



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Work Session

Tuesday, April 11, 2017

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [17-0212](#) Consideration of Event Permit for the Franklin Hot Air Balloon Festival in Westhaven on May 6, 2017 (04/11/17 WS)

Sponsors: Deb Faulkner
Attachments: [Balloon Festival 2017 REVISED App](#)

2. [17-0193](#) Annual Progress Report - Franklin Forward

Sponsors: Eric Stuckey and Michael Walters Young
Attachments: [FranklinForwardProgressReports](#)

Legislative History

3/14/17	Work Session	referred to the Work Session
3/28/17	Work Session	referred to the Work Session

3. [17-0206](#) Consideration of Ordinance 2017-06, To Be Entitled: "An Ordinance To Rezone 4.66 Acres From Specific Development Variety (33.4/35000/115) District To Specific Development Variety (33.4/35000/119) District For The Property Located Within The Block Of 1st Avenue, Bridge Street, 2nd Avenue North And East Main Street (Harpeth Square PUD Subdivision)."; (3/23/17 FMPC 6-0, 04/11/17 1ST BOMA Reading 8-0;05/09/17 2nd BOMA Reading 5-0) THIRD AND FINAL READING

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King
Attachments: [ORD 2017-06HarpethSquarePUDRezoning_with MapLaw Approved.pdf](#)
[REZONEMAP HarpethSquarePUDSubdivision Rezone.pdf](#)
[HarpethSquare Rezoning Revision 2-3.2.2017.pdf](#)

Legislative History

3/23/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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4. [17-0205](#) PUBLIC HEARING: Consideration of Resolution 2017-14, To Be Entitled: "A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision, With 5 Existing Modifications Of Development Standards For The Property Located Within The Block Of 1st Avenue, Bridge Street, 2nd Avenue North And East Main Street."; (3/23/17 FMPC 6-0, 04/11/17 WS)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: [MAP_HarpethSquarePUDSubdivision.pdf](#)
[2017-14 RES Harpeth Square PUD Subdivision Rev 2_with MapLaw Approved.](#)
[6356 Harpeth Square DP Revision 2 Conditions of Approval 01](#)
[Layout_HarpethSquare.pdf](#)
[HarpethSquare_Arch.pdf](#)
[HarpethSquare DevelpPlan Rev2 3.2.2017.pdf](#)
[FULLSET_HarpethSquare DevelpPlan Rev2 3.2.2017.pdf](#)

Legislative History

3/23/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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5. [17-0136](#) PUBLIC HEARING: Consideration Of Resolution 2017-09, To Be Entitled: "A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, With One (1) Modification of Standards (Backing onto City Streets) For The Property Located East Of Carothers Parkway And North Of South Carothers Road."; (3/23/17 FMPC 6-0, 04/11/17 WS).

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: [MAP_SimmonsRidgeDevPlan.pdf](#)
[6339 Simmons Ridge DP rev 4 Conditions of Approval 03](#)
[2017-09 SimmonsRidgePUDSubdivisionRev4_with Map_Law Approved\(2\).pdf](#)
[LAYOUT_SimmonsRidge.pdf](#)
[ARCH_SimmonsRidge.pdf](#)
[Simmons Ridge Dev Rev 4 Resubmittal Set 3.2.2017.pdf](#)

Legislative History

2/23/17	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
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3/23/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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6. [17-0249](#) Discussion Concerning Parking on Turning Wheel Lane (referred from 3/30/17 CIC)

Sponsors: Paul Holzen and Jonathan Marston

Attachments: [TURNING WHEEL LANE BOMA EXHIBIT3](#)

Legislative History

3/30/17

Capital Investment
Committee

referred to the Work Session

7. [17-0265](#) Discussion Concerning Truck Traffic on East McEwen Drive from Cool Springs Blvd to Wilson Pike.

Attachments: [Ordinance2017-14_TruckTraffic.docx](#)
[Ord 2017-14 Truck Route](#)

EXECUTIVE SESSION

RETURN FROM EXECUTIVE SESSION

Other Business**Adjournment**

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.

OFFICE USE ONLY:

Permit No:



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CITY OF FRANKLIN EVENT PERMIT APPLICATION

*Application is Due 90 Days Prior to Scheduled Event.
Please read application carefully and fully complete each section.
A non-refundable application fee of \$100 is due at time of filing.*

Note: Filing this application does not guarantee that your request will be granted.

Please check
all that apply:

☐ street closure

☐ parade

☐ other special event

☐ beer served (*separate permit required*)

Please supply the following information. For additional space, use separate sheets of paper and attach to the application.

1) Location requested (if Temporary Street Closure only, list major roads to be closed):

____ Aspen Grove Park

____ Liberty Park

____ Eastern Flank Battlefield Park

____ Fieldstone Farms

____ Pinkerton Park

____ Road Closures

____ Jim Warren Park

____ Harlinsdale Farm

Other: Westhaven Blvd and Front Street
(from Oleander)

2) Name/purpose of event: Franklin Hot Air Balloon Festival

3) Date or dates of event: May 6, 2017

4) Time of Event: 4pm - 8:30 pm

5) Time of Street Closure (if applicable): Noon to Midnight

Set-Up Date/Time: May 4, 2017 **Tear-down Date/Time:** May 8, 2017

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements section for more information.

6) Name of Applicant and Organization Requesting Permit:

Matt Lowney, Matt Lowney Productions

a) Address: 1004 Morgan Trace Ct. Nashville, TN 37221

b) Phone: _____ **c) Cell:** 615-977-6786 **d) Fax:** _____

e) E-mail address: lowney-matt@hotmail.com

7) Person in charge on day of event: Matt Lowney

Cell: 615-977-6786 **E-mail address:** lowney-matt@hotmail.com



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8) Name and Cell Number of at least two others available on day of event:

Name: Jeremy Blount Cell: 615-573-5172 E-mail address: jeremy.blount@hotmail.com

Name: Mary Lee Bennett Cell: 615-804-9822 E-mail address: mary.lee.bennett@gmail.com
southernland.com

9) DETAILED description of event (use additional sheets):

2nd Annual Hot Air Balloon Festival At Westhaven. Event includes
live Music, Food Trucks, Kids Area, VIP Tent, Beer Tent, crafts vendors,
and Balloon Glow at Dusk (Balloons Do NOT Launch), but there is
leathered Balloon, weather permitting

10) **ENCLOSE A DETAILED MAP** of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division.**

11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:

5,500 Attendees ~ 5,800 with vendors, workers, and event Staff

12) **Please attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

13) Is your organization based in Williamson County? Circle Yes or No
(if no, please state where: _____)

14) Is your organization authorized to do business in Tennessee? Circle Yes or No

15) Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization? Circle Yes or No. If yes, please attach copy of IRS tax exemption letter providing proof of status.

16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. \$15 General Admin, \$50 VIP, Vendors - Crafts 10% of
Sales, Food Trucks \$250

17) Will any charity, gratuity, or offers be solicited or accepted during the event? Circle Yes or No.
Craft vendors selling goods > No Charity or Gratuity

18) Is this event a fundraiser? Circle Yes or No. If yes, what organization will be benefactor of event? What percentage of funds will they receive? _____

\$1 for each ticket sold goes to Mercy Community Healthcare and
one charity selected by sponsors

19) Will parking in the area of the event need to be restricted or prohibited? Circle Yes or No.



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- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22.
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
Stage - Lights, Sound Board + Make announcements to crowd.
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
BANDS
- 23) During what time period is sound amplification requested? 4p- 8:30p (sound check ~ Noon)
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). 4 Bands - typically Americana, Bluegrass.
Top 40
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. If yes, Applicant must give specific details as to the location and type of games/activities, i.e. inflatables, Horseshoes, relay races, etc. along with the name of the company providing the stages and/or activities. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.** ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.
- 26) What, if any, vendors will be present at event? (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.** Use additional sheets.
- 27) Will food, beverages, or merchandise be sold or given away? Circle Yes or No. If yes, clean-up is required. Please provide name of clean-up provider, contact, and phone number of person on-site during event. See Question #28. _____
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.

- 29) **NOTE:* Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
- 30) Will you require a temporary water tap? Circle Yes or No. If yes, please list exact locations:

- 31) Will alcohol, beer, and/or wine be given away or sold? Circle Yes or No. If yes, a permit from the relevant board is required. *Please read Additional Requirements section of this application for more information.* SOLD - D+D is vendor - provide bartenders (ABC) and alcohol- Beer
- 32) Will your event include tents or other temporary structures, propane use, or open flames? Circle yes or no. Events using tents of size 20 x 10 or larger require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
- 33) Attach Good Neighbor Letter and Mailing List used. *Please read Additional Requirements section of this application for more information.*

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

"No person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

The City of Franklin does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Acts of 1964 (42 U.S.C. 2000d). For more information or to file a complaint against the City of Franklin under Title VI of the 1964 Civil Rights Act, contact the Title VI Coordinator:

Risk Manager
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064
615.791.3277

The City of Franklin is committed to providing reasonable access and accommodations upon request for people with disabilities. Please call the Risk Management Department at (615)791-3277 for specific requests.



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PLEASE READ ATTACHMENTS BEFORE SIGNING
APPLICATION.

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear or affirm that all of the information given in this application is true and complete.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with, and to submit a certificate of insurance prior to the event in an amount acceptable to the City Administrator.
- 4) I/We agree to provide a copy of this signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 5) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 6) I/We understand that granting of Special Event Permit does not imply granting of other permit that is separately required.
- 7) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 8) The City reserves the right to require one or more City of Franklin police officers or other emergency personnel be present at any and all events that occur within the city limits. Please budget for this request at a rate of \$30 per hour at a minimum of two (2) hours.

BY: [Signature] OWNER Date: 1/16/2017
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____.

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

If you have questions concerning your request, please call 615-550-6606.

*
* **Return application to:** *
* City Administrator's Office *
* City Hall *
* 109 Third Ave South *
* Franklin, TN 37065 *
* 615-791-3217 *
* 615-790-0469 (FAX) *
*
*

Good Neighbor Letter for Franklin Hot Air Balloon Festival

(Insert Date)

Dear neighbor of Westhaven,

I wanted to let you know about an event called the Franklin Hot Air Balloon Festival, which is taking place in Westhaven on Saturday, May 6, 2017 from 4pm to 8:30pm. This is an event that will take place around the lake at the front of the community.

During the event there will be music, craft vendors, kids' zone, and a hot air balloon glow (balloons will not launch) at dusk. A portion of Front Street and Westhaven Boulevard will be closed to through traffic from that morning through evening. The event will end at 9:00pm. Set up for the event will begin Thursday May 4th and tear down will be completed by Tuesday May 9th, assuming no adverse weather. The rain out date is scheduled for the following Saturday May 13th. A cleanup crew will return the event areas back to their original condition.

If you have any questions, please feel free to contact Matt Lowney at 615-977-6786.

Best regards-

Matt Lowney
Balloon Festival Organizer

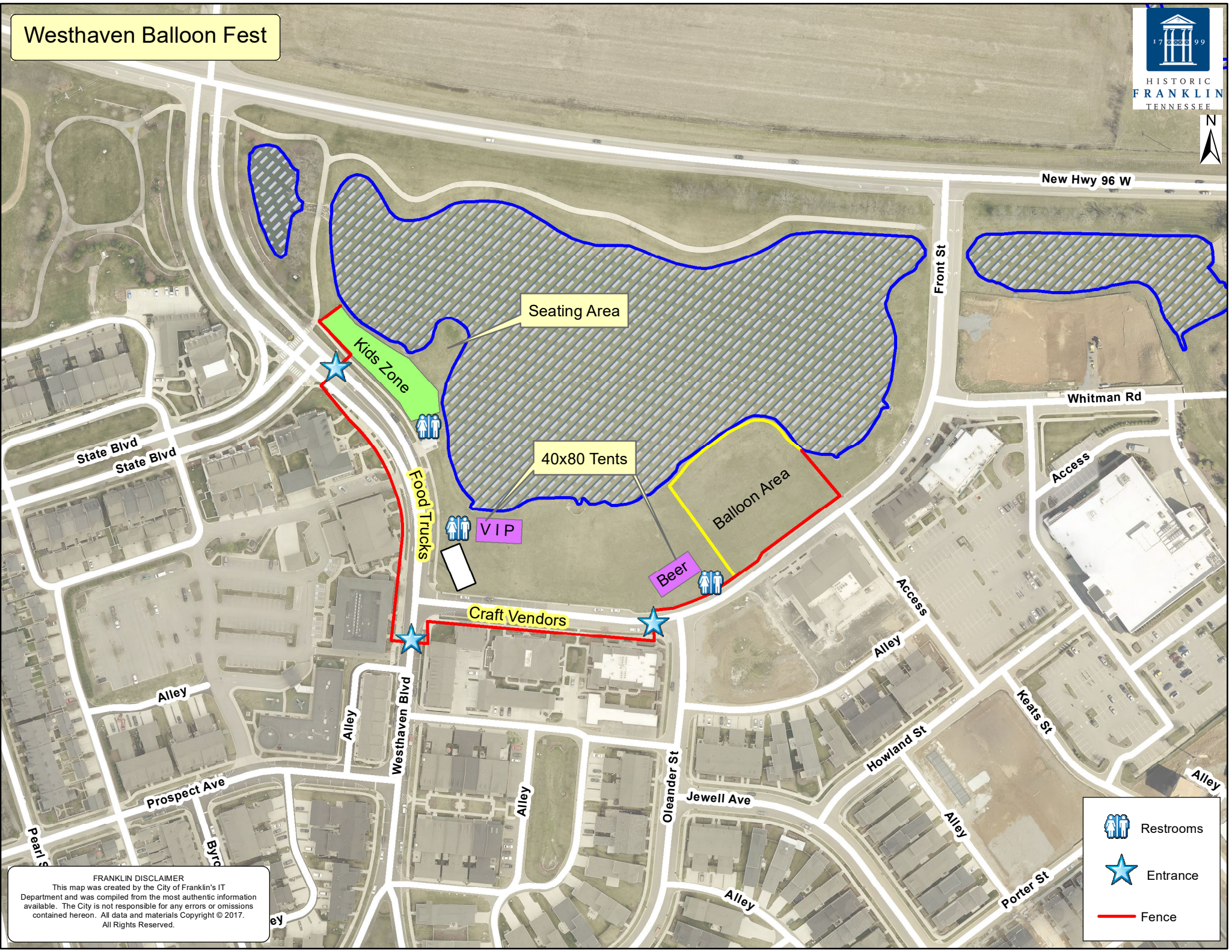
Westhaven Balloon Fest
Police Locations



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- Restrooms
- Police
- Entrance
- Fence

Westhaven Balloon Fest



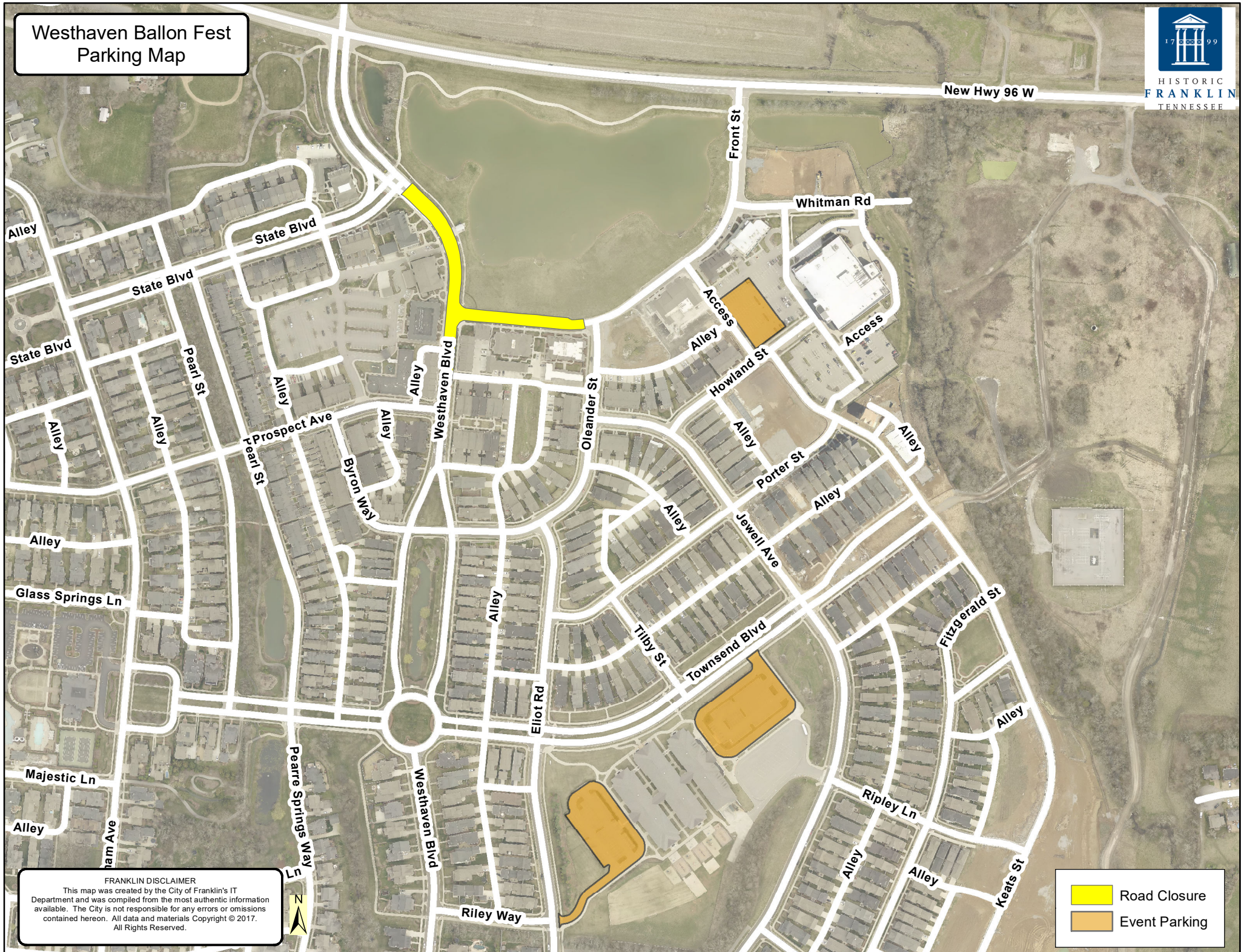
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 Restrooms

 Entrance

 Fence

Westhaven Ballon Fest Parking Map



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FranklinForward: 2016 Progress Update



Baseline Establishment:

Progress Ranking

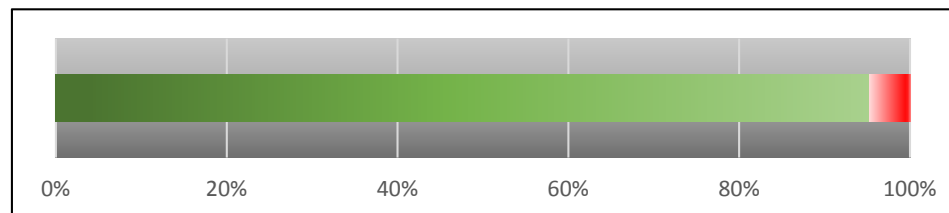
Good

Function: Establishing baselines which can measure goals to determine progress of strategic plan

Goal: 100%

By: ASAP

Goals which have baselines	61
Goals which do not have baselines	3
Total Goals	64



Measurement Determination:

Progress Ranking

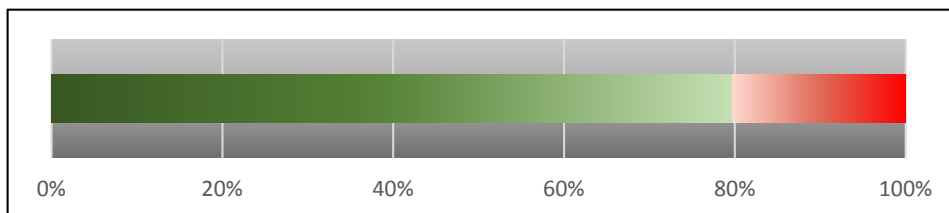
Improvement Needed

Function: To determine how many baselines are established and to what extent they are established

Goal: 100%

Baselines with determined measures	59
Baselines which have no measure	15
Total Baselines*	74

**Please note: Some goals have more than one baseline.*



Data Determination

Progress Ranking

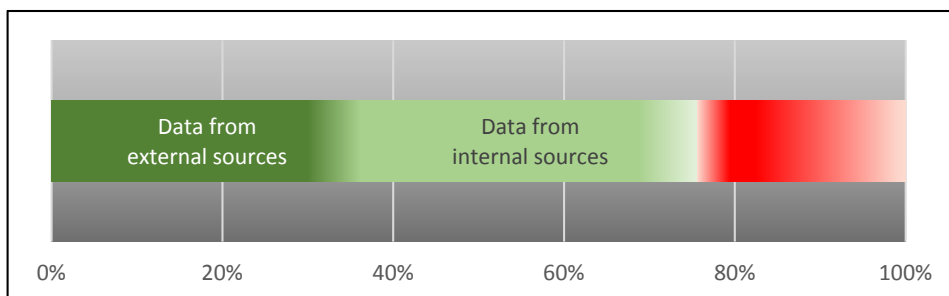
Improvement Needed

Function: To determine how many baselines are established and to what extent they are established

Goal: 100%

Data from external sources	27
Data from internal sources	29
Data from citizen survey	5
Data source not established	13
Total Baselines*	74

**Please note: Some goals have more than one baseline.*



FranklinForward: 2017 Progress Update



Baseline Establishment:

Progress Ranking

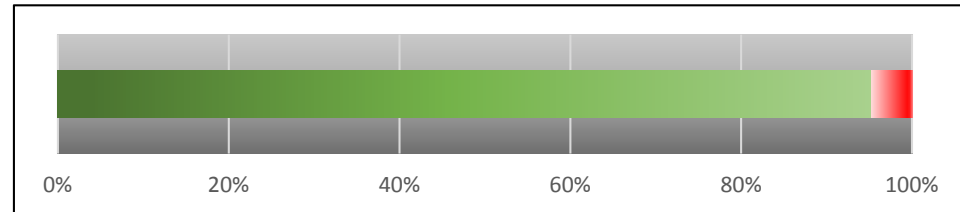
Good

Function: Establishing baselines which can measure goals to determine progress of strategic plan

Goal: 100%

Achieved: 96%

Goals which have baselines	61
Goals which do not have baselines	3
Total Goals	64



Measurement Determination:

Progress Ranking

Good

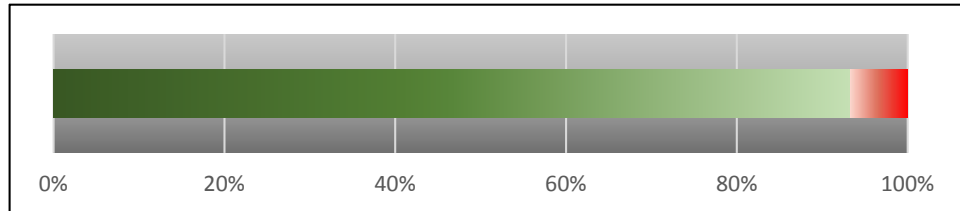
Function: To determine how many baselines are established and to what extent they are established

Goal: 100%

Achieved: 93%

Baselines with determined measures	69
Baselines which have no measure	5
Total Baselines*	74

**Please note: Some goals have more than one baseline.*



Data Determination

Progress Ranking

Good

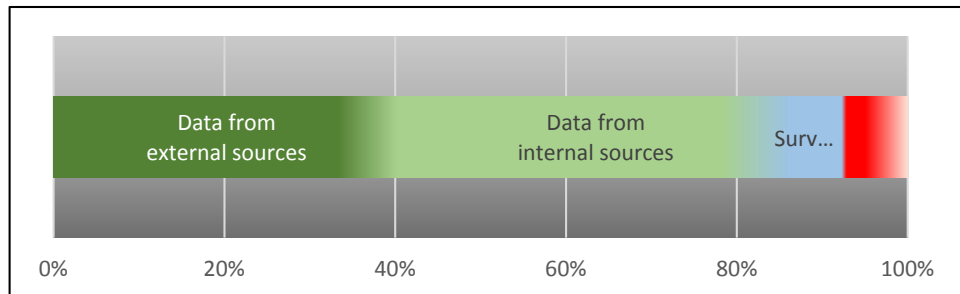
Function: To determine how many baselines are established and to what extent they are established

Goal: 100%

Achieved: 93%

Data from external sources	30
Data from internal sources	34
Data from citizen survey	5
Data source not established	5
Total Baselines*	74

**Please note: Some goals have more than one baseline.*



ORDINANCE 2017-06

TO BE ENTITLED, "AN ORDINANCE TO REZONE 4.66 ACRES FROM SPECIFIC DEVELOPMENT VARIETY (33.4/35000/115) DISTRICT TO SPECIFIC DEVELOPMENT VARIETY (33.4/35000/119) DISTRICT FOR THE PROPERTY LOCATED WITHIN THE BLOCK OF 1ST AVENUE, BRIDGE STREET, 2ND AVENUE NORTH AND EAST MAIN STREET (HARPETH SQUARE PUD SUBDIVISION)."

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the SDX 33.4/35000/119 district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-14, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of SDX 33.4/35000/115 District to SDX 33.4/35000/119 District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078C—01500	4.04
078C---01300	.62
Total	4.66

Property Description

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt; THENCE; N 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE; S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street; THENCE; with the southerly margin of Bridge Street S 59°24'37" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN; THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as

evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN; THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E - 99.17' to an iron rod; THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North; THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E -394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street; THENCE; with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:
N 29°41'53" W - 90.64' to an iron rod;
N 60°10'34" E - 66.00' to an iron rod;
S 30°24'06" E - 15.31' to an iron rod;
N 57°58'10" E - 20.00' to a point;
S 30°25'15" E - 20.00' to an iron rod;
S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;
THENCE; N 60°16'06" E - 81.35' to the POINT OF BEGINNING.
Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services.

SECTION II. That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

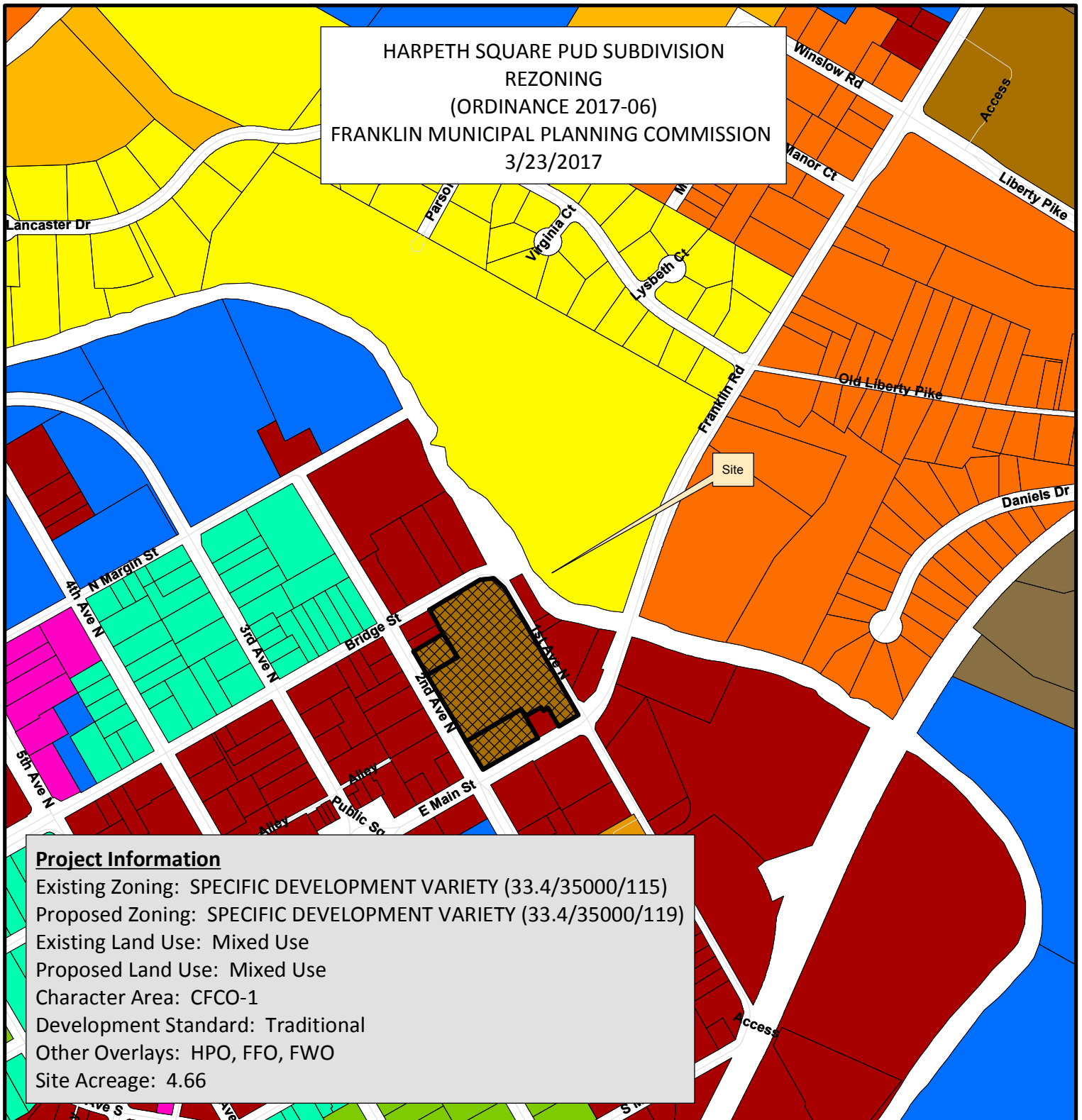
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

HARPETH SQUARE PUD SUBDIVISION
REZONING
(ORDINANCE 2017-06)
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/2017



Project Information

Existing Zoning: SPECIFIC DEVELOPMENT VARIETY (33.4/35000/115)
Proposed Zoning: SPECIFIC DEVELOPMENT VARIETY (33.4/35000/119)
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Character Area: CFCO-1
Development Standard: Traditional
Other Overlays: HPO, FFO, FWO
Site Acreage: 4.66

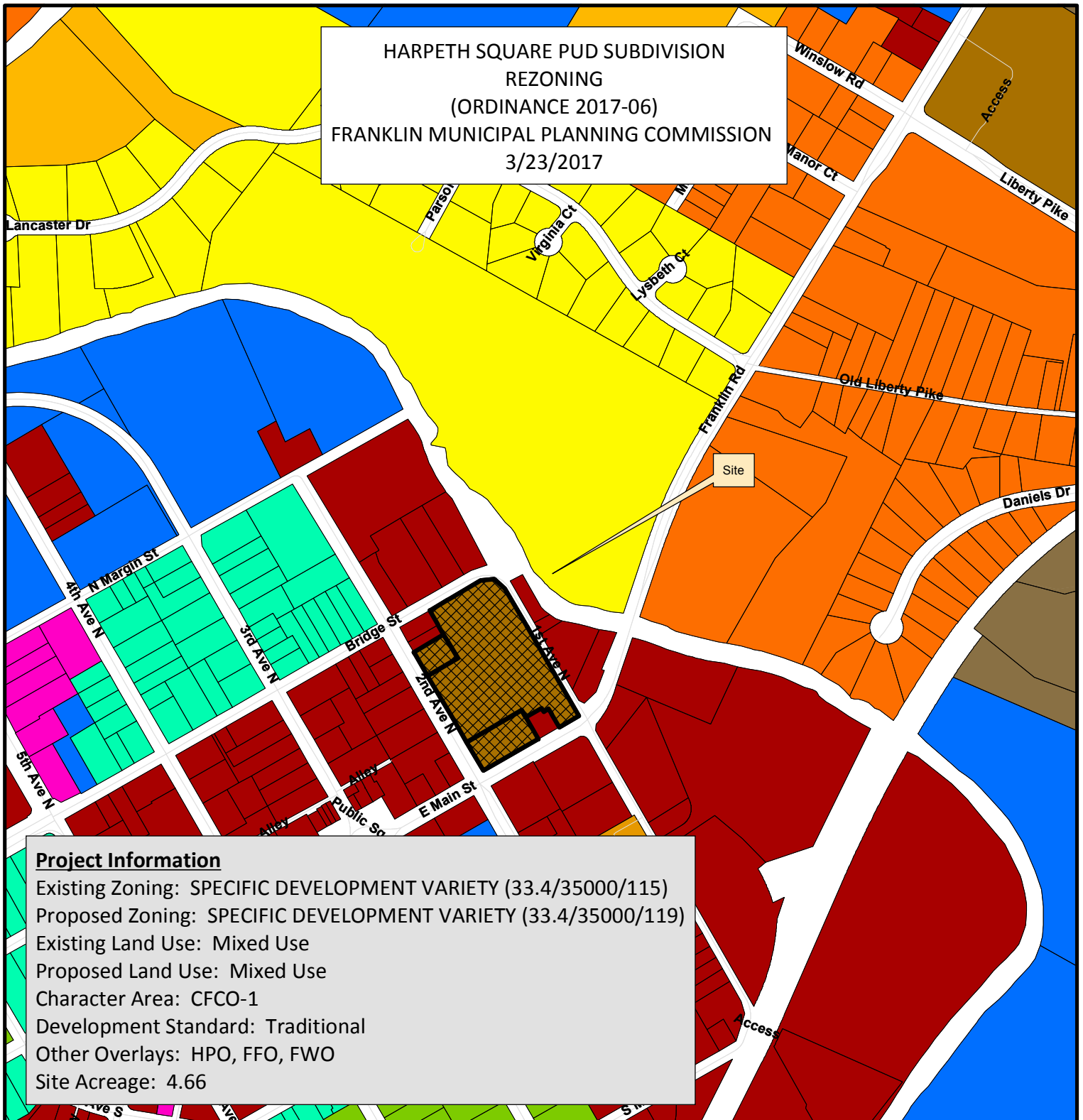
- | | |
|--|---------------------------------------|
| Harpeth Square PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

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HARPETH SQUARE PUD SUBDIVISION
REZONING
(ORDINANCE 2017-06)
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/2017



Project Information

Existing Zoning: SPECIFIC DEVELOPMENT VARIETY (33.4/35000/115)
Proposed Zoning: SPECIFIC DEVELOPMENT VARIETY (33.4/35000/119)
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Character Area: CFCO-1
Development Standard: Traditional
Other Overlays: HPO, FFO, FWO
Site Acreage: 4.66

- | | |
|--|---------------------------------------|
| Harpeth Square PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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HARPETH SQUARE PUD SUBDIVISION REZONING REQUEST, REVISION 2

TAX MAP 78 C GROUP D, PARCEL 15

OWNERS

HARPETH ASSOCIATES LLC
198 EAST MAIN STREET
FRANKLIN, TN 37064
CONTACT: STEVE BACON
EMAIL: stevebacon@outlook.com
PHONE: 615.490.4680

DEVELOPER

HARPETH ASSOCIATES LLC
198 EAST MAIN STREET
FRANKLIN, TN 37064
CONTACT: STEVE BACON
EMAIL: stevebacon@outlook.com
PHONE: 615.490.4680

APPLICANT

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER

CIVIL AND ENVIRONMENTAL CONSULTANTS, INC
325 SEABORAD LANE, SUITE 170
FRANKLIN, TN 37067
CONTACT: ERIC GARDNER
EMAIL: egardner@cecinc.com
PHONE: 800.673.2326

ARCHITECT

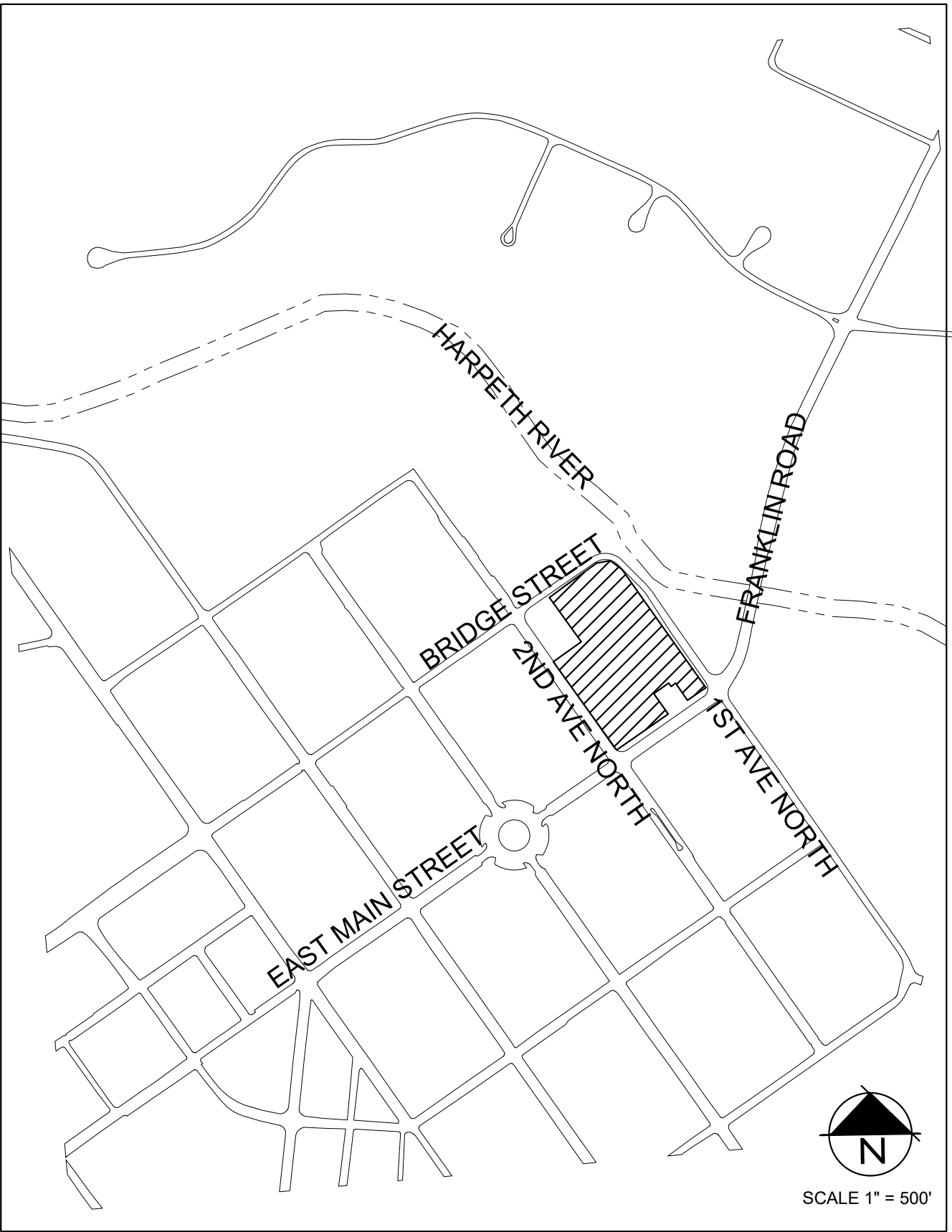
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

TRAFFIC ENGINEER

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: RUSSEL FAULK
PHONE: 615.838.6052



VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	FLOOR DIAGRAMS
C 2.2	GARAGE DIAGRAMS
C 2.3	TREE CANOPY PRESERVATION
C 3.0	GRADING AND DRAINAGE PLAN
C 4.0	AUTOTURN PLAN
C 5.0	UTILITY PLAN
A 1.0	ARCHITECTURAL CHARACTER
A 2.0	ARCHITECTURAL CHARACTER
A 3.0	CONCEPT ELEVATIONS
A 4.0	CONCEPT ELEVATIONS

**PURPOSE STATEMENT - DEVELOPMENT PLAN SUMMARY
REVISION 2**

The only change proposed for this Development Plan Revision is the request to increase the number of Hotel Rooms from 115 rooms to 119 rooms.

MODIFICATION OF STANDARDS APPROVED WITH DEVELOPMENT PLAN REVISION 1, COF #5994

1. New MOS #1. Section 5.5.4 (4) (A) This MOS is to permit Harpeth Square Associates to use the required parkland dedication fees to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. No specific route or quantity of trail has been determined at this time. The applicant shall coordinate with the parks department at site plan. Any remaining fees shall be paid as fees.
2. Request to have a mid-block access on East Main Street (Major Arterial). There will be no access to First Avenue North (Major Collector). The proposed development is located in the urban setting of the historic town center. The proposed access is located at an existing curb cut with sufficient sight lines down Main Street in both directions. Vehicle speeds are typically slow between the intersection of 1st Avenue and 2nd Avenue traffic signals. Request is also made on basis of Purpose Statement #4.

SPECIAL REQUEST - APPROVED WITH DEVELOPMENT PLAN REVISION 1, COF#5994

1. Section 5.10.13 (5) Request to allow valet parking in the right-of-way of 2nd Avenue. Harpeth Associates will work with Planning and Engineering staff prior to site plan submittal on sidewalk placement in regards to new valet parking conditions.

MODIFICATION OF STANDARDS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. MOS Request #1. Section 3.5.6 (2) (B) (iii) (A) This is a request to provide setbacks that are respectful of the existing neighborhood buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS. Approved by Planning Commission and BOMA.
2. MOS Request #2. Section 3.5.6 (2) (B) (iii) (B) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Approved by Planning Commission and BOMA.
3. MOS Request #3. Section 3.5.6 (2) (B) (iii) (C) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Approved by Planning Commission and BOMA.
4. MOS Request #4. Section 3.5.6 (2) (B) (x) (A) This is a request for a minimum facade variation every 50 feet. Approved by Planning Commission and BOMA.
5. MOS Request #6. Section 5.2.4 (3) (A) Request to save only the trees identified on the development plan. Approved by Planning Commission and BOMA.

DESIGN MODIFICATIONS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. Design Modification #1. Section 5.3.5 (3) (B) (i) Request for building length of 573 feet at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Approved by Planning Commission.
2. Design Modification #2. Section 5.3.5 (3) (E) (i) Request for the use of flat roofs versus the required pitched roofs for multifamily structures. Approved by Planning Commission.
3. Design Modification #3. Section 5.3.6 (6) (A) Request for a minimum facade variation every 50 feet. Approved by Planning Commission.
4. Design Modification #4. Section 5.3.6 (8) (A) Request for a maximum of five colors for use on the building facades.

PROPOSED OFFSITE IMPROVEMENTS SCHEDULE

Offsite Water Quantity and Quality Facility: Construction plans will be completed and submitted to the City either concurrent with or prior to the first site plan for the Harpeth Square development. Construction of the improvements will begin after all necessary permits have been issued by the City for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

1st Avenue and Bridge Street Improvements: Construction plans for the improvements will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

Franklin Road/E. Main Street Restriping and Signal Modifications at E. Main Street and 1st Avenue - Construction plans will be submitted with the first site plan for the Harpeth Square development. Construction of the improvements will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

Intersection Improvements and Signalization of Bridge Street and 2nd Avenue - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

Water Main Upgrades along 2nd Avenue North - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

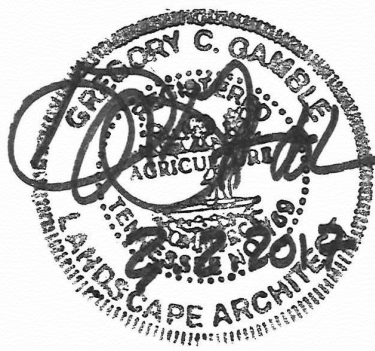
Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

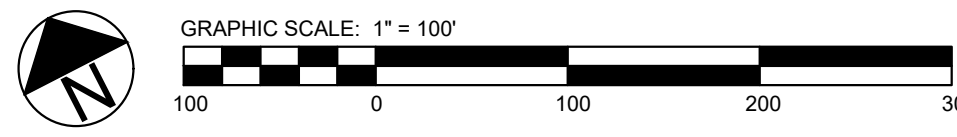
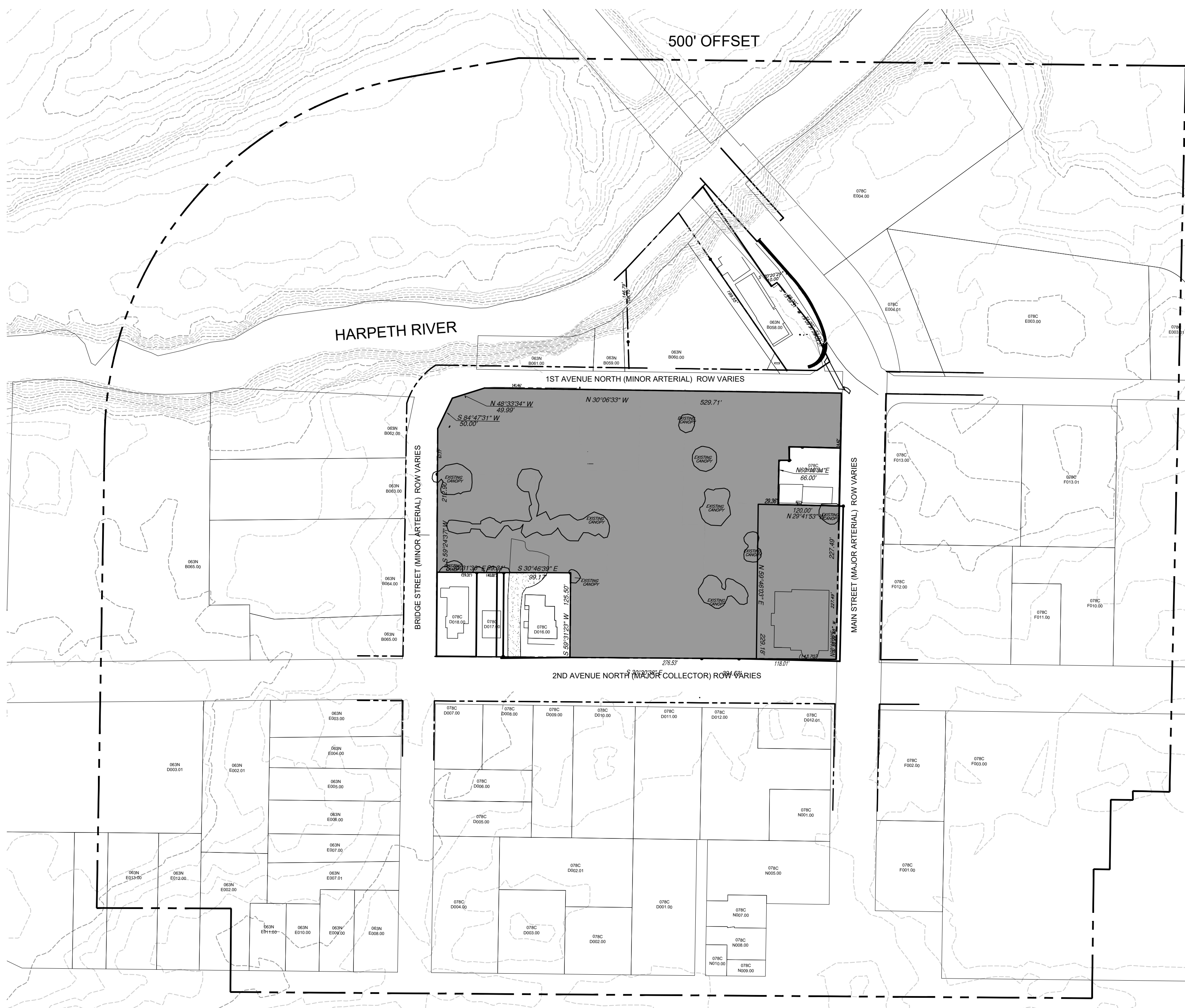
February 6, 2017

REVISION

1. March 2, 2017

COF # 6357





LEGAL DESCRIPTION

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of the property located at Tax Map 78C Parcel 15, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE, with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt;

THENCE, N 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE, S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE, with the southerly margin of Bridge Street S 59°24'37" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN;

THENCE, leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in at 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE, leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E - 59.17' to an iron rod;

THENCE, leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;

THENCE, leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

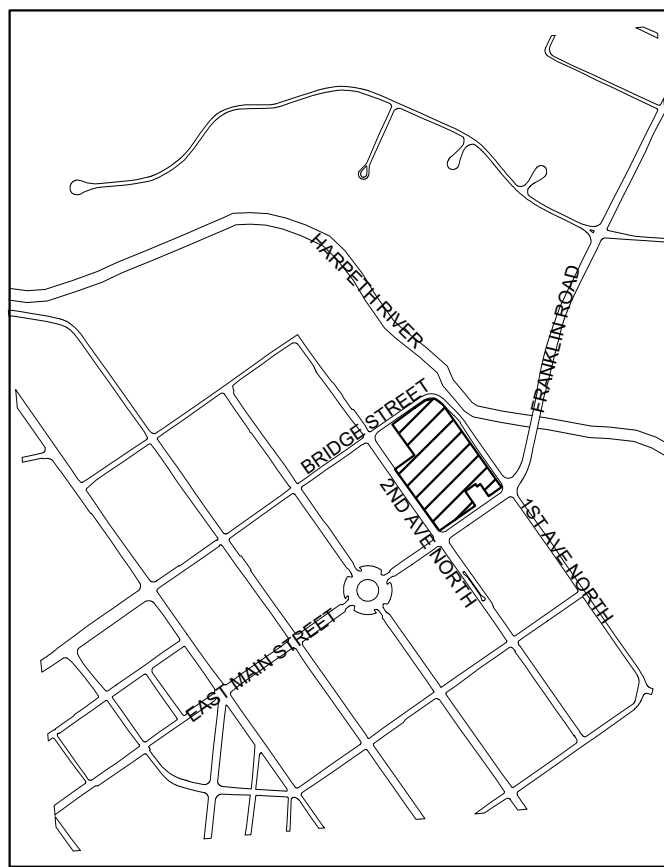
THENCE, with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

THENCE, leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:

N 29°41'53" W - 90.64' to an iron rod;
N 60°10'34" E - 66.00' to an iron rod;
S 30°24'06" E - 15.31' to an iron rod;
N 57°58'10" E - 20.00' to a point;
S 30°23'15" E - 20.00' to an iron rod;
S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;

THENCE, N 60°16'06" E - 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services,



VICINITY MAP



SCALE 1" = 1000'

SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 2
EXISTING ZONING: SD-X 33.4 / 35000 / 115
SPECIFIC DEVELOPMENT VARIETY: (SD-X 33.4 / 35000 / 115)
PROPOSED ZONING: SD-X 33.4 / 35000 / 115)
PROJECT NUMBER: 6357
LOT NUMBER: ---
ADDRESS: 112 2ND AVENUE N
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES, LLC
STEVE BACON
198 EAST MAIN STREET
FRANKLIN, TN 37064
615-460-4880
stevebacon@outlook.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambledesign@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: 63,281
BUILDING COVERAGE: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
BUILDING HEIGHT: N/A
LANDSCAPE SURFACE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: N/A
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY: 33.4 DUA
TREE CANOPY: 92.4% PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
3.1%, 6,312 SF FORMAL PROVIDED

ADJACENT PROPERTY OWNERS

PRCLID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CCO-1	either	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CCO-1	TR	INSTITUTIONAL
063N-B06500	240-242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	FRANKLIN	MS	38654	CC	HPO, FFO, FWO, HHO	CCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CCO-1	either	INSTITUTIONAL
063N-D00301	N MARGIN ST	MOORE ROBERT M JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANZT ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROUTION PROPERTIES II	PO BOX 264	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	EPIC ENTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D01601	113 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	FRANKLIN	TN	37027	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D02500	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5865 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-E00300	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	OFFICE
078C-E00301	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	RETAIL
078C-E00500	1ST AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CONRT TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILT TONY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CCO-1	TR	INSTITUTIONAL
078C-F400	202 CHURCH ST	HARWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KMEC EDWARD U REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	OFFICE
078C-N00100	212-14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	COMMERCIAL

GDC

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906

STUDIO

ARCHITECTS

REZONING REQUEST REVISION 2
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCEL 15
FRANKLIN, TENNESSEE

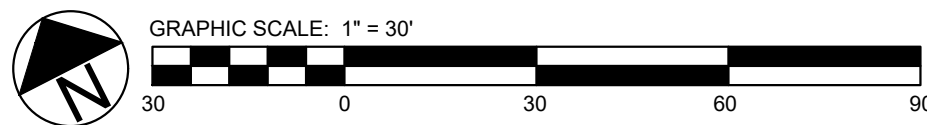
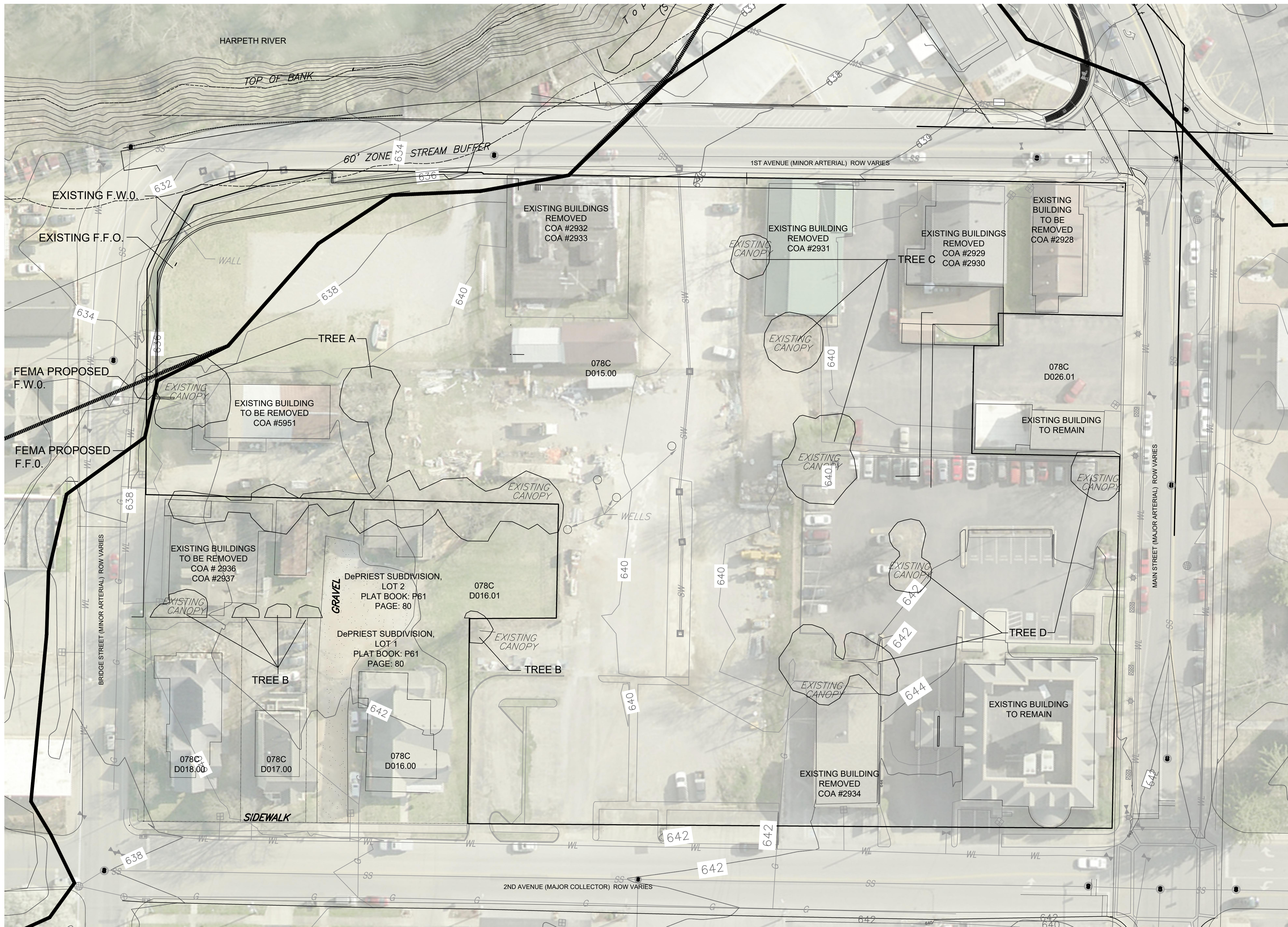


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SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

OVERALL
EXISTING
CONDITIONS

COF# 6357

C1.0



STATEMENT OF IMPACTS
MAJOR THOROUGHFARE PLAN
(SEE CHARTS ON C2.0)
PER CITY ENGINEERING STAFF, ADDITIONAL STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE ADDED PER THE TIS REPORT, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLIN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.33 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT: 160 X 23 = 37 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

TRIP GENERATION TABLE

Land Use:	LUC 310				LUC 932				TOTAL
	Hotel	High-Turnover Sit-Down Restaurant	Sp. Retail	Multi-family	Hotel	High-Turnover Sit-Down Restaurant	Sp. Retail	Multi-family	
Size:	112 rooms	4,500 sq. ft.	9,244 sq. ft.	155 units	112 rooms	4,500 sq. ft.	9,244 sq. ft.	155 units	
Average Daily Traffic	1,000	572	410	1,062	1,000	572	410	1,062	3,044
Daily Enter	500	286	205	531	500	286	205	531	1,522
Daily Exit	500	286	205	531	500	286	205	531	1,522
AM Peak Hour Total	76	49	63	80	76	49	63	80	268
AM Peak Hour Enter	44	27	30	16	44	27	30	16	117
AM Peak Hour Exit	32	22	33	64	32	22	33	64	151
MID Peak Hour Total (7%)	70	42	28	74	70	42	28	74	214
MID Peak Hour Enter (50%)	35	22	14	37	35	22	14	37	108
MID Peak Hour Exit (50%)	35	20	14	37	35	20	14	37	106
PM Peak Hour Total	78	45	25	103	78	45	25	103	251
PM Peak Hour Enter	38	27	11	67	38	27	11	67	143
PM Peak Hour Exit	40	18	14	36	40	18	14	36	108

Trip Generation 9th Edition

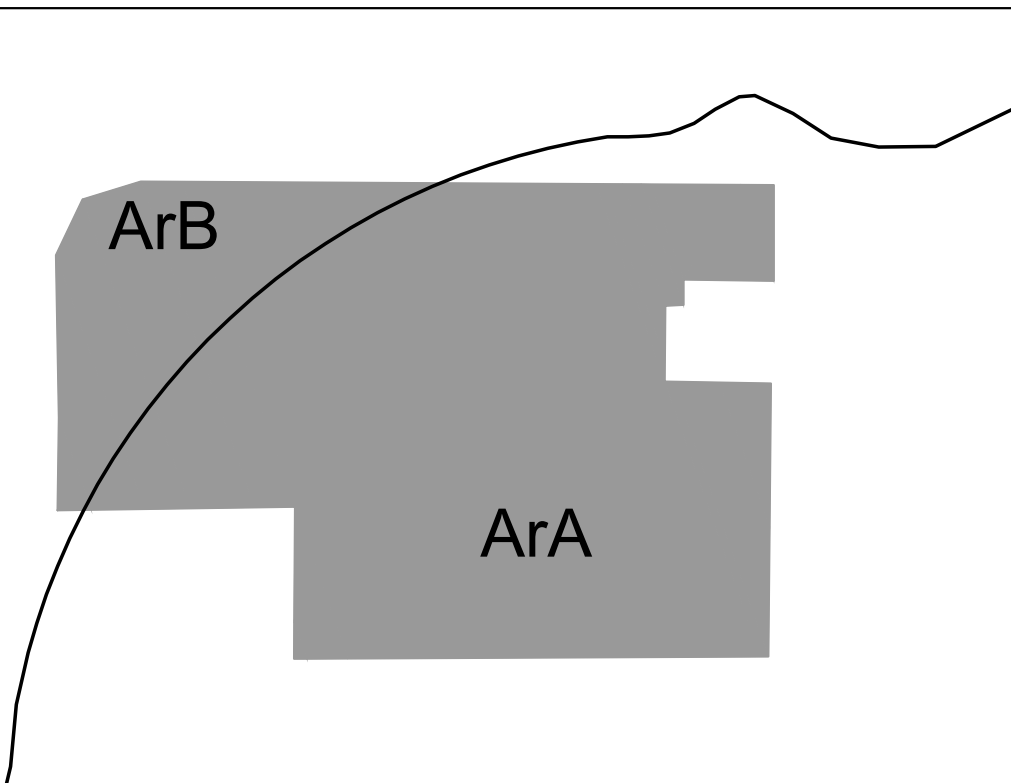
SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 2
EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 33.4 / 35000 / 115)
PROPOSED ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 33.4 / 35000 / 115)
PROJECT NUMBER: 6356
LOT NUMBER: ---
ADDRESS: 112 2ND AVENUE N
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)
OTHER APPLICABLE OVERLAYS: NPD, FFD, FWD
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.86 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES, LLC
STEVE BACON
198 EAST MAIN STREET
FRANKLIN, TN 37064
615.400.4680
stevebacon@outlook.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambledesign@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: NO
MINIMUM LANDSCAPE RATIO: SEE DEVELOPMENT DATA CHART C2.0
MINIMUM PARKING REQUIRED: N/A
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY: 33.4 DUA
TREE CANOPY: 32 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
3.1%, 6,312 SF FORMAL PROVIDED



SOILS:

ArA: ARMOUR SILT LOAM, 0-2% SLOPES
ArB: ARMOUR SILT LOAM, 2-5% SLOPES
MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	8,768 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF

TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF / 202,980 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF

(SEE APPROVED DEV. PLAN COF #4713)

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

Street Name	Classification	Entering Traffic	Existing Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	609	609	1,218
Main Street (between 1st and 2nd Avenue, N.)	Major Arterial	609	609	1,218
Main Street (west of 2nd Avenue, N.)	Major Arterial	380	380	761
2nd Avenue, N. (north of Main Street)	Major Collector	533	533	1,066
Bridge Street (west of 2nd Avenue, N.)	Major Collector	228	228	457
2nd Avenue, N. (north of Bridge Street)	Major Collector	152	152	304

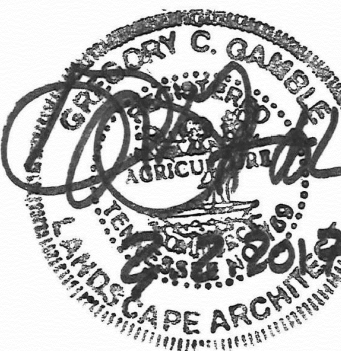
*NOTE: THE PROPOSED MIXED-USE PROJECT IS EXPECTED TO GENERATE APPROXIMATELY 3,044 VEHICLE TRIPS PER DAY. THE TABLE ABOVE SHOWS THE NET DAILY TRIPS ON THESE STREETS WITH THE COMPLETION OF THE PROPOSED PROJECT.



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LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015



REZONING PLAN REVISION 2
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCEL 15
FRANKLIN, TENNESSEE



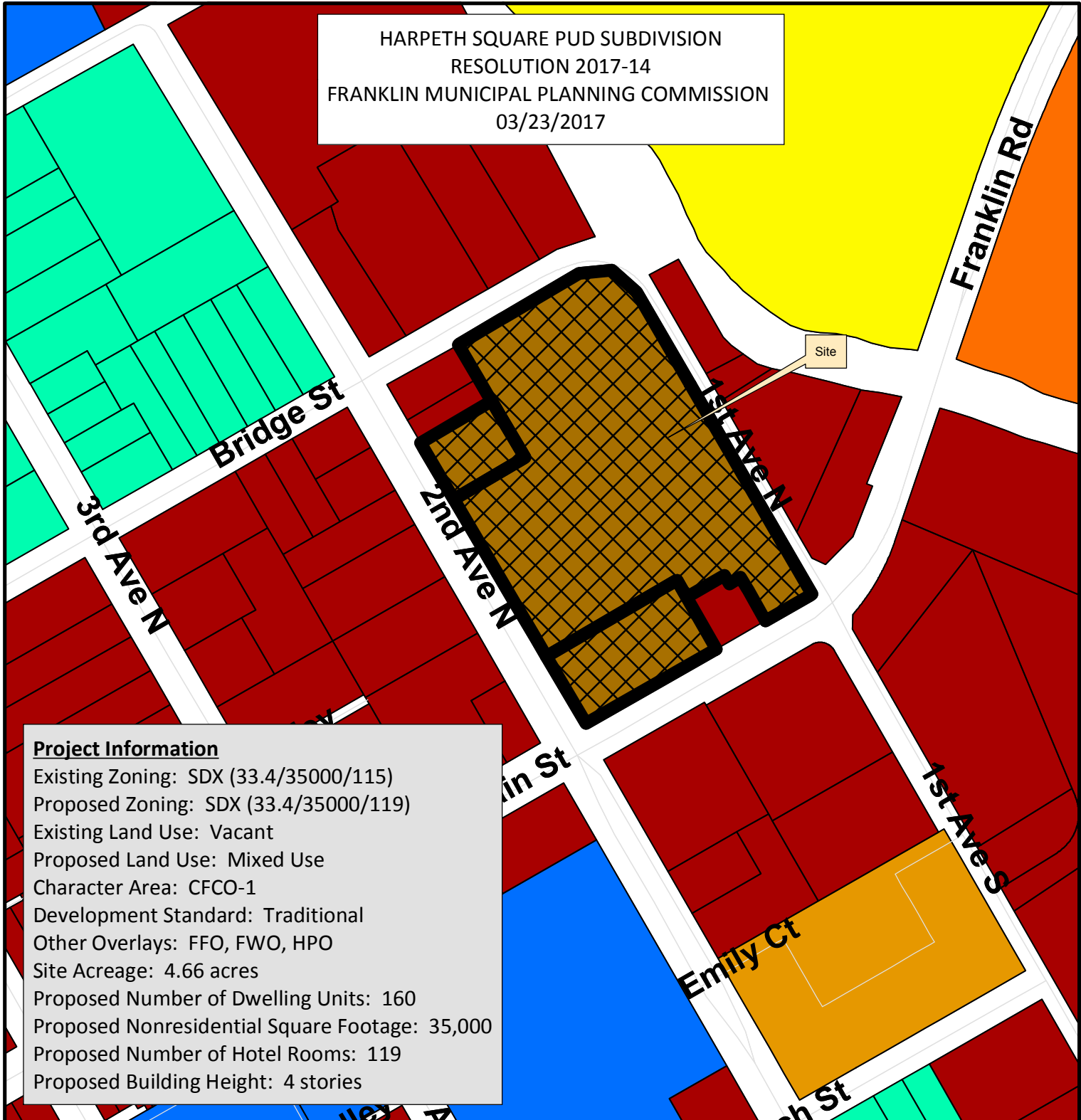
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EXISTING
CONDITIONS

COF# 6357

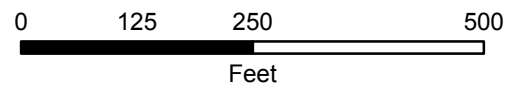
C2.0

HARPETH SQUARE PUD SUBDIVISION
 RESOLUTION 2017-14
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 03/23/2017



Project Information
 Existing Zoning: SDX (33.4/35000/115)
 Proposed Zoning: SDX (33.4/35000/119)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: CFCO-1
 Development Standard: Traditional
 Other Overlays: FFO, FWO, HPO
 Site Acreage: 4.66 acres
 Proposed Number of Dwelling Units: 160
 Proposed Nonresidential Square Footage: 35,000
 Proposed Number of Hotel Rooms: 119
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Harpeth Square PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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RESOLUTION 2017-14

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR HARPETH SQUARE PUD SUBDIVISION, WITH 5 EXISTING MODIFICATIONS OF DEVELOPMENT STANDARDS FOR THE PROPERTY LOCATED WITHIN THE BLOCK OF 1ST AVENUE, BRIDGE STREET, 2ND AVENUE NORTH AND EAST MAIN STREET."

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
078C—01500	4.04
078C---01300	.62
Total	4.66

Property Description

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;
THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt;

THENCE; N 48°33'34" W - 49.99' to a railroad spike in the asphalt;
 THENCE; S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;
 THENCE; with the southerly margin of Bridge Street S 59°24'37" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN; THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN; THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E - 99.17' to an iron rod;
 THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;
 THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street; THENCE; with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN
 THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:
 N 29°41'53" W - 90.64' to an iron rod;
 N 60°10'34" E - 66.00' to an iron rod;
 S 30°24'06" E - 15.31' to an iron rod;
 N 57°58'10" E - 20.00' to a point;
 S 30°25'15" E - 20.00' to an iron rod;
 S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;
 THENCE; N 60°16'06" E - 81.35' to the POINT OF BEGINNING.
 Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services,

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Harpeth Square PUD Subdivision are as follows:

Entitlements	Harpeth Square PUD Subdivision
Base Zone District	SDX (33.4/35000/119)
Character Area Overlay	CFCO-1
Other Zoning Overlays	HPO, FFO, FWO
Development Standard	Traditional
Number of Dwelling Units	160

Number of Nonresidential Square Footage	35,000
Number of Hotel Rooms	119
Connectivity Index	n/a
Open Space Requirements	6,312 SF Formal
Number of Phases in Development	3
Original Development Plan Approval	Resolution No. 2015-106 Date of approval: 2/9/2016
Revision Number	2

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

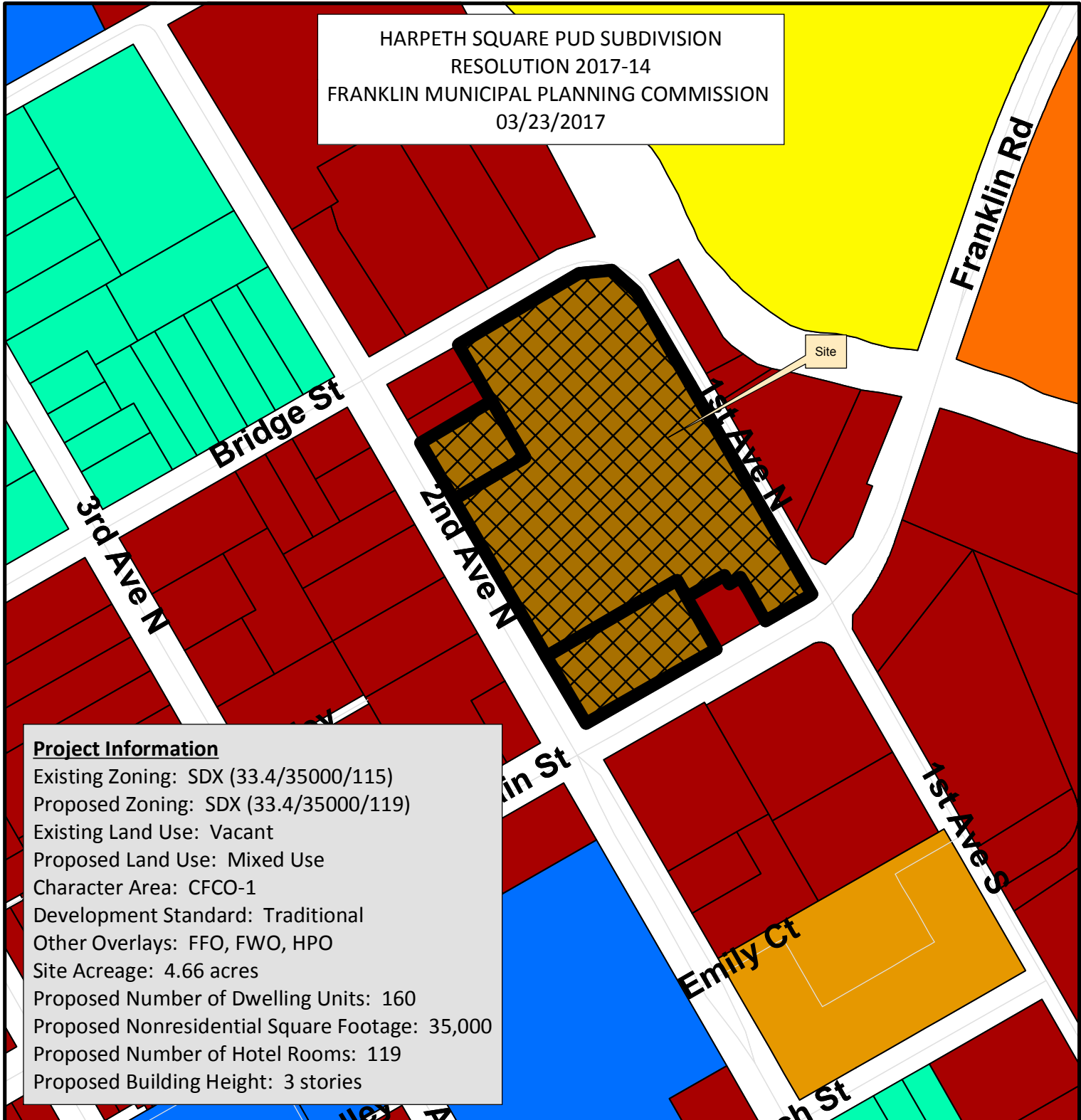
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL:

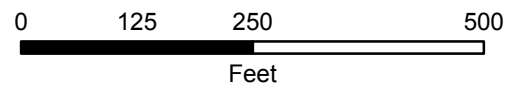
PUBLIC HEARING AND BOMA APPROVAL:

HARPETH SQUARE PUD SUBDIVISION
 RESOLUTION 2017-14
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 03/23/2017



Project Information
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 Proposed Land Use: Mixed Use
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- | | |
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CONDITIONS OF APPROVAL:

Open Issues: 1

Planning

HarpSq DevelpPlan Rev2_.pdf

1. Zoning

josh.king@franklintn.gov

Applicant shall update site data chart to reflect actual and intended zoning.

Existing: SDX 33.4/35000/115

Proposed SDX 33.4/35000/119

Existing zoning taken from Ordinance 2015-74. Stated zoning is an incorrect combination of Ordinance 2014-41 and the proposed number of hotel rooms.

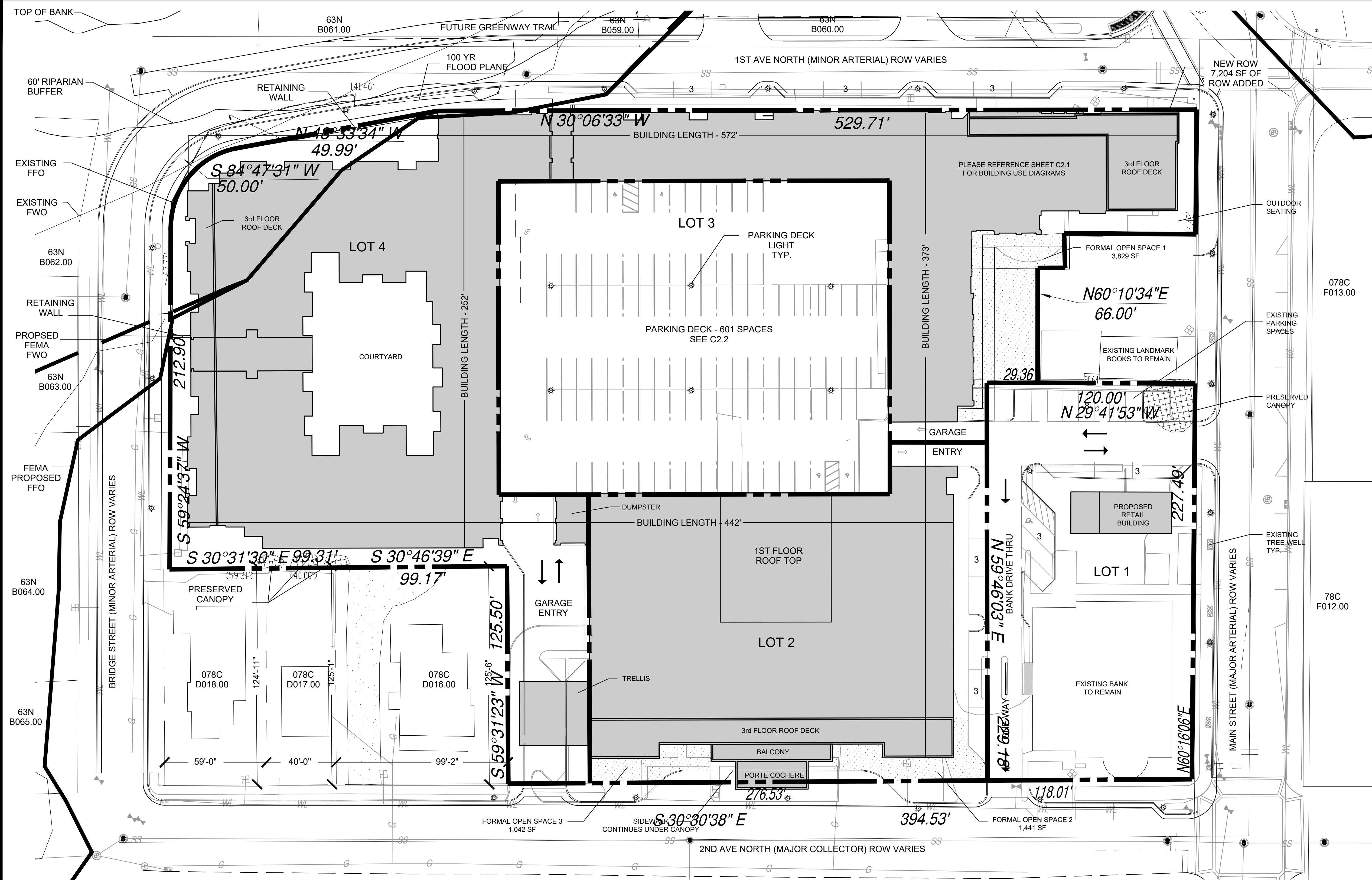
[Edited By Joshua King]

greggamble209@gmail.com

The site data charts have been updated with the correct existing and proposed zoning.

amy.diaz-barriga@franklintn.gov

Update EVERY sheet with the correct proposed zoning, including the Landscape Plan and Elevation sheets where the proposed zoning is listed.



DEVELOPMENT DATA AND PARKING REQUIREMENTS:					
Building	Use	Unit	Required Parking per City of Franklin		
			Ratio	Total	
Landmark Bank	Existing Bank	6000 SF	5 per 1000	30	
	Office - 2nd	3000 SF	2.85 per 1000	9	
Hotel	119 Hotel Rms	119 RM	1 per room	119	
	Employees (Hotel)	25 P	.75 per emp	19	
	Assembly	537 P	.17 per max occ	92	
	Restaurant	6727 SF	7.5 per 1000	51	
Apartments	Employees (Rest)	16 P	.75 per emp	12	
	1 bed	61	1 per rm	61	
	2 bed	75	1.5 per rm	113	
	3 bed	14	2 per rm	28	
Retail/Commercial	Restaurant	4300 SF	7.5 per 1000	33	
Restaurant	Employee	16 Ea	.75 per emp	12	
	Outdoor	20 Ea	.67 per seat	14	
Total Required				628	
Total Provided				630	

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601 ON-STREET 12 SURFACE PARKING 17		
TOTAL VEHICULAR PARKING SPACES 630		
GROUND PARKING		
BANK 12 + HOTEL 6 + GARAGE 112 = 130		
TOTAL BICYCLE PARKING SPACES (1:10) = 13		
PRIMARY USE	MINIMUM SQ. FT.	MAXIMUM SQ. FT.
EXISTING BANK	12,000 (EXISTING)	12,000 (EXISTING)
HOTEL	90,000	115,000
RESTAURANT	3,500	5,000
RETAIL	11,000	18,000
*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN		

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCA-1 TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.

2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.

3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.

4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDINGS ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINANT FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FOURTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PROVIDES A DOMINANT 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

LOT AREAS		
LOT	USE	AREA
LOT 1	BANK/RETAIL	27,248 SF
LOT 2	HOTEL	39,796 SF
LOT 3	GARAGE	40,805 SF
LOT 4	RESIDENTIAL/RETAIL	86,861 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B06800	94 - 98 E MAIN ST	26'
063N-B06200	106 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	39'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02000	14 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'

SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 2
EXISTING ZONING: SD-X 33.4 / 35000 / 115
PROPOSED ZONING: SD-X 33.4 / 35000 / 115
PROJECT NUMBER: 6356
SUBDIVISION: 75
LOT NUMBER: 75
ADDRESS: 112 2ND AVENUE N
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCA1)
OTHER APPLICABLE OVERLAYS: HPD, FFO, FMD
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES, LLC
STEVE BACON
198 EAST MAIN STREET
FRANKLIN, TN 37064
615.600.4680
stevebacon@outlook.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambledesign@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: 83,228
BUILDING COVERAGE: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
INCOMPATIBLE USE BUFFER REQUIRED: NO
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): SEE DEVELOPMENT DATA CHART C2.0
PARKING PROVIDED: 33.4 DUA
RESIDENTIAL DENSITY: 02 AC PRESERVED (SEE MOS REQUIRED)
TREE CANOPY: 3%, 6,089 SF REQUIRED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3.1%, 6,312 SF FORMAL PROVIDED

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
(SEE C2.2 DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS CHART)
***PER CITY ENGINEERING STAFF, THE STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE 125 LF, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE.

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION).

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLIN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT. 160 X .23 = 37 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

INCOMPATIBLE USE BUFFER

NOT APPLICABLE

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 125 X 600SF = 75,000 SF
TOTAL PARKLAND DEDICATION AREA: 117,000 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW

84 PSI FROM 2.5" OUTLET
FLOW: 1537 GPM 10,509 GPM
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 88 PSI

STREAMSIDE BUFFER VARIANCE

A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STREAMSIDE BUFFER ENHANCEMENT

ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

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

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

PHASING

HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

OPEN SPACE REQUIREMENT CHART			
MINIMUM OPEN SPACE REQUIREMENT: 3%			
3% * 202,980 TOTAL SITE SF = 6,089 SF			
PROVIDED OPEN SPACE: 3.1% (6,312 SF)			
NOTE: 100% OF OPEN SPACE IS FORMAL			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042

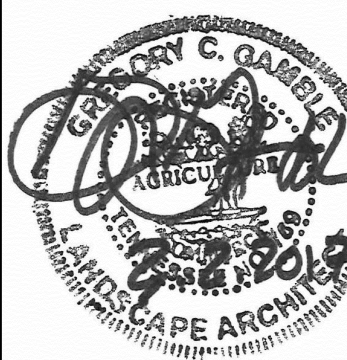
REV 5.1.2016 BIKE PARKING

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906
STUDIO
ARCHITECTS

DEVELOPMENT PLAN REVISION 2
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCEL 15
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

OVERALL
DEVELOPMENT
PLAN

COF# 6356

C2.0



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MATERIAL VARIETY IN A MIXED-USE PROJECT



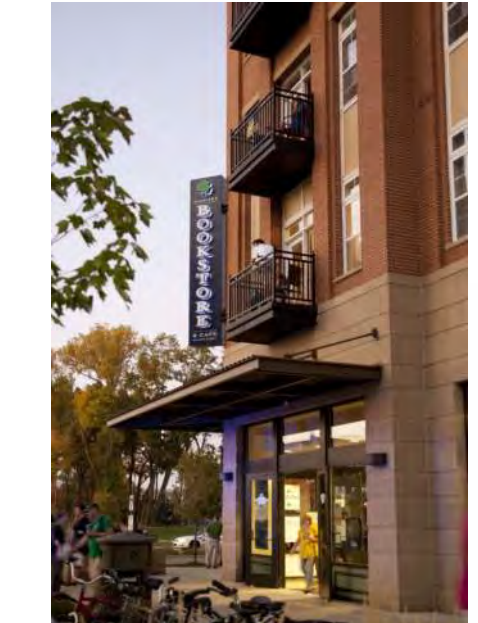
STREETSCAPE DETAILS & MATERIALS



OUTSIDE DINING



FOUR STORY BRICK



CORNER BALCONIES



MAIN STREET VIEW : HARPETH SQUARE



MAIN STREET VIEW : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY

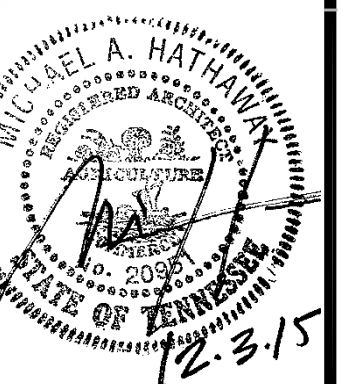
GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

906

STUDIO

ARCHITECTS



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.976.5765

ARCHITECTURAL
CHARACTER
COF# 5994

A1.0



SECOND AVENUE HOTEL ENTRANCE :
HARPETH SQUARE



STONE & BRICK MIX



BAY WINDOWS



CORNER OF FIRST AND BRIDGE : HARPETH SQUARE



HOTEL ENTRANCE



RESIDENTIAL DETAIL & SCALE



SECOND AVENUE VIEW : HARPETH SQUARE

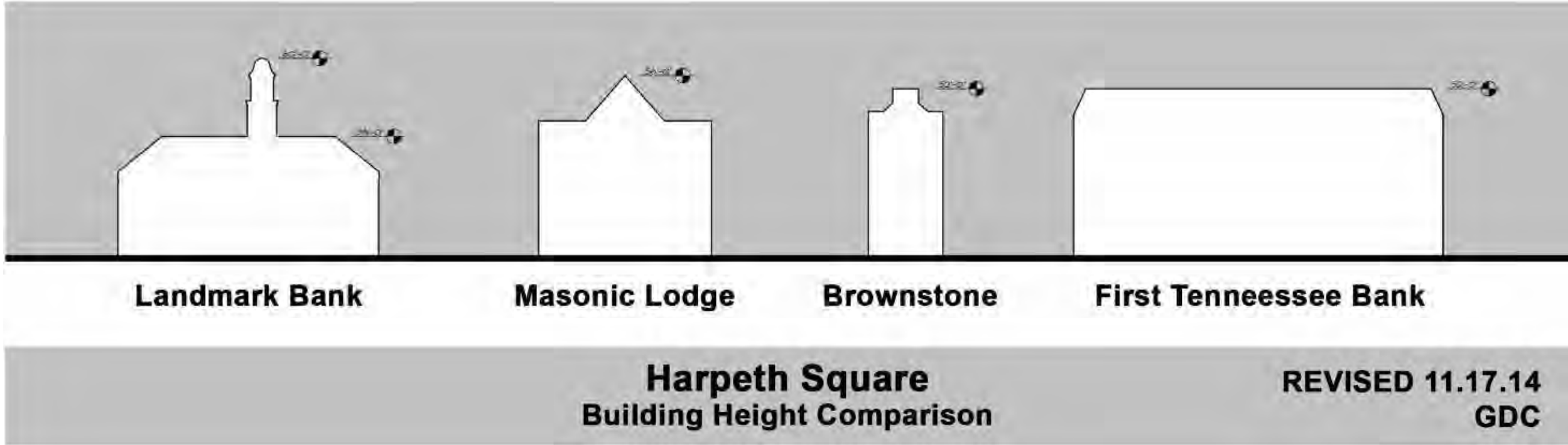


CORNER OF SECOND AND MAIN : HARPETH SQUARE



VIEW DOWN SECOND AVENUE : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL
DESIGN CHARACTER. FINAL BUILDING
DESIGN/CONSTRUCTION MAY VARY



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 33000, 115
PROJECT NUMBER:	4232X
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FPO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5280 rodericksheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambler209@gmail.com PHONE: (615) 975-5765



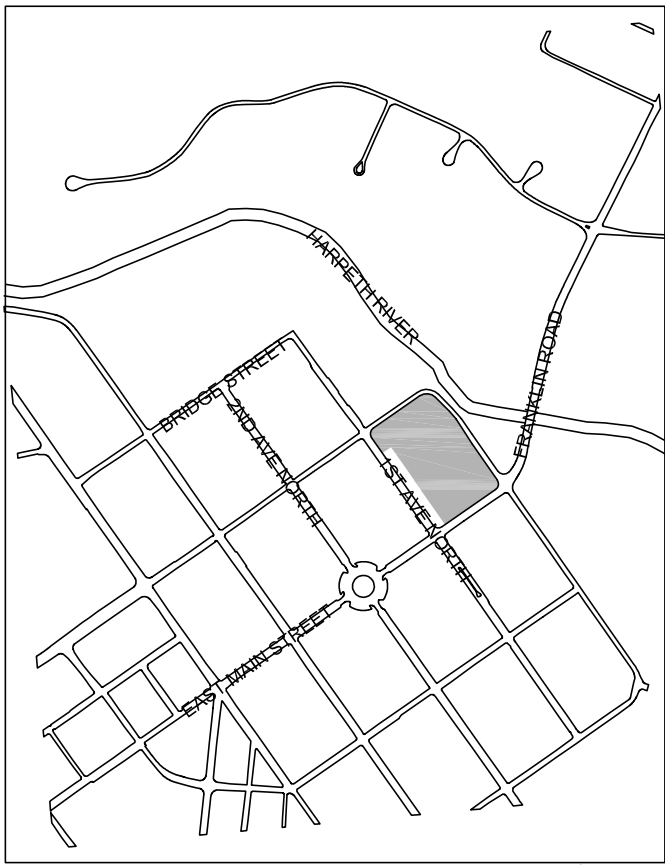
MAIN STREET ELEVATION
NOT TO SCALE



FIRST AVENUE ELEVATION
NOT TO SCALE

ARCHITECTURAL DATA

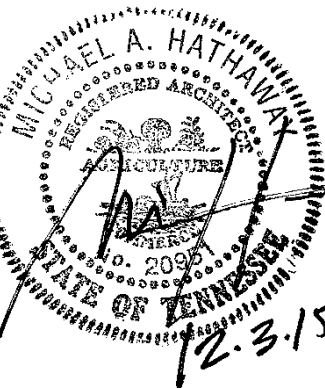
THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.



VICINITY MAP
SCALE 1" = 1000'

MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES





BRIDGE STREET ELEVATION
NOT TO SCALE

- MATERIALS LIST**
- BRICK
 - CAST STONE (VENEER AND DETAILS)
 - ALUMINUM STOREFRONT AND GLASS
 - FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



SECOND AVENUE ELEVATION
NOT TO SCALE



VICINITY MAP
SCALE 1" = 1000'

HARPETH SQUARE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

TAX MAP 78 C GROUP D, PARCEL 15

OWNERS

HARPETH ASSOCIATES LLC
198 EAST MAIN STREET
FRANKLIN, TN 37064
CONTACT: STEVE BACON
EMAIL: stevebacon@outlook.com
PHONE: 615.490.4680

DEVELOPER

HARPETH ASSOCIATES LLC
198 EAST MAIN STREET
FRANKLIN, TN 37064
CONTACT: STEVE BACON
EMAIL: stevebacon@outlook.com
PHONE: 615.490.4680

APPLICANT

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER

CIVIL AND ENVIRONMENTAL CONSULTANTS, INC
325 SEABORAD LANE, SUITE 170
FRANKLIN, TN 37067
CONTACT: ERIC GARDNER
EMAIL: egardner@cecinc.com
PHONE: 800.673.2326

ARCHITECT

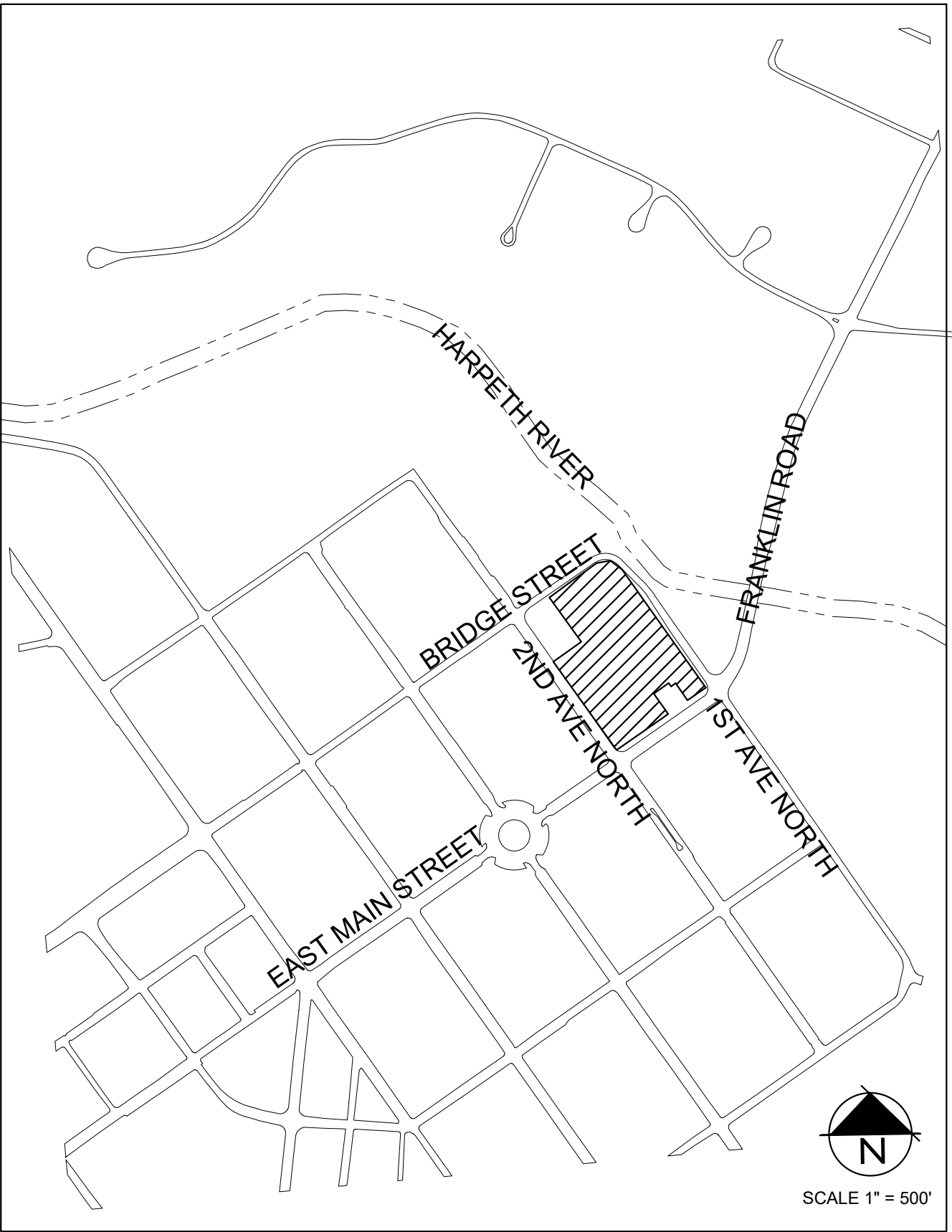
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

TRAFFIC ENGINEER

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: J.R. FAULK
EMAIL: jrfaulk@dividingline.biz
PHONE: 615.838.6052



VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	FLOOR DIAGRAMS
C 2.2	GARAGE DIAGRAMS
C 2.3	TREE CANOPY PRESERVATION
C 3.0	GRADING AND DRAINAGE PLAN
C 4.0	AUTOTURN PLAN
C 5.0	UTILITY PLAN
A 1.0	ARCHITECTURAL CHARACTER
A 2.0	ARCHITECTURAL CHARACTER
A 3.0	CONCEPT ELEVATIONS
A 4.0	CONCEPT ELEVATIONS

**PURPOSE STATEMENT - DEVELOPMENT PLAN SUMMARY
REVISION 2**

The only change proposed for this Development Plan Revision is the request to increase the number of Hotel Rooms from 115 rooms to 119 rooms.

MODIFICATION OF STANDARDS APPROVED WITH DEVELOPMENT PLAN REVISION 1, COF #5994

1. New MOS #1. Section 5.5.4 (4) (A) This MOS is to permit Harpeth Square Associates to use the required parkland dedication fees to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. No specific route or quantity of trail has been determined at this time. The applicant shall coordinate with the parks department at site plan. Any remaining fees shall be paid as fees.
2. Request to have a mid-block access on East Main Street (Major Arterial). There will be no access to First Avenue North (Major Collector). The proposed development is located in the urban setting of the historic town center. The proposed access is located at an existing curb cut with sufficient sight lines down Main Street in both directions. Vehicle speeds are typically slow between the intersection of 1st Avenue and 2nd Avenue traffic signals. Request is also made on basis of Purpose Statement #4.

SPECIAL REQUEST - APPROVED WITH DEVELOPMENT PLAN REVISION 1, COF#5994

1. Section 5.10.13 (5) Request to allow valet parking in the right-of-way of 2nd Avenue. Harpeth Associates will work with Planning and Engineering staff prior to site plan submittal on sidewalk placement in regards to new valet parking conditions.

MODIFICATION OF STANDARDS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. MOS Request #1. Section 3.5.6 (2) (B) (iii) (A) This is a request to provide setbacks that are respectful of the existing neighborhood buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS. Approved by Planning Commission and BOMA.
2. MOS Request #2. Section 3.5.6 (2) (B) (iii) (B) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Approved by Planning Commission and BOMA.
3. MOS Request #3. Section 3.5.6 (2) (B) (iii) (C) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Approved by Planning Commission and BOMA.
4. MOS Request #4. Section 3.5.6 (2) (B) (x) (A) This is a request for a minimum facade variation every 50 feet. Approved by Planning Commission and BOMA.
5. MOS Request #6. Section 5.2.4 (3) (A) Request to save only the trees identified on the development plan. Approved by Planning Commission and BOMA.

DESIGN MODIFICATIONS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. Design Modification #1. Section 5.3.5 (3) (B) (i) Request for building length of 573 feet at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Approved by Planning Commission.
2. Design Modification #2. Section 5.3.5 (3) (E) (i) Request for the use of flat roofs versus the required pitched roofs for multifamily structures. Approved by Planning Commission.
3. Design Modification #3. Section 5.3.6 (6) (A) Request for a minimum facade variation every 50 feet. Approved by Planning Commission.
4. Design Modification #4. Section 5.3.6 (8) (A) Request for a maximum of five colors for use on the building facades.

PROPOSED OFFSITE IMPROVEMENTS SCHEDULE

Offsite Water Quantity and Quality Facility: Construction plans will be completed and submitted to the City either concurrent with or prior to the first site plan for the Harpeth Square development. Construction of the improvements will begin after all necessary permits have been issued by the City for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

1st Avenue and Bridge Street Improvements: Construction plans for the improvements will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

Franklin Road/E. Main Street Restriping and Signal Modifications at E. Main Street and 1st Avenue - Construction plans will be submitted with the first site plan for the Harpeth Square development. Construction of the improvements will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

Intersection Improvements and Signalization of Bridge Street and 2nd Avenue - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

Water Main Upgrades along 2nd Avenue North - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

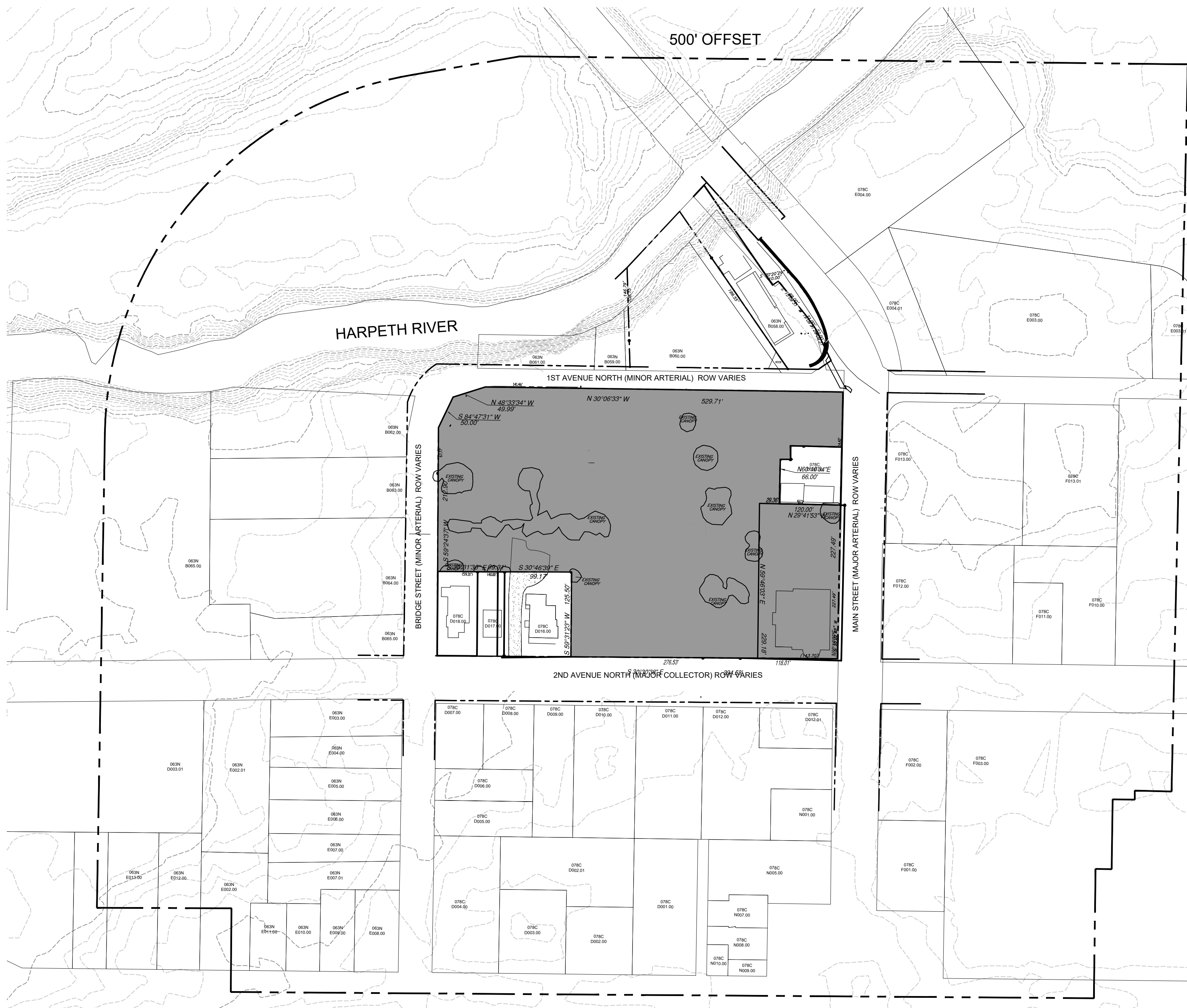
February 6, 2017

REVISION

1. March 2, 2017

COF # 6356





LEGAL DESCRIPTION

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of the property located at Tax Map 78C Parcel 15, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE, with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt;

THENCE, N 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE, S 84°47'31" W - 60.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE, with the southerly margin of Bridge Street S 59°24'33" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN;

THENCE, leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4054 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE, leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E - 99.17' to an iron rod;

THENCE, leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;

THENCE, leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 384.50' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

THENCE, with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

THENCE, leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:

N 29°41'53" W - 40.64' to an iron rod;

N 60°10'34" E - 66.00' to an iron rod;

S 30°24'06" E - 15.31' to an iron rod;

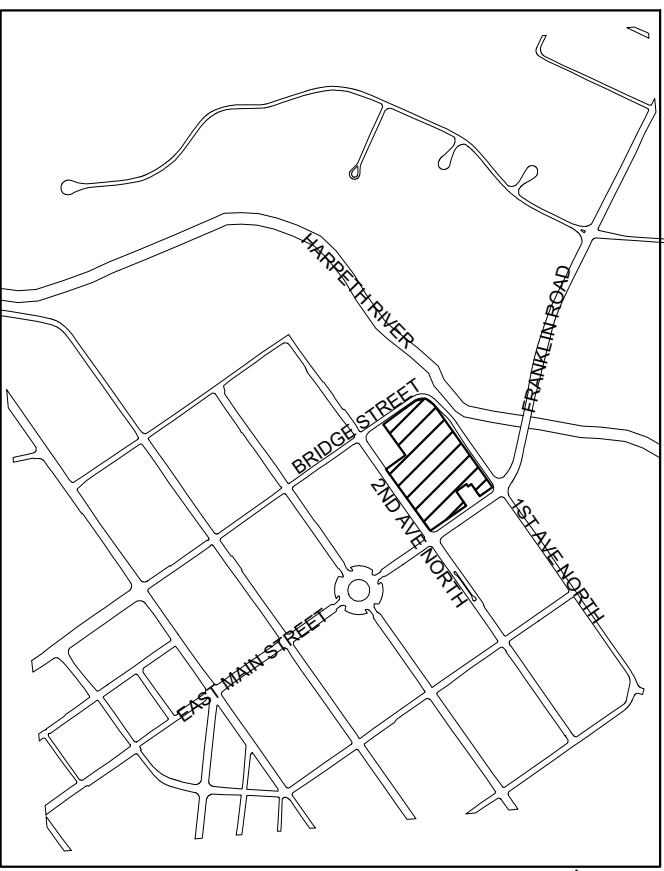
N 57°58'10" E - 20.00' to a point;

S 30°25'15" E - 20.00' to an iron rod;

S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;

THENCE, N 60°16'06" E - 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services.



VICINITY MAP



SCALE 1" = 1000'

SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 2
EXISTING ZONING: SD-X 33.4 / 35000 / 115
PROPOSED ZONING: SD-X 33.4 / 35000 / 115
PROJECT NUMBER: 6356
LOT NUMBER: ---
ADDRESS: 112 2ND AVENUE N
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES, LLC
STEVE BACON
198 EAST MAIN STREET
FRANKLIN, TN 37064
615-460-4680
stevebacon@outlook.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambledesign@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: NO
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY: 33.4 DUA
TREE CANOPY: 92 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
3.1%, 6,312 SF FORMAL PROVIDED

ADJACENT PROPERTY OWNERS

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CCO-1	either	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CCO-1	TR	INSTITUTIONAL
063N-B06500	240-242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	FRANKLIN	MS	38654	CC	HPO, FFO, FWO, HHO	CCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CCO-1	either	INSTITUTIONAL
063N-E00001	N MARGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANZT ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROUTION PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	EPIC ENTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D01601	113 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	FRANKLIN	TN	37027	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D02500	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5865 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-E00300	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	OFFICE
078C-E00301	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	RETAIL
078C-E00500	1ST AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CONRT TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILLY TONY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CCO-1	TR	INSTITUTIONAL
078C-F400	202 CHURCH ST	HARWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KMIEC EDWARD U REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	OFFICE
078C-N00100	212 -14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	COMMERCIAL

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906

STUDIO

ARCHITECTS

DEVELOPMENT PLAN REVISION 2
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCEL 15
FRANKLIN, TENNESSEE

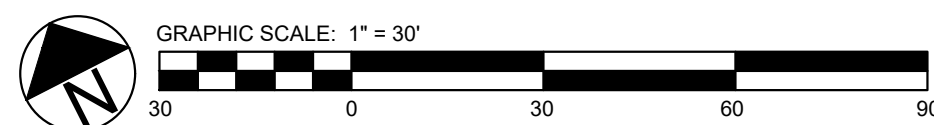


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

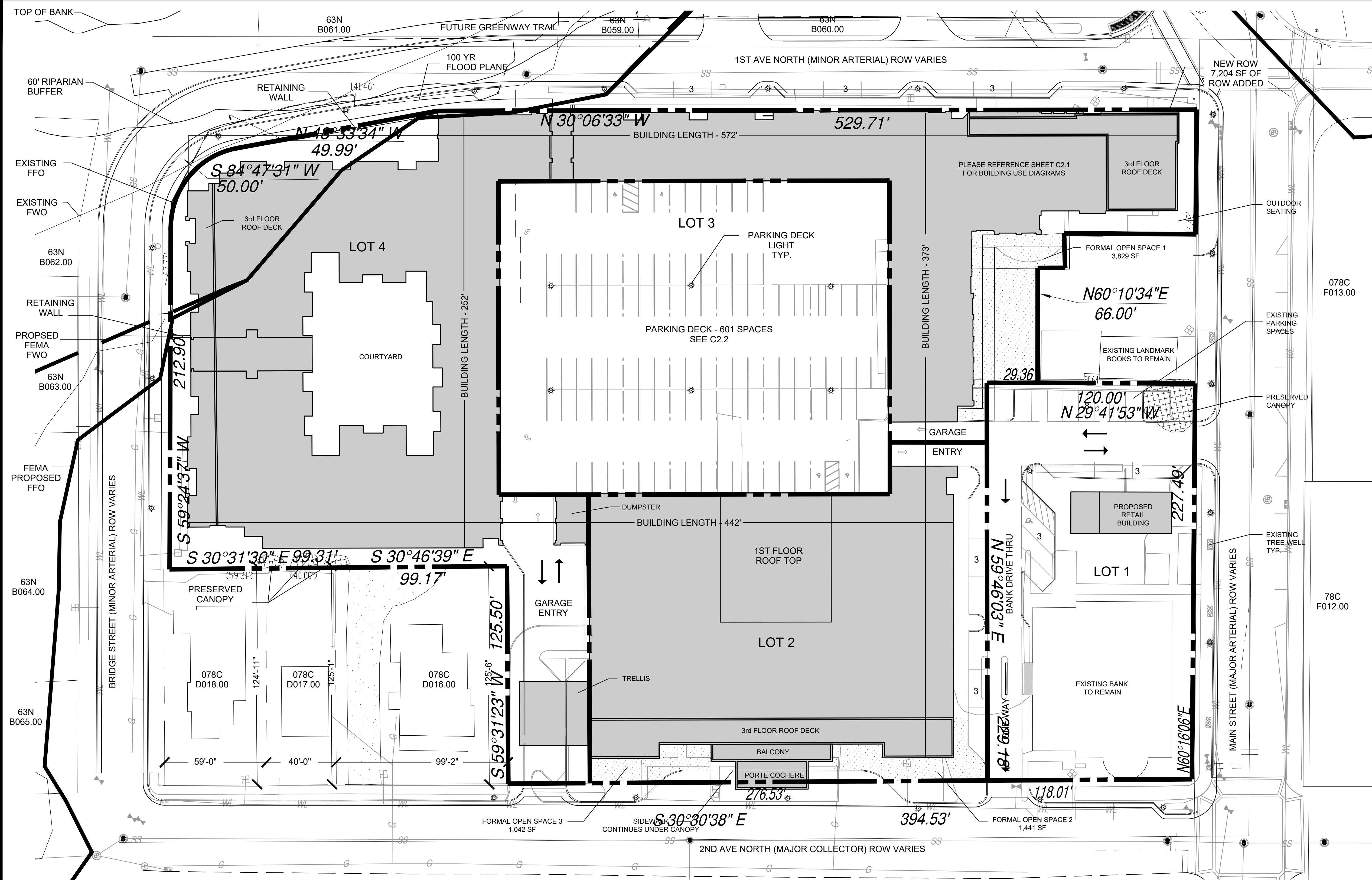
OVERALL
EXISTING
CONDITIONS

COF# 6356

C1.0



C1.1



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 2
EXISTING ZONING:	SF-X 33.4 / 35000 / 115
PROPOSED ZONING:	SF-X 33.4 / 35000 / 115
PROJECT NUMBER:	6356
SUBDIVISION:	77
LOT NUMBER:	77
ADDRESS:	112 2ND AVENUE N
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCA1)
OTHER APPLICABLE OVERLAYS:	HPO FFO, FMD
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.86 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN

OWNER:	HARPETH ASSOCIATES, LLC STEVE BACON 198 EAST MAIN STREET FRANKLIN, TN 37064 615.600.4680 stevebacon@outlook.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambledesign@gmail.com PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE:	SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE:	83.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
INCOMPATIBLE USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	SEE DEVELOPMENT DATA CHART C2.0
PARKING PROVIDED:	33.4 DIA
RESIDENTIAL DENSITY:	12 AC PRESERVED (SEE MOS REQUIRED)
TREE CANOPY:	3%, 6,089 SF REQUIRED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	3.1%, 6,312 SF FORMAL PROVIDED

STATEMENT OF IMPACTS
MAJOR THOROUGHFARE PLAN
(SEE C2.2 DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS CHART)
***PER CITY ENGINEERING STAFF, THE STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE 125 LF, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE.

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION).

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLIN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT. 160 X 23 = 37 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

INCOMPATIBLE USE BUFFER
NOT APPLICABLE

PARKLAND DEDICATION
PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 125 X 600SF = 75,000 SF
TOTAL PARKLAND DEDICATION AREA: 117,000 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW
84 PSI FROM 2.5" OUTLET
FLOW: 1537 GPM 10,509 GPM
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 88 PSI

STREAMSIDE BUFFER VARIANCE
A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

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

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

PHASING
HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

OPEN SPACE REQUIREMENT CHART			
MINIMUM OPEN SPACE REQUIREMENT: 3%			
3% * 202,980 TOTAL SITE SF = 6,089 SF			
PROVIDED OPEN SPACE: 3.1% (6,312 SF)			
NOTE: 100% OF OPEN SPACE IS FORMAL			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042

DEVELOPMENT DATA AND PARKING REQUIREMENTS:

Building	Use	Unit	Required Parking per City of Franklin	
			Ratio	Total
Landmark Bank	Existing Bank	6000 SF	5 per 1000	30
	Office - 2nd	3000 SF	2.85 per 1000	9
Hotel	119 Hotel Rms	119 RM	1 per room	119
	Employees (Hotel)	25 P	.75 per emp	19
	Assembly	537 P	.17 per max occ	92
	Restaurant	6727 SF	7.5 per 1000	51
Apartments	Employees (Rest)	16 P	.75 per emp	12
	1 bed	61	1 per rm	61
	2 bed	75	1.5 per rm	113
	3 bed	14	2 per rm	28
Retail/Commercial	Restaurant	14,100 SF	2.5 per 1000	36
Restaurant	Restaurant	4300 SF	7.5 per 1000	33
	Employee	16 Ea	.75 per emp	12
	Outdoor	20 Ea	.67 per seat	14
Total Required				628
Total Provided				630

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601 ON-STREET 12 SURFACE PARKING 17
TOTAL VEHICULAR PARKING SPACES 630
GROUND PARKING
BANK 12 + HOTEL 6 + GARAGE 112 = 130
TOTAL BICYCLE PARKING SPACES (1:10) = 13

MINIMUM AND MAXIMUM SQUARE FOOTAGES OF NON-RESIDENTIAL AREAS:

PRIMARY USE	MINIMUM SQ. FT.	MAXIMUM SQ. FT.
EXISTING BANK	12,000 (EXISTING)	12,000 (EXISTING)
HOTEL	90,000	115,000
RESTAURANT	3,500	5,000
RETAIL	11,000	18,000

*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCA-1
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

- THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.
- THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NON-RESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.
- BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.
- PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

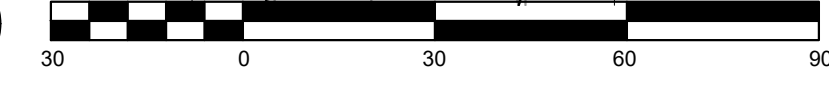
LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDINGS ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINANT FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FOURTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PROVIDES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.



LOT AREAS		
LOT	USE	AREA
LOT 1	BANK/RETAIL	27,248 SF
LOT 2	HOTEL	39,796 SF
LOT 3	GARAGE	40,805 SF
LOT 4	RESIDENTIAL/RETAIL	86,861 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B06800	94 - 98 E MAIN ST	26'
063N-B06200	106 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	39'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02000	14 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906
STUDIO
ARCHITECTS

DEVELOPMENT PLAN REVISION 2 HARPETH SQUARE PUD SUBDIVISION TAX MAP 78 C, PARCEL 15 FRANKLIN, TENNESSEE



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OVERALL DEVELOPMENT PLAN

COF# 6356

C2.0



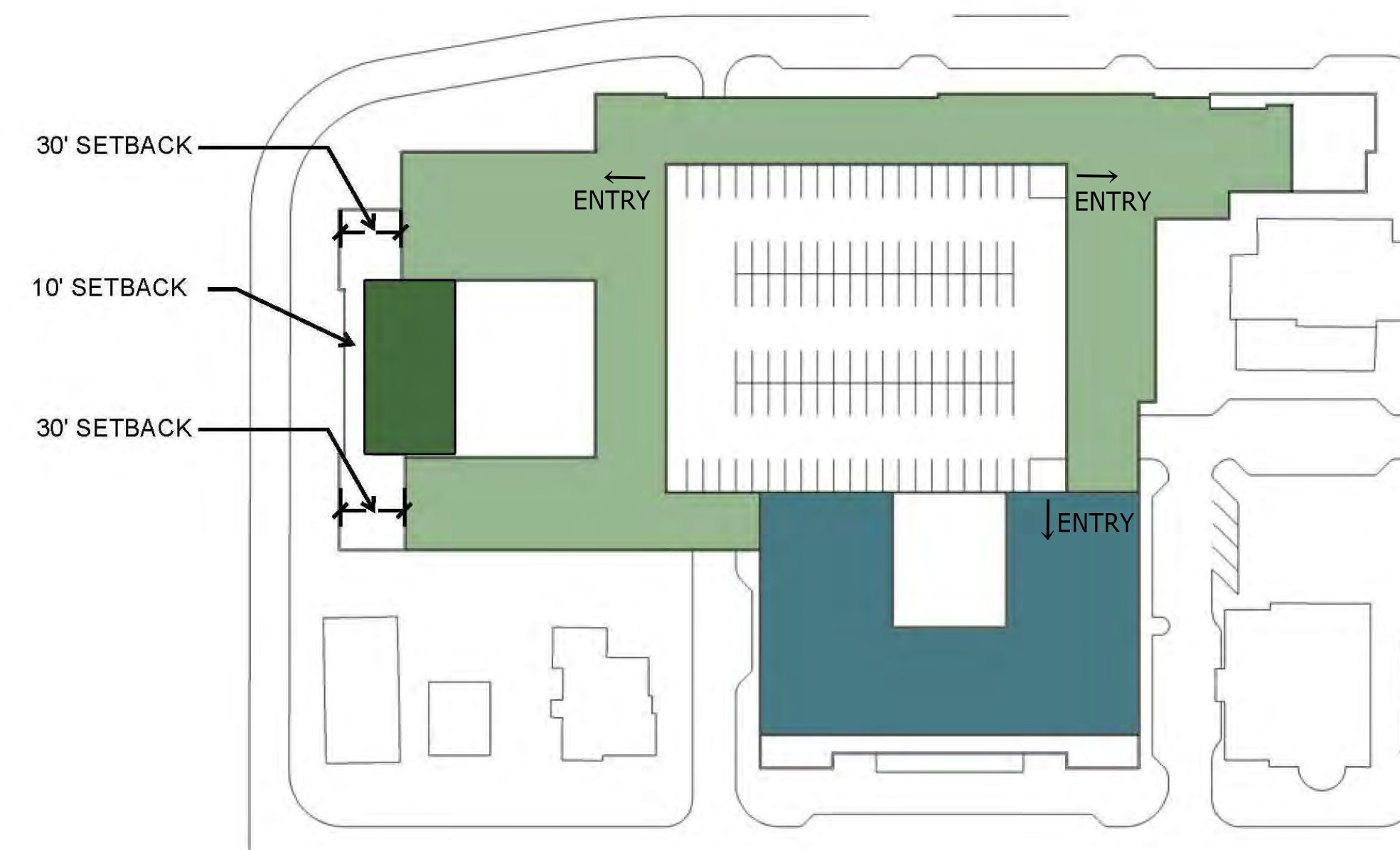
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

- ADDITIONAL AREA
- APARTMENTS
- RETAIL / RESTAURANT
- FUTURE HOTEL

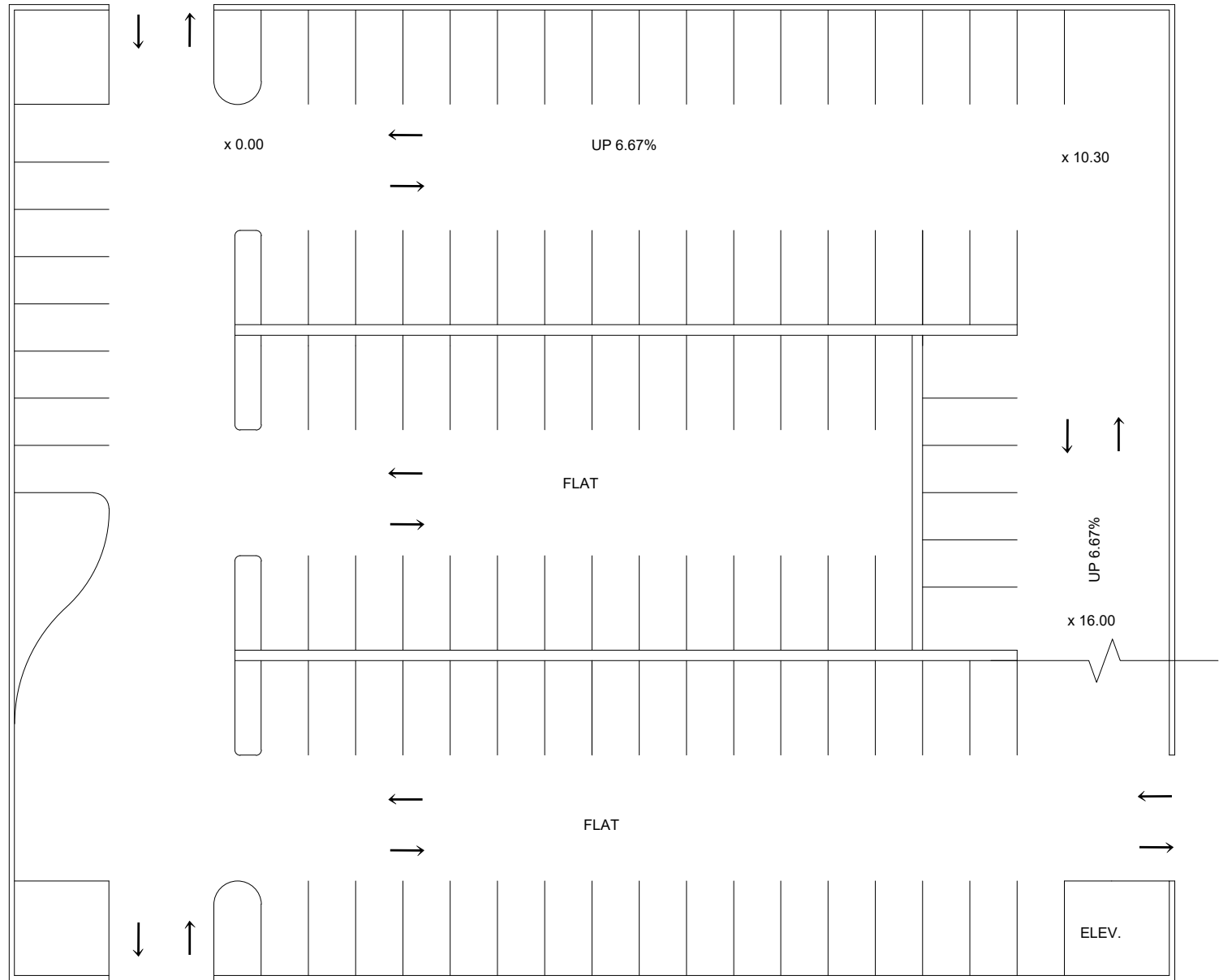
HARPEATH SQUARE FLOOR DIAGRAMS

HARPEATH ASSOCIATES

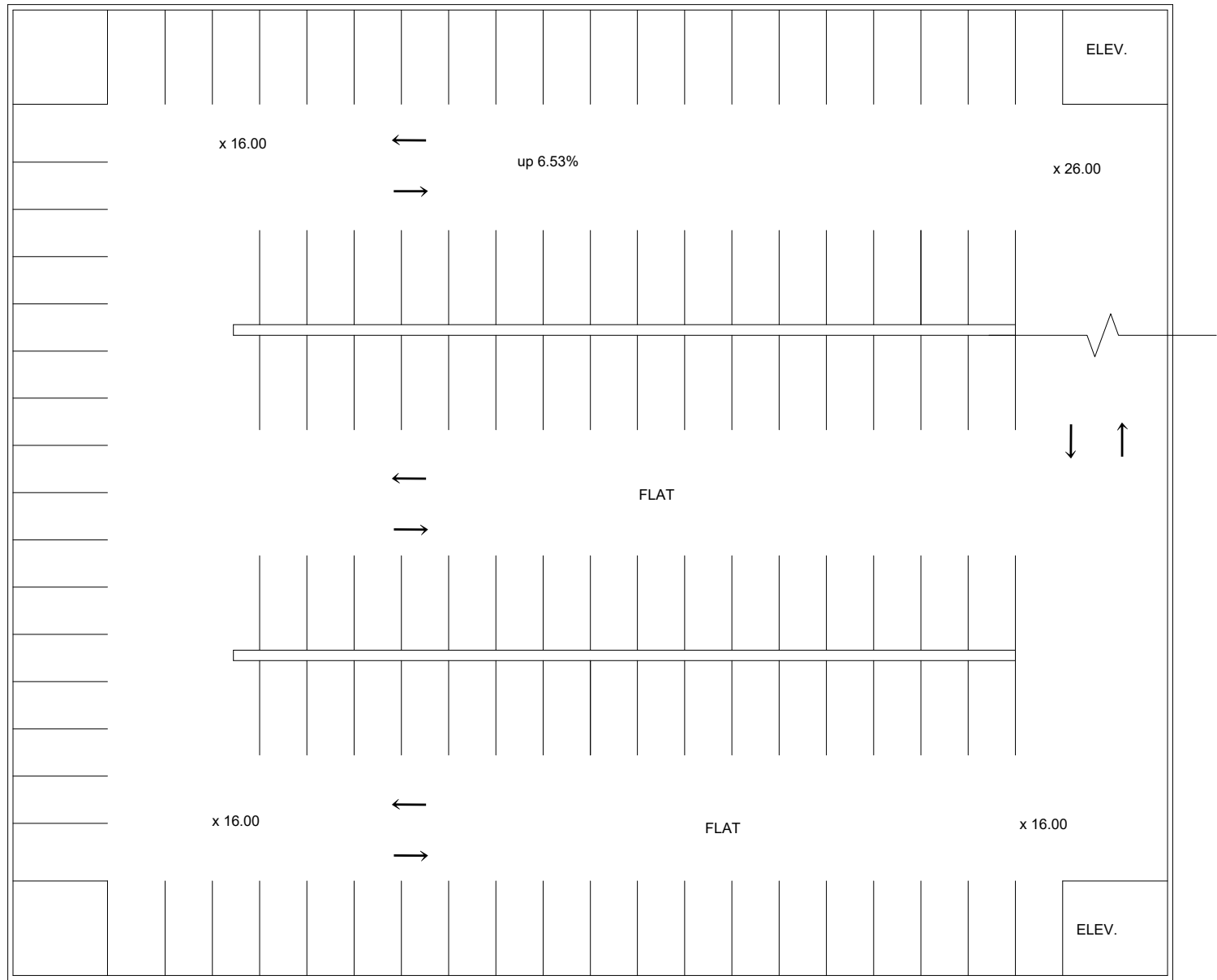
FRANKLIN, TENNESSEE

SEPTEMBER 21, 2015

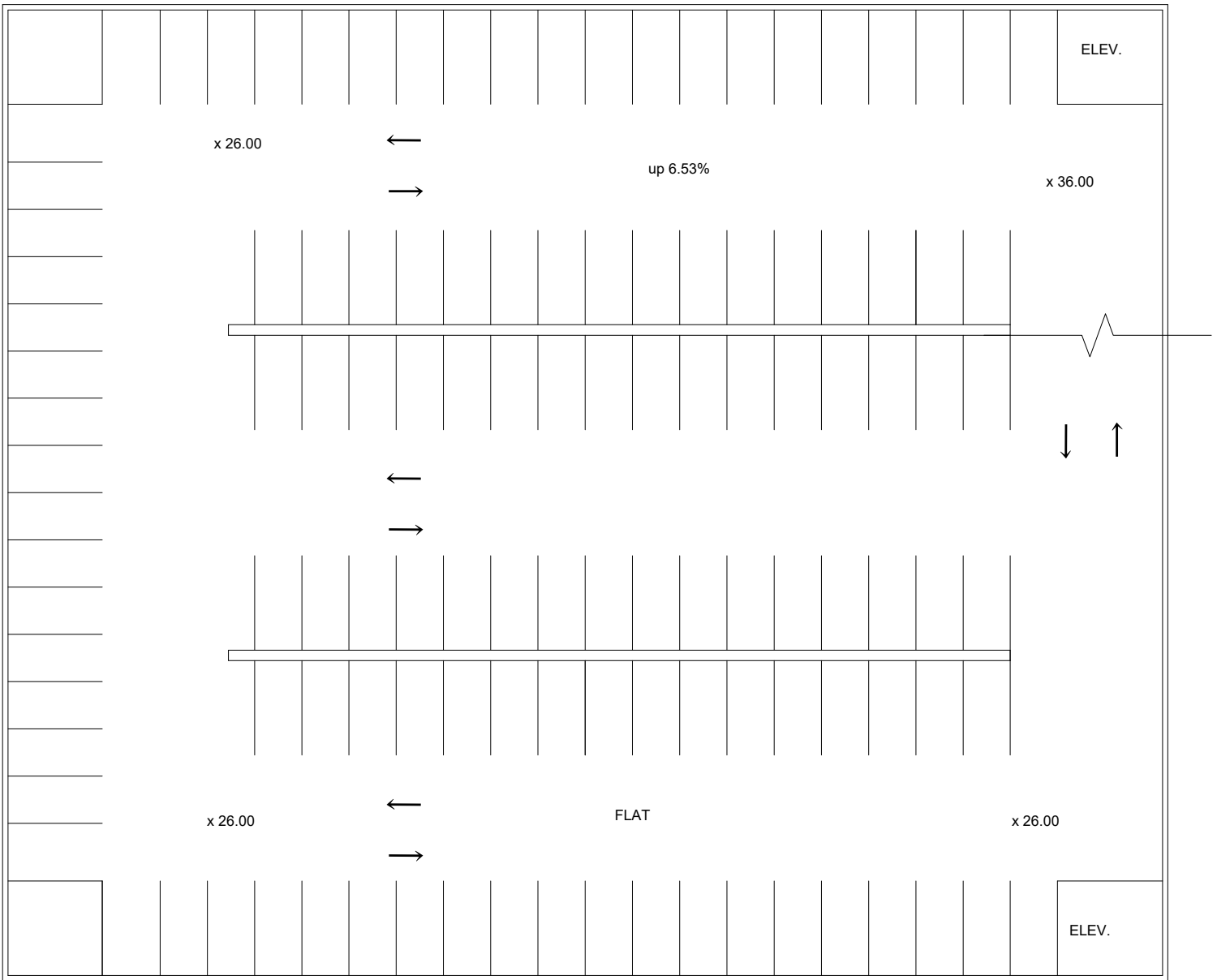
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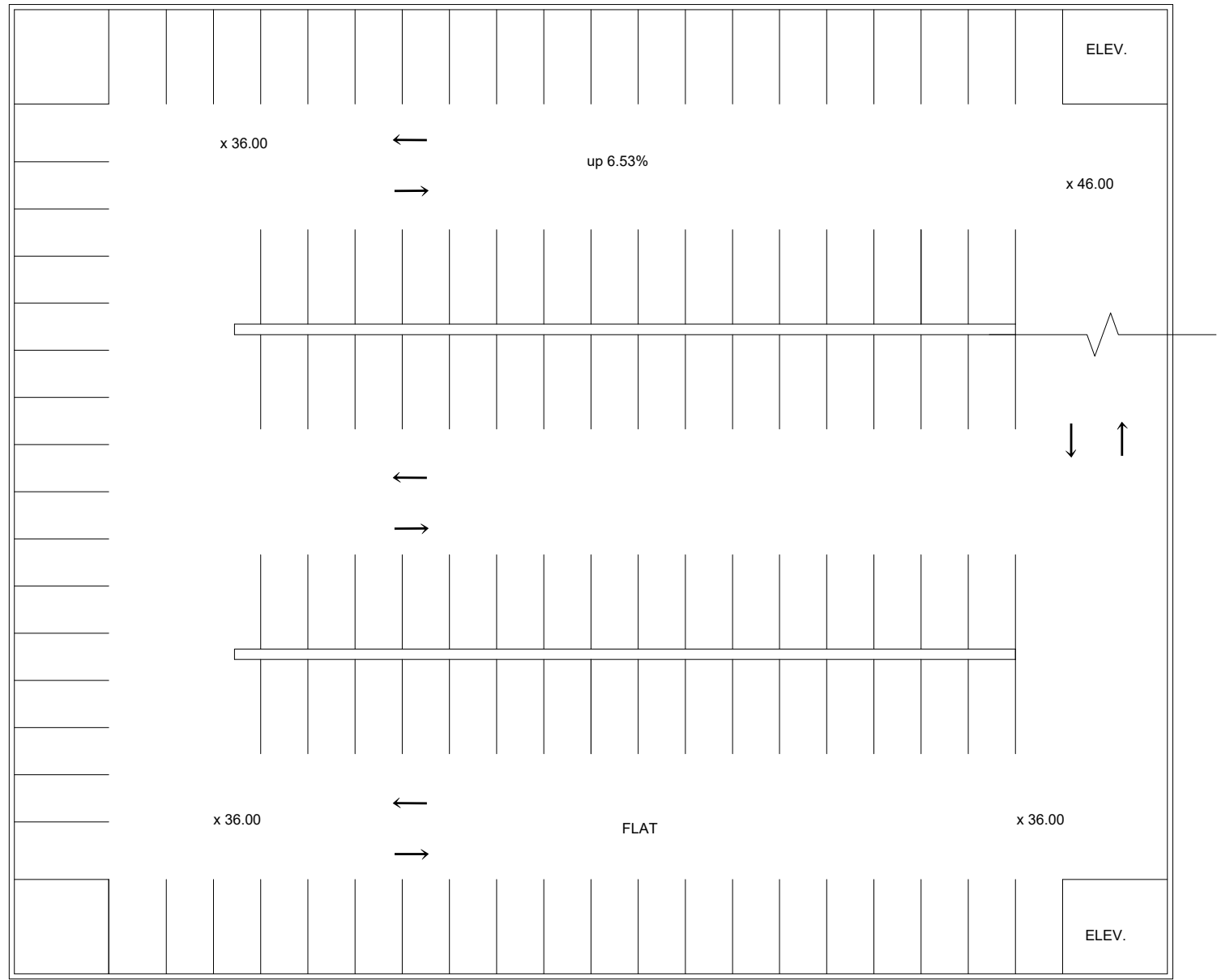
1 - 112 spaces



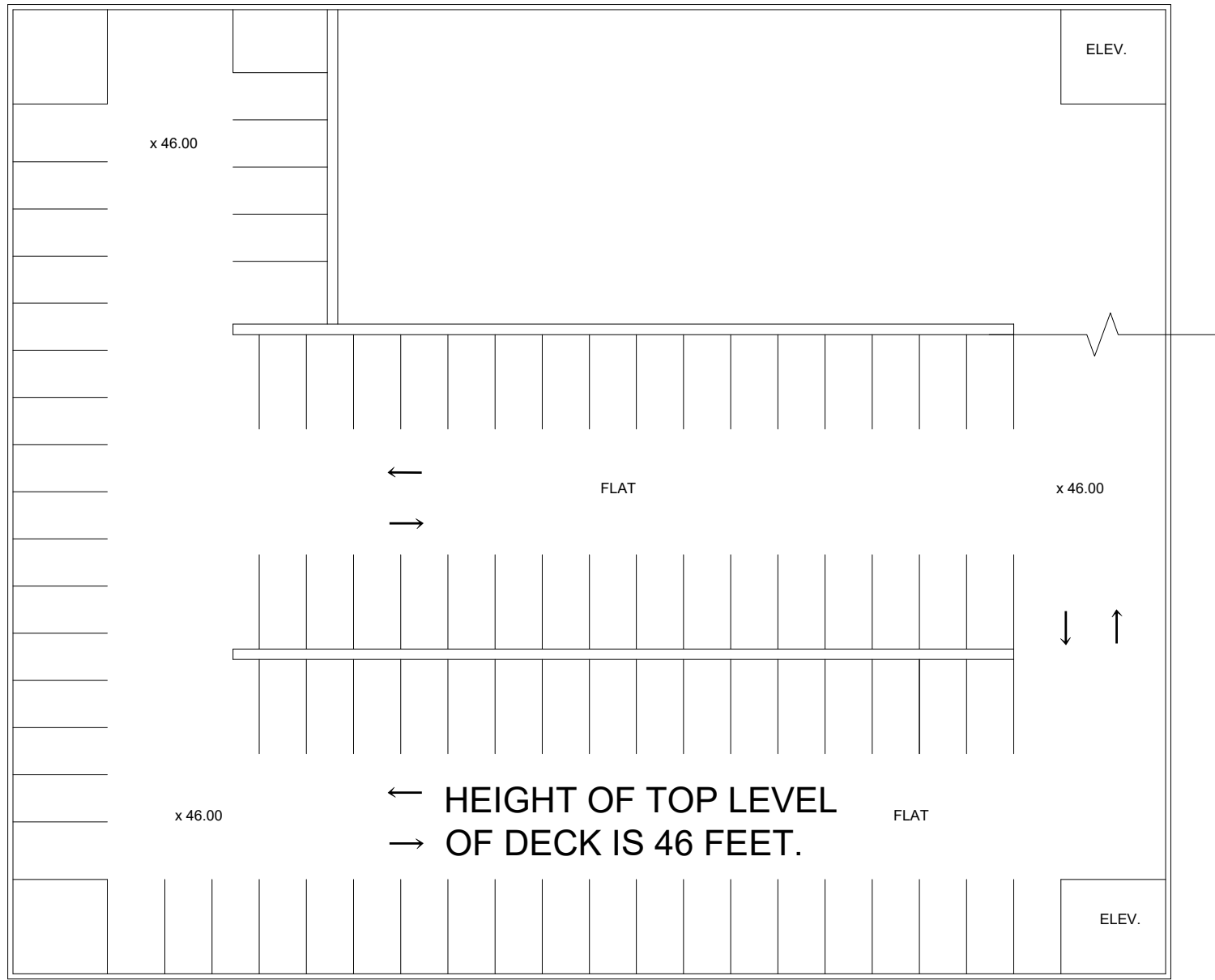
2 - 123 spaces



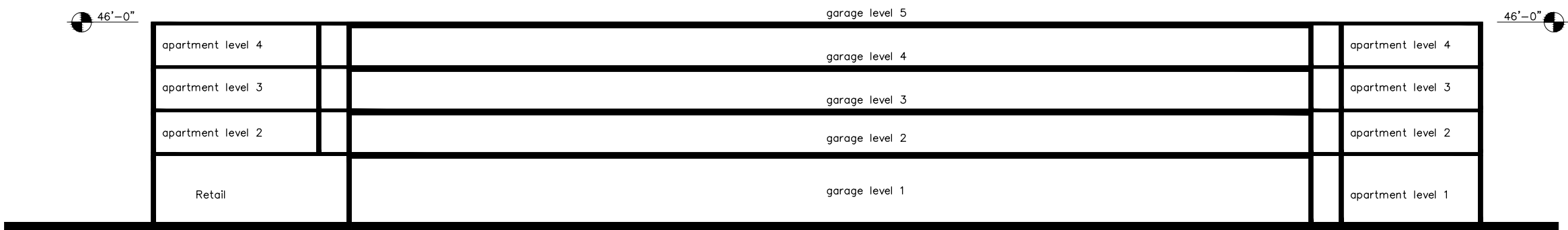
3 - 123 spaces



4 - 121 spaces



5 - 122 spaces



Total: 601 spaces

DEVELOPEMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL 7,500 SF ASSEMBLY	1 PER ROOM	115 ROOMS	115
			0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	687 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
			1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM 80 TWO-BEDROOM 14 THREE-BEDROOM	66 120 28
APARTMENTS	160 UNITS	175,710			
TOTAL REQUIRED PARKING : 628					

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601
ON-STREET 12
SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 60

TRIP GENERATION TABLE

LUC 932					
Land Use:	LUC 310	High-Turnover	LUC 826	LUC 220	TOTAL
Size:	Hotel	Sit-Down Restaurant	Sp. Retail	Multi-family	
	112 rooms	4,500 sq. ft.	9,244 sq. ft.	150 units	
Average Daily Traffic	1,000	572	410	1,062	3,044
Daily Enter	500	286	205	531	1,522
Daily Exit	500	286	205	531	1,522
AM Peak Hour Total	78	49	63	80	268
AM Peak Hour Enter	44	27	30	16	117
AM Peak Hour Exit	32	22	33	64	151
MID Peak Hour Total (7%)	70	42	28	74	214
MID Peak Hour Enter (50%)	35	22	14	37	108
MID Peak Hour Exit (50%)	35	20	14	37	106
PM Peak Hour Total	78	45	25	103	251
PM Peak Hour Enter	38	27	11	67	143
PM Peak Hour Exit	40	18	14	36	108

Trip Generation 9th Edition

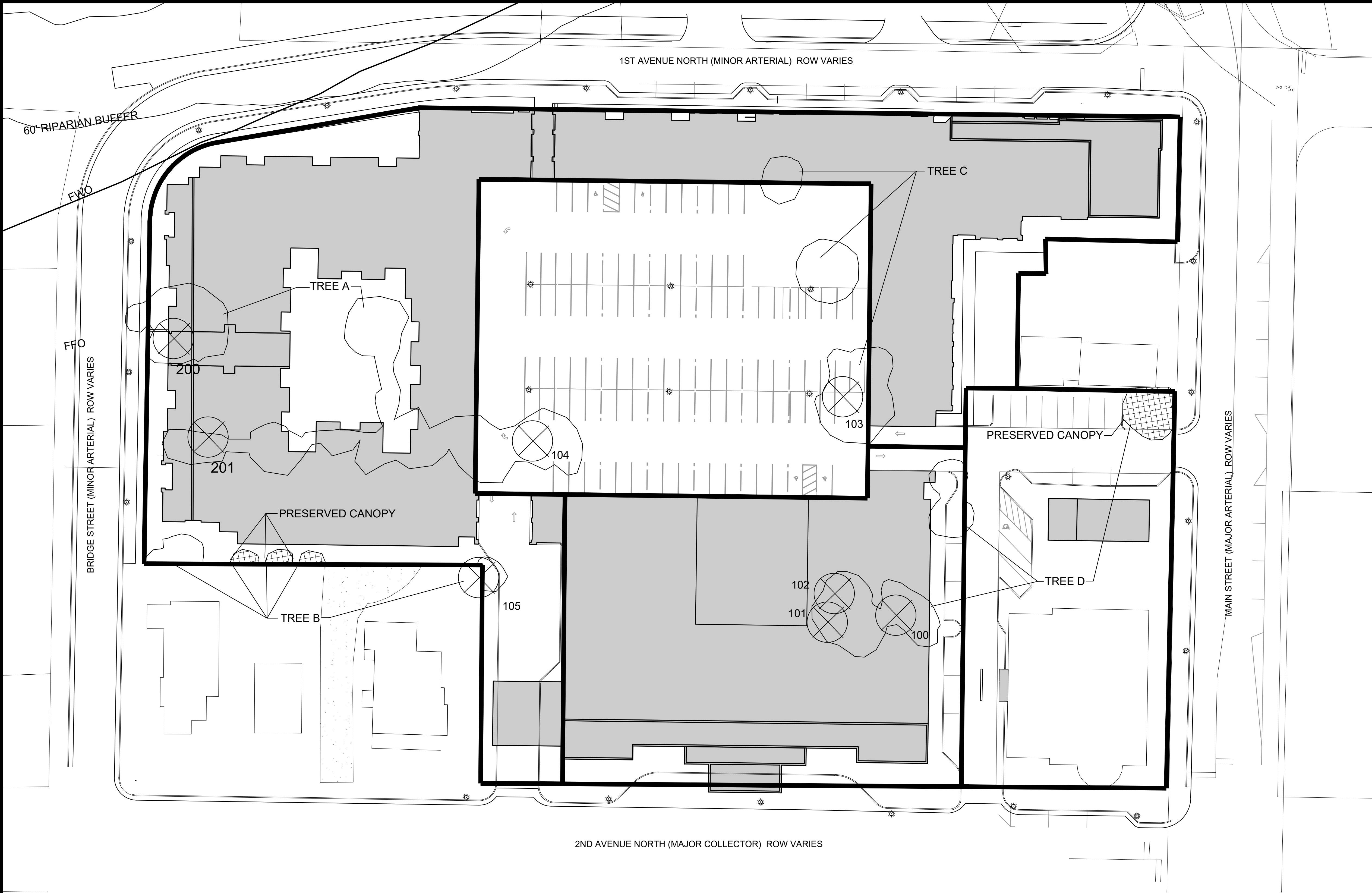
DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

Street Name	Classification	Entering Traffic	Existing Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	609	609	1,218
Main Street (between 1st and 2nd Avenue, N.)	Major Arterial	609	609	1,218
Main Street (west of 2nd Avenue, N.)	Major Arterial	380	380	761
2nd Avenue, N. (north of Main Street)	Major Collector	533	533	1,065
Bridge Street (west of 2nd Avenue, N.)	Major Collector	228	228	457
2nd Avenue, N. (north of Bridge Street)	Major Collector	152	152	304

NOTE: The proposed mixed-use project is expected to generate approximately 3,044 vehicle trips per day. The table above shows the new daily trips on these streets with the completion of the proposed project.



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144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble200@gmail.com
615.975.5765



SITE DATA:

PROJECT NAME: HARPEETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.26, 13000, 115
PROJECT NUMBER: 5994
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34 17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCA01)
OTHER APPLICABLE OVERLAYS: HFO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,880 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPEETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5200
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambie209@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
MINIMUM LANDSCAPE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MINIMUM PARKING REQUIRED: N/A
MAXIMUM PARKING LIMIT: SEE DEVELOPMENT DATA CHART C2.0
EXISTING PARKING (IF APPLICABLE): 33.26 DIA.
PARKING PROVIDED: 02 AC PRESERVED (SEE MOS REQUEST)
RESIDENTIAL DENSITY: 3%, 6,069 SF REQUIRED
TREE CANOPY: 3.2%, 6,509 SF FORMAL PROVIDED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	0 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF

TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF / 202,880 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF
(SEE APPROVED DEV. PLAN COF #4713)

TREE CANOPY PRESERVATION

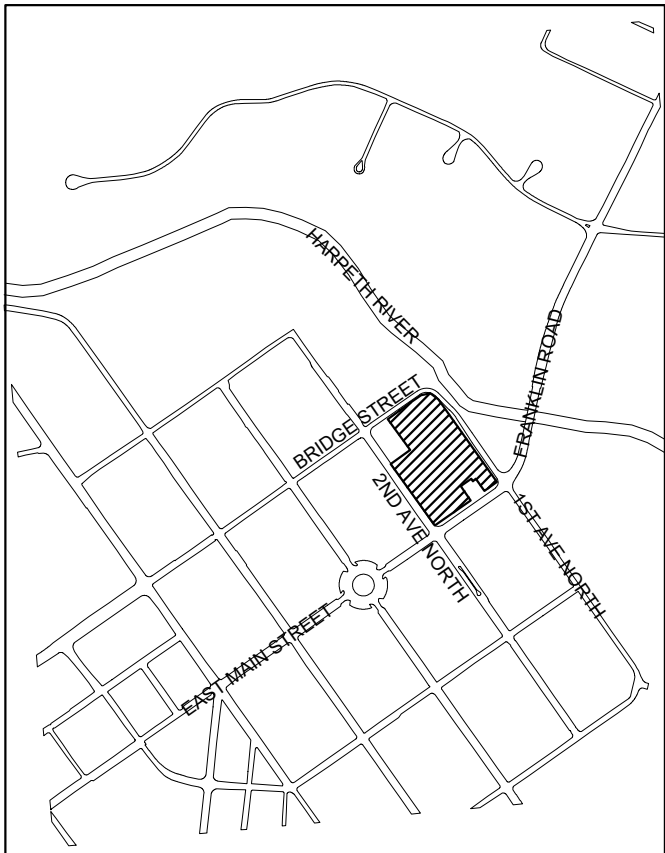
EXISTING TREE CANOPY: 17,236 SF 0.40 AC
REQUIRED PRESERVATION: 4,481 SF 26%
17,236 SF X 26% =
PROVIDED CANOPY PRESERVATION: 1,084 SF 6.3%
(SEE APPROVED DEV. PLAN COF #4713)

SPECIMEN TREE REPLACEMENT

#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO
200	BLACK WALNUT	33"	FAIR	NO
201	SILVER MAPLE	27"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 175'
TOTAL REQUIRED SPECIMEN REPLACEMENT: 350'

SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.



VICINITY MAP



SCALE 1" = 1000'



GRAPHIC SCALE: 1" = 30'



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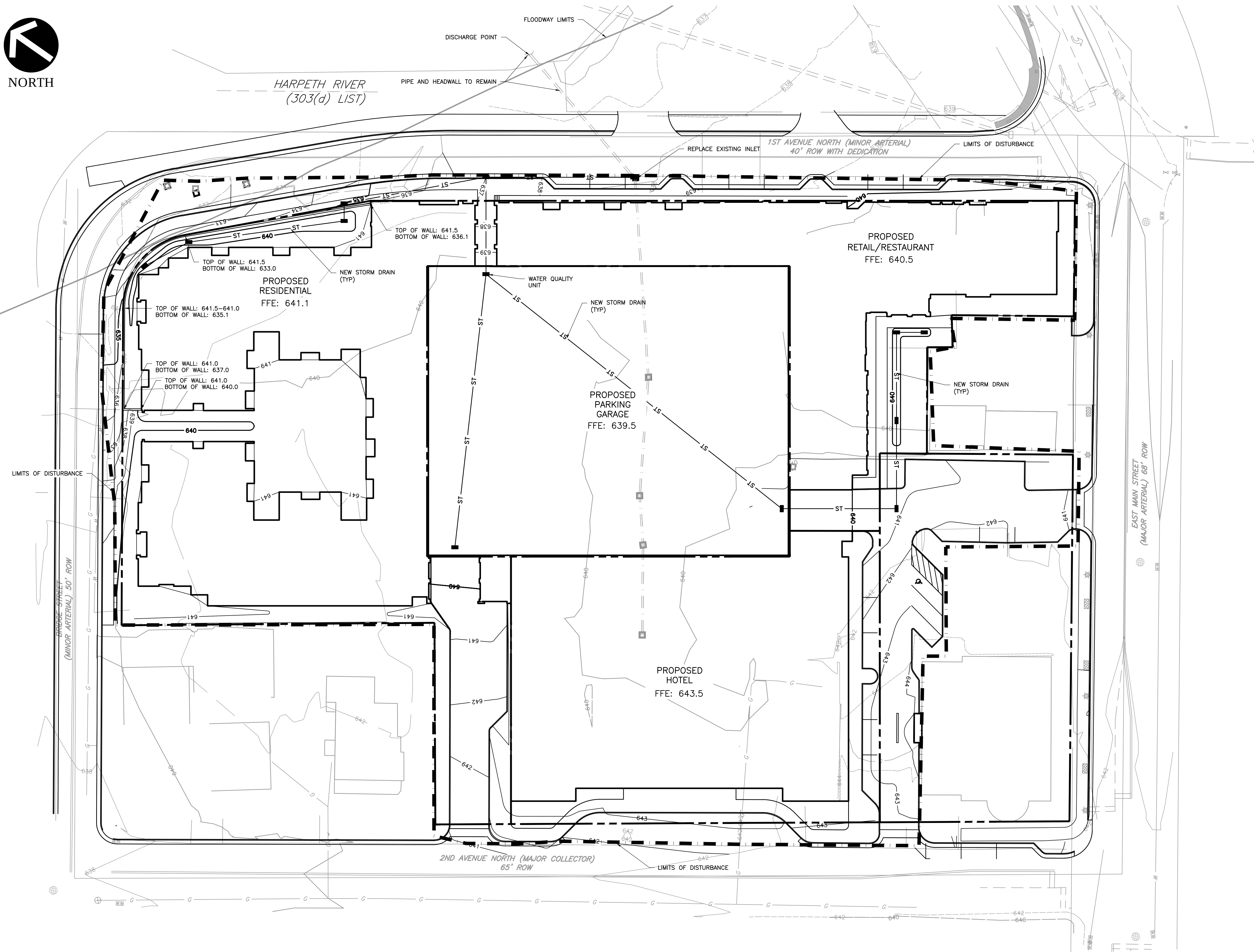
TREE
CANOPY
PRESERVATION

COF# 5994

C2.3



PRELIMINARY
NOT FOR CONSTRUCTION



NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
2. TOTAL AREA IS 6.6+/- ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 5.8+/- ACRES. EXISTING IMPERVIOUS AREA IS APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA IS APPROXIMATELY 3.2 ACRES.
3. PROPOSED OFF-SITE DETENTION IS LOCATED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. FINAL DESIGN OF DETENTION TO BE COMPLETED DURING SITE PLAN SUBMITTAL.
4. OFF-SITE DETENTION AND WATER QUALITY TO BE ADDRESSED AS DESCRIBED IN THE CITY OF FRANKLIN CONTRACT 2014-0298 APPROVED BY BOMA ON NOVEMBER 25, 2014.
5. A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.
6. DESIGN AND WALL MATERIAL OF PROPOSED RETAINING WALL WILL MATCH THOSE AS SET FORTH IN THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT PLANS.

STORMWATER NARRATIVE:

STORMWATER MANAGEMENT FOR THE HARPETH SQUARE DEVELOPMENT WILL OCCUR BOTH ONSITE AND OFFSITE. STORMWATER QUANTITY MANAGEMENT WILL OCCUR IN A DETENTION BASIN TO BE CONSTRUCTED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. THE BASIN WILL ALSO PROVIDE WATER QUALITY BENEFITS IN THE VICINITY.

ONSITE, STORMWATER ALONG THE PROPERTY LIMITS WILL GENERALLY DRAIN TOWARDS THE RIGHTS-OF-WAY ON FIRST AND SECOND AVENUES, AND MAIN AND BRIDGE STREET. INTERIOR STORMWATER WILL BE DRAINED BY A PIPE INSTALLED UNDER THE BOTTOM FLOOR OF THE PARKING DECK. THIS PIPE WILL ALSO COLLECT STORMWATER FROM THE PARKING DECK, AND RUNOFF WILL BE TREATED IN A WATER QUALITY UNIT PRIOR TO DISCHARGING TO AN EXISTING CATCH BASIN AND PIPE CROSSING FIRST AVENUE NORTH TO THE HARPETH RIVER.

DRIVE AISLES WITHIN THE PROPERTY LIMITS WILL BE CONSTRUCTED WITH PERVIOUS PAVERS. OPEN SPACE WITHIN THE DEVELOPMENT WILL BE VEGETATED. THIS REDUCES DIRECTLY-CONNECTED IMPERVIOUS AREAS AND ENCOURAGES INFILTRATION, WHICH IN TURN REDUCES POLLUTANTS IN THE STORMWATER RUNOFF.

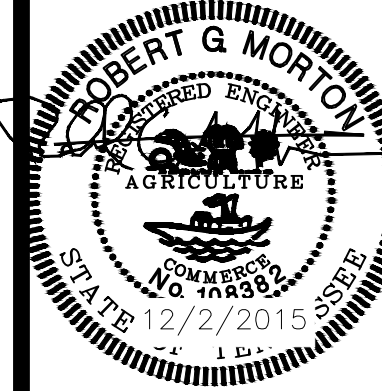
LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASSED AREA
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN



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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

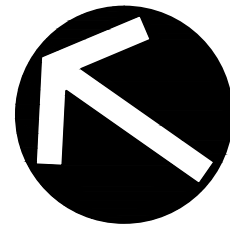


DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

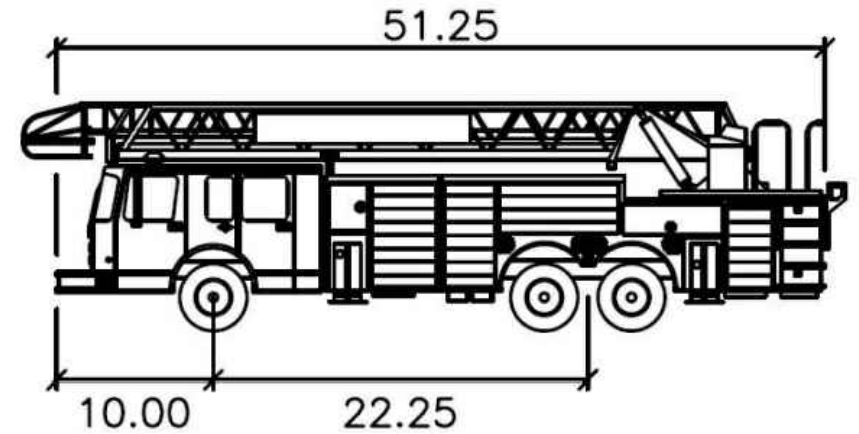
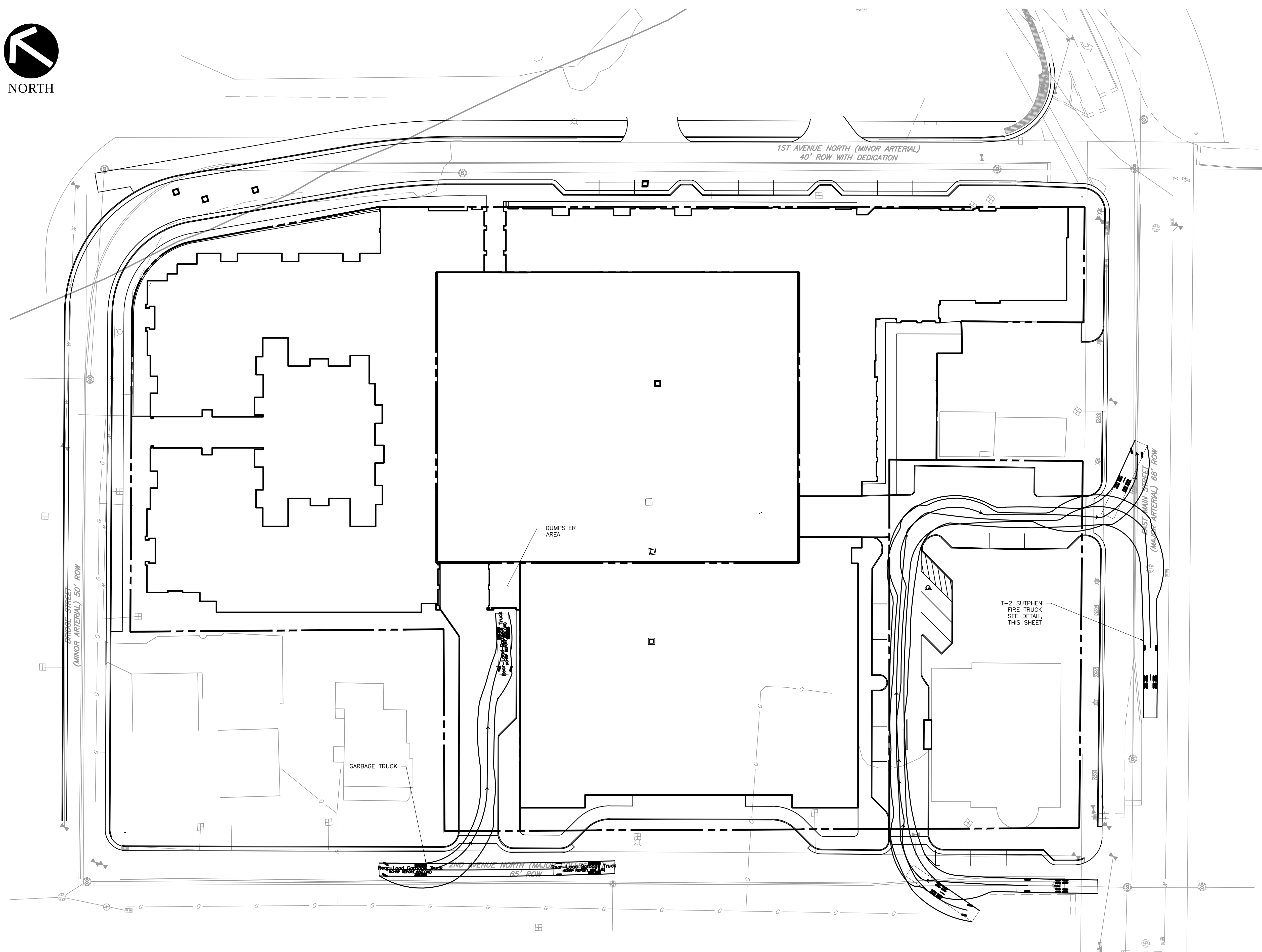
GRADING &
DRAINAGE
PLAN
COF# xxxx

C3.0

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5785



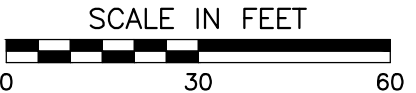
NORTH



T-2 SUTPHEN (Franklin)

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

PRELIMINARY
NOT FOR CONSTRUCTION

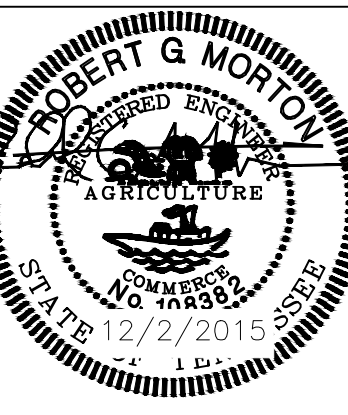




Civil & Environmental Consultants, Inc.
325 Seaboard Lane • Suite 170 • Franklin, TN 37067
615-333-7797 • 800-763-2326
www.cecinc.com



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LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

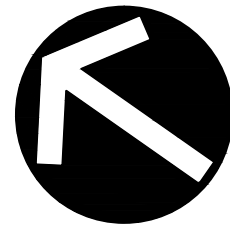


DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

AUTOTURN
PLAN
COF# xxxx

C4.0



NORTH

HARPETH RIVER

WATER LINE AROUND PERIMETER OF PROPOSED SITE (1ST AVE, BRIDGE ST, 2ND AVE, AND MAIN ST) SHALL BE UPGRADED TO A 10" LINE WHERE NEEDED

1ST AVENUE NORTH (MINOR ARTERIAL)
40' ROW WITH DEDICATION

PROPOSED WATER TAP
PROPOSED SEWER TAP

STORM DRAIN (TYP)
SEE SHEET C4.0
FOR ADDITIONAL INFORMATION

EAST MAIN STREET
(MAJOR ARTERIAL) 68' ROW

2ND AVENUE NORTH (MAJOR COLLECTOR)
65' ROW

A SECONDARY WATER CONNECTION SHALL BE MADE TO CONNECT THE 10" WATERLINE FROM 5TH AVENUE TO 2ND AVENUE

PROPOSED SEWER TAP

PROPOSED SEWER TAP

PROPOSED WATER TAP

SEWER LINE TO BE DESIGNED AT SITE PLAN STAGE

SAN

BRIDGE STREET
(MINOR ARTERIAL) 50' ROW

PRELIMINARY
NOT FOR CONSTRUCTION



UTILITY NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
2. UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL SURVEY WILL BE USED DURING DESIGN.
3. MINIMUM WATERMAIN SIZE IN COMMERCIAL DISTRICT SHALL BE 10" PER SPECIFICATIONS UNLESS OTHERWISE DETERMINED DURING SITE PLAN SUBMITTAL.
4. UTILITY CALCULATIONS SHALL BE SUBMITTED TO ENGINEERING AND WATER MANAGEMENT.
5. GRAVITY SANITARY SEWER SHALL BE 8" IN DIAMETER OR GREATER.
6. WASTEWATER MANHOLES SHALL BE SPACED NO MORE THAN 400'.
7. COORDINATE WITH GAS AND ELECTRICAL UTILITIES FOR SERVICE DESIGN.

LEGEND

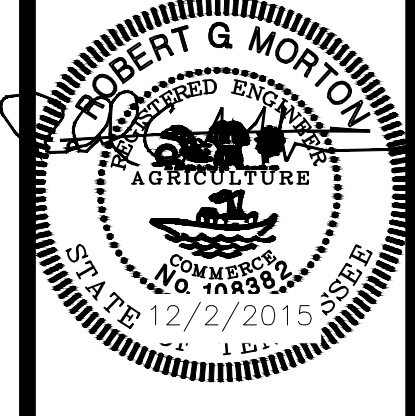
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER



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615-333-7797 ÷ 800-763-2326
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LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
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UTILITY
PLAN
COF# xxxx

C5.0



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MATERIAL VARIETY IN A MIXED-USE PROJECT



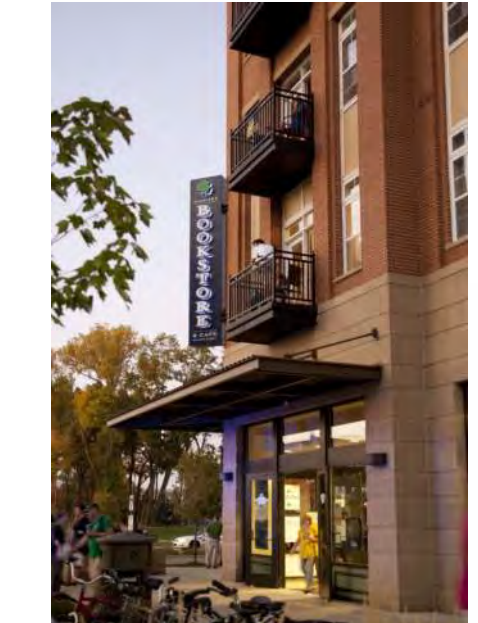
STREETSCAPE DETAILS & MATERIALS



OUTSIDE DINING



FOUR STORY BRICK



CORNER BALCONIES



MAIN STREET VIEW : HARPETH SQUARE



MAIN STREET VIEW : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY

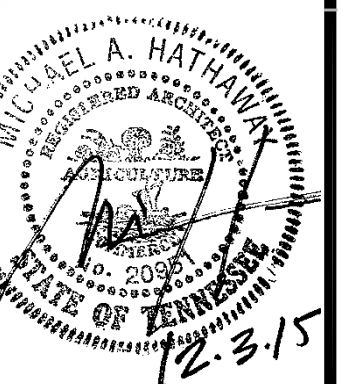
GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

906

STUDIO

ARCHITECTS



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.976.5765

ARCHITECTURAL
CHARACTER
COF# 5994

A1.0



SECOND AVENUE HOTEL ENTRANCE :
HARPETH SQUARE



STONE & BRICK MIX



BAY WINDOWS



CORNER OF FIRST AND BRIDGE : HARPETH SQUARE



HOTEL ENTRANCE



RESIDENTIAL DETAIL & SCALE



SECOND AVENUE VIEW : HARPETH SQUARE

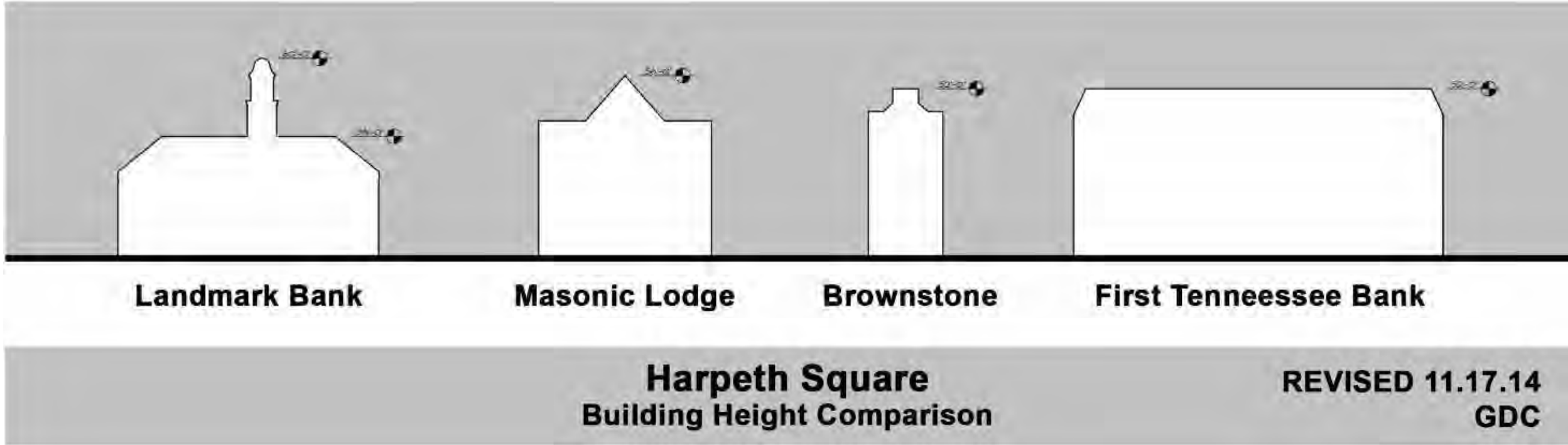


CORNER OF SECOND AND MAIN : HARPETH SQUARE



VIEW DOWN SECOND AVENUE : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL
DESIGN CHARACTER. FINAL BUILDING
DESIGN/CONSTRUCTION MAY VARY



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 3000, 115
PROJECT NUMBER:	4232X
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5280 rodericksheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambler209@gmail.com PHONE: (615) 975-5765



MAIN STREET ELEVATION
NOT TO SCALE

MATERIALS LIST

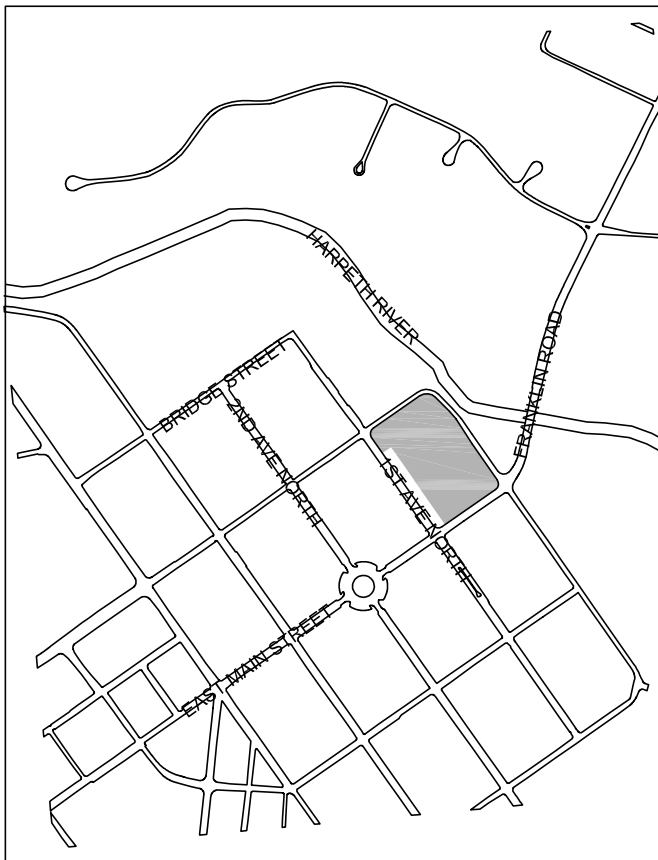
- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



FIRST AVENUE ELEVATION
NOT TO SCALE

ARCHITECTURAL DATA

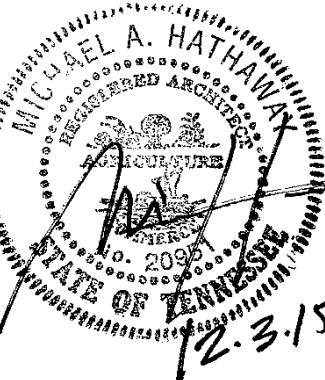
THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.



VICINITY MAP
SCALE 1" = 1000'

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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

906
STUDIO
ARCHITECTS



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.975.5765

CONCEPT
ELEVATIONS
COF# 5994

A3.0



BRIDGE STREET ELEVATION
NOT TO SCALE

- MATERIALS LIST**
- BRICK
 - CAST STONE (VENEER AND DETAILS)
 - ALUMINUM STOREFRONT AND GLASS
 - FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



SECOND AVENUE ELEVATION
NOT TO SCALE



VICINITY MAP
SCALE 1" = 1000'

HARPETH SQUARE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

TAX MAP 78 C GROUP D, PARCEL 15

OWNERS

HARPETH ASSOCIATES LLC
198 EAST MAIN STREET
FRANKLIN, TN 37064
CONTACT: STEVE BACON
EMAIL: stevebacon@outlook.com
PHONE: 615.490.4680

DEVELOPER

HARPETH ASSOCIATES LLC
198 EAST MAIN STREET
FRANKLIN, TN 37064
CONTACT: STEVE BACON
EMAIL: stevebacon@outlook.com
PHONE: 615.490.4680

APPLICANT

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER

CIVIL AND ENVIRONMENTAL CONSULTANTS, INC
325 SEABORAD LANE, SUITE 170
FRANKLIN, TN 37067
CONTACT: ERIC GARDNER
EMAIL: egardner@cecinc.com
PHONE: 800.673.2326

ARCHITECT

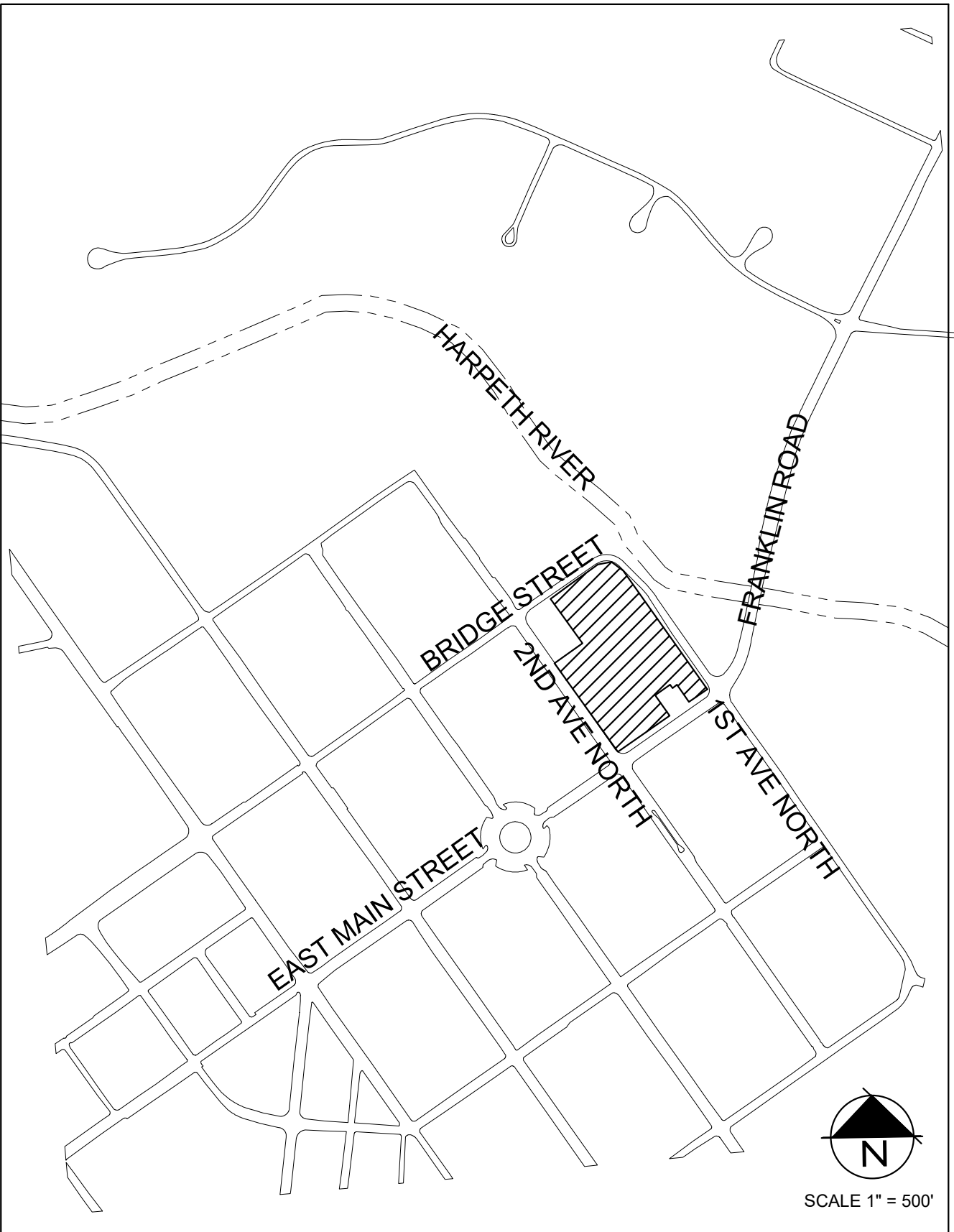
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

TRAFFIC ENGINEER

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: J.R. FAULK
EMAIL: jrfaulk@dividingline.biz
PHONE: 615.838.6052



VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	FLOOR DIAGRAMS
C 2.2	GARAGE DIAGRAMS
C 2.3	TREE CANOPY PRESERVATION
C 3.0	GRADING AND DRAINAGE PLAN
C 4.0	AUTOTURN PLAN
C 5.0	UTILITY PLAN
A 1.0	ARCHITECTURAL CHARACTER
A 2.0	ARCHITECTURAL CHARACTER
A 3.0	CONCEPT ELEVATIONS
A 4.0	CONCEPT ELEVATIONS

**PURPOSE STATEMENT - DEVELOPMENT PLAN SUMMARY
REVISION 2**

The only change proposed for this Development Plan Revision is the request to increase the number of Hotel Rooms from 115 rooms to 119 rooms.

MODIFICATION OF STANDARDS APPROVED WITH DEVELOPMENT PLAN REVISION 1, COF #5994

1. New MOS #1. Section 5.5.4 (4) (A) This MOS is to permit Harpeth Square Associates to use the required parkland dedication fees to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. No specific route or quantity of trail has been determined at this time. The applicant shall coordinate with the parks department at site plan. Any remaining fees shall be paid as fees.
2. Request to have a mid-block access on East Main Street (Major Arterial). There will be no access to First Avenue North (Major Collector). The proposed development is located in the urban setting of the historic town center. The proposed access is located at an existing curb cut with sufficient sight lines down Main Street in both directions. Vehicle speeds are typically slow between the intersection of 1st Avenue and 2nd Avenue traffic signals. Request is also made on basis of Purpose Statement #4.

SPECIAL REQUEST - APPROVED WITH DEVELOPMENT PLAN REVISION 1, COF#5994

1. Section 5.10.13 (5) Request to allow valet parking in the right-of-way of 2nd Avenue. Harpeth Associates will work with Planning and Engineering staff prior to site plan submittal on sidewalk placement in regards to new valet parking conditions.

MODIFICATION OF STANDARDS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. MOS Request #1. Section 3.5.6 (2) (B) (iii) (A) This is a request to provide setbacks that are respectful of the existing neighborhood buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS. Approved by Planning Commission and BOMA.
2. MOS Request #2. Section 3.5.6 (2) (B) (iii) (B) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Approved by Planning Commission and BOMA.
3. MOS Request #3. Section 3.5.6 (2) (B) (iii) (C) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Approved by Planning Commission and BOMA.
4. MOS Request #4. Section 3.5.6 (2) (B) (x) (A) This is a request for a minimum facade variation every 50 feet. Approved by Planning Commission and BOMA.
5. MOS Request #6. Section 5.2.4 (3) (A) Request to save only the trees identified on the development plan. Approved by Planning Commission and BOMA.

DESIGN MODIFICATIONS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. Design Modification #1. Section 5.3.5 (3) (B) (i) Request for building length of 573 feet at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Approved by Planning Commission.
2. Design Modification #2. Section 5.3.5 (3) (E) (i) Request for the use of flat roofs versus the required pitched roofs for multifamily structures. Approved by Planning Commission.
3. Design Modification #3. Section 5.3.6 (6) (A) Request for a minimum facade variation every 50 feet. Approved by Planning Commission.
4. Design Modification #4. Section 5.3.6 (8) (A) Request for a maximum of five colors for use on the building facades.

PROPOSED OFFSITE IMPROVEMENTS SCHEDULE

Offsite Water Quantity and Quality Facility: Construction plans will be completed and submitted to the City either concurrent with or prior to the first site plan for the Harpeth Square development. Construction of the improvements will begin after all necessary permits have been issued by the City for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

1st Avenue and Bridge Street Improvements: Construction plans for the improvements will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

Franklin Road/E. Main Street Restriping and Signal Modifications at E. Main Street and 1st Avenue - Construction plans will be submitted with the first site plan for the Harpeth Square development. Construction of the improvements will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

Intersection Improvements and Signalization of Bridge Street and 2nd Avenue - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

Water Main Upgrades along 2nd Avenue North - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

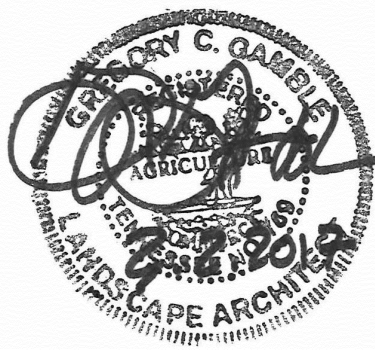
Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

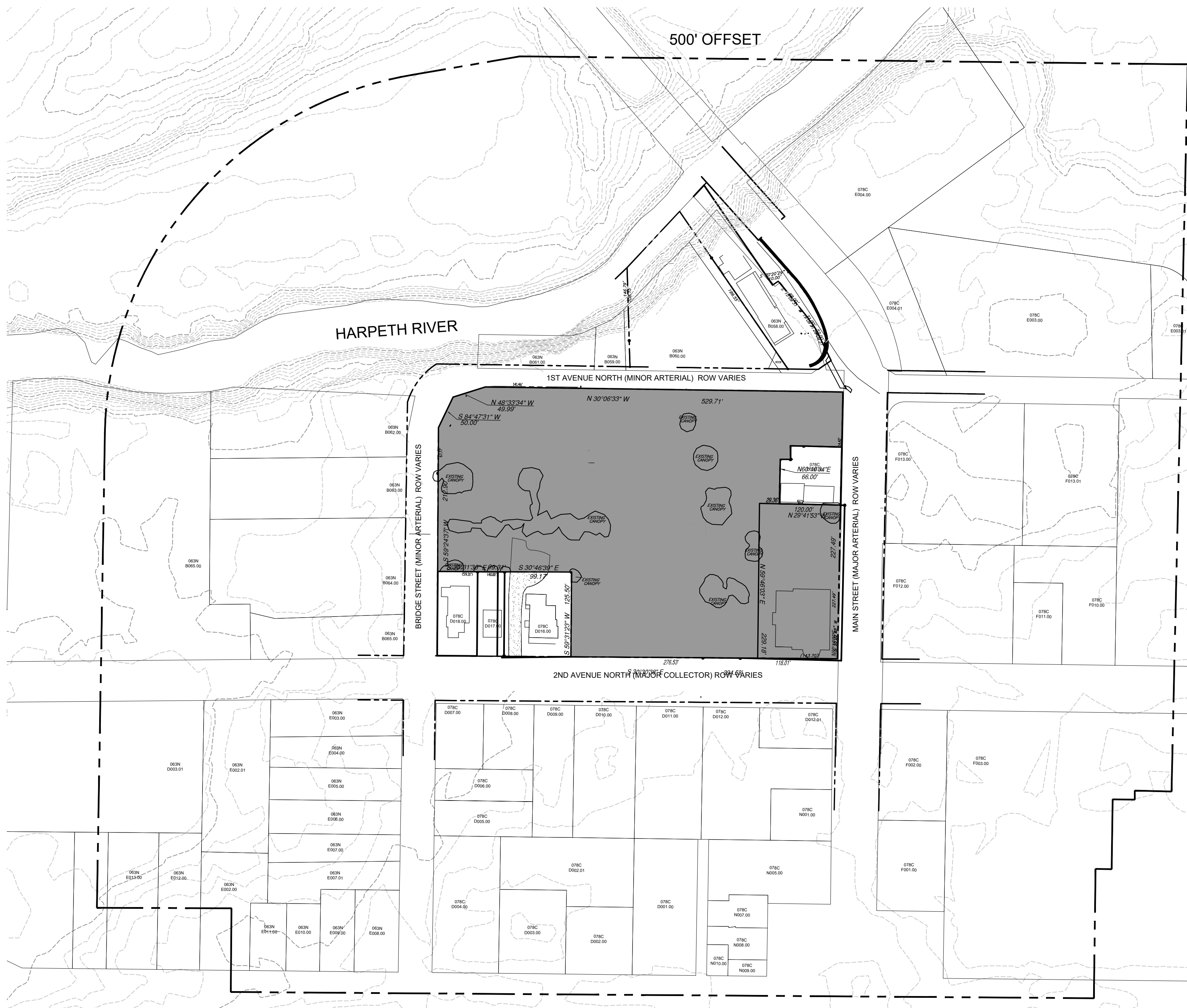
February 6, 2017

REVISION

1. March 2, 2017

COF # 6356





LEGAL DESCRIPTION

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of the property located at Tax Map 78C Parcel 15, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE, with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt;

THENCE, S 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE, S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE, with the southerly margin of Bridge Street S 59°24'33" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN;

THENCE, leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4054 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE, leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E - 99.17' to an iron rod;

THENCE, leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;

THENCE, leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 384.50' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

THENCE, with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN;

THENCE, leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:

N 29°41'53" W - 40.64' to an iron rod;

N 60°10'34" E - 66.00' to an iron rod;

S 30°24'06" E - 15.31' to an iron rod;

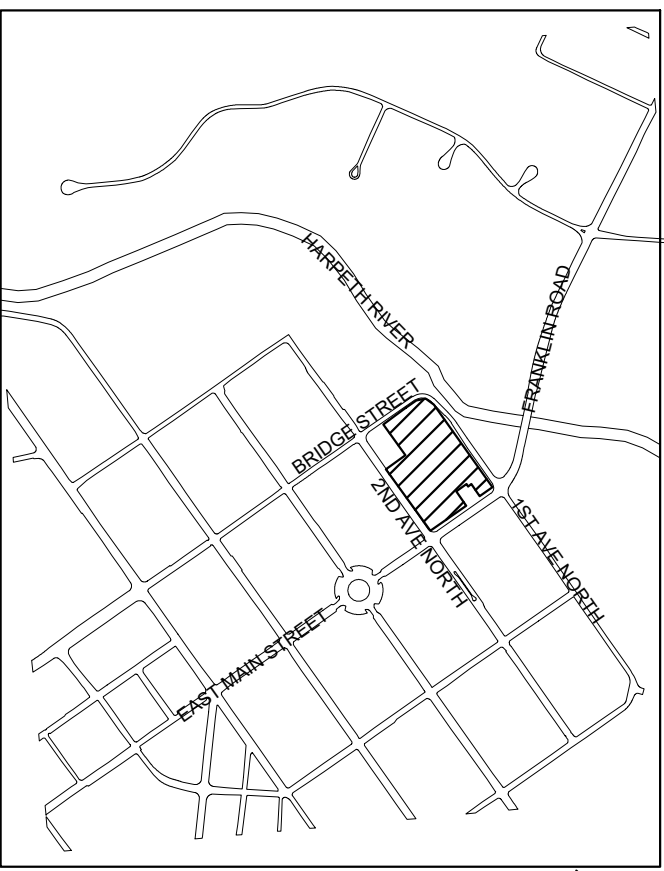
N 57°58'10" E - 20.00' to a point;

S 30°25'15" E - 20.00' to an iron rod;

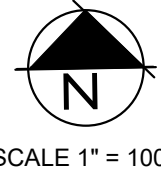
S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;

THENCE, N 60°16'06" E - 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services.



VICINITY MAP



SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 2
EXISTING ZONING: SD-X 33.4 / 35000 / 115
PROPOSED ZONING: SD-X 33.4 / 35000 / 115
PROJECT NUMBER: 6356
LOT NUMBER: ---
ADDRESS: 112 2ND AVENUE N
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES, LLC
STEVE BACON
198 EAST MAIN STREET
FRANKLIN, TN 37064
615-460-4680
stevebacon@outlook.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambledesign@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: NO
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY: 33.4 DUA
TREE CANOPY: 92.4% PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
3.1%, 6,312 SF FORMAL PROVIDED

ADJACENT PROPERTY OWNERS

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CCO-1	either	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CCO-1	TR	INSTITUTIONAL
063N-B06500	240-242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	FRANKLIN	MS	38654	CC	HPO, FFO, FWO, HHO	CCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CCO-1	either	INSTITUTIONAL
063N-E00001	N MARGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT ROUTION PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	EPIC ENTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D01601	113 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	FRANKLIN	TN	37027	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D02500	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5865 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-E00300	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	OFFICE
078C-E00301	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	RETAIL
078C-E00500	1ST AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CONRT TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILLY TONY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CCO-1	TR	INSTITUTIONAL
078C-F400	202 CHURCH ST	HARWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37213	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KMIEC EDWARD U REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	OFFICE
078C-N00100	212 -14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	COMMERCIAL

GDC

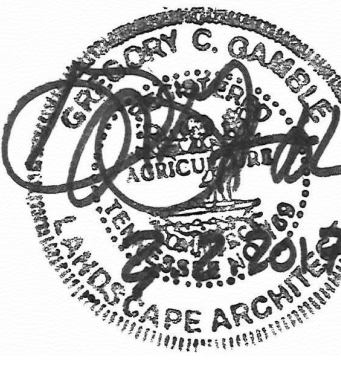
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015

906

STUDIO

ARCHITECTS

DEVELOPMENT PLAN REVISION 2
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCEL 15
FRANKLIN, TENNESSEE

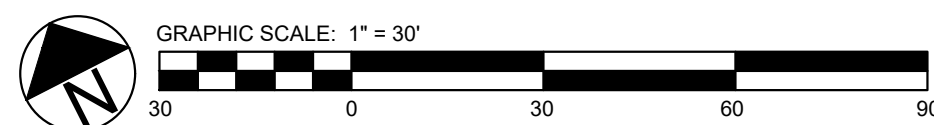


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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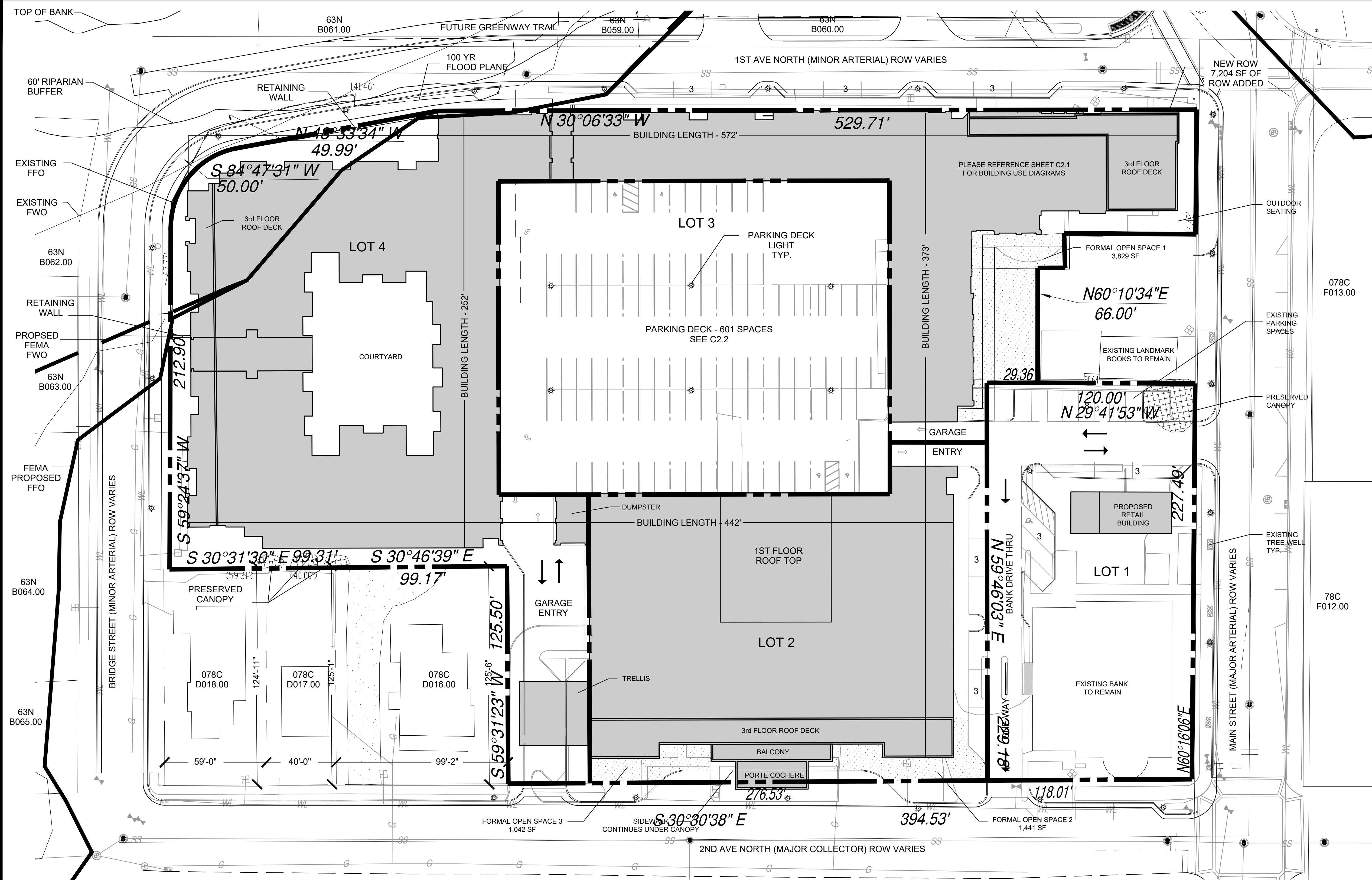
OVERALL
EXISTING
CONDITIONS

COF# 6356

C1.0



C1.1



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 2
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 33.4 / 35000 / 115)
PROPOSED ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 33.4 / 35000 / 119)
PROJECT NUMBER:	6356
SUBDIVISION:	77
LOT NUMBER:	77
ADDRESS:	112 2ND AVENUE N
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FMD
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.86 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN

OWNER:	HARPETH ASSOCIATES, LLC STEVE BACON 198 EAST MAIN STREET FRANKLIN, TN 37064 615.600.4680 stevebacon@outlook.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambledesign@gmail.com PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE:	SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE:	80.2%
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
INCOMPATIBLE USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	SEE DEVELOPMENT DATA CHART C2.0
PARKING PROVIDED:	33.4 DIA
RESIDENTIAL DENSITY:	0.2 AC PRESERVED (SEE MOS REQUIRED)
TREE CANOPY:	3%, 6,089 SF REQUIRED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	3.1%, 6,312 SF FORMAL PROVIDED

STATEMENT OF IMPACTS
MAJOR THOROUGHFARE PLAN
(SEE C2.2 DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS CHART)
***PER CITY ENGINEERING STAFF, THE STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE 125 LF, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE.

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION).

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLIN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT. 160 X .23 = 37 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

INCOMPATIBLE USE BUFFER
NOT APPLICABLE

PARKLAND DEDICATION
PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 125 X 600SF = 75,000 SF
TOTAL PARKLAND DEDICATION AREA: 117,000 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW
84 PSI FROM 2.5" OUTLET
FLOW: 1537 GPM 10,509 GPM
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 88 PSI

STREAMSIDE BUFFER VARIANCE
A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

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

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

PHASING
HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

OPEN SPACE REQUIREMENT CHART			
MINIMUM OPEN SPACE REQUIREMENT: 3%			
3% * 202,980 TOTAL SITE SF = 6,089 SF			
PROVIDED OPEN SPACE: 3.1% (6,312 SF)			
NOTE: 100% OF OPEN SPACE IS FORMAL			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042

DEVELOPMENT DATA AND PARKING REQUIREMENTS:

Building	Use	Unit	Required Parking per City of Franklin	
			Ratio	Total
Landmark Bank	Existing Bank	6000 SF	5 per 1000	30
	Office - 2nd	3000 SF	2.85 per 1000	9
Hotel	119 Hotel Rms	119 RM	1 per room	119
	Employees (Hotel)	25 P	.75 per emp	19
	Assembly	537 P	.17 per max occ	92
	Restaurant	6727 SF	7.5 per 1000	51
Apartments	Employees (Rest)	16 P	.75 per emp	12
	1 bed	61	1 per rm	61
	2 bed	75	1.5 per rm	113
	3 bed	14	2 per rm	28
Retail/Commercial	Restaurant	14,100 SF	2.5 per 1000	36
Restaurant	Restaurant	4300 SF	7.5 per 1000	33
	Employee	16 Ea	.75 per emp	12
	Outdoor	20 Ea	.67 per seat	14
Total Required				628
Total Provided				630

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601 ON-STREET 12 SURFACE PARKING 17
TOTAL VEHICULAR PARKING SPACES 630
GROUND PARKING
BANK 12 *HOTEL 6+ GARAGE 112 = 130
TOTAL BICYCLE PARKING SPACES (1:10) = 13

MINIMUM AND MAXIMUM SQUARE FOOTAGES OF NON-RESIDENTIAL AREAS:

PRIMARY USE	MINIMUM SQ. FT.	MAXIMUM SQ. FT.
EXISTING BANK	12,000 (EXISTING)	12,000 (EXISTING)
HOTEL	90,000	115,000
RESTAURANT	3,500	5,000
RETAIL	11,000	18,000

*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

- THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.
- THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NON-RESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.
- BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.
- PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

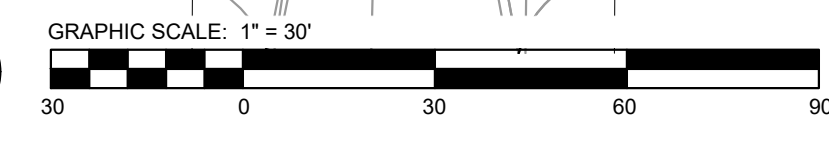
LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDINGS ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINANT FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FOURTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PROVIDES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.



LOT	USE	AREA
LOT 1	BANK/RETAIL	27,248 SF
LOT 2	HOTEL	39,796 SF
LOT 3	GARAGE	40,805 SF
LOT 4	RESIDENTIAL/RETAIL	86,861 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B06800	94 - 98 E MAIN ST	26'
063N-B06200	106 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	39'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02000	14 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'



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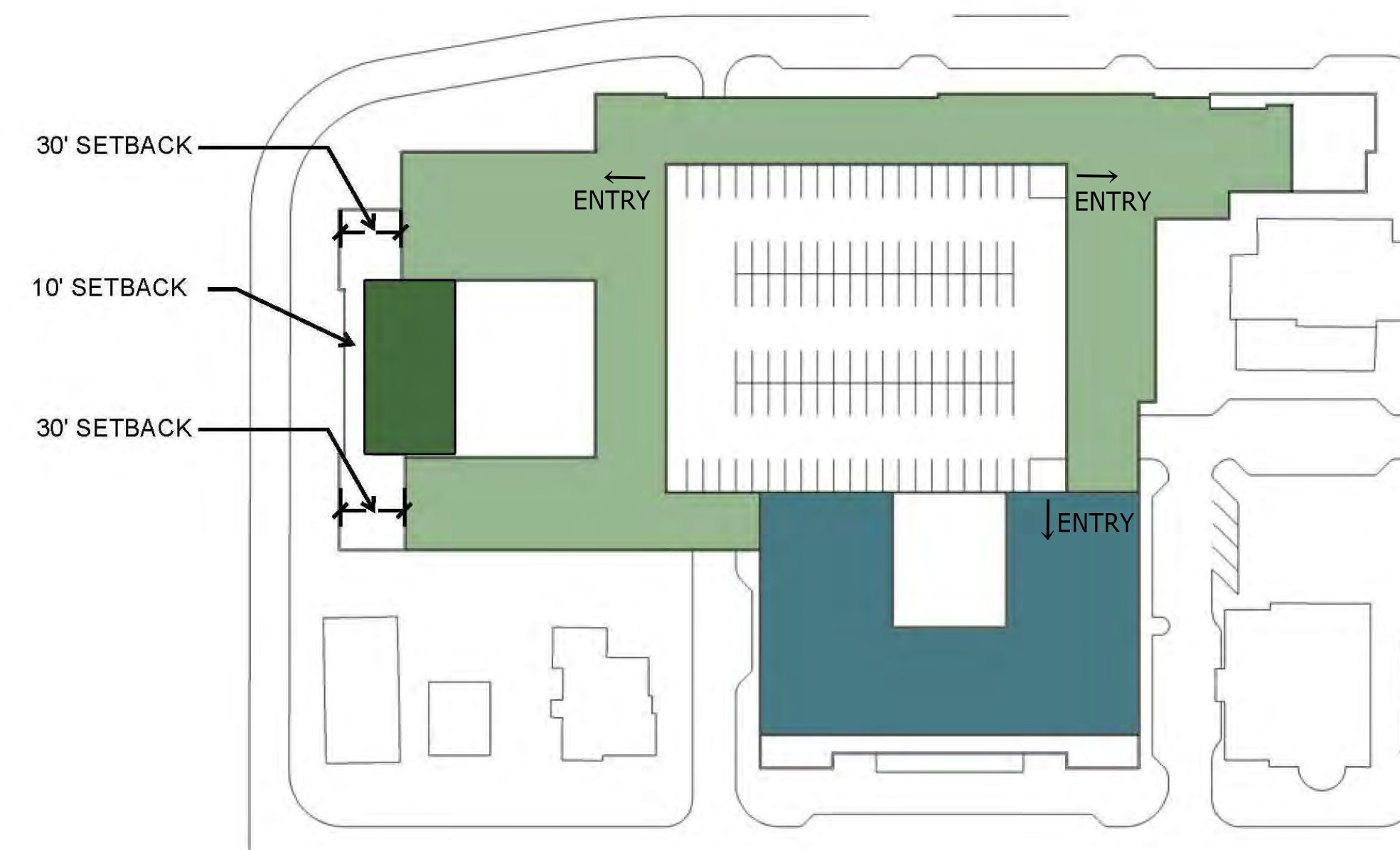
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

- ADDITIONAL AREA
- APARTMENTS
- RETAIL / RESTAURANT
- FUTURE HOTEL

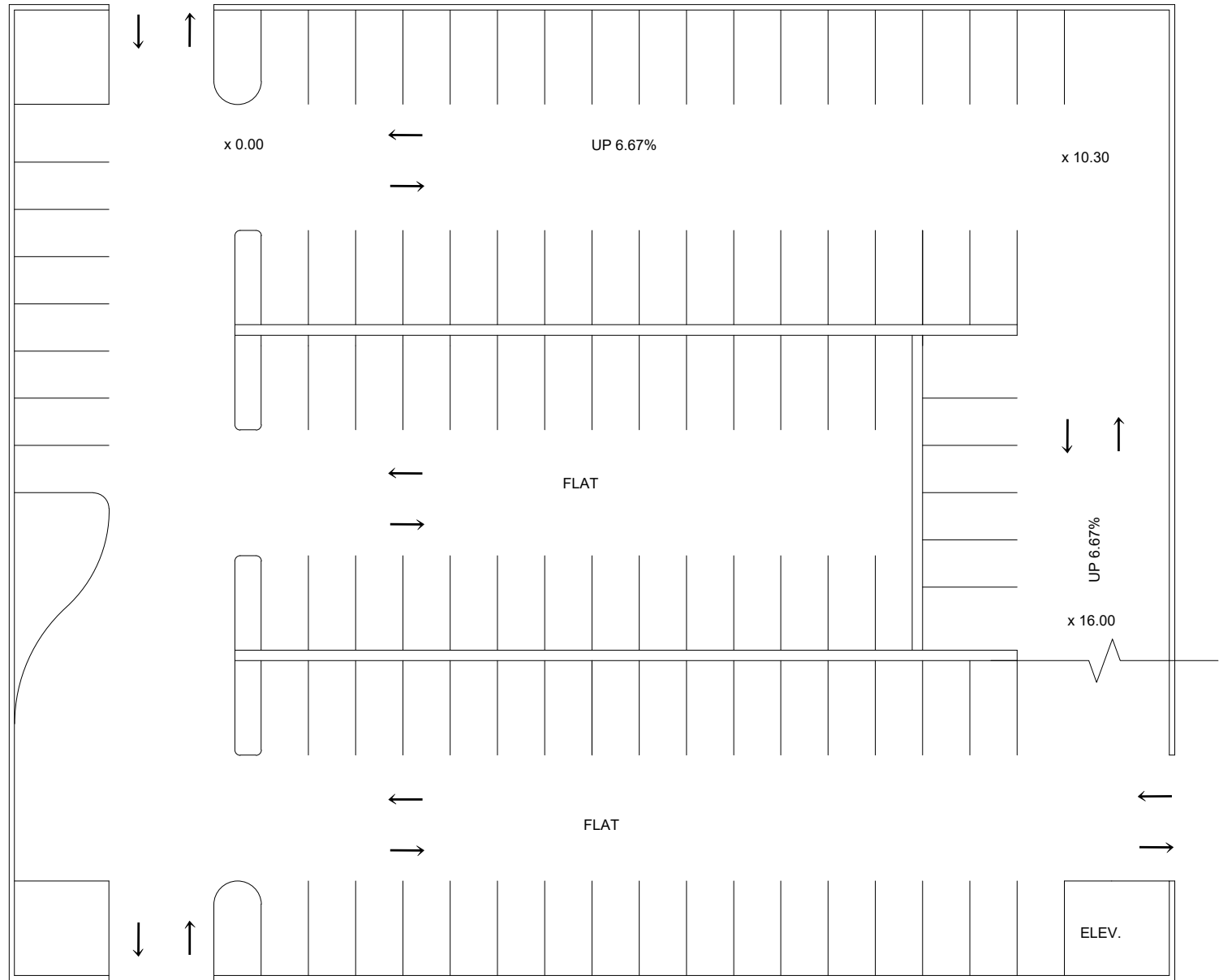
HARPETH SQUARE FLOOR DIAGRAMS

HARPETH ASSOCIATES

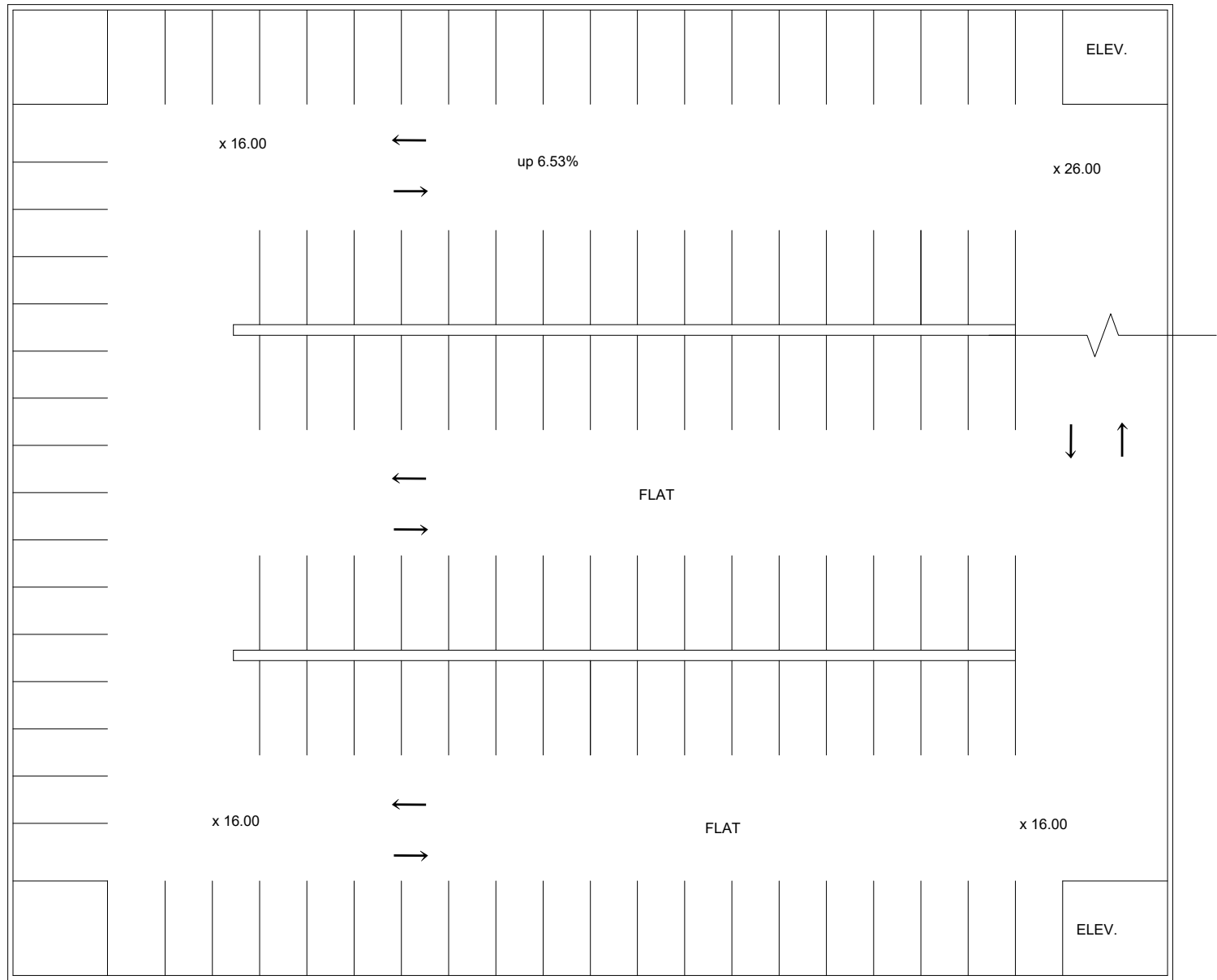
FRANKLIN, TENNESSEE

SEPTEMBER 21, 2015

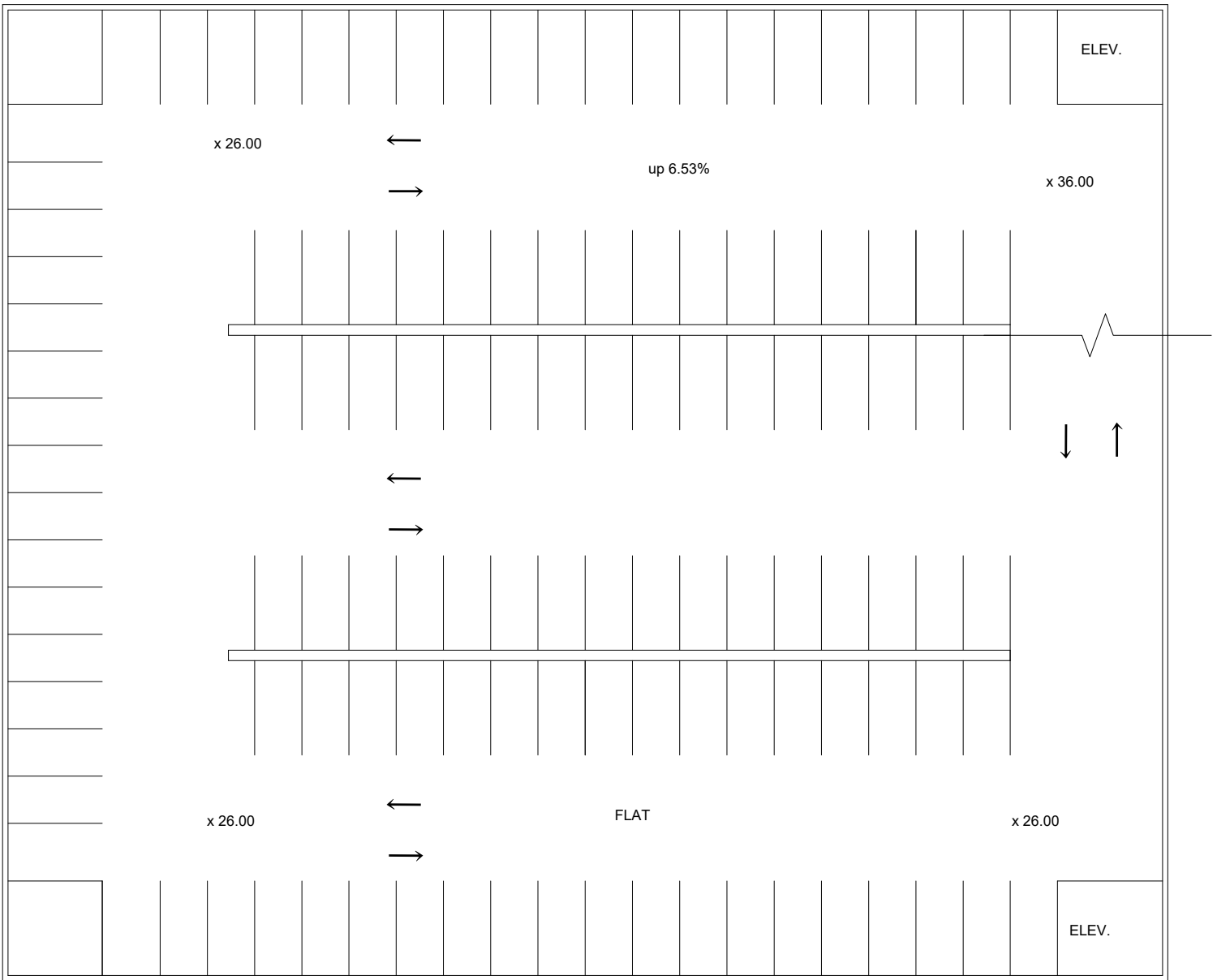
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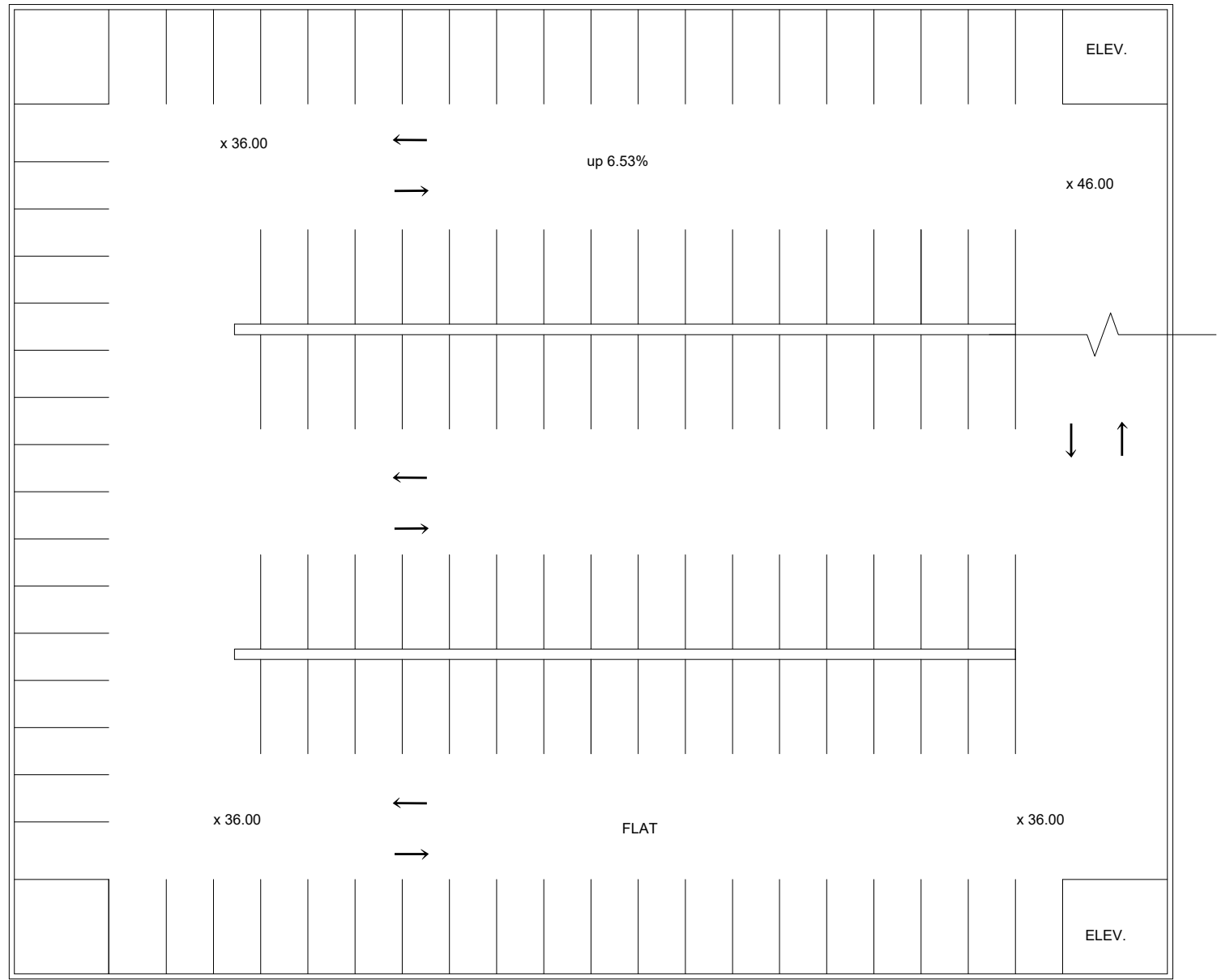
1 - 112 spaces



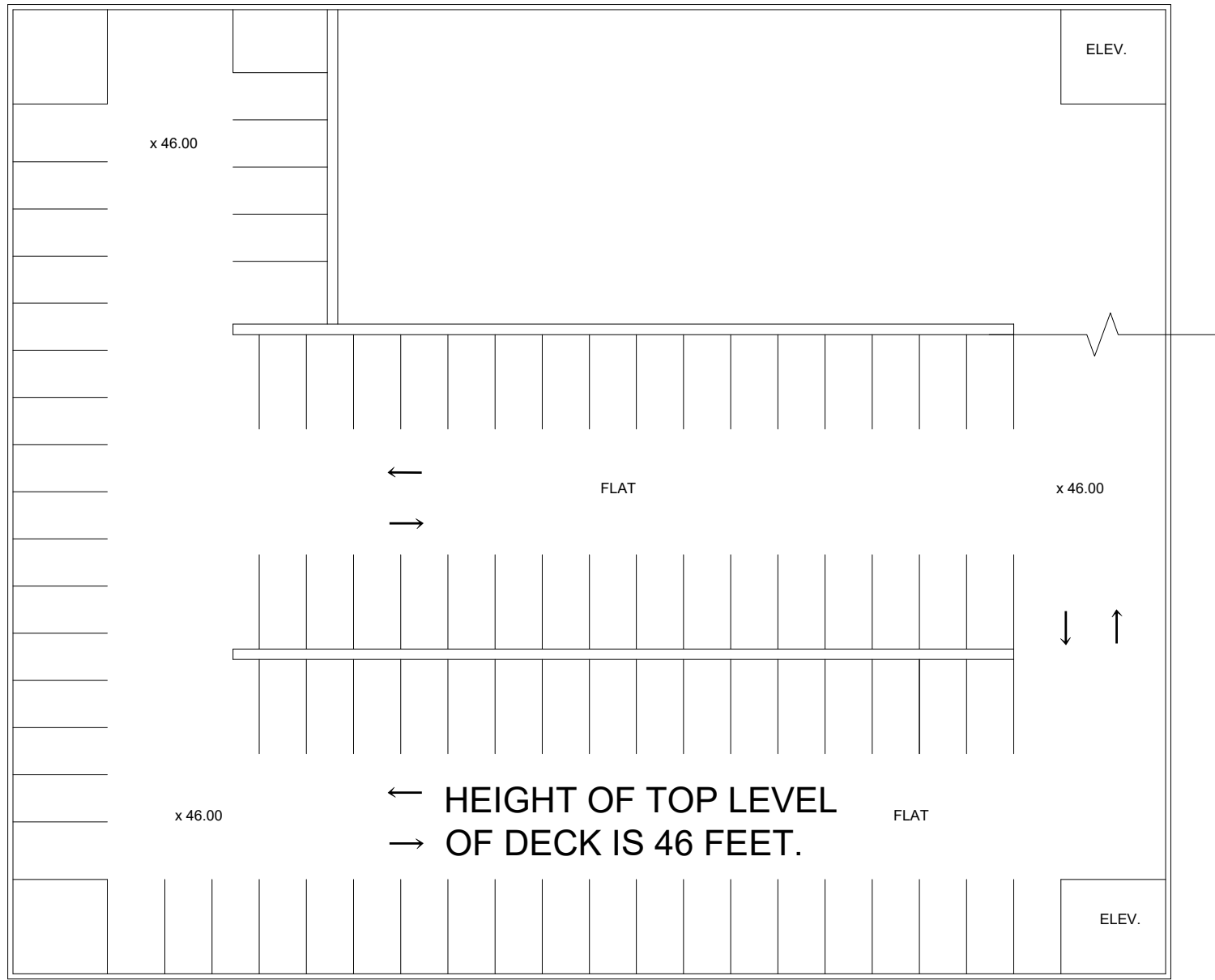
2 - 123 spaces



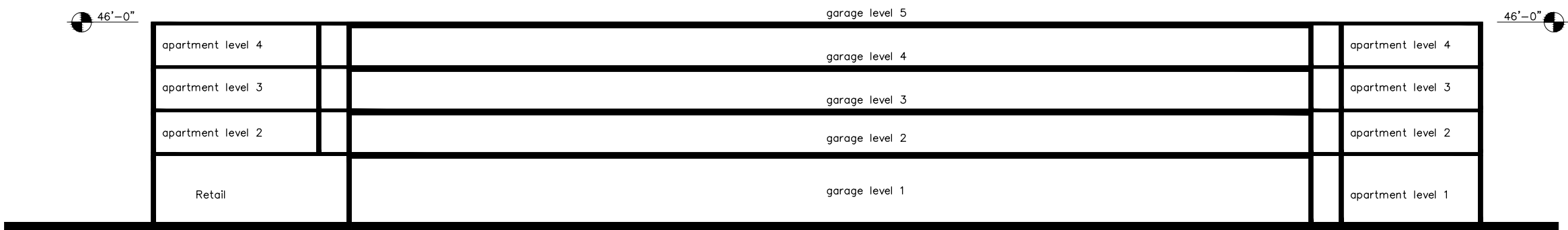
3 - 123 spaces



4 - 121 spaces



5 - 122 spaces



Total: 601 spaces

DEVELOPEMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL 7,500 SF ASSEMBLY	1 PER ROOM	115 ROOMS	115
			0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	687 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
			1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
APARTMENTS	160 UNITS	175,710		80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
TOTAL REQUIRED PARKING : 628					

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601
ON-STREET 12
SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 60

TRIP GENERATION TABLE

LUC 932					
Land Use:	LUC 310	High-Turnover	LUC 826	LUC 220	TOTAL
Size:	Hotel	Sit-Down Restaurant	Sp. Retail	Multi-family	
	112 rooms	4,500 sq. ft.	9,244 sq. ft.	150 units	
Average Daily Traffic	1,000	572	410	1,062	3,044
Daily Enter	500	286	205	531	1,522
Daily Exit	500	286	205	531	1,522
AM Peak Hour Total	78	49	63	80	268
AM Peak Hour Enter	44	27	30	16	117
AM Peak Hour Exit	32	22	33	64	151
MID Peak Hour Total (7%)	70	42	28	74	214
MID Peak Hour Enter (50%)	35	22	14	37	108
MID Peak Hour Exit (50%)	35	20	14	37	106
PM Peak Hour Total	78	45	25	103	251
PM Peak Hour Enter	38	27	11	67	143
PM Peak Hour Exit	40	18	14	36	108

Trip Generation 9th Edition

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

Street Name	Classification	Entering Traffic	Existing Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	609	609	1,218
Main Street (between 1st and 2nd Avenue, N.)	Major Arterial	609	609	1,218
Main Street (west of 2nd Avenue, N.)	Major Arterial	380	380	761
2nd Avenue, N. (north of Main Street)	Major Collector	533	533	1,065
Bridge Street (west of 2nd Avenue, N.)	Major Collector	228	228	457
2nd Avenue, N. (north of Bridge Street)	Major Collector	152	152	304

NOTE: The proposed mixed-use project is expected to generate approximately 3,044 vehicle trips per day. The table above shows the new daily trips on these streets with the completion of the proposed project.



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LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

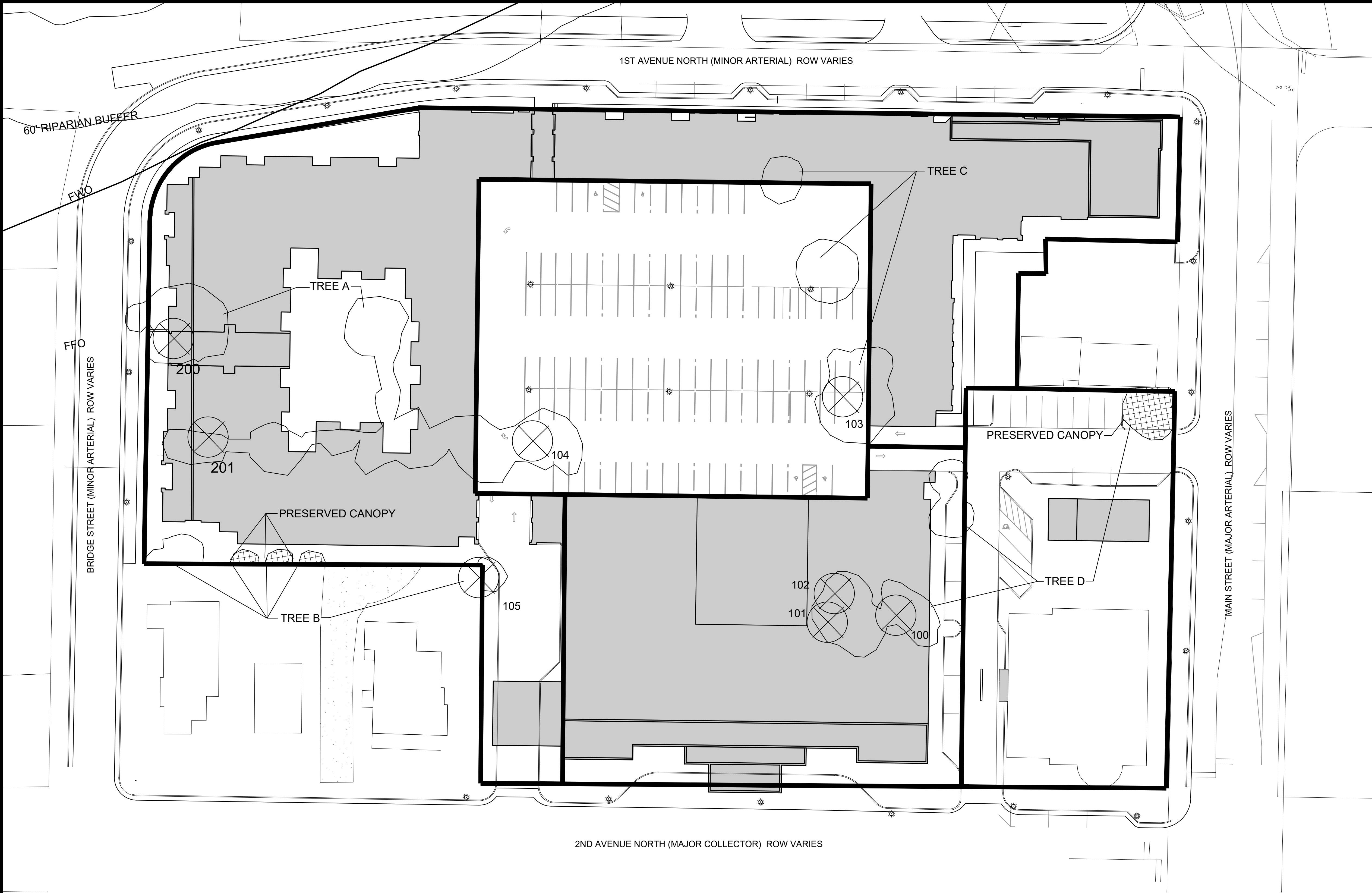


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GREG GAMBLE
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GARAGE
DIAGRAMS

COF # 5994

C2.2



SITE DATA:

PROJECT NAME: SD-X, 33.26, 13000, 115
PROPOSED ZONING: 5994
PROJECT NUMBER: ---
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34 17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA-1 (CFCA1)
OTHER APPLICABLE OVERLAYS: HFO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,880 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
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202.257.5200
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
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FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambie209@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: N/A
MINIMUM LANDSCAPE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MINIMUM PARKING REQUIRED: N/A
MAXIMUM PARKING LIMIT: SEE DEVELOPMENT DATA CHART C2.0
EXISTING PARKING (IF APPLICABLE): 33.26 DIA.
PARKING PROVIDED: 02 AC PRESERVED (SEE MOS REQUEST)
RESIDENTIAL DENSITY: 3%, 6,069 SF REQUIRED
TREE CANOPY: 3.2%, 6,509 SF FORMAL PROVIDED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	0 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF

TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF / 202,880 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF
(SEE APPROVED DEV. PLAN COF #4713)

TREE CANOPY PRESERVATION

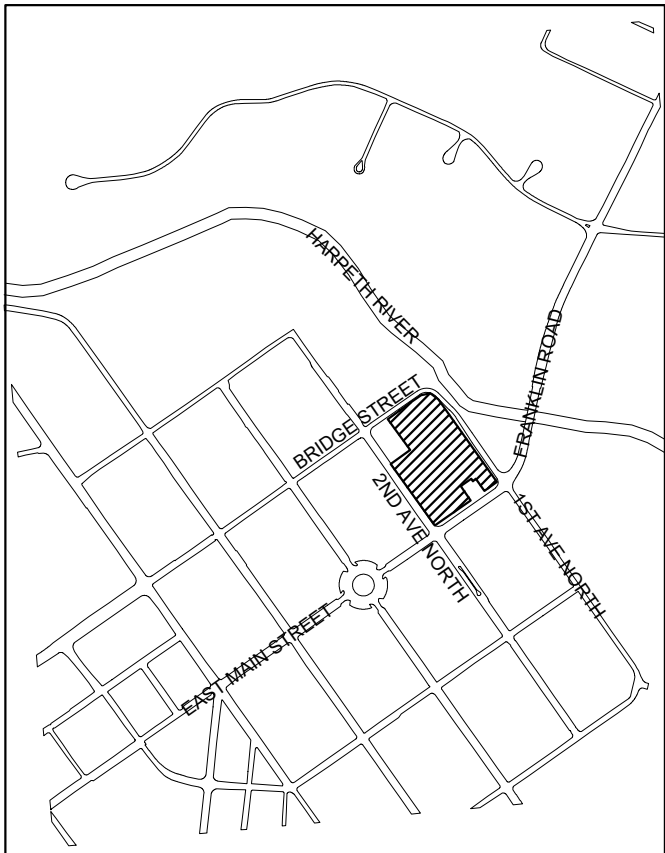
EXISTING TREE CANOPY: 17,236 SF 0.40 AC
REQUIRED PRESERVATION: 4,481 SF 26%
17,236 SF X 26% =
PROVIDED CANOPY PRESERVATION: 1,084 SF 6.3%
(SEE APPROVED DEV. PLAN COF #4713)

SPECIMEN TREE REPLACEMENT

#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO
200	BLACK WALNUT	33"	FAIR	NO
201	SILVER MAPLE	27"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 175'
TOTAL REQUIRED SPECIMEN REPLACEMENT: 350'

SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.



VICINITY MAP



SCALE 1" = 1000'



GRAPHIC SCALE: 1" = 30'



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FRANKLIN, TENNESSEE



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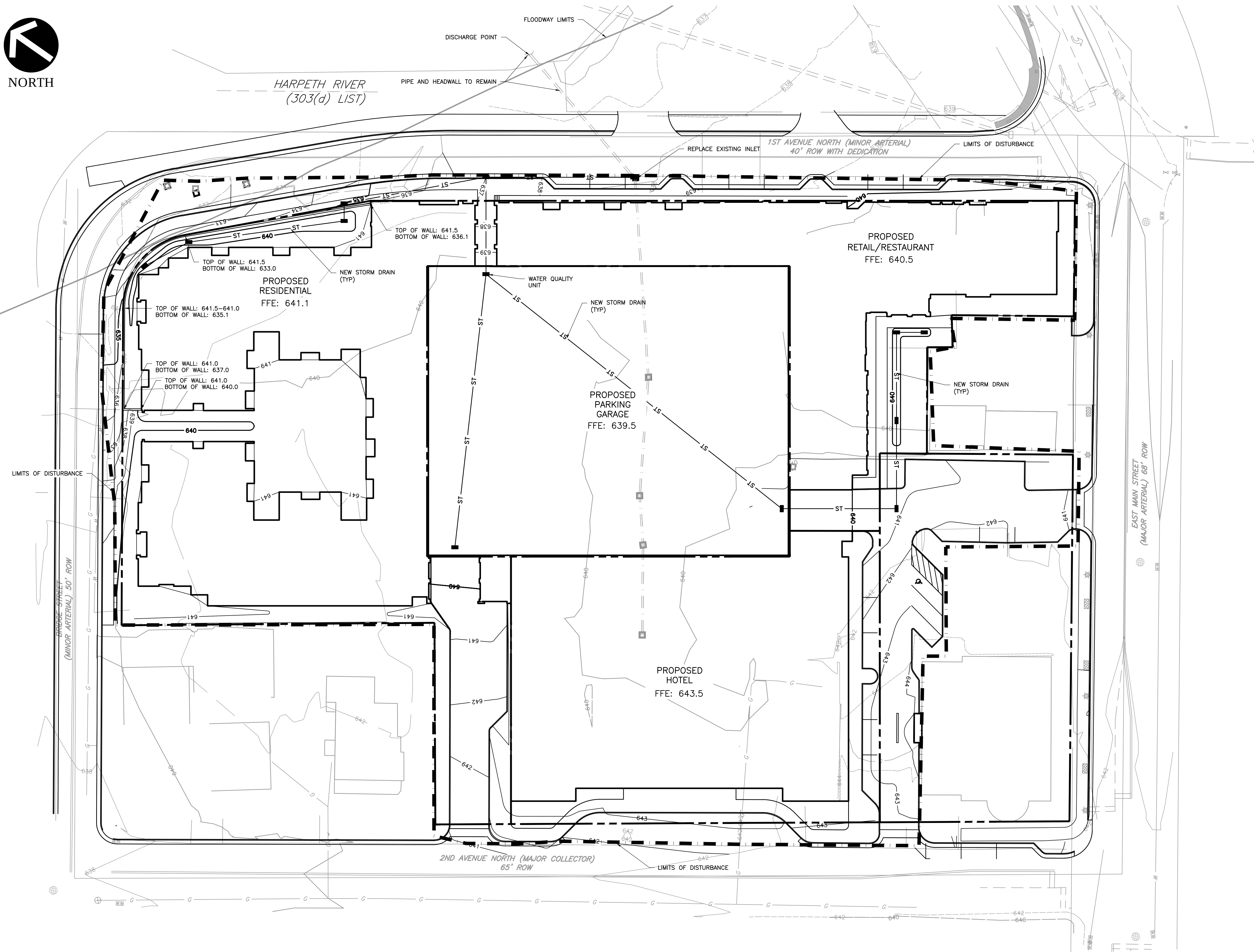
TREE
CANOPY
PRESERVATION

COF# 5994

C2.3



PRELIMINARY
NOT FOR CONSTRUCTION



NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
2. TOTAL AREA IS 6.6+/- ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 5.8+/- ACRES. EXISTING IMPERVIOUS AREA IS APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA IS APPROXIMATELY 3.2 ACRES.
3. PROPOSED OFF-SITE DETENTION IS LOCATED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. FINAL DESIGN OF DETENTION TO BE COMPLETED DURING SITE PLAN SUBMITTAL.
4. OFF-SITE DETENTION AND WATER QUALITY TO BE ADDRESSED AS DESCRIBED IN THE CITY OF FRANKLIN CONTRACT 2014-0298 APPROVED BY BOMA ON NOVEMBER 25, 2014.
5. A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.
6. DESIGN AND WALL MATERIAL OF PROPOSED RETAINING WALL WILL MATCH THOSE AS SET FORTH IN THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT PLANS.

STORMWATER NARRATIVE:

STORMWATER MANAGEMENT FOR THE HARPETH SQUARE DEVELOPMENT WILL OCCUR BOTH ONSITE AND OFFSITE. STORMWATER QUANTITY MANAGEMENT WILL OCCUR IN A DETENTION BASIN TO BE CONSTRUCTED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. THE BASIN WILL ALSO PROVIDE WATER QUALITY BENEFITS IN THE VICINITY.

ONSITE, STORMWATER ALONG THE PROPERTY LIMITS WILL GENERALLY DRAIN TOWARDS THE RIGHTS-OF-WAY ON FIRST AND SECOND AVENUES, AND MAIN AND BRIDGE STREET. INTERIOR STORMWATER WILL BE DRAINED BY A PIPE INSTALLED UNDER THE BOTTOM FLOOR OF THE PARKING DECK. THIS PIPE WILL ALSO COLLECT STORMWATER FROM THE PARKING DECK, AND RUNOFF WILL BE TREATED IN A WATER QUALITY UNIT PRIOR TO DISCHARGING TO AN EXISTING CATCH BASIN AND PIPE CROSSING FIRST AVENUE NORTH TO THE HARPETH RIVER.

DRIVE AISLES WITHIN THE PROPERTY LIMITS WILL BE CONSTRUCTED WITH PERVIOUS PAVERS. OPEN SPACE WITHIN THE DEVELOPMENT WILL BE VEGETATED. THIS REDUCES DIRECTLY-CONNECTED IMPERVIOUS AREAS AND ENCOURAGES INFILTRATION, WHICH IN TURN REDUCES POLLUTANTS IN THE STORMWATER RUNOFF.

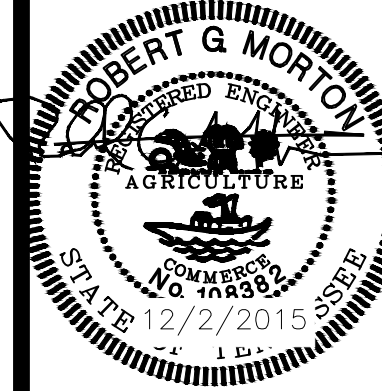
LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASSED AREA
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN



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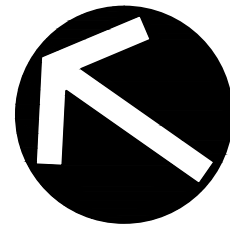


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FRANKLIN, TENNESSEE

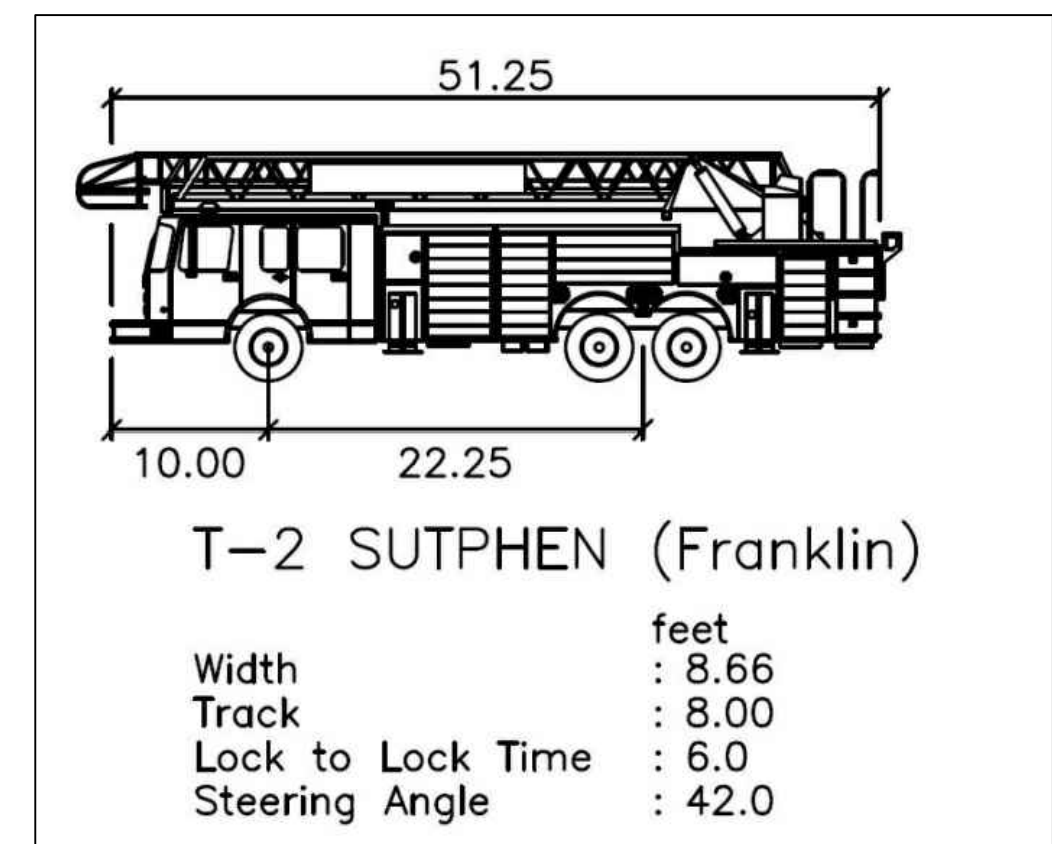
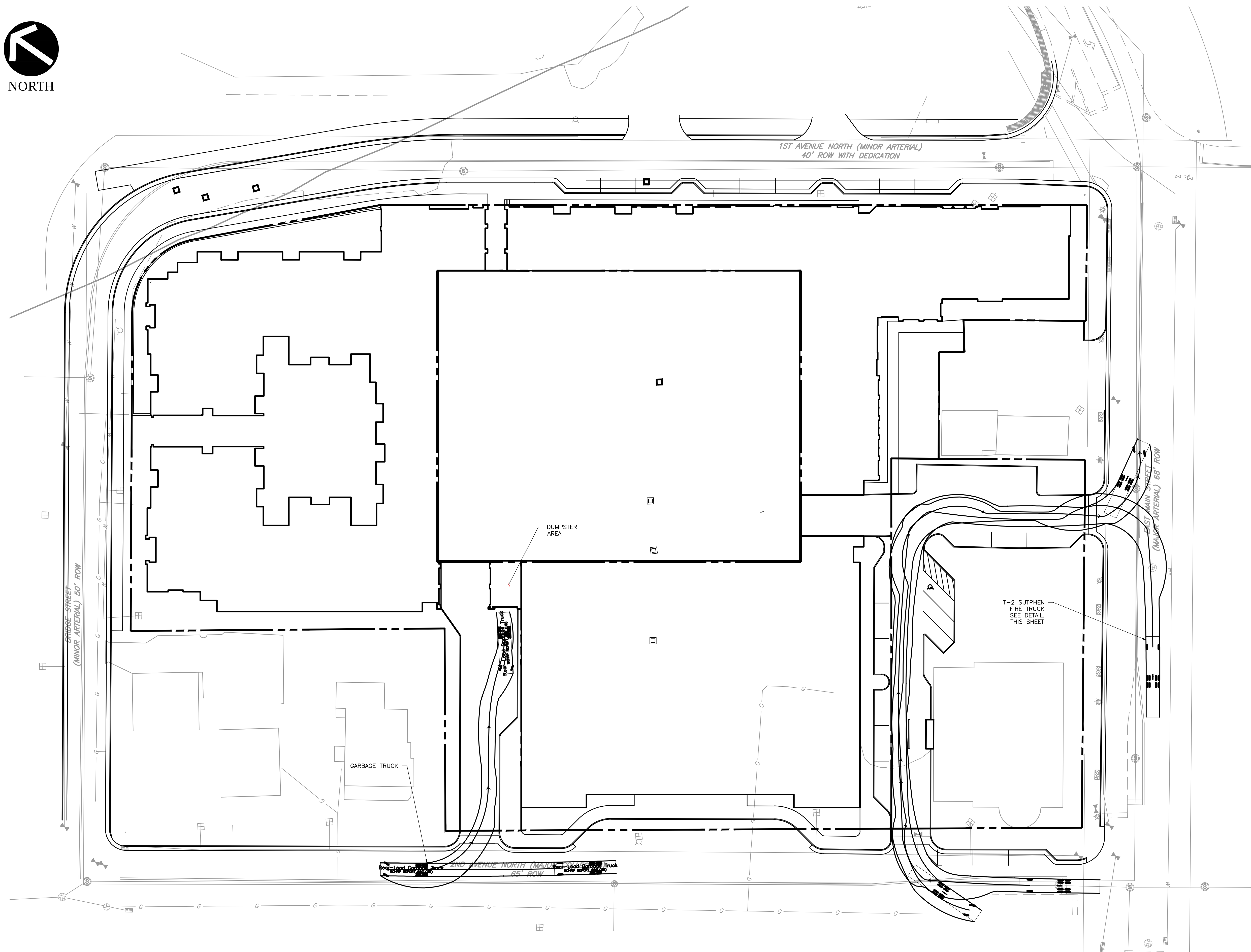
GRADING &
DRAINAGE
PLAN
COF# xxxx

C3.0

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NORTH

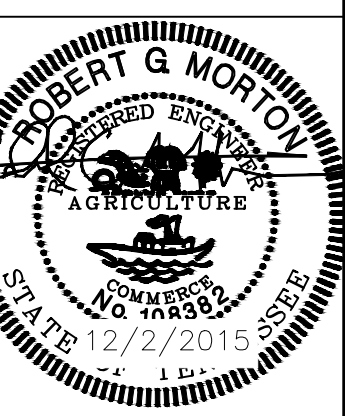


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SCALE IN FEET
0 30 60

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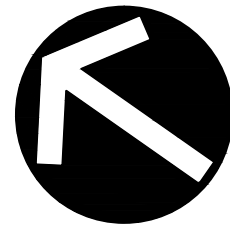
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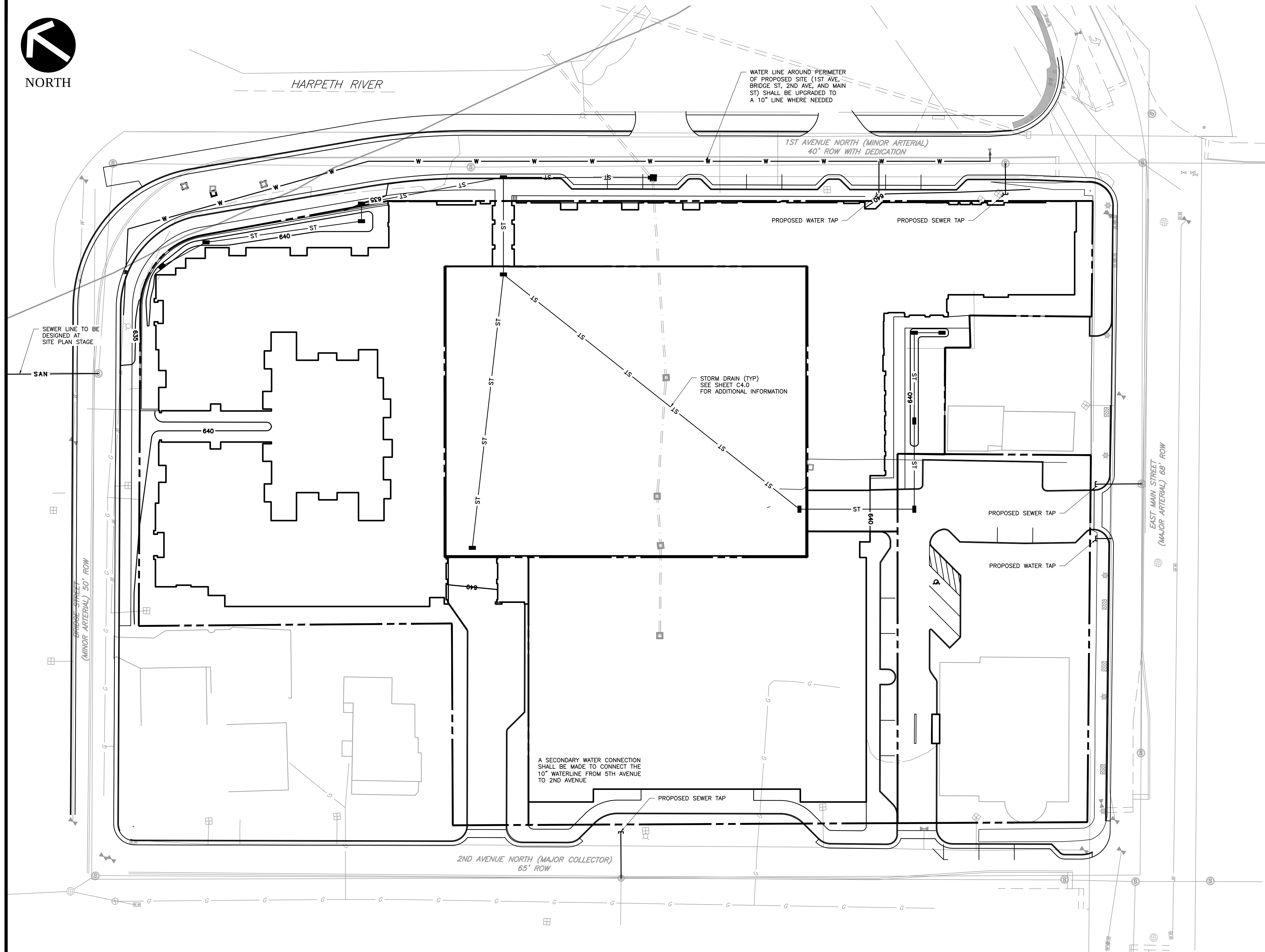
**AUTOTURN
PLAN**

COF# xxxx

C4.0



NORTH



UTILITY NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
2. UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL SURVEY WILL BE USED DURING DESIGN.
3. MINIMUM WATERMAIN SIZE IN COMMERCIAL DISTRICT SHALL BE 10" PER SPECIFICATIONS UNLESS OTHERWISE DETERMINED DURING SITE PLAN SUBMITTAL.
4. UTILITY CALCULATIONS SHALL BE SUBMITTED TO ENGINEERING AND WATER MANAGEMENT.
5. GRAVITY SANITARY SEWER SHALL BE 8" IN DIAMETER OR GREATER.
6. WASTEWATER MANHOLES SHALL BE SPACED NO MORE THAN 400'.
7. COORDINATE WITH GAS AND ELECTRICAL UTILITIES FOR SERVICE DESIGN.

LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER

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SCALE IN FEET
0 30 60



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615-333-7797 | 800-763-2326
www.cecinc.com

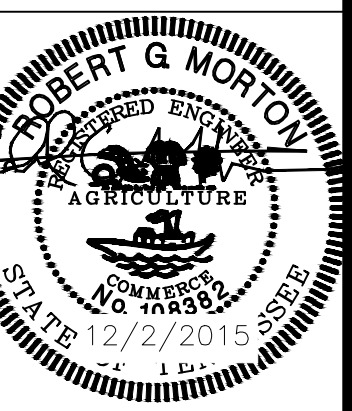
GDC

GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

DATE: NOV 9, 2015



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

UTILITY
PLAN

COF# xxxx

C5.0

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.975.5765



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MATERIAL VARIETY IN A MIXED-USE PROJECT



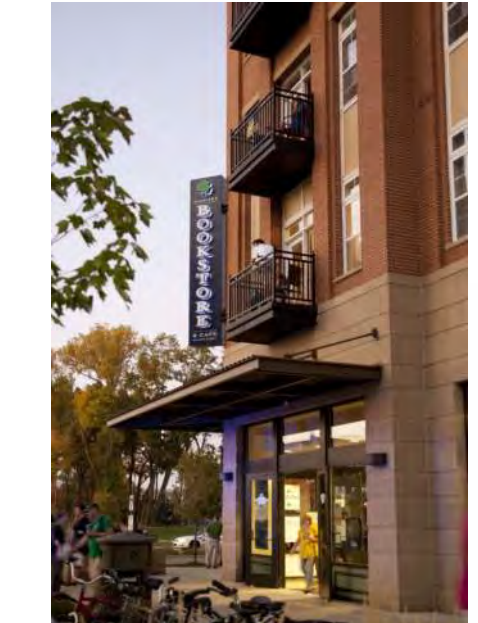
STREETSCAPE DETAILS & MATERIALS



OUTSIDE DINING



FOUR STORY BRICK



CORNER BALCONIES



MAIN STREET VIEW : HARPETH SQUARE



MAIN STREET VIEW : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY

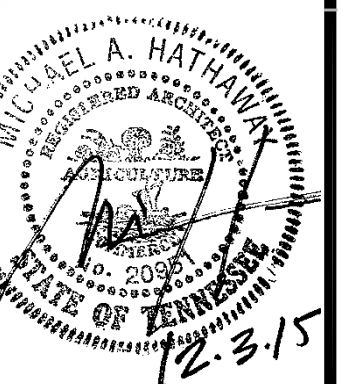
GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

906

STUDIO

ARCHITECTS



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.976.5765

ARCHITECTURAL
CHARACTER
COF# 5994

A1.0



SECOND AVENUE HOTEL ENTRANCE :
HARPETH SQUARE



STONE & BRICK MIX



BAY WINDOWS



CORNER OF FIRST AND BRIDGE : HARPETH SQUARE



HOTEL ENTRANCE



RESIDENTIAL DETAIL & SCALE



SECOND AVENUE VIEW : HARPETH SQUARE

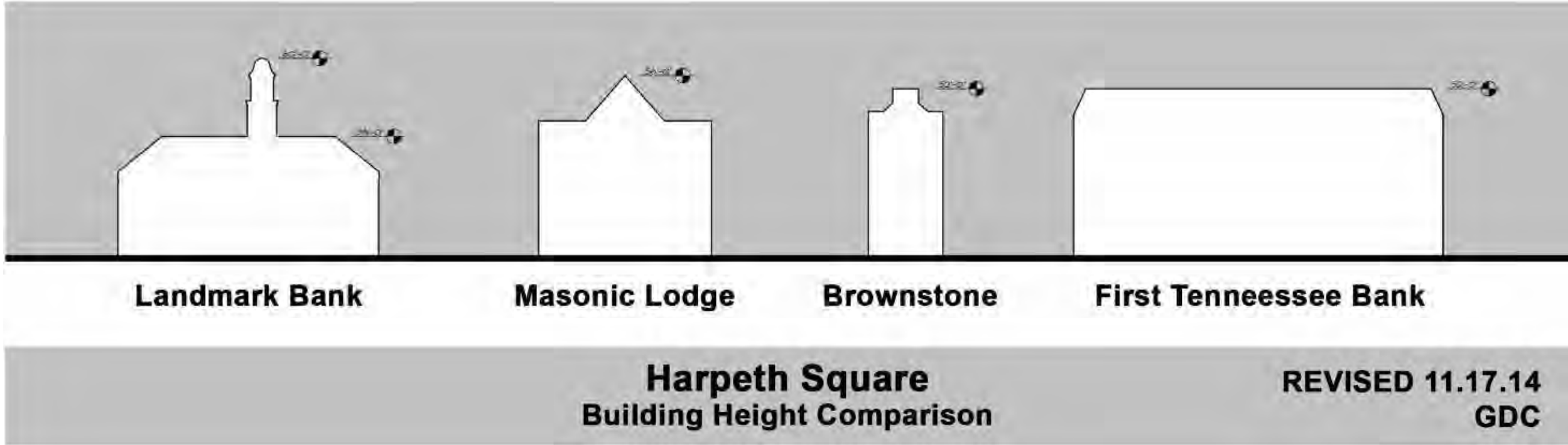


CORNER OF SECOND AND MAIN : HARPETH SQUARE



VIEW DOWN SECOND AVENUE : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL
DESIGN CHARACTER. FINAL BUILDING
DESIGN/CONSTRUCTION MAY VARY



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 3000, 115
PROJECT NUMBER:	4232X
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FPO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5280 rodericksheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambler209@gmail.com PHONE: (615) 975-5765



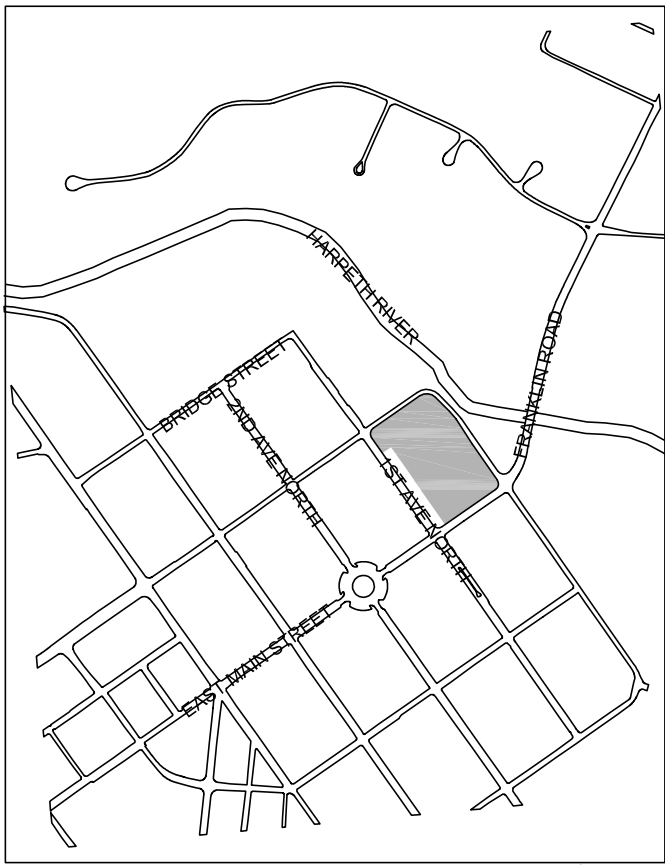
MAIN STREET ELEVATION
NOT TO SCALE



FIRST AVENUE ELEVATION
NOT TO SCALE

ARCHITECTURAL DATA

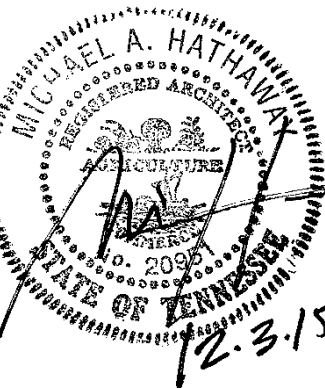
THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.



VICINITY MAP
SCALE 1" = 1000'

MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES





BRIDGE STREET ELEVATION
NOT TO SCALE

- MATERIALS LIST**
- BRICK
 - CAST STONE (VENEER AND DETAILS)
 - ALUMINUM STOREFRONT AND GLASS
 - FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



SECOND AVENUE ELEVATION
NOT TO SCALE



VICINITY MAP
SCALE 1" = 1000'

**SIMMONS RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN
REVISION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/2017**

Project Information

Existing Zoning: SD-R 4.60
Proposed Zoning: SD-R 4.60
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: n/a
Site Acreage: 6.19 acres
Proposed Number of Dwelling Units: 408
Proposed Building Height: 3 stories

- | | |
|---|---|
|  Simmons Ridge PUD Subdivision |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



0 500 1,000 2,000
Feet

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CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. B. General Information

lance.fittro@franklin.tn.gov The previous comment to remain open pending approval of the revised Modification of Standards:

Previous wording:

Section 5.9.3 (4) (b)
Request for modification to permit cars to back out of driveways and parking spaces onto a public right-of-way by a rolled curb, shall be pervious pavers, and shall be maintained by the Homeowners Association.

Revised wording:

Section 5.9.3 (4) (b)
Request for modification to permit cars to back out of private spaces onto public right of way. Private parking spaces, both perpendicular and parallel shall be constructed of concrete or material approved by City Engineer to differentiate it from the asphalt street within the public right of way. The subject parking spaces shall be maintained by the Homeowners Association.

[Edited By Lance Fittro]

2. B. General Information

kevin.long@franklin.tn.gov Advisory comment to remain open pending submission of CAD file. This comment will not delay the approval of the development plan.

Engineering - Site Plan Checklist

General Issues

3. Multi-use Trail

jimmy.wiseman@franklin.tn.gov Per the meeting with Engineering on 02/09/2017, the applicant shall provide a note that addresses offsite roadway improvements south of the development. Coordination with Staff prior to One-Stop is required.

4. Traffic Functional Plan

jimmy.wiseman@franklin.tn.gov Per the meeting with Engineering on 02/09/2017, the applicant shall provide a note that addresses offsite roadway improvements south of the development. Coordination with Staff prior to One-Stop is required.

5. On-Street Parking Lighting

joe.marlo@franklin.tn.gov Applicant shall provide adequate lighting at intersections and at on-street parking locations, or verify that existing lighting provides illumination meeting COF Standards at these locations. This item is to be addressed at the Site Plan stage.

Planning

6. Pedestrian Crossing

josh.king@franklinton.gov The pedestrian connection between sections 13 and 14 was an original connectivity requirement in lieu of a typically required vehicular connection and shall remain. If the location of this pedestrian connection needs to be shifted due to topography, the applicant shall coordinate the new location with both Planning and Engineering prior to one-stop approval of this development plan revision.
[Edited By Amy Diaz-Barriga]

7. Multi-use path

amy.diaz-barriga@franklinton.gov Is there a reason the multi-use path has been relocated from the original location immediately adjacent to the road (South Carothers Road) in Section 13? The applicant shall provide sufficient justification for moving the path or the path shall remain in its original location along the road.

RESOLUTION 2017-09

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR SIMMONS RIDGE PUD SUBDIVISION, WITH ONE (1) MODIFICATION OF STANDARDS FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF SOUTH CAROTHERS ROAD."

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan, as amended, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
089-03700	88.65
Total	88.65

Land located in the fourteenth civil district of Franklin, Williamson County, Tennessee on South Carothers Road and being more particularly described as follows:
Beginning in the center of South Carothers Road at a southwesterly corner of Parcel 38.01 on Property Map 89; Thence with the southerly boundary of said Parcel 38.01 and Parcels 36,36.05 and 36.06 also on Map 89 as follows: S85°35'20"E, 570.99 feet; S04°39'45"W, 86.78 feet; S85°15'28"E, 572.53 feet; S84°02'53"E, 569.11 feet; S88°34'56"E, 221.77 feet; S85°25'32"E, 118.13 feet; S85°14'27"E, 141.13 feet; S86°14'23"E, 380.35 feet to the westerly boundary of Parcel 35.16 on Property Map 89; Thence with said westerly boundary as follows: S15°14'22"W, 77.92 feet; S06°52'10"W, 715.23 feet to a northwesterly corner of Cedarmon Farms Subdivision, Phase 6, of record in Plat Book 23, Page 188, R.O.W.C.;

Thence with the westerly boundary of said Subdivision S08°08'21"W, 949.95 feet to a northeasterly corner of Parcel 188 on Property Map 106;

Thence with the northerly boundary of said Parcel 188, Parcels 187 and 188.01 also on Map 106 and Parcels 52 and 53 on Property Map 89 as follows: N83°30'41"W, 130.22 feet; N84°39'32"W, 179.95 feet; N84°27'34"W, 202.51 feet; N84°47'25"W, 221.27 feet; N85°17'25"W, 660.00 feet; S21°43'33"W, 25.82 feet to the centerline of South Carothers Road;

Thence with said centerline as follows: Northwesterly with a curve to the left 138.00 feet, said curve having a central angle of 20°07'38" and a radius of 392.83 feet; N83°41'08"W, 409.76 feet; Northwesterly with a curve to the right 93.84 feet, said curve having a central angle of 10°45'13" and a radius of 500.00 feet; Northwesterly with a curve to the right 160.95 feet, said curve having a central angle of 73°46'31" and a radius of 125.00 feet;

N00°50'36"E, 221.76 feet; Northwesterly with a curve to the left 191.54 feet, said curve having a central angle of 27°26'08" and a radius of 400.00 feet; N26°35'32"W, 205.57 feet; N23°42'49"W, 89.20 feet; Northwesterly with a curve to the right 290.65 feet, said curve having a central angle of 23°57'41" and a radius of 695.00 feet; N00°14'52"E, 260.90 feet; N01°22'19"E, 233.36 feet to the beginning. Containing 88.67 acres, more or less, and being property conveyed to Simmons Ridge, LLC by deed of record in Book 2409, Page 297, R.O.W.C..

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Simmons Ridge PUD Subdivision are as follows:

Entitlements	Simmons Ridge PUD Subdivision
Base Zone District	SD-R 4.6
Character Area Overlay	MECO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	408
Open Space Requirements	13.30 Acres
Number of Phases in Development	14
Original Development Plan Approval	Resolution No. 2010-70 Date of approval: 11/23/2010
Revision Number	4

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V: That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: <u>Backing onto Public Streets</u>	
Approved: _____	Request to <u>Approve</u> _____.
Denied: _____	Staff recommended <u>Approval</u> _____.

SECTION V. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	<u>12/15/2016</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>12/15/2016</u>
NEIGHBORHOOD MEETING:	<u>1/18/2017</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

**SIMMONS RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN
REVISION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/23/2017**

Project Information

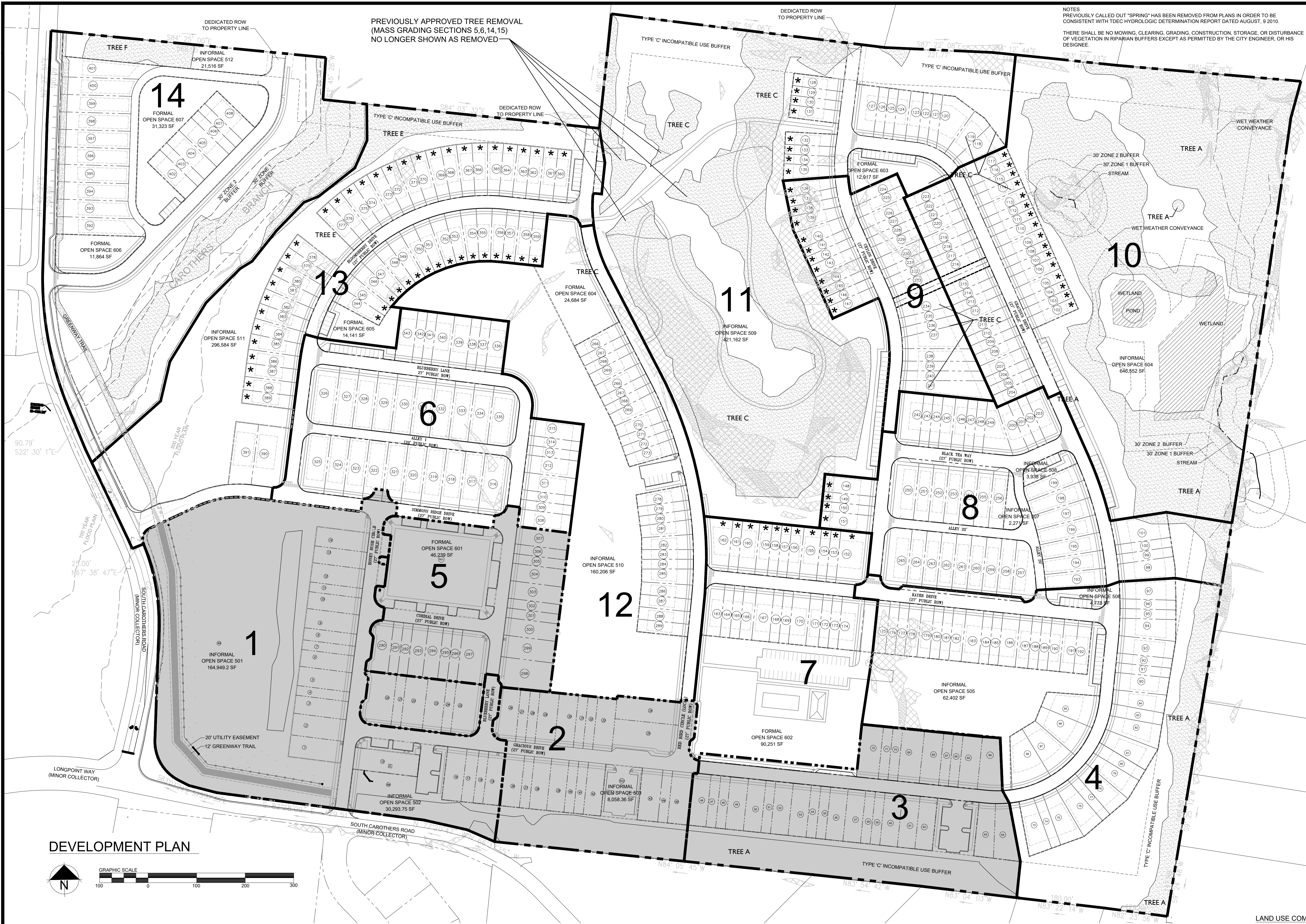
Existing Zoning: SD-R 4.60
Proposed Zoning: SD-R 4.60
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: n/a
Site Acreage: 6.19 acres
Proposed Number of Dwelling Units: 408
Proposed Building Height: 3 stories

- | | |
|--|---------------------------------------|
| Simmons Ridge PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 500 1,000 2,000
Feet

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NOTES
PREVIOUSLY CALLED OUT "SPRING" HAS BEEN REMOVED FROM PLANS IN ORDER TO BE CONSISTENT WITH TDEC HYDROLOGIC DETERMINATION REPORT DATED AUGUST, 9 2010.
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.

SITE DATA

PROJECT NAME:	SIMMONS RIDGE DEV. PLAN REV. 4
PROJECT NUMBER:	6339
SUBDIVISION:	SIMMONS RIDGE PUD SUBDIVISION
LOT NUMBER:	N/A
ADDRESS:	4408 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (4.6)
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	88.65 AC
TOTAL SF:	3,861,604 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET C2.2, C2.3)
OWNER/REQUIRED:	SIMMONS RIDGE LLC
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE:	615.207.1820
CONTACT:	JOHN FRANKS
EMAIL ADDRESS:	johnfranks@live.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY/3 STORY
LANDSCAPE SURFACE RATIO:	54
MINIMUM LANDSCAPE SURFACE RATIO:	20
PARKING REQUIREMENTS:	ATTACHED HOMES: 1 BEDROOM: 1.25 SPACES 2 BEDROOM: 2.5 SPACES 3 BEDROOM: 3 SPACES
RESIDENTIAL DENSITY:	4.60 UNITS/AC
EXISTING TREE CANOPY:	36.13 AC
REQUIRED CANOPY PRESERVATION:	16.26 AC, 45%
PARKLAND (IF APPLICABLE):	(354,200)/(375x600)=955,800 SF PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU.
OPEN SPACE:	4.43 AC
FORMAL REQUIRED:	5.31 AC
INFORMAL REQUIRED:	8.87 AC
INFORMAL PROVIDED:	42.46 AC
TOTAL REQUIRED:	13.30 AC
TOTAL PROVIDED:	47.77 AC
OVERALL DENSITY:	4.60 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	63 SINGLE FAMILY DETACHED 345 SINGLE FAMILY ATTACHED
NONRESIDENTIAL SQUARE FOOTAGE:	N/A

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN IS LOCATED WITHIN THE ROW OF SOUTH CAROTHERS ROAD.
408"350 GPD = 142,800 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A SEWER MAIN IS ALONG THE NORTHERN EDGE OF THE TRIBUTARY TO THE HARRETH RIVER THAT BEGINS ON THE NORTH WESTERN PORTION OF SIMMONS RIDGE. THE SEWER MAIN CONNECTION FOR THE SIMMONS RIDGE PROPERTY IS ON THE EASTERN EDGE OF SOUTH CAROTHERS ROAD. ANTICIPATED SEWAGE FLOWS IN SINGLE FAMILY UNITS REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, SOUTH CAROTHERS IS A LOCAL ROAD ALONG THE WESTERN BOUNDARY AND A MINOR COLLECTOR ALONG THE SOUTHERN BOUNDARY. LOCAL ROADS FROM SIMMONS RIDGE ARE PROPOSED TO STUB OUT TO THE ADJACENT PROPERTY TO THE NORTH TO PROMOTE FUTURE CONNECTIVITY.

DRAINAGE FACILITIES
WATER TREATMENT AND DETENTION IS PROVIDED BY THE SEDIMENT FOREBAYS AND MICROPOOLS IN PONDS 1 AND 2 AND RETENTION POND 3. POST-DEVELOPED PEAK RUNOFF FLOWS FOR THE 2, 5, 10, 25, 50, AND 100 YEAR RETURN PERIODS DO NOT EXCEED THE PRE-DEVELOPED PEAK RUNOFF FLOWS AS SHOWN IN THE TABLES ON SHEET C3.2.

POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.4 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.25 MILES DRIVING DISTANCE

RECREATION FACILITIES
A NEW CITY OF FRANKLIN PARK IS PLANNED NEAR I-65 TO THE WEST LIBERTY PARK 4.10 MILES
PINKERTON PARK 4.40 MILES

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 64 HOMES
408 X .64 = 262 STUDENTS

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
THE SIMMONS RIDGE HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND EXTERIOR ELEVATIONS OF THE TOWN HOMES.

LEGEND:

- PRESERVED TREE CANOPY
- SLOPES 14% TO 19%
- SLOPES 20% AND ABOVE
- ★ POTENTIAL 3-STORY TOWNHOME LOCATION

LAND USE COMPLIANCE:

THE DESIRED LAND USE PATTERN IS THE McEWEN CHARACTER AREA, SPECIAL AREA 6.

MEWEN CHARACTER AREA, SPECIAL AREA 6 GUIDELINES:
A. THE CHARACTER OF THIS AREA IS LARGELY ESTABLISHED.
B. NEW DEVELOPMENT SHALL REFLECT THE SAME CHARACTER AS THE ESTABLISHED AREA.

THE McEWEN CHARACTER AREA ALLOWS ATTACHED HOMES WITHIN THE CHARACTER AREA. SIMMONS RIDGE WILL CONFORM TO THE CHARACTER OF THE PLANNED ADJACENT PROPERTIES WITHIN THE CAROTHERS BOULEVARD CORRIDOR.

DIRECTLY TO THE WEST OF SIMMONS RIDGE IS LOCKWOOD GLEN PUD AND ITS PLANNED MULTI-FAMILY SECTION.

THE SIMMONS RIDGE PLAN IS DESIGNED WITH APPROPRIATE BUFFERS ADJACENT TO THE NORTH, SOUTH AND EASTERN BOUNDARIES. THE 75 FOOT BUFFERS ARE PLANNED FOR A TRANSITION WHERE NEW DEVELOPMENT IS PROPOSED ADJACENT TO EXISTING WILLIAMSON COUNTY SUBDIVISIONS.

SIMMONS RIDGE IS DESIGNED WITH CONVENTIONAL DESIGN STANDARDS. ROADWAYS ARE DESIGNED TO CURVE WITH THE EXISTING TOPOGRAPHY WHERE POSSIBLE TO REDUCE THE AMOUNT OF DISTURBANCE DURING DEVELOPMENT.

DEVELOPMENT PLAN



OPEN SPACE REQUIREMENT CHART - DEVELOPMENT PLAN REVISION 4
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE ACREAGE: 88.67 AC OPEN SPACE REQUIRED: 13.30 AC
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 4.43 AC
INFORMAL OPEN SPACE (10% OF RESIDENTIAL GROSS DEVELOPMENT): 8.87 AC

LOT #	CLASSIFICATION	TYPE	AREA (SF)
501	INFORMAL	DETENTION	191,778.07 SF
502	INFORMAL	PARKING / TREE SAVE	30,293.75 SF
503	INFORMAL	PARKING	8,058.36 SF
504	INFORMAL	BUFFER / TREE SAVE	648,552 SF
505	INFORMAL	GREEN SPACE	62,402 SF
506	INFORMAL	PARKING / GREEN SPACE	4,778 SF
507	INFORMAL	PARKING / GREEN SPACE	2,271 SF
508	INFORMAL	PARKING / GREEN SPACE	3,638 SF
509	INFORMAL	TREE SAVE / GREEN SPACE	421,162 SF
510	INFORMAL	GREEN SPACE	180,206 SF
511	INFORMAL	BUFFER / TREE SAVE	206,594 SF
512	INFORMAL	BUFFER	21,516 SF

LOT #	CLASSIFICATION	TYPE	AREA (SF)
601	FORMAL	PARK	46,239 SF
602	FORMAL	AMENITY	90,251 SF
603	FORMAL	PARKING / POCKET PARK	12,917 SF
604	FORMAL	PARKING / POCKET PARK	24,684 SF
605	FORMAL	PARKING / POCKET PARK	14,141 SF
606	FORMAL	POCKET PARK	11,864 SF
607	FORMAL	PARK	31,323 SF
TOTAL INFORMAL OPEN SPACE PROVIDED: 1,849,539.18 SF / 42.46 AC			
TOTAL FORMAL OPEN SPACE PROVIDED: 231,419 SF / 5.31 AC			
TOTAL OPEN SPACE PROVIDED: 2,080,958.18 SF / 47.77 AC			

TREE AREA	TOTAL EXISTING	REMOVED SEC 1-4	REMOVED SEC 5,6,14,15	REMOVED SEC 3	REMOVED SEC 5	FUTURE REMOVAL	TOTAL REMAINING
TREE A	761,818.29 SF	229,699.05 SF	0.00 SF	13,046.17 SF	0.00 SF	130,612.40 SF	388,460.67 SF
TREE B	48,327.77 SF	17,515.30 SF	30,812.47 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
TREE C	507,977.21 SF	0.00 SF	28,143.26 SF	0.00 SF	0.00 SF	249,097.33 SF	230,736.62 SF
TREE D	16,099.67 SF	0.00 SF	14,304.53 SF	0.00 SF	0.00 SF	1,795.14 SF	0.00 SF
TREE E	197,950.52 SF	0.00 SF	86,867.02 SF	0.00 SF	0.00 SF	32,357.85 SF	78,725.65 SF
TREE F	41,849.05 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	31,096.89 SF	10,752.16 SF
TOTAL SF	1,574,022.51 SF	247,214.35 SF	160,127.28 SF	13,046.17 SF	0.00 SF	444,959.61 SF	708,675.10 SF
TOTAL ACRES	36.13 AC	5.68 AC	3.68 AC	0.30 AC	0.00 AC	10.21 AC	16.27 AC
TOTAL EXISTING CANOPY:				36.13 AC			
REQUIRED RETENTION:				16.26 AC			
RETAINED CANOPY THROUGH SEC 5:				26.48 AC			
TOTAL PLANNED CANOPY PRESERVATION:				16.27 AC			

PROVIDED PARKING

PARKING REQUIREMENTS:
SINGLE FAMILY HOME: 2 SPACES PER HOME
TOTAL HOMES: 63 HOMES
REQUIRED SPACES: 126 SPACES
PROVIDED TOTAL: 126 SPACES
PROVIDED BREAKDOWN: 63 GARAGE, 63 DRIVEWAY

ATTACHED HOMES: 3 SPACES PER HOME
TOTAL HOMES: 345 HOMES
REQUIRED SPACES: 1,035 SPACES
PROVIDED TOTAL: 1,050 SPACES
PROVIDED BREAKDOWN: 345 GARAGE, 384 DRIVEWAY
281 ON-STREET/SURFACE PARKING SPACES
40 SPACES IN AMENITY CENTER LOT

* DEVELOPMENT PLAN ASSUMES ALL MULTI-FAMILY ATTACHED ARE 3 BEDROOM UNITS.

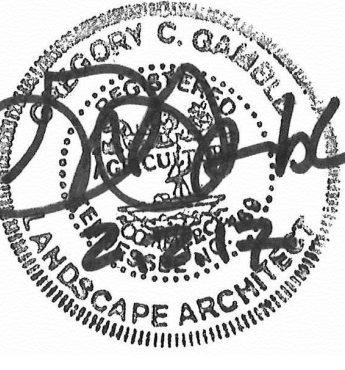
Revisions:

Drawing Notes:



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble20@gmail.com
615.975.5765

OVERALL DEVELOPMENT PLAN

C2.0

Revisions:

Drawing Notes:

TENNESSEE
VALLEY HOMES
BUILDER OF FINE CUSTOM HOMES

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GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

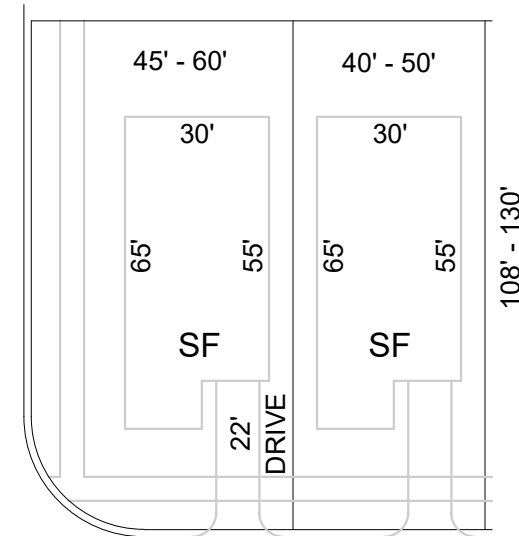
SIMMONS RIDGE PUD SUBDIVISION
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WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

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TYPICAL
ARCHITECTURE

C2.2

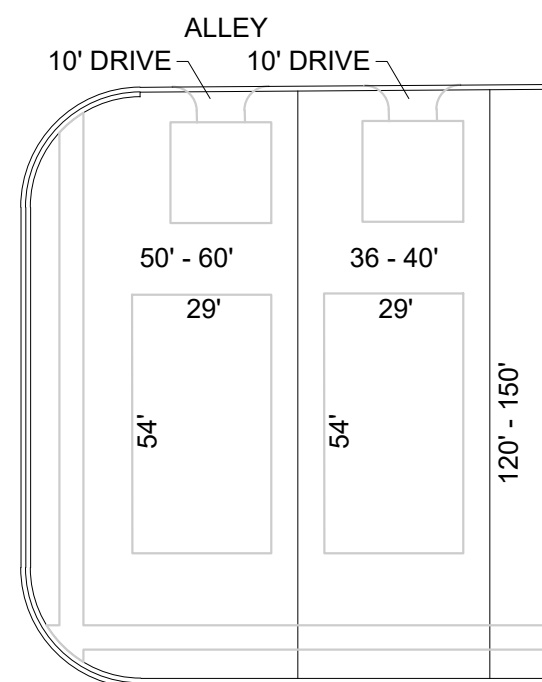
COF 6339



TYPICAL SINGLE FAMILY

23' FRONT YARD
10' CORNER YARD
5' SIDE YARD
20' REAR YARD

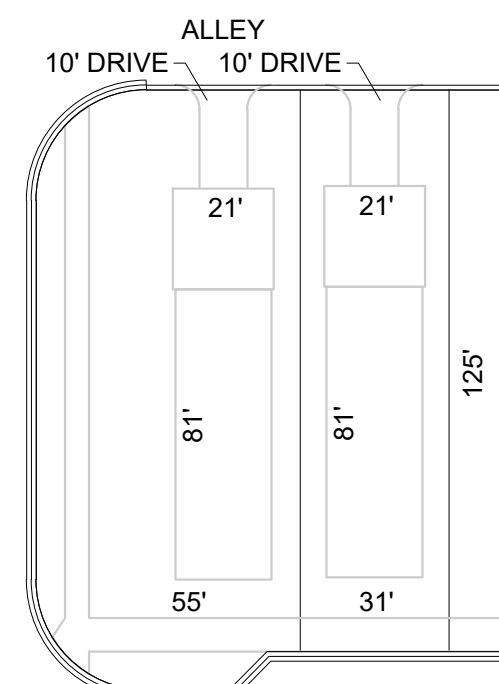
RANGE OF LOT SQ FT= 4,320 SF - 8,100 SF



TYPICAL SINGLE FAMILY ALLEY
LOADED DETACHED GARAGE

26' FRONT YARD
16' CORNER YARD
5' SIDE YARD
5' REAR YARD

RANGE OF LOT SQ FT= 4,800 SF - 7,200SF



TYPICAL SINGLE FAMILY ALLEY
LOADED ATTACHED GARAGE

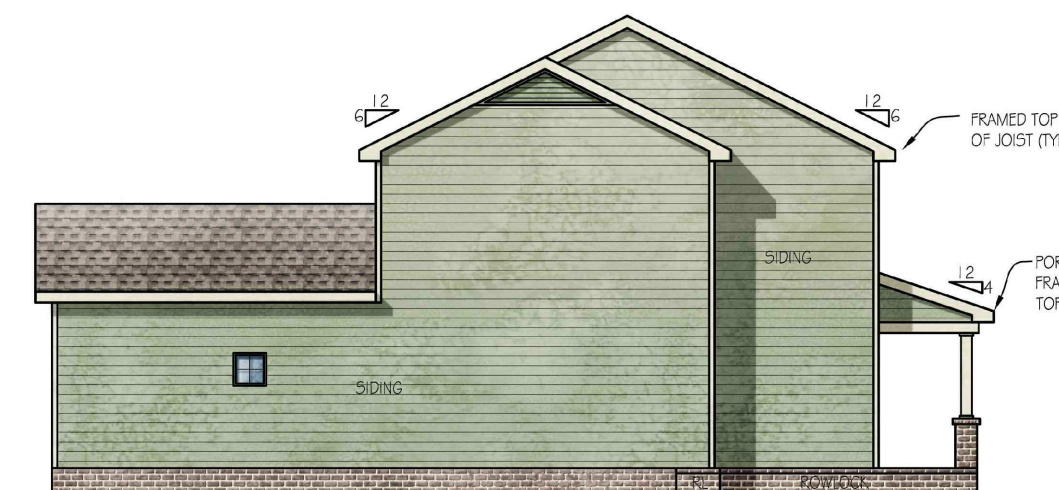
20' FRONT YARD
16' CORNER YARD
5' SIDE YARD
20' REAR YARD

RANGE OF LOT SQ FT= 4,800 SF - 7,200SF



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



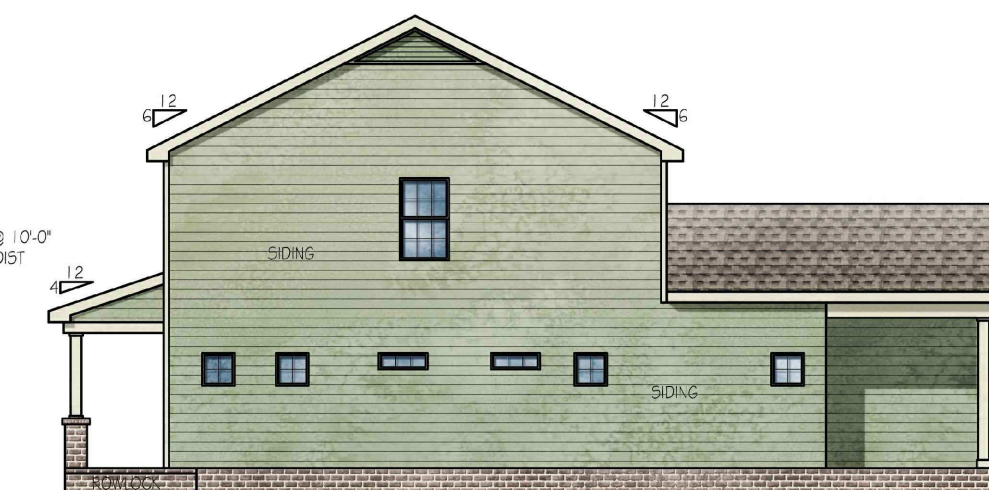
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

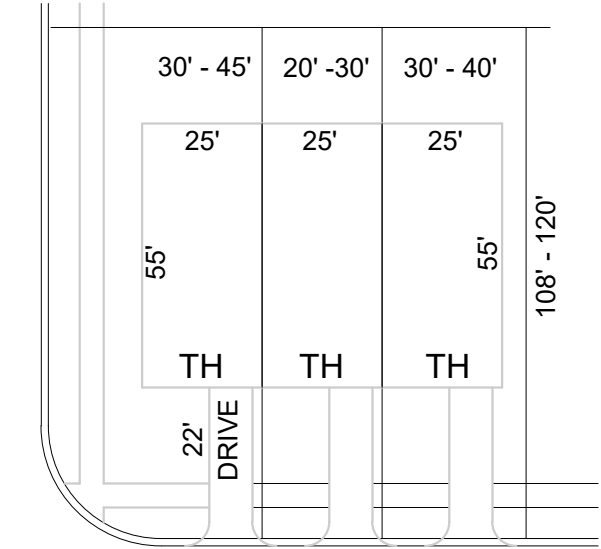
SCALE: 1/4" = 1'-0"



ELEVATION RENDERING OF SINGLE FAMILY ALLEY-LOADED ATTACHED GARAGE FRONT

BOU JOHNSON

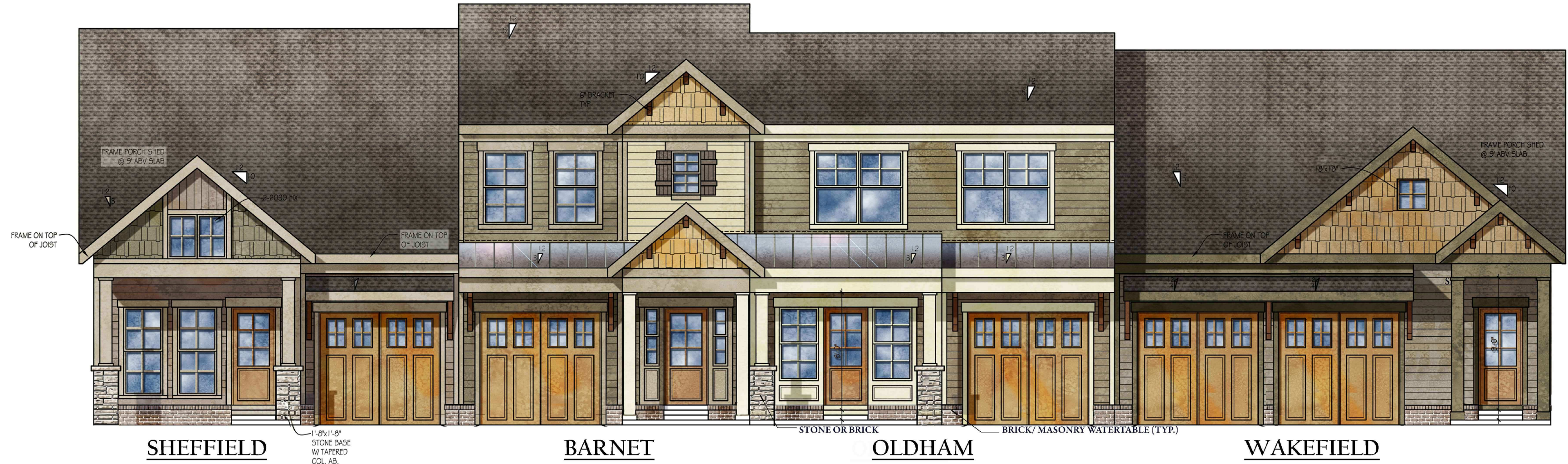
TYPICAL ARCHITECTURE



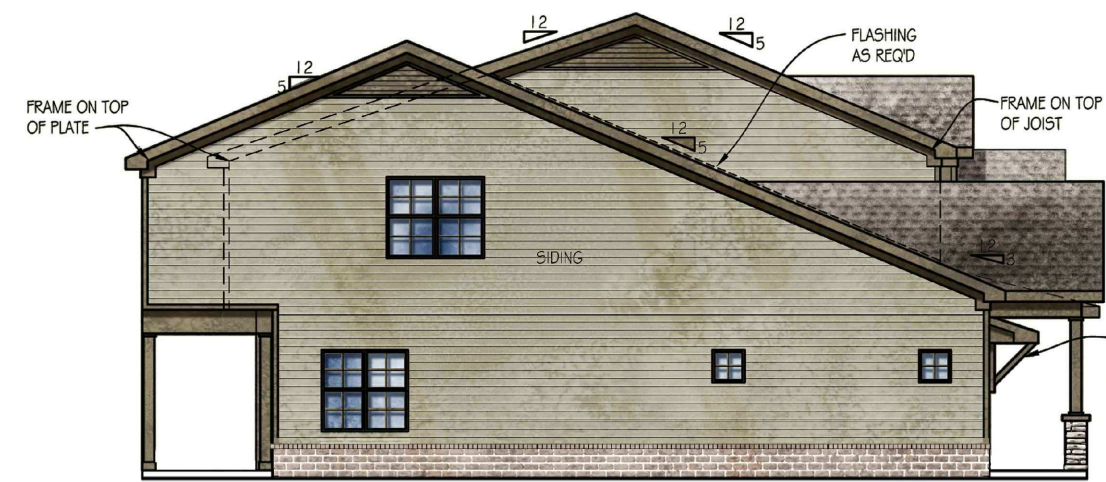
TYPICAL TOWNHOUSE FRONT LOADED
2-4 UNITS

33'	FRONT YARD
10'	CORNER YARD
5'	SIDE YARD
20'	REAR YARD

RANGE OF LOT SQ FT= 2,160 SF - 5,400 SF

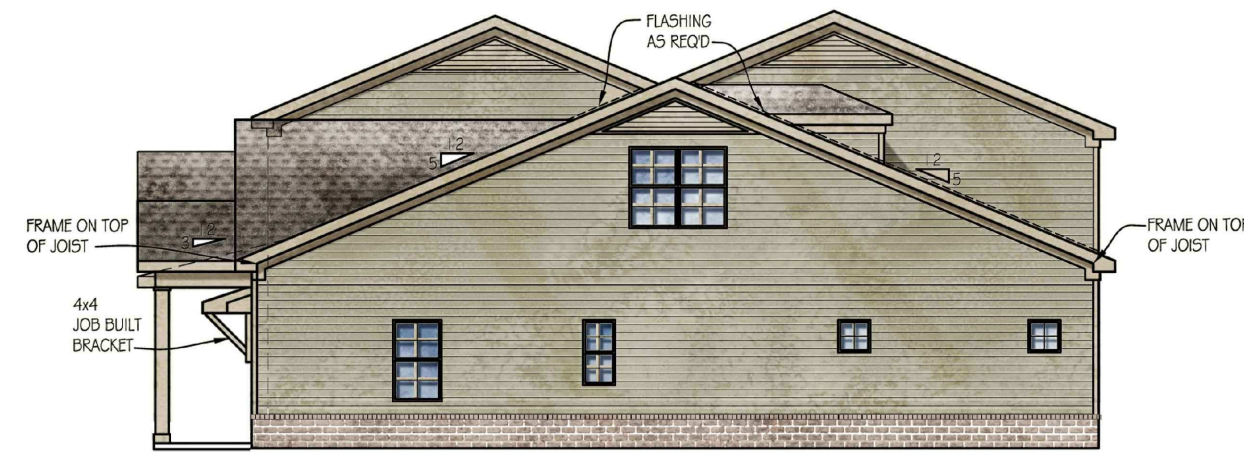


FRONT ELEVATION



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



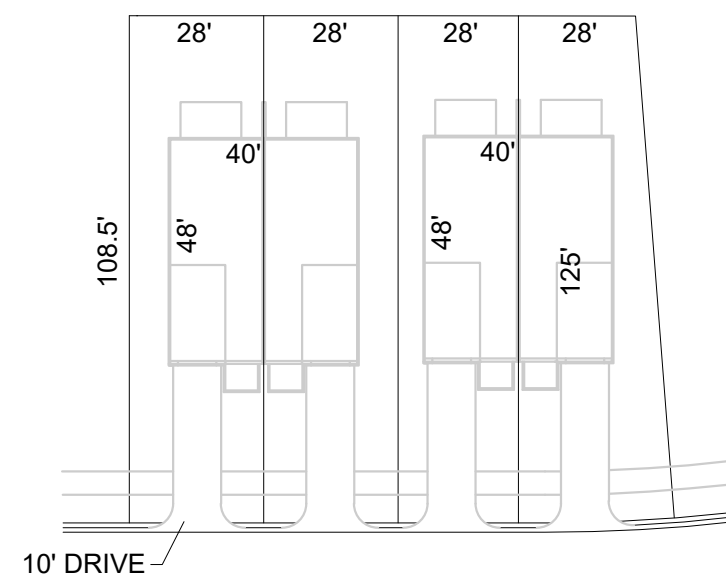
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



2 AND 3 STORY DUPLEX HOMES

33'	FRONT YARD
10'	CORNER YARD
5'	SIDE YARD
20'	REAR YARD

RANGE OF LOT SQ FT= 3,000 SF - 3,200 SF



RENDERING OF DUPLEX FRONT ELEVATION



POTENTIAL 3-STORY LOCATIONS



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Revisions:

Drawing Notes:



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
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TYPICAL
ARCHITECTURE

C2.3

COF 6339

TYPICAL ARCHITECTURE

SIMMONS RIDGE PUD SUBDIVISION

DEVELOPMENT PLAN

REVISION FOUR

OWNER/APPLICANT

SIMMONS RIDGE JOINT VENTURE
JOHN FRANKS
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CONSULTANT

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CIVIL ENGINEER

CANNON & CANNON, INC.
HAROLD CANNON
8550 KINGSTON PIKE
KNOXVILLE, TN 37919
877.670.8555
hcannon@cannon-cannon.com

ENVIRONMENTAL

BDY ENVIRONMENTAL, LLC
Samuel K. Parish, PG, CPESC
2607 WESTWOOD DRIVE
NASHVILLE, TN 37204
615.460.9797
sparish@bdy-inc.com

PREVIOUSLY APPROVED MOS & SPECIAL CONDITIONS

DEVELOPMENT PLAN REVISION 2 - CONDITIONS OF APPROVAL

APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013

1. AFFORDABLE HOUSING
AFFORDABLE HOUSING UNITS ARE REQUIRED TO BE PROVIDED IN THIS DEVELOPMENT. WITH THE SUBMITTAL TO BOMA, THE ON SITE LOCATION OF THESE UNITS SHALL BE INDICATED FOR APPROVAL. FOR ADDITIONAL INFORMATION AND GUIDANCE ON SATISFYING THIS CONDITION CONTACT INTERIM HOUSING DEVELOPMENT COORDINATOR, KATHLEEN SAUSEDA AT 615-550-6608

2. TRAFFIC / TRANSPORTATION
THE APPLICANT SHALL BE REQUIRED TO IMPROVE SOUTH CAROTHERS ROAD TO CURRENT CITY STANDARDS BY REBUILDING THE ROADWAY ALONG THE FRONTAGE OF THEIR PROPERTY. IN PARTICULAR, CARE NEEDS TO BE GIVEN TO REDESIGNING THE HORIZONTAL AND VERTICAL DEFICIENCIES IN THE REDESIGN. THE NEW SECTION WILL BE PER TS-4 FROM THE CITY OF FRANKLIN STREET STANDARDS. EXPECT THAT NO BIKE LANE OR SIDEWALK WILL BE REQUIRED DUE TO THE DEDICATION OF THE MULTI-USE PATH ALONG THE FRONTAGE OF THE DEVELOPMENT.
DEPENDING ON THE TIMING OF WHO STARTS CONSTRUCTION FIRST (CITY OR DEVELOPER), IMPROVEMENTS WILL NEED TO BE MADE TO ACCOMMODATE THE CITY'S CONNECTOR ROAD DESIGN FOR THE NEW SOUTH CAROTHERS PARKWAY PROJECT.

3. TRAFFIC / TRANSPORTATION
AT THE RIGHT-ANGLE BEND OF SOUTH CAROTHERS ROAD, MODIFY THE INTERSECTION SO AS TO TURN IT INTO A 3-WAY STOP WITH THE CAROTHERS CONNECTOR RIGHT-OF-WAY. PER ITEM #2 OF THE TRAFFIC STUDY ADDENDUM OF 8/18/12. THIS IMPROVEMENT IS TO BE COMPLETED AND ACCEPTED PRIOR TO THE ISSUANCE OF THE SECOND 50% OF THE CERTIFICATES OF OCCUPANCY.

4. TRAFFIC / TRANSPORTATION
FOR THE SOUTHBOUND LEFT TURN ROADWAY IMPROVEMENT AT THE MAIN SIMMONS RIDGE PROJECT ACCESS, COORDINATE THIS IMPROVEMENT WITH THE NICHOLS BEND DEVELOPMENT CONSTRUCTION AS NEEDED. THIS IMPROVEMENT IS TO BE COMPLETED AND ACCEPTED PRIOR TO THE OPENING OF THE MAIN SIMMONS RIDGE PROJECT ACCESS.

5. AMENITY CENTER
THE AMENITY CENTER SHALL BE APPROVED AND CONSTRUCTED NO LATER THAN THE TIME AT WHICH 50% OF THE UNITS ARE CONSTRUCTED.

MODIFICATION OF STANDARDS

APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013

SECTION 5.9.3 (4) (a) (iv)
REQUEST FOR MODIFICATION TO PERMIT PARKING OFF OF A PUBLIC RIGHT-OF-WAY.
OFF-STREET PARKING AND DRIVEWAY PARKING FOR THE TOWN HOMES IS PROPOSED TO BE ACCESSED DIRECTLY FROM THE PUBLIC STREET RIGHT-OF-WAY. THE PARKING SPACES ARE PROPOSED BEYOND THE CURB, AND ARE DESIGNED TO AVOID CONFLICTS WITH SIDEWALKS.

SECTION 5.9.3 (4) (b)
REQUEST FOR MODIFICATION TO PERMIT CARS TO BACK OUT OF PRIVATE SPACES ONTO PUBLIC RIGHT OF WAY. PRIVATE PARKING SPACES, BOTH PERPENDICULAR AND PARALLEL SHALL BE CONSTRUCTED OF CONCRETE OR MATERIAL APPROVED BY CITY ENGINEER TO DIFFERENTIATE IT FROM THE ASPHALT STREET WITHIN THE PUBLIC RIGHT OF WAY. THE SUBJECT PARKING SPACES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TABLE 3.3B - DRIVEWAY SEPERATIONS

REQUEST FOR MODIFICATION OF THE STREET STANDARDS TO PERMIT PAIRED DRIVEWAYS FOR THE TOWN HOMES SERVING NO MORE THAN 2 GARAGE BAYS. PAIRED DRIVEWAYS SHALL MAINTAIN A MINIMUM SEPARATION OF 20 FEET. IN THE EVENT THAT A DRIVEWAY CAN NOT BE PAIRED, A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED. SINGLE FAMILY DETACHED HOMES SHALL HAVE A MINIMUM DRIVEWAY SEPARATION OF 18 FEET.

SECTION 5.3.5 (e)(i) - FOUNDATIONS
REQUEST FOR THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 8" ABOVE THE FINISHED GRADE FOR HOMES, AND SHALL BE LIMITED TO A MAXIMUM OF 25% OF THE HOMES WITHIN THE SIMMONS RIDGE PUD. THIS DESIGN IS TO SERVE HANDICAP AND ELDERLY WITH A 0" ENTRY FROM THE GARAGE TO THE LIVING LEVEL.

SPECIAL CONDITION

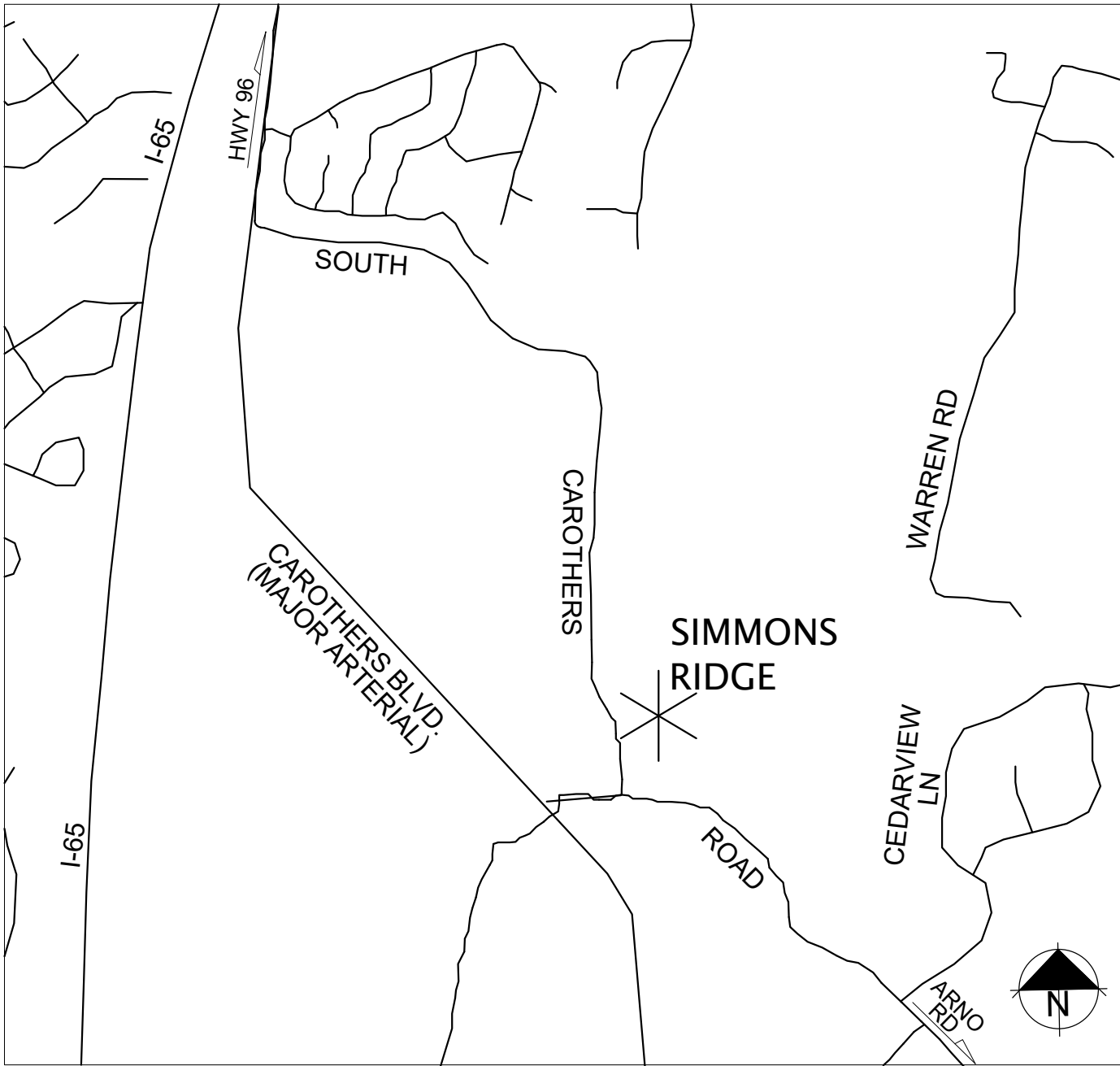
APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013

SECTION 5.3.5 (g)(i) - THE FMPC MAY ALLOW ATTACHED RESIDENTIAL STRUCTURES TO INCLUDE GARAGE DOORS THAT FACE THE PRIMARY STREET FRONTING THE STRUCTURE ONLY IN CASES WHERE IT IS NECESSARY TO RETAIN EXISTING VEGATION OR ADDRESS DIFFICULT TOPOGRAPHY. THE PROPOSED PLAN SHOWS FRONT-FACING GARAGES ACCESSED FROM THE PRIMARY STREET IN ORDER TO MAXIMIZE THE AMOUNT OF EXISTING TREE CANOPY ON THE SITE THAT MAY BE PRESERVED, PROVIDE AN INCREASED BUFFER ALONG THE WILLIAMSON COUNTY EDGES OF 75 FEET AND DUE TO THE ROLLING TOPOGRAPHY OF THE PROPERTY. THE SITE HAS 5 DIFFERENT DRAINAGE BASINS WITH SLOPES RANGING FROM 4% TO OVER 20%. THE POSITION OF THE GARAGES TOWARD THE STREET IS REQUIRED TO HAVE A PLAN THAT IS SENSITIVE TO THE TERRAIN OF THE PROPERTY. IF DESIGNED WITH ALLEYS THE MAJORITY OF THE HOMES WOULD HAVE RETAINING WALLS AND STAIRS BETWEEN THE ALLEY AND THE HOME.

A PLANNED RESIDENTIAL DEVELOPMENT

MAP 89, PARCEL 37

FRANKLIN, TENNESSEE



VICINITY MAP



14th CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TN

SUMMARY OF CHANGES

- ROAD NETWORK CHANGE FOR NORTHEAST SITE
- RELOCATION OF CLUBHOUSE TO A MORE CENTRAL LOCATION WITH BETTER ACCESS
- ADDITION OF ALLEY LOADED HOMES
- ADDITION OF NEW 3 STORY HOME

NOTE: NO CHANGE TO DENSITY OR LOT COUNT PROPOSED WITH DEVELOPMENT PLAN REVISION 4

PARK LAND DEDICATION

PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES--IN-LIEU.

INDEX OF SHEETS

SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	ENLARGED EXISTING CONDITIONS
C 1.2	APPROVED DEVELOPMENT PLAN
C 1.3	DEVELOPMENT PLAN COMPARISON
C 2.0	DEVELOPMENT PLAN
C 2.1	PARKING LAYOUT
C 2.2	TYPICAL ARCHITECTURE
C 2.3	TYPICAL ARCHITECTURE
C 3.0	OVERALL GRADING AND DRAINAGE PLAN
C 3.1	OVERALL STORMWATER BMP MAP
C 3.2	OVERALL EXISTING DRAINAGE BASINS
C 3.3	OVERALL PROPOSED DRAINAGE BASINS
C 3.4	GRADING, DRAINAGE, AND EPSC DETAILS
C 4.0	OVERALL ROW AND ACCESS PLAN
C 4.1	OVERALL EMERGENCY ACCESS PLAN
C 4.2	ROW AND ACCESS DETAILS
C 4.3	ROW AND ACCESS DETAILS
C 4.4	SOUTH CAROTHERS ROADWAY IMPROVEMENTS
C 5.0	OVERALL SITE UTILITY PLAN
C 5.1	UTILITY DETAILS

COF PROJECT No. 6339

INITIAL SUBMITTAL: JANUARY 9, 2017
RESUBMITTAL: FEBRUARY 2, 2017
RESUBMITTAL: MARCH 2, 2017

SURVEYOR'S DESCRIPTION

Beginning in the center of South Carothers Road at a southwesterly corner of Parcel 38.01 on Property Map 89;

S85°35'20"E, 570.99 feet;
S04°39'45"W, 86.78 feet;
S85°15'28"E, 572.53 feet;
S84°02'53"E, 569.11 feet;
S88°34'56"E, 221.77 feet;
S85°25'32"E, 118.13 feet;
S85°14'27"E, 141.13 feet;
S86°14'23", 380.35 feet to the westerly boundary of Parcel 35.16 on
Property Map 89;

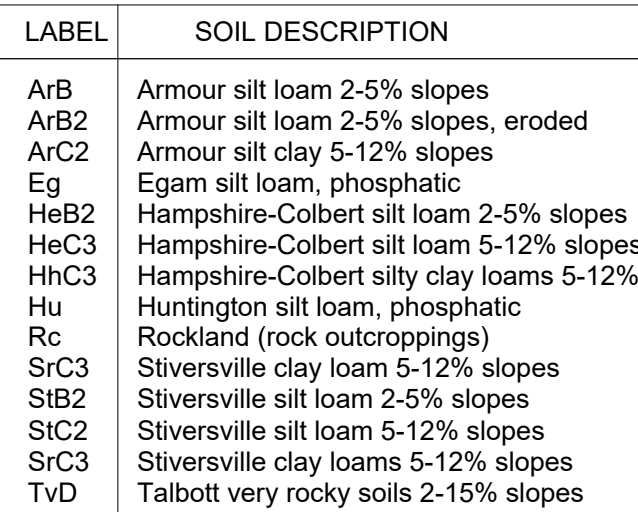
S15°14'22"W, 77.92 feet;
S06°52'10"W, 715.23 feet to a northwesterly corner of Cedarmont Farms
Subdivision, Phase 6, of record in Plat Book 23, Page 188, R.O.W.C.;

Thence with the northerly boundary of said Parcel 188, Parcels 187 and 188.01 also on Map 106 and Parcels 52 and 53 on Property Map 89 as follows:

Thence with said centerline as follows

Northwesterly with a curve to the left 138.00 feet, said curve having a central angle of 20°07'38" and a radius of 392.83 feet;
N83°41'08"W, 409.76 feet;
Northwesterly with a curve to the right 93.84 feet, said curve having a central angle of 10°45'13" and a radius of 500.00 feet;
Northwesterly with a curve to the right 160.95 feet, said curve having a central angle of 73°46'31" and a radius of 125.00 feet;
N00°50'36"E, 221.76 feet;
Northwesterly with a curve to the left 191.54 feet, said curve having a central angle of 27°26'08" and a radius of 400.00 feet;
N26°35'32"W, 205.57 feet;
N23°42'49"W, 89.20 feet;
Northwesterly with a curve to the right 290.65 feet, said curve having a central angle of 23°57'41" and a radius of 695.00 feet;
N00°14'52"E, 260.90 feet;
N01°22'19"E, 233.36 feet to the beginning.
Containing 88.67 acres, more or less, and being property conveyed to Simmons Ridge, LLC by deed of record in Book 2409, Page 297, R.O.W.C..

ENTERPRISE CONSTRUCTION, INC.
TOM G. KING III, RLS
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TN 37064
615.238.4958
tomgking3@gmail.com



ALP#	CD	PROPERTY ADDRESS	OWNER	ADDRESS STREET	CITY	STATE	ZIP	ZONING	CHARACTER AREA	ENV STANDARDS
00R-03113	000	4400 WARDEN RD	THEFTV TITHEBY D	4008 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03114	000	4400 WARDEN RD	WOMOD TOWNARD	4070 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03115	000	4400 WARDEN RD	WOMOD HARCOLD MUR	4000 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03116	000	4400 WARDEN RD	JOHNSON DAVID D	4007 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03117	000	4400 WARDEN RD	CAMPBELL CARL	4300 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03118	000	4400 WARDEN RD	SAVAGE	4300 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03119	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03120	000	4470 WARDEN RD	HARTLEY PATRICK D	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03121	000	4470 WARDEN RD	CARPENTRER DANIEL	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03122	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03123	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03124	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03125	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03126	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03127	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03128	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03129	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03130	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03131	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03132	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03133	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03134	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03135	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03136	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03137	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03138	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03139	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03140	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03141	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03142	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03143	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03144	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03145	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03146	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03147	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03148	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03149	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03150	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03151	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03152	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03153	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03154	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03155	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
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00R-03157	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
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00R-03159	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03160	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03161	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03162	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03163	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03164	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03165	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03166	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03167	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03168	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03169	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03170	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03171	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03172	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03173	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03174	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03175	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03176	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03177	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03178	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03179	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03180	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03181	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03182	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03183	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03184	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03185	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03186	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03187	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03188	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03189	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03190	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03191	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03192	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03193	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03194	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03195	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03196	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03197	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03198	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03199	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03200	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03201	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03202	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03203	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03204	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03205	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03206	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03207	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03208	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03209	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03210	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03211	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03212	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03213	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03214	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03215	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03216	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03217	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03218	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03219	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03220	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	37067	MSA-1	SW-1	CONVENTIONAL
00R-03221	000	4470 WARDEN RD	WOMOD JAMES ROBERT	4470 WARDEN RD	FRANKLIN	TN	3706			

Drawing Notes:

Date: JAN 9, 2016

OVERALL
EXISTING
CONDITIONS

C1.0

COF 6339



TREE CANOPY PRESERVATION TAKEDOWN CHART

TREE AREA	TOTAL EXISTING	REMOVED SEC 1-4	REMOVED SEC 5,6,14,15	REMOVED SEC 3	REMOVED SEC 5	TOTAL REMAINING
TA A	761,818.29 SF	229,699.05 SF	0.00 SF	13,046.17 SF	0.00 SF	519,073.07 SF
TA B	48,327.77 SF	17,515.30 SF	0.00 SF	0.00 SF	0.00 SF	30,812.47 SF
TA C	507,977.21 SF	0.00 SF	28,143.36 SF	0.00 SF	0.00 SF	479,833.95 SF
TA D	16,099.67 SF	0.00 SF	14,304.53 SF	0.00 SF	0.00 SF	1,795.14 SF
TA E	197,950.52 SF	0.00 SF	86,867.02 SF	0.00 SF	0.00 SF	111,083.50 SF
TA F	41,849.05 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	41,849.05 SF
TOTAL SF	1,574,022.51 SF	247,214.35 SF	160,127.28 SF	13,046.17 SF	0.00 SF	1,153,634.71 SF
TOTAL ACRES	36.13 AC	5.68 AC	3.68 AC	0.30 AC	0.00 AC	26.48 AC

TOTAL EXISTING CANOPY: 36.13 AC
REQUIRED RETENTION: 16.26 AC
RETAINED CANOPY THROUGH SEC 5: 26.48 AC
TOTAL PLANNED CANOPY PRESERVATION: 16.27 AC

SPECIMEN TREES

#	Description	DBH (IN)	Notes	#	Description	DBH (IN)	Notes
1	IRON PIN	25		84	POPLAR	26	REMOVED
2	CORNER PIN	25		85	MAPLE	26	
3	OAK	28	REMOVED	86	MAPLE	28	REMOVED
4	OAK	28		87	MAPLE	28	REMOVED
5	OAK	28		88	MAPLE	30	
6	OAK	28		89	MAPLE	46	
7	OAK	30	REMOVED	90	MAPLE	38	REMOVED
8	OAK	36	REMOVED, ROW	91	OAK	36	
9	OAK	34	REMOVED, ROW	92	CEDAR	26	REMOVED
10	OAK	44	REMOVED, ROW	93	OAK	34	REMOVED
11	OAK	28	REMOVED, ROW	94	OAK	48	
12	HACKBERRY	38		95	OAK	25	
13	OAK	40	REMOVED	96	HACKBERRY	26	
14	OAK	38	REMOVED	97	OAK	38	
15	HACKBERRY	30	REMOVED, ROW	98	OAK	34	
16	OAK	46	REMOVED, ROW	99	OAK	28	
17	OAK	66	REMOVED	100	OAK	27	
18	OAK	36	REMOVED	101	MAPLE	48	
19	HACKBERRY	28	REMOVED	102	OAK	38	
20	HACKBERRY	24	REMOVED	103	MAPLE	38	
21	HACKBERRY	30	REMOVED	104	MAPLE	38	
22	HACKBERRY	24	REMOVED	105	OAK	26	
23	HACKBERRY	24	REMOVED	106	MAPLE	32	
24	HACKBERRY	26	REMOVED	107	MAPLE	30	
25	ELM	24	REMOVED	108	OAK	36	
26	CEDAR	24	REMOVED	109	OAK	30	
27	HACKBERRY	24	REMOVED	110	OAK	23	
28	OAK	26	REMOVED	111	DOGWOOD	27	
29	HACKBERRY	24	REMOVED	112	HACKBERRY	24	
30	HACKBERRY	36	REMOVED	113	POPLAR	30	
31	HACKBERRY	33	REMOVED	114	ELM	30	REMOVED
32	HACKBERRY	38	REMOVED	115	OAK	25	
33	HACKBERRY	30	REMOVED	116	OAK	25	
34	CEDAR	24	REMOVED	117	ELM	28	
35	CEDAR	26	REMOVED	118	OAK	30	REMOVED, ROW
36	HACKBERRY	24	REMOVED, ROW	119	POPLAR	28	REMOVED
37	CEDAR	24	REMOVED, ROW	120	OAK	28	
38	HACKBERRY	24	REMOVED, ROW	121	POPLAR	28	
39	HACKBERRY	30	REMOVED, ROW	122	OAK	30	
40	HACKBERRY	24	REMOVED	123	OAK	28	
41	OAK	36	REMOVED	124	OAK	28	
42	MAPLE	26	REMOVED	125	OAK	30	
43	ELM	43		126	OAK	36	
44	MAPLE	26		127	OAK	30	
45	ELM	43		128	CHERRY	36	
46	MAPLE	40		129	OAK	36	
47	ELM	46		130	CHERRY	36	
48	OAK	28	REMOVED	131	POPLAR	30	
49	MAPLE	26	REMOVED	132	POPLAR	10	REMOVED, ROW
50	MAPLE	34	REMOVED	133	DOGWOOD	8	REMOVED
51	MAPLE	26	REMOVED	134	MAPLE	30	REMOVED, ROW
52	ELM	26	REMOVED	135	MAPLE	30	REMOVED, ROW
53	ASH	26	REMOVED, ROW	136	MAPLE	28	REMOVED, ROW
54	OAK	34	REMOVED	137	POPLAR	40	
55	MAPLE	26	REMOVED	138	POPLAR	26	
56	MAPLE	30	REMOVED	139	OAK	36	
57	OAK	28	REMOVED	140	POPLAR	46	
58	MAPLE	26	REMOVED	141	MAPLE	34	
59	OAK	30	REMOVED	142	ASH	36	
60	OAK	25	REMOVED, ROW	143	ASH	34	REMOVED
61	HACKBERRY	41	REMOVED, ROW	144	OAK	36	
62	OAK	30	REMOVED	145	OAK	36	
63	OAK	29	REMOVED	146	OAK	46	
64	OAK	25	REMOVED	147	ASH	25	
65	OAK	30	REMOVED	148	OAK	36	
66	OAK	36		149	OAK	46	
67	OAK	36		150	POPLAR	24	
68	OAK	36		151	POPLAR	26	
69	OAK	36		152	OAK	46	
70	OAK	26		153	OAK	25	REMOVED
71	OAK	30		154	OAK	30	
72	OAK	25		155	OAK	30	
73	OAK	25		156	MAPLE	38	
74	OAK	36	REMOVED, ROW	157	OAK	36	
75	OAK	30	REMOVED, ROW	158	OAK	26	REMOVED
76	OAK	30	REMOVED, ROW	159	HICKORY	26	REMOVED, ROW
77	OAK	36	REMOVED	160	OAK	28	REMOVED, ROW
78	DOGWOOD	8	REMOVED	161	OAK	28	
79	ELM	26		162	OAK	36	
80	IRON PIN	26		163	OAK	36	
81	OAK	26		164	OAK	46	
82	HACKBERRY	30	REMOVED	165	OAK	30	
83	POPLAR	30	REMOVED	166	OAK	36	

NOTES

- NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.
- SURVEY INFORMATION PROVIDED BY:
TOM G. KING III, RLS
ENTERPRISE CONSTRUCTION, INC
615.238.4958
tomgking3@gmail.com
AND
CONTINENTAL AERIAL SURVEYS, INC
(865) 970-3115
3356 REGAL DRIVE
KNOXVILLE, TN 37202
- ENVIRONMENTAL ASSESMENTS FOR STREAMS, WETLANDS, AND CONVEYANCES PROVIDED BY:
SAMUEL K. PARISH, PG, CPESC
BDY ENVIRONMENTAL, LLC
615-460-9797
2607 WESTWOOD DRIVE
NASHVILLE, TN 37204

Revisions:

Drawing Notes:

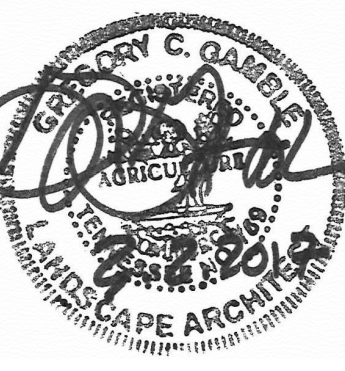


GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

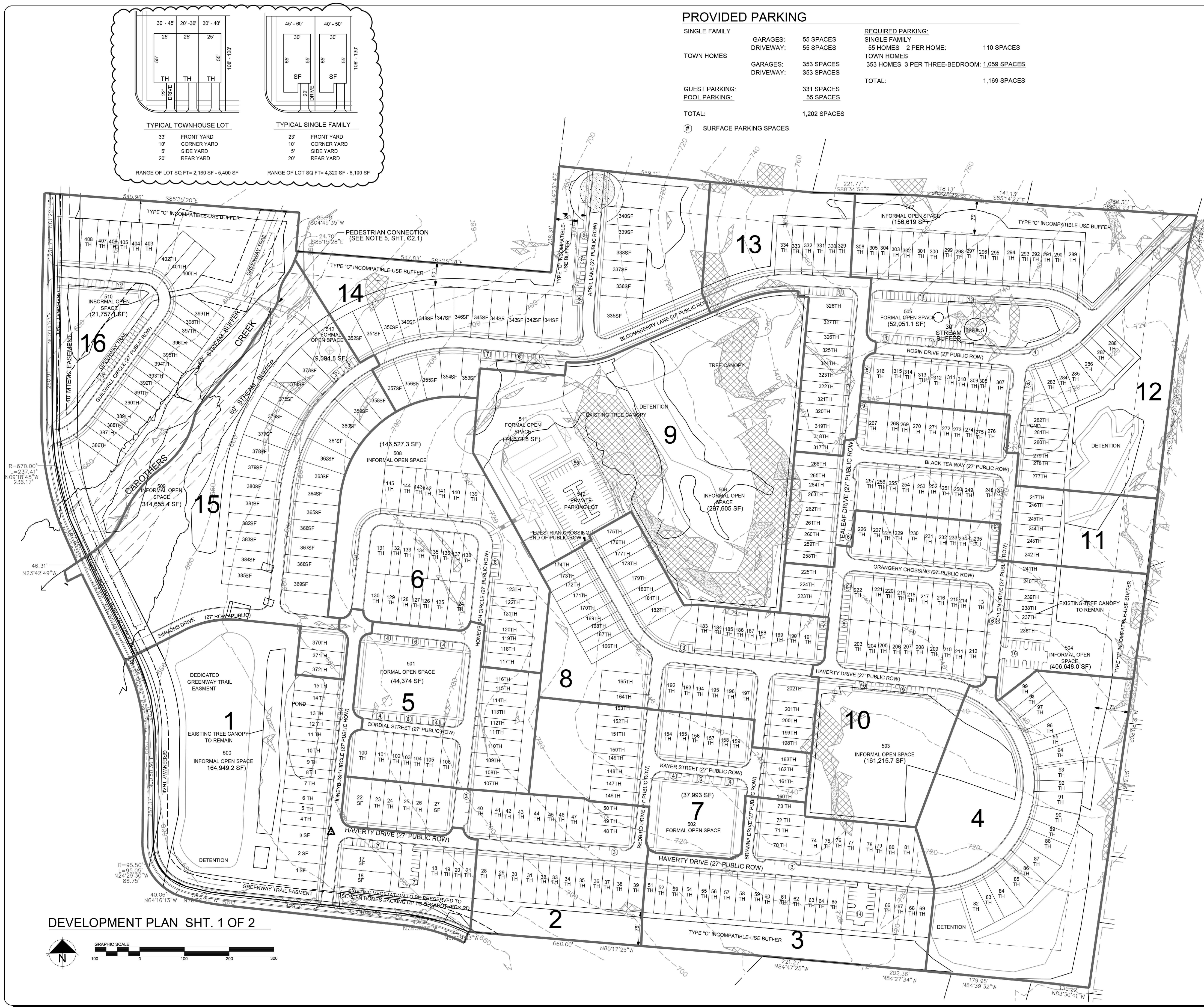


GAMBLE DESIGN COLLABORATIVE
444 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

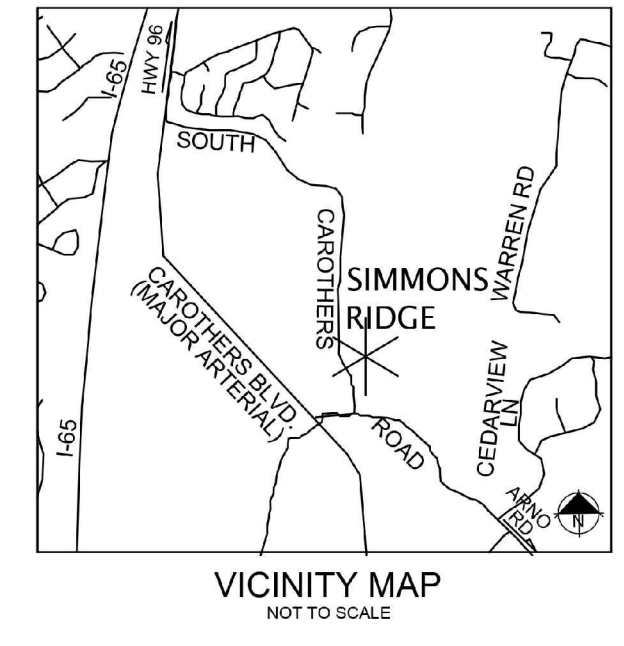
ENLARGED
EXISTING
CONDITIONS

C1.1

COF 6339



PROVIDED PARKING			
SINGLE FAMILY	GARAGES:	55 SPACES	REQUIRED PARKING:
	DRIVEWAY:	55 SPACES	
TOWN HOMES	GARAGES:	353 SPACES	SINGLE FAMILY
	DRIVEWAY:	353 SPACES	
GUEST PARKING:			TOWN HOMES
POOL PARKING:			TOTAL:
TOTAL:		1,202 SPACES	1,169 SPACES
② SURFACE PARKING SPACES			



SITE DATA	
PROJECT NAME:	SIMMONS RIDGE PUD SUBDIVISION
COF PROJECT NO.:	2877
SUBDIVISION:	SIMMONS RIDGE
ADDRESS:	4408 SOUTH CAROTHERS ROAD
COUNTY:	FRANKLIN
STATE:	TENNESSEE
CIVIL DISTRICT:	14B
MAP GROUP, PARCEL NUMBER:	MAP 89, PARCEL 37
EXISTING ZONING:	RESIDENTIAL VARIETY (RV)
PROPOSED ZONING:	RESIDENTIAL VARIETY (RV)
CHARACTER AREA OVERLAY:	NOVEMBER (NEC-0)
APPLICABLE DEVELOPMENT STD:	CONVENTIONAL
TOTAL AC:	65.67 ACRES
TOTAL SF:	3,862,466 SF
OWNER/APPLICANT:	SIMMONS RIDGE LLC
ADDRESS:	236 NOAH DRIVE
CITY:	FRANKLIN, TN 37064
CONTACT:	DOUG HALE
OFFICE PHONE:	615.975.1312
EMAIL ADDRESS:	dh@hairendhale.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY
CITY:	FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggambles@gmail.com
DRAINAGE BASIN:	HARPER RIVER
DWELLING UNITS:	155 SINGLE FAMILY DETACHED HOMES
ORIGINAL PUD PLAN:	240 SINGLE FAMILY DETACHED HOMES
2009 PUD PLAN:	408 TOTAL HOMES
REVISION 2 - PUD PLAN:	90 SINGLE FAMILY
PROPOSED - PUD PLAN:	318 TOWN HOMES
	408 TOTAL HOMES
	55 SINGLE FAMILY
	353 TOWN HOMES
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
FLOOR AREA RATIO OF SITE:	N/A
MINIMUM LANDSCAPE SURFACE RATIO:	1.10%
PROVIDED LANDSCAPE SURFACE RATIO:	0.91%
MINIMUM PARKING REQUIREMENT:	
ATTACHED HOMES:	1 BEDROOM HOME - 1.25 SPACES
EXISTING PUD PLAN:	2 BEDROOM HOME - 2.5 SPACES
PROPOSED PUD PLAN:	3 BEDROOM HOME - 3 SPACES
SINGLE FAMILY DETACHED HOMES:	2 SPACES PER HOME
PROVIDED PARKING:	1,202 SPACES
RESIDENTIAL DENSITY:	
EXISTING PUD PLAN:	2.71 DU/AC
PROPOSED PUD PLAN:	4.60 DU/AC
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	25' DETACHED, 35' ATTACHED
CORNER YARD:	10'
SIDE YARD:	5' EA SIDE, 10' TOTAL
REAR YARD:	20'
OPEN SPACE REQUIRED:	
TOTAL:	15% (13.30 AC)
FORMAL:	33% OF TOTAL (4.43 AC)
INFORMAL:	66% OF TOTAL (8.87 AC)
OPEN SPACE PROVIDED:	
TOTAL:	45.74 AC
FORMAL:	5.35 AC
INFORMAL:	38.34 AC
TREE CANOPY - EXISTING:	37.8 AC, 42.6% OF TOTAL SITE
TREE CANOPY - REQUIRED:	45% PRESERVED, 17.0 AC
PARKLAND DEDICATION:	(SEE SHEET C2.1)
AFFORDABLE HOUSING:	(SEE SHEET C2.1)
MINERAL RIGHT:	HELD BY OWNER
INCOMPATIBLE-USE BUFFER REQUIRED:	TYPE "C" ALONG NORTH, SOUTH AND EAST PROPERTY LINES
LEGEND:	
SF	SINGLE FAMILY DETACHED
SF/DP	EITHER SINGLE FAMILY OR DUPLEX
TH	TOWN HOME
SLOPES 14% TO 19%	
SLOPES 20% AND ABOVE	

COF PROJECT No. 2877



REVISIONS

- DECEMBER 5, 2013
- OCTOBER 3, 2013
- SEPTEMBER 9, 2013

DEVELOPMENT PLAN SHT. 1 OF 2
SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4

4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TN 37064
COF PROJECT No. 2877



144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
615.975.5765
greggambles@gmail.com

SHEET #
C 2.0
OF 16

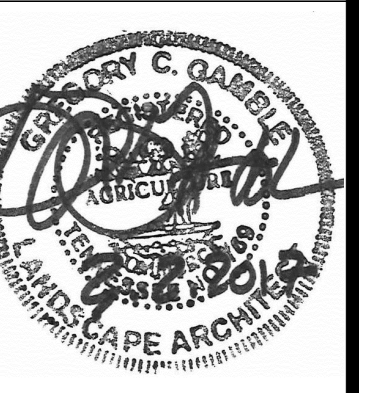
APPROVED DEVELOPMENT PLAN REVISION 3
NOT TO SCALE

Revisions:

Drawing Notes:



SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE



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GREG GAMBLE
greggambles@gmail.com
615.975.5765

APPROVED
DEVELOPMENT
PLAN

C1.2

COF 6339



APPROVED DEVELOPMENT PLAN REVISION 3, COF #2877

SINGLE FAMILY DETACHED HOMES:	55
ATTACHED TOWNHOMES:	353
TOTAL HOMES:	408



PROPOSED DEVELOPMENT PLAN REVISION 4

SINGLE FAMILY DETACHED HOMES:	63
ATTACHED TOWNHOMES:	345
TOTAL HOMES:	408

SUMMARY OF CHANGES

- ROAD NETWORK CHANGE FOR NORTHEAST SITE
- RELOCATION OF CLUBHOUSE TO A MORE CENTRAL LOCATION WITH BETTER ACCESS
- ADDITION OF ALLEY LOADED HOMES
- ADDITION OF NEW 3 STORY HOME

NOTE: NO CHANGE TO DENSITY OR LOT COUNT PROPOSED WITH DEVELOPMENT PLAN REVISION 4

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JAN 9, 2017

**SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4**
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

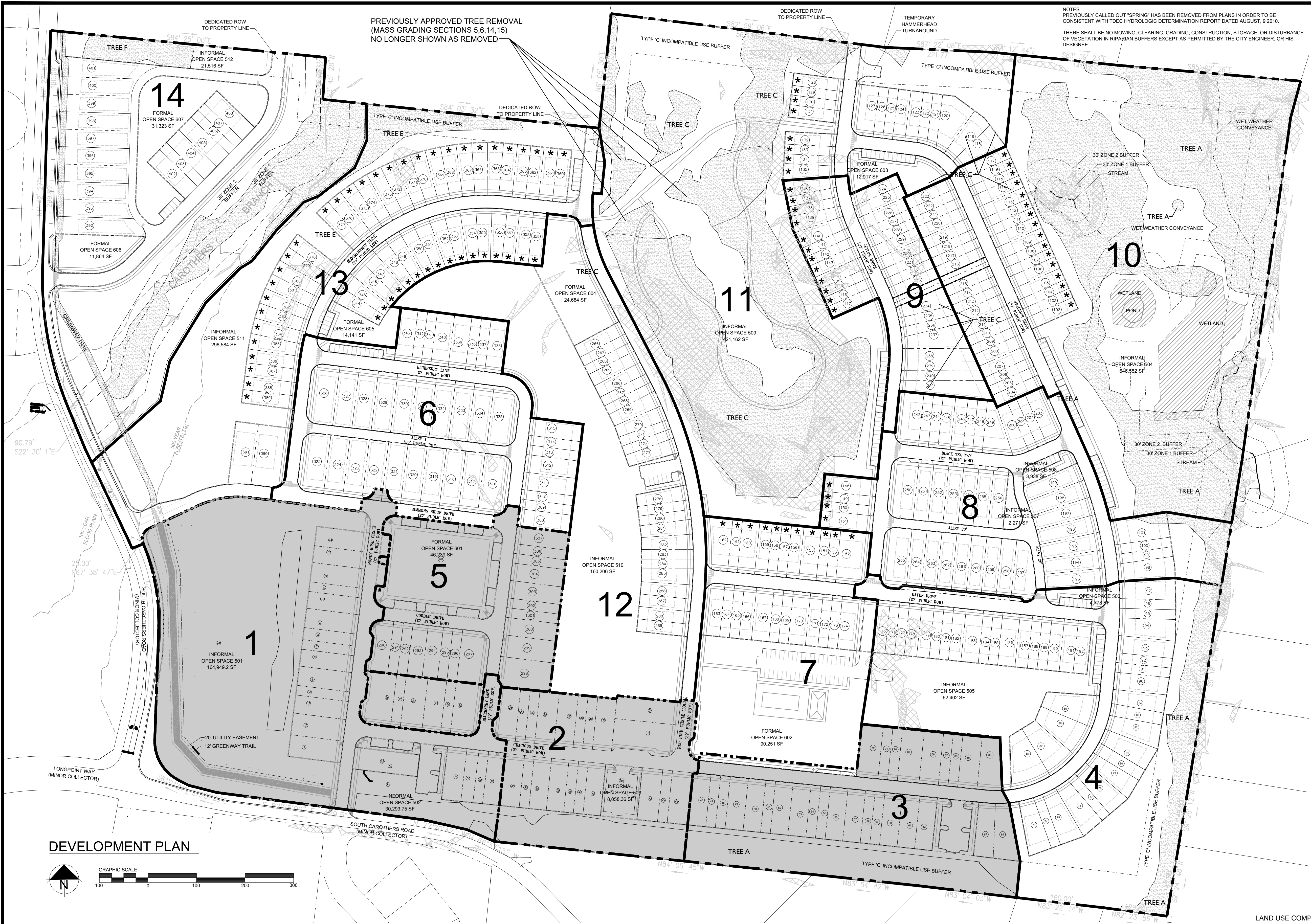


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GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

DEVELOPMENT
PLAN
COMPARISON

C1.3

COF 6339



NOTES
PREVIOUSLY CALLED OUT "SPRING" HAS BEEN REMOVED FROM PLANS IN ORDER TO BE CONSISTENT WITH DEC HYDROLOGIC DETERMINATION REPORT DATED AUGUST, 9 2010.
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.

SITE DATA	
PROJECT NAME:	SIMMONS RIDGE DEV. PLAN REV. 4
PROJECT NUMBER:	6339
SUBDIVISION:	SIMMONS RIDGE PUD SUBDIVISION
LOT NUMBER:	N/A
ADDRESS:	4408 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (14.6)
CHARACTER AREA OVERLAY:	MECO-6
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	88.65 AC
TOTAL SF:	3,861,604 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET C2.2, C2.3)
OWNER/APPLICANT:	SIMMONS RIDGE LLC
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE:	615.207.1803
CONTACT:	JOHN FRANKS
EMAIL ADDRESS:	johnfranks@giv.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY/3 STORY
LANDSCAPE SURFACE RATIO:	54
MINIMUM LANDSCAPE SURFACE RATIO:	20
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED: 2 PER HOME ATTACHED HOMES: 1 BEDROOM: 1.25 SPACES 2 BEDROOM: 2.5 SPACES 3 BEDROOM: 3 SPACES
RESIDENTIAL DENSITY:	4.60 UNITS/AC
EXISTING TREE CANOPY:	36.13 AC
REQUIRED CANOPY PRESERVATION:	16.26 AC, 45%
PARKLAND (IF APPLICABLE):	(35x1200)/(375x600)=265,800 SF PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU.
OPEN SPACE:	
FORMAL REQUIRED:	4.43 AC
FORMAL PROVIDED:	5.31 AC
INFORMAL REQUIRED:	8.87 AC
INFORMAL PROVIDED:	42.46 AC
TOTAL REQUIRED:	13.30 AC
TOTAL PROVIDED:	47.77 AC
OVERALL DENSITY:	4.60 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	63 SINGLE FAMILY DETACHED 345 SINGLE FAMILY ATTACHED
NONRESIDENTIAL SQUARE FOOTAGE:	N/A

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN IS LOCATED WITHIN THE ROW OF SOUTH CAROTHERS ROAD.
408"350 GPD = 142,800 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A SEWER MAIN IS ALONG THE NORTHERN EDGE OF THE TRIBUTARY TO THE HARPETH RIVER THAT BEGINS ON THE NORTH WESTERN PORTION OF SIMMONS RIDGE. THE SEWER MAIN CONNECTION FOR THE SIMMONS RIDGE PROPERTY IS ON THE EASTERN EDGE OF SOUTH CAROTHERS ROAD. ANTICIPATED SEWAGE FLOWS IN SINGLE FAMILY UNITS REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, SOUTH CAROTHERS IS A LOCAL ROAD ALONG THE WESTERN BOUNDARY AND A MINOR COLLECTOR ALONG THE SOUTHERN BOUNDARY. LOCAL ROADS FROM SIMMONS RIDGE ARE PROPOSED TO STUB OUT TO THE ADJACENT PROPERTY TO THE NORTH TO PROMOTE FUTURE CONNECTIVITY.

DRAINAGE FACILITIES
WATER TREATMENT AND DETENTION IS PROVIDED BY THE SEDIMENT FOREBAYS AND MICROPOOLS IN PONDS 1 AND 2 AND RETENTION POND 3. POST-DEVELOPED PEAK RUNOFF FLOWS FOR THE 2, 5, 10, 25, 50, AND 100 YEAR RETURN PERIODS DO NOT EXCEED THE PRE-DEVELOPED PEAK RUNOFF FLOWS AS SHOWN IN THE TABLES ON SHEET C2.2.

POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.4 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.25 MILES DRIVING DISTANCE

RECREATION FACILITIES
A NEW CITY OF FRANKLIN PARK IS PLANNED NEAR I-65 TO THE WEST
LIBERTY PARK: 4.10 MILES
PINKERTON PARK: 4.40 MILES

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 64 HOMES
408 X .64 = 262 STUDENTS

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
THE SIMMONS RIDGE HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND EXTERIOR ELEVATIONS OF THE TOWN HOMES.

LEGEND:	
PRESERVED TREE CANOPY	
SLOPES 14% TO 19%	
SLOPES 20% AND ABOVE	
★ POTENTIAL 3-STORY TOWNHOME LOCATION	

LAND USE COMPLIANCE:

THE DESIRED LAND USE PATTERN IS THE McEWEN CHARACTER AREA, SPECIAL AREA 6.

MEWEN CHARACTER AREA, SPECIAL AREA 6 GUIDELINES:
A. THE CHARACTER OF THIS AREA IS LARGELY ESTABLISHED.
B. NEW DEVELOPMENT SHALL REFLECT THE SAME CHARACTER AS THE ESTABLISHED AREA.

THE McEWEN CHARACTER AREA ALLOWS ATTACHED HOMES WITHIN THE CHARACTER AREA. SIMMONS RIDGE WILL CONFORM TO THE CHARACTER OF THE PLANNED ADJACENT PROPERTIES WITHIN THE CAROTHERS BOULEVARD CORRIDOR.

DIRECTLY TO THE WEST OF SIMMONS RIDGE IS LOCKWOOD GLEN PUD AND ITS PLANNED MULTI-FAMILY SECTION.

THE SIMMONS RIDGE PLAN IS DESIGNED WITH APPROPRIATE BUFFERS ADJACENT TO THE NORTH, SOUTH AND EASTERN BOUNDARIES. THE 75 FOOT BUFFERS ARE PLANNED FOR A TRANSITION WHERE NEW DEVELOPMENT IS PROPOSED ADJACENT TO EXISTING WILLIAMSON COUNTY SUBDIVISIONS.

SIMMONS RIDGE IS DESIGNED WITH CONVENTIONAL DESIGN STANDARDS. ROADWAYS ARE DESIGNED TO CURVE WITH THE EXISTING TOPOGRAPHY WHERE POSSIBLE TO REDUCE THE AMOUNT OF DISTURBANCE DURING DEVELOPMENT.

PROVIDED PARKING

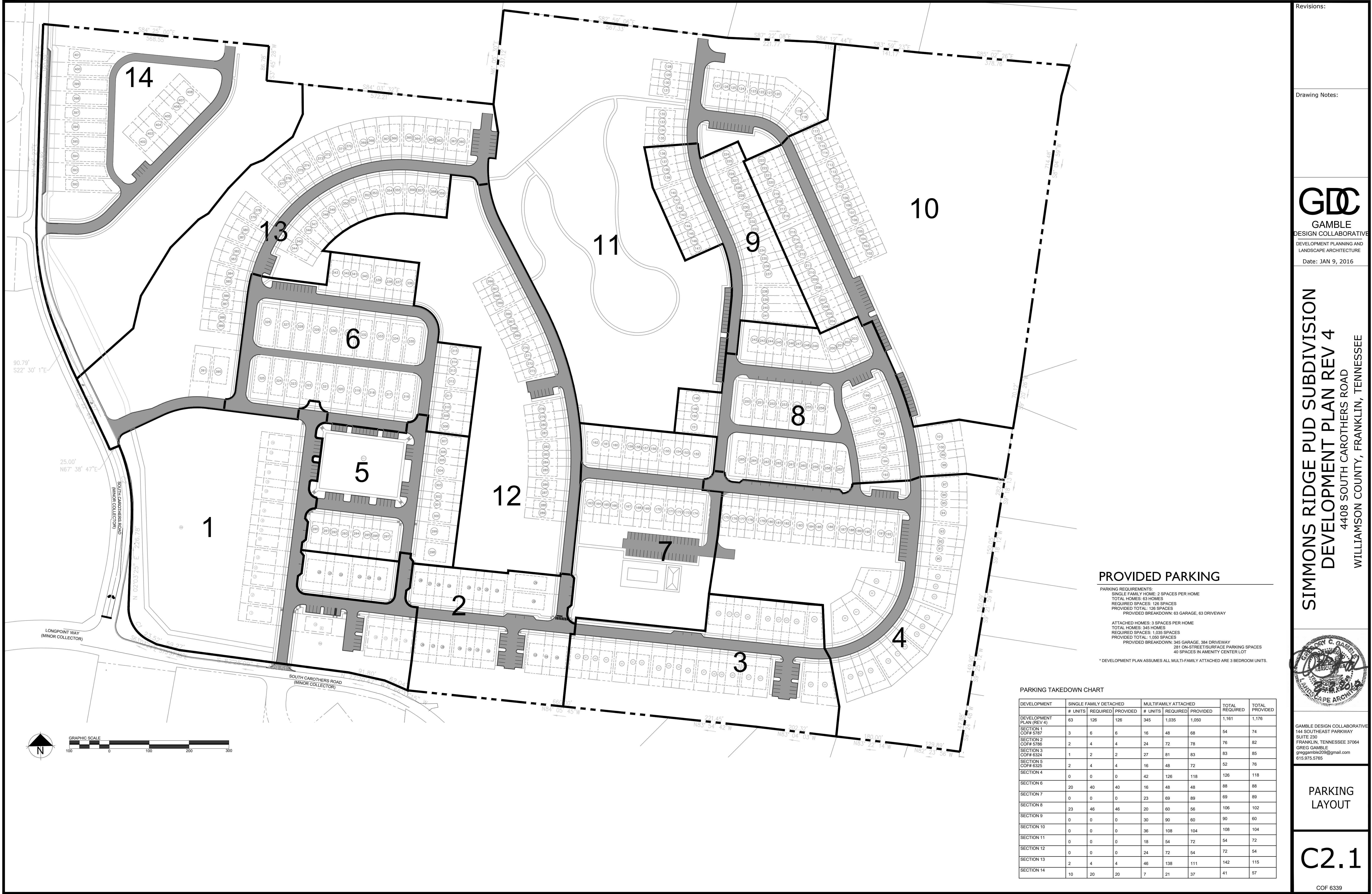
PARKING REQUIREMENTS:
SINGLE FAMILY HOME: 2 SPACES PER HOME
TOTAL HOMES: 63 HOMES
REQUIRED SPACES: 126 SPACES
PROVIDED TOTAL: 126 SPACES
PROVIDED BREAKDOWN: 63 GARAGE, 63 DRIVEWAY

ATTACHED HOMES: 3 SPACES PER HOME
TOTAL HOMES: 345 HOMES
REQUIRED SPACES: 1,035 SPACES
PROVIDED TOTAL: 1,050 SPACES
PROVIDED BREAKDOWN: 345 GARAGE, 384 DRIVEWAY
281 ON-STREET/SURFACE PARKING SPACES
40 SPACES IN AMENITY CENTER LOT

* DEVELOPMENT PLAN ASSUMES ALL MULTI-FAMILY ATTACHED ARE 3 BEDROOM UNITS.

TREE AREA	TOTAL EXISTING	REMOVED SEC 1-4	REMOVED SEC 5,6,14,15	REMOVED SEC 3	REMOVED SEC 5	FUTURE REMOVAL	TOTAL REMAINING
TREE A	761,818.29 SF	229,699.05 SF	0.00 SF	13,046.17 SF	0.00 SF	130,612.40 SF	388,460.67 SF
TREE B	48,327.77 SF	17,515.30 SF	30,812.47 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
TREE C	507,977.21 SF	0.00 SF	28,143.26 SF	0.00 SF	0.00 SF	249,097.33 SF	230,736.62 SF
TREE D	16,099.67 SF	0.00 SF	14,304.53 SF	0.00 SF	0.00 SF	1,795.14 SF	0.00 SF
TREE E	197,950.52 SF	0.00 SF	86,867.02 SF	0.00 SF	0.00 SF	32,357.85 SF	78,725.65 SF
TREE F	41,849.05 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	31,096.89 SF	10,752.16 SF
TOTAL SF	1,574,022.51 SF	247,214.35 SF	160,127.28 SF	13,046.17 SF	0.00 SF	444,959.61 SF	708,675.10 SF
TOTAL ACRES	36.13 AC	5.68 AC	3.68 AC	0.30 AC	0.00 AC	10.21 AC	16.27 AC

TOTAL EXISTING CANOPY:	36.13 AC
REQUIRED RETENTION:	16.26 AC
RETAINED CANOPY THROUGH SEC 5:	26.48 AC
TOTAL PLANNED CANOPY PRESERVATION:	16.27 AC



Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JAN 9, 2016

**SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4**
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTH EAST PARKWAY
SUITE 230
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GREG GAMBLE
greggamble200@gmail.com
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**PARKING
LAYOUT**

C2.1

COF 6339

Revisions:

Drawing Notes:

TENNESSEE
VALLEY HOMES
BUILDER OF FINE CUSTOM HOMES

Mark Lynn

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marklynn1@hotmail.com
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GDC

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DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

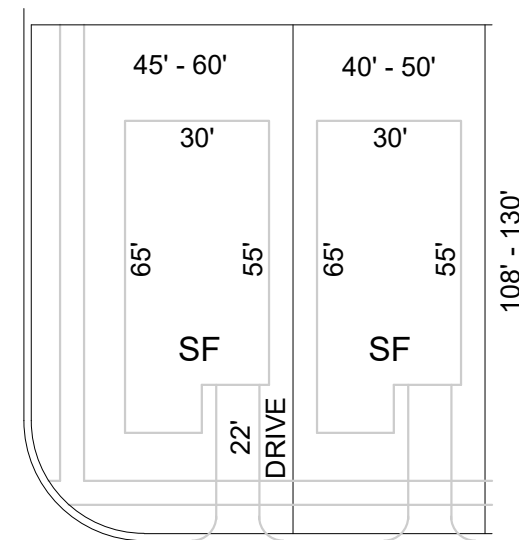
SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

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TYPICAL
ARCHITECTURE

C2.2

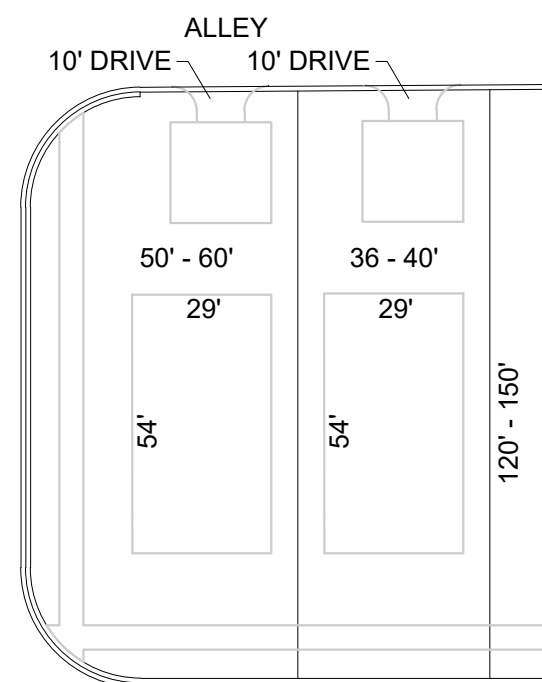
COF 6339



TYPICAL SINGLE FAMILY

23' FRONT YARD
10' CORNER YARD
5' SIDE YARD
20' REAR YARD

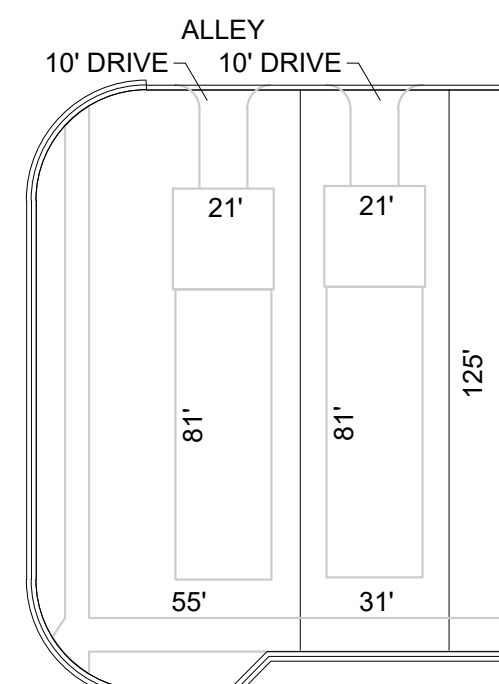
RANGE OF LOT SQ FT= 4,320 SF - 8,100 SF



TYPICAL SINGLE FAMILY ALLEY
LOADED DETACHED GARAGE

26' FRONT YARD
16' CORNER YARD
5' SIDE YARD
5' REAR YARD

RANGE OF LOT SQ FT= 4,800 SF - 7,200SF



TYPICAL SINGLE FAMILY ALLEY
LOADED ATTACHED GARAGE

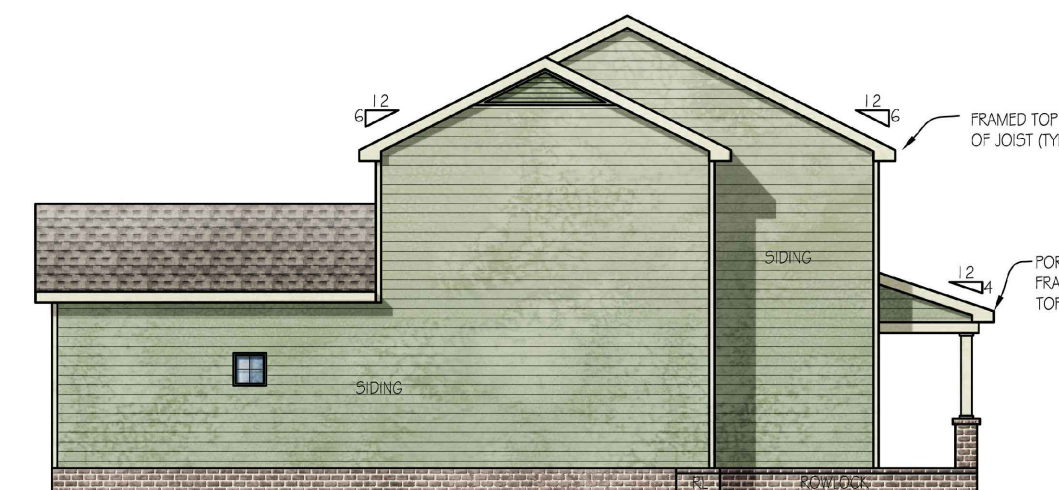
20' FRONT YARD
16' CORNER YARD
5' SIDE YARD
20' REAR YARD

RANGE OF LOT SQ FT= 4,800 SF - 7,200SF



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



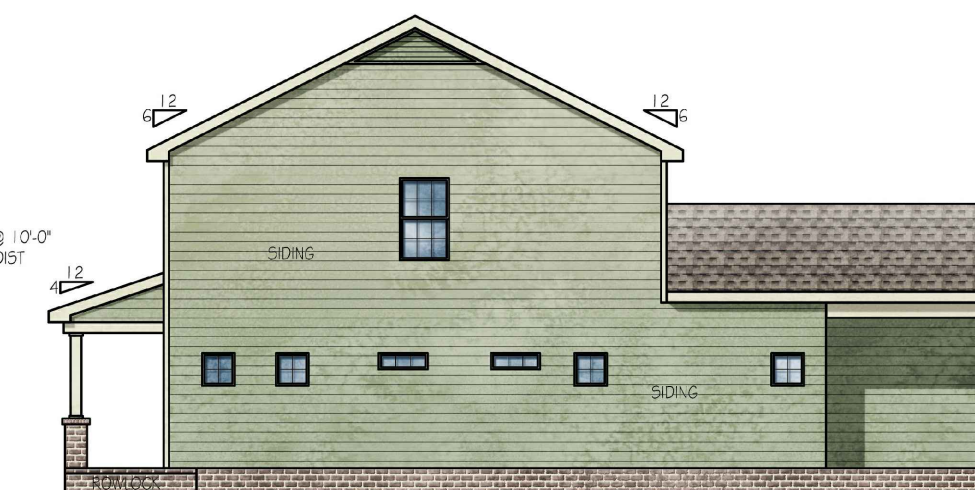
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

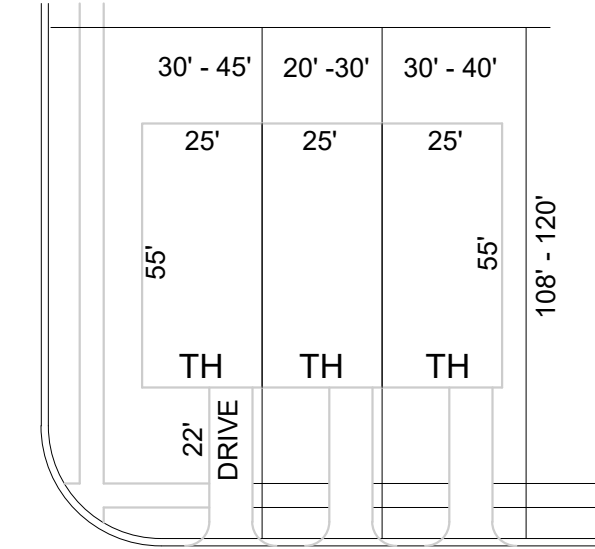
SCALE: 1/4" = 1'-0"



ELEVATION RENDERING OF SINGLE FAMILY ALLEY-LOADED ATTACHED GARAGE FRONT

Bou Johnson

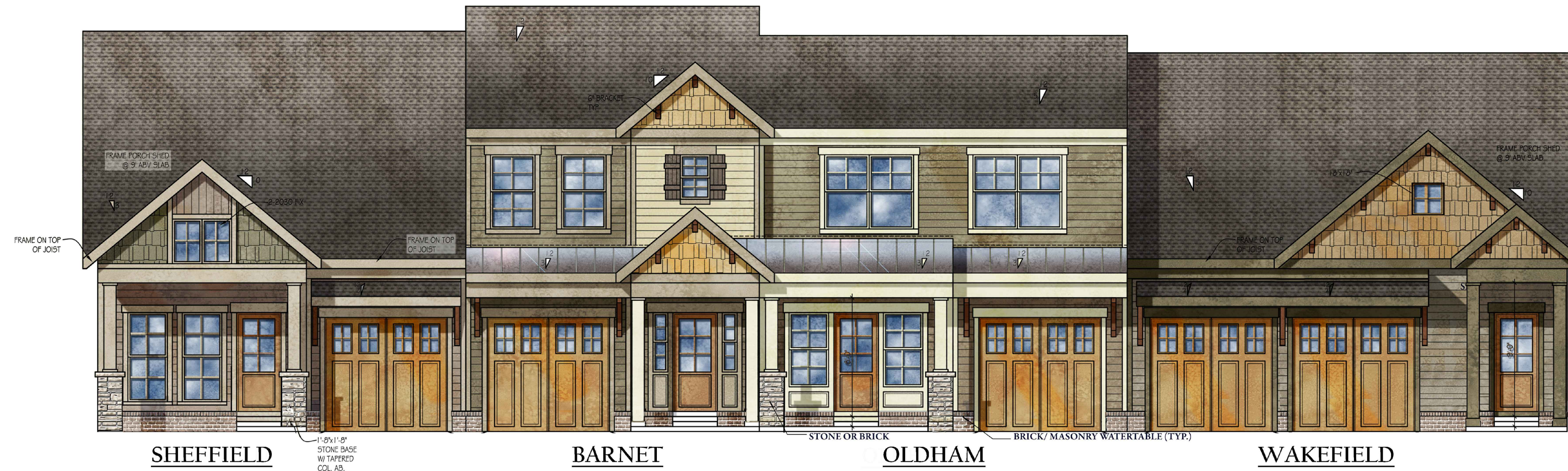
TYPICAL ARCHITECTURE



TYPICAL TOWNHOUSE FRONT LOADED
2-4 UNITS

- 33' FRONT YARD
- 10' CORNER YARD
- 5' SIDE YARD
- 20' REAR YARD

RANGE OF LOT SQ FT= 2,160 SF - 5,400 SF

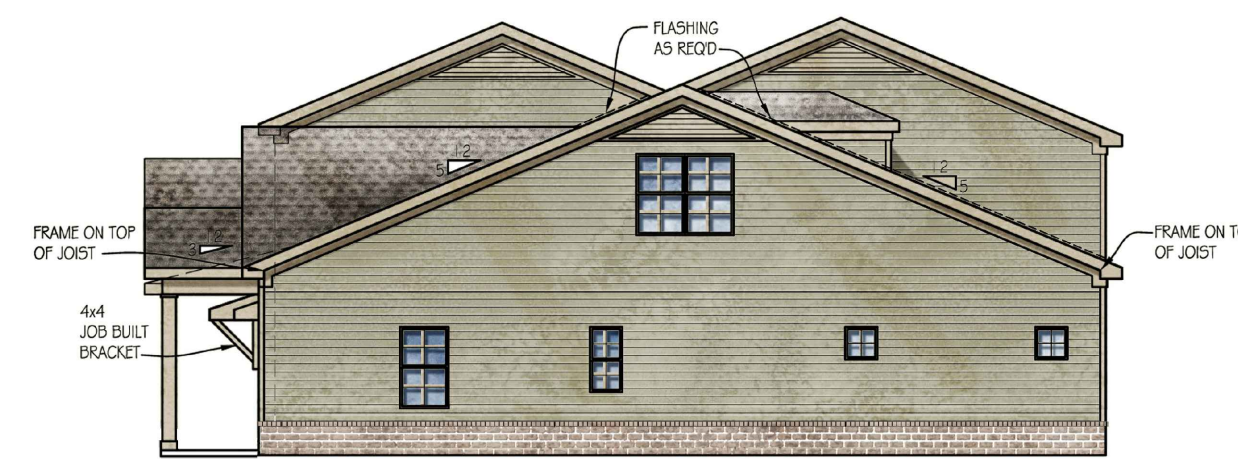


FRONT ELEVATION



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



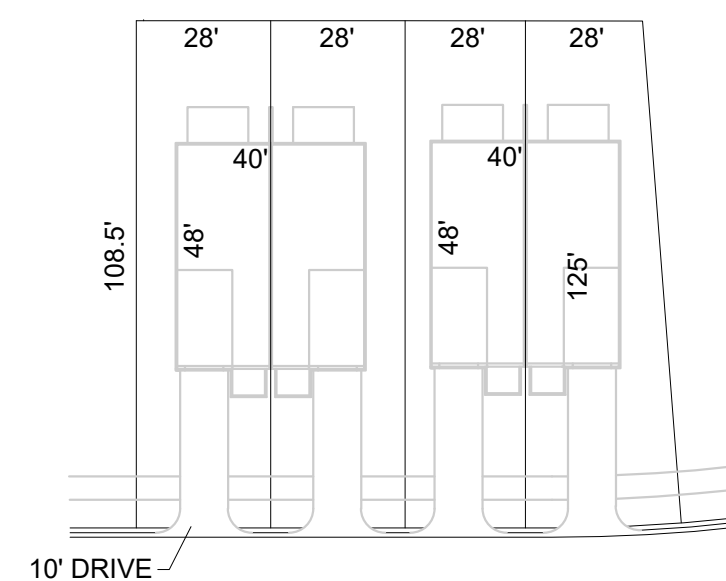
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



2 AND 3 STORY DUPLEX HOMES

- 33' FRONT YARD
- 10' CORNER YARD
- 5' SIDE YARD
- 20' REAR YARD

RANGE OF LOT SQ FT= 3,000 SF - 3,200 SF



RENDERING OF DUPLEX FRONT ELEVATION



POTENTIAL 3-STORY LOCATIONS



TENNESSEE
VALLEY HOMES
BUILDER OF FINE CUSTOM HOMES

Mark Lynn

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Revisions:

Drawing Notes:

GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

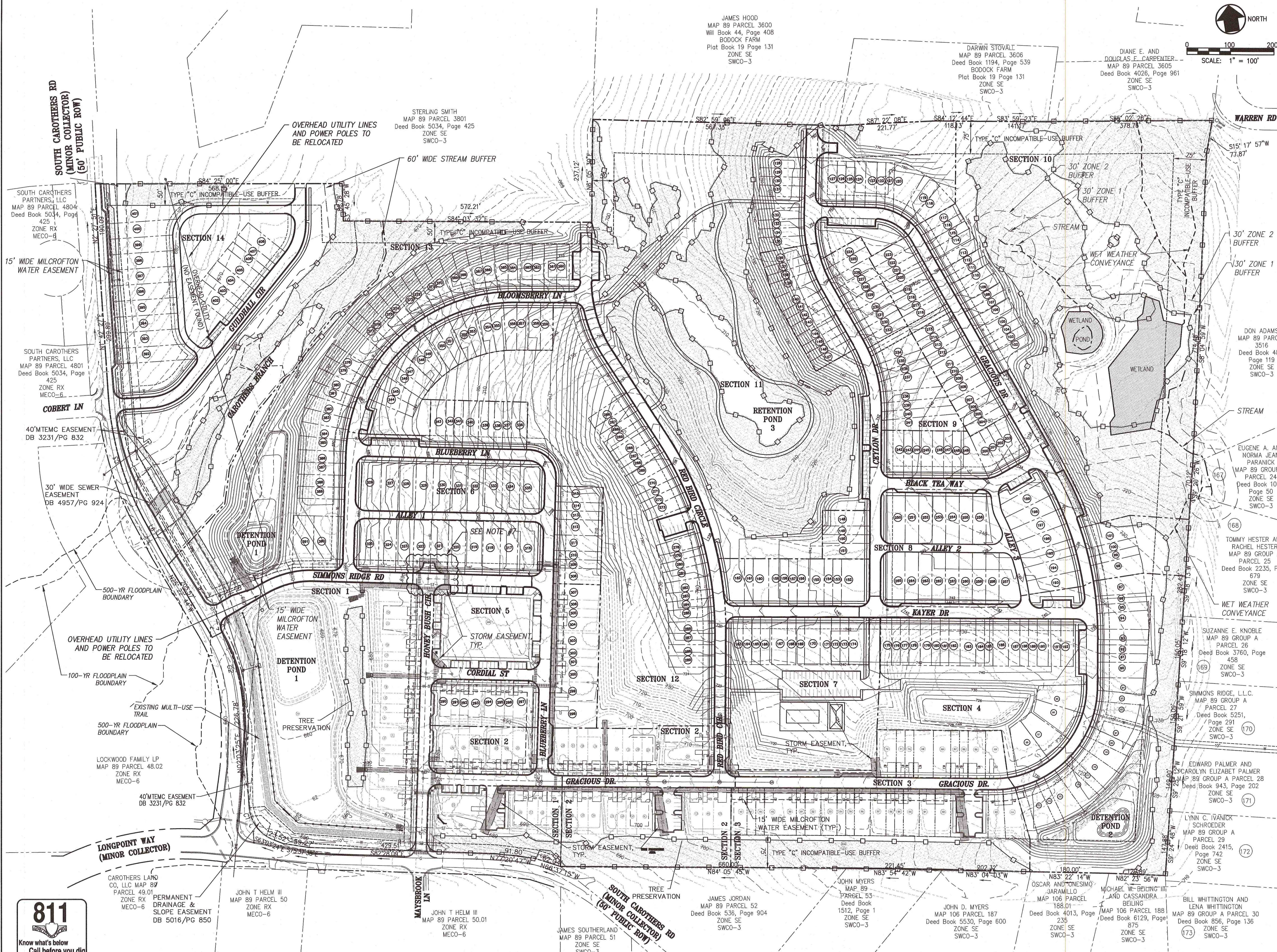
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GREG GAMBLE
greggamb1620@gmail.com
615.975.5765

TYPICAL
ARCHITECTURE

C2.3

COF 6339

TYPICAL ARCHITECTURE



- 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 COURSE 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.
 6. REFER TO SHEETS C3.1-C3.3 FOR ADDITIONAL GENERAL GRADING AND DRAINAGE NOTES. REFER TO SHEETS C3.2 AND C3.3 FOR GRADING AND DRAINAGE DATA CHARTS.
 7. EXISTING INTERSECTION AT HONEY BUSH CIRCLE AND SIMMONS RIDGE RD TO BE REWORKED AS PART OF SECTION 6 CONSTRUCTION PLANS.
 8. 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.

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	TREE PRESERVATION AREA
	EXISTING TREE LINE
	EXISTING BOUNDARY
	SECTION LINES
	EXISTING MULTI-USE TRAIL
	PROPOSED MULTI-USE TRAIL

REVISIONS	DATE
REVISED PER COF COMMENTS	3-02-2017
REVISED PER COF COMMENTS	2-02-2017

CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 615.373.8005 | 104 EAST PARK DRIVE SUITE 220 BRENTWOOD, TN 37027
WWW.CANNON-CANNON.COM

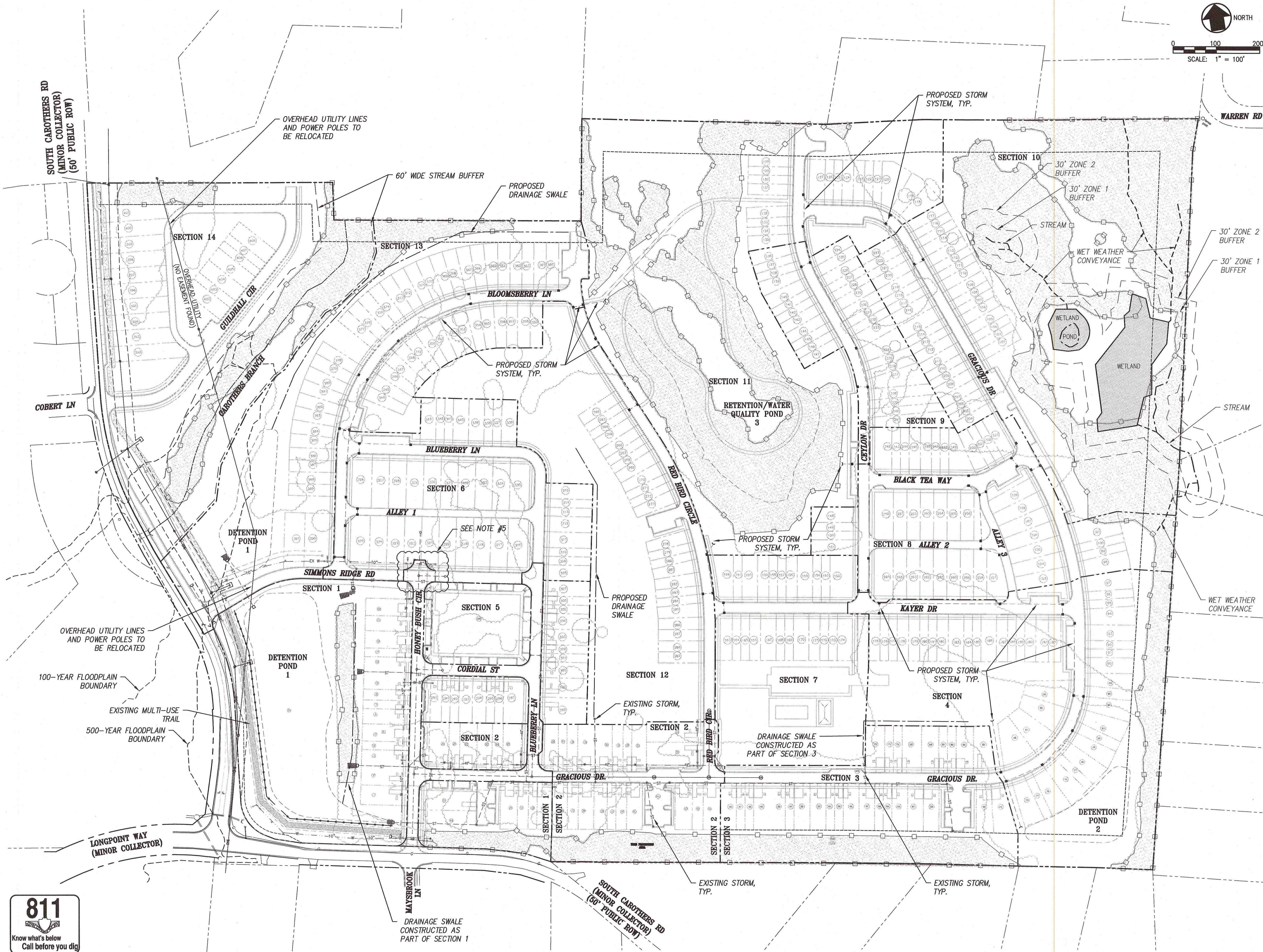
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL GRADING & DRAINAGE PLAN

	CCI PROJECT NO. 01130-0002
	DRAWING DATE JANUARY 09, 2017
	P.I.C. WHC DRAWN JTP

C3.0
COF #6339



- GRADING & DRAINAGE GENERAL NOTES:**
1. STORMWATER RUNOFF FROM SECTIONS 1, 2, 3, 5, AND 6 AS WELL AS PORTIONS OF SECTIONS 7, 12, AND 13 WILL BE DETAINED AND TREATED BY DETENTION POND 1, WHICH CONTAINS A SEDIMENT FOREBAY AND MICROPOOL. DETENTION POND 1 AS SHOWN ON EITHER SIDE OF SIMMONS RIDGE ROAD IS CONNECTED AND FUNCTIONS AS ONE POND.
 2. STORMWATER RUNOFF FROM SECTION 4 AND PORTIONS OF SECTION 7 WILL BE DETAINED AND TREATED BY DETENTION POND 2, WHICH INCLUDES A SEDIMENT FOREBAY AND MICROPOOL.
 3. STORMWATER RUNOFF FROM SECTIONS 8 AND 9 AS WELL AS PORTIONS OF SECTIONS 7, 10, AND 12 WILL DRAIN TO RETENTION POND 3, WHICH WILL PERFORM IN ACCORDANCE WITH CITY OF FRANKLIN'S GREEN INFRASTRUCTURE MANUAL. POST-DEVELOPMENT PEAK RUNOFF FLOWS DO NOT EXCEED THE PRE-DEVELOPMENT PEAK RUNOFF FLOWS FOR THE 2, 5, 10, 25, 50, AND 100 YEAR RETURN PERIODS AS SHOWN ON THE TABLES ON SHEET C3.2.
 4. EXISTING STORM STRUCTURES LOCATED AT THE INTERSECTION OF HONEY BUSH CIRCLE AND SIMMONS RIDGE ROAD WILL BE REWORKED AS PART OF SECTION 6 CONSTRUCTION PLANS.

LEGEND

	TREE PRESERVATION AREA
	EXISTING TREE LINE
	EXISTING BOUNDARY
	SECTION LINES
	EXISTING MULTI-USE TRAIL
	PROPOSED MULTI-USE TRAIL

	REVISED PER COF COMMENTS	3-02-2017
	REVISED PER COF COMMENTS	2-02-2017
	REVISIONS	DATE

CANNON & CANNON INC
CONSULTING ENGINEERS • FIELD SURVEYORS
TEL 615.373.8005
WWW.CANNON-CANNON.COM
104 EAST PARK DRIVE
SUITE 220
BRENTWOOD, TN 37027

CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

PROJECT: **SIMMONS RIDGE PUD
DEVELOPMENT PLAN REVISION 4
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064**

**OVERALL
STORMWATER BMP PLAN**

COI PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
P.L.C. WHC C.R.
DRAWN JTP

C3.1
COF #6339

POST-DEVELOPMENT PEAK FLOW RUNOFF DATA CHART (CFS)

RETURN PERIOD (YR)	SUBBASIN 1A	SUBBASIN 1B	SUBBASIN 3A	SUBBASIN 4A	SUBBASIN 5A
2	35.39	13.58	1.44	2.99	8.09
5	51.15	25.20	3.97	4.33	10.86
10	64.38	35.93	6.62	5.45	13.11
25	83.59	52.57	11.03	7.08	16.30
50	99.52	67.07	15.04	8.43	18.89
100	116.32	82.92	19.53	9.85	21.59

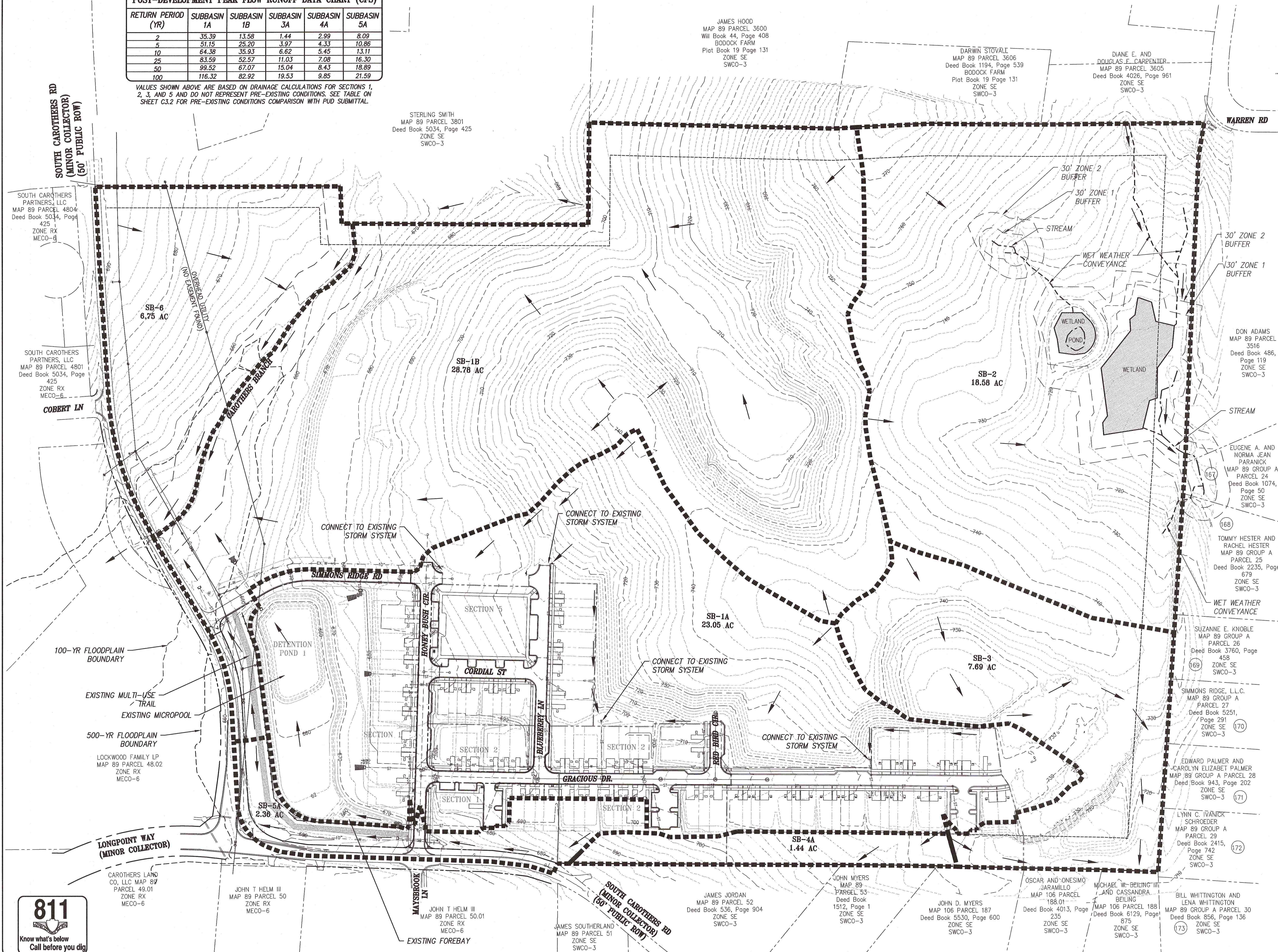
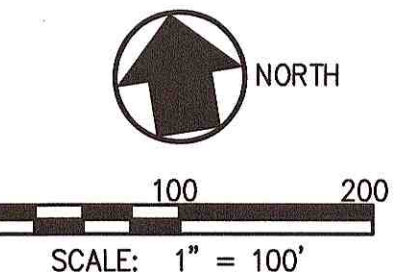
VALUES SHOWN ABOVE ARE BASED ON DRAINAGE CALCULATIONS FOR SECTIONS 1, 2, 3, AND 5 AND DO NOT REPRESENT PRE-EXISTING CONDITIONS. SEE TABLE ON SHEET C3.2 FOR PRE-EXISTING CONDITIONS COMPARISON WITH PUD SUBMITTAL.

STERLING SMITH
MAP 89 PARCEL 3801
Deed Book 5034, Page 425
ZONE SE
SWCO-3

JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131
ZONE SE
SWCO-3

DARWIN STOVALL
MAP 89 PARCEL 3606
Deed Book 1194, Page 539
BODOCK FARM
Plat Book 19 Page 131
ZONE SE
SWCO-3

DIANE E. AND
DOUGLAS F. CARPENTER
MAP 89 PARCEL 3605
Deed Book 4026, Page 961
ZONE SE
SWCO-3

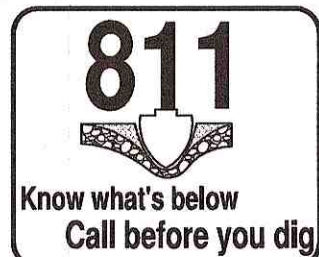


- NOTES:**
1. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1 AND 2 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. DATED AUGUST 24, 2015. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.
 - 2.

LEGEND

---	884-	EXISTING CONTOUR
---	---	DRAINAGE BASIN
---	---	EXISTING BOUNDARY LINE
---	---	U & D EASEMENT
---	---	STORM SEWER LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	FENCE LINE
---	---	UNDERGROUND GAS LINE
---	---	CORRUGATED METAL PIPE
---	---	REINFORCED CONCRETE PIPE
---	---	ANCHOR WIRE
---	---	POWER POLE
---	---	WATER VALVE
---	---	WATER METER
---	---	SANITARY MANHOLE

REVISED PER COF COMMENTS		2-02-2017
REVISIONS		DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 615.373.8005 104 EAST PARK DRIVE SUITE 220 BRENTWOOD, TN 37027 WWW.CANNON-CANNON.COM		
CLIENT:	SIMMONS RIDGE, LLC P.O. BOX 577 FRANKLIN, TENNESSEE 37065 TEL NO. 615.790.2447	
PROJECT:	SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064	
OVERALL EXISTING DRAINAGE BASINS		
CCI PROJECT NO.	01130-0002	
DRAWING DATE	JANUARY 09, 2017	
P.I.C.	WHC	C.R.
DRAWN	JTP	
C3.2 COF #6339		



(NOTES CONT'D):

- MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
- NO SLOPE SHALL EXCEED 3:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
- TO PREVENT EROSION, ALL SLOPES 3:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

PRE VS POST DEVELOPMENT COMPARISON (CFS)

RETURN PERIOD (YR)	POI SUBBASIN SB1		POI SUBBASIN SB2		POI SUBBASIN SB3		POI SUBBASIN SB4		POI SUBBASIN SB5		POI SUBBASIN SB6	
	EXIST.	DEV.	EXIST.	DEV.	EXIST.	DEV.	EXIST.	DEV.	EXIST.	DEV.	EXIST.	DEV.
2	19.95	> 18.13	1.49	> 1.09	2.09	> 0.99	3.09	> 2.99	9.04	> 8.09	10.83	> 10.83
5	36.03	> 27.53	5.71	> 3.64	5.35	> 1.76	7.18	> 4.33	14.07	> 10.86	15.23	> 15.23
10	50.69	> 38.55	10.72	> 6.51	8.67	> 3.01	11.11	> 5.45	18.41	> 13.11	18.88	> 18.88
25	73.30	> 56.87	19.49	> 11.52	14.11	> 8.28	17.34	> 7.08	24.85	> 16.30	24.14	> 24.14
50	92.92	> 82.64	27.73	> 16.19	19.02	> 12.49	22.89	> 8.43	30.31	> 18.89	28.47	> 28.47
100	114.29	> 112.70	37.17	> 21.50	24.49	> 15.87	29.03	> 9.85	36.13	> 21.59	32.99	> 32.99

VALUES SHOWN ABOVE ARE BASED ON PRELIMINARY MASTER DRAINAGE CALCULATIONS FOR THE PURPOSE OF THIS SUBMITTAL. FINAL DRAINAGE CALCULATIONS WILL BE PROVIDED FOR EACH SECTION AS DEVELOPED AND SUBMITTED FOR APPROVAL.

EXISTING SUBBASIN INFORMATION SHOWN PER THE ORIGINAL PRE-DEVELOPED CONDITIONS (PRIOR TO CONSTRUCTION OF SECTIONS 1, 2, 3, AND 5)

POST-DEVELOPMENT PEAK FLOW RUNOFF DATA CHART (CFS)

RETURN PERIOD (YR)	SUBBASIN 1A	SUBBASIN 1B	SUBBASIN 1C	SUBBASIN 1D	SUBBASIN 2A	SUBBASIN 3A	SUBBASIN 3B	SUBBASIN 4A	SUBBASIN 5A	SUBBASIN 6A
2	105.27	10.02	7.14	46.72	1.09	16.49	0.90	2.99	8.09	10.83
5	136.68	13.60	10.37	62.45	3.64	22.15	1.66	4.33	10.86	15.23
10	161.86	16.52	13.07	75.21	6.51	26.76	2.35	5.45	13.11	18.88
25	197.22	20.67	17.01	93.28	11.52	33.28	3.41	7.08	16.30	24.14
50	225.81	24.06	20.28	107.96	16.19	38.58	4.34	8.43	18.89	28.47
100	255.47	27.59	23.73	123.25	21.50	44.11	5.35	9.85	21.59	32.99

VALUES SHOWN ABOVE ARE BASED ON PRELIMINARY MASTER DRAINAGE CALCULATIONS FOR THE PURPOSE OF THIS SUBMITTAL. FINAL DRAINAGE CALCULATIONS WILL BE PROVIDED FOR EACH SECTION AS DEVELOPED AND SUBMITTED FOR APPROVAL.

GENERAL NOTES:

- TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1 AND 2 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. DATED AUGUST 24, 2015. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.
- THE SITE AREA IS APPROXIMATELY 88.65± ACRES. THE IMPERVIOUS AREA IS APPROXIMATELY 30.58± ACRES.
- UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
- THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
- ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT. BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT. BELOW SUBGRADE.
- STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
- PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.
- A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
- TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
5/1 TO 7/15	SUDAN - SORGHUM	100%
5/1 TO 7/15	STAR MILLET	100%
7/15 TO 1/1	BALBOA RYE	67%
	ITALIAN RYE	33%

SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
6/1 TO 8/15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
4/15 TO 8/15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
8/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
2/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

(NOTES CONT'D)

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	DRAINAGE BASIN

REVIS	REVISED PER CDF COMMENTS	3-02-2017
REVIS	REVISED PER CDF COMMENTS	2-02-2017
REVIS	DATE	

CANNON & CANNON INC.
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BRENTWOOD, TN 37027

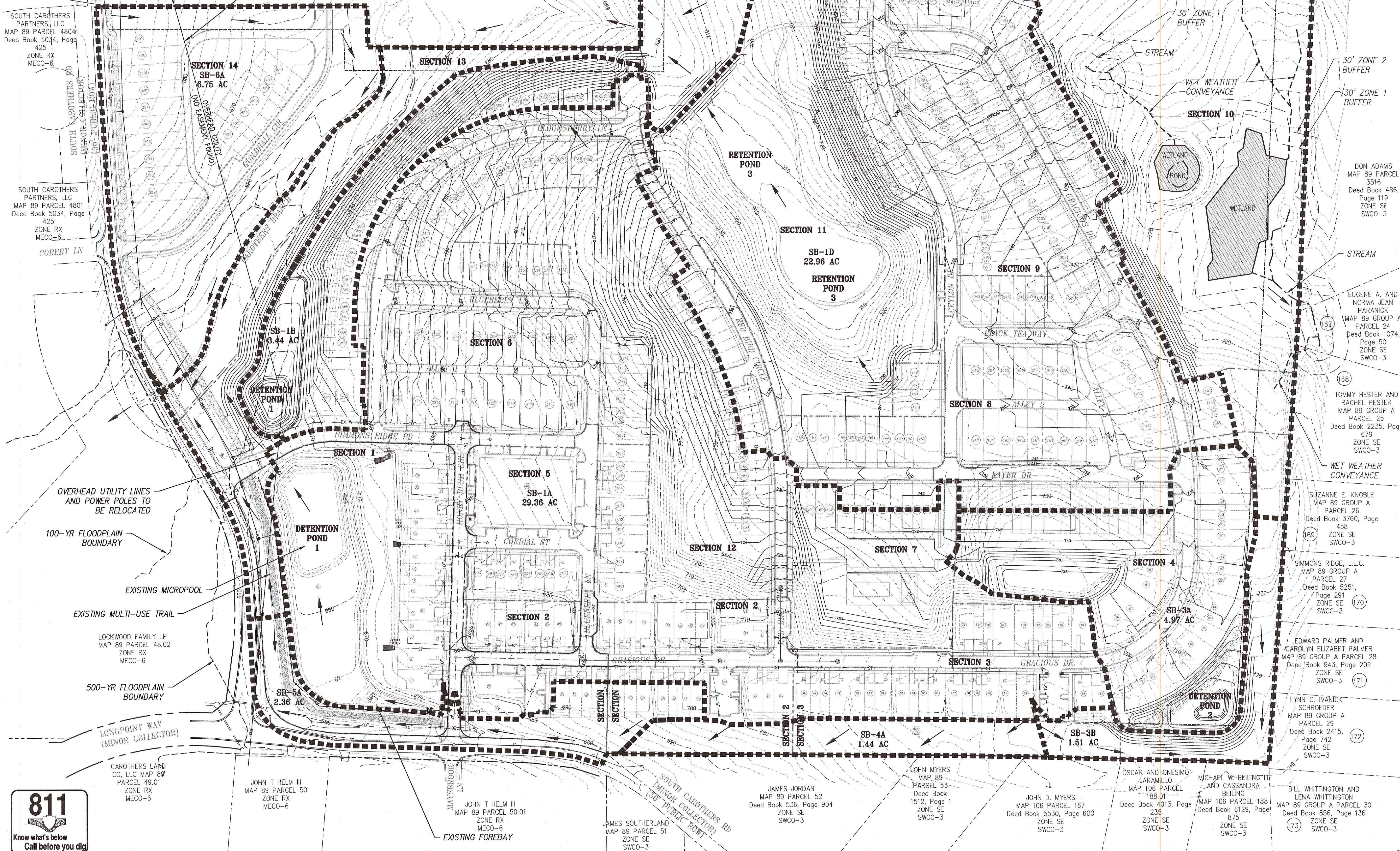
CLIENT: **SIMMONS RIDGE, LLC**
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FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

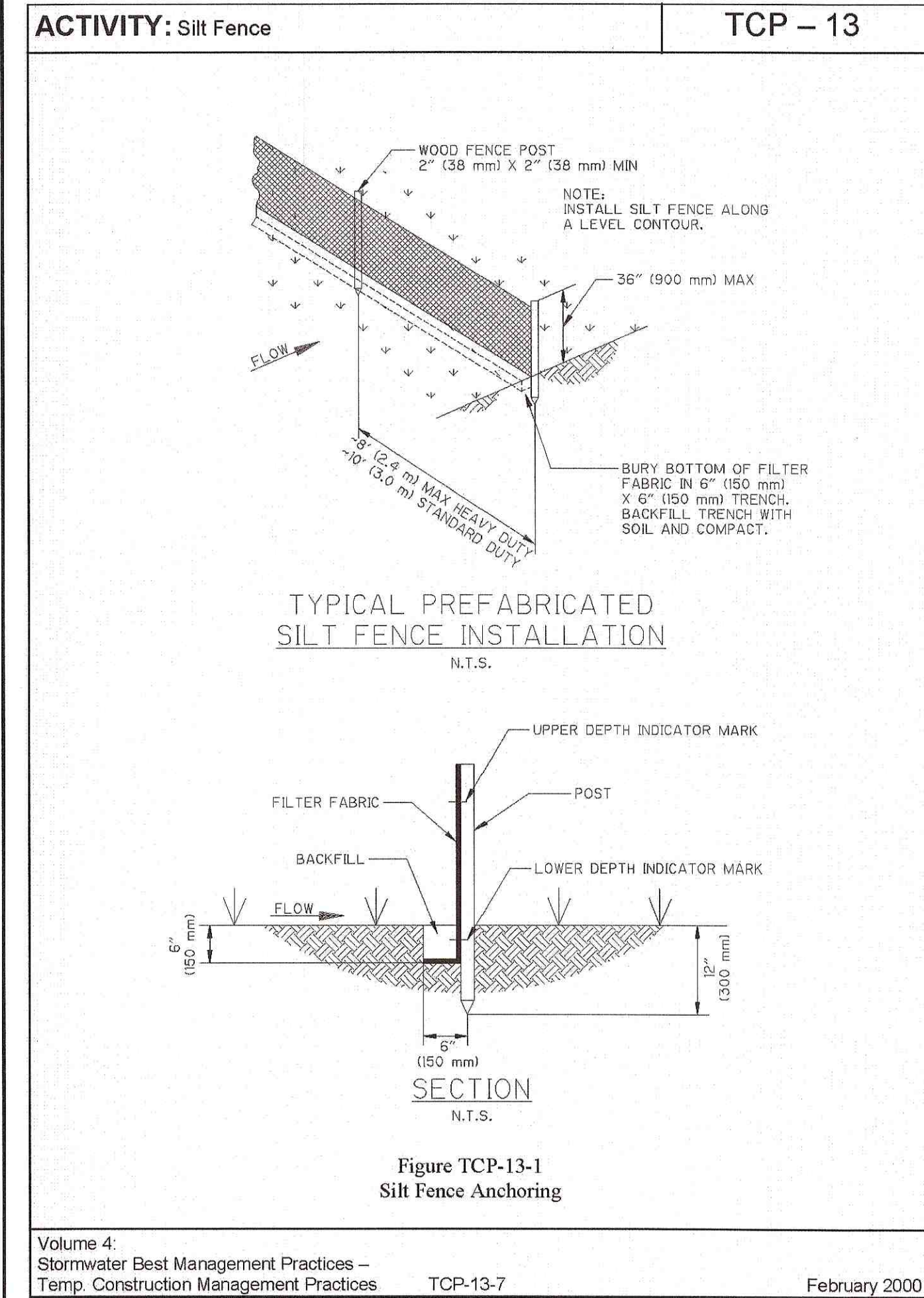
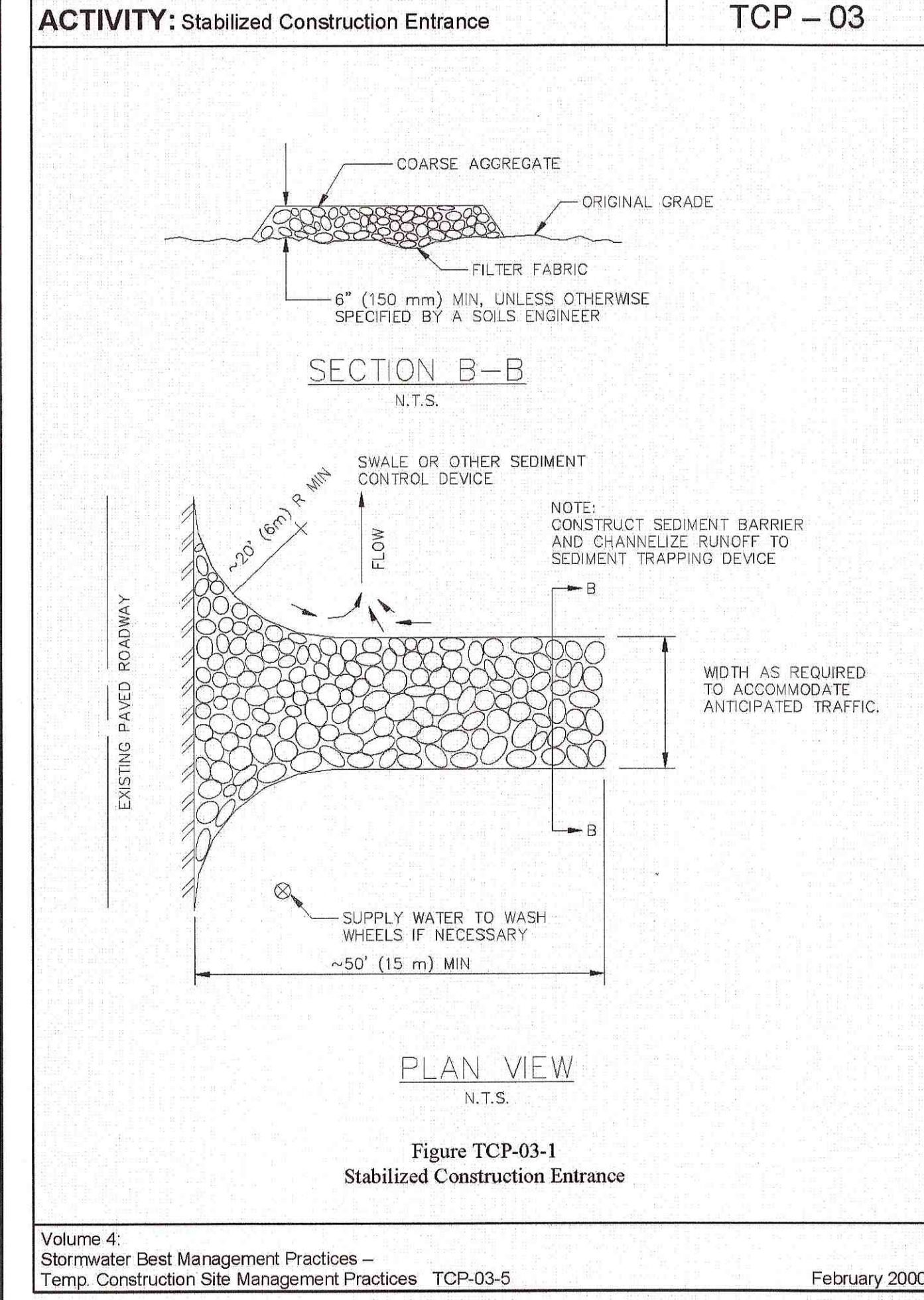
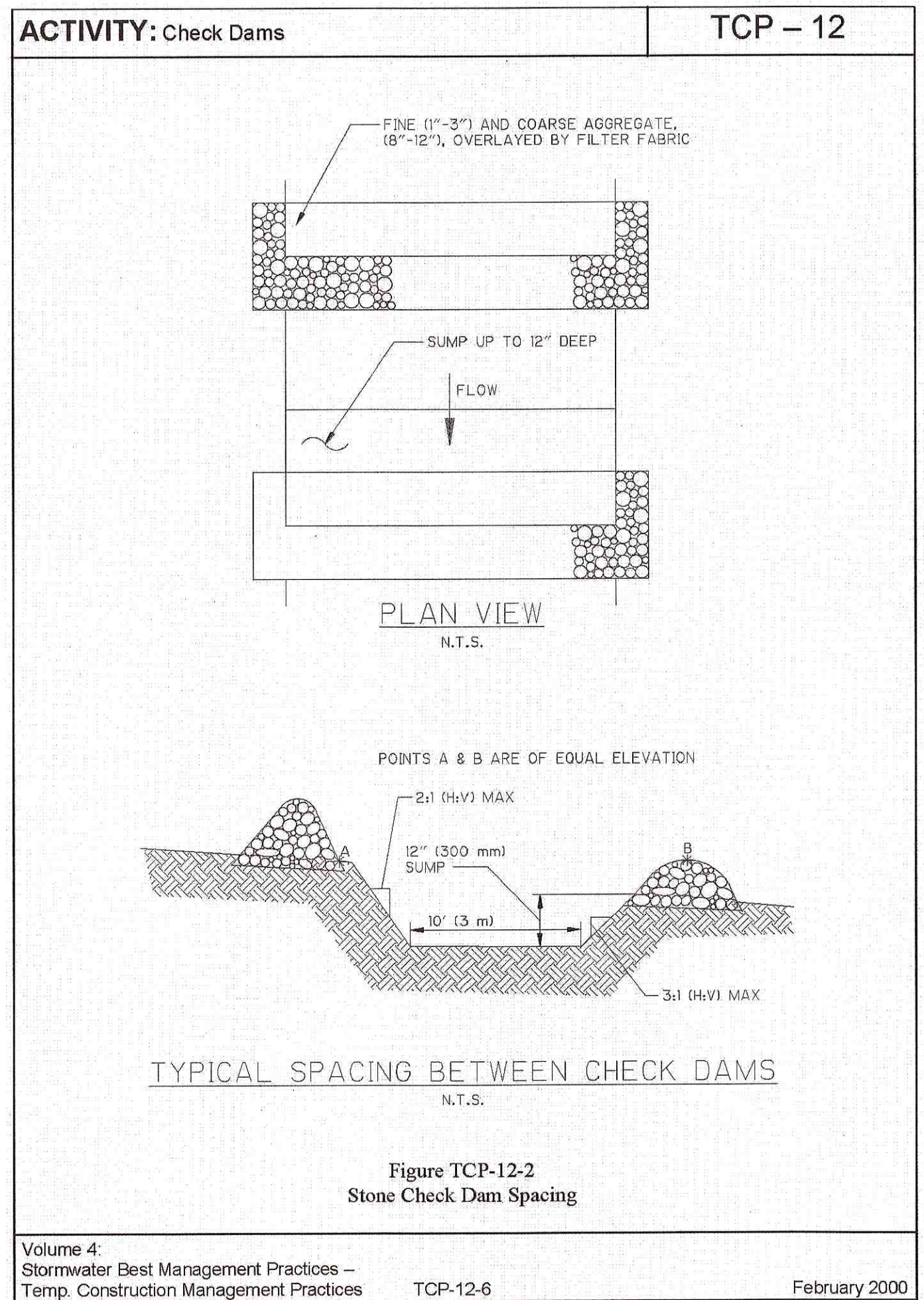
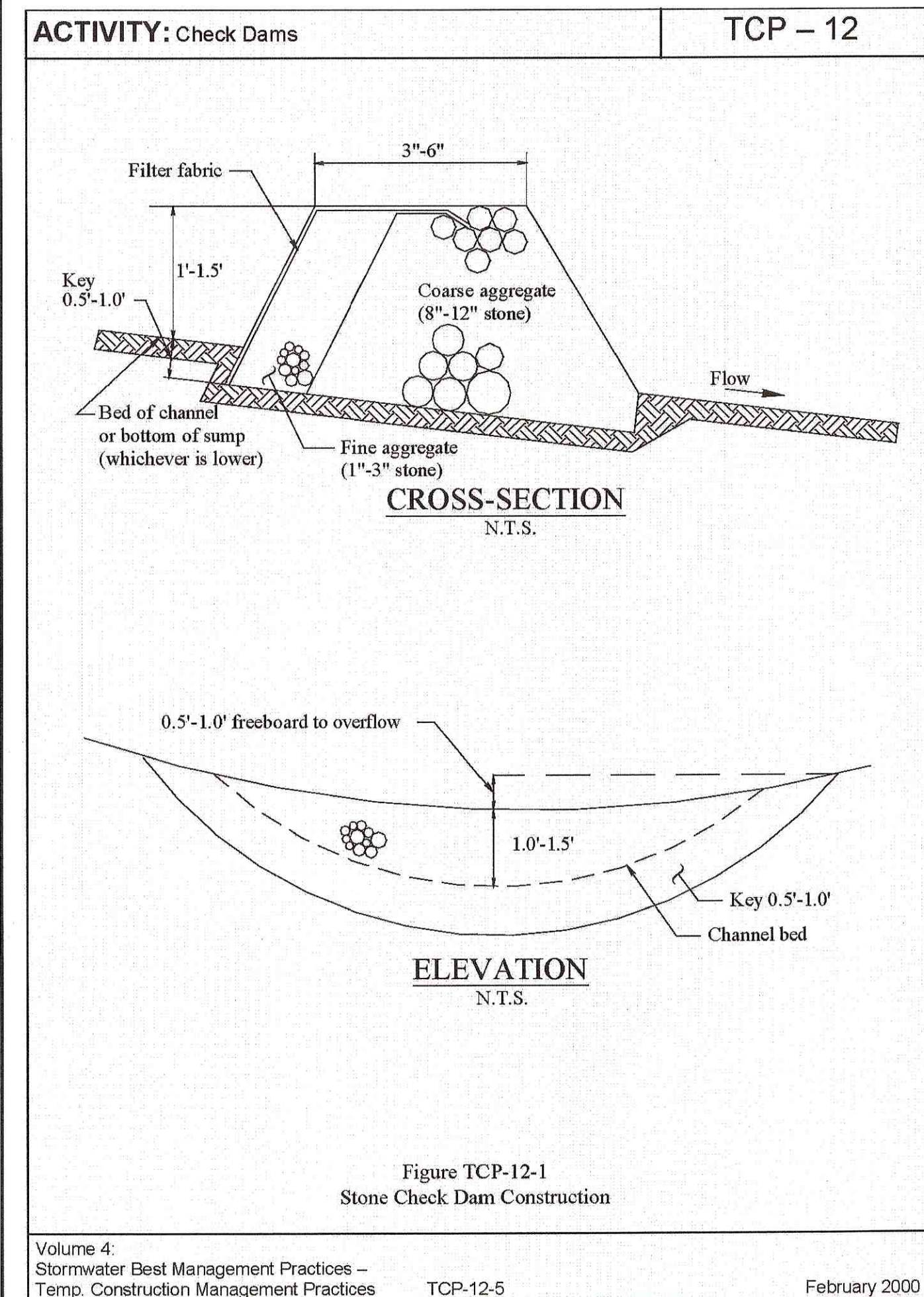
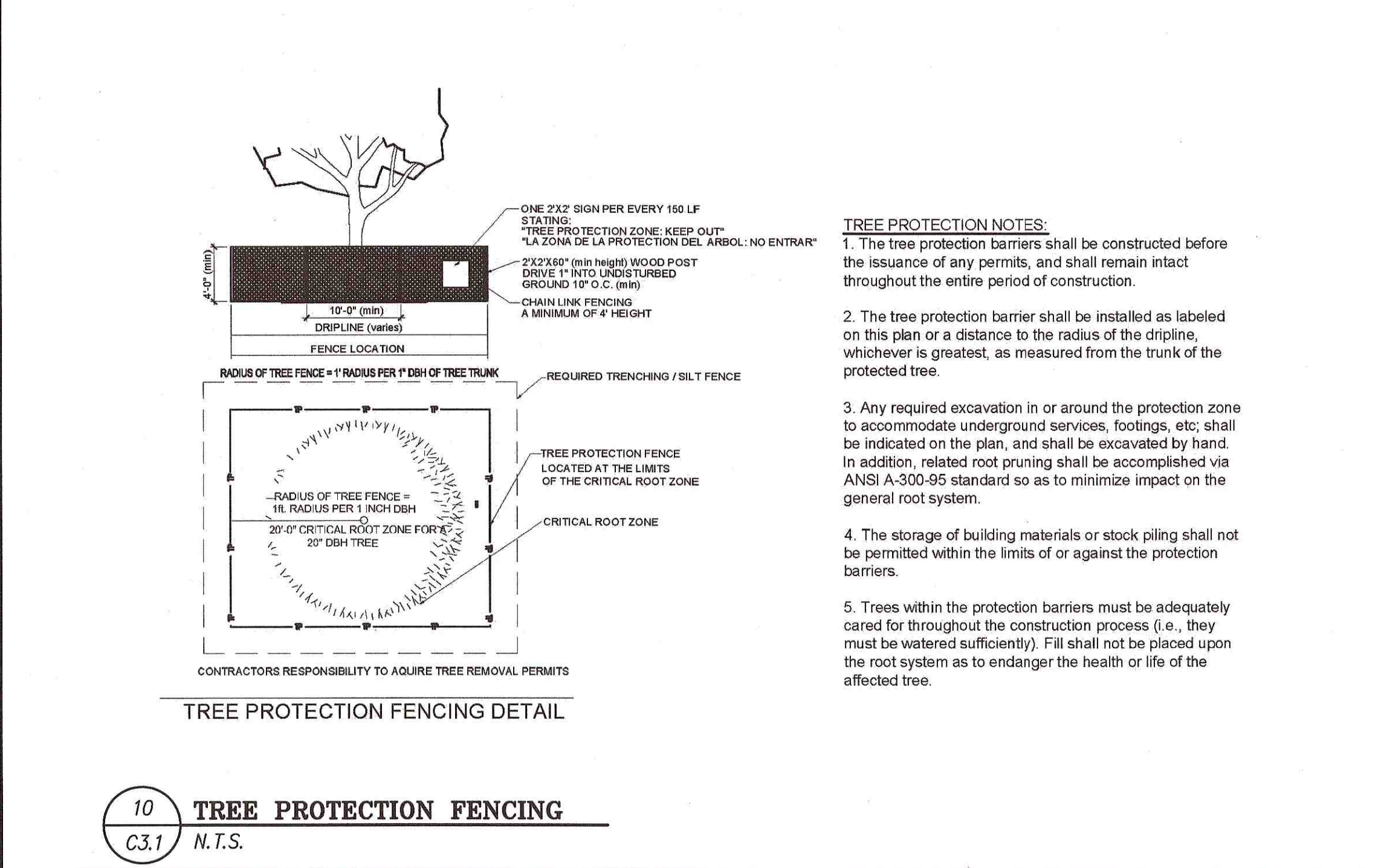
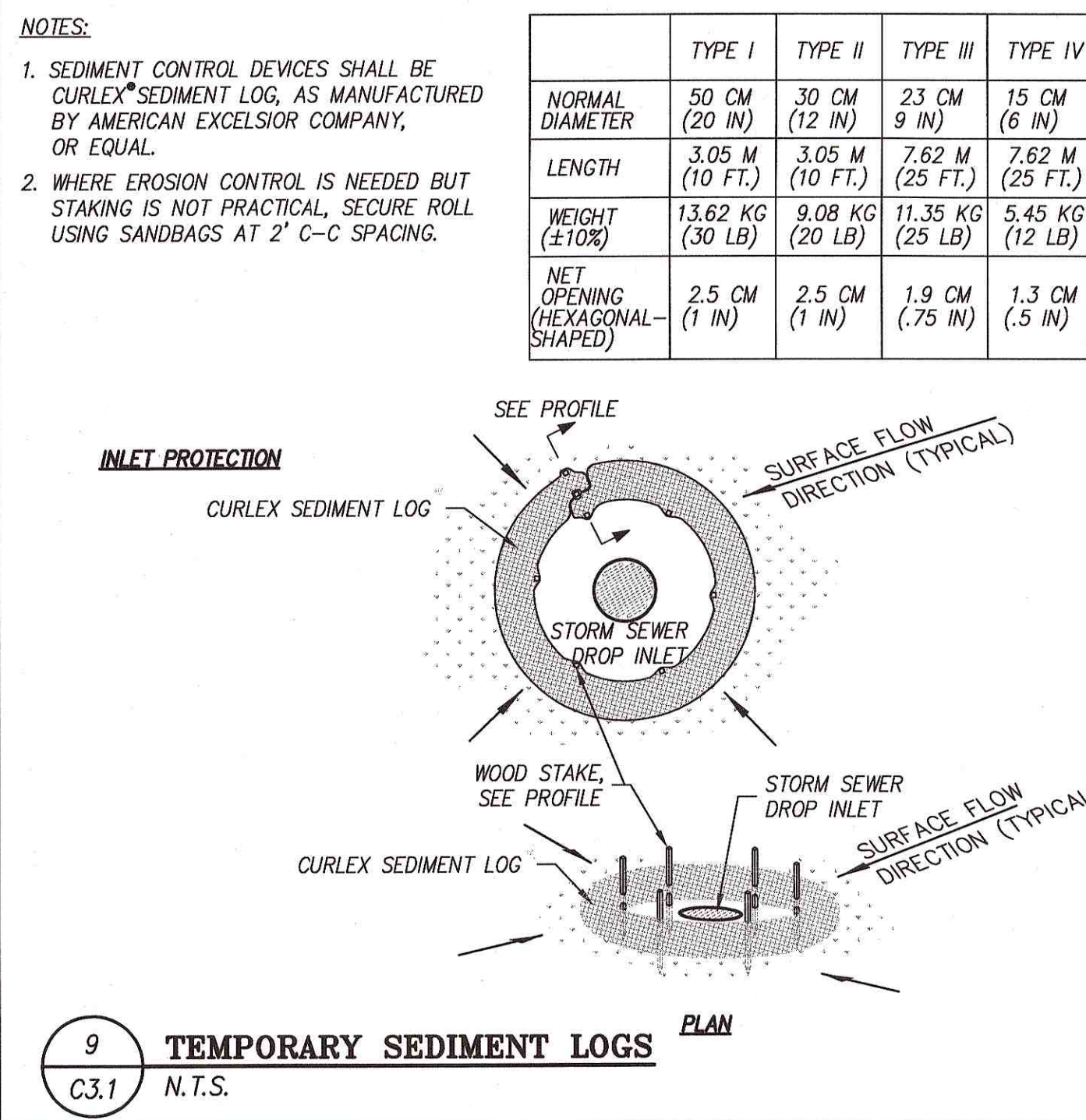
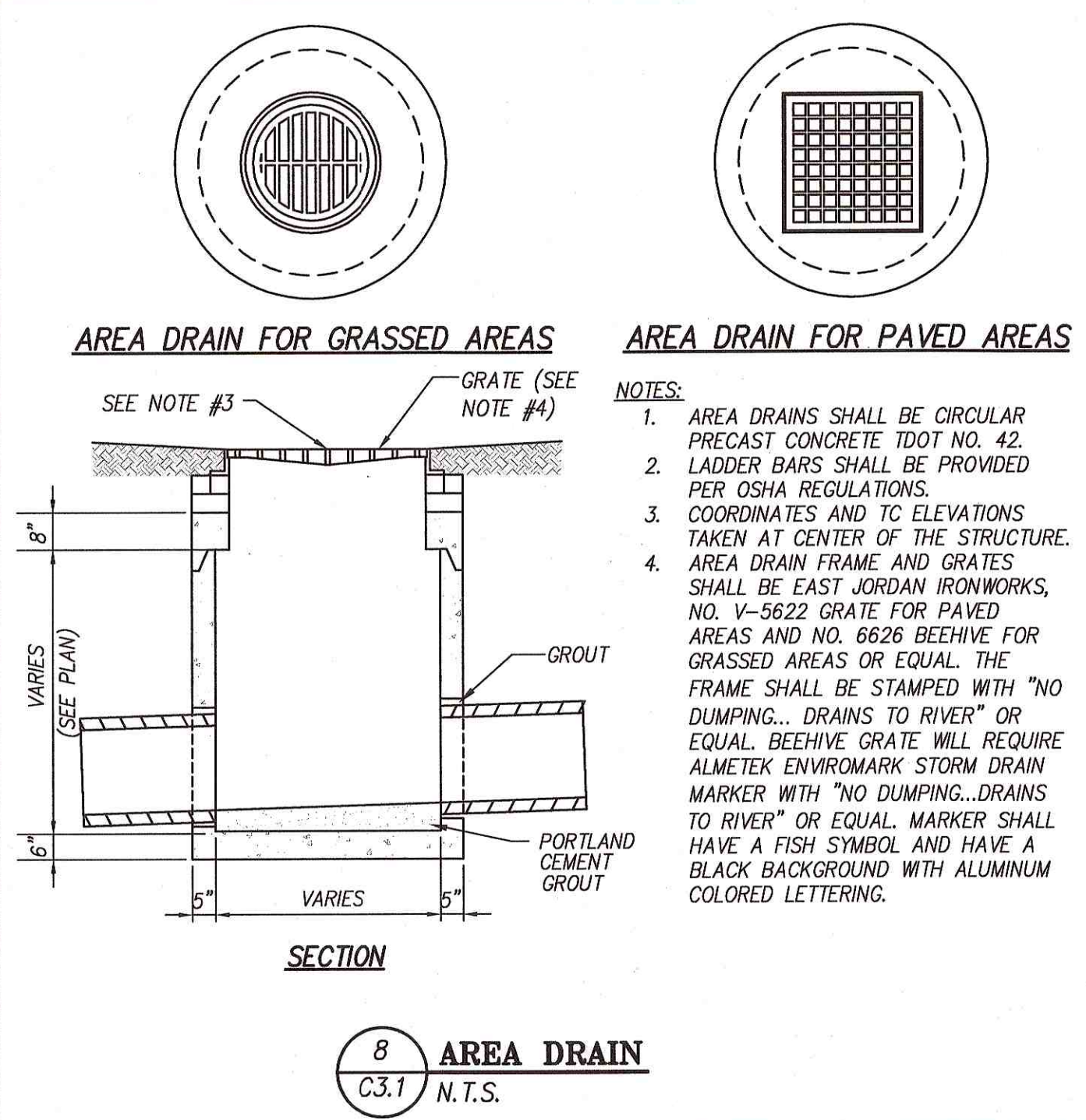
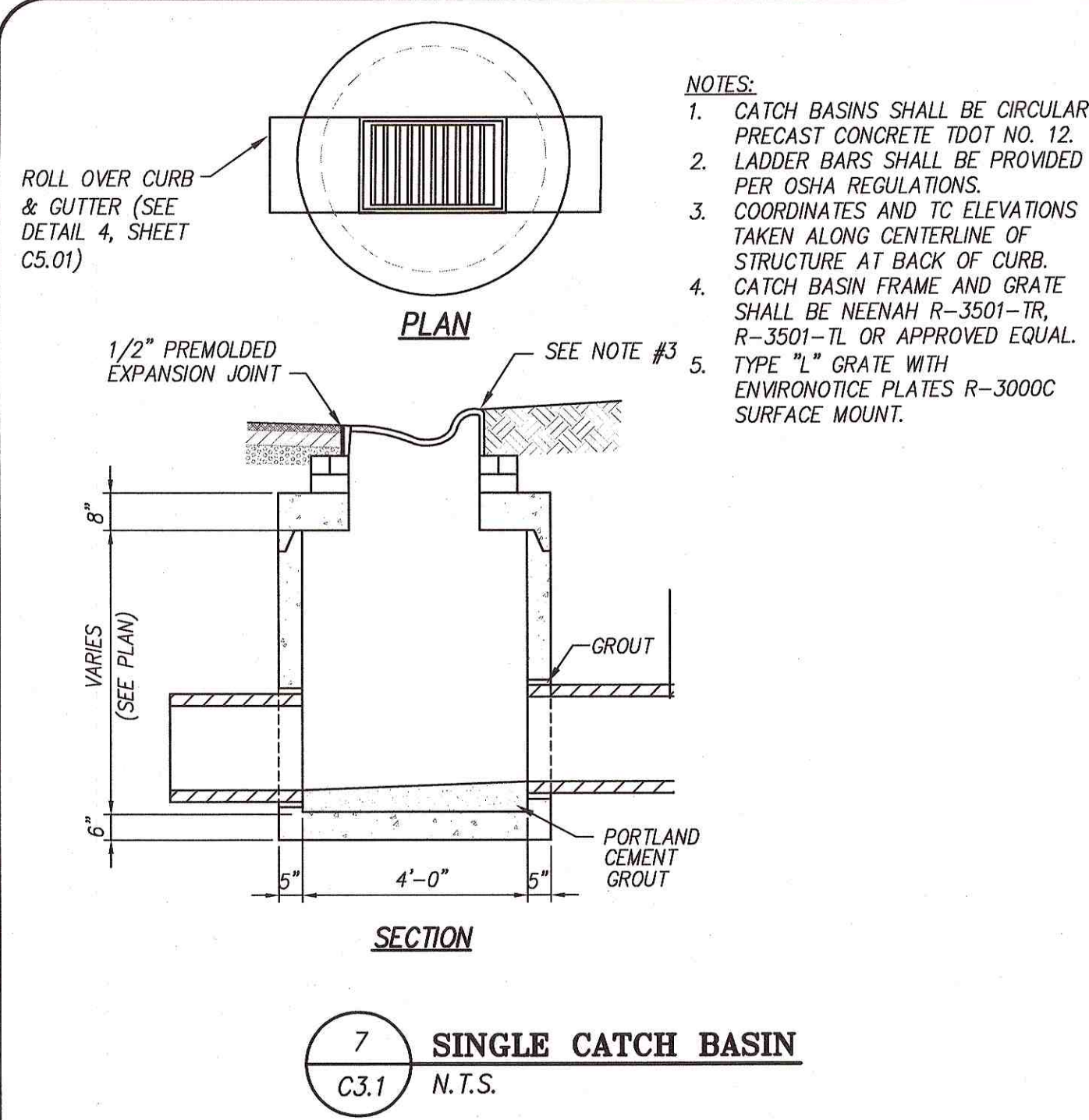
PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL
PROPOSED DRAINAGE BASIN

CCT PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
B.T.C. WHC
DRAWN JTP

C3.3
C3F #6339





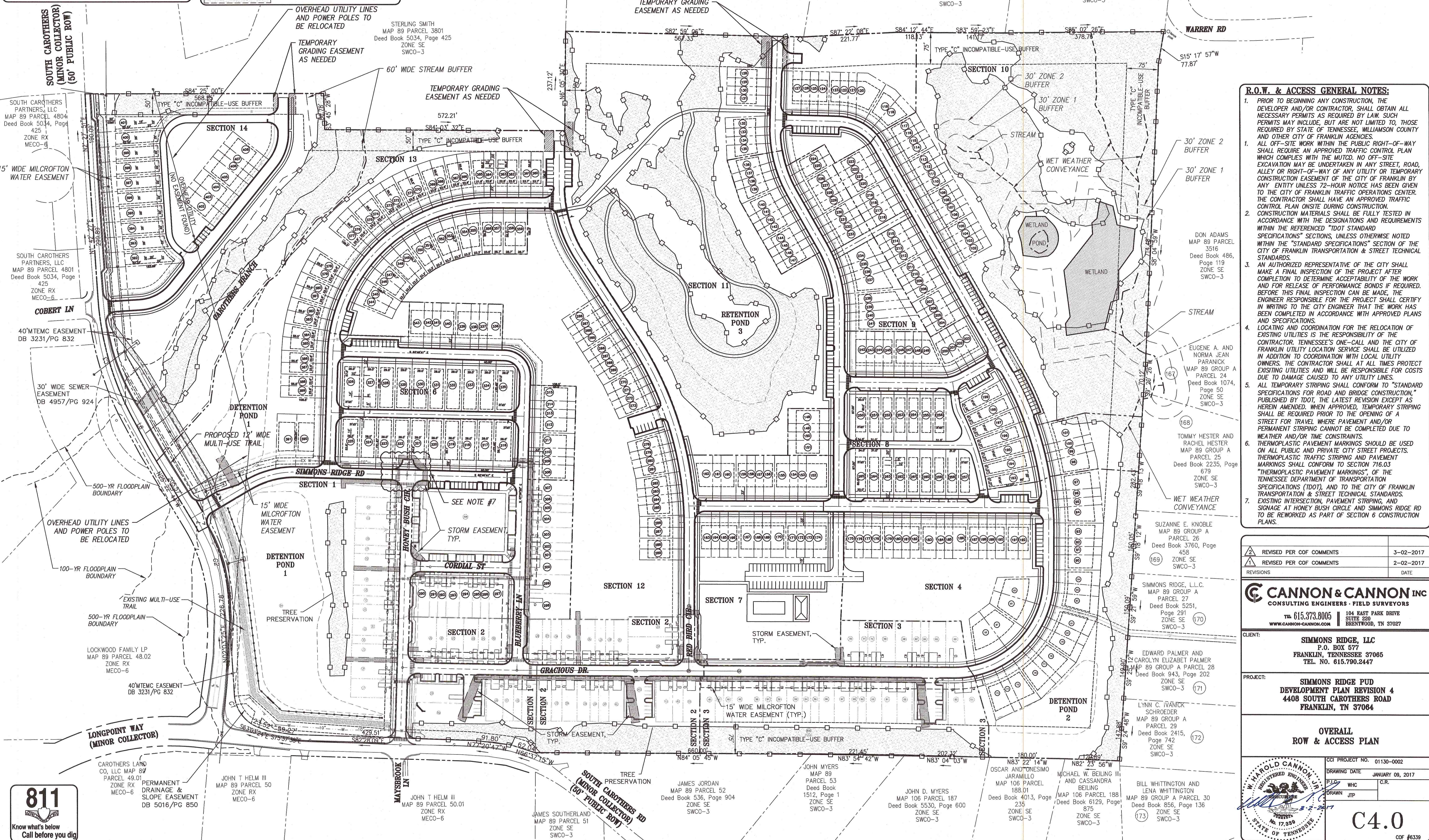
REVISED PER COF COMMENTS	2-02-2017
REVISIONS	DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL 615.373.8005 WWW.CANNON-CAUNTON.COM	
104 EAST PARK DRIVE SUITE 220 BRENTWOOD, TN 37027	
CLIENT:	SIMMONS RIDGE, LLC P.O. BOX 577 FRANKLIN, TENNESSEE 37065 TEL. NO. 615.790.2447
PROJECT:	SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064
GRADING, DRAINAGE, & EPSC DETAILS	
CCI PROJECT NO.	01130-0002
DRAWING DATE	JANUARY 09, 2017
P.I.C.	WHC
DRAWN	JTP
C3.4	
COF #6339	

GENERAL SITE NOTES:

1. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1 AND 2 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. DATED AUGUST 24, 2015. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015.
2. FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.

LEGEND

- TREE PRESERVATION AREA
- EXIST. EASEMENT LINE
- EXISTING BOUNDARY
- SECTION LINES
- EXISTING MULTI-USE TRAIL
- PROPOSED MULTI-USE TRAIL
- PROPOSED DRAINAGE EASEMENT



R.O.W. & 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.
1. 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 ON-SITE DURING CONSTRUCTION.
2. 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.
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. 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.
5. 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.
6. 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.
7. EXISTING INTERSECTION, PAVEMENT STRIPING, AND SIGNAGE AT HONEY BUSH CIRCLE AND SIMMONS RIDGE RD TO BE REWORKED AS PART OF SECTION 6 CONSTRUCTION PLANS.

REVISED PER COF COMMENTS	3-02-2017
REVISED PER COF COMMENTS	2-02-2017
REVISIONS	DATE

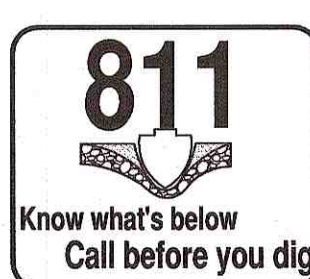
CANNON & CANNON INC.
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TEL 615.373.8005 | 104 EAST PARK DRIVE
FRANKLIN, TENNESSEE 37065 | SUITE 220
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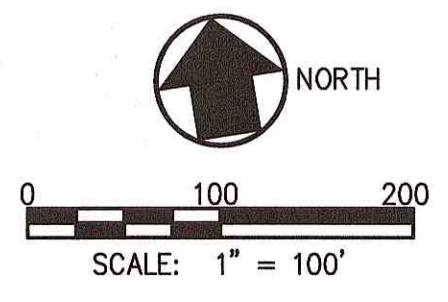
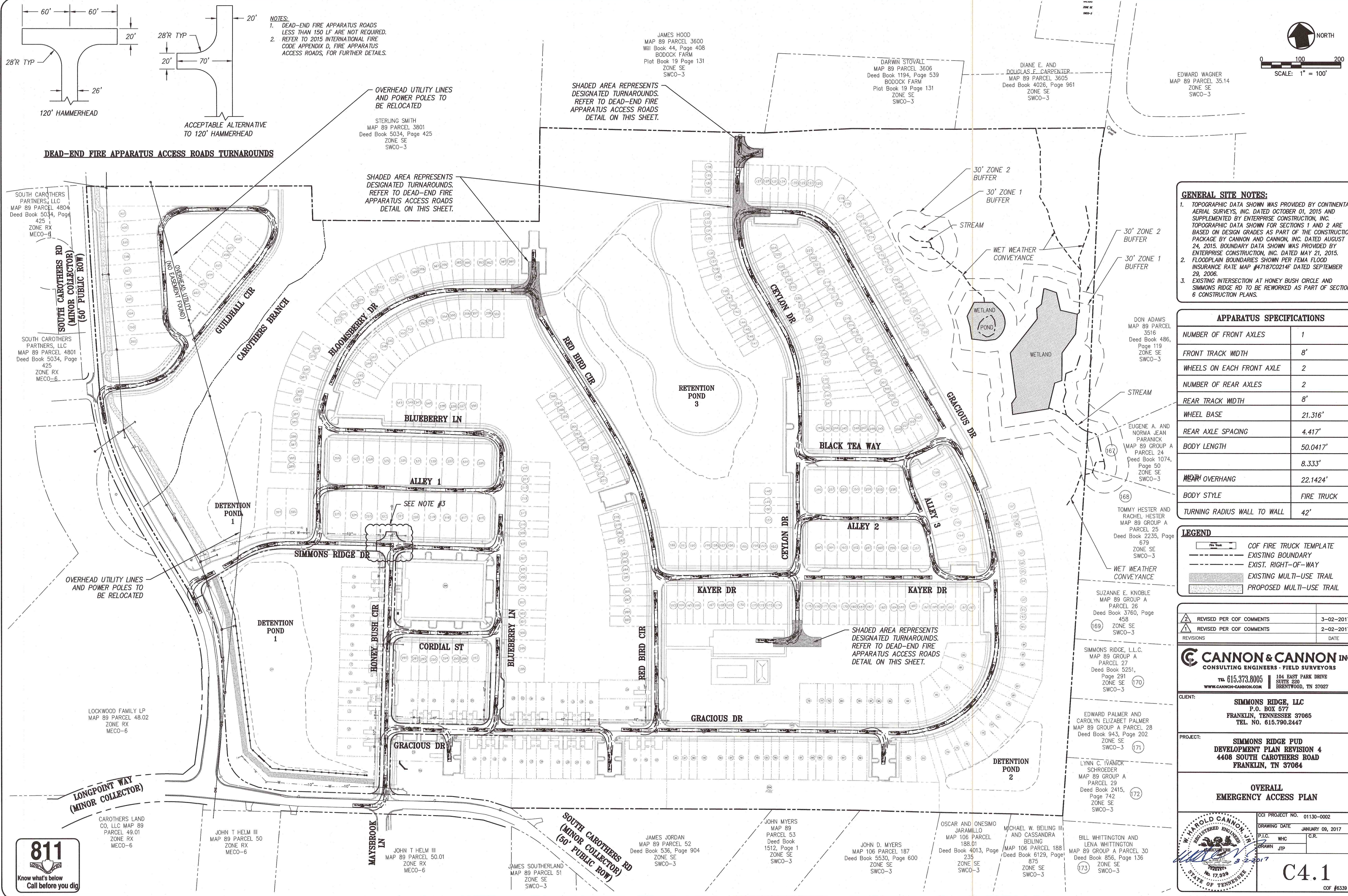
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL ROW & ACCESS PLAN

CCI PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
PLOT: WHC
DRAWN: JTP
C4.0
COF #6339





NOTES:
1. DEAD-END FIRE APPARATUS ROADS LESS THAN 150 LF ARE NOT REQUIRED. REFER TO 2015 INTERNATIONAL FIRE CODE APPENDIX D, FIRE APPARATUS ACCESS ROADS, FOR FURTHER DETAILS.

SHADED AREA REPRESENTS DESIGNATED TURNAROUNDS. REFER TO DEAD-END FIRE APPARATUS ACCESS ROADS DETAIL ON THIS SHEET.

SHADED AREA REPRESENTS DESIGNATED TURNAROUNDS. REFER TO DEAD-END FIRE APPARATUS ACCESS ROADS DETAIL ON THIS SHEET.

SHADED AREA REPRESENTS DESIGNATED TURNAROUNDS. REFER TO DEAD-END FIRE APPARATUS ACCESS ROADS DETAIL ON THIS SHEET.

GENERAL SITE NOTES:
1. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1 AND 2 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. DATED AUGUST 24, 2015. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.
2. FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.
3. EXISTING INTERSECTION AT HONEY BUSH CIRCLE AND SIMMONS RIDGE RD TO BE REWORKED AS PART OF SECTION 6 CONSTRUCTION PLANS.

APPARATUS SPECIFICATIONS	
NUMBER OF FRONT AXLES	1
FRONT TRACK WIDTH	8'
WHEELS ON EACH FRONT AXLE	2
NUMBER OF REAR AXLES	2
REAR TRACK WIDTH	8'
WHEEL BASE	21.316'
REAR AXLE SPACING	4.417'
BODY LENGTH	50.0417'
WHEEL OVERHANG	8.333'
BODY STYLE	FIRE TRUCK
TURNING RADIUS WALL TO WALL	42'

LEGEND	
	COF FIRE TRUCK TEMPLATE
	EXISTING BOUNDARY
	EXIST. RIGHT-OF-WAY
	EXISTING MULTI-USE TRAIL
	PROPOSED MULTI-USE TRAIL

REVISED PER COF COMMENTS	3-02-2017
REVISED PER COF COMMENTS	2-02-2017
REVISIONS	DATE

CANNON & CANNON INC.
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL. 615.373.8005
104 EAST PARK DRIVE
SUITE 220
BRENTWOOD, TN 37027

CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

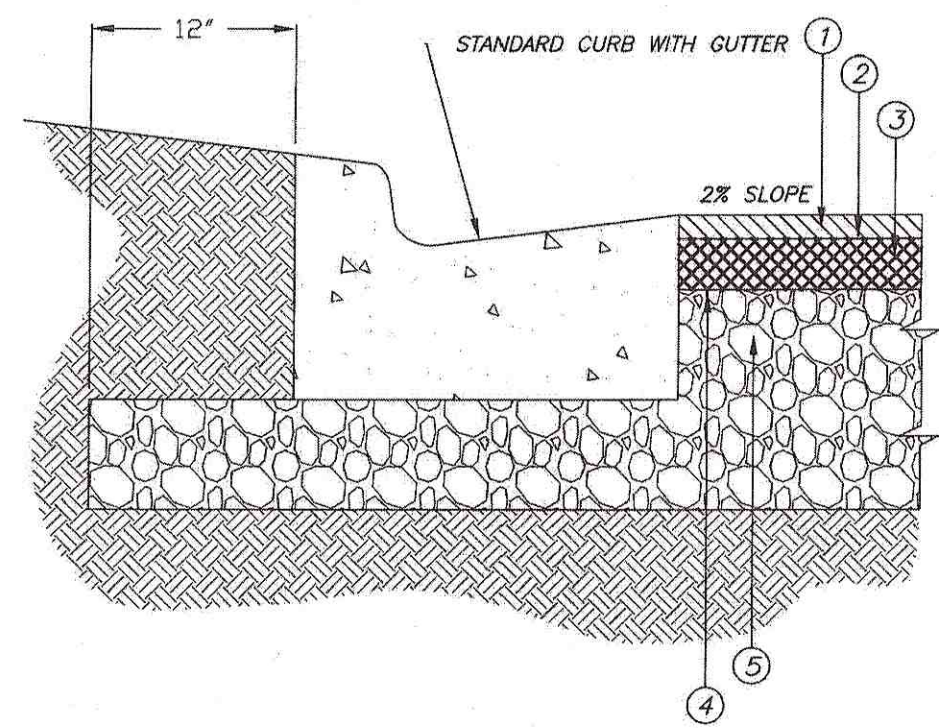
PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

OVERALL EMERGENCY ACCESS PLAN

CCI PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
P.L.C. WHC C.R.
DRAWN JTP

C4.1
COF #6339





1. 1.5" - BITUMINOUS SURFACE COURSE
411-01.11 ACS MIX (PG64-22) GRADING E ROW
2. TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" - BITUMINOUS AGGREGATE BASE
307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPM-BM) GRADING B-M2
4. PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"

GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S.

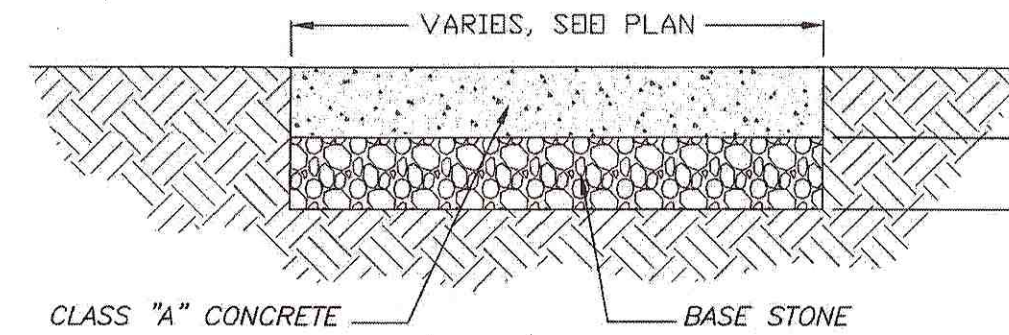
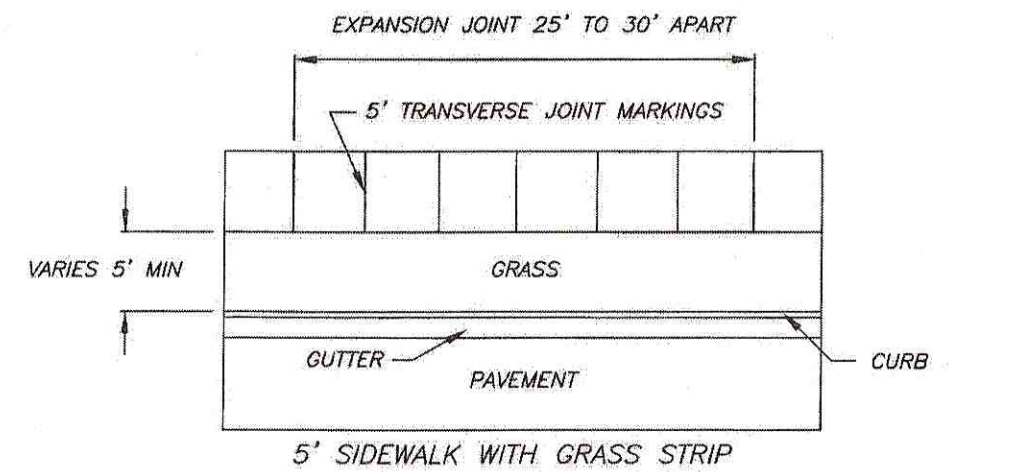
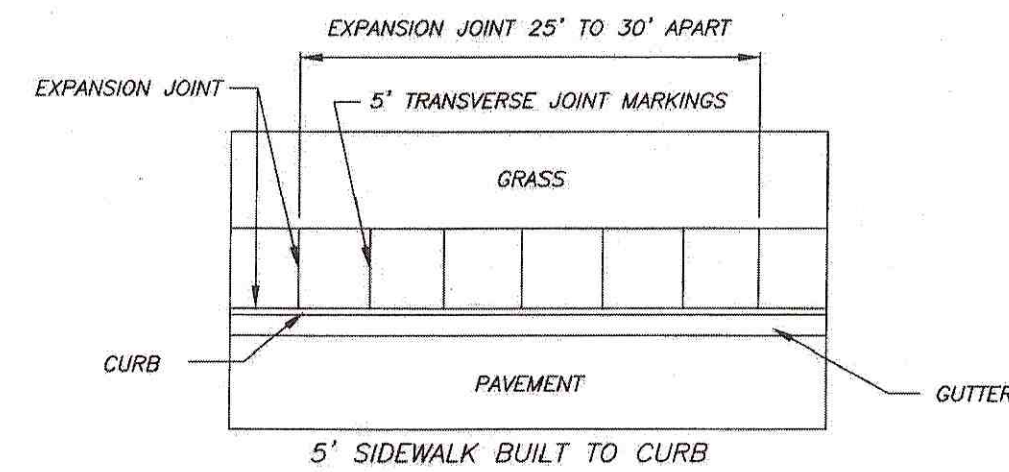
CITY OF FRANKLIN

LOCAL AND ALLEY PAVEMENT SECTION

DWG. NO. RD-3

EFFECTIVE DATE: 01/08/2015

CITY ENGINEER
Paul D. Hester
DIRECTOR OF ENGINEERING
DATE
12/6/14



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. ALSO SEE EXPANSION JOINT DETAIL.
3. ROOT BARRIERS REQUIRED ON BOTH SIDES OF GRASS STRIP AROUND TREES.

N.T.S.

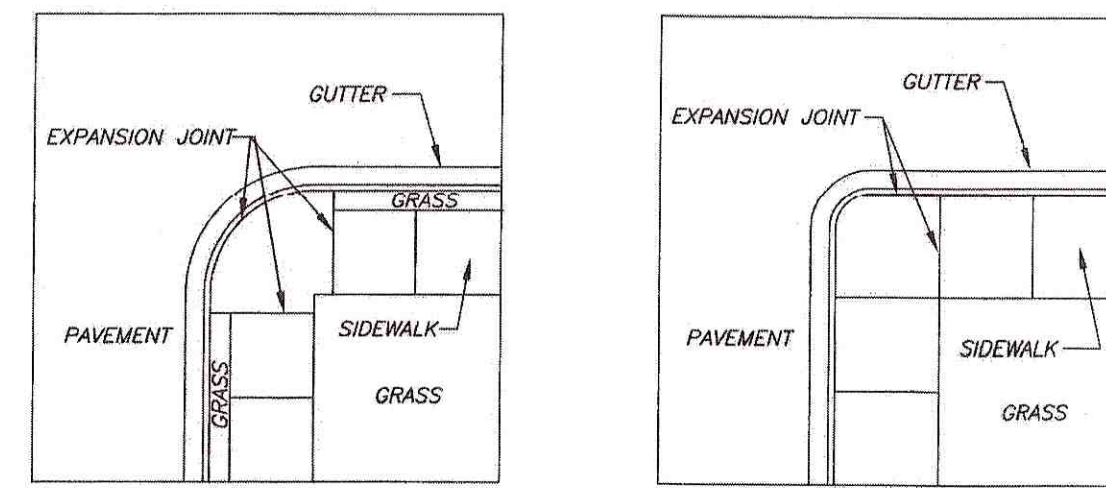
CITY OF FRANKLIN

TYPICAL 5' CONCRETE SIDEWALK

DWG. NO. RP-9

EFFECTIVE DATE: 01/08/2015

CITY ENGINEER
Paul D. Hester
DIRECTOR OF ENGINEERING
DATE
12/6/14



EXPANSION JOINT VARIATIONS

DETAIL OF EXPANSION JOINT

GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS.
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 9'. TWO LONGITUDINAL JOINTS FOR SIDEWALK 10' TO 12'.

N.T.S.

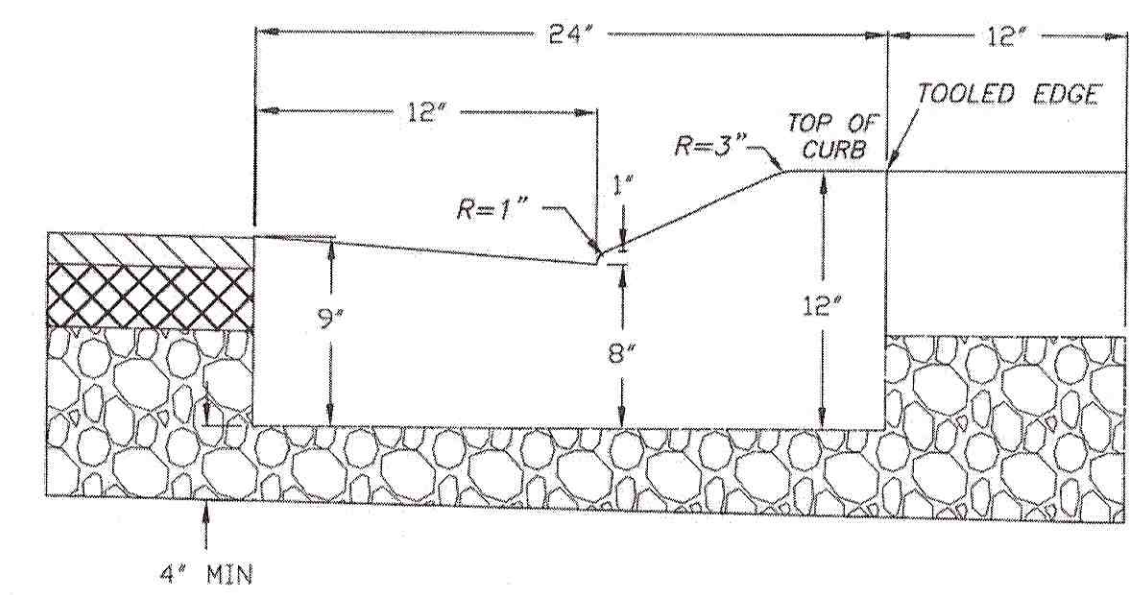
CITY OF FRANKLIN

TYPICAL SIDEWALK EXPANSION JOINT

DWG. NO. RP-11

EFFECTIVE DATE: 01/08/2015

CITY ENGINEER
Paul D. Hester
DIRECTOR OF ENGINEERING
DATE
12/6/14



CROSS SECTIONAL VIEW

GENERAL NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL TYPE "L" GRATE WITH ENVIROMONITOR PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE 3000 PSI (MIN).

N.T.S.

CITY OF FRANKLIN

ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY)

DWG. NO. RP-3

EFFECTIVE DATE: 01/08/2015

CITY ENGINEER
Paul D. Hester
DIRECTOR OF ENGINEERING
DATE
12/6/14

1 ASPHALT PAVEMENT SECTION

C2.0 N.T.S.

2 TYPICAL SIDEWALK

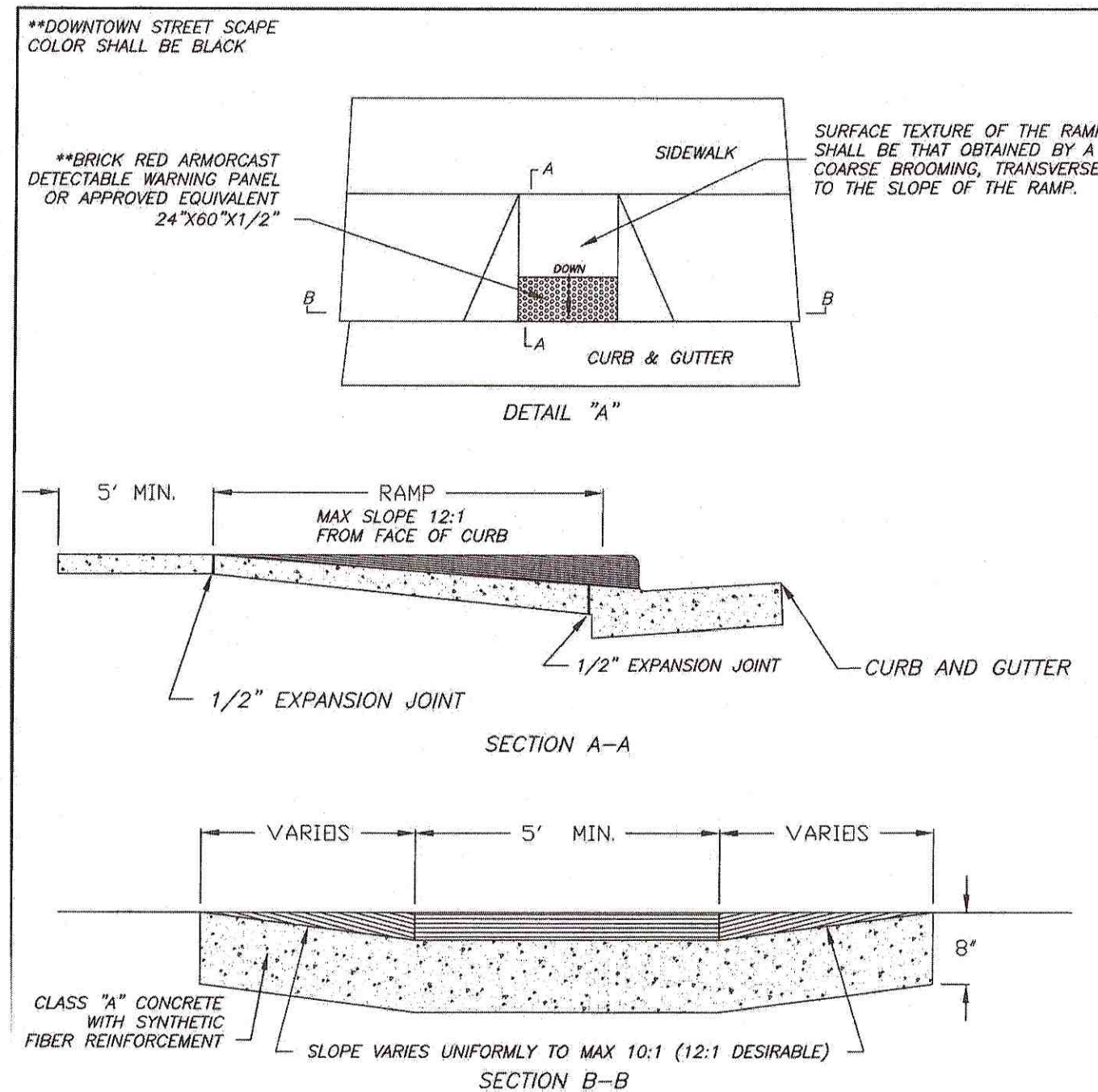
C2.0 N.T.S.

3 TYPICAL SIDEWALK EXPANSION JOINT

C2.0 N.T.S.

4 ROLLOVER CURB AND GUTTER

C2.0 N.T.S.



GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ACCESSIBILITY CODE REQUIREMENTS.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM LANDING AT TOP OF RAMP IS 5'.
4. RAMP SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. RAMP SHALL BE 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
6. 4" BASE STONE REQUIRED UNDER ALL RAMPS.

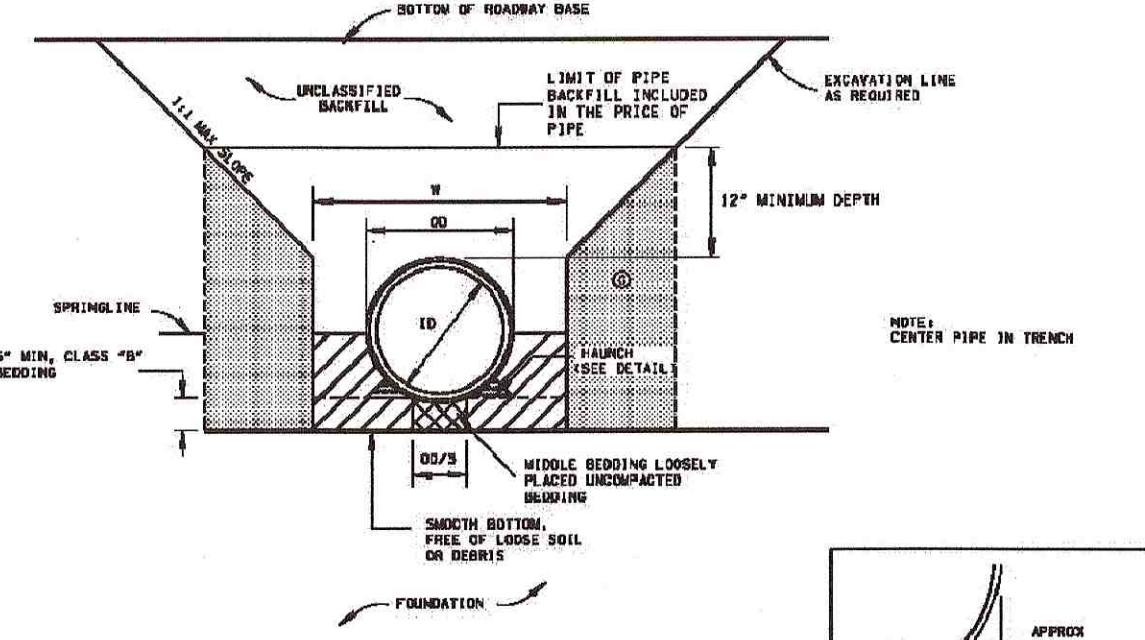
CITY OF FRANKLIN

HANDICAP RAMP AND DETECTABLE WARNING

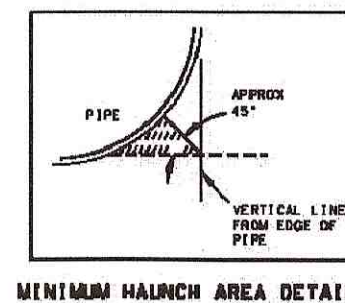
DWG. NO. RP-12

EFFECTIVE DATE: 01/08/2015

CITY ENGINEER
Paul D. Hester
DIRECTOR OF ENGINEERING
DATE
12/6/14



STANDARD TRENCH INSTALLATION (4)



MINIMUM HAUNCH AREA DETAIL

REINFORCED CONCRETE PIPE CLASSIFICATION (ASTM M170)	CLASS	THICKNESS
1	1	1 1/2"
2	2	2"
3	3	3"
4	4	4"
5	5	5"
6	6	6"
7	7	7"
8	8	8"
9	9	9"
10	10	10"
11	11	11"
12	12	12"
13	13	13"
14	14	14"
15	15	15"
16	16	16"
17	17	17"
18	18	18"
19	19	19"
20	20	20"
21	21	21"
22	22	22"
23	23	23"
24	24	24"
25	25	25"
26	26	26"
27	27	27"
28	28	28"
29	29	29"
30	30	30"
31	31	31"
32	32	32"
33	33	33"
34	34	34"
35	35	35"
36	36	36"
37	37	37"
38	38	38"
39	39	39"
40	40	40"
41	41	41"
42	42	42"
43	43	43"
44	44	44"
45	45	45"
46	46	46"
47	47	47"
48	48	48"
49	49	49"
50	50	50"
51	51	51"
52	52	52"
53	53	53"
54	54	54"
55	55	55"
56	56	56"
57	57	57"
58	58	58"
59	59	59"
60	60	60"
61	61	61"
62	62	62"
63	63	63"
64	64	64"
65	65	65"
66	66	66"
67	67	67"
68	68	68"
69	69	69"
70	70	70"
71	71	71"
72	72	72"
73	73	73"
74	74	74"
75	75	75"
76	76	76"
77	77	77"
78	78	78"
79	79	79"
80	80	80"
81	81	81"
82	82	82"
83	83	83"
84	84	84"
85	85	85"
86	86	86"
87	87	87"
88	88	88"
89	89	89"
90	90	90"
91	91	91"
92	92	92"
93	93	93"
94	94	94"
95	95	95"
96	96	96"
97	97	97"
98	98	98"
99	99	99"
100	100	100"

PIPE DIA.	PAVEMENT ITEM NO.	CLASS "B" BEDDING MATERIAL CY/FT	CLASS "B" BEDDING MATERIAL CY/FT
18"	807-03.30	47"	0.148
24"	807-03.30	64"	0.192
30"	807-06.30	81"	0.236
36"	807-07.30	98"	0.280
42"	807-08.30	115"	0.324
48"	807-09.30	132"	0.400
54"	807-10.30	149"	0.461
60"	807-11.30	166"	0.505
66"	807-12.30	183"	0.529
72"	807-13.30	200"	0.573
78"	807-14.30	217"	0.601
84"	807-15.30	234"	0.629

CLASS "B" BEDDING COMPACTED TO 90% STANDARD PROCTOR DENSITY
CLASS "B" BEDDING UNCOMPACTED
FIRM IN-SITU SOIL OR CLASS "B" BEDDING COMPACTED TO 90% STANDARD PROCTOR DENSITY
HAUNCH AREA, SHOVEL COMPACTED

6 UTILITY TRENCH BACKFILL

N.T.S.

100 Watt HPS Ribbed and Banded Granville Post Light with 16' Burlington Post



Light:
Holophone #GVU100HPMAB3RSGT

MTE Item:
#6123

Pole:
Hapco #74167-005P1
Holophone #BL16S4/11-CA/BKH

MTE Item:
#6145

MTE Unit Number:
M27-10-16B

Foundation drawing:
SLF-5

REVISED PER COF COMMENTS		2-02-2017
REVISIONS		DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL. 615.373.0005 104 EAST PARK DRIVE WWW.CANNON-CANNON.COM SUITE 220 BRENTWOOD, TN 37027		
CLIENT:	SIMMONS RIDGE, LLC P.O. BOX 577 FRANKLIN, TENNESSEE 37065 TEL. NO. 615.790.2447	
PROJECT:	SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4 4406 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064	
ROW & ACCESS DETAILS		
CCI PROJECT NO.	01130-0002	
DRAWING DATE	JANUARY 09, 2017	
P.I.C.	WHC	C.R.
DRAWN	JTP	
C4.2 COF #6339		

811

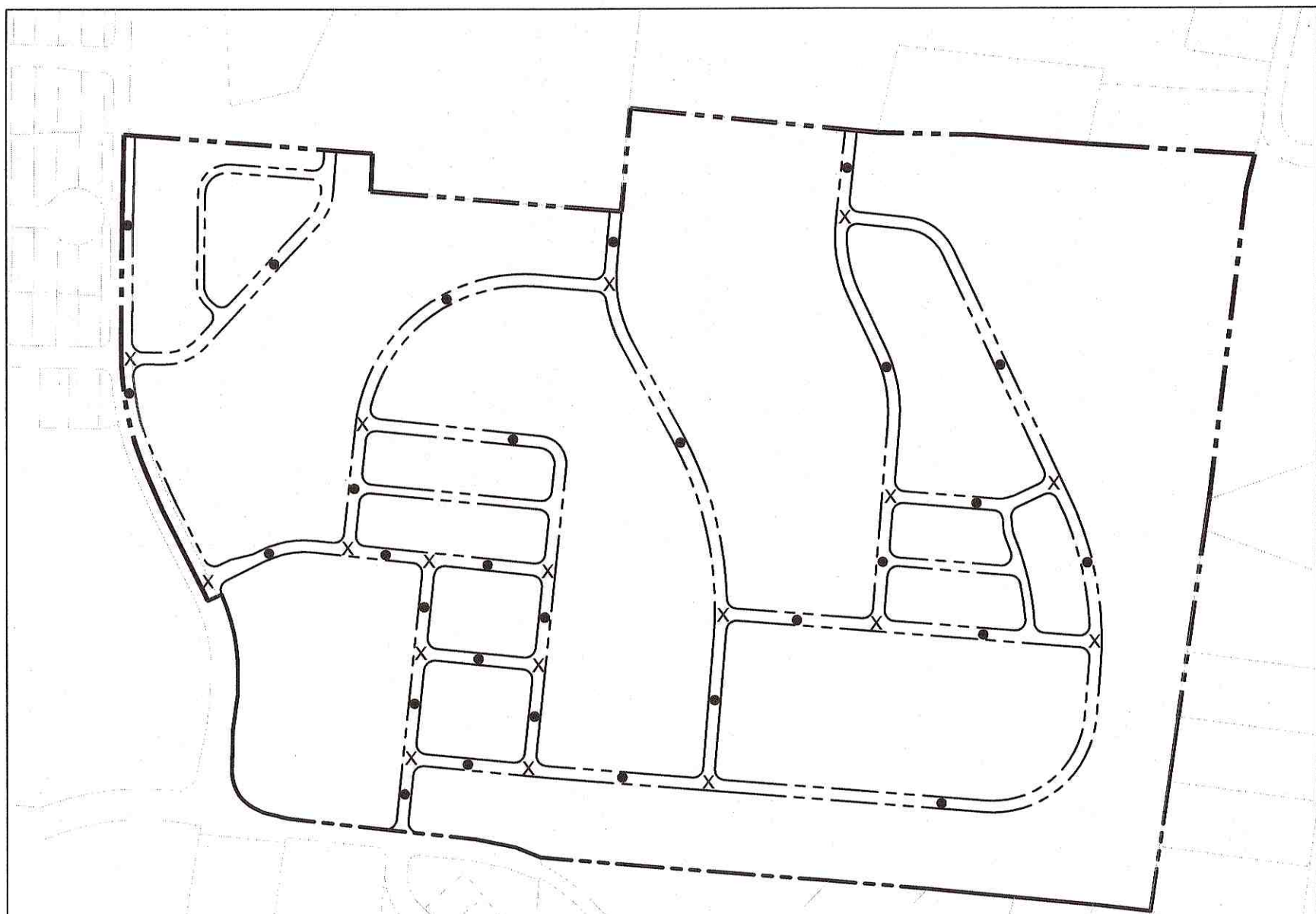
Know what's below
Call before you dig

5 ACCESSIBLE RAMP

C2.0 N.T.S.

7 TYPICAL STREET LIGHTING

N.T.S.



CONNECTIVITY INDEX

0 LINKS 29
X NODES 18

29/18 = 1.61 INDEX
(1.65 IS REQUIRED)

DUE TO THE ADJACENT EXISTING DEVELOPMENT PATTERN ALONG THE EASTERN AND SOUTHERN BOUNDARIES OF THE PROPERTY, THE NATURAL FEATURES AND THE TOPOGRAPHIC CONDITIONS OF THE SITE, THE OWNERS REQUEST A DESIGN MODIFICATION FOR CONNECTIVITY. MODIFICATION OF ENGINEERING STANDARDS REQUEST APPROVED BY CARL BAUGHMAN ON FEBRUARY 9, 2017.

TRIP GENERATION DATA

LAND USE: LUC 230 CONDOS
SIZE: 421

AVERAGE DAILY TRAFFIC 2,246
DAILY ENTER 1,123
DAILY EXIT 1,123

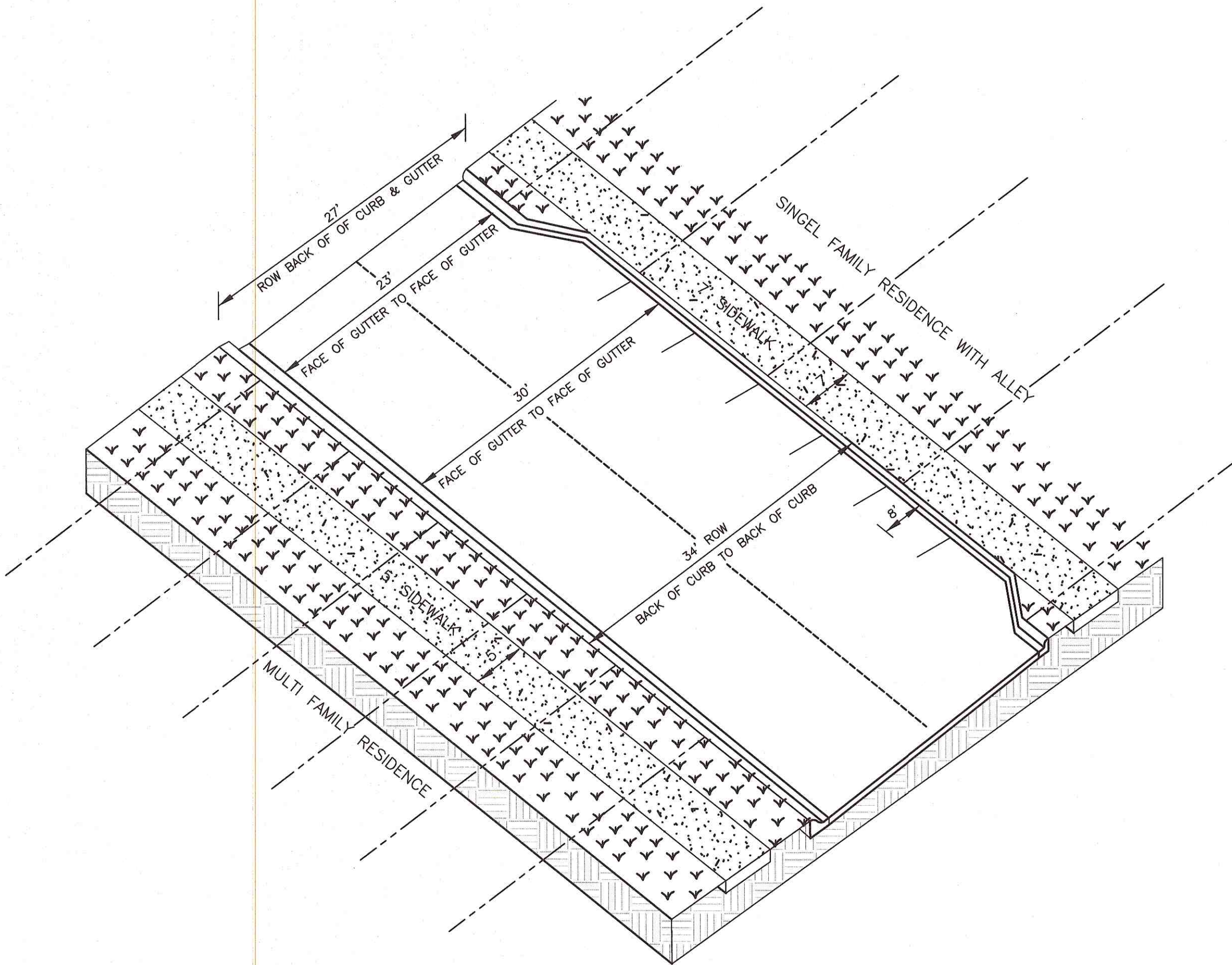
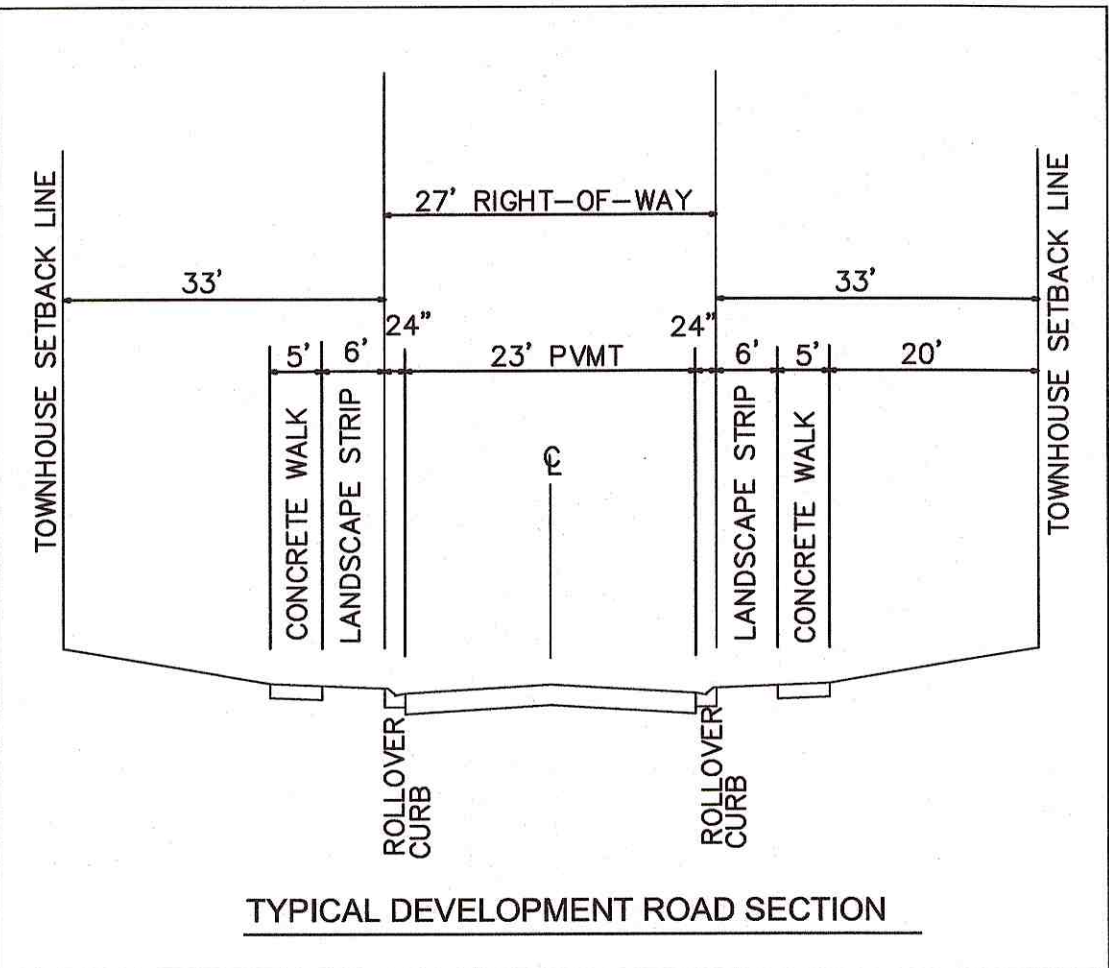
AM PEAK HOUR TOTAL 163
AM PEAK HOUR ENTER 28
AM PEAK HOUR EXIT 135

MID PEAK HOUR TOTAL (7%) 137
MID PEAK HOUR ENTER 79
MID PEAK HOUR EXIT 79

PM PEAK HOUR TOTAL 195
PM PEAK HOUR ENTER 131
PM PEAK HOUR EXIT 64

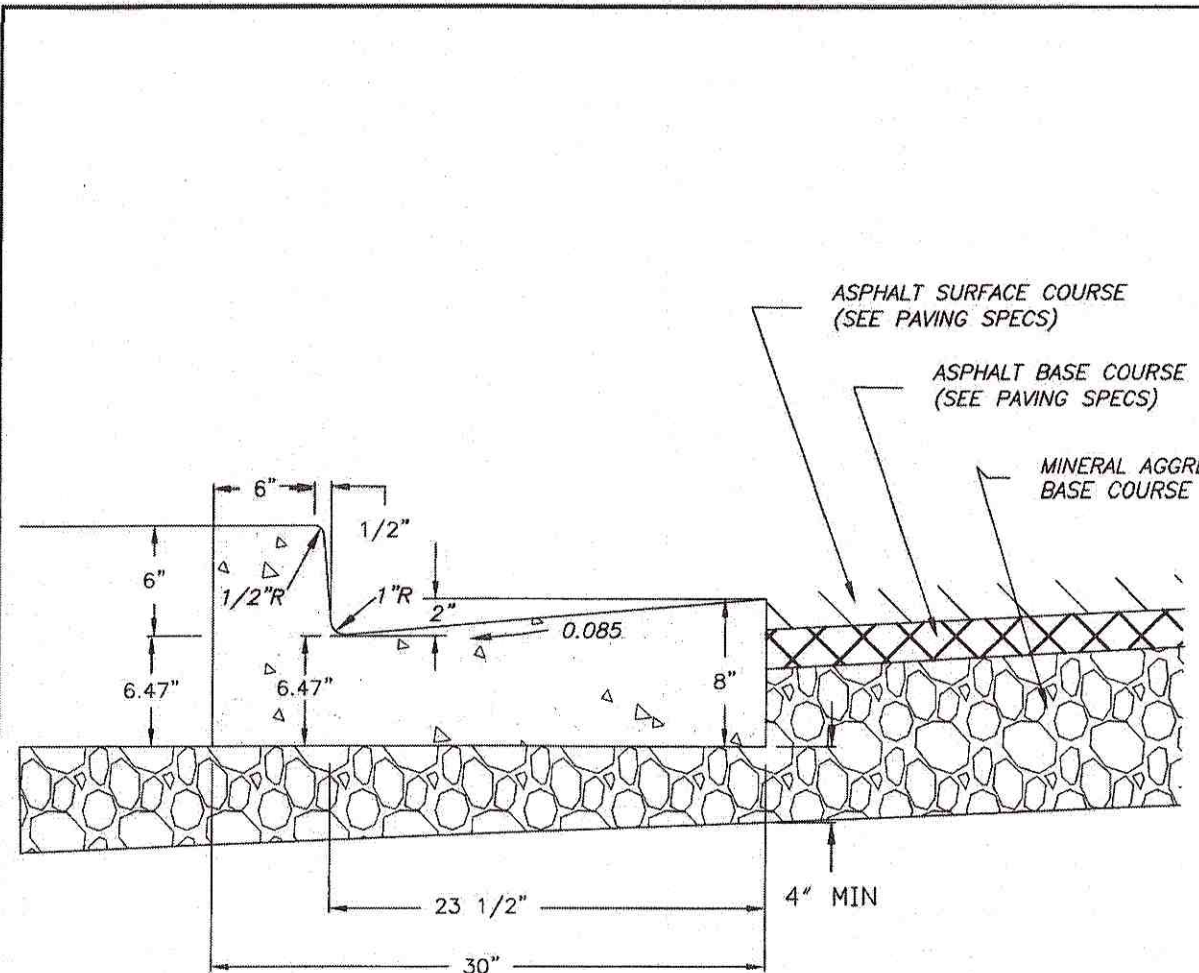
TRIP GENERATION 8th EDITION

* TRAFFIC DATA PROVIDED BY
FISCHBACH TRANSPORTATION GROUP, INC.



NOTES

1. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN HEREON ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0214F DATED SEPTEMBER 29th, 2006.
2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.
3. ALL LOTS WITHIN THE DEVELOPMENT ARE TO BE FEE SIMPLE OWNERSHIP.
4. THE SIMMONS RIDGE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON OPEN SPACE, RECREATION AREAS, PARKING AREAS, DRIVEWAYS, SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY AND EXTERIOR ELEVATIONS OF TOWN HOMES.
5. ALL STREETS WITHIN THE DEVELOPMENT TO BE PUBLIC RIGHT-OF-WAY.



- GENERAL NOTES:
1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
 2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE 3/4" PREMOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STAND SPECIFICATIONS.
 3. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
 3. EXPANSION JOINTS AREA TO BE PLACED AS FOLLOWS: AT TANGENT JOINTS OF CIRCULAR CURBS, BETWEEN CURBS AND ABUTTING RIGID OBJECTS, AT OTHER PLACES WHERE STRESSES MAY DEVELOP, SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE MAXIMUM SPACING IS TO BE 100 FEET.

N.T.S.

CITY OF FRANKLIN

ARTERIAL AND COLLECTOR CURB AND GUTTER

DWG. NO. RP-1

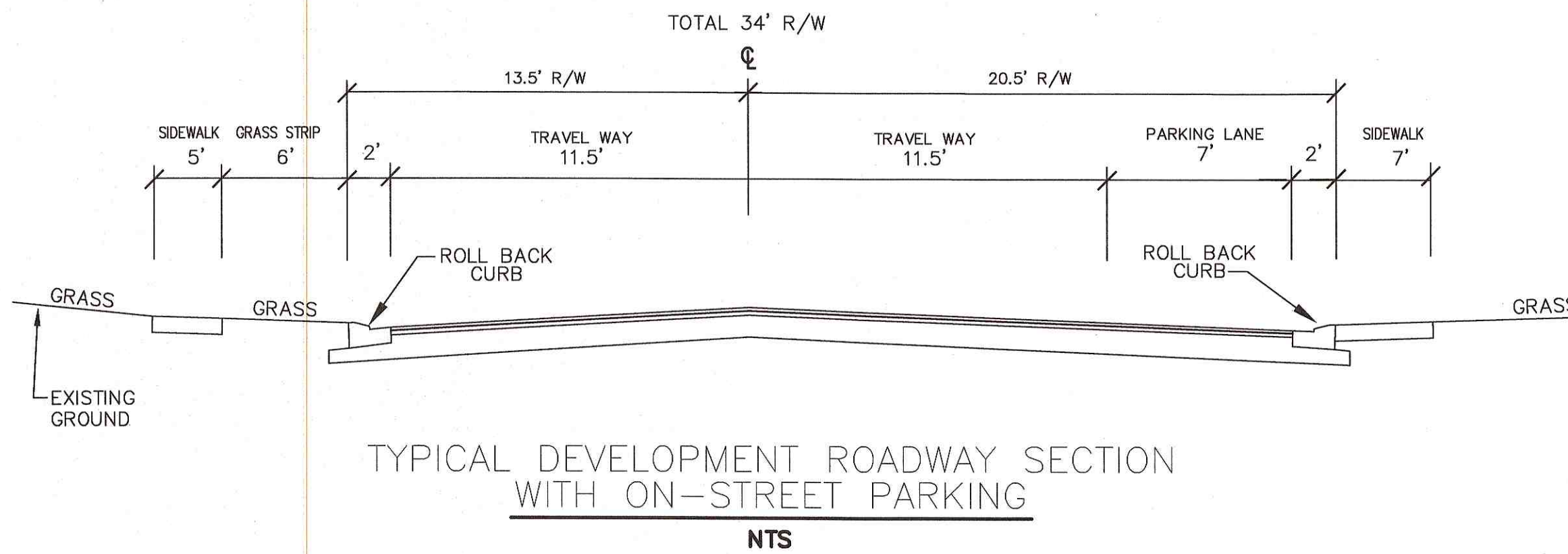
EFFECTIVE DATE: 01/08/2015

CITY ENGINEER

DIRECTOR OF ENGINEERING

DATE

8 ARTERIAL AND COLLECTOR CURB AND GUTTER
N.T.S.



2	REVISED PER CDF COMMENTS	3-02-2017
1	REVISED PER CDF COMMENTS	2-02-2017
REVISIONS		DATE

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL. 615.373.8005 104 EAST PARK DRIVE
WWW.CANNON-CANNON.COM SUITE 220 BRENTWOOD, TN 37027

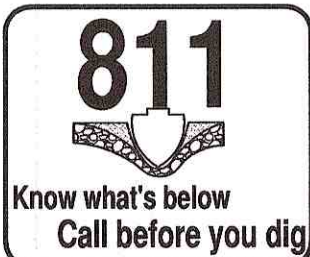
CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

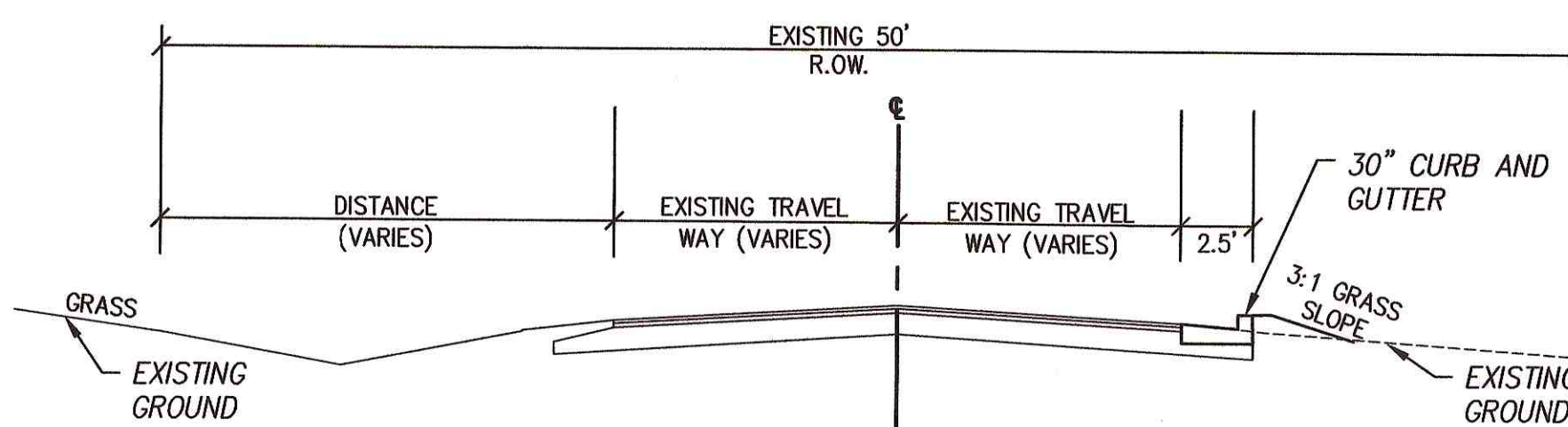
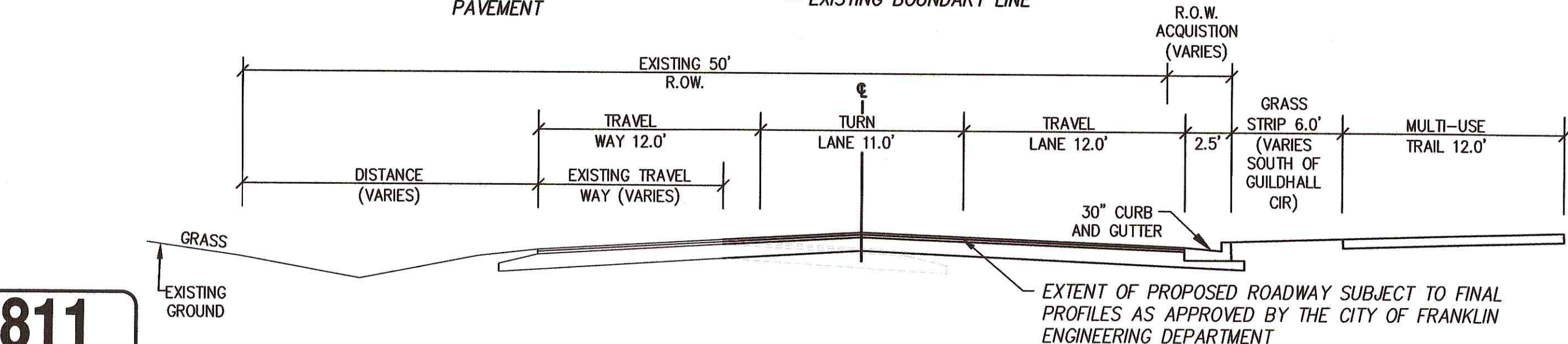
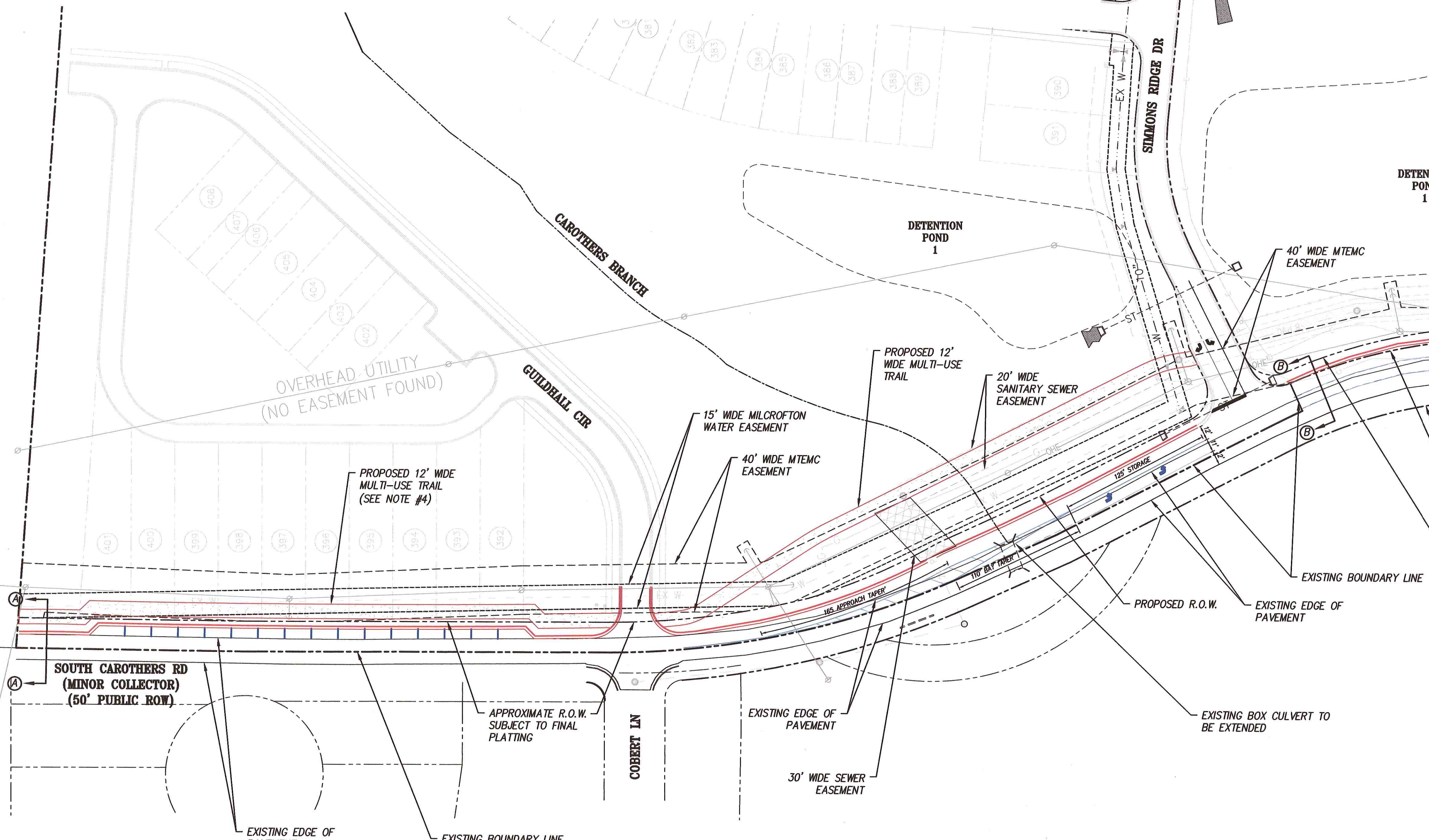
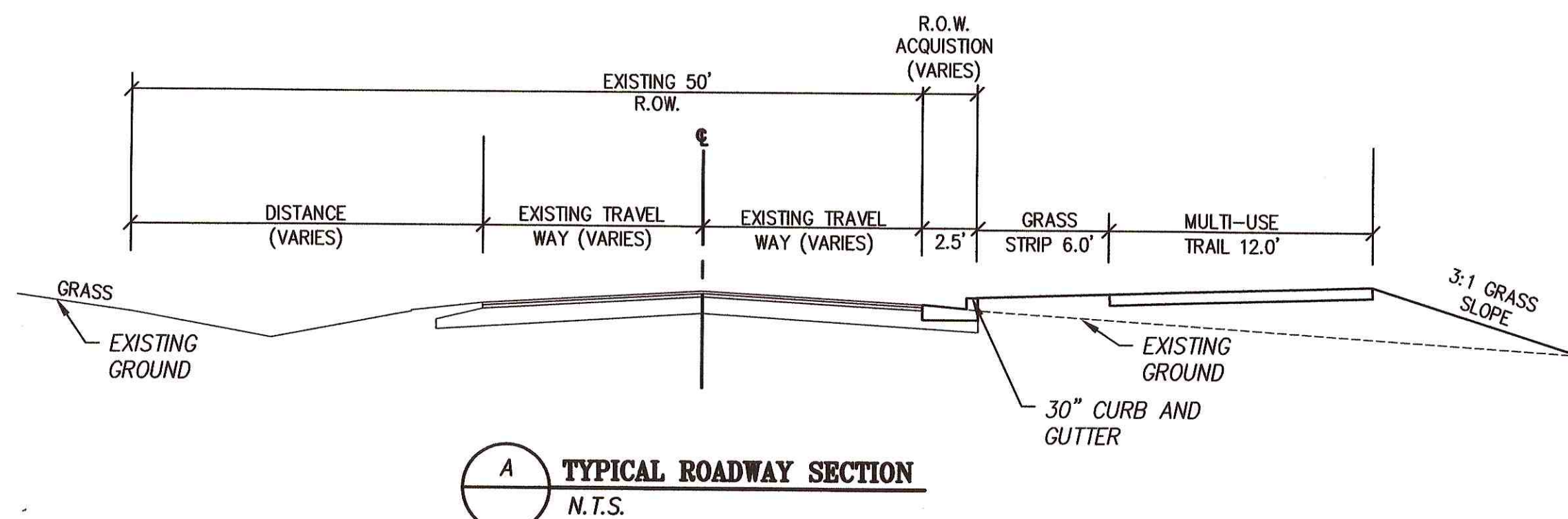
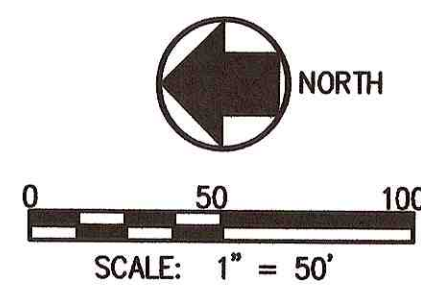
PROJECT: **SIMMONS RIDGE PUD**
DEVELOPMENT PLAN REVISION 4
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

ROW & ACCESS DETAILS

CCI PROJECT NO. 01130-0002
DRAWING DATE JANUARY 09, 2017
P.L.C. WHC C.R.
DRAWN JTP

C4.3
CDF #6339





NOTES:

1. ALL TURN ARROWS SHALL BE PLACED IN ACCORDANCE WITH THE "MUTCD" MANUAL AND SHALL BE LOCATED AS SHOWN ON THIS DRAWING.
2. REMOVE ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS SHOWN ON THIS DRAWING BY T.D.O.T. AND "MUTCD" APPROVED METHOD.
3. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR PREFORMED PLASTIC IN FULL ACCORDANCE WITH SECTIONS 716 AND 918 OF THE T.D.O.T. STANDARD SPECIFICATIONS.
4. AT LOCATIONS WHERE THE MULTI-USE TRAIL PASSES BELOW THE GUY WIRE LOCATIONS, GUY WIRES SHALL BE ORIENTED AS A "SIDEWALK GUY" TO ALLOW THE TRAIL TO PASS BETWEEN THE POLE AND THE GUY WITHOUT OBSTRUCTING HEADROOM OVER THE FULL WIDTH OF THE TRAIL. MINIMUM HEADROOM CLEARANCE TO BE DETERMINED ON A CASE-BY-CASE BASIS BY THE CITY OF FRANKLIN PARKS DEPARTMENT.

LEGEND

	EXISTING BOUNDARY
	EXISTING MULTI-USE TRAIL
	PROPOSED MULTI-USE TRAIL
	PROPOSED STRIPING

REVISED PER COF COMMENTS	3-02-2017
REVISED PER COF COMMENTS	2-02-2017
REVISIONS	DATE
 CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 615.373.8005 104 EAST PARK DRIVE WWW.CANNON-CANNON.COM SUITE 220 BRENTWOOD, TN 37027	
CLIENT:	SIMMONS RIDGE, LLC P.O. BOX 577 FRANKLIN, TENNESSEE 37065 TEL. NO. 615.790.2447
PROJECT:	SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064
SOUTH CAROTHERS ROADWAY IMPROVEMENTS	
	CCI PROJECT NO. 01130-0002 DRAWING DATE JANUARY 09, 2017 P.I.C. WHC C.R. DRAWN JTP
C4.4 COF #6339	

SEWER: CITY OF FRANKLIN
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
Attn: UTILITY INSPECTOR
615-794-4554

SPECIAL NOTE:

- CITY OF FRANKLIN IS NOT A MEMBER OF TENNESSEE ONE CALL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.
- WATER MAIN CALCULATIONS AND PLANS WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN, TENNESSEE. SERVICE IS PROVIDED BY EXISTING SEWER LINES CONSTRUCTED UNDER SECTIONS 1, 2, 3, AND 5 APPROVED CONSTRUCTION PLANS AND AN EXISTING SEWER MAIN LOCATED ALONG SOUTH CAROTHERS ROAD.

NOTES:

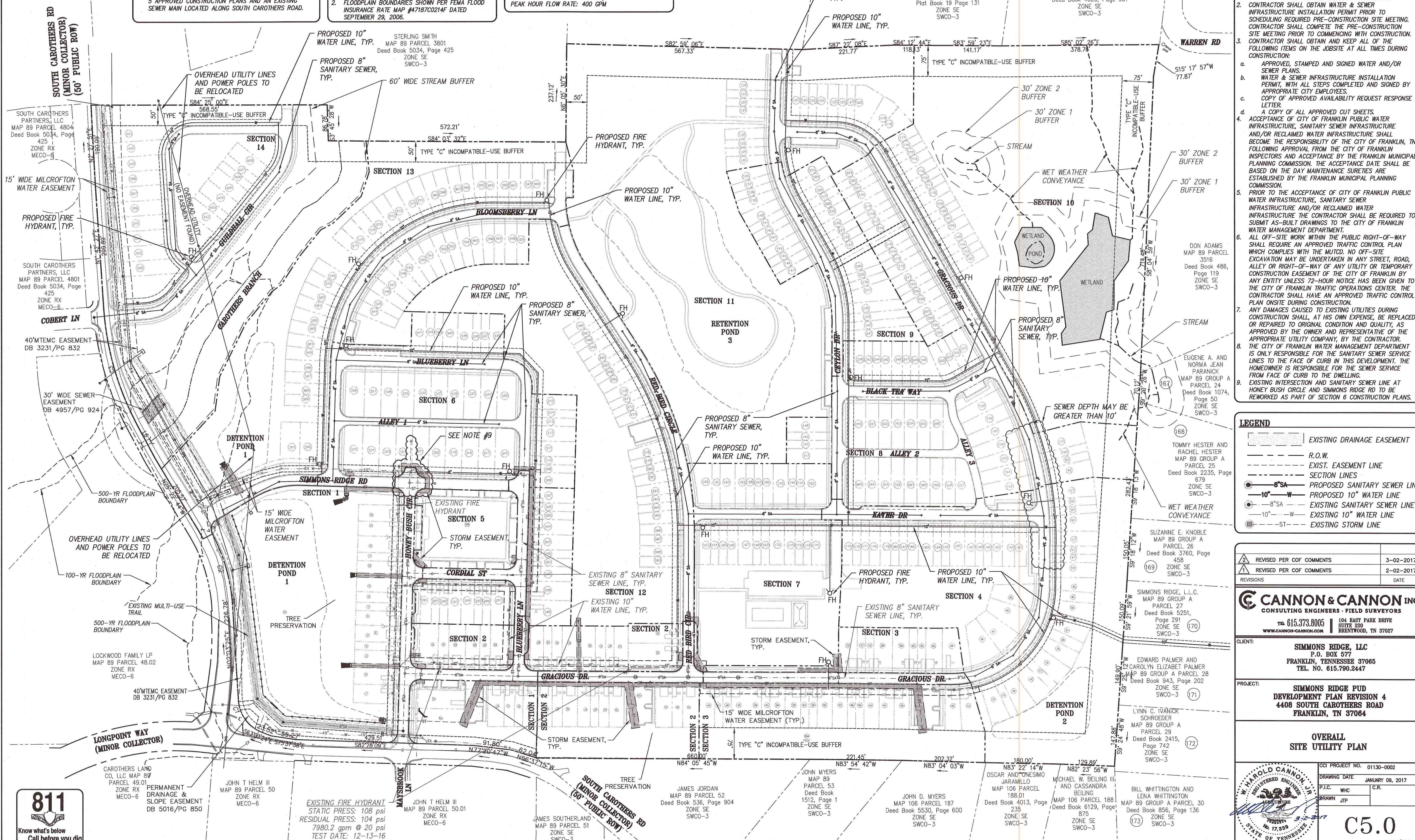
- TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1, 2, 3, AND 5 ARE BASED ON DESIGN GRADES AS PART OF THE CONSTRUCTION PACKAGE BY CANNON AND CANNON, INC. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015.
- FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.

WATER & SEWER DATA CHART

FACILITY TYPE: WATER
UNIT FLOW IN GPD: 100 GPD/CAPITA x 3.5 CAPITA/UNIT
NUMBER OF UNITS: 408 UNITS
TOTAL FLOW IN GPD: 142,800

FACILITY TYPE: WASTEWATER
TOTAL FLOW IN GPD: 142,800
PEAK HOUR FLOW FACTOR: 4
GPM CONVERSION: 0.000694 GPM/GPD
PEAK HOUR FLOW RATE: 400 GPM

JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODDOCK FARM
Plat Book 19 Page 131
ZONE SE
SWCO-3



WATER & SEWER GENERAL NOTES:

- 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 ALDERMAN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, 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.
- 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 CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.
- 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 ON SITE DURING CONSTRUCTION.
- 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.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS ONLY RESPONSIBLE FOR THE SANITARY SEWER SERVICE LINES TO THE FACE OF CURB IN THIS DEVELOPMENT. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM FACE OF CURB TO THE DWELLING.
- EXISTING INTERSECTION AND SANITARY SEWER LINE AT HONEY BUSH CIRCLE AND SIMMONS RIDGE RD TO BE REWORKED AS PART OF SECTION 6 CONSTRUCTION PLANS.

LEGEND

- EXISTING DRAINAGE EASEMENT
- R.O.W.
- EXIST. EASEMENT LINE
- SECTION LINES
- PROPOSED SANITARY SEWER LINE
- PROPOSED 10" WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING 10" WATER LINE
- EXISTING STORM LINE

REVISED PER COF COMMENTS	3-02-2017
REVISED PER COF COMMENTS	2-02-2017
REVISIONS	DATE

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 615.373.8005 | 104 EAST PARK DRIVE
SUITE 220 BRENTWOOD, TN 37027
WWW.CANNON-CANNON.COM

CLIENT: **SIMMONS RIDGE, LLC**
P.O. BOX 677
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447

PROJECT: **SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

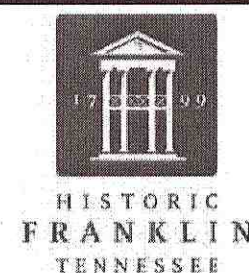
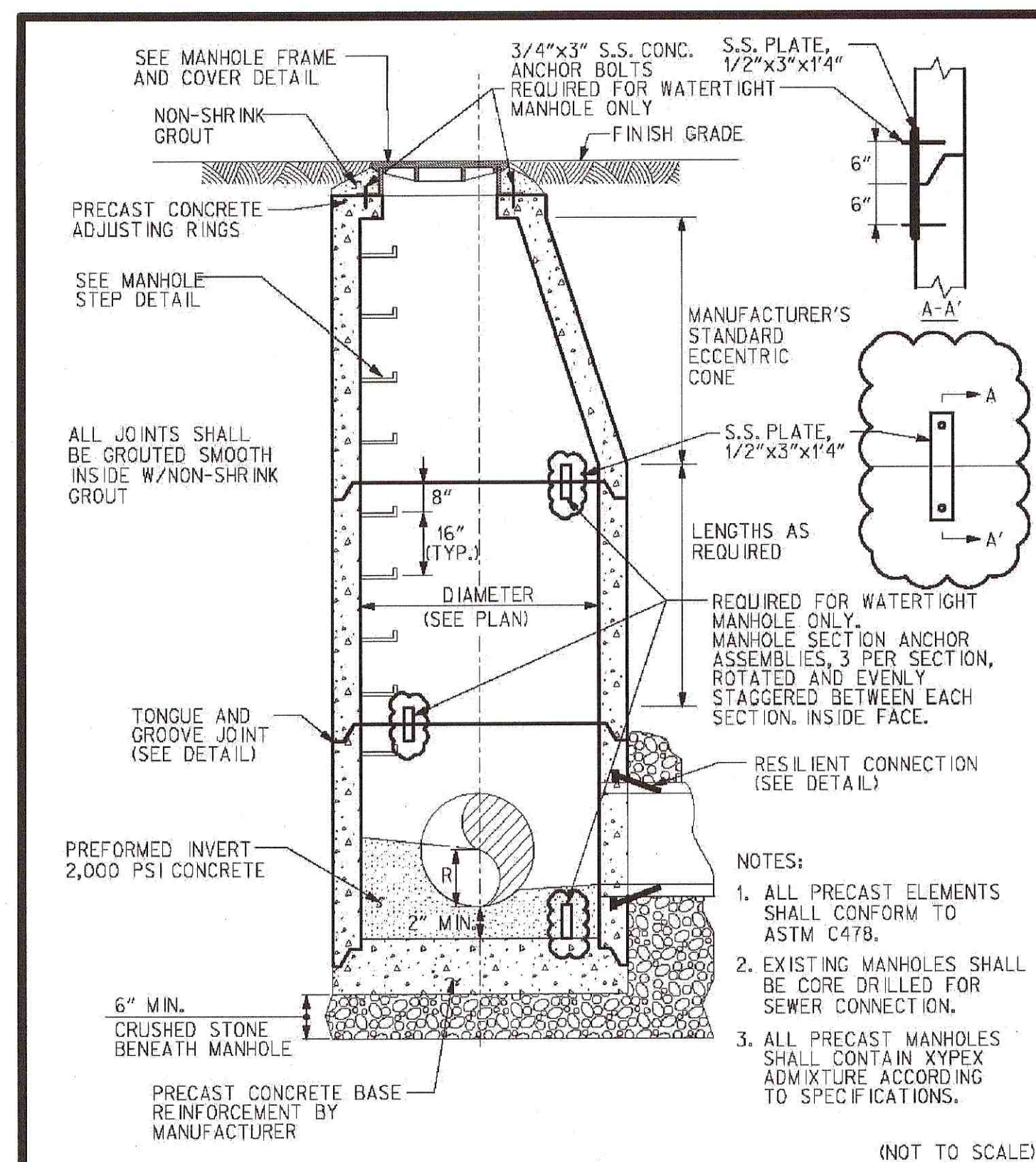
OVERALL SITE UTILITY PLAN

CCI PROJECT NO. 01130-0002
DRAWING DATE: JANUARY 09, 2017
P.I.C. WHC
DRAWN JTP

C5.0
COF #6339

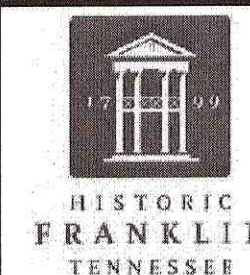
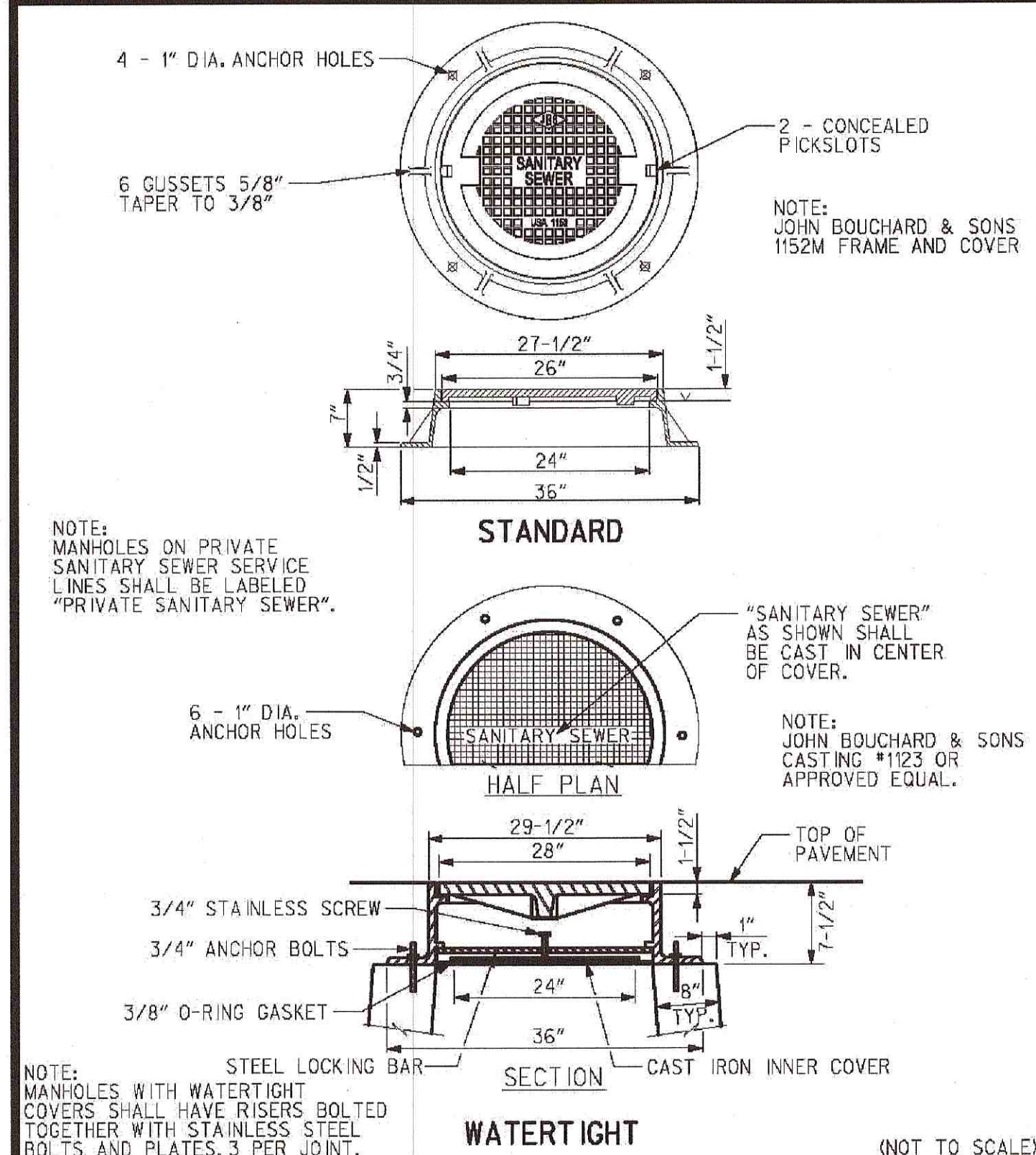
811
Know what's below
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SPECIAL NOTE:
1. CITY OF FRANKLIN IS NOT A MEMBER OF TENNESSEE ONE CALL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.



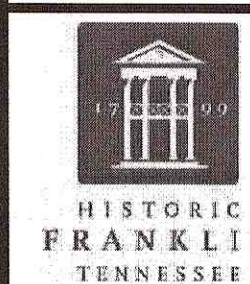
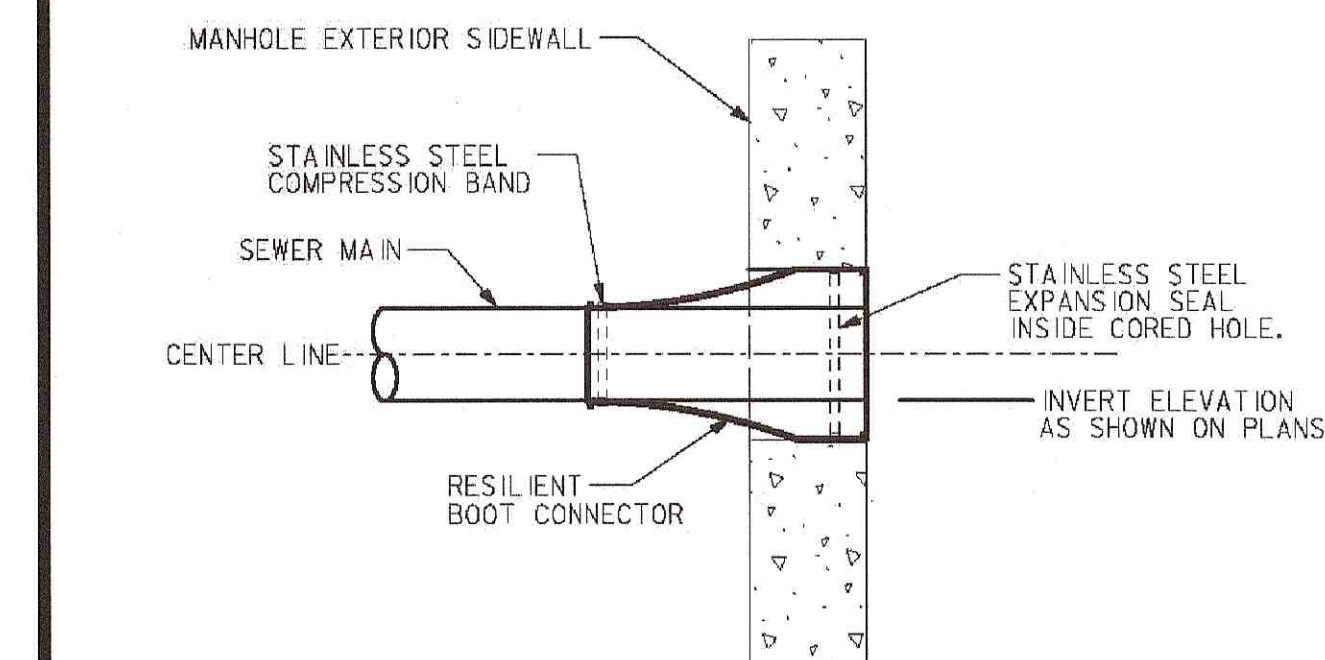
**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
PRECAST CONCRETE MANHOLE**

WW - 1



**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER**

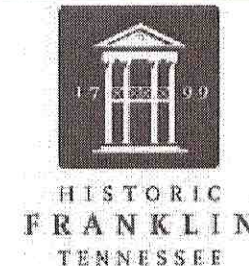
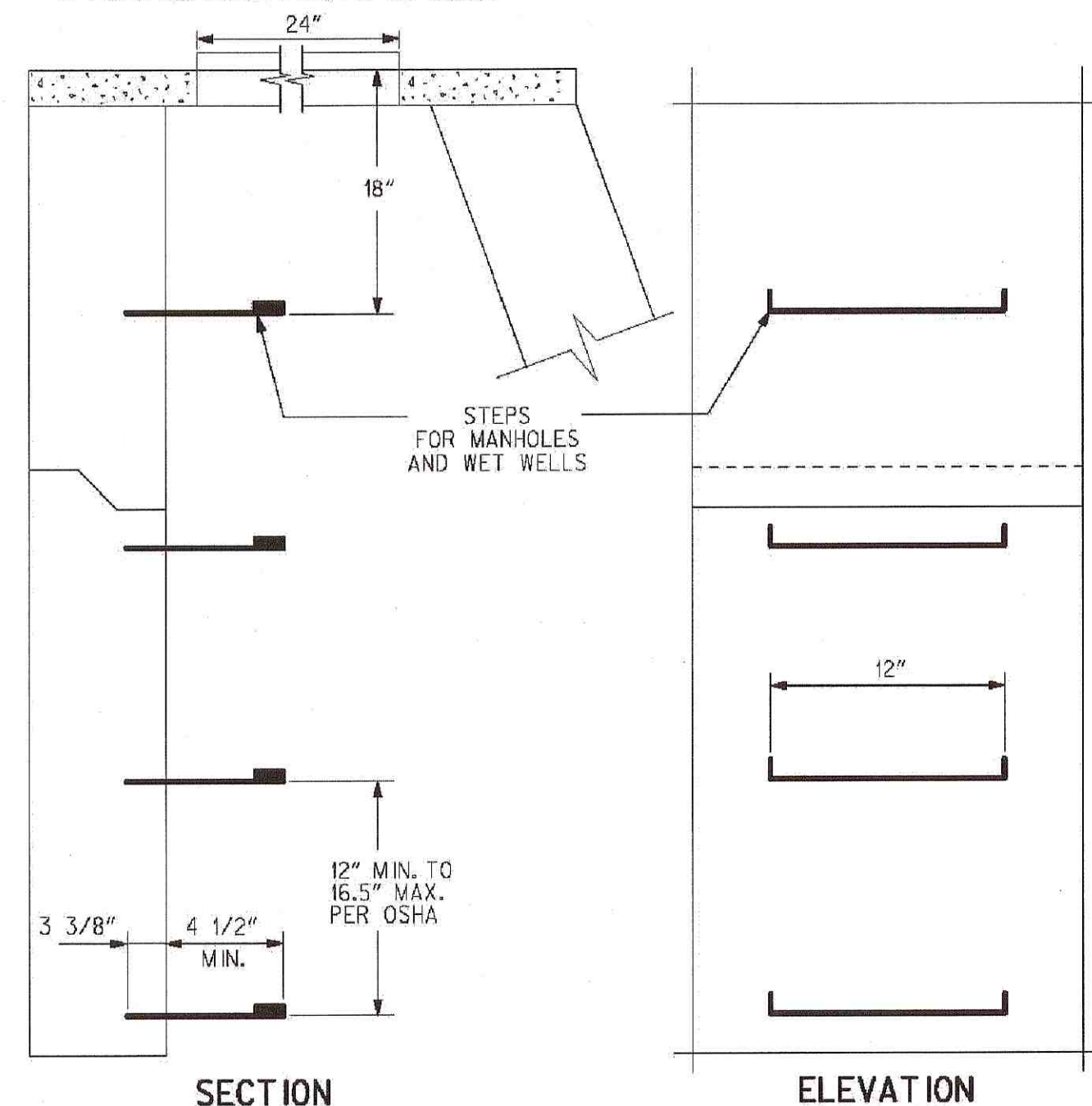
WW - 6



**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESILIENT BOOT
MANHOLE CONNECTION**

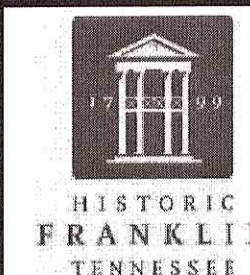
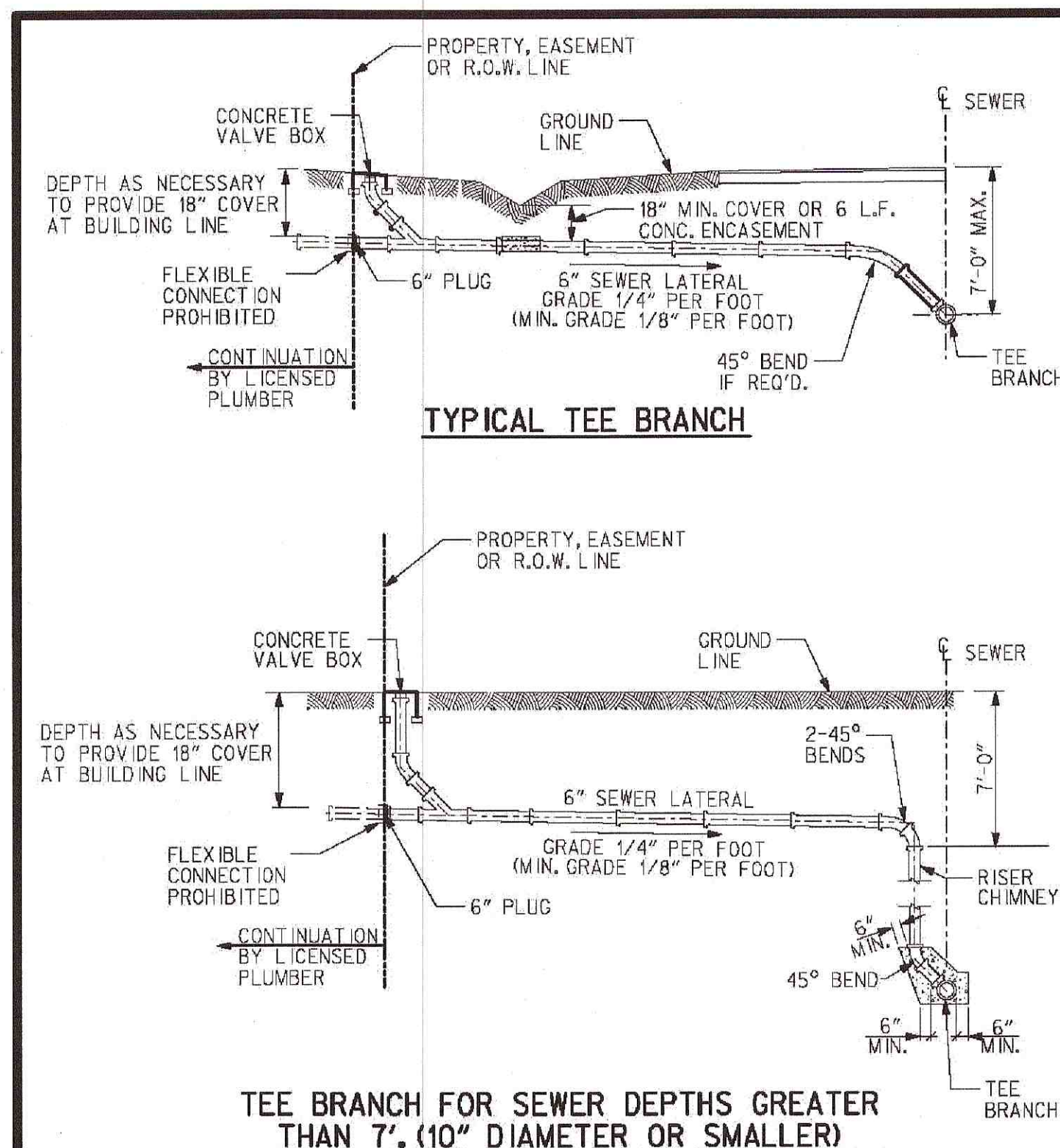
WW - 4

NOTE:
1/2" STEEL REINFORCED ROD ENCAPSULATED
IN POLYPROPYLENE PLASTIC OR EQUAL



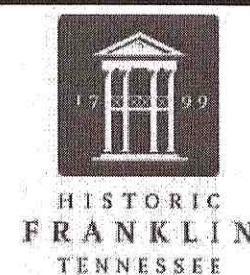
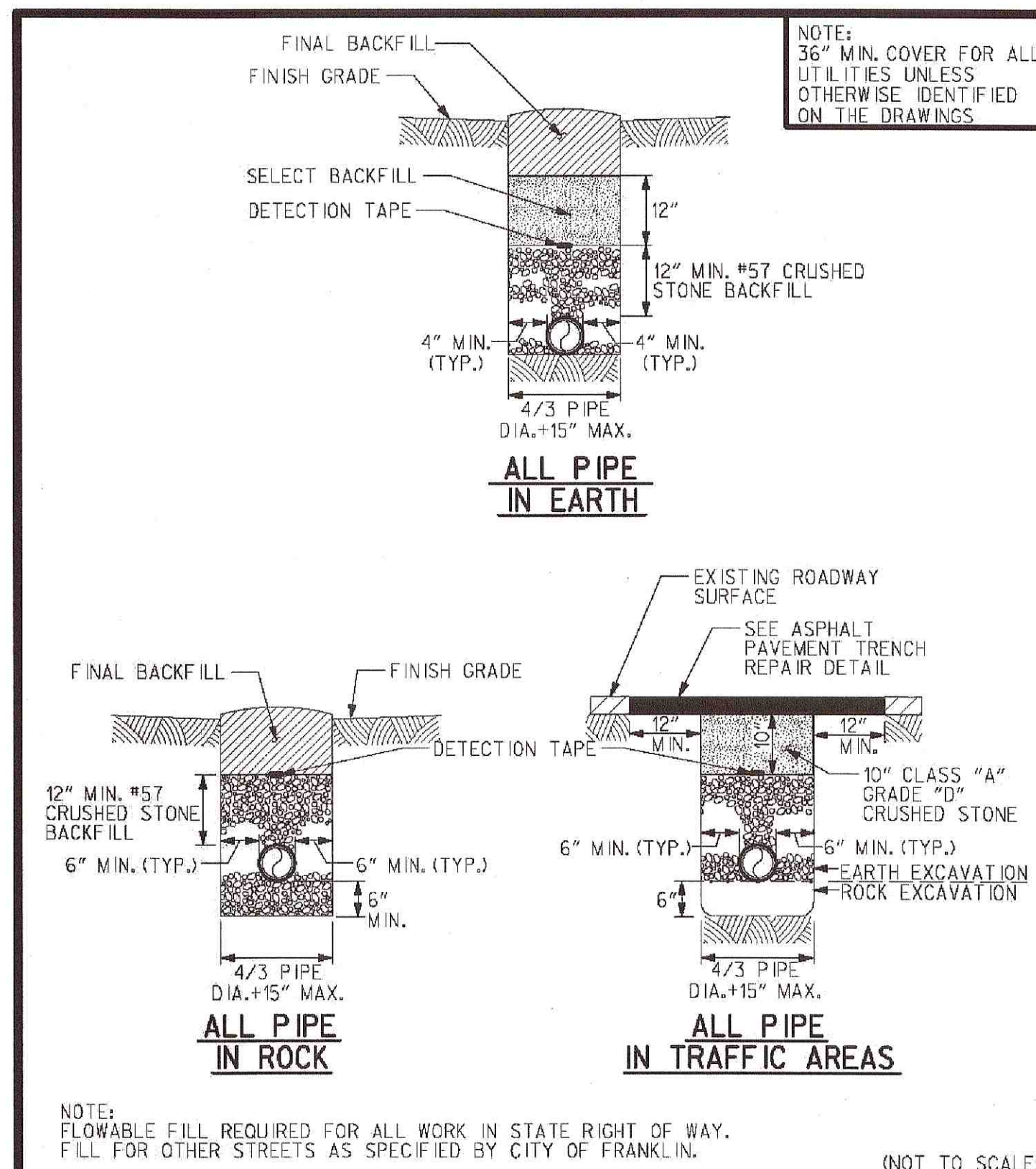
**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE STEPS**

WW - 2



**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
SANITARY SEWER LATERALS**

WW - 3



**STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING
FOR GRAVITY LINES**

G - 10

SEWER: CITY OF FRANKLIN WATER
MANAGEMENT DEPARTMENT
MARK HILTY 124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

REVISIONS	REVISED PER COF COMMENTS	2-02-2017
DATE		
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL. 615.373.0005 WWW.CANNON-CANNON.COM		
104 EAST PARK DRIVE SUITE 220 BRENTWOOD, TN 37027		
CLIENT:	SIMMONS RIDGE, LLC P.O. BOX 577 FRANKLIN, TENNESSEE 37065 TEL. NO. 615.790.2447	
PROJECT:	SIMMONS RIDGE PUD DEVELOPMENT PLAN REVISION 4 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064	
UTILITY DETAILS		
CCI PROJECT NO. 01130-0002		
DRAWING DATE JANUARY 09, 2017		
P.I.C. WHC	C.R.	
DRAWN JTP		
C5.1		
COF #6339		

811

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**PARKING ALLOWED IN
BICYCLE LANES**



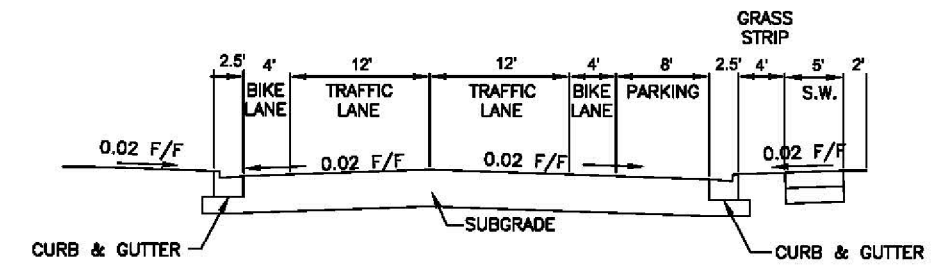
Sec. 15-128. - Bicycle lanes.

(1) Motor vehicles shall not be parked, stopped or left standing in a bicycle lane except that parking shall be allowed in bicycle lanes in McKay's Mill subdivision along the bicycle lanes on the following roads: on Liberty Pike from its intersection with Turning Wheel Lane to its intersection with Waverly Place, on Market Street from its intersection with Liberty Pike to its intersection with Clovercroft Road, and on Oxford Glen Drive from its intersection with Liberty Pike to its intersection with Clovercroft Road. Future sections of McKay's Mill subdivisions shall properly address vehicular parking and bicycle lanes so that both can be accommodated simultaneously without obstructing bicycle lanes.

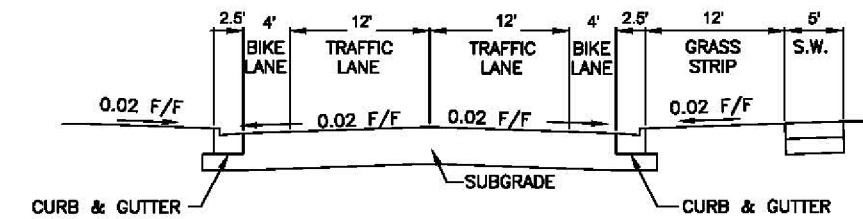


——— **LIBERTY PIKE TO PARK RUN DRIVE**
——— **PARK RUN DRIVE TO E MCEWEN DRIVE**

OPTION 1

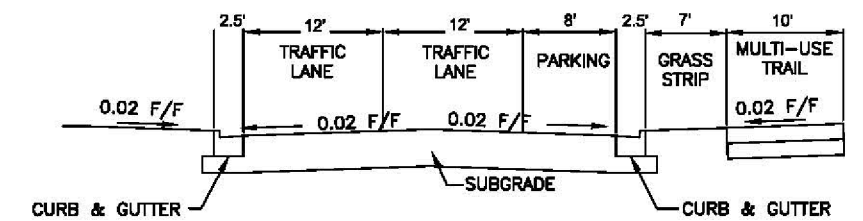


LIBERTY PIKE TO PARK RUN DRIVE

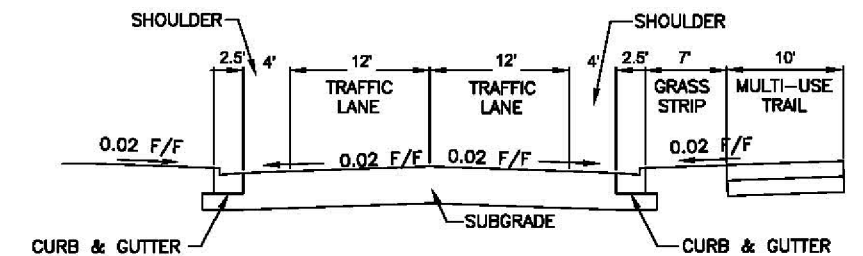


PARK RUN DRIVE TO E MCEWEN DR

OPTION 2

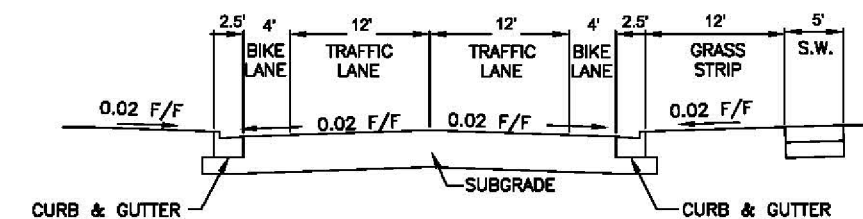


LIBERTY PIKE TO PARK RUN DRIVE



PARK RUN DRIVE TO E MCEWEN DR

OPTION 3



LIBERTY PIKE TO E MCEWEN DR

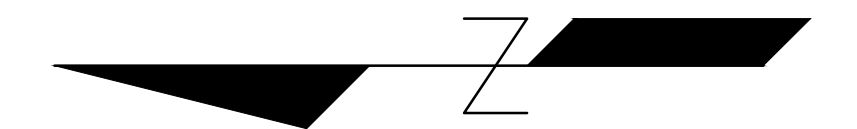
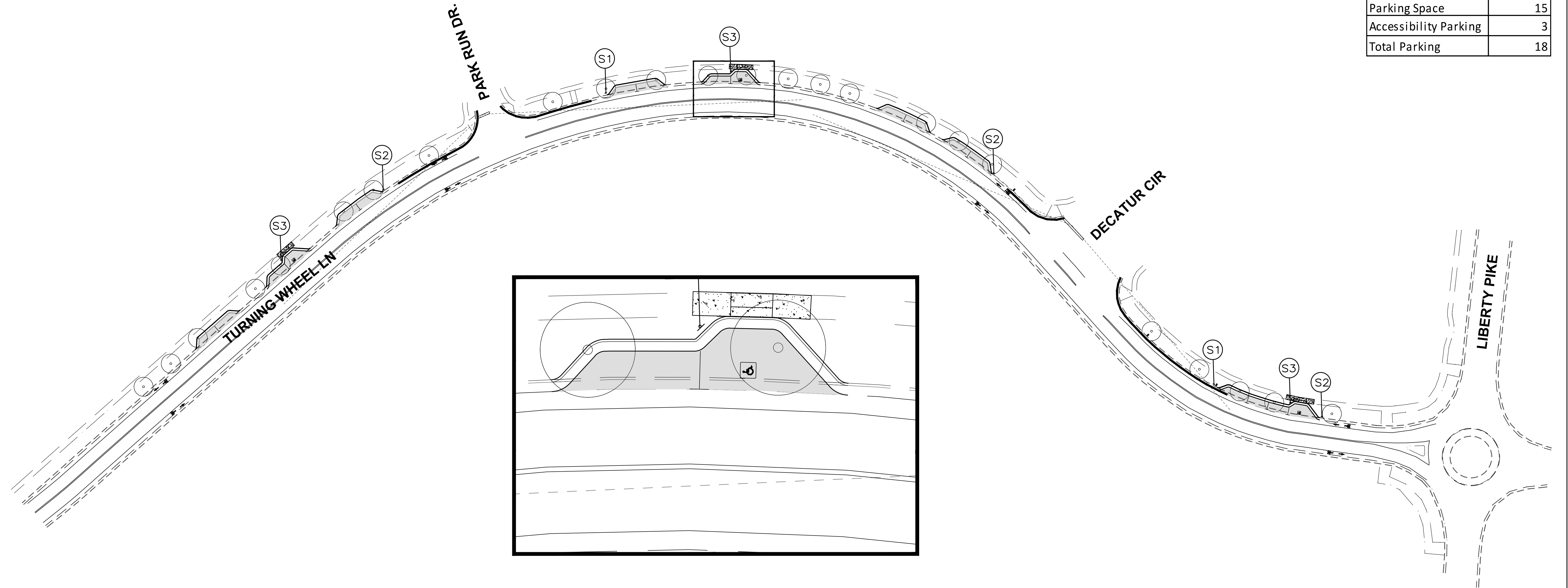
NOTE: ALLOW PARKING IN BIKE LANES EXCEPT WHERE SIGHT DISTANCE IS A PROBLEM

CITY OF FRANKLIN	YEAR 2016	SHEET NO.
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A white rectangular sign with a black border. It features the International Symbol of Access (a person in a wheelchair) in black. Below the symbol, the words "PARKING ONLY" are written in black, bold, sans-serif capital letters.

S3

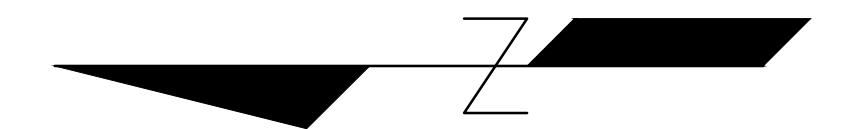
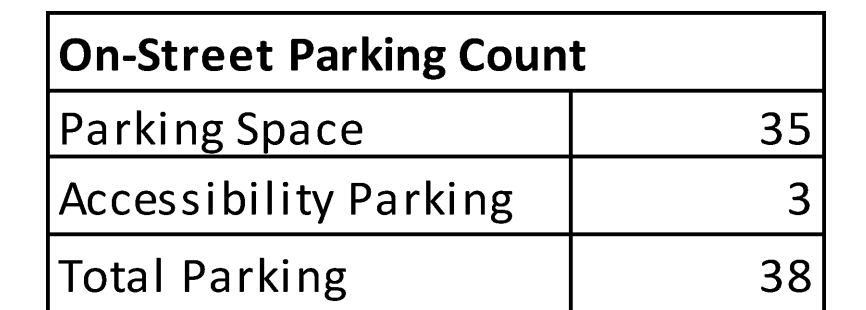
On-Street Parking Count	
Parking Space	15
Accessibility Parking	3
Total Parking	18



OPTION 1

[illegible]

CITY OF FRANKLIN	YEAR 2016	SHEET NO.
---------------------	--------------	---------------



OPTION 2

[illegible]

ORDINANCE 2017-14

TO BE ENTITLED: "AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE CITY OF FRANKLIN MUNICIPAL CODE, TITLE 15 – MOTOR VEHICLES, TRAFFIC AND PARKING, RELATING TO TRUCK TRAFFIC"

WHEREAS, for the purpose of promoting the public health, safety, comfort, convenience, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe regulations and standards that encourage and advance the quality of life within the City; and

WHEREAS, in the legislative judgment of the Board of Mayor and Aldermen found that ordinances and policies that regulate lane use, guide the maintenance of the City's infrastructure, and delivery of essential services must be dynamic and modified from time to time to reflect changes in best practices, model codes, land and labor costs, and safety standards necessary to preserve and promote the private and public interest; and

WHEREAS, the Board of Mayor and Aldermen has decided to amend Title 15, Chapter 1, Sections 15-124 and 15-126, relating to truck traffic.

NOW, THEREFORE: BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE AS FOLLOWS:

SECTION I: That Title 15, Chapter 1, Section 15-124 of the City of Franklin Municipal Code shall be deleted in its entirety and the following text is approved to be substituted in place of the deleted text:

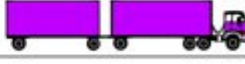
Sec. 15-124. – Designated Truck Routes

The Federal Highway Administration (FHWA) established a vehicle classification system that uses 13 vehicle types. This classification system is shown as Table 15-124a. It shall be unlawful for any vehicle, Class 6 or greater, to occupy or travel on any portion of the streets of the City of Franklin, Tennessee, except for the following designated "Truck Routes."

- (1) Interstate 65 in its entirety.
- (2) Mack Hatcher Parkway (SR-397) in its entirety.
- (3) Downs Boulevard in its entirety.
- (4) Hillsboro Road (SR-106, US-431) from Mack Hatcher Parkway (SR-397) to the northern city limits.
- (5) Franklin Road (SR-6, US-31) from Mack Hatcher Parkway (SR-397) to the northern city limits.
- (6) Cool Springs Boulevard from Mack Hatcher Parkway (SR-397) to Interstate 65 (I-65).
- (7) Murfreesboro Road (SR-96) from Mack Hatcher Parkway (SR-397) to the eastern city limits.
- (8) Lewisburg Pike (SR-106, US-431) from the southern city limits to Mack Hatcher Parkway (SR-397).
- (9) Columbia Pike / Columbia Avenue (SR-6, US-31) from the southern city limits to Downs Boulevard.
- (10) Carters Creek Pike / West Main Street (SR-246) from the southwestern city limits to Downs Boulevard.
- (11) New Highway 96 West (SR-96W) from the western city limits to Downs Boulevard.
- (12) Goose Creek Bypass (SR-248) from the southwest city limits to I-65.

The use of city streets, other than the above designated truck routes, by any Class 6 vehicle or greater is permitted only where reasonably necessary to enable the driver of such vehicle to make a service call or delivery to or from a business or other location within the immediate area. The use of city streets, other than the above designated truck routes, shall be presumed to be unlawful, unless the driver of the vehicle can provide to the arresting officer a bill of lading, document, or receipt showing a delivery or pick-up in the immediate area. The City of Franklin may, at its discretion, temporarily alter the above listed truck routes in response to an emergency. Each violation of this section shall be punishable by a fine as specified in Appendix A – Comprehensive Fees and Penalties.

Table 15-124a: FHWA 13-Vehicle Classification System

Class 1 Motorcycles		Class 7 Four or more axle, single unit	
Class 2 Passenger cars		Class 8 Four or less axle, single trailer	
			
			
			
Class 3 Four tire, single unit		Class 9 5-Axle tractor semitrailer	
			
			
Class 4 Buses		Class 10 Six or more axle, single trailer	
			
		Class 11 Five or less axle, multi trailer	
Class 5 Two axle, six tire, single unit		Class 12 Six axle, multi-trailer	
			
		Class 13 Seven or more axle, multi-trailer	
Class 6 Three axle, single unit			
			
			

SECTION II: That Title 15, Chapter 1, Section 15-127 of the City of Franklin Municipal Code shall be deleted in its entirety.

SECTION III: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that this Ordinance shall take effect from and after its passage on

second and final reading, the health, safety and welfare of the citizens of Franklin requiring it.

ATTEST: CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billinglsey
City Attorney

PASSED FIRST READING: _____

PASSED SECOND READING: _____

Ordinance 2017-14
Designated Truck Routes

