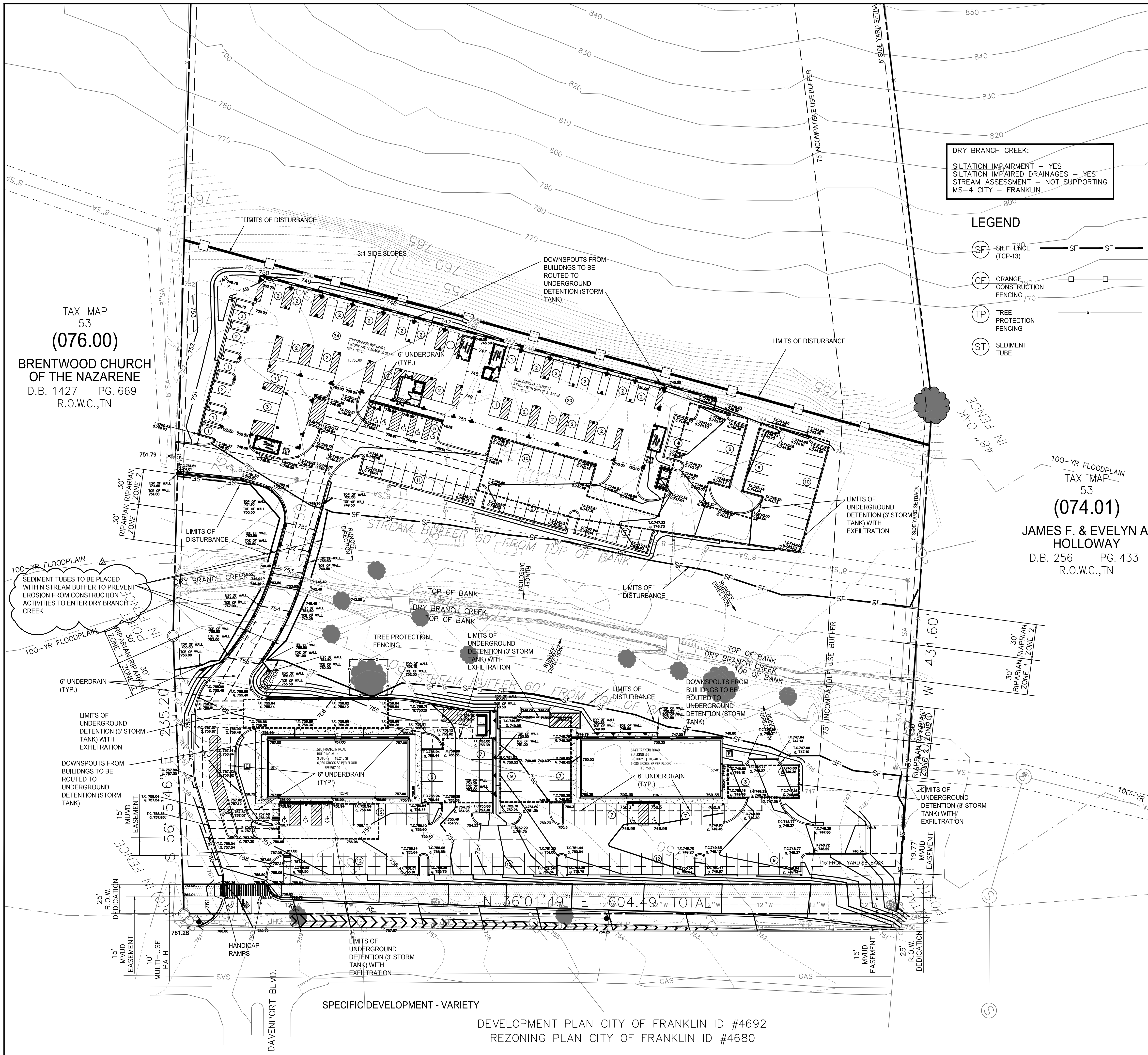
franklin t-2 feet
 Width : 8.66
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 42.0

NOTE:
 THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE,
 OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER
 EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS
 SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.
 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY
 IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD
 INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED
 SEPTEMBER 29, 2006

NOTE:
 SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM,
 ZONE 5301, FIPSZONE 4100: NAD83 DATUM

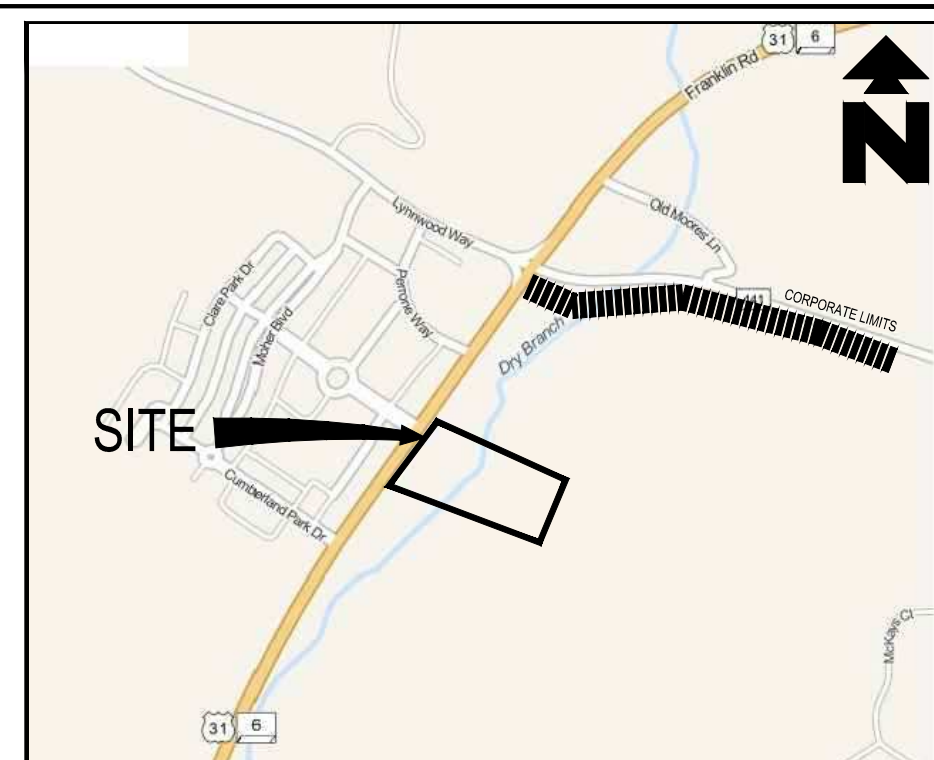
DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
 REZONING PLAN CITY OF FRANKLIN ID #4680



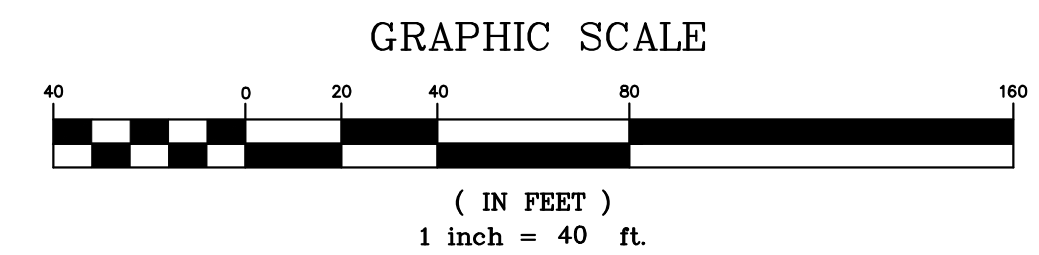
DRY BRANCH CREEK:
 SILTATION IMPAIRMENT - YES
 SILTATION IMPAIRED DRAINAGES - YES
 STREAM ASSESSMENT - NOT SUPPORTING
 MS-4 CITY - FRANKLIN

LEGEND

- (SF) SILT FENCE (TCP-13)
- (CF) ORANGE CONSTRUCTION FENCING
- (TP) TREE PROTECTION FENCING
- (ST) SEDIMENT TUBE



VICINITY MAP
N.T.S.



GRADING NOTES:

1. STRIP ALL TOPSOILS, VEGETATION, SOFT, LOOSE OR OTHERWISE UNSUITABLE MATERIAL FROM THE SITE. THIS SHALL INCLUDE REMOVAL OF ANY TREES AND ASSOCIATED ROOT SYSTEM. ANY EXISTING FILL THAT IS POORLY COMPACTED SHALL ALSO BE REMOVED.
2. AFTER STRIPPING AND PRIOR TO PLACEMENT OF FILL, THE EXPOSED SUBGRADE SHALL BE PROOFROLLED TO DETECT ANY SOFT OR UNSTABLE AREAS. PROOFROLLING SHALL BE PERFORMED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER REPRESENTATIVE. ANY SOFT OR UNSTABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SELECT FILL MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER.
3. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THESE AREAS SHALL BE REMOVED IMMEDIATELY TO AVOID DISTURBANCE OF THE SUBGRADE SOILS.
4. REPRESENTATIVE SAMPLE OF FILL MATERIALS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
5. FILL PLACEMENT AND COMPACTION SHALL BE OBSERVED AND DOCUMENTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.
6. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
7. IF DURING EARTH OPERATIONS, THE CONTRACTOR ENCOUNTERS UNUSUAL SOIL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ITS REPRESENTATIVE IN WRITING WITHIN 24 HOURS. NEGOTIATION SHALL THEN BE INITIATED BETWEEN OWNER AND CONTRACTOR TO ARRIVE AT A CHANGE IN CONTRACT PRICE FOR ADDITIONAL WORK. IF ADDITIONAL WORK IS NOT COVERED BY A CONTRACT UNIT PRICE, THE WORK SHALL BE PAID AT TIME AND MATERIAL BASIS.

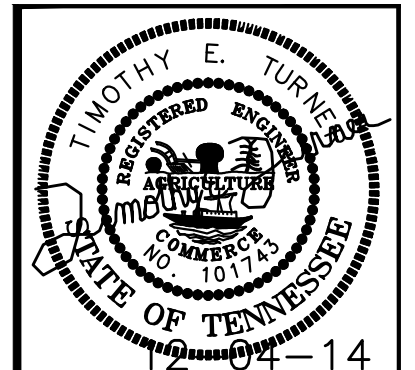
TAX MAP 53 (076.00)
 BRENTWOOD CHURCH OF THE NAZARENE
 D.B. 1427 PG. 669
 R.O.W.C., TN

100-YR FLOODPLAIN TAX MAP 53 (074.01)
 JAMES F. & EVELYN A. HOLLOWAY
 D.B. 256 PG. 433
 R.O.W.C., TN



PHONE: 615-367-1110
 800-351-1111
 E-MAIL: tnocs@tncall.com

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.
 A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006
 NOTE: SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM

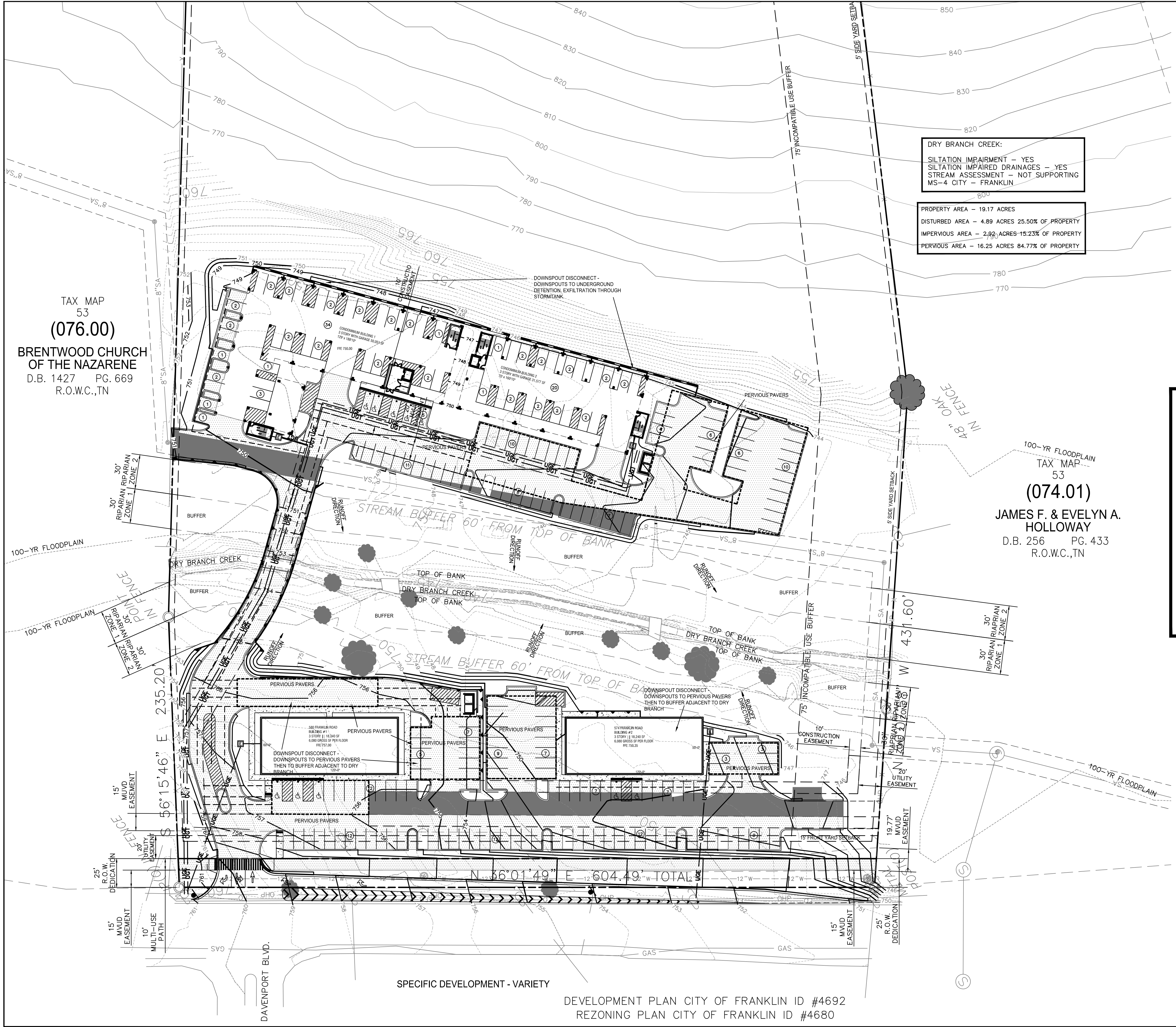


T2 SQUARE ENGINEERING
 Consulting Civil Engineering
 7101 Sherondale Ct. * Brentwood, TN 37027 * (615) 953-2998
 tim@t2-eng.com

NO.	DATE	REVISIONS
1	11-10-2014	REISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REISED PER PLANNING COMMISSION COMMENTS

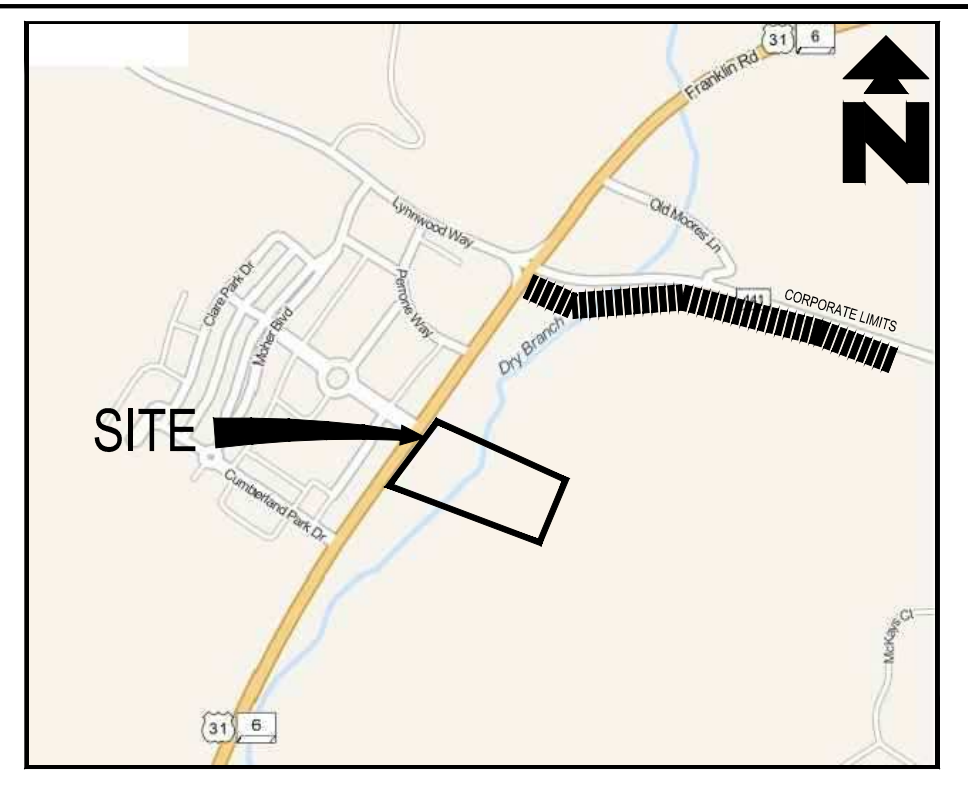
BRANCH CREEK CROSSING GRADING PLAN
 HIGHWAY 31 AND DAVENPORT
 MAP 53 AND PARCELS 75.00 & 75.01
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061
 SHEET NUMBER
C-5.0

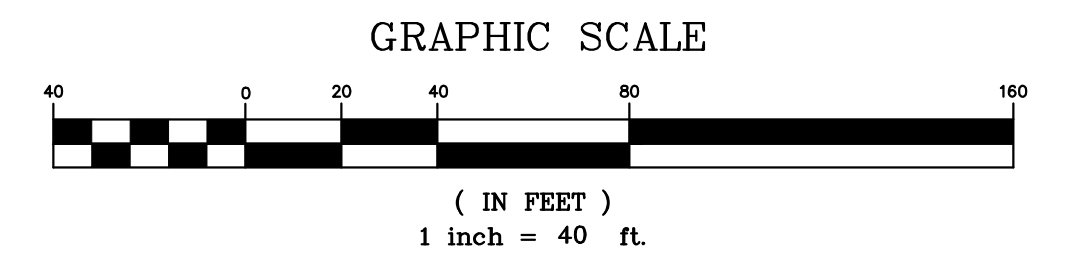


DRY BRANCH CREEK:
 SILTATION IMPAIRMENT - YES
 SILTATION IMPAIRED DRAINAGES - YES
 STREAM ASSESSMENT - NOT SUPPORTING
 MS-4 CITY - FRANKLIN

PROPERTY AREA - 19.17 ACRES
 DISTURBED AREA - 4.89 ACRES 25.50% OF PROPERTY
 IMPERVIOUS AREA - 2.92 ACRES 15.23% OF PROPERTY
 PERVIOUS AREA - 16.25 ACRES 84.77% OF PROPERTY



VICINITY MAP
N.T.S.



GRADING NOTES:

1. STRIP ALL TOPSOILS, VEGETATION, SOFT, LOOSE OR OTHERWISE UNSUITABLE MATERIAL FROM THE SITE. THIS SHALL INCLUDE REMOVAL OF ANY TREES AND ASSOCIATED ROOT SYSTEM. ANY EXISTING FILL THAT IS POORLY COMPACTED SHALL ALSO BE REMOVED.
2. AFTER STRIPPING AND PRIOR TO PLACEMENT OF FILL, THE EXPOSED SUBGRADE SHALL BE PROFFROLLED TO DETECT ANY SOFT OR UNSTABLE AREAS. PROFFROLLING SHALL BE PERFORMED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER REPRESENTATIVE. ANY SOFT OR UNSTABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SELECT FILL MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER.
3. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THESE AREAS SHALL BE REMOVED IMMEDIATELY TO AVOID DISTURBANCE OF THE SUBGRADE SOILS.
4. REPRESENTATIVE SAMPLE OF FILL MATERIALS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
5. FILL PLACEMENT AND COMPACTION SHALL BE OBSERVED AND DOCUMENTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.
6. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
7. IF DURING EARTH OPERATIONS, THE CONTRACTOR ENCOUNTERS UNUSUAL SOIL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ITS REPRESENTATIVE IN WRITING WITHIN 24 HOURS. NEGOTIATION SHALL THEN BE INITIATED BETWEEN OWNER AND CONTRACTOR TO ARRIVE AT A CHANGE IN CONTRACT PRICE FOR ADDITIONAL WORK. IF ADDITIONAL WORK IS NOT COVERED BY A CONTRACT UNIT PRICE, THE WORK SHALL BE PAID AT TIME AND MATERIAL BASIS.

TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

100-YR FLOODPLAIN
TAX MAP
53
(074.01)
JAMES F. & EVELYN A.
HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN



Know what's below.
Call before you dig.

PHONE: 615-367-1110
800-351-1111
E-MAIL: tnocs@tncall.com

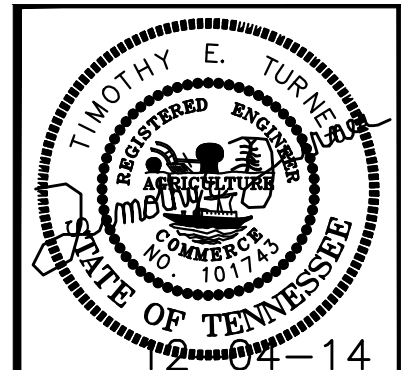
NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83 DATUM

SPECIFIC DEVELOPMENT - VARIETY

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

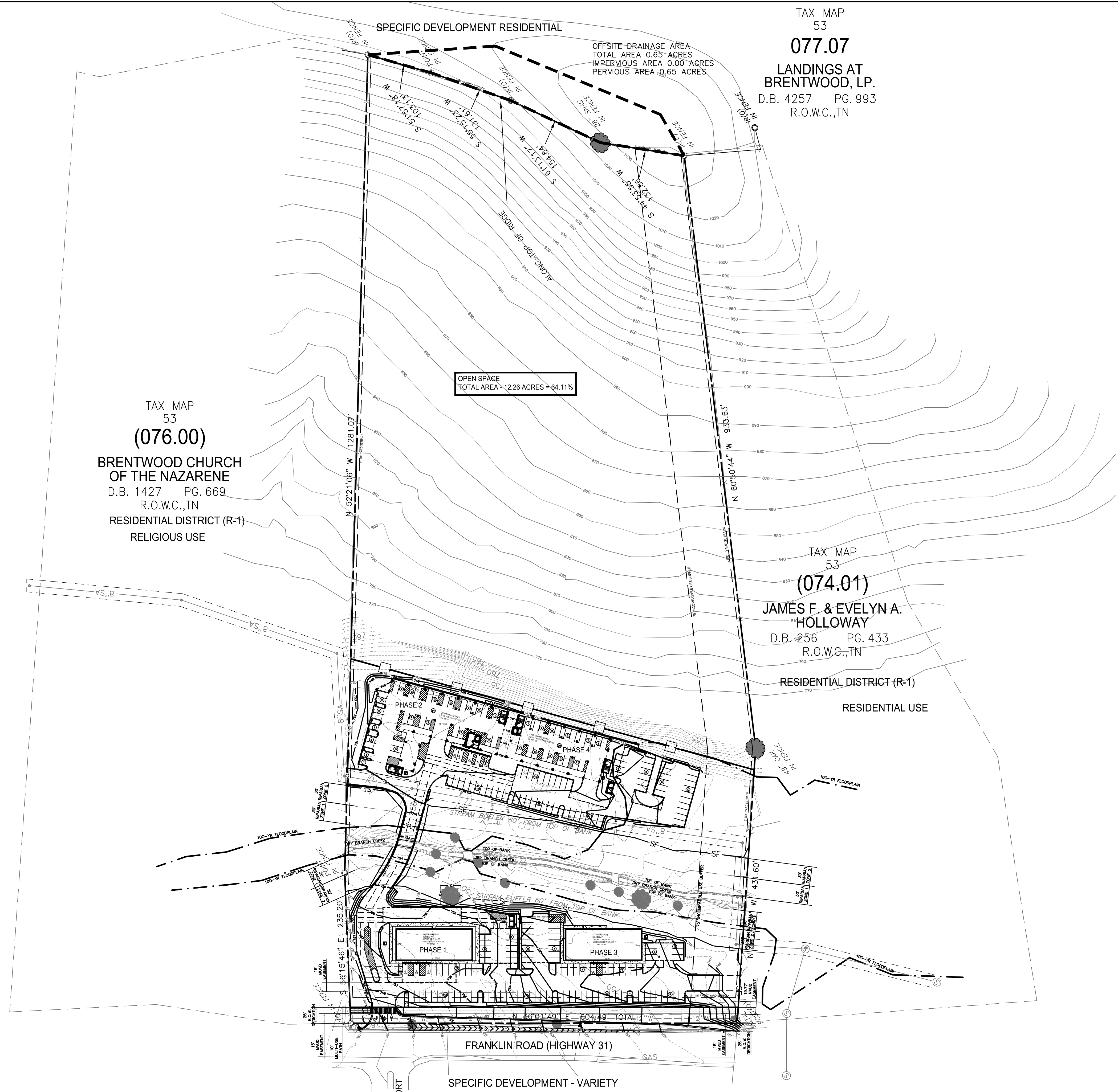


T2 SQUARE ENGINEERING
Consulting Civil Engineering
7101 Shermdale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

NO.	DATE	REVISIONS
1	11-02-2014	REISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REISED PER PLANNING COMMISSION COMMENTS

BRANCH CREEK CROSSING
STORMWATER MANAGEMENT PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061
SHEET NUMBER
C-6.0



TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
RELIGIOUS USE

TAX MAP
53
077.07
LANDINGS AT
BRENTWOOD, LP.
D.B. 4257 PG. 993
R.O.W.C.,TN

TAX MAP
53
(074.01)
JAMES F. & EVELYN A.
HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
RESIDENTIAL USE

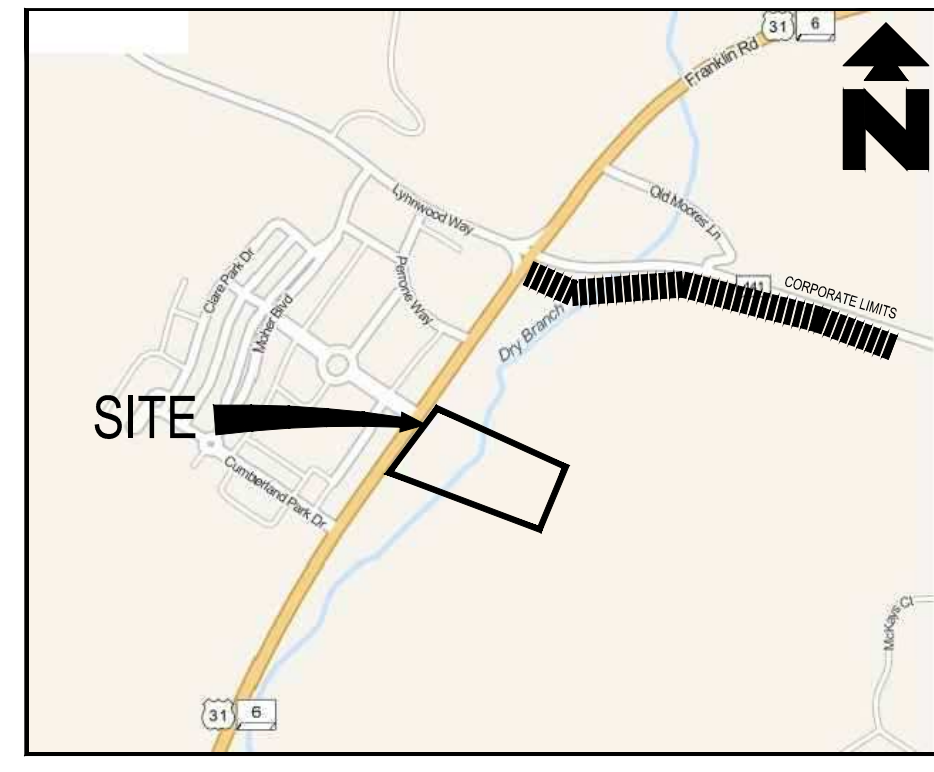
OPEN SPACE
TOTAL AREA - 12.26 ACRES @ 64.11%

OFFSITE-DRAINAGE AREA
TOTAL AREA 0.65 ACRES
IMPERVIOUS AREA 0.00 ACRES
PERVIOUS AREA 0.65 ACRES

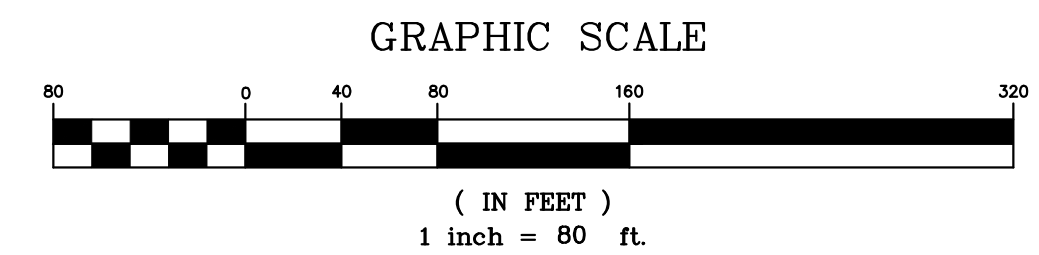
SPECIFIC DEVELOPMENT - VARIETY

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE,
OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER
EXCEPT PERMITTED BY THE CITY ENGINEER.



VICINITY MAP
N.T.S.



T2 TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sherondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

NO.	DATE	REVISIONS
A	11-10-2013	REVISED PER PLANNING COMMISSION COMMENTS
A	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05-20-2014
SCALE: 1" = 80'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

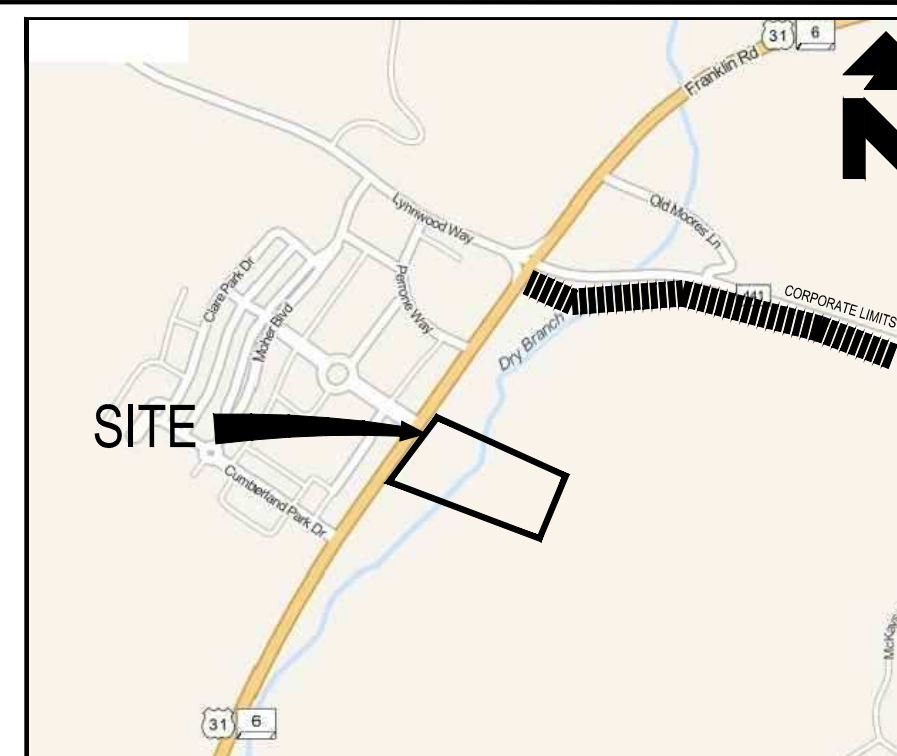
BRANCH CREEK CROSSING
OFFSITE DRAINAGE AREA PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061
SHEET NUMBER
C-6.1

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006
NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83 DATUM

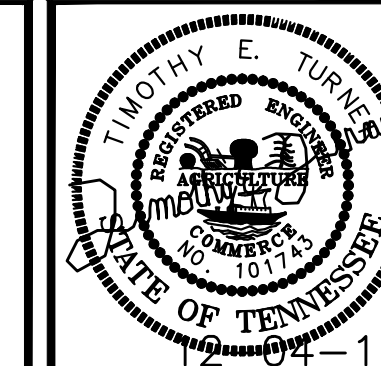
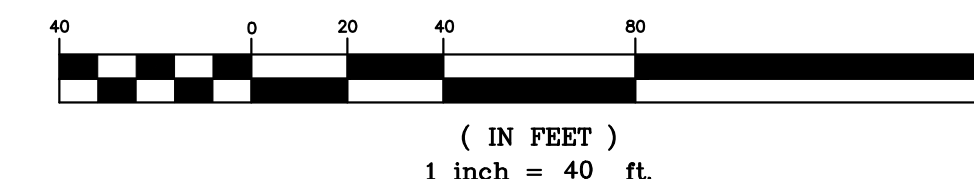
TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C., TN

NOTE:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR
TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE
TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND
WATER LINES SHALL BE PLACED UNDERGROUND.

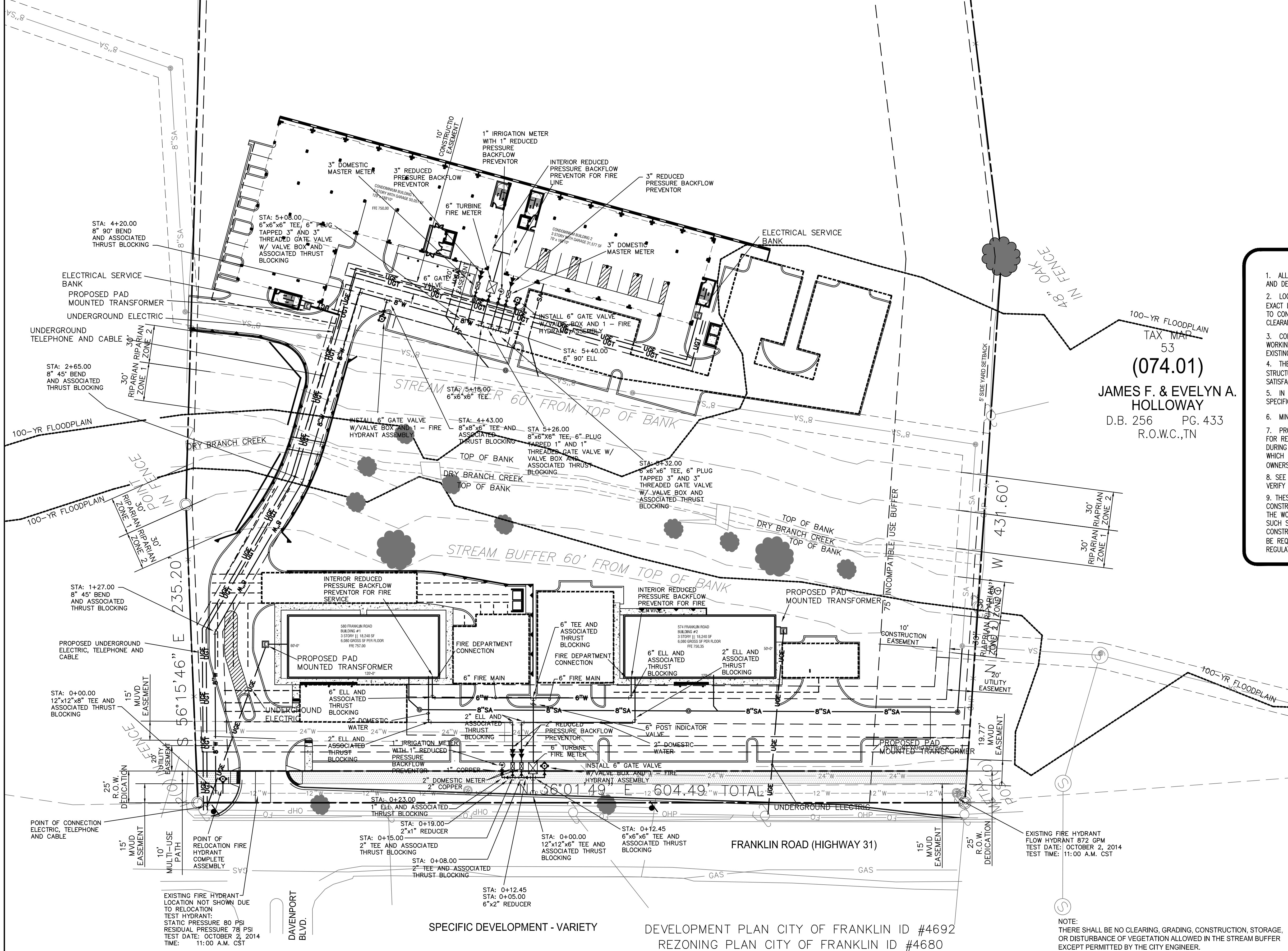


VICINITY MAP
N.T.S.

GRAPHIC SCALE



T2 SQUARE ENGINEERING
Consulting Civil Engineering
7101 Shamondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com



UTILITY NOTES

1. ALL UTILITY WORKS SHALL BE IN CONFORMANCE WITH THE LOCAL UTILITY STANDARD SPECIFICATIONS AND DETAILS.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL VERIFY IN FIELD EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE OF NEW PIPE LINE CROSSINGS BEFORE CONSTRUCTION OF NEW PIPE LINES COMMENCES.
3. CONTRACTOR SHALL NOTIFY UTILITY OWNERS NO LESS THAN THREE DAYS OR MORE THAN TEN WORKING DAYS PRIOR TO START OF EXCAVATION WORK TO AVOID POSSIBLE HAZARD OR DAMAGE TO EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION, PROPER REPAIR SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AT NO EXTRA COST TO THE OWNER.
5. IN CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
6. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS.
7. PROPOSED LOCATIONS OF UTILITY STRUCTURES AND BORING LOCATIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY AND ARE INTENDED TO BE USED AS A GUIDE. FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE PLACEMENT OF STRUCTURES AT LOCATIONS DIFFERENT THAN THAT WHICH IS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH UTILITY OWNERS REGARDING FINAL LOCATION OF STRUCTURES (TRANSFORMER PAD, WATER METERS, ETC.) ON SITE.
8. SEE BUILDING PLANS FOR EXACT LOCATION OF UTILITY SERVICE CONNECTION TO THE BUILDING AND VERIFY ALL SERVICE LOAD REQUIREMENTS.
9. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

LEGEND

	WATER METER
	FIRE HYDRANT
	VALVE
	WATER MAIN
	SANITARY SEWER MAIN
	SANITARY SEWER SERVICE
	SANITARY SEWER MANHOLE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	ELECTRIC TRANSFORMER
	PROPOSED POWER POLE

NOTE:
24" WATER MAIN AND ASSOCIATED 15' MALLORY VALLEY UTILITY DISTRICT EASEMENT SHOWN PER EASEMENT DESCRIPTIONS FROM MALLORY VALLEY UTILITY DISTRICT. CONTRACTOR TO LOCATE EXACT LOCATION OF 24" WATER MAIN PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY MALLORY VALLEY UTILITY DISTRICT PRIOR TO CONSTRUCTION OF PROPOSED WATER SERVICES FOR PROPOSED COMMERCIAL BUILDINGS AND PROPOSED CONDO DEVELOPMENT.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

NO.	DATE	REVISIONS
1	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
2	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS

BRANCH CREEK CROSSING
UTILITY PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-7.0

SPECIFIC DEVELOPMENT - VARIETY
DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

