

SPLIT RAIL FENCE
COORDINATE WITH CITY
AND COUNTY
REGARDING LOCATION

WILLIAMSON COUNTY
MAP: 117, PARCEL 27.00
DB 1668, PG 774
ZONING: CI (CITY OF FRANKLIN)

PROPOSED 40'
P.U.D.E.

VETERINARY SPECIALTY PROPERTIES LLC
MAP: 117, PARCEL 27.01
DB 4560, PG 306
ZONING: GC (CITY OF FRANKLIN)

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117E, 117G, 117H, 117I, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.46 AC +/-
111 AGRICULTURAL

DEAD END SIGN (211)
ADD ALT. 4 C2.3

CITY OF FRANKLIN
MAP 117 PARCEL 28.00
DB 7519, PG 892
ZONING: MGA-1 (WILLIAMSON COUNTY)

NOTES:

1. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

OVERALL SITE DATA:

1. EXISTING/PROPOSED ZONING: CMVC AND INSTITUTIONAL DISTRICT (CI).
2. PROPOSED USE: FIRE STATION (ALLOWABLE BY RIGHT).
3. CHARACTER AREA OVERLAY: GCCO-4d (GOOSE CREEK CHARACTER AREA).
4. OTHER APPLIANCE OVERLAY: 500 FOOT BUFFER OF HILLSIDE/HILLCREST OVERLAY DISTRICT:
 - BUILDING HEIGHT IN STORIES (MAX.): 1
 - LANDSCAPE SURFACE RATIO (LSR) (MIN.): 0.30
 - FRONT YARD AND SIDE STREET SETBACK (FEET): 20
 - SIDE YARD SETBACK (FEET): 10
5. APPLICABLE DEVELOPMENT STANDARD: EITHER STANDARD APPLIES.
6. SITE ACREAGE: 1.78 AC. NOT INCLUDING R.O.W. AND OFF SITE IMPROVEMENTS

BUILDING SQUARE FOOTAGE:

- RESIDENTIAL: N/A
- COMMERCIAL: N/A
- PUBLIC: 15,000 +/-

PARKING:

- DETERMINED BY CITY ENGINEER TO BE 25 SPACES
- ACCESSIBLE PARKING: 1 VAN SPACE + 1 STANDARD ADA SPACE.

REFERENCE:

BOUNDARY, TOPOGRAPHIC, AND EASEMENT INFORMATION SHOWN IS BASED UPON INFORMATION SENT TO CEC BY THE CITY OF FRANKLIN IN FEBRUARY 2018. THIS INFORMATION COMES FROM A VARIETY OF SOURCES.

DEVELOPER:

CITY OF FRANKLIN
CONTACT: BRAD WILSON
190 3RD AVENUE SOUTH
FRANKLIN, TN 37064
615-550-6628

APPLICANT:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
CONTACT: BERT MORTON, P.E.
117 SEABOARD LANE, SUITE E-100
FRANKLIN, TN 37067
615-333-7797

DESIGN CONCEPTS/STANDARDS:

THE DESIGN CONCEPT IS TO DEVELOP A NEW FIRE STATION FOR THE FRANKLIN FIRE DEPARTMENT.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING MONUMENT OR PIN
	EXISTING EASEMENT
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK
	EXISTING PAVEMENT MARKINGS
	EXISTING STRUCTURE
	EXISTING WALL
	EXISTING FENCE
	EXISTING GATE
	EXISTING GUARD RAIL
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GUY WIRE
	EXISTING OVERHEAD UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING UTILITY BOX
	EXISTING UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING FIBER OPTIC PULL BOX
	EXISTING GAS LINE
	EXISTING TREE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED EDGE OF ROAD
	PROPOSED EXTRUDED CURB
	PROPOSED CONCRETE WALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED TRUNCATED DOMES
	PROPOSED CONCRETE RETAINING WALL
	PROPOSED PAVEMENT MARKING
	PROPOSED STRUCTURE
	PROPOSED ACCESSIBLE PATH
	PROPOSED SIGN
	PROPOSED PARKING COUNT
	PROPOSED UTILITY EASEMENT
	PROPOSED DETENTION POND OUTLET STRUCTURE
	PROPOSED YARD DRAIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED LIMITS OF BIORETENTION
	PROPOSED LIMITS OF DETENTION POND
	PROPOSED LIMITS OF DRAINAGE CHANNEL
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER METER BOX
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED POST INDICATOR VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION
	DETAIL NUMBER
	SHEET NUMBER

COF #: 6718

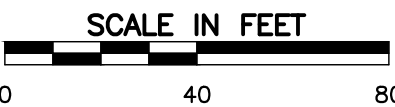
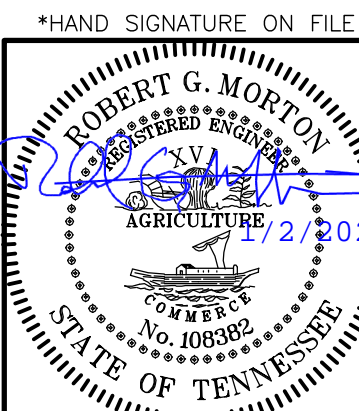
RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
911 BRUNACINI WAY
FRANKLIN, TN

OVERALL SITE PLAN

DATE:	JANUARY 2020	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	JJC/EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO.:

C2.0



NOTE TO CONTRACTOR:

1. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.



OWNER INFORMATION:

TAX MAP 117 PARCEL 27.00 & 27.01
WILLIAMSON COUNTY
1320 W. MAIN ST. 125
FRANKLIN, TN 37064
(615) 790-5700

TAX MAP 117 PARCEL 28.00
CITY OF FRANKLIN
109 3RD AVE. S.
FRANKLIN, TN 37064
(615) 791-3217

SUBJECT PROPERTY INFORMATION:

TAX MAP 117 PARCEL 27.00 & 27.01
4215 LONG LANE
FRANKLIN, TN 37064
DEED BOOK 1668, PAGE 774
TOTAL AREA REMAINING = 94 AC.±
(REMAINING PROPERTY NOT SURVEYED)

TAX MAP 117 PARCEL 28.00
4416 PEYTONSVILLE RD
FRANKLIN, TN 37064
DEED BOOK 7519, PAGE 892
TOTAL AREA REMAINING = 2.86 AC.±
(REMAINING PROPERTY NOT SURVEYED)

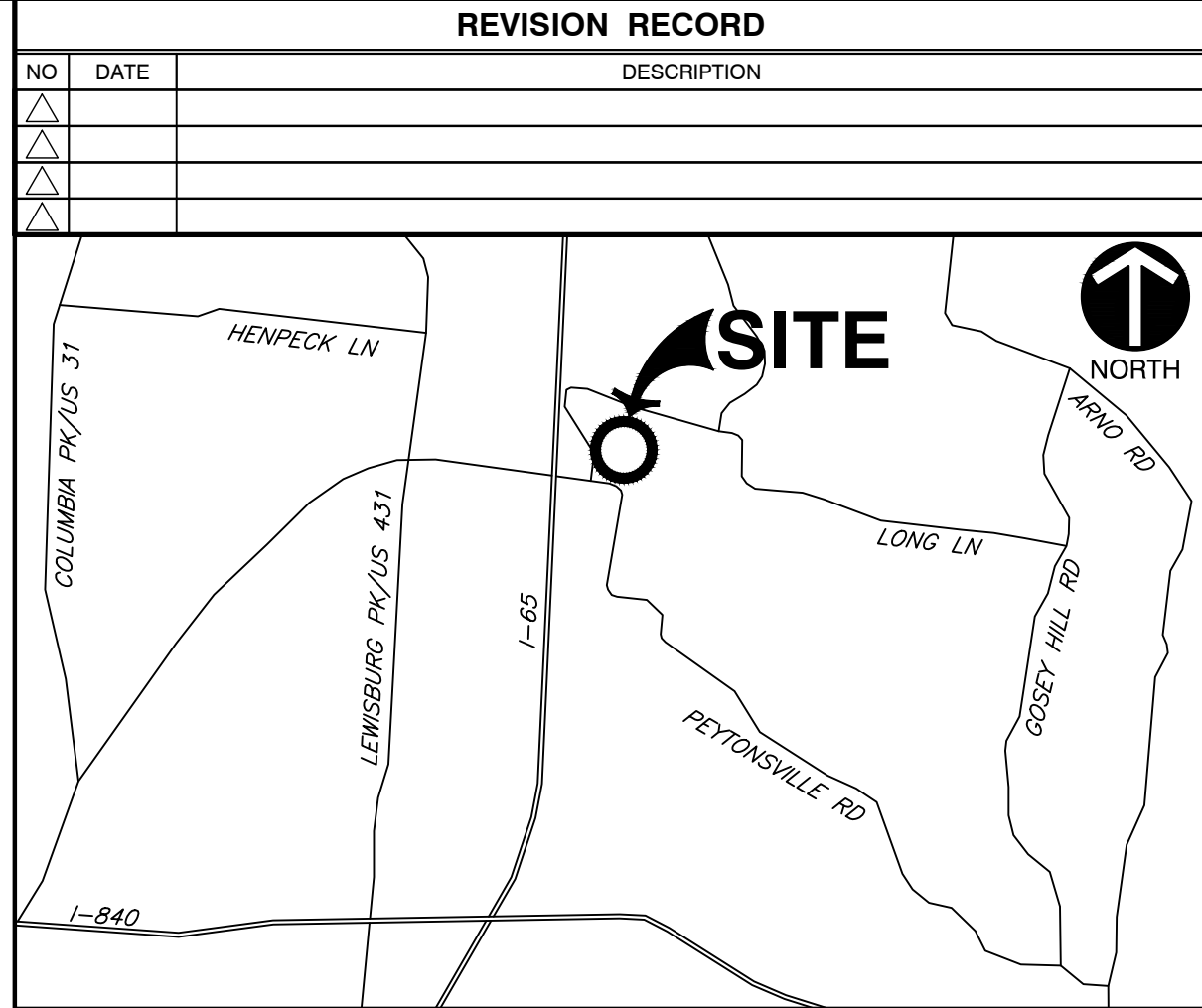
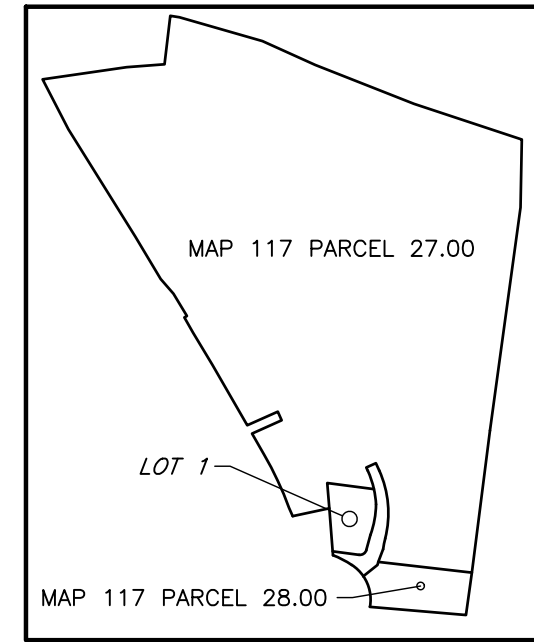
RIGHT-OF-WAY DEDICATION:

TOTAL AREA OF DEDICATION =
47,462 SQ FT OR 1.09 AC.±
440,424 SQ FT FROM WILLIAMSON COUNTY PROPERTY
7,038 SQ FT FROM CITY OF FRANKLIN PROPERTY
650 LF± OF PAVED ROAD W/CURB & GUTTER
TOTAL PAVEMENT SURFACE AREA OF NEW ROAD = 22,143 SQ FT±

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 04°34'19" W	8.86'
L2	N 24°15'33" W	18.32'
L3	N 65°44'27" E	55.00'
L4	S 24°15'33" E	41.41'
L5	S 20°42'49" W	69.87'
L6	S 15°32'55" W	16.66'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	486.50'	11°35'27"	100.44'	100.27'	N 18°27'50" W
C2	486.50'	9°21'11"	81.05'	80.96'	S 07°59'31" E
C3	489.50'	18°53'16"	161.37'	160.64'	S 10°18'35" W
C4	34.50'	81°52'39"	49.30'	45.21'	S 56°29'15" W
C5	539.50'	38°28'31"	362.28'	355.52'	S 05°01'18" E
C6	534.50'	6°10'27"	57.60'	57.57'	S 11°07'44" W

OVERALL PROPERTY MAP:



VICINITY MAP

N.T.S.

LEGEND:

—	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- - - -	ADJACENT PROPERTY LINE
- - - -	EASEMENT
- - - -	HILLSIDE/HILLTOP OVERLAY (HHO)
- - - -	MINIMUM BUILDING SETBACK LINE
- - - -	EXISTING SANITARY SEWER LINE
- - - -	EXISTING WATER LINE
- - - -	PROPOSED WATER LINE
- - - -	EXISTING FIBER OPTIC LINE
- - - -	EXISTING OVERHEAD WIRE
- - - -	EXISTING STORM SEWER LINE
- - - -	EXISTING GUARDRAIL
●	IRON REBAR FOUND (IRF)
▲	MAG / PK NAIL FOUND
■	CONCRETE MONUMENT FOUND
○	IRON REBAR W/CAP SET
①	LOT NUMBER
911	EMERGENCY ADDRESS
⊙	SANITARY MANHOLE
⊕	WATER MANHOLE
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	PV - POST INDICATOR VALVE
⊕	POWER POLE
⊕	GUY WIRE
⊕	FIBER OPTIC BOX (ABOVE GRADE)
⊕	TELEPHONE POLE
⊕	STORM MANHOLE
⊕	CURB INLET

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 AND DEDICATE A PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- THIS SURVEY WAS PREPARED USING CURRENT DEEDS AND PLATS OF RECORD.
- NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- 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 WITH 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 LOT AT THE HOMEOWNERS EXPENSE.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 0.2% CHANCE OF ANNUAL FLOOD) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 355 OF 485, MAP NUMBER 4718700355F, REVISED SEPTEMBER 29, 2006, ACCORDING TO THE FIRM MAP.
- IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED "C1".

ZONING OVERLAY: HHO AND HHO BUFFER (SHOWN HEREON PER SITE PLAN)
CHARACTER AREA: GCCO-4d
DEVELOPMENT STANDARD: EITHER

MINIMUM SETBACK REQUIREMENTS:
FRONT YARD AND SIDE STREET = 20 FEET
SIDE YARD = 10 FEET
REAR YARD = 25 FEET

- PROPERTY CORNERS SET THIS SURVEY ARE MARKED WITH 1" REBAR AND PLASTIC CAP STAMPED "CEC, INC." WHERE REBAR PINS COULD NOT BE SET, A PK NAIL AND WASHER STAMPED "CEC, INC." HAS BEEN PLACED INSTEAD.

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 5TH DAY OF DECEMBER, 2019.

SURVEYOR _____ DATE JANUARY 2, 2020

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE 20 DAY OF _____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP (WILLIAMSON COUNTY)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 1668, PAGE 774, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER(S) _____ DATE _____

GPS SURVEY DATA:

- TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
- POSITIONAL ACCURACY: 0.05 FEET
- COMPLETION DATE OF SURVEY: APRIL 2018
- DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: NGS PID'S QJ9560, DK7594, & JVB562
- GEOID MODEL: GEOID_12B
- COMBINED GRID FACTOR: 0.99991366

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____
CITY OF FRANKLIN _____ DATE _____

CERTIFICATE OF OWNERSHIP (CITY OF FRANKLIN)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7519, PAGE 892, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER(S) _____ DATE _____

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT ALL OF THE MTEMC REGULATIONS, CHECKLISTS AND GUIDELINES HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC REQUIREMENTS.

MTEMC _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

- I HEREBY CERTIFY THAT:
1. THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FIRE STATION 7 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

- I HEREBY CERTIFY THAT:
1. THE WATER SYSTEMS DESIGNATED IN FIRE STATION 7 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH UTILITY DISTRICT SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR _____ DATE _____
MILCROFTON UTILITY DISTRICT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY IV SURVEY AND WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



SCALE IN FEET
0 50 100

C.O.F. PROJECT #6832

*HAND SIGNATURE ON FILE



Civil & Environmental Consultants, Inc.

117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

FINAL PLAT
FIRE STATION 7 SUBDIVISION
Situate In

10TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE
Made For
CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

DATE: JANUARY 2, 2020 SCALE: 1"=50' DRAWING NO.: SV01
DRAWN BY: SVH CHECKED BY: RGM
PROJECT NO: 180-832 APPROVED BY: *SVH SHEET 1 OF 1