BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 3

WILLIAMSON COUNTY, TENNESSEE

OWNER COMMERCIAL TRACTS (LOT 1, LOT 2, OS1A, OS1B, OS2)**:**
BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

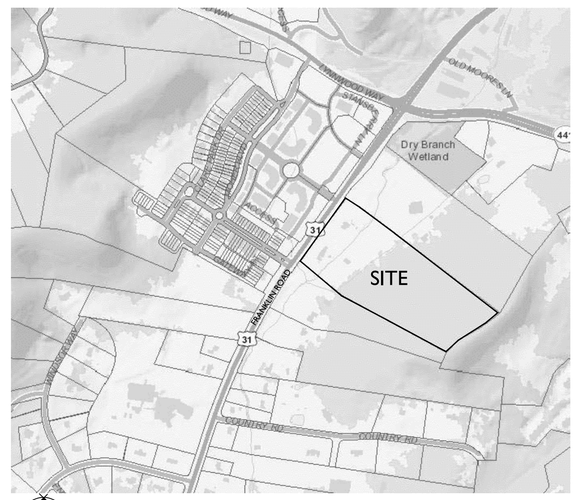
APPLICANT / OWNER REMAINING TRACTS (LOT 3, OS3A, OS3B)**:**
BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

SURVEYOR:
HARRAH & ASSCOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877

ARCHITECT:
B3 STUDIO
PAUL BASS
1104 WEST MAIN STREET
FRANKLIN, TN 37064



N NOT TO SCALE

SHEET INDEX

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C1.1	ENLARGED EXISTING CONDITIONS
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DEVELOPMENT SUMMARY

REVISION 3:
- **REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.**
- **LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).**
- **LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

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REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
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- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
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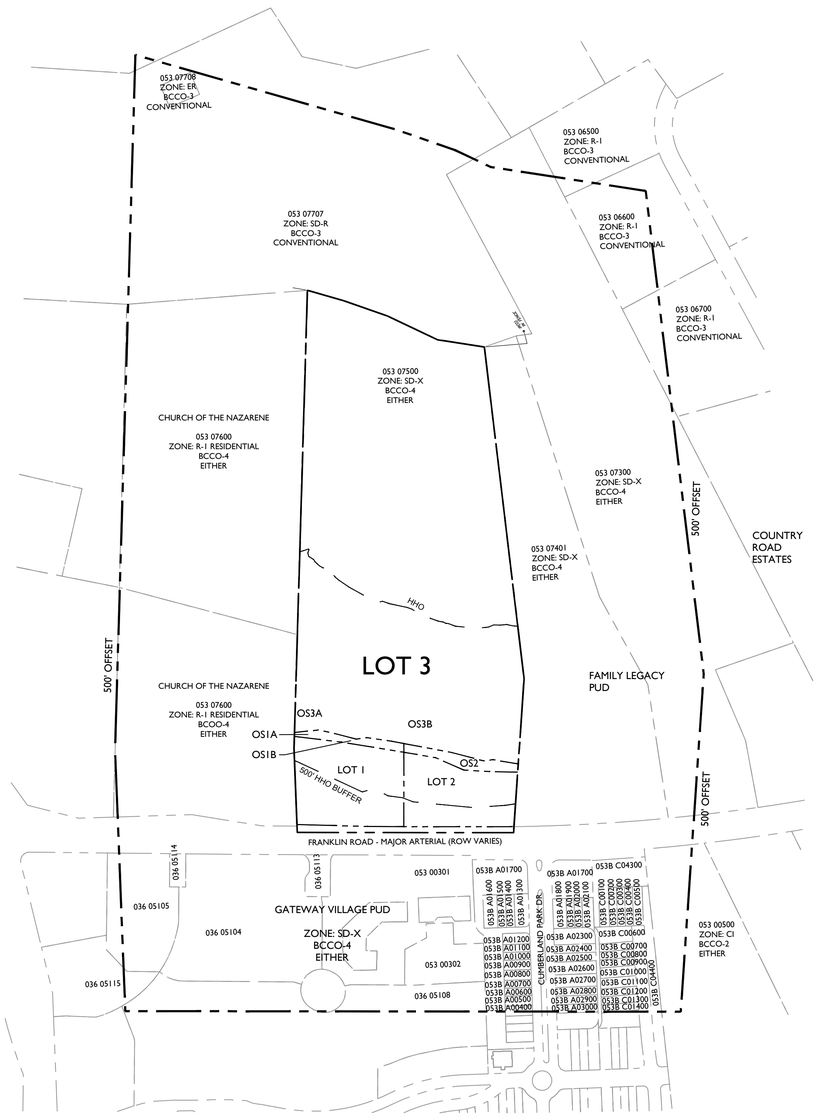
ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

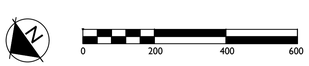
COF# 6591

ISSUED : DECEMBER 11, 2017

REVISIONS
1. January 4, 2018

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com





LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee
and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and
Containing 13.816 acres more or less

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CVHCII LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC	PO BOX 56607	ATLANTA	GA	30343			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
3000 STANSBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD 3	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1222 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391			
1218 COUNTRY RD	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069			
554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	202 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP	711 W BAY AREA BLVD	WEBSTER	TX	77598			
LANDINGS DR	CEMETRY MCKAY	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHP	1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1016 CUMBERLAND PARK DR	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1014 CUMBERLAND PARK DR	WYLIE SUZANNE F	1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1006 CUMBERLAND PARK DR	TAAFFE PAULINE	1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1001 CUMBERLAND PARK DR	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1003 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORSYTH PARK DR	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1007 CUMBERLAND PARK DR	HUDSMITH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEABOARD LN #A-105	FRANKLIN	TN	37067	SD-X	BCCO-4	EITHER
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS	PO BOX 50536	NASHVILLE	TN	37205	SD-X	BCCO-4	EITHER
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1015 CUMBERLAND PARK DR	MISIRIIAN RAPHAEL A & ANAHID REV INT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1019 CUMBERLAND PARK DR	ROSS RICHARD F	563 MIDWAY CIR	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1021 CUMBERLAND PARK DR	WIENCEK TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M	215 DEER PARK CIR	NASHVILLE	TN	37205	SD-X	BCCO-4	EITHER
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
232 GATEWAY CT	SHEAR CARLY R	232 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	EITHER
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	EITHER
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
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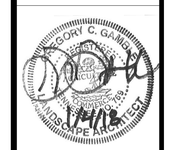
BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee



ISSUED: DEC 11, 2017

Revision	Date
1	Jan. 4, 2018
2	
3	
4	

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 6591

AERIAL IMAGE: C 2017 GOOGLE,
MAP DATA: C 2017 GOOGLE

0 50 100 150
GRAPHIC SCALE 1"=50'

SPECIMEN TREE SURVEY

Tree Number	Tree Size	Status
1	40"	
2	26"	
3	26"	
4	28"	
5	24"	
6	24"	
7	30"	
8	28"	
9	24"	REMOVED 3
10	44"	REMOVED 3
11	30"	REMOVED 3
12	40"	REMOVED 3
13	26"	
14	24"	REMOVED 3
15	30"	REMOVED 3
16	40"	
17	24"	
18	24"	
19	24"	
20	48"	
21	44"	
22	42"	
23	30"	
24	26"	
25	24"	
26	24"	
27	24"	
28	24"	
29	26"	
30	24"	
31	24"	
32	24"	
33	24"	
34	30"	
35	30"	
36	30"	
37	24"	
38	24"	
39	24"	
40	24"	

Tree Number	Tree Size	Health	Status
101	38"	Poor	Removed 1
102	24"	Poor	Removed 1
103	36"	Fair	Removed 2
104	48"	Fair	
105	36"	Fair	
106	28"	Fair	
107	38"	Fair	
108	32"	Fair	Removed 1
109	48"	Poor	
110	36"	Poor	
111	30"	Fair	
112	24"	Fair	
113	32"	Fair	REMOVED 3
114	26"	Fair	REMOVED 3
115	48"	Good	
116	28"	Good	

SPECIMEN TREE REPLACEMENT CHART			
	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 1 - COF #6281	64	65	+1 IN
LOT 2 - COF #6360	72	76	+4 IN
LOT 3	500	-	-500 IN
TOTAL REPLACEMENT			-495 IN

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 39,885 SF

PROVIDED TREE CANOPY PRESERVATION: 541,358 SF (90% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	39,885 SF	519,846 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	40,088 SF	541,358 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	0.92 AC	12.43 AC

KEY:

- SPECIMEN TREE
- TREE CANOPY REMOVED WITH LOT 1 AND 2 SITE PLANS
- TREE CANOPY REMOVAL AREA
- SLOPES 14-19%
- STREAM BUFFER ZONE 1
- STREAM BUFFER ZONE 1
- STREAM BUFFER ZONE 2
- SLOPES >20%

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
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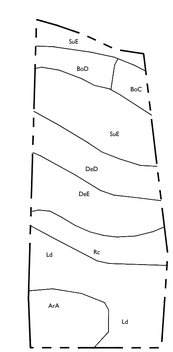
BRENTWOOD, TN 37027

MINERAL RIGHTS:
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY



SOIL MAP : NOT TO SCALE

SOIL KEY

ArA	ARMOUR SILT LOAM, 0 TO 2 PERCENT SLOPES
BoC	BODINE CHERTY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
BoD	BODINE CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES
DeD	DELLROSE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
DeE	DELLROSE GRAVELLY SILT LOAM, 20 TO 30 PERCENT SLOPES, ERODED
Ld	LINDSIDE CHERTY SILT LOAM. PHOSPHATICE
Rc	ROCKLAND
SuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES

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Franklin, Williamson County, Tennessee

ISSUED: DEC 11, 2017

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2
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ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 6591

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
3% * 19.11 AC = 0.57 AC / 24,829 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
101A	FORMAL	PLAZA	2,271
102A	FORMAL	PLAZA	2,621
103A	FORMAL	PLAZA	11,796
103B	FORMAL	PARK/FORMAL TRAIL	8,250

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAT:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	OTHER	STREAM BUFFER AREA	1,167
OS1B	OTHER	STREAM BUFFER AREA	4,174
OS2	OTHER	STREAM BUFFER AREA	9,336

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.57 AC / 24,938 SF (3%)

PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
SITE PLAN FOR 18,000 SF NON-RESIDENTIAL BUILDING IS APPROVED. SITE IS IN CONSTRUCTION.

LOT 2 - COMMERCIAL
22,698 SF NON-RESIDENTIAL BUILDING. CONSTRUCTION TO COMMENCE IN 2017.

LOT 3 - OFFICE
TO BE CONSTRUCTED IN ONE PHASE

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PRESERVED TREE CANOPY

PARKING CHART

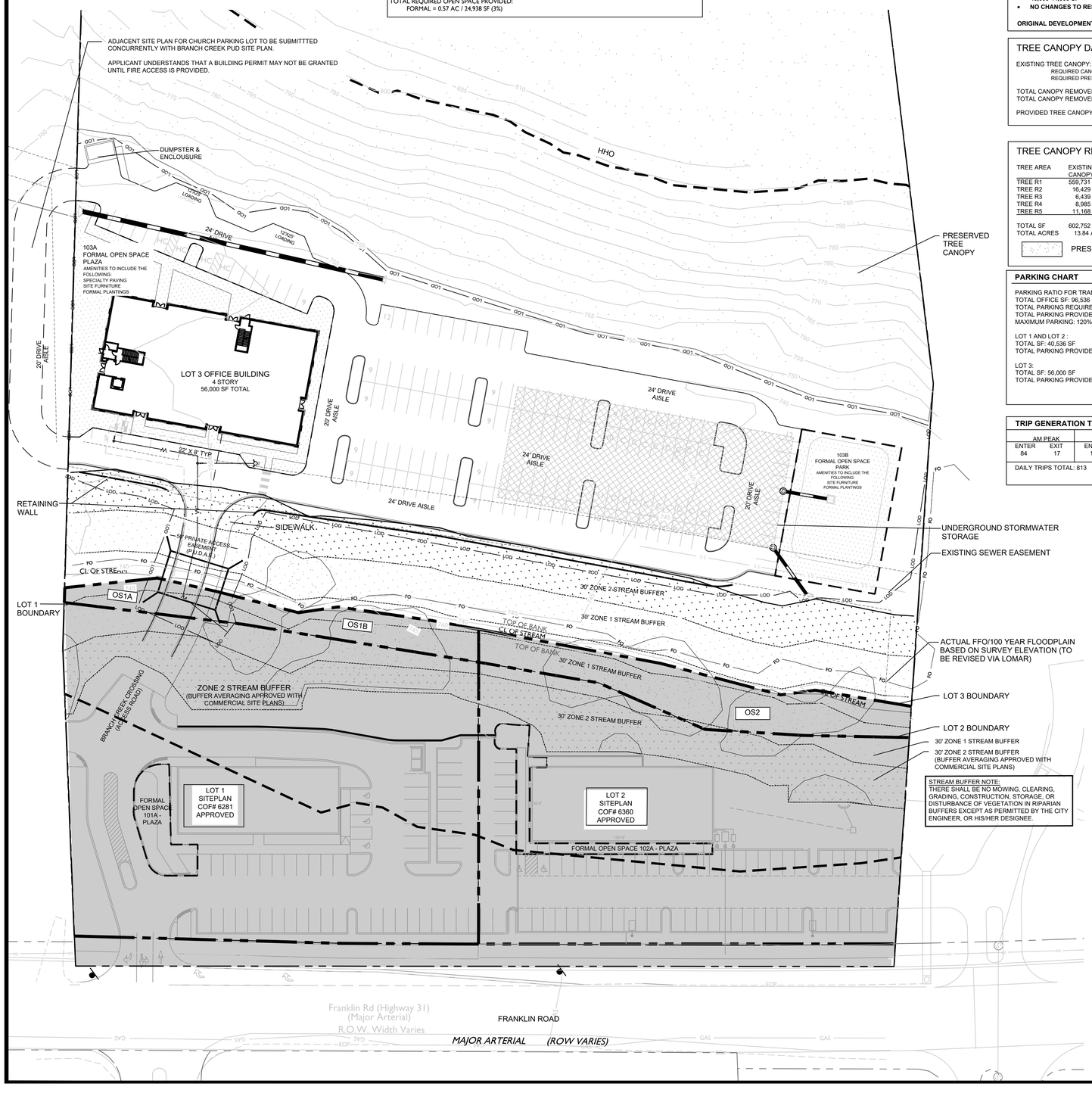
PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 96,536 SF
TOTAL PARKING REQUIRED: 276 SPACES
TOTAL PARKING PROVIDED: 277 SPACES
MAXIMUM PARKING: 120% OF REQUIRED (332 SPACES)

LOT 1 AND LOT 2 :
TOTAL SF: 40,536 SF
TOTAL PARKING PROVIDED: 120 SPACES (17 PERVIOUS/103 IMPERVIOUS)

LOT 3:
TOTAL SF: 56,000 SF
TOTAL PARKING PROVIDED: 157 SPACES
(30 COMPACT SPACES; 19% OF TOTAL PROVIDED)

TRIP GENERATION TABLE

AM PEAK		PM PEAK	
ENTER	EXIT	ENTER	EXIT
84	17	14	74
DAILY TRIPS TOTAL: 813			



STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS/HER DESIGNEE.

KEY:

- SITE PLAN APPROVED OR UNDER REVIEW, NO CHANGES PROPOSED
- FORMAL OPEN SPACE
- PRESERVED TREE CANOPY
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSING (PUD), DEVELOPMENT PLAN REVISION 3
PROJECT NUMBER:	6591
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2.5/40,536)
PROPOSED ZONING:	SD-X (96,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'
OWNER COMMERCIAL TRACTS: LOT 1, LOT 2, OS1A, OS1B, OS2	BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
APPLICANT & OWNER OFFICE TRACTS: LOT 3, OS3A, OS3B	BBC INVESTMENTS 202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE
ENGINEER:	KIMLEY-HORN 214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615.564.2877
BUILDING SQUARE FOOTAGE:	±96,536
BUILDING HEIGHT:	3 STORIES AND 4 STORIES
LANDSCAPE SURFACE RATIO:	0.80/ 15.26 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	2.85 SPACES / 1,000 SF
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION:	N/A
OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.06 AC PROVIDED LOT 3: 0.46 AC

STATEMENT OF IMPACTS:

WATER: (DEVELOPMENT PLAN REVISION 3)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT. BASED ON THE UNIT FLOW OF 0.1 GPD/SQUARE FOOT, THE TOTAL ESTIMATED FLOW IS 5,600 GPD (FOR THE 56,000 SF OFFICE BUILDING).

SEWER: (DEVELOPMENT PLAN REVISION 3)
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRNAKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) 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 AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

BASED ON THE PROJECTED TRIPS TO BE GENERATED BY THE DEVELOPMENT, THE TOTAL DAILY TRIPS IS 813.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:

STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:
NO STUDENTS

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

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

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE OFFICE BUILDING PROPOSED FOR LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET AND CREATING AN ACTIVE FORMAL OPEN SPACE PLAZA.

PARKING IN THE FRONT IS LIMITED TO PARALLEL PARKING. THE REST OF THE PARKING IS POSITIONED TO THE SIDE AND REAR OF THE BUILDING. LANDSCAPE ISLANDS IN SIDE PARKING LOT ARE LARGER THAN REQUIRED TO PROVIDE ADDITIONAL VEGETATION.

0 40 80 120
GRAPHIC SCALE 1"=40'

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

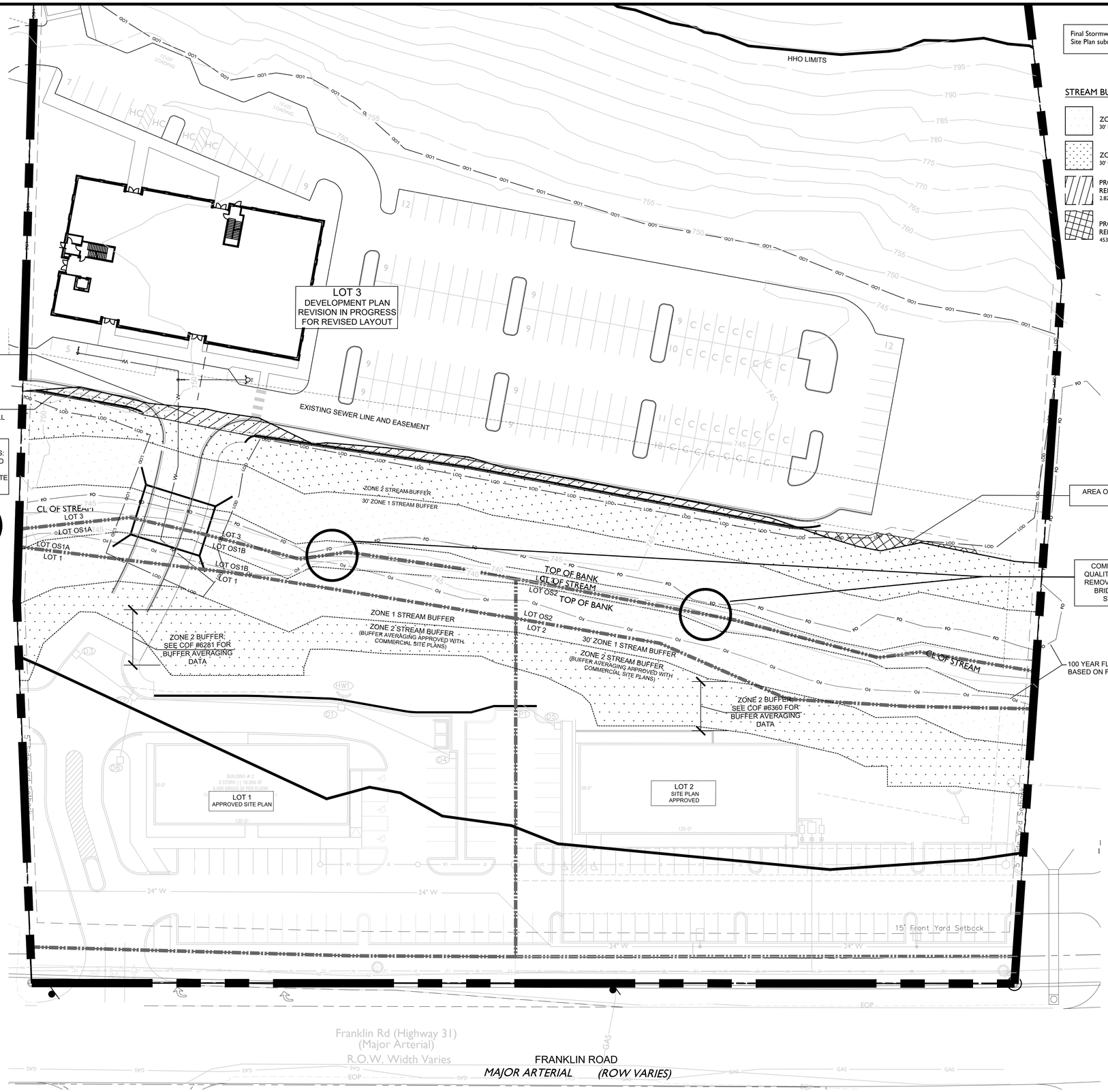
ISSUED: DEC 11, 2017

Revision	Date
1	Jan. 4, 2018
2	
3	
4	

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF # 6591



Final Stormwater Management Plan to be provided prior to Site Plan submittal

STREAM BUFFER KEY

- ZONE 1 STREAM BUFFER
  30' FROM TOP OF BANK, UNLESS ADJUSTED FOR SLOPE
- ZONE 2 STREAM BUFFER
  30' OFFSET OF ZONE 1 BUFFER
- PROPOSED AREA OF ZONE 2 BUFFER REDUCTION
  2,824 SF OF DISTURBANCE
- PROPOSED AREA OF ZONE 2 BUFFER REPLACEMENT
  453 SF

STREAM BUFFER REDUCTION REQUEST

The applicant requests the buffer reduction shown in order to accommodate the Lot 3 layout shown. This layout provides full vehicular circulation around the office building for improved access and safety. In order to accomplish this, retaining walls are required in both the front and rear of the property. Due to the location of the existing sanitary sewer line, the site is pushed down to allow the sanitary sewer line to be in located in the proposed drive lane. This location also provides for the shortest retaining walls.

If the buffer reductions is granted, the applicant is proposing the creation of zone 2 buffer where possible. Since the existing sanitary sewer line and easement prohibit further expansion of the zone 2 buffer, the applicant is proposing additional, comparable water quality improvements in the form of bridge removal and stream bank stabilization in the removal area.

Also, if the buffer variance is granted, then the applicant will purchase the required stream buffer signs at a cost of $17 each and install the signs at 150' on-center.

Typical stream buffer enhancements shall also occur and be defined further at Site Plan.

COMPARABLE WATER QUALITY IMPROVEMENTS

Improvements include:

- Removal of collapsed bridges and debris
- Stabilization of bank / live staking where applicable

The applicant shall stabilize the banks where the bridge removal occurs. The work shall be coordinated with the COF stormwater coordinator and will be defined further in Site Plan submittal documents.

General methods shall include proper site preparation, grading and installation of an organic matting/RECP (biodegradable rolled erosion controlled product) such as Jute matting. Installed matting to have complete contact with soil. Live Staking may be required and may be applied up to 100% of the whole stream (to be determined by City Stormwater Management and the Landscape Architect prior to Site Plan). Appropriate installation of live stakes include planting 2-3 feet apart using triangular spacing and planting at right angles to the slope.

Revegetation is also required. Seed mix is typically installed both above and below matting. At site plan, a schedule for Urban Riparian Buffer Zone enhancement will also be applied to this area.

Prior to starting site work, the owner/installer, the COF Stormwater Coordinator and the COF Land Planner shall meet on site to verify plant placement and installation methods.

STREAM BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

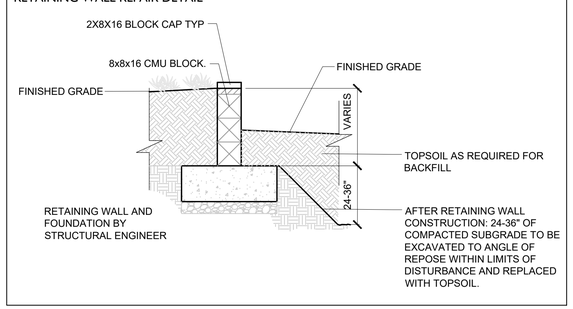
There shall be no mowing, clearing grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his/her designee.

DEVELOPMENT PLAN SUBMITTAL NOTE

This stream buffer mitigation plan proposed with the Branch Creek PUD Development Plan assumes that the existing 20 foot wide sewer easement crossing the site will need to be a 30 foot wide sewer easement due to grading constraints of the property. This assumption is also reflected with the placement of the retaining wall shown on this plan parallel to the stream, within the 60 foot stream buffer. The proposal herein includes the removal of three existing bridge crossings, and the planting of live stakes along the banks of the existing stream channel. Two of the existing crossings are located on the Branch Creek PUD property, and one is located north on the Gateway Community Church property. The applicant is currently discussing the removal of this bridge with the church.

In the event that a 30 foot sewer easement is not necessary, the impacts to the stream side buffer will be greatly reduced. At Site Plan, the applicant may revisit this proposed mitigation plan to discuss final mitigation solutions with the City of Franklin Stormwater Manager.

RETAINING WALL REPAIR DETAIL



THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. THIS EXHIBIT WILL TRACK WITH THE DEVELOPMENT PLAN AND FUTURE SITE PLAN.

0 30 60 90
GRAPHIC SCALE 1"=30'

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

ISSUED: DEC 11, 2017

Revision	Date
1	Jan. 4, 2018
2	
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STREAM BUFFER VARIANCE REQUEST

SHEET

C2.1

COF # 6591

APPROVED DEVELOPMENT PLAN REVISION 1 COF#6281

NOT TO SCALE

NOT TO SCALE

PROPOSED DEVELOPMENT PLAN REVISION 3

NOT TO SCALE

NOT TO SCALE

DEVELOPMENT SUMMARY

REVISION 3:

- REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.
- LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).
- LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

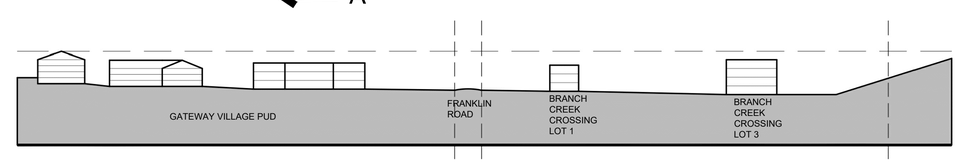
REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041

- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
- INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281

- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
- INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
- NO CHANGES TO RESIDENTIAL LOT (LOT 3)

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692



SECTION A - A'

NOT TO SCALE

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
PRINCIPAL
TENNESSEE
LANDSCAPE ARCHITECT

ISSUED: DEC 11, 2017

Revision	Date
△	
△	
△	
△	

DEVELOPMENT
PLAN REVISION
COMPARISON

SHEET
C2.2

COF # 6591

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. 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.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & 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 STREETS 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 THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

STORMWATER MANAGEMENT NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDING VIA POSITIVE DRAINAGE AND WILL SHEET FLOW SOUTH AND WEST TOWARDS THE BIORETENTION AREA. STORMWATER RUNOFF WILL FLOW OVER A RIBBON CURB INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW STRUCTURE TO THE PROPOSED UNDERGROUND DETENTION BASIN.

RUNOFF THAT EXCEEDS THE 1ST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW STRUCTURE TO THE ADJACENT UNDERGROUND DETENTION STRUCTURE SHOWN ON THE PLAN BELOW. AN OUTLET CONTROL STRUCTURE WILL LIMIT THE PEAK DISCHARGE FLOW RATE OF THE UNDERGROUND DETENTION STRUCTURE TO THE PRE-DEVELOPMENT PEAK DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

BOTH THE BIORETENTION WATER QUALITY AREA AND UNDERGROUND DETENTION STRUCTURE ARE SIZED TO ACCOMODATE AN ADDITIONAL 0.41 ACRES OF IMPERVIOUS AREA BEYOND WHAT IS SHOWN ON THIS SITE PLAN.

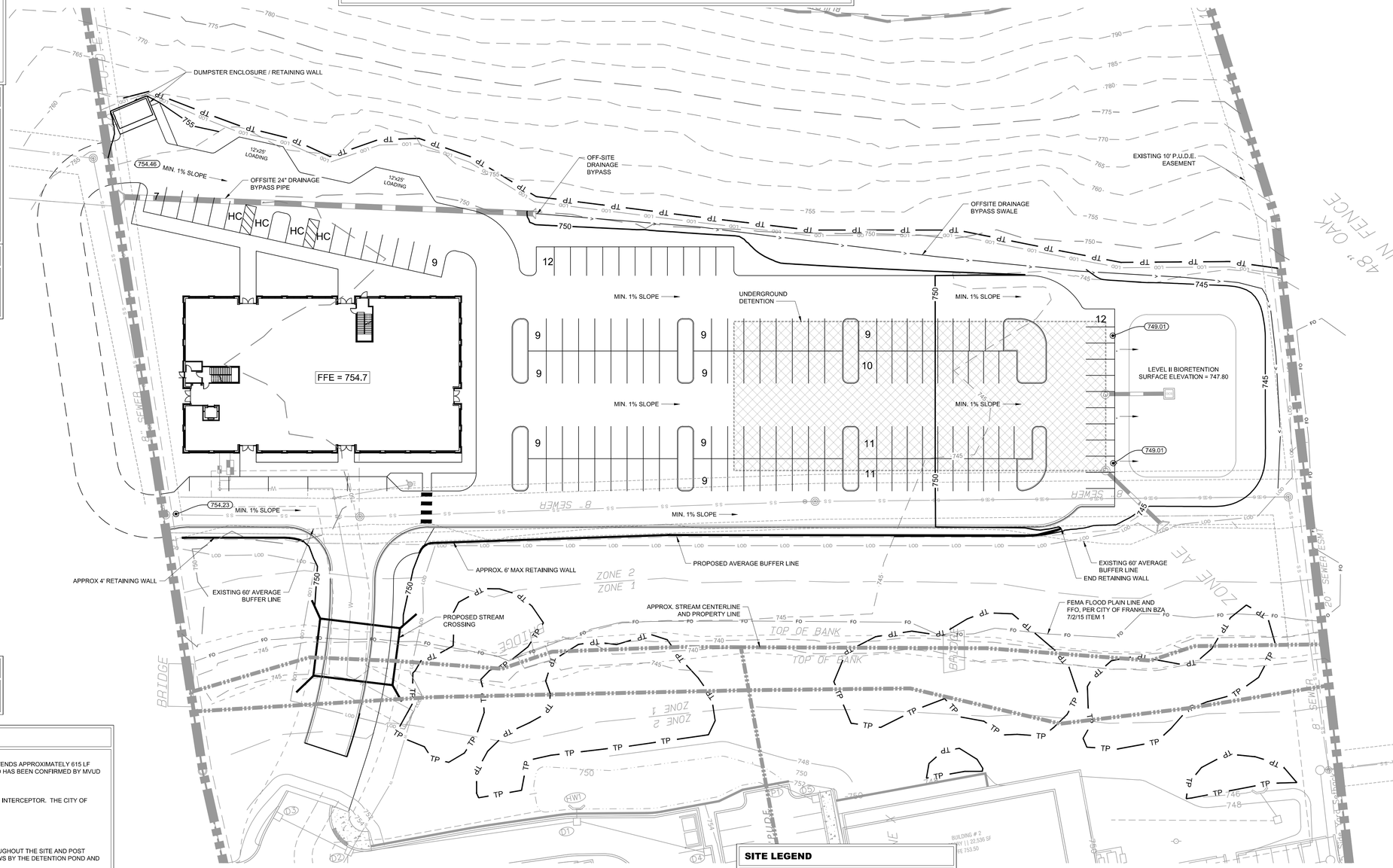
SITE AREA TABLE

SITE DISTURBED AREA	=	2.95 ACRES
ON-SITE IMPERVIOUS AREA	=	2.00 ACRES
TOTAL IMPERVIOUS AREA TO WATER QUALITY AND POND	=	2.41 ACRES

UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2877 CONTACT: BRETT CREASMAN, P.E.
ELECTRIC	**SANITARY SEWER**	**CABLE**	**CITY OF FRANKLIN**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

PROPOSED SITE PLAN PROVIDED BY GAMBLE DESIGN COLLABORATIVE ON 12/11/17. EXISTING SURVEY INFORMATION PROVIDED BY HARRAH & ASSOCIATES, DATED 2/15/17.



EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
TP	TREE PROTECTION LINE
FH	FIRE HYDRANT
	UTILITY EASEMENT
	DRAINAGE AREA BOUNDARY

Know what's below. Call before you dig.

STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
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BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

BRETT CREASMAN REGISTERED ENGINEER AGRICULTURE COMMERCE 114232 STATE OF TENNESSEE 12/11/17

ISSUED: DECEMBER 11, 2017

Revision	Date
△	
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△	

GRADING PLAN

SHEET C3.0

COF # 6591

ROW & ACCESS GENERAL NOTES

1. 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.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY 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.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. 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.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. 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.
7. 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.

FLOW TEST DATA

-HYDRANT LOCATION: 574 FRANKLIN ROAD
-TEST HYDRANT: STATIC PRESSURE = 80 PSI
RESIDUAL PRESSURE = 78 PSI
-FLOW HYDRANT: STATIC PRESSURE = 86 PSI
RESIDUAL PRESSURE = 80 PSI
-TOTAL GPM DURING TEST = 985
-DATE: OCTOBER 31, 2017 @ 9:00 AM
-TEST PERFORMED BY CORY BORUM AND BEN BUTLER OF HETHCOAT AND DAVIS.

UTILITY AGENCIES CONTACT LIST

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: BOBBY NUTT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2877
CONTACT: BRETT CREASMAN, P.E.

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

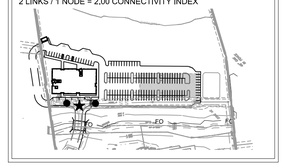
SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: UTILITY INSPECTOR

CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

CONNECTIVITY INDEX

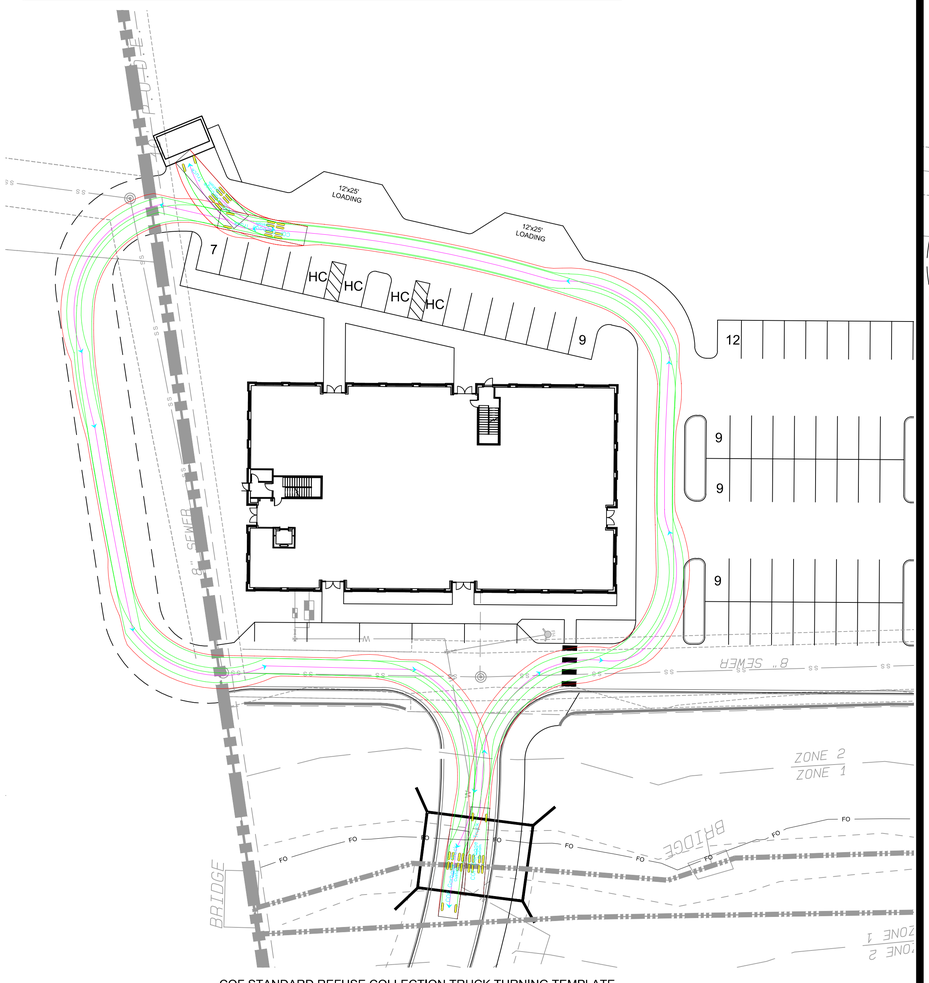
2 LINKS / 1 NODE = 2.00 CONNECTIVITY INDEX



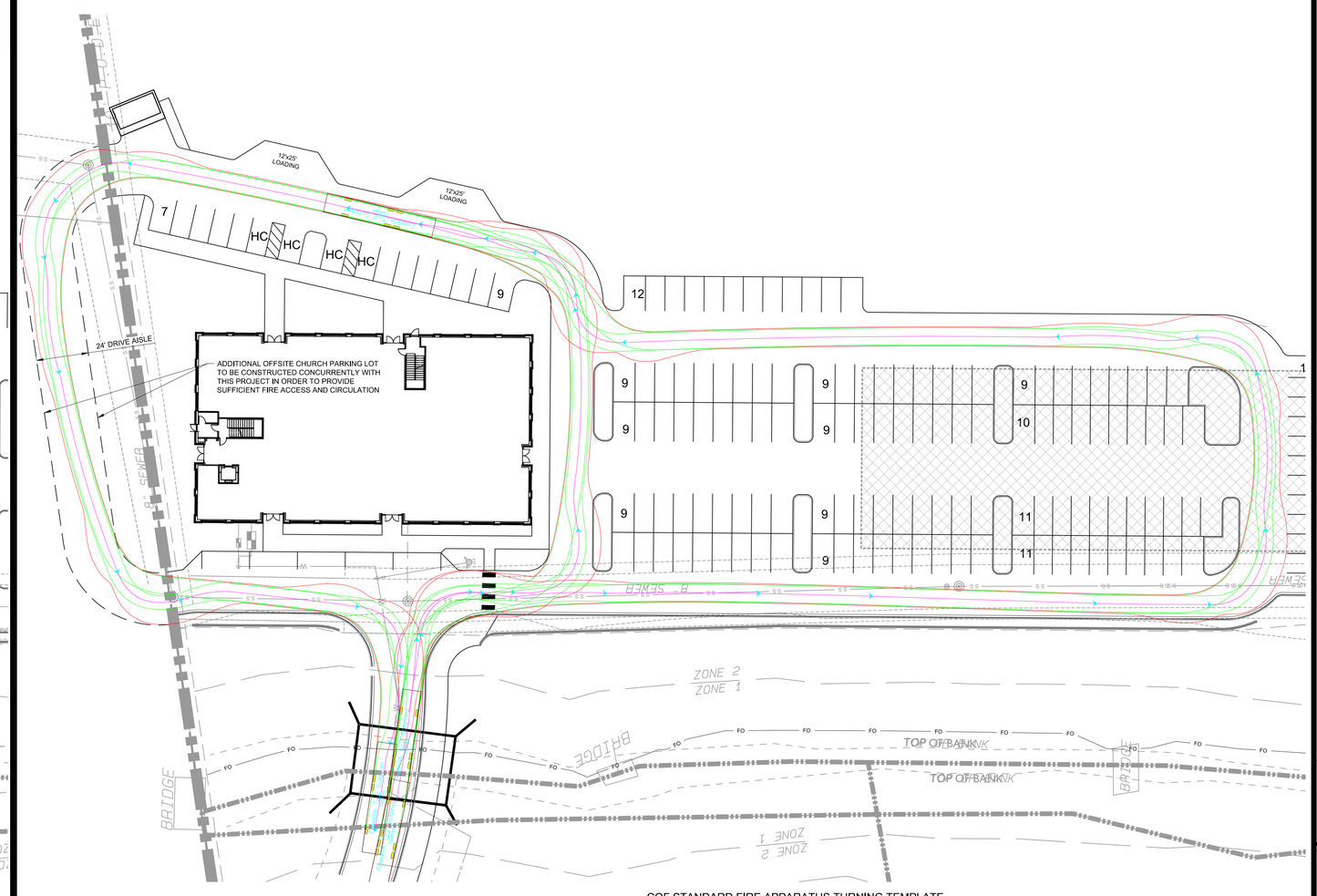
PROPOSED SITE PLAN PROVIDED BY GAMBLE DESIGN COLLABORATIVE ON 12/11/17. EXISTING SURVEY INFORMATION PROVIDED BY HARRAH & ASSOCIATES, DATED 2/15/17.

IMPACT STATEMENT

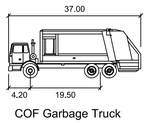
ACCESS TO THE OFFICE PORTION OF THE BRANCH CREEK DEVELOPMENT WILL BE PROVIDED BY A BRIDGE CROSSING THAT WILL CONNECT INTO THE EXISTING COMMERCIAL PORTION NORTHWEST OF THIS SITE.



COF STANDARD REFUSE COLLECTION TRUCK TURNING TEMPLATE



COF STANDARD FIRE APPARATUS TURNING TEMPLATE



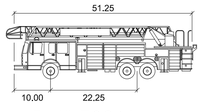
COF Garbage Truck

		feet
Width	:	8.10
Track	:	6.50
Lock to Lock Time	:	6.0
Steering Angle	:	25.1

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

REFUSE COLLECTION NOTE

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



Franklin T-2 Sutphen

Width	:	8.66 feet
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	42.0

NOTE: MINIMUM 5 MPH DESIGN SPEED

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
	UTILITY EASEMENT
	DRAINAGE AREA BOUNDARY

811 Know what's below. Call before you dig.

STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

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BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

BRETT CREASMAN REGISTERED ENGINEER AGRICULTURE NUMBER 114292 STATE OF TENNESSEE

ISSUED: DECEMBER 11, 2017

Revision	Date
△	
△	
△	
△	

ROW & ACCESS PLAN

SHEET C4.0

COF # 6591

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. WATER INFRASTRUCTURE TO BE RESPONSIBILITY OF MALLORY VALLEY UTILITY DISTRICT.
5. 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.
6. 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.
7. 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.

UTILITY LAYOUT NOTE

-DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

-APPLICANT WILL WORK WITH CITY STAFF ON ALIGNMENT AND DESIGN OF ALL UTILITIES SHOWN ON THIS PLAN TO REACH AN AGREED-UPON SOLUTION FOR SERVING THE SITE.

SANITARY SEWER DESIGN NOTE

THE PROPOSED GRADES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY VARY WITH FINAL DESIGN. THE DEVELOPER UNDERSTANDS THE REQUIREMENT THAT SEWER DEPTHS GREATER THAN 12' REQUIRED DUCTILE IRON PIPE AND A 30' EASEMENT. AS DESIGN PROGRESSES, THE DEVELOPER AND ENGINEER WILL WORK WITH CITY OF FRANKLIN WATER AND SEWER TO DEFINE EXACT REQUIREMENTS FOR THE FUTURE IMPROVEMENTS ON THIS SITE.

UTILITY NARRATIVE

WATER AND SEWER SERVICES WILL BE INSTALLED AT TIME OF CONSTRUCTION. PAVEMENT CUTS MAY BE NECESSARY FOR PROPOSED WATER AND SEWER SERVICE CONNECTIONS TO BE MADE.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

UTILITY NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF FRANKLIN OR MALLORY VALLEY'S STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO CITY OF FRANKLIN SEWER & MALLORY VALLEY UTILITY DISTRICT WATER STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

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

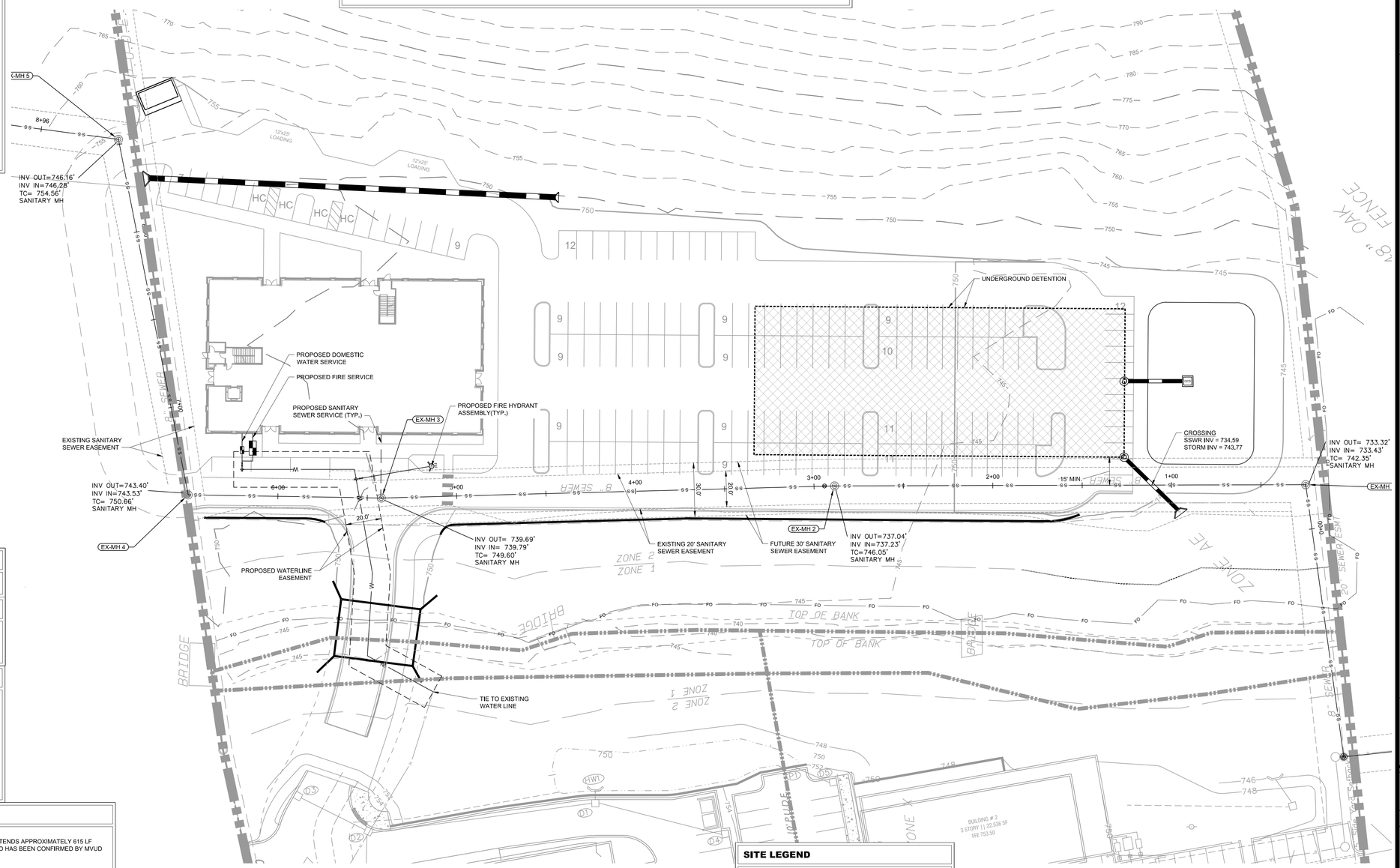
UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2877 CONTACT: BRETT CREASMAN, P.E.
ELECTRIC	**SANITARY SEWER**	**CABLE**	**CITY OF FRANKLIN**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY PLAN DATA CHART

• FACILITY TYPE:	OFFICE
• UNIT FLOW IN GPD*:	0.1 GPD/SQUARE FOOT
• OFFICE AREA	56,000 SF
• TOTAL FLOW IN GPD:	5,600

*ESTIMATED FLOWS PER COF STANDARDS



FLOW TEST DATA

-HYDRANT LOCATION: 574 FRANKLIN ROAD
-TEST HYDRANT: STATIC PRESSURE = 80 PSI
RESIDUAL PRESSURE = 78 PSI
-FLOW HYDRANT: STATIC PRESSURE = 86 PSI
RESIDUAL PRESSURE = 80 PSI
-TOTAL GPM DURING TEST = 985
-DATE: OCTOBER 31, 2017 @ 9:00 AM
-TEST PERFORMED BY CORY BORUM AND BEN BUTLER OF HETHCOAT AND DAVIS.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
	UTILITY EASEMENT
	DRAINAGE AREA BOUNDARY

811 Know what's below. Call before you dig.

STREAM BUFFER NOTE

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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

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BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

BRETT CREASMAN REGISTERED ENGINEER AGRICULTURE No. 114232 STATE OF TENNESSEE

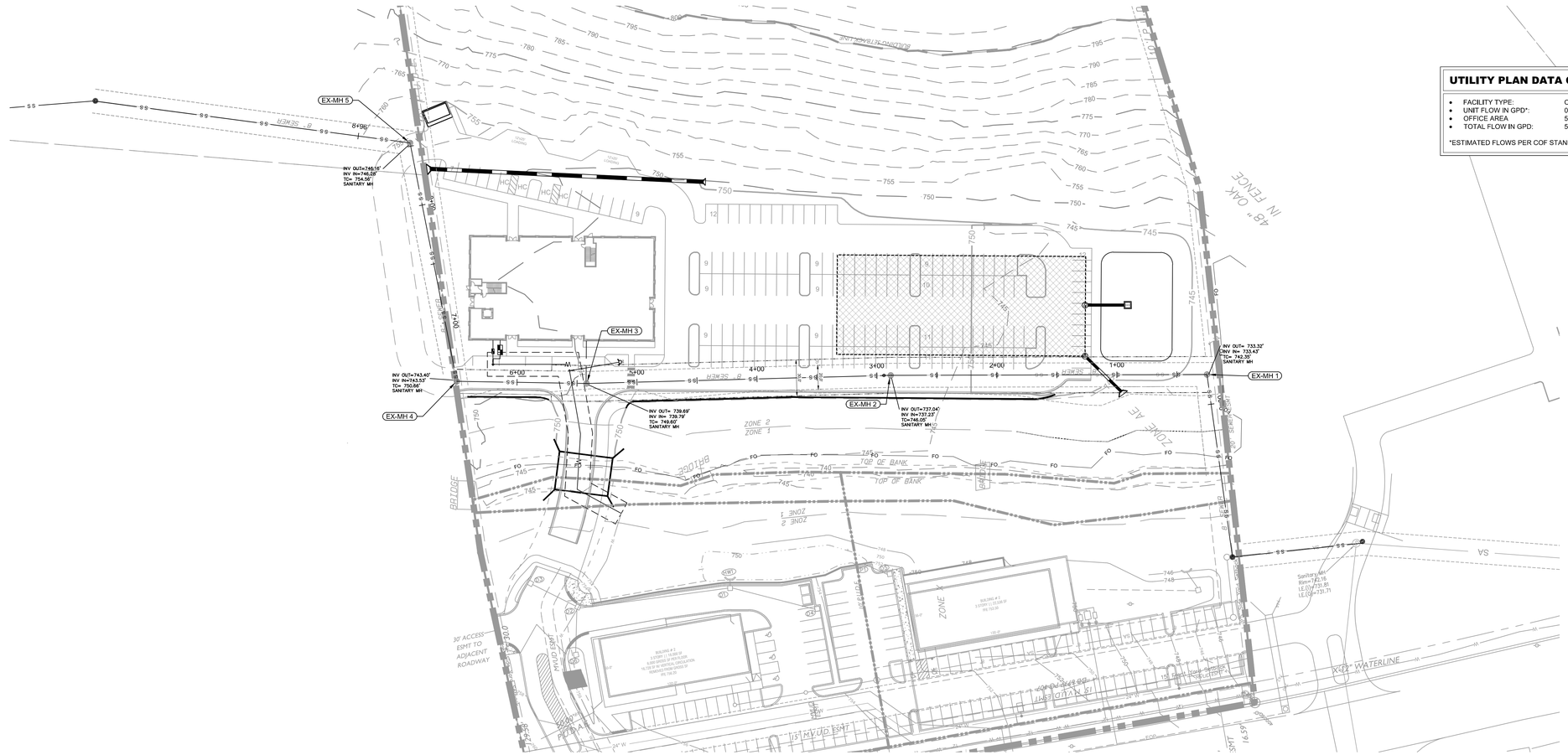
ISSUED: DECEMBER 11, 2017

Revision	Date
△	
△	
△	
△	

UTILITY PLAN

SHEET C5.0

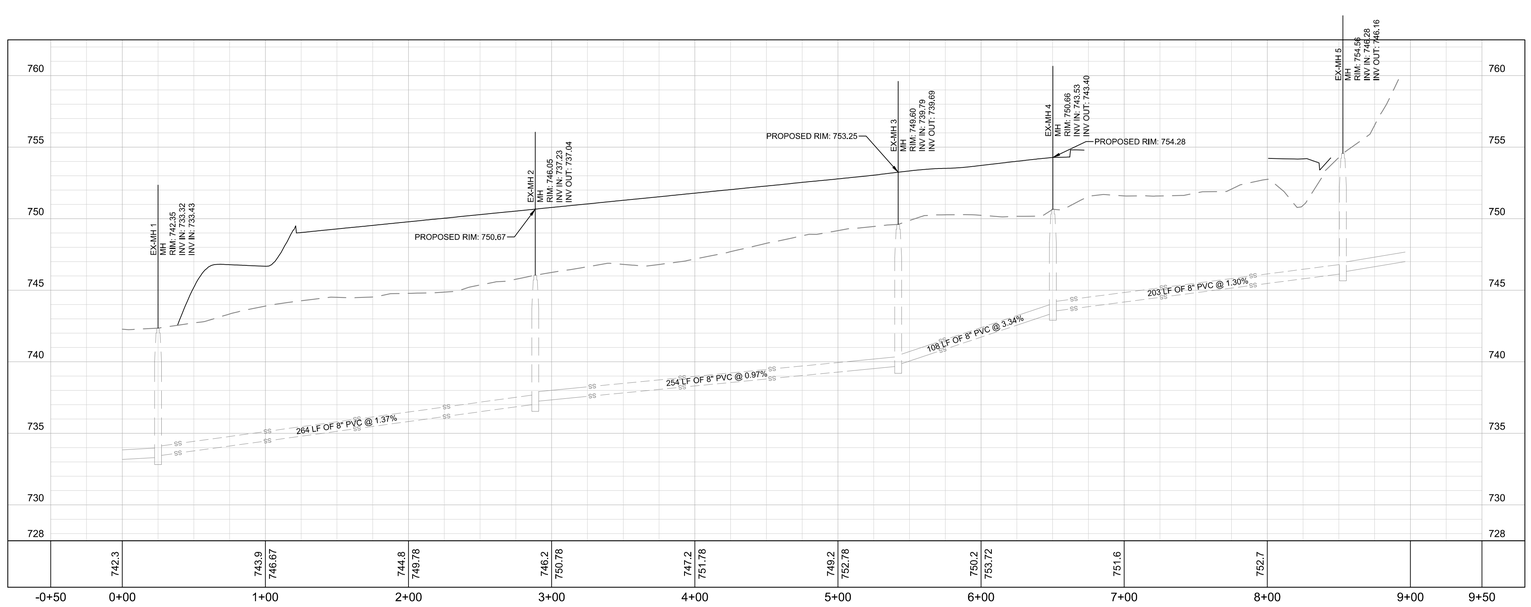
COF # 6591



UTILITY PLAN DATA CHART

- FACILITY TYPE: OFFICE
- UNIT FLOW IN GPD*: 0.1 GPD/SQUARE FOOT
- OFFICE AREA 56,000 SF
- TOTAL FLOW IN GPD: 5,600

*ESTIMATED FLOWS PER COF STANDARDS



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EXISTING SEWER INFORMATION

EXISTING SEWER AND SITE DATA PROVIDED BY ROGER HARRAH, RLS.MOST RECENTLY UPDATED ON 2/15/17. THIS PLAN IS A REPRESENTATION OF THE DATA PROVIDED VIA CAD SURVEY FROM HARRAH AND ASSOCIATES.

Know what's **below.**
Call before you dig.

STREAM BUFFER NOTE

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GDC
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BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

BRETT CREASMAN REGISTERED ENGINEER AGRICULTURE ORIGINAL SIGNATURE NUMBER 114292 STATE OF TENNESSEE

ISSUED: DECEMBER 11, 2017

Revision Date
△
△
△
△

EX. SSWR PLAN & PROFILE

SHEET
C5.1

COF # 6591

1 SOUTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALLUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR

elevation keynotes

1. PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
2. MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
3. PREFINISHED ALUMINUM CANOPY - COLOR TO MATCH ALUMINUM STOREFRONT AND COPING
4. EXTERIOR LIGHTIN' - REFER TO ELECTRICAL.
5. 8" SOLDIER ' ELDEN | DUTCH GRAY VELOUR.
6. 12" SOLDI SE - BELDEN | DUTCH GRAY VELOUR.
7. CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO.: SC-15 (COLOR: ARTIC WHITE).
8. BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
9. 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

EDIT

zone 4 - building envelope requirements

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-15cl
WALLS ABOVE GRADE	
METAL FRAMED	R-13 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	NR (NO REQUIREMENT)
OPAQUE DOORS	
SWINGING	U-0.70

zone 4 - building envelope requirements fenestration

METAL FRAMING	
STOREFRONT U-FACTOR	0.50
ENTRANCE DOOR U-FACTOR	0.85
SHGC - ALL FRAME TYPES	
SHGC: PF < 0.25	0.40
SHGC: 0.25 < PF < 0.5	NR (NO REQUIREMENT)
SHGC: PF > 0.5	NR

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.: **XXXX**

hvac screening

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

material legend

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN DUTCH GRAY VELOUR

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8521

EDIT

DEN BRICK | UTILITY BRICK
OLOR: BELDEN 8523

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 671 VELOUR

READING ROCK | ROCKCAST SMOOTH
COLOR: ARTIC WHITE

3 a400 - southeast perspective

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b3studio inc.
1104 west main street || franklin, tn 37064 || www.b3studio.com

client

project:

BRANCH CREEK CROSSING

FRANKLIN TN

revisions

△

date: 10.03.17
project no.: a17.031.00

building elevations

a400

1 NORTH ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

3 a401 - northwest perspective

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALLUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR

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EDIT

zone 4 - building envelope requirements

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-15cl
WALLS ABOVE GRADE	
METAL FRAMED	R-13 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	NR (N0 REQUIREMENT)
OPAQUE DOORS	
SWINGING	U-0.70

EDIT

zone 4 - building envelope requirements fenestration

METAL FRAMING	
STOREFRONT U-FACTOR	0.50
ENTRANCE DOOR U-FACTOR	0.85
SHGC - ALL FRAME TYPES	
SHGC: PF < 0.25	0.40
SHGC: 0.25 < PF < 0.5	NR (N0 REQUIREMENT)
SHGC: PF > 0.5	NR

planning commission note

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COLOR: BELDEN DUTCH GRAY VELOUR

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8521

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8523

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 671 VELOUR

READING ROCK| ROCKCAST SMOOTH
COLOR: ARTIC WHITE

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client

project:

BRANCH CREEK CROSSING

FRANKLIN TN

revisions

△

date: 10.03.17
project no.: a17.031.00

building elevations

a401