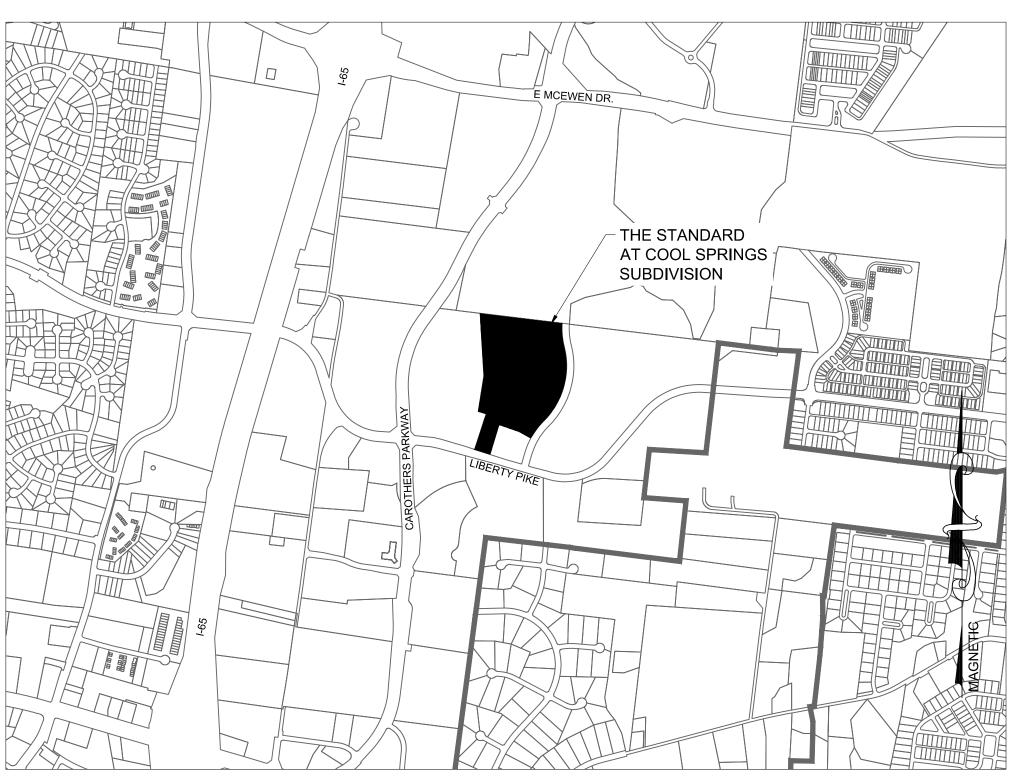
THE STANDARD AT COOL SPRINGS LOTS 2-32

FRANKLIN, TENNESSEE

APRIL 9, 2018; MAY 2, 2018 COF PROJECT # 6689



VICINITY MAP

PREPARED BY:



214 Oceanside Drive, Nashville, TN 37204 Main: 615.564.2701 | www.kimley-horn.com © 2018 Kimley-Horn and Associates, Inc.

Sheet List Table						
Sheet Number	Sheet Title					
C0.0	COVER					
C1.0	EXISTING CONDITIONS PLAN					
C2.0	PRELIMINARY PLAT					
C2.1	PRELIMINARY PLAT NOTES					
C5.0 OVERALL UTILITY PLAN						
L1.0	TREE PRESERVATION PLAN					



UTILITY AND GOVERNING AGENCIES CONTACT LIST

CITY OF FRANKLIN

109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 PLANNING CO-LEADER: JOSH KING 615-550-6977

ENGINEERING CO-LEADER: LANCE FITTRO 615-550-6676

ATMOS ENERGY

200 NOAH DRIVE

FRANKLIN, TN 37064

SANITARY SEWER

PHONE: (615) 794-2596 CONTACT: RON MYATT

WATER

MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067

ELECTRIC MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067

CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)794-4554 PHONE: (615) 595-4693 CONTACT: DALE HOOD CONTACT: UTILITY INSPECTOR CONTACT: PAULA BROOKS

TELEPHONE

CONTACT: DAVID TUTTEROW

2501 McGAVOCK PK, SUITE 1206

NASHVILLE, TN 37214

(615)440-2920

CONTACT: RYAN McMASTER, P.E.

SURVEYOR

ENGINEER

214 OCEANSIDE DRIVE

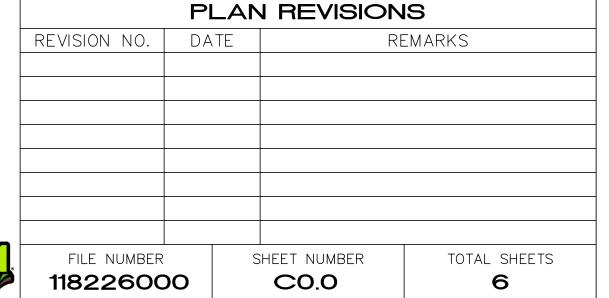
PHONE: (615) 564-2876

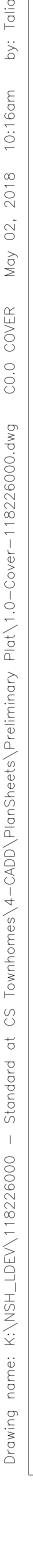
BARGE WAGGONER SUMNER & CANNON 614 FOURTH AVENUE SOUTH NASHVILLE, TN 37210

NASHVILLE, TENNESSEE 37204

KIMLEY-HORN AND ASSOCIATES, INC.

PHONE: (615) 252-4397 CONTACT: BRAD THOMAS, RLS







JY WE WISHING THE 3700

214 Oceanside Drive, Nashville, TN 3720

STANDARD

OUL SPRINGS

M CMA STATE OF TENTERS OF TENTERS

NO TEMESONS

OF TE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

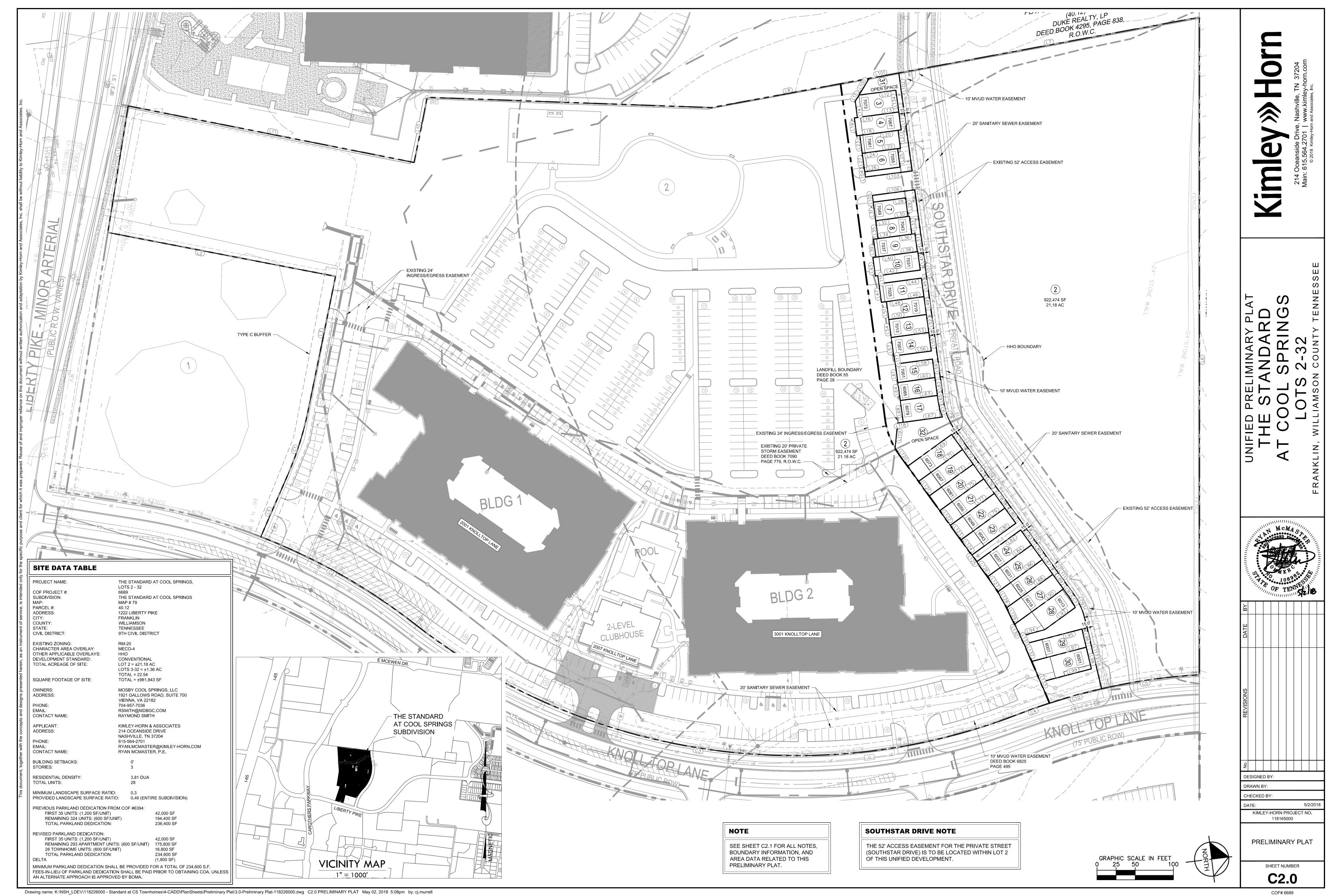
DATE:

EXISTING CONDITIONS PLAN

KIMLEY-HORN PROJECT NO.

118165000

SHEET NUMBER



LINE TABLE					
LINE	LENGTH	BEARING			
L1	167.56'	N73°54'58.29"W			
L2	303.30'	S17°51'27,00"W			
L3	178.80'	N71°32'02.00"W			
L5	88.89'	N59°30'39.00"W			
L6	859.91'	S83°03'22.23"E			
L7	399.90'	N3°32'50.60"W			
L8	209.90'	N3°32'50.60"W			
L9 371.89'		N9°01'05.40"E			
L10 86.87'		N71°43'23.31"W			
L11	381.25'	N18°07'34.40"E			
L12	48.74'	S0°37'08.85"E			
L13	54.53'	N0°37'08.85"W			
L14	21.75'	N89°22'51.15"E			
L15	9.05'	S51°37'16.76"E			
L16	58.63'	N0°37'08.85"W			
L17	23.63'	N89°11'00.57"E			
L18	58.72'	S0°37'08.85"E			
L19	23.62'	S89°22'51.15"W			
L20	50.55'	N0°37'08.85"W			
L21	23.62'	N89°22'51.15"E			
L22	50.55'	S0°37'08.85"E			
L23	23.62'	S89°22'51.15"W			

LINE TABLE			
LINE	LENGTH	BEARING	
L24	46.77'	N0°37'08.85'	
L25	24,42'	N89°22'51.15	
L26	46.77'	S0°37'08.85	
L27 L28	24.42'	S89°22'51.15	
	42.69'	N0°37'08.85'	
L29	24.42'	N89°22'51.15	
L30	42.69'	S0°37'08.85	
L31	24.42'	S89°22'51.15	
L32	44.50'	N0°37'08.85'	
L33 L34 L35 L36 L37	23.62'	N89°22'51.15	
	44.50'	S0°37'08.85	
	23.63'	S89°22'51.15	
	54.67'	N0°37'08.85'	
	L37	L37	23.63'
L38	54.67'	S0°37'08.85	
L39	23.63'	S89°22'51.15	
L40	59.27'	N0°37'08.85'	
L41	24.42'	N89°11'00.57	
L42	59.35'	S0°37'08.85	
L43	24.42'	S89°22'51.15	
L44	56.06'	N0°37'08.85'	
L45	24.42'	N89°11'00.57	

		LINE T	ABLE
	LINE	LENGTH	BEARING
Ī	L46	56.15'	S0°37'08.85"E
ľ	L47	24.42'	S89°22'51.15"V
Ī	L48	56.15'	S0°37'08.85"E
	L49	23,63'	N89°11'00.57"E
	L50	49.56'	S0°37'08.85"E
	L51	23.63'	S89°22'51.15"V
Ī	L52	23.63'	N89°11'00.57"E
Ī	L53	49.64'	N0°37'08.85"W
	L54	23.62'	S89°22'51.15"W
	L55	24.42'	N89°11'00.57"E
Ī	L56	49.73'	S0°37'08.85"E
Ī	L57	24.42'	S89°22'51.15"V
Ī	L58	49.01'	N0°48'59,43"W
	L59	24.42'	N89°11'00.57"E
	L60	49.01'	S0°48'59.43"E
	L61	24.42'	S89°11'00.57"W
	L62	23.62'	N89°11'00.57"E
Ī	L63	49.01'	N0°48'59.43"W
Ī	L64	23.63'	S89°11'00.57"W
ļ	L65	5.38'	N89°11'00.57"E
	L67	51.68'	S0°48'59.43"E
	L68	28.79'	S89°11'00.57"V

LINE	LENGTH	BEARING	
L91	10.76'	N61°03'36.59	
L93	49.39'	S28°56'23.41"E	
L94	32.89'	S7°46'16.59"E	
L95	78.07'	N7°38'38.50"W	
L96	24.42'	N83°36'42.79"E	
L97	73.76'	N7°38'41.37"W	
L98	29.09'	N83°36'42.79"E	
L99	68.69'	S7°38'45.28"E	
L100	25.57'	N51°37'16.76"V	
L101	39.62'	N3°32'50.60"W	
L102	129.33'	N89°11'00.57"E	
L103	61.81'	S0°33'33.83"E	
L104	6.91'	S89°26'26.17"V	
L105	8.95'	S89°26'26.17"V	
L106	55.98'	N0°33'33.83"W	
L107	278.73'	N89°10'27.86"E	
L109	137.92'	N61°03'36.59"E	
L110	65.46'	N61°03'36.59"E	
L111	55.29'	N61°03'36.59"E	
L113	98.50'	N83°27'54.68"E	
L116	10.67'	N89°22'51.15"E	
L117	10.85'	N89°22'51.15"E	

LINE TABLE

LINE | LENGTH | BEARING

71.00' S28°56'28.21"E

24.42' \$61°03'36.59"W

71.00' N28°56'28.21"W

23.62' N61°03'36.59"E

71.00' N28°56'23.41"W

23.63' N61°03'36.59"E

71.00' N28°56'28.21"W

23.62' N61°03'36.59"E 71.00' N28°56'28.21"W

23.62' N61°03'36.59"E 71.00' N28°56'28.21"W

24.42' N61°03'36.59"E 71.00' S28°56'28.21"E

71.00' N28°56'23.41"W

24.17' N61°03'36.59"E

71.00' N28°56'23.41"W

23.88' N61°03'36.59"E 71.68' N28°56'23.41"W

23.62' N61°03'36.59"E 74.60' N28°56'23.41"W

23.62' N61°03'36.59"E

78.76' N28°56'23.41"W

LINE TABLE					
LINE	LENGTH	BEARING			
L118	7.13'	S1°04'50.99"E			
L119	33.17'	S76°45'24.93"E			
L120	28.69'	N61°55'48.41"E			
L121	71.67'	N61°03'31.79"E			
L122	23.62'	N61°03'31.79"E			
L123	23.62'	N61°03'31.79"E			
L124	24.42'	N61°03'31.79"E			
L125	10.83'	N61°03'31.79"E			
L126	24.17'	N61°03'31.79"E			
L127	23.88'	N62°42'31.44"E			
L128	23.80'	N68°05'50.34"E			
L129	23.99'	N71°03'23.54"E			
L130	17.18'	N71°03'51.01"E			
L131	11.57'	N71°07'43.81"E			
L132	24.71'	N73°33'42.41"E			
L133	59.29'	N73°41'40.32"E			
L134	28.79'	S89°11'00.57"W			

LINE T	ABLE	CURVE TABLE						
LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TAN
7.13'	S1°04'50.99"E	C1	420.00'	88.13'	N65°31'21"W	87.97'	12°01'22"	4
33.17'	S76°45'24.93"E	C2	787.50'	233.12'	S36°30'22"W	232.27'	16°57'40"	11
28.69'	N61°55'48.41"E	C3	808.00'	834.96'	S15°22'57"W	798.30'	59°12'26"	45
71.67'	N61°03'31.79"E	C4	780.00'	42.56'	S12°39'30"E	42.55'	3°07'34"	2
23.62'	N61°03'31.79"E	C5	780.00'	129.46'	S1°09'17"E	129.31'	9°30'33"	6-
23.62'	N61°03'31.79"E	C6	104.00'	23.61'	N82°40'46"E	23.56'	13°00'29"	1
24.42'	N61°03'31.79"E	C7	97.00'	18.14'	N66°24'59"E	18.11'	10°42'45"	6
10.83'	N61°03'31.79"E	C8	86.02'	44.79'	N74°15'25"E	44.29'	29°50'06"	2:
24.17'	N61°03'31,79"E	C9	104.00'	33.69'	N70°20'26"E	33.54'	18°33'39"	10
23.88'	N62°42'31.44"E	C10	780.00'	70.60'	S8°30'09"E	70.58'	5°11'10"	3
23.80'	N68°05'50.34"E							
23.99'	N71°03'23.54"E							
17.18'	N71°03'51.01"E							

_	PARCI	
PARCEL NO.	AREA (AC)	ARE
2	21.18	922
3	0.04	1,5
4	0.03	1,3

10

11

12

13

15

0.03 0.03 0.02 0.02 0.03

0.03 0.03

0.03

0.03 0.03 0.03

0.03

REA (SF)		PARCEL NO.	AREA (AC)	AREA (S
922,494		18	0.04	1,734
1,549		19	0.04	1,677
1,386		20	0.04	1,677
1,194		21	0.04	1,677
1,142		22	0.04	1,677
1,042		23	0.04	1,733
1,051		24	0.04	1,716
1,292		25	0.04	1,703
1,448		26	0.04	1,728
1,370		27	0.04	1,812
1,170		28	0.05	2,136
1,172		29	0.04	1,854
1,213		30	0.05	2,071
1,197		31 (OS)	0.06	2,411
1,158		32 (OS)	0.32	13,729
1,432				
•	-			

	CONVETABLE							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT		
C1	420.00'	88.13'	N65°31'21"W	87.97'	12°01'22"	44.23'		
C2	787.50'	233.12'	S36°30'22"W	232.27'	16°57'40"	117.42'		
C3	808.00'	834.96'	S15°22'57"W	798.30'	59°12'26"	459.08'		
C4	780.00'	42.56'	S12°39'30"E	42.55'	3°07'34"	21.28'		
C5	780.00'	129.46'	S1°09'17"E	129.31'	9°30'33"	64.88'		
C6	104.00'	23.61'	N82°40'46"E	23.56'	13°00'29"	11.86'		
C7	97.00'	18.14'	N66°24'59"E	18.11'	10°42'45"	9.09'		
C8	86.02'	44.79'	N74°15'25"E	44.29'	29°50'06"	22.92'		
C9	104.00'	33.69'	N70°20'26"E	33.54'	18°33'39"	16.99'		
C10	780.00'	70.60'	S8°30'09"E	70.58'	5°11'10"	35.32'		

PARC AREA T

	13°00'29"	11.86'	OTHER APPLICABLE OVERLAYS: HHO	
	10°42'45"	9.09'	DEVELOPMENT STANDARD: CONVENTIONAL TOTAL ACREAGE OF SITE: LOT 2 = ±21.18 AC	
	29°50'06"	22,92'	LOTS 3-32 = ±1.36 AC	
	29 30 00	22.32	TOTAL = 22.54	000000000000000000000000000000000000000
	18°33'39"	16.99'	SQUARE FOOTAGE OF SITE: TOTAL = ±981,843 SF	SQUARE FOOTAGE OF S
	5°11'10"	35.32'	OWNERS: MOSBY COOL SPRINGS, LLC	
			ADDRESS: 1921 GALLOWS ROAD, SUITE 700	ADDRESS:
			VIENNA, VA 22182 PHONE: 704-957-7036	_{PHONE} .
			EMAIL: RSMITH@MDBGC.COM	III
			CONTACT NAME: RAYMOND SMITH	CONTACT NAME:
			APPLICANT: KIMLEY-HORN & ASSOCIATES	A DDI IOANIT
	= :		APPLICANT: KIMLEY-HORN & ASSOCIATES ADDRESS: 214 OCEANSIDE DRIVE	11
	EL		NASHVILLE, TN 37204	ADDITESS.
T	ABLE		PHONE: 615-564-2701	PHONE:
			EMAIL: RYAN.MCMASTER@KIMLEY-HORN.COM	EMAIL:
ΕΑ			CONTACT NAME: RYAN MCMASTER, P.E.	CONTACT NAME:
;)	AREA (SF)	BUILDING SETBACKS: 0'	BUILDING SETBACKS:
			STORIES: 3	
4	1,734			
1	1.677		RESIDENTIAL DENSITY: 3.81 DUA	III
+	1,077		TOTAL UNITS: 28	TOTAL UNITS:
4	1,677		MINIMUM LANDSCAPE SURFACE RATIO: 0.3	MINIMUM LANDSCAPE S
	4 077		PROVIDED LANDSCAPE SURFACE RATIO: 0.46 (ENTIRE SUBDIVISION)	PROVIDED LANDSCAPE
4	1,677		DREVIOUS PARKI AND REDIGATION FROM COS #0004.	PDEVIOUS PARKI AND S
4	1,677		PREVIOUS PARKLAND DEDICATION FROM COF #6394: FIRST 35 UNITS: (1,200 SF/UNIT) 42,000 SF	
	4.700		REMAINING 324 UNITS: (600 SF/UNIT) 194,400 SF	
4	1,733		TOTAL PARKLAND DEDICATION: 236,400 SF	
4	1,716		REVISED PARKLAND DEDICATION:	DEVISED DADIZIAND DE
	4 700		FIRST 35 UNITS: (1,200 SF/UNIT) 42,000 SF	
4	1,703		REMAINING 293 APARTMENT UNITS: (600 SF/UNIT) 175,800 SF	
4	1,728		28 TOWNHOME UNITS: (600 SF/UNIT) 16,800 SF	III
	1 010		TOTAL PARKLAND DEDICATION: 234,600 SF DELTA (1,800 SF)	III
4	1,812			
5	2,136		MINIMUM PARKLAND DEDICATION SHALL BE PROVIDED FOR A TOTAL OF 234,600 S.F. FEES-IN-LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO OBTAINING COA, UNLESS	
	4.054		AN ALTERNATE APPROACH IS APPROVED BY BOMA.	
4	1,854			
5	2,071			
 6	2,411		GENERAL NOTES	OTES

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 2 AND 3 AND CREATE 28 ATTACHED RESIDENTIAL LOTS AND TWO OPEN SPACE LOTS. THIS SITE CONTAINS NO HISTORICAL STRUCTURES AS IDENTIFIED BY THE NATIONAL REGISTERS OF HISTORIC PLACES.
- ALL PUBLIC IMPROVEMENTS ARE TO BE LOCATED IN AN EASEMENT. ADJACENT LAND USES
- RM-20 ATTACHED 20 RESIDENTIAL DISTRICT G-0 - GENERAL OFFICE
- SD SPECIFIC DEVELOPMENT
- GC GENERAL COMMERCIAL CI - CIVIL AND INSTITUTIONAL DISTRICT
- PUBLIC TRANSPORTATION: EXISTING FRANKLIN TRANSIT AUTHORITY TMA EASTBOUND ROUTE STOPS AT LIBERTY PIKE AND ROYAL OAKS

SITE DATA TABLE

THE STANDARD AT COOL SPRINGS,

THE STANDARD AT COOL SPRINGS

LOTS 2 - 32

MAP # 79

FRANKLIN

RM-20

MECO-4

WILLIAMSON

TENNESSEE

1222 LIBERTY PIKE

9TH CIVIL DISTRICT

PROJECT NAME:

COF PROJECT #:

SUBDIVISION:

PARCEL #:

ADDRESS:

CIVIL DISTRICT:

EXISTING ZONING:

CHARACTER AREA OVERLAY:

COUNTY:

STATE:

- THIS SITE HAS DIRECT ACCESS TO SOUTHSTAR DRIVE (PRIVATE DRIVE) AND KNOLL TOP LANE (COLLECTOR) TO COLLECT AND DISPERSE VEHICULAR TRAFFIC. LOTS 3 - 32 ARE TO BE ACCESSED FROM SOUTHSTAR DRIVE AND KNOLL TOP LANE VIA THE PRIVATE ACCESS DRIVE.
- DISTANCE TO NEARBY SCHOOLS: KENROSE ELEMENTARY SCHOOL - 5.5 MILES
- WOODLAND MIDDLE SCHOOL 6.6 MILES CENTENNIAL HIGH SCHOOL - 1.5 MILES
- 8. DISTANCE TO NEARBY FACILITIES: FRANKLIN POLICE DEPARTMENT - 4.5 MILES
 - FRANKLIN FIRE DEPARTMENT STATION 2 2.7 MILES PUBLIC RECREATIONAL: LIBERTY PARK - 1.3 MILES
- ALL TURNING MOVEMENTS FOR SERVICE AND UTILITY VEHICLES TO BE PROVIDED ON SITE PLAN SUBMITTAL.
- 10. WATER UTILITY DISTRICT: MALLORY VALLEY UTILITY DISTRICT 10.1. PROJECTED WATER USAGE PER LOT: 350 GPD X 28 LOTS = 9,800 GPD
- 11. SANITARY SEWER UTILITY DISTRICT: CITY OF FRANKLIN
- 11.1. PROJECTED SEWER USAGE PER LOT: 350 GPD X 28 LOTS = 9,800 GPD 12. RECLAIMED WATER IS NOT AVAILABLE ON SITE. 13. THE NEAREST FIRE HYDRANT IS LOCATED NEAR THE INTERSECTION OF SOUTHSTAR DRIVE AND KNOLL TOP LANE.

HILLSIDE/HILLCREST OVERLAY. CHARACTER AREA = MECO4, DEVELOPMENT STANDARDS = EITHER.

13.1. STATIC PRESSURE OF HYDRANT: 110 PSI 13.2. RESIDUAL PRESSURE OF HYDRANT: 104 PSI

DEVELOPMENT.

- 13.3. TEST DATE: MARCH 17, 2017. 14. REFUSE COLLECTION FROM RESIDENTIAL UNITS WILL BE PRIVATE.
- 15. NO PORTIONS OF EXISTING LANDFILL TO FALL WITHIN THE BOUNDARIES OF LOTS 3-32.
- 16. THE STORMWATER RETENTION POND LOCATED ON LOT 2 IS DESIGNED TO TREAT LOTS 1 32. THE OWNER OF LOT 2 WILL BE RESPONSIBLE FOR LONG TERM MAINTENANCE OF THIS FACILITY. LOTS 1 AND 3 - 32 THROUGH A COST SHARING AGREEMENT WILL PAY FOR THE PRO RATA SHARE OF MAINTENANCE COSTS. PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR LOTS 1-32, COST SHARING AGREEMENTS AND A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR'S) SHALL BE RECORDED.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2, PER COST
- SHARING AGREEMENTS AND CCR'S THAT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PRIVATE DRIVE BEHIND TOWNHOMES AND SOUTHSTAR DRIVE WILL BE PRIVATELY MAINTAINED BY THE OWNER OF LOT 2, PER COST SHARING AGREEMENTS AND CCR'S THAT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- TREE PROTECTION FENCE TO BE CONSTRUCTED PER CITY OF FRANKLIN SPECIFICATIONS PRIOR TO CONSTRUCTION.
- 20. SITE LIGHTING TO BE IN COORDINATION WITH MIDDLE TN ELECTRIC COMPANY AND THE CITY OF FRANKLIN DESIGN STANDARDS.
- 21. FIRE SPRINKLERS WILL BE PROVIDED FOR EACH TOWNHOME UNIT. 22. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED
- SURVEY GRATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE
- 23. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM. 24. PROPERTY IS ZONED "RM-20" (ATTACHED 20 RESIDENTIAL DISTRICT) WITH HHO HILLSIDE/HILLCREST OVERLAY AND A 500' BUFFER OF
- 25. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X". 26. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO
- ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW

AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR

- DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- 28. PROPERTY SUBJECT TO STORMWATER INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN DEED BOOK 7009, PAGE 607, R.O.W.C. 29. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT NO. 2 AND NO. 3 AS SHOWN ON THE FINAL PLAT OF THE STANDARD AT COOL SPRINGS (COF PROJECT # 6384).
- 30. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATIONS FOR LOTS 2 THRU 32 ARE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER INFRASTRUCTURE WITHIN THE PRIVATE DRAINAGE EASEMENT.
- 31. LOTS 2 THRU 32 ARE PART OF A UNIFIED DEVELOPMENT PLAN. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT. THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE
- PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS'S LOT AT THE HOMEOWNER'S EXPENSE.
- 33. MINIMUM PARKLAND DEDICATION SHALL BE PROVIDED FOR A TOTAL OF 234,600 S.F. FEES-IN-LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO OBTAINING COA, UNLESS AN ALTERNATE APPROACH IS APPROVED BY BOMA.
- 35. THE 52' ACCESS EASEMENT FOR THE PRIVATE STREET (SOUTHSTAR DRIVE) IS TO BE LOCATED WITHIN LOT 2 OF THIS UNIFIED
- 34. A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT APPLIES ON EACH SIDE OF THE PERMANENT EASEMENTS SHOWN ON

DESIGNED BY: DRAWN BY:

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NOTES

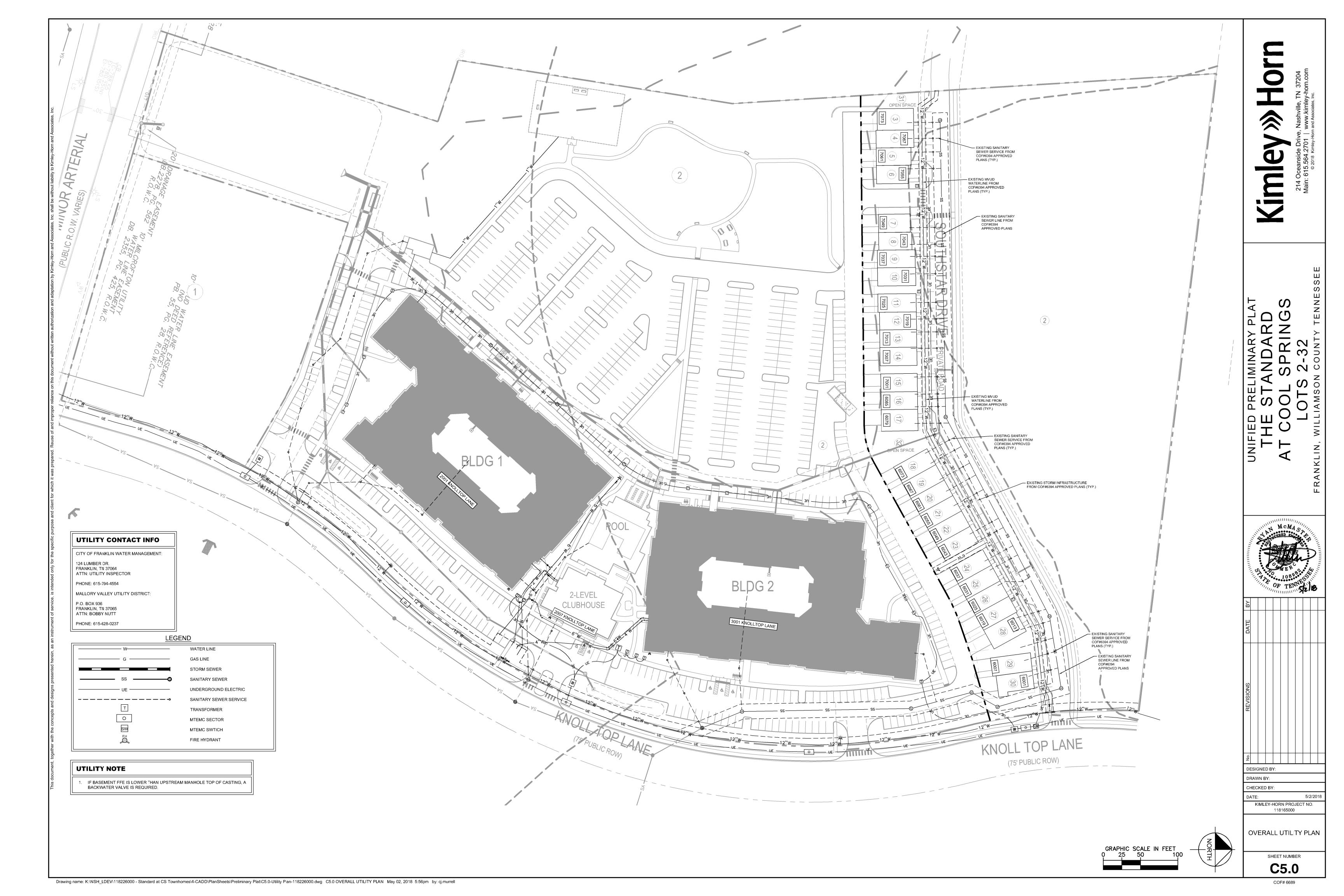
KIMLEY-HORN PROJECT NO.

118165000

PRELIMINARY PLAT

CHECKED BY:

SHEET NUMBER



SITE DATA:

PROJECT NAME: PROJECT NUMBER: SUBDIVISION:

THE STANDARD AT COOL SPRINGS, LOTS 2-32 THE STANDARD AT COOL SPRINGS 22.51 AC RM-20

MECO-4

30%, 6.75 AC 51%, 11.47 AC

CONVENTIONAL

SITE ACREAGE: ZONING: APPLICABLE OVERLAYS: DEVELOPMENT STANDARDS: MINIMUM REQUIRED LSA: PROVIDED LSA:

10.30 AC, 46% OF TOTAL SITE ORIGINAL CANOPY COVER: 4.47 AC, 45% OF ORIGINAL CANOPY 13 TREES, 238 HEALTHY INCHES DBH PRESERVED CANOPY COVER: SPECIMEN TREE REMOVAL: (REMOVED WITH APPROVED SITE PLAN COF# 6202)

SPECIMEN TREES

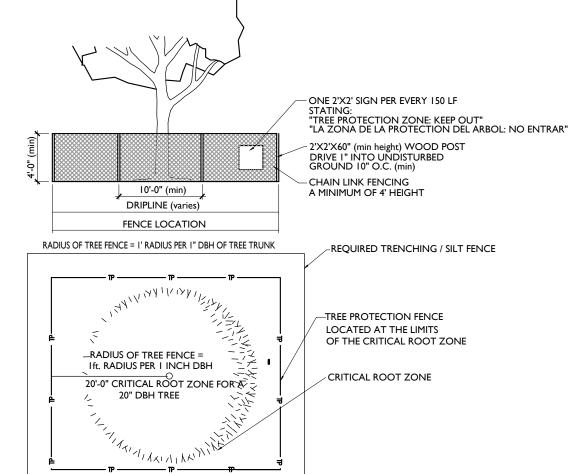
NUMBER	TYPE	SIZE-DBH	HEALTH	STATUS
1	OAK	24"	FAIR	REMOVED
2	CHERRY	24"	POOR	REMOVED
3	HACKBERRY	26"	FAIR	REMOVED
4	OAK	24"	FAIR	REMOVED
5	OAK, TWIN	38"	FAIR	REMOVED
6	OAK	24"	FAIR	REMOVED
7	SYCAMORE	40"	DEAD	REMOVED
8	HACKBERRY	24"	FAIR	REMOVED
9	CHERRY, SPLIT BASE	36"	POOR	REMOVED
10	OAK, TWIN	26"	FAIR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

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

TREE CANOPY RETENTION									
TREE CANOPY	EXISTING	REMOVED	RETAINED						
Α	325,314 SF	154,927 SF	170,387 SF						
В	21,586 SF	21,586 SF	0 SF						
C	81,031 SF	81,031 SF 676 SF	0 SF						
D E	7,428 SF 8,457 SF	2,295 SF	6,752 SF 6,162 SF						
<u>F</u>	4,825 SF	4,825 SF	0, 102 SF						
TOTAL SF	448,641 SF	265,340 SF	184,301 SF						
TOTAL ACRES	10.30 AC	6.09 AC	4.23 AC						
TREE CANOPY DATA									
EXISTING TREE CANOPY: 448,641 SF (46% OF TOTAL SITE) TOTAL TREE CANOPY EXCLUDING ROW: 406,373 REQUIRED CANOPY PRESERVATION: 45% (182,868 SF / 4.19 AC)									

(o) SPECIMEN TREE TREE PRESERVATION AREA

PROVIDED TREE CANOPY PRESERVATION: 184,301 SF (45%)



TREE PROTECTION NOTES:

I. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

GAMBLE

DESIGN COLLABORATIVE DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

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ESIG	SNE	D B	Y:					
RAWN BY:								
HECKED BY:								

KIMLEY-HORN PROJECT NO. 118165000 TREE PRESERVATION

> SHEET NUMBER L1.0

PLAN

COF# XXXX

